

AT A REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE BUILDING E CONFERENCE ROOM AT 4:00 P.M. ON THE 2nd DAY OF APRIL, TWO THOUSAND THREE.

1. ROLL CALL

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

ALSO PRESENT

Mr. Matthew Arcieri, Planner
Ms. Karen Drake, Senior Planner

2. MINUTES

Following a motion by Mr. McCleary and a second by Ms. Wildman, the DRC approved the minutes from the February 26, 2003, meetings by a unanimous voice vote.

3. Case No. C-14-03. Tewning Road Lots 11 & 12

Mr. Arcieri presented the staff report and provided an overview of the conceptual plan to construct 12,500 square feet of office/warehouse space at 144 & 148 Tewning Road. Mr. Arcieri stated that the project requires DRC review as it proposes two entrances onto Tewning Road. Mr. Arcieri noted that VDOT and the Fire Department did not object to the two entrances but that the Fire Department may not accept the proposed building layout if it impeded the movement of fire trucks. Mr. McCleary asked how the applicant intended to address these concerns. The applicant, Mr. Steve Stafford stated that he would adjust the location of the buildings if needed to address the Fire Department concerns. Mr. Poole inquired as to what properties were surrounding the site to better understand if these would be impacted by the development. There being no further discussion, and following a motion by Mr. McCleary and a second by Ms. Wildman, the Development Review Committee unanimously recommended that approval of two entrances be granted.

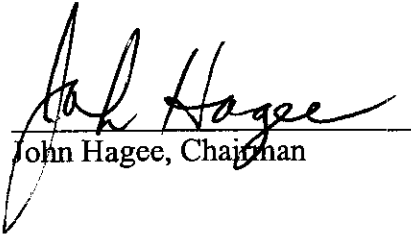
4. Case No. C-18-03. Wexford Hills Lots 6, 7, 28 & 32 Alternate Septic System Request

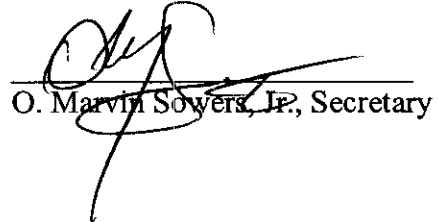
Mr. Hagee noted that the applicant, Mr. Jim Franklin was unable to attend the meeting and that if there were serious concerns the request should be tabled. Mr. Ron Holzhauser, owner of Lot 21 inquired as to how he could gain approval to use an alternate septic system on his lot. The committee asked that the applicant pass on any information he may have to Mr. Holzhauser. Mr. Poole noted that given the technical nature of septic systems the Development Review Committee relies on the recommendation of the Health Department. Mr. McCleary noted that these requests should be eliminated once the zoning ordinance is reviewed following the Comprehensive Plan update. There being no further discussion, and following a motion

by Ms. Wildman and a second by Mr. McCleary, the Development Review Committee unanimously recommended that approval of the PuraFlo, EcoFlo or Advantec alternate septic systems be granted for Wexford Hills Lots 6, 7, 28 and 32.

5. Adjournment

There being no further business, the April 2, 2003, Development Review Committee meeting adjourned at 4:11 p.m.


John Hagee, Chairman


O. Marvin Sowers, Jr., Secretary

Conceptual Plan 45-03

Wexford Hills Lot 35 Alternate Septic System Waiver Request

Staff Report for the April 30, 2003, Development Review Committee Meeting

SUMMARY FACTS

Applicant: Michelle and Derek Peters

Land Owner: Same

Proposed Use: Single-family home

Location: 8268 Wrenfield Drive, Wexford Hills Subdivision

Tax Map/Parcel No.: (15-4)(2-35)

Primary Service Area: Outside

Parcel Size: 3.04 acres

Existing Zoning: A-1, General Agricultural

Comprehensive Plan: Rural Lands

Reason for DRC Review: The Subdivision Ordinance requires lots outside the Primary Service Area to be served with a conventional septic system (i.e., a hold tank and drainfield). This lot received final approval on March 24, 2000.

In consultation with their builder, the applicant has determined that the only place to locate the residence due to the lots topography and requirements for home size would be in the same location as the primary drainfield. The health department has determined that this drainfield can be relocated to the other side of the lot, provided the drainfield utilizes an alternate septic system. If approved by the DRC, the applicant will have to record a corrected subdivision plat that shows the location of the new drainfield.

Section 19-18 of the Subdivision Ordinance states that the Planning Commission may grant an exception to any requirement of the chapter, but not unless first receiving a recommendation from the DRC and upon finding that:

- a.) strict adherence to the ordinance requirement will cause substantial injustice or hardship;
- 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;
- 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 the ordinance;
- d.) no objection to the exception has been receiving in writing from the transportation department, health

department, or fire chief, and

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 Contact: Matthew Arcieri Phone: 253-6685

STAFF RECOMMENDATION

a.) Staff believes strict adherence to the ordinance would cause substantial injustice or hardship by preventing the construction of a residence on an approved lot;

b.) The use of these alternative systems would not be detrimental to the public safety, health, or welfare and will not adversely affect the property of others;

c.) The facts upon which the request is based are unique to these properties and are not applicable generally to other property;

d.) No objection to the proposal has been submitted from the health department; and

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. In this case, the location of the approved drainfield would prevent the construction of a residence on this property.

Since the request meets all of the requirements listed above, staff recommends approval of the request.


Matthew D. Arcieri

Attachments:

1. Location Map
2. Lot Layout
3. Request letter from Mr. And Mrs. Peters, dated April 2, 2003

**APPLICATION FOR EXCEPTION
TO SUBDIVISION ORDINANCE**

TO: JAMES CITY COUNTY PLANNING DEPARTMENT
Attn. Matt Arcieri
101-E Mounts Bay Rd.
PO Box 8784
Williamsburg, Virginia 23187-8784

DATE: April 2, 2003

FROM: Michelle & Derek Peters
6009 Allegheny Rd
Williamsburg, VA 23188
(757) 259-6806 Home/Evenings
(757) 235-5125 Cell / Daytime



RE: *Lot 35, Section 1, Wexford Hills Subdivision
Alternate Septic System for Secondary (Back-up) Drainfield*

Dear Sir or Madam:

This application is made to request that an exception be granted to the Subdivision Ordinance requiring that properties be served with individual systems of a conventional design.

Background:

We purchased Lot 35 from the previous owner (Jim Franklin) in January, 2002. We are intending to build a single family residence on the property as soon as the septic issues can be resolved.

I have been in contact with Valerie Jordan at the Health Department regarding the septic location and type for this lot. At present, the lot requires a low pressure distribution (LPD) septic system. This exception was previously approved by your Department. (See letter dated November 7, 2001, attached as Exhibit A).

As you can see by the plat of the lot (attached as Exhibit B), the Health Department has situated the primary and secondary drainfields to occupy the left side of the lot, running from the front of the lot to the drop off (steep decline) at the back of the property.

Upon our walking the lot with a builder, it has become apparent that the only suitable house location is also on the left side (ridge) of the lot. This is due to the steep

gully that runs right down the center of the property from the road to the back property line. (see a copy of the property contour plat attached as Exhibit C). There is a ridge on the right side of the lot but it is not wide enough for a suitable house location. (Homes in Wexford Hills have a minimum 2800 square foot building requirement for a 2-story house, based on the covenants and restrictions of the community. (See copy of covenants attached as Exhibit D).

After making this discovery, I again contacted Valerie Jordan at the Health Department to set up a meeting with her to discuss our options. From the file notes, Ms. Jordan was able to ascertain that the right ridge will not perk for a conventional or LPD septic system.

Request:

It was her recommendation that we apply to the JCC Planning Department for an exception to the subdivision ordinance for permission to allow for the "secondary" septic system to be moved the ridge on the right side of the lot with an alternate system such as the Advantec system.

The primary septic system and drainfield would either be a conventional or LPD system depending on how the house was situated and would remain on the left side of the lot as originally planned.

Please let me know if there is any further information I can provide with respect to this application. I can be reached during the daytime at 596-1600 (office) or 757-235-5125 (cell).

Thank you very much for your consideration of this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read "Michelle & Derek Peters", with a stylized flourish at the end.

Michelle & Derek Peters

Site Plan 44-03. Longhill Grove Apartments

Staff Report for the April 30, 2003, Development Review Committee Meeting

SUMMARY FACTS

Applicant: Ms. Joyce Wolfe, Eagle Construction of Virginia

Landowner, Tax Map ID and Area: Parcel 1: Burton Woods Associates; (31-3)(1-14); 6.42 acres
Parcel 2: Heritage Builders; (31-3)(1-13); 1.07 acres
Parcel 3: UPC Limited Partnership; (31-3)(1-12); 8.33 acres

Proposed Use: 170-unit Apartment Complex

Location: Near the intersection of Longhill Road and Centerville Road; Powhatan District

Primary Service Area: Inside

Existing Zoning: R-5, Multifamily Residential


Comprehensive Plan: Moderate Density Residential

Reason for DRC Review: Section 24-147 of the Zoning Ordinance requires DRC review of a multifamily unit development of 50 units or more. In addition, under the R-5 provisions of the Zoning Ordinance, the 15.82 acre site can only accommodate 142 apartment units by-right. The Zoning Ordinance permits density bonuses to be granted by the Planning Commission for up to an additional 20%. For this particular project, the developer seeks an additional 9% increase in density by providing enhanced recreation and an additional 12% increase in density by providing enhanced landscaping which exceeds the minimum ordinance standards.

Staff Contact: Christopher Johnson, Senior Planner Phone: 253-6685

STAFF RECOMMENDATION

Staff recommends that the DRC recommend a bonus of 20 percent additional dwelling units be granted for landscape design and the provision of enhanced recreation facilities. With the additional 20% density bonus, the project will be able to provide up to 170, two and three bedroom apartments among multiple buildings. Staff recommends that preliminary approval not be granted until plans have been resubmitted which address the core concerns raised by the Environmental Division and the JCSA.


Christopher Johnson

Attachments:

1. Agency Comments
2. Site Plan (separate attachment)

Conceptual Plan 44-03. St. Bede Catholic Church Prayer Garden
Staff Report for the April 30, 2003, Development Review Committee Meeting

SUMMARY FACTS

Applicant: Mr. John Hopke, Hopke & Associates

Landowner: St. Bede Parish, Catholic Diocese of Richmond

Proposed Use: Prayer Garden and Columbarium

Location: 3686 Ironbound Road; Berkeley District

Tax Map/Parcel No.: (38-3)(1-18)

Primary Service Area: Inside

Parcel Size: ± 42.8 acres

Existing Zoning: R-8, Rural Residential

Comprehensive Plan: Low Density Residential

Reason for DRC Review: The adopted SUP Conditions for the church (SUP-15-00) require DRC review of any proposed changes to the Master Plan

Staff Contact: Christopher Johnson, Senior Planner Phone: 253-6685

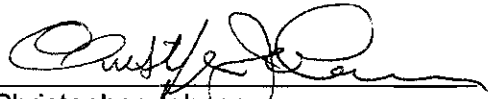
STAFF RECOMMENDATION

The adopted Master Plan identifies a columbarium garden on the south side of the church at the rear of the site. During site plan review (SP-28-01), the mechanical yard was relocated to the lower level behind the church and the columbarium garden was removed from the plans. The addition of habitable space in the lower level of the church building require a handicap accessible route through the site to the lower level.

The proposed plan relocates the columbarium garden to the east of the main worship space and includes a paved walkway. The path of travel through the garden provides the required handicap accessible route to the lower level at the rear of the church building. The garden includes a small gathering patio, a brick edged sidewalk which traverses the hillside, and a prefabricated columbarium which will have mounted upon it a small version of the church cross. In a later phase of construction, the plan will include four field fabricated brick and cast stone columbaria (encircling a prefabricated unit), a brick and cast stone seat wall, and a reflecting pond.

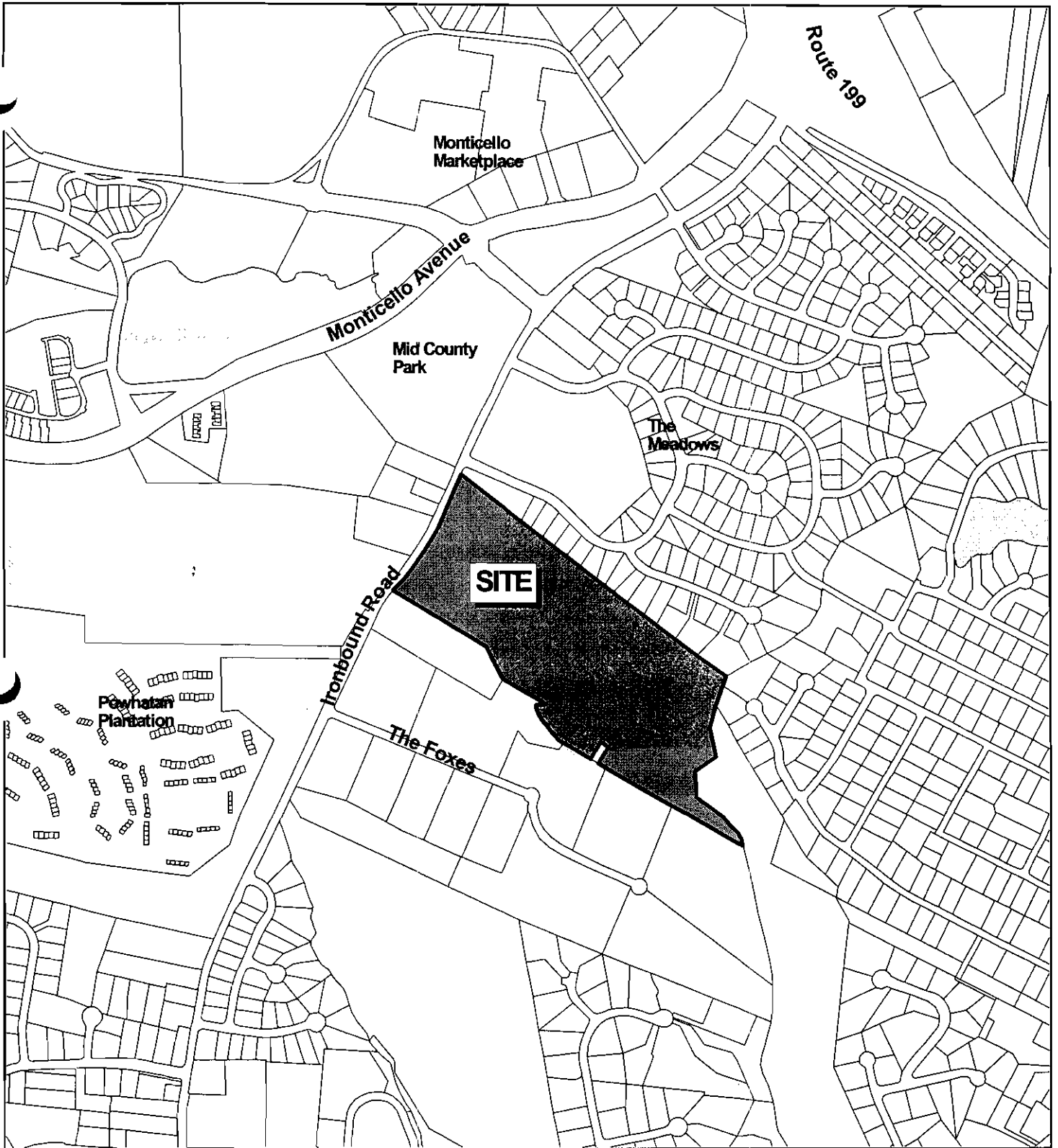
The proposed columbarium garden would be located in an area that is currently being used as a temporary sediment trap during construction of the church. Following the completion of construction, this area was to have been seeded and accented with landscaping in order to address concerns raised by adjacent property owners in The Meadows during the public hearings and site plan review. The addition of the garden will provide additional landscaping beyond that which was approved on the initial site plan.

Staff finds that the proposed plan would be unlikely to create any negative impacts on adjacent properties in The Meadows. The garden will provide an attractive feature for the church while addressing the need for a handicap accessible route to the lower levels of the church building. Staff recommends that the Development Review Committee find the proposal consistent with the adopted Master Plan for the church.


Christopher Johnson

Attachments:

1. Location Map
2. Agency Comments
3. Conceptual Plan (separate attachment)



Case No. SP-28-01

St. Bede Catholic Church

400 0 400 800 Feet



ENVIRONMENTAL DIVISION REVIEW COMMENTS
ST. BEDE CATHOLIC CHURCH PRAYER GARDEN
COUNTY PLAN NO. C - 44 - 03
April 22, 2003

General Comments:

1. Conservation Easements. Label the two conservation easements on the Context Plan (1" = 50' scale) and Garden Plan (1" = 10' scale). The conservation easements are situated to the south of the prayer garden. One conservation easement area is situated to the north of the sanitary sewer corridor and the second is situated to the south of the sanitary sewer corridor. Clearing and grading will not be permitted within either of the conservation easement areas due to work associated with this plan.
2. Infiltration Pits. Based on approved County Plan No. SP-28-01, there were 8 infiltration pits proposed around the main building periphery. As a result of site plan amendment SP-18-03, Infiltration Pit # 3 was relocated due to use of grass pavers along the access road on the east side of the main building. Show the location of Infiltration Pits # 1 through # 8 on the 1" = 50' scale context plan.
3. Impervious Area. Provide an impervious cover estimate for impervious area associated with this plan (gathering plaza, sidewalk, columbarium, walls & steps). This area is additional impervious area not approved by previous plans.
4. An erosion and sediment control plan, specific to work at this area, will be necessary for the plan of development.
5. Sediment Trap. The location of the conceptual Prayer Garden coincides with the location of Temporary Sediment Trap # 2 which is currently servicing the site. Work for the Prayer Garden can not commence until there is adequate site stabilization and approval for removal of Temporary Sediment Basin # 2.
6. Stormwater Management. The basic concept of stormwater management for the St. Bedes project was that most of the impervious cover associated with the site is being conveyed to two primary onsite BMPs. One is a large infiltration basin near the front entrance to the site and the second is a series of linear bioretention facilities through the center of the main parking area. Due to site topography, impervious areas associated with the most of the main building and areas around the main building were not able to be conveyed to the primary onsite BMPs. Impervious area associated with most of the main building and it's surrounding area was controlled by smaller sized infiltration pits (ie. rear roof runoff treatment) placed at strategic locations around the back and sides of the building. These smaller BMPs, in combination with the larger BMPs and conservation easement open space, achieved water quality requirements for the overall plan of development. The same general concept is to be followed for additional impervious area as proposed for the Prayer Garden. If impervious area runoff from this area cannot be conveyed to the primary site BMPs, then small size secondary BMPs must be a component for the proposed amendment. Alternatives, which are based on the premise of promoting infiltration in accordance with Sections 23-9(a) and 23-9(b)(3) of the Chesapeake Bay Preservation ordinance, include: 1) Since the sidewalks represent the largest portion of new impervious cover, instead of brick and concrete sidewalk use sidewalk surfacing material which promotes infiltration; 2) provide new infiltration pits, dry swales, bioretention consistent with the County BMP manual to promote infiltration at this location; 3) direct runoff to existing Infiltration Pit # 3; 4) utilize the reflecting pool as a quasi-stormwater management device; 5) any other unique method which fits the character of the garden, yet promotes infiltration of runoff from impervious areas as proposed.
7. Runoff. Ensure the final plan of development addresses concentrated flow which may be directed to the southwest corner of the main building from the sidewalk to the south of the Gathering Plaza.

Conceptual Plan 35-03

Parcel A Cypress Point Septic System Waiver

Staff Report for the April 30, 2003, Development Review Committee Meeting

SUMMARY FACTS

Applicant: Henry S. Branscome, III

Land Owner: Henry S. Bransome, III (under contract)

Proposed Use: Single-family home

Location: 7671 Cypress Drive & 5009 River Drive

Tax Map/Parcel No.: (9-3)(1-7) & (9-3)(2-3)

Primary Service Area: Outside

Parcel Size: 1.44 acres & .31 acres

Existing Zoning: A-1, General Agricultural

Comprehensive Plan: Rural Lands

Staff Contact: David Anderson Phone: 253-6685

BRIEF HISTORY OF THE SITE

Both lots are unbuilt lots located in Cypress Point, for which public sewer is unavailable. Mr. Branscome has both properties under contract and intends to construct a single-family home on the property located at 7671 Cypress Drive.

REASON FOR DRC REVIEW

Neither a standard septic system nor an alternate septic system was approved by the health department for 7671 Cypress Drive. Therefore, the applicant must utilize an off-site location upon which to locate the drainfields to serve 7671 Cypress Drive. The zoning ordinance requires drainfields to be located on-site, so the use of off-site drainfields requires a waiver from the DRC.

Additionally, the property located at 5009 River Drive, where the applicant intends to locate his off-site drainfields, will not accept a standard septic system. Therefore the applicant has requested the use of an Advantex system, which requires DRC approval. 5009 River Drive has been evaluated by a certified professional soil scientist and meets the Virginia State Department of Health requirements for an Advantex system. A copy of the evaluation is attached.

The Virginia Department of Transportation has approved the installation of a 2" PVC water line parallel to Cypress Drive in order to connect the septic tank (to be located at 7671 Cypress Drive) to the drainfields (to be located at 5009 River Drive). A copy of the approval letter is attached.

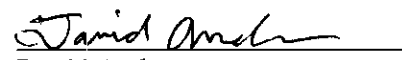
The Subdivision Ordinance states that the Commission may grant an exception to any requirement of the chapter, but not unless first receiving a recommendation from the DRC and upon finding that:

- a.) strict adherence to the ordinance requirement will cause substantial injustice or hardship;
- 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;
- 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 the ordinance;
- d.) no objection to the exception has been receiving in writing from the transportation department, health department, or fire chief, and
- 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 RECOMMENDATION

- a.) Staff believes strict adherence to the ordinance will cause substantial injustice or hardship by not allowing for sewage disposal to be provided for this lot;
- b.) The use of an Advantex system would not be detrimental to the public safety, health, or welfare and will not adversely affect the property of others;
- c.) The facts upon which the request is based are unique to the property and are not applicable generally to other property;
- d.) No objection to the proposal has been submitted from the transportation department, health department, or fire chief; and
- e.) The hardship or injustice is created by the unusual character of the property - neither a standard septic system or an alternate septic was approved by the State health department for 7671 Cypress Drive and the property located at 5009 River Drive will not accept a standard septic system.

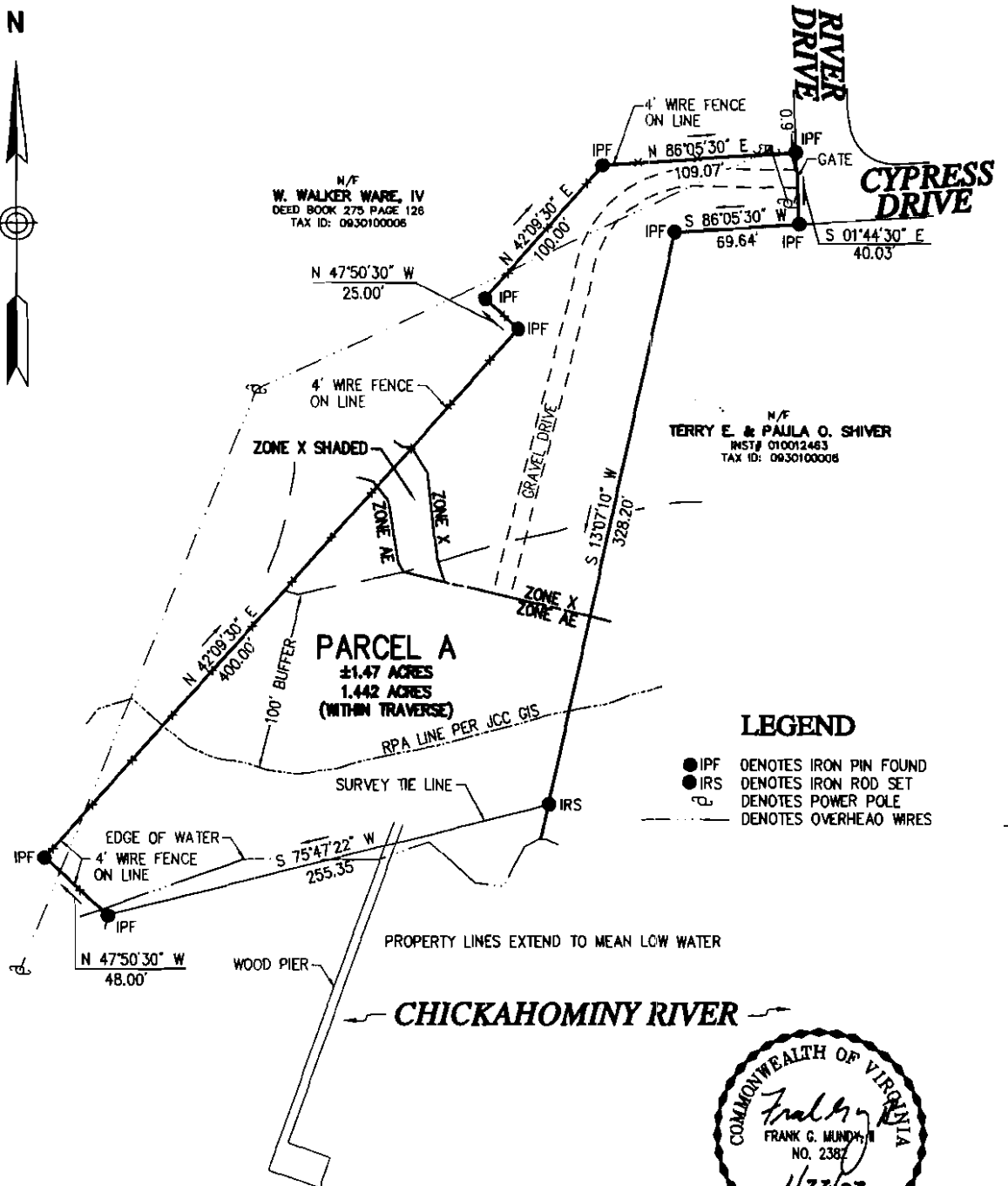
Since the request substantially meets the requirements listed above, staff recommends approval of the request.


David Anderson

attachments:

- 1. Location Maps
- 2. 5009 River Drive Soil Evaluation Letter
- 3. VDOT Waterline Approval Letter

N



NOTES:

- THIS PLAT IS INTENDED TO REPRESENT ALL OF THAT PROPERTY CONVEYED TO KEITH E. AND ELLEN O. CALFEE IN INSTRUMENT NUMBER 010013756 OF THE LAND RECORDS OF JAMES CITY COUNTY, VIRGINIA, AND IS BASED ON A CURRENT FIELD SURVEY. THIS PLAT WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ALL ENCUMBRANCES UPON THE PROPERTY.
- THIS PROPERTY IS IN FLOOD ZONES X, SHADED X, AND AE AS INDICATED ON THE FLOOD INSURANCE RATE MAP FOR JAMES CITY COUNTY, VIRGINIA HAVING COMMUNITY PANEL NUMBER 5102010005B, DATED FEBRUARY 6, 1991. FLOOD ZONES SHOWN ARE APPROXIMATE.
- THIS PROPERTY IS SUBJECT TO REQUIREMENTS AS DEFINED BY THE CHESAPEAKE BAY PRESERVATION ACT. RPA LINE AND 100' BUFFER LINES SHOWN ARE SCALED FROM JAMES CITY COUNTY GIS DRAWINGS AND ARE APPROXIMATE IN NATURE.

REFERENCES: INST. # 010013756
D.B. 117, PG. 206

ADDRESS: 7671 CYPRESS DRIVE
TAX ID: 0930100007

MERIDIAN: D.B. 117, PG. 206

60 0 60 120
SCALE IN FEET

PHYSICAL SURVEY FOR
HENRY S. BRANSOME, II
PARCEL A
CYPRESS POINT
James City County, Virginia

DATE: 01/02/03

SCALE: 1" = 60'

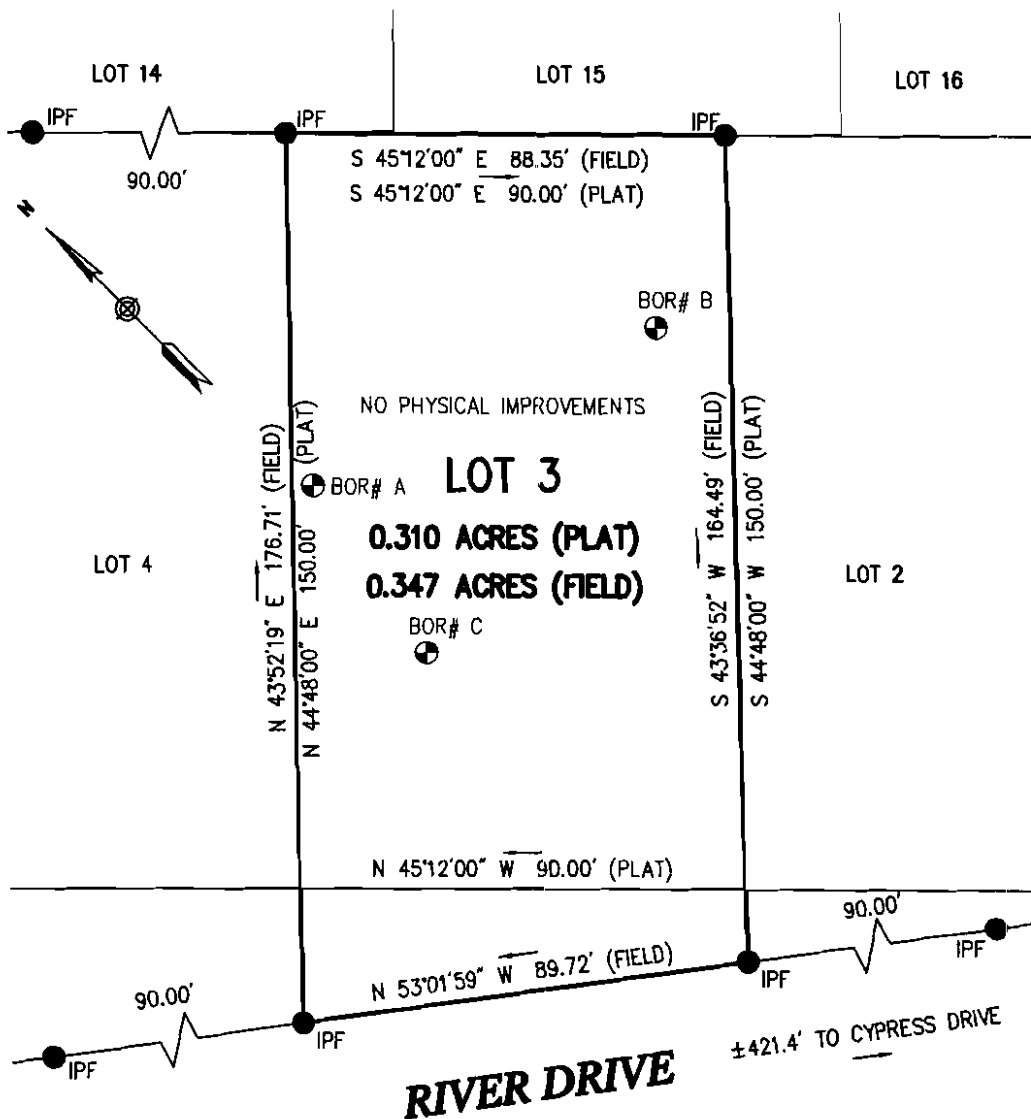
REVISED: 01/2/03

VHIB

Vanasse Hangen Brustlin, Inc.
Transportation Land Development Environmental Services
477 McLean Circle, Suite One
Williamsburg, Virginia 23185-6316
(757) 220-0300 • FAX (757) 220-8344

PROJECT No.: 31340

FILE No.: LOTADWG



NOTES:

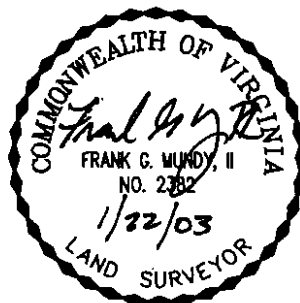
THIS PLAT IS INTENDED TO REPRESENT ALL OF THAT PROPERTY CONVEYED TO KEITH E. AND ELLEN O. CALFEE IN INSTRUMENT NUMBER 020009610 OF THE LAND RECORDS OF JAMES CITY COUNTY, VIRGINIA, AND IS BASED ON A CURRENT FIELD SURVEY. THIS PLAT WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ALL ENCUMBRANCES UPON THE PROPERTY.

THIS PROPERTY IS IN FLOOD ZONE X AS INDICATED ON THE FLOOD INSURANCE RATE MAP FOR JAMES CITY COUNTY, VIRGINIA HAVING COMMUNITY PANEL NUMBER 5102010005B, DATED FEBRUARY 6, 1991.

REFERENCES: INST. # 020009610
P.B. 17, PG. 8

ADDRESS: 5009 RIVER DRIVE
TAX ID: 0930200003

MERIDIAN: P.B. 17, PG. 8



● IPF DENOTES IRON PIN FOUND



REVISED: 1/22/03

VHB Vanasse
Hangen
Brustlin
Inc.
Transportation, Land Development
and Environmental Services
477 Melaw Circle Suite 100 Williamsburg
Virginia 23185 757/220-0500 • Fax 757/220-8544

PHYSICAL SURVEY FOR
HENRY S. BRANSCOME, II
LOT 3
CYPRESS POINT
SECTION 2
James City County, Virginia

Date
1/7/03
Scale
1" = 30'
VHBCad File Name
LOT3.DWG
Project Number
31340

WILLIAM J. MEAGHER

CERTIFIED PROFESSIONAL SOIL SCIENTIST

P.O. BOX 950

MATHEWS, VIRGINIA 23109

804/725-7348

March 25, 2003

Henry Branscome II
3298 Riverside Drive
Lanexa, Virginia 23089

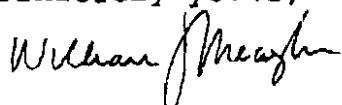
Subject: Tax Map # 9-3 2-3
5009 River Drive
James City County

Dear Mr. Branscome:

The attached soil report depicts soils on the subject property that meet the Virginia State Department of Health requirements for a GMP # 114 (Advantex) system.

The sewage disposal system plans will be provided by a professional engineer. The system layout and exact number of gallons per day of disposal capacity will be determined by the engineer's plans.

Sincerely yours,



William J. Meagher, CPSS

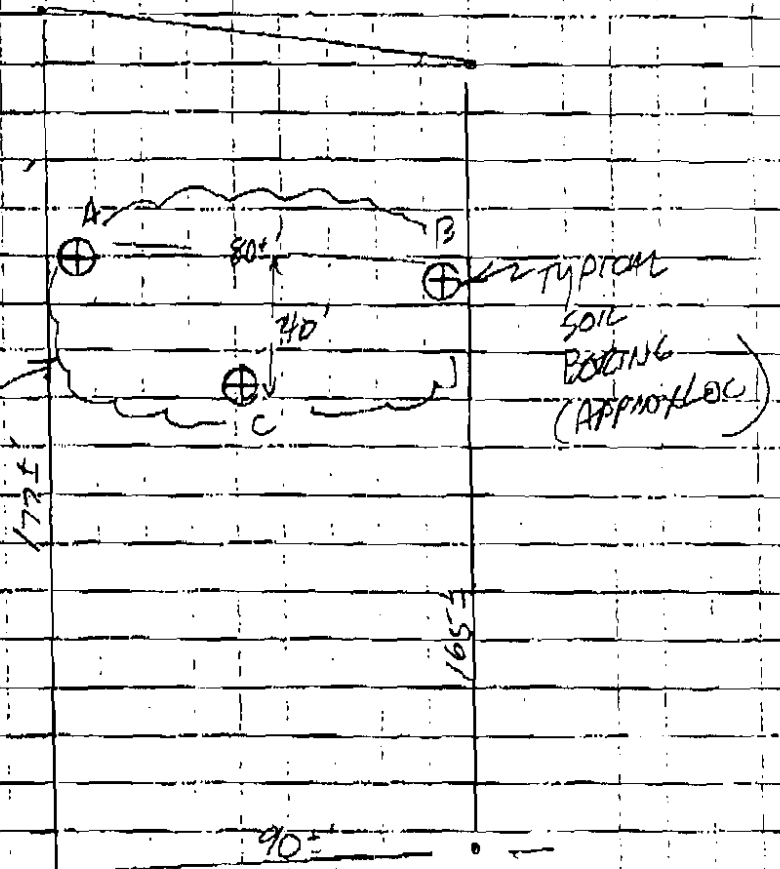
WILLIAM J. MEAGHER
 CERTIFIED PROFESSIONAL SOIL SCIENTIST
 P.O. BOX 850
 MATHEWS, VIRGINIA 23109

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Appendix 2
Soil Summary Report

GENERAL INFORMATION	
Date <u>09 16 02</u>	Submitted to <u>James City County</u> Health Department
Applicant <u>William J Meagher</u> Telephone No. <u>804 725 7348</u>	
Address <u>Post Office Box 950 Mathews Va 23109</u>	
Owner <u>Keith Calfee</u>	Address <u>2107C N. Hamilton St suite 101</u>
Location <u>5009 River Drive</u> Richmond Va <u>23230</u>	
Tax Map <u>9 - 3 2-3</u>	Subdivision <u>Cypress Point</u>
Block/Section _____	Lot <u>3</u>
SOIL INFORMATION SUMMARY	
1. Position in landscape satisfactory Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Describe <u>top of ridge in a lightly wooded area</u>	
2. Slope <u>0 - 4</u> %	
3. Depth to rock or impervious strata: Max _____ Min _____ None <input checked="" type="checkbox"/>	
4. Depth to seasonal water table (gray mottling or gray color) No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> <u>12 - 20</u> inches	
5. Free water present No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> _____ range in inches	
6. Soil percolation rate estimated Yes <input checked="" type="checkbox"/> Texture group I <u>(II)</u> III IV <u>(A) INSTALLATION</u> No <input type="checkbox"/> Estimated rate <u>40</u> min/inch DEPTH DESIGN	
7. Permeability test performed Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, note type of test performed and attach _____	
<input checked="" type="checkbox"/> Site Approved: Drainfield to be placed at <u>4"</u> depth at site designated on permit. <input type="checkbox"/> Site Disapproved: <u>ADVANTEX</u>	
Reasons for rejection:	
1. <input type="checkbox"/> Position in landscape subject to flooding or periodic saturation. 2. <input type="checkbox"/> Insufficient depth of suitable soil over hard rock. 3. <input type="checkbox"/> Insufficient depth of suitable soil to seasonal water table. 4. <input type="checkbox"/> Rates of absorption too slow. 5. <input type="checkbox"/> Insufficient area of acceptable soil for required drainfield, and/or Reverse Area. 6. <input type="checkbox"/> Proposed system too close to well. 7. <input type="checkbox"/> Other Specify _____	
(attach additional pages if necessary)	

206+

PROPOSED
ADVANTEN
AREA

RIVER ROAD

172' 40'
BORINGS TO BE SURVEY
LOCATED AFTER APPRAISAL

KEITH CALFEE
CYPRESS POINT LOT 3
RIVER ROAD
JAMES CITY COUNTY
SEPT 2002

WILLIAM J. MEAGHER
 CERTIFIED PROFESSIONAL SOIL SCIENTIST
 P.O. BOX 950
 MATHEWS, VIRGINIA 23109

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Appendix 6
 Abbreviated Design Form

For use with gravity and pump drainfields, enhanced flow systems and low pressure distribution systems when applying for a certification letter or subdivision approval.

Design Basis

A. Estimated Percolation Rate

40 MIN/IN

B. Trench bottom square feet required per bedroom (from Table 4.6 based on ☒ Gravity ☐ LPD)

450 ÷ 1.11 = 405 ft²
 Camp 114

C. Number of bedrooms

3

Area calculations

D. Length of trench 68.75 Length of available area 80

E. Width of trench 3

F. Number of trenches 3

G. Center-to-center spacing 9'

H. Width required 21' Width of available area 42'
 G(F-1) + E

I. Total square footage required (line B times line C) 405 ft²

J. Square footage in design (D * E * F) 3' x 68.75' x 3 WIDE TRENCH = 618.7

K. Is a reserve area required?

☒ yes ☐ No

Camp 114



Commonwealth of Virginia

Department of Transportation

Philip A. Shucet
Commissioner

Steven W. Hicks
Resident Engineer

December 18, 2002

Henry S. Branscome II
3298 North Riverside Dr.
Lanexa , Virginia 23089

Land Use Permit Notice	
Permit Number:	535-23258
Route:	Rte. 673 : Cypress Dr.
Location:	James City County
Your Reference Number:	

Dear Permittee:

This is to inform you that your permit has been approved. Prior to any work being performed under this land use permit; the owner and/or contractor shall notify the Williamsburg Resident Engineer or Permit Specialist in writing 48 hours in advance. Also, state in writing, any lane closure(s) and the estimated time for re-opening of the lane.

Traffic shall, at all times, be properly protected by adequate lights, barricade and signs, as specified in the "Virginia Work Area Protection Manual" or as directed by the Resident Engineer or his representative. Signs shall be in accordance with specifications of the "Manual on Uniform Traffic Control Devices."

Traffic shall not be blocked or re-routed without special written permission of the Department's Engineer.

Prior to any changes made of approved plans/attached permit, a revised plan with a letter of explanation concerning the changes shall be submitted to the Virginia Department of Transportation (VDOT) Resident Engineer for review approval.

An accounts receivable number will be assigned to a permit if, before or during construction, it is deemed necessary by the Department to assign inspectors to the work. The permittee is to pay the



Commonwealth of Virginia

Department of Transportation

Philip A. Shucet
Commissioner

Steven W. Hicks
Resident Engineer

Department an additional fee in the amount that will cover the salary, expense allowance, mileage allowance, mileage allowance, equipment rental, etc., of the inspector assigned by the Department for
Page 2

RE: 535-23257

James City County

handling work covered by this permit. Said inspection fee to be paid promptly each month on bills rendered by the Department.

VDOT must receive written notification from the utility owners of sewer or water lines being taken into the utilities system prior to the release of the permit and bond or letter of credit.

A copy of the approved permit will be located on the site during the entire duration of the permit. If it is not located at the site when an inspector reviews the site, the work will be shut down until such time that the VDOT Resident Office is contacted and a copy is at the location of the work.

Upon completion of the work under this permit, the permittee shall notify the Resident Engineer by letter giving the permit number, county, route number and name of the parties to whom the permit was issued.

Notification for an inspection for sub-grade, base and/or completion of work will need to be made 48 hours in advance. The Williamsburg Residency phone number (757) 253-4832.

It is the permittee's responsibility to insure that all items on the attached "VDOT Permit General Provisions" are adhered to and complied with by their contractors and/or sub-contractors.

If we can be of further assistance in this matter, please advise.

Sincerely,

A handwritten signature in black ink, appearing to read "John W. Barr".

John W. Barr
Assistant Resident Engineer

Attachments

Commonwealth of Virginia
Department of Transportation
Land Use Permit



Permit No.	535-23258
Revision No.	0
Status	Active

This permit only grants permission to use whatever rights the Commonwealth Transportation Board and the Department of Transportation have in the right of way and no more, and it is the obligation of the permittee to secure any other releases or permission that may be needed in order to perform the work.

Application No.	22117	Payment Method	Check	Total Payment Amount	\$40.00
Effective Date	December 18, 2002	Expiration Date	June 16, 2003		
Reinstatement Date		Revision Date	December 18, 2002		

Permittee Information:	Your Job #	Surety & Account Receivable Information:
Owner 229022117-1-1, Henry S. Branscome II Address Henry S. Branscome II 3298 N. Riverside Dr. LANEXA, VA 23089 Contact Henry S. Branscome II Phone # (757)592-1601 24 Hr. # (757)566-4981	Agent	Name National Fire Insurance Company Surety Type Single Performance Bond Surety Acct. 929261078 Amount 4,700.00 Obligation Amt. 4,700.00 Surety Holder Owner Acct. Recv. #

AUTHORIZATION: In compliance with your application, permission is hereby given insofar as the Commonwealth Transportation Board has the right, power, and authority under sections 33.1 - 12(3); 33.1 - 197; 33.1 - 198 of the Code of Virginia as amended, to grant by Special Agreement and/or by Land Use Permit for you to perform the work and or activity(s) described below:

Location

County/City/Town James City
Highway Route(s) 673, Cypress Dr.
From Route 1008, Riverside Dr.
To Route 1010, Holly Lane

Work Description

Utility work to provide residential water service to # 5009 Riverside Dr. (Rte. 1008) includes:

- 1) Jack / Bore a 3" ductile iron conduit under Cypress Dr. (Rte. 673) to accomodate 2" Sch 40 PVC water line
- 2) Continue installation of this same 2" PVC water line parallel to Cypress Dr. (Rte. 673) approximately 16 L.F. from centerline of roadway 440' northwest to property connection

NOTE: Bore pits shall be a minimum 5' from edge of pavement ; water line to be installed @ a minimum depth of 36".

Fee Description	New Fee	Existing Fee	Total
Regular Permit Fee	\$40.00	\$0.00	\$40.00
Totals	\$40.00	\$0.00	\$40.00

TERMS: Applicable as stated within the Land Use Permit Manual (current edition) and/or as per approved plan(s) and/or regulatory instructions and/or agreements attached hereto. **THIS PERMIT IS NOT VALID WITHOUT THE FOLLOWING ATTACHMENTS:**

Special Provisions - General

COMMONWEALTH TRANSPORTATION BOARD
Philip A. Shucet

By:

12/18/2002

- C** Call before you dig
- A** Allow the required time for marking
- R** Respect and protect the marks/flags
- E** Excavate carefully



Call Miss Utility
1-800-552-7001

Final Inspection Requirements: Upon completion of the work described under this permit, the permittee shall contact the following office in writing to request inspection.

Williamsburg Residency (757)253-4832
4451 Ironbound Rd.
Williamsburg, VA 23187

PERMIT APPLICATION

VDOT RESIDENCY OR PERMIT OFFICE ADDRESS

Rev. 3/2002

Land Use Permit Application No. 22117

Commonwealth of Virginia

Department of Transportation

APPLICATION is hereby made for permit as shown on the accompanying plan or sketch and as described below. Said activity(s) will be done under and in accordance with the rules and regulations of the Commonwealth Transportation Board of Virginia, in so far as said rules are applicable thereto and any agreement between the parties herein before referred to. Where applicable agreements may be attached and made a part of the permit assembly including any cost responsibilities covering work under permit. Applicant agrees to maintain work in a manner as approved upon its completion. Applicant also hereby agrees and is bound and held responsible to the owner for any and all damages to any other installations already in place as a result of work covered by resulting permit. Applicants to whom permits are issued shall at all times indemnify and save harmless the Commonwealth Transportation Board members of the Board, the Commonwealth and all Commonwealth employees, agents, and offices, from responsibility, damage, or liability arising from the exercise of the privileges granted in such permit to the extent allowed by law. In consideration of the issuance of a permit the applicant agrees to waive for itself, successors in interest or assigns any entitlements it may otherwise have or have hereafter under the Uniform Relocation and Assistant Act of 1972 as amended in event the Department or its successor, chooses to exercise its acknowledged right to demand or cause the removal of any or all fixtures, personalty of whatever kind or description that may hereafter be located, should this application be approved.

APPLICANT:

TYPE OR PRINT CLEARLY

Owner Name Henry S. Branscome II

Address 3298 W Riverside Dr

City Lanexa

State Va

Permit Term Requested 180 Days

Fees Enclosed \$ 40.00

Zcode 23089 **Check Number**

Social Security or Tax ID number 229-02-2117

Contact Person Henry S. Branscome II

E-mail Address Hbranscomeii@AOL.COM

Phone # (757) 592-1601 **Fax #** (757) 280-0390 **The estimated cost of work to be performed on VDOT**

Emergency (24) Hour Phone Number (757) 566-4981 **Right of Way \$**

Coupons

Money Order

Other

Agent Name None

Address

Agent ()

City

State

Social Security or Tax ID number

Contact Person

E-mail Address

Credit #

Phone # ()

-

Fax # ()

-

Corporate Surety

Resolution

Ordinance

Emergency (24) Hour Phone Number ()

-

Waived

Cash

Surety

Surety Information:

Surety Posted by Owner ☒ **or**

Zcode

Surety Issued By

National Fire Ins. Co. of Hartford

Amount of Surety \$ 4700.00

Obligation Amount \$ 4700.00

Bond # 929261078 **Letter of**

Request Permission: To perform the following activity(s) to install a 2" force main across cypress Dr address 7671 cypress Dr and continue parallel to River Dr address 5009 River Dr.

as per attached plans.

Location: Tax Map Number
Geographically in County / Town / City of
Between Route
Longitude
And Route
Longitude

Applicant Job No.
On Highway Route and /or Name
St. Name Cypress Dr Latitude
St. Name River Dr Latitude

IF APPLICABLE, I AGREE TO PAY THE FULL SALARY AND EXPENSES OF A STATE ASSIGNED INSPECTOR IN CONJUNCTION WITH THIS PROJECT COVERED BY ACCOUNT RECEIVABLE NUMBER.

Signature of applicant Nancy A. Brumme II Title owner Date 11-30-02
Signature of agent _____ Title _____ Date _____

All applicable items on this form must be completed before your request can be considered. Recheck information furnished to avoid delay.
Prepayment Required - make Remittance payable to Virginia Department of Transportation.

VDOT USE ONLY

Receipt is hereby acknowledged of CHECK ☒, COUPON _____, M.O. _____, OTHER (Specify) _____,
In The Amount of \$ _____ Permit Fee \$ _____, Cash Surety \$ _____, VDOT

Reference Number _____

Signed M. D. Yeatts VDOT.

535-23258

White Copy To Central Office Pink Copy To Permit Office Blue Copy To District office Yellow Copy To Applicant

Site Plan 19-02

Williamsburg Plantation—Sections 9, 10 & 11: Units 184-251

Staff Report for the April 30, 2003, Development Review Committee Meeting

Summary Facts

Applicant: Mr. Charles Records of AES, Consulting Engineers

Land Owner: Williamsburg Plantation Inc.

Proposed Use: 68 timeshare units

Location: The existing Williamsburg Plantation Timeshare project
4870 Longhill Road.

Tax Map/Parcel: (32-4)(1-26C)

Primary Service Area: Inside

Parcel Size: The area of development will cover approximately 7.7 acres

Existing Zoning: R-2, General Residential,
This is a cluster development, originally approved in 1993 and
SUP for Section 10 approved earlier this year.

Comprehensive Plan: Low Density Residential

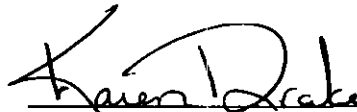
Reason for DRC review: The project exceeds 30,000 square feet and 50 residential units

Staff Contact: Karen Drake Phone: 253-6685

Staff Recommendation:

This case originally received preliminary approval from the Development Review Committee in March of 2002. Preliminary Approval for site plans is valid for only one year and has now expired for this project.

The applicant has resubmitted plans and is requesting preliminary approval be re-issued. Staff recommends that preliminary approval be granted, subject to the submission of revised plans which adequately address the enclosed review comments.


Karen Drake
Senior Planner

Attachments:

- 1.) Site Plan (separate)
- 2.) Agency Review Comments
- 3.) Minutes from the March 28, 2002 DRC Meeting

Agency Review Comments
For
SP-19-02. Williamsburg Plantation—Sections 9, 10 & 11: Units 184-251

Planning:

1. Prior to site plan approval, the planning director shall review and approve the final architectural design of the buildings in the center section of Evelynton Court that are governed by SUP-01-03. Please submit elevations.
2. Please add a note to the site plan cover sheet that the streets are to be private.
3. Show the location of the tot lot that was on the original plans and prior to final site plan approval, please provide details of the tot lot.
4. On sheet 2, clarify that the parking statistics provided are for this section of the plan and are part of the larger overall parking master plan detailed in the case file that meets the James City County Ordinance Requirements.

Although the letter dated March 25, 2003 states that the changes have been made to the landscape plan, it appears that the plan included in this submission does not have these changes on it. Please submit a revised landscape plan for Williamsburg Plantations, Sections 9, 10 & 11, Units 184-251 addressing the following comments that were originally made on the first submission of the plans.

5. The 50' perimeter buffer is located along the Northeast property line but labeled as Northwest on the required Planting chart.
6. A note for the minimum required size of 8' in height should be provided for the ornamental trees in the Schematic Proposed Plant List.
7. There are a few trees that appear to be Loblolly Pine along the Northwest perimeter planting that are not labeled and should be given a label.
8. As requested before, the Master Plan shows the area to both the North and South of this project as Natural Open Space (to be planted). Amend the plans as necessary to provide for the plantings and provide all necessary assurances the land will remain in Natural Open Space. Also, explain how the proposed berms are consistent with this Natural Open Space designation

County Engineer:

1. The plans are approved as submitted.

Environmental:

1. The plans are approved as submitted.

Fire Department:

1. The plans are approved as submitted.

JCSA:

1. Comments will be forwarded as soon as they are available.

EXCERPT OF APPROVED DRC MINUTES

AT A REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE BUILDING E CONFERENCE ROOM AT 4:00 P.M. ON THE 28th DAY OF MARCH, TWO THOUSAND TWO.

1. **ROLL CALL**

Mr. John Hagee
Mr. Joe McCleary
Mr. A. Joe Poole, III
Ms. Peggy Wildman

ALSO PRESENT

Mr. David Anderson, Planner
Ms. Karen Drake, Planner
Mr. Paul Holt, Senior Planner

2. **Case No. SP-19-02. Williamsburg Plantation - Sections 9, 10, 11: Units 184-251**

Mr. Holt presented an overview of the staff report and staff's recommendation that preliminary approval be granted subject to revised plans which adequately address the plan review comments contained in the report. At the request of the DRC, Mr. Holt noted the location of the project with respect to Route 199 and associated project grading and landscaping. Mr. Holt noted that no impact to the Route 199 buffer would occur with this phase of the project. There being no further questions, following a motion by Mr. Poole and a second by Mr. McCleary, the DRC recommended preliminary approval.

3. **Case No. SP-18-02. Williamsburg Plantation - Sections 7&8, Units 134-183**

Mr. Anderson pointed out that this project was submitted in conjunction with SP-19-02 that Mr. Holt just presented, and said staff recommends that preliminary approval also be granted for this project. At the request of the DRC, Mr. Anderson pointed out the location of the buffer in relation to Sections 7&8. Mr. Hagee asked about the interior section in Section 8. Mr. Records, the applicant, related to Mr. Hagee that it would be a passive grassy area. There being no further questions, following a motion by Mr. Poole and a second by Mr. Hagee, the DRC recommended preliminary approval.

**SP-035-03, Site Plan Amendment – Prime Outlets Phases V- A &B
Review of Conformance with Master Plan of Special Use Permit - SUP-23-99
Staff Report for April 30, 2003, Development Review Committee Meeting**

SUMMARY FACTS

Applicant: Mr. Steve Romeo

Landowner: W. Paul Reed

Proposed Use: Retail and food court

Location: 5715 Richmond Road

Tax Map/Parcel No.: Tax Map (33-1), Parcels (1-28),(1-29),(1-33A),(1-33C) and (1-33D)

Primary Service Area: Inside

Parcel Size: Approximately 6.5 acres (entire mall area is approx. 37.5 acres)

Existing Zoning: B-1, General Business with Proffers

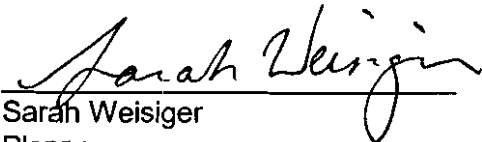
Comprehensive Plan: Community Commercial

**Reason
for DRC Review:** To determine whether site plan amendment is generally in accordance with the master plan from Special Use Permit requirements in SUP 23-99, Expansion of Prime Outlets.

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

STAFF RECOMMENDATION:

1 The applicant, Steve Romeo, is proposing a site plan amendment to a previously approved site plan, SP-127-99, Prime Outlets Expansion Phase V. The Special Use Permit, SUP-23-99, states that the development of the site shall be generally in accordance with the master plan, with such minor changes as the DRC determines does not change the basic concept or character of the development. The original site plan was considered to be generally in accordance with the master plan and was approved by the Planning Commission. With this site plan amendment, the applicant proposes to eliminate driveways adjacent to proposed buildings as shown on the master plan. Access to all proposed parking areas is now only from the service road entrance near the mall's proposed signalized entrance at Richmond Road. The plan is generally in accordance with the basic concept and character of the approved master plan, and staff recommends that preliminary approval be granted subject to revised plans which incorporate attached agency review comments and outstanding comments from James City Service Authority.


Sarah Weisiger
Planner

Attachments:

Agency comments, SUP master plan, site plan

Agency Review Comments

For

SP-35-03, Site Plan Amendment for Prime Outlet Phases V-A&B

Planning:

1. If parking behind the stores is to be used by employees only, please submit a letter from Prime Outlets indicating that intent.
2. Indicate where signage is to be placed to facilitate "one way" movement behind the proposed units.
3. In accordance with SUP Condition #3, from SUP-23-99, please be aware that prior to final approval, the Planning Director must review and approve building elevations.
4. For the proposed buildings, provide off street loading areas in accordance with Section 24-61 of the Zoning Ordinance.
5. To avoid confusion, label proposed phases and buildings consistently. For example, on Sheet C-8, Phase V-B is labeled only as "Building A", while elsewhere it is labeled as Phase V-B.
6. The accepted proffers and approved special use permit conditions should be listed on the plans.
7. Add a note to the plans that the 8' tall security fence will be vinyl coated and black or green in color.

James City Service Authority:

1. Comments will be forwarded to you when they become available.

Police Department:

1. The plans as submitted are acceptable.

County Engineer:

1. The plans as submitted are acceptable.

Environmental:

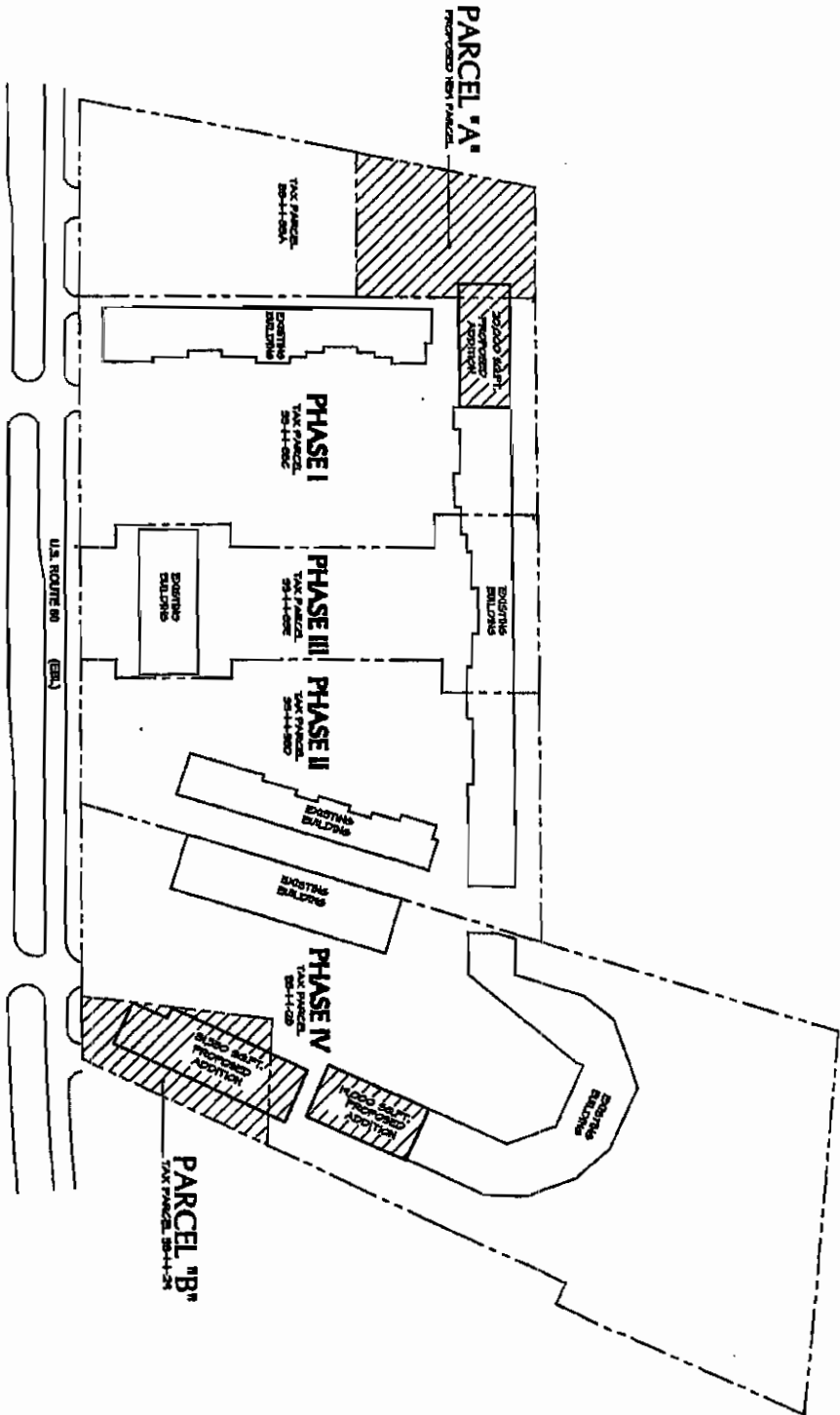
1. Please refer to attached comments, dated April 15, 2003. These comments have been faxed to you previously.

VDOT:

1. Please refer to attached comments, dated April 3, 2003. These comments have been faxed to you previously.

Fire:

1. Please refer to attached comments, dated April 9, 2003. Faxed previously.



AREA SUBJECT TO SPECIAL USE PERMIT APPLICATION JULY 1991

KEY

EXHIBIT 'A' PRIME RETAIL OUTLET EXPANSION BERKELEY DISTRICT JAMES CITY COUNTY, VIRGINIA		STAGING 1. 2000-2001 2. 2002-2003 3. 2004-2005 4. 2006-2007 5. 2008-2009 6. 2010-2011 7. 2012-2013 8. 2014-2015 9. 2016-2017 10. 2018-2019 11. 2020-2021 12. 2022-2023 13. 2024-2025 14. 2026-2027 15. 2028-2029 16. 2030-2031 17. 2032-2033 18. 2034-2035 19. 2036-2037 20. 2038-2039 21. 2040-2041 22. 2042-2043 23. 2044-2045 24. 2046-2047 25. 2048-2049 26. 2050-2051 27. 2052-2053 28. 2054-2055 29. 2056-2057 30. 2058-2059 31. 2060-2061 32. 2062-2063 33. 2064-2065 34. 2066-2067 35. 2068-2069 36. 2070-2071 37. 2072-2073 38. 2074-2075 39. 2076-2077 40. 2078-2079 41. 2080-2081 42. 2082-2083 43. 2084-2085 44. 2086-2087 45. 2088-2089 46. 2090-2091 47. 2092-2093 48. 2094-2095 49. 2096-2097 50. 2098-2099 51. 2100-2101 52. 2102-2103 53. 2104-2105 54. 2106-2107 55. 2108-2109 56. 2110-2111 57. 2112-2113 58. 2114-2115 59. 2116-2117 60. 2118-2119 61. 2120-2121 62. 2122-2123 63. 2124-2125 64. 2126-2127 65. 2128-2129 66. 2130-2131 67. 2132-2133 68. 2134-2135 69. 2136-2137 70. 2138-2139 71. 2140-2141 72. 2142-2143 73. 2144-2145 74. 2146-2147 75. 2148-2149 76. 2150-2151 77. 2152-2153 78. 2154-2155 79. 2156-2157 80. 2158-2159 81. 2160-2161 82. 2162-2163 83. 2164-2165 84. 2166-2167 85. 2168-2169 86. 2170-2171 87. 2172-2173 88. 2174-2175 89. 2176-2177 90. 2178-2179 91. 2180-2181 92. 2182-2183 93. 2184-2185 94. 2186-2187 95. 2188-2189 96. 2190-2191 97. 2192-2193 98. 2194-2195 99. 2196-2197 100. 2198-2199 101. 2200-2201 102. 2202-2203 103. 2204-2205 104. 2206-2207 105. 2208-2209 106. 2210-2211 107. 2212-2213 108. 2214-2215 109. 2216-2217 110. 2218-2219 111. 2220-2221 112. 2222-2223 113. 2224-2225 114. 2226-2227 115. 2228-2229 116. 2230-2231 117. 2232-2233 118. 2234-2235 119. 2236-2237 120. 2238-2239 121. 2240-2241 122. 2242-2243 123. 2244-2245 124. 2246-2247 125. 2248-2249 126. 2250-2251 127. 2252-2253 128. 2254-2255 129. 2256-2257 130. 2258-2259 131. 2260-2261 132. 2262-2263 133. 2264-2265 134. 2266-2267 135. 2268-2269 136. 2270-2271 137. 2272-2273 138. 2274-2275 139. 2276-2277 140. 2278-2279 141. 2280-2281 142. 2282-2283 143. 2284-2285 144. 2286-2287 145. 2288-2289 146. 2290-2291 147. 2292-2293 148. 2294-2295 149. 2296-2297 150. 2298-2299 151. 2300-2301 152. 2302-2303 153. 2304-2305 154. 2306-2307 155. 2308-2309 156. 2310-2311 157. 2312-2313 158. 2314-2315 159. 2316-2317 160. 2318-2319 161. 2320-2321 162. 2322-2323 163. 2324-2325 164. 2326-2327 165. 2328-2329 166. 2330-2331 167. 2332-2333 168. 2334-2335 169. 2336-2337 170. 2338-2339 171. 2340-2341 172. 2342-2343 173. 2344-2345 174. 2346-2347 175. 2348-2349 176. 2350-2351 177. 2352-2353 178. 2354-2355 179. 2356-2357 180. 2358-2359 181. 2360-2361 182. 2362-2363 183. 2364-2365 184. 2366-2367 185. 2368-2369 186. 2370-2371 187. 2372-2373 188. 2374-2375 189. 2376-2377 190. 2378-2379 191. 2380-2381 192. 2382-2383 193. 2384-2385 194. 2386-2387 195. 2388-2389 196. 2390-2391 197. 2392-2393 198. 2394-2395 199. 2396-2397 200. 2398-2399 201. 2400-2401 202. 2402-2403 203. 2404-2405 204. 2406-2407 205. 2408-2409 206. 2410-2411 207. 2412-2413 208. 2414-2415 209. 2416-2417 210. 2418-2419 211. 2420-2421 212. 2422-2423 213. 2424-2425 214. 2426-2427 215. 2428-2429 216. 2430-2431 217. 2432-2433 218. 2434-2435 219. 2436-2437 220. 2438-2439 221. 2440-2441 222. 2442-2443 223. 2444-2445 224. 2446-2447 225. 2448-2449 226. 2450-2451 227. 2452-2453 228. 2454-2455 229. 2456-2457 230. 2458-2459 231. 2460-2461 232. 2462-2463 233. 2464-2465 234. 2466-2467 235. 2468-2469 236. 2470-2471 237. 2472-2473 238. 2474-2475 239. 2476-2477 240. 2478-2479 241. 2480-2481 242. 2482-2483 243. 2484-2485 244. 2486-2487 245. 2488-2489 246. 2490-2491 247. 2492-2493 248. 2494-2495 249. 2496-2497 250. 2498-2499 251. 2500-2501 252. 2502-2503 253. 2504-2505 254. 2506-2507 255. 2508-2509 256. 2510-2511 257. 2512-2513 258. 2514-2515 259. 2516-2517 260. 2518-2519 261. 2520-2521 262. 2522-2523 263. 2524-2525 264. 2526-2527 265. 2528-2529 266. 2530-2531 267. 2532-2533 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ENVIRONMENTAL DIVISION REVIEW COMMENTS
Prime Outlets, Phase 5A and 5B
Site Plan Amendment to SP-127-99
SP-035-03
April 15, 2003 MDW/DEL



General Comments

1. A revised Land Disturbing Permit and Siltation Agreement are required for this project.
2. Additional water and sewer inspection fees may be required to be paid prior to the issuance of the revised Land Disturbing Permit; JCSA will make this determination.
3. Provide riprap outlet protection for all pipe systems and culverts. Specify the amount of stone to be used in accordance with Spec 3.19 of the third edition of the Virginia Erosion Control Handbook (VESCH). The existing outfall of the 48 inch pipe into the basin is currently under water and may need to be upgraded.
4. VPDES. Land disturbance for the project will exceed one (1) acre. Therefore, it is the owners responsibility to register for a General Virginia Pollutant Discharge Elimination System (VPDES) Permit for Discharges of Stormwater from Construction Activities, in accordance with current requirements of the Virginia Department of Environmental Quality and 9 VAC 25-180-10 et seq. Contact the Tidewater Regional Office of the DEQ at (757) 518-2000 or the Central Office at (804) 698-4000 for further information.
5. There is a conflict with the new manhole frame and cover with a rim elevation of 100 and the new island curb layout. The manhole is half in the island and half in the parking lot. The location is on Sheet 11, just south of station 13+65 of the proposed 8" waterline.
6. Add the JCC BMP code PC-066 on the existing BMP.
7. Show the existing wooden privacy fence and chainlink fence on the BMP.
8. Record Drawing and Construction Certification. The stormwater management/BMP facility for this project will require submission, review and approval of a new record drawing (as-built) and construction certification prior to release of the posted bond/surety. Provide notes on the plan accordingly to ensure this activity is adequately performed in accordance with current County guidelines.
9. Maintenance and conversion of the existing basin needs to be accomplished so that the basin performs its intended function. Currently, the outlet structures are clogged and the basin is holding water to the top of the riser preventing further assessment of the basin's condition. At a minimum, the following items need to be accomplished and noted on the plan:
 - A. The basin needs to be converted to its configuration as shown on the Phase IV plans. This involves removing the dewatering device and installing the 12" pipe with an end cap drilled with a 5 inch opening and an EW-11 grate.
 - B. All trees need to be removed from the dam embankment and the emergency spillway.
 - C. The stormwater system shall be flushed into the BMP. The outfall pipe is currently submerged and sediment and other debris may have accumulated in the system.
 - D. Remove all accumulated trash and debris from the BMP prior to any work be done on the BMP.
 - E. The chainlink fence is to be removed from across the emergency spillway.
10. Provide a maintenance plan for the dry detention basin. See the attached draft plan which needs to be modified for this specific BMP.
11. Provide a forebay in the upper end of the BMP to serve both storm drain systems. The forebay needs to be sized at 0.1 inch storage for the contributing drainage area. The forebay should be constructed of Class I riprap.

12. The plan states that the outlet protection for the low release orifice consists of an EW-11 end wall with a sloping grate. The outlet devices for the basin are currently plugged as evidenced by standing water to the top of the riser. If the sloping grate low flow protection is currently installed, it may be necessary to install another type of outlet/trash protection device that is less prone to clogging. There is a very heavy debris and trash load in the basin from the shopping center.



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

4451 IRONBOUND ROAD

WILLIAMSBURG, VA 23188

PHILIP SHUCET
COMMISSIONER

April 3, 2003



Sarah Weisiger
James City County Planning
Post Office Box 8784
Williamsburg, Virginia 23187

Ref: Prime Outlets, Phase V-A and V-B
SP-035-03 (Amendment to SP-127-99)
Route 60, James City County

Dear Ms. Weisiger:

We have completed our review of the site plan amendment dated 3/17/2003 and it appears all applicable standards and specifications have been met, as the land surveyor has acknowledged by stamping and signing the plans. We are granting approval with the condition that the only revision to the plans that affects the VDOT right of way is converting the northern-most entrance from a standard commercial entrance to a standard private entrance, and the revised plans have no other impacts on the VDOT right of way.

The owner needs to secure a Land Use Permit with the approved plans prior to any work being performed within the state's right of way. The permit application needs to be submitted with two sets of final plans. An accounts receivable number will be set up to provide for inspection services.

Should you have any questions please contact me at 253-7267.

Sincerely,

Anthony L. Handy, PE, LS
Transportation Engineer

TRANSMITTAL



DATE: March 21, 2003

TO: JCSA (2) County Engineer
Environmental ✓ Fire Department
VDOT (2)

FROM: Sarah Weisiger

SUBJECT: Case No. SP-035-03,
Site Plan Amendment: Prime Outlets Phases V-A, V-B

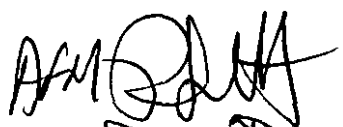
ITEMS ATTACHED: ✓ Site plans - Amendment to SP-127-99
Supporting Engineering Documents
Water System Analysis
Existing Water Exhibit
VDOT checklist

INSTRUCTIONS: Please review and comment.

RETURN REQUESTED BY: April 1, 2003

AGENCY COMMENTS:

PLEASE ^{SEE} ATTACHED SHEET FOR CHANGES MADE
By MR RAMBO. ORIGINAL SITE PLAN NOT
APP'D. THESE CHANGES (ATTACHED) ARE APP'D.

AM  4-9-03 PLEASE CALL w/ QUESTIONS
JIM DAoust 565-7607

Is this development served by Newport News Water Works? _____ (JCSA please check if yes)

If checked, PLANNER please fax copy of preliminary approval letter with Fire Department comments, and the JCSA completed water data sheet to Newport News Water Works – Chief Engineer as soon as all three are available (Fax # 247-2334)

2 of 3

LANDMARK DESIGN GROUP TRANSMITTAL

CHANGES
MADE TO
SOME PLAN

To: Phil Paquette
Company: JCC Fire Dept.
From: Steve Romeo
Date: 4-4-03
Subject: Prime Retail Expansion
LMDG Job No.: 1870040

Attached please find:

- ☐ Prints
- ☐ Plans
- ☐ Specifications
- ☐ Drawings
- ☐ Report
- ☐ Letter
- ☒ Exhibit

Transmitted as checked below:

- ☒ For your use
- ☐ As requested
- ☐ For review and comment
- ☐ For approval
- ☐ Approved

Copies	Date	Drawing No.	Description
2	4-4-04	N/A	Revised location of Detector Check/FD Connect and Fire Hydrant

Notes:

Phil,
This is what we discussed yesterday. We've asked Architect if sprinkler room can be moved to rear corner closest to Richmond Road, so as to reduce length of line from Detector Check.

Copies

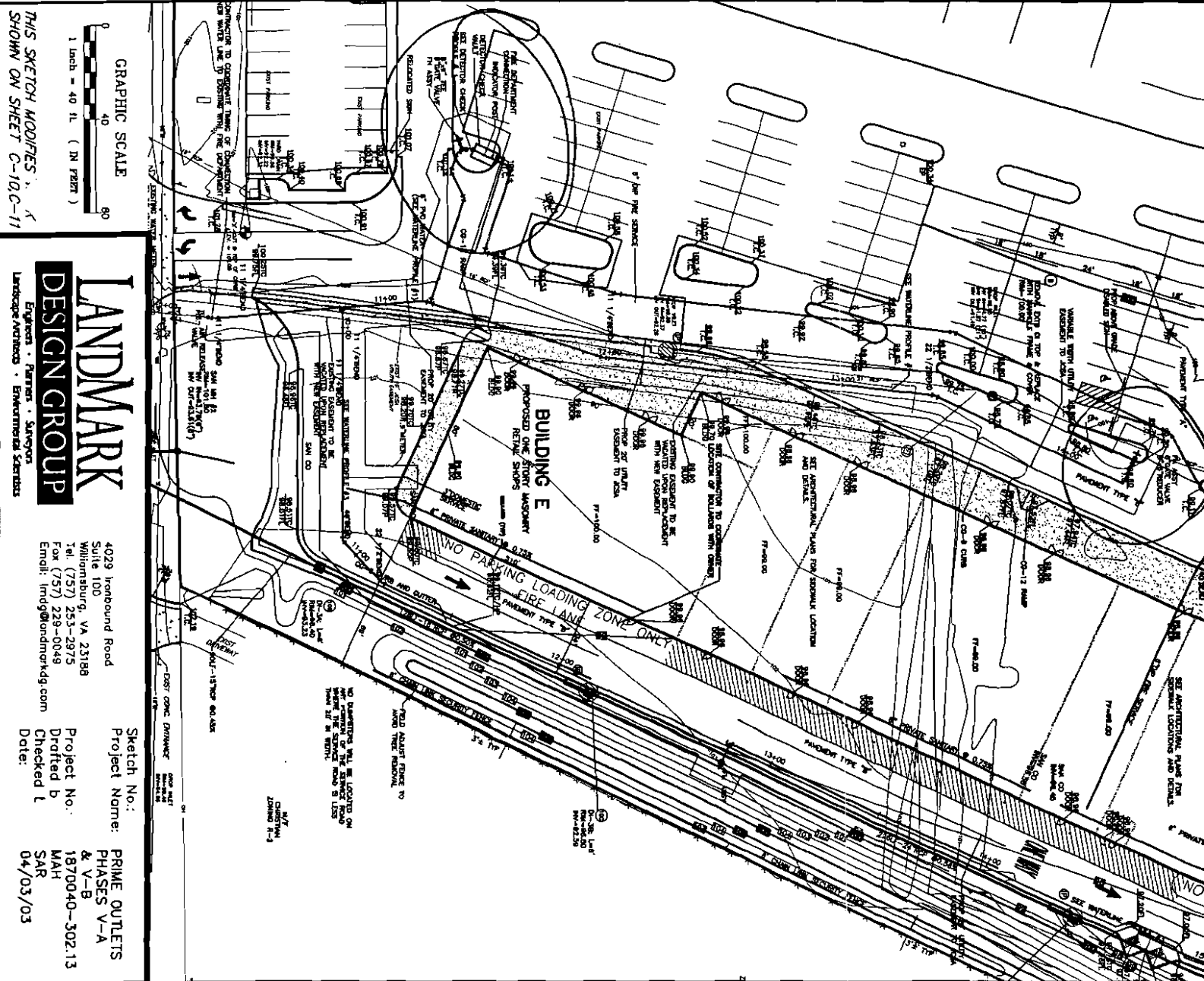
- 1. Paul Reed
- 2. _____
- 3. _____
- 4. _____
- 5. _____

Enclosures

- ☒
- ☐
- ☐
- ☐
- ☐

LandMark Design Group, Inc.

By: Stephen Romeo



GRAPHIC SCALE
1 inch = 40 ft. (IN FEET)

THIS SKETCH MODIFIES THE
SHOWN ON SHEET C-10-C-11

LANDMARK
DESIGN GROUP

4029 Ironbound Road
Suite 100
Williamsburg, VA 23188
Tel: (757) 253-2975
Fax: (757) 229-0048
Email: land@landmarkdesign.com

Sketch No.:
Project Name:
Project No.:
Drafted by:
Checked by:
Date:

PRIME OUTLETS
PHASES V-A
& V-B
1870040-302.13
MAH
SAR
04/03/03

DEVELOPMENT REVIEW COMMITTEE ACTION REPORT

Meeting of April 30, 2003

Case No. C-045-03

Wexford Hills Lot 35 Septic System Waiver

Mr. and Mrs. Derek Peters of 6009 Allegheny Drive submitted a conceptual plan requesting approval of an alternate septic system for lot 35 in the Wexford Hills subdivision along Wrenfield drive and further identified as Tax Map (15-4)(2-35). DRC review is necessary because the Subdivision Ordinance requires lots outside the PSA to be served with a conventional septic system.

DRC Action: The DRC recommended approval of the alternate septic system.

Case No. SP-044-03

Longhill Grove Apartments

Ms. Joyce Wolfe of Eagle Construction of Virginia on behalf of Burton Woods Associates, Heritage Builders, and UPC Limited Partnership has submitted a site plan for a 170-unit apartment complex located near the intersection of Longhill Road and Centerville Road. The parcels are further identified as Tax Map # (31-3)(1-14), (31-3)(1-13) and (31-3)(1-12). DRC review is necessary because, under the Zoning Ordinance, DRC review is required for any multi-family development of 50 units or more. Additionally, the 15.82 acre site plan can only accommodate 142 apartment units by right. For this particular project the developer seeks an additional 9% increase in density and an additional 12% increase in density by providing enhanced landscaping which exceeds the minimum ordinance standards.

DRC Action: The DRC recommended that a 20% density bonus (28 units) be granted for the provision of enhanced recreational amenities and landscaping that exceeds the minimum ordinance standards. The DRC agreed to defer consideration of preliminary approval until plans have been resubmitted which address the core issues of the Environmental Division and JCSA review comments.

Case No. C-044-03

St. Bede Prayer Garden

Mr. John Hopke of Hopke and Associates on behalf of St. Bede Parish has submitted a conceptual plan for approval requesting the relocation of the columbarium and prayer garden from the south side of the St. Bede's church to the east side. The site is located at 3686 Ironbound Road and is further identified as Tax Map # (38-3)(1-18). The adopted SUP conditions for the church (SUP-15-00) require DRC review of any proposed changes to the Master Plan.

DRC Action: The DRC recommended approval of the proposed relocation of the prayer garden to the east side of the main church building adjacent to The Meadows subdivision.

Case No. C-035-03

Cypress Point Septic Waiver System Waiver

Mr. Henry S. Branscome, III has submitted a conceptual plan requesting the approval of an alternate septic system for 7671 Cypress Drive and 5009 River Drive. These parcels are further identified as Tax Map (9-3)(1-7) and (9-3)(2-3). DRC review is necessary because the applicant has requested the use of an Advantex system, which requires DRC approval.

DRC Action: The DRC recommended approval of the septic system waiver.

Case No. SP-019-02**Williamsburg Plantation – Sections 9, 10 & 11: Units 184-251**

Mr. Charles Records of AES Consulting Engineers on behalf of Williamsburg Plantation, Inc. submitted a site plan for 68 timeshare units at the existing Williamsburg Plantation Timeshare project on 4870 Longhill Road. The parcel is further identified as Tax Map (9-3)(1-7) and (9-3)(2-3). DRC review is necessary because the project exceeds 30,000 square feet and 50 residential units.

DRC Action: The DRC recommended preliminary approval of the site plan.

Case No. SP-035-03**Prime Outlets Site Plan Amendments**

Mr. Steve Romeo of Landmark Design on behalf of W. Paul Reed submitted a site plan amendment to a previously approved site plan, SP-127-99, Prime Outlets Expansion Phase V. The property is located at 5715 Richmond Road and is further identified as Tax Map (33-1), Parcels (1-28), (1-29), (1-33A), (1-33C), and (1-33D). DRC review is necessary because the proposed amendment changes the master plan by eliminating driveways adjacent to the proposed buildings.

DRC Action: The DRC found that the plan was generally in accordance with the master plan and recommended that preliminary approval be granted.

**JAMES CITY COUNTY
DEVELOPMENT REVIEW COMMITTEE REPORT**

FROM: 4/1/2003

THROUGH: 4/30/2003

I. SITE PLANS

A. PENDING PRELIMINARY APPROVAL

SP-144-98	Williamsburg Pottery Warehouse/Retail Building
SP-116-99	New Town, Wmbg./JCC Courthouse SP Amendment
SP-087-01	The Vineyards Phs. 3 at Jockey's Neck
SP-089-01	Ewell Station Storm Water Management Fac. Mod.
SP-100-01	Williamsburg Crossing Frontage Road
SP-109-01	Monticello Avenue Extended - SP Amendment
SP-116-01	Powhatan Secondary - Ph. 7, Sanitary Sewer Ext.
SP-009-02	Hairworks Beauty Salon Parking Space Addition
SP-019-02	Williamsburg Plantation Sec 9,10,11 Units 184-251
SP-027-02	120' Stealth Tower--3900 John Tyler Highway
SP-061-02	Powhatan Plantation Recreation Bldg Amd
SP-088-02	Colonial Heritage, Phase 1 Section 2
SP-112-02	Ford's Colony Recreation Park
SP-129-02	Storage Trailer at Landfill
SP-133-02	Busch Corporate Center - Wheat Center
SP-140-02	Jamestown Area Water System Improvement
SP-001-03	Colonial Heritage 13th Hole Irrigation Pond
SP-005-03	Hankins Farm Water and Sewer Extension
SP-009-03	Energy Services Group Metal Fabrication Shop
SP-013-03	Williamsburg Business Center, Phs. 3, SP Amendment
SP-020-03	Jolly Pond Veterinary Hospital
SP-021-03	Colonial Heritage, Cross Country Sewer Mains
SP-030-03	Old Capitol Lodge Site Plan Amendment
SP-033-03	Colonies at Williamsburg Entrance Road
SP-035-03	Prime Outlets, Ph. 5-A & 5-B - SP Amendment
SP-043-03	Ford's Colony Section 7, Sewer Upgrade
SP-044-03	Longhill Grove Apartment Complex
SP-045-03	Noah's Ark Vet Hospital SP Amendment
SP-047-03	JCSA Well Facilities Erosion Repairs
SP-049-03	James River Commerce Center Columbia Drive
SP-050-03	Wmbg-Jamestown Airport T-Hanger & Parking Exp.
SP-051-03	Ford's Colony Country Club Golf Academy
SP-052-03	Kingsmill Access Ramp for Pool Access Bldg.
SP-053-03	George Nice & Sons Fill Project
SP-056-03	Shell Building - James River Commerce Center

Wednesday, April 30, 2003

Page 1 of 5

SP-057-03 New Town - William E. Wood Building
 SP-060-03 Williamsburg Plantation Sec 9,10,11 Units 184-251
 SP-061-03 Pottery Farmer's Market

B. PENDING FINAL APPROVAL

EXPIRE DATE

SP-044-02	Ford's Colony, Sect. 31, BMP #1 Regrading Plan	5/ 8/2003
SP-050-02	New Town Sec 2 & 4 - Road/Utility Infrastructure	8/22/2003
SP-062-02	WindsorMeade Way Road Construction Plan	6/ 4/2003
SP-084-02	Colonial Heritage, Phase 1, Section 1	11/25/2003
SP-102-02	Powhatan Creek Access Park	9/30/2003
SP-104-02	Colonial Heritage, Phase 1, Section 3 & 3A	12/ 2/2003
SP-110-02	Ewell Station - Phase II	10/ 7/2003
SP-113-02	Ready Mixed Concrete Storage Yard Expansion	10/ 7/2003
SP-142-02	George Nice & Sons	2/12/2004
SP-144-02	J.W. Crossing, Phase II	2/20/2004
SP-002-03	Colonial Heritage Phase 2, Massie Farm Pond Rehab.	2/21/2004
SP-010-03	Colonial Heritage Residence Clubhouse	3/ 3/2004
SP-015-03	Monticello Woods Community Center	4/10/2004
SP-018-03	St. Bede Catholic Church SP Amendment	4/10/2004
SP-025-03	New Town Block 2	4/ 9/2004
SP-026-03	Schmidt Landscaping	4/10/2004
SP-029-03	SunTrust Building Amendment	4/25/2004
SP-032-03	Greensprings Apts. & Condos. SP Amendment	4/ 3/2004
SP-034-03	Colonial Heritage Sewer Lift Station & Force Main	4/24/2004
SP-038-03	Jamestown High School Temp. Classroom Trailers	4/23/2004
SP-039-03	Stonehouse Elementary Temp. Classrooms Trailer	4/23/2004
SP-040-03	Lafayette High School Temp. Classrooms Trailers	4/23/2004
SP-041-03	Clara Byrd Baker Temp. Classroom Trailer	4/23/2004

C. FINAL APPROVAL

DATE

SP-002-01	JCC HSC Parking Area Expansion	4/25/2003
SP-045-02	Powhatan Plantation Maintenance Bldg SP Amend	4/25/2003
SP-124-02	King's Way Church Water Line	4/14/2003
SP-128-02	Come Scrap with Me Shed	4/ 3/2003
SP-132-02	Sprint Generator Placement	4/ 8/2003
SP-135-02	Little Creek Phase III Amendment	4/22/2003
SP-014-03	McLaws Park	4/11/2003
SP-022-03	Christmas Mouse Warehouse Amendment	4/ 4/2003
SP-028-03	Hardee's Restaurant Awning SP Amendment	4/28/2003
SP-036-03	Colonial Heritage Blvd. Phase 1, SP Amendment	4/21/2003
SP-042-03	Ford's Colony Entrance Landscape Plan Amendment	4/ 7/2003
SP-046-03	Busch Gardens Stroller Deck Amendment	4/ 1/2003
SP-048-03	Stonehouse Community Church SP Amendment	4/18/2003

SP-054-03	Fairways Villas SP Amendment	4/25/2003
SP-055-03	Busch Gardens-Ireland Freezer Relocation SP Amend.	4/23/2003
SP-058-03	District Park Sports Complex Press Box SP Amend.	4/24/2003
SP-059-03	Faith Fellowship Assembly of God - Picnic Canopy	4/28/2003

II. SUBDIVISION PLANS

A. PENDING PRELIMINARY APPROVAL

S-062-98	Ball Metal Conservation Easement
S-104-98	Skiffes Creek Indus. Park, VA Trusses, Lots 1,2,4
S-013-99	JCSA Mission Bank ROW Acquisition
S-074-99	Longhill Station, Section 2B
S-110-99	George White & City of Newport News BLA
S-091-00	Greensprings West, Plat of Subdv Parcel A&B
S-032-01	Subdivision and BLE Plat of New Town AssociatesLLC
S-077-01	Ford's Colony - Section 32 (Lots 72-78, 93-129)
S-008-02	James F. & Celia Ann Cowles Subdivision
S-031-02	Bruce's Super Body Shop, Lot 2 subdivision
S-052-02	The Retreat--Fence Amendment
S-068-02	Forrest Lee Hazelwood BLA
S-084-02	Skiffes Creek BLE Lots 2 & 3
S-086-02	The Vineyards Phase 3 BLA Lots 1, 5-9, 52
S-099-02	Ford's Colony Section 30 - Sanitary Sewer Amend.
S-100-02	Richardson's Mill Sec. 1
S-113-02	Martin Farm Estates
S-008-03	Norge-Fenton Mill BLA
S-016-03	Governor's Land Lots 12 & 13 BLA
S-019-03	Lake Powell Pointe Phase 4
S-020-03	114 Howard Drive 2 Lot Subdivision
S-021-03	Stonehouse Section 2-C Easements
S-024-03	Ellis Property BLA
S-025-03	Stonehouse - Richardson's Mill, Sect. 2 Lots 34-37
S-026-03	P.W. Development, Inc.
S-027-03	Stonehouse - Parcel A Plat
S-028-03	Wexford Hills Phase 1-I, Lots 27, 28 & 32
S-029-03	Wexford Hills Phase 3B
S-030-03	Stonehouse, Richardson's Mill, Sect. 2, Lt. 24-27
S-031-03	Busch Properties Inc./Wilde BLA
S-032-03	Greensprings Apts & Condos--JCSA Easement Plat

B. PENDING FINAL APPROVAL

EXPIRE DATE

S-034-00	The Pointe at Jamestown, Phase 2	6/ 5/2003
S-058-00	Powhatan Secondary, Phase 7-A	10/ 2/2003
S-037-01	Wellington Section 2 & 3 Construction Plans	5/ 7/2003
S-101-01	Greensprings West, Phase 4A	12/17/2003
S-027-02	Stonehouse, Lisburn, Sect. 5-A, Construction Plans	5/ 6/2003
S-037-02	Village Housing at the Vineyards, Phase III	5/10/2003
S-039-02	Powhatan Secondary, Phase 6-C	5/ 8/2003

Wednesday, April 30, 2003

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S-045-02	The Pointe at Jamestown Section 2-A	5/30/2003
S-057-02	Colonial Heritage - Phase 1, Section 1	11/25/2003
S-063-02	Colonial Heritage, Phase 1, Section 2	12/ 2/2003
S-073-02	Colonial Heritage, Phase 1, Sections 3 & 3A	12/ 2/2003
S-076-02	Marion Taylor Subdivision	10/ 3/2003
S-083-02	Toano Auto Parts BLA	10/ 9/2003
S-091-02	Williamsburg Landing BLA	11/ 3/2003
S-094-02	Powhatan Secondary Phase 7-C	12/30/2003
S-101-02	Sheldon Properties, L.L.C.	12/13/2003
S-103-02	Alex Harwood Subdivision BLA	12/15/2003
S-107-02	Greensprings West, Phase 3-C	1/13/2004
S-108-02	Scott's Pond, Section 3	1/13/2004
S-112-02	Kensington Woods	2/ 6/2004
S-001-03	Ford's Colony Sec 1 Block D Lots 2A, 2B, 2 & 3 BLE	1/16/2004
S-003-03	Ford's Colony/Realtec Properties BLA	2/21/2004
S-007-03	Stonehouse, Richardson's Mill Sec. 2	3/20/2004
S-012-03	Colonial Heritage Blvd. - Private ROW	3/20/2004
S-015-03	Season's Trace Winter Park Lots 51-74	4/15/2004
S-022-03	New Town - Block 2, Parcel B	4/18/2004

C. FINAL APPROVAL

DATE

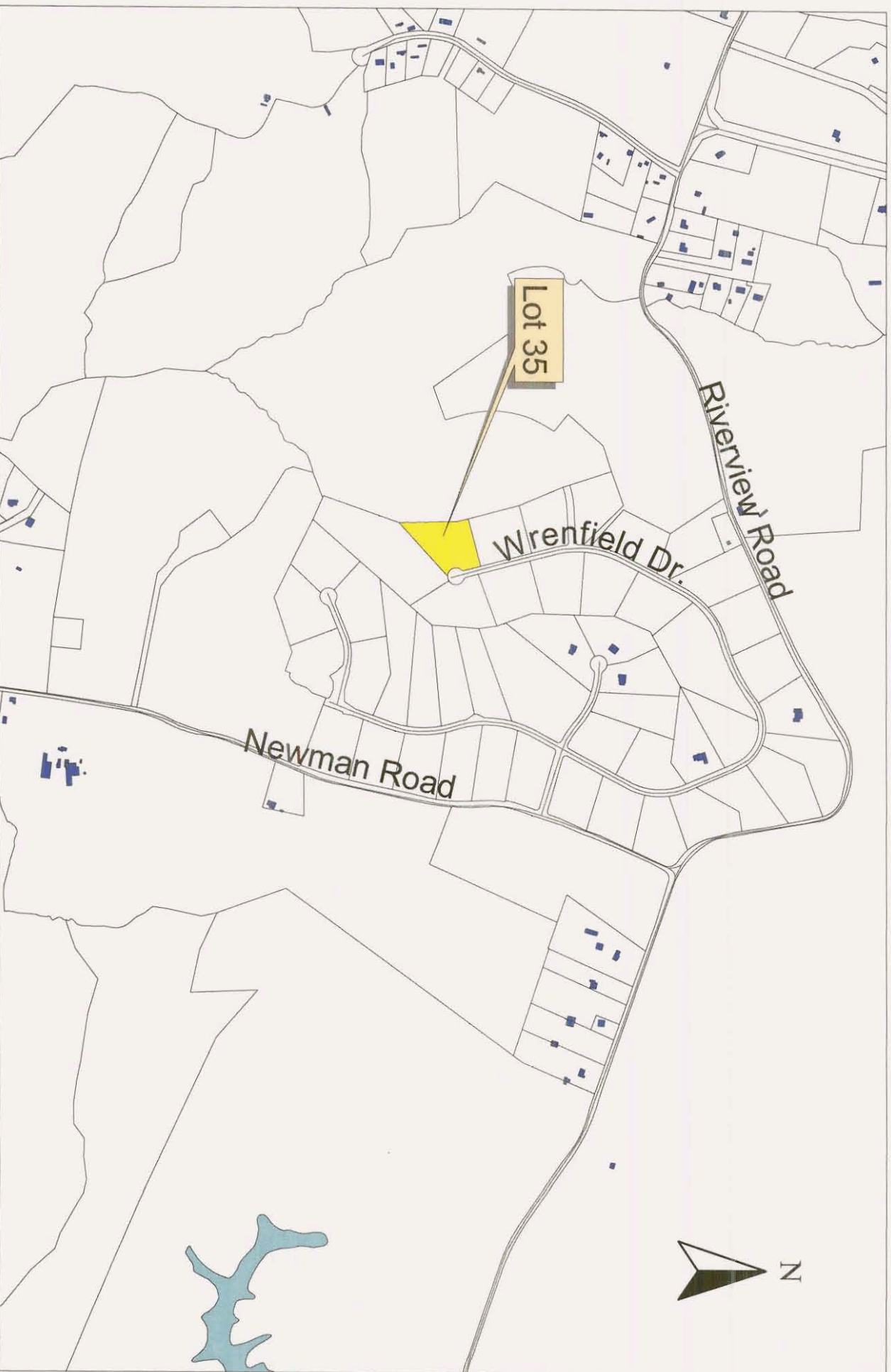
S-023-02	Stonehouse, Mill Pond Run ROW	4/ 3/2003
S-024-02	Stonehouse, Fieldstone Parkway ROW - BLA	4/ 4/2003
S-051-02	Ford's Colony, Section 12	4/15/2003
S-071-02	Stonehouse Commerce Park- ROW extension & realign	4/ 7/2003
S-013-03	Mulberry Place Lots 25 & 26 BLA	4/28/2003
S-014-03	New Town - Casey Office BLA	4/ 9/2003
S-017-03	Lake Powell Forest Phase 5	4/11/2003
S-023-03	Longhill Gate ROW Vacation and Abandonment	4/ 2/2003

D. EXPIRED

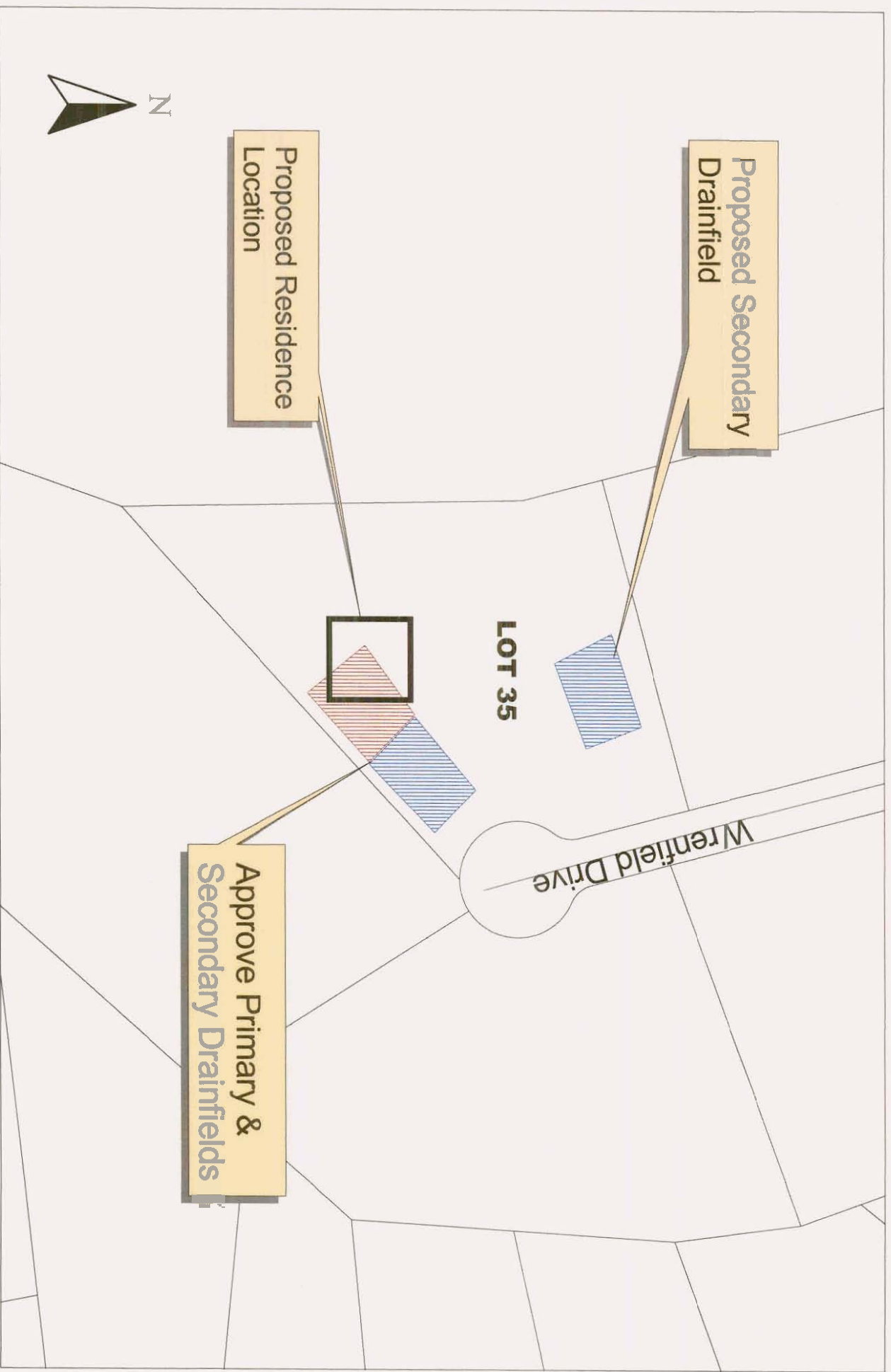
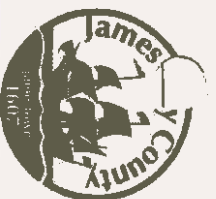
EXPIRE DATE

S-030-02	Waterford at Powhatan Sec., Ph. 33, BLA	4/ 9/2003
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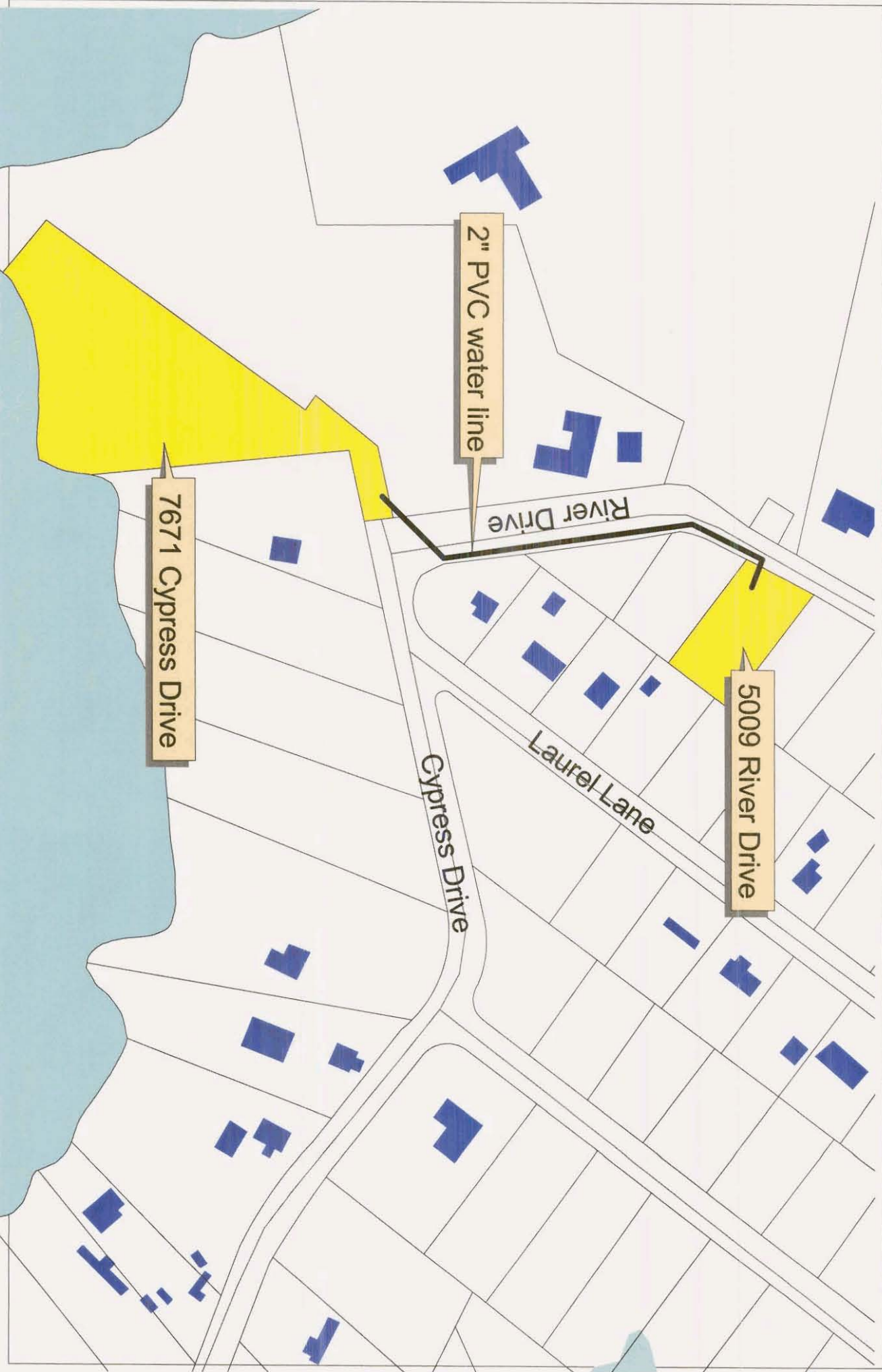
C-45-03; Wexford Hills Lot 35 Alternate Septic System Waiver Request



C-45-03; Wexford Hills Lot 35 Alternate Septic System Waiver Request



Case No. C-35-03
Parcel A Cypress Point Septic System Waiver



AGENDA

DEVELOPMENT REVIEW COMMITTEE

April 30, 2003

4:00 p.m.

JAMES CITY COUNTY GOVERNMENT COMPLEX

Conference Room, Building C

1. Roll Call
2. Minutes
 - A. Meeting of April 2, 2003
3. Consent Case
 - A. C-45-03 Wexford Hills Lot 35 Septic System Waiver
4. Cases
 - A. SP-44-03 Longhill Grove Apartments
 - B. C-44-03 St. Bede Prayer Garden
 - C. C-35-03 Cypress Point Septic System Waiver
 - D. SP-19-02 Williarnsburg Plantation Section 9, 10, and 11
 - E. SP-35-03 Prime Outlets SP Amendment V- A+B
4. Adjournment