AGENDA
JAMES CITY COUNTY PLANNING COMMISSION
REGULAR MEETING
COUNTY GOVERNMENT CENTER BOARD ROOM
101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185
July 2, 2024
6:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. PUBLIC COMMENT

D. REPORTS OF THE COMMISSION

E. CONSENT AGENDA

1. Development Review Committee Action Item: C-24-0042. 179 and 191 Clark Lane Lot Frontage Exception Request
2. SPLN-22-0006. Settlement at Powhatan Creek Phase 4 Preliminary Plat Approval
3. Minutes of the June 5, 2024, Regular Meeting

F. PUBLIC HEARING(S)

1. SUP-24-0008. 135 Country Club Road Two-Family Unit
2. SUP-24-0011. Revocation of Special Use Permit No. 2-92, Colonial Golf Design, Inc.
3. SUP-24-0010. 724 Arlington Island Road Tourist Home

G. PLANNING COMMISSION CONSIDERATIONS

H. PLANNING DIRECTOR'S REPORT

1. Planning Director's Report - July 2024

I. PLANNING COMMISSION DISCUSSION AND REQUESTS

J. ADJOURNMENT

M E M O R A N D U M

DATE: July 2, 2024

TO: The Planning Commission

FROM: Josh Crump, Principal Planner

SUBJECT: Development Review Committee Action Item: C-24-0042. 179 and 191 Clark Lane Lot Frontage Exception Request

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Mr. Vaughn Poller of the James City County Neighborhood Development Division has requested an exception to the Subdivision Ordinance to allow for the frontage of lots along an existing street for a major subdivision. Section 19-47 of the James City County Subdivision Ordinance requires that lots within major subdivisions shall not front on existing streets other than streets which are part of a recorded subdivision or an extension thereof. Recently, the James City County Neighborhood Development Division received approval of a rezoning to assist in redeveloping approximately 15 acres for 47 affordable housing units near the area known as Clark Lane. The first phase of this development would be a major subdivision consisting of eight residential lots that would be fronting along the existing public street, Clark Lane. The current vacant parcels sit among existing residential houses along Clark Lane that would be incorporated into the new subdivision, which would provide or improve public infrastructure including, but not limited to, landscape buffering, open space/recreation space, roads, and sidewalks.

The reason for the Development Review Committee (DRC) Review: Section 19-47 (Attachment No. 4) of the Subdivision Ordinance requires that lots within major subdivisions shall not front on existing streets other than streets which are part of a recorded subdivision or an extension thereof. The applicant is proposing to front eight lots along an existing public street (Clark Lane).

At the June 18, 2024, the DRC voted to recommend approval of the exception request to the Planning Commission. The motion was approved by a vote of 3-0.

JC/md
C24-42_ClrkLnFrt

Attachments:
1. June 18, 2024, DRC Staff Report
2. Applicant Exception Request
3. Location Map
4. Approved Master Plan
5. Section 19-47 - Lot Frontage

SUMMARY FACTS

Applicant:	Mr. Vaughn Poller, James City County Neighborhood Development Administrator
Landowner:	James City County
Proposal:	An exception request to allow for lot frontage along an existing street for a major subdivision.
Locations:	179 Clark Lane 191 Clark Lane
Tax Map/Parcel Nos.:	3220100040 3220100113
Parcel Acreage:	± 7.77 acres in total
Current Zoning:	R-3, Residential Redevelopment with Proffers
Comprehensive Plan:	Low Density Residential
Primary Service Area:	Inside
Staff Contact:	Josh Crump, Principal Planner

REASON FOR DEVELOPMENT REVIEW COMMITTEE REVIEW

Section 19-47 (Attachment No. 4) of the Subdivision Ordinance requires that lots within major subdivisions shall not front on existing streets other than streets which are part of a recorded subdivision or an extension thereof. The applicant is proposing to front eight lots along an existing public street (Clark Lane).

FACTORS FAVORABLE

1. The proposal will continue to be compatible with surrounding zoning and development.

2. The proposal is consistent with *Our County, Our Shared Future: James City County 2045 Comprehensive Plan*.

3. At its June 11, 2024, meeting, the Board of Supervisors approved the rezoning and associated Master Plan with the general location of residential and accesses.

4. The proposal will add needed workforce housing for residents of the County.

5. The proposal is consistent with the County's Residential Redevelopment Policy.

FACTORS UNFAVORABLE

1. Staff finds that there are no unfavorable factors.

STAFF RECOMMENDATION

Staff recommends the Development Review Committee (DRC) recommend approval of the exception request to the Planning Commission.

PROJECT DESCRIPTION

The James City County Neighborhood Development Division has recently acquired 15.69 acres of vacant wooded property on Clark Lane and is assisting in subdividing and developing 47 residential dwellings for workforce housing. The first phase of this major subdivision consists of eight lots that would be fronting on the existing public street, Clark Lane. The vacant parcels sit among existing

residential houses along Clark Lane that would be incorporated into the new subdivision which would provide or improve public infrastructure including, but not limited to, landscape buffering, open space/recreation space, roads, and sidewalks.

Currently, each proposed lot along Clark Lane would be required to front on a new street and not an existing one since this is not part of a previously recorded subdivision or extension thereof (see Attachment No. 4). This exception request would permit each lot to front along Clark Lane, as proposed on the approved Master Plan.

PLANNING AND ZONING HISTORY

At its June 11, 2024, meeting, the Board of Supervisors approved the rezoning of these parcels and other assemblage of parcels (in total approximately 15.82 acres) from R-2, General Residential to R-3, Residential Redevelopment with Proffers. Prior to this rezoning, the properties had been zoned R-2 and in place since the 1980s.

SURROUNDING ZONING AND DEVELOPMENT

	Zoning Designation	Existing Land Use	Future Land Use Designation
NORTH	R-2, General Residential District	Single-Family Residential	Low Density Residential
SOUTH	R-2, General Residential District	Single-Family Residential Railroad Right-of-Way	Low Density Residential
EAST	R-2, General Residential District	Single-Family Residential	Low Density Residential
WEST	R-2, General Residential District	Single-Family Residential	Low Density Residential

STAFF ANALYSIS

Section 19-47 of the Subdivision Ordinance states that lots within major subdivisions shall not front on existing streets other than streets which are part of a recorded subdivision or an extension thereof. This requirement, along with a number of other updates was added to the Subdivision Ordinance in 2011. Previously, the Subdivision Ordinance stated, "Lots within major subdivisions shall not front on arterial streets," and was changed to include existing streets not part of an existing subdivision. This Subdivision Ordinance update was preceded by inclusion of the Comprehensive Plan's Land Use Development Standards for residential development for Low Density Residential which encourages "… new development where such developments are compatible with the character of adjoining uses and where the impacts can be adequately addressed."

The analysis below provides information on each of the criteria listed in the Subdivision Ordinance Exception Section 19-18(4):

The Commission shall not approve any exception unless it first receives a recommendation from the DRC and unless it finds that:

(a) Strict adherence to the Ordinance requirement will cause substantial injustice or hardship; and

Based on the information provided within the application materials, staff does not find that a hardship or substantial injustice is caused by the Ordinance requirement.

(b) The granting of the exception will not be detrimental to public safety, health, or welfare, and will not adversely affect the property of others; and

The County's higher frontage and access standards is in part to address public safety, health, and welfare through the goals of access management and safer progression of traffic by limited entry points on existing streets with a lesser volume of traffic. The

higher standard also helps in retaining the community character of these areas and roadways.

(c) The facts upon which the request is based are unique to the property and are not applicable generally to other property so as not to make reasonably practicable the formulation of general regulations to be adopted as an amendment to this chapter; and

Staff does find that the facts upon which the request is based are unique to the properties. Based on the configuration of the proposed development, it would be difficult to front the proposed lots on a new street given they exist along Clark Lane as well as back up to the CSX railroad right-of-way.

(d) No objection to the exception has been received in writing from the Virginia Department of Transportation (VDOT), the Virginia Department of Health, or the Fire Department; and

Staff has consulted with applicable reviewing agencies, specifically with VDOT and the Fire Department, and they have no objections to this request.

(e) The hardship or injustice is created by the unusual character of the property, including dimensions and topography, or by other extraordinary situation or condition of such property. Personal, financial, or self-inflicted hardship or injustice shall not be considered proper justification for an exception.

Staff finds that the applicant has provided sufficient evidence that the proposed lots are of an unusual nature compared with other parcels being proposed in a major subdivision.

STAFF RECOMMENDATION

Staff finds that the request does meet the required exception criteria in the Ordinance and recommends the DRC recommend approval of the exception request to the Planning Commission.

JC/md
CP24-42ClarkLnFrt

Attachments:
1. Applicant Exception Request
2. Location Map
3. Approved Master Plan
4. Section 19-47 - Lot Frontage

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 & Permits	**Neighborhood Development**	**Planning**	**Zoning**
757-253-6626	757-253-6640	757-253-6685	757-253-6671

June 7, 2024

RE: 179 and 191 Clark Lane – Subdivision Exception Request

Dear James City County Development Review Committee:

We respectfully request your approval of any exception under Section 19-18(1) of the James City County Subdivision Ordinance from Section 19-47, which does not allow lots in major subdivisions to front on existing streets.

We submit the conceptual plan for the first phase of the first phase of the Clark Talley Residential Rezoning Master Plan, which the Planning Commission approved on May 1, 2024. The conceptual plan shows subdivision 179 and a portion of 191 Clark Lane into nine lots, eight of which will contain one-half of a duplex that fronts and has a driveway on Clark Lane.

The Clark Subdivision will provide much-needed affordable housing in James City County. Clark Lane is an existing interior neighborhood street that currently contains fifteen lots fronting Clark Lane. Other than lots 1 - 8 shown on this concept plan, the Master Plan does not call for any other lots to front on Clark Lane.

We hope that you will consider the above information and determine that the current conditions and plans for the property are sufficient to allow the exception requested.

Direct Contact:
Marion.Paine@jamescitycountyva.gov
757-253-6673

SUMMARY OF RESIDENTIAL DEVELOPMENT			
	AC (+/-)	*UNITS*	*PERCENTAGE OF TOTAL UNITS*
SF DETACHED (A) TYPE 1	3.41	18	38%
SF DETACHED (A) TYPE 2	1.23	9	19%
MF UP TO 4 UNITS (B) TYPE 1	0.94	8	17%
MF UP TO 4 UNITS (B) TYPE 2	1.68	12	26%
TOTAL	**7.26**	**47**	**100%**

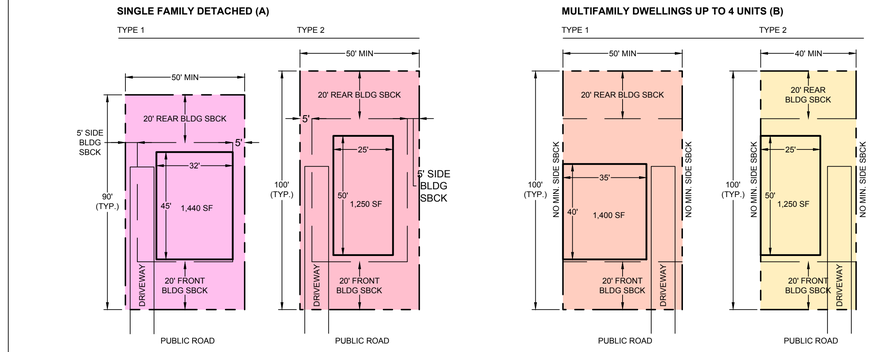
SUMMARY OF OPEN SPACE		
	AC (+/-)	*PERCENTAGE OF OPEN SPACE*
BUFFER AREAS	2.62	51%
SWM/OPEN SPACE	0.62	12%
PLAYGROUND	0.18	3%
OPEN SPACE RECREATION AREA	0.25	5%
REMAINDER OPEN SPACE	1.41	27%
ACCESS EASEMENT	0.09	2%
TOTAL	**5.17**	**100%**

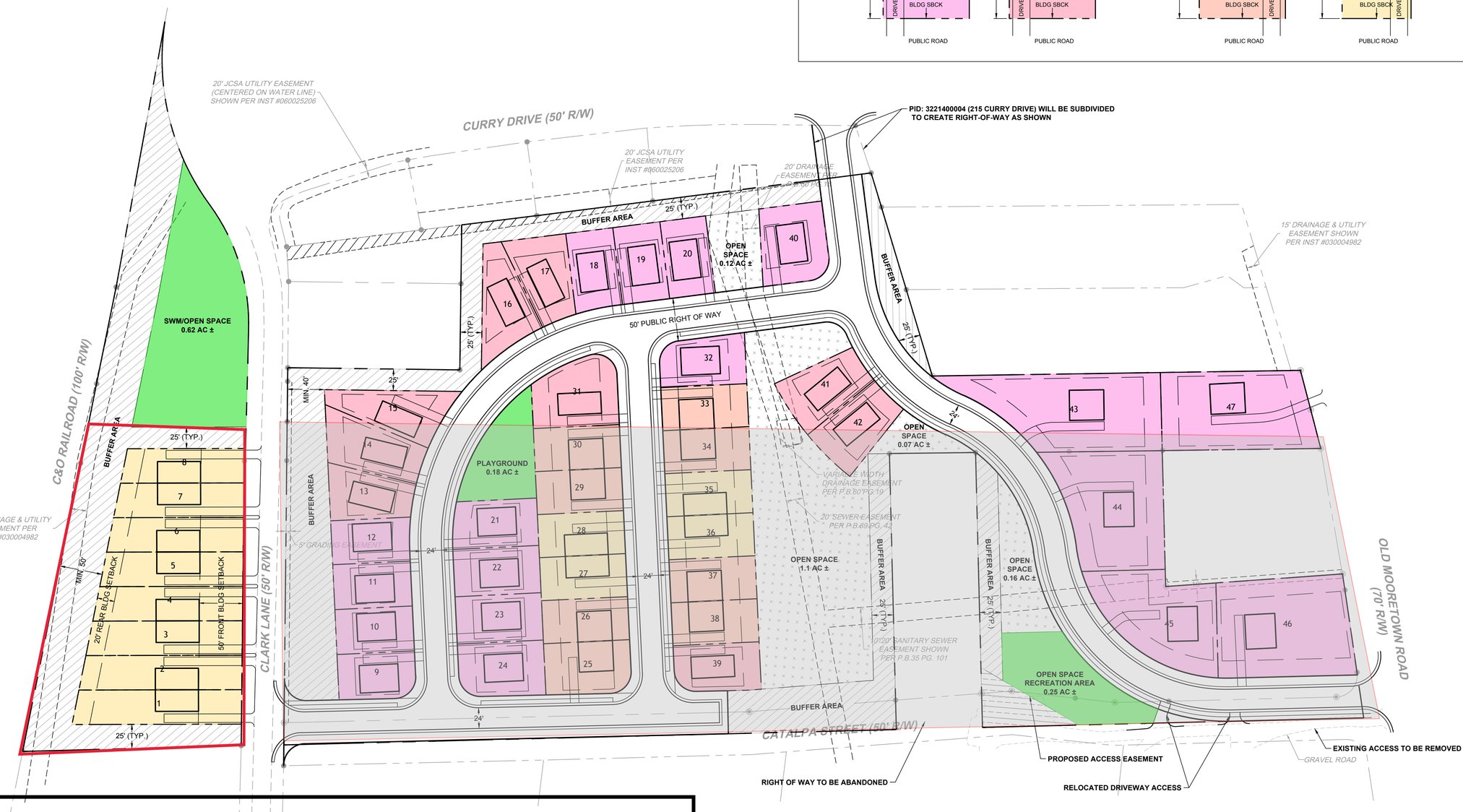
DEVELOPMENT SUMMARY		
	AC (+/-)	*PERCENTAGE OF TOTAL SITE*
NON-DEVELOPABLE AREA	0.00	0%
RESIDENTIAL	7.26	47%
OPEN SPACE	5.17	33%
RIGHT OF WAY	3.13	20%
TOTAL	**15.57**	**100%**
UNITS PER ACRE	**3.02**	

NOTES:

1. PER SEC. 24-273.7 A MAXIMUM OF 4 UNITS PER ACRE ARE PERMITTED VIA BONUS POINT OPTIONS "A", "B", "K", AND "M" FOR A TOTAL OF 5 POINTS.
2. EXISTING CONDITIONS AND PROPERTY BOUNDARY SHOWN PER "BOUNDARY SURVEY OF PROPERTY STANDING IN THE NAME OF WILLIAM DAVID TALLEY", DATED 7/14/2023 AND "SUBDIVISION OF PART OF THE PROPERTY OF MARY ALICE TAYLOR", DATED JUNE 1979.
3. THE PROPOSED LAYOUT OF THIS DEVELOPMENT INCLUDES LOT FRONTAGE AND LOCATION THAT WILL REQUIRE ISSUANCE OF AN EXCEPTION REQUEST BY THE DEVELOPMENT REVIEW COMMITTEE (DRC)."

HOUSING TYPOLOGIES





CLARK SUBDIVISION PHASE 1 REZONING CONCEPTUAL PLAN

PHASE 1 AREA
DUPLEX LOTS
REMNANT PARCEL

COMMONWEALTH OF VIRGINIA
DAVID S. ANDERSON
Lic. No. 023849
PROFESSIONAL ENGINEER

THIS DRAWING PREPARED AT THE **CORPORATE OFFICE**
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DATE: 4/23/2024
DRAWN BY: T. PARKER
DESIGNED BY: D. ANDERSON
CHECKED BY: D. ANDERSON
SCALE: 1" = 60'

TIMMONS GROUP

CLARK TALLEY RESIDENTIAL REZONING
JAMES CITY COUNTY, VA
MASTER PLAN

JOB NO. 46163.008
SHEET NO. C1.0

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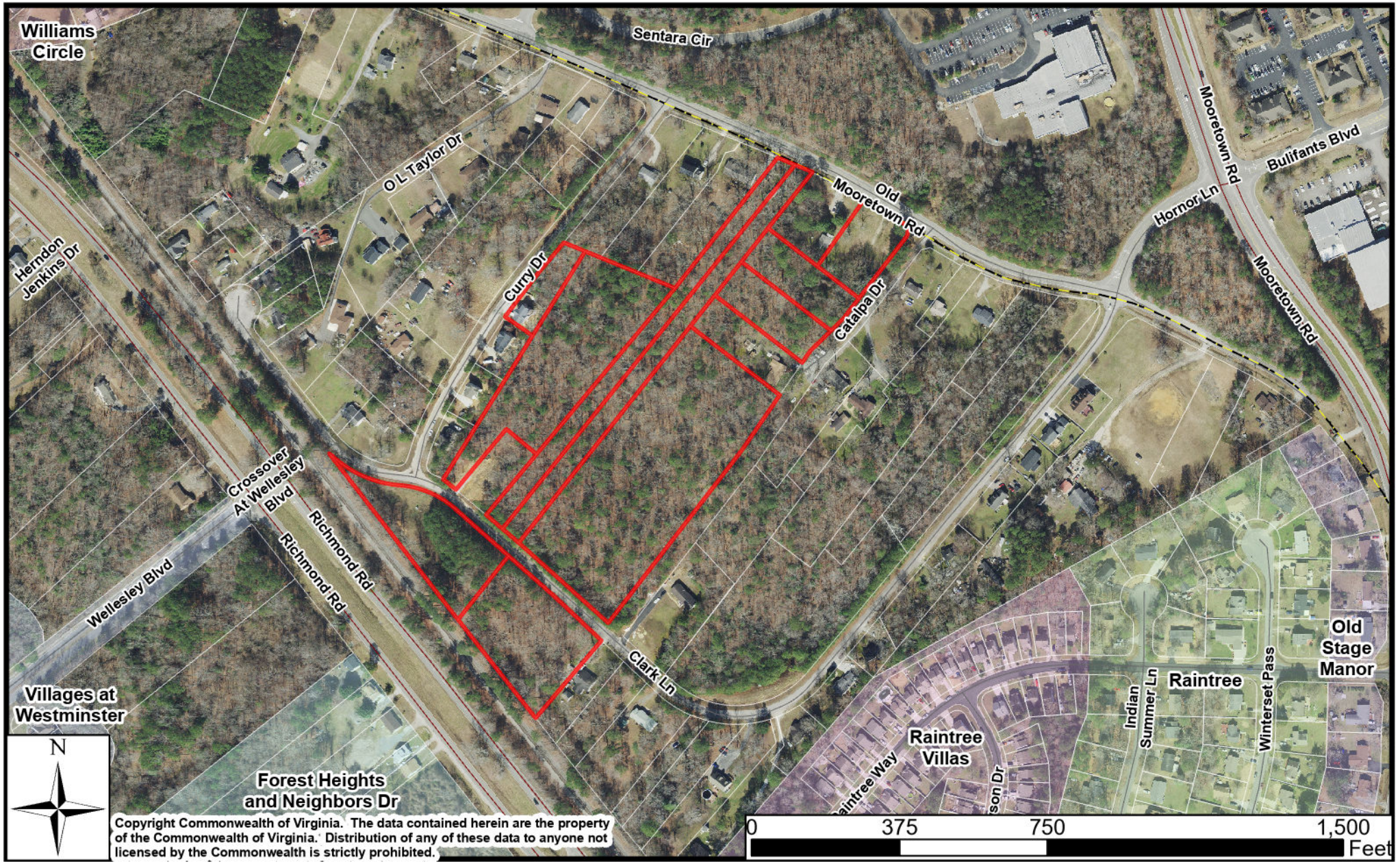
S:\31\1\Projects\1-Virginia\James City County VA\46163.008 Clark Community Engagement\DWG\Exhibits\Rezoning Submittal\C2.0 MASTER PLAN-OPT2.dwg | Plotted on 4/23/2024 4:51 PM | by Taylor Parker

JCC-C-24-0032
Clark Lane Exception Request



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JCC-Z-24-0005
Clark Talley Residential Rezoning



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CLARK TALLEY RESIDENTIAL REZONING MASTER PLAN

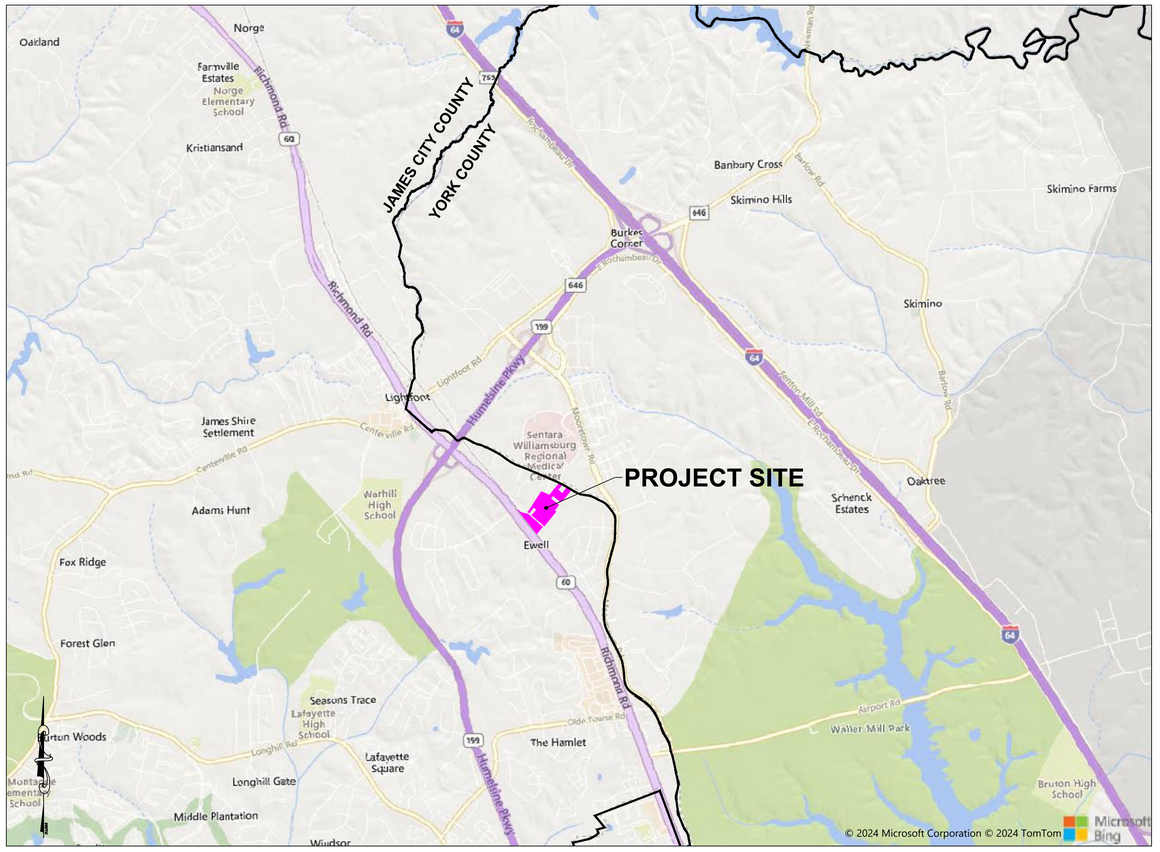
JAMES CITY COUNTY, VA

SITE DATA

OWNERS: JAMES CITY COUNTY, TALLEY WILLIAM DAVID TRUSTEE, BLAKLEY K WEDDINGTON, & ANGELA M. WEDDINGTON
GPINS: 3220100037,3220100038, 3220100039, 3220100040, 3220100040A, 3220100040B, 3220100040D, 3220100113, 3221400004
EXISTING ZONING: R-2
PROPOSED ZONING: R-3
SITE AREA: 15.57 AC ±

GENERAL NOTES

1. THE PROPOSED DEVELOPMENT IS NOT EXPECTED TO GENERATE MORE THAN 100 WEEKDAY PEAK HOUR TRIPS TO AND FROM THE SITE.
2. THE ANTICIPATED AVERAGE DAILY FLOW OF WATER AND SEWER VOLUME IS 14,880 GPD.
3. THIS PROJECT IS LOCATED IN THE POWHATAN CREEK WATERSHED.
4. ACCORDING TO THE NATIONAL WETLANDS INVENTORY AND NATIONAL HYDROLOGY DATASET, THERE ARE NO ENVIRONMENTAL FEATURES ON SITE.
5. JAMES CITY COUNTY GIS SHOWS NO RESOURCE PROTECTION AREAS OR CONSERVATION EASEMENTS ON SITE.
6. THE SITE IS LOCATED IN FLOOD ZONE X.



VICINITY MAP

SCALE: 1" = 2,000'

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	MASTER PLAN
C2.0	ILLUSTRATIVE MASTER PLAN

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DAVID S. ANDERSON
Lic. No. 023849
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DESIGNED BY: D. ANDERSON
CHECKED BY: D. ANDERSON
SCALE: N/A

TIMMONS GROUP

CLARK TALLEY RESIDENTIAL REZONING
JAMES CITY COUNTY, VA
COVER SHEET

JOB NO. 46163.008
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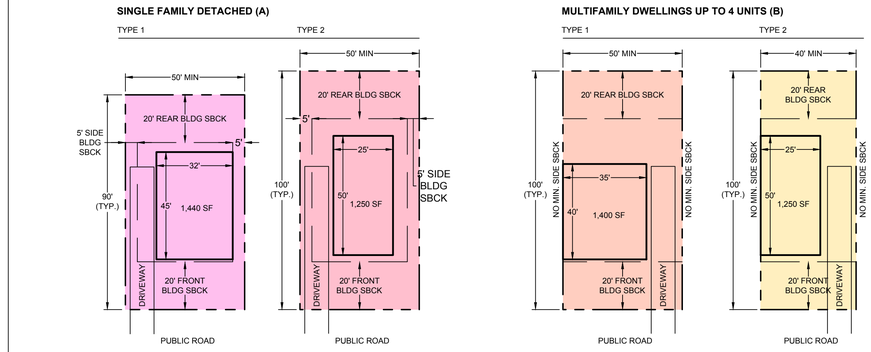
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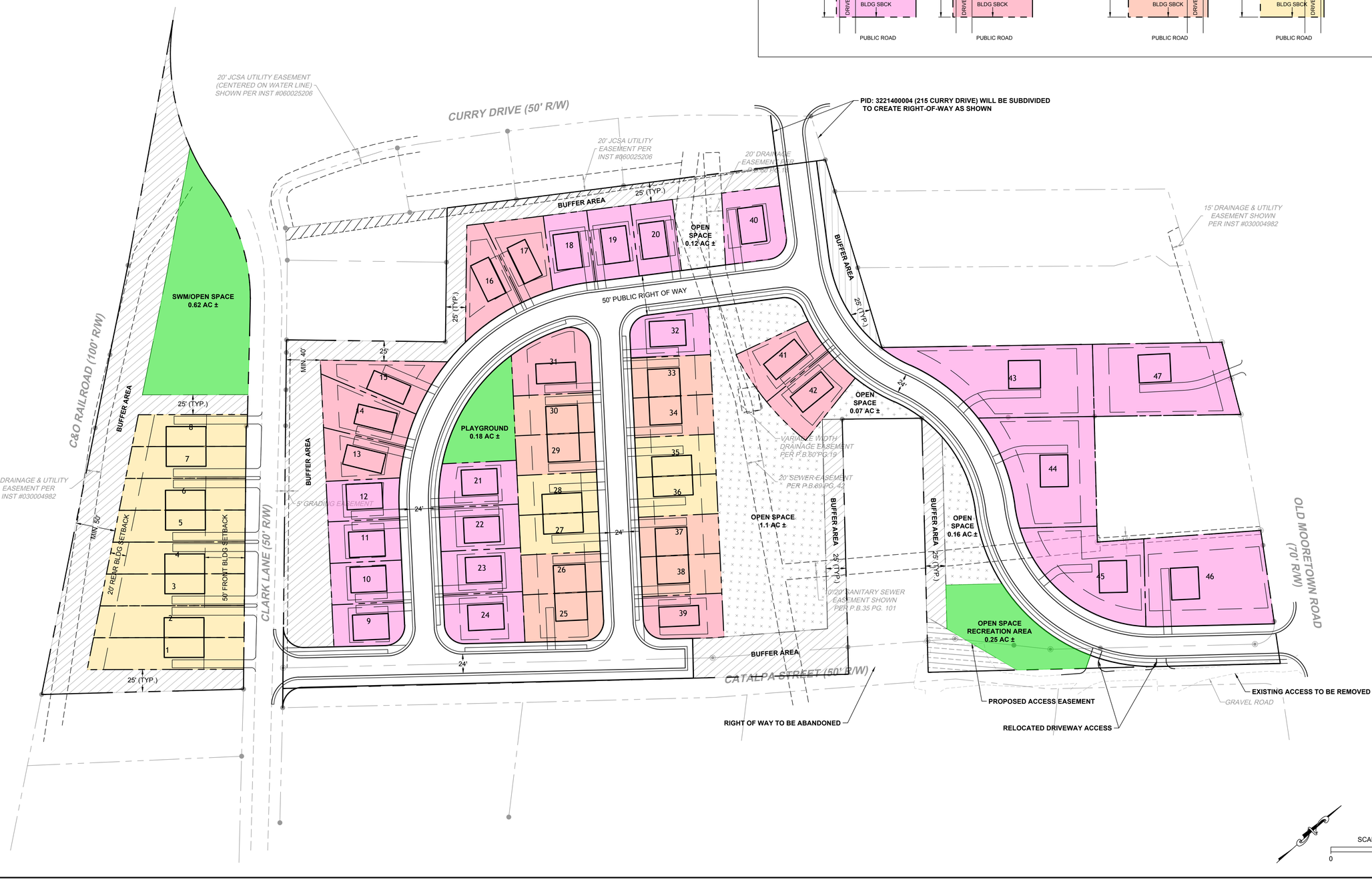
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HOUSING TYPOLOGIES





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4/23/2024
DRAWN BY
T. PARKER
DESIGNED BY
D. ANDERSON
CHECKED BY
D. ANDERSON
SCALE
1" = 60'

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CLARK TALLEY RESIDENTIAL REZONING
JAMES CITY COUNTY, VA
MASTER PLAN

JOB NO.
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COMMONWEALTH OF VIRGINIA
CHARLES S. ANDERSON
Lic. No. 023589

JOB NO.	46163.008
SHEET NO.	C2.0

CLARK TALLEY RESIDENTIAL REZONING
JAMES CITY COUNTY, VA
ILLUSTRATIVE MASTER PLAN

SCALE	1" = 60'
CHECKED BY	D. ANDERSON
DESIGNED BY	D. ANDERSON
DRAWN BY	T. PARKER
DATE	4/23/2024

DATE	REVISION DESCRIPTION
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Sec. 19-47. - Lot frontage.

Lots within major subdivisions shall not front on existing streets other than streets which are part of a recorded subdivision or an extension thereof.

(Ord. No. 30A-15, 1-9-89; Ord. No. 30A-41, 12-11-12)

SUMMARY FACTS

Applicant:	Mr. Ryan Stephenson, AES Consulting Engineers
Landowner:	Windswept Development, LLC
Proposal:	68 Multifamily Dwellings (Townhomes)
Location:	4101 Monticello Avenue
Tax Map/Parcel No.:	3740100010
Project Acreage:	± 25.91 acres
Current Zoning:	PUD-R, Planned Unit Development Residential
Comprehensive Plan:	Low Density Residential
Primary Service Area:	Inside
Staff Contact:	Ben Loppacker, 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.

PUBLIC HEARING DATES

Planning Commission: July 2, 2024, 6:00 p.m.

FACTORS FAVORABLE

1. The proposal is compatible with surrounding development.
2. Staff finds the proposal consistent with the 2045 Comprehensive Plan: *Our County, Our Shared Future.*
3. This proposal is consistent with the adopted Settlement at Powhatan Creek Master Plan and proffers.

FACTORS UNFAVORABLE

1. No factors unfavorable.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission grant Settlement at Powhatan Creek Phase 4 preliminary subdivision approval.

PROJECT HISTORY

Settlement at Powhatan Creek Phase 4 is subject to the amended Hiden Property Master Plan and proffers approved by the Board of Supervisors on November 24, 2003. In accordance with the Master Plan, a total of 400 dwelling units are permitted within Area 2, with 268 having been constructed thus far.

PROJECT DESCRIPTION

The submitted Subdivision Construction Plan, SPLN-22-0006 (Attachment No. 2), consists of the addition of 68 townhouses located on land designated Phase 4.

SURROUNDING ZONING AND DEVELOPMENT

- The property is located within the Settlement at Powhatan Creek subdivision.

- The following table lists the information on the adjacent parcels:

	ZONING DESIGNATION	EXISTING LAND USE	FUTURE LAND USE DESIGNATION
NORTH	PUD-R, Planned Unit Development Residential	Single-Family Residential	Low Density Residential
SOUTH	PUD-R, Planned Unit Development Residential	Single-Family Residential	Low Density Residential
EAST	PUD-R, Planned Unit Development Residential	Natural Open Space	Low Density Residential
WEST	R-4, Residential Planned Community District	Powhatan Creek	Low Density Residential

PUBLIC IMPACTS

- Anticipated impact on public facilities and services: All outstanding plan review comments have been addressed.

- Anticipated impact on environmental, cultural, and historic resources: All outstanding plan review comments have been addressed.

- Anticipated Land Use impact on nearby and surrounding properties: All outstanding plan review comments have been addressed.

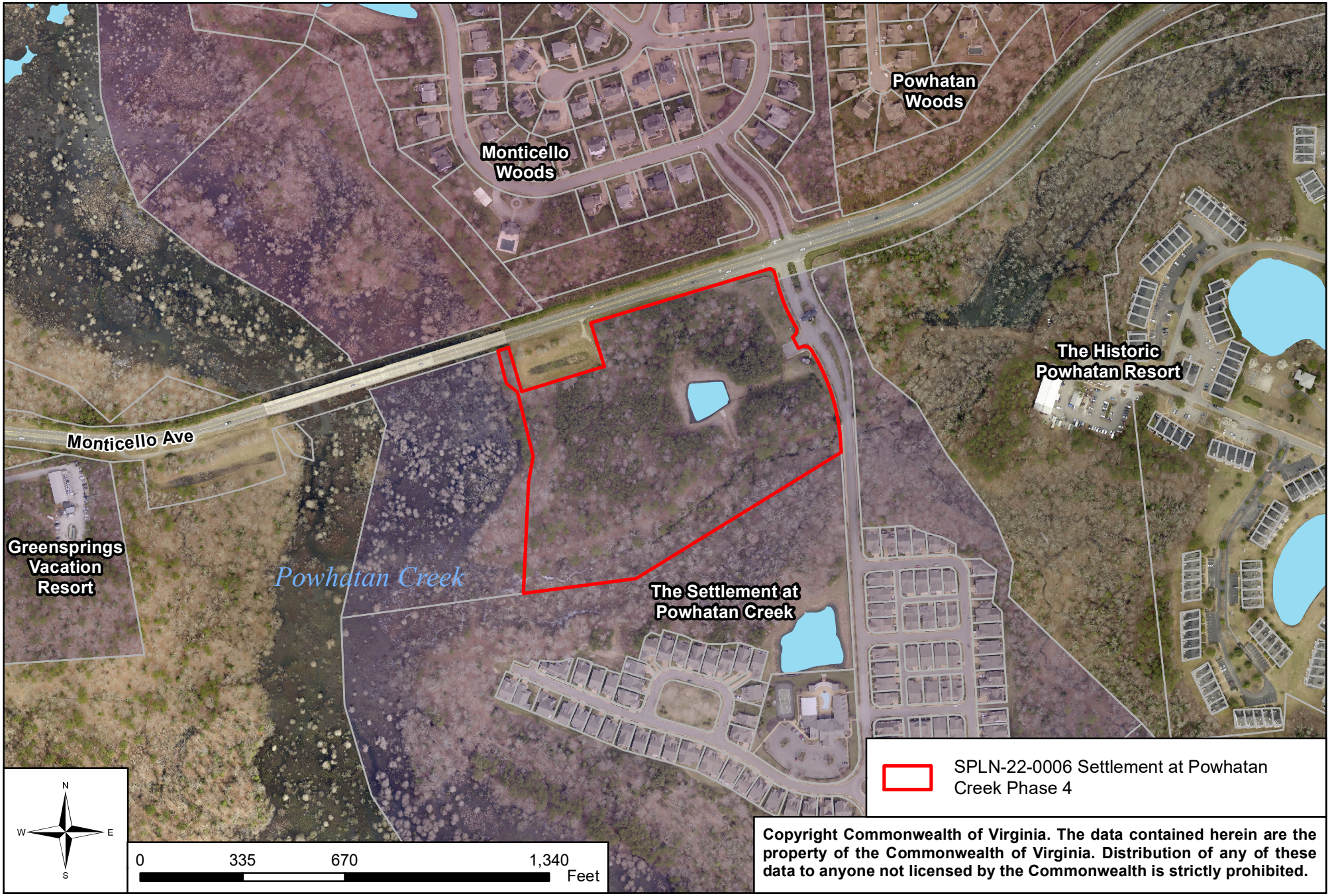
STAFF RECOMMENDATION

Staff recommends that the Planning Commission grant Settlement at Powhatan Creek Phase 4 preliminary subdivision approval.

BL/ap
SPLN22-6_SettlPowCrk

Attachments:
1. Location Map
2. Cover Sheet and Overall Development Plan
3. Master Plan
4. Adopted Proffers

JCC SPLN-22-0006
Settlement at Powhatan Creek Phase 4



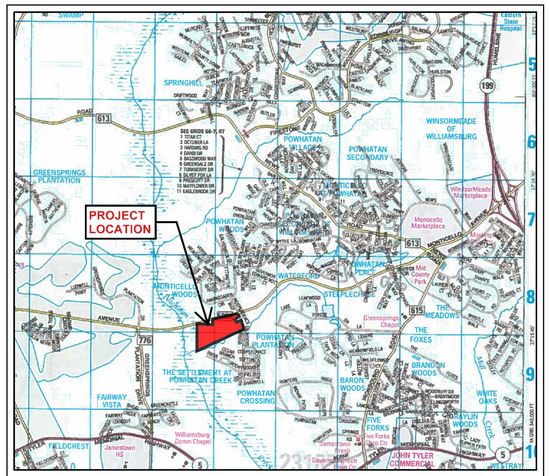
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GENERAL NOTES:

1. THIS SITE LIES WITHIN THE JAMES RIVER - POWHATAN CREEK WATERSHED.
2. 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.
3. CONTOUR INTERVAL IS 1 FOOT. EXISTING GRADE IS FROM A COMBINATION OF THE FOLLOWING: A COMBINATION OF FIELD SURVEYS.
4. ALL UTILITY AND SURVEY DATA SHOWN ON THE DRAWINGS HAS BEEN PROVIDED BY THE COMBINATION OF SURVEYS AS DESCRIBED ABOVE. INFORMATION HAS BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES AT THE TIME OF THE SURVEY PROVIDED BY AES CONSULTING ENGINEERS 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 TO NO ADDITIONAL COST TO THE DEVELOPER.
5. EXISTING UTILITY LOCATIONS INDICATED ARE APPROXIMATE. FIELD VERIFY PRIOR TO COMMENCING THE WORK.
6. OWNER SHALL OBTAIN A LAND DISTURBING PERMIT. A SILTATION AGREEMENT, WITH SURETY, IS REQUIRED FOR THIS PROJECT.
7. 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.
8. ALL DISTURBED AREAS, INCLUDING BUT NOT LIMITED TO PAVEMENT, SHOULDERS, DITCHES, HEADWALLS, ENDWALLS, CULVERT PIPES, CURB AND GUTTER, UTILITIES, DRIVEWAYS, SIGNS, MAILBOXES, ETC., SHALL BE REPAIRED TO A CONDITION EQUAL TO OR BETTER THAN THOSE EXISTING PRIOR TO CONSTRUCTION OR AS SHOWN ON THE DRAWINGS. SIGNS, MAILBOXES, AND GUARDRAILS THAT ARE DISTURBED SHALL BE RETURNED TO THEIR ORIGINAL LOCATIONS DAILY AND MAINTAINED THROUGHOUT THE PROJECT.
9. THE CONTRACTOR SHALL REESTABLISH ALL PROPERTY PINS, MONUMENTS, WATER METERS, DRAINAGE CULVERTS, FENCES, UTILITY POLES, DRIVEWAYS, CURBS, GUTTERS, ETC. DISTURBED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE DEVELOPER/OWNER.
10. ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND AS PER JAMES CITY COUNTY ZONING ORDINANCE SECTION 24-200.
11. PRIVATELY OWNED UTILITIES SHOWN ON THIS PLAN ARE REGULATED BY THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE AND ENFORCED BY THE CODE COMPLIANCE DIVISION. THESE PRIVATELY OWNED UTILITIES MUST COMPLY FULLY WITH THE INTERNATIONAL PLUMBING CODE, THE NATIONAL FIRE PREVENTION ASSOCIATION STANDARD 24, AND THE INTERNATIONAL FIRE CODE. CONTRACTORS WORKING FROM THIS SITE PLAN ARE CAUTIONED NOT TO INSTALL OR CONCEAL PRIVATELY OWNED SITE UTILITIES WITHOUT OBTAINING REQUIRED PERMITS AND INSPECTIONS.
12. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND NOTIFY THE OWNER OF ANY DISCREPANCIES PRIOR TO AND DURING CONSTRUCTION.
13. ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH THE VIRGINIA PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
14. SOLID WASTE DISPOSAL SHALL BE PROVIDED BY A PRIVATE HAULER.
15. THE CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF THE APPROVED PLANS AT THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION.
16. CONTRACTORS SHALL NOTIFY MISS UTILITY @ 811 OR (800) 552-7001 PRIOR TO STARTING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND DETERMINING SIZES OF ALL UTILITIES PRIOR TO CONSTRUCTION. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, CONTACT THE ENGINEER BEFORE PROCEEDING.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF CONSTRUCTION EFFORTS WITH 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.
24. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO ALL SITE CONDITIONS PRIOR TO CONSTRUCTION.
25. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPING, AS SHOWN ON THE APPROVED PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL LINES AND GRADES REQUIRED.
26. THE CONTRACTOR SHALL REMOVE ALL EXCESS MATERIAL, INCLUDING SOIL AND DEBRIS, FROM THE SITE. ALL OBJECTIONABLE AND DELETERIOUS MATERIAL IS TO BE REMOVED FROM THE SITE AND DISPOSED OF IN A STATE APPROVED FACILITY MEETING THE REQUIREMENTS OF ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
27. THE CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS OF THE VIRGINIA UNDERGROUND UTILITY DAMAGE PREVENTION ACT (SECTION 56-265.14 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. THE CONTRACTOR IS REQUIRED TO COMPLY WITH THE VIRGINIA OVERHEAD HIGH VOLTAGE LINE SAFETY ACT (SECTIONS 59.1-406 THROUGH 59.1-414, CODE OF VIRGINIA, 1950, AS AMENDED). THE CONTRACTOR IS REQUIRED TO VISIT THE SITE AND NOTE THE POSITION OF OVERHEAD CABLES PRIOR TO CONSTRUCTION.
28. HORIZONTAL DATUM: NAD83 - VA SOUTH ZONE 4502
    VERTICAL DATUM: NAVD29
29. THE PROFESSIONAL WHOSE SEAL IS AFFIXED HEREON SHALL ACT AS THE "RESPONSIBLE LAND DISTURBER" FOR PURPOSES OF PLAN APPROVAL ONLY. PRIOR TO ISSUANCE OF THE LAND DISTURBING PERMIT, THE CONTRACTOR SHALL PROVIDE THE NAME OF A "RESPONSIBLE LAND DISTURBER" WHO SHALL ASSUME RESPONSIBILITY AS THE "RESPONSIBLE LAND DISTURBER" FOR THE CONSTRUCTION PHASE OF THE PROJECT. THE CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION SHOULD THE "RESPONSIBLE LAND DISTURBER" CHANGE DURING CONSTRUCTION.
30. ALL DROP INLETS SHALL BE STANDARD VDOT INLETS WITH TYPE "A" NOSE.
31. STORM SEWER PIPE SHALL BE CLASS III RCP OR SMOOTH WALL INTERIOR HDPE PIPE UNLESS OTHERWISE DESIGNATED. RCP SHALL BE USED IN ALL LOCATIONS UNDER CURB AND GUTTER.
32. STORM STRUCTURES SHALL CONFORM TO THE CURRENT VDOT ROAD AND BRIDGE STANDARDS AND VDOT SPECIFICATIONS. ALL MANHOLES SHALL INCLUDE INLET SHAPING (IS-1) AND MANHOLES DEEPER THAN 4 FEET SHALL HAVE STEPS (ST-1). PIPE BEDDING SHALL BE IN ACCORDANCE WITH VDOT PB-1 AND MANUF. SPECS/GUIDELINES.
33. ALL FILL MATERIAL SHALL BE VOID OF DEBRIS AND PLACED IN UNIFORM LIFTS OF NOT MORE THAN 8" IN LOOSE DEPTH. COMPACTION SHALL BE PERFORMED WITH HEAVY COMPACTION EQUIPMENT. COMPACT TO 95% MAXIMUM DRY DENSITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING COMPACTION TEST RESULTS BY A GEOTECHNICAL ENGINEER TO THE OWNER/DEVELOPER FOR VERIFICATION OF PROPER COMPACTION.
34. ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS.
35. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH DETAILS AND NOTES.
36. THE CONTRACTOR SHALL STRICTLY ADHERE TO THE CLEARING LIMITS AS SHOWN ON THE APPROVED PLAN. IF IT IS NECESSARY TO CLEAR TREES BEYOND THE LIMITS OF DISTURBANCE, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER AND COORDINATE THE WORK PRIOR TO ANY CLEARING. EXPANSION OF CLEARING LIMITS MAY REQUIRE THE RE-EVALUATION OF THE ASSOCIATED LAND DISTURBANCE PERMIT AND SURETY.
37. ALL LIGHTING WILL BE IN COMPLIANCE WITH ARTICLE II, DIVISION 7 OF THE ZONING ORDINANCE.
38. ALL NEW SIGNS SHALL BE SET IN ACCORDANCE WITH ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
39. COORDINATION INCLUDES BEING THE PARTY RESPONSIBLE TO COORDINATE WITH DEVLOPER/OWNER TO ENSURE THAT OTHER UTILITIES (PUBLIC OR PRIVATE) DO NOT VIOLATE THE JCSA POLICY OF EXCLUSIVE OCCUPATION OF JCSA EASEMENTS OTHER THAN PERPENDICULAR CROSSINGS.
40. THE PROPERTY SHALL BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
41. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SEC. 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
42. SUBMISSION, REVIEW, AND APPROVAL OF RECORD DRAWINGS (AS-BUILTS) AND CONSTRUCTION CERTIFICATIONS FOR THE STORMWATER CONVEYANCE SYSTEMS AND STORMWATER MANAGEMENT FACILITY ARE REQUIRED PRIOR TO RELEASE OF THE POSTED BONDSURETY. CONTRACTOR SHALL ENSURE THIS ACTIVITY IS ADEQUATELY COORDINATED AND PERFORMED BEFORE, DURING, AND FOLLOWING CONSTRUCTION IN ACCORDANCE WITH CURRENT COUNTY GUIDELINES.
43. AN INTERNAL CLOSED CIRCUIT TELEVISION (CCTV) POST INSTALLATION INSPECTION PERFORMED BY THE OPERATOR IS REQUIRED FOR ALL STORMWATER CONVEYANCE SYSTEM PIPES, ACCESS OR INLET STRUCTURES, AND CULVERTS OF 15-INCH NOMINAL DIAMETER SIZE OR GREATER AS PART OF THE CONSTRUCTION RECORD DRAWING (AS-BUILT) AND CONSTRUCTION CERTIFICATION PROCESS. CCTV INSPECTIONS SHALL BE SUBMITTED ON A CD-ROM OR EQUIVALENT ELECTRONIC FILE FORMAT FOR STAFF REVIEW. REFER TO SECTIONS 8-25(f) AND 2-27(e) OF THE COUNTY'S CHAPTER 8 ORDINANCE.
44. ALL PROPOSED STREETS SHALL BE PRIVATE.
45. ALL PROPOSED SOIL STOCKPILES SHALL ADHERE TO SECTION 24-46 OF THE JCC ZONING ORDINANCE.
46. ALL NEW DWELLING UNITS WILL BE INTENDED FOR OCCUPANCY BY PERSONS 55 YEARS OR OLDER.

SITE PLAN
FOR
THE SETTLEMENT
AT
POWHATAN CREEK
PHASE 4

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



VICINITY MAP
(APPROXIMATE SCALE: 1"=2000')

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COUNTY SITE PLAN NO.: SPLN-22-0006
ORIGINAL SUBMITTAL DATE: 06/28/2022

VSMP PERMIT DATA:

EXISTING PERMIT COVERAGE #:	N/A
SITE LOCATED IN CHESAPEAKE BAY PRESERVATION AREA:	Yes ☒ No ☐
LOCATION OF OFF-SITE ACTIVITY:	N/A
	Latitude: , Longitude:
STATUS OF ACTIVITY:	☐Federal ☐ State ☐Public ☒ Private
NATURE OF CONSTRUCTION ACTIVITY:	☐Commercial ☒ Residential ☐Industrial ☐Other
NAME OF RECEIVING WATER(S):	JAMES RIVER - POWHATAN CREEK
NAME OF IMPAIRED WATER(S):	CHESAPEAKE BAY
HYDROLOGIC UNIT CODE (HUC):	JL31
MUNICIPAL STORM SEWER SYSTEM (MS-4):	JCC
COMMON PLAN OF DEVELOPMENT:	Yes ☒ No ☐

LEGEND

EXISTING		PROPOSED
EX. WATER	WATER	
EX. SAN	SANITARY SEWER	
EX. FORCEMAIN	STORM SEWER	
	FORCE MAIN	
	SANITARY MANHOLE	
	STORM MANHOLE	
	CURB DROP INLET	
	YARD DROP INLET	
	FLARED END SECTION	
	VALVE	
	FIRE HYDRANT ASSEMBLY	
	BLOW-OFF VALVE	
	AIR RELEASE ASSEMBLY	
CO	CLEAN OUT	
WM	WATER METER	
	STREETLIGHT	

EXISTING		PROPOSED
	CENTERLINE/BASELINE	
	RIGHT OF WAY	
	PROPERTY LINE	
	℄ DITCH/SWALE	
	CONCRETE LINED DITCH	
	EXISTING TREELINE	
	LIMITS OF CLEARING	
	RIP RAP	
	CURB	
	CURB AND GUTTER	
	REVERSE GUTTER PAN	
	EDGE OF PAVEMENT	
+25.1	EXISTING GROUND ELEVATION	
	PROPOSED SPOT GRADE	TC0.00
80	CONTOUR	80

Dig With C.A.R.E.
Keep Virginia Safe!
C Call Miss Utility at 811 before you dig.
A Allow required time for marking.
R Respect the marks.
E Excavate carefully.
Whether your project is big or small, one free and easy call gets the underground utility lines marked and helps avoid costly damages, fines and even personal injury. So, please call 811 and dig with C.A.R.E.

1. CONTRACTORS SHALL NOTIFY MISS UTILITY @ 811 OR (800) 552-7001 PRIOR TO STARTING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND DETERMINING SIZES OF ALL UTILITIES PRIOR TO CONSTRUCTION.
3. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, CONTACT THE CONSTRUCTION MANGER BEFORE PROCEEDING.
4. GOVERNMENT WILL MARK ALL GOVERNMENT-OWNED UTILITIES.

SHEET INDEX LIST	
SHEET NUMBER	SHEET TITLE
C1.0	COVER SHEET
C2.0	ENVIRONMENTAL INVENTORY
C3.0	DEMOLITION AND PHASE I E&SC PLAN
C4.0	OVERALL SITE AND UTILITY PLAN
C4.1	PRELIMINARY PLAT
C4.2	PRELIMINARY PLAT
C4.3	PRELIMINARY PLAT
C5.1	SITE PLAN
C5.2	SITE PLAN
C6.0	UTILITY PLAN
C6.1	UTILITY PLAN
C7.0	OVERALL GRADING & DRAINAGE PLAN
C7.1	GRADING PLAN
C7.2	GRADING PLAN
C8.0	DRAINAGE & PHASE II E&SC PLAN
C8.1	DRAINAGE & PHASE II E&SC PLAN
C9.0	PROFILES
C9.1	PROFILES
C10.0	NOTES & DETAILS
C10.1	NOTES & DETAILS
C10.2	NOTES & DETAILS
C10.3	SWM NOTES & DETAILS
C10.4	SWM NOTES & DETAILS
L1.0	LANDSCAPE PLAN
L1.1	EXISTING TREE CREDIT PLAN
L2.0	LIGHTING PLAN
L3.0	LANDSCAPE AND LIGHTING NOTES AND DETAILS

CERTIFIED RESPONSIBLE LAND DISTURBER:

T. RYAN STEPHENSON, P.E.
AES CONSULTING ENGINEERS
5248 OLDE TOWNE ROAD, SUITE 1
WILLIAMSBURG, VIRGINIA 23188
TELEPHONE: 757-253-0040

* FOR SITE PLAN REVIEW PROCESS ONLY. OWNER OR CONTRACTOR SHALL NAME RESPONSIBLE LAND DISTURBER FOR CONSTRUCTION PROCESS.

OWNER/DEVELOPER INFORMATION:

WINDSWEPT DEVELOPMENT LLC

CONTACT: MR. BOB SHAFFER, P.E.
DIRECTOR OF LAND
15871 CITY VIEW DRIVE
MIDLOTHIAN, VIRGINIA 23113
PHONE: (804) 641-3342

PARKING CALCULATION:

REQUIRED PARKING:
2.5 PARKING SPACES PER TOWNHOUSE UNIT
(PER CHAPTER 24, ARTICLE II, DIVISION 2, SECTION 24-59 OF THE CODE OF ORDINANCES FOR JAMES CITY COUNTY, VIRGINIA)

68-TOWNHOME UNITS = 170 PARKING SPACES REQUIRED

PROVIDED PARKING:
68-TOWNHOME UNITS
3 DRIVEWAY / GARAGE PARKING SPACES PER UNIT
= 204 TOTAL PARKING SPACES

SITE DATA:

SITE ADDRESS:	4101 MONTICELLO AVENUE WILLIAMSBURG, VIRGINIA 23188 LATITUDE: 37° 15' 48" N; LONGITUDE: 76° 46' 47" W		
ZONING:	PUD-R, PLANNED UNIT DEVELOPMENT RESIDENTIAL WITH PROFFERS (Z-10-03 / MP-10-03)		
PARCEL ID:	3740100010		
OVERALL SITE AREA:	1,128,426 S.F.±,	25.91 AC.±	100.00%
TOTAL DISTURBED AREA:	305,830 S.F.±,	7.02 AC.±	27.09%
PRE-IMPERVIOUS AREA:	3,113 S.F.±,	0.07 AC.±	0.28%
POST-IMPERVIOUS AREA:	194,831 S.F.±,	4.47 AC.±	17.06%
COMMON OPEN SPACE:	901,284 S.F.±,	20.69 AC.±	79.86%
DEDICATED NATURAL : OPEN SPACE EASEMENT	661,439 S.F.±,	15.18 AC.±	58.58%
ENHANCED RPA AREA			
REMOVED:	16,783 S.F.±,	0.39 AC.±	
PROPOSED:	17,187 S.F.±,	0.39 AC.±	

FLOOD HAZARD MAP:
THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" , ZONE "AE, AND ZONE "A" WITH A 100-YEAR ELEV.= 19.00 AS SHOWN ON MAP NUMBERS 51095C0118D AND 51095C0119D EFFECTIVE ON 12/16/2015 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA. ZONE "X" IS DEFINED AS AREAS OF MINIMAL FLOOD HAZARD. ZONE "A" IS DEFINED AS SPECIAL FLOOD AREAS WITHOUT BASE FLOOD ELEVATION. ZONE "AE" IS DEFINED AS AREAS WITH BASE FLOOD ELEVATION OR DEPTH.

THE SETTLEMENT AT POWHATAN CREEK UNIT COUNT

PHASE I – 113 UNITS
PHASE II – 73 UNITS
PHASE III – 82 UNITS
PHASE IV – 68 UNITS

TOTAL – 336 UNITS

NOTE:
PRIOR TO THE RELEASE OF THE POSTED SUBDIVISION SURETY FOR THIS PROJECT, INFORMATION MUST BE PROVIDED TO REFLECT THAT THE PRIVATE STREET DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE JAMES CITY COUNTY ADMINISTRATIVE GUIDELINES FOR CERTIFICATIONS OF PRIVATE STREET CONSTRUCTION.

Rev.	Date	Description	Revised By
5	12/11/2023	REVISED PER JCC COMMENTS	TRS
5	09/26/2023	REVISED PER JCC COMMENTS	TRS
4	06/16/2023	REVISED PER JCC COMMENTS	TRS
3	03/14/2023	REVISED PER JCC COMMENTS	TRS
2	02/10/2023	REVISED PER JCC COMMENTS	TRS
1	10/27/2022	REVISED PER JCC COMMENTS	TRS

COMMONWEALTH OF VIRGINIA — T. RYAN STEPHENSON — Lic. No. 044405 — PROFESSIONAL ENGINEER — 12/12/2023

5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
www.aesva.com
AES CONSULTING ENGINEERS
Hampton Roads | Central Virginia | Middle Peninsula

SITE PLAN FOR THE SETTLEMENT AT POWHATAN CREEK - PHASE 4
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	TRS
Project Number:	9254-17
Scale: AS NOTED	Date: 06/28/2022
Sheet Title:	COVER SHEET
Sheet Number	C1.0

S:\JOBS\9254\17 - Phase III Engineering\Plans\9254-17_C1.0_Cover Sheet.dwg, 2/8/2024 8:46:03 AM, Robert Shurtz

GRAPHIC SCALE
60' 0' 60' 120'
SCALE: 1" = 60'

N73°08'53"E 477.70'
N26°15'34"W 126.45'
N12°38'26"E 407.46'
N13°24'34"E 242.88'
S16°51'07"E 150.00'
N73°08'53"E 282.15'
N16°51'07"W 150.00'
N73°08'53"E 612.06'
S16°03'40"E 44.16'
S82°23'13"W 975.47'
S58°22'19"W 769.50'

150' GREENBELT BUFFER P.B. 76, PG. 10

MONTICELLO AVENUE
100' R/W - STATE ROUTE 5000
P.B. 73, PG. 32

N/F
WINDSWEPT DEVELOPMENT LLC
3851 MONTICELLO AVENUE
PIN: 3740100013
ZONED: PUD-R

EX. SAN MH
TOP= 17.11
INV IN= 9.21 (21" PVC)
INV OUT= 9.19 (21" PVC)

RISER STRUCTURE
TOP (GRATE)= 25.78
INV= 21.21 (30" RCP)

RIP RAP
@ 24" RCP
INV=22.10

30" RCP
INV= 19.77

EX. SAN MH
TOP= 15.42
INV IN= 8.83 (21" PVC)
INV OUT= 8.87 (21" PVC)

EX. SAN MH
TOP= 17.83
INV IN= 8.63 (21" PVC)
INV OUT= 8.63 (21" PVC)

EX. SAN MH
TOP= 15.27
INV IN= 8.25 (12" PVC)
INV IN= 8.11 (21" PVC)
INV OUT= 8.02 (21" PVC)

EX. SAN MH
TOP= 14.32
INV IN= 9.04 (14" PVC)
INV IN= 7.84 (21" PVC)
INV OUT= 7.82 (21" PVC)

EX. SAN MH12040-001
TOP= 16.51
INV IN= 11.31 (14" PVC)
INV OUT= 11.29 (14" PVC)

EX. SAN MH12040-002
TOP= 20.19
INV IN= 11.84 (14" PVC)
INV OUT= 11.84 (14" PVC)

EX. SAN MH12040-003
TOP= 24.36
INV IN= 12.59 (14" PVC)
INV OUT= 12.58 (14" PVC)

EX. SAN MH12040-004
TOP= 20.86
INV IN= 13.22 (14" PVC)
INV OUT= 13.22 (14" PVC)

EX. SAN MH12040-005
TOP= 19.69
INV IN= 13.67 (14" PVC)
INV OUT= 13.61 (14" PVC)

VDOT MH-1
TOP=44.08
INV=39.90

VDOT ES-1
INV=36.97

VDOT ES-1
INV=27.11

SS#5-3
VDOT DI-3A
TOP=44.52
INV IN=42.21 (4
INV IN=42.38 (1
INV OUT=40.94
15" RCP

SS#4-10
VDOT DI-3D
TOP= 39.49
INV=35.49

SS#4-9
VDOT DI-3D, L=6'
TOP= 37.55
INV= 34.30
15" HDPE

SS#4-8
VDOT DI-3B, L=6'
TOP= 33.66
INV IN= 29.75
INV OUT= 29.68
15" HDPE

SS#4-2
VDOT MH-1
TOP=27.05
INV=22.30

SS#4-1
OUTFALL
INV=22.25

SS#4-3
VDOT DI-3C, L=6'
TOP= 29.43
INV IN= 27.99
INV IN= 23.99 (18" HDPE)
INV OUT= 23.99 (24" HDPE)

SS#4-4
VDOT DI-3C, L=6'
TOP= 29.43
INV IN= 24.73 (18" HDPE)
INV OUT= 24.73 (18" HDPE)

SS#4-11
VDOT DI-3B, L=4
TOP=32.02
INV=26.45

NON-TIDAL WETLANDS IMPACT
36,286 SF (0.83 AC)

ENHANCED RPA BUFFER IMPACT
15,504 SF (0.36 AC)

RPA BUFFER IMPACT
1,657 SF (0.04 AC)

ENHANCED RPA BUFFER IMPACT
1,279 SF (0.03 AC)

25% SLOPES IMPACTED BY GRADING
8,727 SF (0.20 AC)

EXISTING SEDIMENT BASIN

LIMITS OF DISTURBANCE (TYP)

R=25.00, L=24.91
Δ=57°04'50"

R=557.00, L=141.68
Δ=14°34'26"

R=25.00, L=40.70
Δ=93°17'09"
S27°20'57"E 42.00'

R=25.00, L=37.63
Δ=86°14'53"

R=643.59, L=320.38
Δ=28°31'19"

20' JCSA UTILITY EASEMENT

25' MAINTENANCE ACCESS EASEMENT

20' DRAINAGE EASEMENT

20' JCSA SANITARY SEWER EASEMENT P.B. 39, PG. 91

60" DIA. PRIMARY SPILLWAY RISER WITH ANTI-VORTEX DEVICE
SPILLWAY ELEV= 26.00
3" ORIFICE = 23.44
3" LOW FLOW ORIFICE W/ 3" C.I.V. ELEV= 22.11

CONCRETE-LINED EMERGENCY SPILLWAY
L=17', S=+10'
ELEV= 26.75

LIMITS OF WETLANDS (TYP)
LIMITS OF ZONE A FLOOD PLAIN (TYP.)
LIMITS OF ZONE AE FLOOD PLAIN (TYP.)
LIMITS OF 100-YR. FLOOD (TYP.)
TREELINE (TYP.)
PROPERTY LINE TO BE EXTINGUISHED
TIE LINE ONLY PROPERTY LINE IS CENTERLINE OF SWAMP
100' RPA BUFFER
150' GREENBELT BUFFER P.B. 76, PG. 10

SQUIRES BRIDGE

EXISTING PHASE 1 OF THE SETTLEMENT AT POWHATAN CREEK

15D
15E
17
27
29B

ENVIRONMENTAL INVENTORY IMPACTS

TOTAL DISTURBANCE:	IMPACT
TIDAL WETLANDS:	NONE ON SITE
TIDAL SHORES:	NONE ON SITE
NON-TIDAL WETLANDS IN RPA:	NONE ON SITE
NON-TIDAL WETLANDS NOT IN RPA:	0.83 AC.±
100 FT RPA BUFFER:	0.04 AC.±
100 YEAR FLOOD PLAIN:	NONE ON SITE
ENHANCED RPA BUFFER:	0.39 AC.±
25% OR GREATER SLOPE IMPACTS:	0.20 AC.±
HYDRIC SOILS:	NONE ON SITE

SLOPES LEGEND

DENOTES 25% OR GREATER

DENOTES IMPACTS TO 25% OR GREATER

SOILS LEGEND

SOILS BOUNDARY

11C SOILS TYPE

IMPACTS LEGEND

DENOTES IMPACTS TO NON-TIDAL WETLANDS

DENOTES IMPACTS TO 100 FT RPA BUFFER

DENOTES IMPACTS TO ENHANCED RPA BUFFER

HATCH LEGEND

DENOTES EXISTING ENHANCED RPA BUFFER

DENOTES EXISTING DEDICATED NATURAL OPEN SPACE

SOILS TABLE

SOIL NUMBER	SOIL NAME	HYDROLOGIC SOIL GROUP	TYPICAL SLOPES	EROSION FACTOR (K)	EROSION FACTOR (T)
15D	EMPORIA COMPLEX	B	10-15%	0.28	5
15E	EMPORIA COMPLEX	B	15-25%	0.28	5
17	JOHNSTON COMPLEX	A/D	0-2%	0.37	5
27	PEAWICK SILT LOAM	D	0-3%	0.55	5
29B	SLAGLE FINE SANDY LOAM	C	2-6%	0.24	5

INFORMATION TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE NATIONAL RESOURCES CONSERVATION SERVICE:
SOIL SURVEY AREA: JAMES CITY AND YORK COUNTIES AND THE CITY OF WILLIAMSBURG, VIRGINIA
SURVEY AREA DATA: VERSION 19, SEPTEMBER 16, 2021

SOIL SUSCEPTIBILITY TO EROSION CLASSIFICATION (K)
0.23 AND LOWER – LOW ERODIBILITY
0.23 TO 0.36 – MODERATE ERODIBILITY
0.36 AND UP – HIGH ERODIBILITY

THE MAP SHOWN IS A "BEST FIT MODEL" OF THE SCS MAPS WITH EXISTING BASE INFORMATION.

Rev.	Date	Description	Revised By
5	12/11/2023	REVISED PER JCC COMMENTS	TRS
5	09/26/2023	REVISED PER JCC COMMENTS	TRS
4	06/16/2023	REVISED PER JCC COMMENTS	TRS
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1	10/27/2022	REVISED PER JCC COMMENTS	TRS

12/12/2023
COMMONWEALTH OF VIRGINIA
C. RYAN STEPHENSON
Lic. No. 044405
PROFESSIONAL ENGINEER

5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
www.aesva.com
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SITE PLAN FOR
THE SETTLEMENT AT POWHATAN CREEK - PHASE 4
JAMES CITY COUNTY VIRGINIA
BERKELEY DISTRICT

Project Contacts:	TRS
Project Number:	9254-17
Scale: 1"=60'	Date: 06/28/2022

Sheet Title:
ENVIRONMENTAL INVENTORY

Sheet Number
C2.0

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SEDIMENT BASIN NOTE:
STORM SYSTEM DIRECTING RUNOFF FROM SAUNDERS BRIDGE TO THE EXISTING SEDIMENT BASIN TO REMAIN ACTIVE THROUGH EXCAVATION OF THE PROPOSED WET POND. THE PROPOSED STORM STRUCTURES #2–0 AND #2–1 SHALL BE INSTALLED BEFORE THE REMOVAL OF THE STORM PIPE AS SHOWN ON SHEET C3.0.

MONTICELLO AVENUE
120' R/W – STATE ROUTE 5000
P.B. 73, PG. 52

SAUNDER'S BRIDGE

GRAPHIC SCALE
50' 0' 50' 100'
SCALE: 1" = 50'

N73°08'53"E 477.70'
S16°51'07"E 150.00'
N73°08'53"E 282.15'
N16°51'07"W 150.00'
N73°08'53"E 612.06'
S16°03'40"E 44.16'
S27°20'57"E 42.00'
S58°22'19"W 789.50'
N52°28'05"W 33.47'

R=25.00, L=24.91
Δ=57°04'50"
R=557.00, L=141.68
Δ=14°34'26"
R=25.00, L=40.70
Δ=93°17'09"
R=25.00, L=37.63
Δ=86°14'53"
R=643.59, L=320.38
Δ=28°31'19"

150' GREENBELT BUFFER P.B. 76, PG. 10

EX. SAN MH TOP= 17.11 INV IN= 9.21 (21" PVC) INV OUT= 9.19 (21" PVC)
EX. SAN MH TOP= 15.42 INV IN= 8.83 (21" PVC) INV OUT= 8.87 (21" PVC)
EX. SAN MH TOP= 17.83 INV IN= 8.63 (21" PVC) INV OUT= 8.63 (21" PVC)
EX. SAN MH TOP= 15.27 INV IN= 8.25 (12" PVC) INV IN= 8.11 (21" PVC) INV OUT= 8.02 (21" PVC)
EX. SAN MH TOP= 16.51 INV IN= 11.31 (14" PVC) INV OUT= 11.29 (14" PVC)
EX. SAN MH TOP= 20.19 INV IN= 11.84 (14" PVC) INV OUT= 11.84 (14" PVC)
EX. SAN MH TOP= 24.36 INV IN= 12.59 (14" PVC) INV OUT= 12.58 (14" PVC)
EX. SAN MH TOP= 20.86 INV IN= 13.22 (14" PVC) INV OUT= 13.22 (14" PVC)
EX. SAN MH TOP= 19.69 INV IN= 13.67 (14" PVC) INV OUT= 13.61 (14" PVC)

RISER STRUCTURE TOP (GRATE)= 25.78 INV#1 21.21 (30" RCP)
RIP RAP @ 24" RCP INV=22.10
30" RCP INV= 20.77
21" PVC
12" PVC
14" PVC
18" RCP
24" HDPE
15" RCP
15" HDPE
18" HDPE
8" PVC
3" PVC TALL PVC PIPE

N/F WINDSHEPT DEVELOPMENT LLC 3851 MONTICELLO AVENUE PIN- 3740100013 ZONED: PUD–R

INTERNAL PROPERTY LINE TO BE EXTINGUISHED
PROPERTY LINE TO BE EXTINGUISHED
LIMITS OF DISTURBANCE (TYP)
LIMITS OF CLEARING (TYP)
LIMITS OF ZONE A FLOOD PLAIN (TYP.)
LIMITS OF ZONE AE FLOOD PLAIN (TYP.)
LIMITS OF WETLANDS (TYP)
LIMITS OF 100–YR. FLOOD (TYP.)
100' RPA BUFFER
150' GREENBELT BUFFER P.B. 76, PG. 10
TREELINE (TYP.)
TREELINE (TYP.) TO BE REMOVED

EXCAVATE EXISTING SEDIMENT BASIN BOTTOM = 22.00
EXISTING SEDIMENT BASIN
CONCRETE–LINED EMERGENCY SPILLWAY L=17', Be=10' ELEV=26.75
S.B. 7.77AC. 82
60" DIA. PRIMARY SPILLWAY RISER WITH ANTI–VORTEX DEVICE, SPILLWAY ELEV=26.00 3" ORIFICE=23.44
3" LOW FLOW ORIFICE W/ 3" G.V. ELEV=22.11
SS#4–1 OUTFALL INV=22.25 TO BE REMOVED
TIMBER BAFFLE WALL (TYP)
STOCKPILE LOCATION (NOT TO EXCEED 25' IN HEIGHT AND MAXIMUM 3:1 SIDE SLOPES)
REMOVE EXISTING OUTLET PROTECTION AND INSTALL RIPRAP STILLING BASIN (SEE DETAIL – SHEET C10.3)
REMOVE 22 LF OF EXISTING 18" HDPE

SS#4–2 VDOT MH–1 TOP=27.05 INV=22.30 TO BE REMOVED
SS#4–3 VDOT DI–3C TOP= 27.99 INV IN= 23.99 (18" HDPE) INV OUT= 23.99 (24" HDPE) TO BE REMOVED
SS#4–4 VDOT DI–3C, L=6' TOP= 29.43 INV IN= 24.73 (18" HDPE) INV OUT= 24.73 (18" HDPE)
SS#4–5 VDOT DI–3C, L=6' TOP= 29.42 INV IN= 25.27 (15" HDPE) INV OUT= 25.23 (18" HDPE)
SS#4–6 VDOT DI–3B, L=4' TOP=31.11 INV=26.79
SS#4–7 VDOT DI–3B, L=4' TOP= 33.67 INV= 28.95 (15" HDPE)
SS#4–8 VDOT DI–3B, L=6' TOP= 33.66 INV IN= 29.75 INV OUT= 29.68 (15" HDPE)
SS#4–9 VDOT DI–3B, L=6' TOP= 37.55 INV= 34.30 (15" HDPE)
SS#4–10 VDOT DI–3B, L=6' TOP=39.45 INV= 35.48
SS#4–11 VDOT DI–3B, L=4' TOP=30.02
SS#5–3 VDOT DI–3A TOP=44.52 INV IN=42.21 (4" UNDERDRAIN) INV IN=42.38 (15" RCP) INV OUT=40.94
VDOT MH–1 TOP=44.08 INV=39.90
VDOT ES–1 INV=36.97
SAN MH#3–1 TOP= 35.55 INV IN= 32.17 INV OUT= 30.06

20' JCSA UTILITY EASEMENT (TO BE VACATED)
25' MAINTENANCE ACCESS EASEMENT (TO BE VACATED)
20' DRAINAGE EASEMENT (TO BE VACATED)
20' JCSA SANITARY SEWER EASEMENT P.B. 39, PG. 91

TELECOMM PED
TELECOMM BOX
ELECT. TRANS
ELECT. PANEL
BRICK COLUMN (TYP.)
BRICK WALL
LAMP POST (TYP.)
MAILBOX
SPEED LIMIT SIGN
LANDSCAPING TO BE REMOVED
FHA
SAN CO

EROSION AND SEDIMENTATION CONTROL LEGEND

CE	CONSTRUCTION ENTRANCE (SPEC. 3.02)
SF	SILT FENCE (SPEC. 3.05)
SSF	SUPER SILT FENCE (WITH WIRE) (SPEC. 3.05)
IP	STORM DRAIN INLET PROTECTION (SPEC. 3.07)
CIP	CULVERT INLET PROTECTION (SPEC. 3.08–1 WITH STONE COMBINATION INSTEAD OF SILT FENCE)
DD	TEMPORARY DIVERSION DIKE (SPEC. 3.09)
TSD	TEMPORARY SLOPE DRAIN (SPEC. 3.15)
RR	RIP RAP (SPEC. 3.19)
TO	TOPSOILING (SPEC. 3.30)
TS	TEMPORARY SEEDING (SPEC. 3.31)
PS	PERMANENT SEEDING (SPEC. 3.32)
TP	TREE PROTECTION (SPEC. 3.38)
DC	DUST CONTROL (SPEC. 3.39)

NOTE:
SEE VIRGINIA EROSION & SEDIMENT CONTROL HANDBOOK FOR EROSION CONTROL SPECIFICATIONS (SPEC.) AND DETAILS.

HATCH LEGEND
DENOTES EXISTING ENHANCED RPA BUFFER
DENOTES EXISTING DEDICATED NATURAL OPEN SPACE

DEMOLITION LEGEND
AREAS TO BE DEMOLISHED
ITEMS TO BE REMOVED
ITEMS TO BE REMOVED

SHEETS OF 4' X 8' X 1/2" EXTERIOR PLYWOOD OR EQUIVALENT
6"
NORMAL POOL ELEVATION
4'
8'
POSTS MIN. SIZE 4" SQUARE OR 5" ROUND. SET AT LEAST 3' INTO THE GROUND.
POND BOTTOM

NOTE: BAFFLE WALL TO BE INSPECTED TWICE A YEAR TO ENSURE THAT NO DEGRADATION HAS OCCURED. SHOULD DEGRADATION OCCUR, PLYWOOD AND POSTS SHALL BE REPLACED AS NECESSARY.

TIMBER BAFFLE WALL DETAIL

EXISTING PHASE 1 OF THE SETTLEMENT AT POWHATAN CREEK

Rev.	Date	Description	Revised By
5	12/11/2023	REVISED PER JCC COMMENTS	TRS
5	09/26/2023	REVISED PER JCC COMMENTS	TRS
4	06/16/2023	REVISED PER JCC COMMENTS	TRS
3	03/14/2023	REVISED PER JCC COMMENTS	TRS
2	02/10/2023	REVISED PER JCC COMMENTS	TRS
1	10/27/2022	REVISED PER JCC COMMENTS	TRS

COMMONWEALTH OF VIRGINIA
LICENSED PROFESSIONAL ENGINEER
T. RYAN STEPHENSON
Lic. No. 044405
12/12/2023

AES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
www.aesva.com
Hampton Roads | Central Virginia | Middle Peninsula

SITE PLAN FOR
THE SETTLEMENT AT POWHATAN CREEK - PHASE 4
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	TRS
Project Number:	9254-17
Scale: 1"=50'	Date: 06/28/2022

Sheet Title:
DEMOLITION AND PHASE I E&SC PLAN

Sheet Number
C3.0

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GRAPHIC SCALE
60' 0' 60' 120'
SCALE: 1" = 60'

MONTICELLO AVENUE
120' R/W – STATE ROUTE 5000
P.B. 73, PG. 52

SAUNDERS BRIDGE

COMMON AREA #1
95,916 S.F.
2.202 AC.

COMMON AREA #2
798,587 S.F.
18.333 AC.

COMMON AREA #3
7,369 S.F.
0.169 AC.

WINDING CREEK

BOLD STONE

TALLEY #1

RPA BUFFER SIGN (TYP)

LIMITS OF DISTURBANCE (TYP)

150' GREENBELT BUFFER P.B. 76, PG. 10

LIMITS OF ZONE A FLOOD PLAIN (TYP.)

LIMITS OF ZONE AE FLOOD PLAIN (TYP.)

TIE LINE ONLY PROPERTY LINE IS CENTERLINE OF SWAMP

TREELINE (TYP.)

LIMITS OF WETLANDS (TYP)

LIMITS OF 100-YR. FLOOD (TYP.)

100' RPA BUFFER

20' JCSA SANITARY SEWER EASEMENT P.B. 39, PG. 91

ENHANCED RPA BUFFER IMPACT
15,504 SF (0.36 AC)

ENHANCED RPA BUFFER IMPACT
1,279 SF (0.03 AC)

PROPOSED ENHANCED RPA BUFFER
12,432 SF (0.29 AC)

PROPOSED ENHANCED RPA BUFFER
4,755 SF (0.11 AC)

BMP #1.1
12' GRAVEL ACCESS ROAD

8" DIP WATER MAIN (TYP)

4" DIP WATER MAIN (TYP)

BLOWOFF ASSEMBLY

SAN MH#1-1 (60" DROP)
SAN MH#1-2
SAN MH#1-3
SAN MH#1-4
SAN MH#1-5
SAN MH#1-6
SAN MH#1-7
SAN MH#1-8
SAN MH#1-9
SAN DROP MH#1-0 (60")

FIRE HYDRANT

EX. SAN MH
TOP= 17.11
INV IN= 9.21 (21" PVC)
INV OUT= 9.19 (21" PVC)

EX. SAN MH
TOP= 15.42
INV IN= 8.83 (21" PVC)
INV OUT= 8.87 (21" PVC)

EX. SAN MH
TOP= 17.83
INV IN= 8.63 (21" PVC)
INV OUT= 8.63 (21" PVC)

EX. SAN MH
TOP= 15.27
INV IN= 8.25 (12" PVC)
INV IN= 8.11 (21" PVC)
INV OUT= 8.02 (21" PVC)

EX. SAN MH
TOP= 14.32
INV IN= 9.04 (14" PVC)
INV IN= 7.84 (21" PVC)
INV OUT= 7.82 (21" PVC)

EX. SAN MH12040-001
TOP= 16.51'
INV IN= 11.31 (14" PVC)
INV OUT= 11.29 (14" PVC)

EX. SAN MH12040-002
TOP= 20.19
INV IN= 11.84 (MH#1-0)
INV OUT= 11.84 (14" PVC)

EX. SAN MH12040-003
TOP= 24.36
INV IN= 12.59 (14" PVC)
INV OUT= 12.38 (MH#1-0)

EX. SAN MH12040-004
TOP= 20.86
INV IN= 13.22 (14" PVC)
INV OUT= 13.22 (14" PVC)

EX. SAN MH12040-005
TOP= 19.69
INV IN= 13.67 (14" PVC)
INV OUT= 13.61 (14" PVC)

EXISTING PHASE 1 OF THE SETTLEMENT AT POWHATAN CREEK

HATCH LEGEND

- DENOTES EXISTING ENHANCED RPA BUFFER
- DENOTES EXISTING DEDICATED NATURAL OPEN SPACE
- DENOTES PROPOSED DEDICATED NATURAL OPEN SPACE
- DENOTES PROPOSED ENHANCED RPA BUFFER
- DENOTES REMOVED ENHANCED RPA BUFFER

Rev.	Date	Description	Revised By
5	12/11/2023	REVISED PER JCC COMMENTS	TRS
5	09/26/2023	REVISED PER JCC COMMENTS	TRS
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2	02/10/2023	REVISED PER JCC COMMENTS	TRS
1	10/27/2022	REVISED PER JCC COMMENTS	TRS

COMMONWEALTH OF VIRGINIA
T. RYAN STEPHENSON
Lic. No. 044405
12/12/2023
PROFESSIONAL ENGINEER

AES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
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www.aesva.com
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SITE PLAN
FOR
THE SETTLEMENT AT
POWHATAN CREEK - PHASE 4
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	TRS
Project Number:	9254-17
Scale: 1"=60'	Date: 06/28/2022

Sheet Title:
OVERALL SITE AND UTILITY PLAN

Sheet Number
C4.0

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HATCH LEGEND

- DENOTES EXISTING ENHANCED RPA BUFFER
- DENOTES EXISTING DEDICATED NATURAL OPEN SPACE
- DENOTES PROPOSED DEDICATED NATURAL OPEN SPACE
- DENOTES PROPOSED ENHANCED RPA BUFFER
- DENOTES PROPOSED COMMON OPEN SPACE

Rev.	Date	Description	Revised By
5	12/11/2023	REVISED PER JCC COMMENTS	TRS
5	09/26/2023	REVISED PER JCC COMMENTS	TRS
4	06/16/2023	REVISED PER JCC COMMENTS	TRS
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2	02/10/2023	REVISED PER JCC COMMENTS	TRS
1	10/27/2022	REVISED PER JCC COMMENTS	TRS

SAUNDER'S BRIDGE

10+00 11+00 12+00 13+00 14+00 15+00 16+00 17+00 18+00

MONTICELLO AVENUE
120' R/W – STATE ROUTE 5000
P.B. 73, PG. 52

COMMON AREA #1
95,916 S.F.
2.202 AC.

COMMON AREA #2
797,999 S.F.
18.320 AC.

WINDING CREEK

BOLD STONE

10' JCSA EASEMENT INSTR. #060011192

R=25.00, L=24.91
Δ=57°04'50"

S16°03'40"E 44.16'

Δ=14°34'26"
R=557.00, L=141.68

R=25.00, L=40.70
Δ=93°17'09"

15' DRAINAGE EASEMENT

S16°51'07"E 88.54'

S27°20'57"E 42.00'

2.35'

L=11.21'

L=77.13'

R=643.59, L=320.38
Δ=28°31'19"

R=25.00, L=37.62'
Δ=86°14'15"

N62°12'24"E 9.50'

S3°28'03"E 33.47'

Lot	Area	Bearing	Distance
67	2,622 S.F. 0.060 AC.	N16°51'07"W	91.89'
68	2,686 S.F. 0.062 AC.	N16°51'07"W	93.00'
1	2,697 S.F. 0.062 AC.	N16°51'07"W	93.00'
2	2,232 S.F. 0.051 AC.	N16°51'07"W	93.00'
3	2,232 S.F. 0.051 AC.	N16°51'07"W	93.00'
4	2,232 S.F. 0.051 AC.	N16°51'07"W	93.00'
5	2,232 S.F. 0.051 AC.	N16°51'07"W	93.00'
6	2,697 S.F. 0.062 AC.	N16°51'07"W	93.00'
7	2,697 S.F. 0.062 AC.	N16°51'07"W	93.00'
8	2,232 S.F. 0.051 AC.	N16°51'07"W	93.00'
9	2,232 S.F. 0.051 AC.	N16°51'07"W	93.00'
10	2,232 S.F. 0.051 AC.	N16°51'07"W	93.00'
11	2,232 S.F. 0.051 AC.	N16°51'07"W	93.00'
12	2,232 S.F. 0.051 AC.	N16°51'07"W	93.00'
13	2,697 S.F. 0.062 AC.	N16°51'07"W	93.00'
14	2,697 S.F. 0.062 AC.	N16°51'07"W	93.00'
15	2,232 S.F. 0.051 AC.	N16°51'07"W	93.00'
16	2,232 S.F. 0.051 AC.	N16°51'07"W	93.00'
17	2,232 S.F. 0.051 AC.		

N73°08'53"E 612.06'
N73°08'53"E 746.00'
S73°08'53"W 606.24'
N73°08'53"E 346.35'
283.35'

5' SIDE BUILDING SETBACK (TYP)
15' REAR BUILDING SETBACK
15' DRAINAGE EASEMENT
15.5' FRONT BUILDING SETBACK (TYP)
2' JCSA UTILITY EASEMENT (TYP)
6' LANDSCAPE PRESERVATION EASEMENT (TYP)
150' GREENBELT BUFFER P.B. 76, PG. 10

RPA BUFFER SIGN (TYP)
100-YEAR STORM EVENT ELEVATION
LIMITS OF ZONE A FLOOD PLAIN (TYP.)
LIMITS OF WETLANDS (TYP.)
100' RPA BUFFER
LIMITS OF 100-YEAR FLOOD (TYP.)
20' JCSA SANITARY SEWER EASEMENT P.B. 39, PG. 91

10' REAR BUILDING SETBACK (TYP)
S16°51'07"E 143.00'

Lot	Area	Bearing	Distance
56	3,562 S.F. 0.082 AC.	S73°08'53"W	88.00'
55	2,112 S.F. 0.048 AC.	S73°08'53"W	88.00'
54	2,112 S.F. 0.048 AC.	S73°08'53"W	88.00'
53	2,120 S.F. 0.049 AC.	S73°08'53"W	89.60'
52	2,765 S.F. 0.063 AC.	S73°08'53"W	104.05'
51	2,602 S.F. 0.060 AC.	S47°49'28"E	88.00'
50	2,112 S.F. 0.048 AC.	S47°49'28"E	88.00'
49	2,112 S.F. 0.048 AC.	S47°49'28"E	88.00'
48			

S40°10'32"W 114.00'
N42°10'32"E 110.00'
L=14.67'
L=30.89'
L=9.27'
L=11.45'
S16°51'07"E 74.45'
N16°51'07"W 74.45'
63.00'
17.00'
24.00'
9.45'
1.83'
3.21'
4.34'
1.93'
9.39'

MATCHLINE - SHEET C4.2

GRAPHIC SCALE
30' 0' 30' 60'
SCALE: 1" = 30'

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

AES CONSULTING ENGINEERS
Hampton Roads | Central Virginia | Middle Peninsula

SITE PLAN
FOR
THE SETTLEMENT AT POWHATAN CREEK - PHASE 4

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	TRS
Project Number:	9254-17
Scale: 1"=30'	Date: 06/28/2022
Sheet Title:	PRELIMINARY PLAT
Sheet Number	C4.1

COMMONWEALTH OF VIRGINIA
C. RYAN STEPHENSON
Lic. No. 044405
PROFESSIONAL ENGINEER
12/12/2023

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MATCHLINE - SHEET C4.1

MONTICELLO AVENUE
120' R/W # - STATE ROUTE 5000
P.B. 73, PG. 52

COMMON AREA #1
95,916 S.F.
2.202 AC.

15' REAR BUILDING SETBACK
15' DRAINAGE EASEMENT
15' JCSA WATERLINE EASEMENT
20' JCSA WATERLINE EASEMENT
15' REAR BUILDING SETBACK
RPA BUFFER SIGN (TYP)

N73°08'53"E 746.00'
N73°08'53"E 606.24'
N16°51'07"W 150.00'
N73°08'53"E 282.15'
N16°51'07"W 117.50'

18 — 2,232 S.F. 0.051 AC. — N16°51'07"W 93.00'
19 — 2,232 S.F. 0.051 AC. — N16°51'07"W 93.00'
20 — 2,929 S.F. 0.067 AC. — N16°51'07"W 93.00'
21 — 2,929 S.F. 0.067 AC. — N16°51'07"W 93.00'
22 — 2,232 S.F. 0.051 AC. — N16°51'07"W 93.00'
23 — 2,232 S.F. 0.051 AC. — N16°51'07"W 93.00'
24 — 2,234 S.F. 0.051 AC. — N16°51'07"W 93.71'
25 — 2,329 S.F. 0.053 AC. — N16°51'07"W 102.13'
26 — 2,581 S.F. 0.059 AC. — N16°51'07"W 103.32'
27 — 3,571 S.F. 0.082 AC.

S62°23'24"E 13.93'
S76°05'49"E 16.11'
L=8.03'
L=22.37'
R=15.00'
L=13.59'

WINDING CREEK
N73°08'53"E 167.89'

63 — 4,178 S.F. 0.096 AC. — S16°51'07"E 88.00'
62 — 2,112 S.F. 0.048 AC. — S16°51'07"E 88.00'
61 — 2,112 S.F. 0.048 AC. — S16°51'07"E 88.00'
60 — 2,112 S.F. 0.048 AC. — S16°51'07"E 88.00'
59 — 2,112 S.F. 0.048 AC. — S16°51'07"E 88.00'
58 — 2,112 S.F. 0.048 AC. — S16°51'07"E 88.00'
57 — 4,169 S.F. 0.096 AC.
66 — 2,918 S.F. 0.067 AC. — S16°51'07"E 100.87'
65 — 2,421 S.F. 0.056 AC. — S16°51'07"E 100.87'
64 — 4,798 S.F. 0.110 AC.

L=39.27'
R=25.00'
15.5' FRONT BUILDING SETBACK (TYP)
7' DRAINAGE EASEMENT
6' LANDSCAPE PRESERVATION EASEMENT (TYP)
2' JCSA UTILITY EASEMENT (TYP)
20' DRAINAGE EASEMENT
2' JCSA UTILITY EASEMENT (TYP)
63.00'
75.87'
N16°51'07"W 138.87'

COMMON AREA #3
7,369 S.F.
0.169 AC.
S47°01'32"E 110.99'
10' REAR BUILDING SETBACK (TYP)
5' SIDE BUILDING SETBACK (TYP)
18' FRONT BUILDING SETBACK
S16°51'07"E 98.75'
S73°08'53"W 66.83'
L=2.00'

BOLD STONE
19+00
20+00
21+00
18+00
10+00
11+00
12+00
12+92
16+00
17+00

48 — 2,112 S.F. 0.048 AC. — S47°49'28"E 88.00'
47 — 2,112 S.F. 0.048 AC. — S47°49'28"E 88.00'
46 — 2,543 S.F. 0.058 AC. — S47°49'28"E 75.64'
N42°10'32"E 110.99'
S42°10'32"W 150.00'
L=13.28'
10' REAR BUILDING SETBACK (TYP)
100' RPA BUFFER
RPA BUFFER SIGN (TYP)

45 — 2,568 S.F. 0.059 AC. — N16°51'07"E 88.00'
44 — 2,112 S.F. 0.048 AC. — N16°51'07"W 88.00'
43 — 2,112 S.F. 0.048 AC. — N16°51'07"W 88.00'
42 — 2,112 S.F. 0.048 AC. — N16°51'07"W 88.00'
41 — 2,771 S.F. 0.064 AC. — 83.25'
S36°28'04"E 13.94'
S16°51'07"E 78.75'
S73°08'53"W 104.55'
S73°08'53"W 135.50'
L=4.83'
5' SIDE BUILDING SETBACK (TYP)
10' REAR BUILDING SETBACK (TYP)
RPA BUFFER SIGN (TYP)
6' SIDE BUILDING SETBACK
LIMITS OF 100-YEAR FLOOD (TYP.)
LIMITS OF ZONE 'A' FLOOD PLAIN (TYP.)
LIMITS OF WETLANDS (TYP.)
20' JCSA SANITARY SEWER EASEMENT P.B. 39, PG. 91

ALLEY #1
S73°08'53"W 28.50'
N16°51'07"W 293.87'
20' JCSA UTILITY EASEMENT
100' RPA BUFFER
RPA BUFFER SIGN (TYP)

28 — 2,671 S.F. 0.061 AC. — S73°08'53"W 89.37'
29 — 2,118 S.F. 0.049 AC. — S73°08'53"W 88.00'
30 — 2,112 S.F. 0.048 AC. — S73°08'53"W 88.00'
31 — 2,112 S.F. 0.048 AC. — S73°08'53"W 88.00'
32 — 2,112 S.F. 0.048 AC. — S73°08'53"W 88.00'
33 — 2,552 S.F. 0.059 AC. — S73°08'53"W 88.00'
34 — 2,552 S.F. 0.059 AC. — S73°08'53"W 88.00'
35 — 2,112 S.F. 0.048 AC. — S73°08'53"W 88.00'
36 — 2,112 S.F. 0.048 AC. — S73°08'53"W 88.00'
37 — 2,112 S.F. 0.048 AC. — S73°08'53"W 88.00'
38 — 2,112 S.F. 0.048 AC. — S73°08'53"W 88.00'
39 — 2,112 S.F. 0.048 AC. — S73°08'53"W 88.00'
40 — 2,936 S.F. 0.067 AC. — S73°08'53"W 88.00'
N73°08'53"E 83.98'
68.24'
N16°51'07"W 336.37'
10' REAR BUILDING SETBACK (TYP)

LIMITS OF ZONE 'A' FLOOD PLAIN (TYP.)
S16°51'07"E 150.00'
COMMON AREA #2
797,999 S.F.
18.320 AC.
N73°08'53"E 477.70'
LIMITS OF ZONE 'AE' FLOOD PLAIN (TYP.)
S73°08'53"W 975.47'

GRAPHIC SCALE
30' 0' 30' 60'
SCALE: 1" = 30'

HATCH LEGEND

- DENOTES EXISTING ENHANCED RPA BUFFER
- DENOTES EXISTING DEDICATED NATURAL OPEN SPACE
- DENOTES PROPOSED DEDICATED NATURAL OPEN SPACE
- DENOTES PROPOSED ENHANCED RPA BUFFER
- DENOTES PROPOSED COMMON OPEN SPACE

Rev.	Date	Description	Revised By
5	12/11/2023	REVISED PER JCC COMMENTS	TRS
5	09/26/2023	REVISED PER JCC COMMENTS	TRS
4	06/16/2023	REVISED PER JCC COMMENTS	TRS
3	03/14/2023	REVISED PER JCC COMMENTS	TRS
2	02/10/2023	REVISED PER JCC COMMENTS	TRS
1	10/27/2022	REVISED PER JCC COMMENTS	TRS

COMMONWEALTH OF VIRGINIA
C. RYAN STEPHENSON
Lic. No. 044405
PROFESSIONAL ENGINEER
12/12/2023

5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
www.aesva.com
AES CONSULTING ENGINEERS
Hampton Roads | Central Virginia | Middle Peninsula

SITE PLAN
FOR
THE SETTLEMENT AT POWHATAN CREEK - PHASE 4

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	TRS
Project Number:	9254-17
Scale: 1"=30'	Date: 06/28/2022

Sheet Title:
PRELIMINARY PLAT

Sheet Number
C4.2

S:\JOBS\9254\17 - Phase 4\Engineering\Plans\9254-17_C4.2_Preliminary Plat (2).dwg, 2/8/2024 9:41:54 AM, Rowan Shelley

MONTICELLO AVENUE
120' R/W – STATE ROUTE 5000
P.B. 73, PG. 52

N73°08'53"E 477.70'

MATCHLINE - SHEET C4.1

COMMON AREA #2
797,999 S.F.
18.320 AC.

100' RPA BUFFER

LIMITS OF 100-YEAR FLOOD (TYP.)

S82°23'13"W 975.47'

LIMITS OF ZONE AE FLOOD PLAIN (TYP.)

LIMITS OF WETLANDS (TYP.)

20' JCSA SANITARY SEWER EASEMENT P.B. 39, PG. 91

N26°16'34"W 126.45'

TIE LINE ONLY PROPERTY LINE IS CENTER OF SWAMP

N12°58'26"E 407.40'

N13°24'34"E 242.98'

LIMITS OF ZONE AE FLOOD PLAIN (TYP.)

GRAPHIC SCALE
30' 0' 30' 60'
SCALE: 1" = 30'

HATCH LEGEND

- DENOTES EXISTING ENHANCED RPA BUFFER
- DENOTES EXISTING DEDICATED NATURAL OPEN SPACE
- DENOTES PROPOSED DEDICATED NATURAL OPEN SPACE
- DENOTES PROPOSED ENHANCED RPA BUFFER
- DENOTES PROPOSED COMMON OPEN SPACE

Rev.	Date	Description	Revised By
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3	03/14/2023	REVISED PER JCC COMMENTS	TRS
2	02/10/2023	REVISED PER JCC COMMENTS	TRS
1	10/21/2022	REVISED PER JCC COMMENTS	TRS

COMMONWEALTH OF VIRGINIA
LICENSED PROFESSIONAL ENGINEER
RYAN STEPHENSON
Lic. No. 044405
12/12/2023

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

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SITE PLAN
FOR
THE SETTLEMENT AT
POWHATAN CREEK - PHASE 4
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	TRS
Project Number:	9254-17
Scale: 1"=30'	Date: 06/28/2022

Sheet Title:
PRELIMINARY PLAT

Sheet Number
C4.3

S:\JOBS\9254\17 - Phase 4\Engineering\Plans\9254-17_C4.3_Preliminary Plat (3).dwg, 2/8/2024 8:42:13 AM, Rooster Brumby

HATCH LEGEND

- DENOTES EXISTING ENHANCED RPA BUFFER
- DENOTES EXISTING DEDICATED NATURAL OPEN SPACE
- DENOTES PROPOSED DEDICATED NATURAL OPEN SPACE
- DENOTES PROPOSED ENHANCED RPA BUFFER

Rev.	Date	Description	Revised By
5	12/11/2023	REVISED PER JCC COMMENTS	TRS
5	09/26/2023	REVISED PER JCC COMMENTS	TRS
4	06/16/2023	REVISED PER JCC COMMENTS	TRS
3	03/14/2023	REVISED PER JCC COMMENTS	TRS
2	02/10/2023	REVISED PER JCC COMMENTS	TRS
1	10/27/2022	REVISED PER JCC COMMENTS	TRS

COMMONWEALTH OF VIRGINIA
T. RYAN STEPHENSON
Lic. No. 044405
PROFESSIONAL ENGINEER
12/12/2023

AES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
www.aesva.com
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SITE PLAN FOR
THE SETTLEMENT AT POWHATAN CREEK - PHASE 4
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	TRS
Project Number:	9254-17
Scale: 1"=30'	Date: 06/28/2022
Sheet Title:	SITE PLAN
Sheet Number	C5.1

GRAPHIC SCALE
30' 0' 30' 60'
SCALE: 1" = 30'

MATCHLINE - SHEET C5.2

S:\JOBS\9254\17 - Phase 4\Engineering\Plans\9254-17_C5.1_Site Plan (1).dwg, 2/5/2024 8:42:37 AM, Rodee Shurley

MATCHLINE - SHEET C5.1

COS #1

COS #2

COS #3

WINDING CREEK

BOLD STONE

ALLEY #1

15' REAR BUILDING SETBACK

15.5' FRONT BUILDING SETBACK (TYP)

15' DRAINAGE EASEMENT

5' CONCRETE SIDEWALK (TYP)

15' JCSA WATERLINE EASEMENT

20' JCSA WATERLINE EASEMENT

TREELINE (TYP.)

N16°51'07"W 150.00'

RETAINING WALL W/ 4' FENCE 3.0' MAX. HEIGHT (DESIGN BY OTHERS)

2' JCSA UTILITY EASEMENT (TYP)

LIMITS OF DISTURBANCE (TYP)

LIMITS OF CLEARING (TYP)

N73°08'53"E 282.15'

RPA BUFFER SIGN (TYP)

2.5' ROLL TOP CURB (TYP)

7' DRAINAGE EASEMENT

18' DRIVEWAY (TYP)

10' REAR BUILDING SETBACK (TYP)

59' (TYP)

24' (TYP)

6' LANDSCAPE PRESERVATION EASEMENT (TYP)

20' DRAINAGE EASEMENT

18' FRONT BUILDING SETBACK

"NO PARKING ONE SIDE OF STREET" SIGN (TYP)

5' SIDE BUILDING SETBACK (TYP)

6' SIDE BUILDING SETBACK

RETAINING WALL W/ HANDRAIL 3.0' MAX. HEIGHT (DESIGN BY OTHERS)

"NO PARKING BOTH SIDES OF STREET" SIGN

20' JCSA UTILITY EASEMENT

5' CONCRETE SIDEWALK (TYP)

RETAINING WALL W/ HANDRAIL 3.0' MAX. HEIGHT (DESIGN BY OTHERS)

RISER STRUCTURE TOP (GRATE)= 25.78 INV= 21.21 (30" RCP)

LIMITS OF ZONE A FLOOD PLAIN (TYP.)

S16°51'07"E 150.00'

21" PVC

30" RCP INV= 20.77

EX. SAN MH TOP= 17.11 INV IN= 9.21 (21" PVC) INV OUT= 9.19 (21" PVC)

EX. SAN MH TOP= 15.42 INV IN= 8.83 (21" PVC) INV OUT= 8.87 (21" PVC)

EX. SAN MH TOP= 17.83 INV IN= 8.63 (21" PVC) INV OUT= 8.63 (21" PVC)

LIMITS OF ZONE AE FLOOD PLAIN (TYP.)

N73°08'53"E 477.70'

EX. SAN MH TOP= 15.27 INV IN= 8.25 (12" PVC) INV IN= 8.11 (21" PVC) INV OUT= 8.02 (21" PVC)

EX. SAN MH12040-003 TOP= 24.36 INV IN= 12.59 (14" PVC) INV OUT= 12.58 (MH1-0)

LIMITS OF 100-YEAR FLOOD (TYP.)

LIMITS OF WETLANDS (TYP.)

LIMITS OF ZONE A FLOOD PLAIN (TYP.)

EX. SAN MH12040-002 TOP= 20.19 INV IN= 11.84 (14" PVC) INV OUT= 11.84 (MH1-0)

EX. SAN MH12040-001 TOP= 16.51 INV IN= 11.31 (14" PVC) INV OUT= 11.29 (14" PVC)

S58°27'15"W 789.50'

S82°23'13"W 975.47'

14" PVC

100' RPA BUFFER

RPA BUFFER SIGN (TYP)

"NO PARKING BOTH SIDES OF STREET" SIGN

2.5' ROLL TOP CURB (TYP)

10' REAR BUILDING SETBACK (TYP)

GRAPHIC SCALE
30' 0' 30' 60'
SCALE: 1" = 30'

HATCH LEGEND

- DENOTES EXISTING ENHANCED RPA BUFFER
- DENOTES EXISTING DEDICATED NATURAL OPEN SPACE
- DENOTES PROPOSED DEDICATED NATURAL OPEN SPACE
- DENOTES PROPOSED ENHANCED RPA BUFFER

Rev.	Date	Description	Revised By
5	12/11/2023	REVISED PER JCC COMMENTS	TRS
5	09/26/2023	REVISED PER JCC COMMENTS	TRS
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3	03/14/2023	REVISED PER JCC COMMENTS	TRS
2	02/10/2023	REVISED PER JCC COMMENTS	TRS
1	10/27/2022	REVISED PER JCC COMMENTS	TRS

COMMONWEALTH OF VIRGINIA
LICENSED PROFESSIONAL ENGINEER
C. RYAN STEPHENSON
Lic. No. 044405
12/12/2023

AES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
www.aesva.com
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SITE PLAN FOR
THE SETTLEMENT AT POWHATAN CREEK - PHASE 4
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	TRS
Project Number:	9254-17
Scale: 1"=30'	Date: 06/28/2022

Sheet Title: SITE PLAN

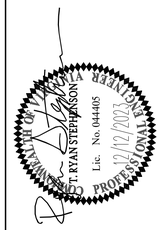
Sheet Number
C5.2

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GENERAL UTILITY NOTES:

1. WATER METER BOXES ARE TO BE LOCATED A MINIMUM DISTANCE OF 18" OFF DRIVEWAYS.
2. UTILITY MARKER BALLS ARE REQUIRED FOR WATER MAIN. REFER TO JCSA DESIGN AND ACCEPTANCE CRITERIA SECTION 2.42 FOR SPECIFICATIONS.

Rev.	Date	Description	Revised By
5	12/11/2023	REVISED PER JCC COMMENTS	TRS
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AES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
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SITE PLAN FOR
THE SETTLEMENT AT POWHATAN CREEK - PHASE 4
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	TRS
Project Number:	9254-17
Scale: 1"=30'	Date: 06/28/2022

Sheet Title: UTILITY PLAN

Sheet Number C6.0

MATCHLINE - SHEET C6.0

COS #1

COS #2

WINDING CREEK

BOLD STONE

ALLEY #1

18 LF OF 18" STEEL CASING

8" DIP WATER MAIN STA 12+92 1-12"x8" TEE 1-8" G.V. & V.B. (TIE INTO EXISTING WATERLINE)

8" DIP WATER MAIN

8" DIP 238 LF @ 1.35%

N16°51'07"W 150.00'

TREELINE (TYP.)

RIP RAP @ 24" RCP INV=22.10

LIMITS OF DISTURBANCE (TYP)

LIMITS OF CLEARING (TYP)

N73°08'53"E 282.15'

RISER STRUCTURE TOP (GRATE)= 25.78 INV= 21.21 (30" RCP)

LIMITS OF ZONE A FLOOD PLAIN (TYP.)

S16°51'07"E 150.00'

N73°08'53"E 477.70'

21" PVC

30" RCP INV= 20.77

EX. SAN MH TOP= 17.11 INV IN= 9.21 (21" PVC) INV OUT= 9.19 (21" PVC)

EX. SAN MH TOP= 15.42 INV IN= 8.83 (21" PVC) INV OUT= 8.87 (21" PVC)

EX. SAN MH TOP= 17.83 INV IN= 8.63 (21" PVC) INV OUT= 8.63 (21" PVC)

LIMITS OF ZONE AE FLOOD PLAIN (TYP.)

EX. SAN MH TOP= 15.27 INV IN= 8.25 (12" PVC) INV IN= 8.11 (21" PVC) INV OUT= 8.02 (21" PVC)

S82°23'13"W 975.47'

S58°27'15"W 789.50'

5/8" WATER METER (TYP) 63

3/4" WATER LATERAL (TYP) 62

8" DIP WATER MAIN STA 16+75, 6.8'L 1-8"x8" TEE 2-8" G.V. & V.B. 61

4" CLEANOUT (TYP) 60

6" SEWER LATERAL (TYP) 59

8" DIP WATER MAIN STA 18+27, 4.9'L 1-8" 45° BEND (HORIZ.) 58

8" DIP WATER MAIN STA 17+83, 4.9'L 1-8" 45° BEND (HORIZ.)

8" DIP WATER MAIN STA 18+41, 6.7'L 1-8"x6" TEE 1-6" G.V. & V.B. 1-FIRE HYDRANT ASSEMBLY 57

SAN MH#1-3 STA 17+83 9.6'R TOP=29.71 INV IN=21.50 (MH#1-4) INV OUT=21.40 (MH#1-2) D=8.31' 26

8" DIP WATER MAIN STA 21+44, 6.7'L 1-8" 11.25° BEND (HORIZ.)

8" DIP WATER MAIN STA 21+24, 6.5'L 1-8" 22.5° BEND (HORIZ.)

8" DIP WATER MAIN STA 20+34, 3.5'L 1-8" 45° BEND (HORIZ.) 66

8" DIP WATER MAIN STA 20+16, 6.8'L 1-8"x6" TEE 1-6" G.V. & V.B. 1-FIRE HYDRANT ASSEMBLY 65

8" DIP WATER MAIN STA 20+10, 6.5'L 1-8"x4" TEE 1-4" G.V. & V.B. 64

8" DIP WATER MAIN STA 19+98, 3.5'L 1-8" 45° BEND (HORIZ.)

8" DIP 139 LF @ 0.42% 48

3/4" WATER LATERAL (TYP) 47

5/8" WATER METER (TYP) 46

SAN MH#1-6 STA 21+26 6.5'R TOP=29.62 INV IN=22.12 (MH#1-7) INV OUT=22.02 (MH#1-1 (60" DROP)) D=7.60' 45

4" CLEANOUT (TYP) 44

6" SEWER LATERAL (TYP) 43

8" DIP 132 LF @ 0.42% 42

41

4" DIP WATER MAIN STA 11+20, 5.5'L 1-4" BLOWOFF ASSEMBLY

4" DIP WATER MAIN

8" DIP 181 LF @ 0.89%

SAN DROP MH#1-0 (60") STA 12+07 4.5'R TOP=23.50 INV IN=18.52 (MH#1-1 (60" DROP INV IN=12.20 (MH 12040-003) INV OUT=12.19 (MH 12040-002) D=11.66'

SAN MH#1-2 STA 18+29 8.2'R TOP=29.72 INV IN=21.18 (MH#1-3) INV OUT=21.08 (MH#1-1 (60" DROP)) D=8.64'

8" PVC 204 LF @ 0.42%

4" DIP WATER MAIN STA 10+14, 4.9'R 1-4" 45° BEND (HORIZ.)

SAN MH#1-1 (60" DROP) STA 10+28 6.1'R TOP=30.45 INV IN=20.22 (MH#1-2) INV IN=21.46 (MH#1-6) INV OUT=20.12 (MH#1-0) D=10.33'

28 29 30 31 32 33 34 35 36 37 38 39 40

EX. SAN MH12040-003 TOP= 24.36 INV IN= 12.59 (14" PVC) INV OUT= 12.58 **(MH#1-0)**

EX. SAN MH12040-002 TOP= 20.19 INV IN= 11.84 **(MH#1-0)** INV OUT= 11.84 (14" PVC)

EX. SAN MH12040-001 TOP= 16.51 INV IN= 11.31 (14" PVC) INV OUT= 11.29 (14" PVC)

14" PVC

LIMITS OF DISTURBANCE (TYP)

LIMITS OF CLEARING (TYP)

100' RPA BUFFER

LIMITS OF 100-YEAR FLOOD (TYP.)

LIMITS OF WETLANDS (TYP.)

LIMITS OF ZONE A FLOOD PLAIN (TYP.)

TREELINE (TYP.)

GENERAL UTILITY NOTES:

1. WATER METER BOXES ARE TO BE LOCATED A MINIMUM DISTANCE OF 18" OFF DRIVEWAYS.
2. UTILITY MARKER BALLS ARE REQUIRED FOR WATER MAIN. REFER TO JCSA DESIGN AND ACCEPTANCE CRITERIA SECTION 2.42 FOR SPECIFICATIONS.

GRAPHIC SCALE

30' 0' 30' 60'

SCALE: 1" = 30'

Rev.	Date	Description	Revised By
5	12/11/2023	REVISED PER JCC COMMENTS	TRS
5	09/26/2023	REVISED PER JCC COMMENTS	TRS
4	06/16/2023	REVISED PER JCC COMMENTS	TRS
3	03/14/2023	REVISED PER JCC COMMENTS	TRS
2	02/10/2023	REVISED PER JCC COMMENTS	TRS
1	10/27/2022	REVISED PER JCC COMMENTS	TRS

COMMONWEALTH OF VIRGINIA — CHRISTOPHER RYAN STEPHENSON — Lic. No. 044405 — PROFESSIONAL ENGINEER — 12/12/2023

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

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Hampton Roads | Central Virginia | Middle Peninsula

SITE PLAN FOR
THE SETTLEMENT AT POWHATAN CREEK - PHASE 4
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	TRS
Project Number:	9254-17
Scale: 1"=30'	Date: 06/28/2022
Sheet Title:	UTILITY PLAN
Sheet Number	C6.1

S:\JOBS\9254\17-Phase 4\Engineering\Plans\9254-17_C6.1_Utility Plan (2).dwg, 2/9/2024 8:05 AM, Rosie Sharky

GRAPHIC SCALE
60' 0' 60' 120'
SCALE: 1" = 60'

MONTICELLO AVENUE
120' R/W – STATE ROUTE 5000
P.B. 73, PG. 52

SAUNDER'S BRIDGE

N73°08'53"E 477.70'
N73°08'53"E 612.06'
S16°51'07"E 150.00'
N16°51'07"W 150.00'
N26°16'34"W 126.45'
N12°58'26"E 407.46'
N13°24'34"E 242.88'
S82°23'13"W 975.47'
S58°22'19"W 789.50'
S82°30'03"E 33.47'
S16°03'40"E 44.16'
R=557.00, L=141.68
Δ=14°34'26"
R=25.00, L=24.91
Δ=57°04'50"
R=25.00, L=40.70
Δ=93°17'09"
S27°20'57"E 42.80'
N62°12'24"E 9.50'
R=25.00, L=37.6
Δ=86°14'53"
R=843.59, L=320.38
Δ=21°45'19"

RETAINING WALL W/ 4' FENCE 3.0' MAX. HEIGHT (DESIGN BY OTHERS)
RETAINING WALL W/ HANDRAIL 2.9' MAX. HEIGHT (DESIGN BY OTHERS)
RETAINING WALL W/ HANDRAIL 3.0' MAX. HEIGHT (DESIGN BY OTHERS)
RETAINING WALL 3.0' MAX. HEIGHT (DESIGN BY OTHERS)

RPA BUFFER SIGN (TYP)
LIMITS OF DISTURBANCE (TYP)
LIMITS OF CLEARING (TYP)
LIMITS OF ZONE A FLOOD PLAIN (TYP.)
LIMITS OF ZONE AE FLOOD PLAIN (TYP.)
LIMITS OF 100-YR. FLOOD (TYP.)
LIMITS OF WETLANDS (TYP)
100' RPA BUFFER
150' GREENBELT BUFFER P.B. 76, PG. 10
20' JCSA SANITARY SEWER EASEMENT P.B. 39, PG. 91
TREELINE (TYP.)
TIE LINE ONLY PROPERTY LINE IS CENTERLINE OF SWAMP

COS #1
COS #2
COS #3

WINDING CREEK
BOLD STONE
ALLEY #1
12' GRAVEL ACCESS ROAD
BMP #1.1

EXISTING PHASE 1 OF THE SETTLEMENT AT POWHATAN CREEK

EX. SAN MH TOP= 17.11 INV IN= 9.21 (21" PVC) INV OUT= 9.19 (21" PVC)
EX. SAN MH TOP= 15.42 INV IN= 8.83 (21" PVC) INV OUT= 8.87 (21" PVC)
EX. SAN MH TOP= 17.83 INV IN= 8.63 (21" PVC) INV OUT= 8.63 (21" PVC)
EX. SAN MH TOP= 15.27 INV IN= 8.25 (12" PVC) INV IN= 8.11 (21" PVC) INV OUT= 8.02 (21" PVC)
EX. SAN MH TOP= 14.32 INV IN= 9.04 (14" PVC) INV IN= 7.84 (21" PVC) INV OUT= 7.82 (21" PVC)
EX. SAN MH1204O-001 TOP= 16.51' INV IN= 11.31 (14" PVC) INV OUT= 11.29 (14" PVC)
EX. SAN MH1204O-002 TOP= 20.19 INV IN= 11.84 (SAN MH#1-0) INV OUT= 11.84 (14" PVC)
EX. SAN MH1204O-003 TOP= 24.36 INV IN= 12.59 (14" PVC) INV OUT= 12.59 (SAN MH#1-0)
EX. SAN MH1204O-004 TOP= 20.86 INV IN= 13.22 (14" PVC) INV OUT= 13.22 (14" PVC)
EX. SAN MH1204O-005 TOP= 19.69 INV IN= 13.67 (14" PVC) INV OUT= 13.61 (14" PVC)

HATCH LEGEND

- DENOTES EXISTING ENHANCED RPA BUFFER
- DENOTES EXISTING DEDICATED NATURAL OPEN SPACE
- DENOTES PROPOSED DEDICATED NATURAL OPEN SPACE
- DENOTES PROPOSED ENHANCED RPA BUFFER

SPECIAL STORMWATER CRITERIA COMPLIANCE

THE FOLLOWNG IS A LIST OF JAMES CITY COUNTY APPROVED STORMWATER CONTROL MEASURES TO COMPLY WITH SPECIAL STORMWATER CRITERA ESTABLISHED ON DECEMBER 14, 2004 FOR THE POWHATAN CREEK WATERSHED AREA. SSC CRITERIA REQUIRES 3 CREDITS FOR THIS SITE DUE TO THE DISTURBANCE OF APPROXIMATELY 7 ACRES. THEY ARE AS FOLLOWS:

1. ENHANCED OUTLET PROTECTION, SSCP #20 – (1 CREDIT) EXISTING BMP OUTLET PROTECTION TO BE CONVERTED TO A RIPRAP STILLING BASIN.

2. ENHANCED SLOPE STABILIZATION, SSCP #25 – (1 CREDIT) ECSC-3 MATTING APPLIED TO 3:1 SLOPES.

3. ENHANCED CHANNEL STABILIZATION WITHIN STORMWATER CONVEYANCE CHANNELS, SSCP #28 – (1 CREDIT) APPLIED TO SWALES SITE DESIGN WIDE.

Rev.	Date	Description	Revised By
6	12/11/2023	REVISED PER JCC COMMENTS	TRS
5	09/26/2023	REVISED PER JCC COMMENTS	TRS
4	06/16/2023	REVISED PER JCC COMMENTS	TRS
3	03/14/2023	REVISED PER JCC COMMENTS	TRS
2	02/10/2023	REVISED PER JCC COMMENTS	TRS
1	10/27/2022	REVISED PER JCC COMMENTS	TRS

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SITE PLAN FOR
THE SETTLEMENT AT POWHATAN CREEK - PHASE 4
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	TRS
Project Number:	9254-17
Scale: 1"=60'	Date: 06/28/2022

Sheet Title:
OVERALL GRADING & DRAINAGE PLAN

Sheet Number
C7.0

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Rev.	Date	Description	Revised By
5	12/11/2023	REVISED PER JCC COMMENTS	TRS
5	09/26/2023	REVISED PER JCC COMMENTS	TRS
4	06/16/2023	REVISED PER JCC COMMENTS	TRS
3	03/14/2023	REVISED PER JCC COMMENTS	TRS
2	02/10/2023	REVISED PER JCC COMMENTS	TRS
1	10/27/2022	REVISED PER JCC COMMENTS	TRS

SAUNDER'S BRIDGE

MONTICELLO AVENUE
120' R/W – STATE ROUTE 5000
P.B. 73, PG. 52

COS #1

COS #2

WINDING CREEK

BOLD STONE

BMP #1.1
(SEE SHEET C10.3)

RETAINING WALL W/ HANDRAIL
2.9' MAX. HEIGHT
(DESIGN BY OTHERS)

RETAINING WALL
2.0' MAX. HEIGHT
(DESIGN BY OTHERS)

RETAINING WALL W/ HANDRAIL
3.0' MAX. HEIGHT
(DESIGN BY OTHERS)

RETAINING WALL
W/ 4' FENCE
3.0' MAX. HEIGHT
(DESIGN BY OTHERS)

DITCH #1
204 LF OF
CONCRETE–LINED
0.5' FLAT–BOTTOM SWALE @ 1.65%

DITCH #2
77 LF OF
CONCRETE–LINED
0.5' FLAT–BOTTOM SWALE @ 1.00%

DITCH #3
147 LF OF
CONCRETE–LINED
0.5' FLAT–BOTTOM SWALE @ 1.00%

DITCH #4
104 LF OF
CONCRETE–LINED
0.5' FLAT–BOTTOM SWALE @ 1.22%

LIMITS OF DISTURBANCE (TYP)

LIMITS OF CLEARING (TYP)

LIMITS OF ZONE A FLOOD PLAIN (TYP.)

LIMITS OF WETLANDS (TYP.)

LIMITS OF 100–YEAR FLOOD (TYP.)

100' RPA BUFFER

150' GREENBELT BUFFER
P.B. 76, PG. 10

20' JCSA SANITARY SEWER EASEMENT
P.B. 59, PG. 91

67 FF34.33
68 FF33.33
1 FF32.92
2 FF32.92
3 FF32.92
4 FF31.92
5 FF31.92
6 FF31.92
7 FF32.28
8 FF32.28
9 FF32.28
10 FF32.28
11 FF32.28
12 FF32.28
13 FF32.28
14 FF32.73
15 FF32.73
16 FF32.73
17 FF32.73
56 FF32.23
55 FF32.23
54 FF32.23
53 FF32.23
52 FF32.23
51 FF31.48
50 FF31.48
49 FF31.48

MATCHLINE - SHEET C7.2

GRAPHIC SCALE
30' 0' 30' 60'
SCALE: 1" = 30'

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SITE PLAN
FOR
THE SETTLEMENT AT
POWHATAN CREEK - PHASE 4
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	TRS
Project Number:	9254-17
Scale: 1"=30'	Date: 06/28/2022

Sheet Title:
GRADING PLAN

Sheet Number
C7.1

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MATCHLINE - SHEET C7.1

DITCH #5
99 LF OF
CONCRETE-LINED
0.5' FLAT-BOTTOM SWALE @ 1.00%

LIMITS OF CLEARING (TYP)

LIMITS OF DISTURBANCE (TYP)

COS #1

RETAINING WALL W/ 4' FENCE 3.0' MAX. HEIGHT (DESIGN BY OTHERS)

TREELINE (TYP.)

N16°51'07"W 150.00'

DITCH #6
174 LF OF
CONCRETE-LINED
0.5' FLAT-BOTTOM SWALE
@ 1.00%

RIP RAP
@ 24" RCP
INV=22.10

N73°08'53"E 282.15'

TW31.70
BW30.70
FG30.57
FG30.57

RISER STRUCTURE
TOP (GRATE)= 25.78
INV= 21.21 (30" RCP)

LIMITS OF ZONE A
FLOOD PLAIN (TYP.)

S16°51'07"E 150.00'

N73°08'53"E 477.70'

21" PVC

30" RCP
INV= 20.77

EX. SAN MH
TOP= 17.11
INV IN= 9.21 (21" PVC)
INV OUT= 9.19 (21" PVC)

EX. SAN MH
TOP= 15.42
INV IN= 8.83 (21" PVC)
INV OUT= 8.87 (21" PVC)

EX. SAN MH
TOP= 17.83
INV IN= 8.63 (21" PVC)
INV OUT= 8.63 (21" PVC)

LIMITS OF ZONE AE
FLOOD PLAIN (TYP.)

EX. SAN MH
TOP= 15.27
INV IN= 8.25 (12" PVC)
INV IN= 8.11 (21" PVC)
INV OUT= 8.02 (21" PVC)

TREELINE (TYP.)

S82°21'13"W 976.47'

S58°27'15"W 789.50'

WINDING CREEK

BOLD STONE

ALLEY #1

DITCH #7
114 LF OF
GRASS-LINED
V-DITCH @ 1.34%

DITCH #8
167 LF OF
GRASS-LINED
V-DITCH @ 1.00%

COS #3

COS #2

RETAINING WALL
W/ HANDRAIL
3.0' MAX. HEIGHT
(DESIGN BY OTHERS)

RETAINING WALL
W/ HANDRAIL
3.0' MAX. HEIGHT
(DESIGN BY OTHERS)

17 FF32.73
18 FF32.73
19 FF32.73
20 FF32.73
21 FF31.83
22 FF31.83
23 FF31.83
24 FF31.83
25 FF31.83
26 FF31.83
27 FF31.83

63 FF32.33
62 FF32.33
61 FF32.33
60 FF32.33
59 FF32.33
58 FF32.33
57 FF32.33

66 FF31.73
65 FF31.73
64 FF31.73

49 FF31.48
48 FF31.48
47 FF31.48
46 FF31.48

45 FF31.78
44 FF31.78
43 FF31.78
42 FF31.78
41 FF31.78

28 FF31.83
29 FF31.83
30 FF31.83
31 FF31.83
32 FF31.83
33 FF31.83
34 FF32.33
35 FF32.33
36 FF32.33
37 FF32.33
38 FF32.33
39 FF32.33
40 FF32.33

TW30.00 BW28.11
TW30.00 BW28.07
TW30.00 BW27.95
TW30.00 BW27.87
TW30.00 BW28.09
TW30.00 BW27.91
TW30.00 BW27.60
TW30.00 BW27.12
TW29.40 BW26.44
TW28.70 BW25.79
TW28.40 BW25.49
TW28.10 BW25.14
TW27.70 BW24.79
TW26.90 BW23.97

EX. SAN MH12040-003
TOP= 24.36
INV IN= 12.59 (14" PVC)
INV OUT= 12.58 **(MH#1-0)**

EX. SAN MH12040-002
TOP= 20.19
INV IN= 11.84 **(MH#1-0)**
INV OUT= 11.84 (14" PVC)

EX. SAN MH12040-001
TOP= 16.51
INV IN= 11.31 (14" PVC)
INV OUT= 11.29 (14" PVC)

100' RPA BUFFER

LIMITS OF 100-YEAR FLOOD (TYP.)

LIMITS OF WETLANDS (TYP.)

LIMITS OF ZONE A FLOOD PLAIN (TYP.)

GRAPHIC SCALE
30' 0' 30' 60'
SCALE: 1" = 30'

No.	Date	Description	Revised By
5	12/11/2023	REVISED PER JCC COMMENTS	TRS
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4	06/16/2023	REVISED PER JCC COMMENTS	TRS
3	03/14/2023	REVISED PER JCC COMMENTS	TRS
2	02/10/2023	REVISED PER JCC COMMENTS	TRS
1	10/27/2022	REVISED PER JCC COMMENTS	TRS

COMMONWEALTH OF VIRGINIA
LICENSED PROFESSIONAL ENGINEER
C. RYAN STEPHENSON
Lic. No. 044405
12/12/2023

AES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
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SITE PLAN
FOR
THE SETTLEMENT AT POWHATAN CREEK - PHASE 4

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	TRS
Project Number:	9254-17
Scale: 1"=30'	Date: 06/28/2022
Sheet Title:	GRADING PLAN
Sheet Number	C7.2

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Rev.	Date	Description	Revised By
5	12/11/2023	REVISED PER JCC COMMENTS	TRS
5	09/26/2023	REVISED PER JCC COMMENTS	TRS
4	06/16/2023	REVISED PER JCC COMMENTS	TRS
3	03/14/2023	REVISED PER JCC COMMENTS	TRS
2	02/10/2023	REVISED PER JCC COMMENTS	TRS
1	10/27/2022	REVISED PER JCC COMMENTS	TRS

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SITE PLAN
FOR
THE SETTLEMENT AT POWHATAN CREEK - PHASE 4

JAMES CITY COUNTY — VIRGINIA
BERKELEY DISTRICT

Project Contacts:	TRS
Project Number:	9254-17
Scale: 1"=30'	Date: 06/28/2022

Sheet Title:
DRAINAGE & PHASE II E&SC PLAN

Sheet Number
C8.0

SAUNDER'S BRIDGE

MONTICELLO AVENUE
120' R/W – STATE ROUTE 5000
P.B. 73, PG. 52

COS #1

COS #2

BMP #1.1 (SEE SHEET C10.3)

WINDING CREEK

BOLD STONE

SS#1-1 VDOT ES-1 (36") INV=18.00

SS#1-2 R-3501-TL STA 11+03 13.5'L TOP=32.39 INV IN=22.15 (#1-3) INV IN=22.15 (#1-9) INV OUT=22.15 (#1-1) D=10.24'

SS#1-3 R-3501-TL STA 10+99 13.3'R TOP=32.54 INV IN=22.30 (#1-4) INV OUT=22.30 (#1-2) D=10.24'

SS#1-4 VDOT DI-1 STA 10+81 102.7'R TOP=31.83 INV IN=22.65 (#1-5) INV OUT=22.65 (#1-3) D=9.18'

SS#1-5 VDOT DI-1 STA 12+39 109.0'R TOP=29.23 INV IN=23.45 (#1-6) INV OUT=23.45 (#1-4) D=5.78'

SS#1-6 VDOT DI-1 STA 14+65 109.0'R TOP=28.51 INV IN=24.20 (#1-7) INV OUT=24.20 (#1-5) D=4.31'

SS#1-9 R-3501-TL STA 13+16 13.5'L TOP=29.51 INV IN=22.40 (#1-10) INV IN=22.40 (#1-11) INV OUT=22.40 (#1-2) D=7.11'

SS#1-10 R-3501-TR STA 13+16 13.5'R TOP=29.51 INV OUT=22.50 (#1-9) D=7.01'

SS#1-11 R-3501-TL STA 14+41 13.5'L TOP=30.51 INV IN=22.65 (#1-13) INV IN=22.65 (#1-12) INV OUT=22.65 (#1-9) D=7.86'

SS#1-12 R-3501-TR STA 14+41 13.5'R TOP=30.51 INV OUT=22.75 (#1-11) D=7.76'

SS#1-13 VDOT MH-1 STA 15+68 13.5'L TOP=31.70 INV IN=22.90 (#1-14) INV IN=22.90 (#1-19) INV OUT=22.90 (#1-11) D=8.80'

SS#1-19 R-3501-TL STA 23+30 13.5'L TOP=30.68 INV IN=23.00 (#1-20) INV OUT=23.00 (#1-13) D=7.68'

SS#1-20 R-3501-TL STA 22+75 13.5'L TOP=30.27 INV IN=24.48 (#1-21) INV IN=23.05 (#1-22) INV OUT=23.05 (#1-19) D=7.22'

SS#1-21 R-3501-TR STA 22+75 13.5'R TOP=30.27 INV OUT=24.62 (#1-20) D=5.65'

SS#2-1 VDOT MH-1 TOP=28.90 INV OUT=22.15 (#2-0) D=6.75'

SS#2-0 VDOT ES-1 (18") INV=21.00

SS#3-1 VDOT DI-3A TOP=44.52 INV IN=42.21 (4" UNDERDRAIN) INV IN=42.38 (15" RCP) INV OUT=40.94

SS#3-2 VDOT DI-3B, L=6' TOP=39.45 INV=35.48

SS#3-3 VDOT DI-3B TOP= 35.55 INV IN= 32.17 INV OUT= 30.06

SS#3-4 VDOT DI-3B, L=6' TOP= 33.66 INV IN= 29.75 INV OUT= 29.68 (15" HDPE)

SS#3-5 VDOT DI-3B, L=6' TOP= 37.55 INV= 34.30 (15" HDPE)

SS#4-1 VDOT DI-3B, L=4' TOP= 33.67 INV= 28.95 (15" HDPE)

SS#4-2 VDOT DI-3B, L=4' TOP=31.11 INV=26.79

SS#4-3 VDOT DI-3C, L=6' TOP= 29.42 INV IN= 25.27 (15" HDPE) INV OUT= 25.23 (18" HDPE)

SS#4-4 VDOT DI-3C, L=6' TOP= 29.43 INV IN= 24.73 (18" HDPE) INV OUT= 24.73 (18" HDPE)

SS#4-5 VDOT DI-3C, L=6' TOP= 29.42 INV IN= 25.27 (15" HDPE) INV OUT= 25.23 (18" HDPE)

SS#4-6 VDOT DI-3B, L=4' TOP=31.11 INV=26.79

SS#4-7 VDOT DI-3B, L=4' TOP= 33.67 INV= 28.95 (15" HDPE)

SS#4-8 VDOT DI-3B, L=6' TOP= 33.66 INV IN= 29.75 INV OUT= 29.68 (15" HDPE)

SS#4-9 VDOT DI-3B, L=6' TOP= 37.55 INV= 34.30 (15" HDPE)

SS#4-10 VDOT DI-3B, L=6' TOP=39.45 INV=35.48

SS#4-11 VDOT DI-3B, L=4' TOP= 30.02 INV=26.45

SAN MH#3-1 TOP= 35.55 INV IN= 32.17 INV OUT= 30.06

EX. SAN MH TOP= 20.98 INV IN= 15.02 (8" PVC) INV IN= 15.02 (MH#3-1) INV IN= 14.55 (14" PVC) INV OUT= 14.48 (14" PVC)

EX. SAN MH12040-005 TOP= 19.69 INV IN= 13.67 (14" PVC) INV OUT= 13.61 (14" PVC)

EX. SAN MH12040-004 TOP= 20.86 INV IN= 13.22 (14" PVC) INV OUT= 13.22 (14" PVC)

VDOT MH-1 TOP=44.08 INV=39.90

VDOT ES-1 INV=36.97

VDOT ES-1 INV=21.11

24" RCP 27 LF @ 0.55%

36" RCP 64 LF @ 6.52%

18" HDPE 91 LF @ 0.39%

15" HDPE 138 LF @ 0.58%

36" RCP 215 LF @ 0.12%

15" HDPE 226 LF @ 0.33%

15" RCP 27 LF @ 0.37%

30" RCP 125 LF @ 0.20%

15" RCP 27 LF @ 0.37%

30" RCP 127 LF @ 0.20%

15" HDPE 199 LF @ 0.43%

30" RCP 89 LF @ 0.11%

30" RCP 43 LF @ 0.12%

15" RCP 27 LF @ 0.52%

18" HDPE 81 LF @ 1.42%

BMP LOW FLOW ORIFICE
CONTRACTOR TO REMOVE EXIST. 3" ORIFICE AND G.V. @ 22.11 AND INSTALL 28 L.F. OF 6" PVC W/6" G.V. @ -3.5% REVERSE SLOPE AND 6" CAP W/ 4.5" HOLE DRILLED @ 22.11

EXTEND RIPRAP ALONG BOTTOM OF EXISTING EMERGENCY SPILLWAY

RIPRAP STILLING BASIN (SEE DETAIL – SHEET C10.3)

60" DIA. PRIMARY SPILLWAY RISER WITH ANTI-VORTEX DEVICE
SPILLWAY ELEV=26.00
3" ORIFICE = 23.44
3" LOW FLOW ORIFICE W/ 3" G.V. ELEV=22.11

BOTH 3" ORIFICES TO BE REMOVED AND REGROUTED DURING THE CONVERSION FROM THE TEMPORARY SEDIMENT BASIN TO PERMANENT BMP

LIMITS OF DISTURBANCE (TYP)
LIMITS OF CLEARING (TYP)

LIMITS OF ZONE A FLOOD PLAIN (TYP.)
LIMITS OF WETLANDS (TYP.)
LIMITS OF 100-YEAR FLOOD (TYP.)
100' RPA BUFFER
150' GREENBELT BUFFER P.B. 76, PG. 10
20' JCSA SANITARY SEWER EASEMENT P.B. 39, PG. 91

TREELINE (TYP.)

GRAPHIC SCALE
30' 0' 30' 60'
SCALE: 1" = 30'

MATCHLINE - SHEET C8.1

S:\JOBS\9254\17 - Phase 4\Engineering\Permit\9254-17_C8.0_Drainage & Phase II E&SC Plan (1).dwg, 2/8/2024 9:43:58 AM, Rooter, Bruley

MATCHLINE - SHEET C8.0

LIMITS OF CLEARING (TYP)
LIMITS OF DISTURBANCE (TYP)
15" HDPE 199 LF @ 0.43%
SS#1-7 VDOT DI-1 STA 16+65 109.0'R TOP=28.71 INV OUT=25.05 (#1-6) D=3.66'
COS #1
TP
IP
12+92
12+00
11+00
10+00
TREELINE (TYP.)
RIP RAP @ 24" RCP INV=22.10
RISER STRUCTURE TOP (GRATE)= 25.28 INV= 21.21 (30" RCP)
LIMITS OF ZONE A FLOOD PLAIN (TYP.)
21" PVC
30" RCP INV= 20.77
EX. SAN MH TOP= 17.11 INV IN= 9.21 (21" PVC) INV OUT= 9.19 (21" PVC)
EX. SAN MH TOP= 15.42 INV IN= 8.83 (21" PVC) INV OUT= 8.87 (21" PVC)
EX. SAN MH TOP= 17.83 INV IN= 8.63 (21" PVC) INV OUT= 8.63 (21" PVC)
LIMITS OF ZONE AE FLOOD PLAIN (TYP.)
COS #2
17 18 19 20 21 22 23 24 25 26 27
WINDING CREEK
63 SS#1-22 VDOT DI-1 STA 22+12 48.2'L TOP=28.75 INV IN=23.50 (#1-23) INV IN=23.20 (#1-24) INV OUT=23.20 (#1-20) D=5.55'
62
24" RCP 200 LF @ 0.22%
61 SS#1-23 VDOT DI-1 STA 21+90 103.3'L TOP=28.50 INV OUT=24.69 (#1-22) D=3.81'
60
59
18" RCP 27 LF @ 0.56%
58 SS#1-14 R-3501-TR STA 17+69 13.5'L TOP=29.63 INV IN=23.35 (#1-15) INV IN=23.35 (#1-16) INV OUT=23.35 (#1-13) D=6.28'
57
SS#1-16 R-3501-TL STA 17+69 13.5'R TOP=29.63 INV OUT=23.50 (#1-14) D=6.13'
15" RCP 27 LF @ 0.55%
SS#1-15 R-3501-TR STA 18+08 13.5'L TOP=29.48 INV IN=23.50 (#1-17) INV OUT=23.50 (#1-14) D=5.98'
15" RCP 27 LF @ 0.37%
SS#1-17 R-3501-TL STA 18+09 13.4'R TOP=29.49 INV OUT=23.60 (#1-15) D=5.89'
24" RCP 66 LF @ 0.23%
BOLD STONE
19+00
20+00
22+00
21+00
66 SS#1-24 R-3501-TL STA 21+35 13.5'L TOP=29.37 INV IN=23.40 (#1-25) INV IN=23.40 (#1-26) INV OUT=23.40 (#1-22) D=5.97'
65
64 SS#1-26 R-3501-TR STA 20+36 13.5'L TOP=30.10 INV IN=24.16 (#1-27) INV OUT=23.59 (#1-24) D=6.52'
15" RCP 89 LF @ 0.21%
15" RCP 20 LF @ 0.50%
ALLEY #1
SS#1-28 R-3501-TR STA 10+45 8.0'R TOP=30.21 INV OUT=24.51 (#1-27) D=5.70'
24" RCP 82 LF @ 0.24%
15" HDPE 60 LF @ 2.00%
SS#1-25 R-3501-TL (2 GRATES) STA 21+35 13.5'R TOP=29.37 INV OUT=23.67 (#1-24) D=5.70'
15" RCP 27 LF @ 1.00%
15" RCP 49 LF @ 0.50%
SS#1-27 R-3501-TL STA 10+45 12.0'L TOP=30.14 INV IN=24.41 (#1-28) INV OUT=24.41 (#1-26) D=5.73'
45 44 43 42 41 46 47 48 49
28 29 30 31 32 33 34 35 36 37 38 39 40
SF
100' RPA BUFFER
14" PVC
EX. SAN MH1204O-003 TOP= 24.36 INV IN= 12.59 (14" PVC) INV OUT= 12.58 (MH#1-0)
LIMITS OF 100-YEAR FLOOD (TYP.)
LIMITS OF WETLANDS (TYP.)
LIMITS OF DISTURBANCE (TYP)
LIMITS OF CLEARING (TYP)
EX. SAN MH1204O-002 TOP= 20.19 INV IN= 11.84 (14" PVC) INV OUT= 11.84 (MH#1-0)
EX. SAN MH1204O-001 TOP= 16.51 INV IN= 11.31 (14" PVC) INV OUT= 11.29 (14" PVC)
TREELINE (TYP.)
EX. SAN MH TOP= 15.27 INV IN= 8.25 (12" PVC) INV IN= 8.11 (21" PVC) INV OUT= 8.02 (21" PVC)

GRAPHIC SCALE
30' 0' 30' 60'
SCALE: 1" = 30'

No.	Rev.	Date	Description	Reviewed By
5	5	12/11/2023	REVISED PER JCC COMMENTS	TRS
	5	09/26/2023	REVISED PER JCC COMMENTS	TRS
	4	06/16/2023	REVISED PER JCC COMMENTS	TRS
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	2	02/10/2023	REVISED PER JCC COMMENTS	TRS
	1	10/27/2022	REVISED PER JCC COMMENTS	TRS

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE COMMONWEALTH OF VIRGINIA. I ALSO CERTIFY THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE COMMONWEALTH OF VIRGINIA.
Signature
T. RYAN STEPHENSON
Lic. No. 044405
12/12/2023

AES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
www.aesva.com
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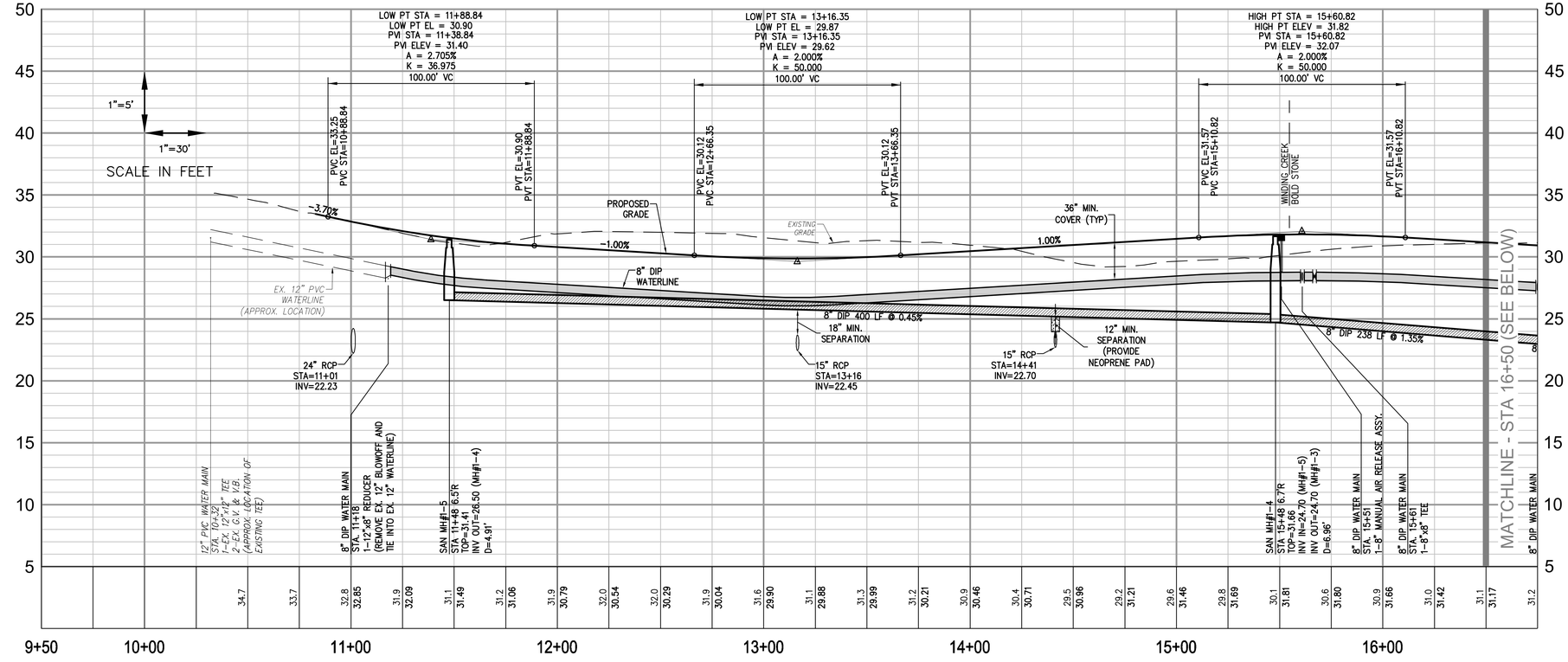
SITE PLAN FOR
THE SETTLEMENT AT POWHATAN CREEK - PHASE 4
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	TRS
Project Number:	9254-17
Scale: 1"=30'	Date: 06/28/2022

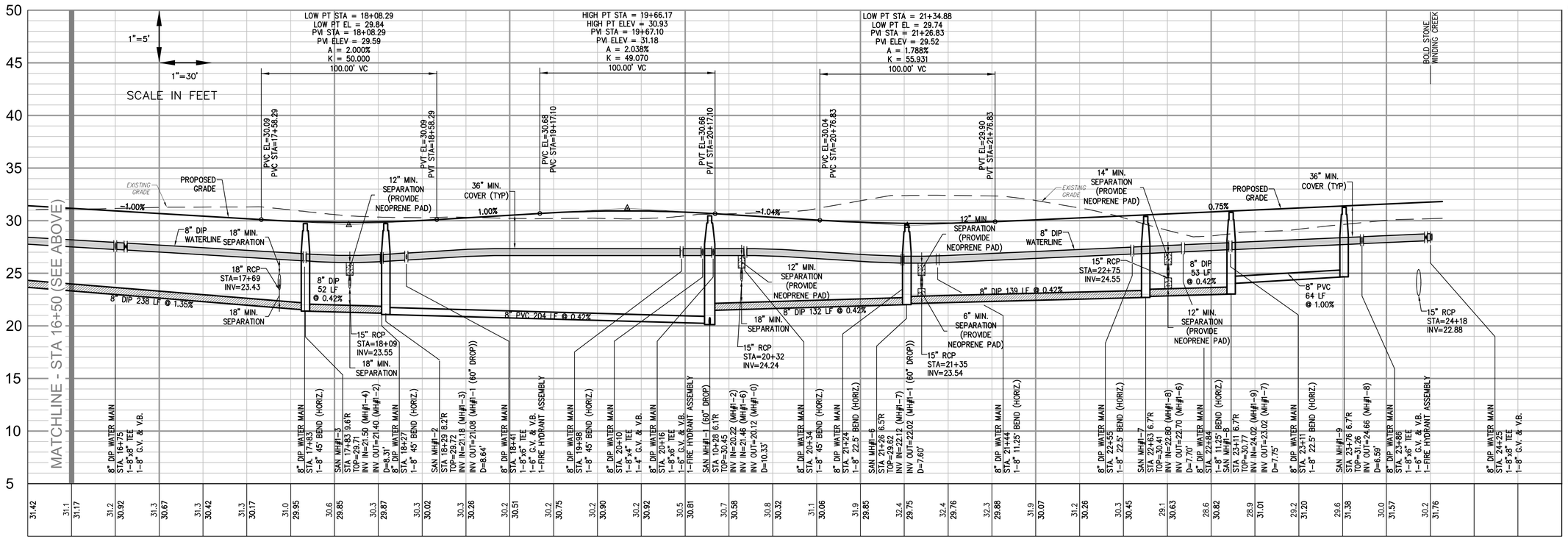
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DRAINAGE & PHASE II E&SC PLAN

Sheet Number
C8.1

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WINDING CREEK/BOLD STONE - STA 10+00 TO 16+50



WINDING CREEK/BOLD STONE - STA 16+50 TO 25+50

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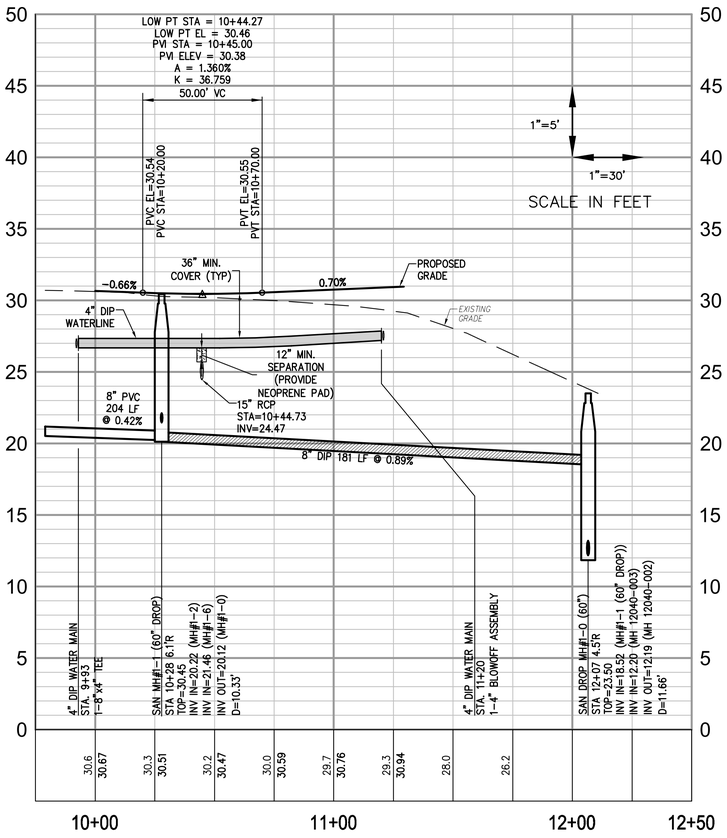
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Scale: AS NOTED	Date: 06/28/2022

Sheet Title: PROFILES

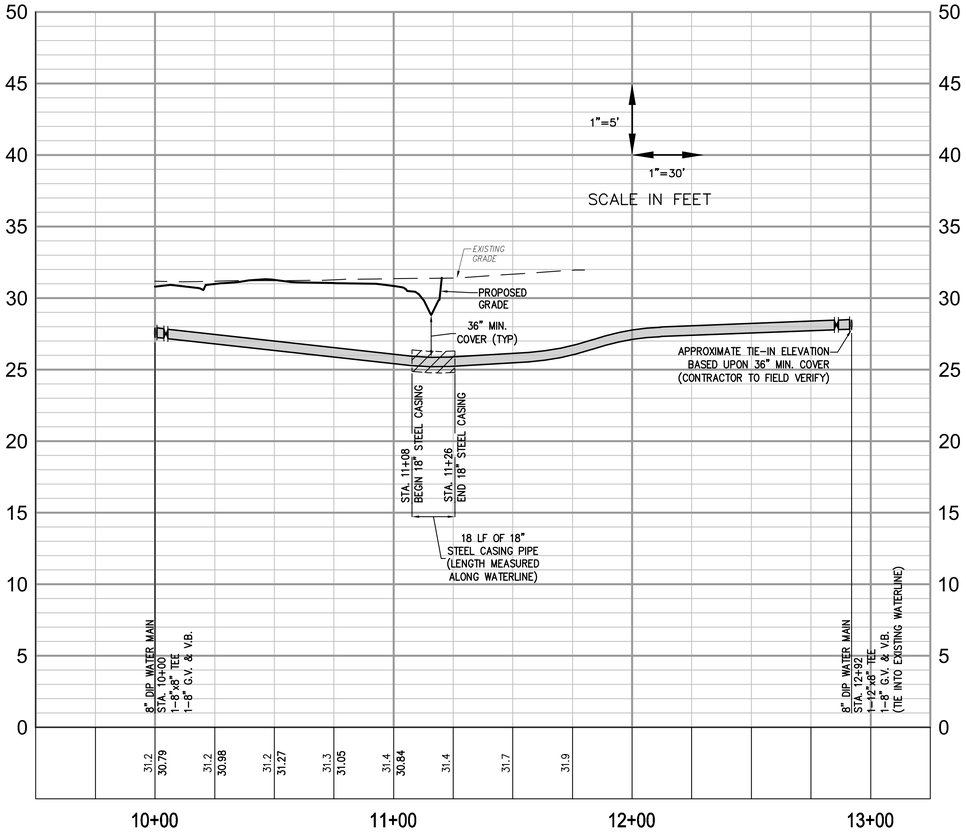
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RYAN STEPHENSON
LICENSED PROFESSIONAL ENGINEER
12/12/2023
Lic. No. 044405

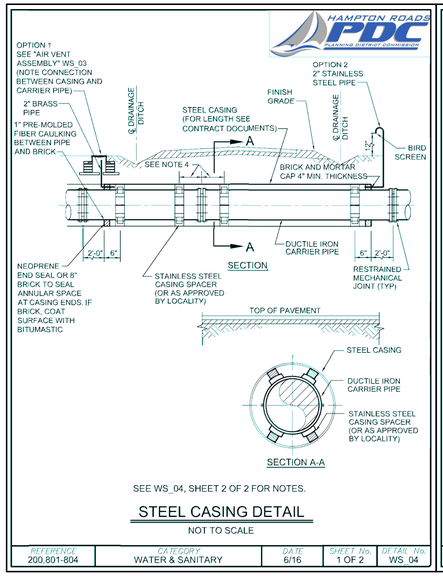
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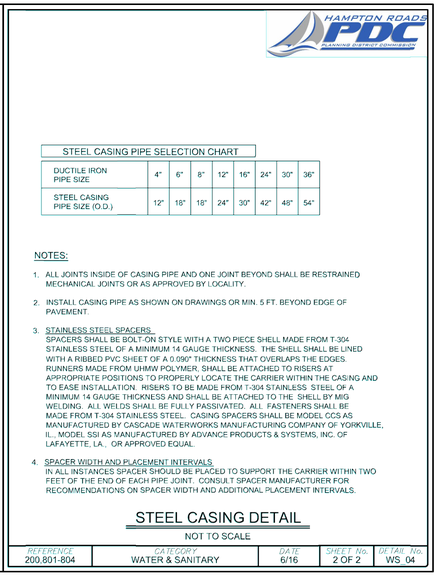


ALLEY #1



OFFSITE WATER MAIN





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RYAN S. STEPHENSON
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5248 Olde Towne Road, Suite 1
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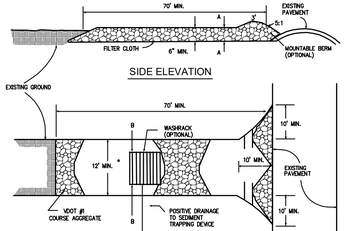
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PROFILES

Sheet Number
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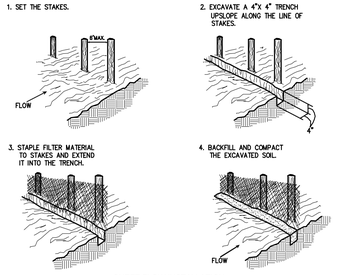
STONE CONSTRUCTION ENTRANCE



CE

Plate 3.02-1

CONSTRUCTION OF A SILT FENCE (WITHOUT WIRE SUPPORT)



SF

Plate 3.05-2

SEQUENCE OF CONSTRUCTION

1. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL HAVE ALL AREAS OF TREE REMOVAL WELL MARKED. INDIVIDUAL TREES OR PERIMETER TREELINES TO REMAIN SHALL BE INDICATED WITH TREE PROTECTION MEASURES IN ACCORDANCE WITH VESCH.
2. THE CONTRACTOR SHALL CONTACT "MISS UTILITY" AND THE PROPERTY OWNER TO MARK FOR ANY UNDERGROUND INFRASTRUCTURE PRIOR TO GROUND DISTURBING ACTIVITIES.
3. THE CONTRACTOR SHALL ARRANGE FOR A PRE-CONSTRUCTION MEETING WITH THE APPROPRIATE JAMES CITY COUNTY REPRESENTATIVES PRIOR TO DISTURBANCE OF ANY GROUND SURFACES.
4. AFTER THE PRE-CONSTRUCTION MEETING AND ISSUANCE OF THE LAND DISTURBANCE PERMIT (LDP), THE CONTRACTOR SHALL INSTALL PERIMETER EROSION AND SEDIMENT CONTROL MEASURES. CONTACT THE APPROPRIATE JAMES CITY COUNTY INSPECTOR TO HAVE THESE MEASURES INSPECTED PRIOR TO COMMENCEMENT OF LAND DISTURBANCE AND CLEARING.
5. THE CONTRACTOR SHALL CONSTRUCT THE SEDIMENT BASIN AS SHOWN WITHIN THIS PLAN SET. THE EXISTING STORM SYSTEM DIRECTING RUNOFF FROM SAUNDERS BRIDGE TO THE EXISTING SEDIMENT BASIN TO REMAIN ACTIVE THROUGH EXCAVATION OF THE WET POND. THE PROPOSED STORM STRUCTURES #2-0 AND #2-1 SHALL BE INSTALLED BEFORE THE REMOVAL OF THE STORM PIPE AS SHOWN ON SHEET C3.0.
6. THE CONTRACTOR SHALL CLEAR AREAS FOR THE INSTALLATION OF THE DIVERSIONS.
7. THE CONTRACTOR SHALL COMMENCE FINAL CLEARING, GRUBBING AND DEMOLITION ONCE ALL PHASE I EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON SHEET C3.0 ARE INSTALLED.
8. THE CONTRACTOR SHALL STRIP THE SITE OF TOPSOIL AND THEN INSTALL THE PHASE 2 EROSION AND SEDIMENT CONTROL MEASURES SHOWN WITHIN THE PLAN SET.
9. UPON TOPSOIL STRIPPING, THE CONTRACTOR SHALL MONITOR THE SITE FOR DUST CONTROL. DRY SITE CONDITIONS SHALL WARRANT DUST CONTROL ACTIVITIES. THE CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES IN ANTICIPATION OF WINDY DAYS. THE CONTRACTOR SHALL MAKE DAILY DETERMINATIONS ON THE IMPLEMENTATION OF DUST CONTROL MEASURES.
10. UPON APPROVAL BY THE GEOTECHNICAL ENGINEER, THE CONTRACTOR SHALL ROUGH GRADE THE SITE IN ACCORDANCE WITH THE LIMITS OF DISTURBANCE. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN 7 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN 7 DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 14 DAYS. PERMANENT SOIL STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.
11. THE CONTRACTOR SHALL INSTALL THE RETAINING WALLS AS SHOWN ON THE PLANS.
12. THE CONTRACTOR SHALL INSTALL UNDERGROUND UTILITIES AND STORM SYSTEMS AS DEPICTED ON THE PLANS. THE CONTRACTOR SHALL SUBMIT AN INTERIM RECORD DRAWINGS FOR THE STORMWATER CONVEYANCE SYSTEMS ON SITE.
13. THE CONTRACTOR CAN NOW INSTALL THE CONCRETE CURBING, SUB-BASE AND ROAD BASE.
14. THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PADS AND THEN BEGIN VERTICAL CONSTRUCTION.
15. THE CONTRACTOR SHALL FINE GRADE ALL DENUDED AREAS AND SHALL DISTRIBUTE TOPSOIL ACROSS ALL REMAINING DENUDED AREAS TO A DEPTH OF 4-INCHES MINIMUM. THE CONTRACTOR SHALL SEED THE SITE WITH APPROPRIATE PERMANENT SEED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND MAINTAINING SEEDED AREAS UNTIL THE SEEDING PROVIDES A 90% PERMANENT GROUND COVER.
16. THE CONTRACTOR CAN NOW INSTALL THE FINAL ROAD SURFACE.
17. UPON APPROVAL BY THE JAMES CITY COUNTY STORMWATER AND RESOURCE PROTECTION DIVISION, THE SEDIMENT BASIN SHALL BE CONVERTED TO FINAL DESIGN ACCORDING TO THE PLANS. AT THE TIME OF CONVERSION, THE ACCUMULATED SEDIMENT SHALL BE REMOVED TO MEET THE AREA AND VOLUME CAPACITY OF THE APPROVED DESIGN.
18. THE CONTRACTOR SHALL SUBMIT FINAL RECORD DRAWINGS FOR THE STORMWATER CONVEYANCE SYSTEMS, COORDINATE WITH WETLAND STAFF FOR DEWATERING OF THE POND NECESSARY TO COMPLETE CCTV INSPECTIONS, AND SUBMIT THE REQUIRED CCTV INSPECTIONS FOR ALL STORM PIPES 12" IN DIAMETER OR GREATER. THE CONTRACTOR SHALL REFER TO THE CURRENT COUNTY GUIDELINES FOR THESE REQUIREMENTS.
19. UPON COMPLETION OF THE WORK AND WITHIN 7 DAYS OF FINAL SITE STABILIZATION, THE CONTRACTORS SHALL REMOVE ALL REMAINING EROSION AND SEDIMENT CONTROL MEASURES FROM THE SITE UPON APPROVAL OF THE JAMES CITY COUNTY REPRESENTATIVE.
20. PAINT STRIPING (IF NECESSARY) SHALL BE COMPLETED AT THE END OF CONSTRUCTION.
21. ANY ALTERATIONS OR DEVIATIONS FROM THIS SEQUENCE OF CONSTRUCTION ARE TO BE APPROVED THROUGH THE JAMES CITY COUNTY ENGINEERING AND RESOURCE PROTECTION DIVISION.

OTHER GENERAL EROSION & SEDIMENT CONTROL NOTES

1. THE CONTRACTOR SHALL TAKE NOTE OF ALL UNDERGROUND UTILITIES AT THE SITE.
2. THE CONTRACTOR SHALL SECURE ALL BONDS OR LETTERS OF CREDIT REQUIRED FOR THE PENDING CONSTRUCTION ACTIVITIES AT THIS SITE.
3. THE CONTRACTOR SHALL RETAIN A GEOTECHNICAL ENGINEER FOR SUBGRADE TESTING, SOIL EVALUATIONS, COMPACTION AND BACKFILL TESTING, AND GUIDANCE/CONSULTING DURING THE PLACEMENT OF FILL.
4. THE CONTRACTOR IS RESPONSIBLE FOR POSSESSING THE MOST RECENT EDITION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH) ON THE CONSTRUCTION SITE DURING CONSTRUCTION ACTIVITIES.
5. THE CONTRACTOR IS RESPONSIBLE FOR DAILY AND PERIODIC INSPECTIONS OF EROSION AND SEDIMENT CONTROL MEASURES. DAMAGED MEASURES SHALL BE REPAIRED IMMEDIATELY. MEASURES WITH EVIDENCE OF FAILURE SHALL BE REPLACED, REPAIRED, OR REINFORCED WITH SUPPLEMENTAL MEASURES.
6. THE OPERATOR SHALL MAINTAIN AND BE ACTIVE IN MAINTAINING ANY LOSS OF EARTHMOVING ACTIVITY IN ACCORDANCE WITH THE CONDITIONS OF THE VIRGINIA STORMWATER MANAGEMENT PERMIT (VSMP) AND THE STORMWATER PREVENTION POLLUTION PLAN (SWPPP).
7. AFTER EVERY RAINFALL EVENT OF 0.25 INCH OR MORE, THE CONTRACTOR SHALL INSPECT THE SITE IMMEDIATELY (OR THE NEXT WORK DAY IF RAINFALL OCCURS AT NIGHT OR DURING A NON-WORKING DAY) FOR FAILURES IN THE EROSION AND SEDIMENT CONTROL MEASURES OR TO MAINTAIN INSTALLED MEASURES.

EROSION AND SEDIMENT CONTROL NARRATIVE

PROJECT DESCRIPTION

THIS PROJECT IS FOR THE CONSTRUCTION OF 68 TOWNHOMES AT 4101 MONTICELLO AVENUE WITHIN WILLIAMSBURG, VIRGINIA. ADDITIONALLY, THIS PROJECT INCLUDES ACCOMPANYING DRIVE AISLES, UTILITIES, AND A WET POND – LEVEL 2.

EXISTING SITE CONDITIONS

THE EXISTING SITE IS CURRENTLY PARTIALLY DEVELOPED AND MOSTLY WOODED WITH AN EXISTING SEDIMENT BASIN. THERE IS AN EXISTING ENTRANCE STUBBED TO SAUNDERS BRIDGE.

ADJACENT PROPERTIES

THE SUBJECT PROPERTY OF 4101 MONTICELLO AVENUE (PARCEL ID #3740100010) IS BOUNDED BY MONTICELLO AVENUE TO THE NORTH; SAUNDERS BRIDGE TO THE EAST; POWHATAN CREEK TO THE SOUTH AND WEST.

OFFSITE AREAS

THERE ARE NO OFFSITE AREAS OF LAND DISTURBANCE ASSOCIATED WITH THIS PROJECT.

SOILS

THE PREDOMINANT SOILS ONSITE CONSIST OF THE FOLLOWING:
- 15D – EMPORIA COMPLEX: HSG B WITH TYP. SLOPES RANGING FROM 10–15%
- 15E – EMPORIA COMPLEX: HSG B WITH TYP. SLOPES RANGING FROM 15–25%
- 17 – JOHNSTON COMPLEX: HSG A/D WITH TYP. SLOPES RANGING FROM 0–2%
- 27 – PEAWICK SILT LOAM: HSG D WITH TYP. SLOPES RANGING FROM 0–3%
- 29B – SLAGLE FINE SANDY LOAM: HSG C WITH TYP. SLOPES RANGING FROM 2–6%

CRITICAL EROSION AREAS

THE CRITICAL EROSION AREAS, AS IT PERTAINS TO THE OVERALL SUBJECT PROPERTY, ARE ASSOCIATED WITH THE EXISTING WETLANDS, RPA BUFFERS, AND SLOPES OF 25% OR GREATER. SEE SHEET C2.0 FOR IMPACTS.

EROSION AND SEDIMENT CONTROL MEASURES

UNLESS OTHERWISE INDICATED, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH). THE MINIMUM STANDARDS OF THE VESCH SHALL BE ADHERED TO UNLESS OTHERWISE WAIVED AND APPROVED BY THE ONSITE E&S CONTROL INSPECTOR. THESE MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO: CONSTRUCTION ENTRANCE, SILT FENCE, INLET PROTECTION, ROUTINE CONTROL, TEMPORARY SEEDING, PERMANENT SEEDING, ETC. SEE PLANS FOR ALL EROSION AND SEDIMENT CONTROL MEASURES.

MANAGEMENT STRATEGIES

1. CONSTRUCTION SHALL BE SEQUENCED SO THAT GRADING OPERATIONS CAN BEGIN AND END AS QUICKLY AS POSSIBLE.
2. TEMPORARY SEEDING OR OTHER STABILIZATION SHALL FOLLOW IMMEDIATELY AFTER GRADING.
3. AREAS THAT ARE NOT TO BE DISTURBED SHALL BE CLEARLY MARKED BY FLAGS, SIGNS, ETC.
4. THE CONTRACTOR SHALL HAVE A CERTIFIED RESPONSIBLE LAND DISTURBER AND SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES.
5. AFTER ACHIEVING ADEQUATE STABILIZATION, THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CLEARED UP AND REMOVED.

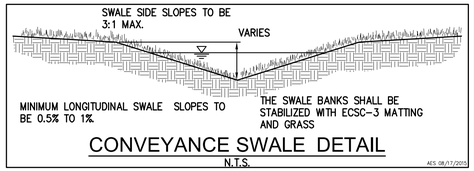
PERMANENT STABILIZATION

ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED WITH PERMANENT OR TEMPORARY SEEDING IMMEDIATELY FOLLOWING FINISH GRADING.

MAINTENANCE

IN GENERAL, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED DAILY AND AFTER EACH SIGNIFICANT RAINFALL. THE FOLLOWING ITEMS SHALL BE CHECKED IN PARTICULAR:

1. THE INLET PROTECTION SHALL BE CHECKED REGULARLY FOR SEDIMENT BUILDUP, WHICH COULD PREVENT POSITIVE DRAINAGE. IF THE INLET PROTECTION IS CLOGGED BY SEDIMENT, IT SHALL BE REMOVED AND CLEANED OR REPLACED.
2. THE SILT FENCE BARRIER SHALL BE CHECKED REGULARLY FOR UNDERMINING OR DETERIORATION OF THE FABRIC. SEDIMENT SHALL BE REMOVED WHEN THE LEVEL OF SEDIMENT DEPOSITION REACHES HALF WAY TO THE TOP OF THE BARRIER.
3. THE SEEDED AREAS SHALL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RE-SEEDED AS NEEDED.
4. THE SEDIMENT FOREBAYS SHALL BE INSPECTED REGULARLY TO ENSURE THAT THEY ARE STRUCTURALLY SOUND AND THAT THE FILTER STONE OUTLETS HAVE NOT BEEN CLOGGED. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE FOREBAYS WHEN IT REACHES ONE HALF THE DESIGN VOLUME OF THE WET STORAGE AND SHALL BE DEPOSITED IN A SUITABLE AREA.



CONVEYANCE SWALE DETAIL

N.T.S.

AES 08/17/2005

9VAC25-840-40 EROSION AND SEDIMENT CONTROL MINIMUM STANDARDS

1. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN FOURTEEN (14) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE (1) YEAR. SEE DETAILS FOR SEEDING SCHEDULE.
2. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. SEE PLANS AND DETAILS WHERE APPLICABLE. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS BORROW AREAS AND SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
3. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION. SEE DETAILS FOR SEEDING SCHEDULE.
4. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.
5. STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES, AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.
6. SEDIMENT TRAPS AND SEDIMENT BASINS SHALL BE DESIGNED AND CONSTRUCTED BASED UPON TOTAL DRAINAGE AREA TO BE SERVED BY THE TRAP OR BASIN. SEE PLANS AND CALCULATIONS FOR DETAILS OF REQUIRED STRUCTURES.
   A. THE MINIMUM STORAGE CAPACITY OF A SEDIMENT TRAP SHALL BE 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA AND THE TRAP SHALL ONLY CONTROL DRAINAGE AREAS LESS THAN THREE (3) ACRES.
   B. SURFACE RUNOFF FROM DISTURBED AREAS THAT IS COMPRISED OF FLOW FROM DRAINAGE AREAS GREATER THAN OR EQUAL TO THREE (3) ACRES SHALL BE CONTROLLED BY A SEDIMENT BASIN. THE MINIMUM STORAGE CAPACITY OF A SEDIMENT BASIN SHALL BE 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA. THE OUTFALL SYSTEM SHALL, AT A MINIMUM, MAINTAIN THE STRUCTURAL INTEGRITY OF THE BASIN DURING A 25-YEAR STORM OF 24-HOUR DURATION. RUNOFF COEFFICIENTS USED IN RUNOFF CALCULATIONS SHALL CORRESPOND TO A BARE EARTH CONDITION OR THOSE CONDITIONS EXPECTED TO EXIST WHILE THE SEDIMENT BASIN IS UTILIZED.
7. CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. SLOPES THAT ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE (1) YEAR OF PERMANENT STABILIZATION SHALL BE PROVIDED WITH ADDITIONAL SLOPE STABILIZING MEASURES UNTIL THE PROBLEM IS CORRECTED.
8. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, OR SLOPE DRAIN STRUCTURE.
9. WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.
10. ALL STORM SEWER INLETS THAT ARE MADE OPERATIONAL DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT. SEE DETAILS FOR MEASURES TO BE INSTALLED.
11. BEFORE NEWLY CONSTRUCTED STORM WATER CONVEYANCE CHANNELS OR PIPES ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL. SEE PLANS FOR SPECIFIC LOCATIONS OF MEASURES.
12. WHERE CONSTRUCTION VEHICLE ACCESS IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION. NONERODIBLE MATERIAL SHALL BE USED FOR THE CONSTRUCTION OF CAUSEWAYS AND COFFERDAMS. EARTHEN FILL MAY BE USED FOR THESE STRUCTURES IF ARMORED BY NONERODIBLE COVER MATERIALS.
13. WHEN A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES MORE THAN TWICE IN ANY SIX-MONTH PERIOD, A TEMPORARY VEHICULAR STREAM CROSSING CONSTRUCTED OF NONERODIBLE MATERIAL SHALL BE PROVIDED.
14. ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS PERTAINING TO WORKING IN OR CROSSING LIVE WATERCOURSES SHALL BE MET.
15. THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOURSE IS COMPLETED.
16. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
   A. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
   B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
   C. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
   D. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
   E. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE REGULATIONS.
   F. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.
17. WHERE CONSTRUCTION VEHICLES ACCESS ROUTES INTERSECT PAVED OR PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE, THE ROAD SURFACE SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING. TRANSPORTED SEDIMENT MAY BE WASHED INTO CONVEYANCES FOR DISPOSAL AREAS, STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL DEVELOPMENT LOTS AS WELL AS TO LARGER LAND-DISTURBING ACTIVITIES.
18. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE LOCAL PROGRAM AUTHORITY. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DEPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.
19. PROPERTIES AND WATERWAYS DOWNSTREAM FROM DEVELOPMENT SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION, EROSION AND DAMAGE DUE TO INCREASES IN VOLUME, VELOCITY AND PEAK FLOW RATES OF STORMWATER RUNOFF FOR THE 2-YEAR, 10-YEAR AND 100-YEAR STORM IN ACCORDANCE WITH THE FOLLOWING STANDARDS AND CRITERIA. STREAM RESTORATION AND RELOCATION PROJECTS THAT INCORPORATE NATURAL CHANNEL DESIGN CONCEPTS ARE NOT MAN-MADE CHANNELS AND SHALL BE EXEMPT FROM ANY FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS:
   A. CONCENTRATED STORMWATER RUNOFF LEAVING A DEVELOPMENT SITE SHALL BE DISCHARGED DIRECTLY INTO AN ADEQUATE NATURAL OR MAN-MADE RECEIVING CHANNEL, PIPE OR STORM SEWER SYSTEM. FOR THOSE SITES WHERE RUNOFF IS DISCHARGED INTO A PIPE OR PIPE SYSTEM, DOWNSTREAM STABILITY ANALYSES AT THE OUTFALL OF THE PIPE OR PIPE SYSTEM SHALL BE PERFORMED.
   B. ADEQUACY OF ALL CHANNELS AND PIPES SHALL BE VERIFIED IN THE FOLLOWING MANNER: (1) DEMONSTRATE THAT THE TOTAL DRAINAGE AREA TO THE POINT OF ANALYSIS WITHIN THE CHANNEL IS ONE HUNDRED TIMES GREATER THAN THE CONTRIBUTING DRAINAGE AREA OF THE PROJECT; OR (2) NATURAL CHANNELS SHALL BE ANALYZED BY THE USE OF A 2- YEAR STORM TO VERIFY THAT STORMWATER WILL NOT OVERTOP CHANNEL BANKS NOR CAUSE EROSION OF CHANNEL BED OR BANKS. ALL PREVIOUSLY CONSTRUCTED MAN-MADE CHANNELS SHALL BE ANALYZED BY THE USE OF A 10-YEAR STORM TO VERIFY THAT STORMWATER WILL NOT OVERTOP ITS BANKS AND BY THE USE OF A 2-YEAR STORM TO DEMONSTRATE THAT STORMWATER WILL NOT CAUSE EROSION OF CHANNEL BED OR BANKS; AND PIPES AND STORM SEWER SYSTEMS SHALL BE ANALYZED BY THE USE OF A 10-YEAR STORM TO VERIFY THAT STORMWATER WILL BE CONTAINED WITHIN THE PIPE OR SYSTEM.
   C. IF EXISTING NATURAL RECEIVING CHANNELS OR PREVIOUSLY CONSTRUCTED MAN-MADE CHANNELS OR PIPES ARE NOT ADEQUATE, THE APPLICANT SHALL: (1) IMPROVE THE CHANNELS TO A CONDITION WHERE A 10-YEAR STORM WILL NOT OVERTOP THE BANKS AND A 2-YEAR STORM WILL NOT CAUSE EROSION TO THE CHANNEL BED OR BANKS; OR (2) IMPROVE THE PIPE OR PIPE SYSTEM TO A CONDITION WHERE THE 10-YEAR STORM IS CONTAINED WITHIN THE APPURTENANCES; (3) DEVELOP A SITE DESIGN THAT WILL NOT CAUSE THE PEAK DISCHARGE RATE FROM A 2-YEAR STORM TO INCREASE WHEN RUNOFF OUTFALLS INTO A NATURAL CHANNEL OR WILL NOT CAUSE THE PRE-DEVELOPMENT PEAK RUNOFF RATE FROM A 10-YEAR STORM TO INCREASE WHEN RUNOFF OUTFALLS INTO A MAN-MADE CHANNEL; OR (4) PROVIDE A COMBINATION OF CHANNEL IMPROVEMENTS, STORMWATER DETENTION OR OTHER MEASURES WHICH IS SATISFACTORY TO THE PLAN-APPROVING AUTHORITY TO PREVENT DOWNSTREAM EROSION.
   D. THE APPLICANT SHALL PROVIDE EVIDENCE OF PERMISSION TO MAKE THE IMPROVEMENTS.
   E. ALL HYDROLOGIC ANALYSES SHALL BE BASED ON THE EXISTING WATERSHED CHARACTERISTICS AND THE ULTIMATE DEVELOPMENT OF THE SUBJECT PROJECT.
   F. IF THE APPLICANT CHOOSES AN OPTION THAT INCLUDES STORMWATER DETENTION, HE/SHE SHALL OBTAIN APPROVAL FROM THE LOCALITY OF A PLAN FOR MAINTENANCE OF THE DETENTION FACILITIES. THE PLAN SHALL SET FORTH THE MAINTENANCE REQUIREMENTS OF THE FACILITY AND THE PERSON RESPONSIBLE FOR PERFORMING THE MAINTENANCE.
   G. OUTFALL FROM A DETENTION FACILITY SHALL BE DISCHARGED TO A RECEIVING CHANNEL, AND ENERGY DISSIPATERS SHALL BE PLACED AT THE OUTFALL OF ALL DETENTION FACILITIES AS NECESSARY TO PROVIDE A STABILIZED TRANSITION FROM THE FACILITY TO THE RECEIVING CHANNEL.
   H. ALL ON-SITE CHANNELS MUST BE VERIFIED TO BE ADEQUATE.
   I. INCREASED VOLUMES OF SHEET FLOWS THAT MAY CAUSE EROSION OR SEDIMENTATION ON ADJACENT PROPERTY SHALL BE DIVERTED TO A STABLE OUTLET, ADEQUATE CHANNEL, PIPE OR PIPE SYSTEM, OR TO A DETENTION FACILITY.
   J. IN APPLYING THESE STORMWATER MANAGEMENT CRITERIA, INDIVIDUAL LOTS OR PARCELS IN A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL DEVELOPMENT SHALL NOT BE CONSIDERED TO BE SEPARATE DEVELOPMENT PROJECTS. INSTEAD, THE DEVELOPMENT, AS A WHOLE, SHALL BE CONSIDERED TO BE A SINGLE DEVELOPMENT PROJECT. HYDROLOGIC PARAMETERS THAT REFLECT THE ULTIMATE DEVELOPMENT CONDITION SHALL BE USED IN ALL ENGINEERING CALCULATIONS.
   K. ALL MEASURES USED TO PROTECT PROPERTIES AND WATERWAYS SHALL BE EMPLOYED IN A MANNER WHICH MINIMIZES IMPACTS ON THE PHYSICAL, CHEMICAL, AND BIOLOGICAL INTEGRITY OF RIVERS, STREAMS AND OTHER WATERS OF THE STATE.
   L. ANY PLAN APPROVED PRIOR TO JULY 1, 2014, THAT PROVIDES FOR STORMWATER MANAGEMENT THAT ADDRESSES ANY FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS SHALL SATISFY THE FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS IF THE PRACTICES ARE DESIGNED TO (I) DETAIN THE WATER QUALITY VOLUME AND TO RELEASE IT OVER 48 HOURS; (II) DETAIN AND RELEASE OVER A 24-HOUR PERIOD THE EXPECTED RAINFALL RESULTING FROM THE ONE YEAR, 24-HOUR STORM; AND (III) REDUCE THE ALLOWABLE PEAK FLOW RATE RESULTING FROM THE 1.5, 2, AND 10-YEAR, 24-HOUR STORMS TO A LEVEL THAT IS LESS THAN OR EQUAL TO THE PEAK FLOW RATE FROM THE SITE ASSUMING IT WAS IN A GOOD FORESTED CONDITION, ACHIEVED THROUGH MULTIPLICATION OF THE FORESTED PEAK FLOW RATE BY REDUCTION FACTOR THAT IS EQUAL TO THE RUNOFF VOLUME FROM THE SITE WHEN IT WAS IN A GOOD FORESTED CONDITION DIVIDED BY THE RUNOFF VOLUME FROM THE SITE IN ITS PROPOSED CONDITION, AND SHALL BE EXEMPT FROM ANY FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS AS DEFINED IN ANY REGULATIONS PROMULGATED PURSUANT TO SECTION 62.1-44.15:54 OR 62.1-44.15:65 OF THE ACT.
   M. FOR PLAN APPROVED ON AND AFTER JULY 1, 2014, THE FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS OF SECTION 62.1-44.15:52 A OF THE ACT AND THIS SUBSECTION SHALL BE SATISFIED BY COMPLIANCE WITH WATER QUANTITY REQUIREMENTS IN THE STORMWATER MANAGEMENT ACT AND ATTENDANT REGULATIONS, UNLESS SUCH LAND DISTURBING ACTIVITIES (I) ARE IN ACCORDANCE WITH PROVISIONS FOR TIME LIMITS ON APPLICABILITY OF APPROVED DESIGN CRITERIA IN 9VAC25-870-47 OR GRANDFATHERING IN 9VAC25-870-48 OF THE VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) REGULATION, IN WHICH CASE THE FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS OF SECTION 62.1-44.15:52A OF THE ACT SHALL APPLY OR (II) ARE EXEMPT PURSUANT TO SECTION 62.1-44.15:34 C 7 OF THE ACT.
   N. COMPLIANCE WITH THE WATER QUANTITY MINIMUM STANDARDS SET OUT IN 9VAC25-870-66 OF THE VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) REGULATION SHALL BE DEEMED TO SATISFY THE REQUIREMENTS OF THIS SUBDIVISION 19.

JAMES CITY COUNTY ENGINEERING AND RESOURCE PROTECTION DIVISION STANDARD STORMWATER NOTES REVISED APRIL 2023

THE FOLLOWING STANDARD COUNTY NOTES SHALL BECOME PART OF ANY APPROVED EROSION AND SEDIMENT CONTROL OR STORMWATER MANAGEMENT PLAN OF DEVELOPMENT PROJECT IN JAMES CITY COUNTY, VIRGINIA. THE COUNTY'S DIVISION OF STORMWATER AND RESOURC

SITE SPECIFIC SEEDING MIXTURES FOR COASTAL PLAIN AREA

	TOTAL LBS. PER ACRE
MINIMUM CARE LAWN	
COMMERCIAL OR RESIDENTIAL	
–KENTUCKY 31 OR TURF–TYPE TALL FESCUE	175–200 LBS.
OR	
–COMMON BERMUDA GRASS **	75 LBS.
HIGH–MAINTENANCE LAWN	
–KENTUCKY 31 OR TURF–TYPE TALL FESCUE	200–250 LBS.
OR	
–HYBRID BERMUDAGRASS (SEED)**	40 LBS. (UNHULLED)
OR	30 LBS. (HULLED)
–HYBRID BERMUDAGRASS (BY OTHER VEGETATIVE ESTABLISHMENT METHOD, SEE STD. & SPEC. 3.34)	
GENERAL SLOPE (3:1 OR LESS)	
–KENTUCKY 31 FESCUE	128 LBS.
–RED TOP GRASS	2 LBS.
–SEASONAL NURSE CROP *	20 LBS.
	150 LBS.
LOW MAINTENANCE SLOPE (STEEPER THAN 3:1)	
–KENTUCKY 31 TALL FESCUE	93–108 LBS.
–COMMON BERMUDAGRASS **	0–15 LBS.
–RED TOP GRASS	2 LBS.
–SEASONAL NURSE CROP *	20 LBS.
–SERICEA LESPEDEZA **	20 LBS.
	150 LBS.

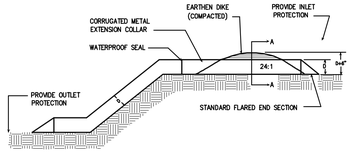
* USE SEASONAL CROP IN ACCORDANCE WITH SEEDING DATES AS STATED BELOW:
FEBRUARY, MARCH THROUGH APRIL.....ANNUAL RYE
MAY 1ST THROUGH AUGUST.....FOXTAIL MILLET
SEPTEMBER, OCTOBER THROUGH NOVEMBER 15TH.....ANNUAL RYE
NOVEMBER 16TH THROUGH JANUARY.....WINTER RYE

** MAY THROUGH OCTOBER, USE HULLED SEED. ALL OTHER SEEDING PERIODS, USE UNHULLED SEED. WEEPING LOVEGRASS MAY BE ADDED TO ANY SLOPE OR LOW–MAINTENANCE MIX DURING WARMER SEEDING PERIODS; ADD 10–20 LBS./ACRE IN MIXES.

(PS)

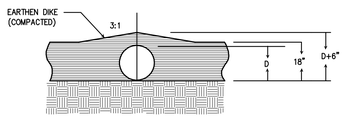
Table 3.32-D

TEMPORARY SLOPE DRAIN



SECTION VIEW

NOTE: SEDIMENT MAY BE CONTROLLED AT OUTLET IF UPLAND PONDING WILL CREATE PROBLEMS

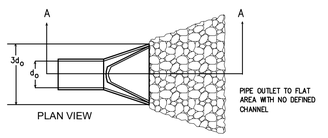


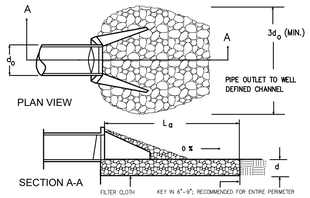
SECTION A - A

(TSD)

Plate 3.15-1

PIPE OUTLET CONDITIONS





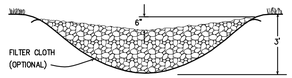
NOTES: 1. APRON LINING MAY BE RIPRAP, GROUTED RIPRAP, GABION BASKET, OR CONCRETE.
2. La IS THE LENGTH OF THE RIPRAP APRON AS CALCULATED USING PLATES 3.18–3 AND 3.18–4.
3. d = 1.5 TIMES THE MAXIMUM STONE DIAMETER, BUT NOT LESS THAN 6 INCHES.

(OP)

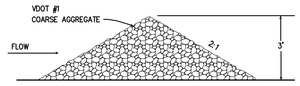
Plate 3.18-1

ROCK CHECK DAM

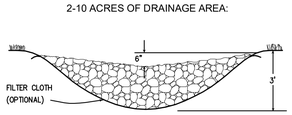
2 ACRES OR LESS OF DRAINAGE AREA:



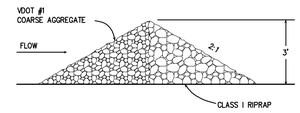
(DOWNSTREAM VIEW)



2-10 ACRES OF DRAINAGE AREA:



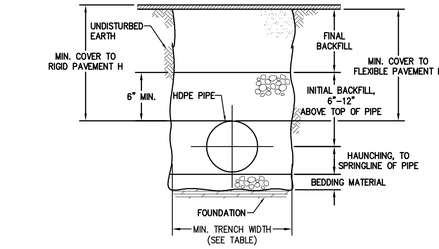
(DOWNSTREAM VIEW)



CLASS I RIPRAP

(CD)

Plate 3.20-1



NOTES:

1. MATERIALS: UNLESS OTHERWISE SPECIFIED ON THE PLANS OR HEREIN, CORRUGATED POLYETHYLENE PIPE SHALL CONFORM TO AASHTO M–294, LATEST EDITION, STANDARD SPECIFICATION FOR CORRUGATED POLYETHYLENE PIPE.

   RESINS: CORRUGATED POLYETHYLENE PIPE SHALL BE MANUFACTURED FROM HIGH DENSITY POLYETHYLENE VIRGIN COMPOUNDS, AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM D–3350 FOR THE CELL CLASSIFICATION 335400C.

   COUPLING BANDS: EXCEPT AS OTHERWISE REQUIRED HEREIN, COUPLING BANDS AND OTHER HARDWARE FOR CORRUGATED POLYETHYLENE PIPE SHALL DEMONSTRATE THAT THEY MEET THE SOIL TIGHTNESS REQUIREMENTS OF AASHTO SECTION 26 "STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES."

   COUPLING BANDS SHALL LAP EQUALLY ON EACH OF THE PIPES BEING CONNECTED TO FORM A TIGHTLY CLOSED JOINT AFTER INSTALLATION.
   THE CORRUGATIONS IN THE BAND SHALL INDEX THE CORRUGATIONS IN THE PIPE ENDS TO ENGAGE AT LEAST TWO FULL CORRUGATIONS FROM THE END OF EACH PIPE.
   WHEN INFILTRATION OR EXFILTRATION IS A CONCERN, THE COUPLING BANDS MAY BE REQUIRED TO HAVE GASKETS. THE GASKET MATERIAL SHALL BE CLOSED–CELL EXPANDED RUBBER OR NEOPRENE.
   OTHER COUPLINGS MAY BE BELL & SPIGOT AND CONFORM TO THE REQUIREMENTS OF AASHTO M294.

   DESIGNATION OF TYPE: THE PIPE SHALL BE THE FOLLOWING TYPE:
   TYPE S: THIS PIPE WILL HAVE A FULL CIRCULAR CROSS–SECTION, WITH AN OUTER CORRUGATED PIPE WALL AND A SMOOTH INNER LINER.

2. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL IN ACCORDANCE WITH ASTM D2321, LATEST EDITION. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING GEOTEXTILE MATERIAL.

3. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN ACCORDANCE WITH ASTM D2321, LATEST EDITION. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" FOR 4"–24"; 6" FOR 30"–60".

4. HAUNCHING AND INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

5. MINIMUM TRENCH WIDTHS SHALL BE AS FOLLOWS:

DIAMETER	MIN. TRENCH WIDTH
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"

DIAMETER	MIN. TRENCH WIDTH
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"

DIAMETER	MIN. TRENCH WIDTH
42"	72"
48"	80"
54"	88"
60"	96"

THE TRENCH WIDTH MUST BE WIDE ENOUGH TO ACCOMMODATE COMPACTION EQUIPMENT.

6. MINIMUM COVER: MINIMUM COVER, H, IN NON–TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS MEASURED FROM THE TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

PIPE DIAM.	MINIMUM RECOMMENDED COVER: SURFACE LIVE LOADING CONDITION H–25	MINIMUM RECOMMENDED COVER: SURFACE LIVE LOADING CONDITION HEAVY CONSTRUCTION (75T AXLE LOAD)*
12"–48"	12"	48"
54"–60"	24"	60"

* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

7. CONNECTION TO CONCRETE STRUCTURES: CONNECTIONS SHALL MEET SPECIFICATIONS ASTM C923.

8. PERFORATED HDPE PIPE SHALL HAVE FIVE HOLES, ONE INCH IN DIAMETER EVENLY SPACED AND PLACED WITHIN AN ARC OF 130 DEGREES, THE CENTER HOLE BEING DIRECTLY OPPOSITE THE TOP MARKING. SPACING OF EACH SET OF FIVE HOLES SHALL BE AT 6 INCH INTERVALS ALONG THE TUBE. THE HOLES WILL BE DRILLED AND BE FREE OF ANY DEFECTS. THE PERFORATED PIPE SHALL BE INSTALLED SO THAT THE CENTER HOLE IS IN THE HORIZONTAL PLANE AND INTERFACES WITH THE GRADED GRAVEL.

HDPE PIPE INSTALLATION DETAIL

N.T.S.

JCSA GENERAL NOTES FOR WATER DISTRIBUTION AND SANITARY SEWER SYSTEMS

(REVISED MARCH 2021)

1. ALL COMPONENTS OF THE WATER DISTRIBUTION AND SANITARY SEWER SYSTEM SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH THE LATEST EDITION OF THE JCSA DESIGN AND ACCEPTANCE CRITERIA FOR WATER DISTRIBUTION AND SANITARY SEWER SYSTEMS, THE HRPDC REGIONAL CONSTRUCTION STANDARDS (SIXTH EDITION WITH AMENDMENTS DATED JUNE 2016), AND THE COMMONWEALTH OF VIRGINIA DEPARTMENT OF HEALTH WATERWORKS AND SANITARY SEWERAGE REGULATIONS. 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 DESIGN AND ACCEPTANCE CRITERIA AND HRPDC REGIONAL CONSTRUCTION STANDARDS MUST BE KEPT ON–SITE BY THE CONTRACTOR DURING TIME OF INSTALLING, TESTING, AND CONVEYING FACILITIES TO JCSA.
2. THE CONTRACTOR/DEVELOPER SHALL ACQUIRE A CERTIFICATE TO CONSTRUCT WATER AND SANITARY SEWER FACILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION OF ANY WATER OR SANITARY SEWER FACILITIES.
3. A PRECONSTRUCTION MEETING SHALL BE HELD BETWEEN JCSA, THE DEVELOPER, THE CONTRACTOR INCLUDING RELEVANT SUBCONTRACTOR(S), AND THE PROJECT ENGINEER PRIOR TO ISSUANCE OF A JCSA CERTIFICATE TO CONSTRUCT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SCHEDULE THIS MEETING WITH JCSA AND COORDINATE WITH THE OTHER ATTENDEES.
4. THE DEVELOPER'S REPRESENTATIVE SHALL SUBMIT SHOP DRAWINGS FOR ALL MATERIALS AND RECEIVE JCSA APPROVAL PRIOR TO COMMENCEMENT OF CONSTRUCTION. ALL MATERIALS ORDERED AND INSTALLED PRIOR TO JCSA'S REVIEW AND ACCEPTANCE WILL BE AT THE CONTRACTOR'S/DEVELOPER'S RISK. A SHOP DRAWING SUMMARY SHEET (FORM PROVIDED IN APPENDIX G) SHALL BE COMPLETED FOR ALL PIPES, VALVES, AND APPURTENANCES WITH THE SHOP DRAWING SUBMITTAL.
5. MAINS AND SERVICE PIPES SHALL BE INSTALLED AFTER GRADING TO WITHIN 6–INCHES OF FINAL GRADE AND PRIOR TO PLACEMENT OF BASE MATERIAL.
6. ALL WATER MAINS SHALL BE FULLY FLUSHED, PRESSURE TESTED, AND DISINFECTED AND SATISFACTORY BACTERIOLOGICAL SAMPLES OBTAINED, IN ACCORDANCE WITH JCSA DESIGN AND ACCEPTANCE CRITERIA. FLUSHING OF WATER MAINS SHALL BE SCHEDULED WITH THE JCSA INSPECTOR MINIMUM 3 BUSINESS DAYS PRIOR TO THE FLUSHING. CONTRACTOR SHALL PROVIDE THE REQUIRED DURATION AND VOLUME TO THE INSPECTOR. FLUSHING WILL BE SCHEDULED ONLY ON MONDAYS, UNLESS AUTHORIZED OTHERWISE BY JCSA, AND WILL BE ON A FIRST COME–FIRST SERVE BASIS.
7. ROUTINE PERIODIC INSPECTIONS DURING CONSTRUCTION WILL BE PROVIDED BY JCSA. THESE INSPECTIONS DO NOT RELIEVE THE DEVELOPER/CONTRACTOR/OWNER FROM HIS OBLIGATION AND RESPONSIBILITY FOR CONSTRUCTING A WATER DISTRIBUTION AND SANITARY SEWER SYSTEM IN STRICT ACCORDANCE WITH THE JCSA DESIGN AND ACCEPTANCE CRITERIA.
8. ANY FIELD MODIFICATIONS OR CHANGES TO THE APPROVED PLANS SHALL BE VERIFIED AND CHECKED BY THE ENGINEER OF RECORD AND APPROVED BY JCSA PRIOR TO ANY FIELD MODIFICATIONS OR CHANGES. ALL APPROVED CHANGES AND FIELD MODIFICATIONS SHALL BE ACCURATELY INDICATED ON THE RECORD DRAWINGS.
9. ALL LOTS SHALL BE PROVIDED WITH WATER SERVICE AND SANITARY SEWER CONNECTIONS. THE CONNECTIONS SHALL BE EXTENDED FROM THE MAIN TO THE PROPERTY LINE OR EASEMENT LINE, AND SHALL TERMINATE WITH A YOKE IN A METER BOX, OR AT THE CLEAN OUT, SET AT FINAL FINISHED GRADE. METERS FOR ALL LOTS (UNITS) SHALL BE PAID FOR BY THE DEVELOPER OR BUILDER AND INSTALLED BY JCSA.
10. ANY REQUIRED EASEMENTS, PERMITS AND APPROVALS SHALL BE ACQUIRED BY THE DEVELOPER PRIOR TO COMMENCEMENT OF WATER MAIN AND/OR SANITARY SEWER CONSTRUCTION.
11. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC BODY 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. THE CONTRACTOR SHALL ALSO NOTIFY "MISS UTILITY" AT 1–800–552–7001 OR 811 PRIOR TO PERFORMING ANY UNDERGROUND EXCAVATION.
12. WATER METER BOX INSTALLATION SHALL MAINTAIN A MINIMUM 18–INCH HORIZONTAL EDGE–TO–EDGE CLEARANCE FROM DRIVEWAYS AND/OR DRIVE PATHS, SIDEWALKS, BIKE PATHS, CURBING AND ADJACENT WATER METER BOXES.
13. ONLY JCSA PERSONNEL ARE AUTHORIZED TO OPERATE VALVES ON EXISTING JCSA WATER MAINS AND SANITARY FORCE MAINS. ONCE A SYSTEM HAS BEEN HYDRAULICALLY ENERGIZED, JCSA WILL BE RESPONSIBLE FOR OPERATING THE VALVES. THE CONTRACTOR SHALL CONTACT JCSA OPERATIONS AT 757–229–7421 IF THERE IS AN EMERGENCY OR NEED TO OPEN/CLOSE A VALVE.
14. ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
15. BEDDING OF JCSA UTILITIES SHALL BE IN ACCORDANCE WITH HRPDC DETAIL EW_01, TYPE III FOR RIGID PIPE AND TYPE IV FOR PVC PIPE.
16. NO TREES, SHRUBS, STRUCTURES, FENCES, IRRIGATION MAINS, INVISIBLE PET FENCES OR OTHER OBSTACLES SHALL BE PLACED WITHIN AN EASEMENT WHICH WOULD RENDER THE EASEMENT INACCESSIBLE BY EQUIPMENT. SHRUBS SHALL BE A MINIMUM OF 5 FEET, AND TREES A MINIMUM OF 10 FEET, FROM THE CENTER OF WATER AND SANITARY SEWER PIPELINES.
17. JOINT RESTRAINT SHALL BE PROVIDED IN ACCORDANCE WITH MINIMUM REQUIREMENTS OF JCSA DETAIL JR.1. UNLESS SHOWN OTHERWISE ON THE PLANS. ALL PRESSURE PIPELINES SHALL HAVE JOINT RESTRAINT. FIRE HYDRANTS SHALL BE RESTRAINED AT LEAST ONE FULL JOINT OF PIPE IN EACH DIRECTION ON THE MAINLINE.
18. PROPOSED WATER AND SANITARY SEWER SYSTEMS SHALL MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF 5–FEET FROM OTHER UTILITIES AND STRUCTURES, INCLUDING BUT NOT LIMITED TO STORM SEWERS, STREET LIGHTS, ETC. WATER AND SANITARY SEWER FACILITIES SHALL HAVE A MINIMUM 10–FOOT HORIZONTAL EDGE–TO–EDGE SEPARATION.
19. ANY PROPOSED BACKFLOW PREVENTION DEVICE AND/OR GREASE TRAP MUST BE INSPECTED BY THE JCSA UTILITY SPECIAL PROJECTS COORDINATOR AT (757) 259–4138.
20. THE CONTRACTOR/DEVELOPER SHALL ACQUIRE A CERTIFICATE TO CONSTRUCT WATER AND SANITARY SEWER FACILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION OF ANY WATER OR SANITARY SEWER FACILITIES. PLUMBING INSIDE OF PROPOSED BUILDINGS MUST BE INSPECTED BY JCSA'S UTILITY SPECIAL PROJECTS COORDINATOR AT (757) 259–4138, FOR POTENTIAL CROSS CONNECTIONS. ANY CROSS CONNECTIONS MUST BE PROTECTED BY THE APPROPRIATE BACKFLOW PREVENTION DEVICE(S)*.
21. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
22. JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY PAVEMENT SETTLEMENT DUE TO PIPE BEDDING, BACKFILLING, BACKFILL MATERIALS OR COMPACTION FOR WATER OR SANITARY SEWER FACILITIES FOR THIS PROJECT.
23. PRIVATELY OWNED UTILITIES, (E.G., WATER AND SEWER LINES AND PRIVATE FIRE SERVICE MAINS), SHOWN ON THIS PLAN ARE REGULATED BY THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE, AND ENFORCED BY THE JAMES CITY COUNTY BUILDING SAFETY AND PERMITS DIVISION. THESE PRIVATELY OWNED UTILITIES MUST COMPLY FULLY WITH THE INTERNATIONAL PLUMBING CODE, THE NATIONAL FIRE PROTECTION ASSOCIATION STANDARD 24, AND THE VIRGINIA STATEWIDE FIRE PREVENTION CODE. CONTRACTORS WORKING FROM THIS SITE PLAN ARE CAUTIONED NOT TO INSTALL OR CONCEAL PRIVATELY OWNED SITE UTILITIES WITHOUT FIRST OBTAINING THE REQUIRED PERMITS AND INSPECTIONS.
24. SANITARY SEWER LATERALS SHALL NOT CONNECT TO THE MAINLINE WITHIN 5–FEET OF A MANHOLE. LATERALS UPSTREAM AND WITHIN 5–FEET OF THE MANHOLE SHALL CONNECT DIRECTLY INTO THE MANHOLE WHERE NECESSARY.
25. ALL PRIVATE UNDERGROUND FUEL STORAGE TANKS SHALL HAVE LEAK MONITORS AND SECONDARY CONTAINMENT IN ACCORDANCE WITH VIRGINIA STATE DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS.

Rev.	Date	Description	Revised By
5	12/11/2023	REVISED PER JCC COMMENTS	TRS
5	09/26/2023	REVISED PER JCC COMMENTS	TRS
4	06/16/2023	REVISED PER JCC COMMENTS	TRS
3	03/14/2023	REVISED PER JCC COMMENTS	TRS
2	02/10/2023	REVISED PER JCC COMMENTS	TRS
1	10/27/2022	REVISED PER JCC COMMENTS	TRS

TOPSOILING 3.30 (TO)

SPECIFICATIONS

MATERIALS

FIELD EXPLORATION OF THE SITE SHALL BE MADE TO DETERMINE IF THERE IS SUFFICIENT SURFACE SOIL OF GOOD QUALITY TO JUSTIFY STRIPPING. TOPSOIL SHALL BE FRIABLE AND LOAMY (LOAM, SANDY LOAM, SILT LOAM, SANDY CLAY LOAM, CLAY LOAM). IT SHALL BE FREE OF DEBRIS, TRASH, STUMPS, ROCKS, ROOTS, AND NOXIOUS WEEDS, AND SHALL GIVE EVIDENCE OF BEING ABLE TO SUPPORT HEALTHY VEGETATION. IT SHALL CONTAIN NO SUBSTANCE THAT IS POTENTIALLY TOXIC TO PLANT GROWTH.

ALL TOPSOIL SHALL BE TESTED BY A RECOGNIZED LABORATORY FOR THE FOLLOWING CRITERIA:

ORGANIC MATTER CONTENT SHALL BE NOT LESS THAN 1.5% BY WEIGHT.

PH RANGE SHALL BE FROM 6.0–7.5. IF PH IS LESS THAN 6.0, LIME SHALL BE ADDED IN ACCORDANCE WITH SOIL TEST RESULTS OR IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE VEGETATIVE ESTABLISHMENT PRACTICE BEING USED.

SOLUBLE SALTS SHALL NOT EXCEED 500 PPM.

IF ADDITIONAL OFF–SITE TOPSOIL IS NEEDED, IT MUST MEET THE STANDARDS STATED ABOVE.

STRIPPING

TOPSOIL OPERATIONS SHOULD NOT BE PERFORMED WHEN THE SOIL IS WET OR FROZEN. STRIPPING SHALL BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA. A 4–TO 6–INCH STRIPPING DEPTH IS COMMON, BUT DEPTH MAY VARY DEPENDING ON THE PARTICULAR SOIL. ALL PERIMETER DIKES, BASINS, AND OTHER SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO STRIPPING.

STOCKPILING

TOPSOIL SHALL BE STOCKPILED IN SUCH A MANNER THAT NATURAL DRAINAGE IS NOT OBSTRUCTED AND NO OFF–SITE SEDIMENT DAMAGE SHALL RESULT. STABILIZE OR PROTECT STOCKPILES IN ACCORDANCE WITH MS #2.

SIDE SLOPES OF THE STOCKPILE SHALL NOT EXCEED 2:1.

PERIMETER CONTROLS MUST BE PLACED AROUND THE STOCKPILE IMMEDIATELY; SEEDING OF STOCKPILES SHALL BE COMPLETED WITHIN 7 DAYS OF THE FORMATION OF THE STOCKPILE, IN ACCORDANCE WITH STD. & SPEC. 3.31, TEMPORARY SEEDING IF IT IS TO REMAIN DORMANT FOR LONGER THAN 30 DAYS (REFER TO MS #3 AND MS #2).

SITE PREPARATION PRIOR TO AND MAINTENANCE DURING TOPSOILING

BEFORE TOPSOILING, ESTABLISH NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, BERMS, DIKES, LEVEL SPREADERS, WATERWAYS, SEDIMENT BASINS, ETC. THESE PRACTICES MUST BE MAINTAINED DURING TOPSOILING.

GRADING: PREVIOUSLY ESTABLISHED GRADES ON THE AREAS TO BE TOPSOILED SHALL BE MAINTAINED ACCORDING TO THE APPROVED PLAN.

LIMING: WHERE THE PH OF THE SUBSOIL IS 6.0 OR LESS, OR THE SOIL IS COMPOSED OF HEAVY CLAYS, AGRICULTURAL LIMESTONE SHALL BE SPREAD IN ACCORDANCE WITH THE SOIL TEST OR THE VEGETATIVE ESTABLISHMENT PRACTICE BEING USED.

BONDING: AFTER THE AREAS TO BE TOPSOILED HAVE BEEN BROUGHT TO GRADE, AND IMMEDIATELY PRIOR TO DUMPING AND SPREADING THE TOPSOIL, THE SUBGRADE SHALL BE LOOSENED BY DISCING OR SCARIFYING TO A DEPTH OF AT LEAST 2 INCHES TO ENSURE BONDING OF THE TOPSOIL AND SUBSOIL.

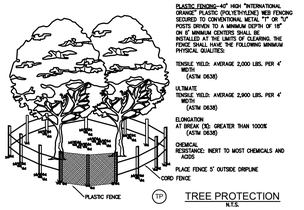
APPLYING TOPSOIL

TOPSOIL SHALL NOT BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION, WHEN TOPSOIL OR SUBGRADE IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING OR PROPOSED SODDING OR SEEDING. THE TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED TO A MINIMUM COMPACTED DEPTH OF 2 INCHES ON 3:1 OR STEEPER SLOPES AND 4 INCHES ON FLATTER SLOPES. (SEE TABLE 3.30–A TO DETERMINE VOLUME OF TOPSOIL REQUIRED FOR APPLICATION TO VARIOUS DEPTHS). ANY IRREGULARITIES IN THE SURFACE, RESULTING FROM TOPSOILING OR OTHER OPERATIONS, SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.

IT IS NECESSARY TO COMPACT THE TOPSOIL ENOUGH TO ENSURE GOOD CONTACT WITH THE UNDERLYING SOIL AND TO OBTAIN A LEVEL SEEDBED FOR THE ESTABLISHMENT OF HIGH MAINTENANCE TURF, HOWEVER, UNDUE COMPACTION IS TO BE AVOIDED AS IT INCREASES RUNOFF VELOCITY AND VOLUME, AND DETERS SEED GERMINATION. SPECIAL CONSIDERATION SHOULD BE GIVEN TO THE TYPES OF EQUIPMENT USED TO PLACE TOPSOIL IN AREAS TO RECEIVE FINE TURF. AVOID UNNECESSARY COMPACTION BY HEAVY MACHINERY WHENEVER POSSIBLE. IN AREAS WHICH ARE NOT GOING TO BE MOWED, THE SURFACE SHOULD BE LEFT ROUGH IN ACCORDANCE WITH SURFACE ROUGHENING (STD. & SPEC. 3.29).

SOIL STERILANTS

NO SOD OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS UNTIL SUFFICIENT TIME HAS ELAPSED TO PERMIT DISSIPATION OF TOXIC MATERIALS.



(TP)

TREE PROTECTION

N.T.S.

RECOMMENDED PRACTICES – CONCRETE WASHOUTS

IF ON–SITE WASHING OF CONCRETE TRUCKS AND EQUIPMENT IS NECESSARY, A DESIGNATED CONCRETE WASHOUT AREA MUST BE ESTABLISHED TO PREVENT CONCRETE WASTEWATER FROM BEING DISCHARGED OFF–SITE. THIS AREA SHOULD DESIGNATE THE LOCATION OF THE WASHOUT AREA, AND CONTRACTOR PERSONNEL SHOULD BE INFORMED OF ITS LOCATION.

TYPICAL WASHOUT FACILITIES ARE:
- PREFABRICATED CONTAINERS
- ABOVE GROUND STRUCTURES USING STRAW BALES, SANDBAGS, WOOD OR THE LIKE LINED WITH A TOTAL THICKNESS OF 10 MIL PLASTIC
- EXCAVATED PITS LINED WITH TOTAL THICKNESS OF 10 MIL PLASTIC

LOCATION:
- CONCRETE WASHOUT AREAS SHOULD BE SITED A MINIMUM OF 50 YARDS AWAY FROM AN STORM DRAINS OR WATERWAYS TO PREVENT ACCIDENTAL DISCHARGE.
- CONCRETE WASHOUT AREAS SHOULD BE LOCATED CONDUCIVE TO USE.
- THE LOCATION OF THE CONCRETE WASHOUT AREA SHOULD BE IDENTIFIED IN THE SWPPP, PREFERABLY ON THE RECORD SET OF PLANS OR ON A SITE MAP.

OPERATIONS:
CONCRETE WASHOUT CONTAINS POLLUTANTS AND SHOULD BE DISPOSED OF PROPERLY.
- NEVER DISCHARGE TO SURFACE WATERS, STORM SEWERS, GUTTERS, OR STREETS.
- DO NOT DISCHARGE WASHOUTS TO ROADWAYS OR TO THE GROUND.
- DO NOT DISCHARGE WASHOUTS TO SANITARY SEWER SYSTEMS UNLESS PRIOR WRITTEN APPROVAL HAS BEEN GRANTED BY THE SANITARY SEWER OPERATOR.

INSPECTION & MAINTENANCE:
- INSPECT WASHOUTS WEEKLY FACILITY DAILY TO DETECT LEAKS OR STRUCTURAL DEFICIENCIES, AND TO REMOVE ANY ACCUMULATED WASTE MATERIALS, AS NECESSARY.
- HARDENED CONCRETE SHOULD BE RECYCLED OR DISPOSED OF PROPERLY.
- ANY REMAINING LIQUID SHOULD BE COLLECTED AND RECYCLED AT THE CONCRETE PLANT, OR DISPOSED OF IN A LEAK–PROOF CONTAINER WITH OTHER CONSTRUCTION WASTE.

CONCRETE WASH–OUT DETAIL

N.T.S.

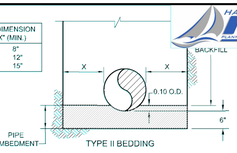
(DC)

DUST CONTROL 3.39

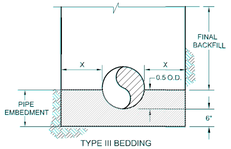
TEMPORARY MEASURES USED DURING CONSTRUCTION

1. VEGETATIVE COVER – IN AREAS SUBJECT TO LITTLE OR NO CONSTRUCTION TRAFFIC, A VEGETATIVELY STABILIZED SURFACE WILL REDUCE DUST EMISSIONS (SEE TEMPORARY SEEDING, STD. & SPEC. 3.31).
2. MULCH – WHEN PROPERLY APPLIED, MULCH OFFERS A FAST, EFFECTIVE MEANS OF CONTROLLING DUST. NOT RECOMMENDED FOR AREAS WITHIN HEAVY TRAFFIC PATHWAYS. BINDERS OR TACKIFIERS SHOULD BE USED TO TACK ORGANIC MULCHES (SEE MULCHING, STD. & SPEC. 3.35).
3. TILLAGE – THIS PRACTICE IS DESIGNED TO ROUGHEN AND BRING CLODS TO THE SURFACE. IT IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE WIND EROSION STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE

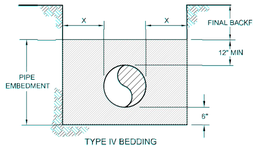
PIPE SIZE	DIMENSION "X" (MIN.)
0'-24"	8"
27"-36"	12"
42"-72"	15"



TYPE II BEDDING



TYPE III BEDDING



TYPE IV BEDDING

PIPE BEDDING DETAILS

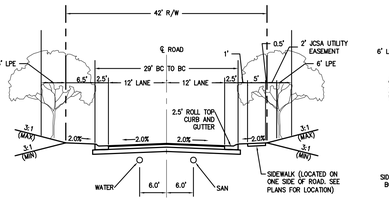
NOT TO SCALE

REFERENCE	CATEGORY	DATE	SHEET No.	DETAIL No.
200,303	EARTHWORK	6/16	1 OF 2	EW_01

NOTES:

1. THESE BEDDING DETAILS ARE NOT INTENDED FOR THERMOPLASTIC STORM DRAINAGE PIPE
2. BEDDING MATERIAL TO BE APPROVED BY LOCALITY BEFORE USE.
3. TRENCH BOTTOM TO BE FREE OF WATER BEFORE PLACING BEDDING.
4. SHAPE RECESSES FOR BELL OF PIPE BY HAND.
5. BACKFILL ABOVE BEDDING WITH SPECIFIED BACKFILL MATERIAL. SEE SPECIFICATIONS SECTION 303.
6. REFER TO CONTRACT DOCUMENTS FOR TYPE OF BEDDING.
7. MINIMUM TRENCH WIDTH SHALL CONFORM TO PIPE MANUFACTURERS' RECOMMENDATIONS IF MORE STRINGENT.
8. TRENCH BOX OR OTHER SHORING METHODS SHALL NOT DISTURB PIPE EMBEDMENT AND BEDDING MATERIAL AFTER COMPACTION.
9. BEDDING SHALL BE INCLUDED IN THE PRICE OF THE PIPE UNLESS OTHERWISE INDICATED.

REFERENCE	CATEGORY	DATE	SHEET No.	DETAIL No.
200,303	EARTHWORK	6/16	2 OF 2	EW_01

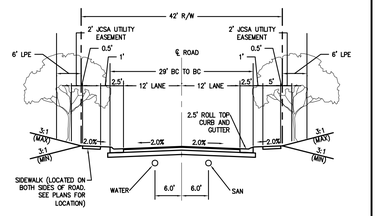


TYPICAL ROAD SECTION

WINDING CREEK: 10+00 - 14+92

N.T.S.

*NOTE: PARKING PROHIBITED ON EITHER SIDE OF STREET.

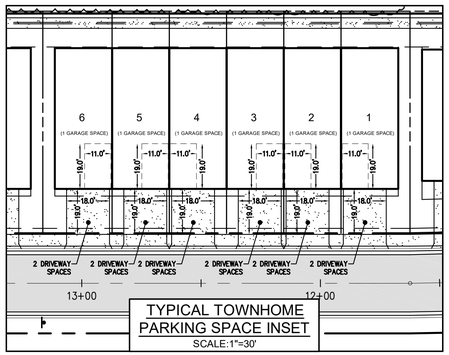


TYPICAL ROAD SECTION

WINDING CREEK: 14+92 - END & BOLD STONE

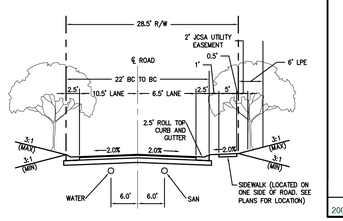
N.T.S.

*NOTE: PARKING PROHIBITED ON EITHER SIDE OF STREET.



TYPICAL TOWNHOME PARKING SPACE INSET

SCALE: 1"=30'



TYPICAL ROAD SECTION

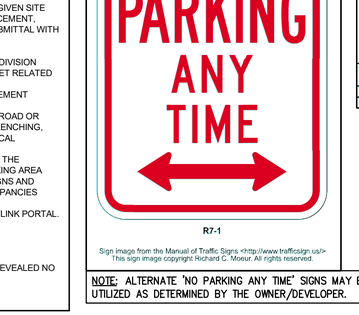
ALLEY #1

N.T.S.

*NOTE: NO PARKING BOTH SIDES OF ALLEY

ADMINISTRATIVE GUIDELINES FOR CERTIFICATION OF PRIVATE STREET CONSTRUCTION

1. FILL PLACEMENT. PRIOR TO PLACEMENT OF ANY ROAD EMBANKMENT OR PARKING AREA FILL MATERIAL, THE SUBGRADE SHALL BE PROOF-ROLLED TO IDENTIFY UNSUITABLE MATERIALS. PROOF-ROLLING SHALL BE MONITORED BY THE GEOTECHNICAL ENGINEER. FOLLOWING APPROVAL OF THE SUBGRADE BY THE GEOTECHNICAL ENGINEER, ROADWAY EMBANKMENT FILL SOIL OR STONE CAN BE INSTALLED. ALL FILL SECTIONS SHALL BE CONSTRUCTED AS DIRECTED BY THE PROJECT GEOTECHNICAL ENGINEER, THE SPECIFICATIONS CONTAINED IN THE APPROVED ROAD AND STREET CONSTRUCTION DESIGN AND TO THE DESIGN SPECIFICATIONS AS CONTAINED IN THE APPROPRIATE SPECIFICATIONS, INCLUDING OBTAINING PROPER SOIL MOISTURE AND COMPACTION TESTS FOR ROAD CONSTRUCTION OR TESTING FOR ANY SPECIALTY ITEM NEEDED FOR ROAD STRUCTURAL SUPPORT SUCH AS GEOTEXTILE, GEOGRID, OR CHEMICAL ADDITION TREATMENTS. INSPECTION REPORTS SHALL BE MAINTAINED FOR SUBMITTAL WITH THE INTERIM CERTIFICATION PACKAGE.
2. BASE STONE PLACEMENT. AGGREGATE/STONE MATERIALS NEEDED FOR BASE OR SUBBASE LAYERS NEEDED FOR PAVEMENT SUPPORT AND PLACEMENT SHALL BE INSPECTED FOR QUALITY AND THICKNESS, AND TESTED FOR GRADATION, MOISTURE, AND COMPACTION TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER AND THE SPECIFICATIONS CONTAINED IN THE APPROVED ROAD AND STREET CONSTRUCTION DESIGN. STONE DEPTH SHALL BE MEASURED ON BOTH SIDES OF THE ROADWAY AND AT INTERVALS OF 100 FEET TO ENSURE COMPLIANCE WITH THE PROJECT'S DESIGN. INSPECTION REPORTS SHALL BE MAINTAINED FOR SUBMITTAL WITH THE INTERIM CERTIFICATION PACKAGE.
3. PAVING OPERATIONS, BASE, AND FINAL. TACK COAT SHALL BE APPLIED AS REQUIRED. ASPHALT SHALL BE PLACED AND ROLLED AT THE SPECIFIED TEMPERATURES FOR THE GIVEN SITE CONDITIONS AND PER THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. ATMOSPHERIC AND ASPHALT TEMPERATURES SHALL BE RECORDED AT THE TIME OF PLACEMENT, DURING ROLLING OPERATIONS, AND WITH THE COMPACTION RESULTS FOR THE ASSOCIATED AREA OF PAVEMENT. BASE PAVEMENT REPORTS SHALL BE MAINTAINED FOR SUBMITTAL WITH THE INTERIM CERTIFICATION PACKAGE. FINAL PAVEMENT REPORTS SHALL BE MAINTAINED FOR SUBMITTAL WITH THE FINAL CERTIFICATION PACKAGE.
4. INTERIM CERTIFICATION. PRIOR TO PLACEMENT OF FINAL PAVEMENT LAYER, THE GEOTECHNICAL ENGINEER SHALL PROVIDE A SIGNED AND SEALED CERTIFICATION LETTER, ACCOMPANIED BY FIELD OBSERVATION NOTES, INSPECTION REPORTS, AND TESTING DATA, AS APPROPRIATE, TO THE STORMWATER AND RESOURCE PROTECTION DIVISION. DIVISION STAFF FIELD INSPECTION IS REQUIRED AS PART OF THE INTERIM CERTIFICATION REVIEW PROCESS. APPROVAL OF INTERIM CERTIFICATION IS REQUIRED PRIOR TO ANY STREET RELATED SURETY REDUCTIONS.
5. FINAL PAVEMENT APPLICATION. WRITTEN APPROVAL FROM THE STORMWATER AND RESOURCE PROTECTION DIVISION IS REQUIRED FOR THE APPLICATION OF THE FINAL PAVEMENT LAYER.
6. UTILITY TRENCH BACKFILL. ALL SOIL OR STONE BACKFILL MATERIALS NECESSARY FOR PLACEMENT OF UTILITY PIPES AND RELATED STRUCTURES WITHIN THE LIMITS OF THE ROAD OR STREET RIGHT-OF-WAY AND/OR ROAD ENVELOPE SECTION SHALL BE INSPECTED AND TESTED BY THE GEOTECHNICAL ENGINEER. ALL INSTALLATION METHODS INCLUDING TRENCHING, BEDDING, HAUNCHING, AND BACKFILL PLACEMENT AND SOIL MOISTURE OR COMPACTION TESTING SHALL BE CONSISTENT WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND THE SPECIFICATIONS CONTAINED IN THE APPROVED ROAD AND STREET CONSTRUCTION DESIGN.
7. FINAL CERTIFICATION. FOLLOWING COMPETITION OF THE PAVING OPERATIONS, THE FINAL CERTIFICATION OF THE ROADWAYS AND PARKING AREAS SHALL BE COMPLETED BY THE GEOTECHNICAL ENGINEER. THIS DESIGN PROFESSIONAL MUST BE A REGISTERED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF VIRGINIA. FINAL ROADWAY OR PARKING AREA APPROVAL LETTER SHOULD INDICATE THAT ALL ROADWAY AND PARKING AREA CONSTRUCTION WAS PERFORMED IN SUBSTANTIAL ACCORDANCE WITH THE APPROVED DESIGNS AND PLANS, CURRENTLY ACCEPTED ROAD CONSTRUCTION STANDARDS AND SPECIFICATIONS, LOCAL ORDINANCES AND ADMINISTRATIVE PROGRAM REQUIREMENTS. ANY DISCREPANCIES FROM THE DESIGN SHOULD BE NOTED AND EXPLAINED.
8. FINAL AS-BUILT PACKAGE SUBMITTAL. THE FINAL ROADWAY AND PARKING AREA AS-BUILT SUBMITTAL PACKAGE SHALL BE SUBMITTED ONLINE THROUGH THE COUNTY PERMITLINK PORTAL. THE SUBMITTAL PACKAGE MUST INCLUDE THE FOLLOWING ITEMS:
   a. PLAN VIEW RECORD DRAWINGS, SIGNED AND SEALED BY A LICENSED PROFESSIONAL, DETAILING AS-BUILT ELEVATIONS, AT 100' INTERVALS, FOR ROADWAY CENTERLINE, EDGE OF PAVEMENT, CURB, AND GUTTER (FLOW LINE AND TOP OF CURB), ROADSIDE DITCHES AND OUTFALL DITCHES;
   b. PROFILE VIEW RECORD DRAWINGS WITH AS-BUILT ELEVATIONS NOTED AND CROSS SECTIONS VERIFIED;
   c. STANDARD CERTIFICATION FORM WITH SURVEYOR AND GEOTECHNICAL ENGINEER SIGNATURES AND SEALS INDICATING THAT REQUIRED INSPECTIONS HAVE REVEALED NO DISCREPANCY FROM THE APPROVED PLANS;
   d. GEOTECHNICAL ENGINEER/DESIGN PROFESSIONAL APPROVAL LETTER;
   e. GEOTECHNICAL TESTING, MATERIALS, AND INSPECTION REPORTS.



CONSTRUCTION CROSSING SUCH THAT JOINTS ARE SPACED THE MAXIMUM DISTANCE FROM ONE ANOTHER; NO JOINT SHALL BE LOCATED WITHIN THE CROSSING

SECTION A-A

NOTE:

1. USE OF THIS DETAIL MUST BE APPROVED BY THE LOCALITY.

PIPE CROSSING

NOT TO SCALE

REFERENCE	CATEGORY	DATE	SHEET No.	DETAIL No.
200, 801, 802, 803	WATER & SANITARY	6/16	1 OF 1	WS_09

NOTES:

STEPS WILL BE REQUIRED IN ALL STRUCTURES WITH A DEPTH OF 4'-0" OR GREATER UNLESS OTHERWISE NOTED ON THE PLANS.

ALL STEPS SHALL PROTRUDE 4½" FROM INSIDE FACE OF STRUCTURE WALL.

MAXIMUM STEP SPACING TO BE 16" C-C.

STEPS SHALL WITHSTAND A MINIMUM FORCE OF 300 POUNDS WHEN EXTENDED 4½" FROM THE FACE OF THE SUPPORT.

STEPS ARE TO BE VERTICALLY ALIGNED AND UNIFORMALY SPACED FOR THE ENTIRE DEPTH OF ANY STRUCTURE.

IN PRECAST UNITS STEPS MAY BE CAST IN PLACE, MORTARED INTO HOLES PROVIDED BY THE FABRICATOR, OR DRIVEN.

STEPS DIFFERING IN DIMENSIONS, CONFIGURATION, OR MATERIALS FROM THOSE SHOWN MAY ALSO BE USED PROVIDED THEY MEET THE MINIMUM REQUIREMENTS SHOWN HEREON AND THE CONTRACTOR HAS FURNISHED THE ENGINEER WITH DETAILS AND CERTIFIED TEST REPORTS OF THE PROPOSED SUBSTITUTE AND HAS RECEIVED WRITTEN APPROVAL FROM THE ENGINEER FOR THE USE OF SUCH STEPS.

ALL STEPS INSTALLED SHALL BE PROVIDED WITH SLIP-RESISTANT SURFACES SUCH AS BUT NOT LIMITED TO, CORRUGATED KNURLED, OR DIMPLED SURFACES.

ALUMINUM STEPS SHALL BE FABRICATED IN ACCORDANCE WITH ASTM B221 ALLOY 6005-T5.

THAT PORTION OF THE STEP ENCASED IN MASONRY SHALL BE PROTECTED WITH A COATING OF BITUMINOUS SOLVENT TYPE, ASBESTOS FREE, ALUMINUM PAINT OR EQUAL COATING CONFORMING TO FEDERAL SPECIFICATION TT-C-1054/BRA.

SPECIFICATION REFERENCE

STANDARD STEP

VIRGINIA DEPARTMENT OF TRANSPORTATION

VDOT ROAD AND BRIDGE STANDARDS

REVISION DATE	SHEET 1 OF 1
	106.09

ST-1

PB-1

GENERAL

1. METHOD "A" PIPE BEDDING SHALL BE USED FOR ALL TYPES OF PIPE CULVERTS WITHIN THE APPLICABLE HEIGHT OF COVER RANGE NOTED IN THE STANDARD PC-1 TABLES UNLESS OTHERWISE NOTED ON THE PLANS.
2. H = HEIGHT OF COVER MEASURED FROM TOP OF CULVERT TO FINISHED GRADE.
3. b = EXCAVATION DEPTH AS SHOWN ON PLANS OR TO FIRM BEARING SOIL.

CIRCULAR PIPE

1. D = OUTSIDE DIAMETER OF PIPE.
2. d = INSIDE DIAMETER OF PIPE.
3. X = WIDTH OF CLASS I BACKFILL MATERIAL BEYOND THE EXTREMITY OF THE PIPE.
   X = 12" WHERE d IS LESS THAN 36".
   X = 16" WHERE d IS 36" AND GREATER.
4. WHERE DIRECTED BY THE ENGINEER BEDDING MATERIAL MAY BE ELIMINATED FOR NORMAL EARTH FOUNDATIONS UNDER ROUTINE ENTRANCE PIPE (EXCEPT PLASTIC PIPE) 30" AND LESS IN DIAMETER WITH HEIGHT OF COVER 15' OR LESS.
5. REGULAR BACKFILL MATERIAL MAY BE USED IN LIEU OF CLASS I BACKFILL MATERIAL FOR ALL FOUNDATION TYPES FOR ROUTINE ENTRANCE PIPE (EXCEPT PLASTIC PIPE) 30" AND LESS IN DIAMETER WITH HEIGHT OF COVER 15' OR LESS.
6. BEDDING MATERIAL AND CLASS I BACKFILL MATERIAL MAY BE ELIMINATED FOR SHOULDER SLOT INLET (D-13) OUTLET PIPES INSTALLATIONS.

ELLIPTICAL PIPE

1. S_1 = OUTSIDE SPAN DIMENSION OF PIPE.
2. S_2 = INSIDE SPAN DIMENSION OF PIPE.
3. R = OUTSIDE RISE DIMENSION OF PIPE.
4. X = WIDTH OF CLASS I BACKFILL MATERIAL BEYOND THE EXTREMITY OF THE PIPE.
   X = 12" WHERE S_2 IS LESS THAN 36".
   X = 16" WHERE S_2 IS 36" AND GREATER
5. WHERE DIRECTED BY THE ENGINEER BEDDING MATERIAL MAY BE ELIMINATED FOR NORMAL EARTH FOUNDATIONS UNDER ROUTINE ENTRANCE PIPE WHERE S_2 IS 38" OR LESS AND HEIGHT OF COVER IS 15' OR LESS.
6. REGULAR BACKFILL MATERIAL MAY BE USED IN LIEU OF CLASS I BACKFILL MATERIAL FOR ALL FOUNDATION TYPES FOR ROUTINE ENTRANCE PIPE WHERE S_2 IS 38" OR LESS AND HEIGHT OF COVER 15' OR LESS.

PIPE ARCH

1. S = SPAN DIMENSION OF PIPE.
2. R = RISE DIMENSION OF PIPE.
3. B = SEE PC-1 TABLE FOR APPLICABLE PIPE MATERIAL
4. X = WIDTH OF CLASS I BACKFILL MATERIAL BEYOND THE EXTREMITY OF THE PIPE.
   X = 12" WHERE S_2 IS LESS THAN 36".
   X = 16" WHERE S_2 IS 36" AND GREATER
5. WHERE DIRECTED BY THE ENGINEER BEDDING MATERIAL MAY BE ELIMINATED FOR NORMAL EARTH FOUNDATIONS UNDER ROUTINE ENTRANCE PIPE WHERE S_2 IS 38" OR LESS AND HEIGHT OF COVER 15' OR LESS.
6. REGULAR BACKFILL MATERIAL MAY BE USED IN LIEU OF CLASS I BACKFILL MATERIAL FOR ALL FOUNDATION TYPES FOR ROUTINE ENTRANCE PIPE WHERE S IS 35" OR LESS AND HEIGHT OF COVER 15' OR LESS.

400 CLASS I CU. YD. PER ADDITIONAL FOOT OF DEPTH.

SPECIFICATION REFERENCE
302 303

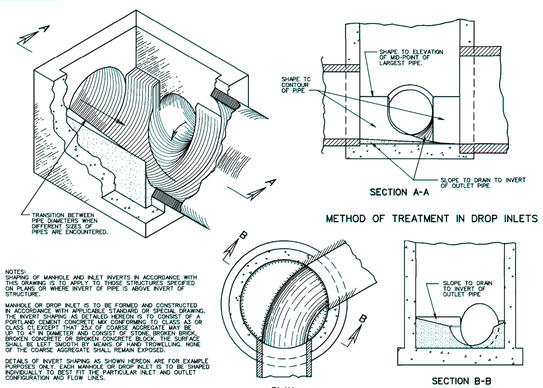
INSTALLATION OF PIPE CULVERTS & STORM SEWERS GENERAL NOTES

VIRGINIA DEPARTMENT OF TRANSPORTATION

VDOT ROAD AND BRIDGE STANDARDS

REVISION DATE	SHEET 1 OF 1
	107.00

IS-1



NOTES:

SHAPING OF MANHOLE AND INLET INVERTS IN ACCORDANCE WITH THIS DRAWING IS TO APPLY TO THOSE STRUCTURES SPECIFIED ON PLANS, OR WHERE INVERT OF PIPE IS ABOVE INVERT OF STRUCTURE.

MANHOLE OR DROP INLET IS TO BE FORMED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE STANDARD OR SPECIAL DRAWING. THE INVERT SHALL BE INSTALLED MONOLITHIC TO FLOOR OF STRUCTURE AND SHALL BE FORMED FROM CLASS A, B, OR C CONCRETE OR CLASS AS EXCEPT THAT 2½# OF COARSE AGGREGATE MAY BE UP TO 1½" IN DIAMETER AND CONSIST OF STONE, BROKEN BRICK, BROKEN CONCRETE OR BROKEN CONCRETE BLOCK. THE SURFACE SHALL BE LEFT SMOOTH BY MEANS OF HAND TROWELLING. NONE OF THE COARSE AGGREGATE SHALL REMAIN EXPOSED.

DETAILS OF INVERT SHAPING AS SHOWN HEREON ARE FOR EXAMPLE PURPOSES ONLY. EACH MANHOLE OR DROP INLET IS TO BE SHAPED INDIVIDUALLY TO BEST FIT THE PARTICULAR INLET AND OUTLET CONFIGURATION AND FLOW LINES.

SPECIFICATION REFERENCE
302

STANDARD METHOD OF SHAPING MANHOLE & INLET INVERTS

VIRGINIA DEPARTMENT OF TRANSPORTATION

VDOT ROAD AND BRIDGE STANDARDS

REVISION DATE	SHEET 1 OF 1
	106.08

R7-1

Sign image from the Manual of Traffic Signs <http://www.trafficsign.us/>
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NOTE: ALTERNATE 'NO PARKING ANY TIME' SIGNS MAY BE UTILIZED AS DETERMINED BY THE OWNER/DEVELOPER.

RPA BUFFER SIGN DETAIL

NOT TO SCALE

NOTES:
1. SUBGRADE TO BE PROOFROLLED AND APPROVED BY GEOTECHNICAL ENGINEER.
2. PAVEMENT SECTION SHALL BE CONFIRMED BY GEOTECHNICAL ENGINEER.

HEAVY DUTY PAVEMENT SECTION

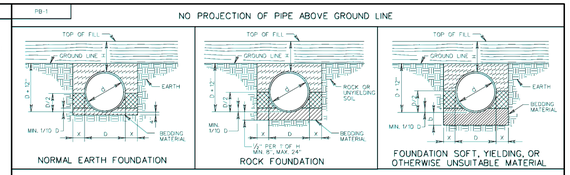
(WINDING CREEK, BOLD STONE, & ALLEY)

N.T.S.

TYPICAL SIDEWALK SECTION

N.T.S.

PB-1



BEDDING MATERIAL IN ACCORDANCE WITH SECTION 302 OF THE ROAD AND BRIDGE SPECIFICATIONS.

CLASS I BACKFILL MATERIAL IN ACCORDANCE WITH SECTION 302 OF THE ROAD AND BRIDGE SPECIFICATIONS.

FOR PLASTIC PIPE CLASS I BACKFILL MATERIAL IN ACCORDANCE WITH SECTION 302 OF THE ROAD AND BRIDGE SPECIFICATIONS.

FOR ALL OTHER PIPE REGULAR BACKFILL MATERIAL IN ACCORDANCE WITH SECTION 302 OF THE ROAD AND BRIDGE SPECIFICATIONS.

EMBANKMENT

REGULAR BACKFILL MATERIAL IN ACCORDANCE WITH SECTION 302 OF THE ROAD AND BRIDGE SPECIFICATIONS.

NOTES:

FOR GENERAL NOTES ON PIPE BEDDING, SEE INSTALLATION OF PIPE CULVERTS AND STORM SEWERS GENERAL NOTES ON SHEET 107.00.

CRUSHED GLASS CONFORMING TO THE SIZE REQUIREMENTS FOR CRUSHER RUN AGGREGATE SIZE 25 AND 26 MAY BE USED IN PLACE OF CLASS I BACKFILL.

VDOT ROAD AND BRIDGE STANDARDS

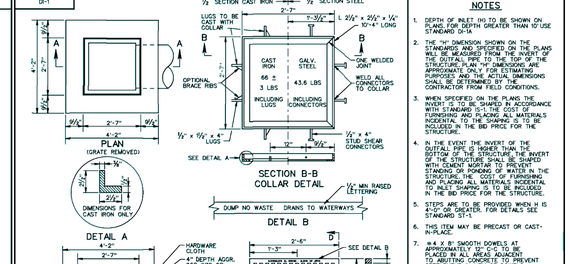
SHEET 1 OF 4	REVISION DATE
	07/12

INSTALL OF PIPE CULVERTS AND STORM SEWERS CIRC. PIPE BEDDING AND BACKFILL - METHOD "A"

VIRGINIA DEPARTMENT OF TRANSPORTATION

SPECIFICATION REFERENCE
302 303

D-1



NOTES:

1. DEPTH OF INLET (H) TO BE SHOWN ON PLANS, FOR DEPTH GREATER THAN 10' USE STANDARD D-13A.
2. THE "H" DIMENSION SHOWN ON THE STANDARDS AND SPECIFIED ON THE PLANS WILL BE MEASURED FROM THE INVERT OF THE OUTFALL PIPE TO THE TOP OF THE STRUCTURE. PLAN QUANTITY DIMENSIONS ARE APPROXIMATE ONLY FOR ESTIMATING PURPOSES AND THE ACTUAL DIMENSIONS SHALL BE DETERMINED BY THE CONTRACTOR FROM FIELD CONDITIONS.
3. WHEN SPECIFIED ON THE PLANS THE INVERT IS TO BE SHAPED IN ACCORDANCE WITH STANDARD IS-1. THE COST OF FURNISHING AND PLACING ALL MATERIALS INCIDENTAL TO THE SHAPING IS TO BE INCLUDED IN THE BID PRICE FOR THE STRUCTURE.
4. IN THE EVENT THE INVERT OF THE OUTFALL PIPE IS RAISED THAN THE BOTTOM OF THE STRUCTURE, THE INVERT OF THE STRUCTURE SHALL BE SHAPED WITH CEMENT MORTAR TO PREVENT SEDIMENTATION OR PONDING OF WATER IN THE STRUCTURE. ALL MATERIALS INCIDENTAL AND INCIDENTAL TO THE SHAPING IS TO BE INCLUDED IN THE BID PRICE FOR THE STRUCTURE.
5. STEPS SHALL BE PROVIDED WHEN H IS 4'-0" OR GREATER FOR DETAILS SEE STANDARD ST-1.
6. THIS ITEM MAY BE PRECAST OR CAST-IN-PLACE.
7. #4 x 8' SMOOTH DOWELS AT APPROXIMATELY 15" C-C, TO BE PLACED IN ALL CAST-IN-PLACE CONCRETE TO ALLOW FOR DIFFERENT SETTLEMENT IN LIEU OF DOWELS, A 2"x4" KEY MAY BE PROVIDED. SEE STANDARD T-DI-3, 4 FOR ALTERNATE DESIGN.
8. 3" DIAMETER WEEP HOLE WITH 12"x12" PLASTIC HARDWARE CLOTH ½" MESH OR GALVANIZED STEEL WIRE MINIMUM WIRE DIAMETER 0.63", NUMBER 4 MESH HARDWARE CLOTH ANCHORED FIRMLY TO THE OUTSIDE OF THE STRUCTURE.
9. CAST IN PLACE CONCRETE IS TO BE CLASS A3 (3000 PSI). PRECAST CONCRETE IS TO BE 4000 PSI.
10. ANY ALTERNATE METHODS OF ANCHORAGE MEETING THE APPROVAL OF THE ENGINEER MAY BE SUBSTITUTED FOR THE CAST IRON LUGS AS SHOWN HEREON.
11. DUMP NO WASTE SIGNS TO BE AT LOCATIONS SPECIFIED ON ALL D-1 GRATES. LOCATION OF LETTERING MAY VARY BY MANUFACTURER.

VDOT ROAD AND BRIDGE STANDARDS

SHEET 1 OF 1	REVISION DATE
104.01	

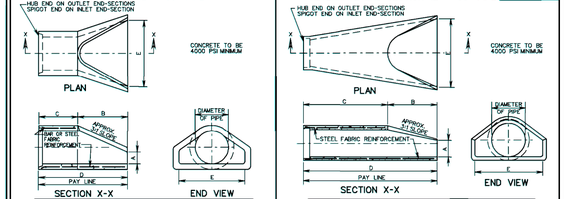
STANDARD DROP INLET

12" - 24" PIPE: MAXIMUM DEPTH (H) = 10'

VIRGINIA DEPARTMENT OF TRANSPORTATION

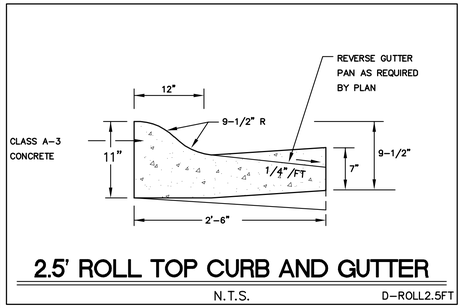
SPECIFICATION REFERENCE
233 302

ES-1



PIPE DIAMETER	A	B	C	D	E
12"	4"	2'-0"	2'-0"	4'-0"	2'-0"
15"	6"	2'-3"	1'-9"	4'-0"	2'-6"
18"	9"	2'-3"	2'-3"	6'-0"	3'-0"
21"	9"	2'-11"	2'-3"	6'-0"	3'-6"
24"	10"	3'-7"	2'-6"	6'-0"	4'-0"
27"	10½"	4'-0"	2'-9"	6'-0"	4'-6"
30"	11'-0"	4'-6"	2'-9"	6'-0"	5'-0"
33"	11'-6"	4'-10½"	2'-9"	6'-0"	5'-6"
36"	1'-3"	5'-3"	2'-10½"	6'-0"	6'-0"
42"	1'-9"	5'-3"	3'-1½"	6'-0"	6'-6"
48"	2'-0"	6'-0"	3'-2"	8'-2"	7'-0"
54"	2'-3"	5'-5"	2'-9½"	8'-2"	7'-6"
60"	2'-11"	5'-0"	3'-3"	8'-3"	8'-0"

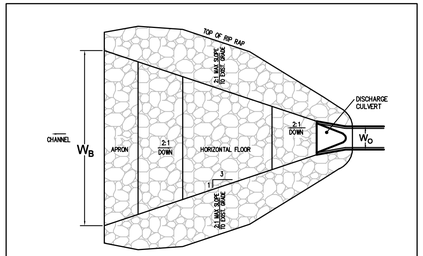
PIPE DIAMETER	A	B	C	D	E
12"	4"	2'-0"	2'-0"	6'-1"	2'-0"
15"	6"	2'-3"	3'-10"	6'-1"	2'-6"
18"	9"	2'-3"	3'-10"	6'-3"	3'-0"
21"	9"	2'-11"	3'-2"	6'-1"	3'-6"
24"	10"	3'-7"	2'-8"	6'-1"	4'-0"
27"	10½"	4'-0"	2'-9½"	6'-1½"	4'-6"
30"	11'-0"	4'-6"	1'-7½"	6'-1½"	5'-0"
33"	1'-1½"	4'-10½"	2'-7½"	6'-1½"	5'-6"
36"	1'-3"	5'-3"	2'-10½"	8'-1½"	6'-0"
42"	1'-9"	5'-3"	3'-1½"	8'-1½"	6'-6"
48"	2'-0"	6'-0"	2'-2"	8'-2"	7'-0"
54"	2'-3"	5'-5"	2'-9½"	8'-2"	7'-6"
60"



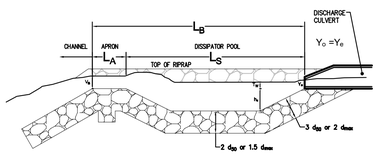
2.5' ROLL TOP CURB AND GUTTER

N.T.S. D-ROLL2.5FT

EC-3	ALL PROPOSED SLOPES AT 3:1 OR GREATER SHALL BE STABILIZED WITH ECSC-3 STRAW/COCONUT TURF REINFORCEMENT MATTING MANUFACTURED BY EAST COAST EROSION CONTROL (OR APPROVED EQUAL).
PS	CONTRACTOR SHALL PROVIDE ADEQUATE PERMANENT SEEDING MEASURES IN ACCORDANCE WITH MINIMUM STANDARD 3.32 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK TO ENSURE PERENNIAL VEGETATIVE COVER ON DISTURBED AREAS.
DC	CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL MEASURES IN ACCORDANCE WITH MINIMUM STANDARD 3.39 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK TO ENSURE TRAFFIC AND PEDESTRIAN SAFETY.



PLAN



PROFILE

OP RIPRAP BASIN DETAIL

N.T.S

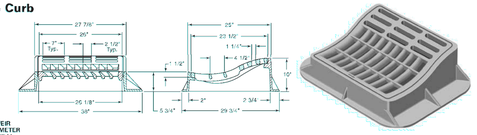
BMP #1.1

L_B = 12.9'	d_{50} = 0.43'
L_S = 8.6'	W_B = 10.1'
L_A = 4.3'	h_S = 0.86'

■ Note: When specifying/ordering grates, refer to "Choosing the Proper Inlet Grate" on pages 125-126.
For a complete listing of FREE OPEN AREAS and WEIR PERIMETERS of all NEENAH grates, refer to pages 327-332.

R-3501-TR
Inlet for Roll Type Curb

Heavy Duty

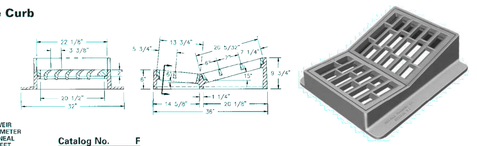


CATALOG NUMBER	GRATE TYPE	SQ. FT. OPEN	WEIR PERIMETER LINEAL FEET
R-3501-TR	L	1.4	4.6
R-3501-TL	L	1.4	4.6

Illustrating **R-3501-TR** (flow right). If flow left required, order **R-3501-TL**.

R-3501-U Series
Inlet for Roll Type Curb

Heavy Duty

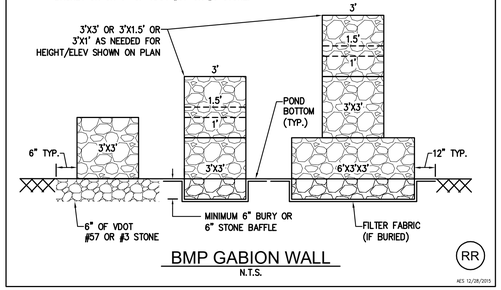


CATALOG NUMBER	GRATE TYPE	SQ. FT. OPEN	WEIR PERIMETER LINEAL FEET
R-3501-UF	L	2.4	5.9
R-3501-UT	L	2.4	5.9

Catalog No.	F
R-3501-U	9 3/4"
R-3501-U1	6"

TOLL FREE 1-800-233-0011

NOTES:
1. BASKETS SHALL BE INSTALLED UPON CONVERSION OF SEDIMENT BASIN INTO FINAL BMP MODE.
2. BOTTOM BASKETS SHALL BE BURIED A MINIMUM OF 6" OR SHALL BE SET ON VDOT #57 OR #3 STONE.
3. SUBGRADE SHALL BE COMPACTED TO 92% DRY DENSITY PER ASTM D 1557
4. BASKETS SHALL BE FILLED WITH STONE THAT IS 4"-8" IN SIZE - GABION STONE.
5. LENGTH OF BASKETS OTHER THAN 6'X3'X3' BASE BASKET SHOWN BELOW (6', 9', OR 12') IS AT THE OPTION OF THE CONTRACTOR.
6. BASKETS SHALL BE TERRA AQUA GALVANIZED GABIONS OR EQUAL.
7. BASKETS SHALL BE EMBEDDED OVER 4 OZ NONWOVEN FILTER FABRIC THAT EXTENDS 1' OUTSIDE THE BASKET OR ON 6" OF VDOT #57 OR #3 STONE.



BMP GABION WALL

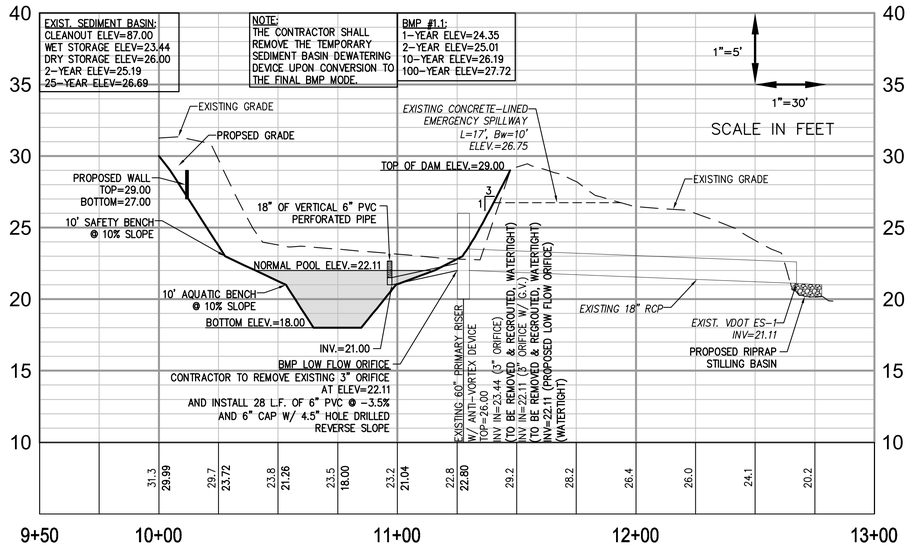
N.T.S.

RR

AES 12/28/2015

BMP #1.1

1-YR. ELEV.	=	24.35
2-YR. ELEV.	=	25.01
10-YR. ELEV.	=	26.19
100-YR. ELEV.	=	27.72

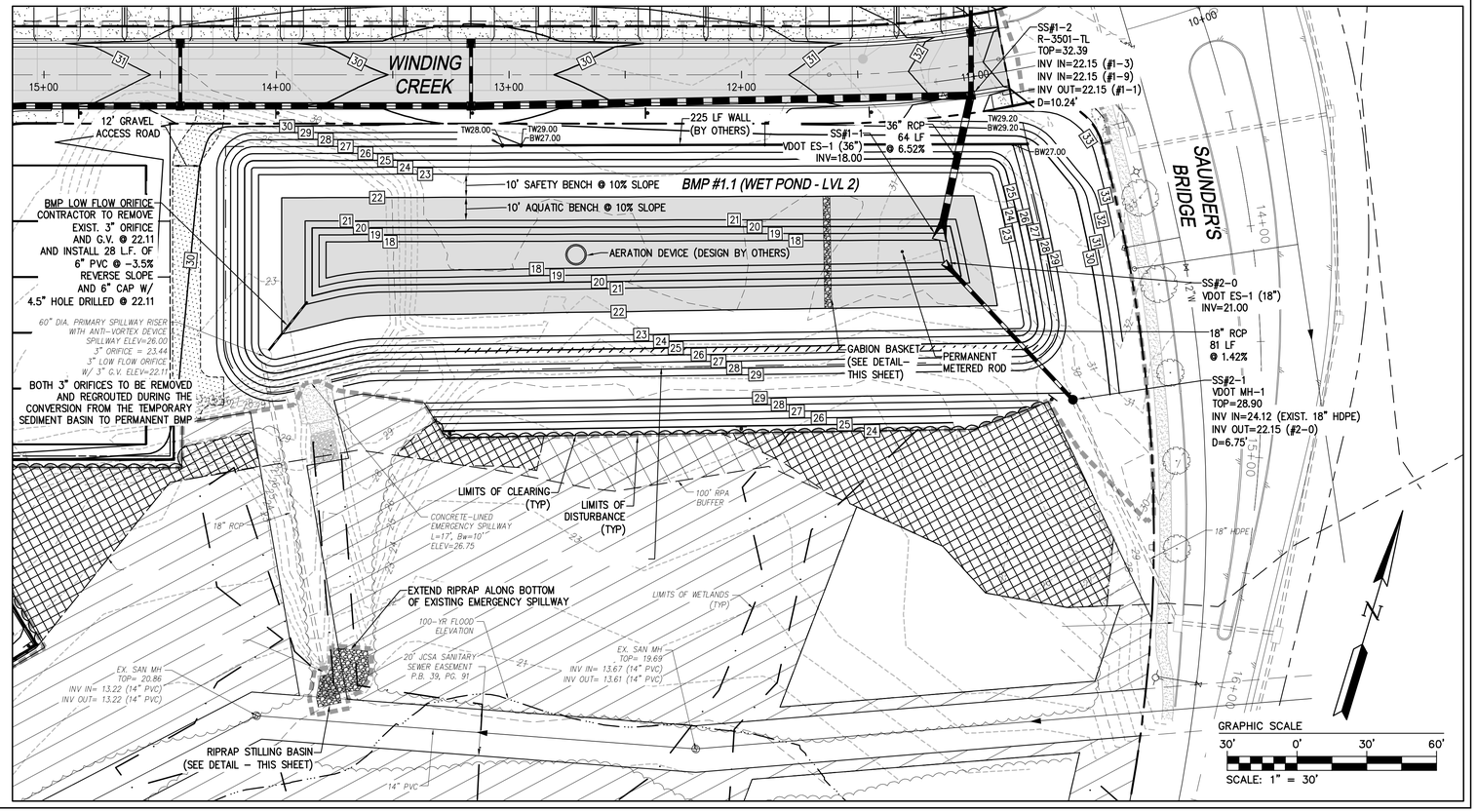


BMP #1.1

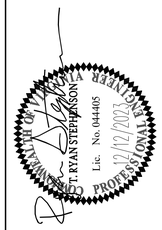
NOTE:
STABILIZATION FOR 3:1 SLOPES AND GREATER, AND WITHIN BMP FACILITIES, SHALL BE ECSC-3 STRAW/COCONUT FIBER MATTING MANUFACTURED BY EAST COAST EROSION CONTROL (OR EQUAL).

VA DEQ STORMWATER DESIGN SPECIFICATION NO. 14 — WET POND

9.4 SEDIMENT REMOVAL:
FREQUENT SEDIMENT REMOVAL FROM FOREBAY IS ESSENTIAL TO MAINTAIN THE FUNCTION AND PERFORMANCE OF A WET POND. MAINTENANCE PLANS SHOULD SCHEDULE CLEANOUTS APPROXIMATELY EVERY 5 TO 7 YEARS OF WHEN INSPECTIONS INDICATE THAT 50% OF THE FOREBAY SEDIMENT STORAGE CAPACITY HAS BEEN FILLED. THE DESIGNER SHOULD ALSO CHECK TO SEE WHETHER REMOVED SEDIMENTS CAN BE SPOILED ON SITE OR MUST BE HAULED AWAY. SEDIMENTS EXCAVATED FROM WET PONDS ARE NOT USUALLY CONSIDERED TOXIC OR HAZARDOUS. THEY CAN BE SAFELY DISPOSED OF BY EITHER LAND APPLICATION OR LAND FILLING. SEDIMENT TESTING MAY BE NEEDED PRIOR TO SEDIMENT DISPOSAL IF THE RETROFIT SERVES A HOTSPOT LAND USE.



Rev.	Date	Description	Revised By
5	12/11/2023	REVISED PER JCC COMMENTS	TRS
5	09/26/2023	REVISED PER JCC COMMENTS	TRS
4	06/16/2023	REVISED PER JCC COMMENTS	TRS
3	03/14/2023	REVISED PER JCC COMMENTS	TRS
2	02/10/2023	REVISED PER JCC COMMENTS	TRS
1	10/27/2022	REVISED PER JCC COMMENTS	TRS



AES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
www.aesva.com
Hampton Roads | Central Virginia | Middle Peninsula

SITE PLAN FOR
THE SETTLEMENT AT POWHATAN CREEK - PHASE 4
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	TRS
Project Number:	9254-17
Scale: AS NOTED	Date: 06/28/2022

Sheet Title:
SWM NOTES & DETAILS

Sheet Number
C10.3

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In order to facilitate and anticipate maintenance, contractors should measure the actual constructed pond depth at three areas within the permanent pool (forebay, mid-pond and at the riser), and they should mark and geo-reference them on an as-built drawing. This simple data set will enable maintenance inspectors to determine pond sediment deposition rates in order to schedule sediment cleanouts.

SECTION 9: MAINTENANCE

9.1. Maintenance Agreements

The Virginia Stormwater Management regulations (4 VAC 50-60) specify the circumstances under which a maintenance agreement must be executed between the owner and the VSMP authority, and sets forth inspection requirements, compliance procedures if maintenance is neglected, notification of the local program upon transfer of ownership, and right-of-entry for local program personnel.

- Restrictive covenants or other mechanism enforceable by the VSMP authority must be in place to help ensure that wet ponds are maintained, as well as to pass the knowledge along to any subsequent property owners.
- Access to wet ponds should be covered by a drainage easement to allow access by the VSMP authority to conduct inspections and perform maintenance when necessary.
- All wet ponds must include a long term maintenance agreements consistent with the provisions of the VSMP regulations, and must include the recommended maintenance tasks and a copy of an annual inspection checklist.
- The maintenance agreement should also include contact information for owners to get local or state assistance to solve common nuisance problems, such as mosquito control, geese, invasive plants, vegetative management and beaver removal.

9.2. First Year Maintenance Operations

Successful establishment of wet ponds requires that the following tasks be undertaken during the first year following construction.

Initial inspections. For the first six months following construction, the site should be inspected at least twice after storm events that exceed a 1/2-inch of rainfall.

Planting of Aquatic Benches. The aquatic benches should be planted with emergent wetland species, following the planting recommendations contained in Stormwater Design Specification No. 13 (Constructed Wetlands).

Spot Reseeding. Inspectors should look for bare or eroding areas in the contributing drainage area or around the pond buffer, and make sure they are immediately stabilized with grass cover.

Watering. Trees planted in the pond buffer need to be watered during the first growing season. In general, consider watering every 3 days for first month, and then weekly during the remainder of the first growing season (April - October), depending on rainfall.

9.3. Maintenance Inspections

Maintenance of a wet pond is driven by annual inspections that evaluate the condition and performance of the pond, including the following:

- Measure sediment accumulation levels in the forebay.
- Monitor the growth of wetland plants, trees and shrubs planted. Record the species and their approximate coverage, and note the presence of any invasive plant species.
- Inspect the condition of stormwater inlets to the pond for material damage, erosion or undercutting.
- Inspect the banks of upstream and downstream channels for evidence of sloughing, animal burrows, boggy areas, woody growth, or gully erosion that may undermine embankment integrity.
- Inspect the pond outfall channel for erosion, undercutting, rip-rap displacement, woody growth, etc.
- Inspect the condition of the principal spillway and riser for evidence of spalling, joint failure, leakage, corrosion, etc.
- Inspect the condition of all trash racks, reverse-sloped pipes, or flashboard risers for evidence of clogging, leakage, debris accumulation, etc.
- Inspect maintenance access to ensure it is free of woody vegetation, and check to see whether valves, manholes and locks can be opened and operated.
- Inspect internal and external side slopes of the pond for evidence of sparse vegetative cover, erosion, or slumping, and make needed repairs immediately.

Based on inspection results, specific maintenance tasks will be triggered. Example maintenance inspection checklists for Wet Ponds can be accessed in Appendix C of Chapter 9 of the *Virginia Stormwater Management Handbook* (2010).

9.4 Common Ongoing Maintenance Tasks

Maintenance is needed so stormwater ponds continue to operate as designed on a long-term basis. Routine stormwater pond maintenance, such as removing debris and trash, is needed several times each year (See **Table 14.6**). More significant maintenance (e.g., removing accumulated sediment) is needed less frequently but requires more skilled labor and special equipment. Inspection and repair of critical structural features (e.g., embankments and risers) needs to be performed by a qualified professional (e.g., a structural engineer) who has experience in the construction, inspection, and repair of these features.

The maintenance plan should clearly outline how vegetation in the pond and its buffer will be managed or harvested in the future. Periodic mowing of the stormwater buffer is only required along maintenance rights-of-way and the embankment. The remaining buffer can be managed as a meadow (mowing every other year) or forest. The maintenance plan should schedule a shoreline cleanup at least once a year to remove trash and floatables.

Table 14.6. Typical Wet Pond Maintenance Tasks and Frequency

Maintenance Items[1]	Frequency[1]
• Remove debris and blockages • Repair undercut, eroded, and bare soil areas	Quarterly or after major storms (>1 inch of rainfall)
• Mowing embankment	Twice a year
• Shoreline cleanup to remove trash, debris and floatables • A full maintenance inspection • Open up the riser to access and test the valves • Repair broken mechanical components, if needed	Annually
• Pond buffer and aquatic bench reinforcement plantings	One time –during the second year following construction
• Forebay Sediment Removal	Every 5 to 7 years
• Repair pipes, the riser and spillway, as needed	From 5 to 25 years

[1]Maintenance items and required frequency should be verified with local requirements

9.4. Sediment Removal

Frequent sediment removal from the forebay is essential to maintain the function and performance of a wet pond. For planning purposes, maintenance plans should anticipate cleanouts approximately every 5 to 7 years, or when inspections indicate that 50% of forebay sediment storage capacity has been filled. (Absent an upstream eroding channel or other source of sediment, the frequency of sediment removal should decrease as the drainage area stabilizes.) The designer should also check to see whether removed sediments can be spoiled on-site or must be hauled away. Sediments excavated from wet ponds are not usually considered toxic or hazardous. They can be safely disposed of by either land application or land filling. Sediment testing may be needed prior to sediment disposal if the wet pond serves a hotspot land use.

SECTION 10: COMMUNITY & ENVIRONMENTAL CONCERNS

Wet ponds can generate the following community and environmental concerns that need to be addressed during design.

Aesthetic Issues. Many residents feel that wet ponds are an attractive landscape feature, promote a greater sense of community and are an attractive habitat for fish and wildlife. Designers should note that these benefits are often diminished where wet ponds are under-sized or have small contributing drainage areas.

Existing Wetlands. A wet pond should never be constructed within an existing *natural* wetland. Discharges from a wet pond into an existing natural wetland should be minimized to prevent pollution damage and changes to its hydroperiod.

CONVERSION OF SEDIMENT BASINS INTO BMP FACILITIES

PROPER NOTIFICATION SHOULD BE GIVEN TO THE JAMES CITY COUNTY STORMWATER AND RESOURCE PROTECTION DIVISION AND ADJACENT RESIDENTS SHOULD BMP DRAWDOWN BE REQUIRED FOR PROJECT CLOSEOUT PURPOSES. ONCE THE JAMES CITY COUNTY INSPECTOR GIVES CONCURRENCE TO REMOVE THE SEDIMENT BASIN FACILITIES (USING APPROVED MEASURES SUCH AS FILTER BAGS, ETC.), ANY EXCESS EARTH OR SEDIMENT SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR. GABION BASKETS, TIMBER BAFFLE WALLS, AND OTHER FINAL BMP MEASURES SHALL BE INSTALLED. ALL DISTURBED AREAS SHALL BE SEEDED AND STABILIZED AS NECESSARY.

GENERAL NOTES FOR CONSTRUCTION OF STORMWATER BASINS

1. THE CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS NEEDED TO CONSTRUCT THE STORMWATER BASIN, STORMWATER MANAGEMENT PONDS, BEST MANAGEMENT PRACTICES, SEDIMENT BASINS AND SEDIMENT TRAPS. THE WORK SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND MATERIALS NEEDED FOR THE COMPLETION OF GRADING AND EARTHWORK ASSOCIATED WITH THE CONSTRUCTION.
2. THE CONTRACTOR SHALL CONSULT AND PROVIDE FOR THE SERVICES OF A GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL PROVIDE TEST RESULTS ON PLACED DAM MATERIALS, IDENTIFYING SOIL CLASSIFICATION, PERMEABILITY, PLASTICITY INDEX, AND COMPACTION. ALL TESTS SHALL BE IN CONFORMANCE WITH ASTM STANDARDS. THE COST OF THE SERVICES OF THE GEOTECHNICAL ENGINEER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. SATISFACTORY GEOTECHNICAL RESULTS ARE NEEDED PRIOR TO FINAL APPROVAL.
3. ALL INSPECTIONS REQUIRED FOR THE WORK SHALL BE PERFORMED BY A GEOTECHNICAL ENGINEER AT THE EXPENSE OF THE GENERAL CONTRACTOR.
4. ON-SITE EXCAVATED MATERIAL, IF DETERMINED SUITABLE FOR USE IN DAM CONSTRUCTION BY A GEOTECHNICAL ENGINEER, MAY BE USED FOR DAM CONSTRUCTION. SHOULD ADDITIONAL MATERIAL BE REQUIRED, THE CONTRACTOR SHALL IDENTIFY THE NEED FOR MATERIAL TO THE OWNER, AS ADDITIONAL BORROW MATERIAL MAY BE AVAILABLE ON THE PROPERTY. ALL EXCAVATED MATERIAL DETERMINED BY THE GEOTECHNICAL ENGINEER TO BE UNSUITABLE SHALL BE DISPOSED OF PROPERLY AT THE CONTRACTOR'S EXPENSE. ALL EXCAVATED MATERIAL NOT REQUIRED FOR BACKFILLING SHALL EITHER BE DEPOSITED ON SITE AND SPREAD BY THE CONTRACTOR, OR SHALL BE DEPOSITED IN AN AREA ON THE PROPERTY AS DIRECTED BY THE OWNER. THE CONTRACTOR SHALL PROVIDE PROPER STABILIZATION, AND EROSION AND SEDIMENT CONTROL MEASURES NEEDED TO CONTROL AS PER THE VESCH THIRD EDITION.
5. UNDERCUT FOR THE FOUNDATION OF THE DAM EMBANKMENT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATION. THE FOUNDATION SHALL BE BACKFILLED WITH SOILS CLASSIFIED AS SM, SC, OR CL UNDER THE UNIFIED SOIL CLASSIFICATION SYSTEM. SOILS SHALL HAVE A MINIMUM OF 15% BY WEIGHT FINES, HAVING A PLASTICITY INDEX OF 30% AND A PERMEABILITY OF 0.0004 IN./SEC. OR LESS. FILL SHALL BE COMPACTED IN 8-INCH LIFTS, OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER, TO A DRY DENSITY OF 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698). EXCAVATION FOR THE DAM KEY SHALL BE IN ACCORDANCE TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATION. HEIGHT, DEPTH, AND WIDTH OF THE KEY SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. THE KEY SHALL BE FORMED USING SOILS CLASSIFIED AS CH OR CL, WITH A PERMEABILITY OF 0.0004 IN./SEC. OR LESS.
6. THE DAM CORE SHALL BE AS CONSTRUCTED WITH NON-EXPANSIVE CH OR CL CLAYEY MATERIAL WITH PERMEABILITY OF 0.0004 IN./SEC. OR THE FILL OF THE CORE SHALL BE MADE IN 8-INCH LIFTS, OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER, TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698). SIZE, SHAPE, WIDTH, DEPTH, AND HEIGHT OF THE DAM CORE SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. TO COVER THE DAM CORE, A SILTY FINE SAND OR CLAYEY SOIL (SM, SC, OR CL) SHALL BE PLACED. A VEGETATIVE COVER USING VDOT EC-2 EROSION CONTROL BLANKETS SHALL BE PLACED ON DAM SLOPES AND CREST TO PREVENT EROSION.
7. THE STORMWATER MANAGEMENT / BMP FACILITIES SHOWN ON THESE PLANS REQUIRE THE SUBMISSION, REVIEW AND APPROVAL OF RECORD DRAWING(S) AND CONSTRUCTION CERTIFICATION PRIOR TO RELEASE OF THE POSTED BOND / SURETY. THE GEOTECHNICAL ENGINEER IS TO ENSURE THAT HIS / HER INSPECTION OF THE SWM / BMP CONSTRUCTION ACTIVITY IS PERFORMED DURING AND FOLLOWING CONSTRUCTION OF THE SWM / BMP IN ACCORDANCE WITH THE LATEST EDITION OF THE JAMES CITY COUNTY STORMWATER AND RESOURCE PROTECTION DIVISION STORMWATER MANAGEMENT / BMP FACILITIES DESIGN GUIDELINES HANDBOOK.

MAINTENANCE NOTE:
WHEN REQUIRED FOR MAINTENANCE, POND TO BE DRAINED BY TEMPORARY PUMP.

Rev.	Date	Description	Revised By
5	12/11/2023	REVISED PER JCC COMMENTS	TRS
5	09/26/2023	REVISED PER JCC COMMENTS	TRS
4	06/16/2023	REVISED PER JCC COMMENTS	TRS
3	03/14/2023	REVISED PER JCC COMMENTS	TRS
2	02/10/2023	REVISED PER JCC COMMENTS	TRS
1	10/27/2022	REVISED PER JCC COMMENTS	TRS

COMMONWEALTH OF VIRGINIA
C. RYAN STEPHENSON
Lic. No. 044405
PROFESSIONAL ENGINEER
12/12/2023

AES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
www.aesva.com
Middle Peninsula | Central Virginia | Hampton Roads

SITE PLAN FOR
THE SETTLEMENT AT POWHATAN CREEK - PHASE 4
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	TRS
Project Number:	9254-17
Scale: AS NOTED	Date: 06/28/2022

Sheet Title: SWM NOTES & DETAILS

Sheet Number
C10.4

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JAMES CITY COUNTY LANDSCAPE REQUIREMENTS

AREAS		TREES AND SHRUBS							
LANDSCAPE YARD	COUNTY REQ.	PLANTING RATIO	PLANTS REQUIRED				NEW PLANTS PROVIDED		
150' COMMUNITY CHARACTER CORRIDOR MONTICELLO AVE.	3,027 SF DISTURBANCE	1 TREE AND 3 SHRUBS: 400 SQ.FT.	8 TREES	40% 15–20ft 30%	6 DECIDUOUS SHADE 1–2 ORNAMENTAL 3 LG EVERGREEN		8 TREES	6 DECIDUOUS SHADE 1 ORNAMENTAL 3 LG EVERGREEN	
			23 SHRUBS	30%	8 EVERGREEN		23 SHRUBS	11 EVERGREEN	

* CALCULATIONS ONLY ACCOUNT FOR AREA OF DISTURBANCE WITHIN THE BUFFER.

JAMES CITY COUNTY TOWNHOUSE TYPICAL LANDSCAPE REQUIREMENTS

AREAS		TREES AND SHRUBS		
LANDSCAPE YARD	COUNTY REQ.	PLANTING RATIO	PLANTS REQUIRED	NEW PLANTS PROVIDED
10' BLDG PERIMETER 2–UNIT TOWNHOUSE	1,320 SF	1 TREE OR 5 SHRUBS: 200 SQ.FT	7 TREES OR 33 SHRUBS	2 TREES AND 23 SHRUBS
10' BLDG PERIMETER 3–UNIT TOWNHOUSE	1,510 SF	1 TREE OR 5 SHRUBS: 200 SQ.FT	8 TREES OR 38 SHRUBS	2 TREES AND 28 SHRUBS
10' BLDG PERIMETER 5–UNIT TOWNHOUSE	1,990 SF	1 TREE OR 5 SHRUBS: 200 SQ.FT	10 TREES OR 50 SHRUBS	3 TREES AND 35 SHRUBS
10' BLDG PERIMETER 6–UNIT TOWNHOUSE	2,230 SF	1 TREE OR 5 SHRUBS: 200 SQ.FT	12 TREES OR 56 SHRUBS	4 TREES AND 36 SHRUBS
10' BLDG PERIMETER 7–UNIT TOWNHOUSE	2,470 SF	1 TREE OR 5 SHRUBS: 200 SQ.FT	13 TREES OR 62 SHRUBS	4 TREES AND 42 SHRUBS

SEE SHEET L-3.0 FOR LANDSCAPE SCHEDULE, NOTES AND DETAILS.

SEE SHEET L-1.1 FOR EXISTING 150' CCC BUFFER PLANTINGS.

P.B. 73, PG. 52

GRAPHIC SCALE
30' 0' 30' 60'
SCALE: 1" = 30'

12"W

150' COMMUNITY CHARACTER CORRIDOR BUFFER

COS #1

4' WHITE PANEL FENCE FOR SCREENING, APPROXIMATELY 145'±. SEE SHEET L3.0 FOR FENCE DETAIL.

6' LANDSCAPE PRESERVATION EASEMENT (TYP)

HEDGE SHRUBS (1)

ORNAMENTAL TREES (1)

LARGE EVERGREEN SHRUBS (1)

EVERGREEN SHRUBS (1)

DECIDUOUS SHRUBS (1)

ORNAMENTAL GRASSES (1)

COS #3

SAFETY BENCH (7,527 sf)

ZONE 2 – HIGH MARSH (3,433 sf)

BMP #1.1

ZONE 2 – LOW MARSH (3,225 sf)

COS

SAUNDERS BRIDGE

Rev.	Date	Description	Revised By
5	12/11/2023	REVISED PER JCC COMMENTS	TRS
5	09/26/2023	REVISED PER JCC COMMENTS	TRS
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3	03/14/2023	REVISED PER JCC COMMENTS	TRS
2	02/10/2023	REVISED PER JCC COMMENTS	TRS
1	10/27/2022	REVISED PER JCC COMMENTS	TRS

COMMONWEALTH OF VIRGINIA
THOMAS R. BRISTOW
Lic. No. 001915
PROFESSIONAL LANDSCAPE ARCHITECT
12/12/2023

AES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
www.aesva.com
Middle Peninsula | Central Virginia | Hampton Roads

SITE PLAN FOR
THE SETTLEMENT AT POWHATAN CREEK - PHASE 4
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	TRS
Project Number:	9254-17
Scale: 1"=60'	Date: 06/28/2022

Sheet Title: LANDSCAPE PLAN

Sheet Number L1.0

NOTES FOR AQUATIC PLANTING AREAS:

1. ALL SPECIFICATIONS FOR AQUATIC PLANTING SHALL BE INSTALLED AS SPECIFIED IN MINIMUM STANDARD 3.05 OF THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK.
2. ALL PLANT MATERIAL SHALL BE OBTAINED FROM LOCAL AQUATIC PLANT NURSERIES. TRANSPLANTED PLANT MATERIAL SHALL BE INSTALLED BETWEEN APRIL & MID–JUNE. DORMANT PLANT MATERIAL MAY BE PLANTED IN FALL OR WINTER.
3. THE AQUATIC PLANTING ZONES SHALL BE PLANTED WITH AT LEAST 5–7 SPECIES OF PLANTS. A MINIMUM OF 2 SPECIES SHALL BE PLANTED IN A TRIANGULAR SPACING PATTERN FOR EACH OF THE AQUATIC ZONES.
4. FOR EACH AQUATIC ZONE THE INDIVIDUAL PLANT SPECIES SHALL BE INSTALLED IN GROUPINGS OF 25–50 INDIVIDUAL PLANTS AT THE SPECIFIED SPACING.
5. IF THE SOIL IN THE AQUATIC PLANTING ZONES IS COMPACTED, THE UPPER 6" OF SOIL SHALL BE DISKED BEFORE PLANT INSTALLATION. ANY SOIL THAT IS IMPORTED FOR THE AQUATIC PLANTING ZONES SHALL BE A MINIMUM 4" DEEP.
6. PLANT INSTALLATION MAY BE DONE IN DRY OR FLOODED CONDITIONS. IF INSTALLATION IS DONE IN DRY CONDITIONS, THE AQUATIC PLANTING ZONES SHALL BE FLOODED TO THE DESIGNED LEVELS IMMEDIATELY FOLLOWING PLANT INSTALLATION.
7. ALL ROOTS OF THE PLANT MATERIAL SHALL BE KEPT MOIST UNTIL INSTALLED AND THE AQUATIC ZONES HAVE BEEN PROPERLY FLOODED.
8. THE AQUATIC PLANTS SHALL BE ASSESSED FOR HEALTH AND AREA COVERAGE EACH SPRING AFTER EMERGING FOR THE FIRST THREE YEARS AFTER INITIAL INSTALLATION. AREAS THAT ARE MORE THAN 30% DEFICIENT SHOULD BE SUPPLEMENTED WITH ADDITIONAL PLANT MATERIAL.

AQUATIC BENCH PLANT SCHEDULE

	ZONE 2 - LOW MARSH	3,225 SF
	(6"-18" WATER DEPTH) - PLANT SIZE: 2" PLUGS	
	25% AREA COVERAGE AT INSTALLATION	
	LEMNA MINOR / DUCKWEED	90
	NUPHAR LUTEA / SPATTERDOCK	90
	PONTEDERIA CORDATA / PICKEREL WEED	90
	SAURURUS CERNUUS / LIZARD'S TAIL	105
	ZONE 2 - HIGH MARSH	3,433 SF
	(0"-6" WATER DEPTH) - PLANT SIZE: 2" PLUGS	
	25% AREA COVERAGE AT INSTALLATION	
	PELTANDRA VIRGINICA / ARROW ARUM	179
	POLYGONUM PUNCTATUM / SMARTWEED	179
	SAGITTARIA LANCIFOLIA / DUCK POTATO	179
	SCIRPUS PUNGENS / COMMON THREE SQUARE	179
	12" O.C.	
	ZIZANIA AQUATICA / ANNUAL WILD RICE	179
	12" O.C.	
	SAFETY BENCH	7,527 SF
	ACORUS CALAMUS / SWEET FLAG	174
	ANDROPOGON VIRGINICUS / BROOMSEDGE BLUESTEM	174
	CAREX COMOSA / BOTTLEBRUSH SEDGE	174
	HIBISCUS MOSCHEUTOS / ROSE MALLOW	174
	PANICUM VIRGATUM / SWITCH GRASS	174

150' COMMUNITY CHARACTER CORRIDOR BUFFER IMPACT NOTE:

ON MAY 24, 2023, THE DEVELOPMENT REVIEW COMMITTEE (DRC) APPROVED A REQUEST MADE BY THE APPLICANT TO ALLOW THE PLACEMENT OF A JAMES CITY SERVICE AUTHORITY (JCSA) WATERLINE WITHIN THE 150–FOOT–BUFFER ALONG MONTICELLO AVENUE IN ACCORDANCE WITH THE PROFFERS ASSOCIATED WITH THE SETTLEMENT OF POWHATAN CREEK AND WITH A CONDITION APPROVED BY THE DRC:

"NO MORE THAN THREE TREES SHALL BE CLEARED AS A RESULT OF THE PROPOSED WATERLINE CONSTRUCTION, AS SHOWN ON EXHIBIT 3. SUCH TREES SHALL BE REPLACED WITHIN THE RIGHT–OF–WAY BUFFER AND MEET THE STANDARDS OF SECTION 24–96 OF THE ZONING ORDINANCE. THE THREE REPLACEMENT TREES SHALL BE SHOWN ON THE SITE PLAN PRIOR TO FINAL SITE PLAN APPROVAL."

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JAMES CITY COUNTY LANDSCAPE REQUIREMENTS

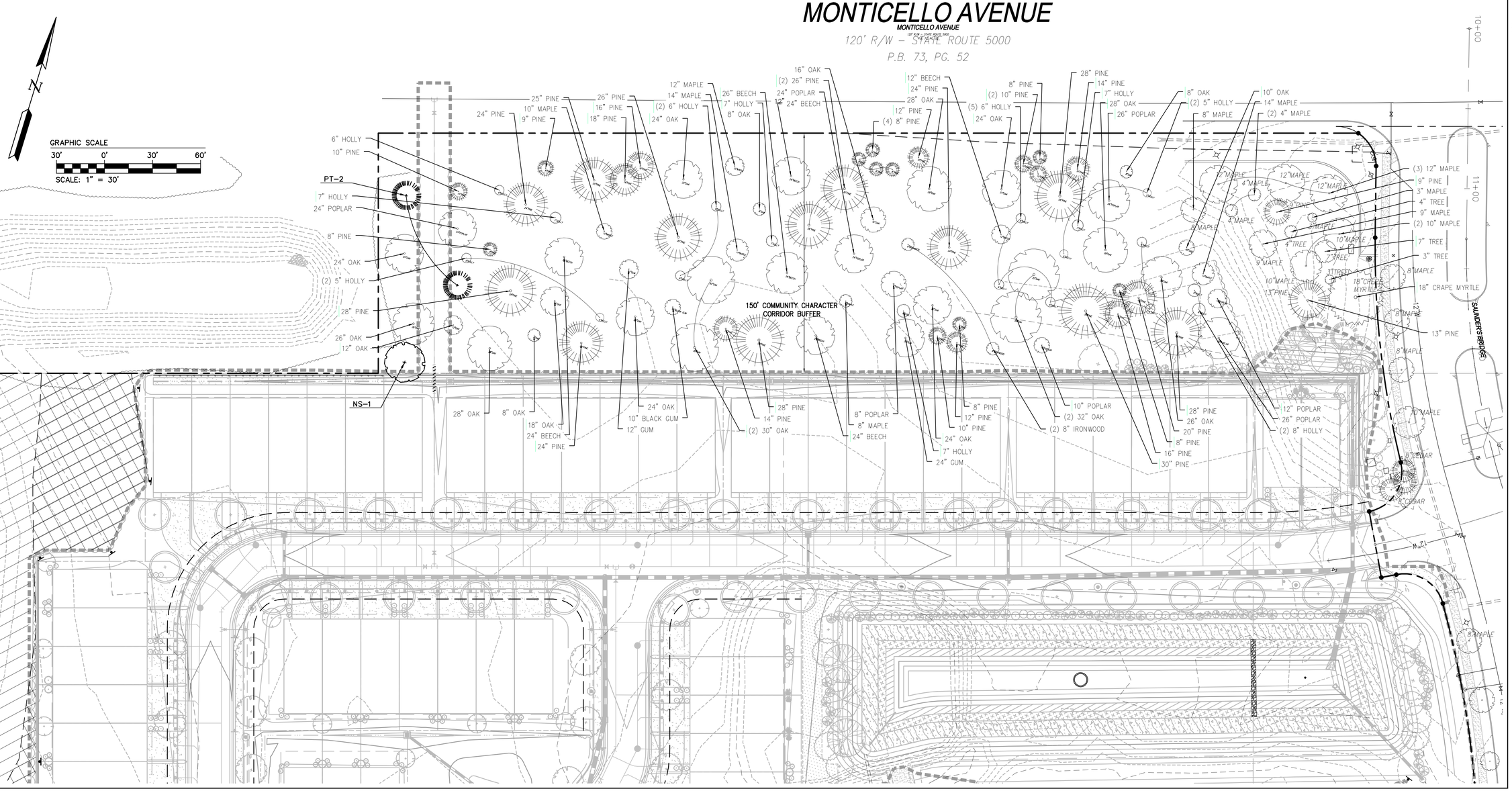
AREAS		TREES AND SHRUBS			
LANDSCAPE YARD	COUNTY REQ.	PLANTING RATIO	PLANTS REQUIRED		EXISTING TREE CREDITS
150' COMMUNITY CHARACTER CORRIDOR MONTICELLO AVE.	93,476 SF	1 TREE AND 3 SHRUBS: 400 SQ.FT.	234 TREES 40% 10–20ft 30% 84 DECIDUOUS SHADE 30–39 ORNAMENTAL 52 LG EVERGREEN		113 TREES 8 MARLE TREES (1 CREDIT PER 3 TREES) 18 ORNAMENTAL TREES (1 CREDIT EACH) 53 NATURE TREES (2 CREDITS EACH) 34 SPECIMEN TREES (3 CREDITS EACH)
			701 SHRUBS 30%	240 EVERGREEN	234 TREE CREDITS

* A SITE VISIT WAS CONDUCTED ON 10/26/2022 BY AES, AND IT WAS DETERMINED THE NUMBER OF EXISTING TREES WITHIN THE 150' CCC BUFFER GREATLY EXCEEDS THE REQUIRED NUMBER OF TREES PER SEC. 24–98 OF THE JAMES CITY COUNTY ORDINANCE. THE TREES SHOWN ON THIS PLAN ARE THE APPROXIMATE LOCATION AND SIZE OF THE TREES IN THE FIELD COUNTED TOWARDS THE EXISTING TREE CREDIT. NOT EVERY TREE TO REMAIN WAS CREDITED TOWARDS MEETING THE REQUIREMENT. DUE TO THE NUMBER OF TREES IN THE FIELD, TREES HAVE BEEN FLAGGED TO BE SAVED AND CREDITED APPROXIMATELY EVERY 25' IN GROUPINGS WITH GREEN FLAGGING. THE EXISTING MAKE UP OF THE BUFFER CONSISTS OF EVERGREEN AND DECIDUOUS TREES RANGING IN SIZE FROM 2" CALIPER TO 30+" CALIPER, SPACED APPROXIMATELY 5'–10' APART THROUGHOUT. THE RATIO OF EVERGREEN TO DECIDUOUS TREES IS CLOSE TO A 40% EVERGREEN/60% DECIDUOUS SPLIT. SPECIES INCLUDE PINE, HOLLY, MAPLE, OAK, IRONWOOD, SWEET GUM, BLACK GUM, BEECH AND POPLAR.

PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
PT	2	PINUS TAEDA	LOBLOLLY PINE	10' HT.	B&B/CONT.	SINGLE STEM
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
NS	1	NYSSA SYLVATICA	BLACK GUM	3" CAL.	B&B/CONT.	SINGLE STEM

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COMMONWEALTH OF VIRGINIA
JOSEPH M. BRISTOW
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REGISTERED LANDSCAPE ARCHITECT
12/12/2023

AES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
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www.aesva.com
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SITE PLAN
FOR
THE SETTLEMENT AT
POWHATAN CREEK - PHASE 4
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	TRS
Project Number:	9254-17
Scale: 1"=60'	Date: 06/28/2022

Sheet Title:
EXISTING TREE CREDIT PLAN

Sheet Number
L1.1

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SEE SHEET L-3.0 FOR LIGHTING SCHEDULE, NOTES AND DETAILS.

Statistics					
Description	Symbol	Avg	Max	Min	Avg/Min
Site	+	0.4 fc	4.9 fc	0.0 fc	N/A
Site Perimeter	◇	0.0 fc	0.0 fc	0.0 fc	N/A

NOTE: DUE TO THE PRELIMINARY NATURE OF THE PROPOSED TOWNHOMES, NO BUILDING MOUNTED LIGHTING IS PROPOSED WITH THIS PLAN SET. ANY PROPOSED BUILDING MOUNTED LIGHT FIXTURES SHALL BE FULL CUTOFF/DARK SKY FRIENDLY, AND SHALL CONFORM TO STANDARDS SET FORTH IN SEC. 24-132 OF THE JAMES CITY COUNTY ZONING ORDINANCE. AN AMENDMENT TO THIS PLAN WILL BE COMPLETED TO SHOW COMPLIANCE WITH ANY PROPOSED BUILDING MOUNTED FIXTURES.

(3) TYPE 'A' LIGHT FIXTURES

(1) TYPE 'A' LIGHT FIXTURE

(2) TYPE 'A' LIGHT FIXTURES

(3) TYPE 'A' LIGHT FIXTURES

(1) TYPE 'A' LIGHT FIXTURE

(2) TYPE 'A' LIGHT FIXTURES

(1) TYPE 'A' LIGHT FIXTURE

COS #1

COS #2

COS #3

BMP #1.1

EX. LIGHT POLE

LIGHTING SCHEDULE

KEY	FIXTURE TYPE	MOUNTING HEIGHT	POLE TYPE/ MOUNTING INSTRUCTIONS	TOTAL POLES	FIXTURES PER POLE	TOTAL FIXTURES
A	AMERICAN ELECTRIC LIGHTING ARDCL-P201-MVOLT-40K-R3-BK-HSS AMERICAN REVOLUTION FULL CUTOFF LED, 70 WATT, 4000K COLOR TEMP, TYPE 3 DISTRIBUTION, HOUSE-SIDE SHIELD; COLOR: BLACK	16'	WHATLEY TR34-16-DE-BLK-TXT ROUND TAPERED COMPOSITE POLE, POST TOP, DIRECT BURY; COLOR: BLACK	12	1	12

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5	12/11/2023		REVISED PER JCC COMMENTS	TRS
5	09/26/2023		REVISED PER JCC COMMENTS	TRS
4	06/16/2023		REVISED PER JCC COMMENTS	TRS
3	03/14/2023		REVISED PER JCC COMMENTS	TRS
2	02/10/2023		REVISED PER JCC COMMENTS	TRS
1	10/27/2022		REVISED PER JCC COMMENTS	TRS

COMMONWEALTH OF VIRGINIA — JOSEPH W. BRISTOW — Lic. No. 001915 — REGISTERED LANDSCAPE ARCHITECT — 12/12/2023

AES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
www.aesva.com
Hampton Roads | Central Virginia | Middle Peninsula

SITE PLAN FOR
THE SETTLEMENT AT POWHATAN CREEK - PHASE 4
BERKELEY DISTRICT — JAMES CITY COUNTY — VIRGINIA

Project Contacts:	TRS
Project Number:	9254-17
Scale: 1"=60'	Date: 06/28/2022

Sheet Title: LIGHTING PLAN

Sheet Number: L2.0

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American Revolution Deluxe Full Cutoff LED
Series ARDCL

PRODUCT OVERVIEW



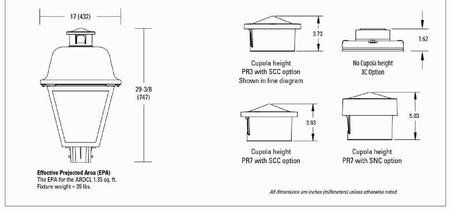
Features:

- Colonial LED lantern, replaces up to 250W HID models for street and area lighting applications
- Fourteen (14) LED performance packages deliver just the right amount of light for any given application up to 13,800 lumens
- Available in color temperature choices of 2700K, 3000K and 4000K
- Designed for up-light restrictive applications, ARDCL has zero up-light
- Three (3) distinct light distribution options provide design flexibility, available in Type II, Type III and Type V
- Die-cast aluminum housing, engineered for sturdy life-long performance
- Die-cast aluminum hood features a trigger latch (TL) option and captive thumb screws for fast, easy electrical and optical chamber access
- Standard paint finish is smooth gloss
- Housing is tenon pole-mounted and designed for use with a 3" tall by 2-3/8" to 3" diameter tenon, and secured by three set screws.
- Rated LED and driver life greater than 100,000 hours at 25°C
- Complies with all applicable ANSI C136 standards
- CSA listed and suitable for up to 40°C ambient
- Surge protection device (standard) exceeds ANSI/IEEE C62.41-2002 Category C High (10kV/10kA) and ANSI C136.2-2015 Enhanced (10kV/5kA). 20KV Option exceeds ANSI/IEEE C62.41-2002 Category C High (10kV/10kA) and ANSI C136.2-2015 Extreme (20kV/10kA)
- Equipped with LED electronic 0-10V dimmable driver with DALI driver option

Applications:

Streetscapes
Walkways
Pathways
Parks

DIMENSIONS



Effective Projected Area (EPA)
The EPA for the ARDCL 1.35 sq. ft.
Fixture weight = 39 lbs.

All dimensions are inches (millimeters) unless otherwise noted.

Note: Specifications subject to change without notice.
American Revolution Deluxe Full Cutoff LED Series - ARDCL

AEL American Electric Lighting

American Revolution Deluxe Full Cutoff LED
Series ARDCL

ORDERING INFORMATION

Example: ARDCL P303 MVOLT 30K R3 BK SCC PR7

Series		Performance Package			Voltage		Color Temperature (CCT)	
ARDCL	American Revolution Full Cutoff Deluxe LED	Package	Input Watts	Lumens (nominal)	MVOLT	120-277V	27K	2700K
		P101	30	3,200	HVOLT	347-480V	30K	3000K
		P102	40	4,100	XVOLT	277-480V with enhanced power quality protection	40K	4000K
		P103	50	5,000				
		P151	50	5,300				
		P152	60	6,400				
		P153	70	7,100				
		P201	70	7,500				
		P202	80	8,300				
		P203	90	9,000				
		P301	70	8,000				
		P302	80	9,000				
		P303	90	9,900				
		P304	100	10,600				
		P451	100	11,700				
		P452	110	12,700				

Distribution		Finish (smooth gloss)		Cupola		Photocontrol Receptacle	
R2	Type II	BK	Black	SCC	Standard cupola	NR	No photocontrol receptacle
R3	Type III	GY	Gray	SNC	Smart node cupola	PR3	3 pin NEMA photocontrol
R5	Type V	DDB	Dark Bronze	XC	No cupola	PR7	7 pin NEMA photocontrol
		WH	White				
		BZ	Bronze				

Options

Options		Miscellaneous		Prewired leads		Accessory
PCLL	Solid state long life photocontrol (tall off)	SS	Stainless steel hardware	L1H	1.5 ft. prewired leads	House Side Shield shipped separately and installed in the field
P34	Solid state long life photocontrol, 347 Volt only (tall off)	TL	Tool-less trigger latch entry	L03	3 ft. prewired leads	FHSSLEM18-15R2/R5 P18x or P15x package, R2 or R5 optic
P48	Solid state long life photocontrol, 480 Volt only (tall off)	NLT01	1"x 1" NEMA label	L10	10 ft. prewired leads	FHSSLEM10-15R3 P10x or P15x package, R3 optic
PCSS	Solid state photocontrol, 120-277V (not CSA Listed) (tall on)	NLZX2	2"x 2" NEMA label	L20	20 ft. prewired leads	FHSSLEM20-30R2/R5 P20x or P30x package, R2 or R5 optic
SH	Shorting cap	XL	Not CSA Listed	L25	25 ft. prewired leads	FHSSLEM20-30R3 P20x or P30x package, R3 optic
AO	Field adjustable output module	LDR	Ladder Rest	L30	30 ft. prewired leads	FHSSLEM45R2/R5 P45x package, R2 or R5 optic
DALI	DALI driver (RFID required)	CR	Epoxy Pre-Coat Finish			FHSSLEM45R3 P45x package, R3 optic
		20KV	20kV/10kA surge protection device			
		House-Side Shields				
		HSS	House Side Shield			

Note: Check the OPTIONS MATRIX on Page 3 for compatibility & restrictions

AEL American Electric Lighting

AEL Headquarters, 3825 Columbus Road, Granville, OH 43023
www.americanelectriclighting.com
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Warranty Five-year limited warranty. This is the only warranty provided and no expansion or modification by representatives is authorized unless in writing and signed. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions
Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Please contact your sales representative for the latest product information.

JAMES CITY COUNTY LIGHTING NOTES

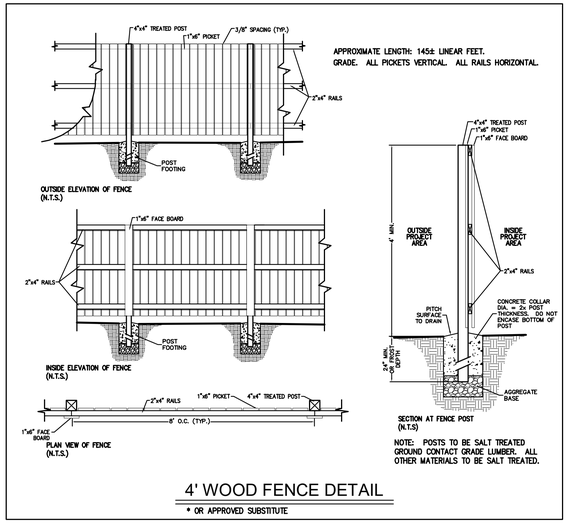
(1) POST-APPROVAL ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR SPECIFIED LIGHTING EQUIPMENT ON THE APPROVED PLAN SHALL BE SUBMITTED TO THE COUNTY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. REQUESTS FOR SUBSTITUTIONS SHALL BE ACCOMPANIED BY A LIGHTING PLAN THAT MEETS ALL REQUIREMENTS OF THIS SECTION AND WHICH DEMONSTRATES THAT PROPOSED SUBSTITUTIONS WILL RESULT IN A LIGHTING DESIGN THAT EQUALS OR EXCEEDS THE QUALITY OF THE APPROVED PLAN.

(2) THE COUNTY MAY CONDUCT A POST-INSTALLATION INSPECTION TO VERIFY COMPLIANCE WITH THE REQUIREMENTS OF THIS SECTION AND THE APPROVED LIGHTING PLAN.

(3) UPON WRITTEN REQUEST BY THE APPLICANT, THE PLANNING DIRECTOR MAY WAIVE ANY REQUIREMENT LISTED ABOVE AFTER FINDING THAT SUCH INFORMATION WOULD NOT BE GERMANE TO THE USE AND TYPE OF LIGHTING PROPOSED.

PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
JE	10	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8` HT.	B&B/CONT.	SINGLE STEM
MG	1	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	8` HT.	B&B/CONT.	SINGLE STEM
PT	3	PINUS TAEDA	LOBLOLLY PINE	8` HT.	B&B/CONT.	SINGLE STEM
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
AA	4	AMELANCHIER ARBOREA `AUTUMN BRILLIANCE`	DOWNY SERVICEBERRY	8` HT.	B&B/CONT.	SINGLE STEM
CF	1	CORNUS FLORIDA	EASTERN DOGWOOD	8` HT.	B&B/CONT.	SINGLE STEM
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
NS	3	NYSSA SYLVATICA	BLACK GUM	1-1/2" CAL.	B&B/CONT.	SINGLE STEM
QB	4	QUERCUS BICOLOR	SWAMP WHITE OAK	1-1/2" CAL.	B&B/CONT.	SINGLE STEM
UE	36	ULMUS PARVIFOLIA `BSNUPF` TM	EVERCLEAR LACEBARK ELM	2-1/2" CAL.	B&B/CONT.	SINGLE STEM
ZC	31	ZELKOVA SERRATA `JFS-KW1` TM	CITY SPRITE ZELKOVA	1-1/2" CAL.	B&B/CONT.	SINGLE STEM
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
IV	9	ITEA VIRGINICA `HENRY`S GARNET`	HENRY`S GARNET SWEETSPIRE	22" HT./W.	CONT.	DENSE, FULL
VD	3	VIBURNUM DENTATUM `BLUE MUFFIN`	SOUTHERN ARROWWOOD	22" HT./W.	CONT.	DENSE, FULL
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
IB	25	ILEX CORNUTA `BURFORDII NANA`	DWARF BURFORD HOLLY	18" HT./W.	CONT.	DENSE, FULL
IG	26	ILEX GLABRA `SHAMROCK`	SHAMROCK INKBERRY HOLLY	18" HT./W.	CONT.	DENSE, FULL
MC	43	MYRICA CERIFERA	WAX MYRTLE	18" HT./W.	CONT.	DENSE, FULL



4' WOOD FENCE DETAIL

*** OR APPROVED SUBSTITUTE**

TOWNHOUSE TYPICAL CONCEPT PLANT SCHEDULE

ORNAMENTAL TREES
6` HT.
ACER PALMATUM `BLOODGOOD` / BLOODGOOD JAPANESE MAPLE
JUNIPERUS CHINENSIS 'KAIZUKA' / HOLLYWOOD JUNIPER
LAGERSTROEMIA X `TONTO` / JAPANESE CRAPE MYRTLE
MAGNOLIA X `JANE` / JANE MAGNOLIA
PRUNUS X YEDOENSIS / YOSHINO CHERRY

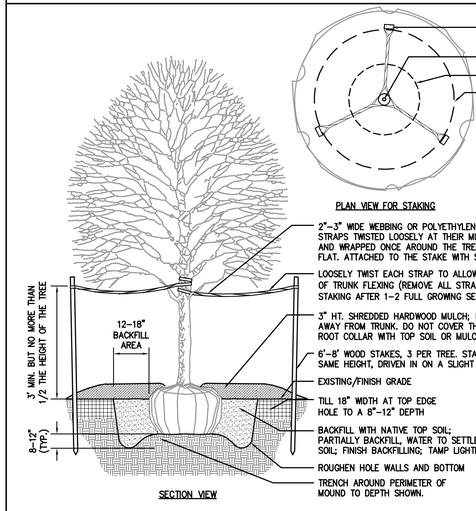
EVERGREEN SHRUBS
18" HT./W.
AZALEA ENCORE TM / ENCORE AZALEA
ILEX CRENATA `COMPACTA` / DWARF JAPANESE HOLLY
ILEX VOMITORIA `BORDEAUX` / BORDEAUX HOLLY
NANDINA DOMESTICA `HARBOUR DWARF` / DWARF HEAVENLY BAMBOO
PRUNUS LAUROCERASUS `OTTO LUYKEN` / LUYKENS LAUREL

DECIDUOUS SHRUBS
18" HT./W.
CORNUS SERICEA `BAILEY`S REDTWIG` / RED TWIG DOGWOOD
HYDRANGEA MACROPHYLLA `NIKKO BLUE` / NIKKO BLUE HYDRANGEA
ROSA X `KNOCKOUT` TM / ROSE
SPIRAEA JAPONICA `ANTHONY WATERER` / JAPANESE SPIREA
VIBURNUM DENTATUM `BLUE MUFFIN` / SOUTHERN ARROWWOOD

ORNAMENTAL GRASSES
1 GAL. CONTAINER
CORTADERIA SELLOANA `PUMILA` / DWARF PAMPAS GRASS
LIRIOPE MUSCARI `BIG BLUE` / BIG BLUE LILYTURF
MUHLENBERGIA CAPILLARIS / PINK MUHLY
PENNISETUM ALOPECUROIDES `CASSIAN`S CHOICE` / CASSIAN FOUNTAIN GRASS

HEDGE SHRUBS
18" HT./W.
ILEX VOMITORIA `TAYLOR`S RUDOLPH` / YAUPON HOLLY
JUNIPERUS CHINENSIS `NICK`S COMPACT` / `NICK`S COMPACT` JUNIPER
JUNIPERUS DAVURICA `PARSONII` / PARSON`S JUNIPER
NANDINA DOMESTICA `FIRE POWER` / FIREPOWER NANDINA

LARGE EVERGREEN SHRUBS
18" HT./W.
ABELIA X GRANDIFLORA / GLOSSY ABELIA
ILEX CRENATA `HETZI` / HETZII JAPANESE HOLLY
LOROPETALUM CHINENSE `CAROLINA MIDNIGHT` / CAROLINA MIDNIGHT LOROPETALUM
NANDINA DOMESTICA / HEAVENLY BAMBOO
RHODODENDRON AZALEA `GEORGE L. TABER` / LARGE PINK AZALEA



TREE PLANTING

NOT TO SCALE

GENERAL NOTES

1. ALL PLANT STOCK SHALL MEET THE MINIMUM STANDARDS & SPECIFICATIONS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK," LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. ALL PLANT MATERIAL SHALL BE INSTALLED AS SPECIFIED IN THE VNLA STANDARDIZED LANDSCAPE SPECIFICATIONS, LATEST EDITION.
3. THE CONTRACTOR SHALL SUPPLY ALL NEW PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTING SHOWN ON THE DRAWINGS. WHERE DISCREPANCIES EXIST BETWEEN THE PLANS & THE PLANT LIST, THE PLANS SHALL TAKE PRECEDENCE.
4. GROUPINGS OF PLANTS SHALL BE MULCHED IN CONTINUOUS PLANT BEDS.
5. AREAS DISTURBED BY CONSTRUCTION, NOT OTHERWISE WITHIN PLANT BEDS OR COVERED IN SITE CONTRACT, ARE TO BE SODDED OR SEEDED WITH A STATE CERTIFIED TURF-TYPE TALL FESCUE VARIETY SELECTED FROM THE FOLLOWING LIST:

   Biltmore, Bingo, Cochise III, Constitution, Coyote II, Crossfire II, Endeavor, Fidelity, Good-en, Grande, Greenkeeper WAF, Inferno, Kalahari, Magellan, Masterpiece, Onyx, Padre, Picasso, Penn 1901, Quest, Raptor, Rebel Exeda, Rembrandt, Rendition, SR 8250, SR 8300, Tarheel, Titanium, Watchdog, Wolfpack, WPEZE.

6. AREAS OF THE SITE DEPICTED AS "TURF" REPRESENT MAINTAINED TURF AND MAY INCLUDE ALREADY ESTABLISHED AREAS. THE PROVISION OF TURF AREAS BY SEEDING OR SODDING SHALL BE DETERMINED AT THE OWNER'S DISCRETION.
7. TREES SUPPORT STAKING IS OPTIONAL FOR TREES THAT ARE 1" CAL. OR 6' HT. OR LESS. ALL TREE STAKING SHALL BE REMOVED AFTER 1-2 GROWING SEASONS.
8. ALL TREES ARE TO BE PLANTED SO TOP OF ROOT BALL IS 3" ABOVE FINISHED GRADE.
9. TREE SHALL BE INSTALLED PLUMB & STRAIGHT.
10. PRUNE ALL SUCKERS, RUBBING OR CROSSED BRANCHES, CODOMINANT LEADERS, NARROW CROTCH ANGLES, WATER SPROUTS, BROKEN BRANCHES.
11. DO NOT PRUNE CENTRAL LEADER OR BRANCH TIPS.
12. REMOVE TAGS, LABELS & PLASTIC SLEEVING.
13. DO NOT WRAP TRUNK.
14. IF PLANT MATERIAL IS CONTAINER-GROWN, REMOVE TOP OF WIRE BASKET, OR REMOVE CONTAINER & CUT CIRCLING ROOT; IF FIELD-GROWN, CUT ROPE SURROUNDING BOTTOM OF TREE TRUNK AFTER BACKFILLING BUT BEFORE MULCHING & REMOVE BURLAP FROM TOP 1/3 OF BALL ROOT.
15. REMOVE ALL STAKES, STRAPS, WIRES, RUBBER HOSES, ETC. AFTER 1-2 GROWING SEASONS.
16. PLANT SUBSTITUTIONS SHALL NOT BE MADE WITHOUT THE WRITTEN CONSENT OF THE OWNER OR THE OWNER'S DESIGNATED REPRESENTATIVE PRIOR TO INSTALLATION.
17. ALL INSTALLED PLANT MATERIAL SHALL BE SUBJECT TO REGULAR MAINTENANCE, INCLUDING FERTILIZATION, PRUNING, REPLACEMENT, INSECT AND DISEASE CONTROL, WATERING, MULCHING, AND WEED CONTROL.
18. CONTRACTORS ARE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO THE BEGINNING OF WORK AND AVOIDING THEM DURING LANDSCAPING OPERATIONS.
19. ALL B&B AND CONTAINER PLANTS SHALL BE PLANTED BETWEEN MARCH 15-JUNE 30 OR SEPTEMBER 15-NOVEMBER 15. GRASSES SHALL BE PLANTED IN THE SPRING.
20. ACCEPTABLE SURVIVAL RATES AT THE END OF A GROWING SEASON FOR ALL WOODY PLANT MATERIAL IS 100% AND 85% FOR ALL HERBACEOUS PLANT MATERIAL.

No.	Date	Description	Revised By
5	12/11/2023	REVISED PER JCC COMMENTS	TRS
5	09/26/2023	REVISED PER JCC COMMENTS	TRS
4	06/16/2023	REVISED PER JCC COMMENTS	TRS
3	03/14/2023	REVISED PER JCC COMMENTS	TRS
2	02/10/2023	REVISED PER JCC COMMENTS	TRS
1	10/27/2022	REVISED PER JCC COMMENTS	TRS

COMMONWEALTH OF VIRGINIA LANDSCAPE ARCHITECT
THOMAS R. BRISTOW
Lic. No. 001915
12/12/2023

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SITE PLAN FOR
THE SETTLEMENT AT POWHATAN CREEK - PHASE 4
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	TRS
Project Number:	9254-17
Scale: NA	Date: 06/28/2022

Sheet Title:
LANDSCAPE AND LIGHTING NOTES AND DETAILS

Sheet Number
L3.0

Composite Pole - TR34
Designed for Post Top or Area Lighting Luminaires

- Tapered composite pole shaft
- Direct embedded and anchor base models
- Base cover provided with AB pole

Ordering Information
Sample Catalog Number Logic

	B	C	D	E	F	G
TR34	16	DE	BLK	TXT	23	•
TR34	20	AB	DGR	SMS	30	•
	Pole	Above Grade Height	Installation Method	Color	Surface Finish	Tenon O.D.	Options

B Above Grade Height

Cat No.	Description
TR34-10	10 feet /3.0 M
TR34-11	11 feet /3.4 M
TR34-12	12 feet /3.7 M
TR34-13	13 feet /4.0 M
TR34-14	14 feet /4.3 M
TR34-15	15 feet /4.6 M
TR34-16	16 feet /4.9 M
TR34-17	17 feet /5.2 M
TR34-18	18 feet /5.5 M
TR34-19	19 feet /5.8 M
TR34-20	20 feet /6.1 M
TR34-21	21 feet /6.4 M
TR34-22	22 feet /6.7 M
TR34-23	23 feet /7.0 M
TR34-24	24 feet /7.3 M
TR34-25	25 feet /7.6 M
TR34-26	26 feet /7.9 M
TR34-27	27 feet /8.3 M
TR34-28	28 feet /8.5 M
TR34-29	29 feet /8.8 M
TR34-30	30 feet /9.1 M

C Installation Method

Cat No.	Description
DE	Direct Embedded
AB	Anchor Base

D Color

Cat No.	Description
BLK	Black
DBZ	Dark Bronze
DGR	Dark Green
SLV	Silver
WHT	White
GRY	Grey
CC	Custom Color - Please provide a min. 3" x 3" color chip.

E Surface Finish

Cat No.	Description
TXT	Natural texture of the reinforcing strands
SMS	Smooth surface finish

F Tenon O.D.

Cat No.	Description
23	2 3/8" (60 mm) O.D.
30	3" (76 mm) O.D.
99	Custom Tenon O.D.

G Options

Cat No.	Description
DTC	Top pole cap and drilling for a side mounted arm(s). Provide template or drawing for hole locations.
FLD	Top pole cap. Field drill to accept a luminaire.
RC	Receptacle housing and a NEC-approved cover with 15A GFCI receptacle. Standard location is 12"/305 mm below the top of the pole.

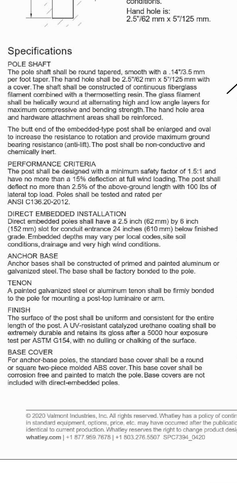
• Other accessories are shown on the Accessories specification sheet.



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TR34 Tapered composite pole shaft

Direct Embedded - DE

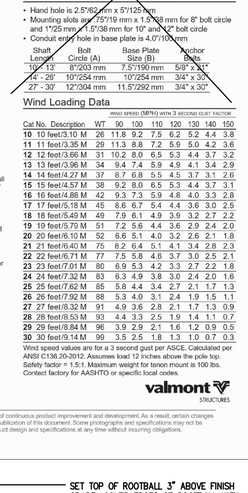


Shaft Length	Embedded Depth
10 to 13 ft	3 ft / .91 M
14 to 24 ft	4 ft /1.2 M
25 to 30 ft	5 ft /1.5 M

* Embedded depths may vary per local codes, site soil conditions, drainage and very high wind conditions.

Hand hole is: 2.5"/62 mm x 5"/125 mm.

Anchor Base Installation - AB



Anchor Base Dimensions for TR34

- Hand hole is 2.5"/62 mm x 5"/125 mm
- Mounting slots are 7.5"/19 mm x 1.5"/38 mm for 8" bolt circle and 1"/25 mm x 1.5"/36 mm for 10" and 12" bolt circle
- Conduit entry hole in base plate is 4.0"/100 mm

Shaft Length	Bolt Circle (A)	Base Plate Size (B)	Anchor Bolts
10' - 13'	8"/203 mm	7.5"/190 mm	5/8" x 14"
14' - 26'	10"/254 mm	10"/254 mm	3/4" x 30"
27' - 30'	12"/304 mm	11.5"/292 mm	3/4" x 30"

Wind Loading Data

		WIND SPEED (MPH) WITH 3 SECOND GUST FACTOR								
Cat No.	Description	WT	90	100	110	120	130	140	150
10	10 feet/3.10 M	26	11.8	9.2	7.5	6.2	5.2	4.4	3.8
11	11 feet/3.35 M	29	11.3	8.8	7.2	5.9	5.0	4.2	3.6
12	12 feet/3.66 M	31	10.2	8.0	6.5	5.3	4.4	3.7	3.2
13	13 feet/3.96 M	34	9.4	7.4	5.9	4.9	4.1	3.4	2.9
14	14 feet/4.27 M	37	8.7	6.8	5.5	4.5	3.7	3.1	2.6
15	15 feet/4.57 M	38	9.2	8.0	6.5	5.3	4.4	3.7	3.1
16	16 feet/4.88 M	42	9.3	7.3	5.9	4.8	4.0	3.3	2.8
17	17 feet/5.18 M	45	8.6	6.7	5.4	4.4	3.6	3.0	2.5
18	18 feet/5.49 M	49	7.9	6.1	4.9	3.9	3.2	2.7	2.2
19	19 feet/5.79 M	51	7.2	5.6	4.4	3.6	2.9	2.4	2.0
20	20 feet/6.10 M	52	6.6	5.1	4.0	3.2	2.6	2.1	1.8
21	21 feet/6.40 M	75	8.2	6.4	5.1	4.1	3.4	2.8	2.3
22	22 feet/6.71 M	77	7.5	5.8	4.6	3.7	3.0	2.5	2.1
23	23 feet/7.01 M	80	6.9	5.3	4.2	3.3	2.7	2.2	1.8
24	24 feet/7.32 M	83	6.3	4.9	3.8	3.0	2.4	2.0	1.6
25	25 feet/7.62 M	85	5.8	4.4	3.4	2.7	2.1	1.7	1.3
26	26 feet/7.92 M	88	5.3	4.0	3.1	2.4	1.9	1.5	1.1
27	27 feet/8.32 M	91	4.9	3.6	2.8	2.1	1.7	1.3	0.9
28	28 feet/8.53 M	93	4.4	3.3	2.5	1.9	1.4	1.1	0.7
29	29 feet/8.84 M	96	3.9	2.9	2.1	1.6	1.2	0.9	0.5
BLK	30 feet/9.14 M	99	3.5	2.5	1.8	1.3	1.0	0.7	0.3

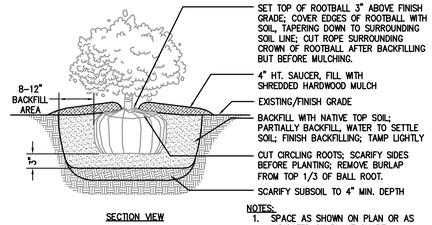
Wind speed values are for a 3 second gust per ASCE. Calculated per ANSI C136.20-2012. Assumes load 12 inches above the pole top. Safety factor = 1.5:1. Maximum weight for tenon mount is 100 lbs. Contact factory for AASHTO or specific local codes.

valmont STRUCTURES

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whatley.com | +1.877.969.7878 | +1.803.276.5507 SPC7394_0420

LIGHTING NOTES

1. THE LIGHTING PLAN IS INTENDED SOLELY FOR THE PURPOSE OF FIXTURE SELECTION & PLACEMENT AND DEPICTING ASSOCIATED LUMINANCE LEVELS.
2. THE CONTRACTOR AND/OR ELECTRICAL ENGINEER SHALL BE RESPONSIBLE FOR: SOURCE OF ELECTRICAL POWER; CIRCUITRY; WIRE SIZE; CONDUIT LAYOUT; AND ANY OTHER ELECTRICAL REQUIREMENTS.
3. CONTRACTOR SHALL ENSURE THE LIGHT FIXTURE AND POLE ARE COMPATIBLE.
4. INSTALLATION OF POLES AND LIGHTING FIXTURES SHALL BE IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
5. THE CONTRACTOR SHALL ENSURE THAT THE POLE DIAMETER AND GAUGE MEET OR EXCEED THE MINIMUM LOAD REQUIREMENTS BASED ON FIXTURE COUNT, REGIONAL WIND LOAD STATISTICS, ADDITIONAL BANNERS / POLE ARMS, AND THE FIXTURE SPECIFICATIONS.
6. CONTRACTORS ARE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO THE BEGINNING OF WORK AND AVOIDING THEM DURING INSTALLATION OPERATIONS.



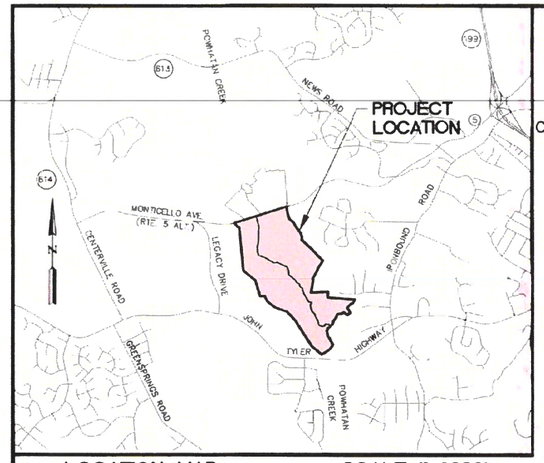
NOTES:
1. SPACE AS SHOWN ON PLAN OR AS INDICATED ON PLANT CHART.
2. WATER IMMEDIATELY AFTER PLANTING.

SHRUB PLANTING

NOT TO SCALE

S:\JOBS\9254-17 - Phase 4\Engineering\Permit\9254-17_L3.3 Landscape and Lighting Notes and Details.dwg, 2/6/2024 9:46:54 AM, Rocket Shurley

Z-10-03/
MP-10-03



LOCATION MAP SCALE: 1"=2000'

LEGEND

DENOTES CONSERVATION AREA

- OPEN WETLANDS
- FORESTED WETLANDS AND LOWLAND AREAS SUBJECT TO PERIODIC INUNDATION
- 100' RPA BUFFER
- RPA BUFFER EXTENSION
- ARCHEOLOGICAL SITE
- RESIDENTIAL USES (AREA DESIGNATIONS A, B, C, & D)
- EXISTING RESIDENTIAL USE (PREVIOUSLY APPROVED)
- JAMES CITY COUNTY GREENWAY TRAIL

MAY 2003 RECEIVED PLANNING DEPARTMENT

N/F GREENSPRINGS ASSOCIATES AREA: 65.54 AC. +/- ZONING: R-4

N/F RICHARD HOLDINGS LIMITED PARTNERSHIP AREA: 116.83 AC. +/- ZONING: A-1

N/F J.G. WARBURTON AREA: 179.20 AC. +/- ZONING: R-5

N/F GREENSPRINGS ASSOCIATES AREA: 46.84 AC. +/- ZONING: R-4

N/F GREENSPRINGS ASSOCIATES AREA: 6.69 AC. +/- ZONING: R-4

N/F JAMES CITY COUNTY AREA: 1.54 AC. +/- ZONING: R-4

N/F RACHAN & RAM AREA: 20.35 AC. +/- ZONING: R-8

N/F GEORGE & LETICIA LUNA AREA: 1.77 AC. +/- ZONING: R-8

N/F HERMAN & JOSEFINA ZAMORA AREA: 12.73 AC. +/- ZONING: R-8

N/F GEORGE & LETICIA LUNA AREA: 8.00 AC. +/- ZONING: R-8

N/F HERMAN & JOSEFINA ZAMORA AREA: 18.40 AC. +/- ZONING: R-8

JOHN TYLER MEMORIAL HWY

UPLAND ISLANDS

TOP OF SLOPE BUFFER (MIN. 100')

END OF EXPANDED RPA BUFFER (MIN. WIDTH, 100', AVE. WIDTH 300') AS MEASURED FROM OPEN WETLANDS

EXPANDED RPA BUFFER (MIN. WIDTH, 100', AVE. WIDTH 200') AS MEASURED FROM OPEN WETLANDS

WETLAND LIMITS

EXISTING 20' SEWER EASEMENT (TYP.)

EXISTING 50' GAS EASEMENT

BEGINNING OF EXPANDED RPA BUFFER (MIN. WIDTH, 100', AVE. WIDTH 300') AS MEASURED FROM OPEN WETLANDS

EX. TREELINE

EX. WETLANDS CROSSING

VDOT BMP SITE

HRSD PRV SITE

MONTICELLO AVENUE (S.R. #321)

MONTICELLO WOODS
150 PROPOSED UNITS

AREA 1

AREA DESIGNATION TYPE A- SINGLE FAMILY RESIDENTIAL

WETLAND LIMITS

LIMITS OF NON-RPA WETLANDS

APPROX. ROAD ALIGNMENT

AREA 2

150' GREENWAY BUFFER

120' R/W

50' LANDSCAPE SETBACK

POWHATAN SECONDARY
ZONED R-4

150' GREENWAY BUFFER

EXISTING 20' SEWER EASEMENT (TYP.)

≥25% SLOPES, TYP.

POWHATAN PLANTATION
ZONED PUD-R

50' PERIMETER SETBACK

FORESTED LOWLANDS SUBJECT TO PERIODIC INUNDATION, TYP.

WETLAND LIMITS

≥75% SLOPES, TYP.

100' PROFFERED BUFFER

POWHATAN CROSSING SECTION IV
ZONED R-1

EXISTING 20' SEWER EASEMENT (TYP.)
N/F SPENCER BROTHERS BUILDERS
AREA: 24.33 AC. +/-
ZONING: R-8

50' PERIMETER SETBACK

GRAPHIC SCALE
300' 0' 300' 600'
SCALE: 1" = 300'

ALL STREETS (AS DEFINED BY THE COUNTY CODE) WITHIN AREA 2 OF THE PROPERTY SHALL BE PRIVATE AND SHALL CONFORM TO VDOT CONSTRUCTION STANDARDS. ALL PRIVATE STREETS SHALL BE CERTIFIED TO THE SATISFACTION OF THE COUNTY ENGINEER AS REQUIRED BY SECTION 19-49 OF THE COUNTY CODE.

MASTER PLAN AMENDMENT FOR CHANGES IN AREA 2 WAS APPROVED BY THE JCC BOARD OF SUPERVISORS AS PART OF CASE NO. Z-02-03/ MP-01-03.

MASTER PLAN FOR "AREA 1" WAS APPROVED BY THE JCC BOARD OF SUPERVISORS AS PART OF CASE NO. Z-12-97/ MP-6-97 ON NOVEMBER 12, 1997.

DEVELOPMENT TABULATIONS
OF SOUTHERN REGION ("AREA 2")

SITE STATISTICS:

TOTAL PARCEL AREA:	218.3 AC. +/-	100% of SITE
NON-DEVELOPABLE AREA:		
OPEN WETLANDS & FORESTED WETLANDS:	93.7 AC. +/-	41.9% of SITE
AREAS SUBJECT TO PERIODIC INUNDATION:	13.9 AC. +/-	6.4% of SITE
≥25% SLOPES:	3.6 AC. +/-	1.6% of SITE
TOTAL NON-DEVELOPABLE AREA:	111.2 AC. +/-	50.9% of SITE
NET DEVELOPABLE AREA: (218.3 AC - 111.2 AC)	107.1 AC. +/-	49.1% of SITE

LANDUSE BREAKDOWN

USE:	UNITS:	NET DEVELOPABLE AREA ASSIGNED BY LANDUSE:	DENSITY: BASED UPON NET DEVELOPABLE AREA ASSIGNED FOR USE:	DENSITY: BASED UPON OVERALL PARCEL AREA:
RESIDENTIAL USE (AREA DESIGNATIONS A, B, C & D)	400 DWELLING UNITS	107.1 ACRES	3.7 (<4)	1.8 (<2)

OVERALL LANDUSE BREAKDOWN:

RECREATIONAL USES:	2.5 AC. +/-	1.1% of SITE
RESIDENTIAL USES:	54.5 AC. +/-	25.0% of SITE
OPEN SPACE & BUFFERS:		
NON-DEVELOPABLE AREAS:	111.2 AC. +/-	50.9% of SITE
RPA BUFFERS:	22.3 AC. +/-	10.2% of SITE
EXPANDED RPA BUFFER (NOT IDENTIFIED IN ABOVE CATEGORIES)	17.1 AC. +/-	7.8% of SITE
150' GREENBELT BUFFERS (NOT IDENTIFIED IN ABOVE CATEGORIES)	2.8 AC. +/-	1.3% of SITE
100' PROFFERED BUFFER (NOT IDENTIFIED IN ABOVE CATEGORIES)	6.5 AC. +/-	3.0% of SITE
50' PERIMETER SETBACK (NOT IDENTIFIED IN ABOVE CATEGORIES)	1.4 AC. +/-	0.70% of SITE
TOTAL:	218.3 AC. +/-	100% of SITE

NO.	DATE	REVISIONS FOR MASTER PLAN AMENDMENT #2	BY
3	10/24/03	REVISIONS PER JCC COMMENTS	RAC
2	4/25/03	REVISIONS PER JCC COMMENTS	RAC
1	3/21/03	REVISIONS PER JCC COMMENTS	RAC

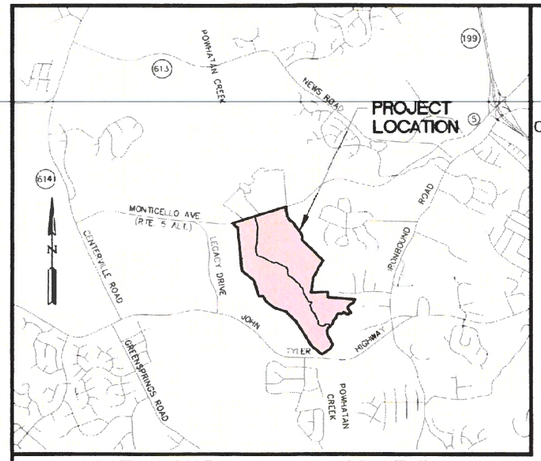
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

AES CONSULTING ENGINEERS

MASTER PLAN AMENDMENT #2
FOR
HIDEN PROPERTY
FOR JAMESTOWN, LLC.

Designed	Drawn
RAC/VMB	AES
Scale	Date
1"=300'	2/24/03
Project No.	
9254	
Drawing No.	
1 OF 2	

S:\JOBS\9254\00-Hiden Property\dwg\Planning\Master Plan Amendment 10-24-03\9254-MASTER PLAN AMENDMENT.dwg, 11/19/2003 11:24:12 AM, SCB



LOCATION MAP SCALE: 1"=2000'

LEGEND

DENOTES CONSERVATION AREA

- OPEN WETLANDS
- FORESTED WETLANDS AND LOWLAND AREAS SUBJECT TO PERIODIC INUNDATION
- 100' RPA BUFFER
- RPA BUFFER EXTENSION
- ARCHEOLOGICAL SITE
- RESIDENTIAL USES (AREA DESIGNATIONS A, B, C, & D)
- EXISTING RESIDENTIAL USE (PREVIOUSLY APPROVED)
- JAMES CITY COUNTY GREENWAY TRAIL

N/F GREENSPRINGS ASSOCIATES AREA: 65.54 AC. +/- ZONING: R-4

N/F RICHARD HOLDINGS LIMITED PARTNERSHIP AREA: 116.83 AC. +/- ZONING: R-8

N/F J.G. WARBURTON AREA: 179.20 AC. +/- ZONING: R-8

N/F GREENSPRINGS ASSOCIATES AREA: 45.54 AC. +/- ZONING: R-4

N/F GREENSPRINGS ASSOCIATES AREA: 6.69 AC. +/- ZONING: R-4

N/F JAMES CITY COUNTY AREA: 13.54 AC. +/- ZONING: R-4

N/F GEORGE & LETICIA LUNA AREA: 11.77 AC. +/- ZONING: R-8

N/F HACHAN & RAM AREA: 20.35 AC. +/- ZONING: R-8

N/F GEORGE & LETICIA LUNA AREA: 8.00 AC. +/- ZONING: R-8

N/F HERMAN & JOSEFINA ZAMORA AREA: 12.73 AC. +/- ZONING: R-8

N/F HERMAN & JOSEFINA ZAMORA AREA: 18.40 AC. +/- ZONING: R-8

JOHN TYLER MEMORIAL HWY

N/F SPENCER BROTHERS BUILDERS AREA: 54.33 AC. +/- ZONING: R-8

END OF EXPANDED RPA BUFFER (MIN. WIDTH, 100', AVE. WIDTH 300') AS MEASURED FROM OPEN WETLANDS

EXPANDED RPA BUFFER (MIN. WIDTH, 100', AVE. WIDTH 200') AS MEASURED FROM OPEN WETLANDS

WETLAND LIMITS

EXISTING 20' SEWER EASEMENT (TYP.)

EXISTING 50' GAS EASEMENT

BEGINNING OF EXPANDED RPA BUFFER (MIN. WIDTH, 100', AVE. WIDTH 300') AS MEASURED FROM OPEN WETLANDS

EX. TREELINE

EX. WETLANDS CROSSING

VDOT BMP SITE

UPLAND ISLANDS

TOP OF SLOPE BUFFER (MIN. 100')

MONTICELLO AVENUE (S.R. #321)

MONTICELLO WOODS
150 PROPOSED UNITS

AREA 1

AREA DESIGNATION TYPE A- SINGLE FAMILY RESIDENTIAL

MRSD FRY SITE

SINGLE FAMILY

MULTI FAMILY

REC CENTER

AREA 2

WETLAND LIMITS

LIMITS OF NON-RPA WETLANDS

150' GREENWAY BUFFER

120' R/W

50' LANDSCAPE SETBACK

POWHATAN SECONDARY
ZONED R-1

POWHATAN PLANTATION
ZONED PUD-R

EXISTING 20' SEWER EASEMENT (TYP.)

≥25% SLOPES, TYP.

50' PERIMETER SETBACK

FORESTED LOWLANDS SUBJECT TO PERIODIC INUNDATION, TYP.

WETLAND LIMITS

≥25% SLOPES, TYP.

40' ROW (TYP.)

100' PROFFERED BUFFER

POWHATAN CROSSING SECTION IV
ZONED R-1

EXISTING 20' SEWER EASEMENT (TYP.)
N/F SPENCER BROTHERS BUILDERS
AREA: 54.33 AC. +/-
ZONING: R-8

50' PERIMETER SETBACK

GRAPHIC SCALE
300' 0' 300' 600'
SCALE: 1" = 300'

ALL STREETS (AS DEFINED BY THE COUNTY CODE) WITHIN AREA 2 OF THE PROPERTY SHALL BE PRIVATE AND SHALL CONFORM TO VDOT CONSTRUCTION STANDARDS. ALL PRIVATE STREETS SHALL BE CERTIFIED TO THE SATISFACTION OF THE COUNTY ENGINEER AS REQUIRED BY SECTION 19-49 OF THE COUNTY CODE.

MASTER PLAN AMENDMENT FOR CHANGES IN AREA 2 WAS APPROVED BY THE JCC BOARD OF SUPERVISORS AS PART OF CASE NO. Z-02-03/ MP-01-03.

DEVELOPMENT TABULATIONS OF SOUTHERN REGION ("AREA 2")

SITE STATISTICS:

TOTAL PARCEL AREA:	218.3 AC. +/-	100% of SITE
NON-DEVELOPABLE AREA:		
OPEN WETLANDS & FORESTED WETLANDS	93.7 AC. +/-	41.9% of SITE
AREA SUBJECT TO PERIODIC INUNDATION:	13.9 AC. +/-	6.4% of SITE
≥25% SLOPES.	3.6 AC. +/-	1.6% of SITE
TOTAL NON-DEVELOPABLE AREA:	111.2 AC. +/-	50.9% of SITE
NET DEVELOPABLE AREA (218.3 AC - 111.2 AC)	107.1 AC. +/-	49.1% of SITE

LANDUSE BREAKDOWN

USE	UNITS	NET DEVELOPABLE AREA ASSIGNED BY LANDUSE	DENSITY: BASED UPON NET DEVELOPABLE AREA ASSIGNED FOR USE	DENSITY: BASED UPON OVERALL PARCEL AREA
RESIDENTIAL USE (AREA DESIGNATIONS A, B, C & D)	400 DWELLING UNITS	107.1 ACRES	3.7 (<4)	1.8 (<2)

OVERALL LANDUSE BREAKDOWN:

RECREATIONAL USES:	2.5 AC. +/-	1.1% of SITE
RESIDENTIAL USES:	54.5 AC. +/-	25.0% of SITE
OPEN SPACE & BUFFERS:		
NON-DEVELOPABLE AREAS:	111.2 AC. +/-	50.9% of SITE
RPA BUFFERS:	22.3 AC. +/-	10.2% of SITE
EXPANDED RPA BUFFER (NOT IDENTIFIED IN ABOVE CATEGORIES)	17.1 AC. +/-	7.8% of SITE
150' GREENWAY BUFFERS (NOT IDENTIFIED IN ABOVE CATEGORIES)	2.8 AC. +/-	1.3% of SITE
100' PROFFERED BUFFER (NOT IDENTIFIED IN ABOVE CATEGORIES)	6.5 AC. +/-	3.0% of SITE
50' PERIMETER SETBACK (NOT IDENTIFIED IN ABOVE CATEGORIES)	1.4 AC. +/-	0.70% of SITE
TOTAL:	218.3 AC. +/-	100% of SITE

MASTER PLAN FOR "AREA 1" WAS APPROVED BY THE JCC BOARD OF SUPERVISORS AS PART OF CASE NO. Z-12-97/ MP-6-97 ON NOVEMBER 12, 1997.

No.	DATE	REVISION / COMMENT / NOTE	BY
4	11/14/03	REVISIONS FOR NON-BINDING CONCEPTUAL PLAN	JHB
3	10/24/03	REVISIONS FOR MASTER PLAN AMENDMENT #2	RAC
2	4/25/03	REVISIONS PER JCC COMMENTS	RAC
1	3/27/03	REVISIONS PER JCC COMMENTS	RAC

5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

CONSULTING ENGINEERS

NON-BINDING CONCEPTUAL PLAN OF THE SOUTHERN REGION (AREA-2) OF HIDEN PROPERTY FOR JAMESTOWN, L.L.C.

JAMES CITY COUNTY VIRGINIA

BERKELEY DISTRICT

Designed RAC/VMB	Drawn SCB
Scale 1"=300'	Date 2/24/03
Project No. 9254	
Drawing No. 2 OF 2	

S:\CAD\9754\00-Hiden Property\dwg\Planning\Master Plan Amendment 10-24-03\9254 NON BINDING CONCEPTUAL Jwg 11/18/2003 11:01:36 AM SCB

Z-10-03/MP-10-03. Hiden Property Proffer Amendment

SECOND AMENDED AND RESTATED

HIDEN PROPERTY PROFFERS

THESE AMENDED AND RESTATED PROFFERS are made as of this 24th day of November, 2003, by POWHATAN CROSSING, INC., a Virginia corporation, (together with its successors and assigns, "Owner").

RECITALS

A. Owner is the present or former owner of certain real property (the "Property") in James City County, Virginia consisting of approximately 403.7 acres more particularly described on Exhibit A attached hereto and made a part hereof.

B. In 1997 the Owner applied for and James City County (the "County") granted a rezoning of the Property from R-8, Rural Residential District, to PUD-R, Planned Unit Development-Residential District, with proffered conditions as set forth in Hiden Property Proffers dated October 29, 1997 and recorded in the Clerk's Office for the Circuit Court for. the City of Williamsburg and County of James City as Instrument No. 97019406 (the "Original Proffers"). In connection with the rezoning, Owner submitted and the County approved a Master Plan in accordance with the County Zoning, Ordinance entitled "Master Plan Hiden Property" and dated September 10, 1997 and revised October 15, 1997 (the "Original Master Plan").

C. In 2003 the Owner applied for and the County granted approval of a master plan and proffer amendment for the Property. In connection therewith, Owner submitted and the County approved an amended Master Plan in accordance with the County Zoning Ordinance entitled "Master Plan Amendment for Hiden Property for Jamestown, LLC" made by AES Consulting Engineers, Project No. 9254, dated 2/24/03, revised 4/25/03 (the "Approved Master Plan") and Amended and Restated Proffers dated July 8, 2003 and recorded in the Clerk's Office for the Circuit Court for the City of Williamsburg and County of James City as Instrument No.

030021212 (the "Approved Proffers").

D. Owner has now applied for an amendment to the Approved Master Plan for the Property pursuant to the County Zoning Ordinance and, in connection therewith,' desires to amend and restate the Approved Proffers.

NOW, THEREFORE, for and in consideration of the approval by the Board of Supervisors of James City County of the applied for amendment to the Original Master Plan and the Original Proffers and pursuant to Section 15.2-2297, et seq. of the Code of Virginia, 1950, as amended, and Section 24-16, et seq. of Chapter 20 of the Code of James City County, Virginia in accordance with Section 24-497(d) of the Code of James City County, Owner agrees that it shall meet and comply with all of the following conditions in developing the Property. If the applied for amendments are not granted by the County, these Amended and Restated Proffers shall thereupon be null and void and the Original Proffers and Original Master Plan shall remain in full force and effect.

CONDITIONS

1. Owners Association. All owners of lots or units within the Property by virtue of ownership of their lot or unit shall be members of a property owners association with the power to levy mandatory assessments. The articles of incorporation, bylaws and restrictive covenants (together, the "Governing Documents") creating and governing the association(s) shall be submitted to and reviewed by the County Attorney. The Governing Documents shall require that the association adopt an annual maintenance budget, which shall include a reserve for maintenance of stormwater management BMPs, private roads and parking areas, if applicable, and shall require that the association (i) assess all members for the maintenance of all properties owned or maintained by the association and (ii) file liens on members' properties for non-payment of such assessments and for the cost of remedying violations of, or otherwise enforcing, the Governing Documents.

2. Density. (a) There shall be no more than 150 single family lots permitted in Area 1 on the Property.

(b) There shall be no more than 400 dwelling units permitted in Area 2 on the Property. All dwelling units developed in Area 2 shall be age restricted to persons fifty-five (55) years of age or older ("Restricted Units") in accordance with the following parameters:

(i) It is the intent of the parties that Restricted Units shall be occupied by persons fifty-five (55) years of age or older and that no Restricted Units shall be occupied by a person under the age of eighteen (18). In some instances, persons under the age of fifty-five (55) but over the age of eighteen (18) shall be entitled to occupy Restricted Units, subject, at all times, to the laws and regulations governing age fifty-five (55) and over restricted housing as more particularly set forth and described in subparagraph (ii) below.

(ii) Each Restricted Unit within the Property shall be developed and operated in compliance with applicable federal and state laws and regulations regarding housing intended for occupancy by persons fifty five (55) years of age or older, including but not limited to: the Fair Housing Act, 42 U.S.C. §3601 et seq. and the exemption therefrom provided by 42 U.S.C. §3607 (b) (2) (C) regarding discrimination based on familial status; the Housing for Older Persons Act of 1995, 46 U.S.C. §3601 et seq.; the Virginia Fair Housing Law Va. Code §36-96.1 et seq.; any regulations adopted pursuant to the foregoing; any judicial decisions arising thereunder; any exemptions and/or qualifications thereunder; and any amendments to the foregoing as now or may hereafter exist. Specific provisions of the age restriction described above and provisions for enforcement same shall be set forth in a declaration of restrictive covenants and property owners' association documents applicable to the Restricted Units and each deed to a Restricted Unit shall make reference to such provisions.

(c) Any accessory commercial uses located in Area 2, such as bank offices, beauty salons and barbershops, shall be located and designed to serve residents of Area 2. Commercial

uses shall not be advertised from any public right-of-way.

3. Road Improvements. (a) Monticello Avenue. (i) Owner shall make a contribution of $2,800.00 to the County for each of the first 250 lots or units shown on subdivision plats or site plans of the Property. Such contributions shall be made available by the County for use by the District for the construction of Monticello Avenue or used by the County for any other project included in the County's capital improvement program, the need for which is generated in whole or in part by the development of the Property. Such contributions shall be made at the time of final subdivision plat or site plan approval for such lots or units.

(ii) There shall be no more than two entrances into the Property from Monticello Avenue, one into the portion of the property south of Monticello Avenue and one into the portion of the property north of Monticello Avenue. The two entrances shall be aligned. Owner shall construct right and left turn lanes on both approaches at the entrances to the Property from Monticello Avenue at the time such entrances are constructed.

(iii) At the request of the County, Owner shall install a traffic signal at the intersection of Monticello Avenue and the entrances to the Property at the earlier of (i) when Virginia Department of Transportation ("VDOT") signal warrants are met or (ii) when development has commenced on either side of Monticello Avenue and the County has issued certificates of occupancy for more than 55 lots or dwelling units utilizing the entrances onto Monticello Avenue; provided that VDOT and the County approves the installation of the traffic signal at that time. When certificates of occupancy for 412 dwelling units on the Property have been issued and if the traffic signal has not been installed at that time, Owner shall cause an updated traffic signal warrant analysis using actual traffic counts shall be submitted to VDOT and the County.

(b) All road improvements proffered hereby shall be constructed in accordance with VDOT standards.

(c) Unless otherwise approved by the Director of Planning, Owner shall reserve a

public right-of-way to provide a pedestrian connection from the Powhatan Secondary development to the Property and shall dedicate such right-of-way to the County upon the written request of the County Administrator.

4. Monticello Avenue Greenbelt. At the time of the conveyance of the Monticello Avenue right-of-way to the County or the District, the Owner shall designate 150-foot greenbelt buffers along the Property's Monticello Avenue frontage measured from a right-of-way line assuming a 120 foot right-of-way for Monticello Avenue (measured 60 feet on either side of the centerline of the right-of-way). The greenbelt buffers shall be exclusive of any lots or units and, except as permitted below, shall be undisturbed. With the prior approval of the Development Review Committee, utilities, drainage improvements, community entrance roads as shown generally on the Master Plan, pedestrian/bicycle trails, lighting, entrance features and signs may be located in the greenbelt buffer. A landscaping plan for the greenbelt buffer which may include, without limitation, select hand clearing and trimming of trees and other plants, planting of new landscaping, including trees and shrubs, and installation of landscaped berms, submitted to and approved by the Director of Planning may be implemented.

5. Archaeology. A Phase I Archaeological Study for Master Plan area shall be submitted to the Director of Planning for his review and approval prior to land disturbance. A treatment plan shall be submitted to, and approved by, the Director of Planning for all sites in the Phase I study that are recommended for a Phase II evaluation, and/or identified as being eligible for inclusion on the National Register of Historic Places. If a Phase II study is undertaken, such a study shall be approved by the Director of Planning and a treatment plan for said sites shall be submitted to, and approved by, the Director of Planning for sites that are determined to be eligible for inclusion on the National Register of Historic Places and/or those sites that require a Phase III study. If in the Phase II study, a site is determined eligible for nomination to the National Register of Historic Places and said site is to be preserved in place, the treatment plan shall include

nomination of the site to the National Register of Historic Places. If a Phase III study is undertaken for said sites, such studies shall be approved by the Director of Planning prior to land disturbance within the study area. All Phase 1, Phase II and Phase III studies shall meet the Virginia Department of Historic Resources' Guidelines for Preparing Archaeological Resource Management Reports and the Secretary of the Interior's Standard and Guidelines for Archaeological Documentation, as applicable, and shall be conducted under the supervision of a qualified archaeologist who meets the qualifications set forth in the Secretary of the Interior' Professional Qualification Standards. All approved treatment plans shall be incorporated into the plan of development for the site and shall be adhered to during the clearing, grading and construction activities thereon.

6. Environmental Protections. (a) The Owner and/or the owners association shall grant, free of charge, to the Williamsburg Land Conservancy, another County approved land conservation entity and/or the County a conservation easement with terms consistent with these Proffers over the area designated on the Master Plan as Conservation Area generally in the locations shown on the Master Plan. The exact boundaries of the Conservation Area shall be shown on subdivision plats and/or site plans of the Property based on the buffer line and Conservation Area shown and set out on the map entitled "Master Plan Amendment for Hiden Property for Jamestown, LLC" made by AES Consulting Engineers, Project No. 9254, dated 2/24/03, revised 4/25/03. The conservation easement over the Conservation Area shown on each individual subdivision plat or site plan shall be granted at the time of final approval thereof by the County. The Conservation Area shall remain undisturbed and in its natural state, preserving indigenous vegetation except as set forth below. With the prior approval of the County Engineer or his designee on a case by case basis, (i) dead, diseased and dying trees or shrubbery and invasive or poisonous plants may be removed from the Conservation Area; (ii) select hand clearing and pruning of trees shall be permitted in the Conservation Area permit sight lines or

vistas, and (iii) utilities, roads, pedestrian paths, trails and bridges may intrude into or cross the Conservation Area. No stormwater best. management practices ("BMPs") shall be permitted in the 100 foot Resource Protection Area ("RPA") imposed by County ordinance along the main stem of Powhatan Creek. With the prior approval of the County Environmental Division on a case by case basis, BMPs may be located in other RPAs and elsewhere in the Conservation Area, including RPA extensions shown on the Master Plan, but shall not be located in nor impact the channel flow unless specifically approved by the Environmental Division. The greenway proffered in Proffer 7 below and County trails and passive recreational facilities and structures located therein shall be permitted within the Conservation Area. If vegetation is removed from the Conservation Area it shall be replaced by indigenous vegetation that is equally or more effective in retarding runoff, preventing erosion and filtering nonpoint source pollution. Owner, at the request of the County, shall retain an environmental consultant acceptable to the County to prepare a three tiered restoration plan for the areas indicated on the "Revised Environmental Constraints Map Hiden Property" made by Williamsburg Environmental Group, Inc. and dated 8/1/97 and revised 9/16/97 where timbering operations resulted in the removal of trees from or land disturbance within the Conservation Area to provide for the restoration of ground cover, shrubs and trees for that portion of the Conservation Area as determined to be necessary by the consultant. If temporary stormwater BMP's are located in the Conservation Area, the restoration plan shall include a replanting plan for such BMP areas. The restoration plan shall include a phasing plan to ensure areas of the Conservation Area being restored have been stabilized prior to the commencement of development on adjacent developable areas. The restoration plan shall be submitted to the Environmental Division for review and approval. Owner shall implement the recommendations of the approved restoration plan. Road and utility crossings shall be generally perpendicular through the Conservation Area and Owner shall endeavor to design utility systems that do not intrude into the Conservation Area. The Conservation Area shall be maintained by

Owner unless the Williamsburg Land Conservancy, the other County approved land conservation entity or the County assumes responsibility therefor under its easement or the Conservation Area is conveyed to an owners association, at which time the association shall assume responsibility for its maintenance. The Conservation Area shall be exclusive of Lots.

(b) All stormwater runoff from paved parking areas or roads and from all building structures over 150 square feet in Area 2 of the Property shall be directed into BMPs unless otherwise approved by the Environmental Division

7. Greenway. Owner shall grant the County an easement within the Conservation Area for a greenway through the Property in the general location shown on the Master Plan as "James City County Greenway Trail" as subdivision plats or site plans for adjacent Property are approved and/or recorded. The County shall be entitled to construct a trail with a minimum 10' wide travel path (which will be open to the general public during daylight hours only), including necessary bridges, if any, through the James City County Greenway Trail and to install passive amenities such as benches, tables, gazebos, educational or descriptive markers or individual fitness stations. The location of the "James City County Greenway Trail" shall be varied within the Conservation Area by the Environmental Division to ensure the ability to construct a viable trail network. Owner shall grant the County suitable parking opportunities (through shared use of parking facilities required by site improvements) to the general public using the trail.

8. Recreation. (a) Owner shall provide the recreational facilities listed below in Area 1 shown on the Master Plan and make the cash contributions to the County described below before the County is obligated to approve final subdivision plats for more than 100 lots in Area 1:

- Parkland, including one playground of at least 1.9 acres.
- Cash contribution of $9,900 in lieu of multi-purpose courts.
- Cash contribution of $4,300 in lieu of playing fields.

(b) Owner shall provide the recreational facilities listed below in Area 2 shown on the

Master Plan and make the cash contributions described below to the County before the County is obligated to approve final subdivision plats or site plans for more than 235 dwelling units in Area 2:

- Recreation areas of at total of least 2.5 acres.
- Cash contribution of $13,650 in lieu of multi-purpose court.
- Cash contribution of $5,950 in lieu of playing fields.

The recreational facilities in Area 2 may be open only to owners in Area 2.

(c) All cash contributions proffered by this Proffer 8 shall be used by the County for recreation capital improvements, which may include trails within the greenway proffered in Proffer 7. The exact locations of the facilities proffered hereby and the equipment to be provided at such facilities shall be subject to the approval of the Development Review Committee. All recreational facilities proffered hereby shall be conveyed to and maintained by the owners association and shall be open to all members of the association in good standing.

(d) Owner shall construct a shoulder lane bikeway in accordance with VDOT standards along both sides of the main public collector roads within the Property north of Monticello Avenue.

9. Entrance Signs. The entrance signs, lighting, landscaping and entrance features at the entrances to the Property from Monticello Avenue shall be subject to the review and approval of the Director of Planning before a sign permit for such signs is issued. The entrance signs shall be monument type signs.

10. Powhatan Crossing Buffer. The Owner shall maintain a buffer along the Property's common boundary line with the Powhatan Crossing subdivision with the width and in the locations shown on the Master Plan. This buffer shall be exclusive of any lots and shall be undisturbed, except for, with the approval of the Development Review Committee, berms, landscape features, walls or fences or utility easements.

11. Cash Contributions for Community Impacts. (a) A contribution of $750.00 for each of the first 50 dwelling units developed on Area 2 of the Property shall be made to the James City Service Authority ("JCSA") in order to mitigate impacts on the County from the physical development and operation of Area 2 of the Property. The JCSA may use these funds for development of alternative water sources or any project related to improvements to the JCSA water system, the need for which is generated by the physical development and operation of Area 2 of the Property.

(b) A contribution of $700.00 for each of the first 50 dwelling units developed on Area 2 of the Property shall be made to the County in order to mitigate impacts on the County from the physical development and operation of Area 2 of the Property. The County may use these funds for any project in the County's capital improvement plan, the need for which is generated by the physical development and operation of Area 2 of the Property, including, without limitation, for emergency services equipment replacement and supply, traffic signal preemption equipment, library uses, and public use sites.

(c) A contribution of $500.00 for each of the first 50 dwelling units developed on Area 2 of the Property shall be made to the County in order to mitigate impacts on the County from the physical development and operation of Area 2 of the Property. The County may use these funds for any project in the County's capital improvement plan, the need for which is generated by the physical development and operation of Area 2 of the Property, including, without limitation, stream stabilization or other stormwater management projects in the Powhatan Creek watershed.

(d) The contributions described above, unless otherwise specified, shall be payable for each of the dwelling units developed within Area 2 of the Property at the time of final subdivision plat or final site plan approval by the County for the particular phase or section of dwelling units.

(e) The per unit contribution(s) paid in each year pursuant to this Section shall be adjusted annually beginning January 1, 2004 to reflect any increase or decrease for the preceding

year in the Consumer Price Index, U.S. City Average, All Urban Consumers (CPI-U) All Items (1982-84 = 100) (the "CPI") prepared and reported monthly by the U.S. Bureau of Labor Statistics of the United States Department of Labor. In no event shall the per unit contribution be adjusted to a sum less than the amounts set forth in paragraphs (a) and (b) of this Section. The adjustment shall be made by multiplying the per unit contribution for the preceding year by a fraction, the numerator of which shall be the CPI as of December 1 in the year preceding the calendar year most currently expired, and the denominator of which shall be the CPI as of December 1 in the preceding year, In the event a substantial change is made in the method of establishing the CPI, then the per unit contribution shall be adjusted based upon the figure that would have resulted had no change occurred in the manner of computing CPI. In the event that the CPI is not available, a reliable government or other independent publication evaluating information heretofore used in determining the CPI (approved in advance by the County Manager of Financial Management Services) shall be relied upon in establishing an inflationary factor for purposes of increasing the per unit contribution to approximate the rate of annual inflation in the County.

12. No Access to Powhatan Crossing. Prior to final approval of the first subdivision plat or site plan for development on the Property, Owner shall (i) convey to the Powhatan Crossing Homeowners Association by quitclaim deed all its right, title and interest in and to the access easement from Powhatan Crossing Drive to the Property adjacent to the recreational lot in Powhatan Crossing, (ii) install a. permanent cul de sac at the end of Powhatan Crossing Drive, and (iii) convey to the Powhatan Crossing Homeowners Association by quitclaim deed a strip of land between the permanent cul de sac and the Property such that the public road and the Property are no longer adjacent.

13. Water Conservation. The Owner and/or the owners association shall be responsible for developing water conservation standards to be submitted to and approved by the JCSA and

subsequently for enforcing these standards. The standards shall address such water conservation measures as limitations on the installation and use of irrigation systems and irrigation wells, the use of approved landscaping materials and the use of water conserving fixtures and appliances to promote water conservation and minimize the use of public water resources, including groundwater. The standards shall be approved by the JCSA prior to final subdivision or site plan approval.

14. Height Limitation. There shall be no building greater than two and one-half stories in height located within 300 feet of the Powhatan Crossing subdivision.

15. Private Streets. All streets (as defined by the County Code) within Area 2 of the Property shall be private and shall conform to VDOT construction standards. All private streets shall be certified to the satisfaction of the County Engineer as required by Section 19-49 of the County Code.

16. Headings. All section and subsection headings of Conditions herein are for convenience only and are not a part of these Proffers.

17. Severability. If any condition or part thereof set forth herein shall be held invalid or unenforceable for any reason by a court of competent jurisdiction, the invalidity or unenforceability of such condition or part thereof shall not invalidate any other remaining condition contained in these Proffers.

MINUTES
JAMES CITY COUNTY PLANNING COMMISSION
REGULAR MEETING
COUNTY GOVERNMENT CENTER BOARD ROOM
101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185
June 5, 2024
6:00 PM

A. CALL TO ORDER

Mr. O'Connor called the meeting to order at 6 p.m.

B. ROLL CALL

Planning Commissioners Present:
Tim O'Connor
Frank Polster
Stephen Rodgers
Jay Everson
Scott Maye
Kira Allmann

Planning Commissioners Absent:
Jack Haldeman

Staff Present:
Susan Istenes, Director of Planning
Liz Parman, Deputy County Attorney
Roberta Sulouff, Planner I
Terry Costello, Senior Planner
Tess Lynch, Planner II
Amanda Frazier, Community Development Assistant
Will Albiston, Community Development Assistant

C. PUBLIC COMMENT

Mr. O'Connor opened Public Comment.

As no one wished to speak, Mr. O'Connor closed Public Comment.

D. REPORTS OF THE COMMISSION

Mr. O'Connor stated that the Development Review Committee (DRC) met on May 22, 2024.

Mr. O'Connor stated that the DRC met to hear an appeal of the Planning Director's decision regarding consistency with design guidelines. Mr. O'Connor stated that the appeal centered around the North Carolina Furniture and Mattress Store, requesting to appeal the Planning Director's decision finding the submitted plans to be inconsistent with the design guidelines. Mr. O'Connor stated that while the Planning Director's decision was not inappropriate, the DRC voted 3-0 to overturn the Planning Director's decision. Mr. O'Connor stated this would allow the applicant to paint the façade with the submitted color palette, in order to match colors and architectural features in the design guidelines, while

maintaining a separate visual representation, delineating the two independent businesses that occupy the Williamsburg Pottery Marketplace.

E. CONSENT AGENDA

1. Minutes of the May 1, 2024, Regular Meeting

   Mr. Polster made a motion to approve the Minutes of the May 1, 2024, Regular Meeting.

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

F. PUBLIC HEARING(S)

1. AFD-24-0001. 2394 Forge Road, Mill Creek Addition

   Ms. Roberta Sulouff, Planner I, stated that Ms. Linda Rice applied on behalf of the Mr. John J. and Ms. Linda L. Rice Trust to add approximately 16.81 acres of land to the Mill Creek Agricultural and Forestal District (AFD). Ms. Sulouff stated that the property is located outside of the Primary Service Area (PSA) at 2394 Forge Road, zoned A-1, General Agricultural, and designated Rural Lands on the 2045 Comprehensive Plan Land Use Map. Ms. Sulouff stated that a portion of the land is currently used as pasture for horse grazing while most of the remaining property is forested and proposed to stay as such. Ms. Sulouff further stated that the parcel is located within one mile of the core parcels of the AFD and is contiguous with other parcels currently in the District. Ms. Sulouff stated that if the application is approved, the Mill Creek AFD would consist of approximately 4,306 acres.

   Ms. Sulouff stated that, based on email correspondence, the soils information chart in the staff report would be updated before the Board of Supervisors' hearing; however, the prime farmland calculations in the staff report were accurate.

   Ms. Sulouff stated that at its April 18, 2024, meeting, the AFD Advisory Committee voted 4-3 to recommend approval of the application.

   Ms. Sulouff stated that staff found that the proposed addition meets all state and local requirements for inclusion in the Mill Creek AFD and recommends that the Planning Commission recommend approval of the proposed addition to the Board of Supervisors, subject to the adopted conditions for the Mill Creek AFD.

   Mr. Everson inquired about the reason for the three votes against the application at the April 18, 2024, AFD Advisory Committee Meeting.

   Ms. Sulouff stated that the three members cast their votes based on a discussion regarding whether the applicant would pursue a land use taxation program that is separate from the AFD program. Ms. Sulouff further stated that the land use taxation program has no bearing on AFD regulations in the Virginia Code.

   Mr. O'Connor opened the Public Hearing.

   As no one wished to speak, Mr. O'Connor closed the Public Hearing.

   Mr. Everson made a motion to recommend approval of the AFD addition.

On a roll call vote, the Planning Commission voted to recommend approval of AFD-24-0001. 2394 Forge Road, Mill Creek Addition. (6-0)

2. SUP-24-0006. 3709-A Strawberry Plains Road, Williamsburg Montessori School

Ms. Terry Costello, Senior Planner, stated that Ms. Sandy Andrews of Williamsburg Montessori School applied for a Special Use Permit (SUP) to allow for a school at 3709-A Strawberry Plains Road. Ms. Costello stated that the property is zoned B-1, General Business, is designated Low Density Residential on the Comprehensive Land Use Map, and is located inside the PSA.

Ms. Costello stated that the current site has four buildings which share 139 parking spaces. Ms. Costello stated that a restaurant is located in one building, and the other three buildings were occupied by various business and civic users. Ms. Costello further stated that at the entrance to Suite A, there is a circle drive which would be utilized for a pick-up and drop-off point. Ms. Costello stated that some students would be bussed from the main campus on Longhill Road.

Ms. Costello stated that the school would have a maximum of 18 children in grades 7 and 8. Ms. Costello stated that there would be two full-time teachers and two part-time teachers, and the hours of operation would be from 7:30 a.m. to 4:30 p.m., Monday through Friday. Ms. Costello stated that the hours of instruction would be from 8:15 a.m. to 3:30 p.m. Ms. Costello stated that the school year would begin the last week of August and end mid-June. Ms. Costello further stated that there would be no outside activities on the property.

Ms. Costello stated that staff found this proposed use would not negatively impact surrounding property or development, nor is it expected to negatively impact Level of Service for roads or other public services. Ms. Costello stated that staff found the proposal to be consistent with the 2045 Comprehensive Plan and Zoning Ordinance and recommended approval of this application, subject to the conditions provided in the Agenda Packet.

Mr. Everson raised a question about the ability of the school to hold after-hours meetings, such as parent-teacher conferences.

Ms. Costello stated that the school would only operate between the hours of 7:30 a.m. to 4:30 p.m., and school functions could not be held outside of those hours.

Mr. O'Connor opened the Public Hearing.

As no one wished to speak, Mr. O'Connor closed the Public Hearing.

Mr. Maye expressed his support for staff's recommendation.

Mr. Polster made a motion to recommend approval of the application.

On a roll call vote, the Commission voted to recommend approval of SUP-24-0006. 3709-A Strawberry Plains Road, Williamsburg Montessori School. (6-0)

3. AFD-24-0002. 10135 Fire Tower Road Barnes Swamp AFD Addition

Ms. Tess Lynch, Planner II, stated that Ms. Nancy Bradshaw had applied to enroll approximately 50.14 acres of land located at 10135 Fire Tower Road into the Barnes Swamp AFD. The parcel is zoned A-1, General Agricultural, and is designated Rural Lands on the 2045 Comprehensive Plan. The parcel is located within one mile of the core of the Barnes Swamp AFD and is directly adjacent to other parcels in the District. Ms. Lynch further stated that much of the property is forested, and there is a residence on the property.

Ms. Lynch stated that the AFD Advisory Committee recommended approval of the application by a vote of 6-2-0, with Mr. Bradshaw and Ms. Null abstaining, at its April 18, 2024, meeting.

Ms. Lynch stated that staff found that the proposed addition meets all state and local requirements for inclusion in the Barnes Swamp AFD and recommends that the Planning Commission recommend approval of the proposed addition to the Board of Supervisors.

Mr. O'Connor opened the Public Hearing.

As no one wished to speak, Mr. O'Connor closed the Public Hearing.

Mr. Rodgers made a motion to recommend approval of the AFD addition.

On a roll call vote, the Planning Commission voted to recommend approval of AFD-24-0002. 10135 Fire Tower Road Barnes Swamp AFD Addition. (6-0)

4. SUP-24-0009. Lovett 64 Commerce Center (Formerly Hazelwood Farms - The Enterprise Center) SUP Amendment

Ms. Tess Lynch, Planner II, stated that Mr. Ben Swift of Lovett Industrial submitted a request to amend the existing SUP condition as it applies to Building 5. Ms. Lynch noted that the amendment would change the parking layout to place the employee parking lot between the building and Leisure Road and the loading docks and semi-trailer parking to be interior to the industrial development. Ms. Lynch further stated that this amendment would not increase the approved square footage or change the use on-site.

Ms. Lynch stated that the subject property is located at 275 Old Stage Road, zoned EO, Economic Opportunity, classified as EO on the 2045 Comprehensive Plan, and is located inside the PSA.

Ms. Lynch stated that the initial condition was approved prior to finalization of proposed building layouts and upon receipt of further information regarding plans for the site, staff feels the SUP amendment is appropriate.

Ms. Lynch stated that staff found the proposal compatible with surrounding zoning and development and recommended use within the 2045 Comprehensive Plan, though it is not fully consistent with the County's Character Design Guidelines. Ms. Lynch also noted that staff proposed an amendment to the SUP condition to mitigate the lack of consistency that would require an increased evergreen percentage in the landscape buffer to shield view of the cars from Leisure Road. Ms. Lynch further stated that staff recommends that the Planning Commission recommend approval of this application to the Board of Supervisors.

Ms. Lynch stated that after the Agenda Packet was published, staff received a comment from a citizen who owns adjacent property. Ms. Lynch noted that hard copies of the email were provided for the Commissioners' review and that the email would be included in the Board of Supervisors' Agenda Packet.

Mr. O'Connor opened the Public Hearing.

Ms. Darlene Prevish, 211 Old Stage Road, addressed the Commission in support of the application.

Mr. Ben Swift, Mid-Atlantic Market Lead for Lovett Industrial, 923 15th Street NW, Suite 500, Washington, DC, gave a presentation to explain the need for the amendment and provided visual aids detailing the change in layout.

Mr. Polster engaged with Mr. Swift regarding details of the landscaping changes resulting from the change in layout.

Discussion ensued.

As no one further wished to speak, Mr. O'Connor closed the Public Hearing.

Mr. Polster made a motion to recommend approval of the SUP Amendment.

On a roll call vote, the Planning Commission voted to recommend approval of SUP-24-0009. Lovett 64 Commerce Center (Formerly Hazelwood Farms - The Enterprise Center) SUP Amendment. (6-0)

G. PLANNING COMMISSION CONSIDERATIONS

There were no items for consideration.

H. PLANNING DIRECTOR'S REPORT

1. Planning Director's Report - June 2024

   Ms. Istenes stated that the Planning Director's Report could be found in the Agenda Packet and that she was available for any questions. Ms. Istenes also reminded the Commission of the July Planning Commission meeting date, which had been moved to Tuesday, July 2, 2024, due to the holiday.

I. PLANNING COMMISSION DISCUSSION AND REQUESTS

Mr. Rodgers requested to schedule the special DRC meeting while other Committee members were present. DRC members agreed to meet on June 18, 2024.

Mr. Polster discussed the email traffic related to the two AFD cases on the Agenda.

After some discussion, Mr. Polster requested that least-cost path wildlife connectors and corridors be examined to determine how they may apply to AFD case reviews.

Ms. Istenes stated that staff would be researching and discussing these topics to determine how to move forward with the request.

Mr. Everson noted that clustering may be useful in protecting wildlife corridors.

Mr. Polster expressed his agreement on that point.

Further discussion ensued.

J. ADJOURNMENT

Mr. Polster made a motion to adjourn.

The meeting was adjourned at approximately 6:42 p.m.

_____ _____

Susan Istenes, Secretary Tim O'Connor, Chair

SUMMARY FACTS

Applicant:	Mr. Benming Zhang of Kaufman & Canoles, P.C.
Landowners:	Mr. Joseph M. and Ms. Rita M. Roney
Proposal:	To allow for a two-family dwelling.
Location:	135 Country Club Drive
Tax Map/Parcel No.:	3810200033
Property Acreage:	± .35 acres
Zoning:	R-2, General Residential
Comprehensive Plan:	Low Density Residential
Primary Service Area (PSA):	Inside
Staff Contact:	Terry Costello, Senior Planner

PUBLIC HEARING DATES

Planning Commission:	July 2, 2024, 6:00 p.m.
Board of Supervisors:	September 10, 2024, 5:00 p.m. (tentative)

FACTORS FAVORABLE

1. There is adequate off-street parking provided.
2. With the proposed conditions, staff finds the proposal to be compatible with the surrounding zoning and development.
3. With the proposed conditions, staff finds the proposal consistent with the recommendations of the Comprehensive Plan.
4. Impacts: See Impact Analysis on Pages 5-6.
5. See Comprehensive Plan Analysis on Page 7.

FACTORS UNFAVORABLE

1. Impacts: See Impact Analysis on Pages 5-6.
2. See Comprehensive Plan Analysis on Page 7.

SUMMARY STAFF RECOMMENDATION

Staff recommends the Planning Commission recommend approval of this application to the Board of Supervisors, subject to the proposed conditions. Staff also recommends that the Planning Commission recommend approval of the waiver to connect to public sewer required per Section 24-260 of the James City County Zoning Ordinance.

PROJECT DESCRIPTION

Mr. Benming Zhang of Kaufman and Canoles, P.C. has applied on behalf of Ms. Rita M. Roney for a Special Use Permit (SUP) to allow for a multifamily dwelling, specifically a two-family dwelling. A SUP is required for multifamily dwellings in the R-2 Zoning District.

A building permit was issued on September 2, 2022, to add an attached accessory apartment to a three-bedroom residence. The accessory apartment is approximately 648 square feet which brings the total square footage of the home to 3,205 square feet.

Zoning staff worked with the owner during the review of the building permit to ensure the design of the apartment was so that the appearance of the building remained of a single-family dwelling. As such, a screen wall concealing the stairs leading to the apartment facing the adjacent property and visible from Country Club Drive was required. There was a door proposed on the front facing the right-of-way which gave access to the stairs.

R-2, General Residential, allows attached accessory apartments as a permitted use in accordance with Section 24-32(a) of the Zoning Ordinance, which states that attached accessory apartments shall comply with the following requirements (staff comments in *italics*):

1. Only one accessory apartment shall be created within a single-family dwelling.

   Only one accessory apartment was constructed.

2. The accessory apartment shall be designed so that the appearance of the building remains that of a single-family residence. New entrances shall be located on the side or rear of the building and the apartment may not occupy more than 35% of the floor area of the dwelling.

   The stairs to the accessory apartment were enclosed by a screen wall facing the right-of-way and adjacent property giving the appearance of a single-family dwelling. The accessary apartment occupies approximately 20% of the total square foot area of the residence. (3,205 square feet)

3. For purposes of location and design, the accessory apartment is part of the main structure and shall meet all setback, yard, and height regulations applicable to main structures in the zoning district in which it is located.

   The accessory apartment is part of the main structure and meets all regulations applicable to main structures in the R-2, General Residential Zoning District.

4. Off-street parking shall be required in accordance with Section 24-54 of the Zoning Ordinance.

   Section 24-59 states that the minimum off-street parking required for a single-family unit with an accessory apartment is three parking spaces. The residence has a two-car garage as well as a driveway, which meets the Ordinance requirements for three parking spaces.

Therefore, the building permit as submitted and approved met the requirements of the Zoning Ordinance.

On April 27, 2023, Zoning staff performed a site visit to confirm setbacks and it was noted at that time, that the screen wall and door were not installed. Staff informed the builder that in order to be compliant with the Ordinance for accessory apartments and to obtain a Certificate of Occupancy, these items need to be completed.

The builder and owner then initiated discussions with Zoning staff about changing the plans to allow the stairs to remain as is (not enclosed). The Zoning Administrator, then informed the owner and builder that at the time of the permit, the wall concealing the stairway from the front of the existing house was necessary to ensure that the appearance of the building remained that of a single-family dwelling.

Staff has determined that the current attached accessory apartment with the unenclosed stairs does not meet the requirements in the Zoning Ordinance for attached accessary apartments. Therefore, it is considered a two-family dwelling. The property owner, Ms. Rita Roney, is seeking approval of a two-family dwelling through the SUP process.

According to Section 24-260, Special Provisions for multifamily up to two units require the following (staff comments in *italics*):

1. Served by a public water system;

   The property is connected to public water.

2. Served by a public sewer system;

   The property has a private sewer system.

3. Required to have a minimum lot size of 15,000 square feet;

   The lot size is 15,246 square feet.

4. Required to meet all other requirements of the R-2, General Residential District.

   The second dwelling unit meets all the requirements of the District.

Upon application, the Board of Supervisors may grant a waiver from the public sewer connection requirement referenced above upon finding (staff comments in *italics*):

1. The development site is a single lot recorded or legally in existence prior to the date of adoption of this section;

   The lot was platted on November 29, 1967, and re-platted on June 28, 1968. Section 24-260 was adopted on April 8,1985.

2. The Virginia Department of Health (VDH) has approved the location and adequacy of the proposed septic drain fields;

   The VDH has approved the application.

3. The proposed multifamily units are located inside the PSA and are in accord with the James City Service Authority (JCSA) Regulations Governing Utility Service.

   The property is located inside the PSA and the JCSA has approved the application.

Staff finds that the proposal meets all the requirements of Section 24-260.

PLANNING AND ZONING HISTORY

- There have been no legislative cases associated with the property.

SURROUNDING ZONING AND DEVELOPMENT

- The property is located within the Williamsburg West Subdivision.

- The following table lists the information on the adjacent parcels (see Table on Page 4):

	ZONING DESIGNATION	EXISTING LAND USE	FUTURE LAND USE DESIGNATION
NORTH	R-2, General Residential	Residential - Williamsburg West Subdivision	Low Density Residential
SOUTH	R-2, General Residential	Residential - Williamsburg West Subdivision	Low Density Residential
EAST	R-2, General Residential	Residential - Williamsburg West Subdivision	Low Density Residential
WEST	R-4, Residential Planned Community	Residential - Ford's Colony Subdivision	Low Density Residential

Impacts/Potentially Unfavorable Conditions	**Status** *(No Mitigation Required/Mitigated/Not Fully Mitigated)*	**Considerations/Proposed Mitigation of Potentially Unfavorable Conditions**
Public Transportation: Vehicular	No Mitigation Required	- The proposal is not anticipated to generate traffic exceeding a typical residential use. - The subject property is located on a local road. However, staff believes that the road is adequate for this use.
Public Transportation: Bicycle/Pedestrian	No Mitigation Required	- There are no changes to the existing footprint of the building and bicycle and pedestrian accommodations are not required per Section 24-35(c)(2) of the Zoning Ordinance.
Public Safety	No Mitigation Required	- Fire Station 3 on John Tyler Highway serves this area of the County and is approximately four miles from the property. - Staff finds this project does not generate impacts that require mitigation to the County's Fire Department facilities or services.
Public Schools	No Mitigation Required	- Staff finds this project does not generate impacts that require mitigation.
Public Parks and Recreation	No Mitigation Required	- Staff finds this project does not generate impacts that require mitigation.
Public Libraries and Cultural Centers	No Mitigation Required	- Staff finds this project does not generate impacts that require mitigation.
Groundwater and Drinking Water Resources	No Mitigation Required	- The property is served by public water and private sewer. - The proposal does not generate impacts that require mitigation to groundwater or drinking water resources. - The VDH has issued a Conditional Use Permit (CUP) that restricts the number of occupants, to include both dwellings, to a total of six occupants.
Watersheds, Streams, and Reservoirs Project is located in the Mill Creek Watershed.	No Mitigation Required	- The Stormwater and Resource Protection Division has reviewed this application and had no objections. No new impervious surface is proposed as part of this SUP request. Should exterior site improvements be made in the future, those improvements would be subject to plan approval and additional environmental review at that time.

Impacts/Potentially Unfavorable Conditions	**Status** *(No Mitigation Required/Mitigated/Not Fully Mitigated)*	- **Considerations/Proposed Mitigation of Potentially Unfavorable Conditions**
Cultural/Historic	No Mitigation Required	- The subject property has been previously disturbed and has no known cultural resources on-site.
Nearby and Surrounding Properties	Mitigated	- The proposal includes no new associated development. Future expansions of the use would require a SUP amendment. - Condition No. 4 limits the size of the additional dwelling.
Community Character	No Mitigation Required	- Country Club Drive is not designated as a Community Character Corridor and this parcel is not located within a Community Character Area.
Covenants and Restrictions	No Mitigation Required	- There is a CUP issued by the VDH that limits the number of occupants for both dwellings to six occupants.

COMPREHENSIVE PLAN

The site is designated Low Density Residential on the Comprehensive Plan Land Use Map. All surrounding properties are designated Low Density Residential. For Low Density Residential, appropriate primary uses recommended by the Comprehensive Plan include single-family homes, multifamily units, accessory units, and cluster housing.

Staff finds the proposal consistent with the recommendations of the Comprehensive Plan.

STAFF RECOMMENDATION

Staff finds the proposal compatible with surrounding zoning and development and consistent with the recommendations of the Comprehensive Plan. Staff, therefore, recommends the Planning Commission recommend approval of this application to the Board of Supervisors, subject to the proposed conditions. Staff also recommends that the Planning Commission recommend approval of the waiver for public sewer as required in Section 24-260 of the Zoning Ordinance.

TC/ap
SUP24-8_135CtryClb

Attachments:
1. Proposed Conditions
2. Location Map
3. Master Plan
4. Applicant Narrative
5. Applicant's Waiver Request for Sewer Connection
6. BLDR-22-0250 - Construction Drawings

CASE NO. SUP-24-0008 135 COUNTRY CLUB DRIVE TWO-FAMILY UNIT

1. *Master Plan*. This SUP shall be valid for a two-family dwelling unit (the "Project") located at 135 Country Club Drive and further identified as James City County Real Estate Tax Map Parcel No. 3810200033 (the "Property"). Development of the Project on the Property shall be in accordance with Section 24-32(b) of the James City County Code (the "County Code"), as amended, and shall occur generally as shown on the document entitled, "SUP-24-0008, 135 Country Club Drive Two-Family Unit," dated June 7, 2023 (the "Master Plan"), with any deviations considered pursuant to Section 24-23(a)(2) of the County Code, as amended.

2. *Recordation*. A certified copy of the Board of Supervisors' SUP resolution shall be recorded against the Property in the Williamsburg/James City County Circuit Court prior to issuance of any Certificate of Occupancy (CO) for the Project. Proof of recordation shall be provided to the Zoning Administrator.

3. *Dwelling Occupied*. An updated Certificate of Occupancy shall be provided to the Director of Planning within 12 months from the issuance of the SUP, or this SUP shall automatically be void.

4. *Square Footage*. The second dwelling unit built pursuant to the building permit issued on September 2, 2022, shall be no more than 650 square feet.

5. *Access.* No new ingress/egress points, driveways, or access paths shall be created to Country Club Drive.

6. *Severance Clause*. This SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.

SUP-24-0008, 135 Country Club Drive Two-Family Unit



SUP-24-0008, 135 Country Club Drive Two-Family Unit

Property Information

Tax Map ID: 3810200033
Roney, Joseph M. & Rita M.
135 Country Club Drive
Williamsburg, VA 23188
Zoning: R2 General Residential
2045 Comp Plan: Low Density Residential
Legal Acreage: .35 acres

General Notes

1. Site is served by public water and private sewer.
2. Property is not located in a FEMA Flood zone.
3. Property does not contain Resource Protected Area.
4. Property has an existing driveway.
5. A minimum of two parking spaces shall be provided for each unit.

Sheet Index

1. Cover Page
2. Location Page
3. Site Details

June 7, 2024



Maps Not to Scale

Adjacent Properties

3810200034
Laughner, Ginger
100 Lexington Drive
Williamsburg, VA 23188-1529
R-2, General Residential

3810200035
Miller, Zachary J.
102 Lexington Drive
Williamsburg, VA 23188-1529
R-2, General Residential

3811200001A
Ford's Colony at Williamsburg
Homeowners Association
100 Manchester
Williamsburg, VA 23188-7404
R-4, Residential Planned Community

3810200032
Berryhill, Tammy L.
137 Country Club Drive
Williamsburg, VA 23188-1567
R-2, General Residential

3810200017
Merkely, Donald J. Trustee & Ann M. Trustee
136 Country Club Drive
Williamsburg, VA 23188-1516
R-2, General Residential

3810200016
Garves, John C. & Carrie L.
134 Country Club Drive
Williamsburg, VA 23188-1516
R-2, General Residential

SUP-24-0008, 135 Country Club Drive Two-Family Unit



SUP-24-0008, 135 Country Club Drive Two-Family Unit















KAUFMAN & CANOLES
attorneys at law

Kaufman & Canoles, P.C.
4801 Courthouse Street
Suite 300
Williamsburg, VA 23188

Mailing Address
Post Office Box 6000
Williamsburg, VA 23188

T (757) 259.3800
F (888) 360.9092

kaufCAN.com

Benming Zhang
(757) 259.3822
bzhang@kaufcan.com

April 24, 2024

HAND DELIVERED AND ELECTRONICALLY SUBMITTED

James City County Planning Division
Attention: Ms. Susan Istenes
101 Mounts Bay Road, Building A
Williamsburg, Virginia 23185

Re: Special Use Permit Application
My Client: Rita Roney
Subject Property: 135 Country Club Drive, Williamsburg, VA 23188
Parcel ID: 3810200033

Dear Ms. Istenes:

I represent Ms. Roney relative to the special use permit application on the above-referenced subject property located at 135 Country Club Drive, Williamsburg, VA (the "Property") for a duplex use. The Property contains approximately 0.35 acres and is zoned R2 General Residential. Furthermore, the Property is currently improved by a two-story single-family detached home. The purpose of this letter is to provide background information regarding proposed development of the Property, as well as to request waivers of certain submittal requirements under the James City County Zoning Ordinance.

BACKGROUND

Ms. Roney initially sought construction of an attached accessory apartment pursuant to Section 24-32 of the James City County Zoning Ordinance to allow for her daughter to reside in the house with some privacy. Because attached accessory apartments are permitted under the R2 General Residential zoning district as by-right, Ms. Roney's representative submitted a detailed construction rendering and site plan (the "Plan") to James City County Community Development ("Staff") on or about January 11, 2022. The Plan underwent at least three rounds of revisions responsive to Staff's comments before approval, and the Property underwent construction with the appropriate permit(s).

PROPOSED TWO-UNIT MULTI-FAMILY USE

Ms. Roney seeks by special use permit a multi-family dwelling unit specifically for the purposes of leaving the external staircase in front of the existing house unenclosed. Under her previous submission made pursuant to Section 24-32 of the James City County Zoning Ordinance, she would have been required to install walls hiding the stairway to ensure the appearance of the residence remained that of a single-

family dwelling. Upon productive conversations with the James City County Zoning Administrator, Ms. Roney has decided to seek approval of leaving her stairway unenclosed through the legislative process by seeking approval for a multi-family dwelling unit use. Her overall goal remains the same: to provide for a secure and private space for her daughter to reside within the same building.

Ms. Roney submitted a conceptual plan (C-23-0065) which was reviewed by Staff on a proposed SUP application. From the various departmental feedback and review, Ms. Roney retained Adam Herman, AOSE, to review, update (as necessary) and conduct a condition assessment for a proposed multi-family use for the Hampton and Peninsula Health Districts of the Virginia Department of Health ("VDH") review and approval. On March 14, 2024, VDH provided its approval letter dated March 14, 2024 subject to the conditions of approval, and most notably a maximum of 6 occupants.

SUBMITTAL WAIVER REQUESTS

Additionally, Ms. Roney requests a waiver from the following submittal requirements, which are not applicable to the project:

1) Traffic impact study – The project is not expected to generate 100 or more weekday peak hour trips to and from the site;

2) Environmental information – This project is not expected to create any significant environmental impacts; stormwater management will be addressed at the site plan stage;

3) Phase IA archaeological study – The property is not identified as being an ultra- or highly-sensitive area on the James City County archaeological assessment;

4) Preliminary natural resource inventory – This can be addressed in SUP conditions if staff identifies the Property as being in a B1, B2, or B3 district;

5) Fiscal impact analysis – No residential dwelling units are included in the proposal; and

6) Parks and recreation information – The proposal does not implicate the parks and recreation master plan proffer guidelines.

Thank you for your consideration and attention to this proposal.

Very truly yours,

Benming Zhang

BZ:
Enclosures

KAUFMAN & CANOLES
attorneys at law

Kaufman & Canoles, P.C.
4801 Courthouse Street
Suite 300
Williamsburg, VA 23188

Mailing Address
Post Office Box 6000
Williamsburg, VA 23188

T (757) 259.3800
F (888) 360.9092

kaufCAN.com

Benming Zhang
(757) 259.3822
bzhang@kaufcan.com

June 13, 2024

ELECTRONICALLY SUBMITTED

James City County Planning Division
Attention: Ms. Terry Costello
101 Mounts Bay Road, Building A
Williamsburg, Virginia 23185

Re: SUP-24-0008
135 Country Club Drive Two-Family SUP
Request for Waiver from Public Sewer Connection Requirement

Dear Terry:

I represent Ms. Roney relative to the special use permit application on the subject property located at 135 Country Club Drive, Williamsburg, VA (the "Property") for a duplex use. The purpose of this letter is to request a waiver of the public sewer connection requirements under Section 24-260(c) of the James City County Code (the "Zoning Ordinance").

Pursuant to the Zoning Ordinance, "[u]pon application, the board of supervisors may grant a waiver from the sewer connection" based on the finding of three factors. The Property meets the waiver requirements because: (1) the Property was platted and recorded prior to the date of the adoption of Section 24-260(c) of the Zoning Ordinance; and (2) the Hampton and Peninsula Health Districts of the Virginia Department of Health provided its approval of the location and adequacy of the existing septic drainfield(s) for the proposed SUP; and (3) the Property is located in the primary service area and are in accord with the James City Service Authority Regulations Governing Utility Service.

Accordingly, we respectfully request that Staff recommend and the Board of Supervisors approve my client's waiver request from the public sewer connection requirement under Section 24-260(c) of the Zoning Ordinance.

Very truly yours,

Benming Zhang

RONEY ACCESSORY DWELLING UNIT ADDITION

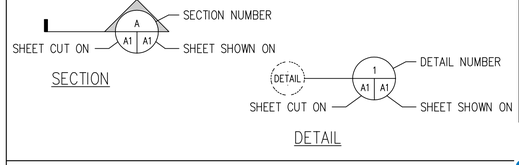
135 COUNTRY CLUB DRIVE

JAMES CITY COUNTY VIRGINIA

ABBREVIATION INDEX

&	AND	FT.	FOOT	Q.T.	QUARRY TILE
@	AT	FURN.	FURNITURE	QTY.	QUANTITY
A/C	AIR CONDITIONING	GA.	GAUGE	R.A.	ALLIED DOMECQ
A.D.	AREA DRAIN	GALV.	GALVANIZED	RAD.	RADIUS
A.F.F.	ABOVE FINISH FLOOR	GYP. BD.	GYPSUM BOARD	REF.	REFRIGERATOR
ALUM.	ALUMINUM	HDWD.	HARDWOOD	REINF.	REINFORCING
ALT.	ALTERNATE	HDR.	HEADER	REV.	REVISION
APPROX.	APPROXIMATE	H.M.	HOLLOW METAL	REQ'D	REQUIRED
BD.	BOARD	HORIZ.	HORIZONTAL	RESIL.	RESILIENT
BLDG.	BUILDING	HGT.	HEIGHT	RM.	ROOM
BM.	BEAM	I.D.	INSIDE DIAMETER	R.O.	ROUGH OPENING
BSMT.	BASEMENT	INSUL.	INSULATION	SCHED.	SCHEDULE
BTWN.	BETWEEN	INT.	INTERIOR	SEC.	SECTION
BOT.	BOTTOM	JT.	JOINT	S.F.	SQUARE FOOT
C.L.	CENTER LINE	KIT.	KITCHEN	SHT.	SHEET
C.T.	CERAMIC TILE	LAM.	LAMINATE	SIM.	SIMILAR
CLG.	CEILING	LAV.	LAVATORY	SPEC.	SPECIFICATION
CLOS.	CLOSET	LT.	LIGHT	SQ.	SQUARE
CM	CONSTRUCTION MGR.	MAS.	MASONRY	S.S.	STAINLESS STEEL
CMU	CONC. MASONRY UNIT	MAX.	MAXIMUM	STD.	STANDARD
COL.	COLUMN	MECH.	MECHANICAL	STL.	STEEL
CONC.	CONCRETE	MTL.	METAL	STRUCT.	STRUCTURAL
CONT.	CONTINUOUS	MFR.	MANUFACTURER	SUSP.	SUSPENDED
CONST.	CONSTRUCTION	MIN.	MINIMUM	TEL.	TELEPHONE
(D) BEAM	DROP BEAM	MISC.	MISCELLANEOUS	THK.	THICK
DEPT.	DEPARTMENT	M.O.	MASONRY OPENING	THRU	THROUGH
DTL.	DETAIL	MTD.	MOUNTED	T.O.P.	TOP OF PLATE
D.F.	DRINKING FOUNTAIN	N.I.C.	NOT IN CONTRACT	T.O.S.	TOP OF STEEL
DIA.	DIAMETER	NO.	NUMBER	T.O.SL.	TOP OF SLAB
DIM.	DIMENSION	NOM.	NOMINAL	TRT.	TREATED
DISP.	DISPENSER	N.T.S.	NOT TO SCALE	TYP.	TYPICAL
DN.	DOWN	O.A.	OVERALL	V.C.B.	VINYL COMPOSITION BASE
DR.	DOOR	O.C.	ON CENTER	V.C.T.	VINYL COMPOSITION TILE
D.S.	DOWN SPOUT	O.D.	OUTSIDE DIAMETER	VERT.	VERTICAL
DWG.	DRAWING	OPNG.	OPENING	V.I.F.	VERIFY IN FIELD
EA.	EACH	OPT.	OPTIONAL	V.W.C.	VINYL WALL COVERING
EL.	ELEVATION	PL.	PLATE	W/	WITH
ELEC.	ELECTRICAL	P.LAM.	PLASTIC LAMINATE	W.C.	WATER CLOSET
EQ.	EQUAL	PLUMB.	PLUMBING	WD.	WOOD
EQUIP.	EQUIPMENT	PLYWD.	PLYWOOD	W/O	WITHOUT
EXIST.	EXISTING	PR.	PAIR	WP.	WATERPROOFING
EXT.	EXTERIOR	PROP.	PROPERTY	WT.	WEIGHT
(F) BEAM	FLUSH BEAM	P.S.F.	PER SQUARE FOOT	WWM.	WELDED WIRE MESH
F.D.	FLOOR DRAIN	P.S.I.	PER SQUARE INCH		
F.S.	FLOOR SINK	PTD.	PAINTED		
FIN.	FINISH	P.V.C.	POLY VINYL CHLORIDE		
FL.	FLOOR				
F.O.	FACE OF				

GRAPHIC SYMBOLS



LEGEND

SYM.	DESCRIPTION	SYM.	DESCRIPTION
	EXIST. 2x4 STUD WALL	1/23	ROOM NUMBER
	2x4 STUD WALL	1	DOOR NUMBER
	2x4 LOAD BEARING WALLS	A	WINDOW MARK
	BRICK VENEER		POST
	CONCRETE MASONRY UNIT (CMU)		POST (ABOVE)
	CONCRETE		MECHANICAL VENTILATION

INDEX OF DRAWINGS

1	COVER SHEET, BUILDING DATA & INDEXES
2	GENERAL NOTES
3	PLAN VIEWS
4	PLAN VIEWS
5	WALL BRACING & FRAMING PLANS
6	ELEVATION VIEWS
7	SECTIONAL VIEW & MISCELLANEOUS DETAILS

PROJECT DATA

DESCRIPTION	SQ. FOOTAGE
1ST FLOOR LIVING:	664
2ND FLOOR DECK:	100
TOTAL PROJECT:	764

ROOF VENTILATION ADDITION

896 / 150 SQUARE FEET = 5.9733 SQUARE FEET "REQUIRED"

PROVIDED MINIMUM OF FOLLOWING:

40.0 = LINEAR FEET RIDGE VENT FOR 5.00 SQ. FT. NET FREE AREA
64.0 = LINEAR FEET CONTINUOUS SOFFIT VENT FOR 4.00 SQ. FT. NET FREE AREA
0 = (NO.) INDIVIDUAL ROOF VENTS AT 0 SQ. FT. EACH NET FREE AREA
0 = (NO.) INDIVIDUAL GABLE END VENTS AT 0 SQ. FT. EACH NET FREE AREA

TOTAL = 9.00 SQUARE FEET.

DESIGN CODES

1. JURISDICTION:
JAMES CITY COUNTY, VIRGINIA

2. BUILDING CODES:
A. THE VIRGINIA STATEWIDE BUILDING CODE; 2018

B. THE INTERNATIONAL RESIDENTIAL CODE; 2018 EDITION AS AMENDED
1.) ACCESSORY DWELLING UNITS IN SECTION R302.3, EXCEPTION 3.

C. ALL APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS

1.) ELECTRICAL: 2018 INTERNATIONAL RESIDENTIAL CODE, SECTION E3301.2
2.) MECHANICAL: 2018 INTERNATIONAL RESIDENTIAL CODE, SECTION M1201.1
3.) GAS PLUMBING: 2018 INTERNATIONAL RESIDENTIAL CODE, SECTION G2402.1
4.) PLUMBING: 2018 INTERNATIONAL RESIDENTIAL CODE, SECTION P2501.2
5.) ENERGY EFFICIENCY: 2018 IRC, SECTION N1101.1
6.) SMOKE DETECTORS: 2018 IRC, SECTION 314.1
7.) CARBON MONOXIDE ALARMS: 2018 IRC, SECTION 315.1
8.) FIRE EXTINGUISHERS: 2018 IRC, SECTION 329.1
9.) ROOF DRAINAGE: 2018 IRC, SECTION 801.3

3. DESIGN LOADS:
A. WIND SPEED..... 115 MPH
EXPOSURE=..... B
IMPORTANCE FACTOR, I=..... 1.0
B. ROOF LIVE LOAD..... 20 PSF
ROOF DEAD LOAD..... 15 PSF
SNOW LOAD..... 20 PSF
C. FLOOR LIVE LOAD..... 40 PSF
FLOOR DEAD LOAD..... 10 PSF
D. SLAB ON GRADE ..... 100 PSF
E. ATTICS (w/ STORAGE)..... 20 PSF
(w/out STORAGE)..... 10 PSF

4. SOILS INFORMATION:
A. BEARING CAPACITY..... 1,500 PSF
B. SHRINK SWELL POTENTIAL..... LOW
C. MINIMUM FOOTING EMBEDMENT..... 18 INCH DEPTH

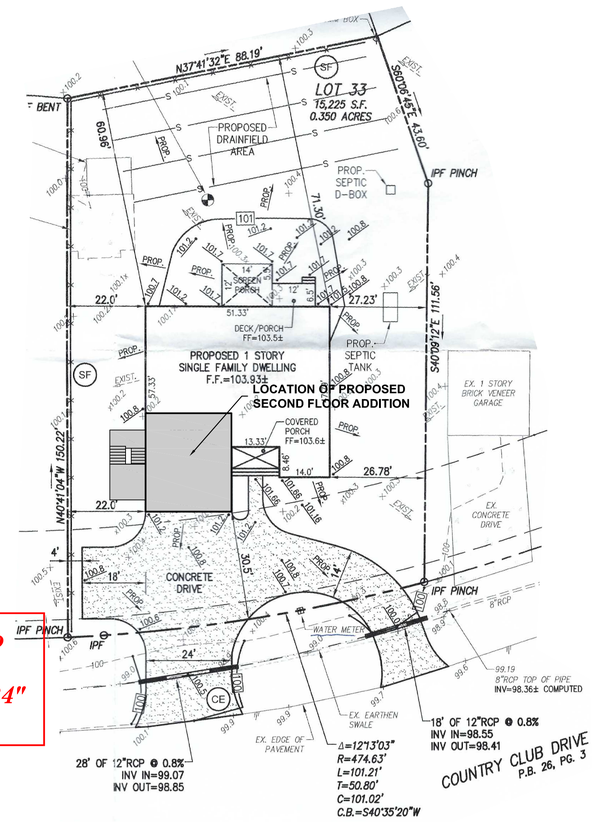
FINISH SCHEDULE

NO.	ROOM	FLOOR	WALLS	CEILING	CLG HT	REMARKS
100	GARAGE	CONC.	1/2" GYP.	5/8" TYPE "X"	±9'-1"	
200	COVERED DECK	5/4 DECKING	RAILING	VINYL SOFFIT	9'-1"	
201	LIVING ROOM	WOOD	1/2" GYP	1/2" GYP	9'-1"	
202	KITCHEN	WOOD	1/2" GYP	1/2" GYP	9'-1"	
203	BATHROOM	VCT.	1/2" GYP	1/2" GYP	9'-1"	
204	BEDROOM	WOOD	1/2" GYP	1/2" GYP	9'-1"	
205	STUDY	WOOD	1/2" GYP	1/2" GYP	9'-1"	

NOTES: AS NOTED

SITE PLAN

SCALE: 1" = 20'



Job Site plans must be printed to scale & legible. Minimum size allowed on site for inspections is 24" x 36"

Approved for general conformance to the 2018 USBC. The approval of these plans does not relieve the contractor from complying with all of the applicable provisions of the Virginia Uniform Statewide Building Code. Any change made to the plans or in the field including changes in the engineered products must be approved through JCC Code Compliance. Failure to build what is documented and approved is cause for inspection rejection

Revision Approved by SLM

11/04/2022 1:24:22 PM

NOTES:
BUILDER AT BUILDER'S DISCRETION MAY SUBSTITUTE BRAND NAMES, MATERIALS & SPECIFICATIONS, PROVIDED CHANGES MEET BUILDING CODE REQUIREMENTS.

SITE PLAN IS FOR ILLUSTRATION PURPOSES ONLY, THE EXISTING SITE PLAN CREATED BY AES CONSULTING ENGINEERS

JOB SITE COPY

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Drafting services provided by R.J.H. Drafting & Designs, Inc.
CONTACT INFORMATION:
RONALD HUDIK PHONE: 757 876 1882
P.O. BOX 3683 WILLIAMSBURG, VA 23187

NOTES:
ALL DRAFTING & DESIGNS, INC., ASSUMES NO LIABILITY FOR ANY DWELLING CONSTRUCTED FROM THESE PLANS. IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO R.J.H. DRAFTING & DESIGNS, INC., BEFORE ANY CONSTRUCTION BEGINS. R.J.H. DRAFTING & DESIGNS, INC., WILL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION PERFORMED FROM THESE CONSTRUCTION DOCUMENTS. THE BUILDER IS RESPONSIBLE FOR ALL CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK. ANY CHANGES MADE IN THE PLANS, INCLUDING ANY STRUCTURAL CHANGES, MUST BE APPROVED BY A LICENSED PROFESSIONAL ENGINEER. R.J.H. DRAFTING & DESIGNS, INC., DOES NOT ASSUME RESPONSIBILITY FOR ANY STRUCTURAL CHANGES MADE TO THESE PLANS. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES. CONSTRUCTION DRAWINGS ARE NOT TO BE USED FOR BIDDING PURPOSES. CONSTRUCTION DRAWINGS ARE PROTECTED BY COPYRIGHT LAWS AND MAY NOT BE REPRODUCED IN ANY MANNER WHATSOEVER.

Drawn By:	Scale: AS NOTED	Date: 01/11/22	File Name: 22003

No.	Revision	App. Date
1	REV PER JCC ZONING COMMENTS DATED 05.04.22	06.14.22
2	REV PER JCC ZONING COMMENTS DATED 06.21.22 (STAIRS)	06.24.22
3	REV PER JCC ZONING COMMENTS DATED 06.27.22 (STAIRS)	07.06.22
4	REV LAYOUT/DECK/STAIR PEREQXISTING UTILITIES	09.29.22

RONEY ADDITION
135 COUNTRY CLUB DRIVE
WILLIAMSBURG WEST
COVER SHEET, BUILDING DATA & INDEXES
JAMES CITY COUNTY VIRGINIA

Job Number	Sheet No.
22003	1

C:\Users\ronal\Desktop\2022\22003 RONEY\22003 Layouts 09.29.22.dwg

GENERAL NOTES AND REQUIREMENTS

R.J.H. DRAFTING & DESIGNS, INC. ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION. ALL QUESTIONS PERTAINING TO THE ARCHITECTURAL AND STRUCTURAL ELEMENTS SHOWN ON THESE PLANS SHOULD BE ADDRESSED TO THE CONTRACTOR.

1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. THESE PLANS MAY NOT COMPLY WITH SOME LOCAL CODES REGARDING THE SUPPORT OF MASONRY ON COMBUSTIBLE CONSTRUCTION. USE NON-COMBUSTIBLE SUPPORT WHERE REQUIRED BY CODE. CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

3. THESE PLANS HAVE NOT BEEN SEALED BY A PROFESSIONAL ENGINEER. CONTACT A LOCAL PROFESSIONAL ENGINEER OR DESIGN TRADITIONS IF THIS IS REQUIRED. PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.

4. CONTACT A PROFESSIONAL ENGINEER IF CHANGES ARE NECESSARY TO THESE DRAWINGS, WITH RESPECT TO SIZE, SPANS, HEIGHT, MATERIALS, CONFIGURATION, OR LOADING.

5. THE MECHANICAL, ELECTRICAL AND PLUMBING CONTRACTORS SHALL ABIDE BY ALL LOCAL BUILDING CODES.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN. ONLY QUALIFIED DESIGNER, ARCHITECT, CONTRACTOR, OR STRUCTURAL ENGINEER SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

FOUNDATION NOTES
1. FOUNDATIONS ARE DESIGNED TO BEAR ON RESIDUAL SOIL OR ENGINEERED COMPACTED FILL WITH AN ALLOWABLE BEARING PRESSURE OF 2,000 PSF. VERIFY SOIL CAPACITY AT TIME OF EXCAVATION. IF A LESSER CAPACITY IS DISCOVERED, THIS FOUNDATION SYSTEM IS VOID AND MUST BE RE-DESIGNED.

2. SOILS UNDER FOOTINGS TO BE AT 98 % STANDARD PROCTOR DENSITY; SOILS UNDER SLABS TO BE AT 95 % STANDARD PROCTOR DENSITY.

3. PROVIDE 12" MINIMUM COVER OVER FOOTINGS, UNLESS LOCAL FROST DEPTH WARRANTS A GREATER DEPTH.

ALL CONSTRUCTION ON FILL SOILS SHALL BE REVIEW BY A REGISTERED GEOTECHNICAL ENGINEER.

GENERAL CONCRETE NOTES
1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO ACI 318. ALL DETAILING, FABRICATION, ACCESSORIES, AND PLACEMENT OF REINFORCING SHALL CONFORM TO THE ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES.

2. CONCRETE FOR THE FOOTINGS SHALL BE NORMAL WEIGHT GRAY CONCRETE AND DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.

3. REINFORCING BARS SHALL BE DEFORMED BARS CONFORMING TO ASTM A615: GRADE 40 FOR #3 BARS, GRADE 60 FOR #4 AND LARGER BARS.

4. LAP ALL REINFORCING BARS 30 BAR DIAMETERS, MINIMUM.

5. WHERE PIPE PASSES THROUGH A FOUNDATION WALL, DROP THE WALL FOOTING TO PASS BELOW THE PIPE (REFER TO STEPPED FOOTING DETAIL). PROVIDE 1" THICK COMPRESSIBLE MATERIAL AROUND PIPE.

6. ALL CONSTRUCTION JOINTS SHALL BE ROUGH-SURFACE AND CLEANED BEFORE THE NEXT POUR. NO HORIZONTAL CONSTRUCTION JOINTS ARE PERMITTED IN WALLS OR SLABS.

7. USE SAWN OR FORMED CONTROL JOINTS IN ALL SLABS. LOCATE JOINTS SO THAT THE MAXIMUM AREA BOUNDED WITH THE JOINTS IS 600 SQUARE FEET, AND THE RATIO OF THE SIDES IS NOT MORE THAN 2:1.

8. ANCHOR BOLTS FOR SILL PLATE ATTACHMENT TO CONFORM TO ASTM A307.ANCHOR BOLTS OF THE SILL PLATES TO FOUNDATION FOR ALL EXTERIOR WALLS AND AS WELL AS INTERIOR WALLS THAT ARE COMMON TO FOUNDATION WALLS SHALL BE SPACED 60" ON CENTER MAX. AND WITHIN 12" OF EACH CORNER OF EACH WALL LINE. THERE SHALL BE A MINIMUM OF TWO (2) ANCHOR BOLTS PER PLATE SECTION. ANCHOR BOLTS SHALL EXTEND A MINIMUM OF 7" INTO CONCRETE OF GROUTED CELLS OF CONCRETE MASONRY UNITS. ANCHOR BOLTS SHALL BE LOCATED WITHIN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE. INSTALL WITH WASHERS OR BEARING PLATES SUCH AS SIMPSON BP/LBP OR EQUIVALENT.

STRUCTURAL WOOD FRAMING NOTES
1. THE TERMITE METHOD THAT IS TO BE APPLIED TO THIS PROJECT WILL BE A WOOD BORATE APPLICATION.

2. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM WITH THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.

3. LUMBER FOR BEAMS, HEADERS, JOISTS, AND RAFTERS SHALL BE SOUTHERN PINE NO. 2, OR EQUAL, UNLESS NOTED OTHERWISE.

4. LAMINATED VENEER LUMBER BEAMS SHALL BE MICRO-LAM BEAMS, MANUFACTURED BY TRUS-JOIST MACMILIAN, OR EQUAL. FINAL DESIGN OF FLOOR SYSTEM TO BE PROVIDED BY FLOOR SYSTEM MANUFACTURE.

5. ALL GIRDERS ARE TO BE CONSTRUCTED OF A TRIPLE 2x10 UNLESS NOTED OTHERWISE. ALL TRIPLE (3) PLY 2x10 GIRDERS SHALL BE FASTENED TOGETHER WITH (3) ROWS OF 16d NAILS @ 16" O.C. OR (2) ROWS OF SIMPSON SDS25412 SCREWS @ 24" O.C.. ALL FOUR (4) PLY 2x10 GIRDERS SHALL BE FASTENED TOGETHER TOGETHER WITH (2) ROWS OF 1/2" DIA. THRU. BOLTS @ 24" O.C. OR (2) ROWS OF SIMPSON SDS25600 SCREWS @ 24" O.C.. ALL GIRDERS TO BE SHIMMED WITH MTL. SHIMS AS REQUIRED.

6. PROVIDE DOUBLE JOISTS UNDER ALL NON-LOAD BEARING PARTITIONS PARALLEL TO THE SPAN OF THE FLOOR JOISTS.

7. DO NOT CUT FRAMING MEMBERS FOR PLUMBING, ELECTRICAL, OR MECHANICAL WITHOUT REINFORCING THE MEMBER TO ITS ORIGINAL CAPACITY.

8. LUMBER FOR THE 2 X 4 AND 2 X 6 STUDS SHALL BE STUD GRADE SPRUCE-PINE-FIR, OR EQUAL, UNLESS NOTED OTHERWISE.

9. STUD WALLS SUPPORTING FLOORS, CEILING, AND ROOF LOADS SHALL BE 2 X 4 AT 16" ON CENTER; ALL OTHER WALLS TO BE 2 X 4 AT 16" ON CENTER, UNLESS OTHERWISE NOTED. STUD WALLS 9'-2 OR TALLER TO BE BLOCKED SOLID AT MID-HEIGHT. TALLER WALLS TO BE BLOCKED SOLID AT THIRD POINTS.

10. ALL HEADERS AND BEAMS TO BE SUPPORTED BY BUILT-UP 2 X'S OR COLUMNS AS SHOWN ON THE PLANS. SUPPORT TO BE CONTINUOUS TO FOUNDATION OR OTHER SUPPORT BELOW.

11. ALL COLUMN/JACK STUDS ARE TO NO. 2 SPF UNLESS NOTED OTHERWISE.

12. BEARING-TYPE CONNECTIONS MAY BE TOW-NAILED. ALL OTHER CONNECTIONS OF STRUCTURAL MEMBERS TO BE MADE USING METAL JOIST HANGERS.

13. PROVIDE SIMPSON HURRICANE CLIPS MODEL# H2.5A ON EACH RAFTER TYP.

14. PROVIDE BLIND FLASHING AT ALL HIPS, VALLEYS & ROOF CONNECTIONS TYP. ROOF AREAS WITH A PITCH OF 4/12 OR LESS WILL BE REQUIRE TO INSTALL AN ADDITIONAL LAYER OF UNDERLAYMENT PER R905.2.2

15. ICE AND WATER SHIELD TYPE MEMBRANE SHALL BE INSTALLED AT THE FIRST COURSE OF THE EAVES, RAKES VALLEYS AND WHERE A ROOF LINE MEETS A WALL. ROOF FLASHING SHALL BE INSTALLED PER THE 2015 IRC AND STATE WIDE BUILDING CODE AND ALSO PER MANUF. SPECS.

16. ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE TO BE PRESSURE TREATED. PROVIDE PRESSURE TREATED LUMBER AT ALL OTHER LOCATIONS SHOWN ON THE PLANS.

17. THE FIRE BLOCKING MATERIALS FOR ALL PENETRATION OF CABLE WIRES, DUCTS AND PLUMBING WILL CONSIST OF 3M FIRE CAULK & DRAFT STOP OR FIRESTOP 814 PLUS. PROVIDE FIRE BLOCKING IN WALLS AT CEILING ELEVATION CHANGES WHERE DOUBLE TOP-PLATE IS NOT PRESENT, AT WALLS EXCEEDING 10'-0" IN HEIGHT, AND AT OTHER LOCATIONS NOTES IN R302.11.

INSULATION NOTES
INSULATION TO BE INSTALLED BE SECTION N1102 (R402). INSULATION CHANGER BY INSULATION CONTRACTOR
CEILINGS - R49, WALL PLATE - R38, VAULTED CEILING - R30, WALLS - R15, CRAWL - R19, WALL CORNER CAVITIES - R3,
ATTIC ACCESS DOORS & PULL DOWN STAIRS R-5

THESE R FACTORS DO NOT INCLUDE A FACTOR PICKED UP IN FRAMING MATERIALS.

MEP NOTES AND REQUIREMENTS

RESIDENTIAL ELECTRICAL GENERAL NOTES

1. ELECTRICAL INSTALLATIONS SHALL BE GOVERNED BY 2018 INTERNATIONAL RESIDENTIAL CODE.
2. ALL ELECTRICAL MATERIALS, COMPONENTS, DEVICES, FIXTURES AND EQUIPMENT SHALL BE LISTED AND LABELED FOR THE APPLICATION AND BE INSTALLED.
3. IN LOCATIONS WHERE ELECTRICAL EQUIPMENT LIKELY TO BE EXPOSED TO PHYSICAL DAMAGE, GUARDS OR ENCLOSURES SHALL BE PROVIDED.
4. RECEPTACLES SHALL BE SPACED SO THAT NO POINT ALONG THE FLOOR LINE IS MORE THAN 6'-0" FROM A RECEPTACLES.
5. AT LEAST ONE (1) WALL SWITCHED LIGHTING OUTLET SHALL BE PROVIDED IN EACH ROOM.
6. GROUND FAULT CIRCUIT INTERRUPTER PROTECTION SHALL BE PROVIDED AT BATHROOMS, OUTDOOR UNFINISHED BASEMENTS, COUNTER TOPS AND SINKS.
7. A LIGHTING OUTLET SHALL BE PROVIDED IN ATTICS, UNDER FLOOR STORAGE SPACES, UTILITY ROOMS AND BASEMENTS WHERE THE AREA IS USED FOR STORAGE OR CONTAINS EQUIPMENT REQUIRING SERVICE.
8. THE ELECTRICAL CONTRACTOR SHALL PROVIDE A WRITTEN WARRANTY STATING THAT ALL MATERIALS AND WORKMANSHIP ARE FREE FROM DEFECTS FOR A PERIOD OF 12 MONTHS FROM DATE OF FINAL ACCEPTANCE.

RESIDENTIAL MECHANICAL GENERAL NOTES

1. GAS PIPING: GAS WORK SHALL BE INSTALLED, SUPPORTED, AND TESTED IN COMPLIANCE WITH 2018 INTERNATIONAL RESIDENTIAL CODE.
2. THE CONTRACTOR SHALL COORDINATE THE CONNECTION OF GAS SERVICE WITH THE VIRGINIA NATURAL GAS REPRESENTATIVE PRIOR TO INSTALLATION.
3. ALL MECHANICAL EQUIPMENT SHALL BE LABELED FOR THE APPLICATION AND BEAR THE MANUFACTURER'S NAMEPLATE.
4. SUFFICIENT ACCESS SHALL BE PROVIDED FOR MAINTENANCE INSPECTIONS AND SERVICE WITHOUT REMAINING PERMIT CONSTRUCTION.
5. HVAC: ALL WORK SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE.
6. PROVIDE AUXILIARY DRAIN PANS UNDER ALL UNITS INSTALLED OVER AN OCCUPIED SPACE. A SEPARATE DRAIN LINE SHALL BE EXTENDED FROM THIS PAN TERMINATING AT A CONSPICUOUS POINT.

RESIDENTIAL PLUMBING GENERAL NOTES

1. ALL PLUMBING FIXTURES AND PIPING SHALL BE INSTALLED, SUPPORTED, AND TESTED PER THE 2018 INTERNATIONAL RESIDENTIAL CODE.
2. WATER SUPPLY PIPING SHALL BE EQUIPPED WITH FITTINGS SPECIFIC TO PIPE MATERIALS AND INSTALLATION AS PROVIDED IN 2018 INTERNATIONAL RESIDENTIAL CODE.
3. FUEL FIRED WATER HEATER LOCATED IN GARAGES SHALL HAVE AN IGNITION SERVICE A MINIMUM OF 18" ABOVE THE FINISH FLOOR AND SHALL HAVE A GUARD TO PREVENT IMPACT.

TABLE R602.3 (1)
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTNER a,b,c,d	SPACING OF FASTNERS
Roof		
Blocking between joists or rafters to top plate	4-8d box (2-1/2" x 0.113"); or 3-8d common (2-1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Toe nail
Ceiling joists to plate	4-8d box (2-1/2" x 0.113"); or 3-8d common (2-1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Per joiste, toe nail
Ceiling joists not attached to parallel rafter, laps over partitions [see Sections R802.3.1, R802.3.2 and Table R802.5.1(9)]	4-10d box (3" x 0.128"); or 3-16d common (3-1/2" x 0.162"); or 4-3" x 0.131" nails	Face nail
Ceiling joists attached to parallel rafter (heel joint) [see Sections R802.3.1, R802.3.2 and Table R802.5.1(9)]	Table R802.5.1(9)	Face nail
Collar tie rafter, face nail or 1-1/4" x 20 ga. ridge strap to rafter	4-10d box (3" x 0.128"); or 3-16d common (3-1/2" x 0.162"); or 4-3" x 0.131" nails	Face nail each rafter
Rafter or roof truss to plate	3-16d box nails (3-1/2" x 0.135"); or 3-10d common nails (3" x 0.148"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss
Roof rafters to ridge, valley or hip rafters or roof rafter to minimum 2" ridge beam	4-16d (3-1/2" x 0.135"); or 3-10d common (3-1/2" x 0.148"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	Toe nail
	3-16d (3-1/2" x 0.135"); or 2-16d common (3-1/2" x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	End nail
Wall		
Stud to stud (not at braced wall panels)	16d common (3-1/2" x 0.162")	24" O.C. face nail
	3-10d box (3" x 0.128"); or 3" x 0.131" nails	16" O.C. face nail
Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d common (3-1/2" x 0.135"); or 3" x 0.131" nails	12" O.C. face nail
	16d common (3-1/2" x 0.162")	16" O.C. face nail
Built-up header (2" to 2" header with 1/2" spacer)	16d box (3-1/2" x 0.135")	16" O.C. each edge face nail
	16d box (3-1/2" x 0.135")	12" O.C. each edge face nail
Continuous header to stud	5-8d box (3" x 0.113"); or 4-8d common (2-1/2" x 0.131"); or 4-10d box (3" x 0.128")	Toe nail
Top plate to top plate	16d common (3-1/2" x 0.162")	16" O.C. face nail
	3-10d box (3" x 0.128"); or 3" x 0.131" nails	12" O.C. face nail
Double top plates splice for SDCs A-D2 with seismic braced wall line spacing less than 25'	8-16d common (3-1/2" x 0.162"); or 12-16d box (3-1/2" x 0.135"); or 12-10d box (3" x 0.128"); or 12-3" x 0.131" nails	Face nail on each side of end joint (minimum 24" lap splice length each side of end joint)
Double top plates splice for SDCs D0, D1, or D2; and braced wall line spacing greater than or equal to 25'	12-16d (3-1/2" x 0.135")	
Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3-1/2" x 0.162")	16" O.C. face nail
	16d box (3" x 0.135"); or 3" x 0.131" nails	12" O.C. face nail
Bottom plate to joist, rim joist, band joist or blocking (at braced wall panels)	3-16d box (3-1/2" x 0.135"); or 2-16d common (3-1/2" x 0.162"); or 4-3" x 0.131" nails	3 each 16" O.C. face nail 2 each 16" O.C. face nail 4 each 16" O.C. face nail
Top or bottom plate to stud	4-8d box (2-1/2" x 0.113"); or 3-16d box (3-1/2" x 0.135"); or 4-8d common (2-1/2" x 0.131"); or 4-10d box (3" x 0.128"); or 2 staples 1-3/4	Face nail
	3-16d (3-1/2" x 0.135"); or 2-16d common (3-1/2" x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	End nail
Top plates, laps at corners and intersections, face nail	3-16d (3-1/2" x 0.135"); or 2-16d common (3-1/2" x 0.162"); or 3-3" x 0.131" nails	Face nail
1" brace to each stud and plate, face nail	3-8d box (2-1/2" x 0.113"); or 2-8d common (2-1/2" x 0.131"); or 2-10d box (3" x 0.128"); or 2 staples 1-3/4"	Face nail
1" x 6" sheathing to each bearing	3-8d box (2-1/2" x 0.113"); or 2-8d common (2-1/2" x 0.131"); or 2-10d box (3" x 0.128"); or 2 staples, 1" crown, 16 ga., 1-3/4" long	Face nail
1"x8" and wider sheathing to each bearing	3-8d box (2-1/2" x 0.113"); or 3-8d common (2-1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3 staples, 1" crown, 16 ga., 1-3/4" long Wider than 1" x 8" 4-8d box (2-1/2" x 0.113"); or 3-8d common (2-1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 4 staples, 1" crown, 16 ga., 1-3/4" long	Face nail
Floor		
Joist to sill, top plate or girder	4-8d box (2-1/2" x 0.113"); or 3-8d common (2-1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Toe nail
	8d box (2-1/2" x 0.113")	4" O.C. Toe nail
Rim joist, band joist or blocking to sill or top plate (roof applications also)	8d common (2-1/2" x 0.131"); or 10d box (3" x 0.128"); or 3" x 0.131" nails	6" O.C. Toe nail
1" x 6" subfloor or less to each joist	3-8d box (2-1/2" x 0.113"); or 2-8d common (2-1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 2 staples, 1" crown, 16 ga., 1-3/4" long	Face nail
2" subfloor to joist or girder	3-10d box (3" x 0.128"); or 2-16d common (3-1/2" x 0.162")	Blind and face nail
2" planks (plank & beam - floor & roof)	3-10d box (3" x 0.128"); or 2-16d common (3-1/2" x 0.162")	At each bearing , face nail
Band or rim joist to joist	3-16d common (3-1/2" x 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" x 14 ga. staples, 7/16" crown	End nail

TABLE R602.3 (1)—CONTINUED
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

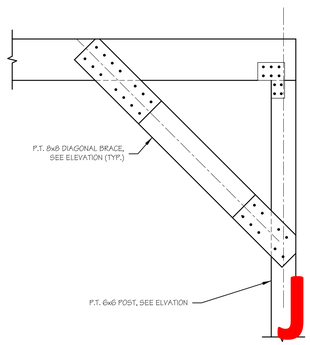
DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTNERS a,b,c	SPACING OF FASTENERS: Edge (inches) h	SPACING OF FASTENERS: Intermediate supports e,e (inches)
Wood structural panels, subfloor, roof and interior wall sheathing to framing, and particleboard wall sheathing to framing [see Table R602.3(3) for wood structural panel exterior wall sheathing to wall framing]			
3/8"-1/2"	6d common (2" x 0.113") nail (subfloor-wall) i 8d common (2-1/2" x 0.131") nail (roof)	6	12f
19/32"-1"	8d common nail (3" x 0.131")	6	12f
1 1/8"-1 1/4"	10d common (3" x 0.148") nail; or 8d (2-1/2" x 0.151") deformed nail	6	12
Other wall sheathing g			
1/2" structural cellulosic fiberboard sheathing	1/2" galvanized roofing nail, 7/16" head diameter, or 1" crown staple 16 ga., 1-1/4" long	3	6
25/32" structural cellulosic fiberboard sheathing	1-3/4" galvanized roofing nail, 7/16" head diameter, or 1" crown staple 16 ga., 1-1/2" long	3	6
1/2" gypsum sheathing d	1-1/2" galvanized roofing nail; staple galvanized, 1-1/2" long; 1-1/4" screws, Type W or S	7	7
5/8 gypsum sheathing d	1-3/4" galvanized roofing nail; staple galvanized, 1-5/8" long; 1-5/8" screws, Type W or S	7	7
Wood structural panels, combination subfloor underlayment to framing			
3/4" and less	6d deformed (2" x 0.120") nail or 8d common (2-1/2" x 0.131") nail	6	12
7/8" - 1"	8d common (2-1/2" x 0.131") nail or 8d deformed (2-1/2" x 0.120")nail	6	12
1-1/8" - 1-1/4"	10d common (3" x 0.148") nail or 8d deformed (2-1/2" x 0.120") nail	6	12

For SI: 1 inch = 25.4 mm, 1 foot= 304.8 mm, 1 mile per hours= 0.447 m/s; ksi = 6.895 MPa.

a. All nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi (551 MPa) for shank diameter of 0.192 inch (20d common nail). 90 ksi (620 MPa) for shank diameter larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi (689 MPa) for shank diameter of 0.142 inch or less.
b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.
c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
d. Four-foot-by-8-foot or 4-foot-by-9-foot panels shall be applied vertically.
e. Spacing for fasteners not included in this table shall be based on Table R602.3(2).
f. Where the ultimate design wind speeds of 130 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. Where the ultimate design wind speed is greater than 130 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end wall framing.
g. Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.
h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and at all floor perimeter only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and at all roof plane perimeter. Blocking of roof or floor sheathing panel edges perpendicular to the framing members shall not be required except at intersection of adjacent roof planes. Floor and roof perimeter shall be supported by framing members or solid blocking.
i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.

TABLE R602.3.2
SINGLE TOP-PLATE SPLICE CONNECTION DETAILS

CONDITION	Corners and intersecting walls: Splice plate size	Corners and intersecting walls: Minimum nails each side of joint	Butt joints in straight walls: Splice plate size	Butt joints in straight walls: Minimum nails each side of joint
Structures in SDC A-C and in SDC D0, D1, and D2 with braced wall line spacing less than 25 feet	3" x 6" x 0.036" galvanized steel plate or equivalent	(6) 8d box (2-1/2" x 0.113") nails	3" x 12" x 0.036" galvanized steel plate or equivalent	(12) 8d box (2-1/2" x 0.113") nails
Structures in SDC D0, D1, and D2, with braced wall line spacing greater than or equal to 25 feet	3" x 8" x 0.036" galvanized steel plate or equivalent	(9) 8d box (2-1/2" x 0.113") nails	3" x 16" x 0.036" galvanized steel plate or equivalent	(18) 8d box (2-1/2" x 0.113") nails



FOR DETAILS NOT NOTED SEE DETAIL 4 ON THIS SHEET

3 / 6 | 2 DIAGONAL BRACING DETAIL
SCALE: 3/4"=1'-0"

TABLE R602.3 (2)
ALTERNATE ATTACHMENTS

NOMINAL MATERIAL THICKNESS (inches)	DESCRIPTION a,b OF FASTENER AND LENGTH (inches)	SPACING c OF FASTENERS: Edges (inches)	SPACING c OF FASTENERS: Intermediate supports (inches)
Wood structural panels subfloor, roof and wall sheathing to framing and particleboard wall sheathing to framing r			
up to 1/2"	Staple 15 ga. 1-3/4"	4	8
	0.097 - 0.099 Nail 2-1/4"	3	6
	Staple 16 ga. 1-3/4"	3	6
19/32" and 5/8"	0.113 Nail 2"	3	6
	Staple 15 and 16 ga. 2"	4	8
	0.097 - 0.099 Nail 2-1/4"	4	8
23/32" and 3/4"	Staple 14 ga. 2"	4	8
	Staple 15 ga. 1-3/4"	3	6
	0.097 - 0.099 Nail 2-1/4"	4	8
1"	Staple 16 ga. 2"	4	8
	Staple 14 ga. 2-1/4"	4	8
	0.113 Nail 2-1/4"	3	6
	Staple 15 ga. 2-1/4"	4	8
	0.097 - 0.099 Nail 2-1/2"	4	8
NOMINAL MATERIAL THICKNESS (inches)	DESCRIPTION a,b OF FASTENER AND LENGTH (inches)	SPACING c OF FASTENERS: Edges (inches)	SPACING c OF FASTENERS: Body of panel d (inches)
For underlayment; plywood—hardboard—particleboard r			
Fiber—cement			
1/4"	3d, corrosion-resistant, ring shank nails (finished flooring other than tile)	3	6
	Staple 18 ga., 7/8" long, 1/4" crown (finished flooring other than tile)	3	6
	1-1/4" long x .121" shank x .375" head diameter corrosion-resistant (galvanized or stainless steel) roofing nails (for tile finish)	8	8
	1-1/4" long, No. 8 x .375 head diameter, ribbed wafer-head screws (for tile finish)	8	8
Plywood			
1/4" and 5/16"	1-1/4" ring or screw shank nail - minimum 12-1/2 ga. (0.099") shank diameter	3	6
	Staple 18 ga., 7/8", 3/16" crown width	2	5
11/32", 3/8", 15/32" and 1/2"	1-1/4" ring or screw shank nail - minimum 12-1/2 ga. (0.099") shank diameter	6	8e
19/32", 5/8", 23/32" and 3/4"	1-1/2" ring or screw shank nail - minimum 12-1/2 ga. (0.099") shank diameter	6	8
	Staple 16 ga. 1-1/2"	6	8
Hardboard r			
0.200"	1-1/2" long ring-grooved underlayment nail	6	6
	4d cement-coated sinker nail	6	6
	Staple 18 ga., 7/8" long (plastic coated)	3	6
Particleboard			
1/4"	4d ring-grooved underlayment nail	3	6
	Staple 18 ga., 7/8" long, 3/16" crown	3	6
3/8"	6d ring-grooved underlayment nail	6	10
	Staple 16 ga., 1-1/8" long, 3/8" crown	3	6
1/2", 5/8"	6d ring-grooved underlayment nail	6	10
	Staple 16 ga., 1-5/8" long, 3/8" crown	3	6

For SI: 1 inch = 25.4 mm.
a. Nail is a general description and shall be permitted to be T-head, modified round head or round head.
b. Staples shall have a minimum crown width of 7/16-inch on diameter except as noted.
c. Nails or staples shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater. Nails or staples shall be spaced at not more than 12 inches on center at intermediate supports for floors.
d. Fasteners shall be placed in a grid pattern throughout the body of the panel.
e. For 5-ply panels, intermediate nails shall be spaced not more than 12 inches on center each way.
f. Hardboard underlayment shall conform to CPA/ANSI A135.4
g. Specified alternate attachments for roof sheathing shall be permitted where the ultimate design wind speed is less than 130 mph. Fasteners attaching wood structural panel roof sheathing to gable end wall framing shall be installed using the spacing listed for panel edges.
h. Fiber-cement underlayment shall conform to ASTM C 1288 or ISO 8336, Category C.

TABLE R602.3 (3)
REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES a,b,c

MINIMUM NAIL: Size	MINIMUM NAIL: Penetration (inches)	MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	PANEL NAIL SPACING: Edges (inches O.C.)	PANEL NAIL SPACING: Field (inches O.C.)	MAXIMUM WIND SPEED (mph): Wind exposure category B	C	D
6d common (2" x 0.113")	1.5	24/0	3/8	16	6	12	140	115	110
8d common (2.5" x 0.131")	1.75	24/16	7/16	16	6	12	170	140	135
				24	6	12	140	115	110

For SI: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.
a. Panel strength axis parallel or perpendicular to supports. Three-ply plywood sheathing with studs spaced more than 16 inches on center shall be applied with panel strength axis perpendicular to supports.
b. Table is based on wind pressures acting toward and away from building surfaces per Section R301.2. Lateral bracing requirements shall be in accordance with Section R602.10.
c. Wood Structural Panels with span ratings of Wall-16 or Wall-24 shall be permitted as an alternate to panels with a 24/0 span rating. Plywood siding rated 16 oc or 24 oc shall be permitted as an alternate to panels with a 24/16 span rating. Wall-16 and plywood siding 16 oc shall be used with studs spaced a maximum of 16 inches on center.

TABLE R602.3 (4)
ALLOWABLE SPANS FOR PARTICLEBOARD WALL SHEATHING a

THICKNESS (inches)	GRADE	STUD SPACING (inches): When siding is nailed to studs	STUD SPACING (inches): When siding is nailed to sheathing
3/8	M-1 Exterior glue	16	——
1/2	M-2 Exterior glue	16	16

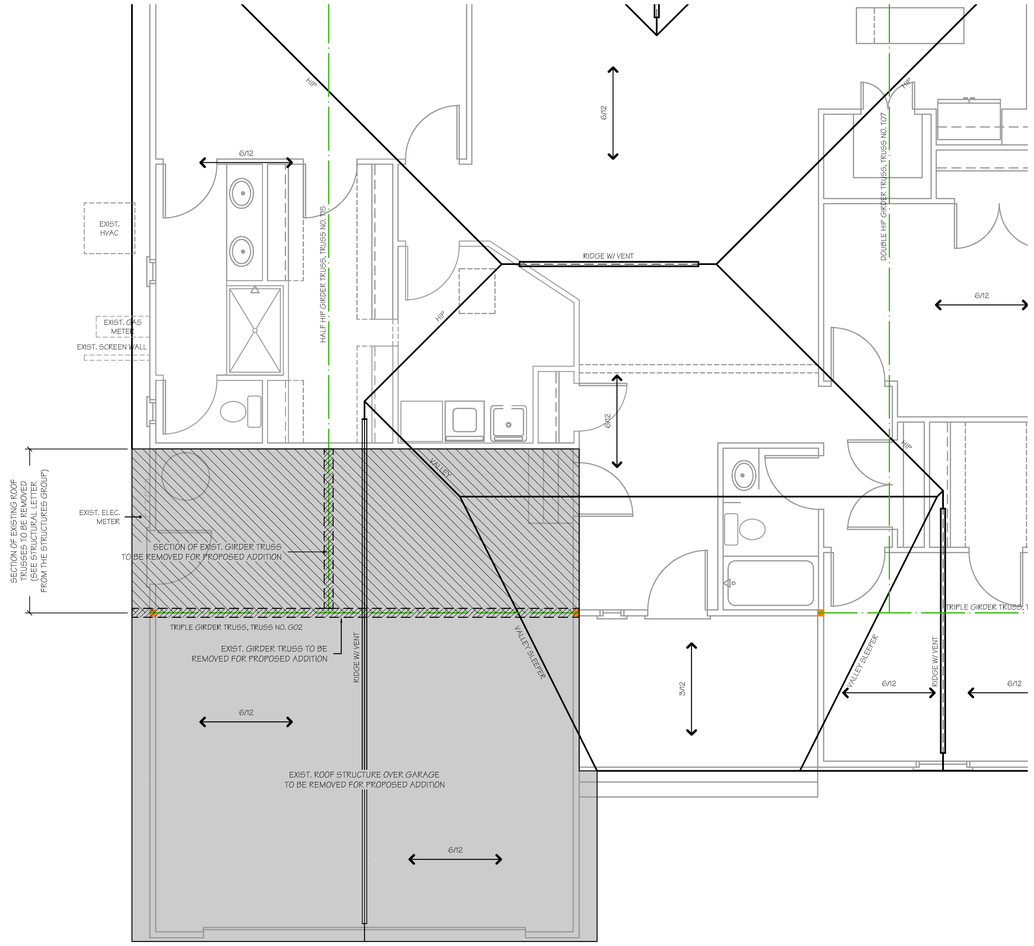
For SI: 1 inch = 25.4 mm.
a. Wall sheathing not exposed to the weather. If the panels are applied horizontally, the end joints of the panel shall be offset so that four panels corners will not meet. All panels edges must be supported. Leave a 1/16 inch gap between panels and nail no closer than 3/8 inch from panel edges.

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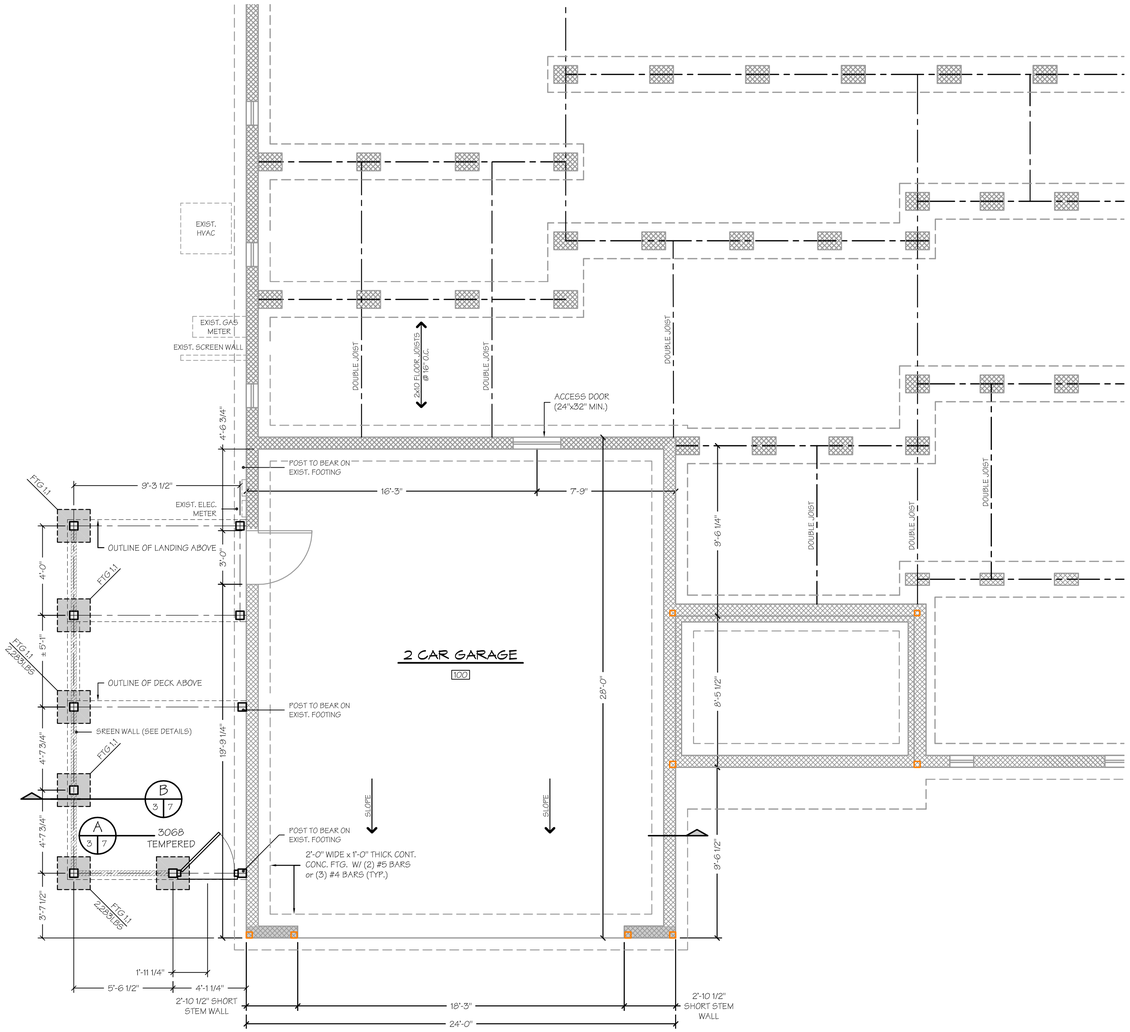
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CONTACT INFORMATION:
RONALD HUDIK PHONE: 757.876.1682
P.O. BOX 3603
WILLIAMSBURG, VA 23187

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FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



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FOOTING SCHEDULE		
Footing Number	**Footing Size**	**Reinforcing**
FTG. F1.1	2'-0" x 2'-0" x 12" Thk.	(3) #4 Bars spaced equally spaced each way

FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

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IT IS THE DUTY OF CONTRACTOR TO NOTIFY THE R.J.H. DRAFTING & DESIGNS, INC. OF ANY DISCREPANCIES IN THE PLANS BEFORE CONSTRUCTION.
ALL CONSTRUCTION SHALL COMPLY WITH THE 2018 VIRGINIA RESIDENTIAL CODE AND ALL OTHER APPLICABLE CODES AND REGULATIONS.
CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.
CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
ALL CONSTRUCTION SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS, ORDINANCES, RULES AND REGULATIONS.
CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.
CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
ALL CONSTRUCTION SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS, ORDINANCES, RULES AND REGULATIONS.
EXISTING STRUCTURES AND UTILITIES SHOWN ON THE PLANS ARE BASED ON EXISTING RECORDS AND/OR VISUAL OBSERVATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING STRUCTURES AND UTILITIES PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES THAT MIGHT AFFECT THE WORK PROPOSED HEREIN. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR ANOTHER'S WORK.

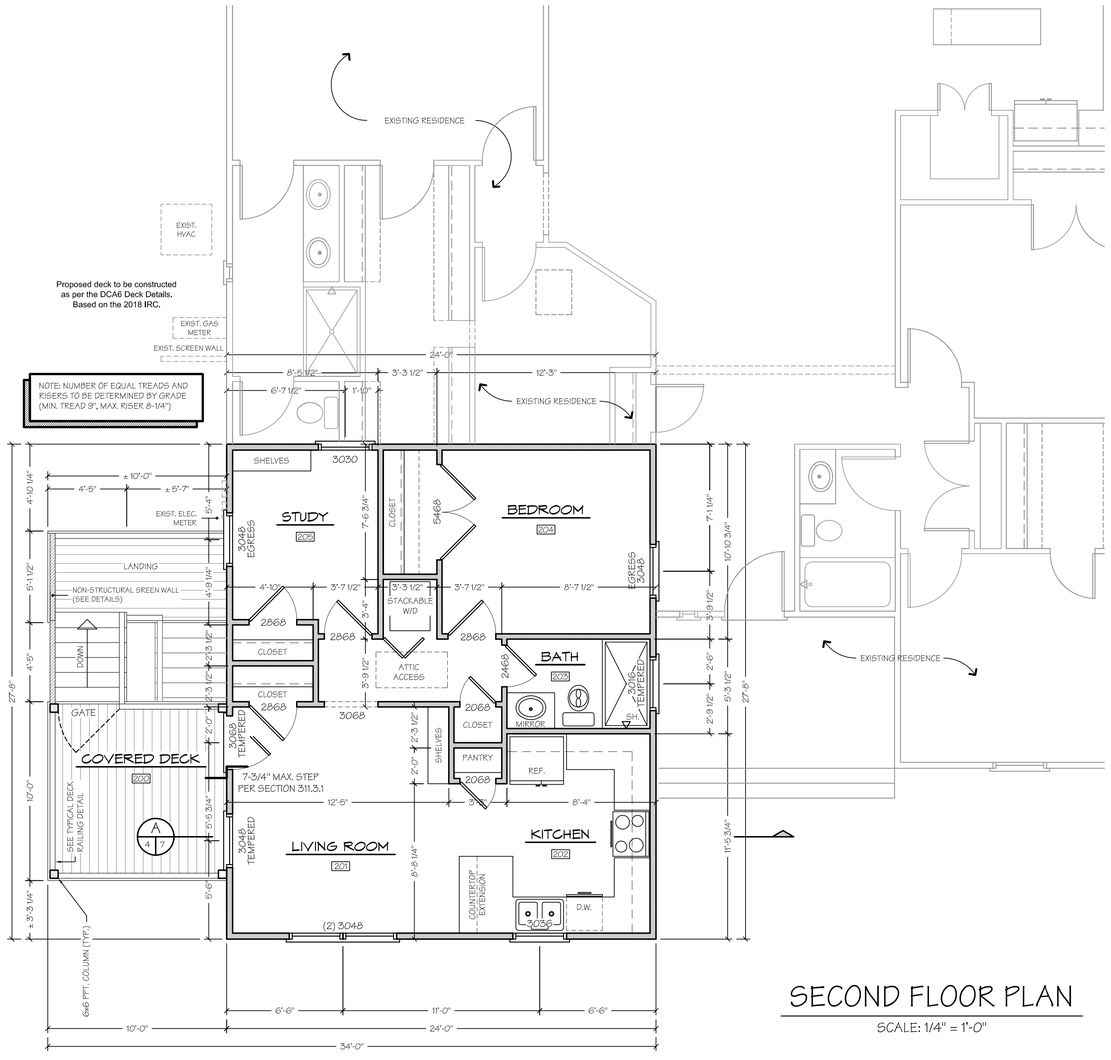
Drawn By: | Scale: AS NOTED | Date: 01/11/22 | File Name: 22003

No.	By	Revision	App.	Date
4		REV LAYOUT/DECK/STAIR PEREXISTING UTILITIES		09.29.22
3		REV PER JCC ZONING COMMENTS DATED 06.27.22 (STAIRS)		07.06.22
2		REV PER JCC ZONING COMMENTS DATED 06.21.22 (STAIRS)		06.24.22
1		REV PER JCC ZONING COMMENTS DATED 05.04.22		06.14.22

RONEY ADDITION
135 COUNTRY CLUB DRIVE
JAMES CITY COUNTY VIRGINIA
PLAN VIEWS

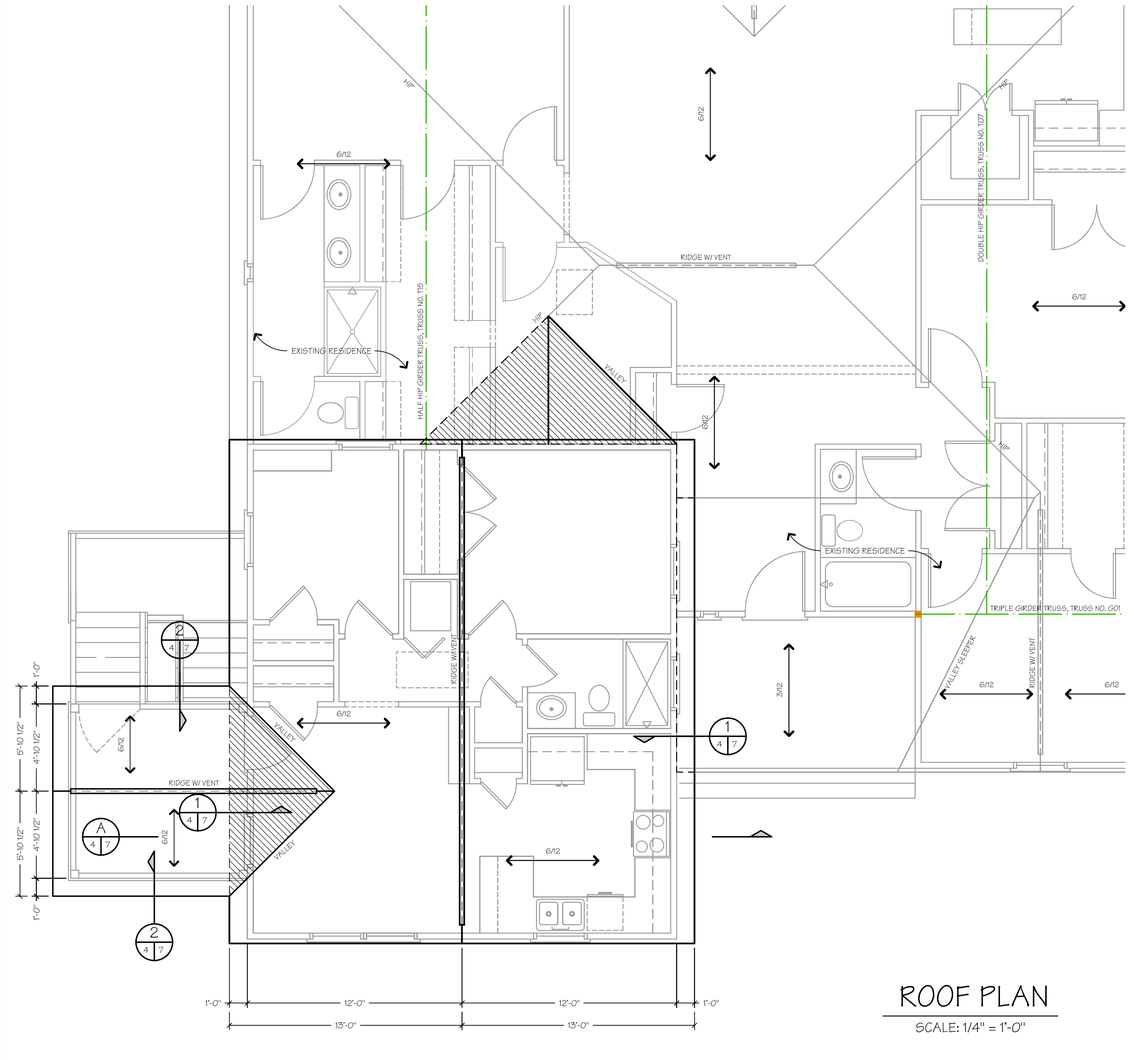
Job Number 22003 | Sheet No. 3

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SECOND FLOOR PLAN

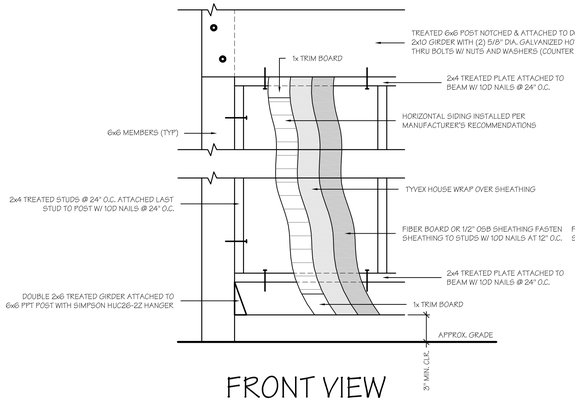
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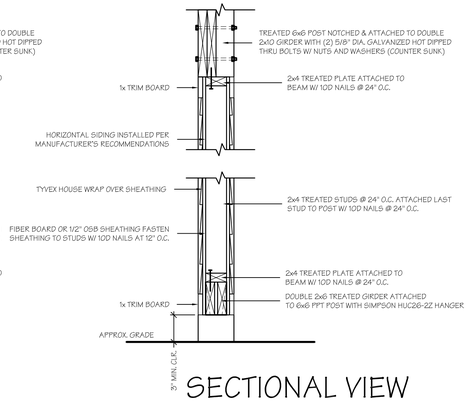
ROOF PLAN

SCALE: 1/4" = 1'-0"

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FRONT VIEW



SECTIONAL VIEW

NON-STRUCTURAL SCREEN WALL DETAIL

SCALE: 1"=1'-0"

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CONTACT INFORMATION:
RONALD HUDIK
PO BOX 3683
WILLIAMSBURG, VA 23187
PHONE: 757.876.1882

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IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL CODES AND REGULATIONS APPLICABLE TO THE CONSTRUCTION OF THE PROJECT. ALL CONSTRUCTION SHALL BE PERFORMED IN A WORKMANLIKE MANNER. ALL MATERIALS SHALL BE NEW AND EQUAL TO OR BETTER THAN THE MINIMUM STANDARDS SPECIFIED BY THE CODES. DRAFTING & DESIGNS, INC., SHALL NOT BE RESPONSIBLE FOR, AND THE CONTRACTOR SHALL INDEMNIFY DRAFTING & DESIGNS, INC., FROM AND AGAINST ANY AND ALL LOSS, DAMAGE, EXPENSES, LIABILITY, COSTS OR ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OR NON-PERFORMANCE OF WORK OR SERVICES BY THE CONTRACTOR OR ANOTHER FIRM.

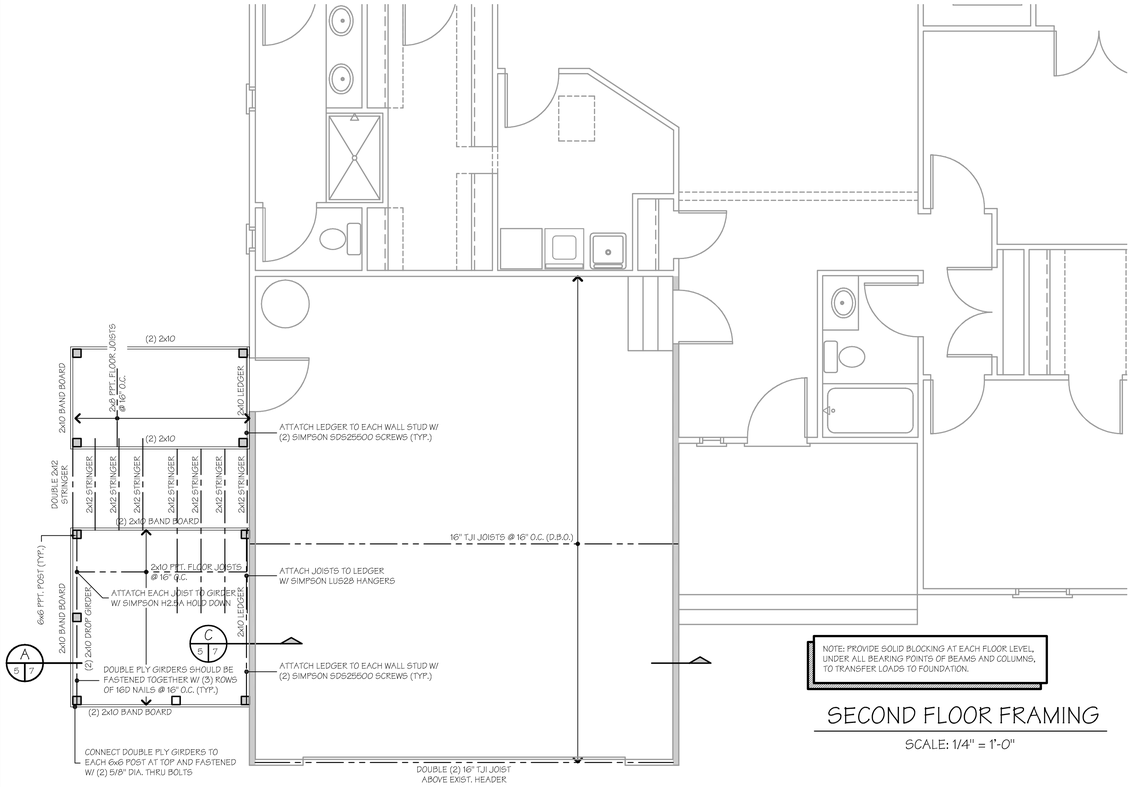
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	AS NOTED	01/11/22	22003

No.	By	Revision	App.	Date
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RONEY ADDITION
135 COUNTRY CLUB DRIVE
PLAN VIEWS
JAMES CITY COUNTY VIRGINIA

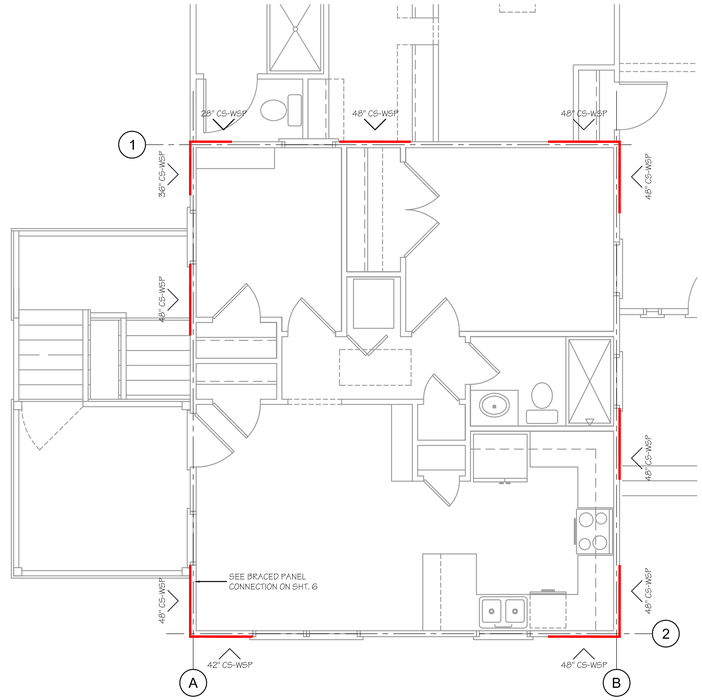
Job Number	Sheet No.
22003	4

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SECOND FLOOR FRAMING

SCALE: 1/4" = 1'-0"



WALL BRACING

SCALE: 1/4" = 1'-0"

BRACING NOTES

1. EXTERIOR LATERAL WALL BRACING OF THE RESIDENCE IS BASED ON THE MINIMUM REQUIREMENTS OF SECTION OR 602.10 OUT THE 2015 IRC. THE PROPOSED CONSTRUCTION OF THE RESIDENCE ADDITIONS EXTERIOR WALLS ARE TO BE CONTINOUSLY SHEATHED USING 7/16" PLYWOOD OR OSB SHEATHING. THEREFORE, THE CONTINUOUSLY BRACE WALL PANELS MUST MEET THE REQUIREMENTS OF SECTION OR 602.1 0.4.

THE FIRST FLOOR WALLS ARE DENOTED AS APPROXIMATELY 8'-0" TALL. BASED ON SECTION R602.10 A MINIMUM OF A 2'-0" WIDE SOLID PANELS ARE REQUIRED FOR 8'-0" TALL WALLS.

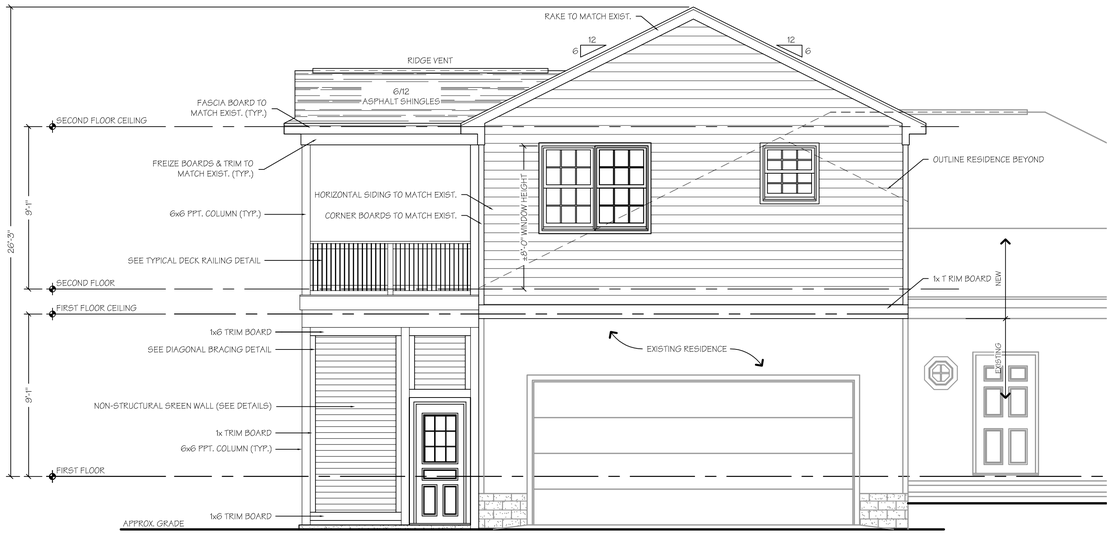
THESE SOLID WALL PANELS MUST BE LOCATED AT EACH CORNER OF THE EXTERIOR WALL OR WITHIN 10'-0" OF THE CORNER OF THE END OF THE WALL BRACE LINES. ADDITIONALLY SOLID PANELS ARE REQUIRED AT A MAXIMUM SPACING OF 20'-0" BETWEEN EACH PANEL ALONG THE LENGTH OF THE WALL. FURTHER PER TABLE OR 602.1 0.1.3, BRACED WALL LINES SHOULD BE SPACED AT A MAXIMUM OF 60'-0" APART. IT SHOULD ALSO BE NOTED THAT BRACE WALL LINES CAN BE OFFSET 4'-0" FROM THE EXTERIOR WALLS, AND BRACED WALL PANELS CONTRIBUTE TO THE WALL LINE PROVIDED THAT THEY ARE LOCATED WITHIN 4'-0" OF EITHER SIDE OF THE BRACED WALL LINE.

WALL BRACING METHODS		
METHOD	MATERIAL	CONNECTION CRITERIA
WSP (WOOD STRUCTURAL PANEL)	3/8" MINIMUM PLYWOOD OR OSB	6d COMMON NAILS @ 6" EDGE SPACING I 2" FIELD SPACING
GB1 (GYPSUM BOARD, 1 SIDE)	1/2" THICK	5d COOLER NAIL, 1-5/8" LONG @ 4" O.C. @ EDGE, 8" O.C. @ FIELD, OR SCREWS TYPE S OR W PER ASTM C1002 PENETRATE WOOD NOT LESS THAN 5/8"
GB2 (GYPSUM BOARD, BOTH SIDES)	1/2" THICK	5d COOLER NAIL, 1-5/8" LONG @ 4" O.C. @ EDGE, 8" O.C. @ FIELD, OR SCREWS TYPE S OR W PER ASTM C1002 PENETRATE WOOD NOT LESS THAN 5/8"
CS-PF (CONTINUOS PORTAL FRAME)	3/8" MINIMUM PLYWOOD OR OSB	6d COMMON NAILS @ 6" EDGE SPACING, 12" FIELD SPACING REQUIRES 24" RETURN WALL OR 800 LB. HOLD DOWN (REF. DETAIL THIS SHEET)

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CONTACT INFORMATION:
RONALD HUDIK
PO BOX 3683
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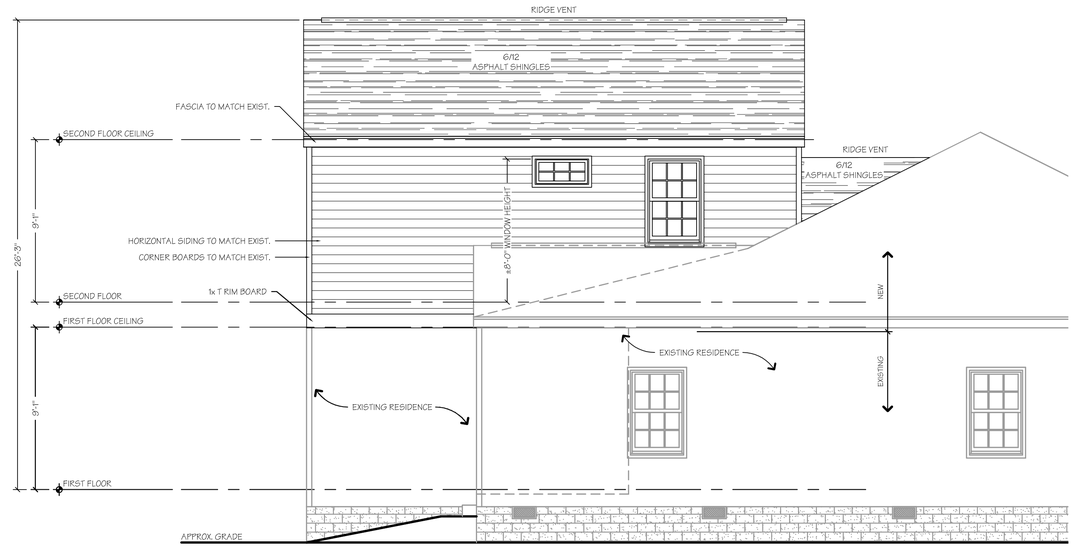
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R.J.H. DRAFTING & DESIGNS, INC. SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND



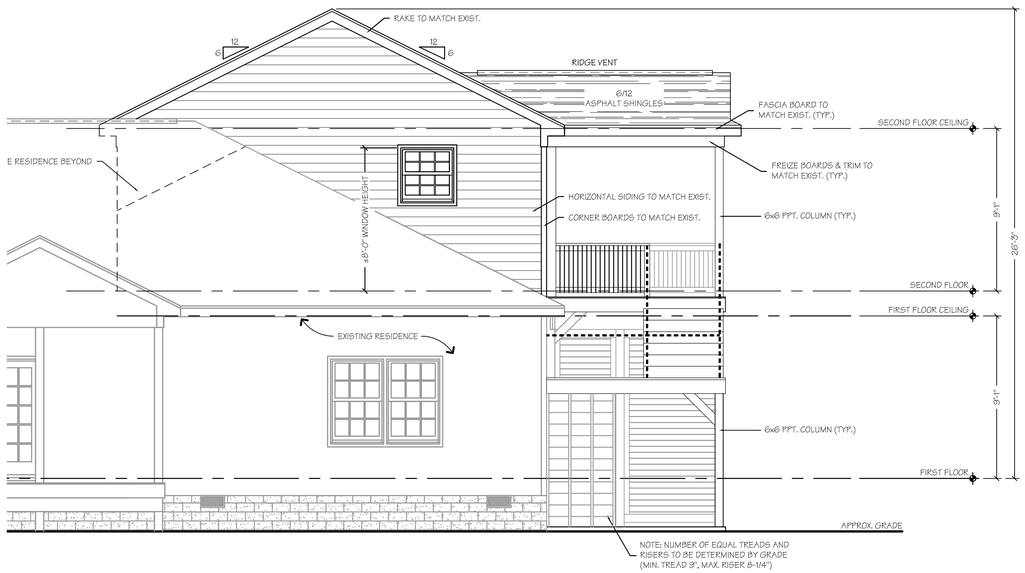
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



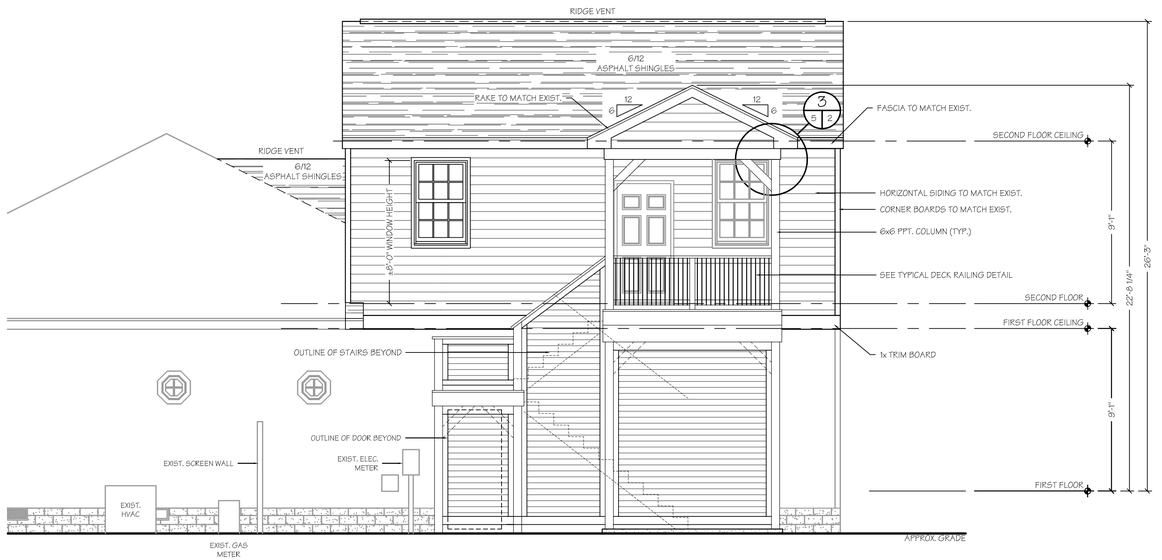
RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

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ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS. ALL CONSTRUCTION SHALL BE CONSTRUCTED, ERECTED & INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS. ALL CONSTRUCTION SHALL BE PERFORMED BY EXPERIENCED PERSONNEL. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICES. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

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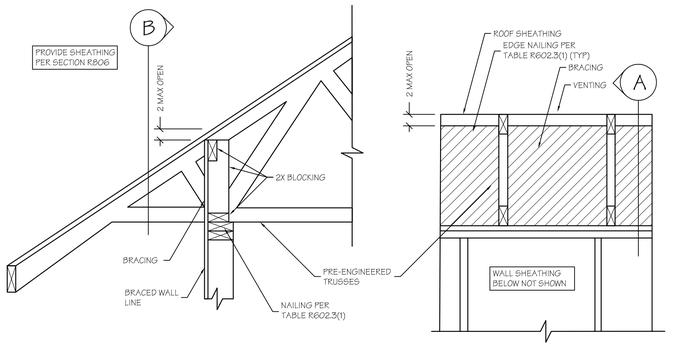
No.	By	Revision	Date
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RONEY ADDITION
135 COUNTRY CLUB DRIVE

ELEVATIONS

JAMES CITY COUNTY VIRGINIA

Job Number	Sheet No.
22003	6



METHODS OF BRACING SHALL BE AS DESCRIBED IN SECTION R602.10.2 METHODS DWB, WSP, SFB, GB, PBS, PCP OR HPS

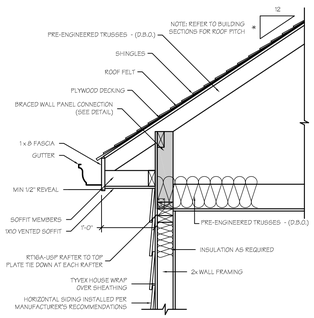
A SECTION

B ELEVATION

BRACED WALL PANEL CONNECTION OPTION TO PERPENDICULAR RAFTS OR ROOF TRUSSES

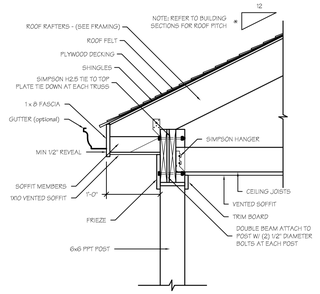
FIGURE R602.10.6.2(3)

NOT TO SCALE



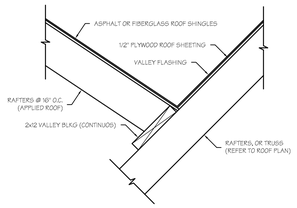
1/4|7 CORNICE DETAIL

SCALE: 3/4"=1'-0"



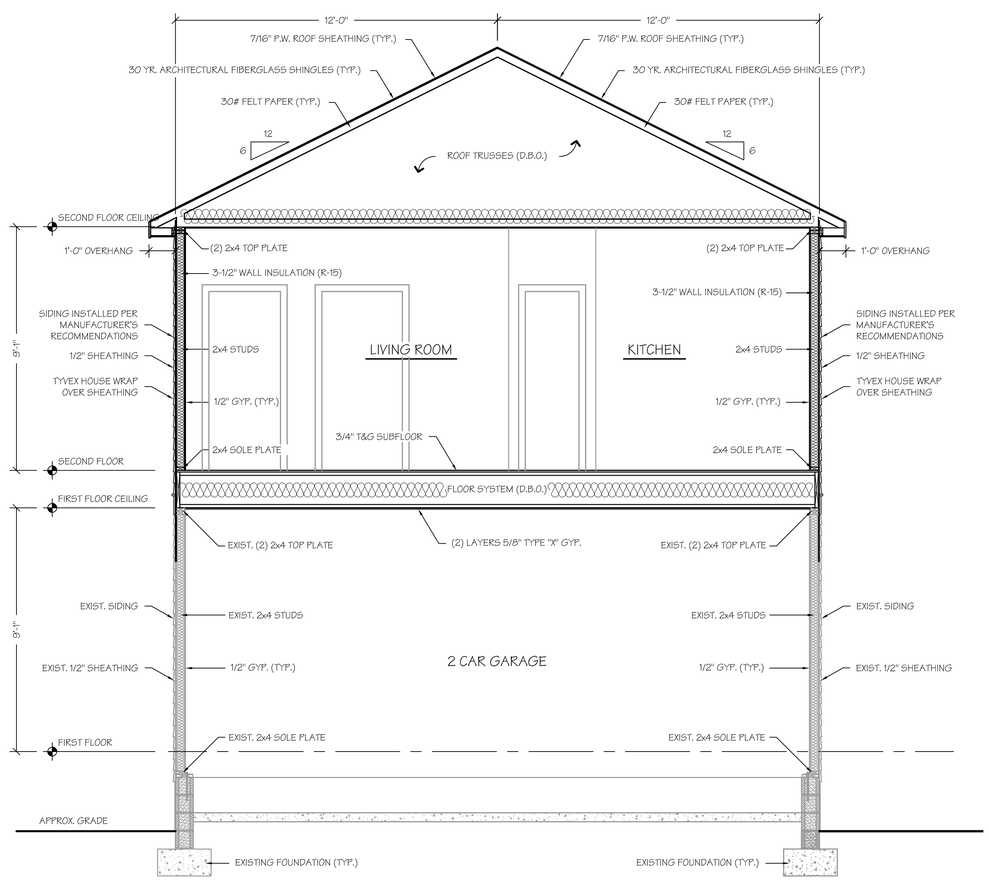
2|4|7 CORNICE DETAIL

SCALE: 3/4"=1'-0"



APPLIED ROOF DETAIL

SCALE: 3/4"=1'-0"



A|7 SECTION

SCALE: 1/4"=1'-0"

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TOP VIEW

NOTE:

1. ALL DECK MATERIAL TO BE PRESSURE TREATED (MIN SPEC).
2. DIAGONAL BRACING REQUIRED ON ALL OUTSIDE CORNER POSTS 2'-0" OR GREATER IN HEIGHT.
3. A MINIMUM OF (4) FOUR 750 LB. LATERAL LOAD DEVICES ARE REQUIRED TO CONNECT DECK JOISTS TO THE PRIMARY TRUCTURE. THIS REQUIREMENT APPLIES TO LEDGER AND NON-LEDGER DECKS.

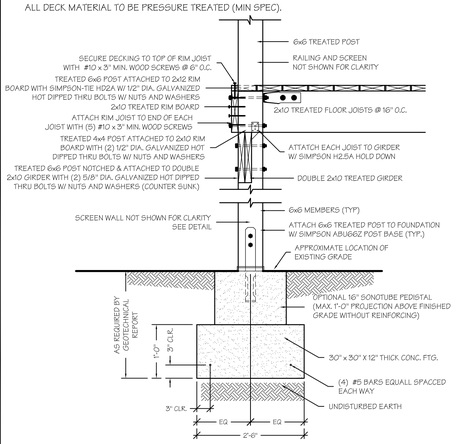
SECTION BB

TYPICAL RAILING DETAIL

SCALE: 1"=1'-0"

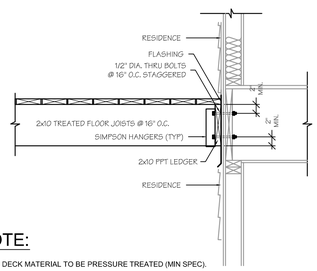
NOTE:

ALL DECK MATERIAL TO BE PRESSURE TREATED (MIN SPEC).



B|3|7 FOOTING SECTION

SCALE: 3/4"=1'-0"

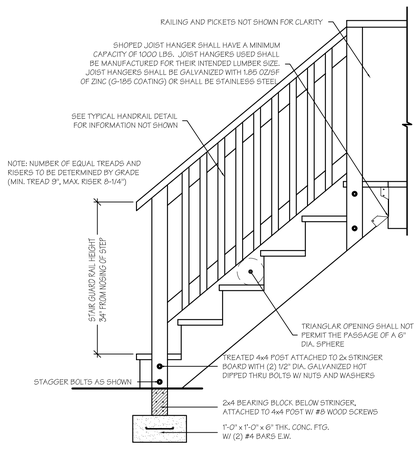


NOTE:

1. ALL DECK MATERIAL TO BE PRESSURE TREATED (MIN SPEC).
2. DIAGONAL BRACING REQUIRED ON ALL OUTSIDE CORNER POSTS 2'-0" OR GREATER IN HEIGHT.
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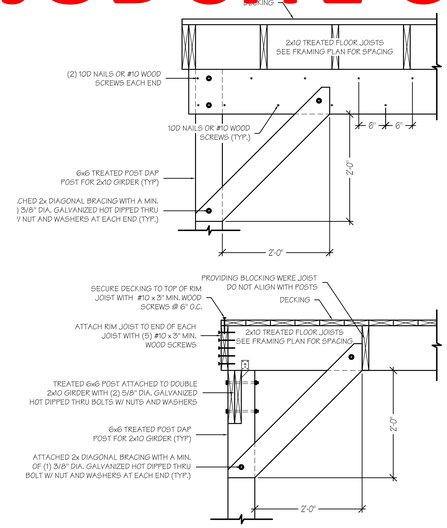
C|5|7 TYPICAL LEDGER DETAIL

SCALE: 3/4"=1'-0"



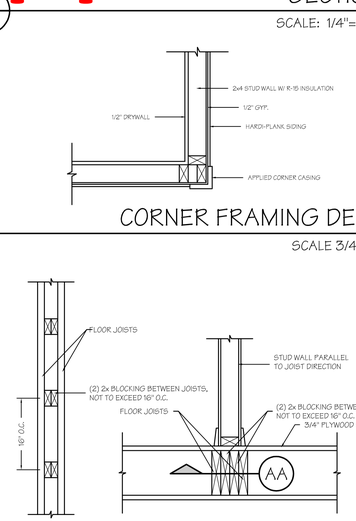
TYPICAL RISER DETAIL

SCALE 3/4" = 1'-0"



DIAGONAL BRACING DETAIL

SCALE: 3/4"=1'-0"



CORNER FRAMING DETAIL

SCALE 3/4" = 1'-0"

SECTION AA

DOUBLE JOIST DETAIL

SCALE 3/4" = 1'-0"

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RONALD HUDIK
PO BOX 3693
KILLIAMSBURG, VA 23187
PHONE: 757 876 1882

NOTES:

PLAN DRAFTING & DESIGNS, INC., ASSUMES NO LIABILITY FOR ANY OMISSIONS CONSTRUCTED FROM THESE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND OWNER TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.
IT IS THE DUTY OF CONTRACTOR AND/OR OWNER TO OBTAIN ALL PERMITS AND APPROVALS FROM ALL GOVERNING AUTHORITIES. ALL CONSTRUCTION SHALL BE CONSTRUCTED, ENGINEERED & INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND ALL APPLICABLE CODES. ALL CODES AND STANDARDS REFERENCED SHALL BE THE LATEST EDITION ADOPTED BY THE LOCAL JURISDICTION. ALL CONSTRUCTION SHALL BE PERFORMED IN A WORKMANLIKE MANNER. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK PERFORMED BY HIS OWN FORCES AND THOSE OF SUBCONTRACTORS AND ANOTHER HAWG.

Drawn By: | Scale: AS NOTED | Date: 01/11/22 | File Name: 22003

No.	By	Revision	Date	App.
1		REV PER JCC ZONING COMMENTS DATED 05.04.22	06.14.22	
2		REV PER JCC ZONING COMMENTS DATED 06.21.22 (STAIRS)	06.24.22	
3		REV PER JCC ZONING COMMENTS DATED 06.27.22 (STAIRS)	07.06.22	
4		REV LAYOUT/DECK/STAIR PERKSITING UTILITIES	09.29.22	

RONEY ADDITION
135 COUNTRY CLUB DRIVE
SECTIONAL VIEW & MISCELLANEOUS DETAILS
JAMES CITY COUNTY VIRGINIA

Job Number 22003 | Sheet No. 7

M E M O R A N D U M

DATE: July 2, 2024

TO: The Planning Commission

FROM: Christy H. Parrish, Zoning Administrator

SUBJECT: SUP-24-0011, Revocation of Special Use Permit No. 2-92, Colonial Golf Design, Inc

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At its meeting on May 14, 2024, the Board of Supervisors initiated revocation of the Special Use Permit 2-92, Colonial Golf Design, Inc. (the "SUP") which allows the use of a golf course on property located at 8285 Diascund Road (the "Property"). The Property is zoned A-1, General Agricultural, and golf courses are a specially permitted use in this district.

The adopted Initiating Resolution describes the following concerns regarding the existing conditions of the Property which prompted the revocation process request:

1. The operation of the golf course ceased more than a decade ago.

2. Due to the disuse of the Property, the golf course is not in compliance with one or more conditions of the existing SUP including (1) failure to maintain Best Management Practices (BMP); and (2) failure to submit annual integrated pest management reports to the County.

Section 24-12. Revocation of special use permits of the James City County Zoning Ordinance (the "Zoning Ordinance") permits the governing body to initiate a revocation of a special use permit and the process shall be the same as a new application for a special use permit. Grounds for revocation shall include, but not limited to the following:

1. A change in conditions affecting the public health, safety and welfare since adoption of the special use permit; or

2. Repeated violations of this chapter, including any conditions attached to the special use permit, by the owner/operator of the use; or

3. Fraudulent, false or misleading information supplied by the applicant (or his agent) for the special use permit; or

4. Improper public notice of the special use permit public hearing(s) when the permit was considered by the planning commission or the governing body; or

5. An error or mistake in fact that led to an arbitrary and unreasonable decision made by the governing body when approving the special use permit.

PLANNING AND ZONING HISTORY

On April 20, 1992, the Board of Supervisors approved an SUP to allow an 18-hole golf course and related facilities subject to 12 conditions. The golf course included a driving range, clubhouse, 3-hole practice course, maintenance building, and turf nursery. The golf course received final approval of the initial site plan on August 9, 1993.

EXISTING CONDITIONS

Staff finds the following existing conditions of the Property:

- The golf course has been closed for more than a decade.
- The Virginia Department of Environmental Quality approved a Nonpoint Nutrient Credit Plan for the Property, and a Declaration of Restrictive Covenants was recorded for ± 21 acres of the Property.
- The 18-hole golf course appears to have been maintained based on County aerial photography.
- The 3-hole practice course and driving range have been revegetated based on County aerials.
- In January 2010, the Stormwater and Resource Protection Division inspection reports found that the vegetated filter strip BMP had excessive erosion and sink holes and the large pond BMP showed a crack. Additional inspections in May 2013, January 2017, and February 2020 were conducted which showed that the large pond BMP was in failure mode. Staff last inspected the area in April 2024. This inspection revealed the embankment, barrel pipe, and emergency spillway have all failed.
- In accordance with the Map T-2, Future Roadway Congested Levels, which was prepared during the 2045 Comprehensive Plan update, Forge Road and Diascund Road are projected to have low levels of congestion through 2045.

SECTION 24-12. REVOCATION OF SPECIAL USE PERMITS EVALUATION

The evaluation below provides information on each of the criteria listed in the Zoning Ordinance Section 24-12:

1. A change in conditions affecting the public health, safety and welfare since adoption of the special use permit.

    - *Stormwater and Resource Protection Division reported that repairs are needed on the existing conditions on the Property. This includes repairs to the open pile structures crossing wetlands (cart paths) and the failed BMP embankment and all appurtenances.*
    - *The Police and Fire Departments received seven calls since January 1, 2019, for the Property. The reports cited brush fire, trespassing, suspicious person, and Animal Control concerns.*
    - *The Virginia Department of Transportation ("VDOT") reported that due to VDOT regulatory changes since 1992, an updated traffic analysis should be performed if the Property was to be used as a golf course. However, an updated traffic analysis would not be triggered under the existing SUP.*
    - *Approximately 360 new dwellings have been constructed within a two-mile radius of the Property since 1993. Approximately 103 of those dwellings were constructed in the last 10 years.*
    - *The 2045 Comprehensive Plan has strengthened its emphasis on the protection of Forge Road, which is one of the two main roads traveled to access the Property.*

2. Repeated violations of this chapter, including any conditions attached to the special use permit, by the owner/operator of the use:

   The property is subject to 12 SUP conditions. Staff has identified two noncompliant conditions.

   Condition 2 - Best Management Practices (BMPs) shall be provided to control the rate and improve the quality of stormwater runoff. These BMPs shall be generally as presented on the conceptual plan prepared by Colonial Golf Designed and Williamsburg Environmental Group, dated February 1992 and in the support documentation prepared by the Williamsburg Environmental Group and dated February 1992. The exact number, type, and location of BMPs needed to control the project runoff and mitigate Resource Protection Area encroachments shall be based on a water quality impact assessment prepared during the site plan review process and approved by the Director of Code Compliance prior to final site plan approval.

   Staff is of the opinion that there have been no substantive efforts to repair the BMP for the past 14 years or longer. Deteriorating conditions prevent the BMP from effectively controlling and maintaining the rate and quality of stormwater runoff as designed when approved. This situation creates a violation of the SUP.

   Condition 3 - An operation and maintenance plan, including an integrated pest management plan, shall be submitted as part of the site plan submittal and approved by the Director of Code Compliance prior to final site plan approval. The integrated pest management plan shall include documents for the recordation of the application of all fertilizers, herbicides, pesticides, insecticides, and/or other chemicals applied to the golf course. A copy of the application records shall be kept on-site and shall be made available upon request for review. Additionally, a copy of the records shall be submitted to the Director of Code Compliance annually from the date of issuance of this permit for review and approval. The Director of Code Compliance may require the submittal of a new integrated pest management plan if the review of these records show the plan to be inadequate.

   Staff did not find any annual application records as required in the condition which creates a violation of the SUP.

   It is important to note that the Zoning Administrator has not issued a Notice of Violation. Should the golf course reopen, it would be imperative that these violations be resolved.

3. Fraudulent, false or misleading information supplied by the applicant (or his agent) for the special use permit.

   Staff is unaware of any fraudulent, false or misleading information supplied by the applicant.

4. Improper public notice of the special use permit public hearing(s) when the permit was considered by the planning commission or the governing body.

   Staff is unaware of any improper public notification of the existing SUP.

5. An error or mistake in fact that led to an arbitrary and unreasonable decision made by the governing body when approving the special use permit.

   Staff is unaware of any error or mistake that would have led to an arbitrary and unreasonable decision made by the governing body when approving the SUP.

SURROUNDING ZONING AND DEVELOPMENT

The following table lists information on parcels adjacent to the Property:

	ZONING DESIGNATION	EXISTING LAND USE	FUTURE LAND USE DESIGNATION
NORTH	A-1, General Agricultural	Vacant	Rural Lands
SOUTH	A-1, General Agricultural	Single-family dwelling	Rural Lands
EAST	A-1, General Agricultural	Vacant	Rural Lands
WEST	A-1, General Agricultural	Single-family dwelling	Rural Lands

COMPREHENSIVE PLAN

The Property is designated Rural Lands on the Comprehensive Plan Land Use Map. Rural Lands are areas containing farms, forests, and scattered houses, exclusively outside of the Primary Service Area (PSA), where a lower level of public service delivery exists, or where utilities and urban services do not exist and are not planned for in the future. Rural Lands uses are intended to help protect and enhance the viability of agricultural and forestal resources and compatible rural economic development uses as important components of the local economy.

Staff finds that the use of a golf course is consistent with the 2045 Comprehensive Plan, which lists commercial recreational uses as a recommended use in areas designated Rural Lands. The adopted commentary further states that retail and other commercial uses serving Rural Lands are encouraged to be located at planned commercial locations on major thoroughfares inside the PSA. This Property is located outside the PSA in an area where there is not a planned commercial location; therefore, consistency with the Comprehensive Plan may be dependent on the nature and intensity of any accessory retail or other commercial uses proposed for the site.

RECOMMENDATION

Staff recommends that the Planning Commission recommend that the Board of Supervisors revoke SUP-2-92, Colonial Golf Design, Inc. in accordance with Section 24-12 of the Zoning Ordinance for the following reasons:

1. Lengthy closure of the existing golf course use;

2. Deteriorated conditions which prevent the existing BMP from effectively controlling and maintaining the rate and quality of stormwater runoff as designed when approved;

3. Failure to comply with existing SUP conditions;

4. Increased number of housing units within a two-mile radius; and

5. Reopening of the existing golf course after a lengthy closure without the benefit of being re-evaluated in accordance with Section 24-9, Special use permit, of the Zoning Ordinance, could result in negative impacts to surrounding properties including but not limited to increased traffic along a rural Community Character Corridor, and possible incompatibility of the use due to the existing surrounding character of the area and the 2045 Comprehensive Plan.

CHP/md
SUP24-11RevColGolf-mem

Attachments:
1. Initiating Resolution
2. SUP-2-92 Resolution and Staff Report
3. 1992 Conceptual Plan
4. Location Map

RESOLUTION

INITIATING THE PROCESS TO REVOKE SPECIAL USE PERMIT NO. 2-92.

COLONIAL GOLF DESIGN, INC.

WHEREAS, on April 20, 1992, the Board of Supervisors of James City County, Virginia (the "Board") approved Special Use Permit No. 2-92, Colonial Golf Design, Inc. (the "SUP") which SUP included 12 conditions required to develop a golf course (the "Conditions") on property identified as Parcel (1-2) on James City County Real Estate Tax Map Parcel No. (94) and Parcel (1-18) on James City County Real Estate Tax Map Parcel No. (10-3), now identified as James City County Real Estate Tax Map Parcel No. 0940100002 and further identified as 8285 Diascund Road (the "Property"); and

WHEREAS, the golf course was eventually constructed, opened, and then ceased operation more than a decade ago; and

WHEREAS, the Property has fallen into disuse and owners of the Property have not operated it as a golf course or remained in compliance with one or more of the Conditions for many years, including but not limited to: (1) failure to maintain Best Management Practices as required by Condition No. 2; and (2) failure to submit the annual reports required by Condition No. 3; and

WHEREAS, Section 24-12, Revocation of special use permits, of the James City County Code (the "County Code") sets forth a procedure whereby the Board may, by resolution, initiate revocation of a special use permit; and

WHEREAS, Section 24-12(b) of the County Code sets forth non-exclusive grounds for revocation of special use permits which include, *inter alia*, (1) changes in conditions since adoption of the special use permit and; (2) noncompliance with special use permit conditions; and

WHEREAS, it appears to the Board that grounds for revocation of the SUP exist and the Board therefore desires to initiate the process to revoke the SUP.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of James City County, Virginia, that pursuant to Section 24-12 of the James City County Code, it does hereby initiate revocation of SUP No. 2-92, Colonial Golf Design, Inc., and further directs staff to prepare a report on any grounds for revocation as it pertains to the Property and further directs staff to place this on the Planning Commission's Agenda as soon as practicable.

Ruth M. Larson
Chair, Board of Supervisors

ATTEST:

Teresa J. Saeed
Deputy Clerk to the Board

	VOTES			
	AYE	NAY	ABSTAIN	ABSENT
NULL	✓			
HIPPLE	✓			
MCGLENNON	✓			
ICENHOUR	✓			
LARSON	✓			

Adopted by the Board of Supervisors of James City County, Virginia, this 14th day of May, 2024.

RevoSUP2-92-res

RESOLUTION

CASE NO. SUP-2-92. COLONIAL GOLF DESIGN, INC.

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 March 10, 1992, voted 5-2 and recommended approval of Case No. SUP-2-92 to permit a golf course and related facilities in the A-1, General Agricultural district on property identified as Parcel (1-2) on James City County Tax Map No. (9-4) and Parcel (1-18) on James City County Tax Map No. (10-3).

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-2-92 as described herein with the following conditions:

1. A construction phasing plan shall be provided as part of the site plan to be approved by the Director of Code Compliance. The plan shall divide the construction into phases. Land disturbance beyond the first phase shall be permitted based upon the adequacy of erosion and sediment control measures installed in prior phases.

2. Best Management Practices (BMPs) shall be provided to control the rate and improve the quality of stormwater runoff. These BMPs shall be generally, as presented on the conceptual plan, prepared by Colonial Golf Design and Williamsburg Environmental Group, dated February 1992 and in the support documentation prepared by the Williamsburg Environmental Group and dated February 1992. The exact number, type and location of BMPs needed to control the project runoff and mitigate RPA encroachments shall be based on a water quality impact assessment prepared during the site plan review process and approved by the Director of Code Compliance prior to final site plan approval.

3. An operation and maintenance plan, including an integrated pest management plan, shall be submitted as part of the site plan submittal and approved by the Director of Code Compliance prior to final site plan approval. The integrated pest management plan shall include documents for the recordation of the application of all fertilizers, herbicides, pesticides, insecticides and/or other chemicals applied to the golf course. A copy of the application records shall be kept on site and shall be made available, upon request, for review. Additionally, a copy of the records shall be submitted to the Director of Code Compliance annually from the date of issuance of this permit, for review and approval. The Director of Code Compliance may require the submittal of a new integrated pest management plan if the review of these records show the plan to be inadequate.

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4. An environmental impact assessment for golf course irrigation shall be submitted to and approved by the County Engineer prior to final site plan approval.

5. Prior to the submittal of a site plan which proposes any work within the area designated as a Natural Area by the Virginia Department of Conservation and Recreation's Division of Natural Heritage's Natural Areas Inventory of the Lower Peninsula of Virginia, dated January 24, 1992, the developer shall directly consult with that agency and review their detailed site files in relation to the existence of rare species or potential habitat for such species. Confirmation of this review shall be submitted to the County Engineer for his review and approval upon his request. If the existence of rare species or potential habitat for such species is determined to be found on site, the County Engineer may require the protection of such areas in a form acceptable to the County Engineer. Such measures may include, but not be limited to mapping areas, leaving areas undisturbed and/or transplanting specimens. The developer should minimize disturbance in areas containing rare species and potential habitat to the maximum extent possible.

6. A Phase I Archaeological Study shall be submitted to the Director of Planning for his review and approval. The study shall meet the guidelines set forth in the Virginia Department of Historic Resource's Guidelines for Preparing Archaeological Resource Management Reports and shall be conducted under the supervision of a qualified archaeologist who meets the qualifications set forth in the Secretary of the Interior's Professional Qualification Standards. The developer shall undertake a Phase II and/or a Phase III Study of archaeological sites as recommended in any subsequent study of archaeological sites. Such studies shall be submitted to and approved by the County prior to any land disturbing on or adjacent to such sites. The recommendations of such studies shall be incorporated into the plan of development for the site and the clearing, grading or construction activities thereon. If as a result of a Phase II Study, the County determines the site is eligible for inclusion in the National Register of Historical Places based on the Criteria established by the Department of the Interior, the developer shall develop and implement a plan for inclusion of the site on the National Register of Historic Places and for the mitigation of potential adverse impacts on the site.

7. If construction has not commenced on the project within 24 months from the date of issuance of this special use permit, it shall become void.

8. A 50-foot undisturbed buffer shall be provided along the western boundary of the site. The buffer shall remain in its natural state where it is wooded. Where it is open, it shall be landscaped in accordance with the planting requirements of Section 20-14C(2)(a) of the Zoning Ordinance at a minimum.

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9. A 100-foot undisturbed buffer, measured from the right-of-way property boundary, shall be provided along Diascund Road. The buffer shall remain in its natural state where it is wooded. Where it is open, it shall be landscaped in accordance with the planting requirements of Section 20-14C(2)(a) of the Zoning Ordinance at a minimum. The entrance to the site and the location of necessary utilities shall be permitted within this buffer with the approval of the Development Review Committee.

10. No more than one entrance to the property shall be permitted. The entrance shall be located on Diascund Road.

11. The driving range, practice area and golf course shall not be illuminated for night use.

12. Water used for golf course irrigation shall be drawn from Mill Creek. If it is determined that Mill Creek is not a suitable source of water, the special use permit shall become void.

Jack D. Edwards, Chairman
Board of Supervisors

SUPERVISOR	VOTE
DEPUE	AYE
TAYLOR	AYE
SISK	AYE
KNUDSON	NAY
EDWARDS	AYE

ATTEST:

David B. Norman
Clerk to the Board

Adopted by the Board of Supervisors of James City County, Virginia, this 20th day of April, 1992.

2088w

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MEMORANDUM

DATE: April 20, 1992

TO: The Board of Supervisors

FROM: O. Marvin Sowers, Jr., Director of Planning

SUBJECT: Case No. SUP-2-92. Colonial Golf Design, Inc.

This case was deferred by the Board of Supervisors at their April 6, 1992, meeting in order to allow time for staff to provide additional information requested by the Board.

Staff has examined the following issues and offers the comments listed below:

Golf Course Irrigation - As stated in the attached staff report, water used for the irrigation of the proposed golf course would be pumped from Mill Creek. It is estimated that between 80,000 gallons per day during normal climatic conditions and up to 435,000 gallons per day during drought and/or grow in conditions would be used to irrigate the course. Water withdrawn from Mill Creek would range from 12 million gallons to 65 million gallons per year, depending on climatic conditions. The Mill Creek Drainage Area consists of approximately 6,160 acres (9.6 square miles) and creates a mean daily flow at the tidal limit of 6.6 million gallons per day. The yearly mean is projected at 2,406 million gallons. The tidal limit is upstream from the proposed irrigation intake, resulting in tidal water at the intake as well. The volume of the tidal reach has been projected to to be approximately 36.2 million gallons. The tidal or nontidal water sources could more than accommodate the irrigation needs of this project individually. These water sources combined are more than adequate to accommodate the irrigation needs of this golf course.

The irrigation plan would require approval from the U.S. Army Corps of Engineers, the Virginia Water Control Board and the Virginia Marine Resources Commission. These agencies would issue permits to allow the encroachment of the intake structure and any pipe used to carry the water into the various agencies' jurisdictional areas. The granting of these permits would depend upon the potential impacts to the marine, fisheries, wetland resources, water quality and the evaluation of the probable impact of the proposed activity on the public interest based on the balance between the benefits and the detriments which may be reasonably expected to accrue from the proposal. An environmental impact assessment of the proposed irrigation system would also need to be reviewed and approved by the County Engineer. This study would address wetlands impacts, impacts on plants and animals, water quality impacts associated with the construction of the intake structure, and the quality and amount of the water withdrawal. Conditions require Mill Creek to be the only water source used for irrigation of the proposed golf course.

Pollutants From the Development - The applicant has projected that non-point source loading rates for the Laurel Glen site will decrease over what is currently being loaded by this site. Existing conditions on the site yield a total load of approximately 94 pounds of non-point source loading per year. The applicant projects that the golf course without Best Management Practices (BMPs) would yield approximately 83 pounds of non-point source loading per year. The applicant has further estimated if BMPs are used, as proposed, 63 pounds of non-point source loading per year would be loaded. Several conditions will help ensure that these goals are met. They include:

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- A construction phasing plan would be provided as part of the site plan to be approved by the Director of Code Compliance. Land disturbance beyond the first phase would be permitted based upon the adequacy of erosion and sediment control measures installed in prior phases.

- Best Management Practices would be provided to control the rate and improve the quality of stormwater runoff. The exact number, type and location of BMPs needed to control the project runoff and mitigate RPA encroachments would be based on a water quality impact assessment prepared during the site plan approval process.

Conditions also require an Operation and Maintenance Plan, including an Integrated Pest Management Plan (IPMP) to be submitted as part of the site plan submittal. The IPMP is an integral part of any golf course development in James City County. This plan allows County staff to review and approve the precise amount of insecticides and/or pesticides to be used on the golf course and where on the golf course these potentially harmful chemicals are going to be used. Submittal of this plan allows the staff to effectively monitor the type of chemical to be used, the areas to be treated and the amount of chemical to be used. Actual application of the pesticide treatment is required to be completed by a trained and certified applicator. Many IPMPs require the superintendent of golf courses to keep a log of chemical application. The County does not currently review these logs. The Board could direct staff to start requiring a periodic review of the "Summary of Applications Logs" as part of the IPMP or could add a condition to approval of this project which would require this.

Staff feels that the project, with conditions, will adequately protect the nearby streams from pollution.

Traffic - The applicant has completed a traffic impact analysis which was thoroughly reviewed and approved by both staff and the Virginia Department of Transportation. The study projected that traffic coming to the golf course would come from Route 60 via Diascund Road or from Route 60 via Forge Road and Diascund Road. The study assumes that 80 percent of the total site traffic will access the site from Route 60 via Diascund Road and the remaining 20 percent coming from Route 60 via Forge Road and Diascund Road. The study also examined a 50/50 split of the traffic, with an equal amount of the site's traffic using each access way. The study was completed using the trip generation rate formulas established by the Institute of Transportation Engineers (ITE). Peak hour trip generation for this project is 60 trips in the PM peak hour. These trips were applied to the surrounding road networks using the accepted methodology set forth in the Highway Capacity Manual (HCM).

The study projects adequate levels of service at the Forge Road/Diascund Road intersection (LOS A) and on Diascund (LOS A) and Forge Roads (LOS C) under both the 80/20 and 50/50 scenarios. The current level of service on Forge Road is "B" and with the proposal would degrade to a level of service "C." However, once Forge Road is improved as currently scheduled in the Six-Year Secondary Road Plan, the level of service will revert to "B." The entrance to the site was also reviewed in accordance with VDOT minimum standards for entrances and did not meet the warrants for turn lanes or tapers. Staff and VDOT are both very comfortable with the conclusions of the study.

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Natural Areas Inventory - Most of the site is located within the "Diascund Creek Natural Area" as defined by the Virginia Department of Conservation and Recreation's Division of Natural Heritage due to the possible presence of 2 rare plant species. The "Natural Areas Inventory" (NAI) is a result of a contract between the Division of Natural Heritage and the City of Williamsburg, James City County and York County. The goal of the study is to systematically identify the habitat of rare, threatened, or endangered plan species, rare or state significant natural communities or geologic sites, and similar features of scientific interest.

The NAI provides the County a planning tool which identifies areas that have a higher than average probability of containing these features. Location of any site within the conservation planning boundaries now identified, does not imply the need for complete conservation of the total site. The intent of the NAI is to support wise planning and decision-making for the conservation of these natural areas. We currently only have Phase 3 of the NAI project. Unfortunately, Phase 4 of the study, which will detail protection measures for these areas, has not been completed. However, staff felt it was necessary to add a condition which would require the applicant to examine this issue further upon development of the site. County staff would retain the ability to require specific protection measures, as needed. Of the three jurisdictions involved in the contracting of the study, James City County is the first to require further study and protection of these areas.

Logical Suggested Uses - The site is designated Rural Lands by the Comprehensive Plan. Suggested uses in this designation include agricultural and forestal activities, together with certain recreational and public or semipublic and institutional uses which require a spacious site and are compatible with the rural and natural surroundings. Rural residential uses associated with legitimate agricultural and forestal activities are appropriate when overall density is no more than 1 dwelling unit per 2 to 3 acres and soils are suitable for individual waste disposal systems.

The site contains 210 acres and, provided all the land perked, could be developed into approximately 70 single-family lots. If this single-family project was to materialize, the traffic impacts would be greater than the golf course proposal. Impervious surfaces, in the form of roads, driveways and rooftops, would be in excess of the impervious surfaces associated with the golf course proposal.

Summary of Benefits - Staff was requested by a Board member to summarize the benefits of this proposal. They are as follows:

- The project, with conditions, is consistent with the Comprehensive Plan.
- The project is planned to be environmentally sensitive. Conditions attached to this special use permit ensure this.
- The project, with conditions, is consistent with surrounding development and zoning.
- No adverse traffic impacts would result.
- The project has a positive fiscal impact.

RECOMMENDATION:

Staff continues to recommend approval with the conditions detailed in the attached staff report. Also attached for Board consideration is a memorandum from William J. Brown which discusses some of the fiscal impacts of the proposal.

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O. Marvin Sowers, Jr.

OMS/tlp
7122a

Attachments

1. Original staff report dated April 6, 1992.
2. Memorandum from William J. Brown.

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MEMORANDUM

DATE: April 6, 1992

TO: The Board of Supervisors

FROM: O. Marvin Sowers, Jr., Director of Planning

SUBJECT: Case No. SUP-2-92. Colonial Golf Design, Inc.

Mr. Lester George of Colonial Golf Design, Incorporated has applied on behalf of the Edna Hockaday Estate for a special use permit to allow the construction of a golf course and related facilities on property zoned A-1, General Agricultural. The property contains 210 acres and is located at 8251 Diascund Road and can further be identified as Parcel (1-2) on James City County Tax Map No. (9-4) and Parcel (1-18) on James City County Tax Map No. (10-3).

Description of the Project

The applicant has submitted a conceptual plan detailing the development of an 18-hole golf course with related facilities such as a driving range, clubhouse, 3-hole practice course, maintenance building and turf nursery. The applicant has indicated that the proposed golf course would be open to the public.

Topography and Physical Features

The northeast corner of the property is flat and is currently in farm use. Generally, the remainder of the property is heavily wooded, with several ravines which slope towards Mill Creek. The slopes in these areas are generally moderate, but become steep in some areas. The property contains wetlands and a portion of the property is designated as Resource Protection Area (RPA) by the Chesapeake Bay Preservation Ordinance.

The applicant has prepared an impact statement which preliminarily examines the following:

Wetland Impacts - The site contains both tidal and nontidal wetlands. Preliminary field investigation reveals that there are approximately 14 acres of jurisdictional wetlands on the site. The applicant projects minimal impacts on the wetlands. The applicant has also indicated that any crossings of the wetlands for cart paths would consist of open pile structures.

Chesapeake Bay Preservation Areas - As indicated above there are some wetlands and steep slopes on the site which qualify as Resource Protection Areas under the Chesapeake Bay Preservation Ordinance. The conceptual plan shows some encroachments in the RPA. These encroachments occur in approximately 8 areas on the site. Additionally, some selective clearing in the RPA may be necessary to provide flight lines for some of the holes. Any encroachment into the RPA will be required to obtain an exception from the Chesapeake Bay Preservation Ordinance issued by the Director of Code Compliance. Approval of this special use permit does not approve development on the steep slopes and the proposal would need to meet all applicable requirements of the Chesapeake Bay Preservation Ordinance.

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A preliminary site inspection has resulted in an overall agreement as to the general location of all tees, fairways and greens as indicated on the conceptual plan. Staff would review the exception requests during the site plan review. This review would include field inspections prior to construction with the goals of minimizing soil disturbance and maximizing preservation of natural vegetation including ground cover.

Drainage and Stormwater Management - The applicant has preliminarily examined the drainage characteristics of the site. The applicant has proposed a combination of both structural and nonstructural BMP's to control runoff from the site. Utilizing this concept, the applicant projects that nonpoint source loading rates for the golf course would be less than the existing conditions found on the site today. Staff has added conditions to ensure adequate drainage and stormwater management.

Threatened and Endangered Species - The applicant has investigated the site's potential relating to the presence of threatened and/or endangered species. The applicant consulted with the Virginia Department of Conservation and Recreation's Division of Natural Heritage to determine if threatened or endangered species occur on the site. Most of the site is located in that department's "Diascund Creek Natural Area" due to the possible presence of 2 rare plant species. Staff has added a condition which would require the applicant to examine this issue further upon development of the site. There are also 2 bald eagle nesting sites located within a 1-mile radius of the site. One nest is active and the other is inactive. Current National Wildlife Federation regulations mandate a quarter-mile radius protection zone which should not be disturbed. This site does not fall within that radius. This protection zone may be expanded to one-half mile radius where people are visible to eagles perched at or near the nest. There is a ridge which is located in between the nest and the site which is higher than the nest itself. It is felt that the presence of this ridge will prevent human activity on the golf course site from being visible from the eagle's nest.

Archaeological Evaluation - The applicant has prepared a preliminary archaeological evaluation for the site. The preliminary analysis states that there is a great probability of the project area containing archaeological sites. There is also a house on the property which was probably constructed in the early 19th century. Staff has added a condition which would require a Phase I Archaeological Study to be undertaken for the project and provides for additional archaeological studies if necessary.

Access

The applicant has prepared a traffic impact analysis which has been reviewed by staff. The study examined the impacts of the proposed golf course on Diascund Road and also examined the impacts of the proposal on Forge Road as well. It was determined that the golf course would not significantly impact these roadways. Additionally, the study shows that no entrance improvements such as turn lanes are required to serve this project. This study has been reviewed and approved by VDOT.

Access to the site is planned to be from Diascund Road and staff has added a condition to that effect.

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Public Utilities

Sewer facilities for the project would be provided by septic tanks.

Water necessary for the irrigation of the golf course would be supplied by surface water collection sources. An intake structure is planned for Mill Creek. An adequate supply of water is expected due to the tidal nature of this creek, where no minimum instream flow limitations apply. Preliminary testing has indicated that this water is of an appropriate quality to be used for irrigation purposes. The irrigation plan would require approval from the U.S. Army Corps of Engineers, the Virginia Water Control Board and the Virginia Marine Resources Commission. Staff has added a condition that requires this to be the only water source for irrigation at the proposed golf course.

Domestic water would be provided by a well.

Comprehensive Plan

The site is designated rural lands by the Comprehensive Plan. Suggested uses in this designation include agricultural and forestal activities, together with certain recreational and public or semi-public and institutional uses which require a spacious site and are compatible with the rural and natural surroundings.

Mill Creek is designated a Conservation Area by the Comprehensive Plan. Conservation areas are critical environmental areas where ordinary development practices would likely cause significant environmental damage. The golf course is required to develop in accordance with the requirements of the Chesapeake Bay Preservation Ordinance which will adequately protect these environmentally sensitive areas.

This proposal is a recreational use which requires a spacious site, and staff feels that, with conditions, it is generally consistent with the Comprehensive Plan. The proposal, with conditions, also meets all applicable development standards.

Surrounding Development and Zoning

The property is completely surrounded by property zoned A-1, General Agricultural. Property to the north and east of the site is undeveloped as is the property located across Mill Creek on the southern boundary of the property. Property to the west of the site contains a large parcel of undeveloped land and approximately 5 smaller parcels, some of which contain residences. This area of the site is wooded and staff has added a condition which would require a 50-foot undisturbed buffer along Arlington Island Road on the western boundary of the site. Staff has added a condition which would restrict the installation of lights on the driving range. Staff has also added a condition which would require a minimum 100-foot undisturbed buffer between the driving range and Diascund Road. Staff feels the proposal with conditions is consistent with surrounding development and zoning.

RECOMMENDATION:

This project, with conditions, is consistent with surrounding development and zoning and the Comprehensive Plan. With conditions, it would preserve the environmental sensitivity of the site. For these reasons, the Planning Commission by a 5-2 vote concurred with staff and recommended approval of Case No. SUP-2-92 with the conditions listed below:

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1. A construction phasing plan shall be provided as part of the site plan to be approved by the Director of Code Compliance. The plan shall divide the construction into phases. Land disturbance beyond the first phase shall be permitted based upon the adequacy of erosion and sediment control measures installed in prior phases.

2. Best Management Practices (BMPs) shall be provided to control the rate and improve the quality of stormwater runoff. These BMPs shall be generally as presented on the conceptual plan prepared by Colonial Golf Design and Williamsburg Environmental Group, dated February 1992 and in the support documentation prepared by the Williamsburg Environmental Group and dated February 1992. The exact number, type and location of BMPs needed to control the project runoff and mitigate RPA encroachments shall be based on a water quality impact assessment prepared during the site plan review process and approved by the Director of Code Compliance prior to final site plan approval.

3. An operation and maintenance plan, including an integrated pest management plan shall be submitted as part of the site plan submittal and approved by the Director of Code Compliance prior to final site plan approval.

4. An environmental impact assessment for golf course irrigation shall be submitted to and approved by the County Engineer prior to final site plan approval.

5. Prior to the submittal of a site plan which proposes any work within the area designated as a Natural Area by the Virginia Department of Conservation and Recreation's Division of Natural Heritage's Natural Areas Inventory of the Lower Peninsula of Virginia, dated January 24, 1992, the developer shall directly consult with that agency and review their detailed site files in relation to the existence of rare species or potential habitat for such species. Confirmation of this review shall be submitted to the County Engineer for his review and approval upon his request. If the existence of rare species or potential habitat for such species is determined to be found on site, the County Engineer may require the protection of such areas in a form acceptable to the County Engineer. Such measures may include, but not be limited to mapping areas, leaving areas undisturbed and/or transplanting specimens. The developer should minimize disturbance in areas containing rare species and potential habitat to the maximum extent possible.

6. A Phase I Archaeological Study shall be submitted to the Director of Planning for his review and approval. The study shall meet the guidelines set forth in the Virginia Department of Historic Resource's Guidelines for Preparing Archaeological Resource Management Reports and shall be conducted under the supervision of a qualified archaeologist who meets the qualifications set forth in the Secretary of the Interior's Professional Qualification Standards. The developer shall undertake a Phase II and/or a Phase III study of archaeological sites as recommended in any subsequent study of archaeological sites. Such studies shall be submitted to and approved by the County prior to any land disturbing on or adjacent to such sites. The recommendations of such studies shall be incorporated into the plan of development for the site and the clearing, grading or construction activities thereon. If as a result of a Phase II study, the County determines the site is eligible for inclusion in the National Register of Historical Places based on the Criteria established by the Department of the Interior, the developer shall develop and implement a plan for inclusion of the site on the National Register of Historic Places and for the mitigation of potential adverse impacts on the site.

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7. If construction has not commenced on the project within 24 months from the date of issuance of this special use permit, it shall become void.

8. A 50-foot undisturbed buffer shall be provided along the western boundary of the site. The buffer shall remain in its natural state where it is wooded. Where it is open, it shall be landscaped in accordance with the planting requirements of Section 20-14C(2)(a) of the Zoning Ordinance at a minimum.

9. A 100-foot undisturbed buffer, measured from the right-of-way property boundary, shall be provided along Diascund Road. The buffer shall remain in its natural state where it is wooded. Where it is open, it shall be landscaped in accordance with the planting requirements of Section 20-14C(2)(a) of the Zoning Ordinance at a minimum. The entrance to the site and the location of necessary utilities shall be permitted within this buffer with the approval of the Development Review Committee.

10. No more than one entrance to the property shall be permitted. The entrance shall be located on Diascund Road.

11. The driving range, practice area and golf course shall not be illuminated for night use.

12. Water used for golf course irrigation shall be drawn from Mill Creek. If it is determined that Mill Creek is not a suitable source of water, the special use permit shall become void.

O. Marvin Sowers, Jr.

OMS/bkh
7098a

Attachment

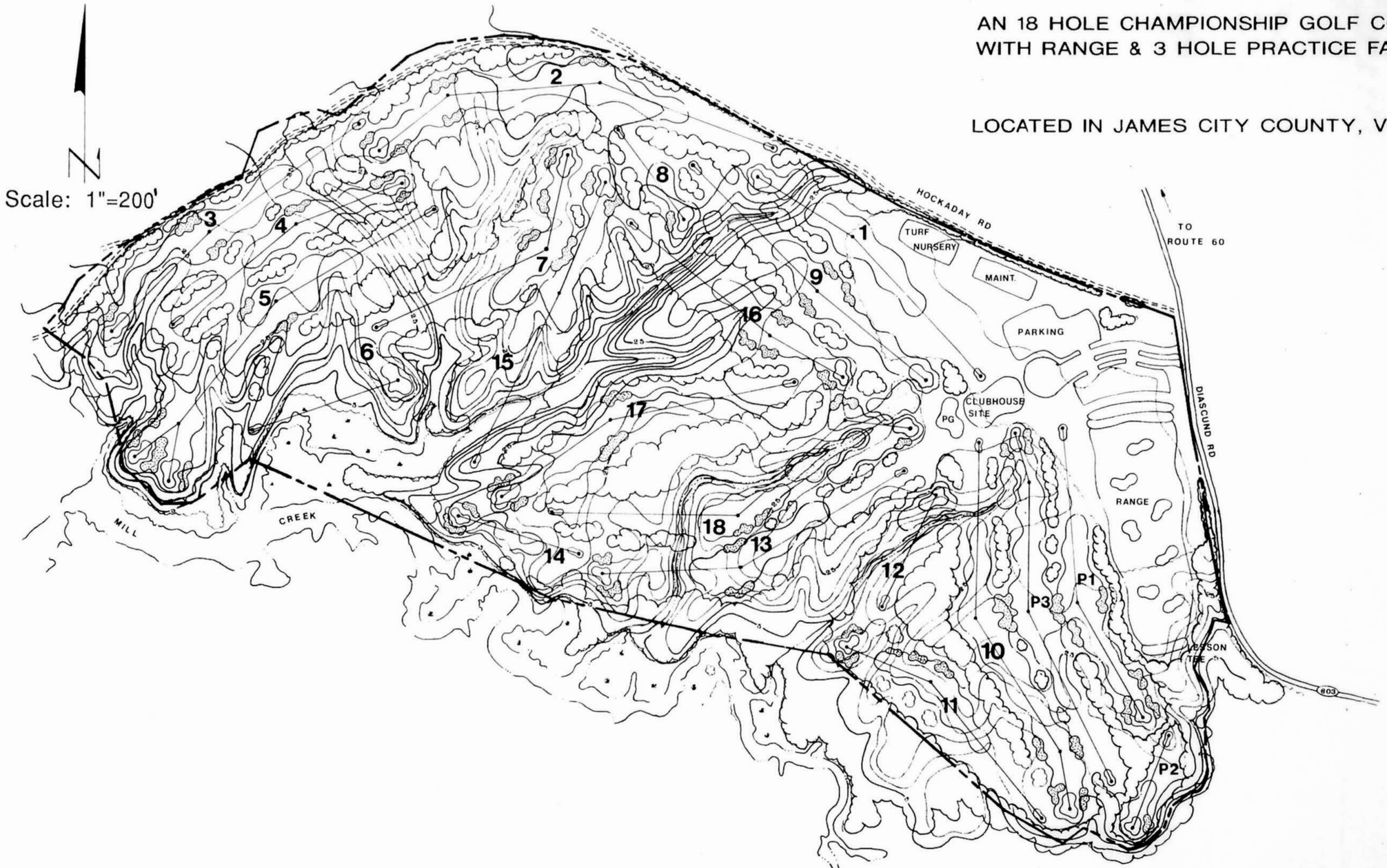
1. Map
2. Planning Commission minutes dated March 10, 1992
3. Resolution
4. Support Documentation and Conceptual Plan (attached separately)

These documents were printed from the official JCC Records Management Imaging site

LAUREL GLEN

AN 18 HOLE CHAMPIONSHIP GOLF COURSE
WITH RANGE & 3 HOLE PRACTICE FACILITY

LOCATED IN JAMES CITY COUNTY, VIRGINIA



DESIGNED BY:

COLONIAL GOLF DESIGN

19 PLAZA DR, MANAKIN-SABOT, VA 23103
(804) 784-5469 (804) 784-5840 FAX

LESTER L. GEORGE
GOLF COURSE ARCHITECT

ROBERT WRENN, Jr.
PGA TOURING PROFESSIONAL
DESIGN CONSULTANT

JAN 1992
RECEIVED
PLANNING DEPARTMENT

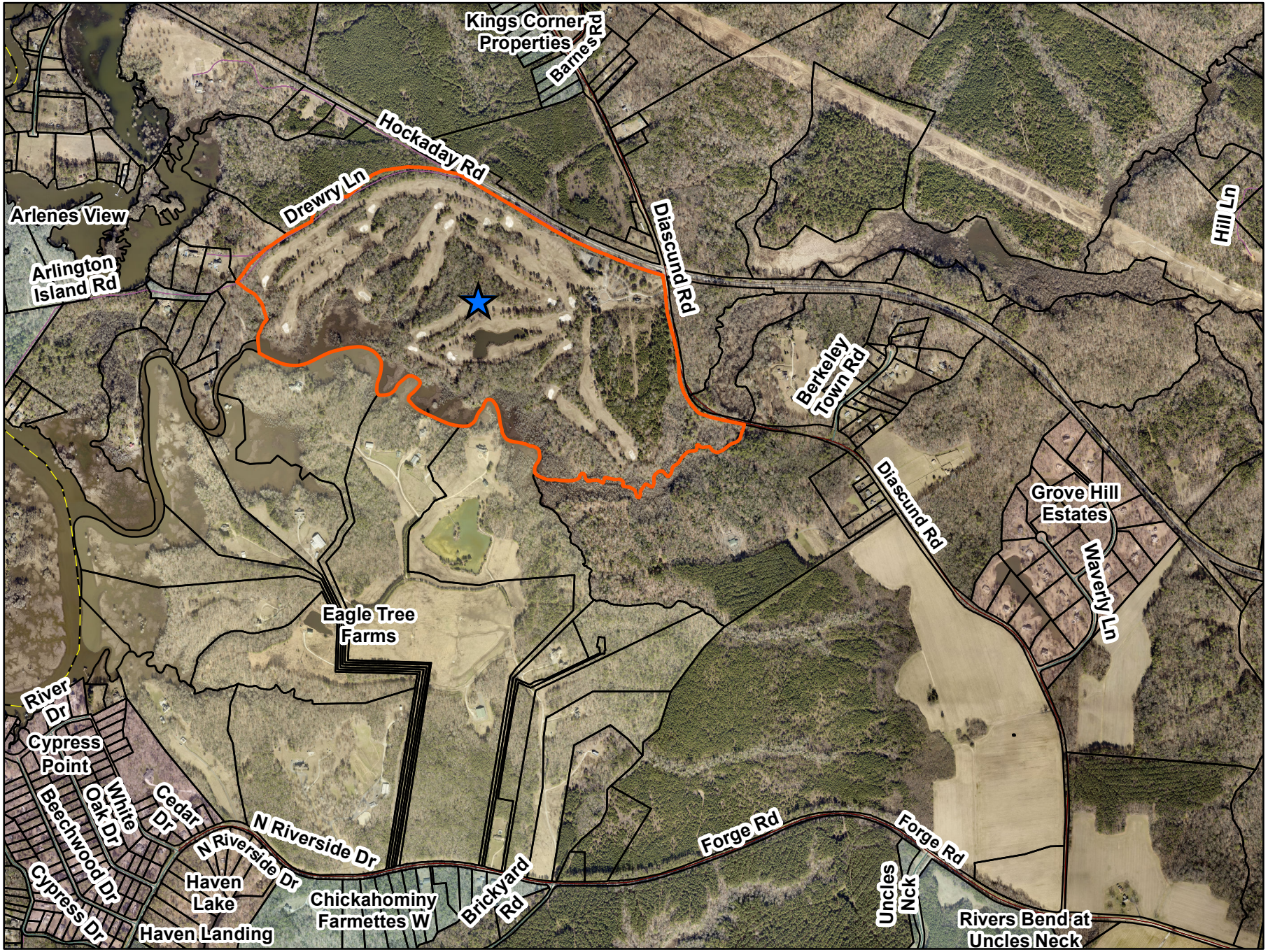
SUP-2-92

CONCEPTUAL PLAN

(09-4)(01-18) (1)
SUP-2-92
Colonial Golf Design, Inc

These documents were printed from the official JCC Records Management Imaging site

SUP-24-0011 - Colonial Golf Course SUP-2-92 Revocation
8285 Diascund Road



SUMMARY FACTS

Applicant:	Mr. Cory J. Pignone
Landowner:	Mr. Cory J. Pignone
Proposal:	To allow for a tourist home rental of a one-bedroom single-family dwelling.
Location:	724 Arlington Island Road
Tax Map/Parcel No.:	0931100001
Property Acreage:	± 8.7 acres
Zoning:	A-1, General Agricultural
Comprehensive Plan:	Rural Lands
Primary Service Area: (PSA)	Outside
Staff Contact:	Tess Lynch, Planner II

PUBLIC HEARING DATES

Planning Commission:	July 2, 2024, 6:00 p.m.
Board of Supervisors:	September 10, 2024, 5:00 p.m. (Tentative)

SUMMARY STAFF RECOMMENDATION

After this case was advertised for a public hearing, the applicant requested a deferral of this case until the August 7, 2024, Planning Commission meeting. The applicant has requested the additional time to prepare and address items with the Building Permits and Inspection Division. Therefore, staff concurs with the request for deferral and recommends that the Planning Commission defer this application to the August 7, 2024, Regular meeting.

TL/md
SUP24-10_ST724ArlIslDef

Attachments:
1. Applicant Deferral Request Letter
2. PC Deferral Policy
3. Location Map
4. Master Plan
5. Applicant Narrative

From: Cory Pignone <corypignone@gmail.com>
Sent: Tuesday, June 25, 2024 4:08 PM
To: Josh Crump; Tess Lynch
Subject: [External]SUP Planning Committee date

Josh and Tess,

Following up on our phone chat regarding my SUP application for 724 Arlington Island Rd. I'd like to request that the planning committee hearing be pushed to August to allow us some more prep time, as we discussed.

Thank you!
Cory Pignone

RESOLUTION

PLANNING COMMISSION LEGISLATIVE APPLICATION DEFERRAL POLICY

WHEREAS, at the joint work session on May 22, 2018, the Board of Supervisors (the "Board") requested the Planning Commission (the "Commission") develop a legislative application deferral policy to address circumstances where an applicant requests deferral of an application after it has been advertised for a public hearing; and

WHEREAS, Section 15.2-2285 of the Code of Virginia states that no Zoning Ordinance shall be amended or reenacted unless the governing body has referred the proposed amendment or reenactment to the local Planning Commission for its recommendations and that failure of the Commission to report 100 days after the first meeting of the Commission shall be deemed approval, unless the proposed amendment or reenactment has been withdrawn by the applicant prior to the expiration of the time period; and

WHEREAS, the Policy Committee reviewed and discussed this policy on June 14, 2018, and recommended its approval by a vote of 5-0.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of James City County, Virginia, hereby adopts the following policy to be used when considering requests for deferral of legislative applications:

1. Legislative applications ("applications") that have been reviewed by all applicable reviewing agencies and are deemed complete, as determined by the Director of Planning or designee (the "Director"), shall be advertised for a public hearing at the first available meeting by the Planning Commission (the "Commission"). Prior to advertising, an applicant may submit one or more written requests to the Director requesting a deferral for a period of time that does not exceed 100 days in total. Prior to advertising for any public hearing, the Director may consider a longer deferral period in consideration of the factors in No. 4, below, which shall not be exclusive. At the end of the deferral period, the application shall be placed on the Commission's agenda with an advertised public hearing. The applicant may withdraw the application under § 15.2-2285(B) at any time.

2. Once an application has been placed on the Commission's agenda with an advertised public hearing, the applicant may submit one or more written requests to the Director for postponement of consideration by the Commission. Such written requests shall include a statement explaining the reasons for the postponement request. The Commission shall not postpone consideration of an application for more than 100 days from the date of the first advertised public hearing.

3. The Commission shall determine whether to grant a postponement following a public hearing on the case. If the Commission grants a postponement, the application will be scheduled for a Commission meeting requested by the applicant and approved by the Commission and the applicant shall be required to pay a fee to reimburse the County for expenses associated with postponing consideration of the application, which may include the costs of re-advertising. The Commission shall

not postpone consideration of an application for more than 100 days from the date of the first advertised public hearing. If the Commission does not grant the postponement request, the Commission may either approve or deny the application at that meeting, or may continue the public hearing to the next regularly scheduled meeting of the Commission and either approve or deny the application at that meeting. The applicant may withdraw the application under § 15.2-2285(B) at any time.

4. In considering a postponement, the Commission may consider the following factors, which shall not be exclusive:

   - The Commission requests substantive changes to the application, supplemental materials, proffers or conditions that must be addressed prior to a vote by the Commission.
   - Substantive issues are raised by the County or a reviewing agency that must be addressed prior to a vote by the Commission.
   - Delays have occurred with County or external reviewing agency comments that affect the application.
   - Errors in legally required advertising are discovered and must be rectified.
   - Adjacent property owner concerns have been expressed that generate the need for substantive changes or additional public meetings.
   - The applicant demonstrates that there are extenuating circumstances that are unique to the application that require additional time.

Heath Richardson
Chair, Planning Commission

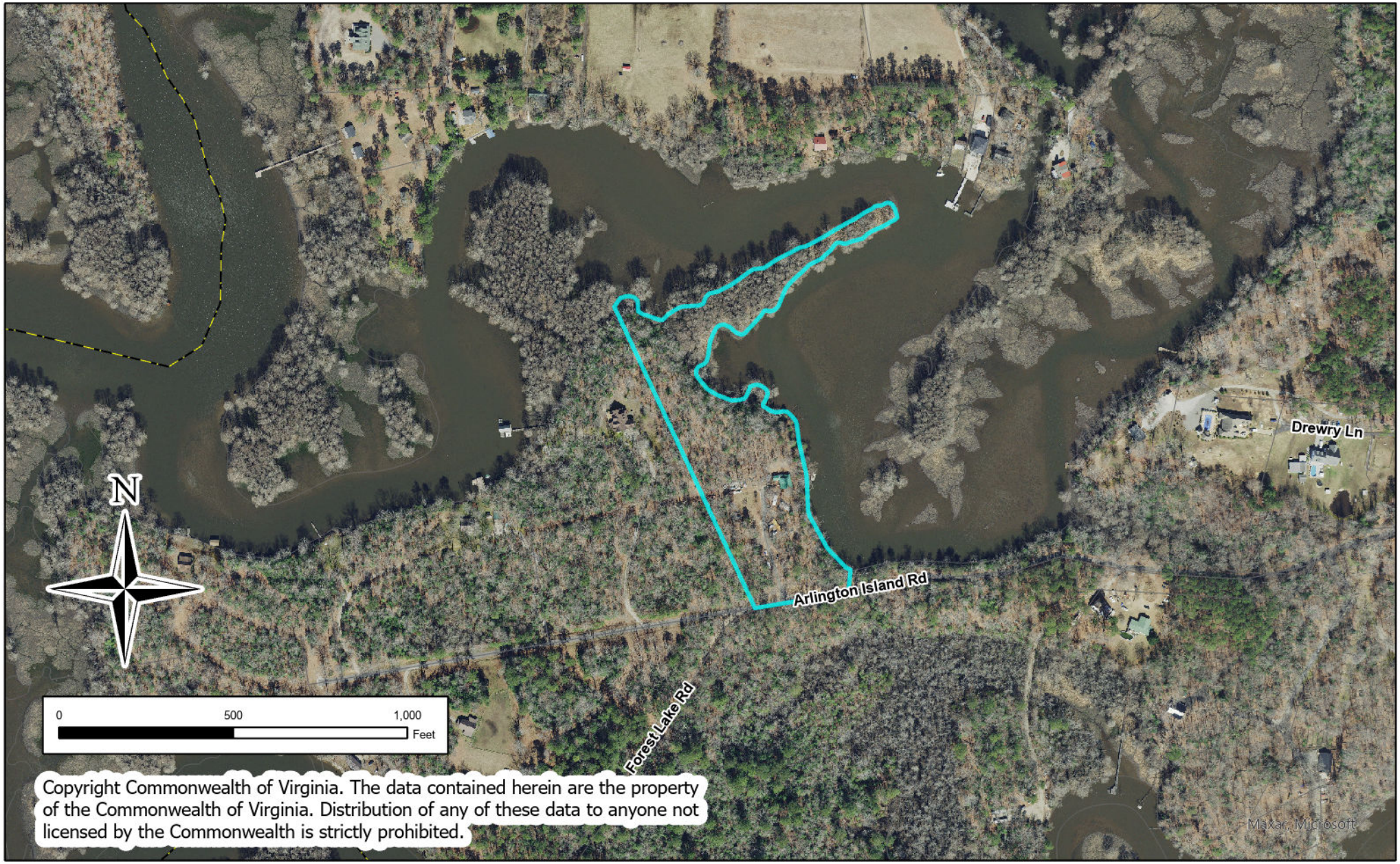
ATTEST:

Paul D. Holt, III
Secretary

Adopted by the Planning Commission of James City County, Virginia, this 3rd day of July, 2018.

LegltveADefralPol-res

SUP-24-0010
Short Term Rental 724 Arlington Island Road

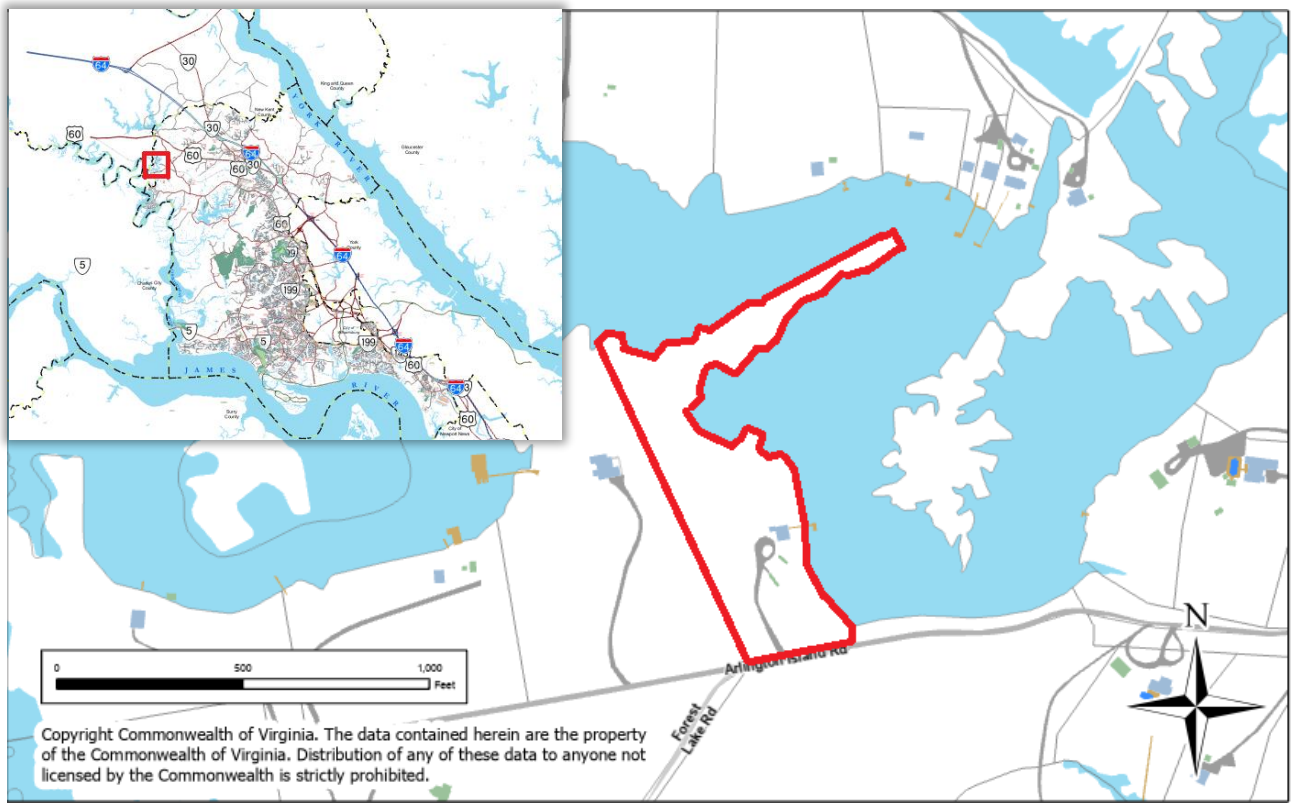


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SUP-24-0010, 724 Arlington Island Road Short Term Rental

<u>Property Information</u>

0931100001
Cory Pignone
724 Arlington Island Road
Lanexa, VA 23089
Zoning: A-1, General Agriculture
Comp. Plan: Rural Lands
Acres: 8.7



June 17, 2024

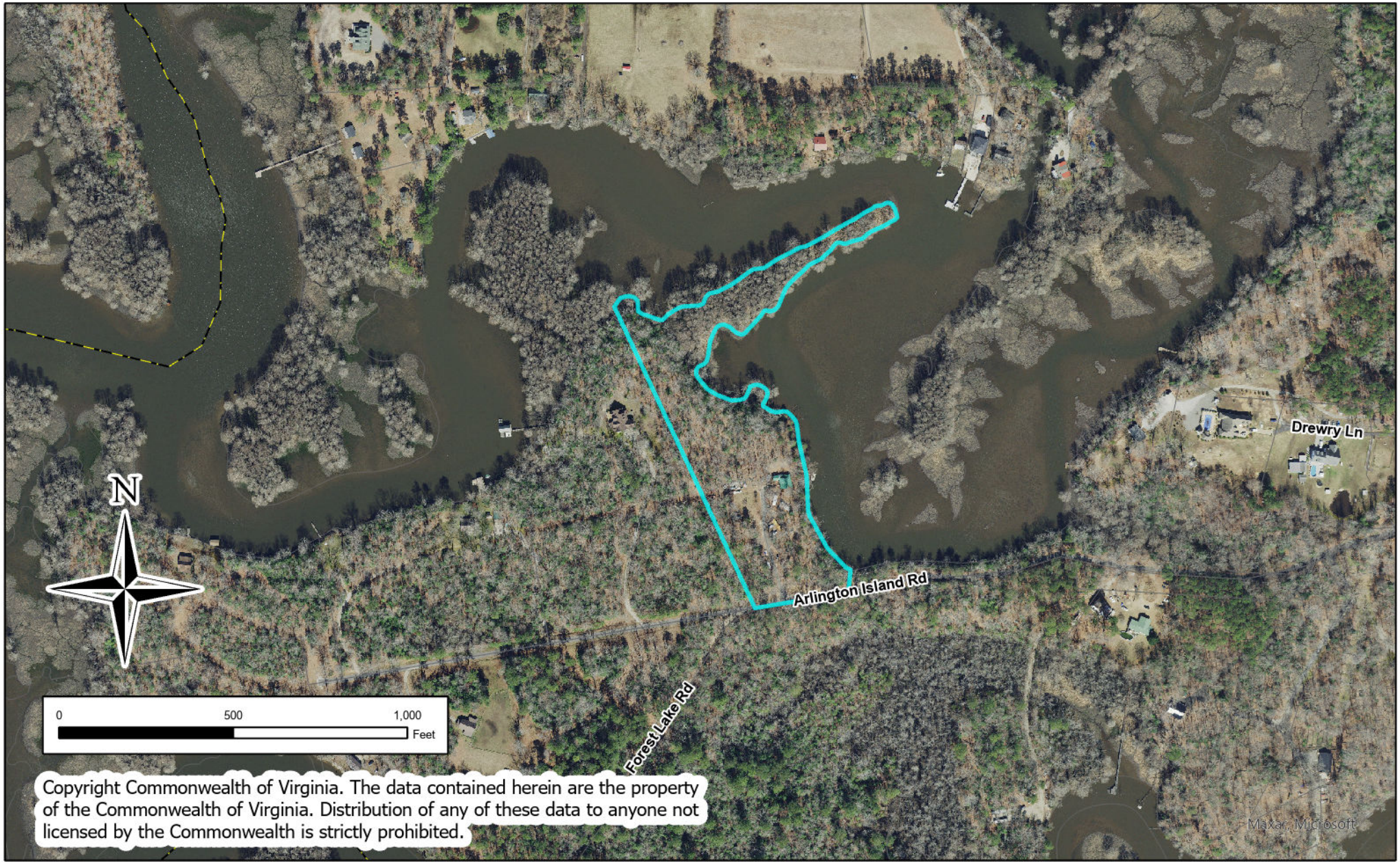
<u>Sheet Index</u>

1. Cover Page
2. Location Map
3. Site Photos

<u>General Notes</u>

1. Site is not served by public water and sewer.
2. Property is located in a FEMA floodplain zone.
3. Property does contain Resource Protection Area.
4. Property has an existing driveway.
5. A maximum of two parking sports shall be provided.

SUP-24-0010
Short Term Rental 724 Arlington Island Road



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Dear James City County Representative,

I purchased the property at 724 Arlington Island Rd in 2022. I live in Richmond, and fell in love with the property's picturesque waterfront views along Diascund Creek. My girlfriend and I were working from home more at the time, and wanted a more scenic place to spend time apart from our home in downtown Richmond.

The single family home on the property, as well as the grounds, had fallen into neglect for several years. The prior owner had used it as a hunting and fishing cabin, as well as a collection site for scrap, old vehicles, etc. Sadly, he fell ill and passed away, and the property spent several years in disrepair before being sold. We have cleaned up the grounds, inspected, repaired or replaced the major systems in the home, and eliminated all the eyesores and safety concerns.

Now, we split time between Richmond and this home in Lanexa. We particularly enjoy spending time on the water with our 2 dogs Cash and Chloe, swimming, kayaking, retrieval training, or fishing around the property. It has all modern conveniences, yet is a world apart from downtown Richmond.

After incurring significant expenses cleaning up and improving the property, and realizing how special the place is, I would like to share it with others via AirBnB when we are not utilizing it. The home is 1 bedroom, 1 bathroom, with a large open living space, kitchen, screened in porch, and shed. It has all modern conveniences, including central HVAC, washer/dryer, dishwasher, Starlink internet with streaming services, and a new outdoor fire pit for safe controlled camp fires. We have equipped the bedroom with 2 sets of bunk beds, and the living area with 2 pull out sofas, though we have never hosted that many folks there. I had the septic system inspected and pumped by a professional, and the home is equipped with modern safety measures, including smoke detectors, kitchen fire extinguisher, and first aid kit. I have a co-host to ensure active monitoring of messaging in case a guest has an issue or emergency. I also have a full time maintenance man I employ for my business at my disposal, in the event a sudden maintenance need arises.

The property is in a secluded bend in the creek, with the nearest neighbor's house about 500 feet away through the woods (and not visible from the house; see attached screenshot). Given that this is a small house that can't accommodate many people, and the property will be marketed for its peaceful, natural allure, there is very low risk of any noise or congestion impacts to neighbors.

Thank you so much for your consideration!

Cory Pignone

PLANNING DIRECTOR'S REPORT
July 2024

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 document.

  - **Board Action Results:**
    - HW-23-0001. Ford's Village Retirement Center Height Waiver. (Approved 5-0)
    - Z-24-0002. SUP-24-0002. Bright Beginnings Pre-K Center at Clara Byrd Baker Elementary School. (Approved 5-0)
    - Z-24-0003. SUP-24-0003. Bright Beginnings Pre-K Center at Norge Elementary School. (Approved 5-0)
    - Z-24-0005. Clark Talley Residential Rezoning. (Approved 5-0)

Plan Type	Plan Number	Address	Plan District	Plan Assigned To	Plan Description
Agricultural & Forestal District	AFD-24-0003	9812 OLD STAGE RD Toano, VA 23168	Stonehouse	Paxton Condon	9812 Old Stage Rd. Barnes Swamp - 15-acre AFD withdrawal.
Conceptual Plan	C-24-0038	6692-C RICHMOND RD Unit: C	Stonehouse	Josh Crump	Williamsburg Pottery Carolina Furniture- Appeal of the Director of Planning- Paint Color
	C-24-0040	3026 FORGE RD	Powhatan	Thomas Wysong	3026 Forge Road Subdivision/R-6 Rezoning Conceptual Plan
Subdivision Plat	S-24-0015	5327 OLDE TOWNE RD Williamsburg, VA 23188	Powhatan	Terry Costello	Ridgewood Estates, Phase 2 (Lots 5-9)
	S-24-0019	9100 SIX MOUNT ZION RD Toano, VA 23168	Stonehouse	John Risinger	Stonehouse Tract 11A, Phase 1, Section 1 Subdivision
	S-24-0021	1400 ST ANDREWS DR Williamsburg, VA 23188	Powhatan	Terry Costello	Ford's Colony Subdivision (1101A Eaglescliffe Drive) and Boundary Line Adjustment (1100A Saint Andrews Drive & 1400 Saint Andrews Drive) Plat
Site Plan	SP-24-0051	5243 MOORETOWN RD Williamsburg, VA 23188	Jamestown	Roberta Sulouff	5243 Mooretown Rd. Anvil Campground Sanitary Sewer Replacement SP Amend
	SP-24-0055	3925 MIDLANDS RD Williamsburg, VA 23188	Jamestown	Tess Lynch	3925 Midlands Rd One Child Center for Autism Shed SP Amend
	SP-24-0058	7761 RICHMOND RD Toano, VA 23168	Stonehouse	Paxton Condon	Replace (8) exterior wall packs that are not compliant with county lighting ordinance. New light fixtures that meet county ordinance will be installed.
	SP-24-0062	3131 IRONBOUND RD Williamsburg, VA 23185	Berkeley	Ben Loppacker	3131 Ironbound Road- Bright Beginnings Pre-K Center (Clara Byrd) Site Plan
	SP-24-0063	7311 RICHMOND RD Williamsburg, VA 23188	Stonehouse	Ben Loppacker	7311 Richmond Road - Bright Beginnings Pre-K Center (Norge) Site Plan
	SP-24-0064	1000 COWPEN CT Williamsburg, VA 23188	Stonehouse	John Risinger	7581 Richmond Rd- Blaine Landing Apartments Amendment #4 (Multi-use Path and Mulch Trail)
	SP-24-0065	3500 LA GRANGE PKWY Toano, VA 23168	Stonehouse	Ben Loppacker	Stonehouse Mini-Storage Site Plan Lighting Amendment
	SP-24-0066	9273 RICHMOND RD Lanexa, VA 23089	Powhatan	Roberta Sulouff	9273 Richmond Road- Crossroad Custom Builders. Contractors Office & Warehouse Site Plan
Subdivision Construction Plan	SPLN-24-0004	499 JOLLY POND RD Williamsburg, VA 23188	Stonehouse	Jose Ribeiro	Fawncrest Estates - Amendment #1
	SUP-24-0013	1671 GREEN MOUNT PKWY Williamsburg, VA 23185	Roberts	Will Albiston	1671 Green Mount Parkway, Ziegler Plumbing & Sewer, Inc Resource Recovery SUP
	SUP-24-0014	111 DRUID DR 4720700075 Williamsburg, VA 23185	Berkeley	Ben Loppacker	111 Druid Drive- Rental of Rooms SUP
Zoning Verification Letter	ZVL-24-0010	234 SANDY BAY RD Williamsburg, VA 23185	Roberts	John Rogerson	Zoning Verification Request
	ZVL-24-0011	7151-404 RICHMOND RD Unit: 404 Williamsburg, VA 23188	Stonehouse	Taylor Orne	Norge Center Units ZVL