AGENDA

JAMES CITY COUNTY BOARD OF SUPERVISORS

REGULAR MEETING

COUNTY GOVERNMENT CENTER BOARD ROOM

101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185

November 12, 2025

5:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. MOMENT OF SILENCE

D. PLEDGE OF ALLEGIANCE

1. Pledge Leader - Kaia London, a 2nd grade student from DJ Montague Elementary

E. PRESENTATION

1. Commendation for Service - Jackie Silvia
2. Good Samaritan Recognition
3. Proclamation - 20th Annual Model Railroad Show
4. Parks and Recreation Awards

F. PUBLIC COMMENT

G. CONSENT CALENDAR

1. Authorization for Leave Payout
2. Grant Application to the Community Flood Preparedness Fund – Round 6
3. Resolution of Chesapeake Bay Preservation Ordinance Violation at 900 Kingsmill Road
4. Resolution of Erosion and Stormwater Management Ordinance Vioation at 900 Kingsmill Road
5. Minutes Adoption

H. PUBLIC HEARING(S)

1. SUP-24-0029. 4059 Ironbound Road Communications Facilities Replacement
2. An Ordinance to amend and reordain Chapter 4, Building Regulations, Article VII, Unsafe Buildings and Structures, section 4-76, unsafe buildings and structures, of the Code of James City County, Virginia.

3. An Ordinance to amend and reordain Chapter 10, Solid Waste, Refuse and Recycling, of the Code of James City County, Virginia.

I. BOARD DISCUSSION(S)

1. Strategic Plan Update

J. BOARD CONSIDERATION(S)

1. Adoption of a Board Policy to Address Data Center Facilities

K. BOARD REQUESTS AND DIRECTIVES

L. REPORTS OF THE COUNTY ADMINISTRATOR

M. CLOSED SESSION

1. Consideration of a personnel matter, the appoint of individuals to County Boards and/or Commissions pursuant to Section 2.2-3711 (A)(1) of the Code of Virgina and pertaining to the Colonial Behavioral Health Board.

2. Certification of Closed Session

N. ADJOURNMENT

1. Adjourn until 8:30 am on December 5, 2025 for the Joint Meeting at Legacy Hall

M E M O R A N D U M

DATE: November 12, 2025

TO: The Board of Supervisors

FROM: Amy S. Jarvis, Director of Human Resources

SUBJECT: Authorization for Leave Payout

James City County has offered a leave payout option to staff for the past three years. Based on the feedback and final cost, the County is recommending this option be provided to staff again this year.

I am requesting authorization to offer staff a leave payout option for vacation or paid time off leave, as we did in December 2024. The maximum payouts would be based on tiers of years of service: up to 10 years of service the maximum is $4,000; 10 to 20 years of service the maximum is $5,000; and 20 or more years of service the maximum is $6,000. The leave payout includes the County Administrator and the County Attorney. The effective date would be December 26, 2025.

The estimated cost of the leave payout is $600,000. The actual leave payout could be less based on the number of employees who elect it. In Fiscal Years 2023 and 2024, the actual leave payout amounts were $311,600 and $380,021, respectively. The attached resolution authorizes the use of the General Fund's Unassigned Fund Balance for these purposes and authorizes the appropriation in the applicable departments and funds.

Staff recommends adoption of the attached resolution.

ASJ/ap
AuthLeavePayout-mem

Attachment

R E S O L U T I O N

AUTHORIZATION FOR LEAVE PAYOUT

WHEREAS, James City County desires to recognize staff for their work over the past year and provide an opportunity for staff to avoid losing earned paid leave; and

WHEREAS, staff recommends a one-time leave payout of vacation or paid time off with multi-tier levels based on years of service, maximum payout capped at $6,000; and

WHEREAS, the estimated cost for the leave payout is $600,000, but the final cost could be less based on the number of employees who elect it.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, does hereby approve a one-time leave payout capped at $6,000 effective December 26, 2025, and authorizes the use of the General Fund's Unassigned Fund Balance for this purpose to be appropriated in the applicable departments and funds for a total of up to $600,000.

_____
James O. Icenhour, Jr.
Chair, Board of Supervisors

ATTEST:

_____
Teresa J. Saeed
Deputy Clerk to the Board

	VOTES			
	AYE	NAY	ABSTAIN	ABSENT
HIPPLE	____	____	____	____
NULL	____	____	____	____
LARSON	____	____	____	____
MCGLENNON	____	____	____	____
ICENHOUR	____	____	____	____

Adopted by the Board of Supervisors of James City County, Virginia, this 12th day of November, 2025.

AuthLeavePayout-res

M E M O R A N D U M

DATE: November 12, 2025

TO: The Board of Supervisors

FROM: Tammy Mayer Rosario, Assistant Director of Community Development
Toni E Small, Director of Stormwater and Resource Protection

SUBJECT: Grant Application to the Community Flood Preparedness Fund - Round 6

The Virginia Community Flood Preparedness Fund (CFPF) was established by the General Assembly in 2020 to provide support for regions and localities across Virginia to reduce the impacts of flooding. The Virginia Department of Conservation and Recreation has invited localities to participate in the related grant program since 2021 and has awarded more than $265 million to date.

As a competitive program, the CFPF grant program prioritizes activities that are aligned with local, state, and federal floodplain management standards, and local, regional, and statewide resilience plans. Grants are available in the following categories and with various levels of CFPF fund match to local dollars:

- **Capacity building and planning** - These grants encourage sound flood preparedness and resilience planning, with priority to vulnerability assessments and resilience plans (75% fund to 25% local) but also support for new positions (50% fund to 50% local); and
- **Studies** - These grants are for studies designed to improve long-term planning and effectiveness of resilience plans and projects (50% fund to 50% local for studies); and
- **Projects** - These grants are for projects with a primary purpose of flood prevention or protection to reduce coastal, riverine, or inland flooding (70% fund to 30% local for projects that will result in nature-based solutions, 60% fund to 40% local for projects that will result in hybrid solutions, 50% fund to 50% local for all other projects).

Additionally, the fund offers both short- and long-term loans for projects.

For Round 6 of the grant program, James City County staff is recommending a grant application for a flood study of areas of the County including the Powhatan and Skiffes Creek watersheds focusing on areas of high flood risk as identified in approved watershed management plans, citizen concerns, and previous drainage studies. The study would serve to pinpoint areas of priority for flood prevention or protection projects, drainage improvements, and identify potential projects to remedy these issues. The CFPF Round 6 provides an opportunity to leverage state funds to cover up to 50% of the cost of this study and could substantially advance our efforts to get to the next Community Rating System level by providing a tool to make decisions to reduce increased flooding from development on a watershed-wide basis and address existing flood problems. It will also allow the County to consider future development as we work on current problems and ensure that future development does not aggravate existing problems. The estimated cost of the flood study is $854,500, of which 50% or $427,250 would be paid by the fund and 50% or $427,250 would be paid by the County.

Staff recommends adoption of the attached resolution authorizing the County's request for funding from the CFPF. Should the application receive funding this round, staff will return to the Board of Supervisors with a resolution to appropriate the funds.

TMR/TES/tm
CFPFgrant_Rd6-mem

Attachment:
1. Resolution of Support

R E S O L U T I O N

GRANT APPLICATION TO

THE COMMUNITY FLOOD PREPAREDNESS FUND - ROUND 6

WHEREAS, the Board of Supervisors of James City County, Virginia (the "County"), desires for the County to submit an application requesting funding for a flood study from the Community Flood Preparedness Fund (CFPF) through the Virginia Department of Conservation and Recreation - Round 6; and

HEREAS, the County has funding up to $427,250 available in the Capital Projects Fund to match the CFPF included in existing Stormwater and Resource Protection Division project budgets; and

WHEREAS, the estimated cost of the flood study is $854,500, of which 50% or $427,250 would be paid through these available resources in the Capital Projects Fund and the remaining 50% or $427,250 would be requested from CFPF through this application.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby supports this application for a flood study totaling up to $854,500, requesting an allocation up to $427,250 through the CFPF, further approving a County contribution up to $427,250 toward this project, and hereby authorizing the County Administrator to sign the necessary applications, agreements, and other documentation necessary to administer this project.

_____
James O. Icenhour, Jr.
Chair, Board of Supervisors

ATTEST:

_____
Teresa J. Saeed
Deputy Clerk to the Board

	VOTES			
	AYE	NAY	ABSTAIN	ABSENT
HIPPLE	____	____	____	____
NULL	____	____	____	____
LARSON	____	____	____	____
MCGLENNON	____	____	____	____
ICENHOUR	____	____	____	____

Adopted by the Board of Supervisors of James City County, Virginia, this 12th day of November, 2025.

CFPFgrant_Rd6-res

M E M O R A N D U M

DATE: November 12, 2025

TO: The Board of Supervisors

FROM: Michael D. Woolson, Section Chief - Resource Protection
Andrew Dean, Assistant County Attorney

SUBJECT: Chesapeake Bay Preservation Ordinance Violation - Civil Charge - Escalante Kingsmill Resort, LLC ("Escalante") - 900 Kingsmill Road, Golf Maintenance Facility

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Attached is a resolution for consideration by the Board of Supervisors (the "Board") involving a violation of the County's Chesapeake Bay Preservation Ordinance (the "Ordinance") on property located at 900 Kingsmill Road and further identified as James City County Real Estate Tax Map Parcel No. 5040100002C (the "Property"). The case involved the removal of vegetation within a Resource Protection Area (the "RPA") on the Property. This work was done without a plan of development or obtaining a land disturbing permit.

On or about February 10, 2025, County staff received a report of unauthorized activity on the Property. Following the site visit, staff performed research on the Property using County records and discovered that there had not been any written approvals for the removal of vegetation in the RPA.

In accordance with provisions of the Ordinance, Escalante and County mutually came to terms to resolve and settle the violation through the County's civil charge process. The violator voluntarily signed a Consent Agreement and entered into a Chesapeake Bay Restoration Agreement with the County on October 14, 2025.

The resolution and attachments present additional specific details of the violation. Under the provisions of the Ordinance, the Board may accept civil charges for each violation of up to $10,000. The violator has agreed to the recommended $10,000 civil charge for violation of Section 23-10 of the County's Chesapeake Bay Preservation Ordinance.

The Chesapeake Bay Preservation Ordinance Civil Penalty Procedures Policy, endorsed by the Board in August 1999, was used by staff as guidance in determining the civil charge amount. The Policy considers the degree of water quality impact and the degree of noncompliance involved in the case. The civil charge amount is based on a significant water quality impact, a major degree of noncompliance, and the voluntary restoration of a portion of the RPA.

Staff recommend adoption of the attached resolution, establishing the civil charge for the Chesapeake Bay Preservation Ordinance violation presented.

MDW/AD/tm
CBViol900Kngsmll-rev-mem

Attachments:
1. Resolution
2. Notice of Violation
3. Location Map
4. Consent Agreement
5. Restoration Agreement
6. Water Quality Impact Assessment, including Restoration Plan
7. 1999 Civil Charge Policy

R E S O L U T I O N

CHESAPEAKE BAY PRESERVATION ORDINANCE VIOLATION

CIVIL CHARGE - ESCALANTE KINGSMILL RESORT, LLC -

900 KINGSMILL ROAD, GOLF MAINTENANCE FACILITY

WHEREAS, Escalante Kingsmill Resort, LLC, is the owner of a certain parcel of land commonly known as 900 Kingsmill Road, Williamsburg, Virginia and designated as Parcel No. 5040100002C within the James City County Real Estate Tax Map system (the "Property"); and

WHEREAS, on or about February 10, 2025, Escalante Kingsmill Resort, LLC, caused removal of vegetation within a defined Resource Protection Area ("RPA") on the Property without prior approval of a plan of development or a land disturbing permit in violation of the County's Chesapeake Bay Preservation Ordinance; and

WHEREAS, Escalante Kingsmill Resort, LLC, executed a Consent Agreement to remedy the violation of the County's Chesapeake Bay Preservation Ordinance; and

WHEREAS, Escalante Kingsmill Resort, LLC, agreed to a Chesapeake Bay Restoration Agreement to restore vegetation on the Property to a condition that protects the natural resources of the Property, the County, and the Chesapeake Bay watershed; and

WHEREAS, Escalante Kingsmill Resort, LLC, agreed to pay a total of $10,000 to the County as a civil charge pursuant to the County's Chesapeake Bay Preservation Ordinance; and

WHEREAS, the James City County Board of Supervisors accepts the civil charge in full settlement of the Chesapeake Bay Preservation Ordinance violation, in accordance with Section 23-18 of the Code of the County of James City.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby authorizes and directs the County Administrator to accept the $10,000 civil charge from Escalante Kingsmill Resort, LLC, as full settlement of the Chesapeake Bay Preservation Ordinance violation at the Property occurring on or about February 10, 2025.

_____
James O. Icenhour, Jr.
Chair, Board of Supervisors

ATTEST:

_____
Teresa J. Saeed
Deputy Clerk to the Board

	VOTES			
	AYE	NAY	ABSTAIN	ABSENT
HIPPLE	____	____	____	____
NULL	____	____	____	____
LARSON	____	____	____	____
MCGLENNON	____	____	____	____
ICENHOUR	____	____	____	____

Adopted by the Board of Supervisors of James City County, Virginia, this 12th day of November 2025.

CBViol900Kngsmll-rev-res

General Services
107 Tewning Road
Williamsburg, VA 23188
P: 757-259-4080
General.Services@jamescitycountyva.gov

jamescitycountyva.gov

Capital Projects
107 Tewning Road
Williamsburg, VA 23188
757-259-4080

Fleet
103 Tewning Road
Williamsburg, VA 23188
757-259-4122

Stormwater and Resource Protection
101-E Mounts Bay Road
Williamsburg, VA 23185
757-253-6670

Facilities & Grounds
113 Tewning Road
Williamsburg, VA 23188
757-259-4080

Solid Waste
1204 Jolly Pond Road
Williamsburg, VA 23188
757-565-0971

NOTICE OF VIOLATION

February 26, 2025

Escalante Kingsmill Resort, LLC
2930 Bledsoe Street, Suite 124
Fort Worth, Texas 76107

Re: Erosion and Stormwater Management, unauthorized land disturbance
Resource Protection Area, unauthorized vegetation removal
Illicit Discharge, unauthorized dumping into storm sewer system
SRP-25-0002, 900 Kingsmill Road

To Whom It Concerns:

On February 10, 2025, representatives of the James City County Stormwater and Resource Protection Division became aware of unauthorized land disturbing within a resource protection area (RPA), unauthorized vegetation removal within an RPA, and an illicit discharge violation on property you own at 900 Kingsmill Road, Williamsburg, Virginia 23185 near the golf course maintenance facility, see enclosed location map.

The land disturbing violation is a violation of James City County code sections 8-4, 8-5, and 8-7 of the Erosion and Stormwater Management Ordinance. The RPA violation is a violation of James City County code sections 23-5, 23-7, 23-9, 23-10 and 23-11 of the Chesapeake Bay Preservation Ordinance. The illicit discharge violation is a violation of James City County code section 18A-22 of the Illicit Discharge Ordinance.

The land disturbing violation is subject to a civil penalty up to $1,000 per day per section or a one-time civil charge of $3,000. The RPA violation is subject to a civil penalty up to $5,000 per day per section or a one-time civil charge up to $10,000 and is subject to restoring the resource protection area. The illicit discharge is subject to a civil penalty up to $1,000 per day or a one-time civil charge up to $1,000.

To remedy these violations, you must take the following actions:

1. Submit and get approved an erosion and sediment control plan for the property. Double permit review fees will be assessed for an after-the-fact application; and
2. Submit and get approved a Water Quality Impact Assessment for the work in the RPA. Double permit review fees will be assessed for the after-the-fact application. Conditions of approval will include:
    a. removal of all deposited materials in the RPA; and
    b. reestablishing the RPA buffer where impacted, according to the Riparian Buffer Guidance Manual.
3. Payment of a one-time civil charge for Chapter 8 violations of $1,000; and

4. Payment of a one-time civil charge for Chapter 23 violations of $10,000; and
5. Payment of a one-time civil charge for the Chapter 18A violation of $1,000.

Under James City County code section 8-17, Appeals, you may appeal Chapter 8 violations to the Board of Supervisors, in writing, by March 31, 2025. Under James City County code section 23-17, Appeals, you may appeal Chapter 23 violations to the Chesapeake Bay Board, in writing, by March 31, 2025. The Chapter 18A violation may be appealed to the circuit court of James City County.

Please be advised that no permits of plan approvals beyond those discussed above will be issued for this property until the outstanding violations have been resolved.

Please contact our office at 757-253-6823 to discuss this matter by March 31, 2025. After that date, the matter is no longer appealable to the Chesapeake Bay Board or the James City County Board of Supervisors.

Sincerely,

Michael Woolson
Section Chief, Stormwater and Resource Protection Division
757-253-6823
Michael.Woolson@jamescitycountyva.gov

Encl: Location Map

cc: Toni Small, Stormwater and Resource Protection Division Director, via email
Andrew Dean, Assistant County Attorney, via email
Paul Holt, Community Development Director, via email
Christy Parrish, Zoning Administrator, via email

Legend

- Parcels
- Vacated Right of Way
- Street Names
- Contours 5 Ft
- Resource Protection Area RPA

Title: Kingsmill Golf Maintenance Facility Violations **Date: 2/25/2025**

DISCLAIMER:This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records,information, and data obtained from various sources, and James City County is not responsible for its accuracy or how current it may be.

Feet

0 100 200 300 400

1:3,600 / 1"=300 Feet

Chesapeake Bay Preservation Civil Charge Consent Agreement

THIS AGREEMENT, made on this 30th day of October 2025, by and between Escalante Kingsmill Resort, LLC, residing at 1021 ~~1201~~ Foch Street, Fort Worth, Texas, 76107, ("CONTRACTOR") and the COUNTY OF JAMES CITY, VIRGINIA, ("COUNTY").

WHEREAS, the Contractor performing work on that certain parcel of land known and identified as; 900 Kingsmill Road, James City County, PIN 5040100002C, has violated or has caused a violation of the James City County Chesapeake Bay Preservation Ordinance, Chapter 23 of the County Code, by removing vegetation and disturbing ground without a plan of development or obtaining a land disturbing permit on that aforementioned parcel.

NOW, THEREFORE, to resolve this violation the parties hereto agree as follows:

1. The Contractor hereby agrees to provide for the payment of a civil charge in the amount of Ten Thousand Dollars ($10,000.00), for the violation of the ordinance described above.

2. In consideration of the Contractor's payment of the civil charge, the County agrees to accept the civil charge as the final resolution of this violation and in consideration of this executed agreement the County will not prosecute the Contractor under the civil penalty provision provided for within the ordinance.

Once the consent agreement is executed, the County will proceed with processing the civil charge in accordance with the provisions of Section 23-18(b) of the Chesapeake Bay Preservation ordinance. This includes scheduling the case on the consent calendar at an upcoming Board of Supervisor regular meeting.

CONTRACTOR'S AUTHORIZED REPRESENTATIVE:

* Signature: _____

Name: Elcio Silva

Title: Secretary

COUNTY OF JAMES CITY, VIRGINIA

By: _____

Approved as to form:

_____

County Attorney

Chesapeake Bay Restoration Agreement

THIS AGREEMENT by and between Escalante Kingsmill Resort, LLC (the "Owner"), residing at 1021 Foch Street, Fort Worth, Texas 76107, and the County of James City, Virginia, a political subdivision of the Commonwealth of Virginia (the "County").

WHEREAS, the Owner caused unpermitted land disturbing activities on certain tracts of land located at 900 Kingsmill Road (the "Property), located in the County. In violation of County ordinance; and

WHEREAS, the Owner and the County have entered into a consent agreement to remedy the violation and part of said agreement includes restoration of vegetation within portions of the Property by the Owner as shown on a plan designated as **EROSION AND SEDIMENT CONTROL PLAN FOR 900 KINGSMILL ROAD**, dated May 22, 2025 and prepared by AES Consulting Engineers (the "Restoration Plan"); and

WHEREAS, the Owner will post sufficient bond, letter of credit, certified or cashier's check, or escrow fund (collectively the "Security Instrument"), pursuant to existing Ordinances, approved as to form by the County Attorney, and with surety satisfactory to the County in the amount of Twenty Six Thousand Dollars ($26,000.00) guaranteeing the implementation of the restoration plan before May 1, 2026.

NOW, THEREFORE, THIS AGREEMENT WITNESSETH that for and in consideration of the premises and the covenants and agreements herein contained, the parties agree as follows:

1. The Owner does covenant and agree that it will, without cost to the County on or before May 1, 2026, construct to the approval of the County all physical improvements as required by the Chesapeake Bay Preservation Ordinance of the County, or as shown on the Restoration Plan. If, in the sole judgment of the County, circumstances beyond the control of the Owner prevent the Owner from completing the improvements in the time set forth herein, then the County may, at its sole discretion, grant an extension of time for completion of said improvements and in such instance the County shall require an amended Security Instrument approved as to form by the County Attorney, and with surety satisfactory to the County in an amount to guarantee the installation of the aforementioned improvements.

2. It is mutually understood and agreed that in the event the Owner fails to properly complete the physical improvements provided hereinabove, the County may complete, or cause to have completed, the same and render a bill therefore to the Owner who shall be liable to the County for all proper costs so incurred by the County, or the County may draw the amount necessary from the surety to complete or cause to have completed the same. The Owner hereby grants the County, its agents and contractor, access to the property to install any improvements required under this Agreement.

3. In the event the County calls, collects, or otherwise draws on the Security Instrument pledged under this Agreement, the Owner agrees to either pay, or have the County use the proceeds of the draw to pay a reasonable administrative fee of $35.00, plus any costs actually incurred by the County in drawing on the Security Instrument. The charge for an administrative fee plus costs shall apply regardless of whether the County later accepts a renewal or amendment of the Security Instrument.

4. It is mutually understood and agreed that this Agreement does not relieve the Owner of any responsibilities or requirements placed upon them by the various Ordinances of the County applicable to such development of the property, and the development of the Property will be done in strict accordance with such Ordinances.

5. It is mutually understood and agreed that if the Owner shall faithfully execute each and all requirements of the Chesapeake Bay Preservation Ordinance and the provisions of this Agreement, and shall indemnify, protect, and save harmless the County from all loss, damage, expense, or cost by reason of any claim, suit, or action instituted against the County or its agents or employees thereof, on account of, or in consequence of any breach on the part of the Owner, then the Security Instrument shall be released by the County to the Owner.

IN WITNESS WHEREOF, the parties hereto, being first duly authorized, have affixed their signatures on the date first above written.

Owner: Elcio Silva Secretary
(Print Name & Title)

* By: _____
(Signature)

Approved as to form:

_____
County Attorney

COUNTY OF JAMES CITY, VIRGINIA

By: _____
County Agent

DATE: October 31, 2025

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

900 Kingsmill Road

Water Quality Impact Assessment

AES Project No. 7753-32

Original: May 22, 2025

Prepared by:

Graham Corson, P.E.

TABLE OF CONTENTS

I INTRODUCTION

II WATER QUALITY IMPACT ASSESSMENT

III CONCLUSION

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APPENDIX B NOTICE OF VIOLATION

APPENDIX A SUPPLEMENTAL DOCUMENTS

I INTRODUCTION

On February 26, 2025, Escalante Kingsmill Resort, LLC (Escalante), owners of the property at 900 Kingsmill Road, received a Notice of Violation from Michael Woolson, Section Chief of the James City County Stormwater and Resource Protection Division. The Notice of Violation stated that representatives of the James City County Stormwater and Resource Protection Division became aware of unauthorized land disturbing within a resource protection area (RPA), unauthorized vegetation removal within an RPA, and an illicit discharge violation at 900 Kingsmill Road, near the golf course maintenance facility. A copy of the Notice of Violation, including the enclosed location map, is provided in Appendix A of this report.

To remedy the violations, the County is requiring Escalante to:

1. Submit and get approved an erosion and sediment control plan for the property.
2. Submit and get approved a Water Quality Impact Assessment for the work in the RPA. Conditions of the approval will include:
    a. Removal of all deposited materials in the RPA; and
    b. Reestablishing the RPA buffer where impacted, according to the Riparian Buffer Guidance Manual.

In accordance with Section 23-14 of the James City County Chesapeake Bay Ordinance, the purpose of this report is to request an exception to Section 23-7 of the same Ordinance by summarizing and organizing information about the proposed impacts to the Chesapeake Bay Preservation Area(s) (CBPAs) which are reasonably necessary for the development of this property and to identify the proposed mitigation that addresses such impacts.

For the purposes of this report, there is one (1) specific area of CBPA impact in the project area; Section 23-7 of the James City County Chesapeake Bay Ordinance generally categorizes these impacts. The CBPA impact proposed is for the work in the RPA to remediate the unauthorized impact to the RPA area. Exhibit B, submitted with this report, identifies the location of the violation and proposed impact area. The proposed mitigation described in this assessment is incorporated into the submitted Erosion and Sediment Control Plan. The total area impacted is approximately 20,625 square feet.

II WATER QUALITY IMPACT ASSESSMENT

A. Identification of Impacts and Required Information for Review

<u>RPA Buffer Impact #1</u>

Impact #1 is necessary for the remediation of unauthorized land disturbing and vegetation removal in the RPA. Remediation of the area will include the removal of foreign debris from the RPA and the re-vegetation of the RPA in accordance with the Riparian Buffer

Guidance Manual. This remediation will be executed through the Erosion and Sediment Control Plan for the property. The area of the remediation impact is 20,625± square feet or 0.47± acres.

Careful consideration has been taken to eliminate any further impact of the RPA buffer. Exhibit B, found within Appendix B, identifies the location of this impact. The proposed mitigation described in this assessment has been incorporated into the Erosion and Sediment Control Plan, which is required as remedy to the violation.

B. Proposed Mitigation

Initial mitigation for the remediation efforts shall include E&S measures as described in the Virginia Stormwater Management Handbook, to include reinforced silt fencing, tree protection fencing, and temporary/permanent seeding. Final mitigation will be accomplished through the restoration of the RPA buffer via re-vegetation. The re-vegetation requirement per the Riparian Buffer Guidance Manual is 1 mitigation cell per 400 square feet of RPA impact. 52 mitigation cells are required for the 20,625 square feet of impact to the RPA buffer. A mitigation cell consists of one canopy tree, two understory trees, and three small shrubs. Per Appendix D, Table A, of the Guidance Manual, one understory tree and two large shrubs may be used in lieu of two understory trees. The proposed re-vegetation of the violation areas will be comprised of 52 canopy trees, 52 understory trees, 104 large shrubs, and 156 small shrubs.

In addition to the re-vegetation and E&S measures, permanent RPA buffer signage is proposed as part of the Erosion and Sediment Control plan in order to demarcate the location of the RPA buffer and help prevent future impact to the RPA buffer.

III CONCLUSION

In summary, the findings of this Water Quality Impact Analysis indicate that:

- The remediation of the violation area is required by James City County, and the remediation efforts will constitute impacts to the RPA buffer and are therefore unavoidable.
- Mitigation strategies have been employed to offset the impacts to environmentally sensitive areas as outlined within this report and in the attached documents.

APPENDIX A
Notice of Violation

General Services
107 Tewning Road
Williamsburg, VA 23188
P: 757-259-4080
General.Services@jamescitycountyva.gov

jamescitycountyva.gov

Capital Projects
107 Tewning Road
Williamsburg, VA 23188
757-259-4080

Fleet
103 Tewning Road
Williamsburg, VA 23188
757-259-4122

Stormwater and Resource Protection
101-E Mounts Bay Road
Williamsburg, VA 23185
757-253-6670

Facilities & Grounds
113 Tewning Road
Williamsburg, VA 23188
757-259-4080

Solid Waste
1204 Jolly Pond Road
Williamsburg, VA 23188
757-565-0971

NOTICE OF VIOLATION

February 26, 2025

Escalante Kingsmill Resort, LLC
2930 Bledsoe Street, Suite 124
Fort Worth, Texas 76107

Re: Erosion and Stormwater Management, unauthorized land disturbance
Resource Protection Area, unauthorized vegetation removal
Illicit Discharge, unauthorized dumping into storm sewer system
SRP-25-0002, 900 Kingsmill Road

To Whom It Concerns:

On February 10, 2025, representatives of the James City County Stormwater and Resource Protection Division became aware of unauthorized land disturbing within a resource protection area (RPA), unauthorized vegetation removal within an RPA, and an illicit discharge violation on property you own at 900 Kingsmill Road, Williamsburg, Virginia 23185 near the golf course maintenance facility, see enclosed location map.

The land disturbing violation is a violation of James City County code sections 8-4, 8-5, and 8-7 of the Erosion and Stormwater Management Ordinance. The RPA violation is a violation of James City County code sections 23-5, 23-7, 23-9, 23-10 and 23-11 of the Chesapeake Bay Preservation Ordinance. The illicit discharge violation is a violation of James City County code section 18A-22 of the Illicit Discharge Ordinance.

The land disturbing violation is subject to a civil penalty up to $1,000 per day per section or a one-time civil charge of $3,000. The RPA violation is subject to a civil penalty up to $5,000 per day per section or a one-time civil charge up to $10,000 and is subject to restoring the resource protection area. The illicit discharge is subject to a civil penalty up to $1,000 per day or a one-time civil charge up to $1,000.

To remedy these violations, you must take the following actions:

1. Submit and get approved an erosion and sediment control plan for the property. Double permit review fees will be assessed for an after-the-fact application; and
2. Submit and get approved a Water Quality Impact Assessment for the work in the RPA. Double permit review fees will be assessed for the after-the-fact application. Conditions of approval will include:
    a. removal of all deposited materials in the RPA; and
    b. reestablishing the RPA buffer where impacted, according to the Riparian Buffer Guidance Manual.
3. Payment of a one-time civil charge for Chapter 8 violations of $1,000; and

4. Payment of a one-time civil charge for Chapter 23 violations of $10,000; and
5. Payment of a one-time civil charge for the Chapter 18A violation of $1,000.

Under James City County code section 8-17, Appeals, you may appeal Chapter 8 violations to the Board of Supervisors, in writing, by March 31, 2025. Under James City County code section 23-17, Appeals, you may appeal Chapter 23 violations to the Chesapeake Bay Board, in writing, by March 31, 2025. The Chapter 18A violation may be appealed to the circuit court of James City County.

Please be advised that no permits of plan approvals beyond those discussed above will be issued for this property until the outstanding violations have been resolved.

Please contact our office at 757-253-6823 to discuss this matter by March 31, 2025. After that date, the matter is no longer appealable to the Chesapeake Bay Board or the James City County Board of Supervisors.

Sincerely,

Michael Woolson
Section Chief, Stormwater and Resource Protection Division
757-253-6823
Michael.Woolson@jamescitycountyva.gov

Encl: Location Map

cc: Toni Small, Stormwater and Resource Protection Division Director, via email
Andrew Dean, Assistant County Attorney, via email
Paul Holt, Community Development Director, via email
Christy Parrish, Zoning Administrator, via email

Legend

- Parcels
- Vacated Right of Way
- Street Names
- Contours 5 Ft
- Resource Protection Area RPA

Title: Kingsmill Golf Maintenance Facility Violations **Date: 2/25/2025**

DISCLAIMER:This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records,information, and data obtained from various sources, and James City County is not responsible for its accuracy or how current it may be.

Feet

0 100 200 300 400

1:3,600 / 1"=300 Feet

APPENDIX B
SUPPLEMENTAL DOCUMENTS

EROSION AND SEDIMENT CONTROL PLAN FOR REMEDIATION EFFORTS

LEGEND

EXISTING		PROPOSED	EXISTING		PROPOSED
EX. WATER	WATER			CENTERLINE/BASELINE	
EX. SAN.	SANITARY SEWER			RIGHT OF WAY	
	STORM SEWER			PROPERTY LINE	
EX. FORCEMAIN	FORCE MAIN			℄ DITCH/SWALE	
	SANITARY MANHOLE			CONCRETE LINED DITCH	
	STORM MANHOLE			EXISTING TREELINE	
	CURB DROP INLET			LIMITS OF CLEARING	
	YARD DROP INLET			RIP RAP	
	FLARED END SECTION			CURB	
	VALVE			CURB AND GUTTER	
	FIRE HYDRANT ASSEMBLY			REVERSE GUTTER PAN	
	BLOW-OFF VALVE			EDGE OF PAVEMENT	
	AIR RELEASE ASSEMBLY		TC0.00	EXISTING SPOT ELEVATION	
CO	CLEAN OUT			PROPOSED SPOT GRADE	TC0.00
WM	WATER METER			CONTOUR	80
	STREETLIGHT			EASEMENT	

EROSION AND SEDIMENTATION CONTROL LEGEND

RSF	XX	REINFORCED SILT FENCE (C-PCM-04-2)
TP		TREE PROTECTION (C-SSM-01)
TS		TEMPORARY SEEDING (C-SSM-09)
PS		PERMANENT SEEDING (C-SSM-10)

NOTE:
SEE VIRGINIA STORMWATER MANAGEMENT HANDBOOK FOR PERMITER CONTROL MEASURES AND DETAILS.

INDEX OF SHEETS:

SHEET NO.	SHEET DESCRIPTION
C1.0	ESC AND LANDSCAPE REMEDIATION PLAN
C2.0	NOTES & DETAILS

OWNER/DEVELOPER INFORMATION:

ESCALANTE KINGSMILL RESORT LLC

CONTACT: CONNOR BRUNS
CAPITAL PROJECTS
2930 BLEDSOE ST
FORT WORTH, TX, 76107
PHONE NO.: (817) 386-9721
EMAIL: CBURNS@ESCALANTEGOLF.COM

SITE DATA:

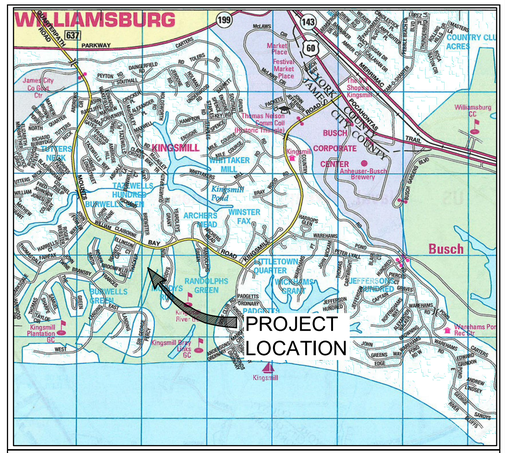
SITE ADDRESS: 900 KINGSMILL ROAD
WILLIAMSBURG, VIRGINIA 23185

PARCEL ID: 5040100002C

ZONING: R4, RESIDENTIAL PLANNED COMMUNITY

TOTAL PARCEL AREA: 191.4 ± AC.

FLOOD HAZARD MAP: THIS PROPERTY IS IN FLOOD ZONE X AS SHOWN ON MAP NUMBER 51095C0206D, PANEL 0206D, FOR COMMUNITY NUMBER 510201, DATED 12/16/15 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA. ZONE X IS DEFINED AS AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.



VICINITY MAP
(SCALE: 1"=2000')

RPA BUFFER MITIGATION PLANT SCHEDULE

CANOPY TREES 52
DECIDUOUS = 1.5" – 2" CALIPER
EVERGREEN = 6' HT
ACER RUBRUM / RED MAPLE
BETULA NIGRA / RIVER BIRCH
CARYA TOMENTOSA / MOCKERNUT HICKORY
FAGUS GRANDIFOLIA / AMERICAN BEECH
JUGLANS NIGRA / BLACK WALNUT
JUNIPERUS VIRGINIANA / EASTERN REDCEDAR
LIRIODENDRON TULIPIFERA / TULIP POPLAR
MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA
NYSSA SYLVATICA / TUPELO
PINUS TAEDA / LOBLOLLY PINE
PINUS VIRGINIANA / VIRGINIA PINE
PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE
QUERCUS BICOLOR / SWAMP WHITE OAK
QUERCUS LAURIFOLIA 'DARLINGTONIA' / DARLINGTON OAK
QUERCUS PHELLOS / WILLOW OAK

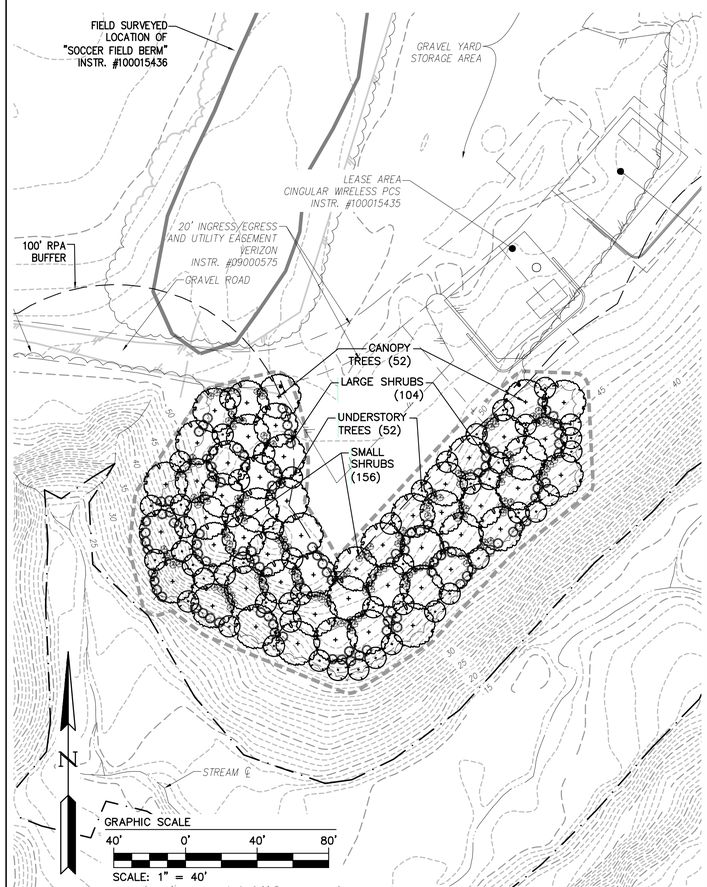
UNDERSTORY TREES 52
DECIDUOUS = 0.75"–1.5" CALIPER
EVERGREEN = 4' HT
ALNUS SERRULATA / HAZEL ALDER
AMELANCHIER CANADENSIS / CANADIAN SERVICEBERRY
ASIMINA TRILOBA / PAWPAW
CARPINUS CAROLINIANA / AMERICAN HORNBEAM
CERCIS CANADENSIS / EASTERN REDBUD
CHIONANTHUS VIRGINICUS / WHITE FRINGETREE
CORNUS FLORIDA / FLOWERING DOGWOOD
CRATAEGUS VIRIDIS / GREEN HAWTHORN
ILEX OPACA / AMERICAN HOLLY
MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA
OSTRYA VIRGINIANA / AMERICAN HOPHORNBEAM
OXYDENDRUM ARBOREUM / SOURWOOD TREE

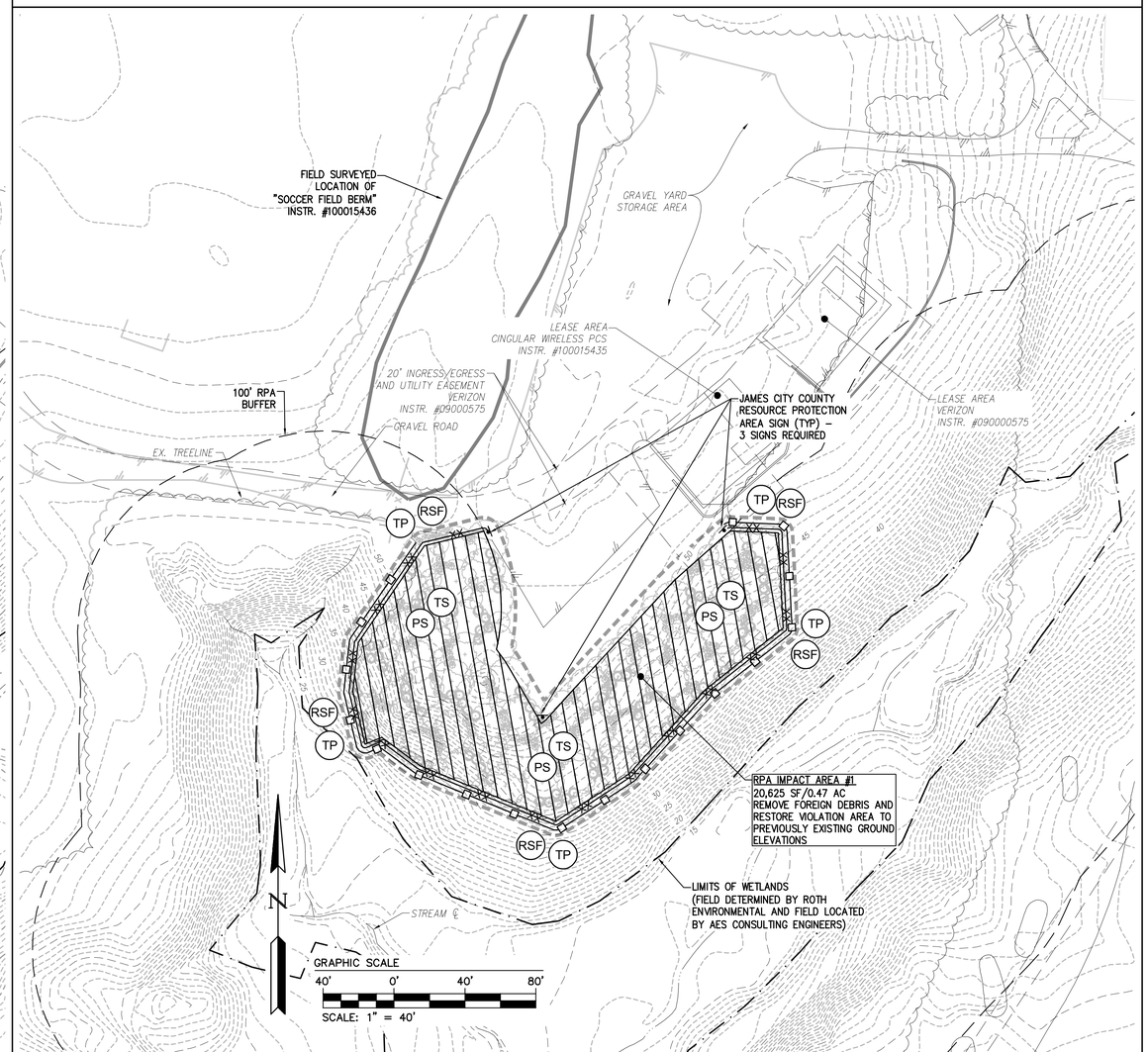
LARGE SHRUBS 104
3'–4' HT.
ARONIA ARBUTIFOLIA / RED CHOKEBERRY
CALLICARPA AMERICANA / AMERICAN BEAUTYBERRY
CEPHALANTHUS OCCIDENTALIS / BUTTONBUSH
CORNUS SERICEA / RED TWIG DOGWOOD
HAMAMELIS VIRGINIANA / COMMON WITCH HAZEL
ILEX VERTICILLATA / WINTERBERRY
ILEX VOMITORIA / YAUPON HOLLY
ITEA VIRGINICA / VIRGINIA SWEETSPIRE
MYRICA CERIFERA / WAX MYRTLE
MYRICA PENSYLVANICA / NORTHERN BAYBERRY
PHYSOCARPUS OPULIFOLIUS / NINEBARK
RHODODENDRON VISCOSUM / SWAMP AZALEA
SAMBUCUS CANADENSIS / AMERICAN ELDERBERRY
VACCINIUM CORYMBOSUM / HIGHBUSH BLUEBERRY
VIBURNUM DENTATUM / VIBURNUM
VIBURNUM NUDUM / POSSUMHAW

SMALL SHRUBS 156
15"–18" HT.
ARONIA MELANOCARPA / BLACK CHOKEBERRY
CLETHRA ALNIFOLIA / SUMMERSWEET
FOTHERGILLA GARDENII / DWARF FOTHERGILLA
HYDRANGEA QUERCIFOLIA / OAKLEAF HYDRANGEA
ILEX GLABRA / INKBERRY HOLLY
JUNIPERUS COMMUNIS / COMMON JUNIPER
KALMIA LATIFOLIA / MOUNTAIN LAUREL
MYRICA PENSYLVANICA / NORTHERN BAYBERRY
POTENTILLA FRUTICOSA / BUSH CINQUEFOIL
VACCINIUM ANGUSTIFOLIUM / LOWBUSH BLUEBERRY
VIBURNUM ACERIFOLIUM / MAPLELEAF VIBURNUM

* A MINIMUM OF 3 SPECIES, AT LEAST ONE(1) EVERGREEN, MUST BE CHOSEN FROM EACH PLANT TYPE TO PROMOTE A HEALTHY MIXTURE, AND REDUCE THE CHANCE OF A MONOCULTURE FORMING.
* PLANT MATERIALS PLANTED WITHIN THE BUFFER DO NOT HAVE TO BE SPECIMEN QUALITY, AND MAY BE CATEGORIZED AS 'B GRADE' PLANTS, EITHER CONTAINERIZED OR BARE ROOT.

RPA BUFFER RESTORATION:
AREA OF IMPACT: 20,625 SF
REVEGETATION REQUIREMENTS 1 MITIGATION CELL* PER 400 SF IMPACT
*MITIGATION CELL – 1 CANOPY TREE, 2 UNDERSTORY TREES AND 3 SMALL SHRUBS
MITIGATION CELLS REQUIRED 52 CELLS
52 CANOPY TREES
104 UNDERSTORY TREES**
156 SMALL SHRUBS
MITIGATION CELLS PROVIDED 52 CELLS
52 CANOPY TREES
52 UNDERSTORY TREES
104 LARGE SHRUBS
156 SMALL SHRUBS
** PER APPENDIX D, TABLE A, ONE UNDERSTORY TREE AND TWO LARGE SHRUBS MAY BE USED IN LIEU OF TWO UNDERSTORY TREES.





Rev.	Date	Description	Revised By

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

EROSION AND SEDIMENT CONTROL PLAN FOR
900 KINGSMILL ROAD
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	GVC
Project Number:	7753-32
Scale: 1"=40'	Date: 05/22/2025

Sheet Title:
ESC AND LANDSCAPE REMEDIATION PLAN

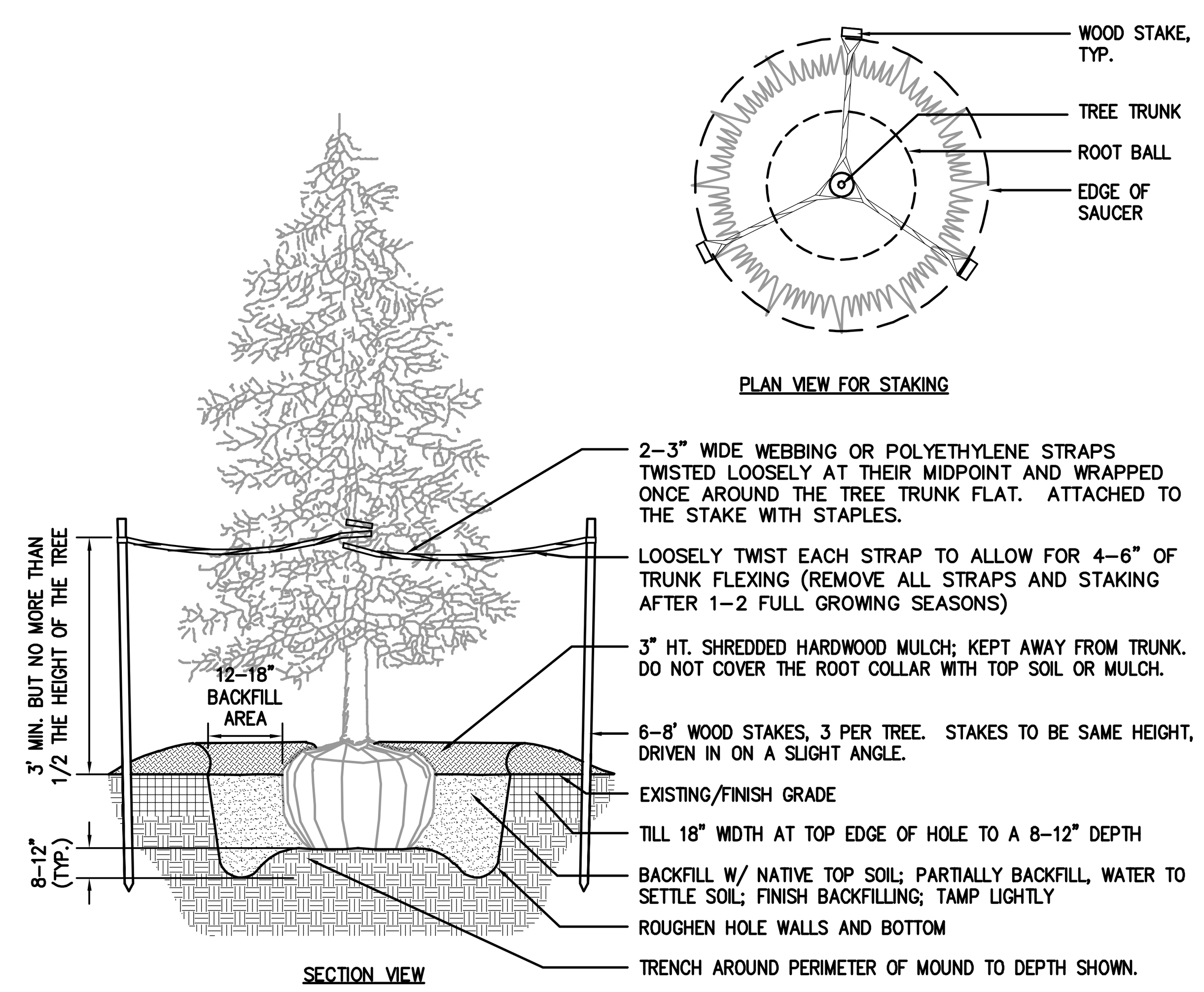
Sheet Number
C1.0

S:\2018\7753\32-Fennie Tracker\Engineering\Plans\RPA Violation Mitigation\7753-32_RPA Violation ESC Plan C1.0.dwg, 5/22/2025 3:46:10 PM, lowell.bestell

GENERAL LANDSCAPE NOTES

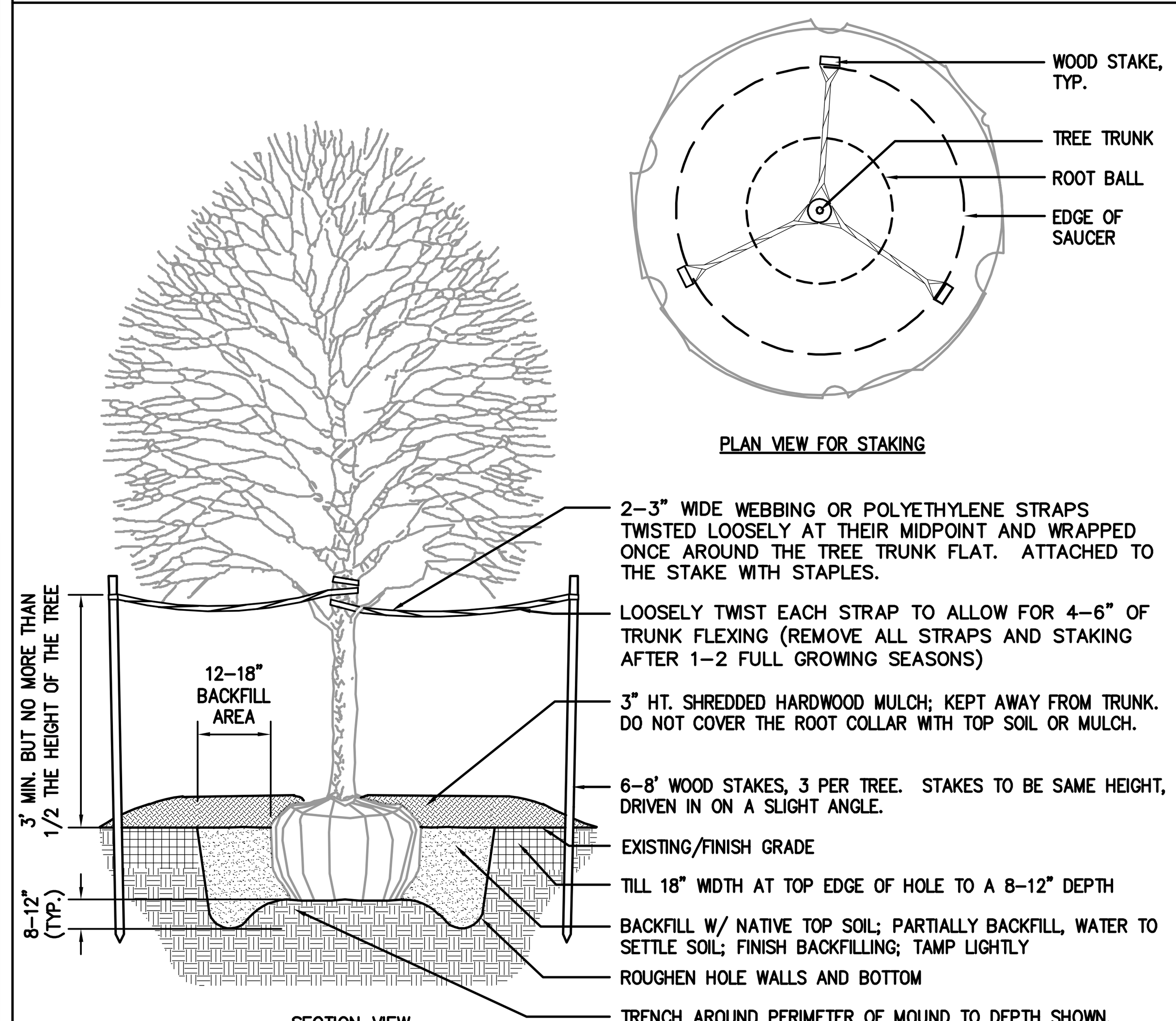
1. ALL PLANT STOCK SHALL MEET THE MINIMUM STANDARDS & SPECIFICATIONS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK," LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. ALL PLANT MATERIAL SHALL BE INSTALLED AS SPECIFIED IN THE VNLA STANDARDIZED LANDSCAPE SPECIFICATIONS, LATEST 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 CAN INCLUDE ALREADY ESTABLISHED TURF AREAS. THESE AREAS DO NOT SOLELY REPRESENT PROPOSED TURF. THE TOTAL AMOUNT OF PROPOSED TURF, AS WELL AS IF SEED OR SOD IS USED, 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 FINISH 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 WILL 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. THE FINISH ELEVATION OF SOD, TOPSOIL OR MULCH PLACED IN LANDSCAPE BEDS AGAINST THE BUILDING WALL SHALL BE A MINIMUM OF 3 INCHES BELOW THE ADJACENT FINISH FLOOR OF THE BUILDING TO INSURE PROPER DRAINAGE.



EVERGREEN TREE PLANTING

NOT TO SCALE



TREE PLANTING

NOT TO SCALE

JAMES CITY COUNTY STANDARD COUNTY STORMWATER NOTES

REV. 07/2024

1. ALL THE PROVISIONS OF VIRGINIA EROSION AND STORMWATER MANAGEMENT REGULATIONS, THE VIRGINIA BEST MANAGEMENT PRACTICE (BMP) CLEARINGHOUSE, VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH), VIRGINIA STORMWATER MANAGEMENT HANDBOOK, AND ANY ASSOCIATED TECHNICAL BULLETINS AND GUIDANCE DOCUMENTS AS PUBLISHED BY THE STATE WATER CONTROL BOARD, THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ), AND THE LOCAL VESMP AUTHORITY SHALL APPLY TO THE PROJECT.
2. MINIMUM STANDARDS NUMBERS 1 THROUGH 19 OF THE VIRGINIA EROSION AND STORMWATER MANAGEMENT REGULATIONS 9VAC25-875 SHALL APPLY TO THE PROJECT.
3. THE OPERATOR SHALL BE RESPONSIBLE TO REGISTER FOR CONSTRUCTION GENERAL PERMIT (CGP) COVERAGE, AS APPLICABLE, IN ACCORDANCE WITH THE GENERAL VIRGINIA POLLUTANT DISCHARGE ELIMINATION SYSTEM (VPDES) PERMIT FOR DISCHARGE OF STORMWATER FROM CONSTRUCTION ACTIVITIES (VAR10) CHAPTER 880; THE VIRGINIA EROSION AND STORMWATER MANAGEMENT REGULATIONS CHAPTER 875; AND IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STATE WATER CONTROL BOARD, THE VIRGINIA DEQ, CHAPTER 8 OF THE COUNTY CODE, AND THE LOCAL VESMP AUTHORITY.
4. THE OPERATOR SHALL PROVIDE THE NAME OF AN INDIVIDUAL HOLDING A VALID RESPONSIBLE LAND DISTURBER (RLD) CERTIFICATE ISSUED BY DEQ SIGNIFYING WHO IS RESPONSIBLE FOR CARRYING OUT THE LAND-DISTURBING ACTIVITY IN ACCORDANCE WITH THE APPROVED ESM PLAN. THE RLD MUST BE DESIGNATED ON THE EROSION AND SEDIMENT CONTROL PLAN, ESM PLAN, OR PERMIT AS A PREREQUISITE FOR ENGAGING IN LAND DISTURBANCE. THE RLD IS REQUIRED TO ATTEND THE PRE-CONSTRUCTION MEETING FOR THE PROJECT.
5. THE CONTRACTOR IS RESPONSIBLE TO CONTACT VIRGINIA 811 (HTTPS://VA811.COM/ OR 1-800-552-3120) PRIOR TO ANY UTILITY OR SITE WORK EXCAVATIONS.
6. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLANNED, DESIGNED, IMPLEMENTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST EDITION OF THE VESCH OR THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK. THE CONTRACTOR SHALL MAINTAIN, INSPECT, AND REPAIR ALL EROSION AND SEDIMENT CONTROL MEASURES AS NEEDED THROUGHOUT THE LIFE OF THE PROJECT TO ENSURE CONTINUED ACCEPTABLE PERFORMANCE.
7. A PRE-CONSTRUCTION CONFERENCE (MEETING) SHALL BE HELD ON-SITE AND INCLUDE REPRESENTATIVES FROM THE LOCAL VESMP AUTHORITY, THE OWNER/OPERATOR/PERMITTEE, THE RLD, THE CONTRACTOR, ENGINEER, AND OTHER RESPONSIBLE AGENCIES, AS APPLICABLE, PRIOR TO AUTHORIZATION AND ISSUANCE OF A LOCAL LAND DISTURBING OR STORMWATER CONSTRUCTION PERMIT. THE OWNER/OPERATOR/PERMITTEE IS REQUIRED TO COORDINATE SCHEDULING OF THE PRE-CONSTRUCTION CONFERENCE WITH THE JAMES CITY COUNTY (JCC) SRP DIVISION. THE CONTRACTOR SHALL SUBMIT A SEQUENCE OF CONSTRUCTION AND A REVISED POLLUTION PREVENTION PLAN, IF APPLICABLE, TO THE LOCAL VESMP AUTHORITY FOR REVIEW AND APPROVAL PRIOR TO THE PRECONSTRUCTION MEETING.
8. A POLLUTION PREVENTION PLAN, IF REQUIRED, SHALL BE DEVELOPED, IMPLEMENTED, AND UPDATED AS NECESSARY AND MUST DETAIL THE DESIGN, INSTALLATION, IMPLEMENTATION, AND MAINTENANCE OF EFFECTIVE POLLUTION PREVENTION MEASURES TO MINIMIZE THE DISCHARGE OF POLLUTANTS AS SPECIFIED IN SECTION 8-10 OF THE COUNTY CODE. MEASURES MUST BE DESIGNED, INSTALLED, IMPLEMENTED, AND MAINTAINED TO: MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATERS; TREATED WASH WATERS IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE; MINIMIZE EXPOSURE OF BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE, AND OTHER MATERIALS PRESENT ON THE SITE TO PRECIPITATION AND TO STORMWATER; MINIMIZE THE DISCHARGE OF POLLUTANTS FROM SPILLS AND LEAKS AND IMPLEMENT CHEMICAL SPILL AND LEAK PREVENTION AND RESPONSE PROCEDURES. THE PLAN SHOULD ALSO INCLUDE EFFECTIVE BEST MANAGEMENT PRACTICES TO PROHIBIT DISCHARGES OF WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL; WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIALS; FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING; DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING OF TRENCHES AND EXCAVATIONS UNLESS MANAGED BY APPROPRIATE CONTROLS IN ACCORDANCE WITH 40 CFR 450.21(C). THIS PLAN SHALL BE AVAILABLE ON-SITE FOR REVIEW AT REASONABLE TIMES BY THE LOCAL VESMP AUTHORITY WHEN REQUESTED.
9. THE OWNER, APPLICANT, OPERATOR, OR PERMITTEE IS RESPONSIBLE FOR ALL OPERATOR SELF-INSPECTIONS AS REQUIRED IN THE POLLUTION PREVENTION PLAN AND AS REQUIRED AS PART OF A DEVELOPED STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THESE INSPECTIONS SHALL BE MADE AVAILABLE, UPON REQUEST, BY THE LOCAL VESMP AUTHORITY.
10. ALL PERIMETER EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE ACTIVITY TAKES PLACE.
11. EROSION AND SEDIMENT CONTROL MEASURES MAY REQUIRE MINOR FIELD ADJUSTMENTS OR ADDITIONAL CONTROLS MAY BE NEEDED AT OR FOLLOWING TIME OF CONSTRUCTION TO ENSURE THEIR INTENDED PURPOSE IS ACCOMPLISHED, TO ENSURE ADEQUATE PROTECTION OF THE HEALTH, SAFETY, AND WELFARE OF THE PUBLIC, OR IF SITE CONDITIONS CHANGE, BECOME APPARENT OR ALTER SIGNIFICANTLY FOLLOWING THE DATE OF PLAN APPROVAL. LOCAL VESMP AUTHORITY APPROVAL SHALL BE REQUIRED FOR ANY DEVIATION OF EROSION AND SEDIMENT CONTROL MEASURES FROM THE APPROVED PLAN. LOCAL VESMP AUTHORITY WRITTEN APPROVAL SHALL BE REQUIRED PRIOR TO DEVIATIONS FROM THE APPROVED EROSION AND SEDIMENT MEASURES OR SEQUENCE OF CONSTRUCTION. SIGNIFICANT DEVIATIONS FROM THE APPROVED PLAN MAY REQUIRE THE SUBMITTAL OF AN AMENDED PLAN FOR REVIEW AND APPROVAL.
12. OFF-SITE AREAS SHALL BE APPROVED BY THE LOCAL VESMP AUTHORITY PRIOR TO LAND DISTURBING ACTIVITY AT THE SEPARATE LOCATION. OFF-SITE AREAS SHALL BE INCLUDED AS PART OF THE PROPOSED LAND DISTURBING ACTIVITY OR COVERED BY A SEPARATE APPROVED ESM PLAN.
13. TEMPORARY SOIL STOCKPILES SHALL COMPLY WITH THE PROVISIONS OF SECTION 24-46 OF THE COUNTY CODE.
14. LOCAL VESMP AUTHORITY WRITTEN APPROVAL SHALL BE REQUIRED PRIOR TO DEVIATIONS FROM THE APPROVED EROSION AND SEDIMENT MEASURES, SEQUENCE OF CONSTRUCTION, OR STORMWATER MANAGEMENT PLAN. SIGNIFICANT DEVIATIONS FROM THE APPROVED PLAN MAY REQUIRE THE SUBMITTAL OF AN AMENDED PLAN FOR REVIEW AND APPROVAL.
15. PERMANENT OR TEMPORARY STABILIZATION OF DISTURBED SOIL AREAS SHALL COMPLY WITH MINIMUM STANDARD 1 (MS-1) AND 3 (MS3) OF THE VIRGINIA EROSION AND STORMWATER MANAGEMENT REGULATIONS. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 14 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR. IRRIGATION, IF NECESSARY, SHALL COMPLY WITH ALL APPLICABLE SEASONAL WATER USE RESTRICTIONS OF THE JAMES CITY SERVICE AUTHORITY.
16. FINAL STABILIZATION WILL BE DEFINED AS THE COMPLETION OF ALL SOIL DISTURBING ACTIVITIES AT THE SITE AND THE ESTABLISHMENT OF A PERMANENT VEGETATIVE COVER ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT IS UNIFORM (E.G., EVENLY DISTRIBUTED), MATURE ENOUGH TO SURVIVE, AND WILL INHIBIT EROSION.
17. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL DISTURBED AREAS ARE STABILIZED. REMOVAL SHALL NOT OCCUR WITHOUT WRITTEN AUTHORIZATION BY THE LOCAL VESMP AUTHORITY. DISTURBANCES ASSOCIATED WITH THE REMOVAL OF TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY STABILIZED.
18. SEDIMENT TRAPS AND SEDIMENT BASINS SHALL NOT BE REMOVED WITHOUT WRITTEN AUTHORIZATION OF THE LOCAL VESMP AUTHORITY.
19. DESIGN AND CONSTRUCTION OF PRIVATE STORM DRAINAGE SYSTEMS, OUTSIDE OF ANY VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) RIGHT-OF-WAY, SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT VERSION OF THE COUNTY'S STORMWATER DRAINAGE CONVEYANCE SYSTEMS (NON-BMP RELATED) GENERAL DESIGN AND CONSTRUCTION GUIDELINES.
20. RECORD DRAWINGS (AS-BUILTS) AND CONSTRUCTION CERTIFICATIONS ARE REQUIRED FOR ALL APPLICABLE STORMWATER FACILITIES, INCLUDING STORMWATER MANAGEMENT/BMP FACILITIES AND STORM DRAINAGE CONVEYANCE SYSTEMS, AND PRIVATE STREETS. THE FINAL PROJECT CERTIFICATION PROCESS SHALL INCLUDE AN INTERNAL CLOSED-CIRCUIT TELEVISION CAMERA (CCTV) POST INSTALLATION INSPECTION PERFORMED BY THE OWNER IN ACCORDANCE WITH THE COUNTY ADMINISTRATIVE GUIDELINES FOR CCTV POST INSTALLATION INSPECTION. RECORD DRAWINGS AND CONSTRUCTION CERTIFICATIONS MUST MEET ESTABLISHED PROGRAM REQUIREMENTS OF THE COUNTY CODE AND THE VESMP AUTHORITY.
21. ALL STORMWATER FACILITIES INCLUDING BMPS, STORM DRAINAGE PIPES, STORMWATER CONVEYANCES, INLETS, MANHOLES, OUTFALLS, AND ROADSIDE AND OTHER OPEN CHANNELS SHALL BE INSPECTED BY THE LOCAL VESMP AUTHORITY, THE OWNER, AND THE APPLICANT/OPERATOR/PERMITTEE DESIGNATED GEOTECHNICAL ENGINEER FOR THE PROJECT IN ACCORDANCE WITH THE ESTABLISHED COUNTY STORMWATER FACILITY INSPECTION PROGRAM REQUIREMENTS.

EROSION AND SEDIMENT CONTROL NARRATIVE

PROJECT DESCRIPTION
THIS PLAN IS FOR THE REMEDIATION OF AN AREA OF UNAUTHORIZED DSITURBANCE WITHIN THE RESOURCE PROTECTION AREA BUFFER. REMEDIATION WILL INCLUDE THE REMOVAL OF FOREIGN DEBRIS FROM THE BUFFER AND REVEGETAATION OF THE BUFFER PER THE RIPARIAN BUFFER GUIDANCE MANUAL..

EXISTING SITE CONDITIONS
THE REMEDIATION SITE IS CURRENTLY OPEN, WITH EXISTING SOIL AND VEGETATIVE DEBRIS. THE SITE IS PERVIOUS AND DRAINAS TO THE WETLAND AREA DOWNSTREAM OF THE RPA.

ADJACENT PROPERTY
THE SUBJECT PROPERTY IS BOUNDED BY THE KINGSMILL GOLF COURSE, GOLF MAINTENANCE FACILITY, AND EXISTING CELL TOWER SITES.

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

SOILS
THE PREDOMINANT ONSITE SOILS LOCATED WITHIN THE LIMITS OF DISTURBANCE FOR THIS PROJECT ARE AS DESCRIBED BELOW:

15F - EMPORIA COMPLEX, 25-50 PERCENT SLOPES. THIS SOIL IS DEEP, STEEP, AND WELL DRAINED. THE PERMEABILITY IS MODERATLEY LOW TO HIGH; SURFACE RUNOFF IS AVERAGE, AND PONDING IS RARE; THE WATER CAPACITY IS MODERATE.

CRITICAL EROSION AREAS
THE EMPORIA COMPLEX SOIL LOCATED WITHIN THE LIMITS OF DISTURBANCE HAS A K-FACTOR OF 0.28 AND IS CLASSIFIED AS AN HSG B SOIL. THE EMPORIA SOIL WOULD NOT BE CLASSISFED AS EROSIVE. THERE ARE WETLAND AREAS DOWNSTREAM OF THE LIMITS OF DISTURBANCE; EXTR CARE MUST BE TAKEN TO PROTECT THESE AREAS. IN ORDER TO ACCOMPLISH THIS, THE PERIMETER SILT FENCE PROPOSED FOR CONSTRUCTION HAS BEEN UPGRADED TO REINFORCED WIRE-BACKED SILT FENCE.

EROSION AND SEDIMENT CONTROL MEASURES

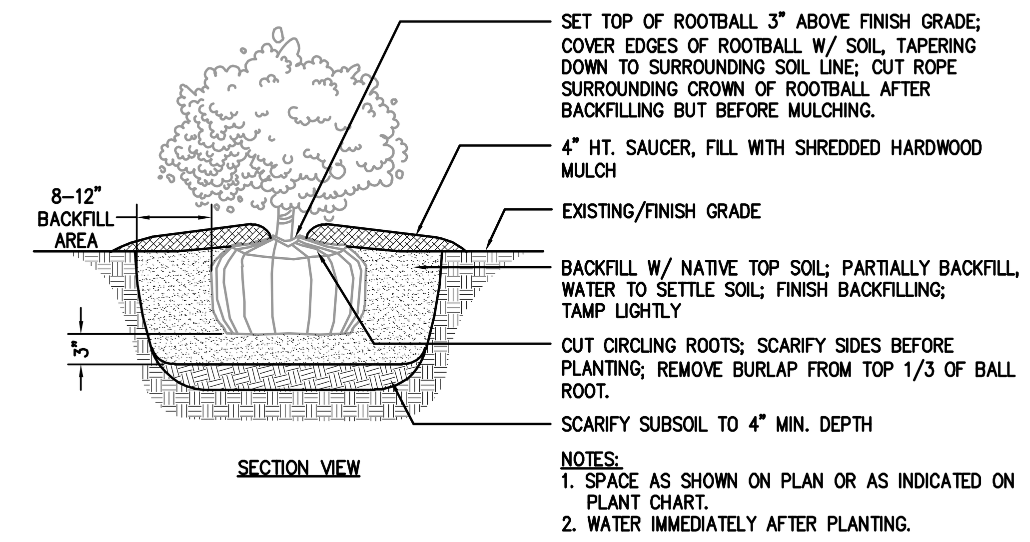
UNLESS OTHERWISE INDICATED, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK (VSMH). THE MINIMUM STANDARDS OF THE VSMH SHALL BE ADHERED TO UNLESS OTHERWISE WAIVED AND APPROVED BY THE ON-SITE E&S CONTROL INSPECTOR. THESE MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO: SILT FENCE (REINFORCED), TREE PROTECTION, TEMPORARY SEEDING, AND PERMANENT SEEDING.

MANAGEMENT STRATEGIES
1. CONSTRUCTION WILL BE SEQUENCED SO THAT REMOVAL OF DEBRIS CAN BEGIN AND END AS QUICKLY AS POSSIBLE.
2. TEMPORARY SEEDING OR OTHER STABILIZATION WILL FOLLOW IMMEDIATELY AFTER DEBRIS REMOVAL.
3. AREAS THAT ARE NOT TO BE DISTURBED WILL 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 PRACTICES.
5. AFTER ACHIEVING ADEQUATE STABILIZATION, THE TEMPORARY E&S CONTROLS WILL BE CLEARED UP AND REMOVED.
6. SHOULD DEWATERING BE NEEDED DURING CONTRUCTION, IT SHOULD BE COMPLETED PER THE VSMH SPECIFICATION C-SCM-10. THE CONTRACTOR SHALL REFERNCE THE VAR10 GENERAL PERMIT, PART II, SECTION A, PARAGRAPH 8 FOR METHODS FOR CONTROLLING AND DOCUMENTING CONSTRUCTION DEWATERING DISCHARGES.

PERMANENT STABILIZATION
PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE.

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

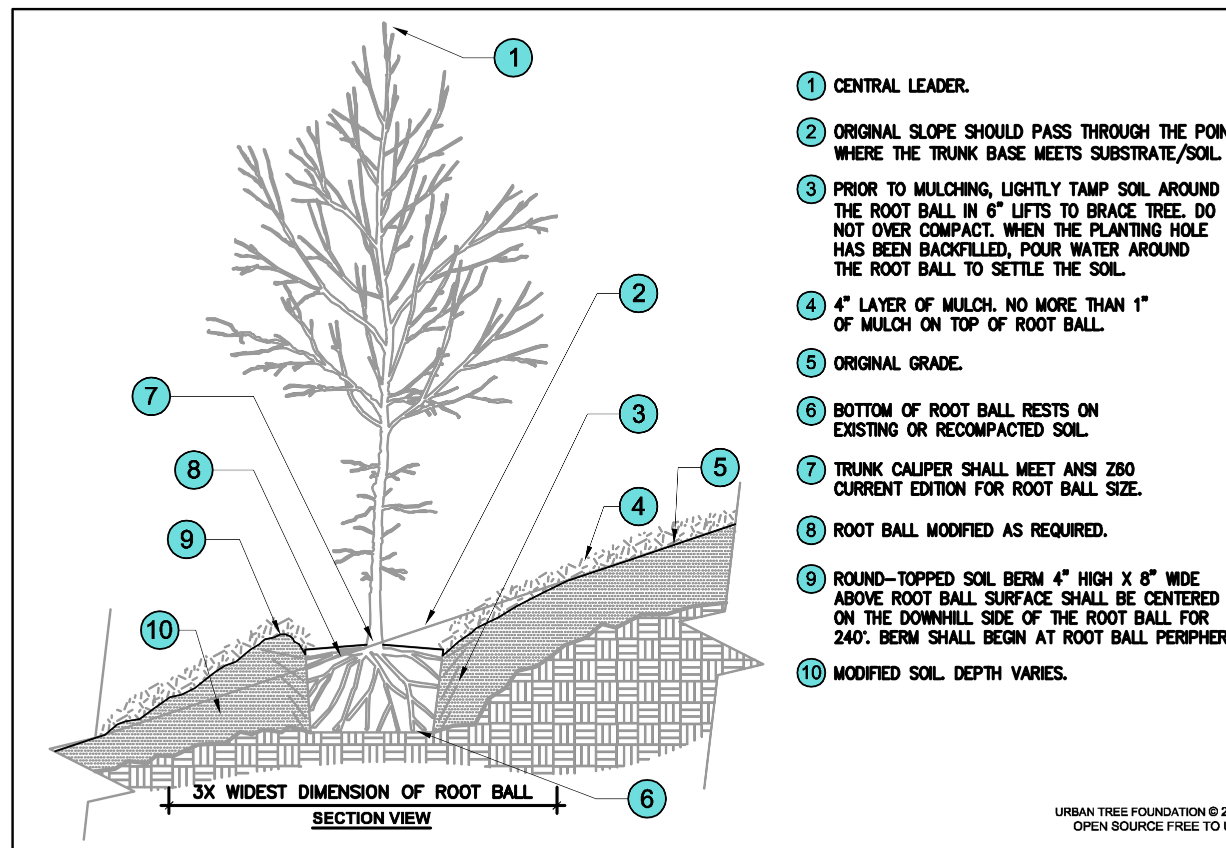
1. THE SILT FENCE BARRIER WILL BE CHECKED REGULARLY FOR UNDERMINING OR DETERIORATION OF THE FABRIC. SEDIMENT SHALL BE REMOVED WHEN THE LEVEL OF SEDIMENT DEPOSITION REACHES HALF WAY TO THE TOP OF THE BARRIER.
2. TREE PROTECTION: REFER TO TABLE C-SSM-01-5 OF THE VSMH.
3. THE SEEDED AREAS WILL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RE-SEEDED AS NEEDED.
4. DUST CONTROL: MAINTAIN DUST CONTROL MEASURES THROUGH DRY WEATHER UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED. BECAUSE THE SUCCESS OF DUST CONTROLS DEPENDS ON SPECIFIC SITE AND WEATHER CONDITIONS, INSPECTION AND MAINTENANCE REQUIREMENTS ARE UNIQUE FOR EACH SITE. HOWEVER, DUST CONTROL MEASURES INVOLVING APPLICATION OF EITHER WATER OR CHEMICALS REQUIRE MORE MONITORING THAN STRUCTURAL OR VEGETATIVE CONTROLS TO REMAIN EFFECTIVE. INSPECT STRUCTURAL CONTROLS FOR DETERIORATION REGULARLY TO ENSURE THE CONTROLS ARE STILL ACHIEVING ITS INTENDED PURPOSE.



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

SHRUB PLANTING

NOT TO SCALE



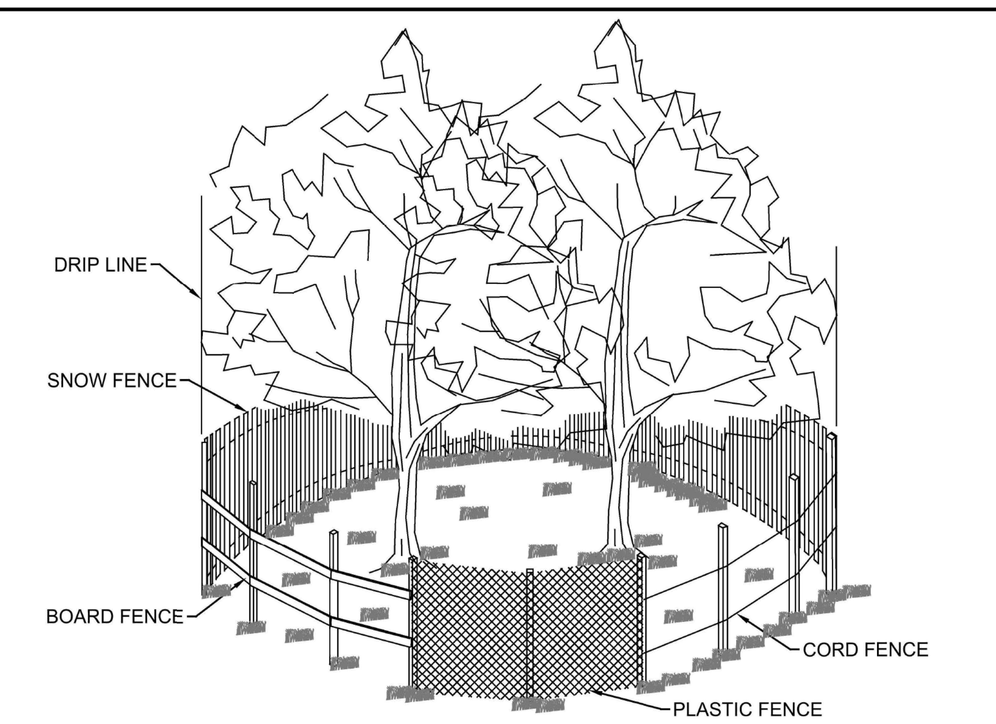
1. CENTRAL LEADER.
2. ORIGINAL SLOPE SHOULD PASS THROUGH THE POINT WHERE THE TRUNK BASE MEETS SUBSTRATE/SOIL.
3. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
4. 4" LAYER OF MULCH. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL.
5. ORIGINAL GRADE.
6. BOTTOM OF ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.
7. TRUNK CALIPER SHALL MEET ANSI Z60 CURRENT EDITION FOR ROOT BALL SIZE.
8. ROOT BALL MODIFIED AS REQUIRED.
9. ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE ABOVE ROOT BALL SURFACE SHALL BE CENTERED ON THE DOWNHILL SIDE OF THE ROOT BALL FOR 240°. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
10. MODIFIED SOIL. DEPTH VARIES.

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

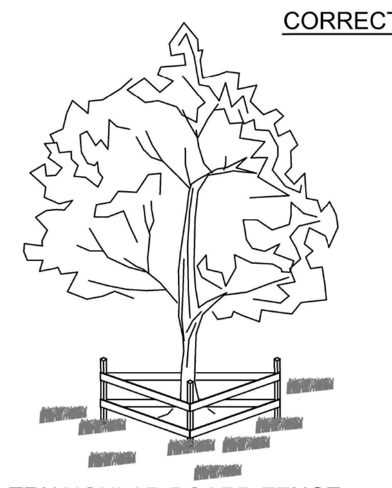
TREE ON SLOPE

NOT TO SCALE

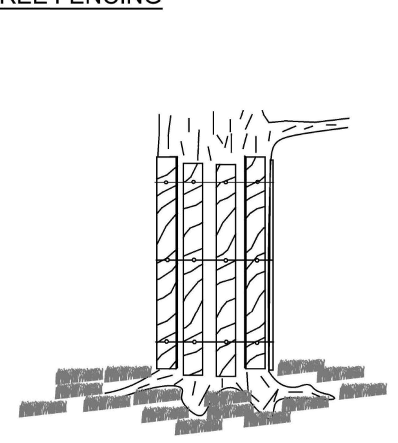
FX-PLNT-FX-TREE-08



CORRECT METHODS OF TREE FENCING



TRIANGULAR BOARD FENCE



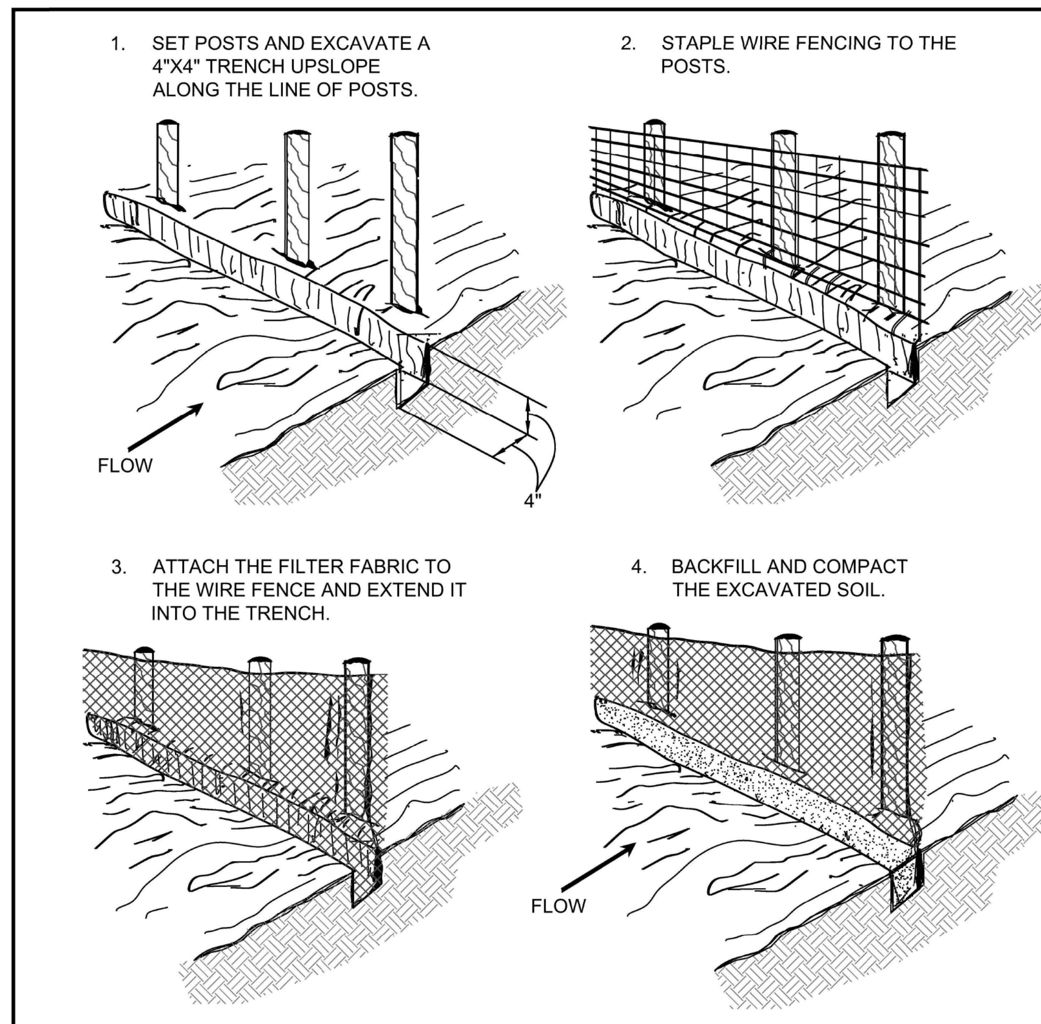
CORRECT TRUNK ARMORING

VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

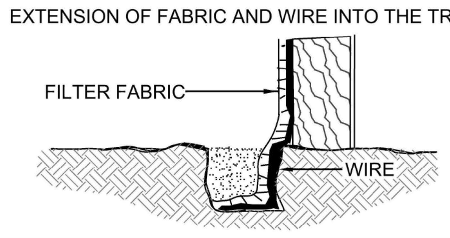
FENCING AND ARMORING

v1.1 SOURCE: VA. DSWC C-SSM-01-2

1. SET POSTS AND EXCAVATE A 4"X4" TRENCH UPSLOPE ALONG THE LINE OF POSTS.
2. STAPLE WIRE FENCING TO THE POSTS.
3. ATTACH THE FILTER FABRIC TO THE WIRE FENCE AND EXTEND IT INTO THE TRENCH.
4. BACKFILL AND COMPACT THE EXCAVATED SOIL.



EXTENSION OF FABRIC AND WIRE INTO THE TRENCH.

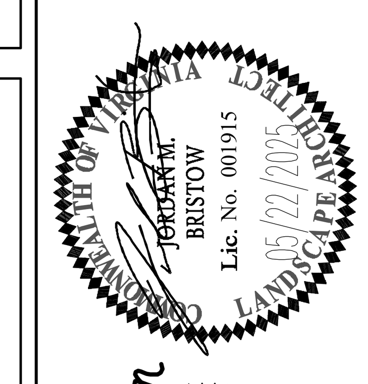


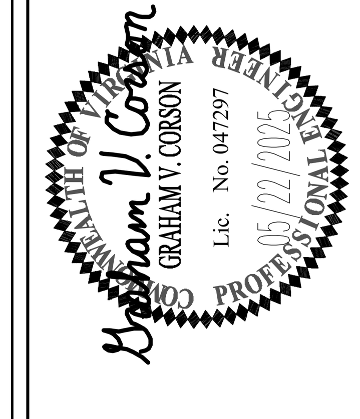
VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

CONSTRUCTION OF SILT FENCE WITH WIRE SUPPORT INSTALLATION

v1.1 SOURCE: ADAPTED FROM STRAW & FAB. BARRIERS, SHERWOOD & WYANT C-PCM-04-2

Rev.	Date	Description	Revised By





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

EROSION AND SEDIMENT CONTROL PLAN FOR
900 KINGSMILL ROAD
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	GVC
Project Number:	7753-32
Scale: 1"=40'	Date: 05/22/2025

Sheet Title:
NOTES AND DETAILS

Sheet Number
C2.0

S:\JOBS\7753\32-Frances Thacker\Engineering\Plans\RPA Violation Mitigation\7753-32_RPA Violation ESC Plan C2.0.dwg, 5/22/2025 3:48:02 PM, barrett.terrell

Chesapeake Bay Preservation Ordinance Civil Penalty Procedures
(As adopted by the Board of Supervisors - August 19, 1999)

Principle

All violations of the Ordinance will be prosecuted to obtain an acceptable remedy. All RPAs and associated buffers that are disturbed without an exception or waiver granted in accordance with the provisions of the Ordinance will be restored on a 2:1 replacement basis.

Process

The process will be to document the violation with a Notice Of Violation that states the conditions necessary to bring their site into compliance with the Ordinance. If there is a failure to follow the terms stipulated in the Notice, the County will file suit to take the violator to court where civil penalties of up to $5000 per day can be assessed. However, if the violator cooperates with all provisions of the Notice and remedies the violation, we will not file suit. An exception would be if we can determine that the violation was intentional as would be the case if we had prior contact with the violator regarding the matter of the RPA restrictions.

Penalty

In order to serve as a deterrent, even in the event of a cooperative restoration settlement, civil charges will be sought. Under current state law, the Board of Supervisors must approve all civil charges. The amount of the civil charge recommended will be dependent on the violation's impact on water quality and the degree of non-compliance. Violations that are more severe and will take longer to be restored to an acceptable condition will have larger charges recommended by staff. Violations comprising less than 100 square feet of disturbance or the removal of no more than three trees will not have a civil charge recommended unless there have been prior violations by the violator. The maximum civil charge is $10,000 per violation.

The following table presents a matrix that will guide staff recommendations on the establishment of a civil charge for a specific violation. The amounts presented are not absolute and are intended to be a guide. Each violation will have several unique characteristics that will require the exercise of judgment in arriving at a civil charge. Charges in each case could vary by up to 100% depending on the specific circumstances involved.

Civil Charge Determination

Water Quality Impact	Significant	$5000	$7500	$10,000
	Moderate	$1500	$3000	$4500
	Minor	$500	$1000	$1500
		Minor	Moderate	Major
		Degree of Non-Compliance		

Water Quality Impact

The impact of a given violation will be determined based on several factors. It involves more than just the square footage of impact; it also addresses the relative environmental value of the resource lost. Factors that will be considered as they relate to the violation's impact on water quality include the size of the violation, the number of trees and other vegetation removed, the size and maturity of the vegetation removed, the amount of tree canopy removed, the amount of ground disturbance involved, etc. Mitigating factors that will be considered are whether the vegetation removed would have qualified for removal if a request was made in accordance with the Ordinance. The Ordinance allows for the removal of vegetation weakened by age, storm, fire or other natural causes or vegetation that is dead, diseased or dying. These factors will be used to determine how much of the functional value of the buffer was lost and how long it will take for the function to be recovered.

Degree of Non-compliance

This factor will be used to assess the motivation behind the violation. Factors that will be considered in assessing the degree of non-compliance are degree of willfulness, history of non-compliance, and cooperation. Unintentional violations that are cooperatively restored will not be charged the same as intentional violations that are difficult to resolve.

M E M O R A N D U M

DATE: November 12, 2025

TO: The Board of Supervisors

FROM: Michael D. Woolson, Section Chief - Resource Protection
Andrew Dean, Assistant County Attorney

SUBJECT: Erosion and Stormwater Management Ordinance Violation - Civil Charge - Escalante Kingsmill Resort, LLC ("Escalante") - 900 Kingsmill Road, Golf Maintenance Facility

---

Attached is a resolution for consideration by the Board of Supervisors (the "Board") involving a violation of the County's Erosion and Stormwater Management Ordinance (the "Ordinance") on property located at 900 Kingsmill Road and further identified as James City County Real Estate Tax Map Parcel No. 5040100002C (the "Property"). The case involved the removal of vegetation within a Resource Protection Area (the "RPA") on the Property. This work was done without a plan of development or obtaining a land disturbing permit.

In accordance with provisions of the Ordinance, Escalante and County mutually came to terms to resolve and settle the violation through the County's civil charge process. The violator voluntarily signed a Consent Agreement and entered into a Chesapeake Bay Restoration Agreement with the County on October 14, 2025.

The resolution and attachments present additional specific details of the violation. Under the provisions of the Ordinance, the Board may accept civil charges for each violation of up to $2,000. The violator has agreed to the recommended $1,000 civil charge for violation of Section 8-20 of the County's Erosion and Stormwater Management Ordinance.

Staff recommends adoption of the attached resolution, establishing the civil charge for the Erosion and Stormwater Management Ordinance violation presented.

MDW/AD/tm
ESMOViol900Kngsmll-rev-mem

Attachments:
1. Resolution
2. Notice of Violation
3. Location Map
4. Consent Agreement
5. Restoration Agreement
6. Water Quality Impact Assessment, including Restoration Plan

R E S O L U T I O N

EROSION AND STORMWATER MANAGEMENT ORDINANCE VIOLATION -

CIVIL CHARGE - ESCALANTE KINGSMILL RESORT, LLC - 900 KINGSMILL ROAD,

GOLF MAINTENANCE FACILITY

WHEREAS, Escalante Kingsmill Resort, LLC, is the owner of a certain parcel of land commonly known as 900 Kingsmill Road, Williamsburg, Virginia and designated as Parcel No. 5040100002C within the James City County Real Estate Tax Map system (the "Property"); and

WHEREAS, on or about February 10, 2025, Escalante Kingsmill Resort, LLC, caused removal of vegetation within a defined Resource Protection Area ("RPA") on the Property without prior approval of a plan of development or a land disturbing permit in violation of the County's Erosion and Stormwater Management Ordinance; and

WHEREAS, Escalante Kingsmill Resort, LLC, executed a Consent Agreement to remedy the violation of the County's Erosion and Stormwater Management Ordinance; and

WHEREAS, Escalante Kingsmill Resort, LLC, agreed to a Chesapeake Bay Restoration Agreement to restore vegetation on the Property to a condition that protects the natural resources of the Property, the County, and the Chesapeake Bay watershed; and

WHEREAS, Escalante Kingsmill Resort, LLC, agreed to pay a total of $1,000 to the County as a civil charge pursuant to the County's Erosion and Stormwater Management Ordinance; and

WHEREAS, the James City County Board of Supervisors accepts the civil charge in full settlement of the Erosion and Stormwater Management Ordinance violation, in accordance with Section 8-20 of the Code of the County of James City.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby authorizes and directs the County Administrator to accept the $1,000 civil charge from Escalante Kingsmill Resort, LLC, as full settlement of the Erosion and Stormwater Management Ordinance violation at the Property occurring on or about February 10, 2025.

_____
James O. Icenhour, Jr.
Chair, Board of Supervisors

ATTEST:

_____
Teresa J. Saeed
Deputy Clerk to the Board

	VOTES			
	AYE	NAY	ABSTAIN	ABSENT
HIPPLE	____	____	____	____
NULL	____	____	____	____
LARSON	____	____	____	____
MCGLENNON	____	____	____	____
ICENHOUR	____	____	____	____

Adopted by the Board of Supervisors of James City County, Virginia, this 12th day of November, 2025.

ESMOViol900Kngsmll-rev-res

General Services
107 Tewning Road
Williamsburg, VA 23188
P: 757-259-4080
General.Services@jamescitycountyva.gov

jamescitycountyva.gov

Capital Projects
107 Tewning Road
Williamsburg, VA 23188
757-259-4080

Fleet
103 Tewning Road
Williamsburg, VA 23188
757-259-4122

Stormwater and Resource Protection
101-E Mounts Bay Road
Williamsburg, VA 23185
757-253-6670

Facilities & Grounds
113 Tewning Road
Williamsburg, VA 23188
757-259-4080

Solid Waste
1204 Jolly Pond Road
Williamsburg, VA 23188
757-565-0971

NOTICE OF VIOLATION

February 26, 2025

Escalante Kingsmill Resort, LLC
2930 Bledsoe Street, Suite 124
Fort Worth, Texas 76107

Re: Erosion and Stormwater Management, unauthorized land disturbance
Resource Protection Area, unauthorized vegetation removal
Illicit Discharge, unauthorized dumping into storm sewer system
SRP-25-0002, 900 Kingsmill Road

To Whom It Concerns:

On February 10, 2025, representatives of the James City County Stormwater and Resource Protection Division became aware of unauthorized land disturbing within a resource protection area (RPA), unauthorized vegetation removal within an RPA, and an illicit discharge violation on property you own at 900 Kingsmill Road, Williamsburg, Virginia 23185 near the golf course maintenance facility, see enclosed location map.

The land disturbing violation is a violation of James City County code sections 8-4, 8-5, and 8-7 of the Erosion and Stormwater Management Ordinance. The RPA violation is a violation of James City County code sections 23-5, 23-7, 23-9, 23-10 and 23-11 of the Chesapeake Bay Preservation Ordinance. The illicit discharge violation is a violation of James City County code section 18A-22 of the Illicit Discharge Ordinance.

The land disturbing violation is subject to a civil penalty up to $1,000 per day per section or a one-time civil charge of $3,000. The RPA violation is subject to a civil penalty up to $5,000 per day per section or a one-time civil charge up to $10,000 and is subject to restoring the resource protection area. The illicit discharge is subject to a civil penalty up to $1,000 per day or a one-time civil charge up to $1,000.

To remedy these violations, you must take the following actions:

1. Submit and get approved an erosion and sediment control plan for the property. Double permit review fees will be assessed for an after-the-fact application; and
2. Submit and get approved a Water Quality Impact Assessment for the work in the RPA. Double permit review fees will be assessed for the after-the-fact application. Conditions of approval will include:
    a. removal of all deposited materials in the RPA; and
    b. reestablishing the RPA buffer where impacted, according to the Riparian Buffer Guidance Manual.
3. Payment of a one-time civil charge for Chapter 8 violations of $1,000; and

4. Payment of a one-time civil charge for Chapter 23 violations of $10,000; and
5. Payment of a one-time civil charge for the Chapter 18A violation of $1,000.

Under James City County code section 8-17, Appeals, you may appeal Chapter 8 violations to the Board of Supervisors, in writing, by March 31, 2025. Under James City County code section 23-17, Appeals, you may appeal Chapter 23 violations to the Chesapeake Bay Board, in writing, by March 31, 2025. The Chapter 18A violation may be appealed to the circuit court of James City County.

Please be advised that no permits of plan approvals beyond those discussed above will be issued for this property until the outstanding violations have been resolved.

Please contact our office at 757-253-6823 to discuss this matter by March 31, 2025. After that date, the matter is no longer appealable to the Chesapeake Bay Board or the James City County Board of Supervisors.

Sincerely,

Michael Woolson
Section Chief, Stormwater and Resource Protection Division
757-253-6823
Michael.Woolson@jamescitycountyva.gov

Encl: Location Map

cc: Toni Small, Stormwater and Resource Protection Division Director, via email
Andrew Dean, Assistant County Attorney, via email
Paul Holt, Community Development Director, via email
Christy Parrish, Zoning Administrator, via email

Legend

- Parcels
- Vacated Right of Way
- Street Names
- Contours 5 Ft
- Resource Protection Area RPA

Title: Kingsmill Golf Maintenance Facility Violations **Date: 2/25/2025**

DISCLAIMER:This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records,information, and data obtained from various sources, and James City County is not responsible for its accuracy or how current it may be.

Feet

0 100 200 300 400

1:3,600 / 1"=300 Feet

Erosion and Stormwater Management Civil Charge Consent Agreement

THIS AGREEMENT, made on this 30th day of October 2025, by and between Escalante Kingsmill Resort, LLC, residing at 1021 Foch Street, Fort Worth, Texas, 76107, ("CONTRACTOR") and the COUNTY OF JAMES CITY, VIRGINIA, ("COUNTY").

WHEREAS, the Contractor performing work on that certain parcel of land known and identified as; 900 Kingsmill Road, James City County, PIN 5040100002C, has violated or has caused a violation of the James City County Erosion and Stormwater Management Ordinance, Chapter 8 of the County Code, by removing vegetation and disturbing ground without a plan of development or obtaining a land disturbing permit on that aforementioned parcel.

NOW, THEREFORE, to resolve this violation the parties hereto agree as follows:

1. The Contractor hereby agrees to provide for the payment of a civil charge in the amount of One Thousand Dollars ($1,000.00), for the violation of the ordinance described above.

2. In consideration of the Contractor's payment of the civil charge, the County agrees to accept the civil charge as the final resolution of this violation and in consideration of this executed agreement the County will not prosecute the Contractor under the civil penalty provision provided for within the ordinance.

Once the consent agreement is executed, the County will proceed with processing the civil charge in accordance with the provisions of Section 8-20 of the Erosion and Stormwater Management Ordinance. This includes scheduling the case on the consent calendar at an upcoming Board of Supervisor regular meeting.

CONTRACTOR'S AUTHORIZED REPRESENTATIVE:

* Signature: _____

Name: Elcio Silva

Title: Secretary

COUNTY OF JAMES CITY, VIRGINIA

By: _____

Approved as to form:

_____

County Attorney

Chesapeake Bay Restoration Agreement

THIS AGREEMENT by and between Escalante Kingsmill Resort, LLC (the "Owner"), residing at 1021 Foch Street, Fort Worth, Texas 76107, and the County of James City, Virginia, a political subdivision of the Commonwealth of Virginia (the "County").

WHEREAS, the Owner caused unpermitted land disturbing activities on certain tracts of land located at 900 Kingsmill Road (the "Property), located in the County. In violation of County ordinance; and

WHEREAS, the Owner and the County have entered into a consent agreement to remedy the violation and part of said agreement includes restoration of vegetation within portions of the Property by the Owner as shown on a plan designated as **EROSION AND SEDIMENT CONTROL PLAN FOR 900 KINGSMILL ROAD**, dated May 22, 2025 and prepared by AES Consulting Engineers (the "Restoration Plan"); and

WHEREAS, the Owner will post sufficient bond, letter of credit, certified or cashier's check, or escrow fund (collectively the "Security Instrument"), pursuant to existing Ordinances, approved as to form by the County Attorney, and with surety satisfactory to the County in the amount of Twenty Six Thousand Dollars ($26,000.00) guaranteeing the implementation of the restoration plan before May 1, 2026.

NOW, THEREFORE, THIS AGREEMENT WITNESSETH that for and in consideration of the premises and the covenants and agreements herein contained, the parties agree as follows:

1. The Owner does covenant and agree that it will, without cost to the County on or before May 1, 2026, construct to the approval of the County all physical improvements as required by the Chesapeake Bay Preservation Ordinance of the County, or as shown on the Restoration Plan. If, in the sole judgment of the County, circumstances beyond the control of the Owner prevent the Owner from completing the improvements in the time set forth herein, then the County may, at its sole discretion, grant an extension of time for completion of said improvements and in such instance the County shall require an amended Security Instrument approved as to form by the County Attorney, and with surety satisfactory to the County in an amount to guarantee the installation of the aforementioned improvements.

2. It is mutually understood and agreed that in the event the Owner fails to properly complete the physical improvements provided hereinabove, the County may complete, or cause to have completed, the same and render a bill therefore to the Owner who shall be liable to the County for all proper costs so incurred by the County, or the County may draw the amount necessary from the surety to complete or cause to have completed the same. The Owner hereby grants the County, its agents and contractor, access to the property to install any improvements required under this Agreement.

3. In the event the County calls, collects, or otherwise draws on the Security Instrument pledged under this Agreement, the Owner agrees to either pay, or have the County use the proceeds of the draw to pay a reasonable administrative fee of $35.00, plus any costs actually incurred by the County in drawing on the Security Instrument. The charge for an administrative fee plus costs shall apply regardless of whether the County later accepts a renewal or amendment of the Security Instrument.

4. It is mutually understood and agreed that this Agreement does not relieve the Owner of any responsibilities or requirements placed upon them by the various Ordinances of the County applicable to such development of the property, and the development of the Property will be done in strict accordance with such Ordinances.

5. It is mutually understood and agreed that if the Owner shall faithfully execute each and all requirements of the Chesapeake Bay Preservation Ordinance and the provisions of this Agreement, and shall indemnify, protect, and save harmless the County from all loss, damage, expense, or cost by reason of any claim, suit, or action instituted against the County or its agents or employees thereof, on account of, or in consequence of any breach on the part of the Owner, then the Security Instrument shall be released by the County to the Owner.

IN WITNESS WHEREOF, the parties hereto, being first duly authorized, have affixed their signatures on the date first above written.

Owner: Elcio Silva Secretary
(Print Name & Title)

* By: _____
(Signature)

Approved as to form:

_____
County Attorney

COUNTY OF JAMES CITY, VIRGINIA

By: _____
County Agent

DATE: October 31, 2025

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

900 Kingsmill Road

Water Quality Impact Assessment

AES Project No. 7753-32

Original: May 22, 2025

Prepared by:

Graham Corson, P.E.

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APPENDIX B NOTICE OF VIOLATION

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I INTRODUCTION

On February 26, 2025, Escalante Kingsmill Resort, LLC (Escalante), owners of the property at 900 Kingsmill Road, received a Notice of Violation from Michael Woolson, Section Chief of the James City County Stormwater and Resource Protection Division. The Notice of Violation stated that representatives of the James City County Stormwater and Resource Protection Division became aware of unauthorized land disturbing within a resource protection area (RPA), unauthorized vegetation removal within an RPA, and an illicit discharge violation at 900 Kingsmill Road, near the golf course maintenance facility. A copy of the Notice of Violation, including the enclosed location map, is provided in Appendix A of this report.

To remedy the violations, the County is requiring Escalante to:

1. Submit and get approved an erosion and sediment control plan for the property.
2. Submit and get approved a Water Quality Impact Assessment for the work in the RPA. Conditions of the approval will include:
    a. Removal of all deposited materials in the RPA; and
    b. Reestablishing the RPA buffer where impacted, according to the Riparian Buffer Guidance Manual.

In accordance with Section 23-14 of the James City County Chesapeake Bay Ordinance, the purpose of this report is to request an exception to Section 23-7 of the same Ordinance by summarizing and organizing information about the proposed impacts to the Chesapeake Bay Preservation Area(s) (CBPAs) which are reasonably necessary for the development of this property and to identify the proposed mitigation that addresses such impacts.

For the purposes of this report, there is one (1) specific area of CBPA impact in the project area; Section 23-7 of the James City County Chesapeake Bay Ordinance generally categorizes these impacts. The CBPA impact proposed is for the work in the RPA to remediate the unauthorized impact to the RPA area. Exhibit B, submitted with this report, identifies the location of the violation and proposed impact area. The proposed mitigation described in this assessment is incorporated into the submitted Erosion and Sediment Control Plan. The total area impacted is approximately 20,625 square feet.

II WATER QUALITY IMPACT ASSESSMENT

A. Identification of Impacts and Required Information for Review

<u>RPA Buffer Impact #1</u>

Impact #1 is necessary for the remediation of unauthorized land disturbing and vegetation removal in the RPA. Remediation of the area will include the removal of foreign debris from the RPA and the re-vegetation of the RPA in accordance with the Riparian Buffer

Guidance Manual. This remediation will be executed through the Erosion and Sediment Control Plan for the property. The area of the remediation impact is 20,625± square feet or 0.47± acres.

Careful consideration has been taken to eliminate any further impact of the RPA buffer. Exhibit B, found within Appendix B, identifies the location of this impact. The proposed mitigation described in this assessment has been incorporated into the Erosion and Sediment Control Plan, which is required as remedy to the violation.

B. Proposed Mitigation

Initial mitigation for the remediation efforts shall include E&S measures as described in the Virginia Stormwater Management Handbook, to include reinforced silt fencing, tree protection fencing, and temporary/permanent seeding. Final mitigation will be accomplished through the restoration of the RPA buffer via re-vegetation. The re-vegetation requirement per the Riparian Buffer Guidance Manual is 1 mitigation cell per 400 square feet of RPA impact. 52 mitigation cells are required for the 20,625 square feet of impact to the RPA buffer. A mitigation cell consists of one canopy tree, two understory trees, and three small shrubs. Per Appendix D, Table A, of the Guidance Manual, one understory tree and two large shrubs may be used in lieu of two understory trees. The proposed re-vegetation of the violation areas will be comprised of 52 canopy trees, 52 understory trees, 104 large shrubs, and 156 small shrubs.

In addition to the re-vegetation and E&S measures, permanent RPA buffer signage is proposed as part of the Erosion and Sediment Control plan in order to demarcate the location of the RPA buffer and help prevent future impact to the RPA buffer.

III CONCLUSION

In summary, the findings of this Water Quality Impact Analysis indicate that:

- The remediation of the violation area is required by James City County, and the remediation efforts will constitute impacts to the RPA buffer and are therefore unavoidable.
- Mitigation strategies have been employed to offset the impacts to environmentally sensitive areas as outlined within this report and in the attached documents.

APPENDIX A
Notice of Violation

General Services
107 Tewning Road
Williamsburg, VA 23188
P: 757-259-4080
General.Services@jamescitycountyva.gov

jamescitycountyva.gov

Capital Projects
107 Tewning Road
Williamsburg, VA 23188
757-259-4080

Fleet
103 Tewning Road
Williamsburg, VA 23188
757-259-4122

Stormwater and Resource Protection
101-E Mounts Bay Road
Williamsburg, VA 23185
757-253-6670

Facilities & Grounds
113 Tewning Road
Williamsburg, VA 23188
757-259-4080

Solid Waste
1204 Jolly Pond Road
Williamsburg, VA 23188
757-565-0971

NOTICE OF VIOLATION

February 26, 2025

Escalante Kingsmill Resort, LLC
2930 Bledsoe Street, Suite 124
Fort Worth, Texas 76107

Re: Erosion and Stormwater Management, unauthorized land disturbance
Resource Protection Area, unauthorized vegetation removal
Illicit Discharge, unauthorized dumping into storm sewer system
SRP-25-0002, 900 Kingsmill Road

To Whom It Concerns:

On February 10, 2025, representatives of the James City County Stormwater and Resource Protection Division became aware of unauthorized land disturbing within a resource protection area (RPA), unauthorized vegetation removal within an RPA, and an illicit discharge violation on property you own at 900 Kingsmill Road, Williamsburg, Virginia 23185 near the golf course maintenance facility, see enclosed location map.

The land disturbing violation is a violation of James City County code sections 8-4, 8-5, and 8-7 of the Erosion and Stormwater Management Ordinance. The RPA violation is a violation of James City County code sections 23-5, 23-7, 23-9, 23-10 and 23-11 of the Chesapeake Bay Preservation Ordinance. The illicit discharge violation is a violation of James City County code section 18A-22 of the Illicit Discharge Ordinance.

The land disturbing violation is subject to a civil penalty up to $1,000 per day per section or a one-time civil charge of $3,000. The RPA violation is subject to a civil penalty up to $5,000 per day per section or a one-time civil charge up to $10,000 and is subject to restoring the resource protection area. The illicit discharge is subject to a civil penalty up to $1,000 per day or a one-time civil charge up to $1,000.

To remedy these violations, you must take the following actions:

1. Submit and get approved an erosion and sediment control plan for the property. Double permit review fees will be assessed for an after-the-fact application; and
2. Submit and get approved a Water Quality Impact Assessment for the work in the RPA. Double permit review fees will be assessed for the after-the-fact application. Conditions of approval will include:
    a. removal of all deposited materials in the RPA; and
    b. reestablishing the RPA buffer where impacted, according to the Riparian Buffer Guidance Manual.
3. Payment of a one-time civil charge for Chapter 8 violations of $1,000; and

4. Payment of a one-time civil charge for Chapter 23 violations of $10,000; and
5. Payment of a one-time civil charge for the Chapter 18A violation of $1,000.

Under James City County code section 8-17, Appeals, you may appeal Chapter 8 violations to the Board of Supervisors, in writing, by March 31, 2025. Under James City County code section 23-17, Appeals, you may appeal Chapter 23 violations to the Chesapeake Bay Board, in writing, by March 31, 2025. The Chapter 18A violation may be appealed to the circuit court of James City County.

Please be advised that no permits of plan approvals beyond those discussed above will be issued for this property until the outstanding violations have been resolved.

Please contact our office at 757-253-6823 to discuss this matter by March 31, 2025. After that date, the matter is no longer appealable to the Chesapeake Bay Board or the James City County Board of Supervisors.

Sincerely,

Michael Woolson
Section Chief, Stormwater and Resource Protection Division
757-253-6823
Michael.Woolson@jamescitycountyva.gov

Encl: Location Map

cc: Toni Small, Stormwater and Resource Protection Division Director, via email
Andrew Dean, Assistant County Attorney, via email
Paul Holt, Community Development Director, via email
Christy Parrish, Zoning Administrator, via email

Legend

- Parcels
- Vacated Right of Way
- Street Names
- Contours 5 Ft
- Resource Protection Area RPA

Title: Kingsmill Golf Maintenance Facility Violations **Date: 2/25/2025**

DISCLAIMER:This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records,information, and data obtained from various sources, and James City County is not responsible for its accuracy or how current it may be.

Feet

0 100 200 300 400

1:3,600 / 1"=300 Feet

APPENDIX B
SUPPLEMENTAL DOCUMENTS

EROSION AND SEDIMENT CONTROL PLAN FOR REMEDIATION EFFORTS

LEGEND

EXISTING		PROPOSED	EXISTING		PROPOSED
EX. WATER	WATER			CENTERLINE/BASELINE	
EX. SAN.	SANITARY SEWER			RIGHT OF WAY	
	STORM SEWER			PROPERTY LINE	
EX. FORCEMAIN	FORCE MAIN			℄ DITCH/SWALE	
	SANITARY MANHOLE			CONCRETE LINED DITCH	
	STORM MANHOLE			EXISTING TREELINE	
	CURB DROP INLET			LIMITS OF CLEARING	
	YARD DROP INLET			RIP RAP	
	FLARED END SECTION			CURB	
	VALVE			CURB AND GUTTER	
	FIRE HYDRANT ASSEMBLY			REVERSE GUTTER PAN	
	BLOW-OFF VALVE			EDGE OF PAVEMENT	
	AIR RELEASE ASSEMBLY		TC0.00	EXISTING SPOT ELEVATION	
CO	CLEAN OUT			PROPOSED SPOT GRADE	TC0.00
WM	WATER METER			CONTOUR	80
	STREETLIGHT			EASEMENT	

EROSION AND SEDIMENTATION CONTROL LEGEND

RSF	XX	REINFORCED SILT FENCE (C-PCM-04-2)
TP		TREE PROTECTION (C-SSM-01)
TS		TEMPORARY SEEDING (C-SSM-09)
PS		PERMANENT SEEDING (C-SSM-10)

NOTE:
SEE VIRGINIA STORMWATER MANAGEMENT HANDBOOK FOR PERMITER CONTROL MEASURES AND DETAILS.

INDEX OF SHEETS:

SHEET NO.	SHEET DESCRIPTION
C1.0	ESC AND LANDSCAPE REMEDIATION PLAN
C2.0	NOTES & DETAILS

OWNER/DEVELOPER INFORMATION:

ESCALANTE KINGSMILL RESORT LLC

CONTACT: CONNOR BRUNS
CAPITAL PROJECTS
2930 BLEDSOE ST
FORT WORTH, TX, 76107
PHONE NO.: (817) 386-9721
EMAIL: CBURNS@ESCALANTEGOLF.COM

SITE DATA:

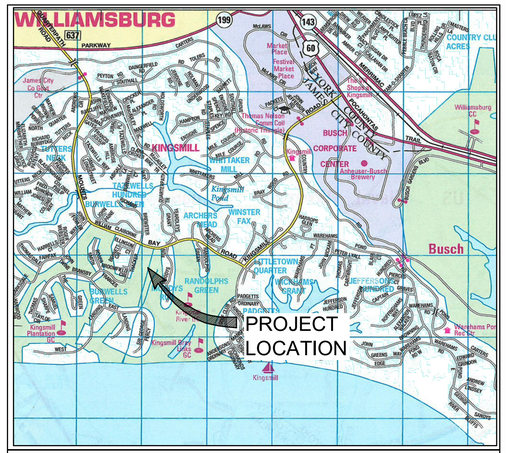
SITE ADDRESS: 900 KINGSMILL ROAD
WILLIAMSBURG, VIRGINIA 23185

PARCEL ID: 5040100002C

ZONING: R4, RESIDENTIAL PLANNED COMMUNITY

TOTAL PARCEL AREA: 191.4 ± AC.

FLOOD HAZARD MAP: THIS PROPERTY IS IN FLOOD ZONE X AS SHOWN ON MAP NUMBER 51095C0206D, PANEL 0206D, FOR COMMUNITY NUMBER 510201, DATED 12/16/15 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA. ZONE X IS DEFINED AS AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.



VICINITY MAP
(SCALE: 1"=2000')

RPA BUFFER MITIGATION PLANT SCHEDULE

CANOPY TREES 52
DECIDUOUS = 1.5" – 2" CALIPER
EVERGREEN = 6' HT
ACER RUBRUM / RED MAPLE
BETULA NIGRA / RIVER BIRCH
CARYA TOMENTOSA / MOCKERNUT HICKORY
FAGUS GRANDIFOLIA / AMERICAN BEECH
JUGLANS NIGRA / BLACK WALNUT
JUNIPERUS VIRGINIANA / EASTERN REDCEDAR
LIRIODENDRON TULIPIFERA / TULIP POPLAR
MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA
NYSSA SYLVATICA / TUPELO
PINUS TAEDA / LOBLOLLY PINE
PINUS VIRGINIANA / VIRGINIA PINE
PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE
QUERCUS BICOLOR / SWAMP WHITE OAK
QUERCUS LAURIFOLIA 'DARLINGTONIA' / DARLINGTON OAK
QUERCUS PHELLOS / WILLOW OAK

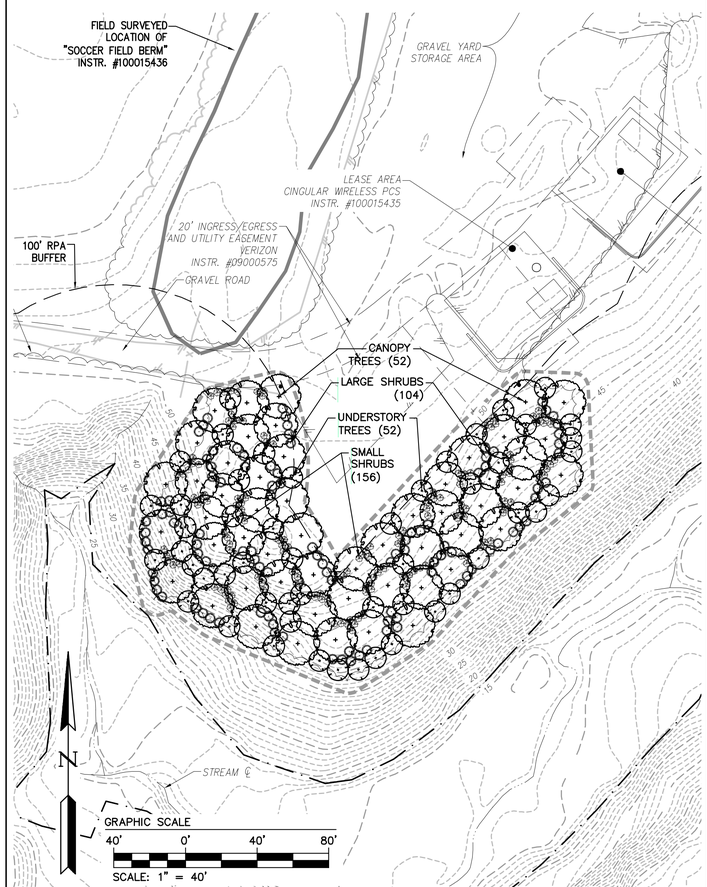
UNDERSTORY TREES 52
DECIDUOUS = 0.75"–1.5" CALIPER
EVERGREEN = 4' HT
ALNUS SERRULATA / HAZEL ALDER
AMELANCHIER CANADENSIS / CANADIAN SERVICEBERRY
ASIMINA TRILOBA / PAWPAW
CARPINUS CAROLINIANA / AMERICAN HORNBEAM
CERCIS CANADENSIS / EASTERN REDBUD
CHIONANTHUS VIRGINICUS / WHITE FRINGETREE
CORNUS FLORIDA / FLOWERING DOGWOOD
CRATAEGUS VIRIDIS / GREEN HAWTHORN
ILEX OPACA / AMERICAN HOLLY
MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA
OSTRYA VIRGINIANA / AMERICAN HOPHORNBEAM
OXYDENDRUM ARBOREUM / SOURWOOD TREE

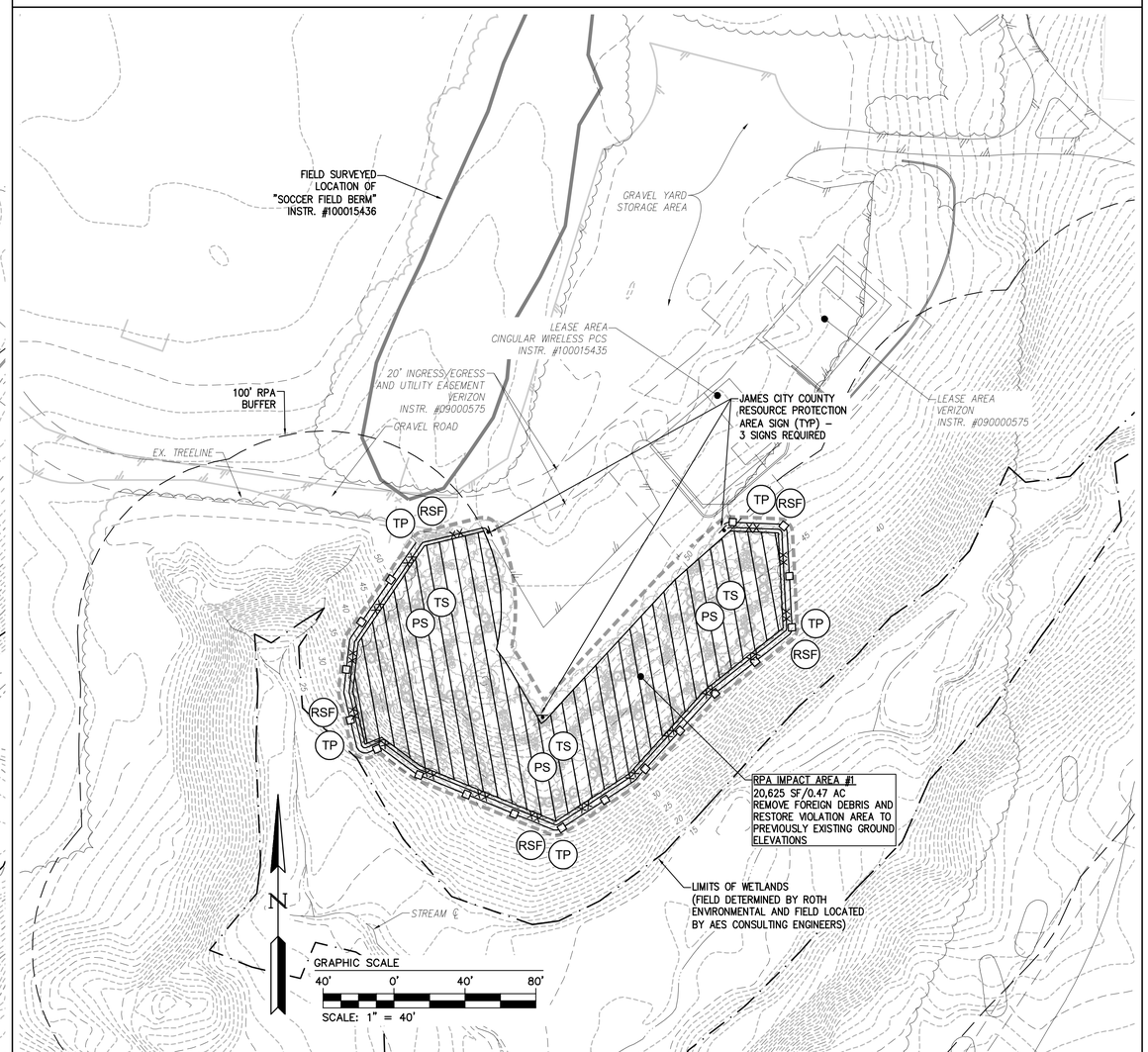
LARGE SHRUBS 104
3'–4' HT.
ARONIA ARBUTIFOLIA / RED CHOKEBERRY
CALLICARPA AMERICANA / AMERICAN BEAUTYBERRY
CEPHALANTHUS OCCIDENTALIS / BUTTONBUSH
CORNUS SERICEA / RED TWIG DOGWOOD
HAMAMELIS VIRGINIANA / COMMON WITCH HAZEL
ILEX VERTICILLATA / WINTERBERRY
ILEX VOMITORIA / YAUPON HOLLY
ITEA VIRGINICA / VIRGINIA SWEETSPIRE
MYRICA CERIFERA / WAX MYRTLE
MYRICA PENSYLVANICA / NORTHERN BAYBERRY
PHYSOCARPUS OPULIFOLIUS / NINEBARK
RHODODENDRON VISCOSUM / SWAMP AZALEA
SAMBUCUS CANADENSIS / AMERICAN ELDERBERRY
VACCINIUM CORYMBOSUM / HIGHBUSH BLUEBERRY
VIBURNUM DENTATUM / VIBURNUM
VIBURNUM NUDUM / POSSUMHAW

SMALL SHRUBS 156
15"–18" HT.
ARONIA MELANOCARPA / BLACK CHOKEBERRY
CLETHRA ALNIFOLIA / SUMMERSWEET
FOTHERGILLA GARDENII / DWARF FOTHERGILLA
HYDRANGEA QUERCIFOLIA / OAKLEAF HYDRANGEA
ILEX GLABRA / INKBERRY HOLLY
JUNIPERUS COMMUNIS / COMMON JUNIPER
KALMIA LATIFOLIA / MOUNTAIN LAUREL
MYRICA PENSYLVANICA / NORTHERN BAYBERRY
POTENTILLA FRUTICOSA / BUSH CINQUEFOIL
VACCINIUM ANGUSTIFOLIUM / LOWBUSH BLUEBERRY
VIBURNUM ACERIFOLIUM / MAPLELEAF VIBURNUM

* A MINIMUM OF 3 SPECIES, AT LEAST ONE(1) EVERGREEN, MUST BE CHOSEN FROM EACH PLANT TYPE TO PROMOTE A HEALTHY MIXTURE, AND REDUCE THE CHANCE OF A MONOCULTURE FORMING.
* PLANT MATERIALS PLANTED WITHIN THE BUFFER DO NOT HAVE TO BE SPECIMEN QUALITY, AND MAY BE CATEGORIZED AS 'B GRADE' PLANTS, EITHER CONTAINERIZED OR BARE ROOT.

RPA BUFFER RESTORATION:
AREA OF IMPACT: 20,625 SF
REVEGETATION REQUIREMENTS 1 MITIGATION CELL* PER 400 SF IMPACT
*MITIGATION CELL – 1 CANOPY TREE, 2 UNDERSTORY TREES AND 3 SMALL SHRUBS
MITIGATION CELLS REQUIRED 52 CELLS
52 CANOPY TREES
104 UNDERSTORY TREES**
156 SMALL SHRUBS
MITIGATION CELLS PROVIDED 52 CELLS
52 CANOPY TREES
52 UNDERSTORY TREES
104 LARGE SHRUBS
156 SMALL SHRUBS
** PER APPENDIX D, TABLE A, ONE UNDERSTORY TREE AND TWO LARGE SHRUBS MAY BE USED IN LIEU OF TWO UNDERSTORY TREES.





Rev.	Date	Description	Revised By

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

EROSION AND SEDIMENT CONTROL PLAN FOR
900 KINGSMILL ROAD
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	GVC
Project Number:	7753-32
Scale: 1"=40'	Date: 05/22/2025

Sheet Title:
ESC AND LANDSCAPE REMEDIATION PLAN

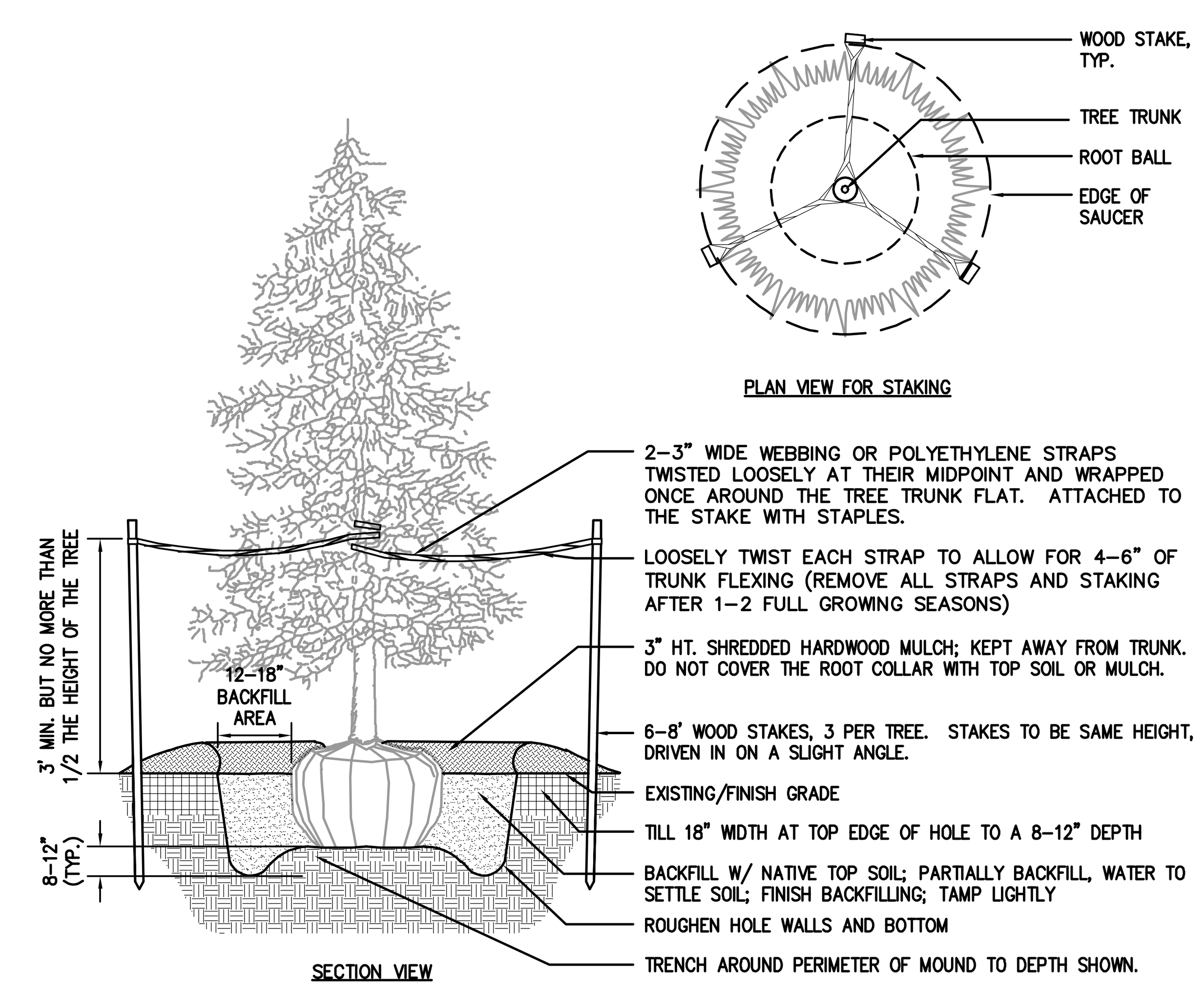
Sheet Number
C1.0

S:\2018\7753\32-Fennie Tracker\Engineering\Plans\RPA Violation Mitigation\7753-32_RPA Violation ESC Plan C1.0.dwg, 5/22/2025 3:46:10 PM, lowell.bestell

GENERAL LANDSCAPE NOTES

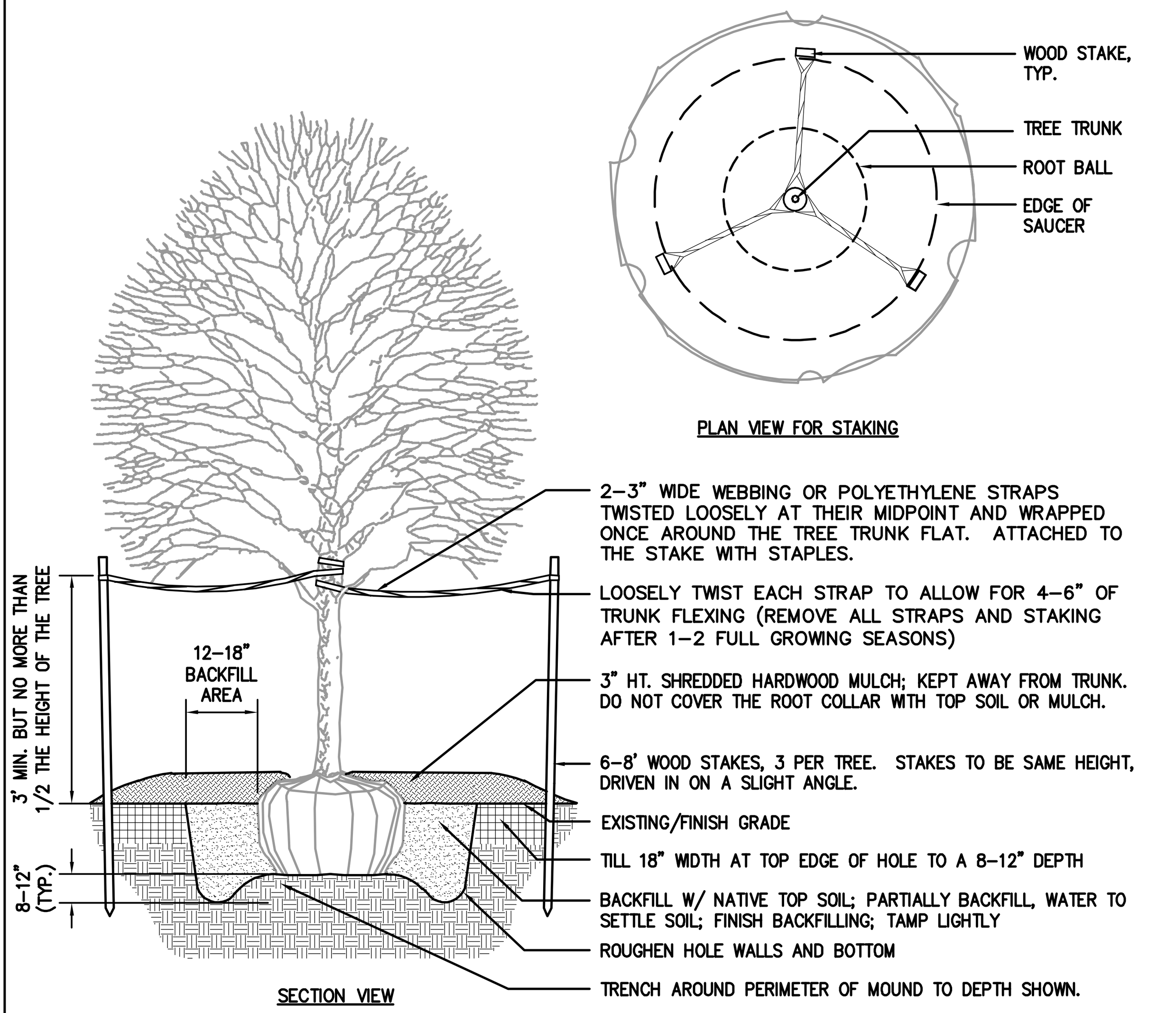
1. ALL PLANT STOCK SHALL MEET THE MINIMUM STANDARDS & SPECIFICATIONS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK," LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. ALL PLANT MATERIAL SHALL BE INSTALLED AS SPECIFIED IN THE VNLA STANDARDIZED LANDSCAPE SPECIFICATIONS, LATEST 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 CAN INCLUDE ALREADY ESTABLISHED TURF AREAS. THESE AREAS DO NOT SOLELY REPRESENT PROPOSED TURF. THE TOTAL AMOUNT OF PROPOSED TURF, AS WELL AS IF SEED OR SOD IS USED, 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 FINISH 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 WILL 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. THE FINISH ELEVATION OF SOD, TOPSOIL OR MULCH PLACED IN LANDSCAPE BEDS AGAINST THE BUILDING WALL SHALL BE A MINIMUM OF 3 INCHES BELOW THE ADJACENT FINISH FLOOR OF THE BUILDING TO INSURE PROPER DRAINAGE.



EVERGREEN TREE PLANTING

NOT TO SCALE



TREE PLANTING

NOT TO SCALE

JAMES CITY COUNTY STANDARD COUNTY STORMWATER NOTES

REV. 07/2024

1. ALL THE PROVISIONS OF VIRGINIA EROSION AND STORMWATER MANAGEMENT REGULATIONS, THE VIRGINIA BEST MANAGEMENT PRACTICE (BMP) CLEARINGHOUSE, VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH), VIRGINIA STORMWATER MANAGEMENT HANDBOOK, AND ANY ASSOCIATED TECHNICAL BULLETINS AND GUIDANCE DOCUMENTS AS PUBLISHED BY THE STATE WATER CONTROL BOARD, THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ), AND THE LOCAL VESMP AUTHORITY SHALL APPLY TO THE PROJECT.
2. MINIMUM STANDARDS NUMBERS 1 THROUGH 19 OF THE VIRGINIA EROSION AND STORMWATER MANAGEMENT REGULATIONS 9VAC25-875 SHALL APPLY TO THE PROJECT.
3. THE OPERATOR SHALL BE RESPONSIBLE TO REGISTER FOR CONSTRUCTION GENERAL PERMIT (CGP) COVERAGE, AS APPLICABLE, IN ACCORDANCE WITH THE GENERAL VIRGINIA POLLUTANT DISCHARGE ELIMINATION SYSTEM (VPDES) PERMIT FOR DISCHARGE OF STORMWATER FROM CONSTRUCTION ACTIVITIES (VAR10) CHAPTER 880; THE VIRGINIA EROSION AND STORMWATER MANAGEMENT REGULATIONS CHAPTER 875; AND IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STATE WATER CONTROL BOARD, THE VIRGINIA DEQ, CHAPTER 8 OF THE COUNTY CODE, AND THE LOCAL VESMP AUTHORITY.
4. THE OPERATOR SHALL PROVIDE THE NAME OF AN INDIVIDUAL HOLDING A VALID RESPONSIBLE LAND DISTURBER (RLD) CERTIFICATE ISSUED BY DEQ SIGNIFYING WHO IS RESPONSIBLE FOR CARRYING OUT THE LAND-DISTURBING ACTIVITY IN ACCORDANCE WITH THE APPROVED ESM PLAN. THE RLD MUST BE DESIGNATED ON THE EROSION AND SEDIMENT CONTROL PLAN, ESM PLAN, OR PERMIT AS A PREREQUISITE FOR ENGAGING IN LAND DISTURBANCE. THE RLD IS REQUIRED TO ATTEND THE PRE-CONSTRUCTION MEETING FOR THE PROJECT.
5. THE CONTRACTOR IS RESPONSIBLE TO CONTACT VIRGINIA 811 (HTTPS://VA811.COM/ OR 1-800-552-3120) PRIOR TO ANY UTILITY OR SITE WORK EXCAVATIONS.
6. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLANNED, DESIGNED, IMPLEMENTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST EDITION OF THE VESCH OR THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK. THE CONTRACTOR SHALL MAINTAIN, INSPECT, AND REPAIR ALL EROSION AND SEDIMENT CONTROL MEASURES AS NEEDED THROUGHOUT THE LIFE OF THE PROJECT TO ENSURE CONTINUED ACCEPTABLE PERFORMANCE.
7. A PRE-CONSTRUCTION CONFERENCE (MEETING) SHALL BE HELD ON-SITE AND INCLUDE REPRESENTATIVES FROM THE LOCAL VESMP AUTHORITY, THE OWNER/OPERATOR/PERMITTEE, THE RLD, THE CONTRACTOR, ENGINEER, AND OTHER RESPONSIBLE AGENCIES, AS APPLICABLE, PRIOR TO AUTHORIZATION AND ISSUANCE OF A LOCAL LAND DISTURBING OR STORMWATER CONSTRUCTION PERMIT. THE OWNER/OPERATOR/PERMITTEE IS REQUIRED TO COORDINATE SCHEDULING OF THE PRE-CONSTRUCTION CONFERENCE WITH THE JAMES CITY COUNTY (JCC) SRP DIVISION. THE CONTRACTOR SHALL SUBMIT A SEQUENCE OF CONSTRUCTION AND A REVISED POLLUTION PREVENTION PLAN, IF APPLICABLE, TO THE LOCAL VESMP AUTHORITY FOR REVIEW AND APPROVAL PRIOR TO THE PRECONSTRUCTION MEETING.
8. A POLLUTION PREVENTION PLAN, IF REQUIRED, SHALL BE DEVELOPED, IMPLEMENTED, AND UPDATED AS NECESSARY AND MUST DETAIL THE DESIGN, INSTALLATION, IMPLEMENTATION, AND MAINTENANCE OF EFFECTIVE POLLUTION PREVENTION MEASURES TO MINIMIZE THE DISCHARGE OF POLLUTANTS AS SPECIFIED IN SECTION 8-10 OF THE COUNTY CODE. MEASURES MUST BE DESIGNED, INSTALLED, IMPLEMENTED, AND MAINTAINED TO: MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATERS; TREATED WASH WATERS IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE; MINIMIZE EXPOSURE OF BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE, AND OTHER MATERIALS PRESENT ON THE SITE TO PRECIPITATION AND TO STORMWATER; MINIMIZE THE DISCHARGE OF POLLUTANTS FROM SPILLS AND LEAKS AND IMPLEMENT CHEMICAL SPILL AND LEAK PREVENTION AND RESPONSE PROCEDURES. THE PLAN SHOULD ALSO INCLUDE EFFECTIVE BEST MANAGEMENT PRACTICES TO PROHIBIT DISCHARGES OF WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL; WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIALS; FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING; DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING OF TRENCHES AND EXCAVATIONS UNLESS MANAGED BY APPROPRIATE CONTROLS IN ACCORDANCE WITH 40 CFR 450.21(C). THIS PLAN SHALL BE AVAILABLE ON-SITE FOR REVIEW AT REASONABLE TIMES BY THE LOCAL VESMP AUTHORITY WHEN REQUESTED.
9. THE OWNER, APPLICANT, OPERATOR, OR PERMITTEE IS RESPONSIBLE FOR ALL OPERATOR SELF-INSPECTIONS AS REQUIRED IN THE POLLUTION PREVENTION PLAN AND AS REQUIRED AS PART OF A DEVELOPED STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THESE INSPECTIONS SHALL BE MADE AVAILABLE, UPON REQUEST, BY THE LOCAL VESMP AUTHORITY.
10. ALL PERIMETER EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE ACTIVITY TAKES PLACE.
11. EROSION AND SEDIMENT CONTROL MEASURES MAY REQUIRE MINOR FIELD ADJUSTMENTS OR ADDITIONAL CONTROLS MAY BE NEEDED AT OR FOLLOWING TIME OF CONSTRUCTION TO ENSURE THEIR INTENDED PURPOSE IS ACCOMPLISHED, TO ENSURE ADEQUATE PROTECTION OF THE HEALTH, SAFETY, AND WELFARE OF THE PUBLIC, OR IF SITE CONDITIONS CHANGE, BECOME APPARENT OR ALTER SIGNIFICANTLY FOLLOWING THE DATE OF PLAN APPROVAL. LOCAL VESMP AUTHORITY APPROVAL SHALL BE REQUIRED FOR ANY DEVIATION OF EROSION AND SEDIMENT CONTROL MEASURES FROM THE APPROVED PLAN. LOCAL VESMP AUTHORITY WRITTEN APPROVAL SHALL BE REQUIRED PRIOR TO DEVIATIONS FROM THE APPROVED EROSION AND SEDIMENT MEASURES OR SEQUENCE OF CONSTRUCTION. SIGNIFICANT DEVIATIONS FROM THE APPROVED PLAN MAY REQUIRE THE SUBMITTAL OF AN AMENDED PLAN FOR REVIEW AND APPROVAL.
12. OFF-SITE AREAS SHALL BE APPROVED BY THE LOCAL VESMP AUTHORITY PRIOR TO LAND DISTURBING ACTIVITY AT THE SEPARATE LOCATION. OFF-SITE AREAS SHALL BE INCLUDED AS PART OF THE PROPOSED LAND DISTURBING ACTIVITY OR COVERED BY A SEPARATE APPROVED ESM PLAN.
13. TEMPORARY SOIL STOCKPILES SHALL COMPLY WITH THE PROVISIONS OF SECTION 24-46 OF THE COUNTY CODE.
14. LOCAL VESMP AUTHORITY WRITTEN APPROVAL SHALL BE REQUIRED PRIOR TO DEVIATIONS FROM THE APPROVED EROSION AND SEDIMENT MEASURES, SEQUENCE OF CONSTRUCTION, OR STORMWATER MANAGEMENT PLAN. SIGNIFICANT DEVIATIONS FROM THE APPROVED PLAN MAY REQUIRE THE SUBMITTAL OF AN AMENDED PLAN FOR REVIEW AND APPROVAL.
15. PERMANENT OR TEMPORARY STABILIZATION OF DISTURBED SOIL AREAS SHALL COMPLY WITH MINIMUM STANDARD 1 (MS-1) AND 3 (MS3) OF THE VIRGINIA EROSION AND STORMWATER MANAGEMENT REGULATIONS. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 14 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR. IRRIGATION, IF NECESSARY, SHALL COMPLY WITH ALL APPLICABLE SEASONAL WATER USE RESTRICTIONS OF THE JAMES CITY SERVICE AUTHORITY.
16. FINAL STABILIZATION WILL BE DEFINED AS THE COMPLETION OF ALL SOIL DISTURBING ACTIVITIES AT THE SITE AND THE ESTABLISHMENT OF A PERMANENT VEGETATIVE COVER ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT IS UNIFORM (E.G., EVENLY DISTRIBUTED), MATURE ENOUGH TO SURVIVE, AND WILL INHIBIT EROSION.
17. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL DISTURBED AREAS ARE STABILIZED. REMOVAL SHALL NOT OCCUR WITHOUT WRITTEN AUTHORIZATION BY THE LOCAL VESMP AUTHORITY. DISTURBANCES ASSOCIATED WITH THE REMOVAL OF TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY STABILIZED.
18. SEDIMENT TRAPS AND SEDIMENT BASINS SHALL NOT BE REMOVED WITHOUT WRITTEN AUTHORIZATION OF THE LOCAL VESMP AUTHORITY.
19. DESIGN AND CONSTRUCTION OF PRIVATE STORM DRAINAGE SYSTEMS, OUTSIDE OF ANY VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) RIGHT-OF-WAY, SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT VERSION OF THE COUNTY'S STORMWATER DRAINAGE CONVEYANCE SYSTEMS (NON-BMP RELATED) GENERAL DESIGN AND CONSTRUCTION GUIDELINES.
20. RECORD DRAWINGS (AS-BUILTS) AND CONSTRUCTION CERTIFICATIONS ARE REQUIRED FOR ALL APPLICABLE STORMWATER FACILITIES, INCLUDING STORMWATER MANAGEMENT/BMP FACILITIES AND STORM DRAINAGE CONVEYANCE SYSTEMS, AND PRIVATE STREETS. THE FINAL PROJECT CERTIFICATION PROCESS SHALL INCLUDE AN INTERNAL CLOSED-CIRCUIT TELEVISION CAMERA (CCTV) POST INSTALLATION INSPECTION PERFORMED BY THE OWNER IN ACCORDANCE WITH THE COUNTY ADMINISTRATIVE GUIDELINES FOR CCTV POST INSTALLATION INSPECTION. RECORD DRAWINGS AND CONSTRUCTION CERTIFICATIONS MUST MEET ESTABLISHED PROGRAM REQUIREMENTS OF THE COUNTY CODE AND THE VESMP AUTHORITY.
21. ALL STORMWATER FACILITIES INCLUDING BMPS, STORM DRAINAGE PIPES, STORMWATER CONVEYANCES, INLETS, MANHOLES, OUTFALLS, AND ROADSIDE AND OTHER OPEN CHANNELS SHALL BE INSPECTED BY THE LOCAL VESMP AUTHORITY, THE OWNER, AND THE APPLICANT/OPERATOR/PERMITTEE DESIGNATED GEOTECHNICAL ENGINEER FOR THE PROJECT IN ACCORDANCE WITH THE ESTABLISHED COUNTY STORMWATER FACILITY INSPECTION PROGRAM REQUIREMENTS.

EROSION AND SEDIMENT CONTROL NARRATIVE

PROJECT DESCRIPTION
THIS PLAN IS FOR THE REMEDIATION OF AN AREA OF UNAUTHORIZED DSITURBANCE WITHIN THE RESOURCE PROTECTION AREA BUFFER. REMEDIATION WILL INCLUDE THE REMOVAL OF FOREIGN DEBRIS FROM THE BUFFER AND REVEGETAATION OF THE BUFFER PER THE RIPARIAN BUFFER GUIDANCE MANUAL..

EXISTING SITE CONDITIONS
THE REMEDIATION SITE IS CURRENTLY OPEN, WITH EXISTING SOIL AND VEGETATIVE DEBRIS. THE SITE IS PERVIOUS AND DRAINAS TO THE WETLAND AREA DOWNSTREAM OF THE RPA.

ADJACENT PROPERTY
THE SUBJECT PROPERTY IS BOUNDED BY THE KINGSMILL GOLF COURSE, GOLF MAINTENANCE FACILITY, AND EXISTING CELL TOWER SITES.

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

SOILS
THE PREDOMINANT ONSITE SOILS LOCATED WITHIN THE LIMITS OF DISTURBANCE FOR THIS PROJECT ARE AS DESCRIBED BELOW:

15F - EMPORIA COMPLEX, 25-50 PERCENT SLOPES. THIS SOIL IS DEEP, STEEP, AND WELL DRAINED. THE PERMEABILITY IS MODERATLEY LOW TO HIGH; SURFACE RUNOFF IS AVERAGE, AND PONDING IS RARE; THE WATER CAPACITY IS MODERATE.

CRITICAL EROSION AREAS
THE EMPORIA COMPLEX SOIL LOCATED WITHIN THE LIMITS OF DISTURBANCE HAS A K-FACTOR OF 0.28 AND IS CLASSIFIED AS AN HSG B SOIL. THE EMPORIA SOIL WOULD NOT BE CLASSISFED AS EROSIVE. THERE ARE WETLAND AREAS DOWNSTREAM OF THE LIMITS OF DISTURBANCE; EXTR CARE MUST BE TAKEN TO PROTECT THESE AREAS. IN ORDER TO ACCOMPLISH THIS, THE PERIMETER SILT FENCE PROPOSED FOR CONSTRUCTION HAS BEEN UPGRADED TO REINFORCED WIRE-BACKED SILT FENCE.

EROSION AND SEDIMENT CONTROL MEASURES

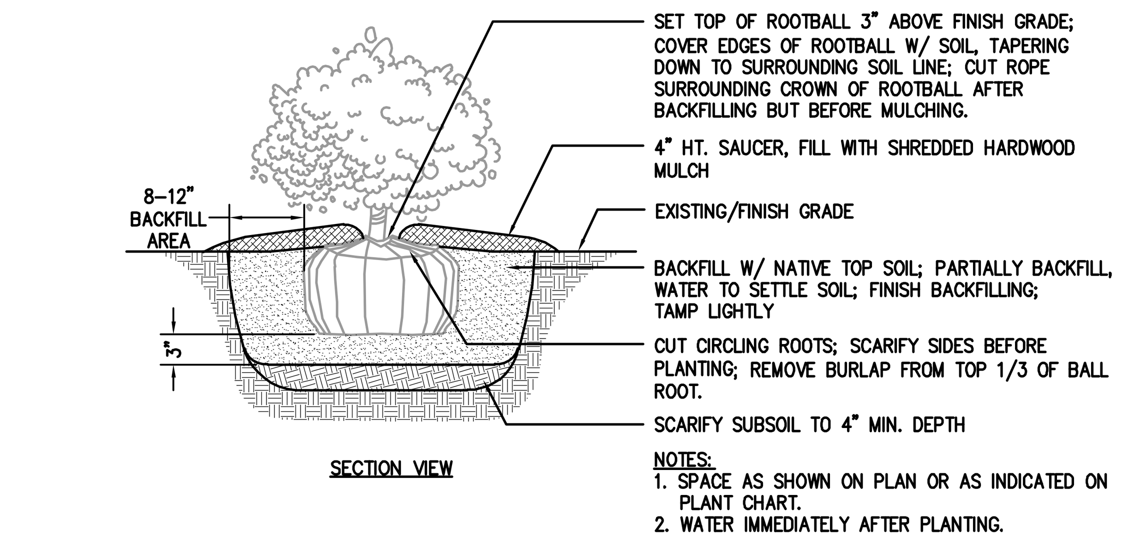
UNLESS OTHERWISE INDICATED, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK (VSMH). THE MINIMUM STANDARDS OF THE VSMH SHALL BE ADHERED TO UNLESS OTHERWISE WAIVED AND APPROVED BY THE ON-SITE E&S CONTROL INSPECTOR. THESE MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO: SILT FENCE (REINFORCED), TREE PROTECTION, TEMPORARY SEEDING, AND PERMANENT SEEDING.

MANAGEMENT STRATEGIES
1. CONSTRUCTION WILL BE SEQUENCED SO THAT REMOVAL OF DEBRIS CAN BEGIN AND END AS QUICKLY AS POSSIBLE.
2. TEMPORARY SEEDING OR OTHER STABILIZATION WILL FOLLOW IMMEDIATELY AFTER DEBRIS REMOVAL.
3. AREAS THAT ARE NOT TO BE DISTURBED WILL 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 PRACTICES.
5. AFTER ACHIEVING ADEQUATE STABILIZATION, THE TEMPORARY E&S CONTROLS WILL BE CLEARED UP AND REMOVED.
6. SHOULD DEWATERING BE NEEDED DURING CONTRUCTION, IT SHOULD BE COMPLETED PER THE VSMH SPECIFICATION C-SCM-10. THE CONTRACTOR SHALL REFERNCE THE VAR10 GENERAL PERMIT, PART II, SECTION A, PARAGRAPH 8 FOR METHODS FOR CONTROLLING AND DOCUMENTING CONSTRUCTION DEWATERING DISCHARGES.

PERMANENT STABILIZATION
PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE.

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

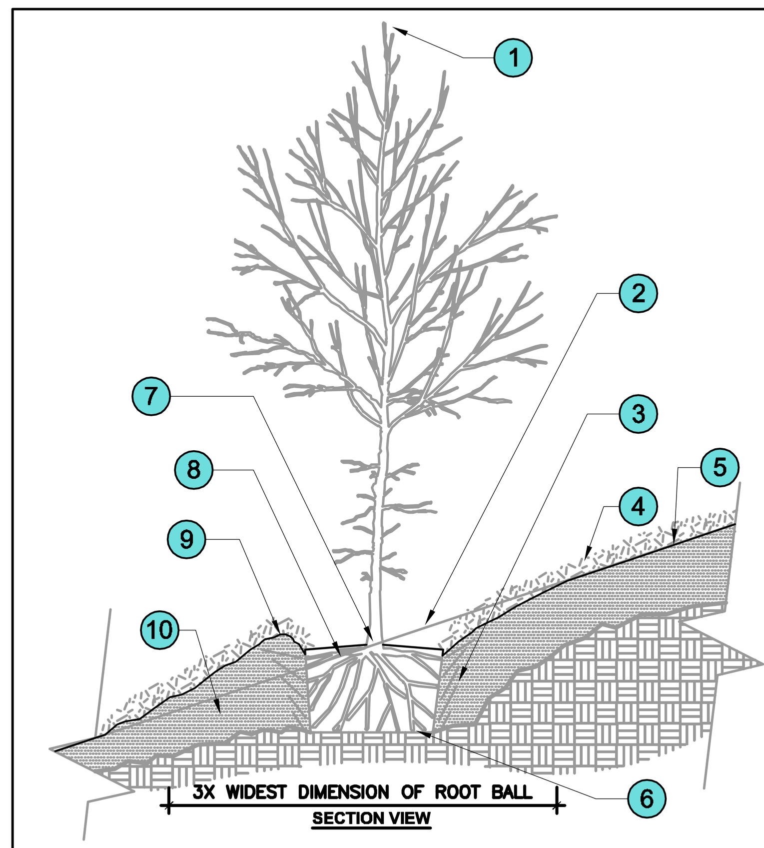
1. THE SILT FENCE BARRIER WILL BE CHECKED REGULARLY FOR UNDERMINING OR DETERIORATION OF THE FABRIC. SEDIMENT SHALL BE REMOVED WHEN THE LEVEL OF SEDIMENT DEPOSITION REACHES HALF WAY TO THE TOP OF THE BARRIER.
2. TREE PROTECTION: REFER TO TABLE C-SSM-01-5 OF THE VSMH.
3. THE SEEDED AREAS WILL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RE-SEEDED AS NEEDED.
4. DUST CONTROL: MAINTAIN DUST CONTROL MEASURES THROUGH DRY WEATHER UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED. BECAUSE THE SUCCESS OF DUST CONTROLS DEPENDS ON SPECIFIC SITE AND WEATHER CONDITIONS, INSPECTION AND MAINTENANCE REQUIREMENTS ARE UNIQUE FOR EACH SITE. HOWEVER, DUST CONTROL MEASURES INVOLVING APPLICATION OF EITHER WATER OR CHEMICALS REQUIRE MORE MONITORING THAN STRUCTURAL OR VEGETATIVE CONTROLS TO REMAIN EFFECTIVE. INSPECT STRUCTURAL CONTROLS FOR DETERIORATION REGULARLY TO ENSURE THE CONTROLS ARE STILL ACHIEVING ITS INTENDED PURPOSE.



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

SHRUB PLANTING

NOT TO SCALE



1. CENTRAL LEADER.
2. ORIGINAL SLOPE SHOULD PASS THROUGH THE POINT WHERE THE TRUNK BASE MEETS SUBSTRATE/SOIL.
3. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
4. 4" LAYER OF MULCH. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL.
5. ORIGINAL GRADE.
6. BOTTOM OF ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.
7. TRUNK CALIPER SHALL MEET ANSI Z60 CURRENT EDITION FOR ROOT BALL SIZE.
8. ROOT BALL MODIFIED AS REQUIRED.
9. ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE ABOVE ROOT BALL SURFACE SHALL BE CENTERED ON THE DOWNHILL SIDE OF THE ROOT BALL FOR 240°. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
10. MODIFIED SOIL. DEPTH VARIES.

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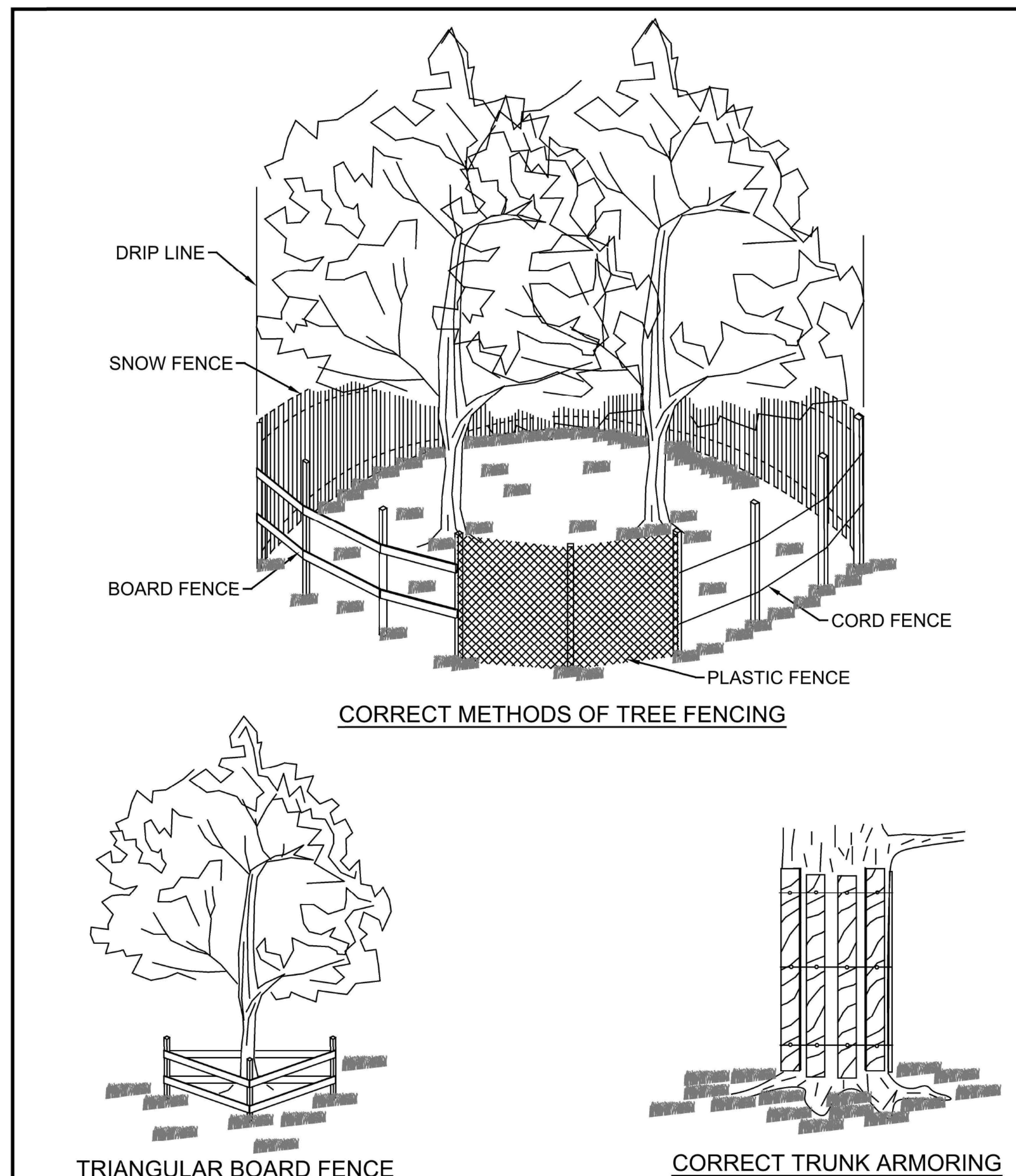
TREE ON SLOPE

NOT TO SCALE

FX-PLNT-FX-TREE-08



CORRECT METHODS OF TREE FENCING

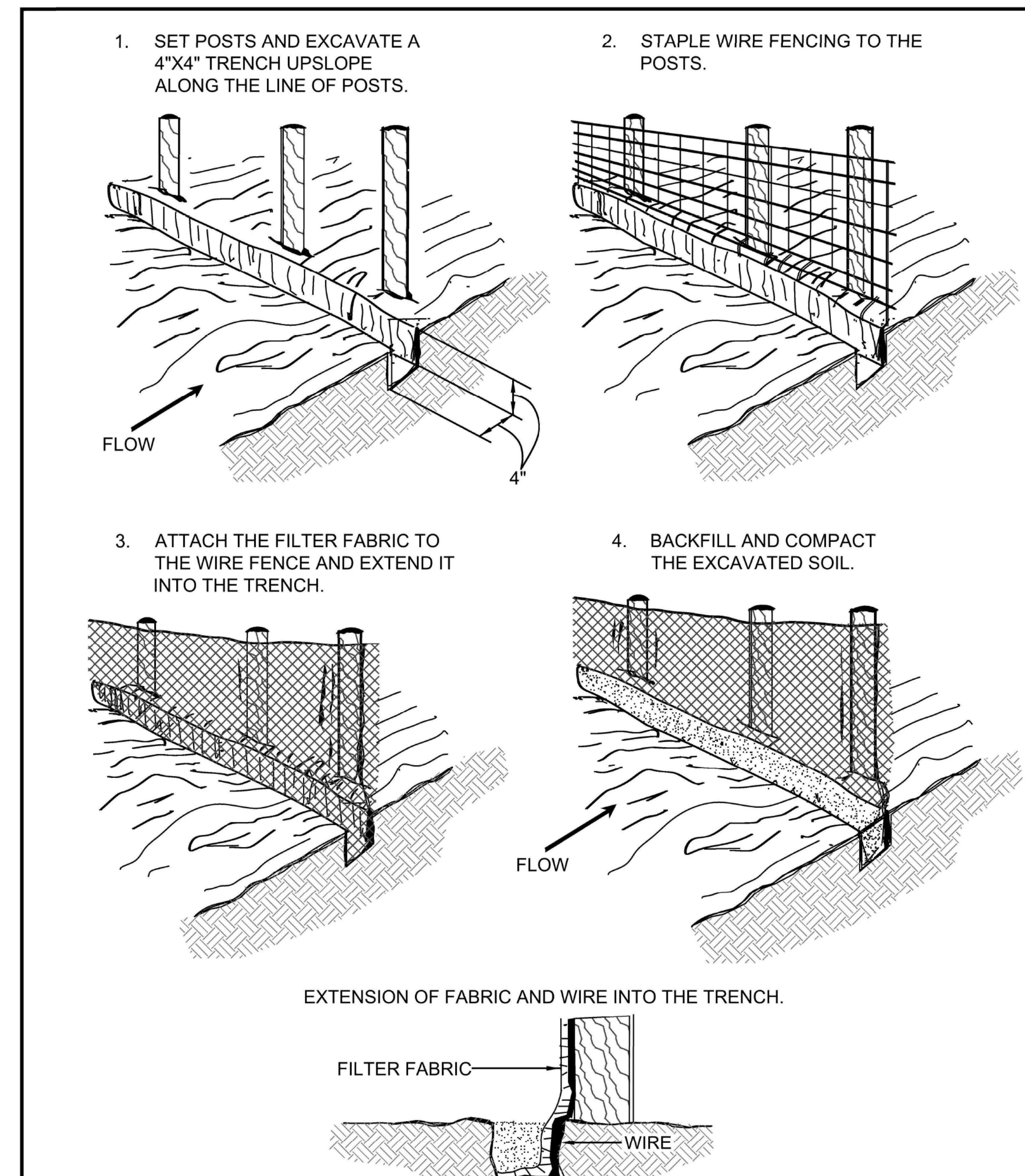
TRIANGULAR BOARD FENCE

CORRECT TRUNK ARMORING

VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

FENCING AND ARMORING

v1.1 SOURCE: VA. DSWC C-SSM-01-2

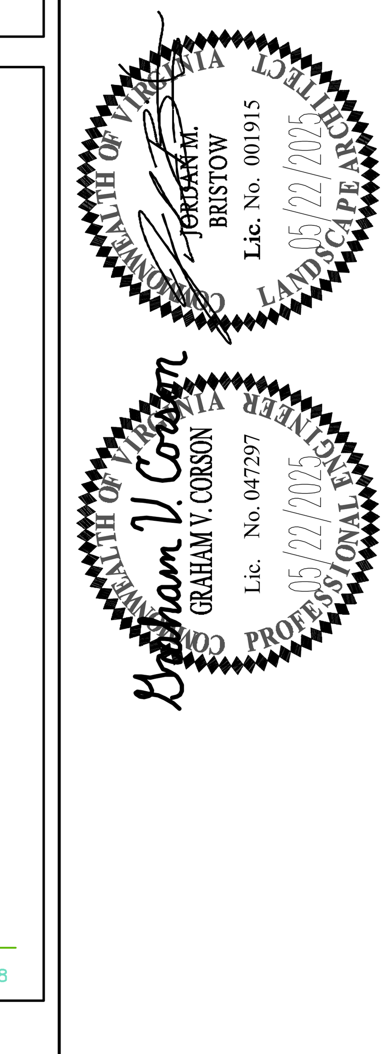


VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

CONSTRUCTION OF SILT FENCE WITH WIRE SUPPORT INSTALLATION

v1.1 SOURCE: ADAPTED FROM STRAW & FAB. BARRIERS, SHERWOOD & WYANT C-PCM-04-2

Rev.	Date	Description	Revised By



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EROSION AND SEDIMENT CONTROL PLAN FOR

900 KINGSMILL ROAD

ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	GVC
Project Number:	7753-32
Scale: 1"=40'	Date: 05/22/2025
Sheet Title: NOTES AND DETAILS	
Sheet Number C2.0	

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MINUTES

JAMES CITY COUNTY BOARD OF SUPERVISORS

BUSINESS MEETING

COUNTY GOVERNMENT CENTER BOARD ROOM

101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185

September 23, 2025

1:00 PM

A. CALL TO ORDER

B. ROLL CALL

Michael J. Hipple, Powhatan District
Barbara E. Null, Stonehouse District
Ruth M. Larson, Berkeley District
John J. McGlennon, Vice Chair, Roberts District
James O. Icenhour, Jr., Chair, Jamestown District

Scott A. Stevens, County Administrator
Adam R. Kinsman, County Attorney

Mr. Icenhour sought a motion to Amend the Agenda for the discussion of the Peninsula Agency on Aging presentation and to add a Closed Session for the discussion of the curbside recycling contract.

A motion to Approve was made by John McGlennon, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Hipple, Null, Larson, McGlennon, Icenhour Jr.

C. PRESENTATION(S)

1. Retirement Commendation - Diane Finney

Ms. Barbara Watson, Director of Social Services, recognized Ms. Finney's 34 years of dedicated service to the County, beginning with Williamsburg Area Transport in 1992, and concluding as Chief of Benefits with the Department of Social Services upon her retirement on August 29, 2025. Ms. Watson noted throughout Ms. Finney's career she demonstrated professionalism and a deep commitment to both staff and the public, especially through her contributions during the COVID-19 pandemic. She also played a key role in the County's Black History Program Committee, where her efforts were impactful. Ms. Watson expressed hope that Ms. Finney would accept her invitation to serve on the Social Services Advisory Board.

Ms. Finney thanked the Board and everyone in attendance for their ongoing support. She shared how proud she was to serve as a James City County (JCC) employee. She stated the most difficult part of her job had been deciding to retire.

2. Proclamation - National Service Dog Month

Mr. Icenhour read aloud the proclamation identifying National Service Dog Month. He noted that over 70 million adults and children in the United States have a disability; however, only 16,000 service dogs from accredited training programs exist nationwide. He advised that the County would work towards becoming an inclusive community in which all citizens and their trained service dogs were embraced.

3. Proclamation - Fire Prevention Week

Mr. Icenhour read aloud the proclamation designating October 5-11 Fire Prevention Week. He acknowledged the contributions of the Fire Department in delivering vital fire and life safety programs. Firefighter Hanna Middlebrook was recognized for her contributions with leading the Community Risk Reduction effort since 2017. Mr. Icenhour encouraged citizens to show appreciation for staff's dedication, service and sacrifice. Before concluding Fire Marshal Joe Davis introduced Ms. Middlebrook and Ms. Pamela Fox, Public Education Coordinator, to the Board.

4. Visit Williamsburg Presentation - Ed Harris

Before the introduction of Mr. Ed Harris, County Administrator Scott Stevens introduced Ms. Dana Youst, Executive Director of the Historic Triangle Recreational Facilities Authority (HTRFA). Ms. Youst, who is the sole employee of the HTRFA, was hired on August 18 to oversee and promote the Greater Williamsburg Sports and Events Center. She brings with her over 20 years of experience.

Ms. Youst addressed the Board expressing her appreciation for the warm welcome and support she received from JCC staff. She offered to make herself available to anyone who had questions or would like to meet.

Mr. Ed Harris, Chief Executive Officer (CEO) of Visit Williamsburg, addressed the Board and acknowledged the presence of his colleague, Mr. Greg Kavanagh, Vice President of Business Development. Mr. Harris briefly discussed tourism and its impact on Virginia, noting the state's resilience. He also addressed the Historic Triangle's Fiscal Year (FY) 2025 performance and the Occupancy Tax collected from overnight guests, noting that there was growth of 10%. Mr. Harris went on to introduce a video showcasing highlights of experiences that visitors could expect throughout the Historic Triangle in the coming years. He noted that the video would be part of a broader campaign with more set to be released between now and Independence Day of calendar year 2026. He added that accompanying photography would appear on billboards, web advertisements, and other promotional materials. As part of the County's 250th Commemoration, Mr. Harris announced the launch of The Great American Birthday Quilt project. The project would invite individuals to contribute quilt squares that would be stitched together to form a 250-foot quilt commemorating the Nation's 250th birthday. The quilt would be displayed at the Colonial Williamsburg Visitor Center next summer. He stated that a partnership was formed with William & Mary's Artist-in-Residence, Steve Prince. Mr. Prince has expertise in quilt making, which makes him an ideal collaborator. Mr. Harris provided Williamsburg Sports updates, highlighting recent trade show participation to attract tournaments and sponsor activities. He discussed ongoing marketing efforts with WHITE64 and Epsilon to target key decision-makers. He presented a promotional video and recognized the Advisory Committee for its efforts. He then previewed upcoming events, including the media covered Pancake Festival and shared future opportunities for FY 2026 driven by group incentives, 250th Commemoration campaigns, and the upcoming Greater Williamsburg Sports and Events Center.

Ms. Larson and Mr. Stevens both commended Mr. Harris for his leadership.

D. CONSENT CALENDAR

Mr. Icenhour asked if any Board member wished to pull any item(s) for discussion. No items were pulled.

1. Contract Award - 250th Anniversary Special Events & Concert Planning Services and Budget Appropriation

A motion to Approve was made by Barbara Null, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Hipple, Null, Larson, McGlennon, Icenhour Jr.

2. Contract Award — James City County HVAC Controls Service Agreement

A motion to Approve was made by Barbara Null, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Hipple, Null, Larson, McGlennon, Icenhour Jr.

3. Dedication of the Streets in Section 9 of the New Town Subdivision

A motion to Approve was made by Barbara Null, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Hipple, Null, Larson, McGlennon, Icenhour Jr.

4. Grant Award - $36,000 - Radiological Emergency Preparedness

A motion to Approve was made by Barbara Null, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Hipple, Null, Larson, McGlennon, Icenhour Jr.

5. Grant Award - $67,500 - Virginia Homelessness Solutions Program Funds

A motion to Approve was made by Barbara Null, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Hipple, Null, Larson, McGlennon, Icenhour Jr.

6. Grant Award - $33,288 – Virginia Opioid Abatement Authority Colonial Behavioral Health/Historic Triangle Drug Prevention Coalition

A motion to Approve was made by Barbara Null, the motion result was
Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Hipple, Null, Larson, McGlennon, Icenhour Jr

7. Participation in Proposed Settlement of Opioid Related Claims Against Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, and Zydus

A motion to Approve was made by Barbara Null, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Hipple, Null, Larson, McGlennon, Icenhour Jr

8. Participation in Proposed Settlement of Opioid Related Claims Against the Sackler Family

A motion to Approve was made by Barbara Null the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Hipple, Null, Larson, McGlennon, Icenhour Jr

9. Minutes Adoption

A motion to Approve was made by Barbara Null, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Hipple, Null, Larson, McGlennon, Icenhour Jr

The Minutes Approved for Adoption included the following meetings:

- July 8, 2025, Regular Meeting
- July 22, 2025, Business Meeting
- July 29, 2025, Special Meeting

E. BOARD DISCUSSIONS

1. CIP Funding Update - David Rose and Courtney Rogers from Davenport

Mr. David Rose, Senior Vice President and Manager of Public Finance with Davenport & Company LLC ("Davenport"), spoke before the Board. He introduced his colleague Mr. Stephen Geisz, Vice President, and noted the absence of Mr. Courtney Rogers, Senior Vice President. He commended staff for their dedication, time and effort in preparing the presentation. He also emphasized that no action was being requested, the presentation was intended only for educational purposes. He began the discussion with a summary of the services the company provided to the County in its role as Financial Advisor. He stated that in October 2024, Davenport and the County visited the National Rating Agencies and all three Triple A Ratings were reaffirmed. He gave a short overview of the rating presentation and the County's five-year debt-funded Capital Improvement Plan (CIP), which was initially outlined at approximately $183 million for FY 2025-2029. However, the County later adopted a revised five-year debt-funded CIP totaling approximately $332 million. He advised that moving into FY 2027, the County should continue to keep fund balances up, maintain structurally balanced budgets and ensure projections were done while staying within policies. He went on to state that all new debt that was discussed was within the County's new policies. He strongly noted that the credit agencies' criteria could change, and while every attempt would be made to keep the Triple A Rating, it was not guaranteed. Mr. Rose elaborated on rating agency methodologies, outlined strategies to address inflation, and discussed possible downgrade scenarios. He emphasized that certain factors influencing credit ratings lie beyond the County's control and could still impact ratings. However, he affirmed that the County effectively manages the elements that were within its control. Mr. Rose turned the presentation over to Mr. Geisz, who provided an overview of the County's debt-funded CIP.

Mr. Geisz reported that the timing of the CIP shifted out by one fiscal year based upon the latest information provided by County staff. Therefore, the borrowing of approximately $190 million was now anticipated in FY 2027 to fund the first two years of the CIP. Additional borrowings were projected for FY 2029-FY 2031. He noted that these borrowings were assumed to be undertaken on a permanent basis; however, interim financing through bank markets remain available should earlier access to funds become necessary. Mr. Geisz reviewed the projected debt service, advising that FY 2026 payments based on existing debt were estimated at $20 million. He added that with projected debt layered in the coming years, and a conservative interest rate assumption, debt service was expected to peak at approximately $357.7 million. He stated that the County continues to demonstrate strong financial planning incorporating the necessary funding sources into the fiscal budget. Mr. Geisz went on to address the County's financial policies. He noted that the County's debt-to-assessed value ratio remains within the established 3% policy limit, even with projected debt. Regarding debt service to revenue, the County maintains a 12% policy cap with a 10% target. Under current projections, the ratio was expected to peak in 2030, remaining below the target threshold.

In closing, Mr. Harris emphasized that the County remains in a strong financial position, consistent with its Triple A Credit Rating. He noted that staff worked effectively to integrate approximately $330 million in planned capital borrowing. He stated that the County was not expected to enter the bond market until summer or early fall of 2026 (FY27). He also expressed interest in hosting rating agencies in the County to highlight the local strengths and long-term planning that support its financial standing.

During further discussion, Mr. McGlennon inquired about the County's internal financial benchmarks, which he believed were set more conservatively than those used by credit rating agencies.

Mr. Harris confirmed this approach explaining although a 4.5% planning rate was used, the actual fixed rate was 3.65%, demonstrating the value of building financial cushions into projections. Additional comments addressed factors affecting credit rating that were beyond the County's control.

Ms. Larson inquired about the level of communication between County staff and financial advisors.

Mr. Harris responded, noting that staff were highly communicative and demonstrated strong competence in managing and sharing financial information.

Ms. Sharon McCarthy, Director of Financial and Management Services, addressed the Board to provide an update on the projected cash flow for the FY 2026 Adopted Budget. She explained that, based on the status of planned projects requiring borrowing in FY 2026, the County would not need to issue bonds this year. She shared that this delay in borrowing would result in cost savings for FY 2026 and FY 2027. She noted that the current projected cash flow showed an estimated savings of $6 million, helping to eliminate a projected deficit. The delay would smooth out the impact on the General Fund, resulting in a more manageable $1.5 million increase in debt payments over the next five to six years. Ms. McCarthy further explained that the projected use of the Debt Service Funds in FY 2026 was $116.1 million, which remains consistent with the County's planned use of its debt service reserves. These reserves were separate from the unassigned General Fund balance and were uncommon among localities. She noted that the County was able to build the reserve by maintaining consistent transfers from the General Fund, even as debt services demands declined, creating budget stability, and allowing for future capital investments. Ms. McCarthy reported a total debt service reserve of $24 million, which was sufficient to cover both current and anticipated debt payments. She emphasized the importance of five-year financial planning, noting that by 2035 the County expects to begin rebuilding its reserves or expanding its capacity for future borrowing without requiring additional transfers from the General Fund. Ms. McCarthy concluded by stating that updates would continue regarding project funding and future bond market recommendations.

Mr. McGlennon thanked Ms. McCarthy for her presentation and for the improved financial planning.

2. Peninsula Community Foundation Presentation

Ms. Adelia Thompson, CEO of the Peninsula Community Foundation, addressed the Board and acknowledged Mr. Bill Massey, CEO of Peninsula Agency on Aging, thanking him for being a committed partner. She gave an overview of the foundation and its mission. Ms. Thompson highlighted several key initiatives, including the Regional Housing Crisis Center to address homelessness, the Give Local 757 campaign to support nonprofit sustainability, and community investments. Ms. Thompson presented data showing that over the past 24 years, regional population growth was driven by residents aged 60 and older, and over the next 25 years it would be led by those aged 80 and older. She outlined how this demographic shift would impact

all local jurisdictions, especially in areas projected to have the highest concentrations of residents aged 80 and older by 2050. Ms. Thompson detailed the implications of this shift, including an increase in demand for formal caregiving by 2034, a rise in the number of older adults with disabilities or chronic conditions, and the growing need for age-friendly infrastructure and accessible public transportation. Additionally, she explained how individuals aged 80 and older tend to spend less, impacting sales and property tax revenues, which in turn may affect the economy. She also emphasized the growing need for complex medical care and the continued shortage of workers in the caregiving industry. Ms. Thompson concluded her remarks by inviting Mr. Massey to address the Board.

Mr. Massey thanked the Board for appointing Ms. Watson to the Peninsula Agency on Aging Board of Directors, describing her as an asset. He provided a brief overview of the agency's history, services, service gaps, and available resources. He presented FY 2024 service data, reflecting the delivery of services such as transportation, personal care, and adult day care. Mr. Massey shared national data on caregiving, highlighting the emotional and financial burdens caregivers often face, including stress, depression, financial strain, and sleep loss. He outlined the impact on employers, noting reduced productivity, increased absenteeism, and job turnover due to caregiving responsibilities. Mr. Massey introduced a new Medicare program, GUIDE, which is designed to integrate health care and social support for individuals with moderate to severe dementia, and encouraged the Board to share this information within the community. Mr. Massey stated that he was not requesting additional funding from the Board but noted that the Virginia Association of Area Agencies on Aging would advocate a $10 million statewide budget amendment. He noted his agency would receive approximately $500,000 from this funding, which would help meet increasing service demands. He requested a letter of support from the Board for this initiative.

Mr. McGlennon thanked Mr. Massey for his presentation and the information provided.

3. Childcare Availability in James City County

Ms. Barbara Watson, Director of Social Services, addressed the Board to discuss childcare availability in James City County. She explained that, at the beginning of her research, she believed there was a shortage of childcare in the area. However, her findings showed that the issue was not a lack of supply. Ms. Watson reported that the County and the City of Williamsburg have a total of 49 childcare centers, generally serving children between two months and 11 years of age. Although these centers exist, many parents still face significant barriers. Ms. Watson noted that challenges included limited availability due to age restrictions, lack of transportation, high costs, and limited access to subsidized care. She explained that lower-cost centers were often at capacity or were age-restricted, and not all providers accept childcare subsidies. As an example, she referenced the 2023 ALICE Household Survival Budget, which showed monthly childcare costs ranging from $404 to $2,156. In closing, Ms. Watson reiterated that while childcare facilities were present, the accessibility and affordability challenges remain substantial.

Ms. Larson thanked Ms. Watson for her presentation and acknowledged her personal connection to the issue.

Mr. McGlennon stated that the presentation was eye-opening and provided important insight for the Board to consider moving forward.

The Board thanked Ms. Watson for her report.

4. General Services Internship Program

Ms. JoAnna Ripley, Assistant Director of General Services, addressed the Board to share how General Services partnered with local schools to develop the next generation of skilled trade

professionals through the General Services Internship Program. She explained that, both across the country and within the local community, there was a critical shortage of workers in the skilled trades, with fewer young people pursuing these career paths. Ms. Ripley stated that the County partnered with Williamsburg-James City County (WJCC) Schools' Department of College and Career Readiness to design an eight-week summer internship program for high school juniors and seniors. The program targets students who were either interested in a trade or already enrolled in coursework through New Horizons Regional Education Center. Ms. Ripley noted that students gain hands-on experience in their chosen trade under the supervision of a Master Tradesman or Supervisor. In addition to technical skills, interns also develop soft skills and become integrated members of the team, rather than just observers. Ms. Ripley explained that the program benefited the County in two key ways: students gain early exposure to public service and a deeper understanding of local government operations, and those students serve as local ambassadors who share their experiences and encourage others to consider careers in public service and the trades. Ms. Ripley shared successes of the program, stating that one intern had already been hired into a vacant General Services position, and another had applied and was set to participate in an upcoming interview process. She stated the program aims to further enrich the intern experience by incorporating more customer service and soft skills training. Ms. Ripley thanked Ms. Anne Carnifax, General Services Assistant, Ms. Georgeen Paisley, General Services Human Resource Specialist and Ms. Sherri Thrift, WJCC Career Coach, for their instrumental roles in launching the program, noting that it had been a collaborative effort from the beginning and their partnership had been invaluable.

Ms. Null thanked Ms. Ripley for her presentation and expressed that one of her concerns was the lack of exposure to the trades for high school students.

Mr. McGlennon asked whether there were plans to expand the program beyond the summer.

Ms. Ripley confirmed that ways to expand the program had been discussed, with careful consideration not to disrupt students' regular classes during the school year.

Mr. Icenhour asked if Ms. Ripley intended to increase the number of interns and whether there were any funding limitations.

Ms. Ripley responded that funding was not currently a barrier, but student interest in the trades had remained the main challenge.

Mr. Icenhour suggested that interest may grow once students see the potential for employment with the County following an internship.

Ms. Larson expressed her enthusiasm for the program, stating that it gave students an opportunity to support themselves while learning a valuable, lifelong skill.

5. Drone and Speed Zone Cameras

Police Chief Mark Jamison addressed the Board and introduced Sergeant Tiara Suggs, who would assist with the presentation. He shared safety data collected in 2023 and 2024 which reflected the percentage of vehicles exceeding the speed limit. He explained that the violations occurred despite active beacon lights, posted signage, and the presence of children and families during school hours. He stated that the purpose of the Enforcement Program was to reduce these violations and improve safety. Chief Jamison explained that the warning phase of the program began on September 8 and concluded on October 8, after which formal citations were to be issued. He noted that at the time of reporting, 3,985 warnings had been processed, with 2,133 pending across seven school zones in JCC. He explained, citations were issued to drivers exceeding the posted speed limit by 10 (mph) or more. Chief Jamison urged the community to obey posted signs and slow down. He stated that public notice of the program was provided

through the County's website, the school system, social media, and local media outlets. Chief Jamison went on to explain the citation verification process stating that each violation included video footage confirming the beacon lights were functioning, footage of the vehicle entering the school zone, and seven still images, including the vehicle's license plate. He noted if video confirmed the beacon lights were not operating properly at the time of the violation, the citation would be considered invalid and no summons would be issued. He shared that in those cases, a work order was submitted to the vendor and no further violations were processed until repairs were completed. He went on to note that some school zone lights, including those at Lafayette High School, were still being updated to meet visibility and safety standards, with the Virginia Department of Transportation (VDOT) and the vendor actively involved in the upgrades.

Ms. Larson shared a concern regarding signage at Clara Byrd Baker Elementary School and noted she had contacted the County Administrator about the concern.

Chief Jamison responded that he is coordinating with VDOT and the vendor to install clearer signage in the area, particularly to address concerns about drivers needing to accelerate after pulling onto the road.

Ms. Larson raised an additional concern about the road near Jamestown High School, which had gone unmarked for years. She noted that a 55 MPH speed limit sign had been recently posted, prompting community concern.

Chief Jamison clarified that VDOT controls speed limits. Chief Jamison reported that in 2024, there were over 900 accidents in JCC related to speed and driver inattention. He noted that jurisdictions with similar school zone enforcement programs had seen significant reductions in violations and that an update on local progress could be expected in early spring.

Sergeant Suggs then addressed the Board and provided an overview of the Police Department's Specialized Response Team's drone operations. She explained that tactical drone missions began in fall 2021, with the Team now consisting of eight certified pilots operating seven different types of drones. She noted that each pilot held a Federal Aviation Administration (FAA) Part 107 Small Unmanned Aircraft Systems certificate. Sergeant Suggs stated in 2023, Virginia Commonwealth University and Duke University invited the Police Department to participate in a research project testing the feasibility of delivering Automated External Defibrillators (AEDs) by drone. The first step was to develop a Drone as First Responder (DFR) program. Duke University hired a consultant to ensure FAA compliance, and the first drone launched on April 18. Sergeant Suggs highlighted the benefits of the DFR program, including faster emergency response times, improved safety, and greater efficiency. She presented a video demonstrating the use of a drone in a search operation at Busch Gardens, where drones quickly cleared wooded areas without needing officers to physically search on foot. She stated that, to date, there have been 19 successful calls for service with an average response time of less than three minutes. Sergeant Suggs explained that AED delivery was the next step for the program. Several test flights have already taken place since April, and the purchasing process for equipment was underway, with a goal to begin implementation by the end of the year. In closing, Sergeant Suggs emphasized that the program's success was due in large part to strong collaboration with the Fire Department.

6. Community Land Trust Feasibility

Mr. Vaughn Poller, Neighborhood Development Administrator, addressed the Board to follow up on the Community Land Trust (CLT) feasibility study and introduced Ms. Heather Benham, a consultant from Burlington Associates, and Ms. Tammy Rosario, Assistant Director of Community Development. Both participated in the presentation.

Ms. Benham began by summarizing the work completed thus far, including meetings with the Technical Advisory Committee, the Housing Rehabilitation Board, three stakeholder groups,

and a previous presentation to the Board on June 24. She stated input from these meetings helped shape the feasibility study. She explained the CLT concept and stated that Virginia Housing has endorsed CLTs, and were recognized as Community Housing Development Organizations, allowing access to federal funds. She highlighted that existing CLTs in Virginia were beginning to perform well, often receive proffers, and use tools like housing trust funds to ensure long-term affordability. Ms. Benham went on to outline strategies for maintaining affordability. She recommended using 99-year ground leases instead of traditional deed restrictions and applying a resale formula to preserve affordability. She explained how the resale formula could be customized to fit the County's needs and shared an example to show how homeowner equity and resale value were calculated over time.

During the discussion, Mr. Hipple asked how the County could recover its initial investment.

Ms. Benham explained that benefits would be returned in the form of tax revenue and community assets.

Mr. McGlennon asked whether part of the equity gained through resale could repay the County.

Ms. Benham confirmed it was possible with adjustments to the resale formula, but factors such as income limits and grant restrictions would need to be considered.

Ms. Null asked if loan principal payments were returned to the trust.

Ms. Benham clarified that such payments go to the homeowner as their profit, not back to the trust.

Mr. Hipple and Ms. Benham continued to discuss ways to recapture the County's initial investment. Mr. Hipple supported the program but expressed concern about ensuring a revenue stream for future projects.

Mr. Poller added that a repayment mechanism could be built into the resale formula, though families' Area Median Income (AMI) would need to be considered.

Ms. Benham agreed and said CLTs were flexible and could be customized to meet these needs. She then shared the feasibility analysis. She said the County was in a favorable position to create a CLT due to available staff, local government capacity, interested partners, and existing development projects. The proposal included using units already in the pipeline and forming a member-based CLT with a tripartite board structure. She presented a conservative 10-year budget that projects an investment of $230,000 over seven years could create lasting affordability and protect the County's housing investment.

Ms. Rosario addressed the Board, stating that the main goal was to gauge interest in moving forward with Phase Two, which included forming the CLT and working with the consultants to draft incorporation documents, ground leases, and policies. She explained that the team would return to the Board for any necessary approvals.

Mr. Hipple asked about the estimated $230,000 startup cost.

Ms. Benham confirmed that amount reflects a worst-case scenario without outside contributions and that actual costs could be lower.

Mr. Hipple expressed concern about non-residents benefiting from the program over current County residents.

Ms. Benham assured him that residency preferences could be written in the eligibility criteria.

Mr. McGlennon noted a proffer from the Stonehouse development that could be used to fund the CLT. He envisioned a developing neighborhood as the starting point for the trust.

Mr. Poller confirmed that the Board had approved the 47-unit Clark Lane development last year and suggested those units could be included in the CLT.

Ms. Rosario added that the goal was to have the first eight units ready in the second half of FY 2027, with the CLT in place to receive them.

The Board expressed consensus to continue with the next phase of forming the Community Land Trust.

7. Government Center Update

Mr. Bradley Rinehimer, Assistant County Administrator, provided the Board with an update on the Government Center project. Mr. Rinehimer reported that the design drawings have been completed and reviewed by the working group and General Services staff, resulting in 50-60 pages of feedback. He noted that some of this input may lead to design modifications, including minor revisions aimed at improving the layout and flow of the Board Room. Mr. Rinehimer highlighted the results of the value engineering process, which produced cost savings, particularly in the building's exterior design. He noted that he also coordinated with the Stormwater and Resource Protection Division to evaluate offsite road improvements and potential runoff impacts near planned roundabouts. In addition, he consulted with the Risk Management Division to address safety and liability considerations in the current design. Mr. Rinehimer stated outdoor space planning was now underway, led by Ms. Liz Parman, Deputy County Attorney, and that staff feedback was being considered to help create a welcoming and functional environment. Mr. Rinehimer shared that a recent meeting with Dominion Energy focused on the feasibility of rooftop solar installation, and he advised that structural analysis was still pending. He noted that Dominion estimates potential energy savings of approximately $650,000 over 25 years. Final decisions were on hold pending confirmation of structural requirements. Mr. Rinehimer also reported on community outreach efforts. He stated two public information sessions were held in August, one with 35 attendees and a second with five. Along with Mr. Stevens and Mr. Paul Holt, Director of Community Development, he attended The Mews Homeowners Association with approximately 40 residents, where traffic concerns were addressed. He also presented at the Crown Colony Club and participated in Ms. Larson's Town Hall meeting, where traffic remained a primary topic of discussion. Mr. Rinehimer shared that interior design work continues, including ceiling enhancements to improve sound and lighting. Four prototype workstations were tested in the Registrar's Office; based on staff feedback, a revised model was placed in the County Attorney's Office. Mr. Rinehimer concluded by noting that the updated project budget remains in the mid-$170 million range, which included escalation costs and a $4 million owner contingency. He shared that a Request for Proposals for a Construction Manager closed recently, was currently under evaluation, and selection was pending final project approval.

F. BOARD CONSIDERATION(S)

1. Change Order - 2nd Interim Agreement for the Consolidated Government Center

Mr. Rinehimer, referenced previous change orders and the current request to bring the library to 100% design, matching the Government Center progress. Aligning both projects was intended to improve efficiency and reduce costs, which would not exceed $1.61 million.

A motion to Approve was made by Michael Hipple, the motion result was Passed.

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: McGlennon, Larson, Null, Hipple, Icenhour

2. Branding Changes

Ms. Latara Rouse, Communications Manager, introduced Ms. Megan Phinney, Graphic Designer, who had been working on evolving the County's branding to address limitations with the current logo.

Ms. Phinney stated that there had been consideration to bring back the County Seal for more formal applications. She presented her proposed edits to the County logo to the Board and advised that with the minimal changes, there would be no need to replace any existing signage, business cards or other materials. She displayed the logo in a range of sizes, from largest to smallest. Ms. Phinney then went on to present the Seal that she had created explaining that she updated the fonts to match the logo, the ship was redrawn for better accuracy and responsive scaling and updated the color to match the County's current brand identity.

Ms. Larson provided her feedback regarding the colors used for the seal stating that the colors were not vibrant. She did state that she liked the style.

Mr. Stevens stated that he would like the Board to be comfortable with the seal and that more coloring options could be considered.

Ms. Null agreed that the colors used did not stand out.

Mr. Icenhour suggested that a light blue background could be used to create contrast, he also agreed that he would like more options presented for consideration.

Mr. Hipple suggested adding a cloud image to soften the design, if necessary, though he noted he was satisfied with the existing layout.

Mr. Stevens indicated that he, Ms. Phinney, and Ms. Rouse would collaborate on developing additional options to present. The discussion and vote were postponed, allowing staff more time to prepare further design proposals.

3. Acceptance of donated property from Norge Community Hall Association at 7402 Richmond Road

Mr. Jason Purse, Assistant County Administrator, addressed the Board and explained The Norge Community Hall Association, a nonprofit organization, could no longer operate the facility. However, the Association remained committed to ensuring that the historic building continued to benefit the Norge community and the Greater James City area. The organization had expressed its intent to donate both the property and the Community Hall to JCC. Staff had inspected the site and found it to be in good condition, though some refurbishment would be needed over the next 12 months.

A motion to Approve was made by Barbara Null, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Hipple, McGlennon, Larson, Null, Icenhour Jr.

4. Amend the Board's meeting calendar to add a Joint Meeting with the Williamsburg City Council and the WJCC School Board on Friday, October 10, 2025 at 8:30 am at the James City County Recreation Center, 5301 Longhill Road, Williamsburg, VA.

A motion to Approve was made by Jim Icenhour, the motion result was Passed.
AYES: 5: NAYS: 0 ABSTAIN: 0 ABSENT: 0

Ayes: McGlennon, Hipple, Null, Larson, Icenhour Jr.

G. BOARD REQUESTS AND DIRECTIVES

Ms. Null stated that she attended the Colonial Behavioral Health (CBH) Groundbreaking event, which she noted was a great event, she also advised that she attended a State Executive Council for Children Services (SEC) meeting.

Ms. Larson shared that she attended her first Hampton Roads Alliance meeting on Friday which she found informative. She went on to discuss a letter she received from a citizen regarding a WATA bus stop near Colony Square Shopping Center. She noted the citizens' concern was that the bus stop was unsafely situated in a turning lane, and there was no sidewalk for pedestrians. She passed the citizens' concerns to Mr. Stevens. Ms. Larson noted that the presentations today were excellent. She expressed the importance of the information provided by Peninsula Agency on Aging. She went on to express appreciation for Ms. McCarthy and Davenport & Company's presentation, mentioning a video that had gained traction that lacks the full story of the County's financial health. She stated that the presentation today provided the complete story about the County's financial health and staff's ability to successfully manage the County's financials. She encouraged citizens to come to the source for information.

Mr. McGlennon noted that he attended the Virginia Peninsula Clean Business Forum. He shared that a JCC business was recognized for their activities at the event. He noted participation in the Dedication of the Rob Till Memorial and attending the Garden the Greater Williamsburg Chamber of Commerce meeting where he heard about a lot of things happening in the community. He noted that he participated in the CBH Groundbreaking event and also volunteered with the Peninsula Food Bank Day for Elected Officials and assisted with packing book bags. He acknowledged that September was Hunger Awareness Month and expressed the need for food throughout the region. He mentioned Grove Community Day which was sponsored by Little Zion Baptist Church and in closing he stated that members of the Board and himself attended the Walmart 25th Anniversary event. He commended the Distribution Center and its staff for their achievement of being selected nine times for the best distribution center in the Country.

Ms. Larson shared that she visited The Virginia Beer Company, adding she was impressed to see several County staff attend the event to help the community.

Mr. Icenhour congratulated staff on the acceptance of roads for Section 9 of New Town. He acknowledged staff's time and efforts. He noted that he also attended the CBH Groundbreaking event, Virginia Peninsula Clean Business Forum, and Walmart's 25th Anniversary Day. He stated that he would be holding a Town Hall Meeting on October 2 at Legacy Hall starting at 7 p.m. and noted Mr. Stevens would be providing an update on the Government Center and Westwood Park, which was part of the Eastern State property that the County would acquire in October, and provided updates concerning the Recreation Facility construction schedule.

H. REPORTS OF THE COUNTY ADMINISTRATOR

Mr. Stevens noted the Strategic Plan Open House would be held on Monday, September 29 at Legacy Hall. He also stated that the County was a part of the Virginia American Revolution 250 Commission (VA250) and he advised that businesses could sign up and become a partner as well by visiting VA250.org or by contacting County staff.

Mr. Larson stated that on October 21 at 5 p.m. at Jamestown Settlement individuals could come out and get information about VA250, she noted that Visit Williamsburg was partnering this event.

I. CLOSED SESSION

Upon request by Mr. McGlennon, the meeting was recessed at approximately 4:26 p.m. for a short break.

The meeting reconvened at approximately 4:33 p.m. following the brief recess.

A motion to Enter a Closed Session was made by John McGlennon, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Hipple, Null, Larson, McGlennon, Icenhour Jr

At approximately 4:33 p.m., the Board entered Closed Session.

At approximately 5:02 p.m., the Board re-entered Open Session.

A motion to Certify the Board only spoke about those items indicated that it would speak about in Closed Session was made by John McGlennon, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Hipple, Null, Larson, McGlennon, Icenhour Jr

Ms. Larson presented the appointments for recommendation.

1. Consideration of a personnel matter, the appointment of individuals to County Boards and/or Commissions, pursuant to Section 2.2-3711 (A)(1) of the Code of Virginia

a. Staff Appointment - Colonial Behavioral Health Board

A motion to Appoint Ms. Lynette Diaz to a term on the Colonial Behavioral Health Board that expires September 30, 2028.

b. Reappointment- Social Services Advisory Board

A motion to Reappoint Ms. Laura Hill to another four-year term on the James City County Social Services Advisory Board that expires September 30, 2029.

A motion to Appoint Mr. Robert Kayian to a term on the James City County Social Services Advisory Board that expires September 30, 2029.

c. Staff Appointments - Williamsburg Area Transit Authority Board of Directors

A motion to Appoint Ms. Juliet Heishman to a term on the WATA Board of Directors that expires June 30, 2027.

A motion to Appoint Ms. Dhaniella Wijaya Munoz as an alternate to Ms. Heishman with no expiration date.

A motion to Reappoint Mr. Paul Holt to another four-year term on the WATA Board of Directors that expires June 30, 2029.

d. Appointment - Virginia Peninsula Community College Local Board

A motion to Appoint Mr. Wayne Casey to a term on the Local College Board that expires June 30, 2027.

A motion to Approve was made by Ruth Larson, the motion result was Passed.

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Hipple, Null, Larson, McGlennon, Icenhour Jr.

2. Discussion of the award of a public contract involving the expenditure of public funds, and discussion of the terms or scope of such contract, where discussion in an open session would adversely affect the bargaining position or negotiating strategy of the public body, pursuant to Section 2.2-3711(A)(29) of the Code of Virginia, and pertaining to the contract for the joint operation of schools between the County and the City of Williamsburg.

3. Certification of Closed Session

J. ADJOURNMENT

1. Adjourn until 8:30 am on October 10, 2025 for the Joint Meeting

A motion to Adjourn was made by Barbara Null, the motion result was Passed. AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Hipple, Null, Larson, McGlennon, Icenhour Jr

At approximately 5:04 p.m., Mr. Icenhour adjourned the Board of Supervisors.

SUMMARY FACTS

Applicant:	Mr. Harold Timmons, Tower Engineering Professionals
Landowner:	Virginia Electric and Power Company
Proposal:	Development and construction of a 176-foot-tall, steel lattice, self-supporting microwave transmission tower, to replace an existing 150-foot tower with ground-mounted equipment.
Location:	4059 Ironbound Road
Tax Map/Parcel No.:	3840100006
Project Acreage:	± 6.896 acres
Zoning:	M-1, Limited Business/Industrial
Comprehensive Plan:	Mixed Use
Primary Service Area: (PSA)	Inside
Staff Contact:	Kyle Sirico, Planner

PUBLIC HEARING DATES

Planning Commission:	September 3, 2025, 6:00 p.m.
Board of Supervisors:	November 12, 2025, 5:00 p.m.

FACTORS FAVORABLE

1. Staff finds the proposed conditions mitigate impacts to surrounding properties and development.
2. Staff finds the proposal consistent with the Comprehensive Plan.
3. Staff finds the proposal consistent with the Board of Supervisors' policy: Performance Standards For Communication Facilities, Antennas, Towers, and Support Structures (CATS) That Require A Special Use Permit.
4. Impacts: See Impact Analysis on Pages 6-7.

FACTORS UNFAVORABLE

1. Impacts: See Impact Analysis on Pages 6-7.

PLANNING COMMISSION RECOMMENDATION

At its September 3, 2025, Regular Meeting, the Planning Commission voted 6-0 to recommend approval of the Special Use Permit (SUP) request to the Board of Supervisors, subject to the proposed conditions. The Planning Commission also approved a resolution to find the proposal consistent with the Comprehensive Plan in accordance with Section 15.2-2232 of the Code of Virginia (Attachment No. 8) by a vote of 6-0.

SUMMARY STAFF RECOMMENDATION

Staff recommends the Board of Supervisors approve the proposed SUP, subject to the proposed conditions.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

PROPOSED CHANGES MADE SINCE THE PLANNING COMMISSION MEETING

None.

PROJECT DESCRIPTION

Mr. Harold Timmons of Tower Engineering Professionals has applied on behalf of Dominion Energy for an SUP to allow for the construction of a 176-foot-tall, self-supporting, steel lattice, microwave transmission tower with ground-mounted equipment. The proposed tower will replace an existing 150-foot-tall tower on property located at 4059 Ironbound Road. The tower's function is to provide point-to-point communication between Dominion facilities and work crews through microwave transmission. Currently, the property is zoned M-1, Limited Business/Industrial. Communication facilities, antennas, towers, and/or support structures (CATS) require an SUP if the proposed tower exceeds 40 feet per Section 24-122 Table 1 of the Zoning Ordinance. The property is designated Mixed Use as shown on the 2045 Comprehensive Plan Land Use Map.

The existing tower is located directly adjacent to the main building on-site. The proposed tower will be moved approximately 175 feet closer to the rear of the property. The proposed tower will be 170 feet tall with a 6-foot lightning rod for a total of 176 feet. This proposal includes two microwave antennas mounted at 150 feet, three directional antennas mounted at 46 feet, 48 feet, and 50 feet, and one omnidirectional antenna mounted at 131 feet. The support structure of the new tower has the capacity for future antennas mounted at 160 feet and below.

The Fire Department reviewed this application and found there would be no interference with the public safety communications network. Building Safety and Permits reviewed the structural analysis and identified no issues with the proposed tower.

The applicant provided renderings (Attachment No. 6) to show the visual impacts of the proposed tower from various areas within a one-mile distance from the tower. The applicant took photos from 12 different locations and the proposed tower is visible in only three of those locations due to the topography and existing mature landscaping surrounding the tower site. In the second view, the applicant provides the current viewshed of the existing 150-foot tower and the next page shows the proposed 176-foot tower replacing the existing tower.

Per the Zoning Ordinance Section 24-123(a), the proposed tower and all appurtenances color shall be approved by the Planning Director. Signage of any kind that advertises a product, service or business activity or institution shall not be permitted to be displayed on the tower. The proposed tower and equipment enclosure shall be screened by fencing and landscaping. The landscaping shall consist of evergreen shrubs and/or trees that are native to James City County. The size of new plantings shall be in accordance with Section 24-92 of the Zoning Ordinance. The proposed fence shall be no taller than six feet, either black or green in color and not consist of barbed wire.

PERFORMANCE STANDARDS POLICY

On July 14, 2020, the Board of Supervisors adopted "Performance Standards For Communication Facilities, Antennas, Towers, and Support Structures (CATS) That Require A Special Use Permit", which states that in order to maintain the integrity of James City County's significant historic, natural, rural and scenic resources, to preserve its existing aesthetic quality and its landscape, to maintain its quality of life, and to protect its health, safety, general welfare, and property values, CATS should be located and designed in a manner that minimizes their impacts to the maximum extent possible and minimizes their presence in areas where they would depart from existing and future patterns of development.

A. Location and Design

1. CATS should be consistent with existing and future surrounding development and the Comprehensive Plan. While the Comprehensive Plan should be consulted to determine all applicable land use principles, goals, objectives, strategies, development standards, and other policies, certain policies in the Plan will frequently apply. Some of these include the following: (1) CATS should be compatible with the use, scale, height, size, design, and character of surrounding existing and future uses, and such uses that are generally located in the land use designation in which the CATS would be located; and (2) CATS should be located and designed in a manner that protects the character of the County's Community Character Corridors and historic and scenic resource areas and their viewsheds.

   The site is designated Mixed Use on the Comprehensive Plan Land Use Map. The project is within the New Town Community Character Area (CCA); however, it is excluded from the development Master Plan and design guidelines and is not located along a Community Character Corridor (CCC). Although the proposed tower is 26 feet taller than the existing tower, it will not add to the total number of towers in the area and is shorter than the 246-foot tower located on an adjacent property.

2. CATS should be located and designed consistent with the following criteria:

   a. Within a residential zone or residential designation in the Comprehensive Plan: Use a camouflage design, a well buffered slickstick, multi-antenna system, or have a minimal intrusion onto residential areas, historic and scenic resources areas or roads in such areas, or community character corridors.

      The proposed tower is located on property designated as Mixed Use on the Comprehensive Plan Land Use Map, specifically, the proposed tower is within a commercial/industrial area and not within a residential district or zoned residential. The proposed design of the tower has minimum visible intrusion on surrounding property. Additionally, there will not be an added number of towers to the viewshed as this tower is replacing the existing on-site tower and will be shorter than the tower that is existing on an adjacent property. The closest residential structure is approximately 650 feet away from the proposed tower site. The applicant has provided renderings (Attachment No. 6) that shows the proposed tower's visual impact to the surrounding area.

   b. Near a historic or scenic resource area or on a Community Character Corridor: Use a camouflaged design or slicksticks that have minimal intrusion onto residential areas, historic and scenic resources areas or on community character corridors.

      The proposed tower is located within the New Town CCA, but not within a historic area or along a CCC. The proposed tower is not a camouflaged design or a slickstick but has minimum visibility from New Town. The applicant has provided renderings (Attachment No. 6) that shows the proposed tower's visual impact to the surrounding area.

   c. Within a rural lands designation in the Comprehensive Plan: For areas designated rural lands in the Comprehensive Plan that are within 1,500 feet from the tower, use a well-buffered monopole, a camouflaged design, or other design that has minimal intrusion onto residential areas or community character corridors. For

rural lands more than 1,500 feet from the tower, no more than the upper 25% of the tower should be visible.

The proposed tower is not located within Rural Lands as designated on the Comprehensive Plan.

d. Within a commercial or in an industrial designation in the Comprehensive Plan: Use a camouflage design, well-buffered monopole, or other design that has minimal intrusion onto residential areas, historic and scenic resources areas or roads in such areas or community character corridors.

The proposed tower is located on property designated as Mixed Use on the Comprehensive Plan Land Use Map, specifically, the proposed tower is within a commercial/industrial area. The proposed design of the tower has minimum visible intrusion on surrounding property. Additionally, there will not be an added number of towers to the viewshed as this tower is replacing the existing on-site tower and will be shorter than the tower that is existing on an adjacent property. Furthermore, the proposed tower will be moved back 175 feet closer to the rear of the property and further from residential development. The applicant has provided renderings (Attachment No. 6) that shows the proposed tower's visual impact to the surrounding area.

Staff has determined that the proposed tower will have minimum intrusion to surrounding residential properties. With the proposed tower replacing an existing tower and being shorter than the adjacent tower, there is minimum visible intrusion from New Town. The proposed tower will be approximately 650 feet from the nearest residence and all ground equipment will be screened from the public right-of-way and adjacent properties by landscaping and fencing. Staff finds this proposed tower is consistent with the Board of Supervisors' adopted policy: Performance Standards for Communications Facilities, Antennas, Towers and Support Structures (CATS) That Require A Special Use Permit.

PLANNING AND ZONING HISTORY

The existing Dominion Energy building was developed in 1978. The 150-foot CATS was built in the early 1990s. In 2004, a site plan was approved for a maintenance building.

There have not been any previous SUPs or rezoning cases associated with the property.

SURROUNDING ZONING AND DEVELOPMENT

	ZONING DESIGNATION	EXISTING LAND USE	FUTURE LAND USE DESIGNATION
NORTH	M-1, Limited Business/Industrial and MU, Mixed Use	Church/Office	Mixed Use
SOUTH	R-2, General Residential	Single-Family Residential	Low Density Residential
EAST	M-1, Limited Business/Industrial	Medical/ Professional Office	Mixed Use
WEST	M-1, Limited Business/Industrial	Commercial /Retail	Mixed Use

FINDING OF CONSISTENCY

Section 15.2-2232 of the Code of Virginia requires that unless a utility facility is shown on the Comprehensive Plan or other Master Plans for the County, the local Planning Commission and governing body shall review the facility to determine whether the location, character, and extent of the facility is substantially in accordance with the Comprehensive Plan.

The proposed communication facility is not currently shown on the County's adopted Comprehensive Plan and, therefore, requires this additional level of review by the Planning Commission. For the Commission's consideration, a consistency determination resolution is included as Attachment No. 8 and staff's analysis and findings as to consistency with the adopted Comprehensive Plan can be found later in this staff report. The Planning Commission approved a resolution to find the proposal consistent with the Comprehensive Plan in accordance with Section 15.2-2232 of the Code of Virginia (Attachment No. 8) by a vote of 6-0.

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	- No traffic improvements for this site are proposed. - The new tower replacement would not exceed 100 peak hour trips.
Public Transportation: Bicycle/Pedestrian	No Mitigation Required	- Per the Adopted Regional Bikeways Map and Pedestrian Accommodations Master Plan, a shared roadway is required. A shared roadway is already existing along the frontage of the site.
Public Safety	Mitigated	- Fire Station 3 at 5077 John Tyler Highway is two miles away. - The applicant has provided a structural analysis which has been reviewed and approved by Building Safety and Permits. - The applicant has provided an intermodulation study that was reviewed and approved by the Fire Department.
Public Schools	No Mitigation Required	- N/A since no residential dwelling units are proposed.
Public Parks and Recreation	No Mitigation Required	- N/A since no residential dwelling units are proposed.
Public Libraries and Cultural Centers	No Mitigation Required	- Staff finds that the facility does not generate impacts that require mitigation.
Groundwater and Drinking Water Resources	No Mitigation Required	- The property receives public water and sewer. - The proposed communication facility does not need water or sewer services.

Impacts/Potentially Unfavorable Conditions	**Status** *(No Mitigation Required/Mitigated/Not Fully Mitigated)*	**Considerations/Proposed Mitigation of Potentially Unfavorable Conditions**
Watersheds, Streams, and Reservoirs Project is located in the Mill Creek and Powhatan Creek Watersheds.	No Mitigation Required	- This development is not anticipated to generate additional stormwater runoff.
Military Influence Overlay District	No Mitigation Required	- This project is not within the Military Influence Overlay District.
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	- Per Condition No. 2; lighting, beacons, and other similar devices shall be prohibited unless required by the Federal Communications Commission or Federal Aviation Administration regulations. - Per the Zoning Ordinance Section 24-123(a), "towers shall be gray in color unless otherwise approved by the planning director and in compliance with the Federal Aviation Administration Advisory Circular AC 70/7460-1J, or its successors." - Condition No. 3 states, "Prior to site plan approval, a landscape and screening plan ("the landscape plan") will be submitted for review and approval by the Planning Director." The landscape plan shall address visual impacts of the proposed ground-mounted equipment by providing a combination of fencing and landscaping. All landscaping shall be evergreen and native to James City County. The landscape plan shall be similar in nature to Attachment No. 5.
Community Character	Mitigated	- This section of Ironbound Road is not a designated CCC. - A landscape plan will be submitted for review and approval prior to final site plan approval.
Covenants and Restrictions	No Mitigation Required	- The applicant has verified that he is not aware of any covenants or restrictions on the properties that prohibit the proposed use.

COMPREHENSIVE PLAN

The site is designated Mixed Use Land on the Comprehensive Plan Land Use Map. The project is within the New Town CCA; however, it is excluded from the New Town Development Master Plan and design guidelines.

The Community Character section of the Comprehensive Plan seeks to mitigate the impact of Wireless Communication Facilities (WCF) following three criteria; keep the number of WCFs to a minimum, minimize the impacts of newly approved wireless communication facilities, and expedite the approval process for new WCFs.

- *The proposed tower is a one-for-one replacement for the existing tower on-site; therefore, the number of WCFs are kept to a minimum. Attached conditions further minimize the impacts of the proposed tower.*

CC 7 - According to the Comprehensive Plan's Goals, Strategies and Actions, the county desires to "Keep pace with the changes in wireless communication technology to better enable providers to preserve existing community character while providing quality service."

- *This proposed tower aligns this stated goal of the Comprehensive Plan. Upgrading existing systems allows for continued and faster data relay times between sites.*

PROPOSED SUP CONDITIONS

The full text of the proposed conditions is provided in Attachment No. 1.

STAFF RECOMMENDATION

Staff finds the proposed CATS to be compatible with surrounding development and is consistent with the recommendations of the Comprehensive Plan and consistent with the Board of Supervisors' adopted policy for communication facilities. Staff recommends the Board of Supervisors approve the proposed SUP, subject to the proposed conditions.

KS/ap
SUP24-29_4059Irnbd

Attachments:
1. Resolution
2. Location Map
3. Applicant Narrative
4. Master Plan
5. Proposed Landscape and Screening Plan
6. Photo Renderings of Proposed Tower
7. Performance Standards for Communications Facilities, Antennas, Towers, and Support Structures (CATS) That Require A Special Use Permit
8. Adopted Resolution Finding the Application Consistent with the Adopted Comprehensive Plan, per Section 15.2-2232
9. Approved Minutes of the September 3, 2025, Planning Commission Meeting

R E S O L U T I O N

CASE NO. SUP-24-0029. 4059 IRONBOUND ROAD

COMMUNICATIONS FACILITIES REPLACEMENT

WHEREAS, the Board of Supervisors of James City County, Virginia (the "Board"), has adopted by Ordinance specific land uses that shall be subjected to a Special Use Permit ("SUP") process; and

WHEREAS, Mr. Harold Timmons of Tower Engineering Professionals, has applied for an SUP on behalf of Dominion Energy to allow for the construction of a 176-foot-tall, self-supporting, steel lattice, microwave transmission tower with ground-mounted equipment on property located at 4059 Ironbound Road and further identified as James City County Real Estate Tax Map Parcel No. 3840100006 respectively (the "Property") as shown on a plan titled "Dominion Energy Williamsburg Office Proposed Tower Replacement" and dated July 5, 2024; and

WHEREAS, the Property is currently owned by Virginia Electric and Power Company; and

WHEREAS, the Planning Commission, following its public hearing on September 3, 2025, recommended approval of Case No. SUP-24-0029 by a vote of 6-0; and

WHEREAS, a public hearing was advertised, adjoining property owners notified, and a hearing conducted on Case No. SUP-24-0029; and

WHEREAS, the Board of Supervisors of James City County, Virginia, finds this use to be consistent with good zoning practices and the 2045 Comprehensive Plan Land Use Map designation for the Properties.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, after consideration of the factors in Section 24-9 of the James City County Code, does hereby approve the issuance of Case No. SUP-24-0029 as described herein with the following conditions:

1. *Master Plan*. This SUP shall be valid for the installation of a wireless communication facility at a total height, including all appurtenances, of 176 feet and ground-mounted equipment (the "Project"), on the property located at 4059 Ironbound Road and further identified as James City County Real Estate Tax Map Parcel No. 3840100006 (the "Property"). The Property shall be developed and the Project constructed substantially in accordance with the Master Plan titled "Dominion Energy Williamsburg Office Proposed Tower Replacement" prepared by Tower Engineering Professionals and dated July 5, 2024, with any deviations considered per Section 24-23(a)(2) of the Zoning Ordinance, as amended.

2. *Lighting*. Lighting, beacons, and other similar devices shall be prohibited on the Project unless required by the Federal Communications Commission ("FCC") or Federal Aviation Administration ("FAA"). When required by the FCC or FAA, a red beacon or lights of low-medium intensity shall be used rather than a white strobe light. Should the regulations and requirements of the subsection conflict with any regulation or requirement by the FCC or FAA, then the regulations of the FCC and FAA shall govern. At the time of site plan review, a copy of the FAA and/or FCC findings shall be provided to James City County.

3. *Landscaping and Fencing*. The Project shall be screened with fencing and landscaping. Prior to site plan approval, a landscape and screening plan shall be submitted for review and approval by the Director of Planning. The landscaping shall include evergreen shrubs and/or trees that are native to James City County. The size of new plantings shall be in accordance with Section 24-92 of the Zoning Ordinance. The fence shall be no taller than six feet in height, shall be chain-link, and shall be either green or black in color. In no case shall barbed wire fencing be used on the Project.

4. *Co-location*. The wireless communication facility shall only be used by Dominion Energy or its successors for the purposes of microwave transmission. Commercial cellular providers shall be prohibited from co-locating equipment within the Project.

5. *Septic Field Vacation*. Prior to final site plan approval, the septic field and associated septic tank shall be safely vacated per the guidelines of the Virginia Department of Health or best current practices. The applicant shall provide the status of the vacation along with the initial site plan application and will provide evidence of the vacation being completed to the Director of Planning prior to final approval.

6. *Commencement*. If construction has not commenced on the Project within 36 months from the issuance of this SUP, the SUP shall become void. Construction shall be defined as obtaining a land disturbing permit and start of land disturbing construction activities.

7. *Severance Clause*. This SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.

_____
James O. Icenhour, Jr.
Chair, Board of Supervisors

ATTEST:

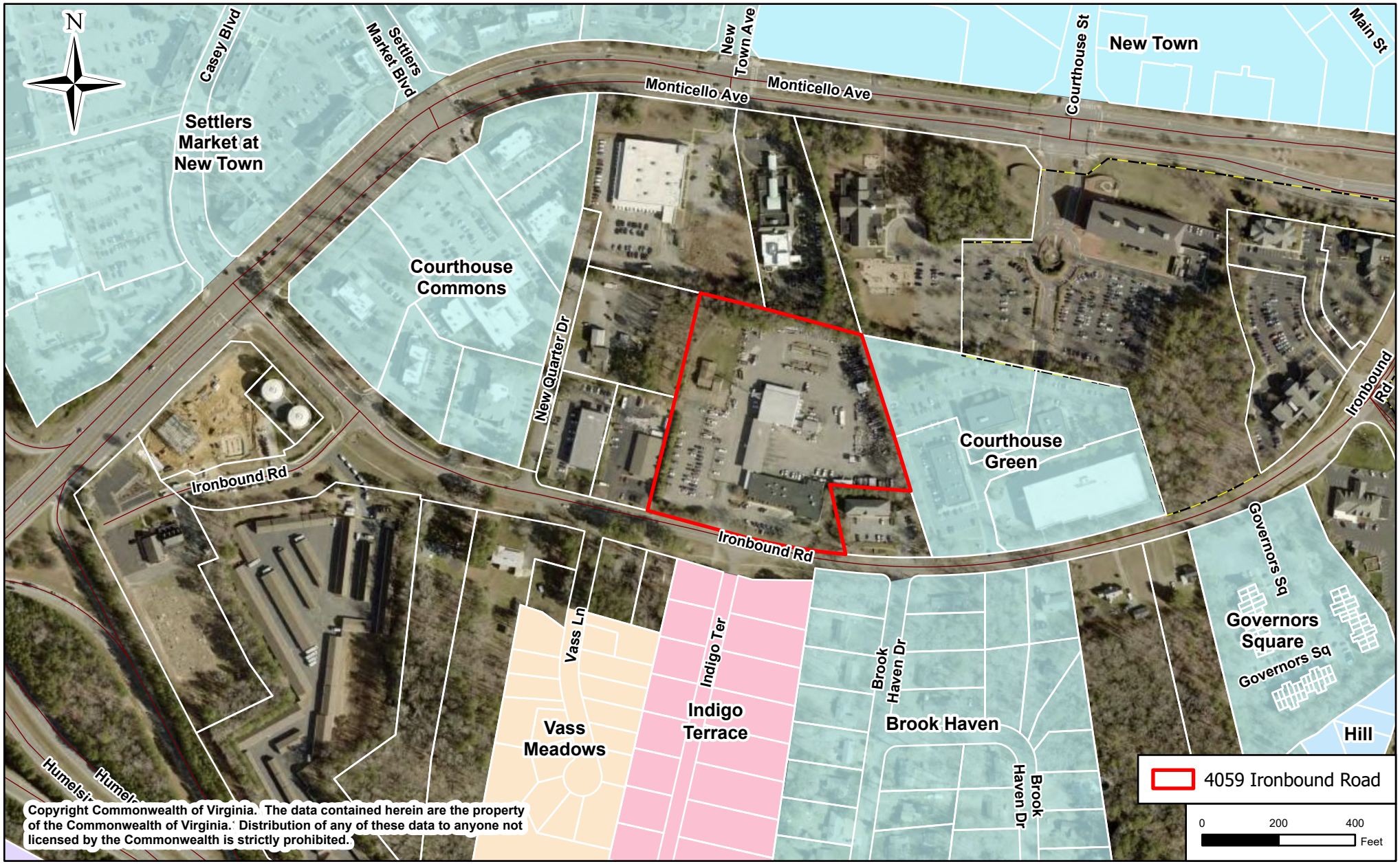
_____
Teresa J. Saeed
Deputy Clerk to the Board

	VOTES			
	AYE	NAY	ABSTAIN	ABSENT
HIPPLE	____	____	____	____
NULL	____	____	____	____
LARSON	____	____	____	____
MCGLENNON	____	____	____	____
ICENHOUR	____	____	____	____

Adopted by the Board of Supervisors of James City County, Virginia, this 12th day of November, 2025.

SUP24-29_4059Irnbd-res

SUP-24-0029. 4059 Ironbound Road Communications Facilities Replacement



TOWER ENGINEERING PROFESSIONALS

CHARLOTTE OFFICE
10700 SIKES PLACE, SUITE 360
CHARLOTTE, NC 28277
980.202.5596
WWW.TEPGROUP.NET

October 15, 2024

James City County, Virginia
Department of Community Development
Attn: Roberta Sulouff, Senior Planner
101-A Mounts Bay Road
Williamsburg, Virginia 23185

Transmittal Letter

Dear Ms. Sulouff:

Documents have been uploaded into the JCC Permit Link system on behalf of Dominion Resources Services, Inc. regarding their request for the approval of a Special Use Permit for a new communications tower structure. The request is located on property located at 4059 Iron Bound Road, within James City County, Virginia. The proposed communications tower facility will be located on the parcel identified as PID: 3840100006 by the James City County, VA Tax Assessor. The total limit of disturbance associated with the tower lease area is approximately 2,895 square feet (0.007-acres).

The proposed communications tower will be a 170-foot-tall (176-ft overall with appurtenances), steel lattice, self-supporting communication tower along with related ground equipment. The location for the tower is property owned by Dominion Resources Services, Inc and utilized as an operations and maintenance facility. Tower Engineering Professionals, Inc. (TEP) is assisting Dominion Energy with the construction of the proposed self-support communications tower as it will replace the existing 150-foot steel, lattice structure currently in use on the property. The proposed new structure will have a height twenty (20) feet higher than the existing tower structure on the property. The property is located within a Limited Business/Industrial (M-1) zoning district with Mixed Use zoning to the north, east and west; General Business (B-1), General Residential (R-2) and Multi-Family Residential (R-5) is located to the south.

Uploaded to the Permit Link are the following documents:

- Transmittal and Narrative Letter
- Site Development Plans
- Zero Fall Zoning Letter
- Structural Report
- Intermodulation Study
- NIER Report
- Cultural Resources Report
- SHPO Submission
- Letters to JCC Staff and Historic Commission
- FCC Licenses

- RF Justification Report

Dominion Resources Services, Incorporated ("Dominion") will be the owner and operator of the proposed tower. Dominion currently has an existing, steel lattice, self-supporting tower on the property. The purpose for requesting the Special Use Permit is to allow Dominion to replace the existing self-supporting tower structure with a new, modern self-supporting structure that is twenty (20) feet taller than the existing structure. The existing tower is located adjacent to the west side of an existing primary building located on the property. The proposal is to remove the existing tower and construct a new tower along the northwestern portion of the property as shown on the site development plans. Dominion will use the new structure in the same or in a comparable manner as it uses the current tower on the property which is to provide point-to-point communication between facilities and work crews. The proposed structure will be a privately owned structure that will have sufficient capacity to allow Dominion to mount the equipment that is essential to their day-to-today operations. Dominion also is increasing the height of the structure to meet the requirements of the system as explained in the RF Justification Report submitted. At the present time, the collocation of equipment by non-Dominion entities is not a concern nor under consideration.

The proposed steel lattice designed tower, will be designed to withstand wind speeds and forces as required by State and local building regulations as well as those standards defined by the American National Standards Association *(ANSA)* specifications. Regardless, Dominion carries extensive liability insurance in the instance there is damage or injuries resulting from our operations.

The tower will be designed by the manufacturer to be protected from strikes by lightning. Two key factors combine to protect our facility from lightning. First, the tower will be grounded using rods and cables that will be buried within the fenced compound. Second, the tower itself will provide a "cone of protection," a 45-degree circular arc from the top of the tower to the ground, which will protect all structures within that area from lightning strikes. Should the tower receive a lightning strike, the electrical surge would be directed into the ground and dissipated immediately.
Lastly, this antenna facility site will comply with FCC regulations governing the safety of RF emissions.

WAIVER REQUEST - LANDSCAPING
In regard to landscaping, given the general nature of the use of the property involving the storage of industrial items, the intensity of service and maintenance truck traffic and overall general operations in this area of the property, Dominion requests consideration be given to the approval of a waiver to the landscaping requirements due in part to the nature of the use but also the existence of substantial mature vegetation along this portion of the property. The existence of mature vegetation can be seen in the photo provided below:

TOWER ENGINEERING PROFESSIONALS

CHARLOTTE OFFICE
10700 SIKES PLACE, SUITE 360
CHARLOTTE, NC 28277
980.202.5596
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WAIVER REQEUST – BALLOON TESTING

In regard to the Balloon Testing requirement listed under Section 24-128.1(b)(3), Dominion is requesting that the requirement for the test be waived due to the following reasons:

- There is an existing structure on the property.
- The existing structure's appearance has already demonstrated what the impact of a steel, lattice tower will be on the area's landscape.
- The ability to discern the difference in height from the existing structure to the proposed structure should be incomprehensible to the general public.
- The location of the structure on the property has been moved further north and away from the residential zoned area located to the south.

Should you need any additional information or clarification regarding this request, please feel free to contact me on 336-210-9684.

Sincerely,

Harold Timmons

Harold K. Timmons
Real Estate and Zoning Specialist
Tower Engineering Professionals
hktimmons@tepgroup.net

TOWER ENGINEERING PROFESSIONALS

CHARLOTTE OFFICE
10700 SIKES PLACE, SUITE 360
CHARLOTTE, NC 28277
980.202.5596
WWW.TEPGROUP.NET

Please note that I have no authority to bind our client and the result of our negotiations are subject to approval by our client's management. This transmittal, however, is not a representation that I will present this, or any other proposal which results from our negotiations, to our client's management for final approval. The terms and conditions set forth herein are not an offer and neither party is legally bound until a final document, which is subject to review by our client's counsel and management, has been executed by and delivered to all parties.

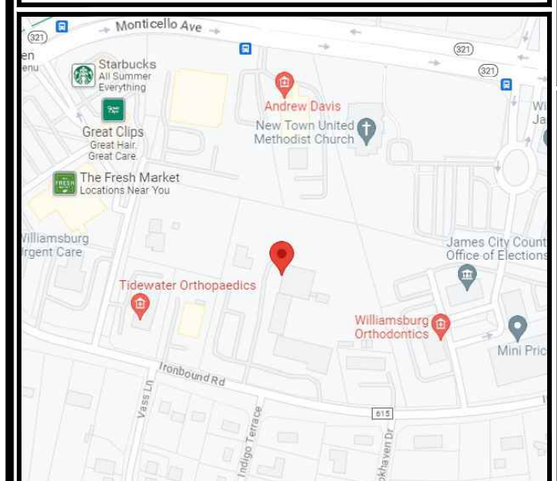
SITE NAME:	WILLIAMSBURG OFFICE
PROJECT DESCRIPTION:	PROPOSED TOWER REPLACEMENT
TOWER TYPE:	170' SELF-SUPPORT (176' OVERALL)
SITE ADDRESS:	4059 IRON BOUND RD. WILLIAMSBURG, VA 23188 (JAMES CITY COUNTY)
JURISDICTION:	JAMES CITY COUNTY
CURRENT ZONING:	M1
PARCEL #:	3840100006

PROJECT INFORMATION

LATITUDE N 37° 16' 29.35" NAD 83 (37.274819°)*
LONGITUDE W 76° 44' 42.07" NAD 83 (-76.745019°)*
GROUND ELEV. (AMSL) = 99.4'± AMSL NAVD 88 *

* INFORMATION PROVIDED BY POINT TO POINT LAND SURVEYORS, INC.

1-A CERTIFICATION



LOCATION MAP

FROM WILLIAMSBURG-JAMESTOWN AIRPORT: FOLLOW MARCLAY RD AND LAKE POWELL RD TO VA-199 W/HUMELSINE PKWY W (1.0 MI). HEAD NORTHWEST ON MARCLAY RD (0.6 MI). TURN RIGHT ONTO LAKE POWELL RD (0.4 MI). TURN RIGHT ONTO BROOKWOOD DR (446 FT). CONTINUE ON VA-199 W/HUMELSINE PKWY W TO JAMES CITY COUNTY. TAKE THE VA-321 E EXIT FROM VA-199 W/HUMELSINE PKWY W (2.1 MI). TURN LEFT ONTO VA-199 W/HUMELSINE PKWY W (1.8 MI). EXIT ONTO VA-321 E TOWARD WILLIAMSBURG (0.3 MI). TAKE IRONBOUND RD TO YOUR DESTINATION (0.5 MI). MERGE ONTO VA-321 E (0.1 MI). TURN RIGHT ONTO IRONBOUND RD (0.3 MI). TURN LEFT AND END AT DESTINATION.

DRIVING DIRECTIONS

PLANS PREPARED FOR:

Dominion Energy℠

DOMINION RESOURCE SERVICES, INC.
707 EAST MAIN STREET
RICHMOND, VA 23219

SITE NAME: WILLIAMSBURG OFFICE
4059 IRON BOUND RD.
WILLIAMSBURG, VA 23188
(JAMES CITY COUNTY)

TOWER OWNER:
NAME: DOMINION RESOURCE SERVICES, INC.
ADDRESS: 707 EAST MAIN STREET
CITY, STATE, ZIP: RICHMOND, VA 23219
CONTACT: RICKY CRUDA
PHONE: (972) 342-5568

CIVIL ENGINEER:
NAME: TOWER ENGINEERING PROFESSIONALS, INC.
ADDRESS: 326 TRYON ROAD
CITY, STATE, ZIP: RALEIGH, NC 27603
CONTACT: TYLER D. SHENK, P.E.
PHONE: (919) 661-6351

PROPERTY OWNER:
NAME: VIRGINIA ELECTRIC & POWER CO C/O DOMINION VA POWER FACILITY MGT
ADDRESS: 7500 W BROAD ST
CITY, STATE, ZIP: RICHMOND, VA 23294-2003

UTILITIES:
POWER COMPANY: DOMINION ENERGY
CONTACT: CUSTOMER SERVICE
PHONE: (866) 366-4357
METER # NEAR SITE: 42176364

TELEPHONE COMPANY: TBD
CONTACT: TBD
PHONE: UNKNOWN
PHONE # NEAR SITE: UNKNOWN
PEDESTAL # NEAR SITE: UNKNOWN

CONTACT INFORMATION

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

1. VIRGINIA STATEWIDE BUILDING CODE (2021 EDITION)
2. INTERNATIONAL CODE COUNCIL
3. ANSI/TIA/EIA-222-G
4. VIRGINIA ELECTRICAL CODE 2020 (NFPA 70)
5. LOCAL BUILDING CODE
6. CITY/COUNTY ORDINANCES

CODE COMPLIANCE

SURVEYOR:
NAME: POINT TO POINT LAND SURVEYORS, INC.
ADDRESS: 100 GOVERNORS TRACE, STE 103
CITY, STATE, ZIP: PEACHTREE CITY, GA 30269
CONTACT: G. DARRELL TAYLOR, PLS
PHONE: (919) 661-6351

ELECTRICAL ENGINEER:
NAME: TOWER ENGINEERING PROFESSIONALS, INC.
ADDRESS: 326 TRYON ROAD
CITY, STATE, ZIP: RALEIGH, NC 27603
CONTACT: TYLER D. SHENK, P.E.
PHONE: (919) 661-6351

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	5
-	SURVEY	-
N1-N2	PROJECT NOTES	5
C-1	SITE PLAN	5
C-1A	NAT. REGISTER OF HISTORICAL PLACES VICINITY MAP	5
C-2	SITE LAYOUT	5
C-3	TOWER ELEVATION	5
C-4	PROPOSED ANTENNA LAYOUT & SCHEDULE	5
C-4A	MICROWAVE MOUNTING DETAILS	5
C-5	ICE BRIDGE DETAILS	5
C-6	EROSION CONTROL PLAN I	5
C-6A	EROSION CONTROL PLAN II	5
C-7	SILT FENCE DETAILS I	5
C-7A	SILT FENCE DETAILS II	5
E-1	ELECTRICAL NOTES	5
E-2	ONE-LINE DIAGRAM	5
E-3	PANEL SCHEDULE	5
E-4	FIBER & PSTN ROUTING	5
E-5	GROUNDING PLAN	5
E-6	GROUNDING DETAILS I	5
E-7	GROUNDING DETAILS II	5

INDEX OF SHEETS

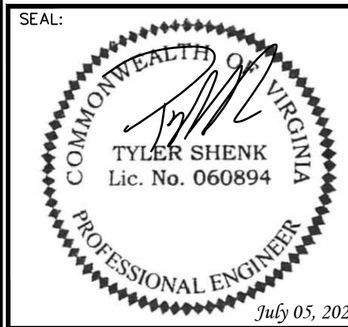
PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net

REV	DATE	ISSUED FOR:
5	07-05-24	CONSTRUCTION
4	04-19-24	PRELIMINARY
3	03-15-24	PRELIMINARY
2	02-07-24	PRELIMINARY
1	09-01-23	PRELIMINARY
0	08-23-23	PRELIMINARY

DRAWN BY: DJB CHECKED BY: TDS

SEAL:



July 05, 2024

SHEET NUMBER: T-1
REVISION: 5
TEP#: 330653.843293

PARENT PARCEL

OWNER: VIRGINIA ELECTRIC & POWER COMPANY

SITE ADDRESS: 4059 IRONBOUND ROAD, WILLIAMSBURG, VA 23188

PARCEL ID: 3840100006

AREA: 6.9 ACRES (PER TAX ASSESSOR)

ZONING: M1 LIMITED BUSINESS/INDUSTRIAL

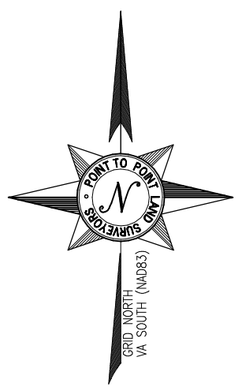
ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS

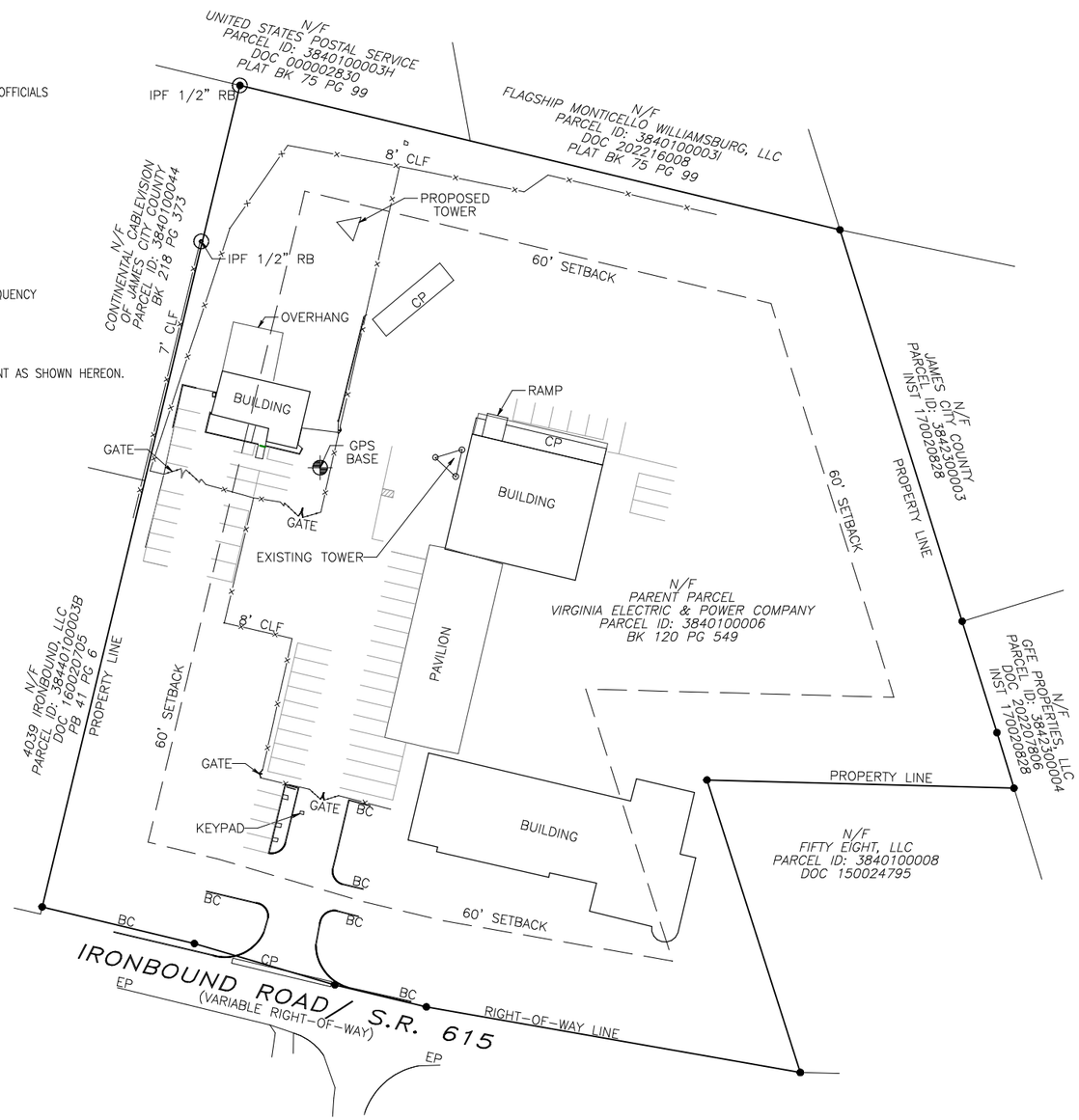
REFERENCE: BK 120 PG 549

GPS NOTES

THE FOLLOWING GPS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:

POSITIONAL ACCURACY: 0.03 FEET (HORZ) 0.18 FEET (VERT)
TYPE OF EQUIPMENT: GEOMAX ZENITH35 PRO BASE AND ROVER, DUAL FREQUENCY
TYPE OF GPS FIELD PROCEDURE: ONLINE POSITION USER INTERFACE
DATE OF SURVEY: 05/17/2023
DATUM / EPOCH: NAD_83(2011)(EPOCH:2010.0000)
PUBLISHED / FIXED CONTROL USE: N/A
GEOID MODEL: 18
COMBINED GRID FACTOR(S): 0.99994728 CENTERED ON THE GPS BASE POINT AS SHOWN HEREON.
CONVERGENCE ANGLE: 1.06509167°
BENCHMARKS USED: DL3186, DJ5202, DL6898





VICINITY MAP

NOT TO SCALE

GENERAL NOTES

* THIS SPECIFIC PURPOSE SURVEY IS FOR THE LEASED PREMISES AND EASEMENTS ONLY. THIS SPECIFIC PURPOSE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF DOMINION ENERGY AND EXCLUSIVELY FOR THE TRANSFERRAL OF THE LEASED PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFERRAL OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

THIS SPECIFIC PURPOSE SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS-OF-WAY NOT SHOWN HEREON.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: GEOMAX ZOOM ROBOTIC AND/OR LEICA TS12 [DATE OF LAST FIELD VISIT: 05/17/2023]. SEE GPS NOTES FOR GPS EQUIPMENT.

THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE ADJUSTED TO NAVD 88 DATUM (COMPUTED USING GEOID18) AND HAVE A VERTICAL ACCURACY OF ± 0.5'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE BASED ON VIRGINIA GRID NORTH (NAD 83) SOUTH ZONE.

PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD HAZARD). COMMUNITY PANEL NO. : 51095C0138D DATED: 12/16/2015

NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC PURPOSE SURVEY.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

COMMONWEALTH OF VIRGINIA
G. DARRELL TAYLOR
Lic. No. 2985
LAND SURVEYOR

NO.	DATE	REVISION

* SPECIFIC PURPOSE SURVEY PREPARED BY:

POINT TO POINT LAND SURVEYORS
100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(p) 678.565.4440
(f) 678.565.4497
(w) pointtopointsurvey.com

SPECIFIC PURPOSE SURVEY PREPARED FOR:

Dominion Energy

WILLIAMSBURG OFFICE

JAMESTOWN MAGISTERIAL DISTRICT
JAMES CITY COUNTY, VIRGINIA

DRAWN BY: MK	SHEET:
CHECKED BY: JKL	1
APPROVED: D. MILLER	
DATE: 08/22/2023	OF 3
P2P JOB #: 230562VA	

LEGEND

POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPS	IRON PIN SET
IPF	IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
CRB	CAPPED REBAR
RB	REBAR
EM	ELECTRIC METER
UP	UTILITY POLE
LP	LIGHT POLE
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
INV	INVERT
FH	FIRE HYDRANT
EP	EDGE OF PAVEMENT
BC	BACK OF CURB
OU	OVERHEAD UTILITY
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
GW	GUY WIRE ANCHOR
TR	TRANSFORMER
CLF	CHAIN LINK FENCE
BWF	BARBED WIRE FENCE
WV	WATER VALVE
WM	WATER METER
CO	SEWER CLEAN-OUT
GV	GAS VALVE
HH	HANDHOLE
CP	CONCRETE PAD
BFO	BURIED FIBER OPTIC
N/F	NOW OR FORMERLY
R/W	RIGHT-OF-WAY

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

G. DARRELL TAYLOR, PLS — 08/22/2023 DATE

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.

50 0 100 200
GRAPHIC SCALE IN FEET
SCALE: 1" = 100'

SURVEY NOT VALID WITHOUT SHEETS 2 & 3 OF 3

811 Know what's below. Call before you dig.

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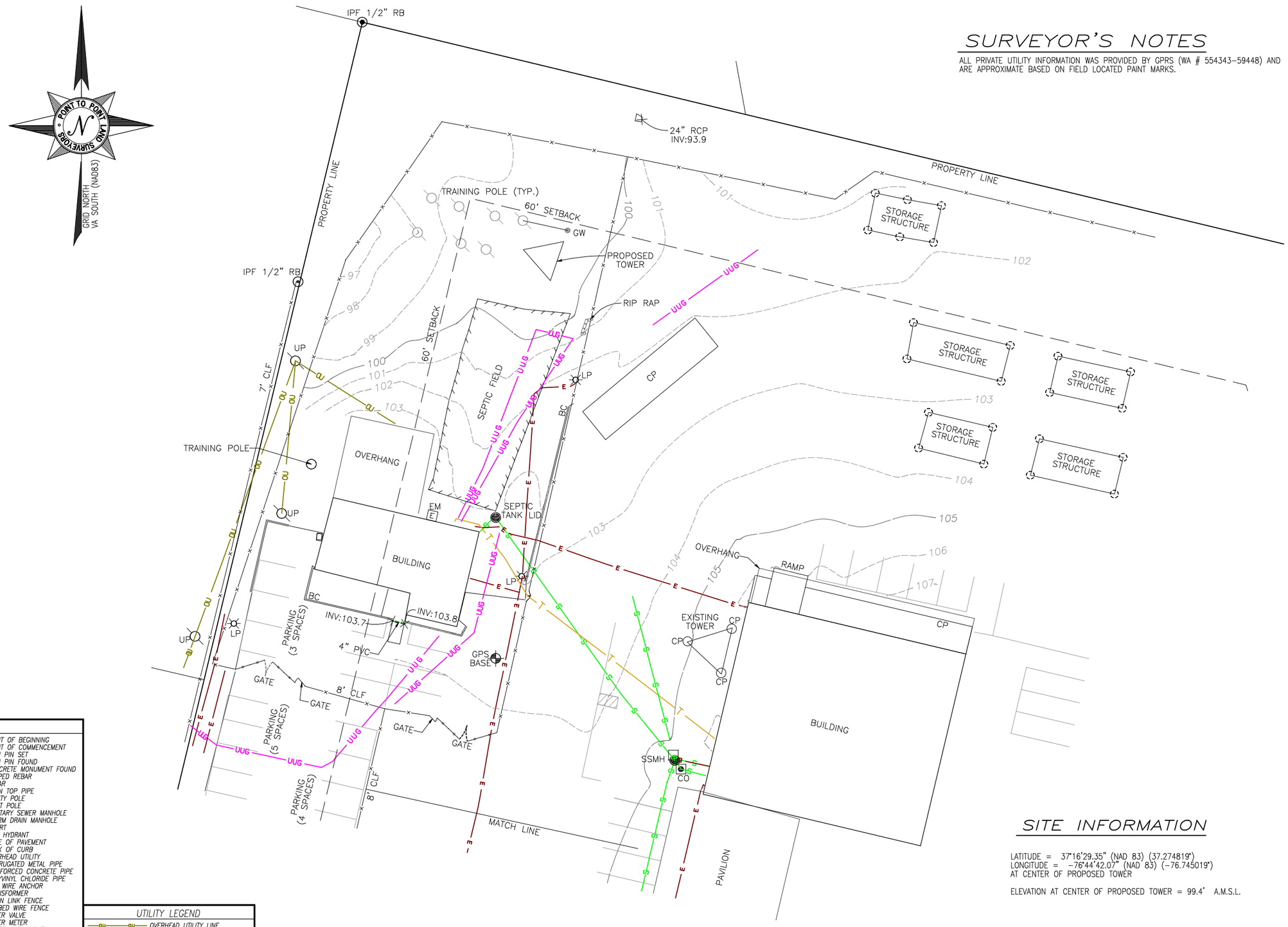

SURVEYOR'S NOTES

ALL PRIVATE UTILITY INFORMATION WAS PROVIDED BY GPRS (WA # 554343-59448) AND ARE APPROXIMATE BASED ON FIELD LOCATED PAINT MARKS.

LEGEND

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UTILITY LEGEND

OU	OVERHEAD UTILITY LINE
T	UNDERGROUND TELECOMMUNICATIONS LINE
FO	UNDERGROUND FIBEROPTIC LINE
G	UNDERGROUND GAS LINE
S	UNDERGROUND SEWER LINE
E	UNDERGROUND ELECTRIC LINE
W	UNDERGROUND WATER LINE
UUG	UNKNOWN UNDERGROUND UTILITY LINE

20 0 40 80

GRAPHIC SCALE IN FEET
SCALE: 1" = 40'

SITE INFORMATION

LATITUDE = 37°16'29.35" (NAD 83) (37.274819°)
LONGITUDE = -76°44'42.07" (NAD 83) (-76.745019°)
AT CENTER OF PROPOSED TOWER

ELEVATION AT CENTER OF PROPOSED TOWER = 99.4' A.M.S.L.

SURVEY NOT VALID WITHOUT SHEETS 1 & 3 OF 3

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SPECIFIC PURPOSE SURVEY PREPARED FOR:

Dominion Energy®

WILLIAMSBURG OFFICE

JAMESTOWN MAGISTERIAL DISTRICT
JAMES CITY COUNTY, VIRGINIA

DRAWN BY: MK
CHECKED BY: JKL
APPROVED: D. MILLER
DATE: 08/22/2023
P2P JOB #: 230562VA

SHEET: 2 OF 3

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DRAWN BY: MK
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DATE: 08/22/2023
P2P JOB #: 230562VA

SHEET: 3 OF 3

SURVEY NOT VALID WITHOUT SHEETS 1 & 2 OF 3

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GENERAL NOTES:

1. ALL REFERENCES MADE TO LESSEE IN THESE DOCUMENTS SHALL BE CONSIDERED DOMINION ENERGY OR ITS DESIGNATED REPRESENTATIVE.
2. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING TO HAVE SUFFICIENT EXPERIENCE AND ABILITY, IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED AND IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE OF VIRGINIA.
3. WORK SHALL BE COMPLETED IN ACCORDANCE WITH ANSI/TIA 222-H STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES, ASCE 7-05 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES AND THE VIRGINIA CONSTRUCTION CODE (2021 EDITION).
4. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
5. ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERSEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
6. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
7. THE LESSEE SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL CONDITIONS PRIOR TO SUBMITTING THE PROPOSAL. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS (LATEST REVISION) SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. CONTRACTOR SHALL NOT SCALE CONTRACT DRAWINGS IN LIEU OF FIELD VERIFICATION. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LESSEE AND THE LESSEE'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE LESSEE AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.
8. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE LESSEE AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
9. THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, CARE OF ADJACENT PROPERTIES, AND COMPLIANCE WITH LOCAL, PROVINCIAL AND FEDERAL REGULATIONS REGARDING SAFETY, SHALL BE THE CONTRACTOR'S RESPONSIBILITY, AND THIS, PER THE INTERNATIONAL CODE - REGULATORS RESPECTING OCCUPATIONAL SAFETY & HEALTH THE SUCCESSFUL CONTRACTOR WILL SUBMIT HIS SAFETY MANUAL AT THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
10. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE LESSEE'S PROJECT MANAGER.
11. BILL OF MATERIALS AND PART NUMBERS LISTED ON CONSTRUCTION DRAWINGS ARE INTENDED TO AID CONTRACTOR/LESSEE. CONTRACTOR/LESSEE SHALL VERIFY PARTS AND QUANTITIES WITH MANUFACTURER PRIOR TO BIDDING AND/OR ORDERING MATERIALS.
12. THE CONTRACTOR SHALL REWORK (DRY, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUBGRADE IN ITS PRESENT STATE. AFTER REWORKING, IF THE MATERIAL REMAINS UNSUITABLE, THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL. ALL SUBGRADES SHALL BE PROOF-ROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFT MATERIAL SHALL BE REWORKED OR REPLACED.
13. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL PIPES, DITCHES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTED BY THE LESSEE. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURE IN OPERABLE CONDITION.
14. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR FROM ACCEPTANCE DATE.
15. ANY BUILDINGS ON THIS SITE ARE INTENDED TO SHELTER EQUIPMENT WHICH WILL ONLY BE PERIODICALLY MAINTAINED, AND ARE NOT INTENDED FOR HUMAN OCCUPANCY.
16. TEMPORARY FACILITIES FOR PROTECTION OF TOOLS AND EQUIPMENT SHALL CONFORM TO LOCAL REGULATIONS AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
17. RENTAL CHARGES, SAFETY, PROTECTION AND MAINTENANCE OF RENTED EQUIPMENT SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
18. THE CONTRACTOR AND ITS SUBCONTRACTORS SHALL CARRY LIABILITY INSURANCE IN THE AMOUNTS AND FORM IN ACCORDANCE WITH SPECIFICATIONS. CERTIFICATES DEMONSTRATING PROOF OF COVERAGE SHALL BE PROVIDED TO PRIOR TO THE START OF THE WORK ON THE PROJECT.
19. THE CONTRACTOR SHALL CONTACT ALL APPLICABLE UTILITY SERVICES TO VERIFY LOCATIONS OF EXISTING UTILITIES AND REQUIREMENTS FOR NEW UTILITY CONNECTIONS PRIOR TO EXCAVATING. CONTRACTOR WILL BE RESPONSIBLE TO ASSIST IN COORDINATING AND OBTAINING PRIMARY POWER TO THE SITE PRIOR TO TOWER ERECTION BEFORE PROJECT COMPLETION. (ON SITE VISITS WITH UTILITY COMPANY REPRESENTATIVES AS NECESSARY, ETC...)
21. THE CONTRACTOR SHALL GUARANTEE THE WORK PERFORMED ON THE PROJECT BY THE CONTRACTOR AND ANY OR ALL OF THE SUBCONTRACTORS WHO PERFORMED WORK FOR THE CONTRACTOR ON THIS PROJECT. THE GUARANTEE SHALL BE FOR A FULL YEAR FOLLOWING ISSUANCE OF THE FINAL PAYMENT OF HOLDBACK.
22. AWARDED CONTRACTOR WILL BE REQUIRED TO SIGN AND RETURN A COPY OF AN AWARD LETTER FOR THE LESSEE'S FILE.
23. CONTRACTOR WILL BE REQUIRED TO PROVIDE PROOF OF LICENSE TO PERFORM WORK IN JURISDICTION AT TIME OF BID AWARD.
24. CONTRACTOR WILL PROVIDE A CONSTRUCTION SCHEDULE PRIOR TO CONSTRUCTION STARTING AND WILL PROVIDE UPDATE/CHANGES (WITH EXPLANATIONS) TO THAT SCHEDULE WHEN/IF ITEMS ARE DELAYED OR PUSHED OUT.
25. CONTRACTOR WILL BE RESPONSIBLE TO PROVIDE PROJECT MANAGERS WITH PHOTOS OF THE MAJOR CONSTRUCTION MILESTONES AS THEY OCCUR.
26. CONTRACTOR SHOULD BE PREPARED FOR RANDOM SAFETY INSPECTIONS AT ALL TIMES.
27. CONTRACTOR IS EXPECTED TO MAINTAIN PROPER WORKING CONDITIONS AND PROCEDURES PER LOCAL AND FEDERAL STANDARDS AT ALL TIMES.
28. CONTRACTOR WILL BE REQUIRED TO OBTAIN THE NECESSARY ELECTRICAL PERMITS AND INSPECTIONS AS REQUIRED BY JURISDICTION.
29. CONTRACTOR IS RESPONSIBLE FOR CONCRETE COMPRESSION TESTING.
30. CONTRACTOR IS RESPONSIBLE FOR GROUND MEG TESTING AND PROVIDING PROOF OF RESULT.
31. WHEN REQUESTED, PROVIDE 3 COPIES OF FABRICATION AND ERECTION DRAWINGS PRIOR TO FABRICATION. ALLOW UP TO 1 WEEK FOR REVIEW BY CONSULTANT.
32. IN ADDITION TO CONTRACTOR'S QUALITY CONTROL PROGRAM, INDEPENDENT TESTING AND INSPECTION MAY BE PERFORMED BY LESSEE OR LESSEE'S REPRESENTATIVE.
33. SUBMIT RED-LINES COPY OF CONSTRUCTION DRAWINGS UPON COMPLETION OF CONSTRUCTION HIGHLIGHTING CHANGES IN THE STAMPED AND SIGNED AS-BUILT CONDITION FROM SHOWN ON THE DRAWINGS.
34. CONTRACTOR WILL BE RESPONSIBLE FOR ALL GRADING AND FILL COMPACTION TESTING REQUIRED AS SET FORTH IN THE GEO TECHNOLOGICAL REPORT PROVIDED BY LESSEE.

CONCRETE:

1. ALL CONCRETE AND CONCRETE MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE VIRGINIA CONSTRUCTION CODE (2021 EDITION).
2. THE CONTRACTOR SHALL TAKE SAMPLES OF THE CONCRETE POURED UNDER THE CONDITIONS OUTLINED IN THE VIRGINIA CONSTRUCTION CODE, 2021 EDITION.
3. ANY FAILURE OF A CONCRETE TEST CYLINDER TO MEET THE SPECIFIED STRENGTH REQUIREMENTS MUST BE REPORTED TO THE DESIGN ENGINEER IMMEDIATELY. CORRECTIVE ACTION MUST BE APPROVED BY THE ENGINEER AND ALL RELATED COSTS SHALL BE AT THE CONTRACTOR'S EXPENSE.
4. THE MINIMUM 28-DAY COMPRESSIVE STRENGTH OF THE CONCRETE SHALL BE A MINIMUM OF 4,000 PSI (21 MPA), EXCEPT AS NOTED OR DIRECTED IN THE SOIL REPORT. THE CONCRETE, WHEN POURED, SHALL CONTAIN 7% AIR ENTRAINMENT WITH AN ALLOWABLE VARIATION OF +2%.
5. CONTRACTOR MUST TAKE SLUMP TEST AT LEAST ONCE FROM EACH TRANSIT MIXER AFTER A MINIMUM OF 5% CONCRETE LOAD HAD BEEN DISCHARGED. SLUMP, UNLESS NOTED OTHERWISE ON THE DRAWINGS, SHALL BE 75 MM (2.95 INCHES).
6. MIXED CONCRETE ON SITE (REMOTE AREAS) WITH THE CORRECT PROPORTION OF CEMENT, SAND, GRAVEL, AND AIR-ENTRAINING AGENT ALREADY ADDED, THE DRY PREMIX IS TO BE MIXED IN A CONCRETE BATCHER IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
7. BEFORE POURING CONCRETE, THE TRANSPORTING EQUIPMENT AND FORMS SHALL BE CLEANED AND ALL DEBRIS AND ICE SHALL BE REMOVED FROM PLACES TO BE OCCUPIED BY THE CONCRETE. ANY WATER THAT HAS ACCUMALATED IN THE FORMS SHALL BE REMOVED.
8. ALL CONCRETE SHALL BE VIBRATED AND WORKED AROUND THE REINFORCEMENTS, EMBEDDED FIXTURES AND INTO THE CORNERS OF THE FORMS. ANY EXCESS WATER THAT ACCUMALATES WHILE THE CONCRETE IS BEING POURED SHALL BE REMOVED.

PLANS PREPARED FOR:

Dominion Energy

DOMINION RESOURCES SERVICES, INC.
707 EAST MAIN STREET
RICHMOND, VA 23219

PROJECT INFORMATION:

WILLIAMSBURG OFFICE

4059 IRON BOUND RD.
WILLIAMSBURG, VA 23188
(JAMES CITY COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603
OFFICE: (919) 661-6351
www.tepgroup.net

SEAL:

COMMONWEALTH OF VIRGINIA
TYLER SHENK
Lic. No. 060894
PROFESSIONAL ENGINEER
July 05, 2024

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DRAWN BY: DJB | CHECKED BY: TDS

SHEET TITLE:

PROJECT NOTES

SHEET NUMBER: **N-1**

REVISION: **5**

TEP #:330653.843293

CONCRETE (CONTINUED):

9. THE DESIGN ENGINEER SHALL RECEIVE A MINIMUM OF 24 HOURS NOTICE OF EVERY POUR.

10. THE CONCRETE IN FOUNDATIONS MUST BE POURED IN CONTINOUS POURS BETWEEN CONSTRUCTION JOINTS. NO CONSTRUCTION JOINTS OTHER THAN THOSE SHOWN ON SITE SPECIFIC DRAWINGS WILL BE PERMITTED. THE CONTRACTOR SHALL PROVIDE EFFICIENT EQUIPMENT TO COMPLETE THE POURING OF EACH SECTION IN ONE CONTINOUS POUR.

11. ALL FRAMEWORK SHALL BE BUILT IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE SHALL BE THOROUGHLY BRACED AND PLUMBED SO THAT THE FINISHED CONCRETE WILL CONFORM TO THE SHAPES, LINES, GRADES, AND DIMENSIONS INDICATED ON THE SITE DRAWINGS.

12. FORMS AND SHORING SHALL NOT BE REMOVED UNTIL THE CONCRETE IS ADEQUATELY SET. THEIR REMOVAL SHALL BE DONE IN SUCH A MANNER AS TO ENSURE THE COMPLETE SAFETY OF THE STRUCTURE.

13. FORMS WHICH SUPPORT THE WEIGHT OF THE CONCRETE, OR OF SUPERIMPOSED LOADS, SHALL NOT BE REMOVED UNTIL THE CONCRETE IS STRONG ENOUGH TO CARRY ITS OWN WEIGHT, AND SUCH SUPERIMPOSED LOADS AS MAY BE PLACED UPON IT.

14. THE CONCRETE SHALL BE MAINTAINED IN A MOIST CONDITION FOR AT LEAST 5 DAYS AFTER IT HAS BEEN POURED.

15. ALL SURFACES WHICH ARE NOT PROTECTED BY FORMS OR A SEALED WATERPROOF COATING SHALL BE KEPT MOIST BY CONTINOUS SPRINKLING, OR OTHER MEANS SUCH AS COVERING WITH MOIST SAND, SAWDUST, OR BURLAP.

16. WHERE NECESSARY, THE CONCRETE SHALL BE PROTECTED AGAINST THE WEATHER BY A FRAMED HOUSING, TARPAULINS, OR OTHER SUITABLE COVERING.

REINFORCING STEEL (REBAR):

1. REINFORCING STEEL SHALL MEET CODE AND BE PLACED ACCORDING TO THE APPLICABLE DRAWINGS. THE MINIMUM THICKNESS OF CONCRETE OVER THE STEEL SHALL BE AT LEAST 3".

2. ALL REINFORCEMENTS THAT ARE REQUIRED FOR A DAYS POUR ON CONCRETE SHALL BE SECURELY FIXED IN PLACE IN SUFFICIENT TIME TO PERMIT INSPECTION BEFORE CONCRETING BEGINS.

3. THE DESIGN ENGINEER SHALL BE GIVEN 24 HOURS NOTICE BEFORE THE CONCRETE IS TO BE POURED. FAILURE TO COMPLY MAY NECESSITATE, BUT NOT BE LIMITED TO, THE REMOVAL OF THE POURED CONCRETE AT THE CONTRACTOR'S EXPENSE.

GROUTING:

1. WHERE GROUT IS INDICATED ON THE DRAWINGS UNDER STRUCTURAL BASE PLATES, THIS SHALL BE A NON-SHRINK, NON-FERROUS TYPE. METHODS OF MIXING AND PLACING MUST BE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

COLD WEATHER CONCRETING:

1. THE CONTRACTOR SHALL PROVIDE AND HAVE ON THE SITE READY FOR USE, ADEQUATE EQUIPMENT FOR HEATING CONCRETE MATERIALS AND PROTECTING FRESH CONCRETE DURING FREEZING OR NEAR FREEZING WEATHER CONDITIONS, ACCORDING TO THE 2021 VIRGINIA CONSTRUCTION CODE.

2. ALL CONCRETE MATERIALS, REBAR, FORMS, FILLERS, AND THE EARTH WITH WHICH THE CONCRETE IS TO COME INTO CONTACT WITH, SHALL BE FREE FROM FROST AND ICE.

3. WHENEVER THE SURROUNDING TEMPERATURE IS BELOW 39°F, ALL CONCRETE POURED IN THE FORMS SHALL HAVE A TEMPERATURE OF 68°F FOR 4 DAYS.

4. THE HOUSING, COVERING, OR OTHER PROTECTION USED FOR THE CURING SHALL REMAIN IN PLACE AND INTACT FOR AT LEAST 24 HOURS AFTER THE ARTIFICIAL HEATING IS DISCONTINUED.

5. SALT, CALCIUM CHLORIDE, OR OTHER CHEMICALS SHALL NOT BE USED IN THE CONCRETE MIX TO PREVENT THE WATER CONTENT FROM FREEZING.

UTILITIES:

1. CONTRACTOR SHALL CONTACT A SUBSURFACE UTILITY LOCATOR FOR LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. LOCATION OF EXISTING SEWER, WATER LINES, GAS LINES, CONDUITS OR OTHER STRUCTURES ACROSS, UNDERNEATH, OR OTHERWISE ALONG THE LINE OF PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE PLANS, AND IF SHOWN ARE ONLY APPROXIMATELY CORRECT. CONTRACTOR ASSUMES SOLE RESPONSIBILITY FOR VERIFYING LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES (INCLUDING TEST PITS BY HAND IF NECESSARY) IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY IF LOCATION OF ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLANS, OR IF THERE APPEARS TO BE A CONFLICT.

2. CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS WITH APPROPRIATE UTILITY LICENSEES AND CONSTRUCTION MANAGER.

3. DAMAGE BY THE CONTRACTOR TO UTILITIES OR PROPERTY OF OTHERS, INCLUDING EXISTING PAVEMENT AND OTHER SURFACES DISTURBED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE LICENSEE. FOR GRASSES AREAS, SEED AND MULCH SHALL BE ACCEPTABLE.

UTILITIES (CONT.):

4. THE CONTRACTOR SHALL COORDINATE WITH THE LESSEE THE REQUIREMENTS FOR AND LIMITS OF OVERHEAD AND/OR UNDERGROUND ELECTRICAL SERVICE.

5. THE CONTRACTOR SHALL COORDINATE THE LOCATION OF NEW UNDERGROUND TELEPHONE SERVICE WITH THE TELEPHONE UTILITY AND THE LESSEE'S REQUIREMENTS.

6. ALL UNDERGROUND UTILITIES SHALL BE INSTALLED AND TESTED SATISFACTORY PRIOR TO COMMENCING ANY PAVING OPERATIONS WHERE SUCH UTILITIES ARE WITHIN THE LIMITS OF PAVEMENT.

PLANS PREPARED FOR:

Dominion Energy

DOMINION RESOURCES SERVICES, INC.
707 EAST MAIN STREET
RICHMOND, VA 23219

PROJECT INFORMATION:

WILLIAMSBURG OFFICE

4059 IRON BOUND RD.
WILLIAMSBURG, VA 23188
(JAMES CITY COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603
OFFICE: (919) 661-6351
www.tepgroup.net

SEAL:

COMMONWEALTH OF VIRGINIA
TYLER SHENK
Lic. No. 060894
PROFESSIONAL ENGINEER
July 05, 2024

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2	02-07-24	PRELIMINARY

DRAWN BY: DJB | CHECKED BY: TDS

SHEET TITLE:

PROJECT NOTES

SHEET NUMBER: **N-2**

REVISION: **5**

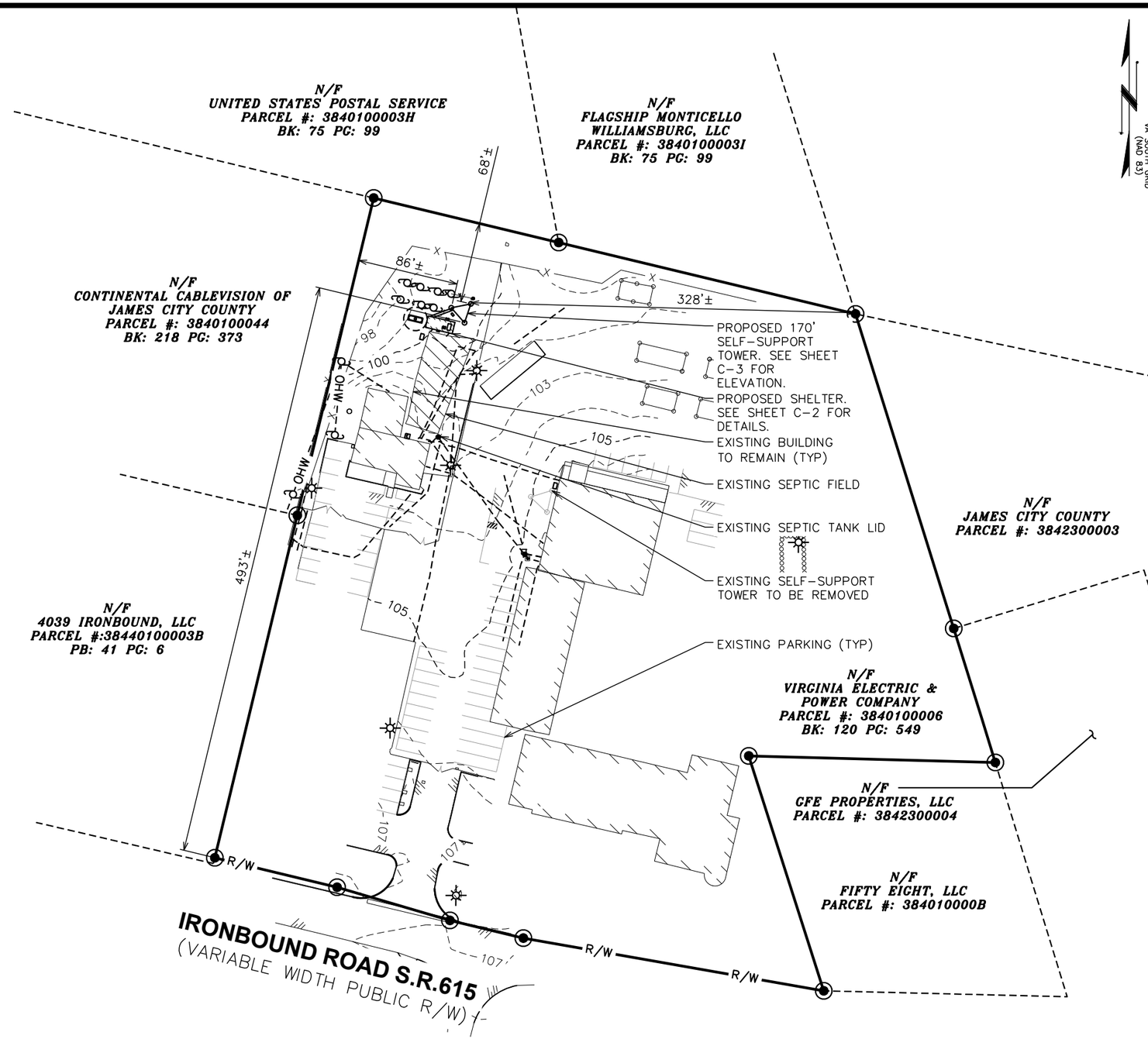
TEP #:330653.843293

NOTES:

1. THE BASIS OF THE MERIDIANS AND COORDINATES FOR THIS PLAT IS THE VIRGINIA SOUTH GRID STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 VA NORTH GRID SPCS NAD 83), BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED ON MAY 17, 2023.
2. VERTICAL INFORMATION SHOWN, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) IN FEET.
3. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
4. THE TOWER IS LOCATED IN ZONE "X." AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA COMMUNITY PANEL #51095C0138D DATED DECEMBER 16, 2015.
5. NO NEW SCREENING OR FENCING IS PROPOSED FOR THE REPLACEMENT TOWER. THE EXISTING DOMINION FACILITY ALREADY HAS VEGETATION WHICH PROVIDES VISUAL SCREENING. THE PROPERTY ALSO HAS EXISTING FENCING FOR SECURITY. THIS EXISTING VEGETATION AND FENCING PROVIDES THE REQUIRED SCREENING FOR THE PROPOSED TOWER.

LEGEND

- EXIST. PROPERTY LINE
- ADJ. PROPERTY LINE
- EXIST. UTILITY POLE
- EXIST. LIGHT POLE
- EXIST. HYDRANT
- EXIST. TELCO PEDESTAL
- PROPERTY CORNER
- LEASE/EASE. CORNER
- ---200--- EXIST. CONTOUR LINE
- EDGE OF PAVEMENT
- ---OHW--- OVERHEAD WIRE
- ---R/W--- RIGHT-OF-WAY
- —— X —— CHAIN LINK FENCE
- EXISTING TREE LINE



SITE PLAN

SCALE: 1" = 100'

0 100 200
SCALE IN FEET

PLANS PREPARED FOR:

Dominion Energy

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DRAWN BY: DJB | CHECKED BY: TDS

SHEET TITLE:

SITE PLAN

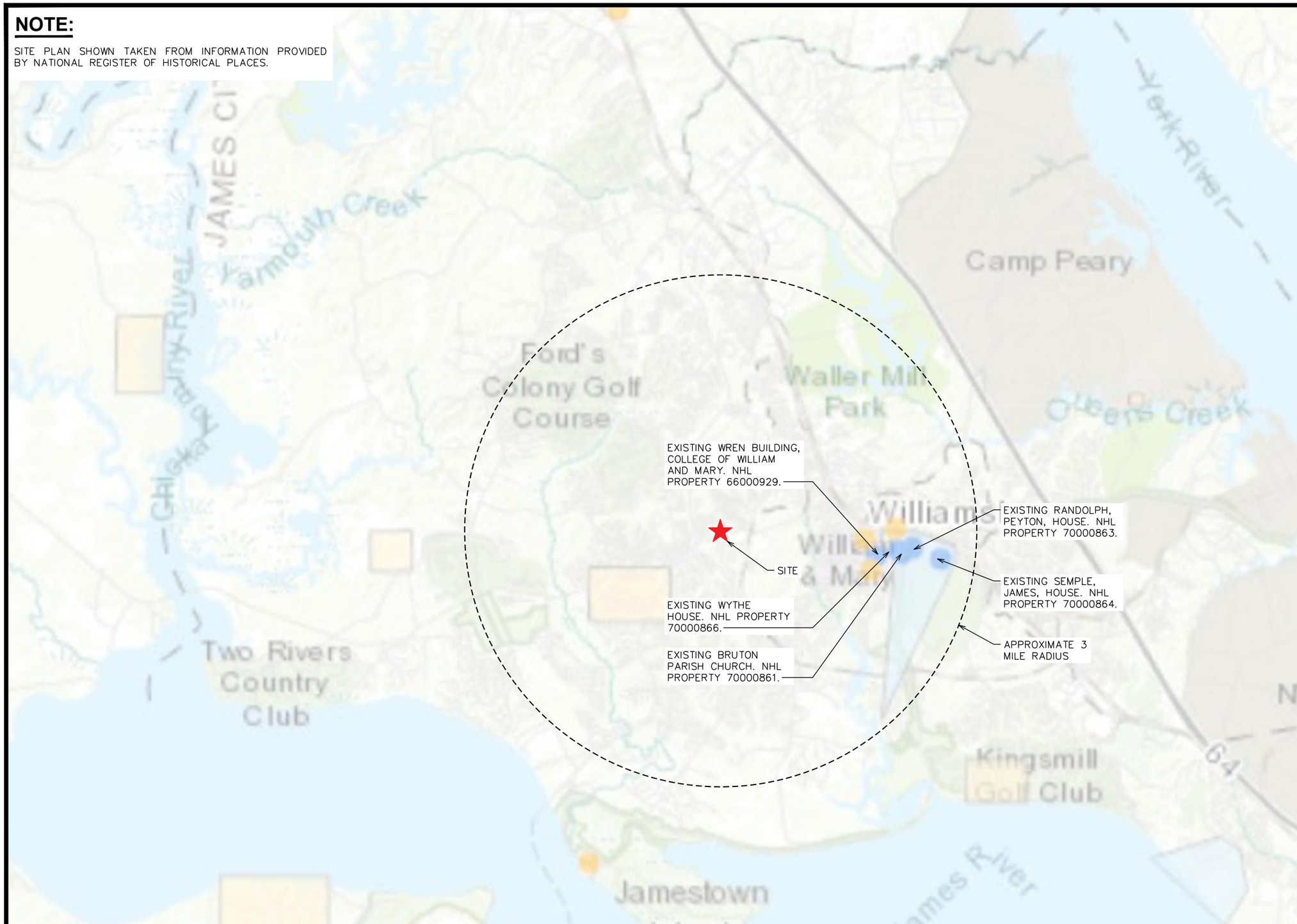
SHEET NUMBER: **C-1**

REVISION: 5

TEP#:330653.843293

NOTE:

SITE PLAN SHOWN TAKEN FROM INFORMATION PROVIDED BY NATIONAL REGISTER OF HISTORICAL PLACES.



NATIONAL REGISTER OF HISTORICAL PLACES VICINITY MAP

SCALE: 1" = 6000'

0 6000 12000

SCALE IN FEET

PLANS PREPARED FOR:

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DRAWN BY: DJB | CHECKED BY: TDS

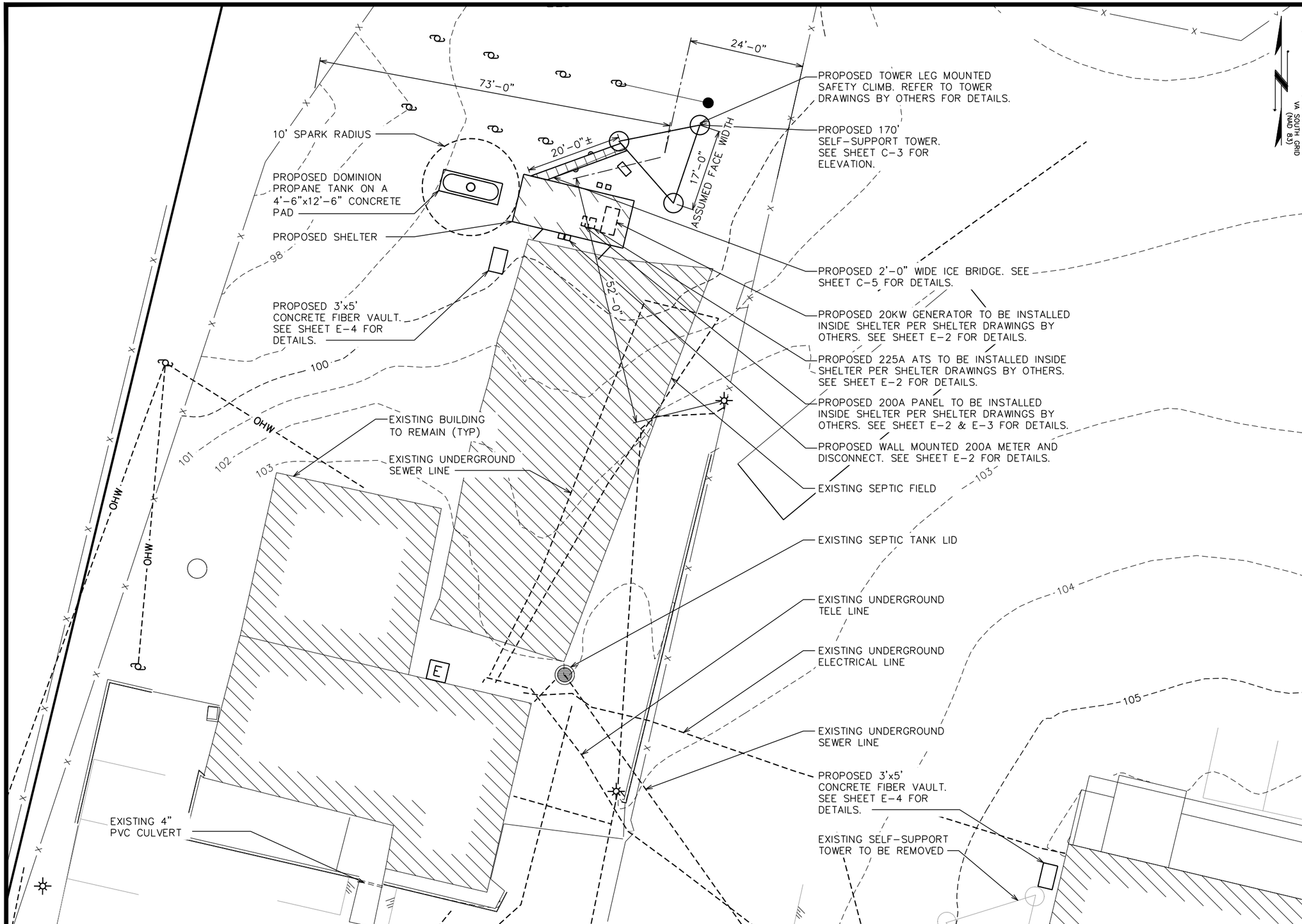
SHEET TITLE:

NATIONAL REGISTER OF HISTORICAL PLACES VICINITY MAP

SHEET NUMBER: **C-1A**

REVISION: 5

TEP#:330653.843293



SITE LAYOUT

SCALE: 1" = 20'

PLANS PREPARED FOR:

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SHEET TITLE:

SITE LAYOUT

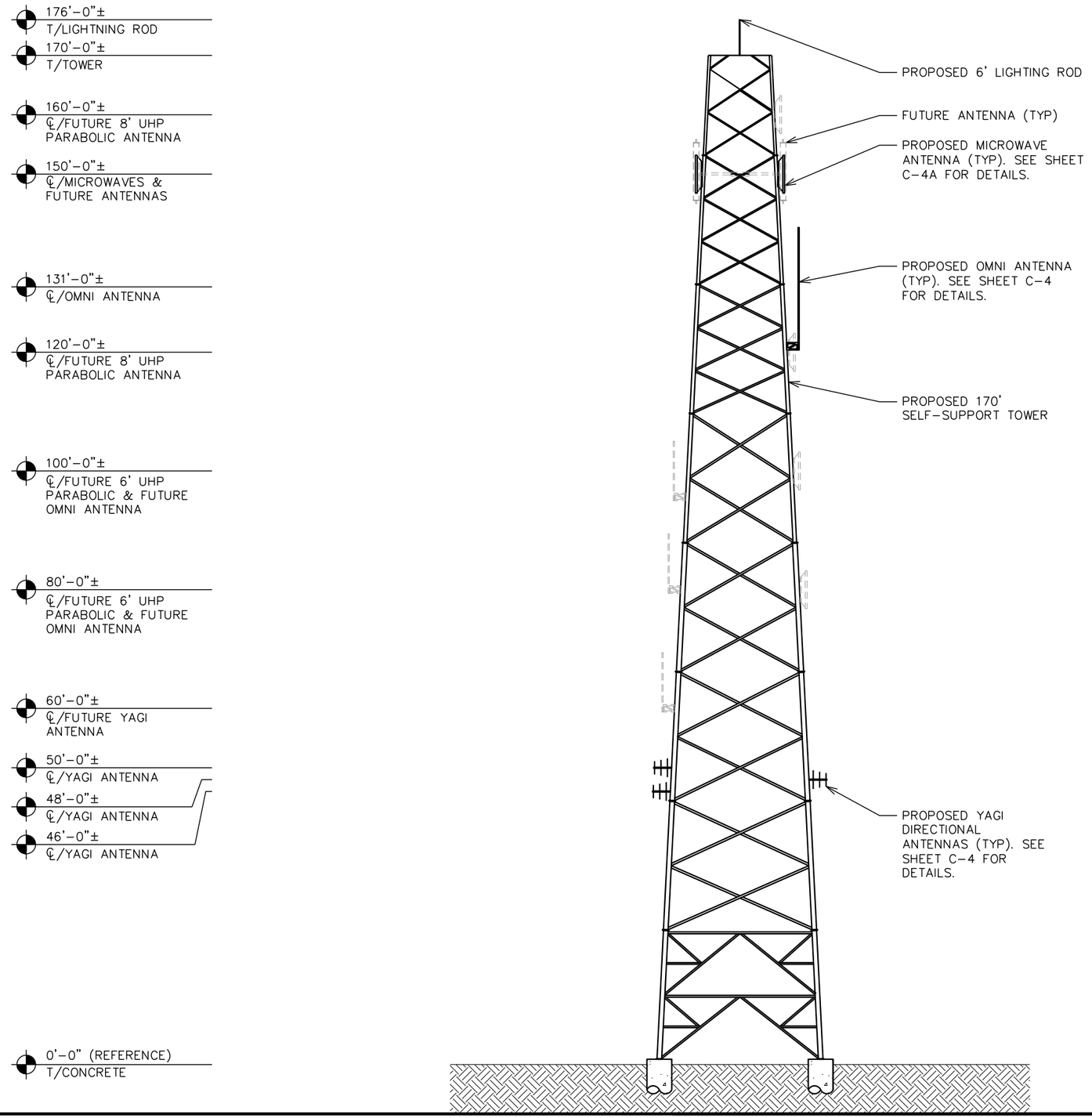
SHEET NUMBER: **C-2**

REVISION: 5

TEP #:330653.843293

NOTES:

1. PROPOSED CABLES TO BE RUN PER SPECIFICATIONS OF PASSING STRUCTURAL ANALYSIS.
2. TOWER SHALL BE CONSTRUCTED OF GALVANIZED STEEL OR PAINTED PER APPLICABLE STANDARDS OF THE FAA OR OTHER APPLICABLE FEDERAL OR STATE AGENCY
3. TOWER ELEVATION SHOWN FOR REFERENCE ONLY. VERIFY ACTUAL TOWER DESIGN & LOADING WITH TOWER DRAWINGS FROM MANUFACTURER AND/OR PASSING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION.



TOWER ELEVATION

SCALE: 1" = 20'

PLANS PREPARED FOR:

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DRAWN BY: DJB | CHECKED BY: TDS

SHEET TITLE:

TOWER ELEVATION

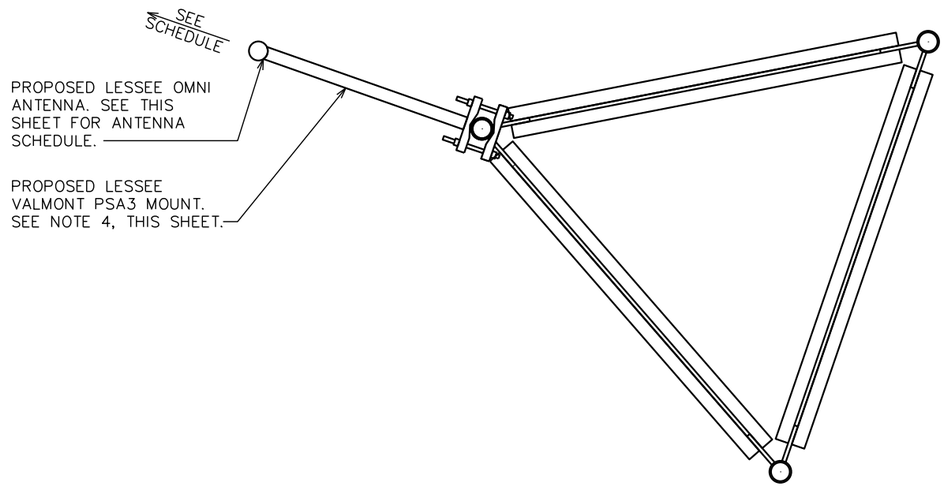
SHEET NUMBER: **C-3**

REVISION: **5**

TEP #:330653.843293

NOTES:

1. TEP DID NOT ANALYZE MOUNT TO DETERMINE ADEQUATE STRUCTURAL CAPACITY FOR ANY VERIZON LOADING.
2. SEE THIS SHEET FOR PROPOSED ANTENNA SCHEDULE.
3. CONTRACTOR TO VERIFY PROPOSED LOADING WITH TOWER STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION.
4. INSTALL ANTENNA MOUNT PER MANUFACTURER INSTRUCTIONS



TRUE NORTH

TYPICAL OMNI ANTENNA LAYOUT

SCALE: N.T.S.

FINAL ANTENNA, EQUIPMENT, AND CABLE SCHEDULE

POS.	SECTOR	FREQUENCY	ANTENNA MFR (MODEL #)	MOUNTING HEIGHT	CABLE SIZE	AZIMUTH (TN)	*CABLE LENGTH	MECH. D-TILT	ELEC. D-TILT	DIPLEXERS	RADIO MFR (MODEL #)	TMA	J-BOX (TOWER)
1	LEG A	LMR	DB420-B OMNI ANTENNA (20 FT)	℄ @ 131'-0"±	(1) AVA5-50	54°	160'±	**	**	–	–	–	–
1	LEG B	LMR	DB499-K YAGI ANTENNA	℄ @ 50'-0"±	1) AVA5-50	174°	80'±	**	**	–	–	–	–
1	LEG B	LMR	DB499-K YAGI ANTENNA	℄ @ 48'-0"±	(1) AVA5-50	180°	80'±	**	**	–	–	–	–
1	LEG B	LMR	DB499-K YAGI ANTENNA	℄ @ 46'-0"±	(1) AVA5-50	174°	75'±	**	**	–	–	–	–

* CONTRACTOR TO VERIFY CABLE RUN LENGTHS PRIOR TO CONSTRUCTION
** CONTRACTOR TO REFERENCE MOST RECENT TOWER LOADING DOCUMENT FOR MECHANICAL AND ELECTRICAL D-TILTS

FINAL ANTENNA, EQUIPMENT, AND CABLE SCHEDULE

SCALE: N.T.S.

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DRAWN BY: DJB | CHECKED BY: TDS

SHEET TITLE:

PROPOSED ANTENNA LAYOUT & SCHEDULE

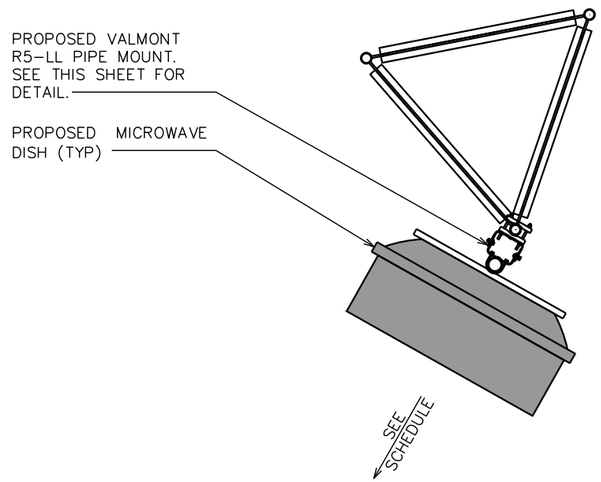
SHEET NUMBER: **C-4**

REVISION: 5

TEP #:330653.843293

NOTE:

INSTALL SHALL NOT CAUSE DAMAGE TO THE TOWER, CLIMBING FACILITY, SAFETY CLIMB, OR ANY OTHER SYSTEM INSTALLED.

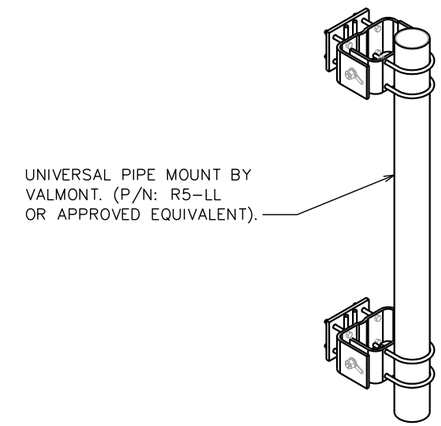


PROPOSED MICROWAVE

SCALE: N.T.S.

NOTES:

1. CONTRACTOR TO VERIFY LEG SIZE WITH TOWER MODIFICATION DESIGN.
2. UNIVERSAL PIPE MOUNT INCLUDES 4½"x84" PIPE MOUNT HARDWARE TO ATTACH TO 1½"ø TO 10¾"ø ROUND MEMBERS OR 2½" TO A 8" ANGLE MEMBERS.
3. PIPE MOUNT SHALL BE INSTALLED PLUMB 90 DEGREES VERTICAL.



PROPOSED PIPE MOUNT

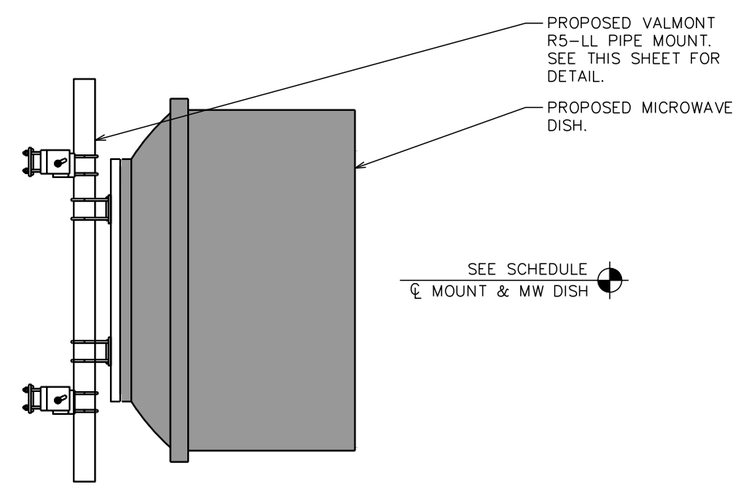
SCALE: N.T.S.

PROPOSED MICROWAVE ANTENNA/COAX SCHEDULE

SECTOR	TECHNOLOGY	MANUFACTURER (MODEL #)	MOUNTING HEIGHT	AZIMUTH (TRUE NORTH)	EQUIPMENT	COAX	COAX LENGTH
LEG C	MW-L6G/UG6	COMMSCOPE (USX6-6W-6WH)	150'-0"	307°	–	EWP63-65	180'±
LEG B	MW-L6G/UG6	COMMSCOPE (USX6-11W-6WH)	150'-0"	171°	–	EWP63-65	180'±

PROPOSED MICROWAVE ANTENNA/COAX SCHEDULE

SCALE: N.T.S.



PROPOSED PIPE MOUNT PROFILE

SCALE: N.T.S.

PLANS PREPARED FOR:

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DRAWN BY: DJB | CHECKED BY: TDS

SHEET TITLE:

MICROWAVE MOUNTING DETAILS

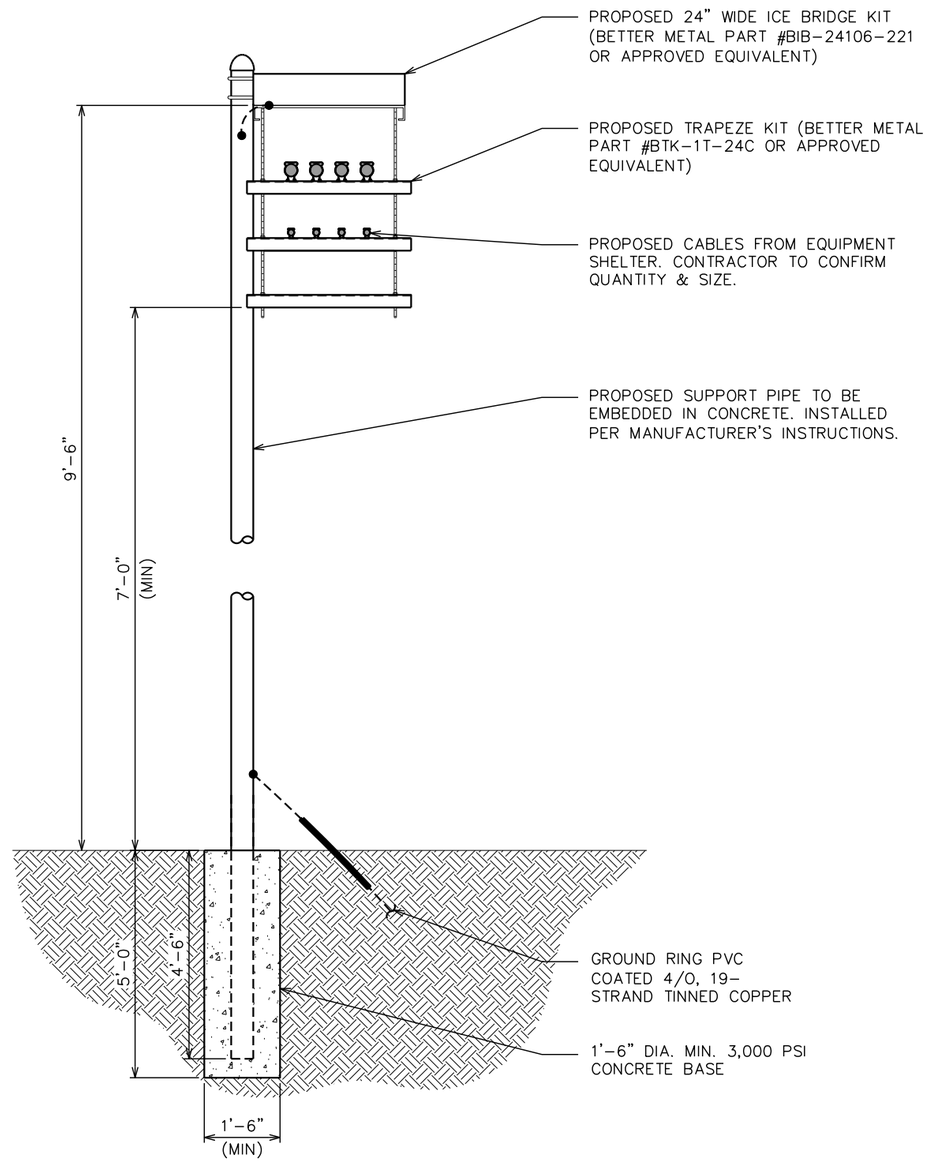
SHEET NUMBER: **C-4A**

REVISION: 5

TEP #:330653.843293

NOTE:

EACH WAVEGUIDE SECTION TO BE THROUGH-BOLTED ON BOTH SIDES.



ICE BRIDGE DETAILS

SCALE: N.T.S.

PLANS PREPARED FOR:

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707 EAST MAIN STREET
RICHMOND, VA 23219

PROJECT INFORMATION:

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DRAWN BY: DJB | CHECKED BY: TDS

SHEET TITLE:

ICE BRIDGE DETAILS

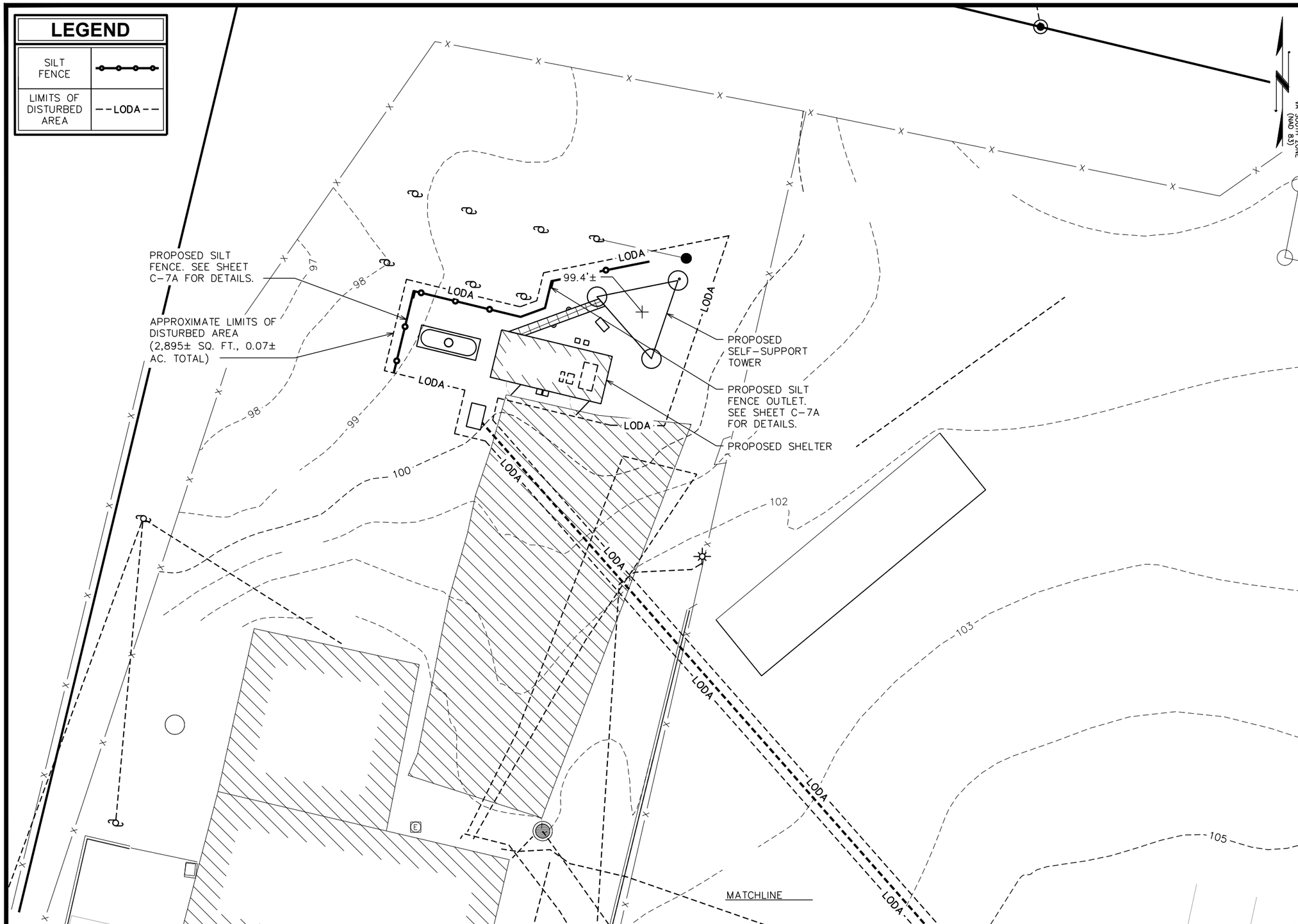
SHEET NUMBER: **C-5**

REVISION: 5

TEP #:330653.843293

LEGEND

SILT FENCE	
LIMITS OF DISTURBED AREA	--LODA--



EROSION CONTROL PLAN I

SCALE: 1" = 20'

0 20 40
SCALE IN FEET

PLANS PREPARED FOR:

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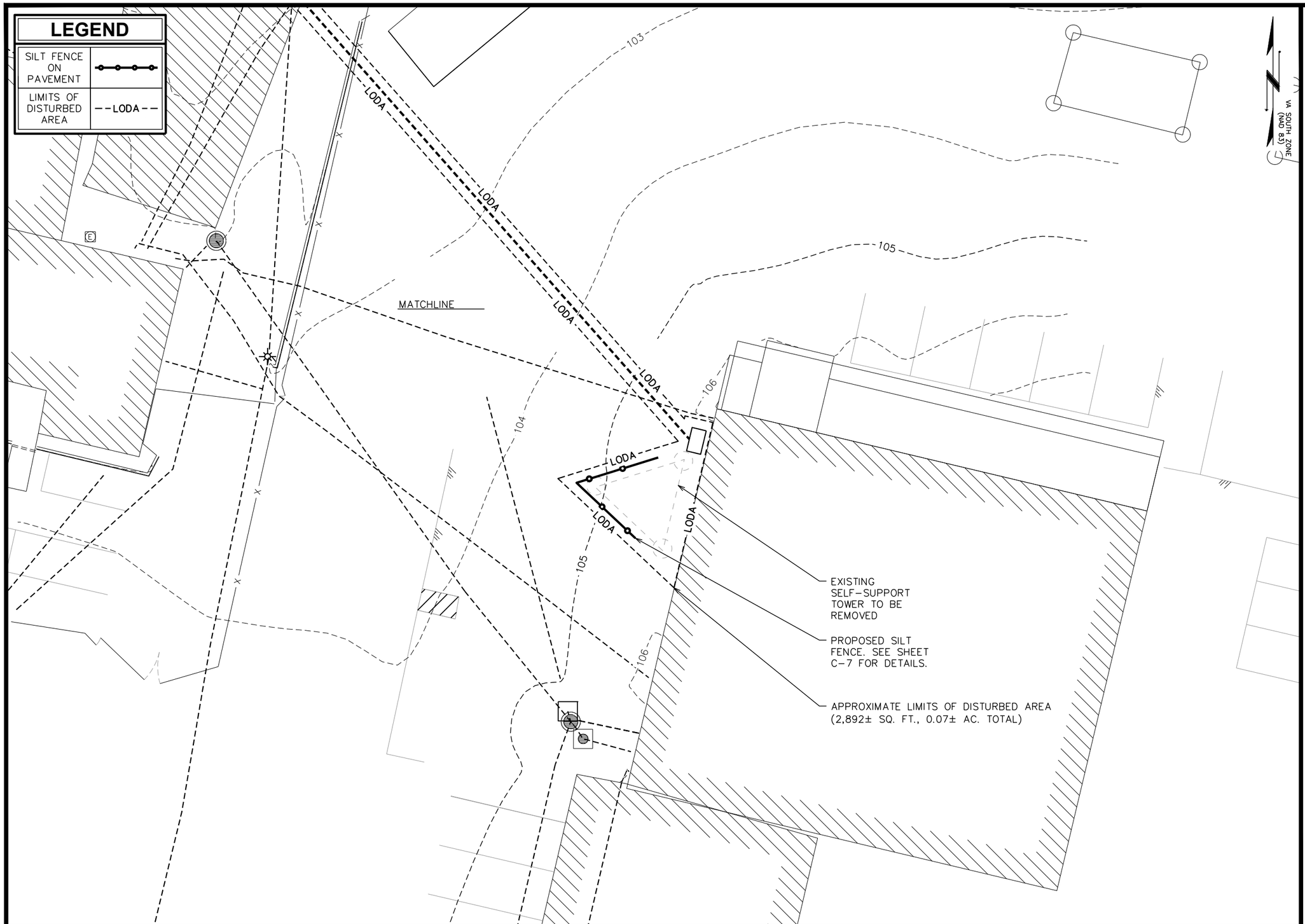
SHEET TITLE:

EROSION CONTROL PLAN I

SHEET NUMBER: **C-6**

REVISION: **5**

TEP #:330653.843293



EROSION CONTROL PLAN II

SCALE: 1" = 20'

0 20 40

SCALE IN FEET

PLANS PREPARED FOR:

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SEAL:

COMMONWEALTH OF VIRGINIA
TYLER SHENK
Lic. No. 060894
PROFESSIONAL ENGINEER
July 05, 2024

REV	DATE	ISSUED FOR:
5	07-05-24	CONSTRUCTION
4	04-19-24	PRELIMINARY
3	03-15-24	PRELIMINARY
2	02-07-24	PRELIMINARY

DRAWN BY: DJB CHECKED BY: TDS

SHEET TITLE:

EROSION CONTROL PLAN II

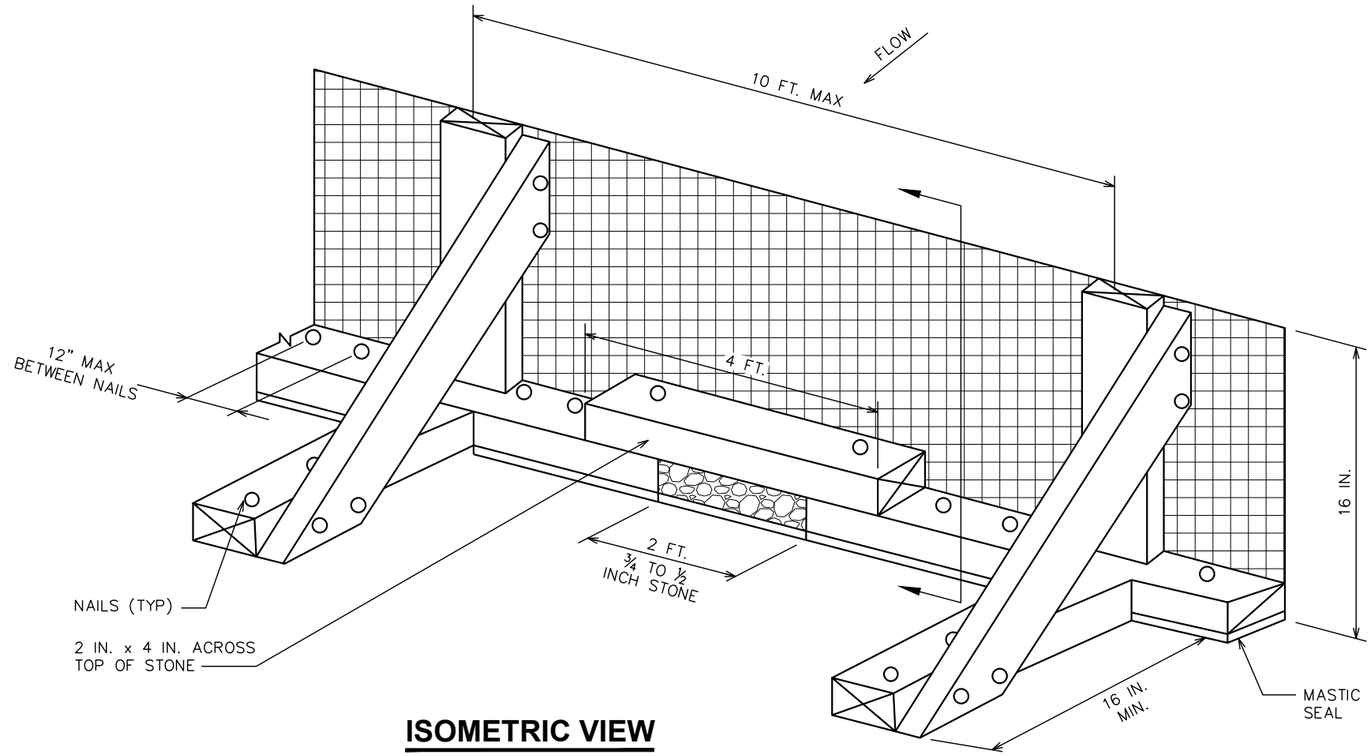
SHEET NUMBER: **C-6A**

REVISION: 5

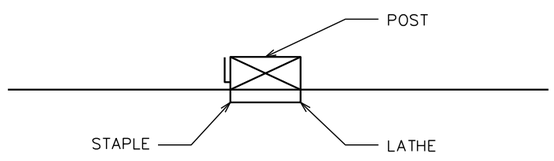
TEP #:330653.843293

NOTES:

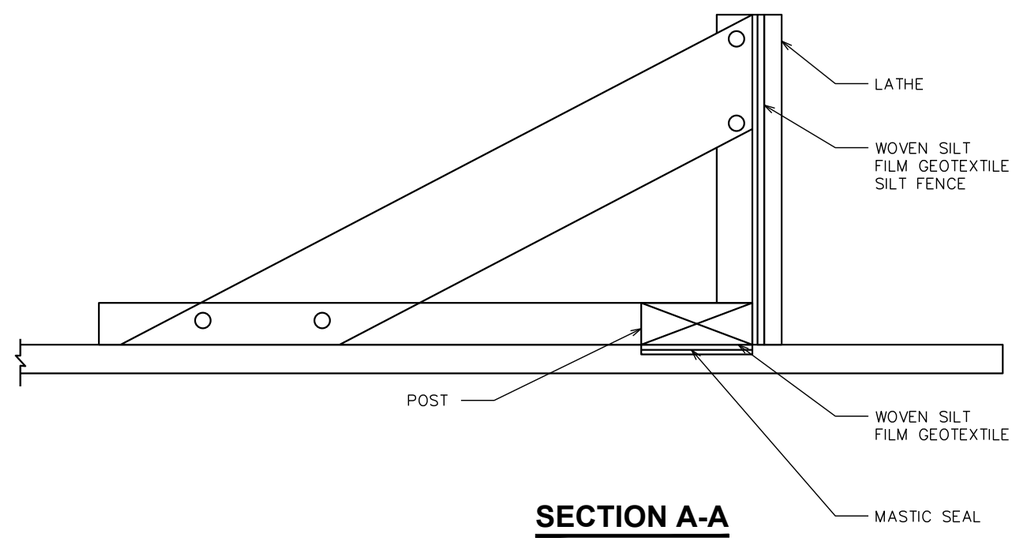
1. USE NOMINAL 2-INCH x 4-INCH LUMBER.
2. USE WOVEN SEDIMENT CONTROL GEOTEXTILE FABRIC.
3. SPACE UPRIGHT SUPPORTS NO MORE THAN 10 FEET APART.
4. PROVIDE A TWO FOOT OPENING BETWEEN EVERY SET OF SUPPORTS AND PLACE #57 GRADED STONE IN THE OPENING OVER GEOTEXTILE.
5. KEEP SILT FENCE TAUT AND SECURELY STAPLE TO THE UPSLOPE SIDE OF UPRIGHT SUPPORTS. EXTEND GEOTEXTILE UNDER 2x4.
6. WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, FOLD, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL. ATTACH A LATHE.
7. PROVIDE A MASTIC SEAL BETWEEN PAVEMENT, GEOTEXTILE, AND 2x4 TO PREVENT SEDIMENT-LADEN WATER FROM ESCAPING BENEATH SILT FENCE INSTALLATION.
8. SECURE BOARDS TO PAVEMENT WITH 40D 5-INCH MINIMUM LENGTH NAILS.
9. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. MAINTAIN WATER TIGHT SEAL ALONG BOTTOM. REPLACE STONE IF DISPLACED.



ISOMETRIC VIEW



JOINING ADJACENT SECTIONS OF GEOTEXTILE



SECTION A-A

SILT FENCE ON PAVEMENT DETAIL

SCALE: N.T.S.

PLANS PREPARED FOR:

Dominion Energy

DOMINION RESOURCES SERVICES, INC.
707 EAST MAIN STREET
RICHMOND, VA 23219

PROJECT INFORMATION:

WILLIAMSBURG OFFICE

4059 IRON BOUND RD.
WILLIAMSBURG, VA 23188
(JAMES CITY COUNTY)

PLANS PREPARED BY:

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DRAWN BY: DJB | CHECKED BY: TDS

SHEET TITLE:

SILT FENCE DETAILS I

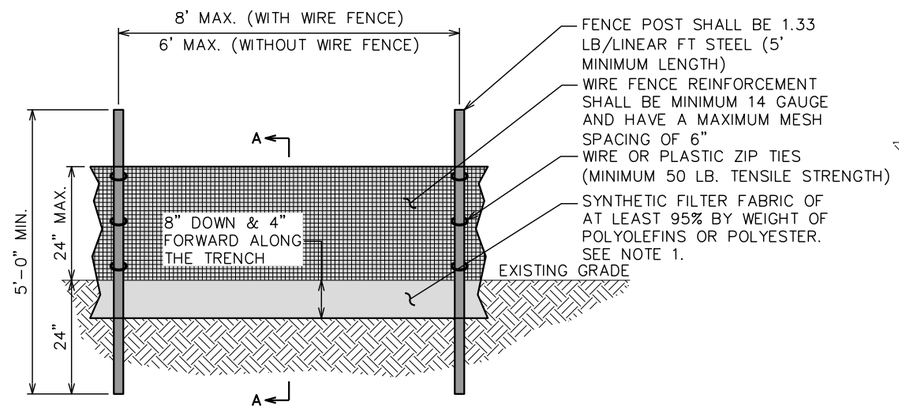
SHEET NUMBER: **C-7**

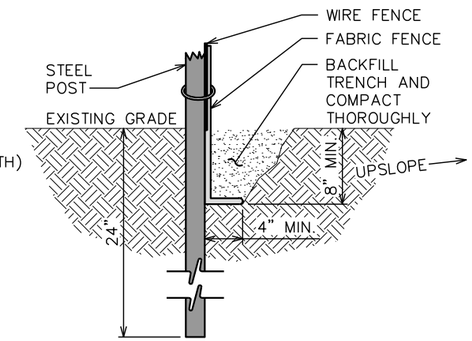
REVISION: 5

TEP #:330653.843293

NOTES:

1. FILTER FABRIC SHALL CONFORM TO THE REQUIREMENTS LISTED IN ASTM D 6461.
2. ENDS OF INDIVIDUAL FILTER FABRIC SHALL BE SECURELY FASTENED AT A SUPPORT POST WITH 4 FEET MINIMUM OVERLAP TO THE NEXT POST.
3. PLACE 12 INCHES OF FABRIC ALONG THE BOTTOM AND SIDE OF THE TRENCH.
4. INSPECT SEDIMENT FENCE(S) AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL.
5. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE.
6. AFTER CONSTRUCTION IS COMPLETE, THE CONTRACTOR SHALL REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS, BRING THE AREA TO GRADE AND PROPERLY STABILIZE THE SITE.

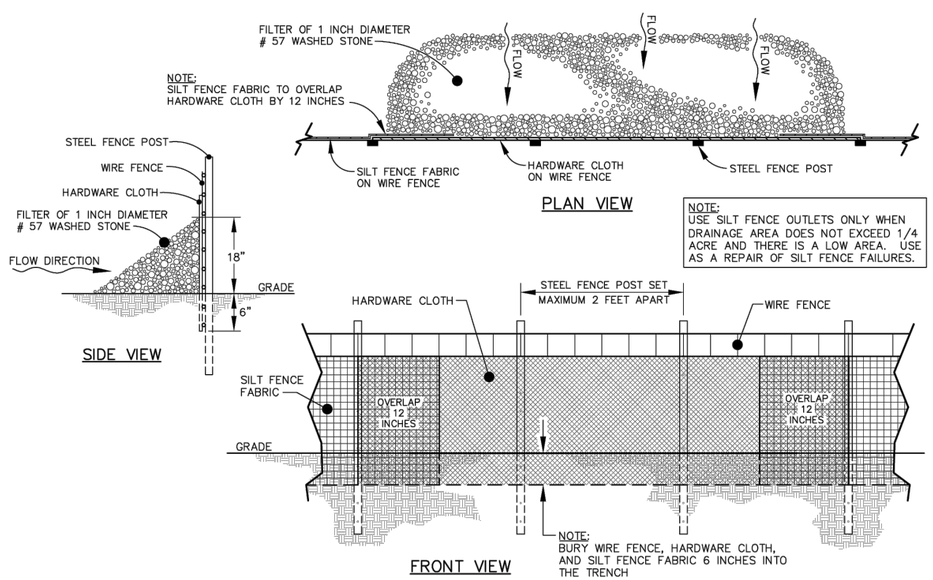




SECTION A-A

SILT FENCE DETAIL

SCALE: N.T.S.



STANDARD SILT FENCE OUTLET DETAIL

SCALE: N.T.S.

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SHEET TITLE:

SILT FENCE DETAILS II

SHEET NUMBER: **C-7A**

REVISION: 5

TEP #:330653.843293

ELECTRICAL NOTES:

SCOPE:

1. PROVIDE LABOR, MATERIALS, INSPECTION, AND TESTING TO PROVIDE CODE COMPLIANCE FOR ELECTRIC, TELEPHONE, AND GROUNDING/LIGHTNING SYSTEMS.

CODES:

1. THE INSTALLATION SHALL COMPLY WITH APPLICABLE LAWS AND CODES. THESE INCLUDE BUT ARE NOT LIMITED TO THE LATEST ADOPTED EDITIONS OF:
   A. THE NATIONAL ELECTRICAL SAFETY CODE
   B. THE NATIONAL ELECTRIC CODE – NFPA–70
   C. REGULATIONS OF THE SERVING UTILITY COMPANY
   D. LOCAL AND STATE AMENDMENTS
   E. THE INTERNATIONAL ELECTRIC CODE – IEC (WHERE APPLICABLE)
2. PERMITS REQUIRED SHALL BE OBTAINED BY THE CONSTRUCTION TEAM.
3. AFTER COMPLETION AND FINAL INSPECTION OF THE WORK, THE OWNER SHALL BE FURNISHED A CERTIFICATE OF COMPLETION AND APPROVAL.

TESTING:

1. UPON COMPLETION OF THE INSTALLATION, OPERATE AND ADJUST THE EQUIPMENT AND SYSTEMS TO MEET SPECIFIED PERFORMANCE REQUIREMENTS. THE TESTING SHALL BE DONE BY QUALIFIED PERSONNEL.

GUARANTEE:

1. IN ADDITION TO THE GUARANTEE OF THE EQUIPMENT BY THE MANUFACTURER, EACH PIECE OF EQUIPMENT SPECIFIED HEREIN SHALL ALSO BE GUARANTEED FOR DEFECTS OF MATERIAL OR WORKMANSHIP OCCURRING DURING A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE OF THE WORK BY THE OWNER AND WITHOUT EXPENSE TO THE OWNER.
2. THE WARRANTEE CERTIFICATES & GUARANTEES FURNISHED BY THE MANUFACTURERS SHALL BE TURNED OVER TO THE OWNER.

UTILITY CO-ORDINATION:

1. CONSTRUCTION TEAM SHALL COORDINATE WORK WITH THE POWER AND TELEPHONE COMPANIES AND SHALL COMPLY WITH THE SERVICE REQUIREMENTS OF EACH UTILITY COMPANY.

EXAMINATION OF SITE:

1. PRIOR TO BEGINNING WORK, THE CONSTRUCTION TEAM SHALL VISIT THE SITE OF THE JOB AND SHALL FAMILIARIZE HIMSELF WITH THE CONDITIONS AFFECTING THE PROPOSED ELECTRICAL INSTALLATION AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. FAILURE TO COMPLY WITH THE INTENT OF THIS SECTION WILL IN NO WAY RELIEVE THE CONSTRUCTION TEAM OF PERFORMING THE WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM OR SYSTEMS.

CUTTING, PATCHING AND EXCAVATION:

1. COORDINATION OF SLEEVES, CHASES, ETC., BETWEEN SUBCONTRACTORS WILL BE REQUIRED PRIOR TO THE CONSTRUCTION OF ANY PORTION OF THE WORK. CUTTING AND PATCHING OF WALLS, PARTITIONS, FLOORS, AND CHASES IN CONCRETE, WOOD, STEEL OR MASONRY SHALL BE DONE AS PROVIDED ON THE DRAWINGS.
2. NECESSARY EXCAVATIONS AND BACKFILLING INCIDENTAL TO THE ELECTRICAL WORK SHALL BE PROVIDED BY THE ELECTRICAL CONSTRUCTION TEAM UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWING.
3. SEAL PENETRATIONS THROUGH RATED WALLS, FLOORS, ETC., WITH APPROVED METHOD AS LISTED BY UL.

RACEWAYS / CONDUITS GENERAL:

1. CONDUCTORS SHALL BE INSTALLED IN LISTED RACEWAYS. CONDUIT SHALL BE RIGID STEEL, EMT, SCH40 PVC, OR SCH80PVC AS INDICATED ON THE DRAWINGS. THE RACEWAY SYSTEM SHALL BE COMPLETE COMPLETE BEFORE INSTALLING CONDUCTORS.
2. EXTERIOR RACEWAYS AND GROUNDING SLEEVES SHALL BE SEALED AT POINTS OF ENTRANCE AND EXIT. THE RACEWAY SYSTEM SHALL BE BONDED PER NEC.

EXTERIOR CONDUIT:

1. EXPOSED CONDUIT SHALL BE NEATLY INSTALLED AND RUN PARALLEL OR PERPENDICULAR TO STRUCTURAL ELEMENTS. SUPPORTS AND MOUNTING HARDWARE SHALL BE HOT DIPPED GALVANIZED STEEL.
2. THE CONDUIT SHALL BE RIGID STEEL AT GRADE TRANSITIONS OR WHERE EXPOSED TO DAMAGE.
3. UNDERGROUND CONDUITS SHALL BE RIGID STEEL, SCH40 PVC, OR SCH80 PVC AS INDICATED ON THE DRAWINGS.
4. BURIAL DEPTH OF CONDUITS SHALL BE AS REQUIRED BY CODE FOR EACH SPECIFIC CONDUIT TYPE AND APPLICATION, BUT SHALL NOT BE LESS THAN THE FROST DEPTH AT THE SITE.
5. CONDUIT ROUTES ARE SCHEMATIC. CONSTRUCTION TEAM SHALL FIELD VERIFY ROUTES BEFORE BID. COORDINATE ROUTE WITH WIRELESS CARRIER AND/OR BUILDING OWNER.

INTERIOR CONDUIT:

1. CONCEALED CONDUIT IN WALLS OR INTERIOR SPACES ABOVE GRADE MAY BE EMT OR PVC.
2. CONDUIT RUNS SHALL USE APPROVED COUPLINGS AND CONNECTORS. PROVIDE INSULATED BUSHING FOR ALL CONDUIT TERMINATIONS. CONDUIT RUNS IN A WET LOCATION SHALL HAVE WATERPROOF FITTINGS.
3. PROVIDE SUPPORTS FOR CONDUITS IN ACCORDANCE WITH NEC REQUIREMENTS. CONDUITS SHALL BE SIZED AS REQUIRED BY NEC.

EQUIPMENT:

1. DISCONNECT SWITCHES SHALL BE SERVICE ENTRANCE RATED, HEAVY DUTY TYPE.
2. CONSTRUCTION TEAM SHALL VERIFY MAXIMUM AVAILABLE FAULT CURRENT AND COORDINATE INSTALLATION WITH THE LOCAL UTILITY BEFORE STARTING WORK. CONTRACTOR WILL VERIFY THAT EXISTING CIRCUIT BREAKERS ARE RATED FOR MORE THAN AVAILABLE FAULT CURRENT AND REPLACE AS NECESSARY.
3. NEW CIRCUIT BREAKERS SHALL BE RATED TO WITHSTAND THE MAXIMUM AVAILABLE FAULT CURRENT AS DETERMINED BY THE LOCAL UTILITY.

CONDUCTORS:

1. FURNISH AND INSTALL CONDUCTORS SPECIFIED IN THE DRAWINGS. CONDUCTORS SHALL BE COPPER AND SHALL HAVE TYPE THWN (MIN) (75° C) INSULATION, RATED FOR 600 VOLTS.
2. THE USE OF ALUMINUM CONDUCTORS SHALL BE LIMITED TO THE SERVICE FEEDERS INSTALLED BY THE UTILITY.
3. CONDUCTORS SHALL BE PROVIDED AND INSTALLED AS FOLLOWS:
   A. MINIMUM WIRE SIZE SHALL BE #12 AWG.
   B. CONDUCTORS SIZE #8 AND LARGER SHALL BE STRANDED. CONDUCTORS SIZED #10 AND #12 MAY BE SOLID OR STRANDED.
   C. CONNECTION FOR #10 AWG #12 AWG SHALL BE BY TWISTING TIGHT AND INSTALLING INSULATED PRESSURE OR WIRE NUT CONNECTIONS.
   D. CONNECTION FOR #8 AWG AND LARGER SHALL BE BY USE OF STEEL CRIMP–ON SLEEVES WITH NYLON INSULATOR.
3. CONDUCTORS SHALL BE COLOR CODED IN ACCORDANCE WITH NEC STANDARDS.

UL COMPLIANCE:

1. ELECTRICAL MATERIALS, DEVICES, CONDUCTORS, APPLIANCES, AND EQUIPMENT SHALL BE LABELED/LISTED BY UL OR ACCEPTED BY JURISDICTION (I.E., LOCAL COUNTY OR STATE) APPROVED THIRD PARTY TESTING AGENCY.

GROUNDING:

1. ELECTRICAL NEUTRALS, RACEWAYS AND NON–CURRENT CARRYING PARTS OF ELECTRICAL EQUIPMENT AND ASSOCIATED ENCLOSURES SHALL BE GROUNDED IN ACCORDANCE WITH NEC ARTICLE 250. THIS SHALL INCLUDE NEUTRAL CONDUCTORS, CONDUITS, SUPPORTS, CABINETS, BOXES, GROUND BUSSES, ETC. THE NEUTRAL CONDUCTOR FOR EACH SYSTEM SHALL BE GROUNDED AT A SINGLE POINT.
2. PROVIDE GROUND CONDUCTOR IN RACEWAYS PER NEC.
3. PROVIDE BONDING AND GROUND TO MEET NFPA 780 – "LIGHTNING PROTECTION" AS A MINIMUM.
4. PROVIDE GROUNDING SYSTEM AS INDICATED ON THE DRAWINGS, AS REQUIRED BY THE NATIONAL ELECTRIC CODE, RADIO EQUIPMENT MANUFACTURERS, AND MOTOROLA R56 (AS APPLICABLE).

ABBREVIATIONS AND LEGEND

A	–	AMPERE
AFG	–	ABOVE FINISHED GRADE
ATS	–	AUTOMATIC TRANSFER SWITCH
AWG	–	AMERICAN WIRE GAUGE
BCW	–	BARE COPPER WIRE
BFG	–	BELOW FINISHED GRADE
BKR	–	BREAKER
C	–	CONDUIT
CKT	–	CIRCUIT
DISC	–	DISCONNECT
EGR	–	EXTERNAL GROUND RING
EMT	–	ELECTRIC METALLIC TUBING
FSC	–	FLEXIBLE STEEL CONDUIT
GEN	–	GENERATOR
GPS	–	GLOBAL POSITIONING SYSTEM
GRD	–	GROUND
IGB	–	ISOLATED GROUND BAR
IGR	–	INTERIOR GROUND RING (HALO)
KW	–	KILOWATTS
NEC	–	NATIONAL ELECTRIC CODE
PCS	–	PERSONAL COMMUNICATION SYSTEM
PH	–	PHASE
PNL	–	PANEL
PNLBD	–	PANELBOARD
PVC	–	RIGID NON–METALLIC CONDUIT
RGS	–	RIGID GALVANIZED STEEL CONDUIT
SW	–	SWITCH
TGB	–	TOWER GROUND BAR
UL	–	UNDERWRITERS LABORATORIES
V	–	VOLTAGE
W	–	WATTS
XFMR	–	TRANSFORMER
XMTR	–	TRANSMITTER

—— E ——	UNDERGROUND ELECTRICAL CONDUIT
—— T ——	UNDERGROUND TELEPHONE CONDUIT
	KILOWATT–HOUR METER
	UNDERGROUND BONDING AND GROUNDING CONDUCTOR.
⌀	GROUND ROD
●	CADWELD
⊠	GROUND ROD WITH INSPECTION WELL

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SHEET TITLE:

ELECTRICAL NOTES

SHEET NUMBER: **E-1**

REVISION: 5

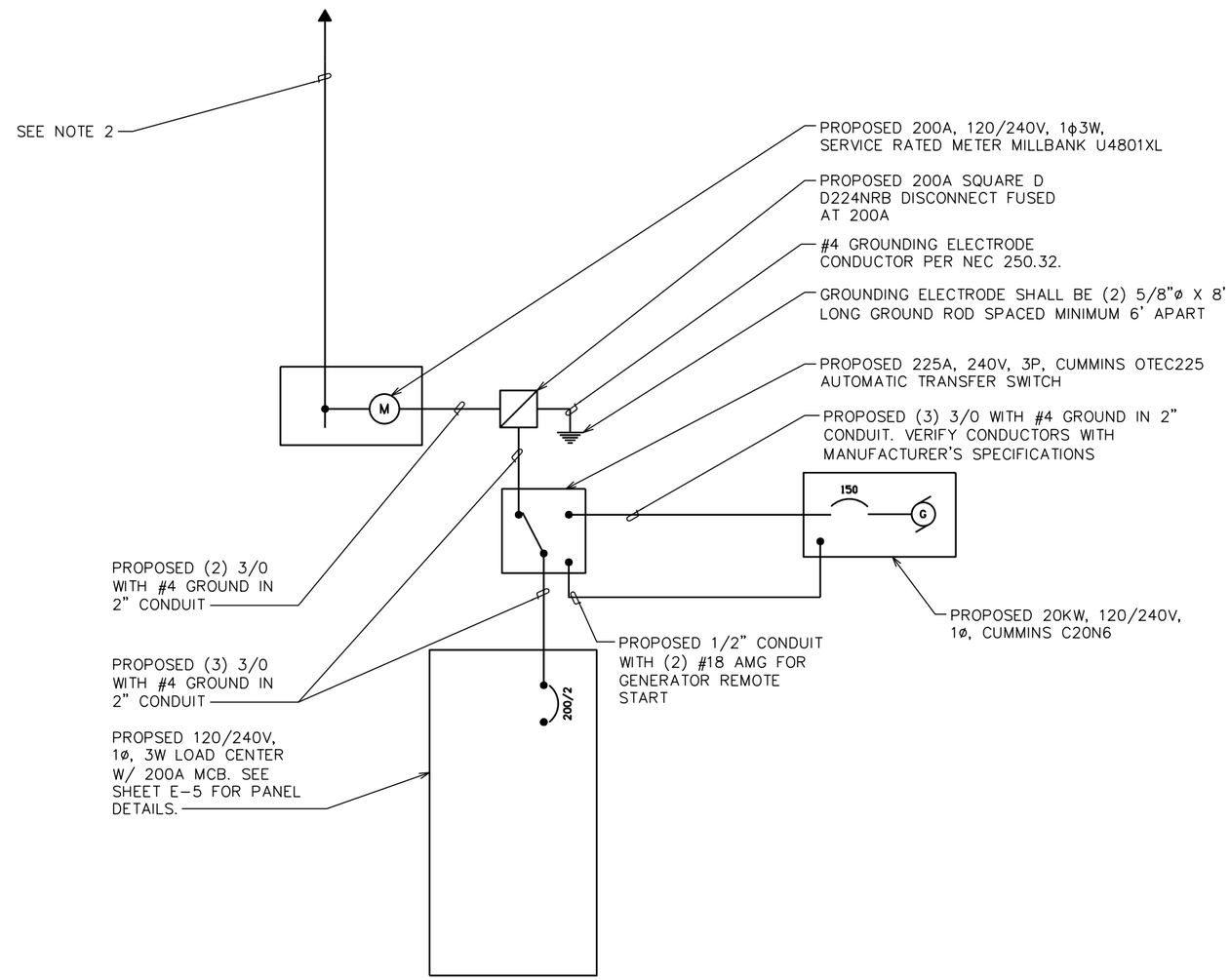
TEP #:330653.843293

GENERAL NOTES:

1. CONSTRUCTION TEAM SHALL VERIFY AVAILABLE FAULT CURRENT WITH POWER COMPANY AND ENSURE ALL ELECTRICAL EQUIPMENT IS SUITABLE FOR AVAILABLE FAULT CURRENT.
2. CONSTRUCTION TEAM SHALL COORDINATE UTILITY SERVICES WITH LOCAL UTILITY COMPANIES. VERIFY ALL REQUIREMENTS WITH UTILITY COMPANY STANDARDS.
3. ONE-LINE DIAGRAM IS FOR SCHEMATIC PURPOSES ONLY AND IS NOT INDICATIVE OF THE ACTUAL EQUIPMENT LAYOUT.
4. CONSTRUCTION TEAM SHALL LABEL METER SOCKET WITH SERVICE OWNER NAMEPLATE WITH ½" HEIGHT MINIMUM LETTERS.
5. ALL EQUIPMENT WILL HAVE A MINIMUM AIC OF 10 KA. CONTRACTOR TO DETERMINE AVAILABLE FAULT CURRENT BEFORE ENERGIZING EQUIPMENT. THE AMOUNT OF AVAILABLE FAULT CURRENT SHALL BE MARKED ON THE SERVICE EQUIPMENT PER NEC 110.24.
6. CONSTRUCTION TEAM WILL NOTIFY UTILITY COMPANY OF CHANGES IN ELECTRICAL LOAD.
7. ALL NEW GROUNDING AND BONDING PER THE NEC
8. ALL NEW CONDUCTORS TO BE INSTALLED SHALL BE COPPER. ALL CONDUCTORS SHALL BE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 UNLESS NOTED OTHERWISE.

ONE-LINE DIAGRAM NOTES:

1. ELECTRICAL SERVICE SHALL BE 200A, 120/240V, 1ø, 3W.
2. FOR COMPLETE INTERNAL WIRING AND ARRANGEMENT, REFER TO VENDOR PRINTS PROVIDED BY EQUIPMENT MANUFACTURER.
3. CONDUCTOR SIZES BASED ON TYPICAL CONFIGURATIONS. CONSTRUCTION TEAM WILL VERIFY WITH MANUFACTURER SPECIFICATIONS BEFORE ORDERING OR INSTALLING PARTS.



ONE-LINE DIAGRAM

SCALE: N.T.S.

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SHEET TITLE:

ONE-LINE DIAGRAM

SHEET NUMBER: **E-2**

REVISION: 5

TEP #:330653.843293

NOTE:

LOAD CALCULATION TAKEN FROM INFORMATION PROVIDED BY DOMINION RESOURCE SERVICES, INC. CONSTRUCTION TEAM TO VERIFY LOADS WITH MANUFACTURER'S SPECIFICATIONS PRIOR TO CONSTRUCTION

PROPOSED 200A M.C.B, 240/120 VAC, 1Ø, 3W PPC PANEL SCHEDULE

LOAD SERVED	VOLT AMPERES (WATTS) L1	VOLT AMPERES (WATTS) L2	TRIP	CKT #	PHASE	CKT #	TRIP	VOLT AMPERES (WATTS) L1	VOLT AMPERES (WATTS) L2	LOAD SERVED
SURGE ARRESTOR	0		60	1	A	2	35	3360		HVAC #1
		0		3	B	4			3360	
6 LIGHTS	1920		20	5	A	6	15	1440		ALARM
4 QUAD RECEPTACLE		1920	20	7	B	8			1440	
3 QUAD RECEPTACLE	1920		20	9	A	10	15	1440		HEAT DETECTOR
3 QUAD RECEPTACLE		1920	20	11	B	12	20		1920	WALL HEATER
GFCI EXTERIOR	1920		20	13	A	14	20	1920		EQUIP ROOM
4 LIGHTS		1920	20	15	B	16	20		1920	GEN ROOM
–	–		–	17	A	18	–	–		–
–		–	–	19	B	20	–		–	–
–	–		–	21	A	22	–	–		–
–		–	–	23	B	24	–		–	–
–	–		–	25	A	26	–	–		–
–		–	–	27	B	28	–		–	–
–	–		–	29	A	30	–	–		–
–		–	–	31	B	32	–		–	–
–	–		–	33	A	34	–	–		–
–		–	–	35	B	36	–		–	–
–	–		–	37	A	38	–	–		–
SPARE		0	20	39	B	40	20		0	SPARE
	0			41	A	42		0		
VOLT AMPS	5760	5760						8160	8640	VOLT AMPS

L1 VOLT AMPERES	13920	14400	L2 VOLT AMPERES
	14400		MAX VOLT AMPERES
	120		MAX AMPS
	150		MAX AMPS x 125%

NOTES:
* PROPOSED BREAKERS & LOADS IN BOLD

PANEL SCHEDULE

SCALE: N.T.S.

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SHEET TITLE:

PANEL SCHEDULE

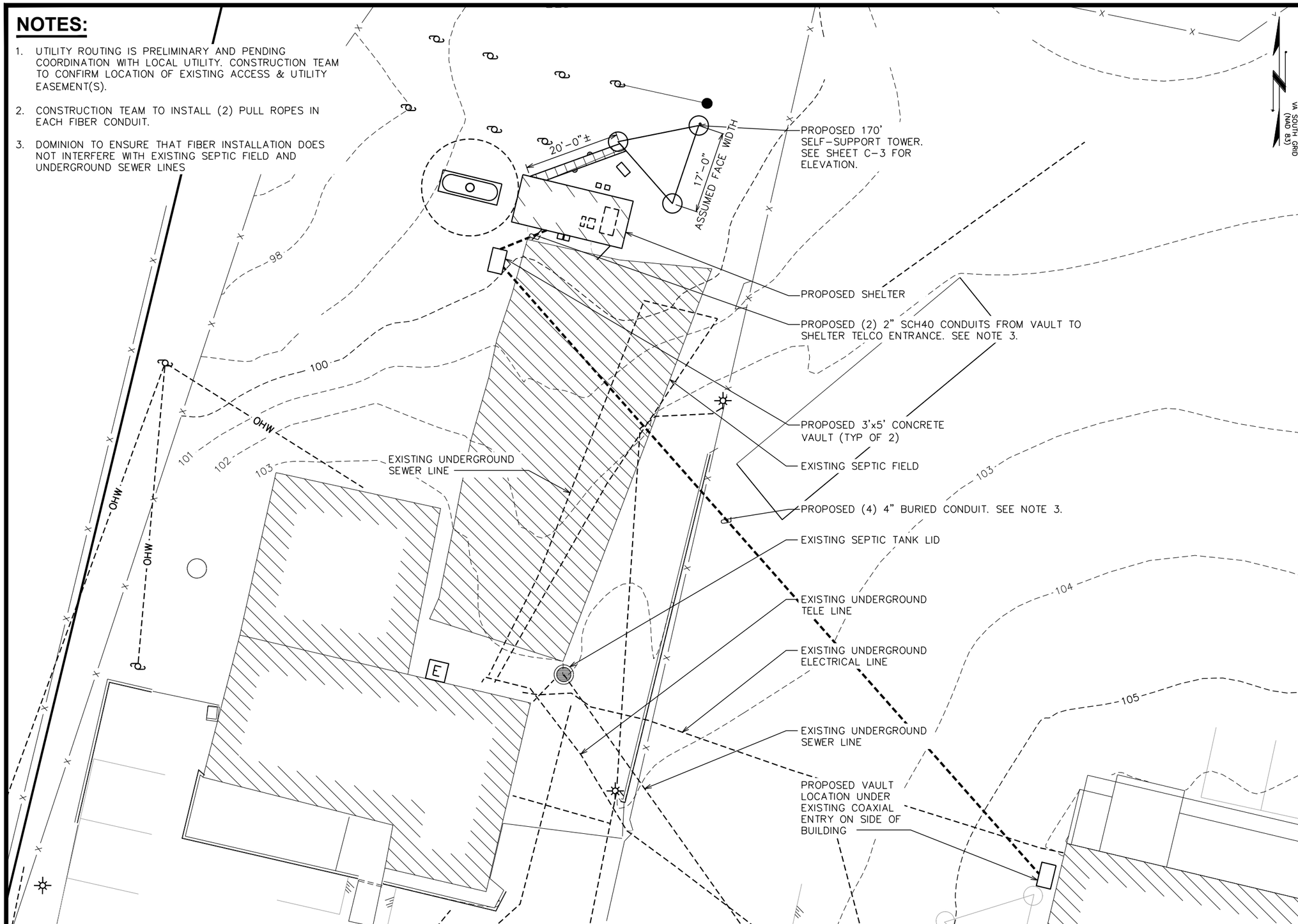
SHEET NUMBER: **E-3**

REVISION: 5

TEP #:330653.843293

NOTES:

1. UTILITY ROUTING IS PRELIMINARY AND PENDING COORDINATION WITH LOCAL UTILITY. CONSTRUCTION TEAM TO CONFIRM LOCATION OF EXISTING ACCESS & UTILITY EASEMENT(S).
2. CONSTRUCTION TEAM TO INSTALL (2) PULL ROPES IN EACH FIBER CONDUIT.
3. DOMINION TO ENSURE THAT FIBER INSTALLATION DOES NOT INTERFERE WITH EXISTING SEPTIC FIELD AND UNDERGROUND SEWER LINES



FIBER & PSTN ROUTING

SCALE: 1" = 20'

0 20 40
SCALE IN FEET

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DRAWN BY: DJB | CHECKED BY: TDS

SHEET TITLE:

FIBER & PSTN ROUTING

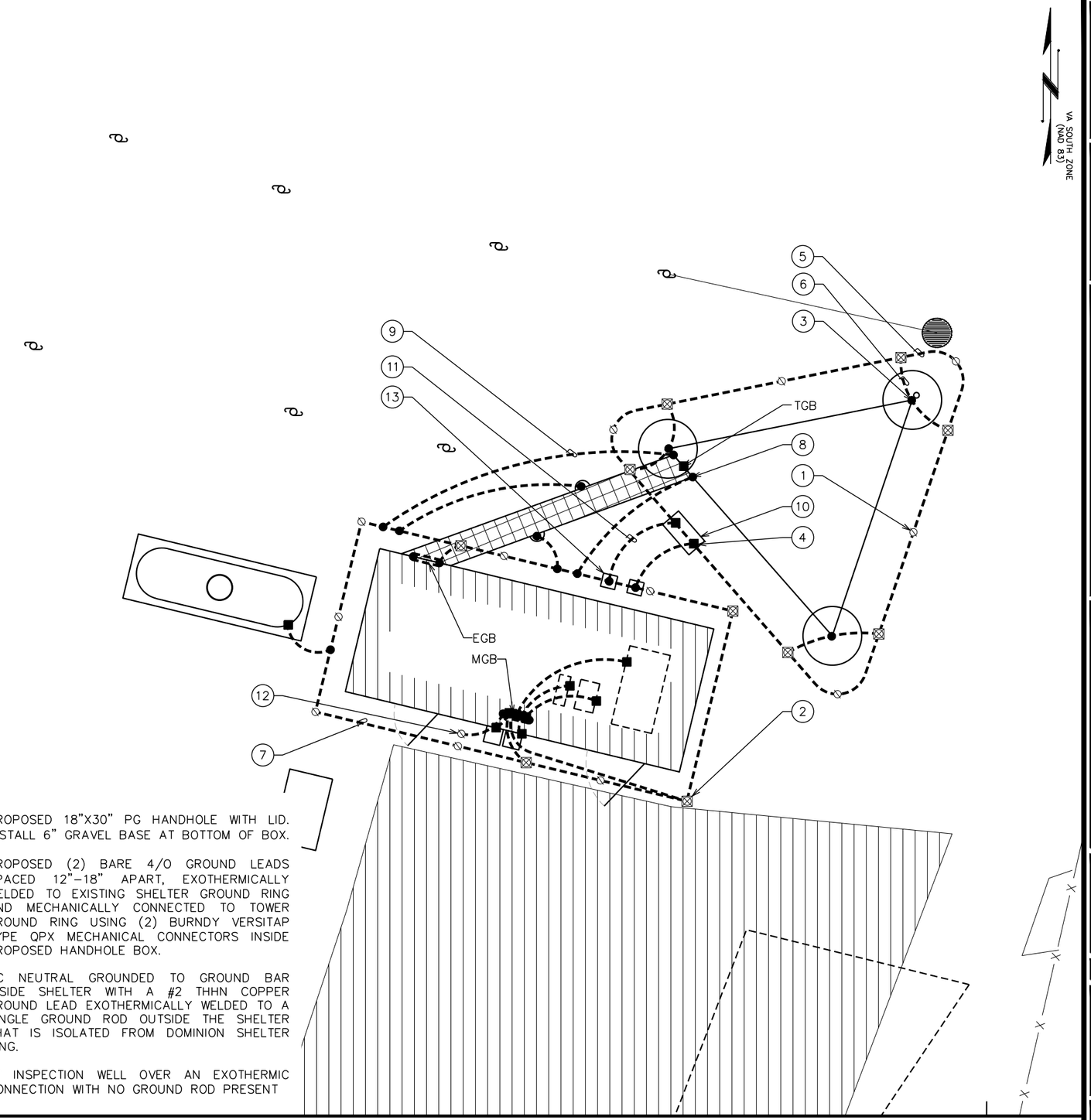
SHEET NUMBER: **E-4**

REVISION: 5

TEP #:330653.843293

DOMINION GROUNDING NOTES:

1. ALL GROUND RODS TO BE ⅝"x10' COPPER CLAD GROUND ROD.
2. ALL BELOW GRADE CONNECTIONS SHALL BE EXOTHERMIC CONNECTIONS.
3. ALL BELOW GRADE EXOTHERMIC CADWELDS WILL HAVE 3M SCOTCHCOAT APPLIED OVER ALL EXPOSED BARE COPPER.
4. ALL GROUND WIRING TO BE 4/0, 19-STRAND TINNED COPPER WIRE.
5. ALL ABOVE GRADE CONNECTIONS TO A GROUND WIRE (LUGS) SHALL BE CRIMPED STYLE, (I.E...GROUND BARS).
6. ALL ABOVE GRADE MECHANICAL COMPRESSION CONNECTIONS SHALL BE TWO-BOLT HOLE STYLE AND HAVE A LIBERAL COATING OF DIOXIDE GREASE APPLIED.
7. IF GROUND RODS CANNOT BE DRIVEN VERTICALLY:
   - DRIVE GROUND RODS AT 45° ANGLE
   - IF GROUND RODS CANNOT BE DRIVEN AT A 45° ANGLE, LAY GROUND RODS DOWN HORIZONTALLY PERPENDICULAR TO THE GROUND RING
8. ALL GROUNDING CONDUCTORS TO BE BURIED AT A MINIMUM OF 18".
9. ALL GROUNDING SYSTEMS ARE TO BE MADE COMMON.
10. ALL BELOW GRADE GROUND WIRING TO BE 4/0, 19-STRAND TINNED COPPER WIRE.
11. ALL BARE 4/0, 19-STRAND TINNED COPPER GROUND WIRE ABOVE GRADE (I.E. GROUND RISERS) TO BE INSIDE NON-METALLIC LIQUIDTITE.
12. GROUNDING OF ALL COMMUNICATIONS EQUIPMENT (I.E. RACKS, CABINETS, ETC.) IS TO BE DESIGNED, FURNISHED AND INSTALLED BY OTHERS.
13. GROUNDING SYSTEM SHALL BE MEGGAR TESTED TO VERIFY SITE GROUND RESISTANCE AS FOLLOWS:
    - TOWER GROUND RING TO BE TESTED ISOLATED FROM TOWER. THIS TEST CAN ONLY BE DONE PRIOR TO CADWELDING TOWER LEGS AND TGB TO TOWER GROUND RING AND PRIOR TO CONNECTING TO SHELTER GROUND RING.
14. ALL TRENCHES MUST REMAIN OPEN FOR DOMINION VISUAL INSPECTIONS. TRENCHES CAN ONLY BE CLOSED AFTER INSPECTIONS HAVE BEEN COMPLETED AND APPROVED BY DOMINION.



DRAWING NOTES:

1. GROUND ROD ⅝"x10' COPPER CLAD GDOUND ROD (TYP)
2. GROUND ROD WITH INSPECTION WELL (TYP)
3. CADWELD (TYP)
4. 2-HOLE LUG MECHANICAL CONNECTION (TYP)
5. PROPOSED TOWER GROUND RING
6. GROUND LEAD FROM TOWER TO TOWER GROUND RING (TYP)
7. PROPOSED SHELTER GROUND RING
8. PROPOSED GROUND BAR
9. PROPOSED GROUND LEAD FROM GROUND BAR TO GROUND RING
10. PROPOSED 18"X30" PG HANDHOLE WITH LID. INSTALL 6" GRAVEL BASE AT BOTTOM OF BOX.
11. PROPOSED (2) BARE 4/O GROUND LEADS SPACED 12"-18" APART, EXOTHERMICALLY WELDED TO EXISTING SHELTER GROUND RING AND MECHANICALLY CONNECTED TO TOWER GROUND RING USING (2) BURNDY VERSITAP TYPE QPX MECHANICAL CONNECTORS INSIDE PROPOSED HANDHOLE BOX.
12. AC NEUTRAL GROUNDED TO GROUND BAR INSIDE SHELTER WITH A #2 THHN COPPER GROUND LEAD EXOTHERMICALLY WELDED TO A SINGLE GROUND ROD OUTSIDE THE SHELTER THAT IS ISOLATED FROM DOMINION SHELTER RING.
13. 8" INSPECTION WELL OVER AN EXOTHERMIC CONNECTION WITH NO GROUND ROD PRESENT

TOWER GROUNDING PLAN

SCALE: ⅛" = 1'-0"

0 8 16
SCALE IN FEET

PLANS PREPARED FOR:

Dominion Energy

DOMINION RESOURCES SERVICES, INC.
707 EAST MAIN STREET
RICHMOND, VA 23219

PROJECT INFORMATION:

WILLIAMSBURG OFFICE

4059 IRON BOUND RD.
WILLIAMSBURG, VA 23188
(JAMES CITY COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603
OFFICE: (919) 661-6351
www.tepgroup.net

SEAL:

COMMONWEALTH OF VIRGINIA
TYLER SHENK
Lic. No. 060894
PROFESSIONAL ENGINEER
July 05, 2024

REV	DATE	ISSUED FOR:
5	07-05-24	CONSTRUCTION
4	04-19-24	PRELIMINARY
3	03-15-24	PRELIMINARY
2	02-07-24	PRELIMINARY

DRAWN BY: DJB | CHECKED BY: TDS

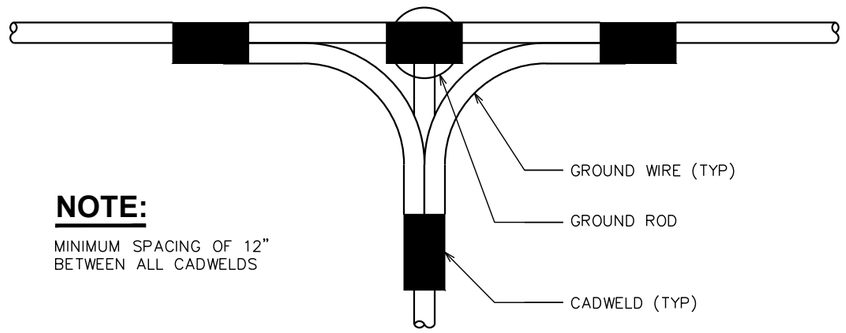
SHEET TITLE:

GROUNDING PLAN

SHEET NUMBER: **E-5**

REVISION: 5

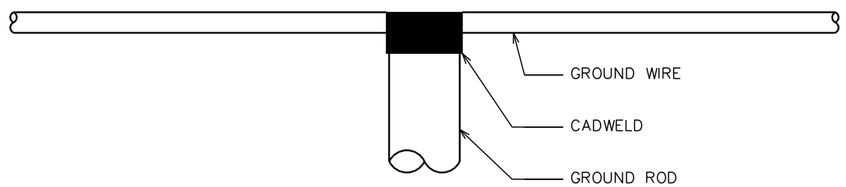
TEP #:330653.843293



NOTE:

MINIMUM SPACING OF 12" BETWEEN ALL CADWELDS

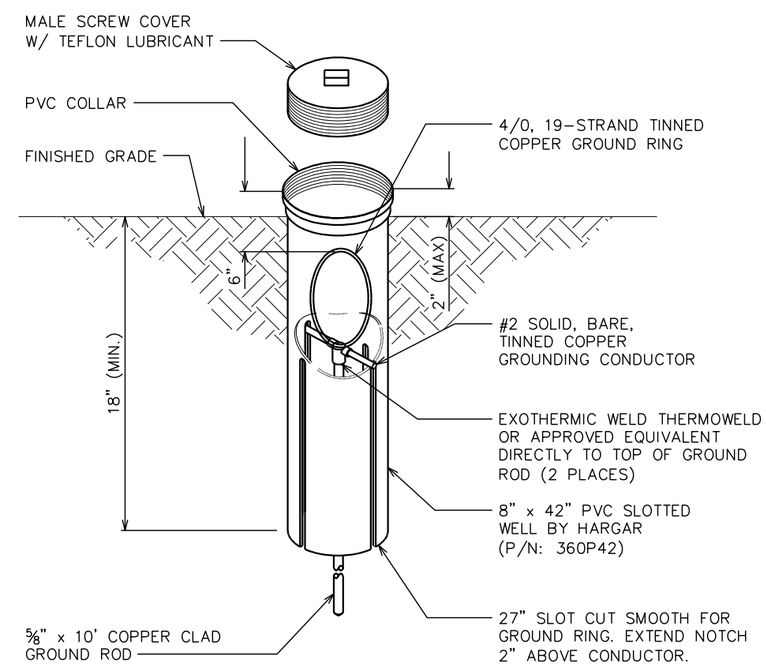
TOP VIEW



SIDE VIEW

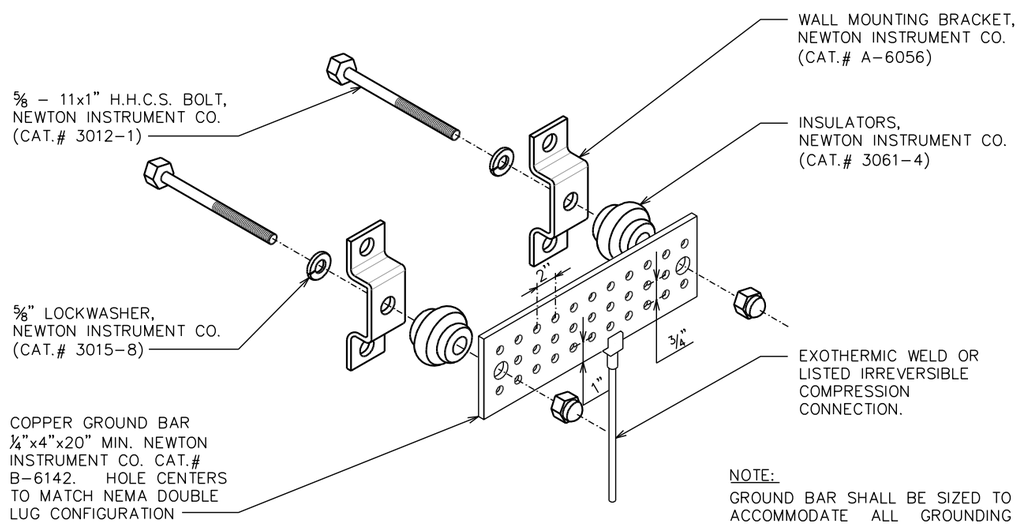
CADWELD GROUNDING DETAIL

SCALE: N.T.S.



GROUND ROD WITH INSPECTION WELL DETAIL

SCALE: N.T.S.

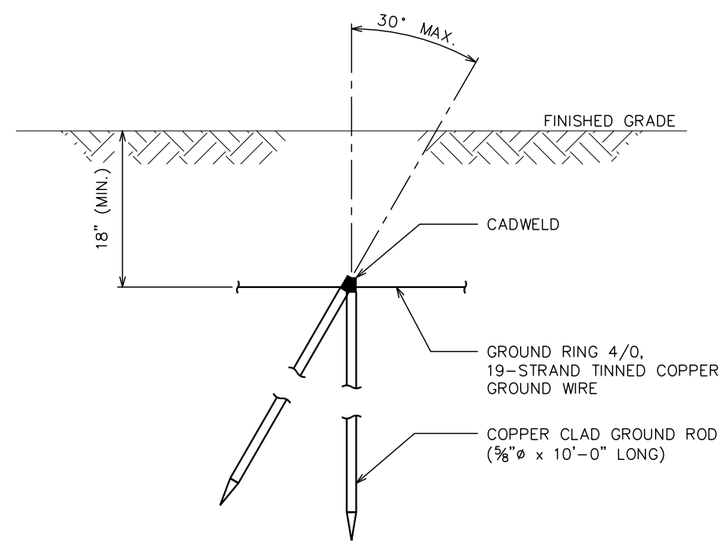


NOTE:

GROUND BAR SHALL BE SIZED TO ACCOMMODATE ALL GROUNDING CONNECTIONS REQUIRED PLUS PROVIDE 50% SPARE CAPACITY.

STANDARD GROUND BAR DETAIL

SCALE: N.T.S.



COPPER-CLAD STEEL GROUND ROD DETAIL

SCALE: N.T.S.

PLANS PREPARED FOR:

Dominion Energy

DOMINION RESOURCES SERVICES, INC.
707 EAST MAIN STREET
RICHMOND, VA 23219

PROJECT INFORMATION:

WILLIAMSBURG OFFICE

4059 IRON BOUND RD.
WILLIAMSBURG, VA 23188
(JAMES CITY COUNTY)

PLANS PREPARED BY:

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326 TRYON ROAD
RALEIGH, NC 27603
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www.tepgroup.net

SEAL:

COMMONWEALTH OF VIRGINIA
TYLER SHENK
Lic. No. 060894
PROFESSIONAL ENGINEER
July 05, 2024

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5	07-05-24	CONSTRUCTION
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DRAWN BY: DJB CHECKED BY: TDS

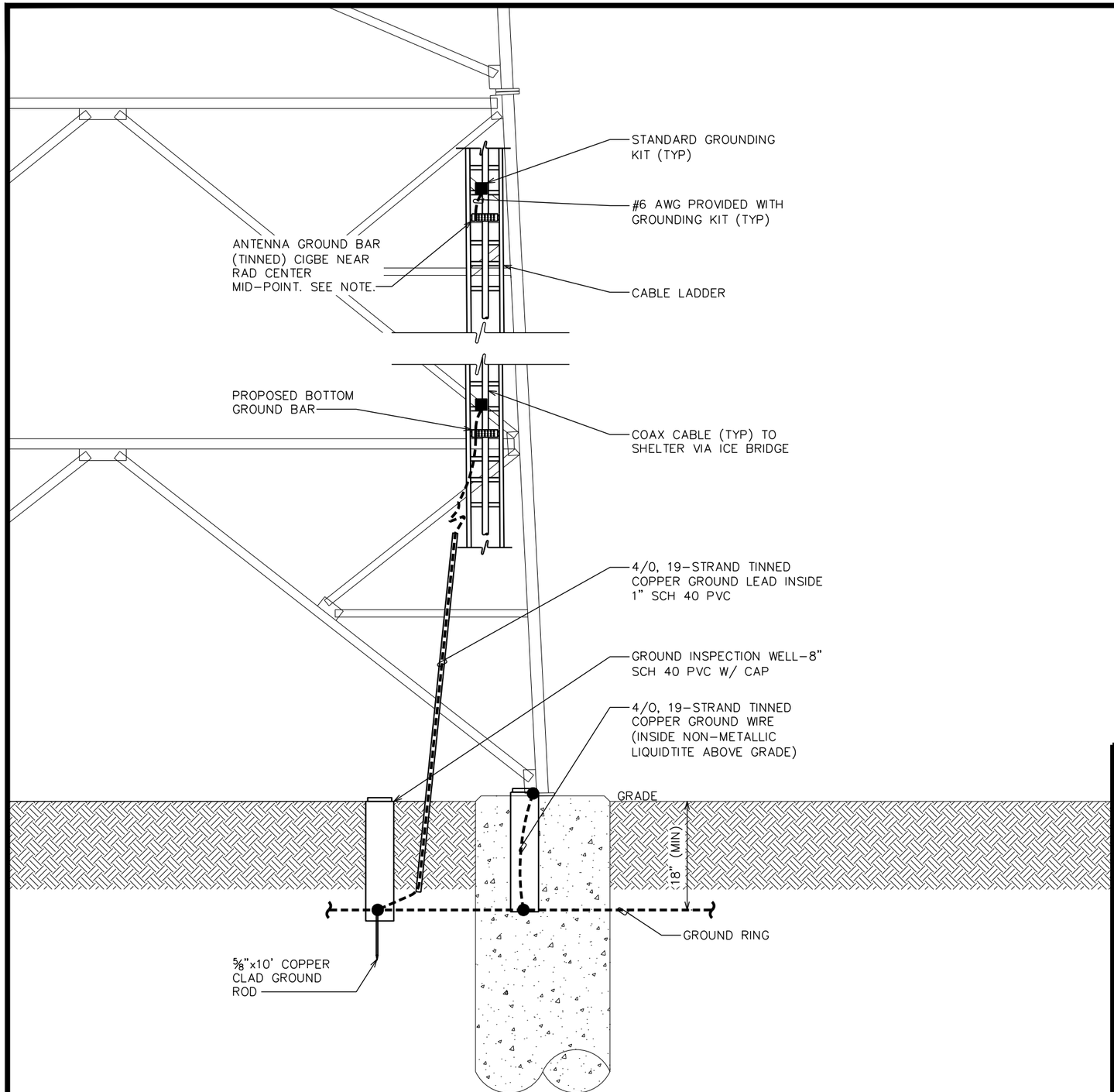
SHEET TITLE:

GROUNDING DETAILS I

SHEET NUMBER: **E-6**

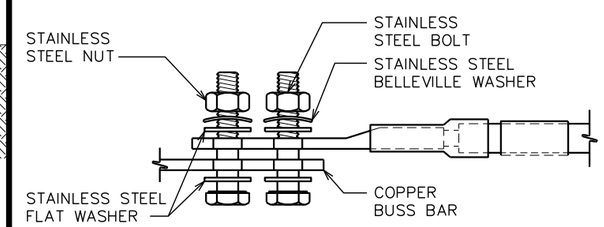
REVISION: 5

TEP #:330653.843293



TOWER GROUNDING DETAIL

SCALE: N.T.S.



NOTES:

1. ALL HARDWARE SHALL BE 18-8 STAINLESS STEEL, INCLUDING THE BELLEVILLE WASHERS. COAT ALL SURFACES WITH KOPR-SHIELD BEFORE MATING.
2. FOR GROUND BOND TO STEEL ONLY: INSERT A DRAGON TOOTH WASHER BETWEEN THE LUG AND STEEL. COAT ALL SURFACES WITH KOPR-SHIELD.

LUG DETAILS

SCALE: N.T.S.

PLANS PREPARED FOR:

Dominion Energy

DOMINION RESOURCES SERVICES, INC.
707 EAST MAIN STREET
RICHMOND, VA 23219

PROJECT INFORMATION:

WILLIAMSBURG OFFICE

4059 IRON BOUND RD.
WILLIAMSBURG, VA 23188
(JAMES CITY COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603
OFFICE: (919) 661-6351
www.tepgroup.net

SEAL:

COMMONWEALTH OF VIRGINIA
TYLER SMENK
Lic. No. 060894
PROFESSIONAL ENGINEER
July 05, 2024

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DRAWN BY: DJB CHECKED BY: TDS

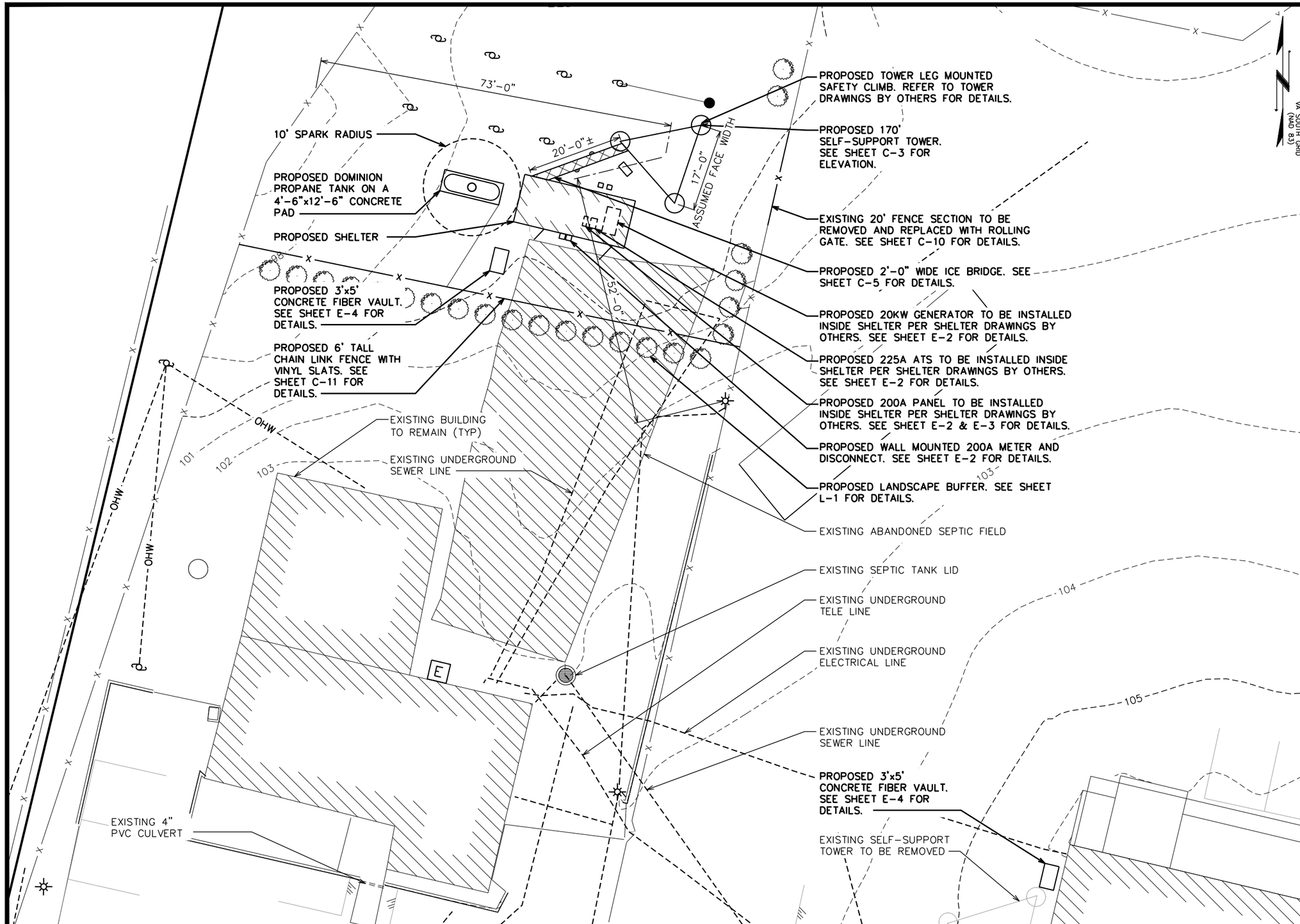
SHEET TITLE:

GROUNDING DETAILS II

SHEET NUMBER: **E-7**

REVISION: 5

TEP#:330653.843293



SITE LAYOUT

SCALE: 1" = 20'

0 20 40

SCALE IN FEET

PLANS PREPARED FOR:

Dominion Energy

DOMINION RESOURCES SERVICES, INC.
707 EAST MAIN STREET
RICHMOND, VA 23219

PROJECT INFORMATION:

WILLIAMSBURG OFFICE

4059 IRON BOUND RD.
WILLIAMSBURG, VA 23188
(JAMES CITY COUNTY)

PLANS PREPARED BY:

TEP

326 TRYON ROAD
RALEIGH, NC 27603
OFFICE: (919) 661-6351
www.tepgroup.net

TEP OPCO, LLC 407006712

SEAL:

COMMONWEALTH OF VIRGINIA
SCOTT C. BRANTLEY
Lic. No. 064821
PROFESSIONAL ENGINEER

August 14, 2025

REV	DATE	ISSUED FOR:
8	08-14-25	CONSTRUCTION
7	11-01-24	CONSTRUCTION
6	10-14-24	CONSTRUCTION
5	07-05-24	CONSTRUCTION

DRAWN BY: DJB CHECKED BY: TDS

SHEET TITLE:

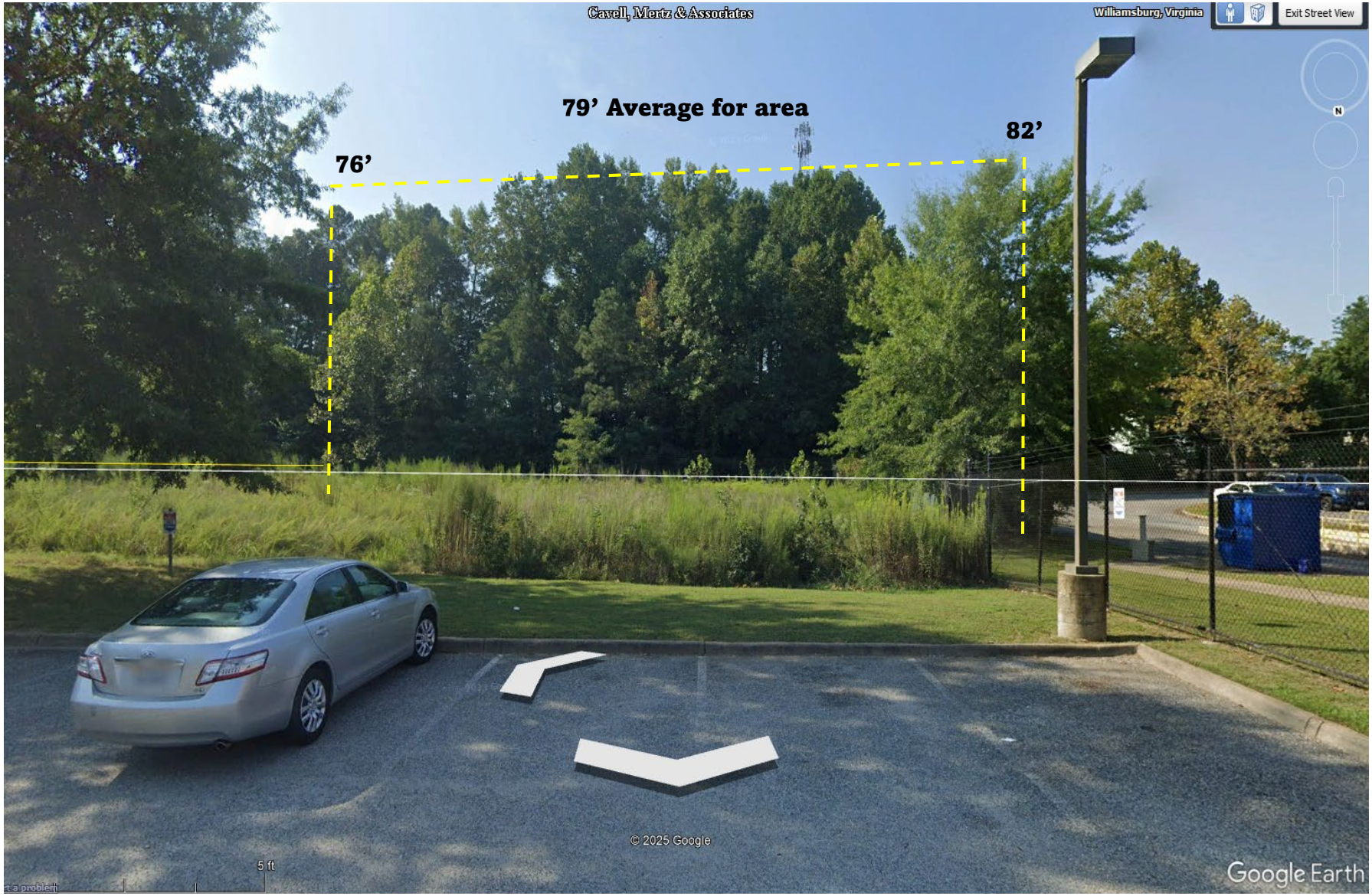
SITE LAYOUT

SHEET NUMBER: **C-2**

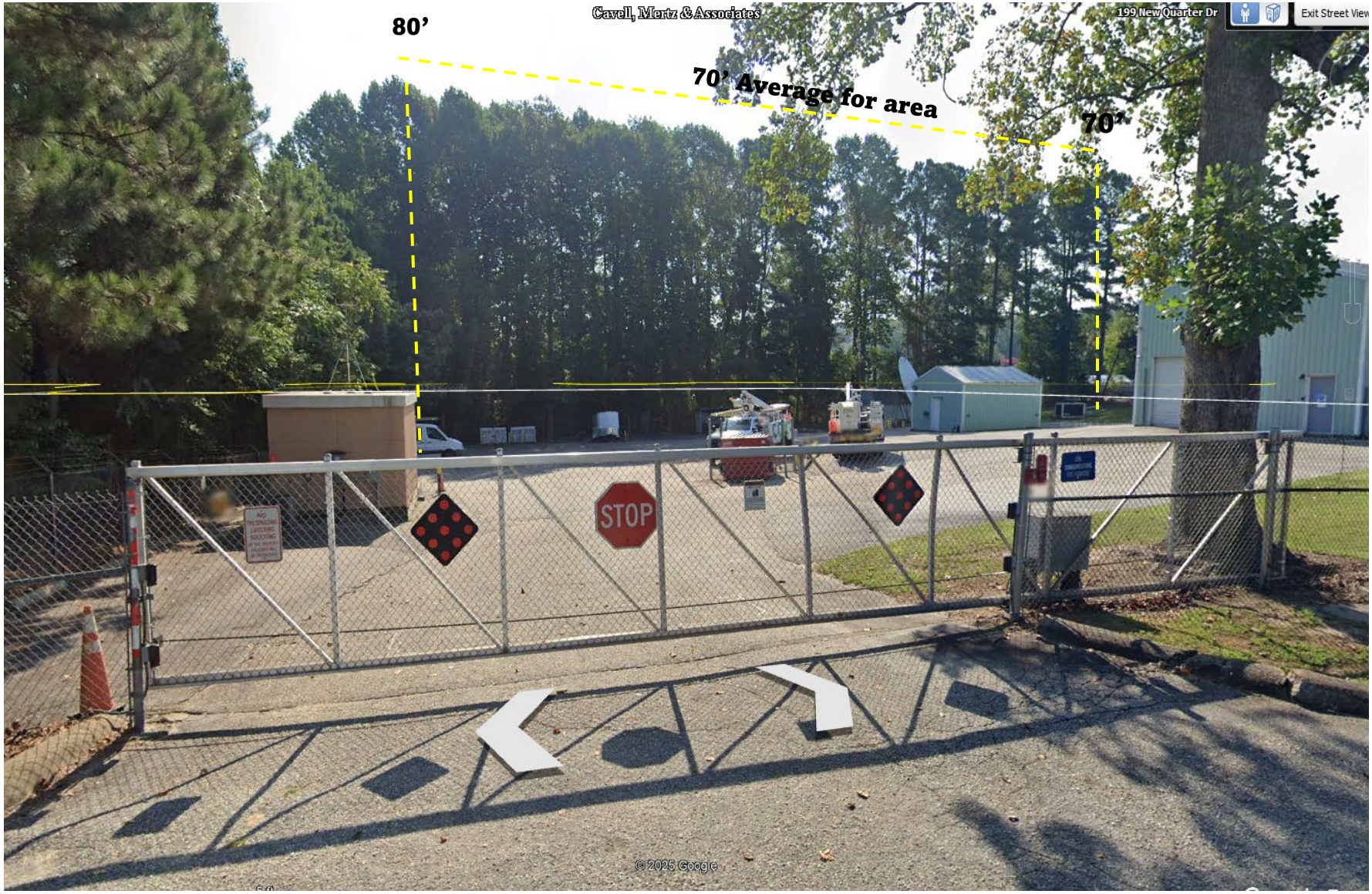
REVISION: **8**

TEP #:330653.843293

TEP IS A FAMILY OF COMPANIES LICENSED TO PROVIDE DIFFERENT SERVICES IN DIFFERENT JURISDICTIONS, DEPENDING ON THE JURISDICTION, PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES ARE PROVIDED BY TEP OPCO LLC, A DELAWARE LIMITED LIABILITY COMPANY. TEP ENGINEERING, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, IS THE PROFESSIONAL ENGINEERING, LLC, A NEW YORK PROFESSIONAL LIMITED LIABILITY COMPANY. GENERAL CONTRACTOR SERVICES ARE PROVIDED BY TEP OPCO LLC, A DELAWARE LIMITED LIABILITY COMPANY. WE ACQUIRE THE REQUISITE LICENSES IN EACH STATE. ADDITIONAL INFORMATION CAN BE OBTAINED FROM THE COMPANY.



Existing Tree Line along North Property Line



Existing Tree line along Western property line

SITE NAME: WILLIAMSBURG OFFICE
PROPOSED SCOPE ON PROPOSED SELF-SUPPORT TOWER

4059 IRON BOUND RD
WILLIAMSBURG, VA 23188
(JAMES CITY COUNTY)

PHOTO RENDERED BY TEP

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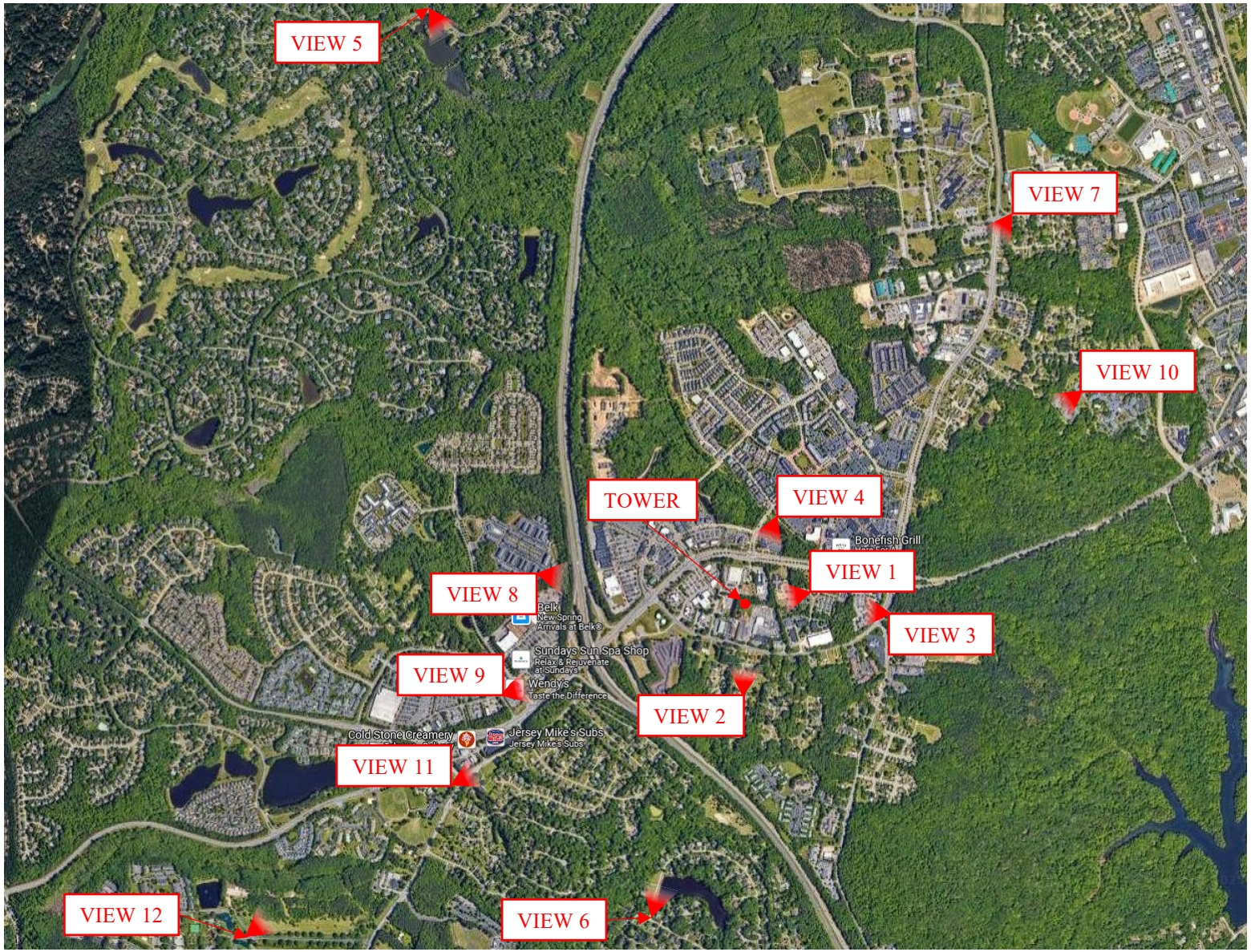
VIEW MAP



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EXISTING VIEW: VIEW 1
WILLIAMSBURG COURT HOUSE

SITE NAME: WILLIAMSBURG OFFICE
ADDRESS: 4059 IRON BOUND RD
WILLIAMSBURG, VA 23188
COUNTY: JAMES CITY

PHOTO RENDERED BY TEP

PROPOSED VIEW: VIEW 1
WILLIAMSBURG COURT HOUSE

Dominion Energy

SITE NAME: WILLIAMSBURG OFFICE
ADDRESS: 4059 IRON BOUND RD
WILLIAMSBURG, VA 23188
COUNTY: JAMES CITY

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EXISTING VIEW: VIEW 2
INDIGO TERRACE

SITE NAME: WILLIAMSBURG OFFICE
ADDRESS: 4059 IRON BOUND RD
WILLIAMSBURG, VA 23188
COUNTY: JAMES CITY

PHOTO RENDERED BY TEP

PROPOSED VIEW: VIEW 2
INDIGO TERRACE

SITE NAME: WILLIAMSBURG OFFICE
ADDRESS: 4059 IRON BOUND RD
WILLIAMSBURG, VA 23188
COUNTY: JAMES CITY

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EXISTING VIEW: VIEW 3
BERKELEY MIDDLE SCHOOL

Dominion Energy

SITE NAME: WILLIAMSBURG OFFICE
ADDRESS: 4059 IRON BOUND RD
WILLIAMSBURG, VA 23188
COUNTY: JAMES CITY

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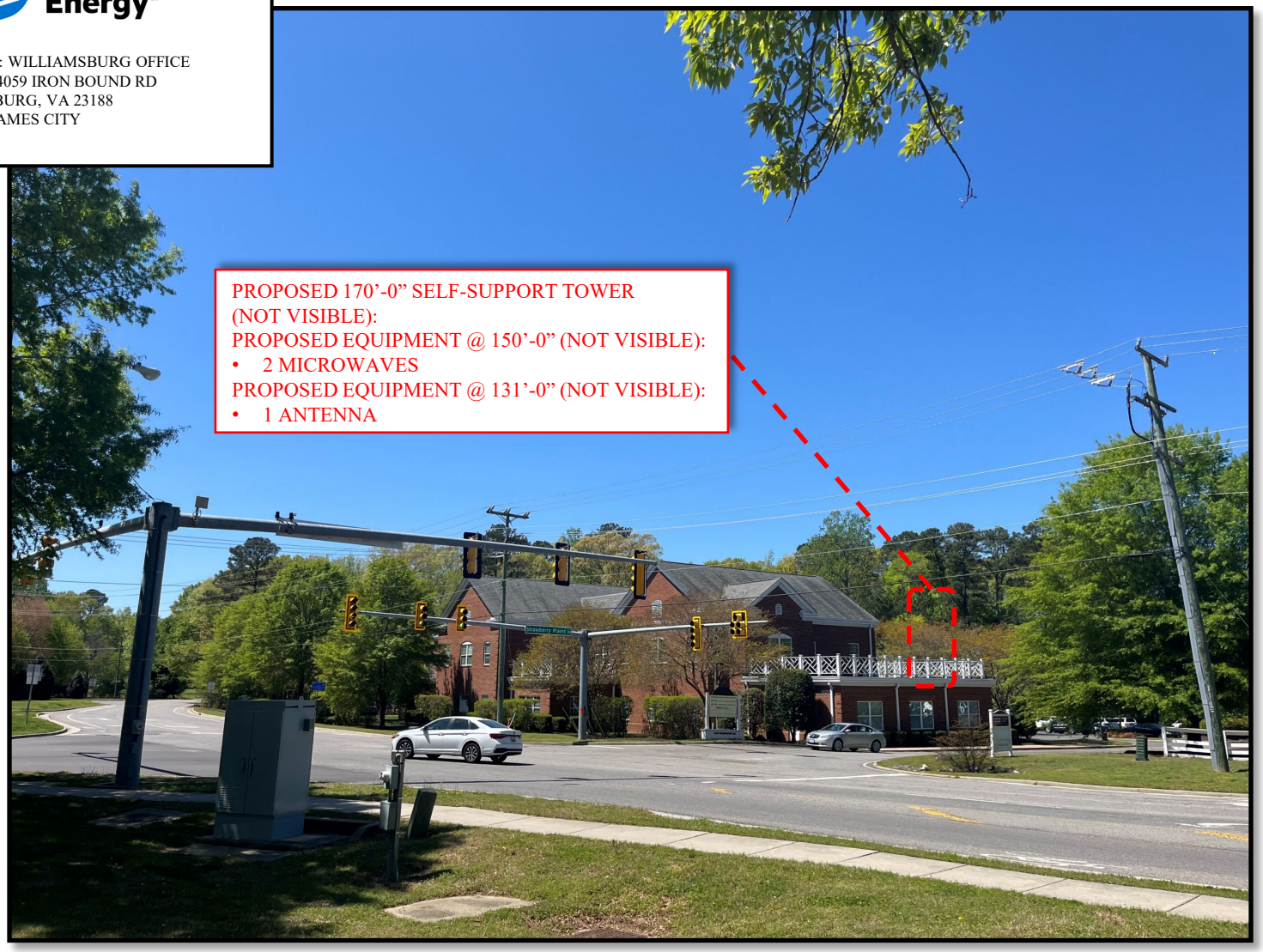
PROPOSED VIEW: VIEW 3
BERKELEY MIDDLE SCHOOL

Dominion Energy

SITE NAME: WILLIAMSBURG OFFICE
ADDRESS: 4059 IRON BOUND RD
WILLIAMSBURG, VA 23188
COUNTY: JAMES CITY



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EXISTING VIEW: VIEW 4
MANOR ON THE GREEN

SITE NAME: WILLIAMSBURG OFFICE
ADDRESS: 4059 IRON BOUND RD
WILLIAMSBURG, VA 23188
COUNTY: JAMES CITY

PHOTO RENDERED BY TEP

PROPOSED VIEW: VIEW 4
MANOR ON THE GREEN

Dominion Energy

SITE NAME: WILLIAMSBURG OFFICE
ADDRESS: 4059 IRON BOUND RD
WILLIAMSBURG, VA 23188
COUNTY: JAMES CITY

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PHOTO RENDERED BY TEP

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EXISTING VIEW: VIEW 5
FORDS COLONY

SITE NAME: WILLIAMSBURG OFFICE
ADDRESS: 4059 IRON BOUND RD
WILLIAMSBURG, VA 23188
COUNTY: JAMES CITY

PHOTO RENDERED BY TEP

PROPOSED VIEW: VIEW 5
FORDS COLONY

Dominion Energy℠

SITE NAME: WILLIAMSBURG OFFICE
ADDRESS: 4059 IRON BOUND RD
WILLIAMSBURG, VA 23188
COUNTY: JAMES CITY

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EXISTING VIEW: VIEW 6
MILL CREEK LANDING

SITE NAME: WILLIAMSBURG OFFICE
ADDRESS: 4059 IRON BOUND RD
WILLIAMSBURG, VA 23188
COUNTY: JAMES CITY

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PROPOSED VIEW: VIEW 6
MILL CREEK LANDING

Dominion Energy

SITE NAME: WILLIAMSBURG OFFICE
ADDRESS: 4059 IRON BOUND RD
WILLIAMSBURG, VA 23188
COUNTY: JAMES CITY

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EXISTING VIEW: VIEW 7
PLUMERI BASEBALL PARK

Dominion Energy

SITE NAME: WILLIAMSBURG OFFICE
ADDRESS: 4059 IRON BOUND RD
WILLIAMSBURG, VA 23188
COUNTY: JAMES CITY

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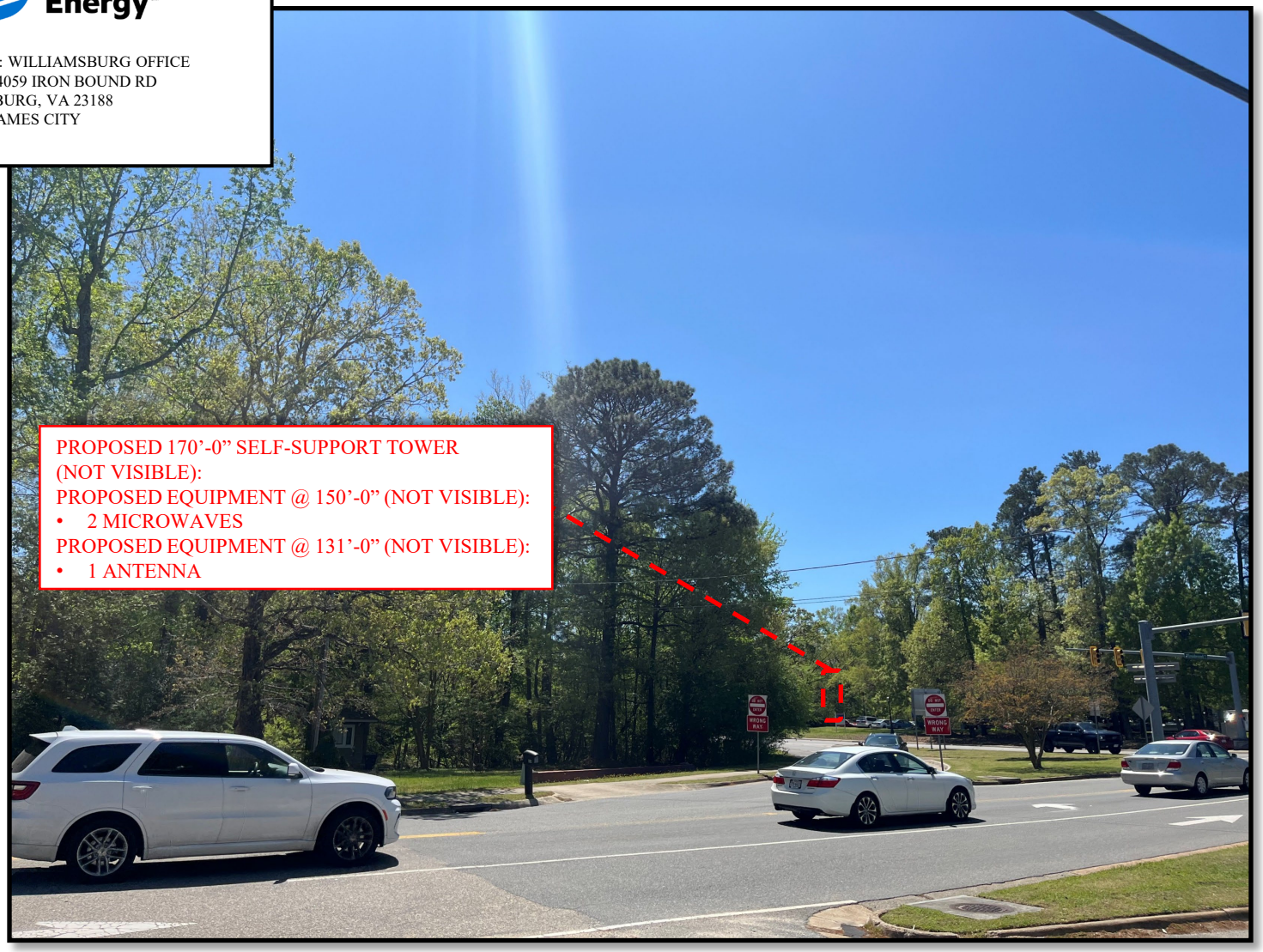
PROPOSED VIEW: VIEW 7
PLUMERI BASEBALL PARK

Dominion Energy

SITE NAME: WILLIAMSBURG OFFICE
ADDRESS: 4059 IRON BOUND RD
WILLIAMSBURG, VA 23188
COUNTY: JAMES CITY



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EXISTING VIEW: VIEW 8
WINDSORMEADE WILLIAMSBURG

Dominion Energy℠

SITE NAME: WILLIAMSBURG OFFICE
ADDRESS: 4059 IRON BOUND RD
WILLIAMSBURG, VA 23188
COUNTY: JAMES CITY

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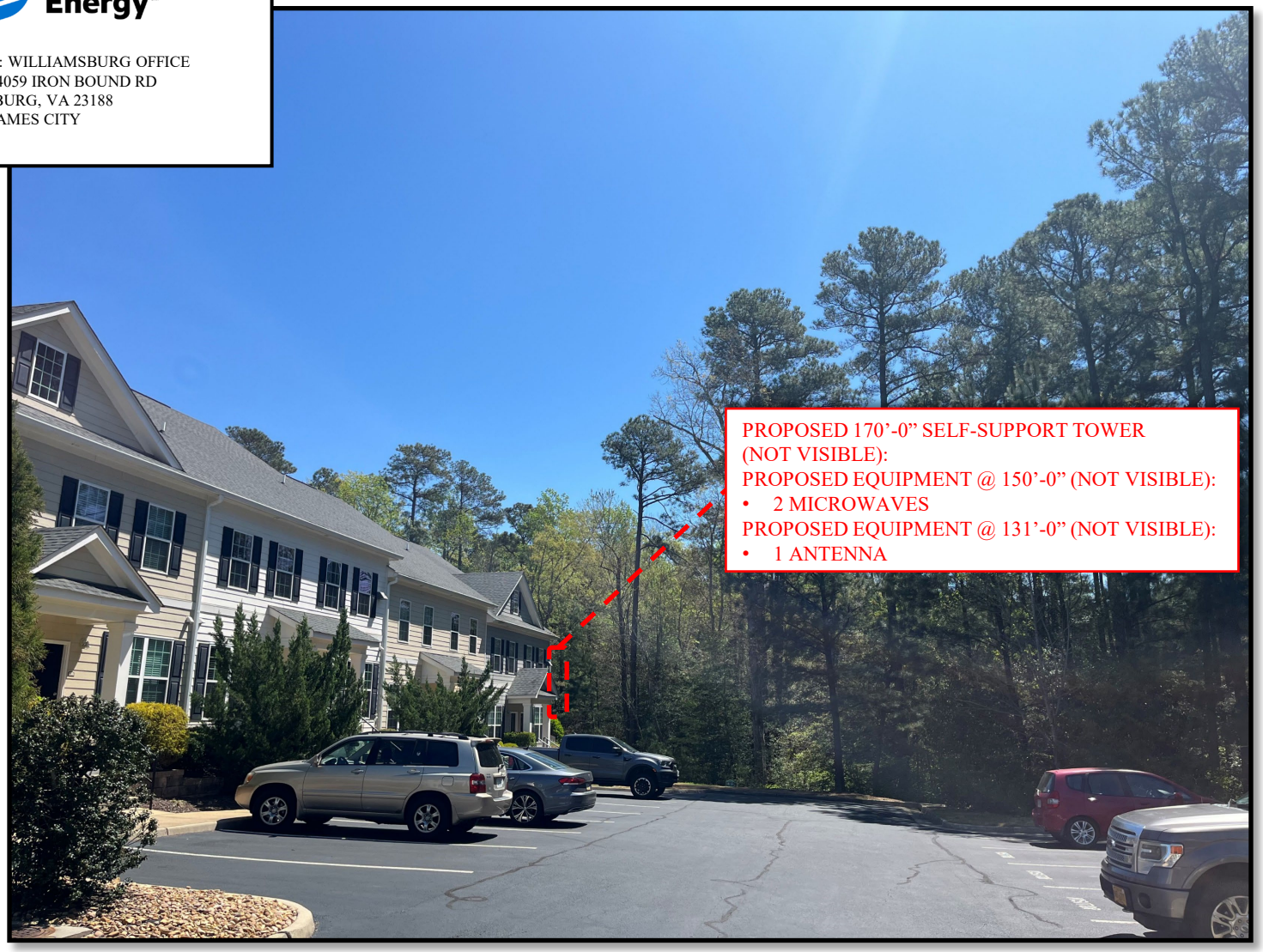
PROPOSED VIEW: VIEW 8
WINDSORMEADE WILLIAMSBURG

Dominion Energy

SITE NAME: WILLIAMSBURG OFFICE
ADDRESS: 4059 IRON BOUND RD
WILLIAMSBURG, VA 23188
COUNTY: JAMES CITY



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EXISTING VIEW: VIEW 9
MONTICELLO MARKETPLACE

SITE NAME: WILLIAMSBURG OFFICE
ADDRESS: 4059 IRON BOUND RD
WILLIAMSBURG, VA 23188
COUNTY: JAMES CITY

PHOTO RENDERED BY TEP

PROPOSED VIEW: VIEW 9
MONTICELLO MARKETPLACE

Dominion Energy

SITE NAME: WILLIAMSBURG OFFICE
ADDRESS: 4059 IRON BOUND RD
WILLIAMSBURG, VA 23188
COUNTY: JAMES CITY

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EXISTING VIEW: VIEW 10
BROOKDALE CHAMBREL WILLIAMSBURG

Dominion Energy℠

SITE NAME: WILLIAMSBURG OFFICE
ADDRESS: 4059 IRON BOUND RD
WILLIAMSBURG, VA 23188
COUNTY: JAMES CITY

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PROPOSED VIEW: VIEW 10
BROOKDALE CHAMBREL WILLIAMSBURG

Dominion Energy

SITE NAME: WILLIAMSBURG OFFICE
ADDRESS: 4059 IRON BOUND RD
WILLIAMSBURG, VA 23188
COUNTY: JAMES CITY

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EXISTING VIEW: VIEW 11
VETERANS PARK

Dominion Energy

SITE NAME: WILLIAMSBURG OFFICE
ADDRESS: 4059 IRON BOUND RD
WILLIAMSBURG, VA 23188
COUNTY: JAMES CITY

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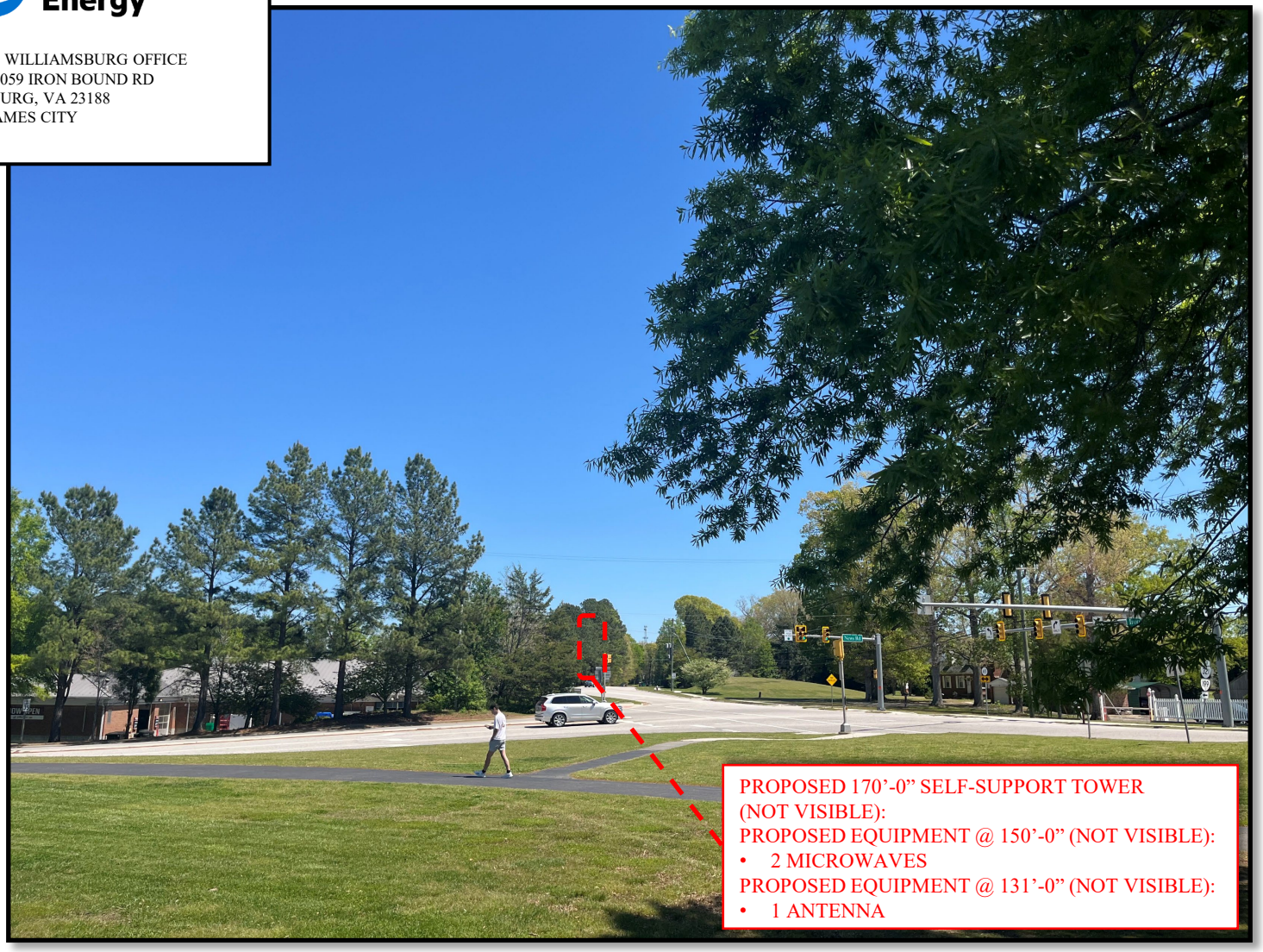
PROPOSED VIEW: VIEW 11
VETERANS PARK

Dominion Energy

SITE NAME: WILLIAMSBURG OFFICE
ADDRESS: 4059 IRON BOUND RD
WILLIAMSBURG, VA 23188
COUNTY: JAMES CITY



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EXISTING VIEW: VIEW 12
HILTON VACATION CLUB THE HISTORIC POWHATAN WILLIAMSBURG

SITE NAME: WILLIAMSBURG OFFICE
ADDRESS: 4059 IRON BOUND RD
WILLIAMSBURG, VA 23188
COUNTY: JAMES CITY

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PROPOSED VIEW: VIEW 12
HILTON VACATION CLUB THE HISTORIC POWHATAN WILLIAMSBURG

Dominion Energy

SITE NAME: WILLIAMSBURG OFFICE
ADDRESS: 4059 IRON BOUND RD
WILLIAMSBURG, VA 23188
COUNTY: JAMES CITY

TEP

PHOTO RENDERED BY TEP

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PERFORMANCE STANDARDS FOR COMMUNICATIONS FACILITIES, ANTENNAS, TOWERS AND SUPPORT STRUCTURES (CATS) THAT REQUIRE A SPECIAL USE PERMIT

July 14, 2020

In order to maintain the integrity of James City County's significant historic, natural, rural and scenic resources, to preserve its existing aesthetic quality and its landscape, to maintain its quality of life, and to protect its health, safety, general welfare, and property values, communications, antennas, towers and support structures (CATS) should be located and designed in a manner that minimizes their impacts to the maximum extent possible and minimizes their presence in areas where they would depart from existing and future patterns of development. To implement these goals, the Planning Commission and the Board of Supervisors have adopted these performance standards for use in evaluating special use permit applications for CATS. While all of the standards support these goals, some may be more critical to the County's ability to achieve these goals on a case by case basis. Therefore, some standards may be weighed more heavily in any recommendation or decision on a special use permit, and cases that meet a majority of the standards may or may not be approved. The terms used in these standards shall have the same definition as those same terms in the Zoning Ordinance. In considering an application for a special use permit, the Planning Commission and the Board of Supervisors will consider the extent to which an application meets the following performance standards. When considering these applications, the Planning Commission and the Board of Supervisors will evaluate the proposal based on both the initial height of the proposed CATS and the maximum increase in the physical dimension of the proposed project permitted by Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012 and the FCC's implementing regulations.

A. <u>Location and Design</u>

1. CATS should be consistent with existing and future surrounding development and the Comprehensive Plan. While the Comprehensive Plan should be consulted to determine all applicable land use principles, goals, objectives, strategies, development standards, and other policies, certain policies in the Plan will frequently apply. Some of these include the following: (1) CATS should be compatible with the use, scale, height, size, design and character of surrounding existing and future uses, and such uses that are generally located in the land use designation in which the CATS would be located; and (2) CATS should be located and designed in a manner that protects the character of the County's Community Character Corridors and historic and scenic resource areas and their view sheds.

2. CATS should be located and designed consistent with the following criteria:

Proposed Location of CATS	*Impact Criteria*
a. Within a residential zone or residential designation in the Comprehensive Plan	*Use a camouflage design, a well buffered slickstick, Multi-Antenna system, or have a minimal intrusion on to residential areas, historic and scenic resources areas or roads in such areas, or community character corridors.*
b. Near a historic or scenic resource area or on a Community Character Corridor	*Use a camouflaged design or slicksticks that have minimal intrusion on to residential areas, historic and scenic resources areas or on community character corridors.*

c. Within a rural lands designation in the Comprehensive Plan	*For areas designated rural lands in the Comprehensive Plan that are within 1,500 feet from the tower, use a well buffered monopole, a camouflaged design, or other design that has minimal intrusion on to residential areas or community character corridors.* *For rural lands more than 1,500 feet from the tower, no more than the upper 25% of the tower should be visible.*
d. Within a commercial or in an industrial designation in the Comprehensive Plan	*Use a camouflage design, well buffered monopole, or other design that has minimal intrusion on to residential areas, historic and scenic resources areas or roads in such areas or community character corridors.*

Notes for the above table:

1. Exceptions to these criteria may be made on a case by case basis where the impact of the proposed CATS is only on the following areas: (1) An area designated residential on the Comprehensive Plan or zoning map which is not a logical extension of a residential subdivision or which is a transitional area between residential and nonresidential uses, (2) a golf course or a golf course and some combination of commercial areas, industrial areas or utility easements, provided the tower is located on the golf course property, or (3) a scenic easement.

2. A CATS will meet the minimal intrusion criteria if it is not visible off site above the tree line. Such CATS should only be visible off-site when viewed through surrounding trees that have shed their leaves.

3. Camouflaged towers having the design of a tree should be compatible in scale and species with surrounding natural trees or trees native to Eastern Virginia.

4. CATS should be less than 200 feet in height in order to avoid the need for lighting. Taller heights may be acceptable where views of the CATS from residential areas and public roads are very limited. At a minimum, CATS 200 feet or more in height should exceed the location standards listed above.

5. Towers should be freestanding and not supported with guy wires.

6. Any modification to CATS should adopt the same camouflaging and screening measures as the original structure.

B. Screening

1. CATS should be placed on a site in a manner that takes maximum advantage of existing trees, vegetation and structures so as to screen as much of the entire CATS as possible from view from adjacent properties and public roads. Access drives should be designed in a manner that provides no view of the CATS base or related facilities.

Figure 1: Example of a well screened slickstick with minimal intrusion

2. Towers should be screened from adjacent land uses and public roads as much as possible. Following buffer widths and standards should be met:

    a. In or adjacent to residential or agricultural zoning districts, areas designated residential or rural lands on the Comprehensive Plan, historic or scenic resource areas or community character corridors, an undisturbed, completely wooded buffer consisting of existing mature trees at least 100-feet-wide should be provided around the tower.

    b. In or adjacent to all other areas, at least a 50-foot-wide vegetative buffer consisting of a mix of deciduous and evergreen trees native to Eastern Virginia should be provided.

RESOLUTION

VIRGINIA CODE 15.2-2232 ACTION ON CASE NO. SUP-24-0029. 4059 IRONBOUND ROAD -

COMMUNICATIONS FACILITIES REPLACEMENT SPECIAL USE PERMIT

WHEREAS, in accordance with Section 15.2-2232 of the Code of Virginia, parks or other public areas, whether publicly or privately owned, shall not be constructed, established or authorized, unless and until the general location or approximate location, character, and extent thereof has been submitted to and approved by the Planning Commission as being substantially in accord with the adopted Comprehensive Plan or part thereof; and

WHEREAS, Mr. Harold Timmons, Tower Engineering Professionals, has applied on behalf of Dominion Energy for a Special Use Permit for the installation of a microwave transmission tower and further identified as James City County Real Estate Tax Map Parcel No. 3840100006, respectively (the "Property"), as shown on a plan titled "Dominion Energy Williamsburg Office Proposed Tower Replacement" and dated July 5, 2024; and

WHEREAS, in accordance with Section 15.2-2204 of the Code of Virginia and Section 24-9 of the James City County Zoning Ordinance, a public hearing was advertised, adjacent property owners notified, and a hearing scheduled for Case No. SUP-24-0029.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of James City County, Virginia, finds that the general or approximate location, character and extent of the public facility shown in Case No. SUP-24-0029 is substantially in accord with the adopted Comprehensive Plan and applicable parts thereof.

Jack Haldeman
Chair, Planning Commission

ATTEST:

Susan Istenes, Secretary

Adopted by the Planning Commission of James City County, Virginia, this 3rd day of September, 2025.

SUP24-29_4059IrnbdRdApp-res

MINUTES
JAMES CITY COUNTY PLANNING COMMISSION
REGULAR MEETING
COUNTY GOVERNMENT CENTER BOARD ROOM
101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185
September 3, 2025
6:00 PM

A. CALL TO ORDER

Mr. Haldeman called the meeting to order at 6 p.m.

B. ROLL CALL

Planning Commissioners Present:
Jack Haldeman, Chair
Frank Polster
Stephen Rodgers
Jay Everson
Kira Allmann, Vice Chair
Crystal Haskins

Staff Present:
Susan Istenes, Director of Planning
Liz Parman, Deputy County Attorney
Tom Leininger, Principal Planner
Morgan Risinger, Senior Planner
Kyle Sirico, Planner
Linda Titus, Community Development Assistant
Hannah Hunnicutt, Community Development Assistant

Planning Commissioners Absent:
Scott Maye

C. PUBLIC COMMENT

Mr. Haldeman opened Public Comment.

Mr. Andrew Huckabee, 155 Deerwood Drive, addressed the Commission with concerns regarding the proposed Chickahominy Summerplace subdivision.

Mr. Haldeman closed the Public Comment.

D. REPORTS OF THE COMMISSION

Mr. Everson stated that the Policy Committee did not meet in August.

Mr. Polster stated that the Development Review Committee (DRC) met at 4 p.m. on August 20, 2025, to discuss C-25-0002. Solara Woods - Water and Sewer Subdivision

Exception Request. With a vote of 4-0, the DRC recommended the Planning Commission deny C-25-0002. Solara Woods - Water and Sewer Subdivision Exception Request.

E. CONSENT AGENDA

1. Minutes of the August 6, 2025, Regular Meeting

2. Development Review Committee Action Item: C-25-0002. Solara Woods - Water and Sewer Subdivision Exception Request.

   Mr. Haldeman stated he would pull the DRC Action Item, C-25-0002. Solara Woods Water and Sewer Subdivision Exception Request.

   Mr. Everson noted a mistake on the Minutes of the August 6, 2025, Regular Meeting.

   Mr. Everson made a motion to approve the Minutes of the August 6, 2025, Regular Meeting.

   On a voice vote, the Commission voted to approve the Minutes.

   Mr. Tim Trant, 4801 Courthouse Street, addressed the Commission stating that he was representing the applicant, Marston LLC. Mr. Trant stated that the applicant was not applying for an exception from the requirement to connect public water and sewer to property outside of the Primary Service Area (PSA). Mr. Trant explained that the application that was filed was to request an exception from the requirement to extend public water and sewer to the property located inside the PSA.

   Ms. Janice Jackson, 140 Bush Springs Road, addressed the Commission with concerns from the residents of Bush Springs Road regarding the proposed project.

   Mr. Polster discussed with the Commission how the DRC found that staff was consistent with explaining why each criteria was rejected and the DRC took that into consideration with each meeting about the proposed project.

   Discussion ensued.

   Mr. Haldeman stated that he would not be supportive of this project, and he found the case to be a contradiction of the Comprehensive Plan.

   Mr. Rodgers asked if it was possible to close off Bush Springs Road and enter the proposed Solara Woods development from a different road.

   Mr. Polster answered, stating that it would not be possible due to the Resource Protection Area (RPA) and steep ravines.

   Mr. Rodgers asked for clarification about the legislative process.

   Ms. Risinger explained that if the exception request was denied, the next step for the applicant was to pursue a Special Use Permit (SUP) to extend public water and sewer to the proposed development.
   Discussion ensued.

Mr. Everson asked if extending the road was an issue due to having to also extend the public utilities.

Ms. Risinger stated that the extension or creation of a road constitutes a major subdivision, requiring connection to public utilities. Ms. Risinger explained that because the proposed 38 homes were located outside the PSA, they must connect to public water and sewer.

Mr. Haldeman asked for a motion.

Mr. Polster made a motion to deny C-25-0002. Solara Woods - Water and Sewer Subdivision Exception Request.

On a roll call vote, the Commission voted to deny C-25-0002. Solara Woods - Water and Sewer Subdivision Exception Request. (4-2)

F. PUBLIC HEARING(S)

1. SUP-24-0029. 4059 Ironbound Road Communications Facilities Replacement

Mr. Kyle Sirico, Planner, addressed the Commission stating that Mr. Harold Timmons had applied on behalf of Dominion Energy for an SUP to allow for the construction of a 176-foot microwave transmission tower with ground-mounted equipment.

Mr. Sirico explained that the proposed tower would replace the existing tower at 4059 Ironbound Road, located approximately 175 feet north of the current tower. Mr. Sirico noted that the property is zoned M-1, Limited Business/Industrial, and is designated as Mixed Use in the Comprehensive Plan.

Mr. Sirico stated that an SUP was required for any communication tower that exceeded 40 feet in height. Mr. Sirico stated that the proposed tower would be 170 feet tall with a six-foot lightning rod and would be equipped with directional antennas. Mr. Sirico noted that the tower would have the capacity to accommodate future antennas as needed. Mr. Sirico explained that the function of the tower was to provide point-to-point communication between Dominion Energy facilities through microwave transmission.

Mr. Sirico noted that staff reviewed the proposed tower using the County's performance standards and staff recommends that the Planning Commission recommend approval of the proposed SUP to the Board of Supervisors, subject to the proposed conditions. Mr. Sirico also stated that staff recommends that the Planning Commission find the general or approximate location, character, and extent of this proposed facility substantially in accord with the Comprehensive Plan and applicable parts thereof.

Mr. Haldeman opened the Public Hearing.

Mr. Harold Timmons, 10700 Sikes Place, Charlotte, NC, addressed the Commission, stating that he was representing Dominion Energy.

Mr. Polster stated he was in favor of the project and asked Mr. Timmons how information was downloaded from the tower.

Mr. Timmons explained that was essentially a dispatching system, but he did not know the intricacies of how the information was downloaded.

Discussion ensued.

Dr. Haskins asked for clarification on how the tower would be changed.

Mr. Timmons explained that the proposed tower would be 20 feet taller than the current tower and relocated to the northwest corner of the property.

Discussion ensued.

Ms. Linda Cifelli, 134 Winston Drive, addressed the Commission with concerns regarding the proposed project.

Mr. Haldeman asked for a motion to recommend approval of the SUP to the Board of Supervisors with conditions and a motion to find the proposed project compliant with the Comprehensive Plan.

Discussion ensued.

Mr. Everson made a motion to find SUP-24-0029. 4059 Ironbound Road Communications Facilities Replacement substantially in accord with the Comprehensive Plan and applicable parts thereof.

On a roll call vote, the Commission voted to find SUP-24-0029 substantially in accord with the Comprehensive Plan and applicable parts thereof. (6-0)

Mr. Polster made a motion to recommend approval of SUP-24-0029 to the Board of Supervisors with conditions.

On a roll call vote, the Commission voted to recommend approval. (6-0)

G. PLANNING COMMISSION CONSIDERATIONS

There were no items for consideration

H. PLANNING DIRECTOR'S REPORT

1. Planning Director's Report - September 2025

   Ms. Istenes stated she did not have anything to add to the report.

I. PLANNING COMMISSION DISCUSSION AND REQUESTS

Mr. Haldeman stated that the Board of Supervisors meeting would be on September 9, 2025, and Dr. Allman would be representing the Planning Commission.

Mr. Haldeman reminded the Commission that there would be a Policy Committee meeting on September 11, 2025, at 3 p.m.

Mr. Polster asked staff what the topics would be for the DRC and Policy Committee meeting.

Discussion ensued.

Mr. Rodgers stated that the Berkeley District would be having a Town Hall Meeting at Legacy Hall on September 4, 2025, at 6 p.m.

J. ADJOURNMENT

Mr. Haldeman asked for a motion to adjourn.

Mr. Everson made a motion to adjourn.

The meeting was adjourned at approximately 7 p.m.

Susan Istenes, Secretary

Jack Haldeman, Chair

M E M O R A N D U M

DATE: November 12, 2025

TO: The Board of Supervisors

FROM: Adam R. Kinsman, County Attorney

SUBJECT: An Ordinance to Amend and Reordain Chapter 4, Building Regulations, Article VII, Unsafe Buildings and Structures, Section 4-76, Unsafe Buildings and Structures, of the Code of James City County, Virginia

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In the past, members of the Board have fielded requests from citizens to compel the repair of structures that may pose public health or safety hazards. Pursuant to Section 4-76 of the James City County Code (the "County Code"), those requests were forwarded to the County's Fire Chief and/or the Building Official for consideration. The condition of the structures was then analyzed for any potential violations of the Fire Code and/or the Building Code. If any violations were identified, the owner of the structure was then compelled to remedy the violation.

Since Section 4-76 of the County Code was adopted, the Board has indicated its belief that health and safety hazards may exist even though the structural conditions giving rise to those hazards may not be a violation of the Fire Code and/or Building Code. For example, a hole in the foundation of an unoccupied house that allows vermin to freely live and breed in the crawl space may not be a violation of the Fire Code or the Building Code, but the Board may believe that it represents a threat to the public's health and safety, nonetheless.

Section 4-76 of the County Code derives its authority from Section 15.2-906 of the *Code of Virginia*, 1950, as amended (the "Virginia Code"). Section 15.2-906 of the Virginia Code does not require that the Board delegate its authority to the Fire Chief and/or the Building Official; rather, it states that a public health and safety hazard must be remedied "at such time or times as the governing body may prescribe". Adding the Board of Supervisors to subsections (a) and (b) of Section 4-76 of the County Code would allow the Board to exercise its authority to direct the remedy of those public health and safety hazards that may not be violations of the Fire Code and/or Building Code.

I recommend adopting the attached Ordinance to amend and reordain Section 4-76 of the County Code to allow the Board to exercise its discretion in determining whether a building, wall, or other structure in the County poses a danger to public health or safety.

ARK/tm
Amend_BldgReg-Chpt4-mem

Attachment

ORDINANCE NO._____

AN ORDINANCE TO AMEND AND REORDAIN CHAPTER 4, BUILDING REGULATIONS, OF THE CODE OF THE COUNTY OF JAMES CITY, VIRGINIA, BY AMENDING SECTION 4-76, UNSAFE BUILDINGS AND STRUCTURES.

BE IT ORDAINED by the Board of Supervisors of the County of James City, Virginia, that Chapter 4, Building Regulations, is hereby amended and reordained by amending, Section 4-76, Unsafe buildings and structures.

CHAPTER 4. BUILDING REGULATIONS

Sec. 4-76. Unsafe buildings and structures.

(a) The board of supervisors, building official, or fire official may require property owners to remove, repair, or secure any building, wall, or other structure which is located on their property and which the board of supervisors, building official, or fire official has determined poses a danger to public health or safety of other residents of the county.

(b) If the board of supervisors, building official, or fire official determines that a building, wall, or structure poses a danger to public health or safety he shall cause a notice to be served on the owner and any recorded lien holder of the building, wall, or other structure, requiring the owner to remove, repair, or secure the building, wall, or other structure. For purposes of this section, repair may include maintenance work to the exterior of a building to prevent deterioration of the building or adjacent buildings. For purposes of this section, reasonable notice includes a written notice (i) mailed by certified or registered mail, return receipt requested, sent to the last known address of the property owner and (ii) published once a week for two successive weeks in a newspaper having general circulation in the county. No action shall be taken by the county to remove, repair, or secure any building, wall, or other structure for at least 30 days following the later of the return of the receipt or newspaper publication, except that the county may take action to prevent unauthorized access to the building within seven days of such notice if the structure is deemed to pose a significant threat to public safety and such fact is stated in the notice.

(c) The property owner shall remove, repair, or secure the building, wall, or structure, as required by the notice, within 30 days after notice has been given to the owner and any recorded lien holder of such property as provided in subsection (b), whichever is later. If the owner fails to take the action required in the notice within the 30-day period, the board of supervisors, building official, or fire official may remove, repair, or secure the building, wall, or structure, as required by the notice.

(d) In the event the county, through its own agents or employees, removes, repairs, or secures any building, wall, or any other structure after complying with the notice provisions of this section, the cost or expenses thereof shall be chargeable to and paid by the owners of such property and may be collected by the county as taxes are collected.

(e) Every charge authorized by this section with which the owner of any such property has been assessed and which remains unpaid shall constitute a lien against such property ranking on a parity with liens for unpaid local taxes and enforceable in the same manner as provided in Code of Virginia, title 58.1, chapter 39, article 3 (sections 58.1-3940 et seq.) and article 4 (sections 58.1-3965 et seq.), as amended. The county may waive such liens in order to facilitate the sale of the property. Such liens may be waived only as to a purchaser who is unrelated by blood or marriage to the owner and who has no business

association with the owner. All such liens shall remain a personal obligation of the owner of the property at the time the liens were imposed.

(f) In addition to the remedies set forth above, any owner of such property who fails to take the action required in the notice within the 30-day period shall be subject to a civil penalty of $1,000.00.

_____
James O. Icenhour, Jr.
Chair, Board of Supervisors

ATTEST:

_____
Teresa J. Saeed
Deputy Clerk to the Board

	VOTES			
	AYE	NAY	ABSTAIN	ABSENT
HIPPLE	____	____	____	____
NULL	____	____	____	____
LARSON	____	____	____	____
MCGLENNON	____	____	____	____
ICENHOUR	____	____	____	____

Adopted by the Board of Supervisors of James City County, Virginia, this 12th day of November, 2025.

Amend_BldgReg-Chpt4-ord

ORDINANCE NO._____

AN ORDINANCE TO AMEND AND REORDAIN CHAPTER 4, BUILDING REGULATIONS, OF THE CODE OF THE COUNTY OF JAMES CITY, VIRGINIA, BY AMENDING SECTION 4-76, UNSAFE BUILDINGS AND STRUCTURES.

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CHAPTER 4. BUILDING REGULATIONS

Sec. 4-76. Unsafe buildings and structures.

(a) The board of supervisors, building official, or fire official may require property owners to remove, repair, or secure any building, wall, or other structure which is located on their property and which the board of supervisors, building official, or fire official has determined poses a danger to public health or safety of other residents of the county.

(b) If the board of supervisors, building official, or fire official determines that a building, wall, or structure poses a danger to public health or safety he shall cause a notice to be served on the owner and any recorded lien holder of the building, wall, or other structure, requiring the owner to remove, repair, or secure the building, wall, or other structure. For purposes of this section, repair may include maintenance work to the exterior of a building to prevent deterioration of the building or adjacent buildings. For purposes of this section, reasonable notice includes a written notice (i) mailed by certified or registered mail, return receipt requested, sent to the last known address of the property owner and (ii) published once a week for two successive weeks in a newspaper having general circulation in the county. No action shall be taken by the county to remove, repair, or secure any building, wall, or other structure for at least 30 days following the later of the return of the receipt or newspaper publication, except that the county may take action to prevent unauthorized access to the building within seven days of such notice if the structure is deemed to pose a significant threat to public safety and such fact is stated in the notice.

(c) The property owner shall remove, repair, or secure the building, wall, or structure, as required by the notice, within 30 days after notice has been given to the owner and any recorded lien holder of such property as provided in subsection (b), whichever is later. If the owner fails to take the action required in the notice within the 30-day period, the board of supervisors, building official, or fire official may remove, repair, or secure the building, wall, or structure, as required by the notice.

(d) In the event the county, through its own agents or employees, removes, repairs, or secures any building, wall, or any other structure after complying with the notice provisions of this section, the cost or expenses thereof shall be chargeable to and paid by the owners of such property and may be collected by the county as taxes are collected.

(e) Every charge authorized by this section with which the owner of any such property has been assessed and which remains unpaid shall constitute a lien against such property ranking on a parity with liens for unpaid local taxes and enforceable in the same manner as provided in Code of Virginia, title 58.1, chapter 39, article 3 (sections 58.1-3940 et seq.) and article 4 (sections 58.1-3965 et seq.), as amended. The county may waive such liens in order to facilitate the sale of the property. Such liens may be waived only as to a purchaser who is unrelated by blood or marriage to the owner and who has no business

association with the owner. All such liens shall remain a personal obligation of the owner of the property at the time the liens were imposed.

(f) In addition to the remedies set forth above, any owner of such property who fails to take the action required in the notice within the 30-day period shall be subject to a civil penalty of $1,000.00.

Amend_BldgReg-Chpt4-ord-final

M E M O R A N D U M

DATE: November 12, 2025

TO: The Board of Supervisors

FROM: Andrew Dean, Assistant County Attorney

SUBJECT: Chapter 10 - Solid Waste, Refuse, and Recycling

On July 22, 2025, staff presented updated information to the Board of Supervisors regarding the next steps for Trash Consolidation. Included in that presentation was the recommendation that the Board amend Chapter 10 - Garbage and Refuse.

Staff has prepared an amended Chapter 10 - Solid Waste, Refuse, and Recycling. The amended Ordinance will allow the County to offer subscription-based services for both trash and recycling collection.

Staff recommends that the Board of Supervisors take the steps necessary to adopt the amended Chapter 10 - Solid Waste, Refuse, and Recycling Ordinance.

AD/ap
Ch10Amdt-mem

Attachment

James City County, Virginia

Board of Supervisors Briefing

November 12, 2025

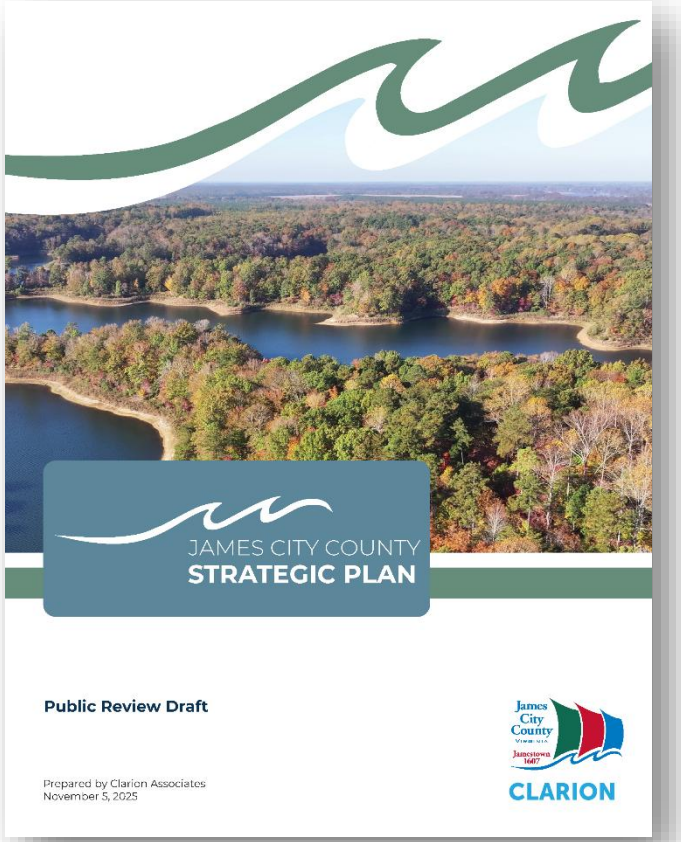
CLARION

Agenda

1. Project Purpose and Objectives
2. Strategic Plan: Approach and Framework
3. Responses from Residents
4. Next Steps

Purpose of Strategic Plan

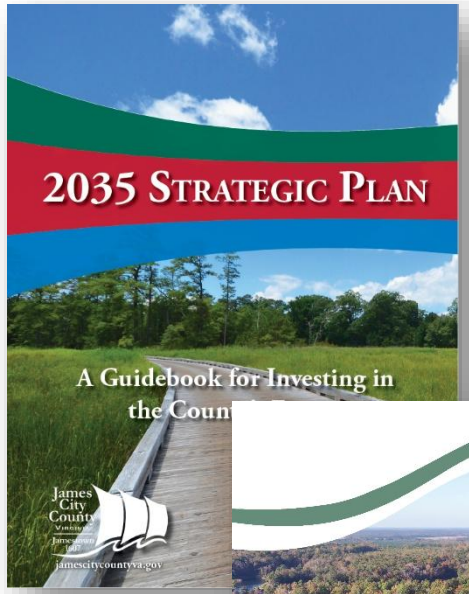
- **Focus organizational efforts and resources** at all levels
- **Set and align priorities** for staff work plans, funding efforts, and new initiatives undertaken by County departments
- **Evaluate progress** toward achieving the vision
- **Assess and adjust the organization's direction** in response to a changing environment

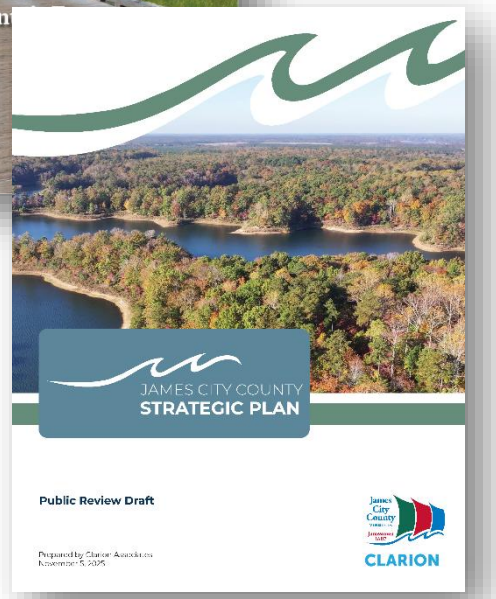


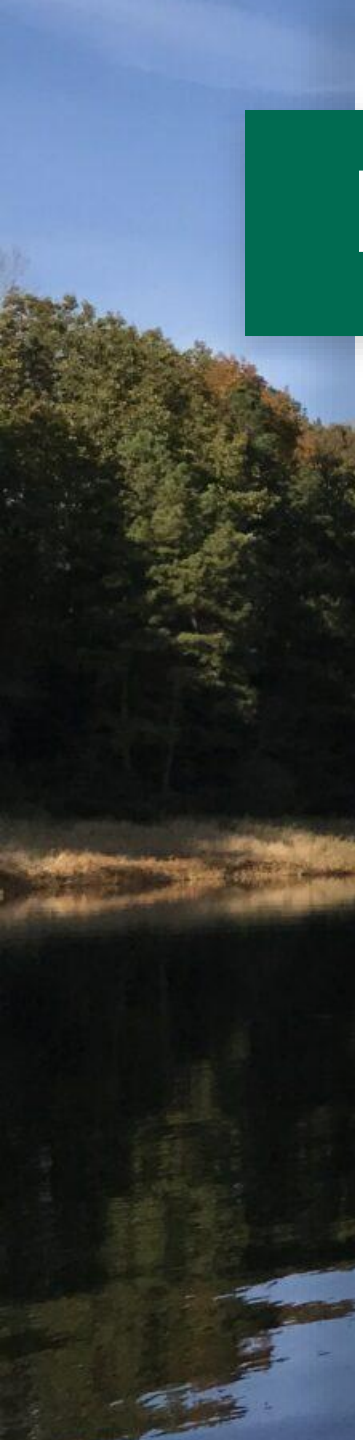
Project Objectives

Update the 2035 James City County Strategic Plan

- Incorporate newly adopted plans and studies
- Coordinate work of BOS, Administration, and Departments through a new framework
- Update Strategic Plan goals and actions
- Provide adaptable framework to assess resource allocation ongoing







Project Process

1 Phase 1: Setting Direction — Summer **2024**

2 Phase 2: Focusing Efforts — Winter **2024-25**

3 Phase 3: Implementation — Spring **2025**

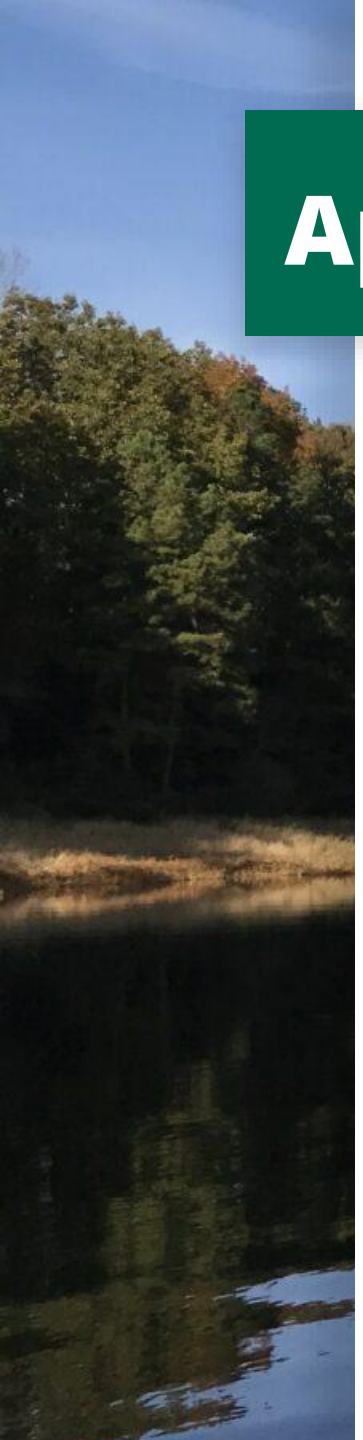
4 Phase 4: Reporting — Summer **2025**

5 Phase 5: Final Strategic Plan — Fall **2025**

PUBLIC ENGAGEMENT

Strategic Plan: Approach and Framework

CLARION



Approach to the Updated Strategic Plan

Two major priorities for this updated Strategic Plan:

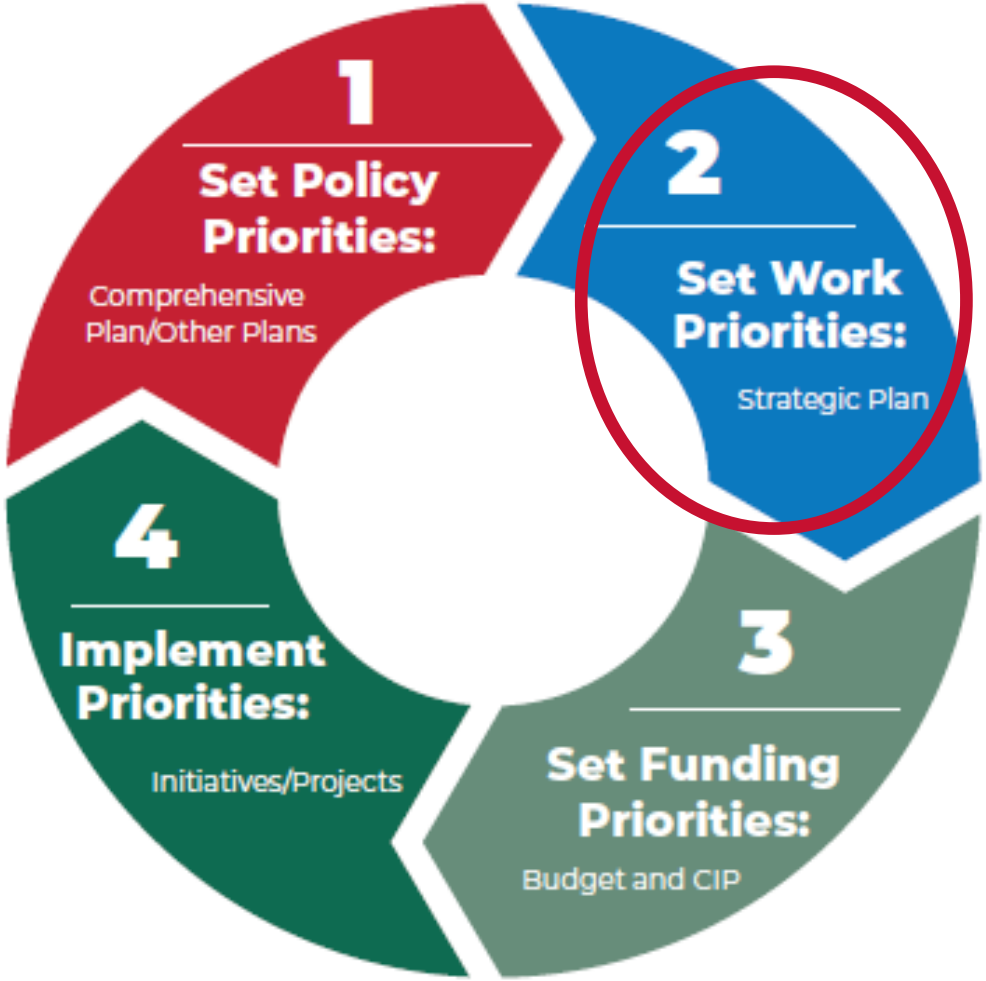
Accessibility

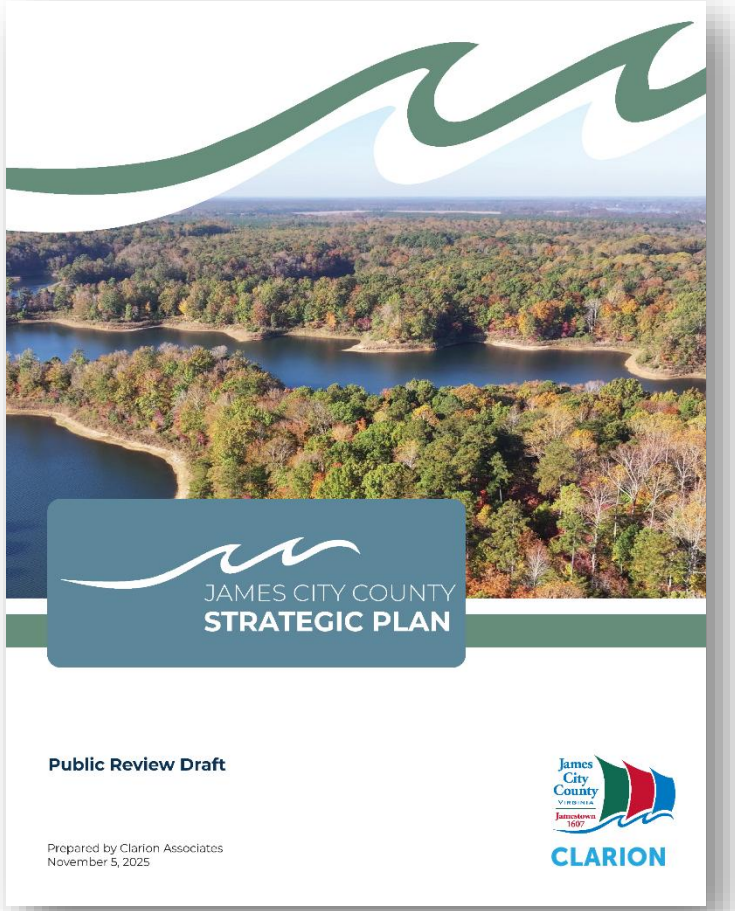
- The Strategic Plan should be **easily understood by and accessible** to members of the public.
- **Every James City County staff member** at all levels should be able **to see the connection between their work and the goals** of the Strategic Plan.

Adaptability

- The Strategic Plan should be a “living document” allowing for **adaptability** during **unforeseen events or shifting priorities**.
- The Strategic Plan Goals should support **alignment of work priorities** by JCC departments.

How the Plan Works in Practice





Plan Framework

1. **MISSION**
Defines the James City County government's core purpose and commitment to the community.

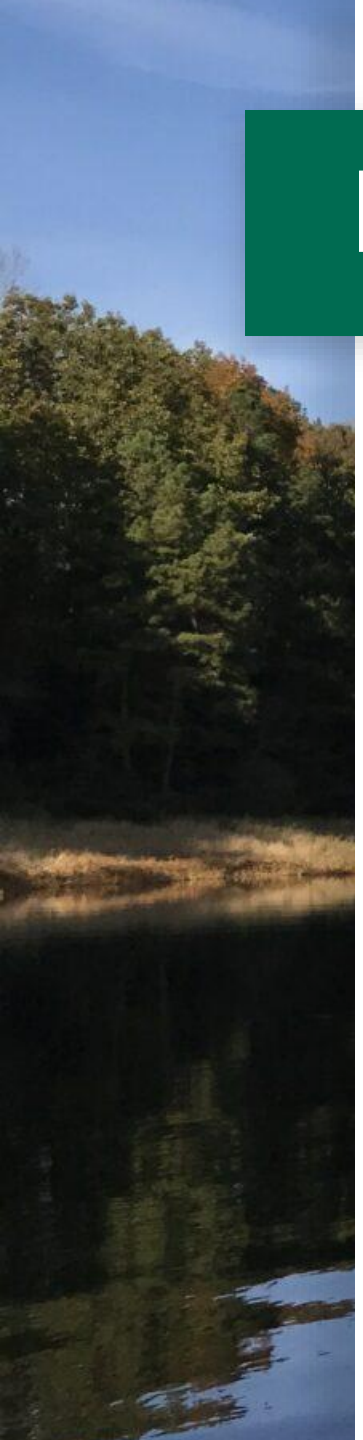
2. **VALUES**
Core principles and beliefs that James City County employees strive to achieve in their work.

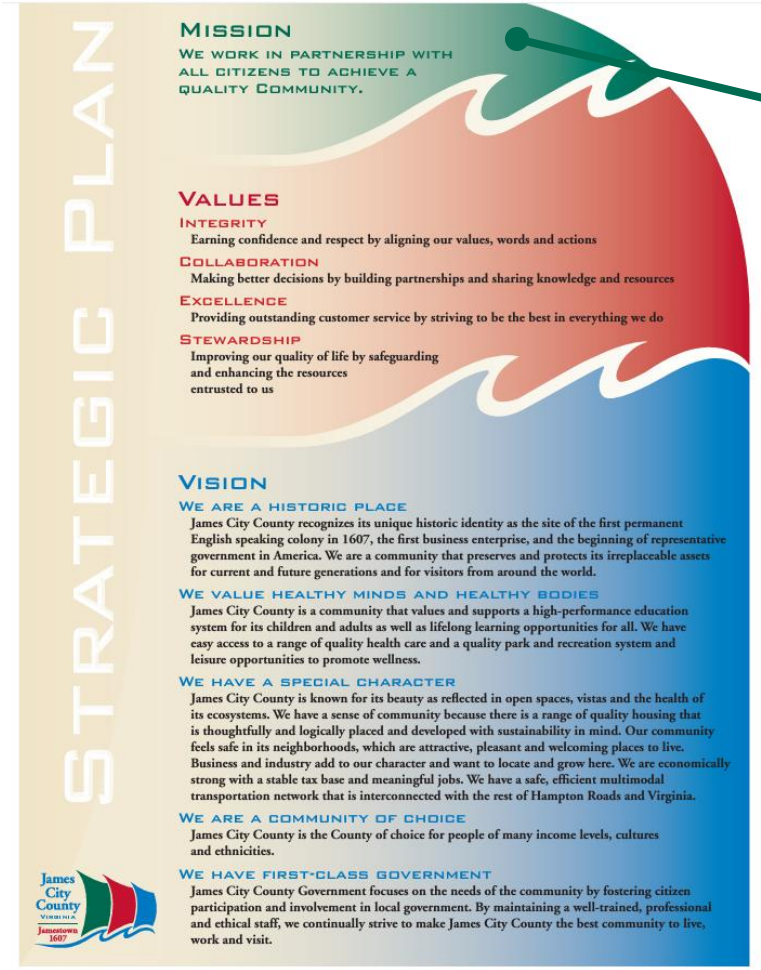
3. **GUIDING PRINCIPLES**
Foundational statements that guide the work of James City County employees in serving the community, through decision-making, setting priorities, and carrying out the mission.

4. **GOALS**
Intended outcomes focused on specific community planning topics, creating a linkage between the Guiding Principles and Actions.

5. **ACTIONS**
Implementation approaches that set out new programs, initiatives, investments, or other actions that can be undertaken to support the Goals of the Strategic Plan.

Mission (Established)





STRATEGIC PLAN

MISSION

WE WORK IN PARTNERSHIP WITH ALL CITIZENS TO ACHIEVE A QUALITY COMMUNITY.

VALUES

INTEGRITY

Earning confidence and respect by aligning our values, words and actions

COLLABORATION

Making better decisions by building partnerships and sharing knowledge and resources

EXCELLENCE

Providing outstanding customer service by striving to be the best in everything we do

STEWARDSHIP

Improving our quality of life by safeguarding and enhancing the resources entrusted to us

VISION

WE ARE A HISTORIC PLACE

James City County recognizes its unique historic identity as the site of the first permanent English speaking colony in 1607, the first business enterprise, and the beginning of representative government in America. We are a community that preserves and protects its irreplaceable assets for current and future generations and for visitors from around the world.

WE VALUE HEALTHY MINDS AND HEALTHY BODIES

James City County is a community that values and supports a high-performance education system for its children and adults as well as lifelong learning opportunities for all. We have easy access to a range of quality health care and a quality park and recreation system and leisure opportunities to promote wellness.

WE HAVE A SPECIAL CHARACTER

James City County is known for its beauty as reflected in open spaces, vistas and the health of its ecosystems. We have a sense of community because there is a range of quality housing that is thoughtfully and logically placed and developed with sustainability in mind. Our community feels safe in its neighborhoods, which are attractive, pleasant and welcoming places to live. Business and industry add to our character and want to locate and grow here. We are economically strong with a stable tax base and meaningful jobs. We have a safe, efficient multimodal transportation network that is interconnected with the rest of Hampton Roads and Virginia.

WE ARE A COMMUNITY OF CHOICE

James City County is the County of choice for people of many income levels, cultures and ethnicities.

WE HAVE FIRST-CLASS GOVERNMENT

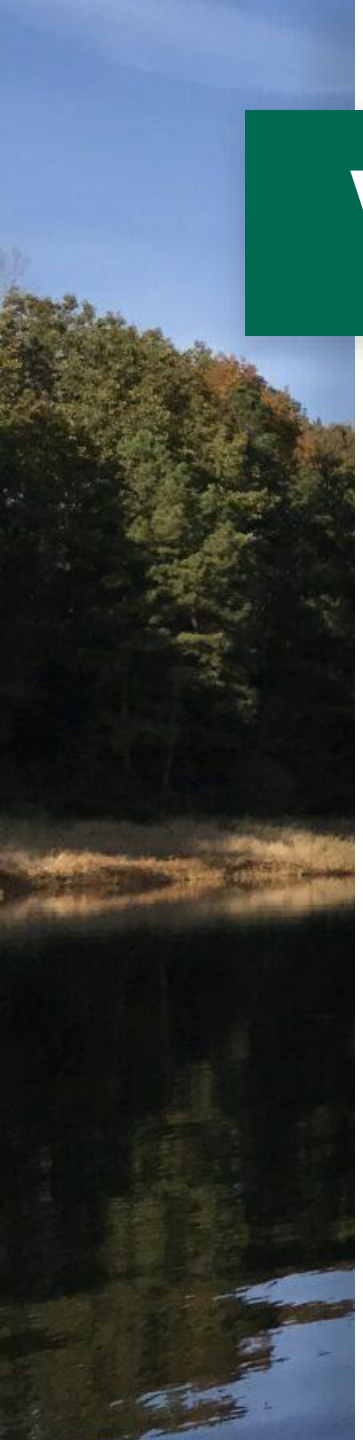
James City County Government focuses on the needs of the community by fostering citizen participation and involvement in local government. By maintaining a well-trained, professional and ethical staff, we continually strive to make James City County the best community to live, work and visit.

James City County Virginia Jamestown 1607

MISSION

We work in partnership with all citizens to achieve a quality community.

Values (Established)



STRATEGIC PLAN

MISSION

WE WORK IN PARTNERSHIP WITH ALL CITIZENS TO ACHIEVE A QUALITY COMMUNITY.

VALUES

INTEGRITY

Earning confidence and respect by aligning our values, words and actions

COLLABORATION

Making better decisions by building partnerships and sharing knowledge and resources

EXCELLENCE

Providing outstanding customer service by striving to be the best in everything we do

STEWARDSHIP

Improving our quality of life by safeguarding and enhancing the resources entrusted to us

VISION

WE ARE A HISTORIC PLACE

James City County recognizes its unique historic identity as the site of the first permanent English speaking colony in 1607, the first business enterprise, and the beginning of representative government in America. We are a community that preserves and protects its irreplaceable assets for current and future generations and for visitors from around the world.

WE VALUE HEALTHY MINDS AND HEALTHY BODIES

James City County is a community that values and supports a high-performance education system for its children and adults as well as lifelong learning opportunities for all. We have easy access to a range of quality health care and a quality park and recreation system and leisure opportunities to promote wellness.

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James City County Virginia Jamestown 1607

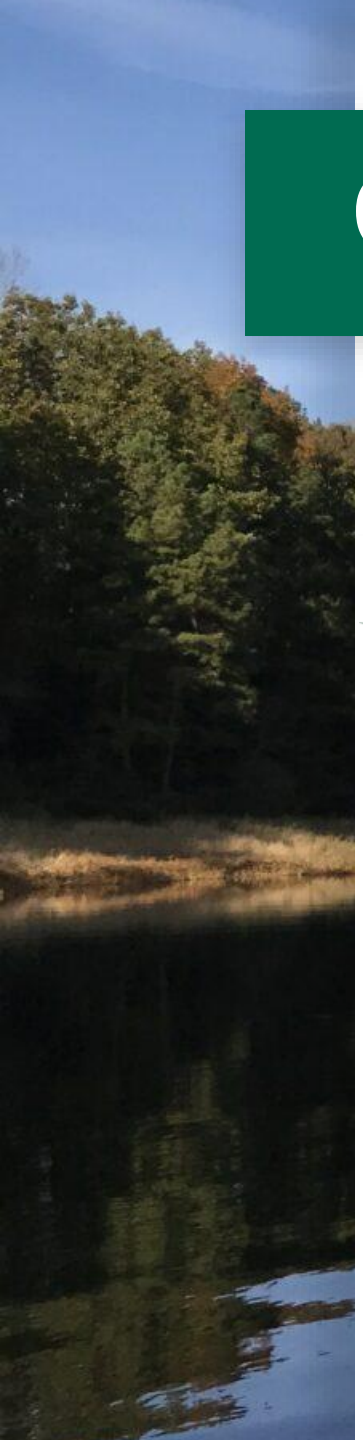
VALUES

Integrity

Collaboration

Excellence

Stewardship



Guiding Principles (New)

Service-Focused

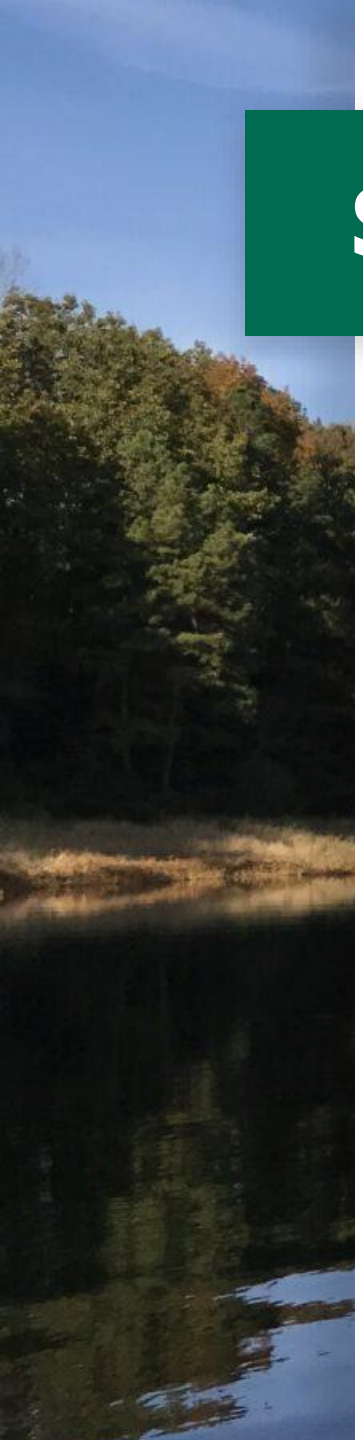
We are service-focused and work to achieve a positive customer experience.

Fiscally Efficient

We prioritize fiscal efficiency when balancing decisions regarding operations, investments, and available resources.

Transparent Communications

We achieve transparent governance through clear communications and sharing critical information about the County's efforts and actions with the community.



Strategic Plan Goals

- Protect Community Character and Enhance the Built Environment
- Collaborate with James City Service Authority to Secure a Sustainable Long-Term Water Supply
- Deliver Exceptional Public Services
- Recruit and Retain a Skilled Workforce
- Support a Growing and Diverse Local Economy
- Collaborate to Provide High Quality Education
- Invest in Modern Infrastructure and Technology Systems
- Preserve and Support the Development of Attainable Housing

Strategic Plan Actions

Descriptions of the Goals are provided in the Actions section of the plan

Examples of initiatives, programs, and investments that fit under each Goal are listed below

This format provides information about how this Goal could be achieved in future JCC work but retains the ability to remain adaptable to changing conditions or priorities of the community.

What did residents say about this topic?
Community members expressed that providing exceptional public services was a priority for them. In particular, they shared that public safety and libraries are important community priorities.

Deliver Exceptional Public Services

James City County will provide an exceptional quality of life to its community members by focusing on the provision of public services and facilities that meet the needs of a changing population. The County will do this by maintaining a safe environment for its community members, improving services to the County's aging population, enhancing parks and recreational offerings, providing effective assistance to the County's underserved populations, improving County communications, and maintaining and modernizing community facilities.

Examples of initiatives, programs, and investments that James City County may pursue or support to achieve this Goal could include:

County Operations and Customer Service: Dedicated workforce at all levels committed to providing outstanding customer service, maintenance of clean facilities, and performance of high quality, efficient, and effective work with accuracy and attention to detail.

Maintenance and Improvement to Existing Facilities: Ensuring sufficient capital for the maintenance of existing County buildings and the development of new facilities, such as the proposed Government Center, to meet ongoing needs.

Libraries: Supporting the library system, such as funding and construction of a new County library addition or facility.

Parks and Recreation: Improvements and renovations to the buildings and facilities for recreational opportunities.

Fire and Police: Renovations and expansions of existing buildings and facilities, purchase of new equipment, and maintenance of existing and fleet vehicles and purchase of new as needed.

James City County Strategic Plan | Page 15

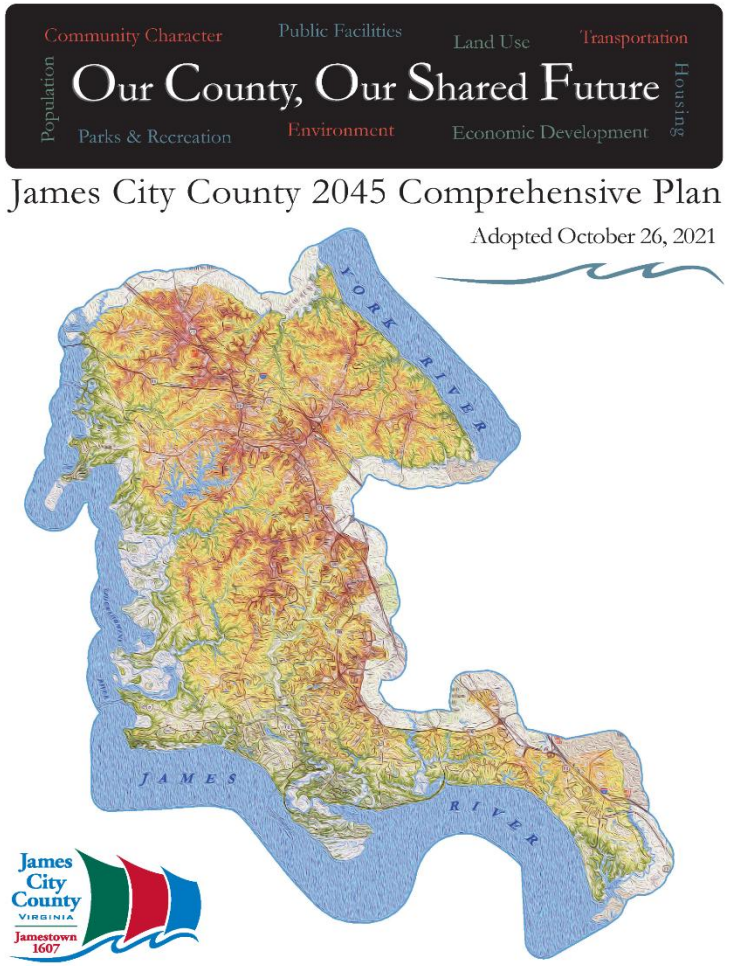
Example Page from Strategic Plan

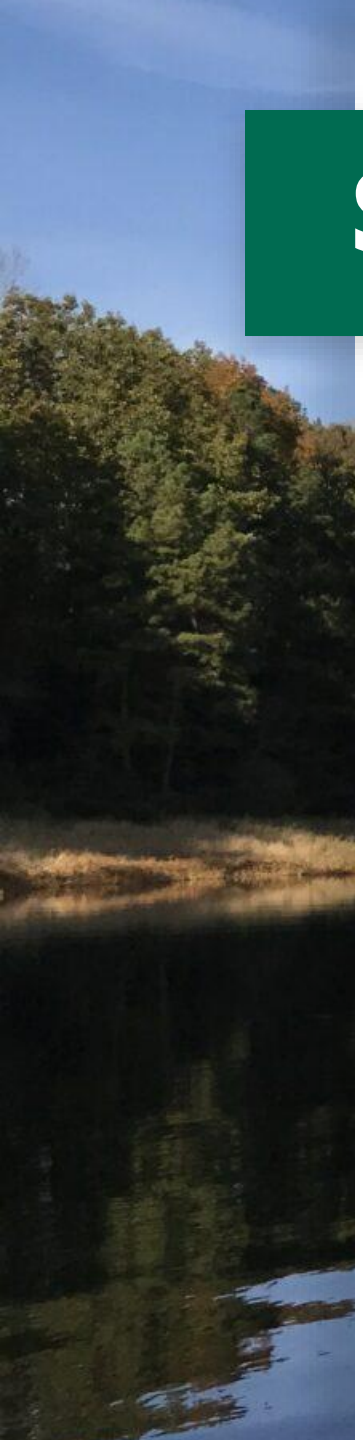
Responses from Residents

CLARION

Builds off Previous Engagement

- Comprehensive Plan
  - Statistically Significant Survey Findings
  - Four Rounds of Public Engagement (in-person and online)
  - 31 Planning Commission Working Group Meetings





Strategic Plan Public Engagement

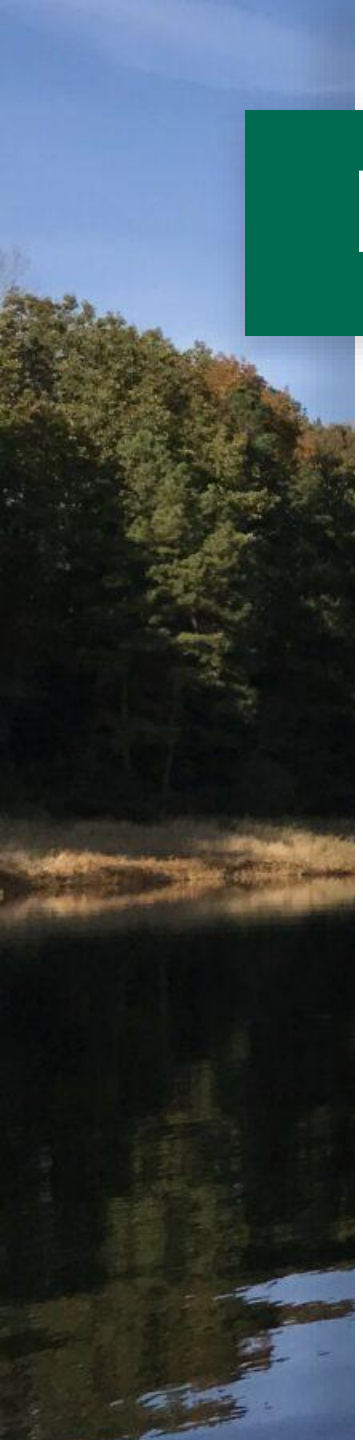
- The first round of public engagement was held in the fall of 2024 and informed the development of the plan, with **180** total individuals participating.

- The **second round of engagement** was held this **September – October 2025** and guided the finalization of the plan.
  - **Public Open House**: September 29
  - **Online Engagement**: September 29-October 20
  - **45 total individuals** participated in this round.

Public Engagement

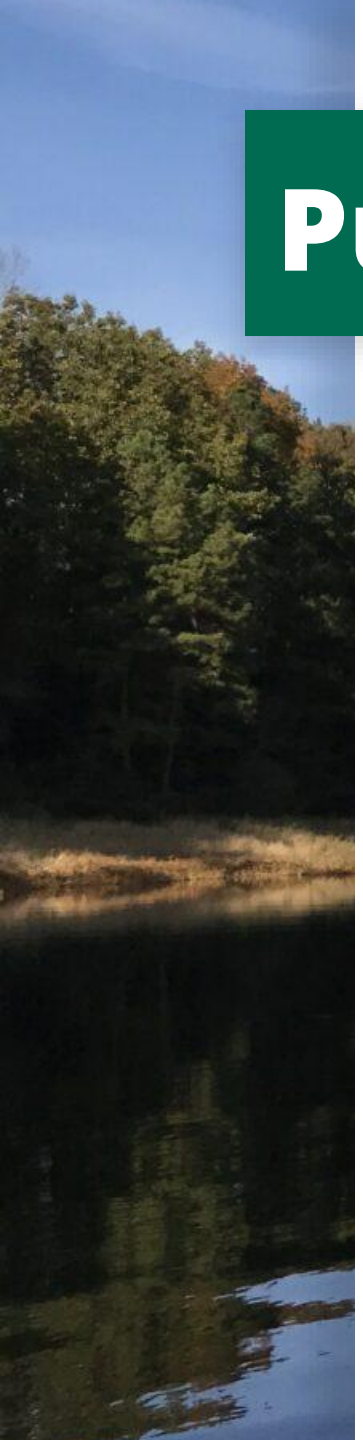
Publicity efforts included:

- **News release**
- **Website updates**
- Developed a **short video** explaining the purpose of the Strategic Plan, walk through the important elements of the draft plan, and share instructions for how to participate
- **Email updates** to Strategic Plan and JCC News to Know newsletter subscribers
- **Social media** promotional posts
- **Advertisement** on the JCC TV channel
- Ran **announcements** on loop for the Rec Center monitors
- Posted **flyers** in County facilities



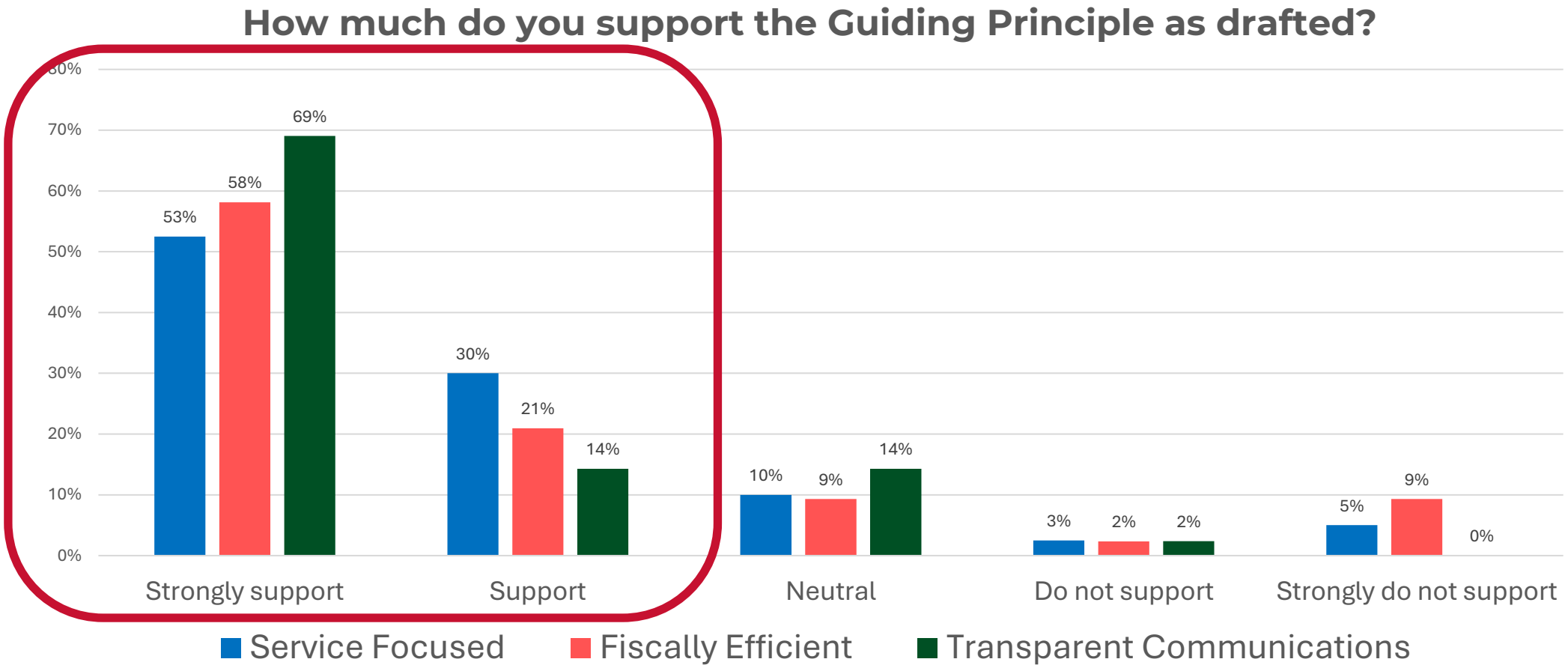
Public Engagement Takeaways

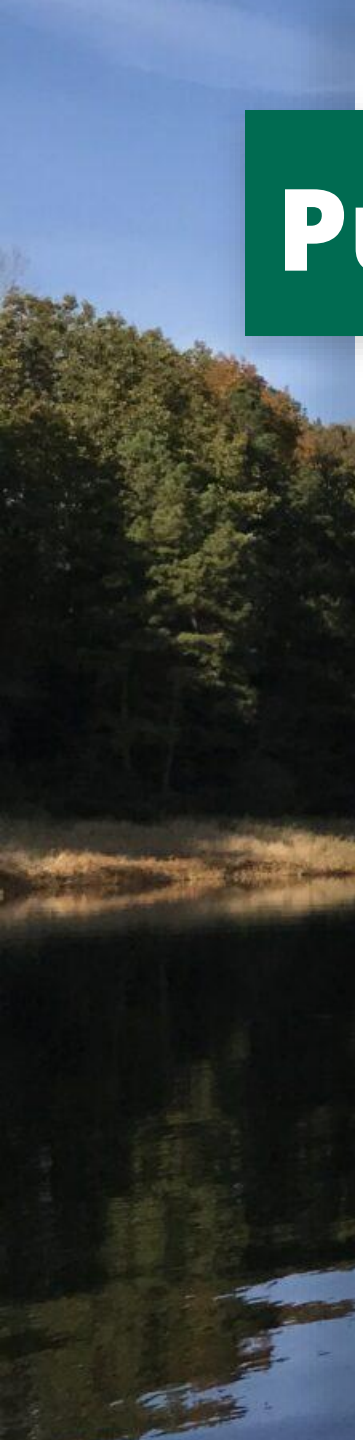
- Participants shared that they…
  - …strongly supported the Guiding Principles and Goals as drafted.
  - …found the document easy to read and understand.
  - …are interested to see how the Strategic Plan is implemented and evaluated.



Public Engagement Themes

Support for All Strategic Plan Guiding Principles as Drafted





Public Engagement Themes

Support for <u>All</u> Strategic Plan Goals as Drafted

Highest support for:

- Protect Community Character and Enhance the Built Environment
- Recruit and Retain a Skilled Workforce
- Collaborate with James City Service Authority to Secure a Sustainable Long-Term Water Supply
- Collaborate to Provide High Quality Education
- Deliver Exceptional Public Services

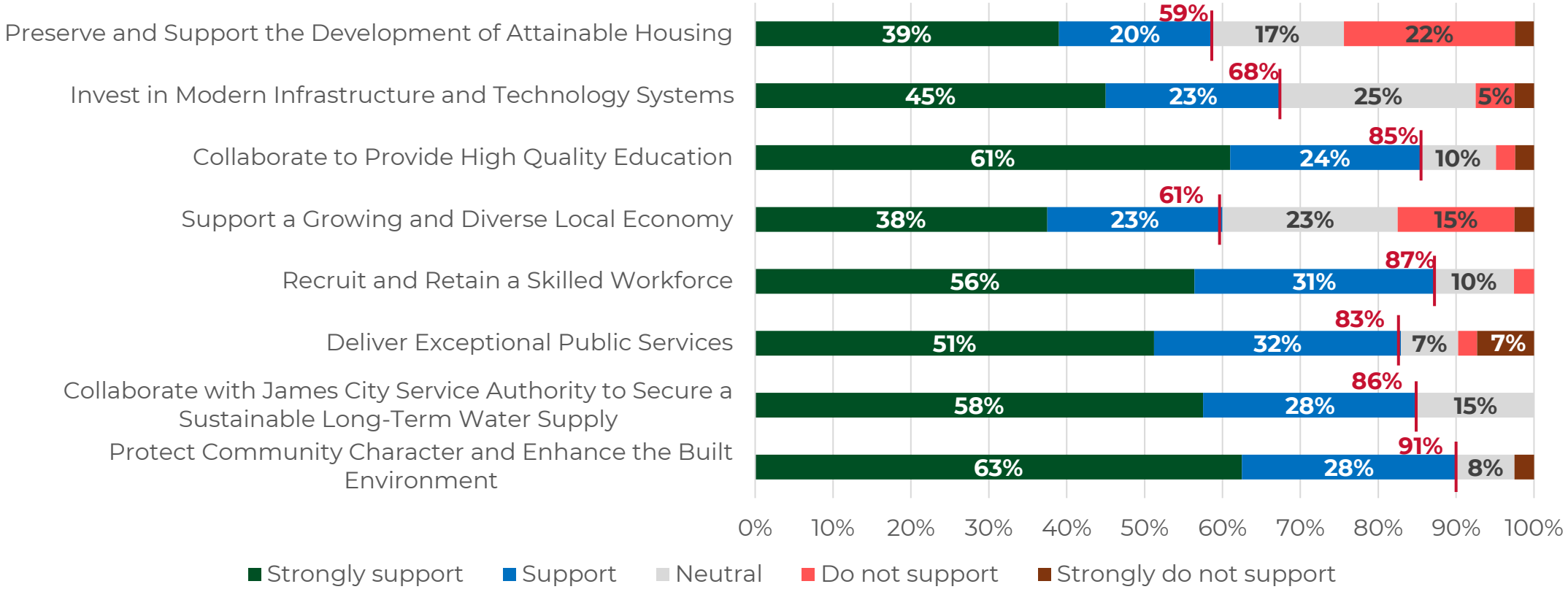
Strong support for:

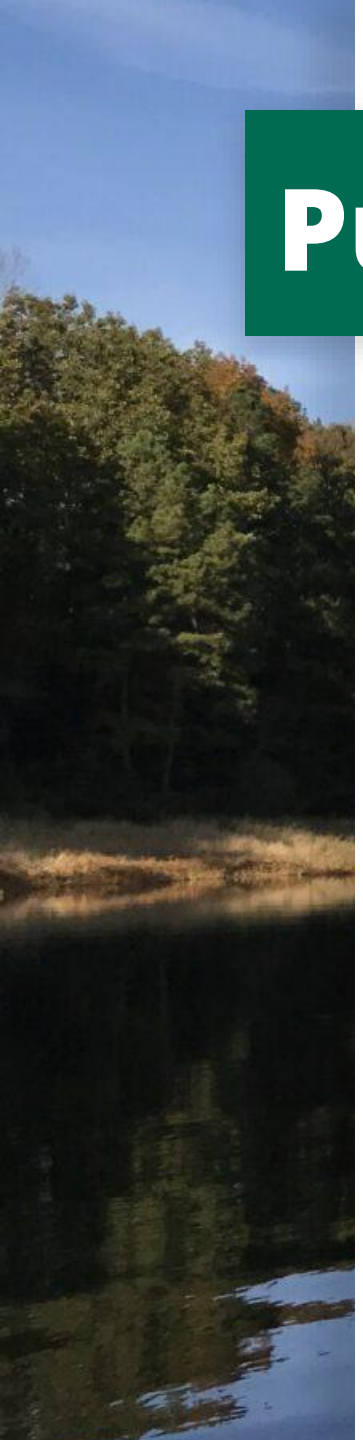
- Support a Growing and Diverse Local Economy
- Invest in Modern Infrastructure and Technology Systems
- Preserve and Support the Development of Attainable Housing

Public Engagement Themes

Support for All Strategic Plan Goals as Drafted

How much do you support the drafted Goals?

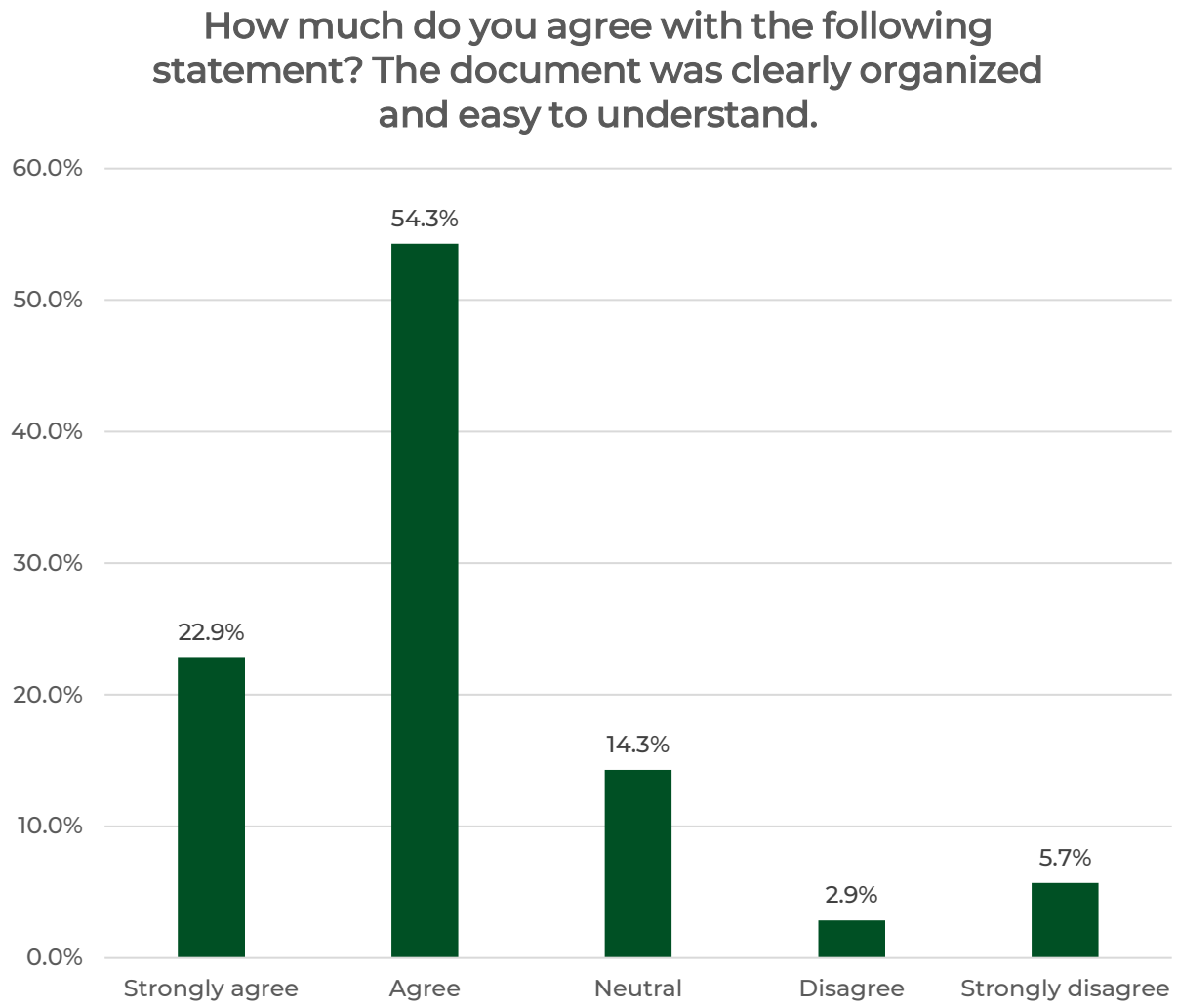




Public Engagement Themes

- **77% of participants** found the document **clearly organized** and easy to understand
- Shared that they liked the layout, graphic content, and organization of the plan
- Participants were interested to see how the Strategic Plan is implemented and evaluated in the future and would like more specificity on the actions taken as a result of this plan.

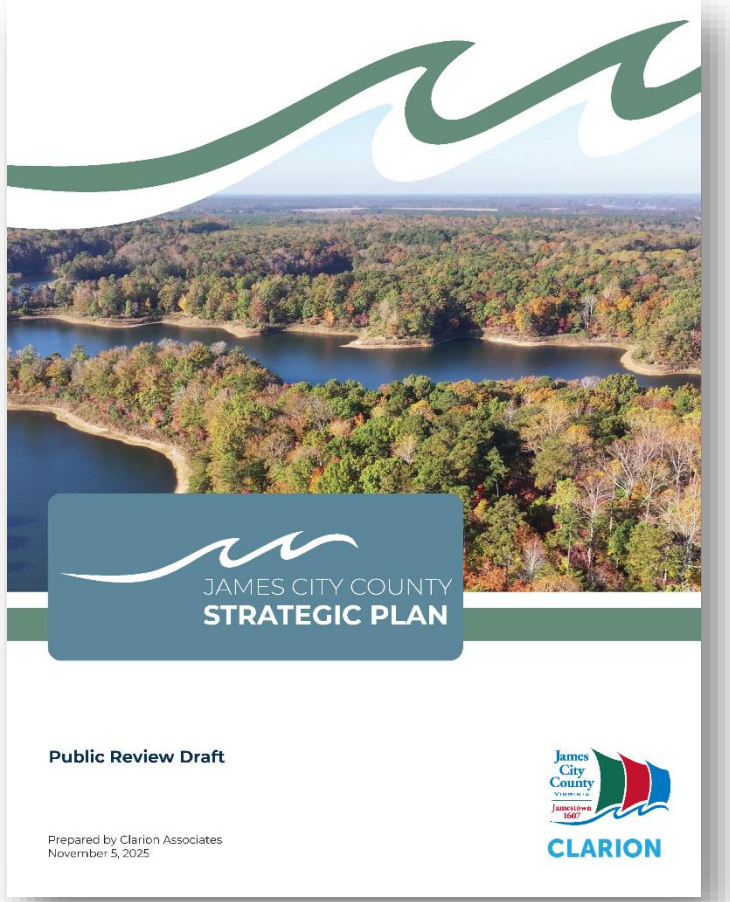
Implementation through annual budget and CIP



Strategic Plan

Based on public engagement, the Strategic Plan document was updated to include:

- Additional narrative to further explain the need for adaptability and connection to other JCC plans
- Review of public engagement comments for additional categories in the “Actions” section
  - Examples: stormwater management, examples of community partnerships

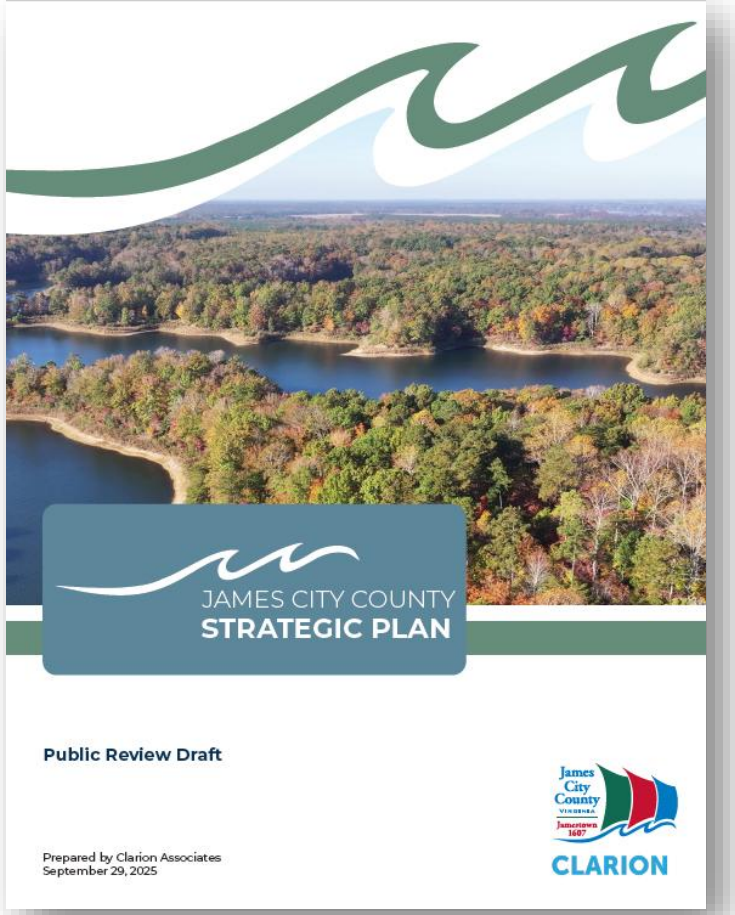


Questions and feedback?

CLARION

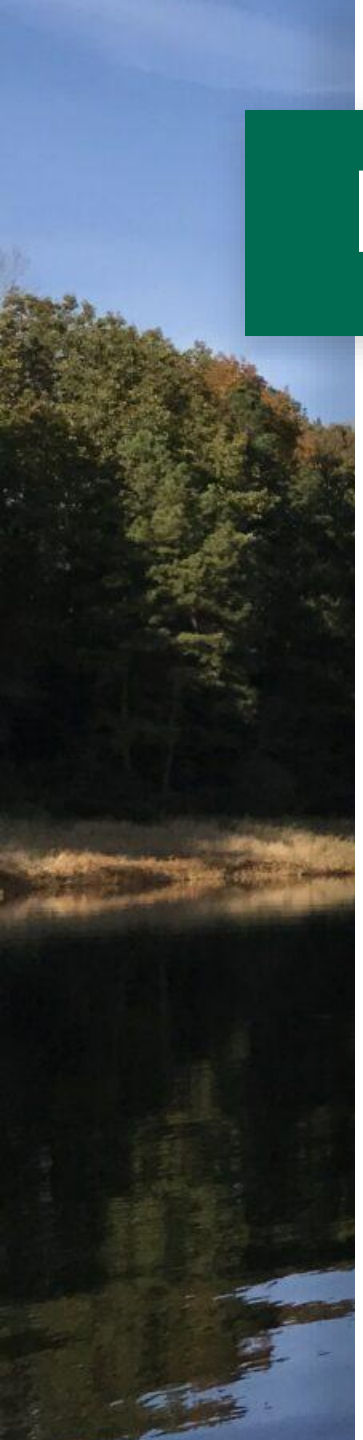
Next Steps

- The Project Team welcomes BOS feedback on the Strategic Plan.
- The Strategic Plan will be brought to the Board of Supervisors on **December 9** for consideration.



Reference: Engagement Outcomes

CLARION



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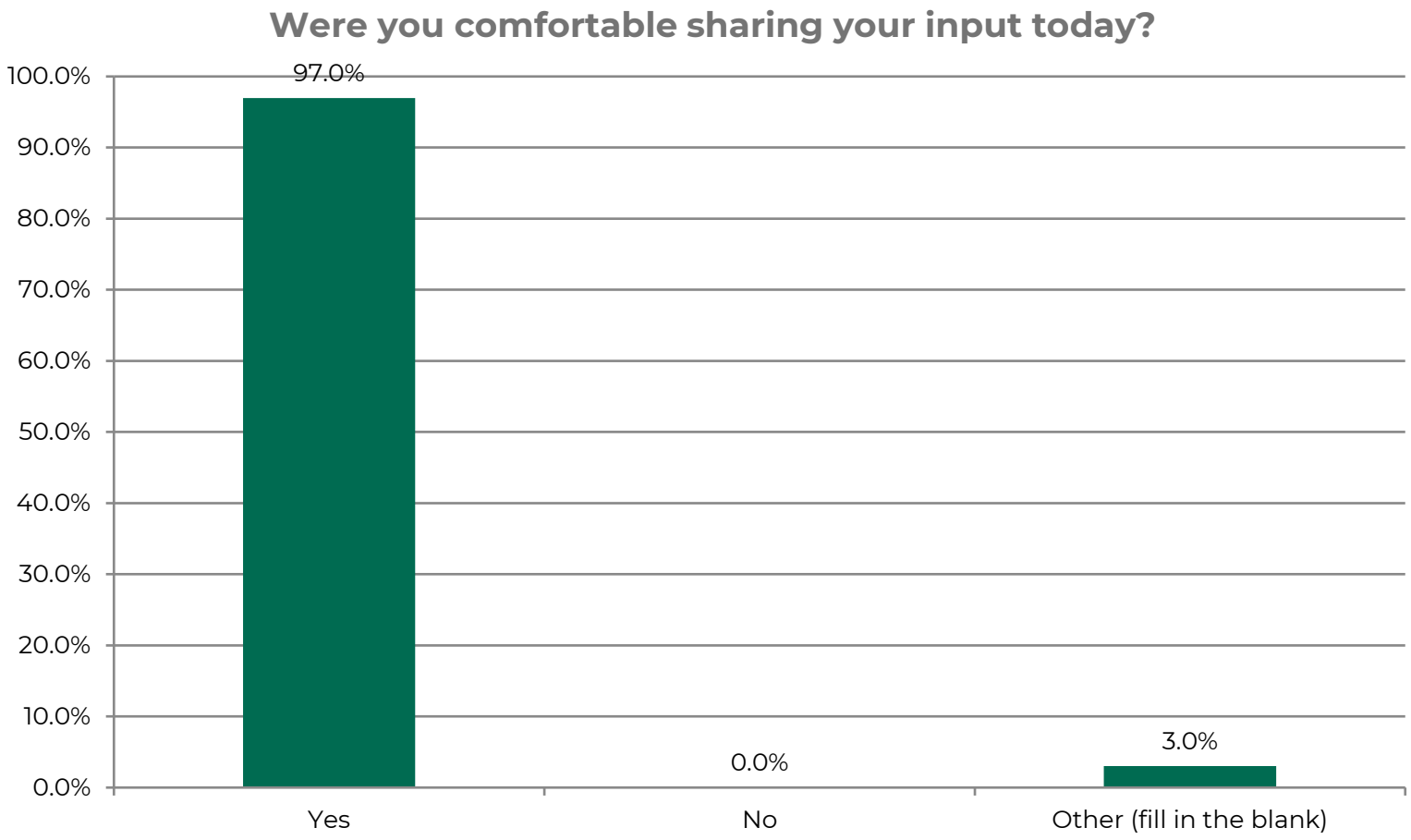

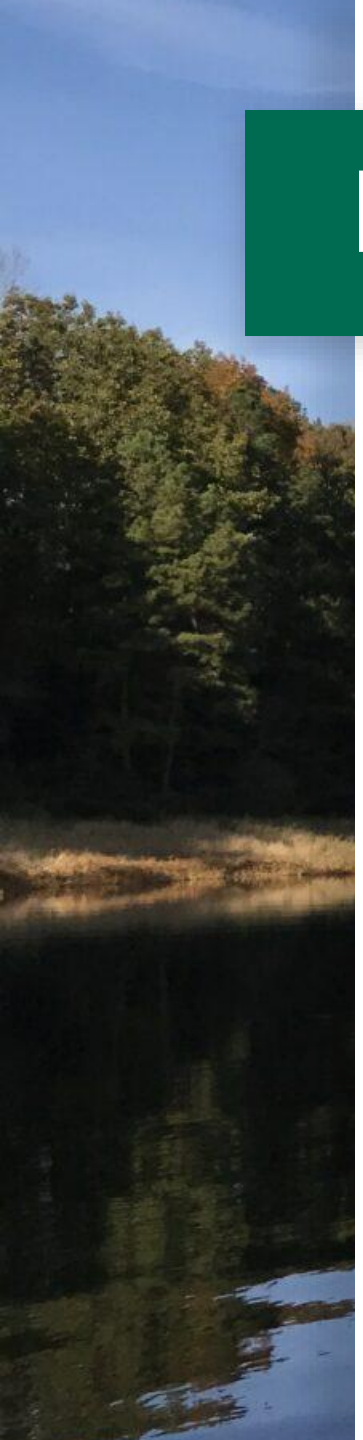

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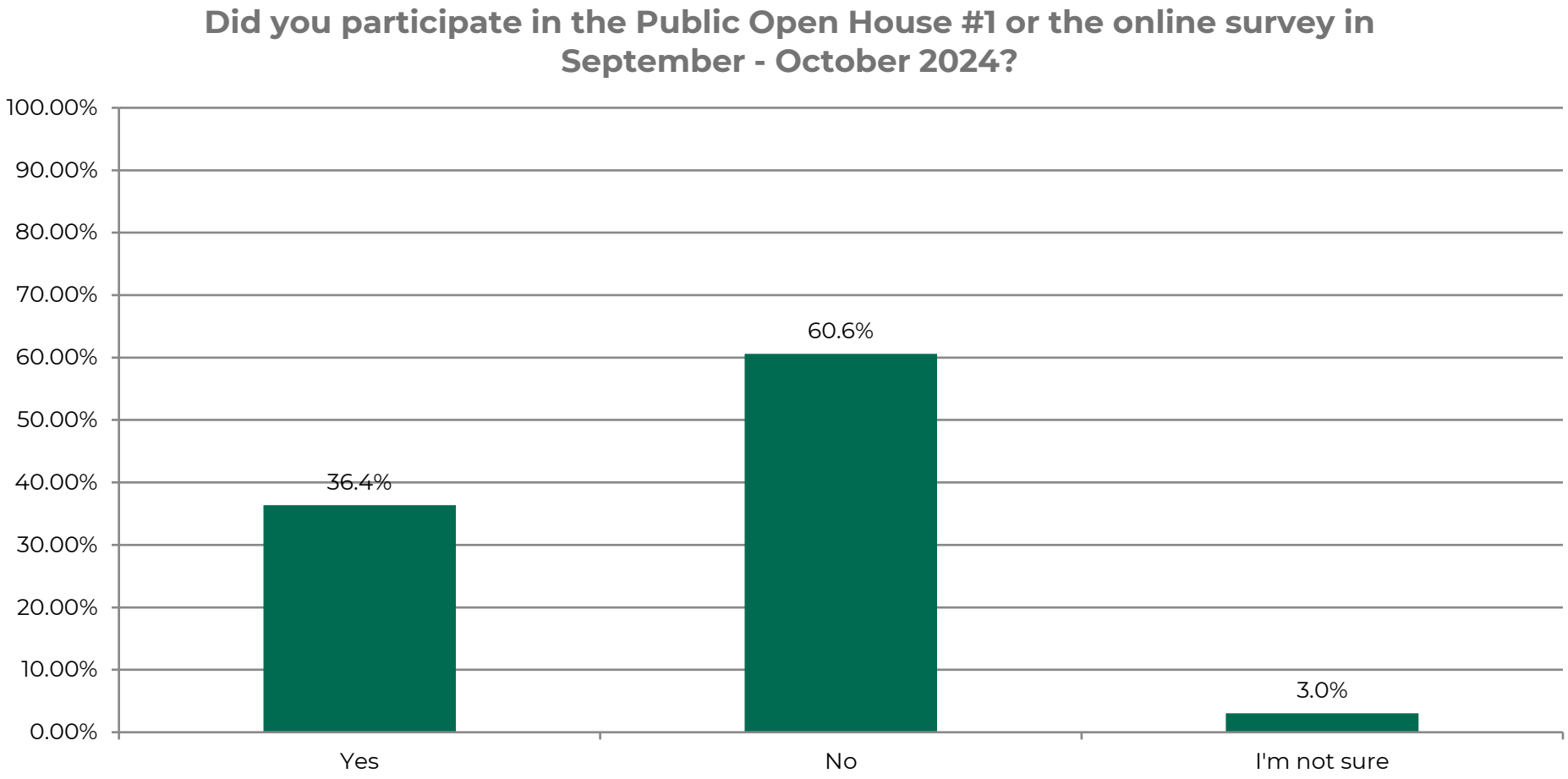

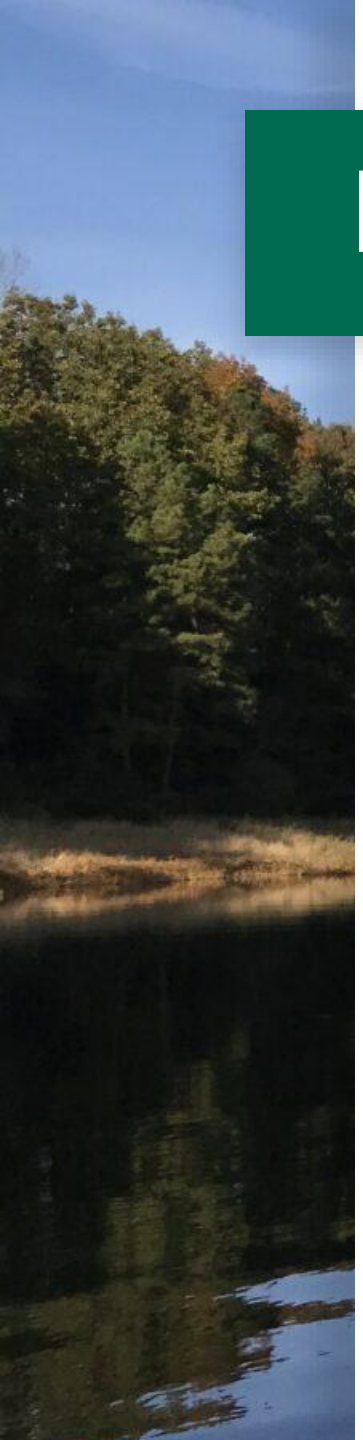

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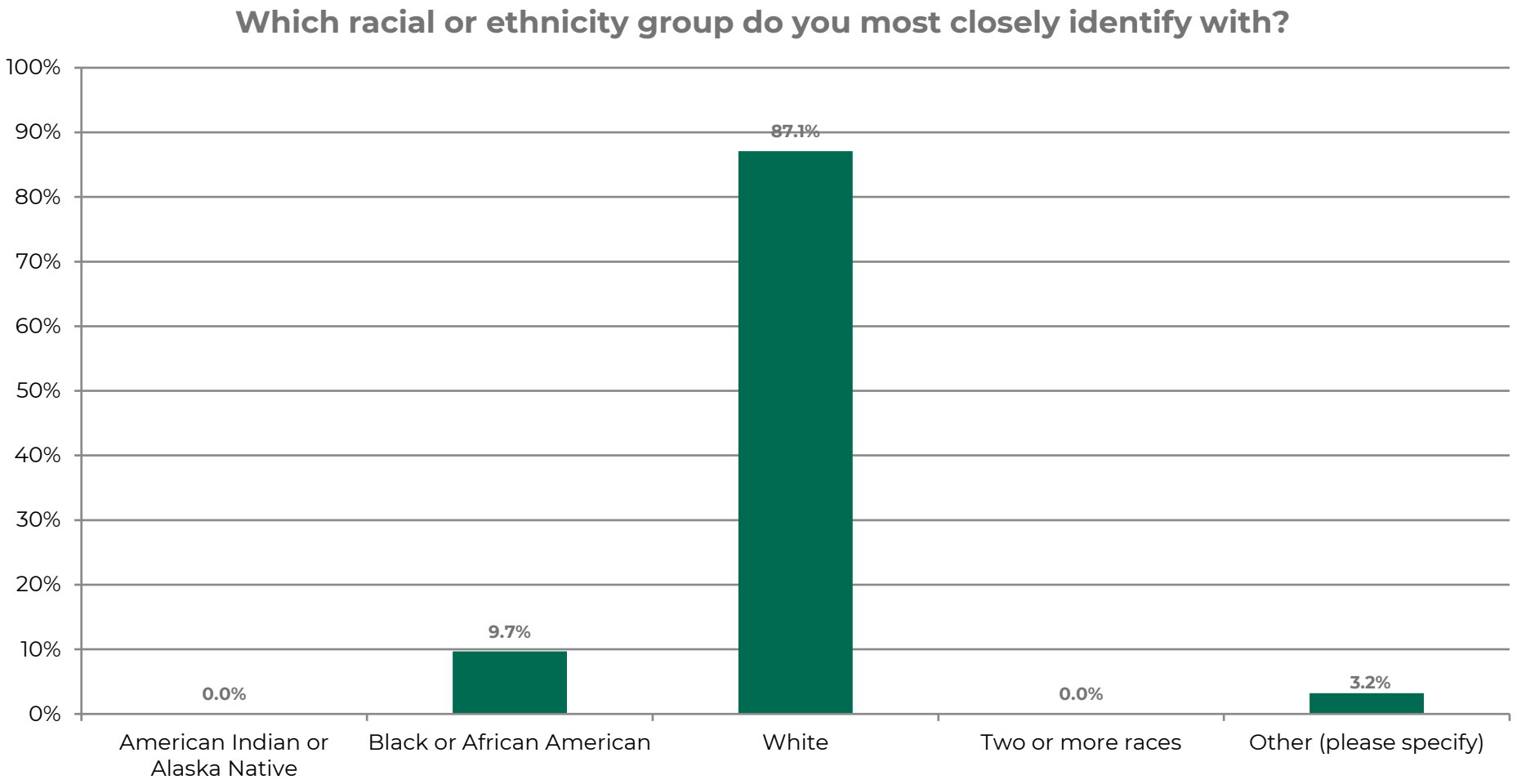

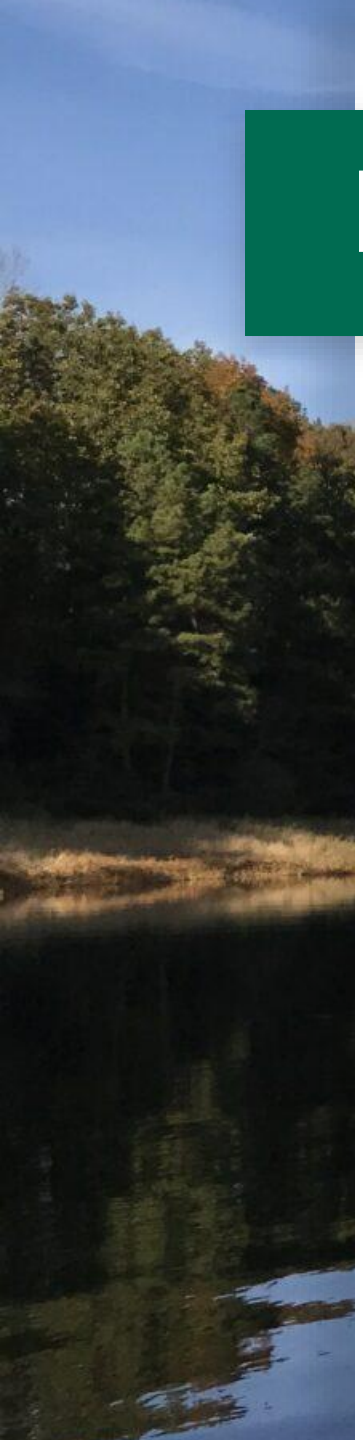

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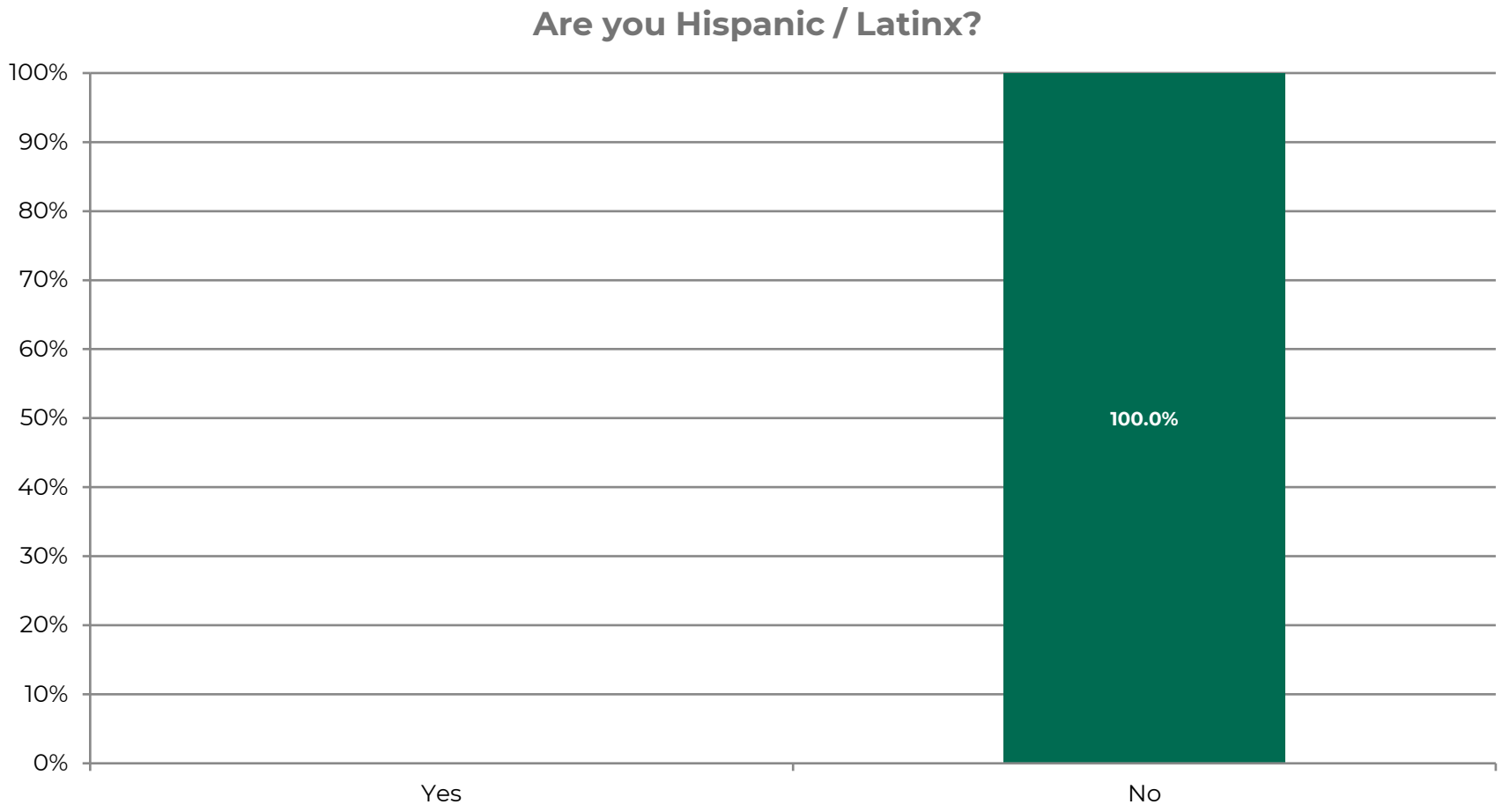

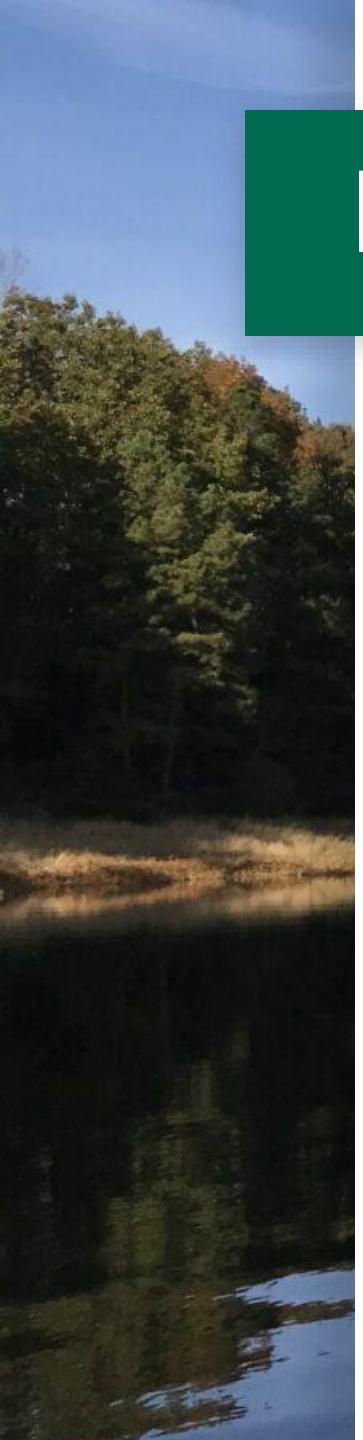

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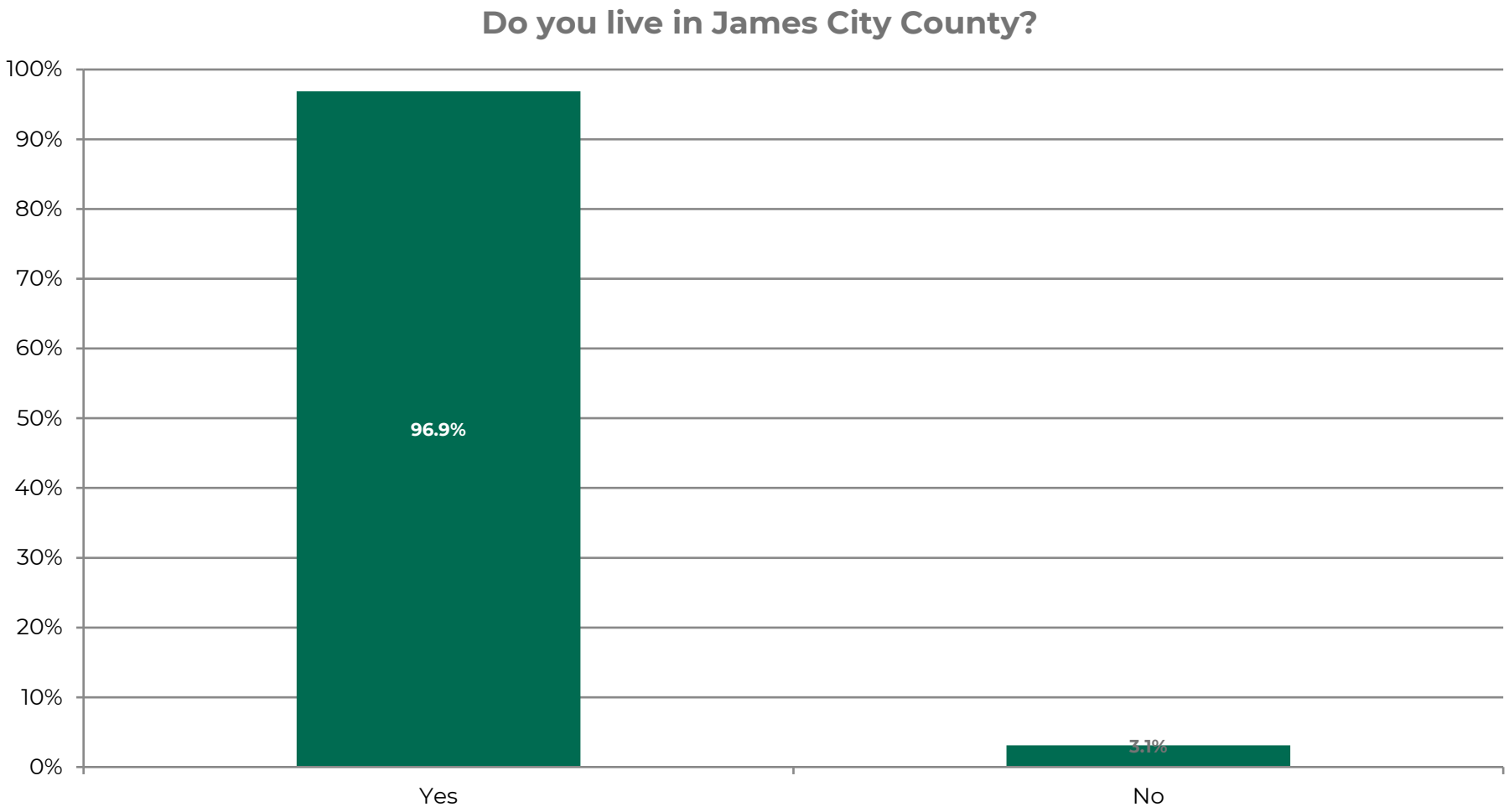

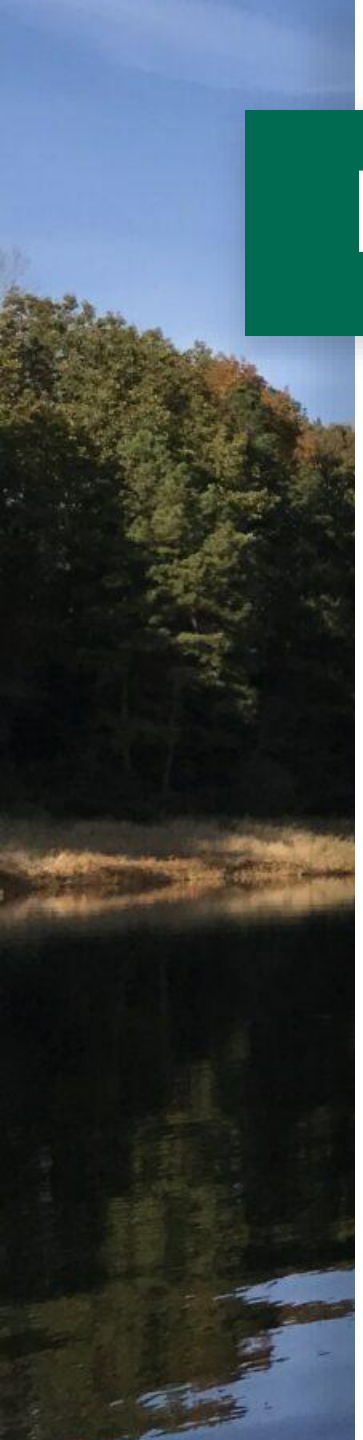

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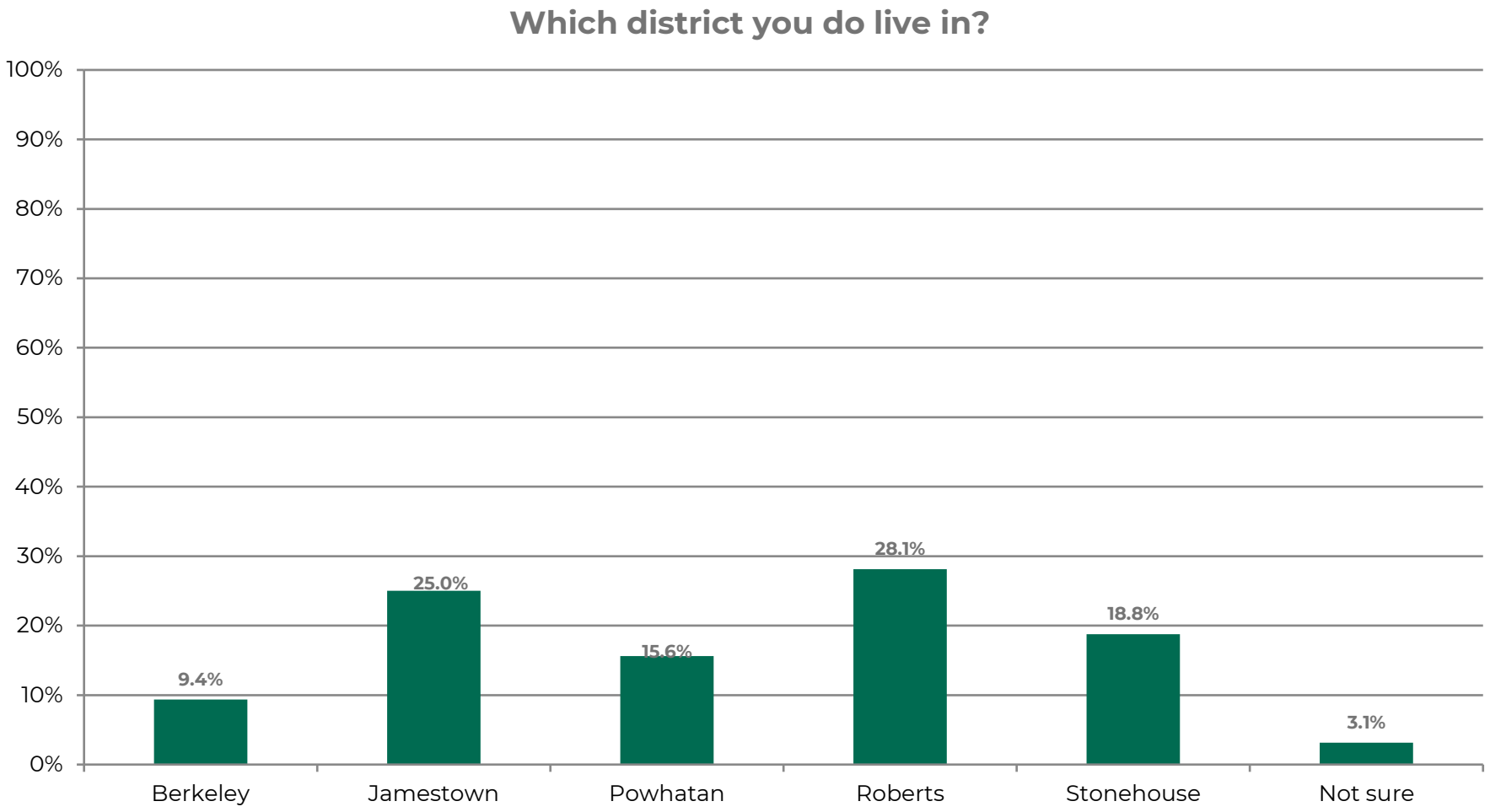

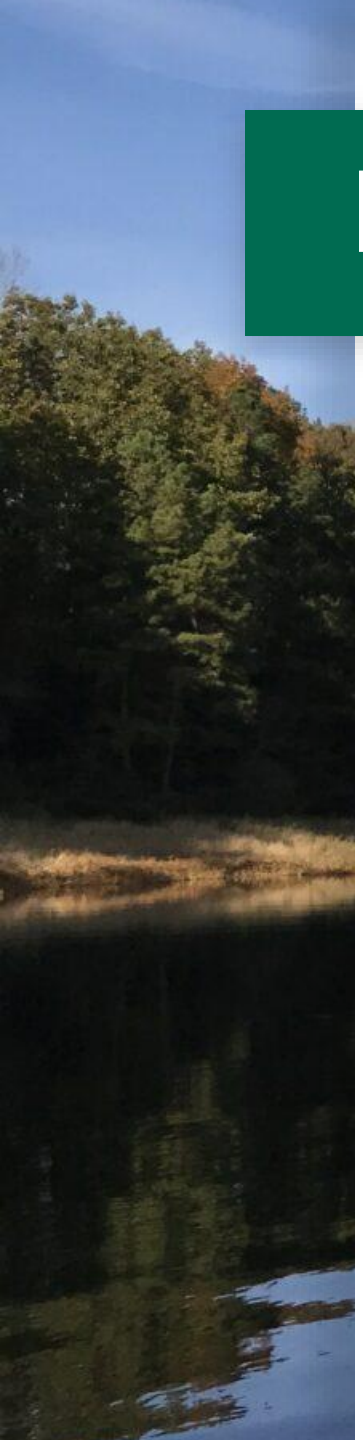

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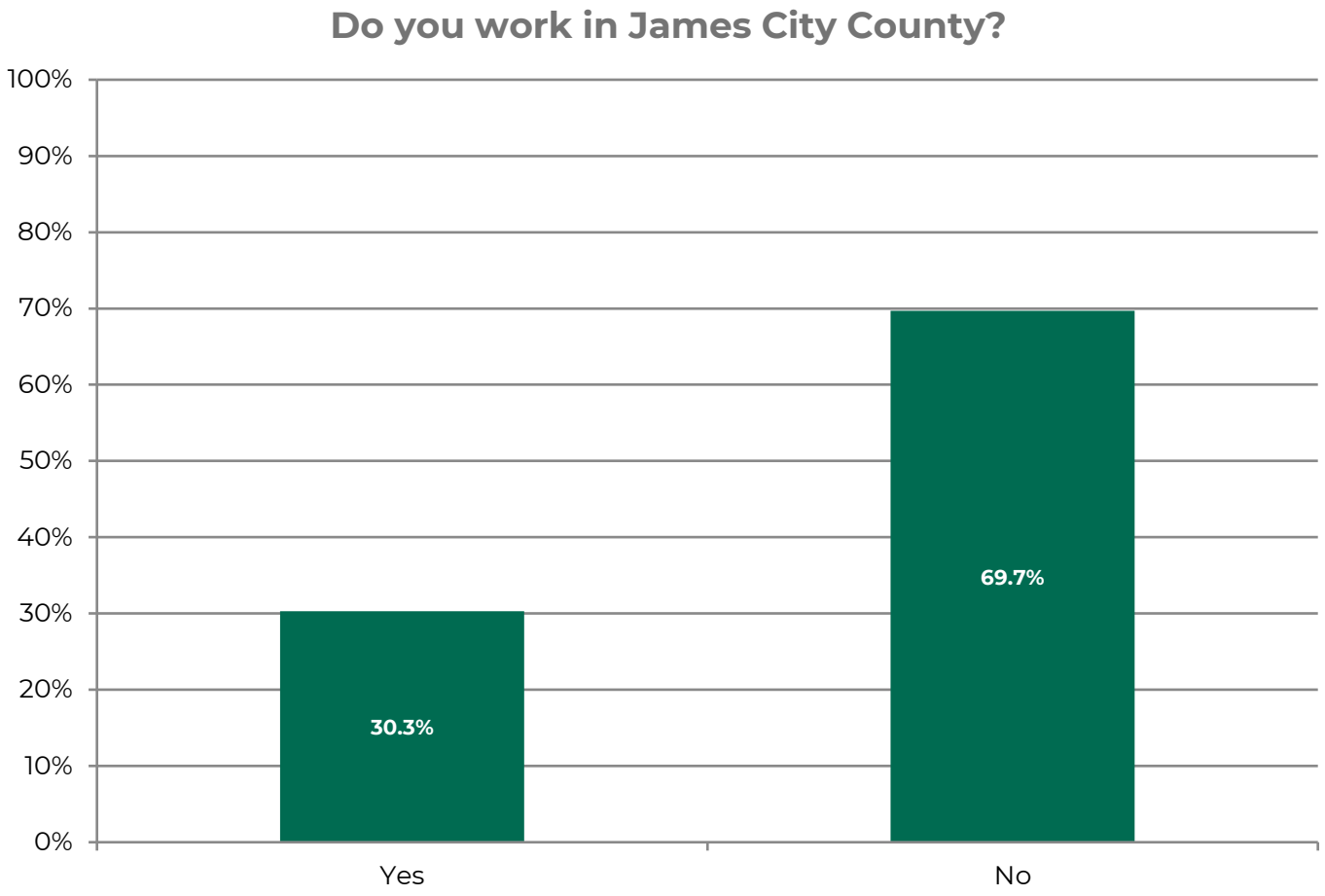

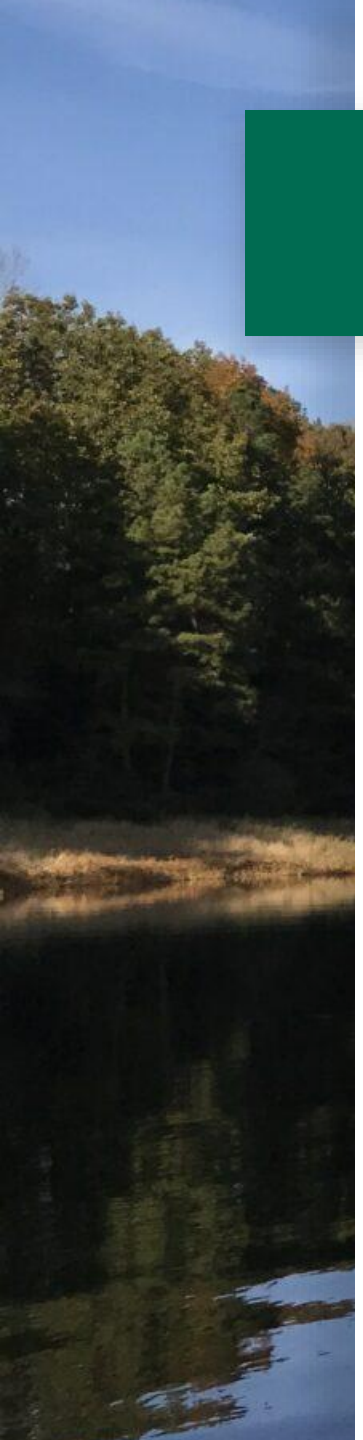

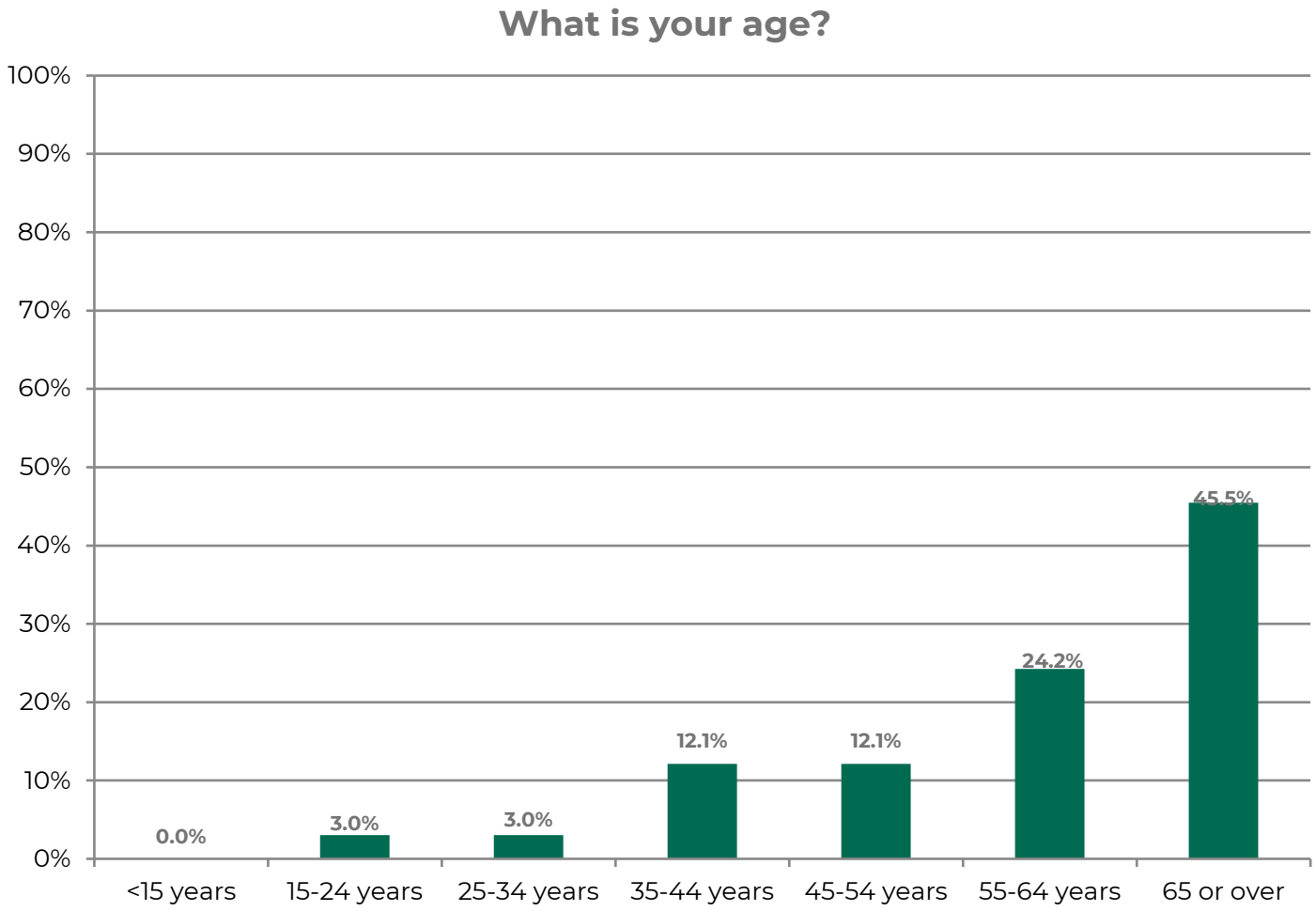
What is your age?
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
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3.0%
3.0%
12.1%
12.1%
24.2%
45.5%
<15 years
15-24 years
25-34 years
35-44 years
45-54 years
55-64 years
65 or over

JAMES CITY COUNTY STRATEGIC PLAN

Public Review Draft

Prepared by Clarion Associates
November 5, 2025

Acknowledgments

James City County would like to extend our gratitude for the time and effort of participating community members, staff, and elected officials whose input enriched the Strategic Plan. The County would like to extend a special thanks to the community members who have participated in engagement processes for the Strategic Plan and other countywide efforts, contributing their ideas and aspirations for a vibrant future.

Board of Supervisors

- Jim Icenhour, Chair, Jamestown District
- John J. McGlennon, Vice Chair, Roberts District
- Ruth Larson, Member, Berkeley District
- Michael J. Hipple, Member, Powhatan District
- Barbara E. Null, Member, Stonehouse District

Project Management Team

- Scott Stevens, County Administrator
- Jason Purse, Assistant County Administrator
- Latara Rouse, Communications Manager

Technical Advisory Group Members

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- Jason Purse, Assistant County Administrator
- Brad Rinehimer, Assistant County Administrator
- Adam Kinsman, County Attorney
- Amy Jarvis, Director, Human Resources
- Arlana Fauntleroy, Director, Parks and Recreation
- Barb Watson, Director, Social Services
- Christopher Johnson, Director, Economic Development
- Doug Powell, General Manager, James City Service Authority
- Grace Boone, Director, General Services
- Mark Jamison, Chief, Police Department
- Patrick Page, Director, Information Resources Management
- Paul Holt, Director, Community Development
- Ryan Ashe, Chief, Fire Department
- Sharon McCarthy, Director, Financial Management Systems
- Cheryl Holland, Budget Manager, Financial Management Services
- Jo Anna Ripley, Assistant Director, General Services
- Monique Myers, Assistant Chief, Police Department
- Tammy Rosario, Assistant Director, Community Development
- Tony Dallman, Assistant Chief, Police Department
- Latara Rouse, Manager, Communications

Consultant Team

- Clarion Associates
- McBrideDale Clarion
- TischlerBise

All photos are attributed to James City County unless otherwise noted.

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James City County: Surveying the Horizon

Leading and managing a vibrant, growing community like James City County requires strategy, foresight, and adaptability to balance the important needs of the present as well as the future aspirations of the community.

James City County's Strategic Plan is the County's guidebook for future investments and the provision of public services and facilities. The Strategic Plan serves as a "living document," intended to help the County direct efforts and resources toward a clearly defined vision for its future and maintain flexibility to navigate changing community conditions as they emerge.

Introduction

What is the Purpose of this Strategic Plan?

For James City County, the strategic plan incorporates the needs and desires expressed by the community, sets out the strategies and investments needed to achieve them, and provides guidance for development of the annual budget and capital improvement plan (CIP) to implement these projects and initiatives. We use this plan to:

1. Focus organizational efforts and resources at all levels.

2. Set and align priorities for staff work plans, funding efforts, and new initiatives undertaken by County departments.

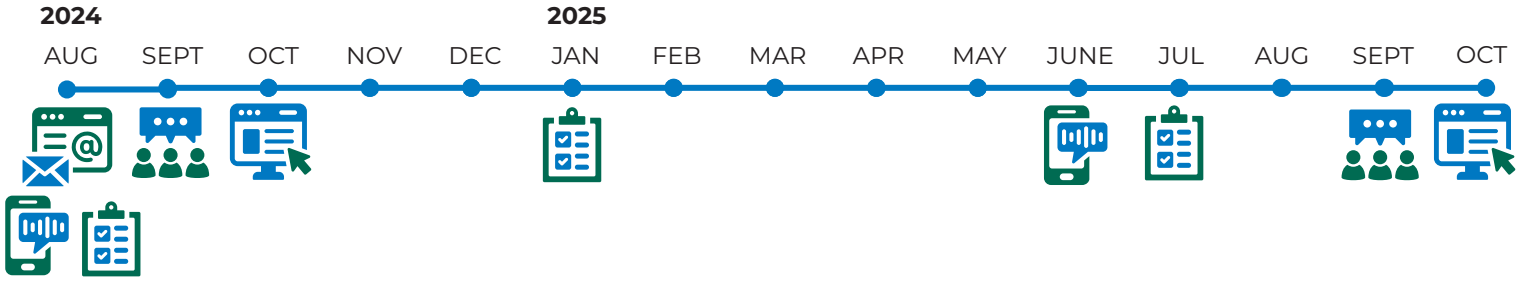
3. Evaluate progress toward achieving the vision.

4. Assess and adjust the organization's direction in response to a changing environment.

This framework for informed decision-making will be used by County leaders and staff to ensure that choices are consistent with the County's long-term objectives. It also promotes transparency and accountability by outlining goals and methods for achieving them. It prepares the County for future challenges and opportunities through proactive planning, and incorporates community input to reflect residents' needs and service priorities.

How this Plan was Developed

Spurred by the near completion of the 2035 Strategic Plan adopted in 2016, James City County's project leadership (the Board of Supervisors, Technical Advisory Group, and Staff Project Team) undertook a nearly two-year planning effort to prepare a new plan focused on the next decade. The 2035 Strategic Plan provided an excellent foundation to jumpstart this process. Launched in the spring of 2024, the process to create a new strategic plan began with meetings with key stakeholders, the community, and staff to gain feedback and input. Feedback from the community members who work and live in James City County was crucial for a positive outcome of the Strategic Plan update. This process identified a need for a plan that could remain integrated with County work plans and budget processes, identify the goals to guide investment in future projects and initiatives, while staying flexible and adaptable to changing needs or priorities. A Technical Advisory Group, made up of departmental leadership and representatives, met throughout the process to share their insights.
Key opportunities for participating in and learning about the plan during this process included:



Strategic Plan Update Website
At the beginning of the project launch, a website was established to share key information and updates on the process. Participants were able to sign up for an email list to receive updates throughout the process.

The Strategic Plan Update Public Open House #1
The first opportunity to participate took place in September 2024. Participants learned about the project, received a "refresher" on the 2035 Strategic Plan, reviewed a status report on implementation progress, and participated in self-guided station activities to share their input.

Board of Supervisors Presentations:
The Project Team met with the Board of Supervisors to provide project updates in August 2024, January 2025, and July 2025.

This Week in James City County (Podcast):
Project updates for the Strategic Plan were featured in two separate episodes, in August 2024 and June 2025.

The Strategic Plan Update Public Open House #2:
The final opportunity to participate took place in September 2025. Participants were able to view copies of the draft Strategic Plan and provide feedback on the Guiding Principles, Goals, and overall plan. Participants navigated self-guided station activities to share their input.

Online Survey: Participants were able to share their input in an online survey with the same questions as the public open house activities. The online surveys were available for a number of weeks after Public Open House #1 and Public Open House #2.

Overview of this Plan

The James City County Strategic Plan is organized into a framework with five components.

1. **MISSION**
Defines the James City County government's core purpose and commitment to the community.

2. **VALUES**
Core principles and beliefs that James City County employees strive to achieve in their work.

3. **GUIDING PRINCIPLES**
Foundational statements that guide the work of James City County employees in serving the community, through decision-making, setting priorities, and carrying out the mission.

4. **GOALS**
Intended outcomes focused on specific community planning topics, creating a linkage between the Guiding Principles and Actions.

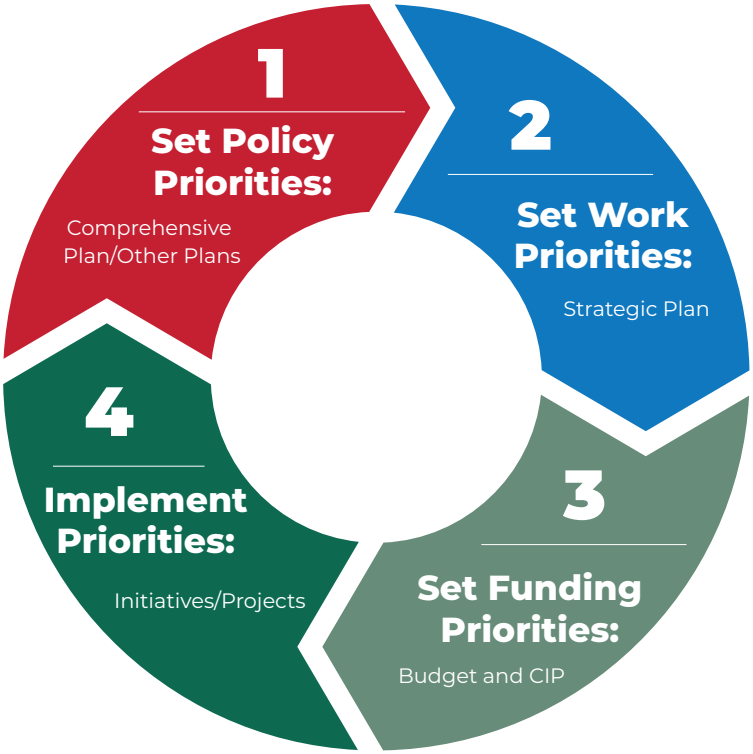
5. **ACTIONS**
Implementation approaches that set out new programs, initiatives, investments, or other actions that can be undertaken to support the Goals of the Strategic Plan.

All Hands on Deck

The Strategic Plan plays a broader role in guiding a county's government operations than the Capital Improvement Program (CIP) alone. While the CIP is a five-year document that lives within the county's budget and focuses on prioritizing and funding specific capital projects through the budgeting process, the Strategic Plan provides the overarching framework that connects daily work to long-term goals. It helps guide employees' decisions and priorities across all departments, ensuring that actions align with the community vision.

Importantly, the implementation of community ideas extends beyond the Strategic Plan—those ideas are also reflected in the Comprehensive Plan, the CIP, and other policy and program documents that together shape how the county invests, grows, and serves its residents. The graphic on the right outlines the Strategic Plan cycle at work.

Throughout this process, two priorities emerged for this Strategic Plan from the community, staff, and leadership: **accessibility** and **adaptability**.



Accessibility

The Strategic Plan should be easily understood by and accessible to members of the public. Every James City County staff member at all levels should be able to see the connection between their work and the Mission, Values, and Goals of the Strategic Plan.

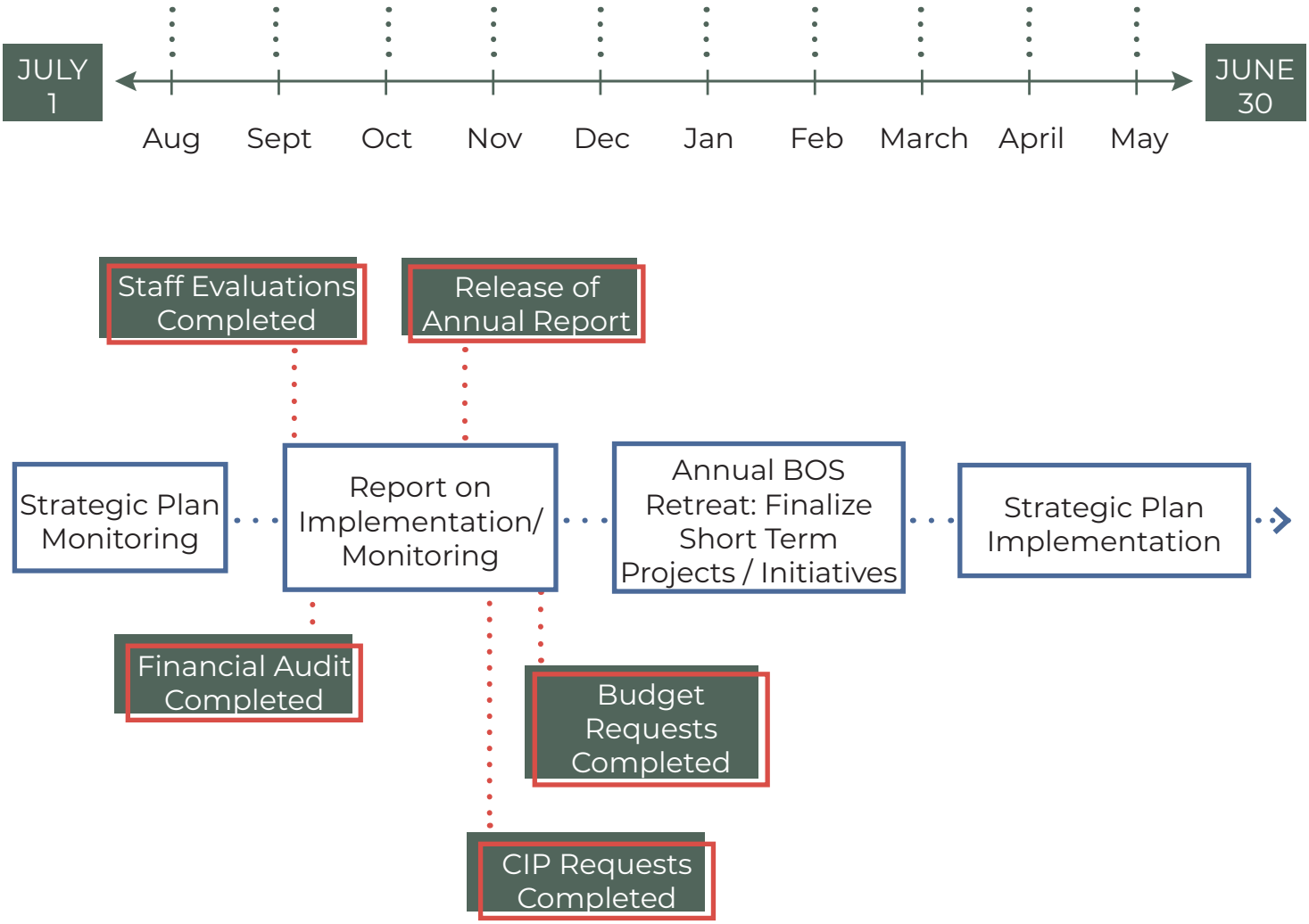
Adaptability

A strength of the previously adopted Strategic Plan, which has guided the work of James City County for almost a decade, were the 2035 Goals. The Strategic Plan Goals continue to be important to support the alignment of work priorities by JCC departments. This Strategic Plan should be a "living document," allowing James City County to remain adaptable and agile during unforeseen events or shifting priorities to continue to meet the needs of the community.

Updating the Strategic Plan Over Time

The County will revisit the Strategic Plan annually as part of the budget and CIP process. A full Strategic Plan update should occur every five years, coordinated with the Comprehensive Plan update.

Leveraging the Strategic Plan



Mission & Values

Our Mission

We work in partnership with all citizens to achieve a quality community.

Our Values

Integrity

Earning confidence and respect by aligning our values, words and actions.

Collaboration

Making better decisions by building partnerships and sharing knowledge and resources.

Excellence

Providing outstanding customer service by striving to be the best in everything we do.

Stewardship

Improving our quality of life by safeguarding and enhancing the resources entrusted.

Civility

Treating all individuals with dignity and respect by building trust, practicing active listening, and maintaining professionalism.

Guiding Principles

Guiding Principles for James City County Operations

The operations and the decision-making of James City County will be guided by the following Principles.

Service-Focused

We are service-focused and work to achieve a positive customer experience.

Fiscally Efficient

We prioritize fiscal efficiency when balancing decisions regarding operations, investments, and available resources.

Transparent Communications

We achieve transparent governance through clear communications and sharing critical information about the County's efforts and actions with the community.

Goals

The James City County Strategic Plan supports achievement of eight Goals, which describe the important topics and outcomes that the County seeks to address in its work. The Goals provide direction for decision-making, resource allocation, the development of new programs and initiatives, and guiding daily operations. The Goals can serve as a framework to align all efforts with the needs and desires of the community.

Protect Community Character and Enhance the Built Environment

Collaborate with James City Service Authority to Secure a Sustainable Long-Term Water Supply

Deliver Exceptional Public Services

Recruit and Retain a Skilled Workforce

Support a Growing and Diverse Local Economy

Collaborate to Provide High Quality Education

Invest in Modern Infrastructure and Technology Systems

Preserve and Support the Development of Attainable Housing

Setting Sail: Actions

Focusing on the needs and priorities of local residents, James City County is charged with managing financial resources, providing public services and facilities, and enforcing the laws of the community. The approach for addressing community priorities through this work is articulated in the Guiding Principles and Goals of this plan. The Actions identify more specifically the types of actions the County will implement to achieve community goals. These are intentionally designed to be flexible to allow County leaders to adjust to unforeseen circumstance and to adapt to future economic and fiscal conditions. They provide general direction for future action to be taken to achieve Plan goals and are not intended to be an exhaustive list, allowing for future project and initiative ideas to be considered on an annual basis.

What did residents say about this topic?
Community members expressed that protecting community character is a priority for them. In particular, they shared that community development, land use planning, and stormwater management are important public services for the County to prioritize.

Protect Community Character and Enhance the Built Environment

James City County's unique historic assets, natural environment, rural character, hometown feel and attractive developments will be protected and maintained over time. Community corridors and older developed centers and neighborhoods will be enhanced and revitalized.

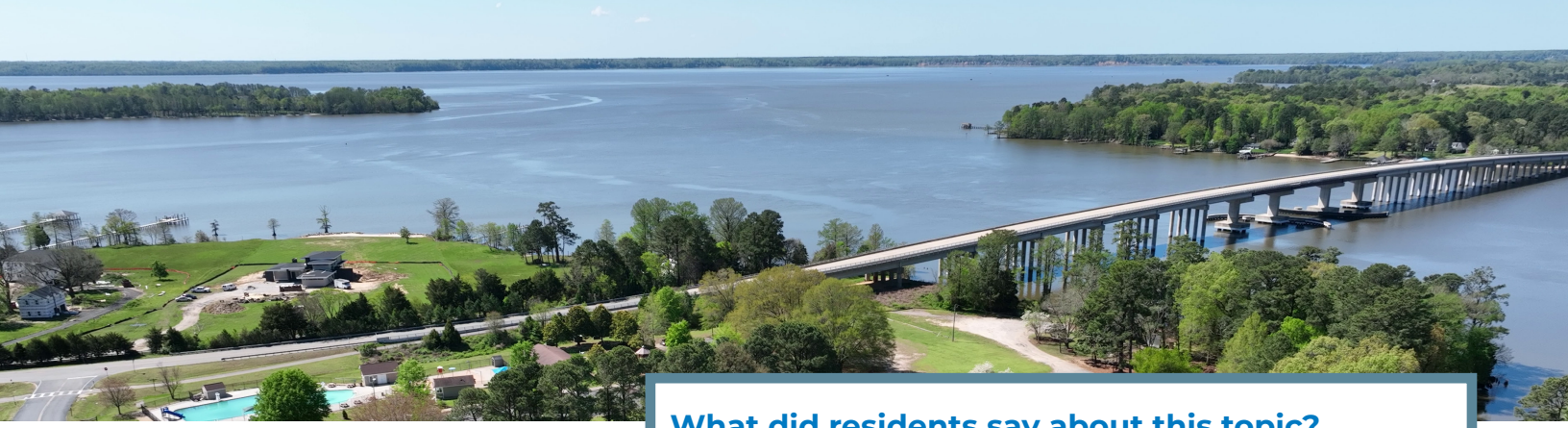
Examples of initiatives, programs, and investments that James City County may pursue or support to achieve this Goal could include:

Comprehensive Plan: Progress in this Goal can be facilitated through continued implementation of the Comprehensive Plan and future updates to the plan as necessary. This includes use of the Character Design Guidelines to protect the character of the County, exploring emerging technologies in renewable energy to protect unique rural character, preserving natural resources, and encourage placemaking.

Conservation and Environmental Programs and Stormwater Management: Watershed management retrofits and continued preservation investments through the Open Space program are examples of conservation and environmental programs to support this Goal. Stormwater management and flood mitigation—which are implemented across the CIP, Comprehensive Plan, and in alignment with the Strategic Plan—are important ways to enhance and protect the natural environment.

Transportation Projects: Transportation-related capital projects could include transit stop improvements, VDOT drainage improvements, obtaining transportation match projects to improve sidewalk connections or implement road diet improvements, and pursuing funding for multimodal transportation infrastructure and facilities.

Zoning Ordinance: Evaluating changes to the Zoning Ordinance will support community character and enhance the built environment, including amendments that incorporate recommendations of the Colonial Soil and Water Conservation District and re-examining lot sizes and clustering provisions to encourage preservation of forested and agricultural land.



What did residents say about this topic?
Community members shared that securing a long-term water supply is a critical priority.

Collaborate with James City Service Authority to Secure a Sustainable Long-Term Water Supply

James City County and James City Service Authority (JCSA) will collaborate to provide an adequate, potable, long-term water supply that is financially sustainable for the County's current and future community members and businesses.

James City County Service Authority operates as a separate enterprise organization from the James City County government. As such, James City County can support the JCSA through coordination with the JCC Supervisors who serve on the JCSA Board, and by acting as a partner in guiding to support their efforts.

Sustainable Water: Continue to participate in HRSD's Sustainable Water Initiative for Tomorrow (SWIFT) initiative, which is an innovative water treatment project in eastern Virginia designed to further protect the region's environment and enhance the sustainability of the region's long-term groundwater supply.

Public Wells: Continue to proactively monitor public wells, which are distributed throughout the County, in an effort to collect comprehensive water quality data, allowing JCSA to establish trends in groundwater levels to help support future water supply decisions.

Land Regulation and Design Standards: Develop Design Standards and require their implementation as part of development projects. When used in coordination with site plan review, Special Use Permits (SUPs), or rezoning, design standards can be an effective technique in preventing groundwater contamination in wellhead protection areas. Regulations can continuously be evaluated for consideration and discussion of emerging land uses that may impact water supply, such as data centers.

Irrigation: Continue efforts to limit irrigation with public water to conserve the County's water supply.

Alternative Supply and Conservation Projects: Continue to explore alternative sources of a long-term water supply. Support alternative water supply and conservation projects, such as collection and use of stormwater, reuse of gray water, and reclamation of wastewater, where practical and financially feasible. Identify projects that might benefit from such applications, such as golf course irrigation or new residential, commercial, or industrial uses.

What did residents say about this topic?
Community members expressed that providing exceptional public services was a priority for them. In particular, they shared that public safety and libraries are important community priorities.

Deliver Exceptional Public Services

James City County will provide an exceptional quality of life to its community members by focusing on the provision of public services and facilities that meet the needs of a changing population. The County will do this by maintaining a safe environment for its community members, improving services to the County's aging population, enhancing parks and recreational offerings, providing effective assistance to the County's underserved populations, improving County communications, and maintaining and modernizing community facilities.

Examples of initiatives, programs, and investments that James City County may pursue or support to achieve this Goal could include:

County Operations and Customer Service: Dedicated workforce at all levels committed to providing outstanding customer service, maintenance of clean facilities, and performance of high quality, efficient, and effective work with accuracy and attention to detail.

Maintenance and Improvement to Existing Facilities: Ensuring sufficient capital for the maintenance of existing County buildings and the development of new facilities, such as the proposed Government Center, to meet ongoing needs.

Libraries: Supporting the library system, such as funding and construction of a new County library addition or facility.

Parks and Recreation: Improvements and renovations to the buildings and facilities for recreational opportunities.

Fire and Police: Renovations and expansions of existing buildings and facilities, purchase of new equipment, and maintenance of existing and fleet vehicles and purchase of new as needed.

Communications: Continue to provide clear, effective communication of information to county residents. Explore opportunities to create a sense of place and identity or "hometown pride" for living and working in James City County.

What did residents say about this topic?
Community members expressed their support for the addition of this Strategic Plan Goal to recruit and retain a skilled workforce for County employees.

Recruit and Retain Skilled Workforce

Consistently deliver high quality and reliable public services by recruiting and retaining a qualified and skilled County staff team. Recruitment and retention efforts will reduce employee turnover and support consistent public service delivery.

Examples of initiatives, programs, and investments that James City County may pursue or support to achieve this Goal could include:

Retention and Recruitment Programs:
County initiatives support efforts for the recruitment of new high-quality talent and the retention of current County employees.

Competitive Compensation and Benefits:
Continue to offer competitive pay to employees by using a market-based pay system that compares County positions with those in local public and private sector organizations performing similar work, including competitive benefits packages to support its employees.

What did residents say about this topic?
Community members expressed support for economic development through the provision of exceptional public services. These services create the quality of life that attracts new employment, and in return, new businesses expand the local tax base and support investments in public services.

Support a Growing and Diverse Local Economy

James City County will support the expansion and diversification of the local economy by providing the regulatory framework to support business development. The County will support and partner on economic development marketing and recruitment efforts and foster the development and expansion of businesses.

Examples of initiatives, programs, and investments that James City County may pursue or support to achieve this Goal could include:

Rural Economic Development: Identify rural economic development opportunities through creating community infrastructure, addressing challenges, and fostering support for jobs and businesses. Examples could include creating a capital loan or financial incentives program or developing an agricultural incubator program.

Historic and Sports Tourism: Support partnerships for historic and sports tourism efforts in the County.

Small Businesses: Promote strategies and develop programs to encourage new and support existing small businesses, including women-owned and minority-owned businesses. Continue to pursue incentives for businesses within certain areas in the County, such as Opportunity Zones, Foreign Trade Zones, Tourism Zones, or other opportunities.

Partnerships with Key Organizations: Collaborate with partner organizations and regional entities for workforce development and training initiatives. Partner with William & Mary and Virginia Peninsula Community College and other partners to support business recruitment. Assist and collaborate on opportunities for public transit that support access to economic and business centers within James City County. Other opportunities for collaboration may include the William & Mary Entrepreneurship Hub.

What did residents say about this topic?
Community members shared that providing high quality education is a priority and emphasized wanting to see more investment in schools.

Collaborate to Provide High Quality Education

James City County will support high quality education by focusing primarily on its core fiscal responsibility of funding high quality public schools through joint facility planning efforts with Williamsburg-James City County Schools, and by collaborating on opportunities to support other education efforts in the County.

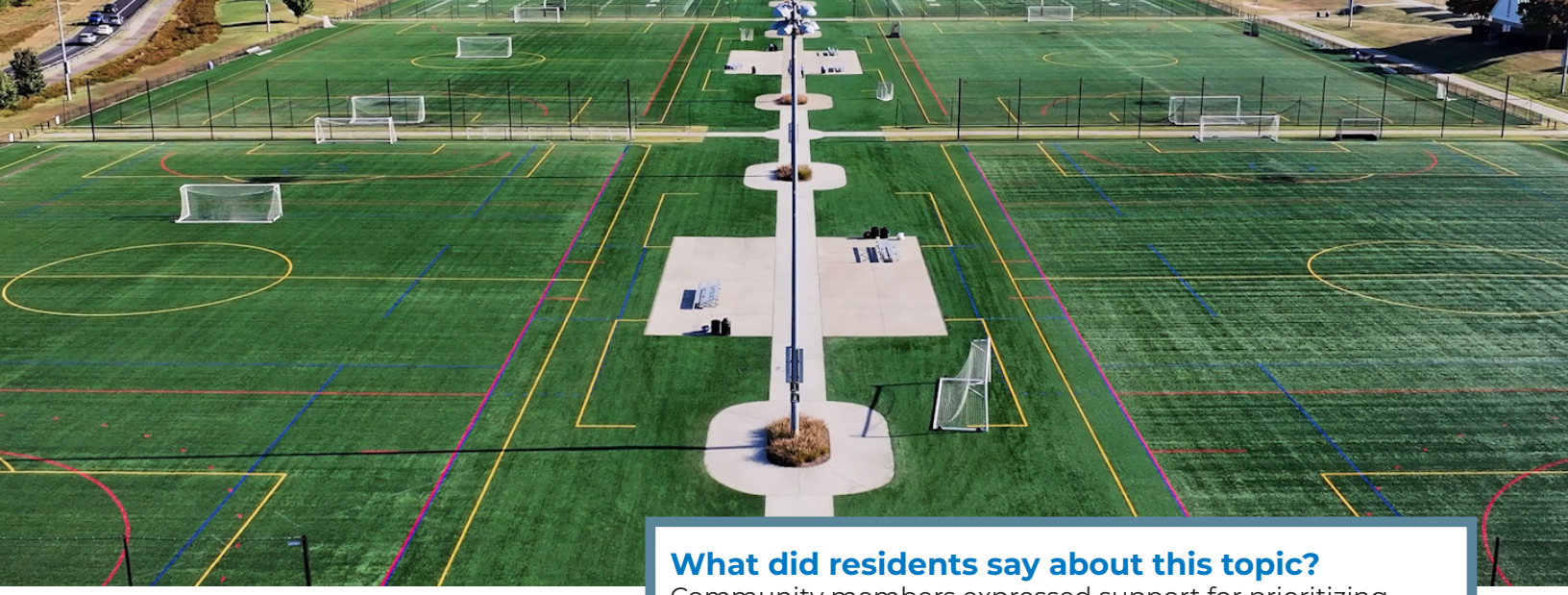
Examples of initiatives, programs, and investments that James City County may pursue or support to achieve this Goal could include:

Educational Buildings and Facilities: Dedicate funds and support investment in capital projects for education buildings and facilities. Examples may include more space for pre-kindergarten education, expansion of Jamestown High School, installation of elementary school bus canopy, and major maintenance of existing schools and playgrounds.

Collaboration and Partnerships: Encourage co-location of pre-school programs and classrooms throughout the County in public and private schools, businesses, religious institutions non-profits, and others. Explore partnership opportunities with community members and other organizations to support educational programming.

Strategic Planning: Partner on implementation of Williamsburg-James City County Schools Strategic Plan.

Photo Credit: WIliamsburg-James City County Schools.



What did residents say about this topic?
Community members expressed support for prioritizing efficient and sustainable local government operations. The technical systems that support public services are key contributors to the quality of service. In addition, sustainability is an important idea to community members.

Invest in Modern Infrastructure and Technological Systems

The County will undertake strategic investments to modernize infrastructure and technology to enhance the quality of life provided to its community members, address the changing needs of its population, and improve the prospects for growing new businesses. These investments will be funded using sustainable approaches that will maintain the fiscal health of the County.

Examples of initiatives, programs, and investments that James City County may pursue or support to achieve this Goal could include:

Sustainability: Explore ways to integrate sustainability in County operations or facilities or encourage more sustainable practices in local businesses, such as emerging technologies in renewable energy.

Modern Software: Update software used for County operations, such as payroll and real estate assessment.

Long Term Planning: Develop an enterprise architecture plan (technology plan) to support future technology needs.

What did residents say about this topic?
Community members expressed support for adding a new Strategic Plan Goal related to attainable housing. Participants shared that improving access to housing that is affordable for all households types is an important priority for the community.

Preserve and Support the Development of Attainable Housing

Support the development of housing that is adequate for all households to meet their needs. James City County will support strategies to facilitate the development of attainable housing for seniors, special needs populations, and to address homelessness.

Examples of initiatives, programs, and investments that James City County may pursue or support to achieve this Goal could include:

Adaptive Reuse Programs: Support adaptive reuse of old commercial buildings to new housing. Investigate funding resources to support adaptive reuse.

Funding and Capital Projects: Amend the County's Capital Improvement Program to consider housing options on public land where new public facilities are being developed. Apply for funding from Virginia Housing to support projects in defined redevelopment and revitalization areas. Identify land that would be suitable for purchase by the County and make it available for development or redevelopment of workforce housing. Seek grant funding to construct affordable senior housing.

Partnerships and Community Assistance: Investigate community land trust and/or other public-private partnerships to support attainable housing efforts. Develop rental support programs, such as local rental assistance or rental housing subsidies. Continue to support, through marketing, partnering, and other means, nonprofit and community groups such as Housing Partnerships, Inc., Habitat for Humanity, Community Action Agency, and Project: HOMES. These organizations have established programs providing emergency home repair; preventive maintenance; and counseling in home finance, rental assistance, budgeting, and sanitary health conditions.

New Policies: Develop a plan to address health, housing, and job placement needs of homeless, lower income, and special needs populations.

Anchoring Our Future

The James City County Strategic Plan charts a course for the future built on the County's Mission and Values and the many policy documents, including the Comprehensive Plan, that describe the vision for James City County in future decades. This vision for the future will be implemented through actions that support the Actions of this Plan. This Plan is also designed to be flexible and provides guidance through Plan Goals that County leaders can leverage when navigating future challenging waters that may lie ahead.

In the coming decades, the next generation of residents and leaders in James City County will be able to look back on this plan and recognize the intentional efforts taken to anticipate the community's future needs. The decisions and actions that will be guided by this Plan will ensure that future generations have the same or better opportunities, resources, and quality of life as the current generation.

JAMES CITY COUNTY

Strategic Plan

M E M O R A N D U M

DATE: November 12, 2025

TO: The Board of Supervisors

FROM: Christy H. Parrish, Zoning Administrator

SUBJECT: Adoption of Board Policy to Address Data Center Facilities

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At its meeting on September 9, 2025, the Board of Supervisors (the "Board") approved an amendment to the James City County Zoning Ordinance requiring a Special Use Permit for Data Center Facilities in the M-2, General Industrial District. At the meeting, the Board directed staff to further develop a Board policy to help mitigate such impacts should a future Data Center Facility request be submitted.

At the Board's Business Meeting on October 28, 2025, staff presented a draft Data Center Facilities policy to help mitigate such impacts for discussion. The Board discussed the draft policy and did not recommend any changes. The Board further directed staff to bring the policy back to a future meeting for consideration and adoption.

Staff recommends the Board approve the attached resolution.

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Attachment

R E S O L U T I O N

ADOPTION OF BOARD POLICY TO ADDRESS DATA CENTER FACILITIES

WHEREAS, the recent developments of data centers in Virginia has generated concerns that such facilities may adversely affect James City County; and

WHEREAS, the Board of Supervisors of James City County, Virginia (the "Board"), adopted amendments to the James City County Code, Chapter 24, Zoning, on September 9, 2025, to define and permit Data Center Facilities in the M-2, General Industrial Zoning District as a specially permitted use; and

WHEREAS, the Board further directed the development of a comprehensive Board policy to address expected land use impacts of data centers; and

WHEREAS, on September 9, 2025, and October 28, 2025, the Board was presented with an assessment, research, and best practices concerning data center facilities.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby establishes the following Data Facilities Policy (the "Policy"):

Land use applications for data centers should be developed consistent with this Policy. Conditions may be imposed upon individual Special Use Permits (SUPs) for data centers to ensure consistency with this Policy and to mitigate negative impacts associated with a data center.

1. Location Guidance

   a. Data centers should be located on property inside the Primary Service Area.
   b. Data centers should not be located within 400 feet of occupied dwellings or within 250 feet of historic, cultural, recreational, special flood hazard areas, and environmentally sensitive areas and resources. Data centers should incorporate appropriate setbacks, buffers, and screening to address proximity to the above-named areas. For the purpose of this policy, the recommended distances shall be measured from the fenced area of the data center.
   c. Data centers should avoid the disturbance of habitat cores, blocks, and corridors connecting habitat areas.
   d. Data centers should have principal access from roads meeting Virginia Department of Transportation ("VDOT") standards. While collector or arterial roads are preferred, access from local roads may be considered. Principal access from roads not meeting VDOT standards, local roads through neighborhoods or platted subdivisions, or across railroad tracks are not acceptable, and secondary or construction access from these roads and across railroad tracks is discouraged.

2. Design Elements Guidance

   a. The design of a data center should include and incorporate adaptive measures for future reuse of the structures comprising the data center.
   b. Data centers should include colocation spaces and resources for local server deployments or be located in proximity to the end-users they serve in order to deliver faster services.
   c. Building facades should be consistent with the Character Design Guidelines contained within the Comprehensive Plan.
   d. All fencing should be black vinyl coated and should be limited to 8 feet in height. Fencing may not be placed in any front landscaping areas that are adjacent to a public road. Barbed or razor wire fencing is not permitted for use.
   e. All components of a data center should be screened from any public right-of-way and adjacent properties with a minimum 50-foot-wide vegetated buffer internal to the property lines and 100-foot-wide vegetated buffer adjacent to public rights-of-way. Existing vegetation within the buffer should be retained to the greatest extent possible and supplemented as necessary with additional native plantings, and the evergreen tree and shrub mixture should be increased from at least 35% to at least 45%. Additional evergreen trees should be utilized and placed to reduce noise from the data center and to screen the view from public streets and nearby properties. An inventory of existing vegetation in the buffer areas shall be provided as part of the site plan to verify the quantity of existing vegetation.
   f. Damaged or outdated equipment containing hazardous materials should not be stored on-site unless it is within a hazardous material and chemical storage container that meets Occupational Safety and Health Administration and Environmental Protection Agency standards, as determined by the County Fire Chief or designee. The location of such storage container should be shown on the proposed Master Plan. Should such a storage container not be used or available, a written plan should be provided detailing how damaged equipment will be stored or processed so that hazardous materials will not come into contact with soil, groundwater, or surface water.

3. Noise Impact Guidance

   a. A sound study prepared by a professional engineer licensed in the Commonwealth in accordance with ISO 9613 acoustics standards should be submitted and include the following minimum elements:
      i. Pre-construction survey assessing the existing ambient noise environment of the proposed data center site including measurements between the hours of 11 p.m. and 5 a.m., from a minimum of the four corners of the property or proposed property lines. “Ambient noise environment” is defined as the normal or existing level of noise from existing conditions or activities at a given location.
      ii. A sound modeling study that demonstrates the maximum sound levels specific to the proposed site topography, layout, and building type, scale, height, and construction proposed.

iii. The sound modeling study must include recommendations for sound mitigation measures, if they are necessary for the data center to comply with maximum sound levels.

iv. A post-construction sound survey completed no earlier than one month and no later than 12 months following issuance of the Certificate of Occupancy to demonstrate compliance with maximum sound levels during operation with all existing and planned equipment.

a. Data centers and associated ancillary equipment should not produce any sound that exceeds the existing ambient noise captured in the sound study or fifty-five decibels (55 dB), whichever is greater, when measured from the four corners of the property or proposed property lines.

b. All equipment used for cooling and backup generators should be contained within an enclosed building or should be attenuated through sound mitigation measures including, but not limited to, sound muffling materials and should be screened by a wall or a similar barrier. All generators must meet or exceed Environmental Protection Agency Tier 4 emission standards and routine generator testing should be limited to weekdays between 9 a.m. and 5 p.m.

4. Water Consumption Guidance

a. Data centers should be connected to a public water system and should not use wells for any water needs.

b. Applicants should ensure sufficient water capacity to serve the proposed data center by consulting with the public water purveyor and incorporating any suggested water-reducing measures into the plan of development. Evidence of the consultation should be submitted with the initial SUP application.

c. Data centers should use closed-loop liquid cooling systems or other methods to reduce water usage to the least possible for the proposed development.

d. A Water Conservation Agreement should be submitted and approved by the James City Service Authority or any other applicable water purveyor, and should include water conservation measures such as:

i. Time and frequency of any maintenance of the closed-loop liquid cooling system, such as draining, flushing, and refilling;

ii. Limitations and use of irrigation systems and irrigation wells;

iii. Incorporating landscaping materials such as drought-tolerant plants; and

iv. Use of water-conserving fixtures and appliances.

5. Electricity Consumption Guidance

a. Applicants should develop and submit energy-efficient design standards to demonstrate energy efficiency of the site and equipment for the proposed data center.

b. Data centers should seek energy to use from renewable systems on-site or within the grid region.

c. The closest point of any data center should be located within two miles of an existing transmission line within the County or an adjoining locality. Any electrical lines from the data center to a substation or point of interconnection should be located underground. For the purpose of this

policy, the recommended distances shall be measured from the fenced area of the data center.

d. Applications for data centers should identify existing electric distribution or transmission infrastructure that may need to be upgraded for the data center. Any new or upgraded electrical power poles or electrical lines or connections should be located underground.

6. Special Use Permit Applications

a. To help staff analyze the impacts of any proposed data center, the SUP application should include the following:
   i. A Construction Management Plan detailing the construction schedule, construction phasing plan, hours of construction, noise mitigation measures, parking, and traffic control plans.
   ii. A Landscape Plan outlining existing vegetation and limits of proposed clearing, buffers, screening, and plant materials and species. It should also include a report describing and addressing the viewshed impacts of the data center.
   iii. An inventory of wetlands, Resource Protection Areas, streams, floodplains, and forested areas on the proposed data center site.
   iv. Information and analysis regarding anticipated fiscal impacts of the data center to the County (both Operating and Capital budget).
   v. A narrative of the perceived consistency with adopted Comprehensive Plan goals regarding the capacity of existing and planned public facilities and services and the County's ability to provide such facilities and services.

_____
James O. Icenhour, Jr.
Chair, Board of Supervisors

ATTEST:

_____
Teresa J. Saeed
Deputy Clerk to the Board

	VOTES			
	AYE	NAY	ABSTAIN	ABSENT
HIPPLE	____	____	____	____
NULL	____	____	____	____
LARSON	____	____	____	____
MCGLENNON	____	____	____	____
ICENHOUR	____	____	____	____

Adopted by the Board of Supervisors of James City County, Virginia, this 12th day of November, 2025.

Adpt_DataCtrFac-res