

**A G E N D A**  
**JAMES CITY COUNTY CHESAPEAKE BAY BOARD**  
**REGULAR MEETING**  
**County Government Center, Building F**  
**101 Mounts Bay Road, Williamsburg, Virginia, 23185**  
**March 11, 2020**  
**5:00 PM**

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**A. CALL TO ORDER**

**B. ROLL CALL**

**C. MINUTES**

1. Minutes from January 15, 2020, Regular Meeting
2. Minutes from February 12, 2020, Regular Meeting
3. Minutes from February 26, 2020, Special Meeting

**D. PUBLIC HEARINGS**

1. Case No. CBPA 20-0003 : 168 Nottinghamshire

**E. BOARD CONSIDERATIONS**

1. Case No. CBE 17-048 : 7515 Oak Cove Road
2. Case No. CBE 18-058 : 4447 Pleasant View Drive
3. Case No. CBPA 19-0037 : 499 Jolly Pond Road
4. Case No. SRP 19-0005 : 2529 William Tankard

**F. MATTERS OF SPECIAL PRIVILEGE**

**G. ADJOURNMENT**

**ITEM SUMMARY**

DATE: 3/11/2020

TO: Chesapeake Bay Board

FROM: Michael Woolson, Chesapeake Bay Board Secretary

SUBJECT: Minutes from January 15, 2020, Regular Meeting

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**ATTACHMENTS:**

	Description	Type
	Minutes	Minutes

**REVIEWERS:**

Department	Reviewer	Action	Date
Chesapeake Bay Group	Woolson, Michael	Approved	3/3/2020 - 9:47 AM
Chesapeake Bay Group	Small, Toni	Approved	3/6/2020 - 5:07 PM
Publication Management	Burcham, Nan	Approved	3/9/2020 - 7:37 AM
Chesapeake Bay Group	Secretary, ChesBay	Approved	3/10/2020 - 2:16 PM

**M I N U T E S**  
**JAMES CITY COUNTY CHESAPEAKE BAY BOARD**  
**REGULAR MEETING**  
**County Government Center, Building F**  
**101 Mounts Bay Road, Williamsburg, Virginia 23185**  
**January 15, 2020**  
**5:00 PM**

---

**A. CALL TO ORDER**

The Chesapeake Bay Board meeting for January 15, 2020, was called to order.

The responsibility of this Board is to carry out locally the Commonwealth policy to protect against and minimize pollution and deposition of sediment in wetlands, streams, and lakes in James City County, which are tributaries of the Chesapeake Bay.

**B. ROLL CALL**

**Board Members Present:**

David Gussman, Chair  
Charles Roadley  
Larry Waltrip  
John Hughes  
Robert Lukens

**Board Members Absent:**

William Apperson

**Other Staff Present:**

Michael Woolson, Senior Watershed Planner, Stormwater and Resource Protection  
Toni Small, Director, Stormwater and Resource Protection  
Liz Parman, Assistant County Attorney  
Trevor Long, Watershed Planner, Stormwater and Resource Protection

**C. MINUTES**

1. Minutes from December 11, 2019, Regular Meeting

A motion to Approve the minutes was made by Mr. Apperson. The minutes were approved on a voice vote.

**D. PUBLIC HEARINGS**

1. Case No. CBPA 19-0160 : 10010 Sycamore Landing Road

Mr. Michael Woolson, Senior Watershed Planner, presented the exception request submitted by Mr. Jeff Watkins, Shoreline Structures, LLC, on behalf of Mr. Deric and Mrs. Andrea Amason for encroachments into the Resource Protection Area (RPA) buffer for the grading of the bank on the property located at 10010 Sycamore Landing Road, within Stephens Tract No. 2 subdivision and the York River watershed. The property is further identified as James City County Tax Map Parcel No. 0720400001. The presentation described the current and proposed site conditions. If the Board approved the request, staff asked that the attached conditions be incorporated into the approval. The Board deliberated on the pros and cons of

this application.

Mr. Lukens inquired about the suggested *Panicum virgatum*.

Mr. Woolson replied that it was native switchgrass that stays between 3 to 4 feet tall. Staff has seen good success at Uncles Neck and thought it would be appropriate here. The homeowner has options as long as the bank is revegetated.

Mr. Gussman opened the Public Hearing.

A. Mr. Jeff Watkins, Shoreline Structures, LLC, applicant and contractor, outlined the project to the Board.

Mr. Roadley voiced concern about the use of mulch on the bank.

A. Mr. Watkins answered that they would do what the Board requests. They were going to do temporary seeding and lay a straw blanket down with bermuda and rye grass for a quick cover. Mulching would be done as needed.

Mr. Roadley asked if the 3:1 slope was flat enough to get his equipment down the embankment.

A. Mr. Watkins replied that the 3:1 slope is sufficient.

Mr. Roadley asked if a bench would be installed for future access.

A. Mr. Watkins confirmed that he would leave a bench at the top of the revetment along with a switchback walking path up the hill and commented no steps would be built.

Mr. Gussman closed the Public Hearing, as no one else wished to speak.

Mr. Roadley requested that staff give latitude for the revegetation plan to be implemented so that the applicant does not have to come back before the Board.

Mr. Roadley made a motion to Adopt the resolution for Chesapeake Bay Board Case No. CBPA 19-0160 at 10010 Sycamore Landing Road.

A motion to Approve with Conditions was made by Mr. Roadley.

The motion result was: YES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 1  
AYES: Gussman, Hughes, Roadley, Waltrip, Lukens  
Absent: Apperson

## 2. Case No. CBPA 19-0141 : 2552 William Tankard Drive

Mr. Trevor Long, Watershed Planner, presented the exception request submitted by Mr. Robert Fetter for encroachments into the RPA buffer and Conservation Easement for the construction of a shed on property located at 2552 William Tankard Drive, within the Landfall Village subdivision and the Powhatan Creek watershed. The property is further identified as James City County Tax Map Parcel No. 4640800009. The presentation described the current and proposed site conditions. The case had been deferred from the December 11, 2019 meeting, to allow Board members to inspect the proposed location. If the Board approved the request, staff asked that the attached conditions be incorporated into the approval. The Board deliberated on the pros and cons of this application.



Mr. Hughes inquired about the location of the retaining wall in reference to the proposed shed.

Mr. Gussman inquired about the Conservation Easement.

Mr. Woolson responded that the Conservation Easement overlies the RPA area.

Mr. Hughes inquired about the flood plain area in relation to the proposed shed.

Mr. Long pointed out the location of the shed and the flood plain.

Mr. Lukens stated during the site visit he had some concern about access to the shed and the kind of equipment that might be stored in the shed, like a riding lawn mower, and the potential to cause a well-worn path. He inquired if further information was needed on the type of equipment to be stored.

Mr. Long replied that he would defer the answer to the applicant.

Mr. Gussman stated that the Public Hearing was still open and asked if anyone would like to speak on this matter.

**A.** Mr. Henry Singleton, 2557 William Tankard Drive, pointed out other options to the shed location that do not involve installing something in the RPA and potentially creating a well-worn path. He also expressed appreciation over the Board members on-site visit along with their time and consideration.

**B.** Mr. Robert Fetter, applicant, provided a handout to the Board. He further outlined the project to the Board. He stated the shed would be for small equipment. He will put in whatever screening the Board wants installed.

Mr. Gussman closed the Public Hearing, as no one else wished to speak.

Mr. Roadley stated that he did visit the site with staff and noted that it was not an ideal location for a structure but is outside the flood plain. He further stated it has a fairly minimal footprint of 10x10 feet and he is considering the concerns of the adjacent property owners as well.

Mr. Hughes stated he has issues with the aesthetics; however, he appreciates the best use of the property.

Mr. Hughes made a motion to Adopt the resolution for Chesapeake Bay Board Case No. CBPA 19-0141 at 2552 William Tankard Drive Drive.

A motion to Approve with Conditions was made by Mr. Hughes.

The motion result was: YES: 4 NAYS: 1 ABSTAIN: 0 ABSENT: 1

AYES: Gussman, Hughes, Waltrip, Lukens

Nays: Roadley

Absent: Apperson

### 3. Case No. CBPA 19-0159 : 3471 Westport

Mr. Michael Woolson, Watershed Planner, presented the exception request submitted by Mr. Jim Duguay, Performance Contracting, on behalf of Mr. Craig and Mrs. Cynthia Irwin for encroachments into the RPA buffer and the 15 foot building setback for the construction of a single-family dwelling on the property located at 3471 Westport, within the Westport at Ford's

Colony subdivision and within the Gordon Creek watershed. The property is further identified as James City County Tax Map Parcel No. 3610200022. The presentation described the current and proposed site conditions and the proposed mitigation. In addition to the plantings, they are proposing a bio-retention Best Management Practice (BMP) between the structure and the remaining undisturbed RPA. The RPA line differs from a portion of the plat. If the Board approved the request, staff asked that the attached conditions be incorporated into the approval. The Board deliberated on the pros and cons of this application.

Mr. Hughes inquired about the site plan as approved by the County that showed the RPA. He also inquired when staff found out about an inaccuracy on the site plan.

Mr. Woolson responded that the engineer Mr. Dugay is using for the site plan, LandTech Resources, contacted him about a problem. In discussion with LandTech and the Director, there is no administrative relief staff could provide Mr. Dugay in this case because the plat was recorded in 2008.

Mr. Hughes stated that had the applicant or his agent not provided the information to County staff about the site plan inaccuracy, they could have continued building and County staff would have never known about the inaccuracy.

Mr. Woolson replied that was the likely scenario.

Mr. Lukens inquired about the clearing limits.

Mr. Woolson deferred to the applicant.

Discussion ensued concerning the septic drain field location.

Mr. Gussman responded it was outside the Primary Service Area (PSA).

Mr. Roadley required if the house location could be reconfigured to not encroach into the RPA.

Mr. Woolson responded that it was staff opinion that the house could be reconfigured. He further stated that he clarified with the Zoning Administrator about setbacks within Ford's Colony. Ford's Colony controls the setbacks in this subdivision and have a process to modify those setbacks as necessary.

Mr. Roadley inquired about the current configuration. It appears that it would fit elsewhere on the lot without encroaching into the RPA.

Mr. Woolson affirmatively answered.

Mr. Roadley asked if the proximity to the drain fields was a potential issue.

Discussion also ensued concerning the soils being conducive for a drain field.

Mr. Gussman opened the Public Hearing:

**A.** Mr. Jim Duguay, Performance Contracting, applicant and contractor, outlined the project to the Board.

Discussion ensued concerning the placement of the house and septic location in respect to the setbacks and code requirements.

Mr. Roadley inquired about the plat showing an approximate house location. This serves two purposes, showing that a structure can be built outside the RPA and the approximate location of the structure.

A. Mr. Duguay answered the issue concerning moving the house and explained his reasoning.

Mr. Waltrip inquired if Ford's Colony is okay with the layout.

A. Mr. Duguay replied affirmatively.

B. Mr. Tom Hitchens, 350 Thompson Lane, expressed his concern with building on the lot and the runoff into Gordon's Creek.

A. Mr. Duguay commented about the lot and stated that if restrictions need to be added, adding additional erosion and sediment control or stormwater measures would ensure that Gordon Creek is protected.

Board discussion ensued about the layout footprint and minimum size standards in Westport.

Mr. Gussman closed the Public Hearing, as no one else wished to speak.

Mr. Roadley asked if the comments that Mr. Hitchens read from the County subdivision plat were correctly interpreted.

Mr. Woolson replied that he did not have enough information to accurately answer yes or no. He stated he would need to see the recorded plat. He further stated that any variance to the front setback would also need to go to the County's Board of Zoning Appeals, regardless of the Ford's Colony HOA outcome.

Mr. Lukens asked if there was a precedent for requiring extraordinary erosion and sediment control and construction oversight.

Mr. Woolson answered that we could add a condition that is considered a super silt fence, which is a wire reinforced silt fence. Reference had been made by Mr. Duguay to using a small sediment trap.

There was discussion concerning the lot on the west with a Stormwater Management BMP for the subdivision on it.

Mr. Hughes referenced the mud and silt now showing in Gordons Creek and inquired where it was coming from.

Mr. Woolson replied to the best of our knowledge, it was coming from the residential development and construction within the Ford's Colony Westport subdivision.

Mr. Hughes inquired if the BMP was working properly.

Mr. Woolson responded that the single-family drainage does not go to that BMP for each of these lots. Westport had a condition where the impervious cover for the single-family house had to be covered by an on-lot BMP, which was installed after the lot was stabilized.

Mr. Roadley inquired of Mr. Woolson if the proposed BMP would do a better job than simply moving the house and not having a BMP.

Mr. Woolson replied that a BMP is required whether the house is in the RPA or outside the

RPA. It is required by the Westport covenants.

Mr. Roadley inquired if it would be difficult to move all of the encroachment out of the RPA.

Mr. Woolson replied affirmatively and suggested that the infiltration BMP itself would have to encroach into the RPA.

Discussion ensued about the location of the sediment trap type facility.

Mr. Hughes referenced the silt fence and asked if another type of structure would work better.

Mr. Woolson replied that it is a combination of structural techniques.

Mr. Hughes inquired about the cost for the extra fencing. He also asked if this has been used in the County.

Mr. Woolson replied about the costs associated with bonding requirements.

Mr. Waltrip inquired if the house could be moved out of the RPA, according to the covenants and Ford's Colony requirements.

Mr. Woolson responded with that it would have to go before the Board of Zoning Appeals if the front setback was encroached upon.

Mr. Hughes stated the applicant bought the property thinking that the plat was correct. The applicant let us know that a mistake had been made and they wanted to fix it. Mr. Hughes presented potential scenarios, one of which is to accept the applicant's drawings and add additional sediment control as Mr. Woolson described.

Mr. Roadley expanded upon Mr. Hughes comment to clarify that the RPA encroachment cannot be completely eliminated.

Mr. Gussman commented that the homeowner is acting in good faith.

Mr. Roadley made a motion to Adopt the resolution for Chesapeake Bay Board Case No. CBPA 19-0159 at 3471 Westport with the stipulation for additional super silt fence be added to the erosion and sediment control plan and and strict adherence to the maintenance schedule for maintaining the sediment trap.

A motion to Approve with Conditions was made by Mr. Roadley.

The motion result was: YES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 1  
AYES: Gussman, Hughes, Roadley, Waltrip, Lukens  
Absent: Apperson

4. Case No. CBPA 19-0150 : 128 Four Mile Tree

Mr. Trevor Long, Watershed Planner, presented the exception request submitted by Mr. Brian and Mrs. Stacy Solano for encroachments into the RPA buffer for the construction of a single-family dwelling, detached garage, and retaining wall on property located at 128 Four Mile Tree, within the Riverview Plantation subdivision and within the Skimino Creek watershed. The property is further identified as James City County Tax Map Parcel No. 1640500013. The presentation described the current and proposed site conditions and the proposed

mitigation. If the Board approved the request, staff asked that the attached conditions be incorporated into the approval. The Board deliberated on the pros and cons of this application.

Mr. Gussman opened the Public Hearing:

A. Mr. Brian Solano, applicant, outlined the project to the Board.

Mr. Roadley inquired if there would be a living space above the garage.

A. Mr. Solano replied negatively.

Mr. Roadley asked if this house would be for Mr. Solano or his parents.

A. Mr. Solano responded that the house would be for his parents.

B. Mr. Gene Griffin, 12 Buford Road, Windsor Forest subdivision, voiced concerns and objections for construction on this lot because of an active wildlife habitat of bald eagles and other wildlife.

C. Mr. Bill Jaissle, 126 Four Mile Tree, expressed his concerns with disrupting the bald eagles that roost in the trees at the back of the proposed construction lot and drainage from roof to the back of the lot.

A. Mr. Solano responded to questions about the wildlife, trees, septic system, and drainage.

Mr. Gussman closed the Public Hearing, as no one else wished to speak.

Mr. Hughes made a motion to Adopt the resolution for Chesapeake Bay Board Case No. CBPA 19-0150 at 128 Four Mile Tree and added the condition that the roosting trees be maintained if possible and the runoff from the house be diverted from the ravine.

A motion to Approve with Conditions was made by Mr. Hughes.

The motion result was: YES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 1

AYES: Gussman, Hughes, Roadley, Waltrip, Lukens

Absent: Apperson

5. Case No. CBPA 19-0148 : 1552 Harbor Road

Mr. Trevor Long, Watershed Planner, presented the exception request submitted by Mr. Ronald Mason, Davis Mason Builders, Inc., on behalf of Mr. Thomas and Mrs. Jennifer Eccles for encroachments into the RPA buffer for the construction of a retaining wall which would remove the existing structure from the VE Flood Zone on property located at 1552 Harbor Road, within the Governor's Land subdivision and James River watershed. The property is further identified as James City County Tax Map Parcel No. 4310200012. The presentation described the past, the current, and proposed site conditions and the proposed mitigation. If the Board approved the request, staff asked that the attached conditions be incorporated into the approval. The Board deliberated on the pros and cons of this application.

Mr. Roadley inquired about site access.

Mr. Long deferred to the applicant for answer.

Mr. Gussman opened the Public Hearing.

**A.** Mr. Ronald Mason, Davis Mason Builders, Inc., applicant, on behalf of Mr. Thomas and Mrs. Jennifer Eccles, outlined the project to the Board.

Mr. Waltrip inquired about the wave action.

**A.** Mr. Mason responded about the dynamics of the retaining wall and wave action interface.

Mr. Roadley asked if a letter of map revision was required.

**A.** Mr. Mason affirmatively replied.

**B.** Ms. Kimberly Smith, 1548 Harbor Road, expressed her concerns about their lot being lower and the retaining wall deflecting wave action in the VE Zone.

**C.** Ms. Laura Schultz, 1556 Harbor Road, voiced her concerns with wave action and the retaining wall.

Mr. Waltrip inquired about the wall elevations.

Mr. Roadley stated that we are not talking about finished floor elevation changes but the elevation of the ground surrounding the house.

**C.** Ms. Schultz asked if the shrubbery would be removed.

**A.** Mr. Mason replied that the shrubbery would remain and other potential mitigation needing to be done.

Mr. Waltrip inquired about the location of retaining wall and the neighboring properties.

**A.** Mr. Mason responded about the grade level across all of the homes.

Mr. Roadley asked about the likelihood of a wave event and the ramifications of this scenario.

**A.** Mr. Mason replied that a wave would hit the retaining wall and disperse.

Mr. Waltrip inquired how this would affect the neighbors property.

**A.** Mr. Mason replied that he did not know.

Mr. Roadley inquired if Mike Mathews, The Structures Group, was designing the wall.

Mr. Lukens inquired about the guttering systems on the roof and how the drainage would work.

**A.** Mr. Mason responded about how the ground gutters worked at this house.

Mr. Roadley suggested if the wall is backfilled with appropriately sized gravel, it might create a French drain scenario so the water infiltrates.

**D.** Mr. Tom Numbers, owner of 1544 Harbor Road, stated that he had the first house under construction in the VE Zone since the new regulations were applied. He explained the

building permit and FEMA process.

Mr. Gussman closed the Public Hearing, as no one else wished to speak.

Mr. Lukens made a motion to Adopt the resolution for Chesapeake Bay Board Case No. CBPA 19-0148 at 1552 Harbor Road.

A motion to Approve with Conditions was made by Mr. Lukens.

The motion result was: YES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 1  
AYES: Gussman, Hughes, Roadley, Waltrip, Lukens  
Absent: Apperson

6. Case No. CBPA 19-0149 : 4106 South Riverside Drive

Mr. Trevor Long, Watershed Planner, presented the exception request submitted by Mr. Benjamin Hamilton, T & B Homes, LLC, for encroachments into the RPA buffer for an after-the-fact exception request and permit for the construction of rear deck and front steps on property located at 4106 South Riverside Drive, within the Chickahominy Haven subdivision and the Yarmouth Creek watershed. The property is further identified as James City County Tax Map Parcel No. 1910900020. The presentation described the current and proposed site conditions and the proposed mitigation. If the Board approved the request, staff asked that the attached conditions be incorporated into the approval. The Board deliberated on the pros and cons of this application.

Mr. Gussman opened the Public Hearing:

A. Mr. Benjamin Hamilton, T & B Homes, LLC, outlined the project to the Board.

Mr. Gussman closed the Public Hearing, as no one else wished to speak.

Mr. Roadley made a motion to Adopt the resolution for Chesapeake Bay Board Case No. CBPA 19-0149 at 4106 South Riverside Drive.

A motion to Approve with Conditions was made by Mr. Roadley.

The motion result was: YES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 1  
AYES: Gussman, Hughes, Roadley, Waltrip, Lukens  
Absent: Apperson

7. Case No. CBPA 19-0153 : 3009 Willow Spring Court

Mr. Michael Woolson, Senior Watershed Planner, presented the exception request submitted by Mr. Carl Story, Williamsburg Landing, Inc., for encroachments into the RPA buffer for the construction of a deck on property located at 3009 Willow Spring Court, within the Williamsburg Landing subdivision and the College Creek watershed. The property is further identified as James City County Tax Map Parcel No. 4820100002. The presentation described the current and proposed site conditions and the proposed mitigation. If the Board approved the request, staff asked that the attached conditions be incorporated into the approval. The Board deliberated on the pros and cons of this application.

Mr. Roadley inquired if the gravel would be extended from the existing gravel base layer under existing deck to the area under the proposed new deck.

Mr. Woolson replied that would be the staff recommendation.

Mr. Gussman opened the Public Hearing:

A. Mr. Carl Story, Williamsburg Landing, Inc., outlined the project to the Board.

Mr. Roadley inquired if the existing gravel under the deck was to be extended.

A. Mr. Story replied affirmatively.

Mr. Lukens asked if they were going to leave the crepe myrtle tree.

A. Mr. Story replied affirmatively.

Mr. Gussman closed the Public Hearing, as no one else wished to speak.

Mr. Roadley made a motion to Adopt the resolution for Chesapeake Bay Board Case No. CBPA 19-0153 at 3009 Willow Spring Court.

A motion to Approve with Conditions was made by Mr. Roadley.

The motion result was: YES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 1  
AYES: Gussman, Hughes, Roadley, Waltrip, Lukens  
Absent: Apperson

8. Case No. CBPA 19-0157 : 4809 Canvas Back Run

Mr. Trevor Long, Watershed Planner, presented the exception request submitted by Mr. Don Newsom, Delightful Gardens Landscape, on behalf of Mr. Eric and Mrs. Dina Smith for encroachments into the RPA buffer for the rebuilding of a retaining wall on the property located at 4809 Canvas Back Run, within the Mallard Hill subdivision and the Powhatan Creek watershed. The property is further identified as James City County Tax Map Parcel No. 3140600018. The presentation described the current and proposed site conditions and the proposed mitigation. If the Board approved the request, staff asked that the attached conditions be incorporated into the approval. The Board deliberated on the pros and cons of this application.

Mr. Gussman opened the Public Hearing:

A. Mr. Ryan Newsom, Delightful Gardens Landscape, outlined the project to the Board.

Mr. Roadley inquired if a structural engineer had evaluated the proposed replacement wall.

A. Mr. Newsom negatively responded.

Mr. Roadley asked if Mr. Newsom was designing it.

A. Mr. Newsom affirmatively replied that they would follow County requirements.

Mr. Roadley inquired about the method of construction, since the existing wall was failing.

A. Mr. Newsom explained the method of construction.

Mr. Woolson stated that the existing wall was not built with any geotextile or tieback system



and the new wall will use them.

Mr. Gussman closed the Public Hearing, as no one else wished to speak.

Mr. Hughes made a motion to Adopt the resolution for Chesapeake Bay Board Case No. CBPA 19-0157 at 4809 Canvas Back Run.

A motion to Approve with Conditions was made by Mr. Hughes.

The motion result was: YES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 1  
AYES: Gussman, Hughes, Roadley, Waltrip, Lukens  
Absent: Apperson

**E. BOARD CONSIDERATIONS**

None

**F. MATTERS OF SPECIAL PRIVILEGE**

None

**G. ADJOURNMENT**

A motion to Adjourn was made by Mr. Apperson and approved on a voice vote.

The motion result was: AYES:5 NAYS: 0 ABSTAIN: 0 ABSENT: 1  
AYES: Gussman, Hughes, Roadley, Waltrip, Luken  
Absent: Apperson

The meeting adjourned at 7:52 p.m.

**ITEM SUMMARY**

DATE: 3/11/2020

TO: Chesapeake Bay Board

FROM: Michael Woolson, Chesapeake Bay Board Secretary

SUBJECT: Minutes from February 12, 2020, Regular Meeting

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**ATTACHMENTS:**

	Description	Type
	Minutes	Minutes

**REVIEWERS:**

Department	Reviewer	Action	Date
Chesapeake Bay Group	Woolson, Michael	Approved	3/3/2020 - 9:47 AM
Chesapeake Bay Group	Small, Toni	Approved	3/6/2020 - 5:07 PM
Publication Management	Burcham, Nan	Approved	3/9/2020 - 7:36 AM
Chesapeake Bay Group	Secretary, ChesBay	Approved	3/10/2020 - 2:17 PM

**MINUTES**  
**JAMES CITY COUNTY CHESAPEAKE BAY BOARD**  
**REGULAR MEETING**  
**County Government Center, Building F**  
**101 Mounts Bay Road, Williamsburg, Virginia 23185**  
**February 12, 2020**  
**5:00 PM**

---

**A. CALL TO ORDER**

The Chesapeake Bay Board meeting for February 12, 2020, was called to order.

The responsibility of this Board is to carry out locally the Commonwealth policy to protect against and minimize pollution and deposition of sediment in wetlands, streams, and lakes in James City County, which are tributaries of the Chesapeake Bay.

**B. ROLL CALL**

**Board Members Present:**

William Apperson, Acting Chair  
Charles Roadley  
Larry Waltrip  
John Hughes  
Halle Dunn

**Board Members Absent:**

David Gussman

**Other Staff Present:**

Toni Small, Director, Stormwater and Resource Protection  
Liz Parman, Assistant County Attorney  
Michael Woolson, Senior Watershed Planner, Stormwater and Resource Protection  
Trevor Long, Watershed Planner, Stormwater and Resource Protection  
Deirdre Wells, Chief Civil Engineer, Stormwater and Resource Protection

**C. MINUTES**

None

**D. PUBLIC HEARINGS**

None

**E. BOARD CONSIDERATIONS**

1. Appeal - Recreation Area A, Stonehouse

Mr. Michael Woolson, Senior Watershed Planner, presented the deferral request.

Mr. Roadley made a motion to Defer the resolution for Chesapeake Bay Board Case No. SRP 20-0003 at Recreation Area A, 9351 Six Mount Zion Road.

The motion result was: AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 1  
AYES: Apperson, Hughes, Roadley, Waltrip, Dunn

Absent: Gussman

**F. MATTERS OF SPECIAL PRIVILEGE**

1. Work Session to be scheduled the last week of February 2020.
2. August 2020 Board meeting location to be changed.

**G. ADJOURNMENT**

A motion to Adjourn was made by Mr. Apperson and approved on a voice vote.

The meeting adjourned at 5:03 p.m.

**ITEM SUMMARY**

DATE: 3/11/2020

TO: Chesapeake Bay Board

FROM: Michael Woolson, Chesapeake Bay Board Secretary

SUBJECT: Minutes from February 26, 2020, Special Meeting

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**ATTACHMENTS:**

	Description	Type
	Minutes	Minutes

**REVIEWERS:**

Department	Reviewer	Action	Date
Chesapeake Bay Group	Secretary, ChesBay	Approved	3/7/2020 - 12:53 PM

**MINUTES**  
**JAMES CITY COUNTY CHESAPEAKE BAY BOARD**  
**SPECIAL MEETING**  
**County Government Center, Building D**  
**101 Mounts Bay Road, Williamsburg, VA 23185**  
**February 26, 2020**  
**3:00 PM**

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**A. CALL TO ORDER**

The Combined Chesapeake Bay / Wetlands Board work session meeting for February 26, 2020, was called to order.

**B. ROLL CALL**

**Board Members Present:**

David Gussman, Chesapeake Bay Board Chair  
Charles Roadley  
Larry Waltrip  
Robert Lukens  
Halle Dunn  
William Apperson, Chesapeake Bay Board Vice-Chair, Wetlands Board Vice-Chair

**Board Members Absent:**

John Hughes, Wetlands Board Chair

**Other Staff Present:**

Michael Woolson, Senior Watershed Planner, Stormwater and Resource Protection  
Toni Small, Director, Stormwater and Resource Protection  
Liz Parman, Assistant County Attorney  
Trevor Long, Watershed Planner, Stormwater and Resource Protection

**C. PRESENTATIONS**

Mr. Woolson gave a recap on the number of legislative and administrative cases that staff handled for both Chesapeake Bay Preservation and Wetlands for calendar year 2019.

Mr. Woolson gave a recap on how staff creates and presents each case. The Board discussed having staff continue to give their opinion on whether each case met the regulatory guidance laid out in the Ordinances. It was decided that site visits would be on an as-needed basis, with staff using judgement. Mr. Roadley requested any Virginia Department of Environmental Quality guidance for the condition that references self-created or self-imposed conditions.

Mr. Woolson discussed how staff pursues violations and discussed the differences between civil charges and civil penalties. Mr. Woolson suggested that all planting mitigation requirements are doubled in cases of violations or after-the-fact permits. Mr. Roadley preferred to see any impacted buffers restored, not necessarily double mitigation.

Mr. Woolson discussed the various disturbance scenarios for different projects. Bank regrading projects need to be completely revegetated. Mr. Woolson discussed surety requirements for the vegetative components of a project.

**D. ADJOURNMENT**

A motion to Adjourn was made by Mr. Gussman and approved on a voice vote.

The meeting adjourned at 4:15 p.m.

**ITEM SUMMARY**

DATE: 3/11/2020

TO: Chesapeake Bay Board

FROM: Michael Woolson, Senior Watershed Planner

SUBJECT: Case No. CBPA 20-0003 : 168 Nottinghamshire

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Ted Kionka has filed an exception request for encroachment into the RPA buffer for the construction of a single family dwelling at 168 Nottinghamshire, in the Ford's Colony subdivision, JCC Parcel No. 3233100017.

**ATTACHMENTS:**

	Description	Type
▣	Staff Report	Staff Report
▣	Resolution	Resolution
▣	Presentation	Presentation
▣	Site Plan	Backup Material
▣	APO Letter	Backup Material
▣	APO Mailing List	Backup Material
▣	Public Advertisement	Backup Material

**REVIEWERS:**

Department	Reviewer	Action	Date
Chesapeake Bay Group	Secretary, ChesBay	Approved	3/7/2020 - 12:11 PM



**CHESAPEAKE BAY BOARD EXCEPTION No. CBPA 20-0003. 168 Nottinghamshire**  
**Staff Report for the March 11, 2020, Chesapeake Bay Board Public Hearing**

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*This staff report is prepared by James City County Stormwater and Resource Protection to provide information to the Chesapeake Bay Board to assist them in making a recommendation on this assessment. It may be useful to members of the general public interested in this assessment.*

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**EXISTING SITE DATA AND INFORMATION**

Applicant: Mr. Edward Kionka

Agent: Mr. Larry Walk

Location: 168 Nottinghamshire

Parcel Identification No.: 3233100017

Parcel: Lot 17, Section 12, Ford's Colony

Lot Size: 0.47 acres

Area of Lot in Resource Protection Area (RPA): 0.40 acres +/- (85%)

Watershed: Powhatan Creek (HUC JL 31)

Floodplain: Zone AE - The special flood hazard area subject to 1% annual chance flood. No base flood elevation determined

Proposed Activity: Construction of new single-family dwelling

Impervious Cover: 1,130 square feet - Landward 50-foot RPA  
2,731 square feet - Seaward 50-foot RPA

RPA Encroachment: 3,861 square feet

Mitigation Proposal: 10 canopy trees, 20 understory trees, 30 shrubs  
or  
five canopy trees, 10 understory trees, 15 shrubs, and \$3,750 paid into the Chesapeake Bay Restoration Fund

Surety Required: Yes; \$5,000

Staff Contact: Michael D. Woolson, Senior Watershed Planner Phone: 253-6823

**BRIEF SUMMARY AND DESCRIPTION OF ACTIVITIES**

Mr. Larry Walk, Walk Wright Construction, has applied for a Chesapeake Bay Exception on behalf of Mr. Edward Kionka for encroachments into the RPA buffer for the construction of a single-family dwelling on property located at 168 Nottinghamshire within the Ford's Colony subdivision and the Powhatan Creek watershed. The property is further identified as James City County Tax Map Parcel No. 3233100017. The parcel was platted in 2003, after the adoption of the Chesapeake Bay Preservation Ordinance in 1990 and an RPA subsequently was placed on this lot after the 2004 Ordinance revisions. This property has a conservation easement, a stormwater management (Best Management Practice [BMP]) easement, a pond buffer easement, and a drainage and BMP access and maintenance easement on it, all of which are proposed to remain undisturbed.

The total lot size of this property is 0.47 acres, of which 85% is located within the RPA. Currently the site is vacant and completely wooded with wetlands on the rear of the property. The applicant is proposing to construct a single-family dwelling resulting in 1,130 square feet of impervious surface within the landward 50-foot RPA and 2,731 square feet of impervious surface within the seaward 50-foot RPA. Required mitigation for this amount of impervious surface within the RPA equates to the plantings of 10 mitigation units. The applicant has proposed the plantings of 10 canopy trees, 20 understory trees, and 30 shrubs, therefore meeting County mitigation requirements. While a mitigation plan has not been submitted at this time, one will be required before the clearing permit is issued. The applicant may pay into the Chesapeake Bay Restoration Fund a sum of \$3,750 in lieu of five of the required planting units. A mitigation surety will be required in the amount of \$5,000 in a form acceptable to the James City County Attorney's Office to guarantee the remaining planting mitigation.

## **STAFF EVALUATION**

Staff has evaluated the application and exception request for the construction of a single-family dwelling. This application meets the Ordinance conditions in Sections 23-11 and 23-14 and should be heard by the Board because the construction extends into the seaward 50-foot RPA.

## **CONSIDERATION BY THE CHESAPEAKE BAY BOARD**

The Board may grant exceptions to Section 23-7 if the application meets the following five conditions:

1. The exception request is the minimum necessary to afford relief; and
2. Granting the exception will not confer upon the Applicant any special privileges denied by Chapter 23, Chesapeake Bay Preservation, of the James City County Code, to other property owners similarly situated in the vicinity; and
3. The exception request will be in harmony with the purpose and intent of Chapter 23 of the James City County Code and is not of substantial detriment to water quality; and
4. The exception request is not based on conditions or circumstances that are self-created or self-imposed, nor does the request arise from conditions or circumstances either permitted or non-conforming that are related to adjacent parcels; and
5. Reasonable and appropriate conditions are imposed which will prevent the exception request from causing a degradation of water quality.

## **STAFF RECOMMENDATIONS**

Staff's view of this application is that it does meet all five of the conditions as presented above and recommends approval of this exception request. Should the Board also find that the exception request meets all five of the conditions above, staff suggests the following conditions be incorporated into the approval:

1. The applicant must obtain all other necessary federal, state, and local permits as required for the project; and
2. The planting of 10 canopy trees, 20 understory trees, and 30 shrubs OR the planting of five canopy trees, 10 understory trees, 15 shrubs, and a payment of \$3,750 into the Chesapeake Bay Restoration Fund; and
3. A surety of \$5,000 in place prior to the commencement of work, in a form acceptable to the James City County Attorney's Office; and

4. This exception request approval shall become null and void if construction has not begun by March 11, 2021; and
5. Written requests for an extension to an exception shall be submitted to the Stormwater and Resource Protection Division no later than January 29, 2021, six weeks prior to the expiration date.

MDW/md  
CBPA20-3Nottingham

Attachments:

1. Resolution
2. Site Plan

## **RESOLUTION**

**CASE NO. CBPA 20-0003. 168 NOTTINGHAMSHIRE**

### **JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION**

WHEREAS, Mr. Edward Kionka (the “Applicant”) has applied to the Chesapeake Bay Board of James City County (the “Board”) on January 29, 2020, to request an exception to use the Resource Protection Area on a parcel of property identified as James City County Real Estate Tax Map Parcel No. 3233100017 and further identified as 168 Nottinghamshire (the “Property”) as set forth in the application CBPA 20-0003 for the purpose of constructing a single-family dwelling; and

WHEREAS, the Board has listened to the arguments presented and has carefully considered all evidence entered into the record.

NOW, THEREFORE, BE IT RESOLVED that the Chesapeake Bay Board of James City County, Virginia, following a public hearing, by a majority vote of its members FINDS that:

1. The exception request is the minimum necessary to afford relief.
2. Granting the exception will not confer upon the Applicant any special privileges denied by Chapter 23, Chesapeake Bay Preservation, of the James City County Code, to other property owners similarly situated in the vicinity.
3. The exception request will be in harmony with the purpose and intent of Chapter 23 of the James City County Code and is not of substantial detriment to water quality.
4. The exception request is not based on conditions or circumstances that are self-created or self-imposed, nor does the request arise from conditions or circumstances either permitted or non-conforming that are related to adjacent parcels.
5. Reasonable and appropriate conditions are hereby imposed, as set forth below, which will prevent the exception request from causing a degradation of water quality.
6. In granting this exception, the following conditions are hereby imposed to prevent this exception request from causing degradation of water quality:
  - a. The applicant must obtain all other necessary federal, state, and local permits required for the project; and
  - b. The planting of 10 canopy trees, 20 understory trees, and 30 shrubs OR the planting of five canopy trees, 10 understory trees, 15 shrubs, and a payment of \$3,750 into the Chesapeake Bay Restoration Fund; and
  - c. A surety of \$5,000 in place prior to the commencement of work, in a form acceptable to the James City County Attorney’s Office; and

- d. This exception request approval shall become null and void if construction has not begun by March 11, 2021; and
- e. Written requests for an extension to an exception shall be submitted to the Stormwater and Resource Protection Division no later than January 29, 2021, six weeks prior to the expiration date.

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David Gussman  
Chair, Chesapeake Bay Board

---

Michael D. Woolson  
Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 11th day of March, 2020.

CBPA20-3Nottingham-res



# **Chesapeake Bay Board of James City County, Virginia**

**March 11, 2020**

**CBPA 20-0003**

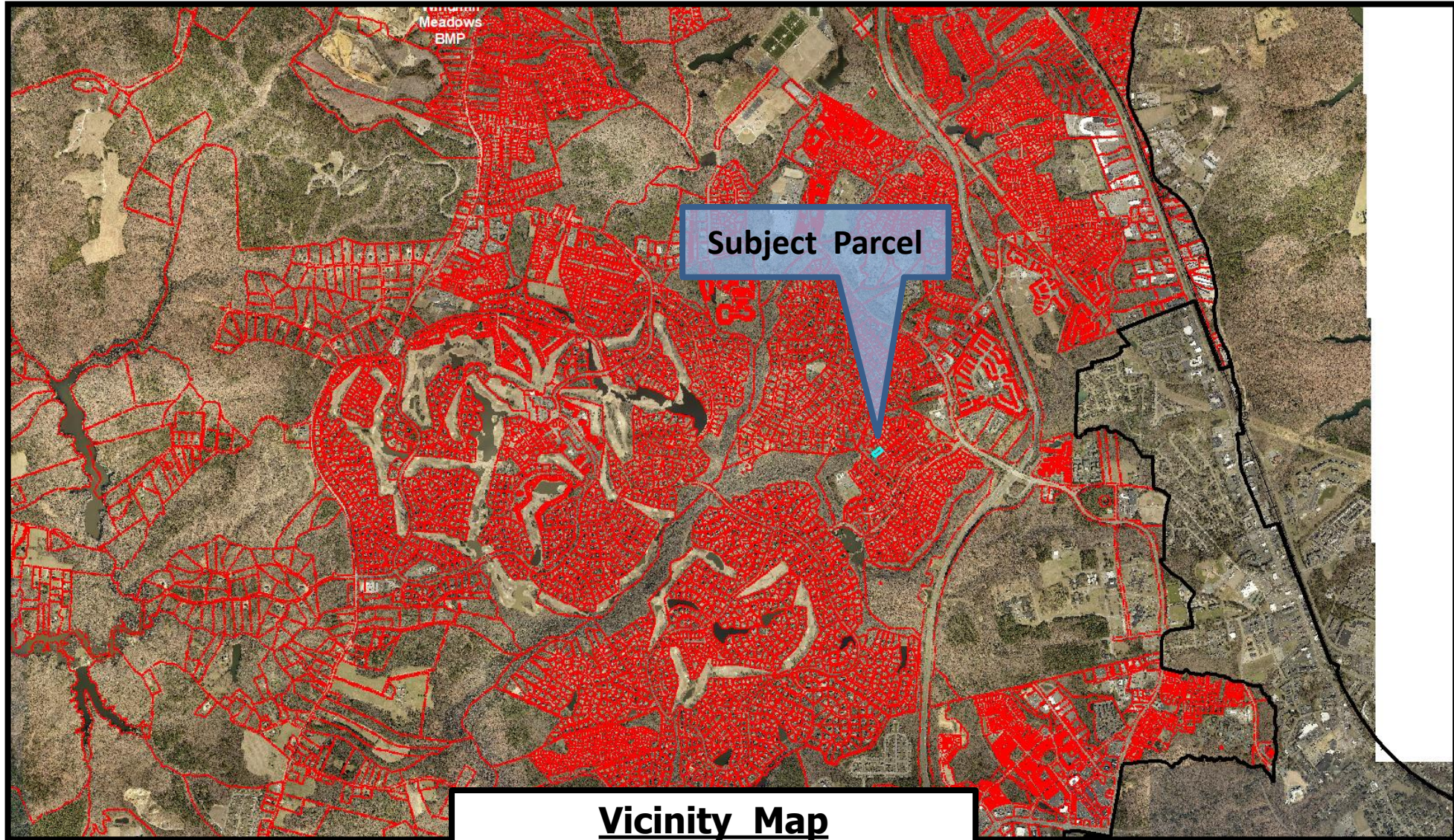
**Edward Kionka**

**168 Nottinghamshire**

# Applicant Request

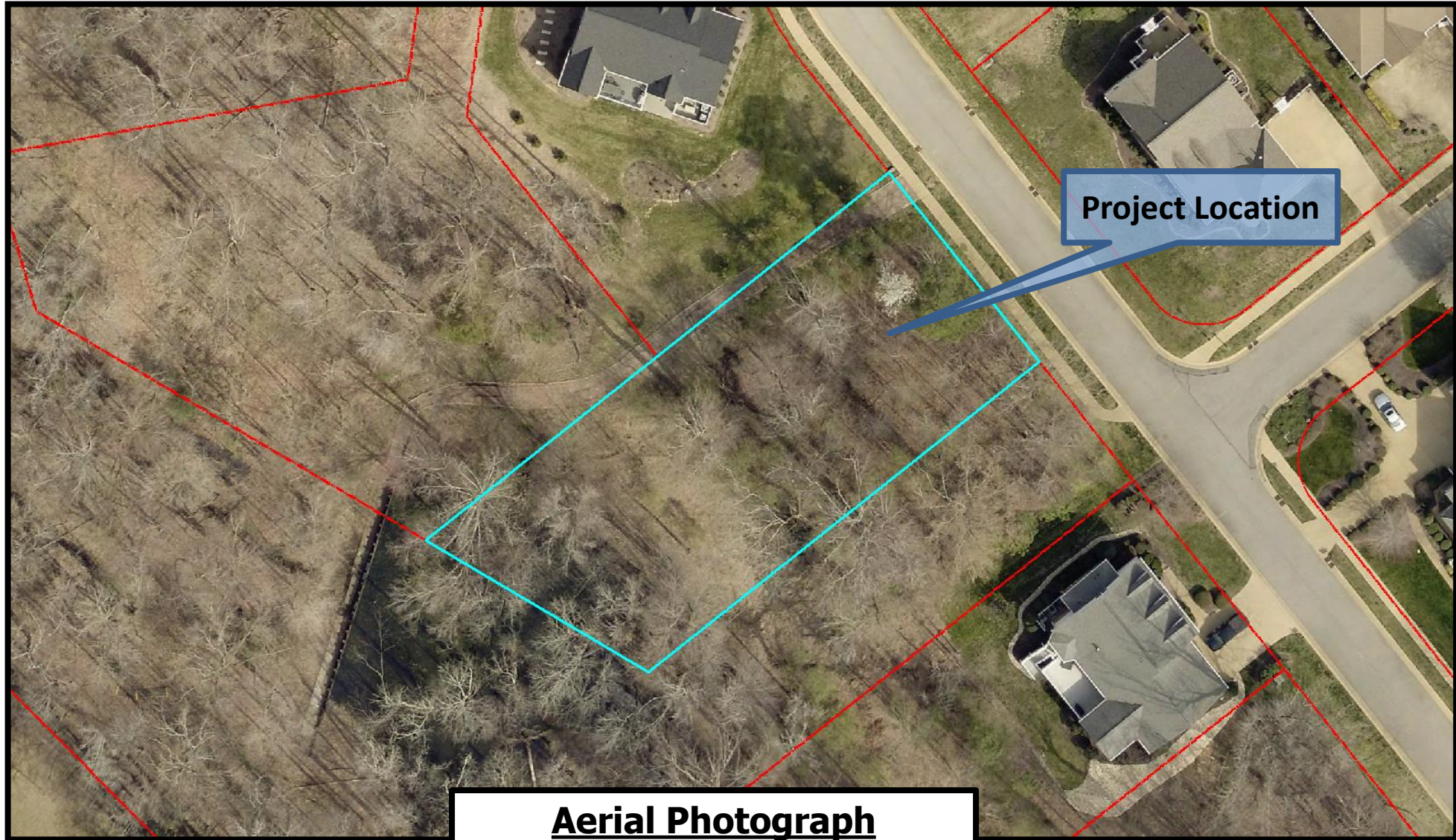
- ✓ Construct a new Single Family Dwelling.





**Vicinity Map**  
**CBPA-20-0003**  
**168 Nottinghamshire**

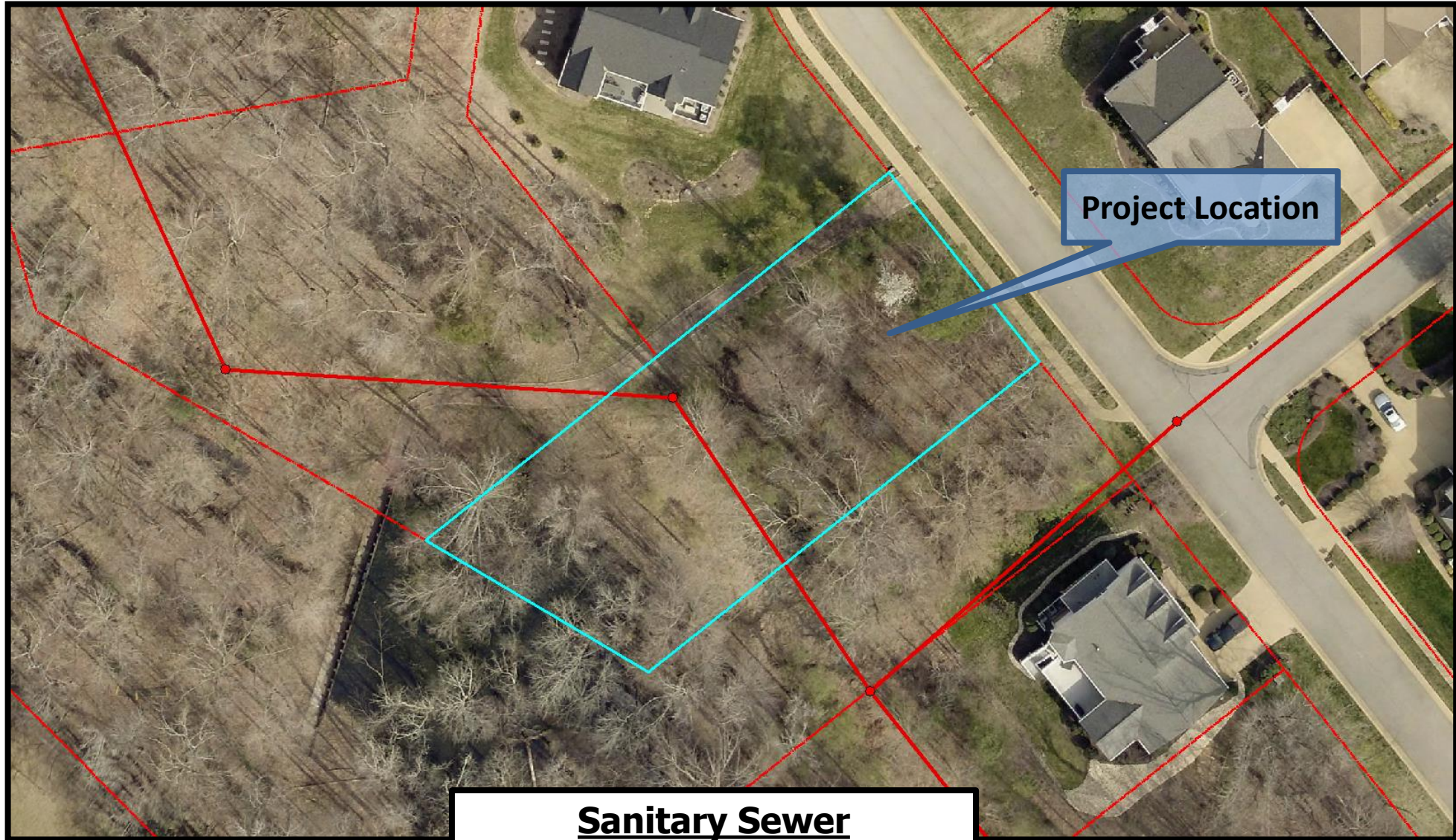




**Project Location**

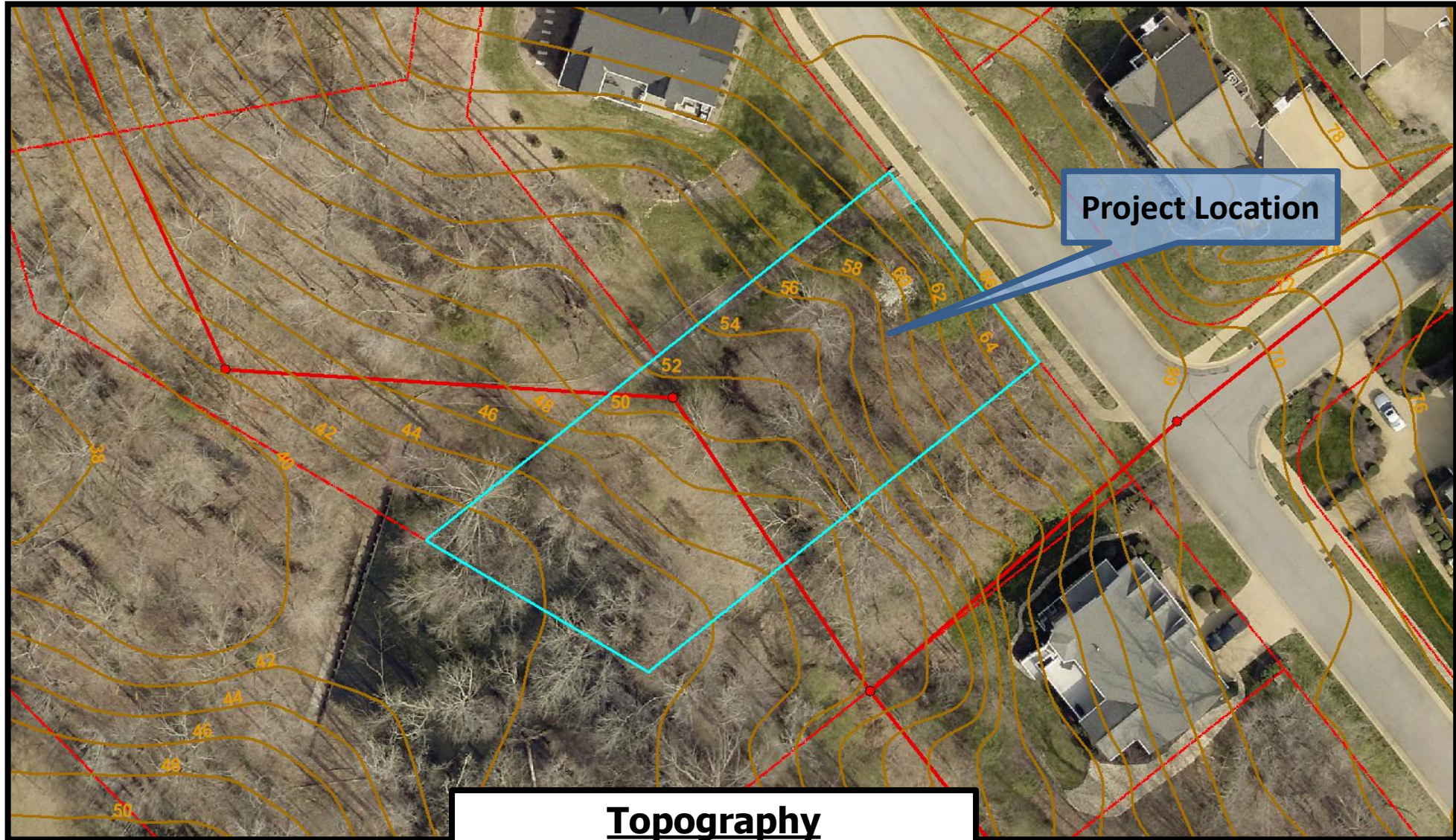
**Aerial Photograph**  
**CBPA-20-0003**  
**168 Nottinghamshire**





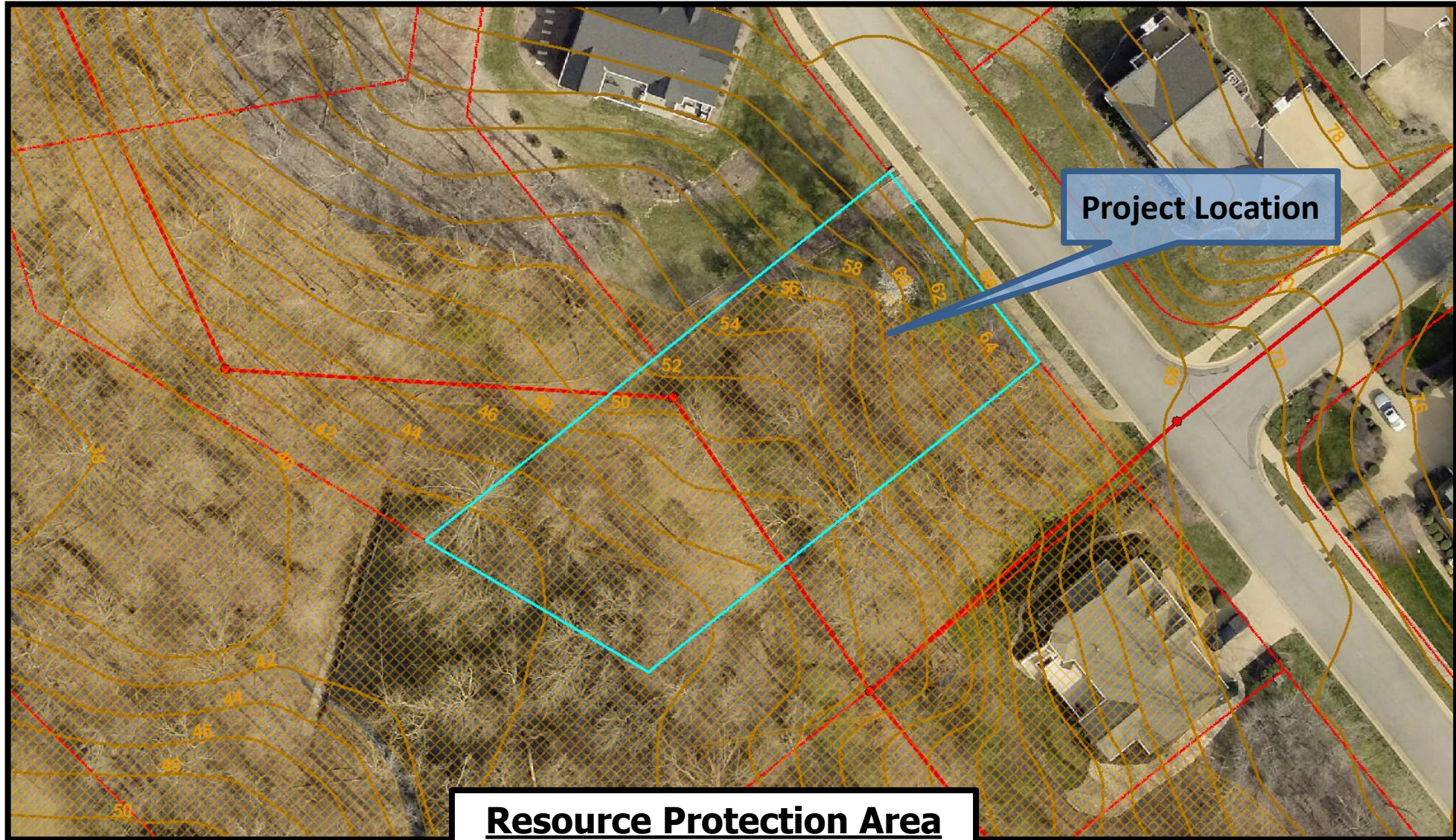
**Sanitary Sewer**  
**CBPA-20-0003**  
**168 Nottinghamshire**





**Topography**  
**CBPA-20-0003**  
**168 Nottinghamshire**





**Resource Protection Area**  
**CBPA-20-0003**  
**168 Nottinghamshire**

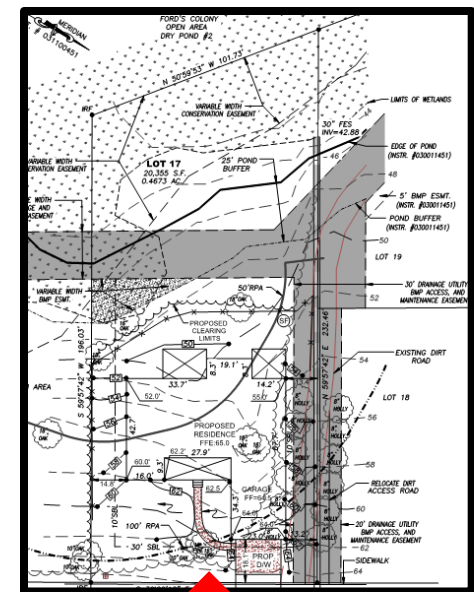








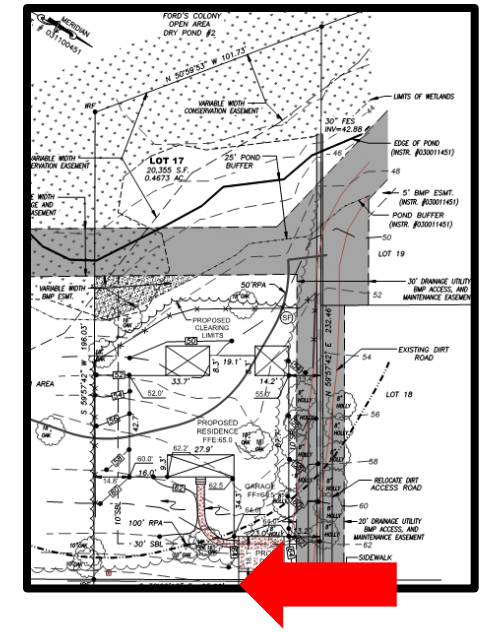
**Site Photograph #1 - CBPA-20-0003**  
**168 Nottinghamshire**



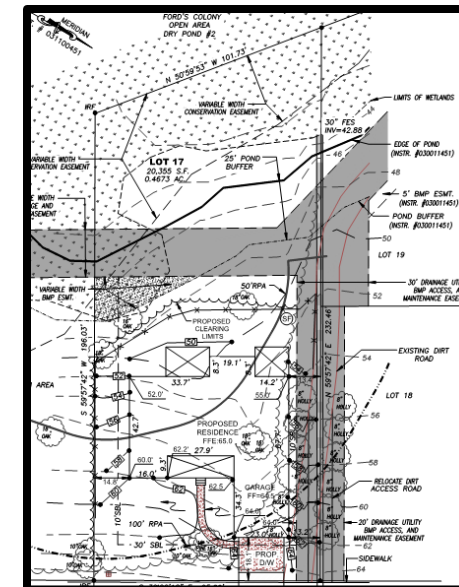




**Site Photograph #2 - CBPA-20-0003**  
**168 Nottinghamshire**



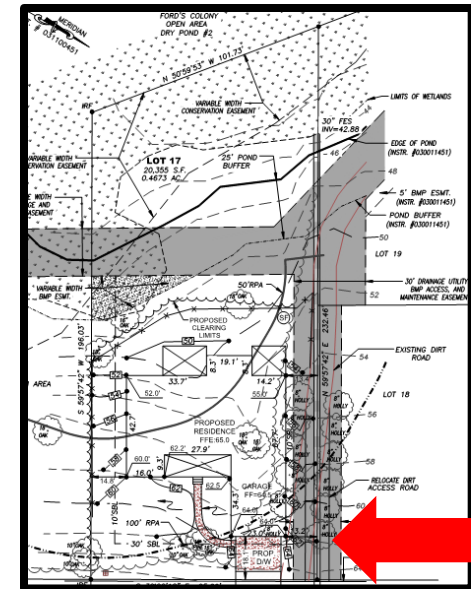








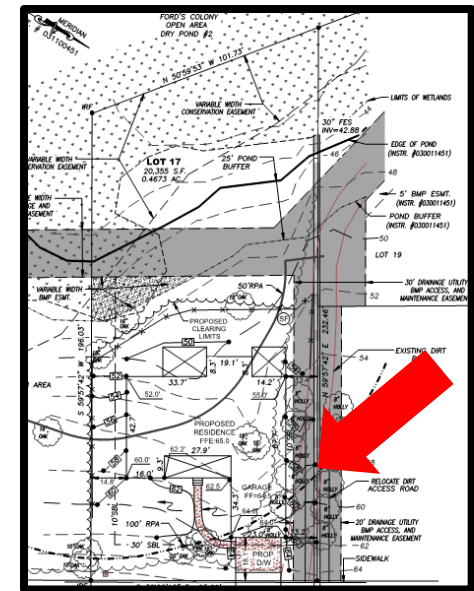
**Site Photograph #4 - CBPA-20-0003**  
**168 Nottinghamshire**







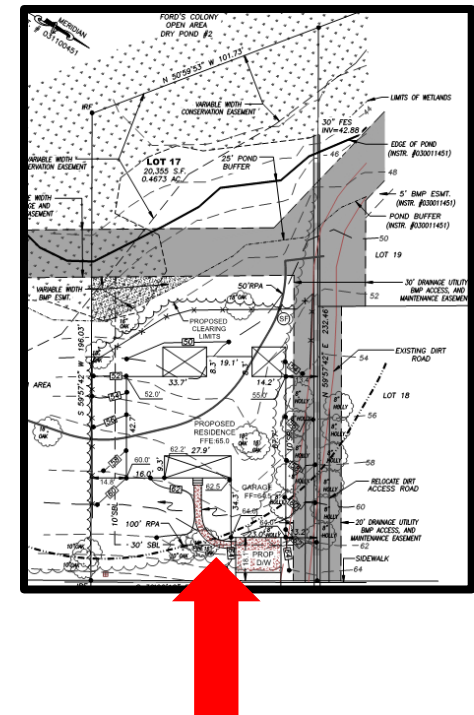
**Site Photograph #5 - CBPA-20-0003**  
**168 Nottinghamshire**







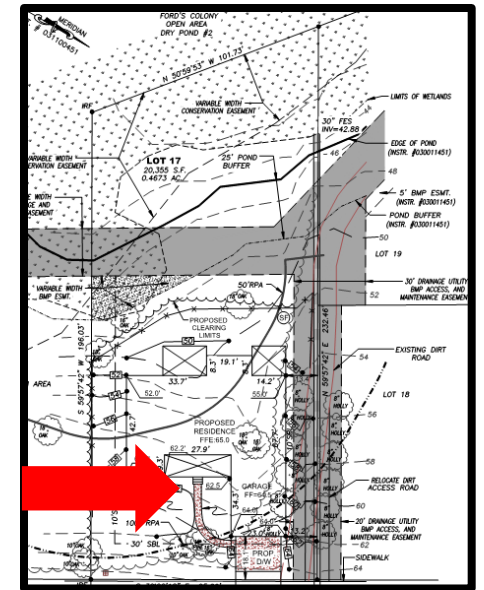
**Site Photograph #6 - CBPA-20-0003**  
**168 Nottinghamshire**



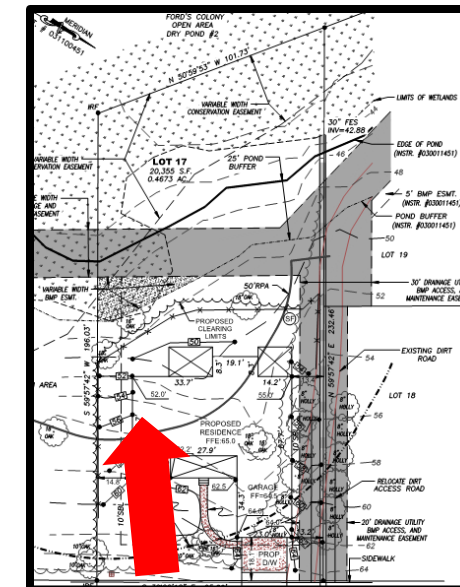




**Site Photograph #7 - CBPA-20-0003**  
**168 Nottinghamshire**







# Permit Conditions



## Staff Recommendation – Approval

- ✓ All other necessary local, state and federal permits
- ✓ The plantings of 10 canopy trees, 20 understory trees, and 30 native shrubs OR 5 canopy trees, 10 understory trees and 15 shrubs plus a payment of \$3,750 into the Chesapeake Bay Restoration Fund.
- ✓ A surety of \$5,000 to ensure the plantings

# Permit Conditions



## Staff Recommendation – Approval

- ✓ This exception request approval shall become null and void if construction has not begun by March 11, 2021
- ✓ Written requests for extension submitted no later than January 29, 2021



GENERAL NOTES

1. A TITLE REPORT HAS NOT BEEN FURNISHED TO THIS FIRM.
2. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS PLAT.
3. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
4. PARCEL LIES IN F.I.R.M. ZONE "X" ACCORDING TO COMMUNITY PANEL #51095C0117D, DATED DECEMBER 16, 2015.
5. LOT SERVED BY PUBLIC WATER AND SEWER.
6. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS SHOWN HEREON.
7. ELEVATION AS SHOWN HEREON ARE IN FEET AND ARE CLOSELY RELATED TO JCC GIS.
8. DIMENSIONS SHOWN HEREON ARE TO THE FRAMLINE OF THE BUILDING.

NOTE TO CONTRACTOR

1. ALL DISTURBED AREAS ARE TO BE SEEDED, SODDED, OR MULCHED WITHIN 7 DAYS OF REACHING FINAL GRADE.
2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING "MISS UTILITY" @ 1-800-552-7001 72 HOURS PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL REPORT ANY ERRORS, OMISSIONS, CONFLICTS, OR DISCREPANCIES TO THE DEVELOPER FOR RESOLUTION BEFORE CONTINUING WITH THE WORK.
4. EROSIONS AND SEDIMENT CONTROL SHALL CONFORM TO THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO UTILITIES, PUBLIC OR PRIVATE, THAT MAY OCCUR AS A RESULT OF CONSTRUCTION ACTIVITIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING WITH MATCHING MATERIALS, ANY PAVEMENT, DRIVEWAYS, SHOULDERS, WALKS, LAWNS, SHRUBS, DITCHES, ETC. THAT MAY BE CUT OR DAMAGED DURING OR AS A RESULT OF CONSTRUCTION ACTIVITIES.
7. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ORANGE SAFETY FENCE AROUND LIMITS OF CONSTRUCTION CONTRACTOR SHALL DETERMINE EXACT FINISHED FLOOR ELEVATION.

BUILDING SETBACKS (PER FORD'S COLONY)

FRONT SETBACK: 30'  
REAR SETBACK: 25' OR 25% OF LOT DEPTH, WHICH EVER IS GRATER  
SIDE SETBACK: 10'

NOTES

1. HOUSE DIMENSIONS SHOWN BASE ON INFORMATION PROVIDED BY OWNER. BUILDER SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. ALL TREES LARGER THAN 3" IN DIAMETER AND OUTSIDE THE LIMITS OF CLEARING SHOWN MAY NOT BE REMOVED WITHOUT THE CONSENT OF FORD'S COLONY OR ITS ASSIGNS.
3. IN THE EVENT THE ARCHITECTURAL REVIEW COMMITTEE (ARC) SHALL DETERMINE THAT APPLICATION OF THE AFORESAID SETBACKS TO A PARTICULAR LOT WOULD UNREASONABLY LIMIT THE USE THEREOF BY THE OWNER AND EFFECTIVELY DEPRIVE HIM/HER OF AN APPROPRIATE CONSTRUCTION SITE, THE ARC SHALL GRANT A VARIANCE TO THE OWNER OF SAID LOT FROM THE PROVISIONS OF THESE SETBACK REQUIREMENTS.

BUILDING INFORMATION

PROPOSED RESIDENCE IS 2 STORY  
PROPOSED GARAGE IS FRONT LOADING

SITE INFORMATION

TOTAL AREA: 20,355 S.F. / 0.467 AC.  
DISTURBED AREA: 7,984 S.F. / 0.183 AC.  
IMPERVIOUS: 4,523 S.F. / 0.104 AC.  
IMPERVIOUS WITHIN 50' RPA: 1,130 S.F. / 0.026 AC.  
IMPERVIOUS WITHIN 100' RPA: 2,731 S.F. / 0.063 AC.  
TOTAL IMPERVIOUS WITHIN RPA: 3,861 / 0.089  
PARCEL ID: 3233100017  
ZONING DISTRICT: R4 RESIDENTIAL PLANNED COMMUNITY  
EXISTING SITE IS WOODED AS SHOWN

MITIGATION TABLE: 3,861 S.F. / 400 S.F. = 9.7 CREDITS

MITIGATION MEASURE	QTY.(NEEDED)
NATIVE CANOPY TREES	10
NATIVE UNDERSTORY TREES	20
NATIVE SHRUBS	30

\* CONTRACTOR/OWNER TO COORDINATE WITH JAMES CITY COUNTY FOR REQUIREMENTS ON MITIGATION PLANTING.

EXISTING ADDRESS:

168 NOTTINGHAMSHIRE  
JAMES CITY COUNTY, VIRGINIA

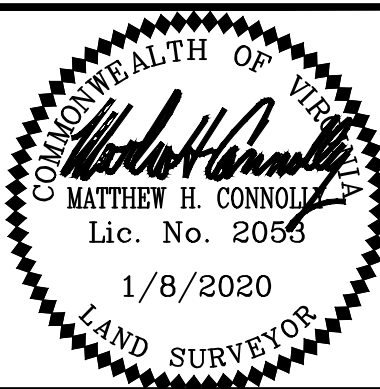
SURVEYORS CERTIFICATION

THIS DRAWING REPRESENTS AN ACTUAL FIELD SURVEY. ALL THE INFORMATION SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. LANDTECH RESOURCES, INC. HAS BEEN RETAINED AND PAID TO STAKE, AS A MINIMUM, THE BUILDING ENVELOPE & ANY DETACHED ACCESSORY STRUCTURE.

MATTHEW H. CONNOLLY, L.S.

1/8/2020

DATE

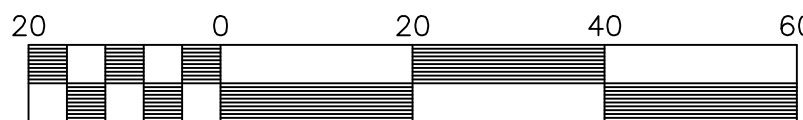


DATE: 1/8/2020  
DRAWN BY: AEQ  
PROJECT No. 19-392  
FILE NAME: 19-392.DWG  
REFERENCES:  
INST.# 030011451

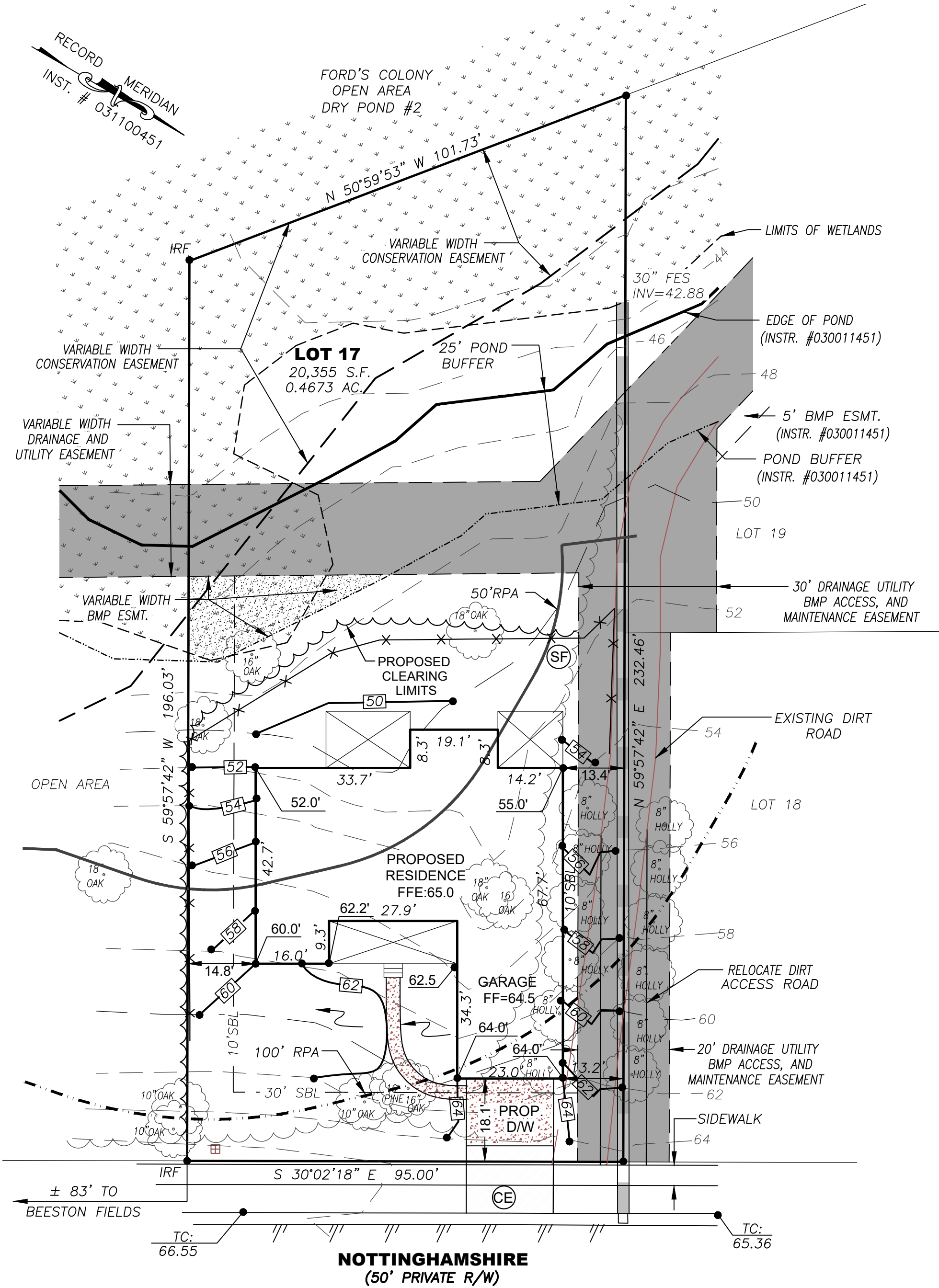
JAMES CITY COUNTY

VIRGINIA

PLOT PLAN OF  
LOT 17, SECTION XII  
FORD'S COLONY  
FOR  
TED KIONKA



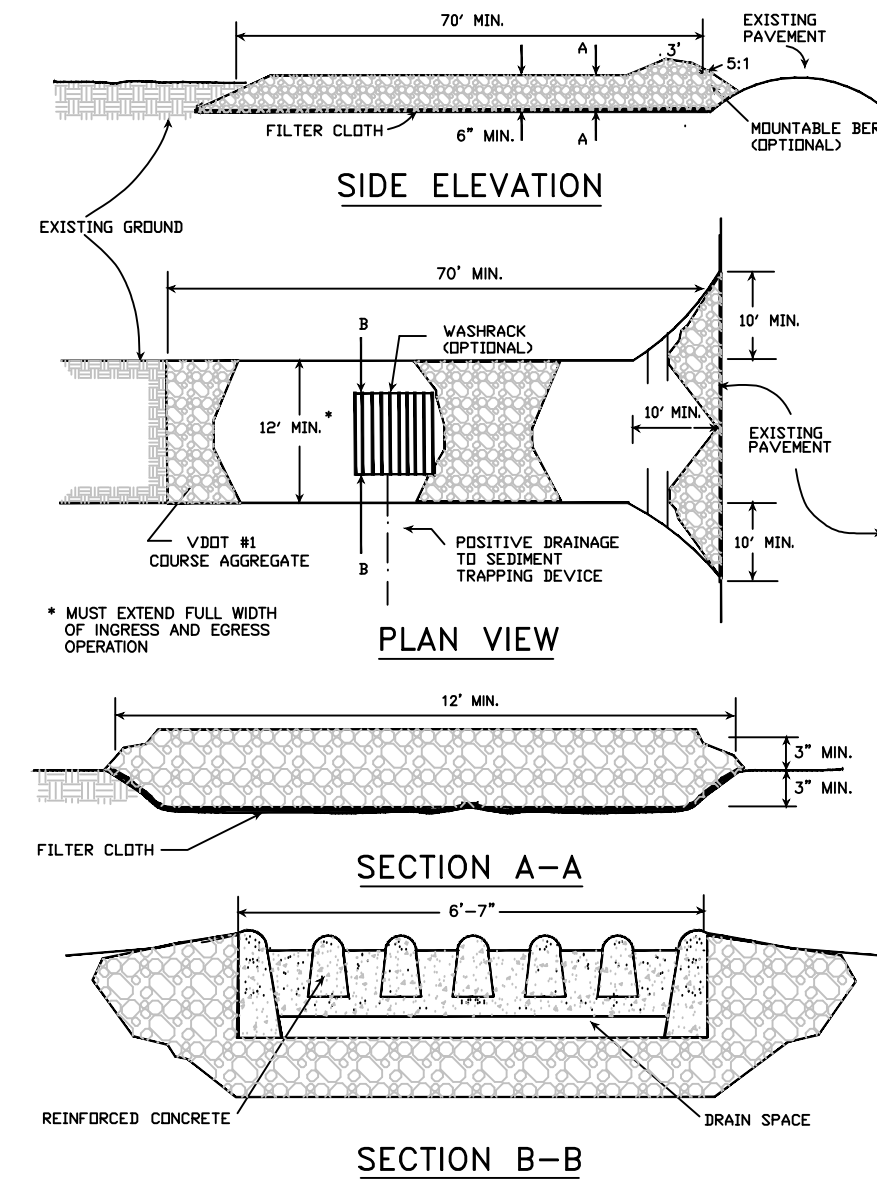
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LEGEND

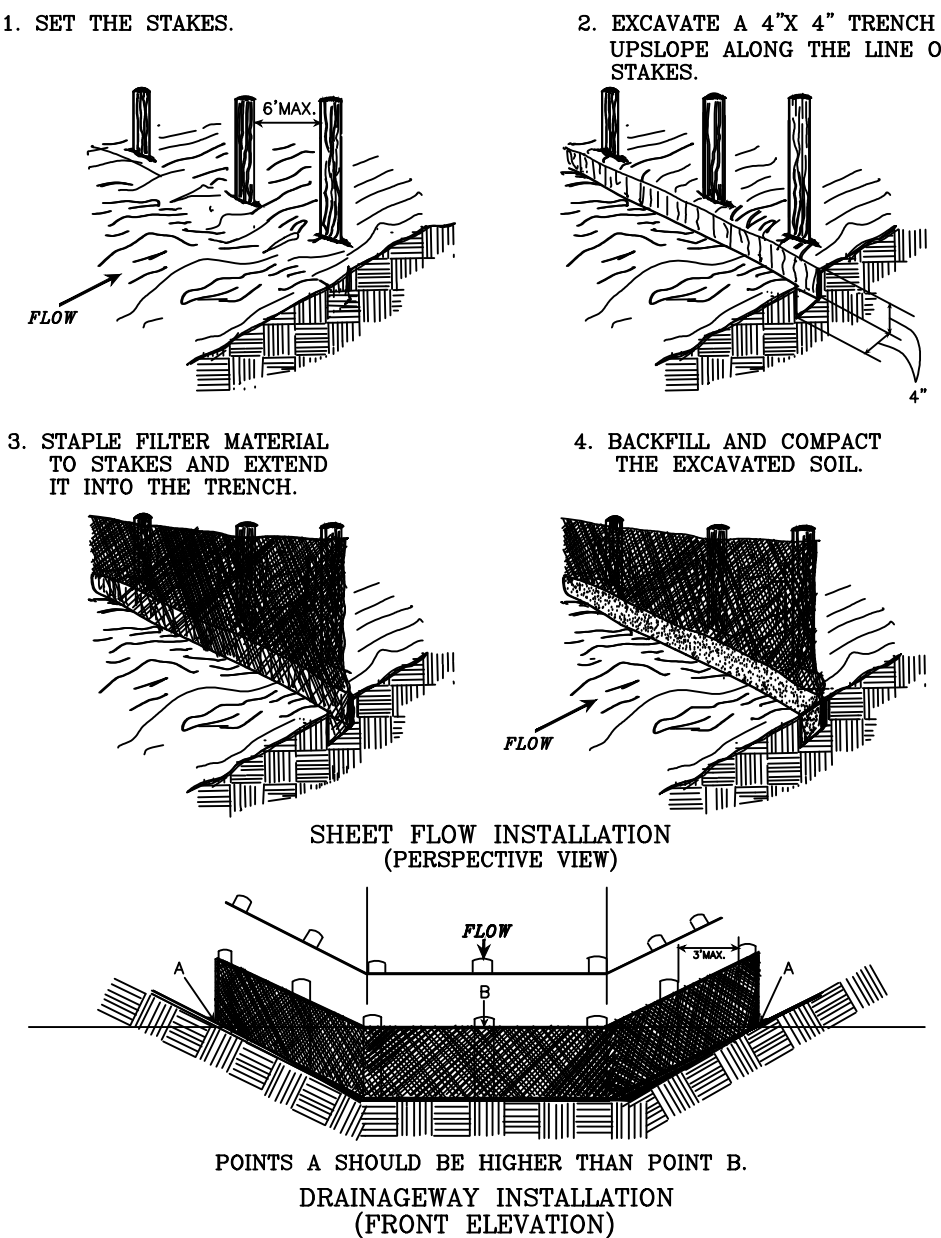
WATER METER  
IRF = IRON ROD FOUND

STONE CONSTRUCTION ENTRANCE



SOURCE: ADAPTED FROM 1983 MARYLAND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL, AND VA. DSWC PLATE 3.02-1

CONSTRUCTION OF A SILT FENCE (WITHOUT WIRE SUPPORT)



SOURCE: ADAPTED FROM INSTALLATION OF STRAW AND FABRIC FILTER BARRIERS FOR SEDIMENT CONTROL, VA. DSWC SHERWOOD AND WYANT PLATE 3.05-2





**General Services**

107 Tewning Road  
Williamsburg, VA 23188  
P: 757-259-4080

General.Services@jamescitycountyva.gov

[jamescitycountyva.gov](http://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

February 19, 2020

RE: CBPA-20-0003  
168 Nottinghamshire  
Single Family Dwelling

Dear Adjacent Property Owner:

In accordance with State and County Codes, this letter is to notify you that a request has been filed with the James City County Chesapeake Bay Board by Mr. Larry Walk of Walk Wright Construction on behalf of Mr. Ted Kionka for encroachment into the Resource Protection Area (RPA) buffer for the construction of a single family dwelling. The project is located at 168 Nottinghamshire and further identified as JCC Parcel No. 3233100017.

A complete description, plan and other information are on file in the Stormwater and Resource Protection Division and are available for inspection during normal business hours, should anyone desire to review them.

The Chesapeake Bay Board will hold an advertised public hearing on **Wednesday, March 11, 2020 at 5:00 p.m.**, in the Board Room of Building F, 101 Mounts Bay Road, James City County, Virginia, at which time you may request to speak on the above referenced project.

Sincerely,

*Michael D. Woolson*

Michael D. Woolson  
Chesapeake Bay Board Secretary  
757-253-6670  
[michael.woolson@jamescitycountyva.gov](mailto:michael.woolson@jamescitycountyva.gov)

cc: Walk Wright Construction.  
Attn: Mr. Larry Walk

MDW: jep

Mailing List for: CBPA-20-0003– 168 Nottinghamshire – Single Family Dwelling

Owner: 3233100017-168 Nottinghamshire

Westmoreland Corporation  
729 Thimble Shoals Boulevard #6C  
Newport News, VA 23606-4242

Kionka, Edward J  
7346 Wolfrun Trail  
Fairview Heights, IL 62208

3233100067

Massengill, Susan M  
159 Nottinghamshire  
Williamsburg, VA 23188-3505

3233100066

Dignan, Thomas G & Paula  
232 Beeston Fields  
Williamsburg, VA 23188-3511

3233100018

Murawski, Ronald J, Trustee & Patricia M,  
Trustee  
201 Bulwell Forest  
Williamsburg, VA 23188-3509

Contractor:

Walk Wright Construction, LLC  
Attn: Mr. Larry Walk  
123 Hempstead Road  
Williamsburg, VA 23188-1520

Walk Wright Construction, LLC  
Attn: Mr. Larry Walk  
302 Buford Road  
Williamsburg, VA 23188-1520

3233100001A – 170 Nottinghamshire

Fords Colony at Williamsburg Homeowners  
Association  
100 Manchester  
Williamsburg, VA 23188-7404

3233100019-205 Bulwell Forest

Austin, Thomas W & Joan M  
7767 Belvale Drive  
Alexandria, VA 22315-4661



## **PUBLIC HEARING NOTICE**

THE WETLANDS BOARD AND THE CHESAPEAKE BAY BOARD OF JAMES CITY COUNTY, VIRGINIA WILL HOLD A PUBLIC HEARING **WEDNESDAY March 11, 2020 AT 5 P.M.** IN THE BOARD ROOM OF BUILDING F, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

THE WETLANDS BOARD WILL CONSIDER THE FOLLOWING CASES:

WJPA 19-0048/VMRC 19-2163: David Lambey has applied for a wetlands permit for a revetment, offshore sill and beach nourishment at 10006 Sycamore Landing Road, JCC Parcel No. 0720400002.

WJPA 20-0001/VMRC 20-0051: Mid-Atlantic Resource Consulting, on behalf of John and Susan Whalen, has applied for a wetlands permit for a revetment, pier, dock, catwalk and boathouse at 7620 Uncles Neck, JCC Parcel No. 2030200030.

WJPA 20-0002/VMRC 20-0127: Mid-Atlantic Resource Consulting, on behalf of Steve and Dianna Rogers, has applied for a wetlands permit for a bulkhead/retaining wall, pier, boathouse and lift at 8408 Hicks Island Road, JCC Parcel No. 0910100028.

THE CHESAPEAKE BAY BOARD WILL CONSIDER THE FOLLOWING EXCEPTION REQUESTS FOR ENCROACHMENT INTO THE RPA BUFFER:

CBPA 20-0003: Walk Wright Construction, on behalf of Ted Kionka, has filed an exception request for encroachments into the RPA buffer for the construction of a single family dwelling 168 Nottinghamshire, in the Ford's Colony subdivision, JCC Parcel No. 3233100017.

Appeals from decisions under the Chesapeake Bay Preservation Ordinance may also be heard.

All interested parties are invited to attend the meetings. The applications and plans are on file and may be viewed during normal office hours in the Stormwater and Resource Protection Division, 101-E Mounts Bay Road, James City County, Virginia.

## **NOT FOR PUBLICATION**

DISPLAY: WEDNESDAY – February 26 and March 4, 2020.  
ACCOUNT NO.: 0011350200 - VIRGINIA GAZETTE

COPIES: PLANNING

ASSISTANT COUNTY ATTORNEY  
WETLANDS/CHESAPEAKE BAY BOARD MEMBERS

**ITEM SUMMARY**

DATE: 3/11/2020

TO: Chesapeake Bay Board

FROM: Michael Woolson, Senior Watershed Planner

SUBJECT: Case No. CBE 17-048 : 7515 Oak Cove Road

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Ms. Jennifer Privette is requesting a two-year extension to the approved exception request, due to expire on March 13, 2020. This is the third extension request.

**ATTACHMENTS:**

	Description	Type
☐	Staff Memo	Staff Report
☐	Resolution, 1 year extension	Resolution
☐	Resolution, 2 year extension	Resolution
☐	Extension Request	Backup Material

**REVIEWERS:**

Department	Reviewer	Action	Date
Chesapeake Bay Group	Secretary, ChesBay	Approved	3/7/2020 - 1:54 PM

## MEMORANDUM

DATE: March 11, 2020

TO: The Chesapeake Bay Board

FROM: Michael Woolson, Senior Watershed Planner

SUBJECT: Chesapeake Bay Board Exception No. CBE-17-048. 7515 Oak Cove Road

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Ms. Jennifer Privette is requesting either a one or two-year extension to CBE-17-048, originally granted on March 8, 2017. She has been unable to proceed on the room addition at the speed she originally intended due to factors outside of her control. Staff concurs with this request with the stipulation that all permit conditions, except for the expiration date, be reauthorized. Staff has prepared two separate resolutions, one with a one-year extension and one with a two-year extension. This is the third extension request for this project.

## **RESOLUTION**

**CASE NO. CBE-17-048. 7515 OAK COVE ROAD**

### **GRANTING AN EXTENSION OF AN EXCEPTION**

WHEREAS, Ms. Jennifer Privette (the “Applicant”) has requested an extension of the exception granted by the Chesapeake Bay Board of James City County (the “Board”) on March 8, 2017 and extended on March 14, 2018. The exception request is for use of the Resource Protection Area (the “RPA”) on a parcel of property identified as James City County Real Estate Tax Parcel No. 1910100013 and further identified as 7515 Oak Cove Road (the “Property”) as set forth in the application CBE-17-048, for the construction of a room addition associated with an existing single-family dwelling; and

WHEREAS, the Board has listened to the arguments presented and has carefully considered all evidence entered into the record.

NOW, THEREFORE, BE IT RESOLVED that the Chesapeake Bay Board of James City County, Virginia, following a public hearing on March 8, 2017, by a majority vote of its members FINDS that:

1. The exception request is the minimum necessary to afford relief.
2. Granting the exception will not confer upon the Applicant any special privileges denied by Chapter 23, Chesapeake Bay Preservation, of the James City County Code, to other property owners similarly situated in the vicinity.
3. The exception request will be in harmony with the purpose and intent of Chapter 23 of the James City County Code, and is not of substantial detriment to water quality.
4. The exception request is not based on conditions or circumstances that are self-created or self-imposed, nor does the request arise from conditions or circumstances either permitted or non-conforming that are related to adjacent parcels.
5. Reasonable and appropriate conditions are hereby imposed, as set forth below, which will prevent the exception request from causing a degradation of water quality.
6. In granting this exception, the following conditions are hereby imposed to prevent this exception request from causing degradation of water quality:
  - a. The applicant must obtain all other necessary federal, state and local permits required for the project; and
  - b. Surety of \$250 will be required in a form acceptable to the County Attorney’s office; and
  - c. This exception request approval shall become null and void if construction has

not begun by March 11, 2021; and

- d. Written requests for an extension to an exception shall be submitted to the Stormwater and Resource Protection Division no later than six weeks prior to the expiration date.

---

David Gussman  
Chair, Chesapeake Bay Board

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Michael D. Woolson  
Senior Watershed Planner

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 11th day of March, 2020.



## **RESOLUTION**

**CASE NO. CBE-17-048. 7515 OAK COVE ROAD**

### **GRANTING AN EXTENSION OF AN EXCEPTION**

WHEREAS, Ms. Jennifer Privette (the “Applicant”) has requested an extension of the exception granted by the Chesapeake Bay Board of James City County (the “Board”) on March 8, 2017 and extended on March 14, 2018. The exception request is for use of the Resource Protection Area (the “RPA”) on a parcel of property identified as James City County Real Estate Tax Parcel No. 1910100013 and further identified as 7515 Oak Cove Road (the “Property”) as set forth in the application CBE-17-048, for the construction of a room addition associated with an existing single-family dwelling; and

WHEREAS, the Board has listened to the arguments presented and has carefully considered all evidence entered into the record.

NOW, THEREFORE, BE IT RESOLVED that the Chesapeake Bay Board of James City County, Virginia, following a public hearing on March 8, 2017, by a majority vote of its members FINDS that:

1. The exception request is the minimum necessary to afford relief.
2. Granting the exception will not confer upon the Applicant any special privileges denied by Chapter 23, Chesapeake Bay Preservation, of the James City County Code, to other property owners similarly situated in the vicinity.
3. The exception request will be in harmony with the purpose and intent of Chapter 23 of the James City County Code, and is not of substantial detriment to water quality.
4. The exception request is not based on conditions or circumstances that are self-created or self-imposed, nor does the request arise from conditions or circumstances either permitted or non-conforming that are related to adjacent parcels.
5. Reasonable and appropriate conditions are hereby imposed, as set forth below, which will prevent the exception request from causing a degradation of water quality.
6. In granting this exception, the following conditions are hereby imposed to prevent this exception request from causing degradation of water quality:
  - a. The applicant must obtain all other necessary federal, state and local permits required for the project; and
  - b. Surety of \$250 will be required in a form acceptable to the County Attorney’s office; and
  - c. This exception request approval shall become null and void if construction has

not begun by March 11, 2022; and

- d. Written requests for an extension to an exception shall be submitted to the Stormwater and Resource Protection Division no later than six weeks prior to the expiration date.

---

David Gussman  
Chair, Chesapeake Bay Board

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Michael D. Woolson  
Senior Watershed Planner

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 11th day of March, 2020.

February 25, 2020

Michael Woolson  
Senior Watershed Planner  
Engineering and Resource Protection Division, JCC  
101 Mounts Bay Road  
Williamsburg, VA 23185

Dear Michael Woolson:

I am respectfully requesting an extension to the exception to use of the RPA on our parcel of property identified as James City County Real Estate Tax Parcel No. 1910100013, 7515 Oak Cove Road for the purpose of constructing a room addition associated with an existing single family dwelling.

Settling my mother's trust and estate has taken longer than anticipated subsequently have not been able to work on the construction project. I would appreciate a 2-year extension or a 1-year extension at a minimum.

Thank you for your consideration.

Sincerely,

Jennifer Privette  
7515 Oak Cove Road  
Lanexa, VA 23089  
757-592-275

**ITEM SUMMARY**

DATE: 3/11/2020

TO: Chesapeake Bay Board

FROM: Michael Woolson, Senior Watershed Planner

SUBJECT: Case No. CBE-18-058 : 4447 Pleasant View Drive

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Ms. Renie Andrews is requesting a one-year extension to this exception request, due to expire on March 14, 2020. This is the second extension request.

**ATTACHMENTS:**

	Description	Type
☐	Staff Memo	Staff Report
☐	Resolution	Resolution
☐	Extension Request	Backup Material

**REVIEWERS:**

Department	Reviewer	Action	Date
Chesapeake Bay Group	Secretary, ChesBay	Approved	3/7/2020 - 1:31 PM

## MEMORANDUM

DATE: March 11, 2020

TO: The Chesapeake Bay Board

FROM: Michael D. Woolson, Senior Watershed Planner

SUBJECT: Chesapeake Bay Board Exception No. CBE-18-058. 4447 Pleasant View Drive

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Ms. Renie Andrews is requesting a one-year extension to CBE-18-058, originally granted on March 14, 2018. She has been unable to proceed on her project and complete the required mitigation due to issues with the Homeowners Association and sink holes in the rear yard. Staff concurs with this request, with the stipulation that all permit conditions, except for the expiration date, be reauthorized and that the new date of expiration be March 11, 2021. If granted, this will be the second extension for this project.

## **RESOLUTION**

**CASE NO. CBE-18-058. 4447 PLEASANT VIEW DRIVE**

### **GRANTING AN EXTENSION OF AN EXCEPTION**

WHEREAS, Ms. Renie Andrews (the “Applicant”) has requested an extension of the exception granted by the Chesapeake Bay Board of James City County (the “Board”) on March 14, 2018. The exception request is for use of the Resource Protection Area (the “RPA”) on a parcel of property identified as James City County Real Estate Tax Parcel No. 3741400011 and further identified as 4447 Pleasant View Drive in the Powhatan Village subdivision (the “Property”) as set forth in the application CBE-18-058, for the construction of a memorial patio; and

WHEREAS, the Board has listened to the arguments presented and has carefully considered all evidence entered into the record.

NOW, THEREFORE, BE IT RESOLVED that the Chesapeake Bay Board of James City County, Virginia, following a public hearing on March 14, 2018, by a majority vote of its members FINDS that:

1. The exception request is the minimum necessary to afford relief.
2. Granting the exception will not confer upon the Applicant any special privileges denied by Chapter 23, Chesapeake Bay Preservation, of the James City County Code, to other property owners similarly situated in the vicinity.
3. The exception request will be in harmony with the purpose and intent of Chapter 23 of the James City County Code, and is not of substantial detriment to water quality.
4. The exception request is not based on conditions or circumstances that are self-created or self-imposed, nor does the request arise from conditions or circumstances either permitted or non-conforming that are related to adjacent parcels.
5. Reasonable and appropriate conditions are hereby imposed, as set forth below, which will prevent the exception request from causing a degradation of water quality.
6. In granting this exception, the following conditions are hereby imposed to prevent this exception request from causing degradation of water quality:
  - a. The applicant must obtain all other necessary federal, state, and local permits and permissions as required for the project; and
  - b. Surety of \$250 will be required in a form acceptable to the County Attorney’s office to guarantee the mitigation plantings; and

- c. This exception request approval shall become null and void if construction has not begun by March 11, 2021; and
- d. Written requests for an extension to an exception shall be submitted to the Stormwater and Resource Protection Division no later than six weeks prior to the expiration date.

---

David Gussman  
Chair, Chesapeake Bay Board

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Michael D. Woolson  
Senior Watershed Planner

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 11th day of March, 2020.



Renie Andrews  
Villages of Powhatan  
4447 Pleasant View Drive  
Williamsburg, VA 23188

Michael Woolson  
Senior Watershed Planner  
101-E Mounts Bay Road  
Williamsburg, VA 23185

Resolution Case NO, CBE-18-058.447 PLEASANT VIEW DRIVE

February 7, 2020

Dear Michael Woodson,

In regards to the above referenced Resolution Case, I am requesting another extension to the original expiration date of March 14, 2019 and second expiration date of March 14, 2020.

The sink hole problem effecting my back yard has not been resolved. Prism contractors did repair the storm drains and manhole. Over the past year the ground has sunk significantly. Either the underground void has not filled in or this sink hole could be related to the old storm water catch area. I have a 15 foot high Martin house in the location of where one of my trees was to be planted. It is now leaning due to soil loss from the sink hole. I am also able to push a 1" square stake 2.5' into that area. When doing that it pushes through underground voids. I'm sure I could push it further however fear I will loose balance and the ground give way.

My brother, a Civil Engineer, asked when the HOA was going to fill the hole. He agreed with my suspicions there is still something causing the ground to sink. Now that there is clear evidence my yard is eroding I can not plant one of my planned trees. Also the erosion is close enough to my deck I do not feel comfortable extending it as planned. I still would like to complete this project however until the sink hole in the HOA Common Area is resolved I can not move forward at this time. Please grant me another extension.

Sincerely,

Renie Andrews



**ITEM SUMMARY**

DATE: 3/11/2020

TO: Chesapeake Bay Board

FROM: Michael Woolson, Senior Watershed Planner

SUBJECT: Case No. CBPA 19-0037 : 499 Jolly Pond Road

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Mr. Ryan Stevenson of AES Consulting Engineers, on behalf of Colonial Heritage, LLC., is requesting a one-year extension to this approved exception request, due to expire on May 8, 2020. This is the first extension request.

**ATTACHMENTS:**

	Description	Type
▣	Staff Memo	Staff Report
▣	Resolution	Resolution
▣	Extension Request	Backup Material

**REVIEWERS:**

Department	Reviewer	Action	Date
Chesapeake Bay Group	Secretary, ChesBay	Approved	3/7/2020 - 2:11 PM

## MEMORANDUM

DATE: March 11, 2020

TO: The Chesapeake Bay Board

FROM: Michael Woolson, Senior Watershed Planner

SUBJECT: Chesapeake Bay Board Exception No. CBPA-19-0037. 499 Jolly Pond Road

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Mr. Ryan Stevenson, AES Consulting Engineers, on behalf of Colonial Heritage, LLC., is requesting a one-year extension to CBPA-19-0037. Construction of this project will not begin before the exception expires. Staff concurs with this request with the stipulation that all permit conditions, except for the expiration date, be reauthorized. This is the first extension request for this project.

## **RESOLUTION**

**CASE NO. CBPA 19-0037. 499 JOLLY POND ROAD**

### **JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION**

WHEREAS, Mr. Joseph Roque (the “Applicant”) has applied to the Chesapeake Bay Board of James City County (the “Board”) on May 8, 2019, to request an exception to use the Resource Protection Area (the “RPA”) on a parcel of property identified as James City County Real Estate Tax Parcel No. 2240100007 and further identified as 499 Jolly Pond Road (the “Property”) as set forth in the application CBPA 19-0037 for the purpose of sanitary sewer connections; and

WHEREAS, the Board has listened to the arguments presented and has carefully considered all evidence entered into the record.

NOW, THEREFORE, BE IT RESOLVED that the Chesapeake Bay Board of James City County, Virginia, following a public hearing, by a majority vote of its members FINDS that:

1. The exception request is the minimum necessary to afford relief.
2. Granting the exception will not confer upon the Applicant any special privileges denied by Chapter 23, Chesapeake Bay Preservation, of the James City County Code, to other property owners similarly situated in the vicinity.
3. The exception request will be in harmony with the purpose and intent of Chapter 23 of the James City County Code and is not of substantial detriment to water quality.
4. The exception request is not based on conditions or circumstances that are self-created or self-imposed, nor does the request arise from conditions or circumstances either permitted or non-conforming that are related to adjacent parcels.
5. Reasonable and appropriate conditions are hereby imposed, as set forth below, which will prevent the exception request from causing a degradation of water quality.
6. In granting this exception, the following conditions are hereby imposed to prevent this exception request from causing degradation of water quality:
  - a. The applicant must obtain all other necessary federal, state, and local permits required for the project; and
  - b. A surety of \$5,000 will be required in a form acceptable to the County Attorney’s Office to guarantee the dedication of the Natural Open Space deed and easement; and

- c. This exception request approval shall become null and void if construction has not begun by May 13, 2021; and
- d. Written requests for an extension to an exception shall be submitted to the Stormwater and Resource Protection Division no later than April 1, 2021, six weeks before the expiration date.

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David Gussman  
Chair, Chesapeake Bay Board

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Michael Woolson  
Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 11<sup>th</sup> day of March, 2020.

## Michael Woolson

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**From:** Stephenson, Ryan <ryan.stephenson@aesva.com>  
**Sent:** Tuesday, February 25, 2020 8:58 AM  
**To:** Michael Woolson; Deirdre Wells  
**Subject:** [External] Deer Lake Extension Request  
**Attachments:** CBPA-19-0037 Resolution Signed.pdf

Mike and Deirdre,

Per the attached CBPA approval for Deer Lake, it shall become null and void if construction has not begun by May 8, 2020. Now that we are approaching March and construction is not anticipated to begin in that timeframe, we would like to request an extension for one year.

Please let me know if you need anything else to finalize this extension request.


Thanks.

**Ryan Stephenson, P.E.**  
Sr. Project Manager  
AES Consulting Engineers



5248 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
Office (757) 253-0040  
Cell (757) 208-6353  
[aesva.com](http://aesva.com)

AES Consulting Engineers Confidentiality Note: This e-mail and any attachments are confidential and may be protected by legal privilege. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of this e-mail or any attachment is prohibited. If you have received this e-mail in error, please notify us immediately by returning it to the sender and deleting this copy from your system. Thank you for your cooperation.

 Please consider the environment before printing this email.

**ITEM SUMMARY**

DATE: 3/11/2020

TO: Chesapeake Bay Board

FROM: Michael Woolson, Senior Watershed Planner

SUBJECT: Case No. SRP 19-0005 : 2529 William Tankard

---

**ATTACHMENTS:**

	Description	Type
☐	Staff Memo	Cover Memo
☐	Exhibit 1	Backup Material
☐	Exhibit 2	Backup Material
☐	Notice of Violation, December 16, 2019	Backup Material
☐	Notice of Appeal, January 14, 2020	Backup Material

**REVIEWERS:**

Department	Reviewer	Action	Date
Chesapeake Bay Group	Secretary, ChesBay	Approved	3/8/2020 - 12:32 PM

## MEMORANDUM

DATE: March 11, 2020

TO: The Chesapeake Bay Board

FROM: Michael D. Woolson, Senior Watershed Planner

SUBJECT: Resolution of Notice of Violation – 2529 William Tankard

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Mr. Jamie and Mrs. Amanda Stallings, owners of 2529 William Tankard, filed an appeal to the James City County Chesapeake Bay Board (Board) on January 14, 2020. They are appealing a Notice of Violation (NOV) issued on December 16, 2019 to remove all unapproved impervious cover associated with a swimming pool.

### **Background Information**

On August 14, 2019, the Chesapeake Bay Board (CBB) granted an exception to the Stallings for a swimming pool to be constructed in their backyard and partially within the resource protection area (RPA). In mid-October, it came to staff's attention that the swimming pool had been built in the wrong place from what had been approved by the CBB. Staff then sent a NOV on December 16, 2019.

On February 3, 2020, a meeting between staff and the Stallings occurred and all of the issues were discussed. One issue brought up was the conflicting site plans between County divisions that were approved. Unknown at the time to staff, a site plan that showed inadequate detail was submitted to the Building Safety and Permits division for review and approval for building permits, which were issued.

The Stallings had an as-built survey of all the improvements completed. This was given to staff so that accurate measurements could be obtained. Staff also visited the property on February 14 to document the planted mitigation. The CBB originally approved 225 sf of impervious cover and accepted three planting units as mitigation. Staff has confirmed that this mitigation was planted. From the as-built survey, it was determined that 1,365 sf of impervious cover was actually constructed. This equates to an additional 1,140 sf of impervious cover.

The amount of impervious cover equals 3 planting units. Staff doubled the mitigation rate due to the violation. Staff also gave credit for the planted mitigation of 3 planting units. This leaves 3 planting units still to be planted. When staff visited the property on February 14, staff noted there was no additional room to plant, all available cleared areas were either paved over or planted. Staff recommended to the Stallings a payment into the Chesapeake Bay Restoration Fund of \$2,250 in lieu of the additional 3 planting units, to which they have agreed. The issue before the Board is whether or not to accept the resolution that has been reached between staff and the Stallings for this issue.

### Attachments:

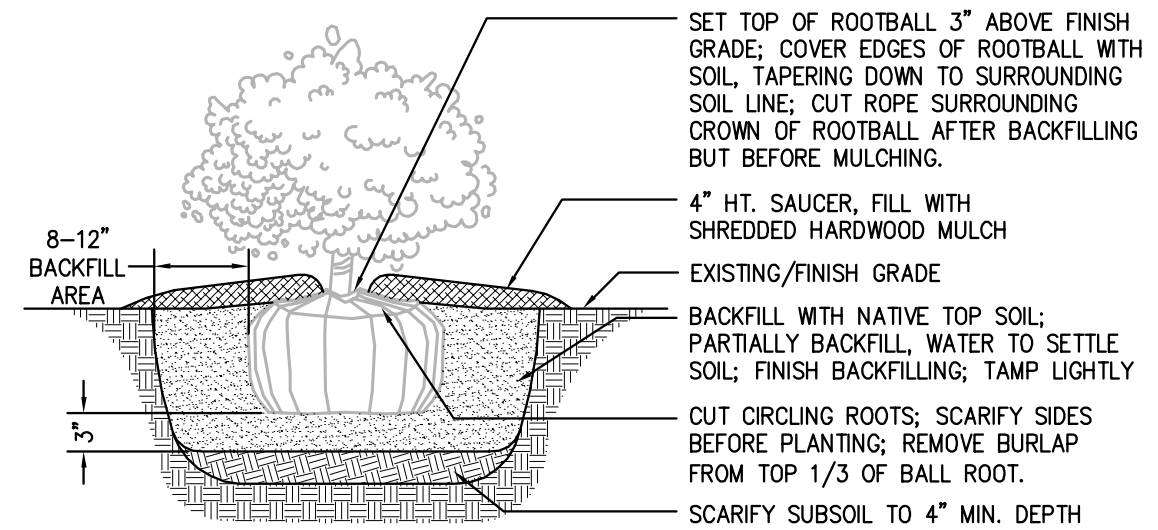
1. Exhibit 1 - Approved Plan, August 14, 2019
2. Exhibit 2 - As-built Plan, February 2020
3. Notice of Violation, December 16, 2019
4. Notice of Appeal, January 14, 2020



CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
NS	3	NYSSA SYLVATICA	BLACK GUM	1-1/2" CAL.	B&B/CONT.	SINGLE STEM
UNDERSTORY TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
CF	3	CORNUS FLORIDA	EASTERN DOGWOOD	8' HT.	B&B/CONT.	SINGLE STEM
MV	3	MAGNOLIA VIRGINIANA	SWEET BAY	8' HT.	B&B/CONT.	SINGLE STEM
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
IV	6	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	22" HT./W.	CONT.	DENSE, FULL
PO	3	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	LUYKENS LAUREL	18" HT./W.	CONT.	DENSE, FULL

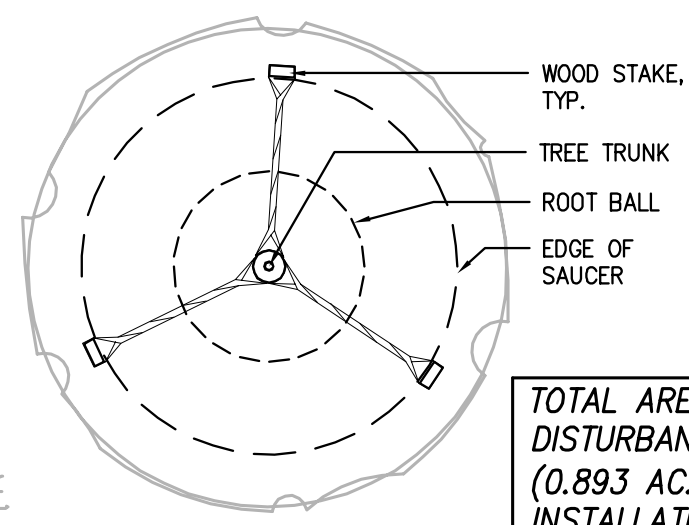
1. ALL PLANT STOCK SHALL MEET THE MINIMUM STANDARDS & SPECIFICATIONS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK," LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN.
2. ALL PLANT MATERIAL SHALL BE INSTALLED AS SPECIFIED IN THE VNLA STANDARDIZED LANDSCAPE SPECIFICATIONS, LATEST 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. 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.
7. ALL TREES ARE TO BE PLANTED SO TOP OF ROOT BALL IS 3" ABOVE FINISHED GRADE.
8. TREE SHALL BE INSTALLED PLUMB & STRAIGHT.
9. PRUNE ALL SUCKERS, RUBBING OR CROSSED BRANCHES, CODOMINANT LEADERS, NARROW CROTCH ANGLES, WATER SPROUTS, BROKEN BRANCHES.
10. DO NOT PRUNE CENTRAL LEADER OR BRANCH TIPS.
11. REMOVE TAGS, LABELS & PLASTIC SLEEVING.
12. DO NOT WRAP TRUNK.
13. 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.
14. REMOVE ALL STAKES, STRAPS, WIRES, RUBBER HOSES, ETC. AFTER 1-2 GROWING SEASONS.
15. PLANT SUBSTITUTIONS SHALL NOT BE MADE WITHOUT THE WRITTEN CONSENT OF THE OWNER OR THE OWNER'S DESIGNATED REPRESENTATIVE PRIOR TO INSTALLATION.
16. ALL INSTALLED PLANT MATERIAL SHALL BE SUBJECT TO REGULAR MAINTENANCE, INCLUDING FERTILIZATION, PRUNING, REPLACEMENT, INSECT AND DISEASE CONTROL, WATERING, MULCHING, AND WEED CONTROL.
17. CONTRACTORS ARE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO THE BEGINNING OF WORK AND AVOIDING THEM DURING LANDSCAPING OPERATIONS.
18. ALL B&B AND CONTAINER PLANTS SHALL BE PLANTED BETWEEN MARCH 15-JUNE 30 OR SEPTEMBER 15-NOVEMBER 15. GRASSES SHALL BE PLANTED IN THE SPRING.
19. ACCEPTABLE SURVIVAL RATES AT THE END OF A GROWING SEASON FOR ALL WOODY PLANT MATERIAL IS 100% AND 85% FOR ALL HERBACEOUS PLANT MATERIAL.

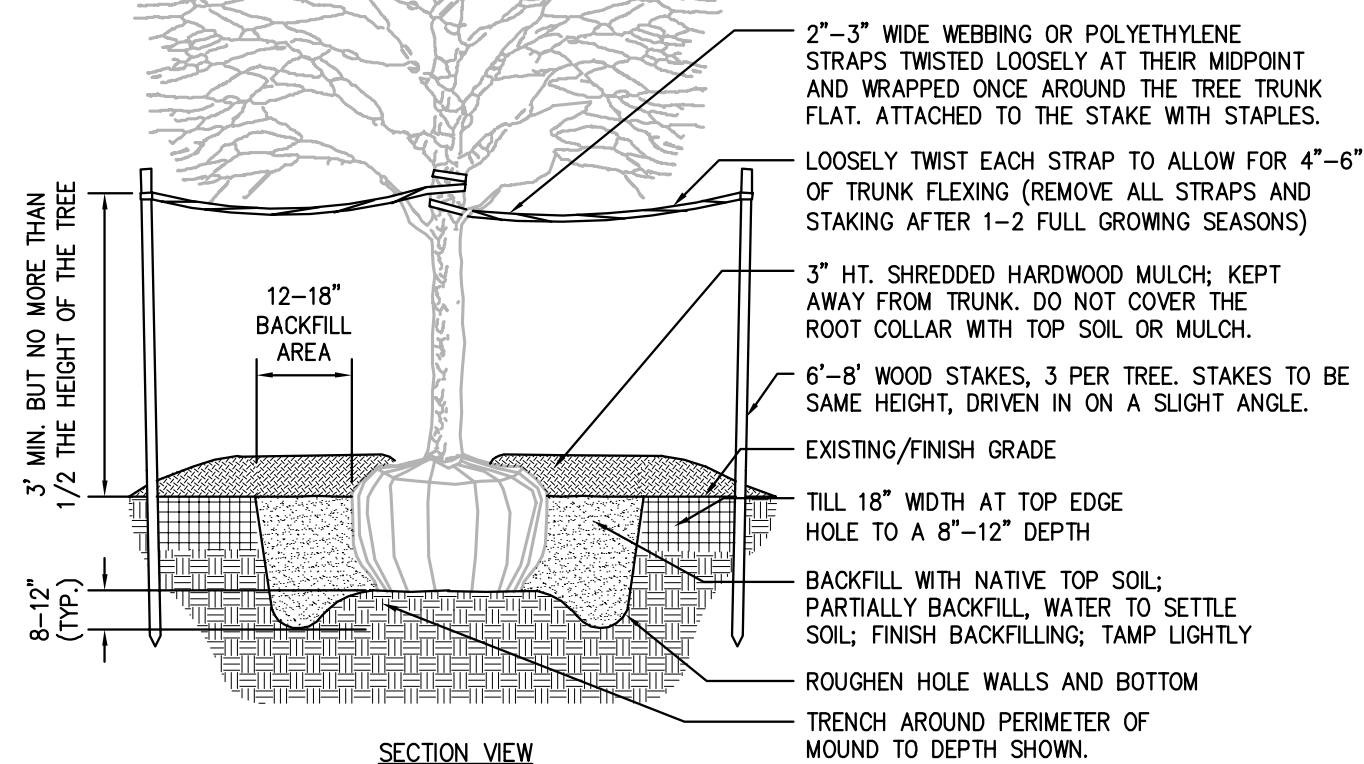


## SHRUB PLANTING

**NOT TO SCALE**



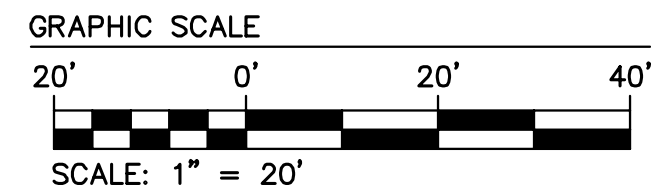
PLAN VIEW FOR STAKING



SECTION VIEW

## TREE PLANTING

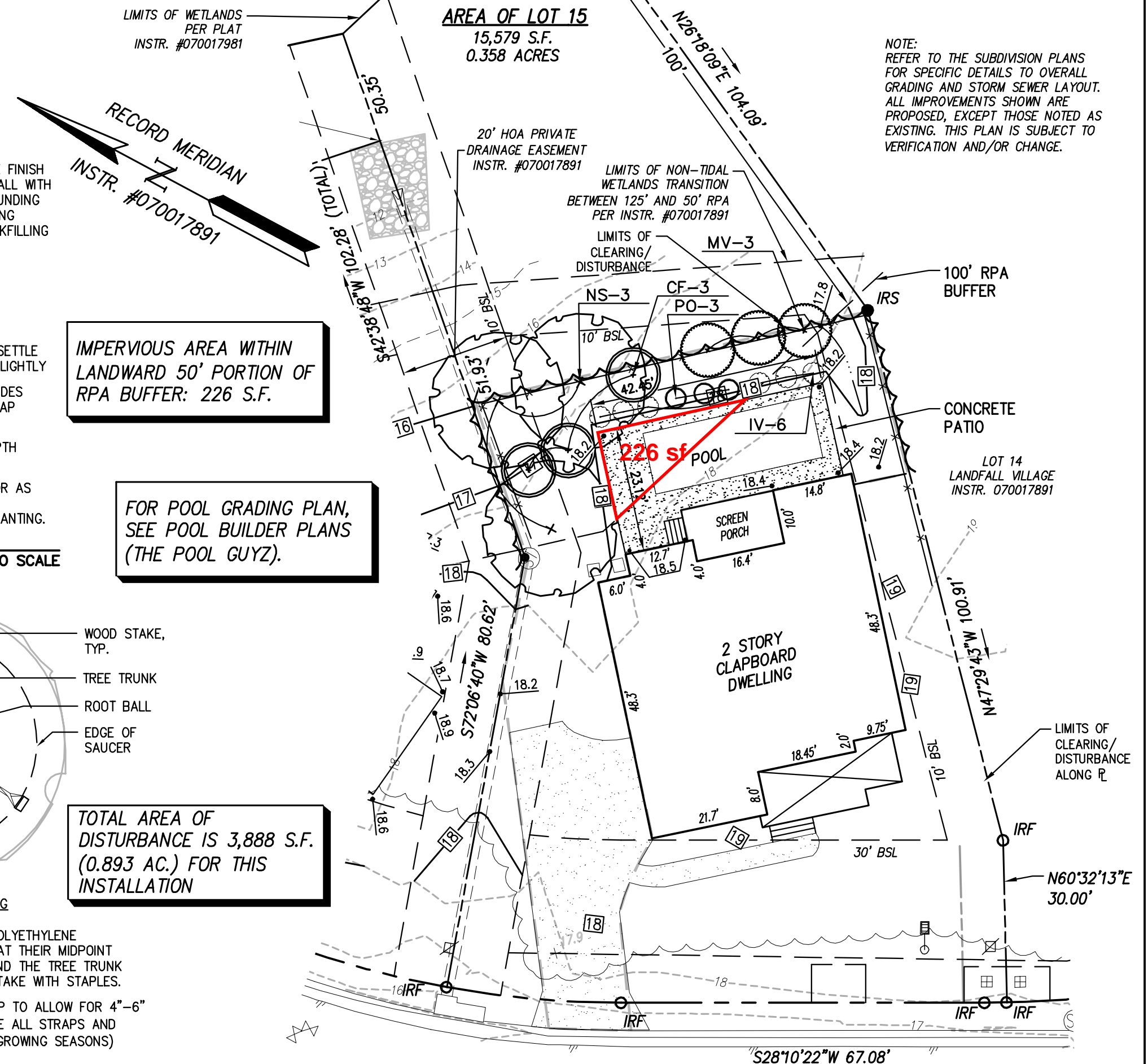
**NOT TO SCALE**



# EXHIBIT 1

PORTIONS OF PROPOSED LIMITS OF  
DISTURBANCE & HOUSE ARE WITHIN THE  
50' LANDWARD RPA AND WILL REQUIRE  
APPROVAL/MITIGATION BY JAMES CITY  
COUNTY DIRECTOR OF ENGINEERING AND  
RESOURCE PROTECTION DIVISION.

**NOTE:**  
REFER TO THE SUBDIVISION PLANS  
FOR SPECIFIC DETAILS TO OVERALL  
GRADING AND STORM SEWER LAYOUT.  
ALL IMPROVEMENTS SHOWN ARE  
PROPOSED, EXCEPT THOSE NOTED AS  
EXISTING. THIS PLAN IS SUBJECT TO  
VERIFICATION AND/OR CHANGE.



IMPERVIOUS AREA WITHIN  
LANDWARD 50' PORTION OF  
RPA BUFFER: 226 S.F.

FOR POOL GRADING PLAN,  
SEE POOL BUILDER PLANS  
(THE POOL GUYZ).

TOTAL AREA OF  
DISTURBANCE IS 3,888 S.F.  
(0.893 AC.) FOR THIS  
INSTALLATION

WILLIAM TANKARD DRIVE  
(40' R/W)

RPA BUFFER REVEGETATION:  
 AREA OF IMPACT: 1,177 SF  
 REVEGETATION REQUIREMENTS 1 MITIGATION CELL\* PER 400 SF IMPACT  
 \*MITIGATION CELL – 1 CANOPY TREE, 2 UNDERSTORY TREES AND 3 SHRUBS  
 MITIGATION CELLS REQUIRED 3 CELLS  
     3 CANOPY TREES  
     6 UNDERSTORY TREES  
     9 SHRUBS  
 MITIGATION CELLS PROVIDED 3 CELLS  
     3 CANOPY TREES  
     6 UNDERSTORY TREES  
     9 SHRUBS

SITE ADDRESS: #2529 WILLIAM TANKARD DRIVE  
PARCEL ID: #4640800015

**HHHunt Homes**  
825 Diligence Drive, Suite 114  
Newport News, Virginia 23606

RPA BUFFER MITIGATION PLANTING PLAN WITH  
POOL AREA ADDITION AND EXISTING CONDITIONS

LOT 15

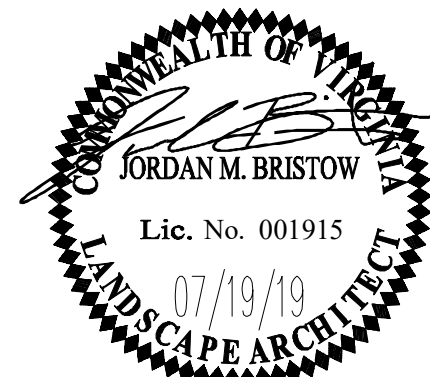
LANDFALL VILLAGE

PREPARED FOR HHHUNT HOMES

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: PC/J/SDC	
Project Number: W10487-00	
Scale: 1"=20'	Date: 06-08-2018
Sheet Number	

1 of 1



Hampton Roads | Central Virginia | Middle Peninsula

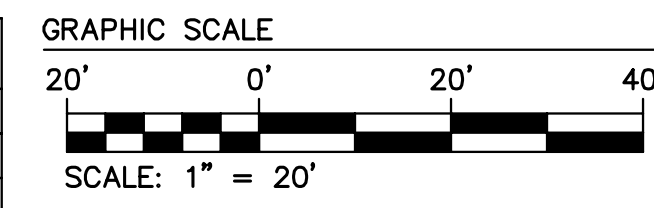
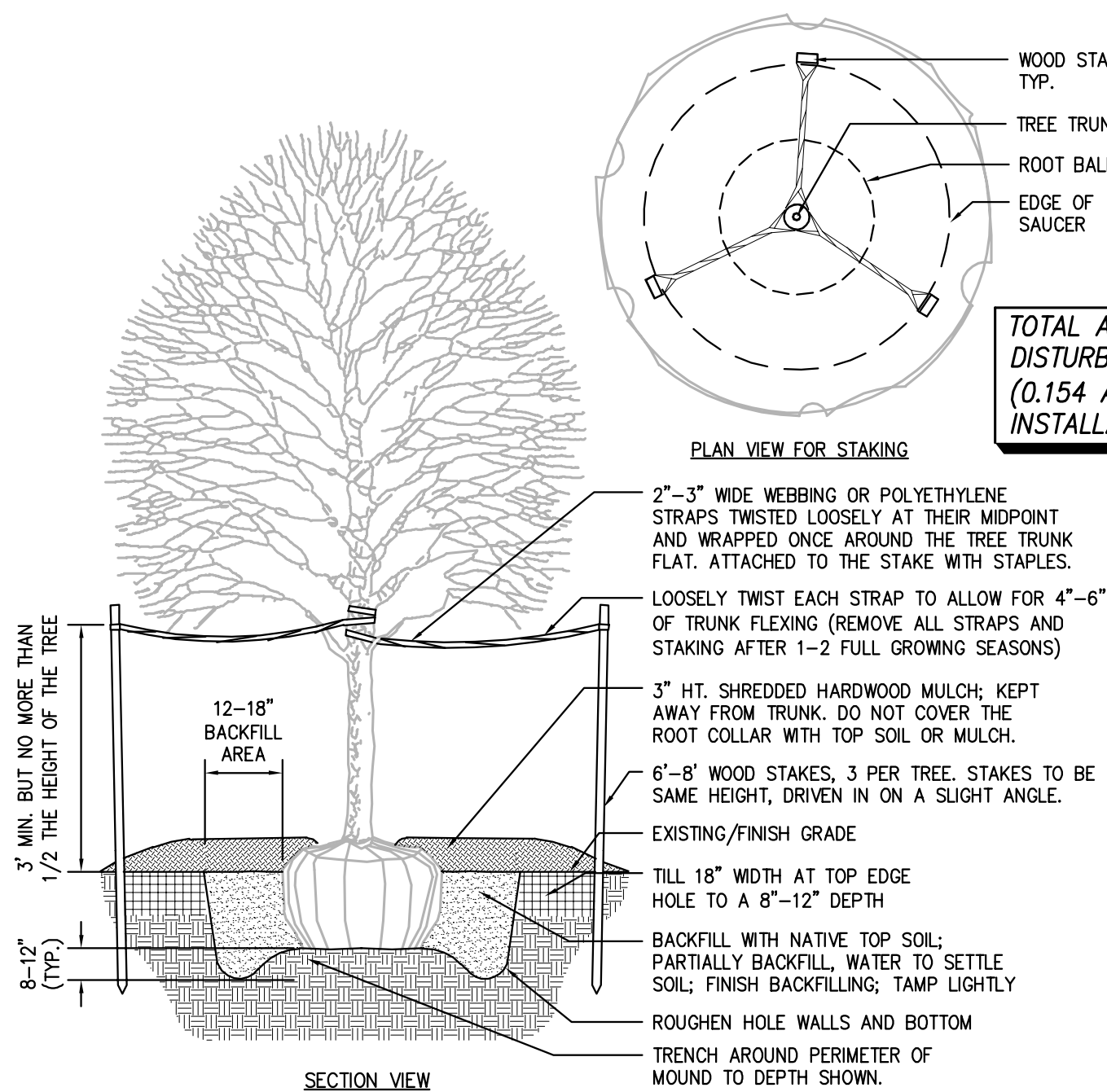
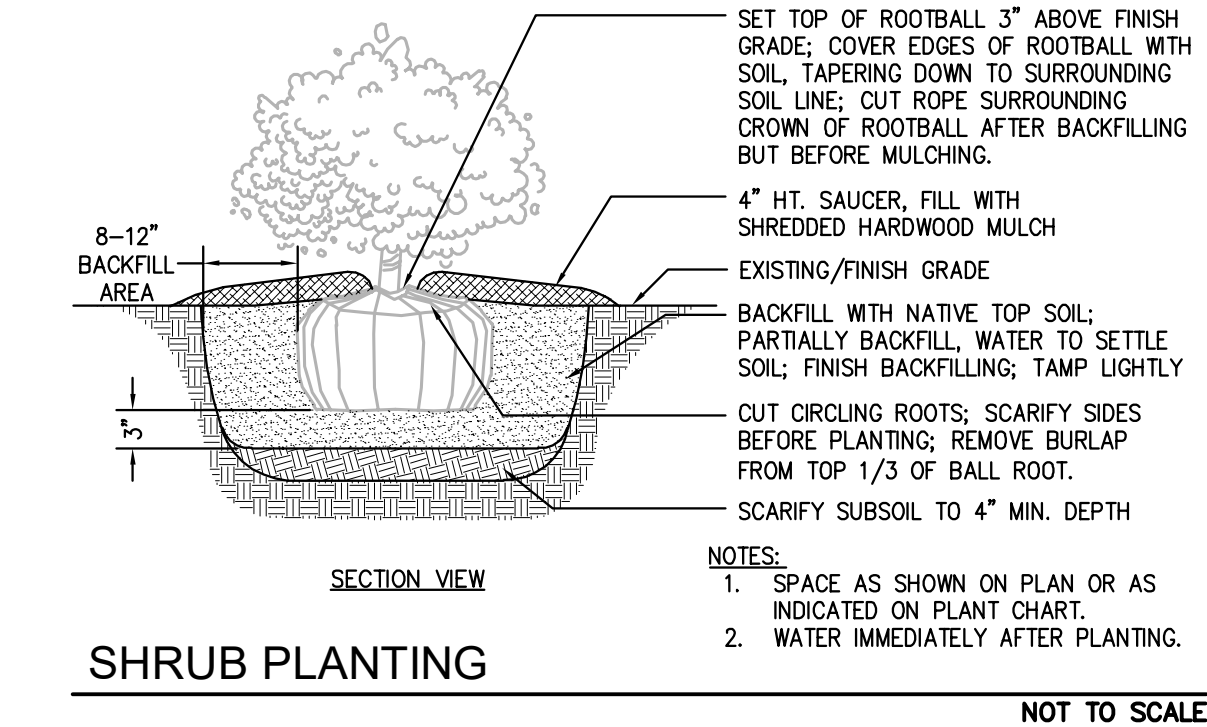
Rev.	Date	Description	Revised By



PLANT SCHEDULE LOT 15 MITIGATION						
CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
NS	4	NYSSA SYLVATICA	BLACK GUM	1-1/2" CAL.	B&B/CONT.	SINGLE STEM
UNDERSTORY TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
CF	4	CORNUS FLORIDA	EASTERN DOGWOOD	8' HT.	B&B/CONT.	SINGLE STEM
MV	4	MAGNOLIA VIRGINIANA	SWEET BAY	8' HT.	B&B/CONT.	SINGLE STEM
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
IV	6	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	22" HT./W.	CONT.	DENSE, FULL
PO	6	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	LUYKENS LAUREL	18" HT./W.	CONT.	DENSE, FULL

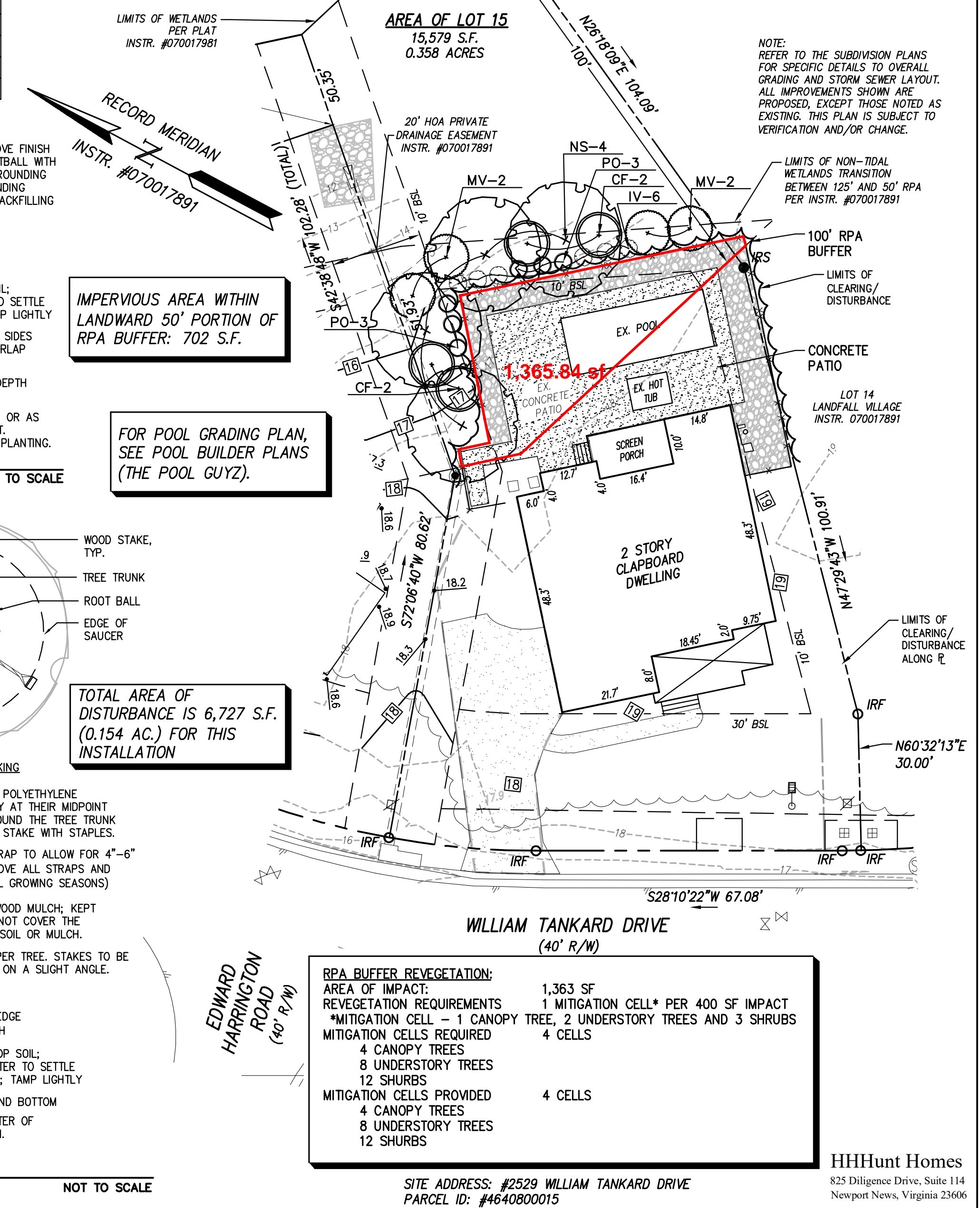
## GENERAL NOTES

- 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 NURSEYMEN.
- ALL PLANT MATERIAL SHALL BE INSTALLED AS SPECIFIED IN THE VNLA STANDARDIZED LANDSCAPE SPECIFICATIONS, LATEST EDITION.
- 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.
- GROUPINGS OF PLANTS SHALL BE MULCHED IN CONTINUOUS PLANT BEDS.
- 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.
- 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.
- ALL TREES ARE TO BE PLANTED SO TOP OF ROOT BALL IS 3" ABOVE FINISHED GRADE.
- TREE SHALL BE INSTALLED PLUMB & STRAIGHT.
- PRUNE ALL SUCKERS, RUBBING OR CROSSED BRANCHES, CODOMINANT LEADERS, NARROW CROTCH ANGLES, WATER SPROUTS, BROKEN BRANCHES.
- DO NOT PRUNE CENTRAL LEADER OR BRANCH TIPS.
- REMOVE TAGS, LABELS & PLASTIC SLEEVEING.
- DO NOT WRAP TRUNK.
- 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.
- REMOVE ALL STAKES, STRAPS, WIRES, RUBBER HOSES, ETC. AFTER 1-2 GROWING SEASONS.
- PLANT SUBSTITUTIONS SHALL NOT BE MADE WITHOUT THE WRITTEN CONSENT OF THE OWNER OR THE OWNER'S DESIGNATED REPRESENTATIVE PRIOR TO INSTALLATION.
- ALL INSTALLED PLANT MATERIAL SHALL BE SUBJECT TO REGULAR MAINTENANCE, INCLUDING FERTILIZATION, PRUNING, REPLACEMENT, INSECT AND DISEASE CONTROL, WATERING, MULCHING, AND WEED CONTROL.
- CONTRACTORS ARE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO THE BEGINNING OF WORK AND AVOIDING THEM DURING LANDSCAPING OPERATIONS.
- ALL B&B AND CONTAINER PLANTS SHALL BE PLANTED BETWEEN MARCH 15-JUNE 30 OR SEPTEMBER 15-NOVEMBER 15. GRASSES SHALL BE PLANTED IN THE SPRING.
- ACCEPTABLE SURVIVAL RATES AT THE END OF A GROWING SEASON FOR ALL WOODY PLANT MATERIAL IS 100% AND 85% FOR ALL HERBACEOUS PLANT MATERIAL.



## EXHIBIT 2

PORTIONS OF PROPOSED LIMITS OF DISTURBANCE & HOUSE ARE WITHIN THE 50' LANDWARD RPA AND WILL REQUIRE APPROVAL/MITIGATION BY JAMES CITY COUNTY DIRECTOR OF ENGINEERING AND RESOURCE PROTECTION DIVISION.



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  
Fax: (757) 220-8994  
www.aesva.com

RPA BUFFER MITIGATION PLANTING PLAN WITH  
POOL AREA ADDITION AND EXISTING CONDITIONS

**LOT 15**

LANDFALL VILLAGE  
PREPARED FOR HHHUNT HOMES

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: PCJ/SDC  
Project Number: W10487-00  
Scale: 1"=20' Date: 06-08-2018  
Sheet Number  
**1 of 1**



**General Services**

107 Tewning Road  
Williamsburg, VA 23188

P: 757-259-4080

General.Services@jamescitycountyva.gov

[jamescitycountyva.gov](http://jamescitycountyva.gov)

**Capital Projects**

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

**Fleet**

103 Tewning Road  
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**Solid Waste**

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

## **NOTICE OF VIOLATION**

of James City County's Environmental Regulations

December 19, 2019

Amanda Stallings  
2529 William Tankard  
Williamsburg, Virginia 23185

Re: **Chesapeake Bay Preservation Ordinance Violation**  
**2529 William Tankard, swimming pool**  
**James City County PIN 4640800015**  
**SRP-19-0005**

Dear Ms. Stallings:

During a routine inspection on October 16, 2019 of the swimming pool approved by the Chesapeake Bay Board to be built in the resource protection area (RPA), it appears that it was built in the wrong location. According to the staff report to the Chesapeake Bay Board for the August 14, 2019 meeting, and based on the submitted, revised site and mitigation plan, the request was for 226 square feet of encroachment into the RPA for the swimming pool. Further, the edge of the approved concrete pool deck was to be 17 feet from the rear of the house and extend 42 feet in width. The materials presented to the Chesapeake Bay Board, including the site plan, may be found at the following link:

<https://jamescity.novusagenda.com/AgendaPublic/MeetingView.aspx?MeetingID=1005&MinutesMeetingID=931&doctype=Agenda>.

What has been built extends approximately 30 feet from the rear of the house and 50 feet in width, significantly impacting the RPA over what had been approved. Section 23-7 of the James City County Chesapeake Bay Preservation Ordinance (CBPO), which regulates activities within the RPA, prohibits development or redevelopment within the RPA and removal of vegetation without approval from the Stormwater and Resource Protection Division or the Chesapeake Bay Board. The total extents of what has been built exceeds the exception request that was granted on August 14, 2019. To remedy this violation, the portions of the project that exceed the approved limits must be removed and the area restored with trees and shrubs. Further, this violation may be subject to a Civil Penalty of up to \$5,000 per day per violation under section 23-18(a). If agreeable between the parties, a Civil Penalty may be issued, not to exceed \$10,000 per violation under section 23-18(b).

This letter is the official notification that the swimming pool and concrete deck are in violation of the CBPO and the granted exception request. Please contact our office at your earliest convenience to

arrange a meeting with representatives of the Stormwater and Resource Protection Division staff to discuss this violation and enter into a Chesapeake Bay Restoration Agreement.

Under Section 23-17 of the Chesapeake Bay Preservation Ordinance, the “owner of property subject to an administrative decision, order or requirement under this chapter may appeal by submitting a written request for review to the board no later than 30 days from the rendering of such decision, order or requirement. The board shall hear the appeal as soon as practical after receipt of the request.” The Board that this section refers to is the Chesapeake Bay Board.

Please contact our office at 757-253-6670 to discuss this matter within the next 30 days. After 30 days from the date of this letter, the matter is no longer appealable to the Chesapeake Bay Board.

Sincerely,



Michael Woolson  
Senior Watershed Planner  
Stormwater and Resource Protection Division

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

January 14, 2020

James City County  
Michael Woolson  
Senior Watershed Planner  
Stormwater and Resource Protection Division  
101-E Mounts Bay Road  
Williamsburg, VA 23185

Re: Chesapeake Bay Preservation Ordinance Violation  
2529 William Tankard, swimming pool  
James City County PIN 4640800015  
SRP-19-005

Dear Mr. Woolson,

I am writing this in response to the Notice of Violation of James City County's Environmental Regulations, that we received dated December 19, 2019. This letter will constitute our appealing of the notice of violation.

The Pool Guyz were contracted by us to install a pool in our backyard at 2529 William Tankard. Once final approval was given by the Chesapeake Bay Preservation Committee, the Pool Guyz were responsible for getting the approved permits, surveys, and inspections from James City County prior to beginning work and during the installation of our pool. They did these things in accordance with the documentation that they received from James City County.

It is our understanding that all permits and inspections were obtained and approved from the county prior to and during any work being conducted on this project.

Sincerely,

Handwritten signatures of Jamie and Amanda Stallings in cursive script.

Jamie and Amanda Stallings  
2529 William Tankard Drive  
Williamsburg, VA 23185





James City County  
101 Mounts Bay Road Williamsburg, VA  
23185

# Permit

Permit NO: **BLDR-19-0609**

Permit Type: **Building (Residential)**

Work Classification: **New Work**

Permit Status: **Issued**

Issue Date: **09/20/2019**

Expiration: **03/18/2020**

**Location Address**

**Parcel Number**

**2529 WILLIAM TANKARD DR, Williamsburg, VA 23185**

**4640800015**

**Contacts**

Ric Reineke

**Contractor**

500 CENTRAL DR, Virginia Beach, VA 23454

(757)463-0600

cody@thepoolguyz.com

**Description:** 14'x33' inground pool & barrier

**Valuation:** **\$60,000.00**

**Total Sq Feet:** **0.00**

**Inspection Requests:**

Inspection\_Phone

Fees	Amount
Building Permit Fee (Valuation)	\$630.00
Building Plan Review Fee	\$15.75
State Levy	\$12.60
<b>Total:</b>	<b>\$658.35</b>

Payments	Amt Paid
<b>Total Fees</b>	<b>\$658.35</b>
Check #	\$658.35
6dRJ5bBQ6O4s	
<b>Amount Due:</b>	<b>\$0.00</b>

When construction reaches a stage of completion that requires an inspection, the permit holder shall notify the building official (USBC Section 113.1.2).

Issued By: Tom Nehez

September 20, 2019

Date

Permit\_Signature\_1

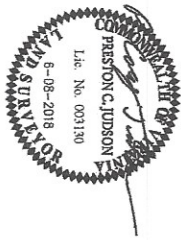
Date

Permit\_Signature\_2

Date

NOTE: THE PROPERTY LIES IN ZONE 1. AREAS DETERMINED TO BE OUTSIDE THE 0.07 ACRES SHOWN ON THE MAP ARE NOT SHOWN. THE PROPERTY LIES IN ZONE 1. AREAS DETERMINED TO BE OUTSIDE THE 0.07 ACRES SHOWN ON THE MAP ARE NOT SHOWN. THE PROPERTY LIES IN ZONE 1. AREAS DETERMINED TO BE OUTSIDE THE 0.07 ACRES SHOWN ON THE MAP ARE NOT SHOWN.

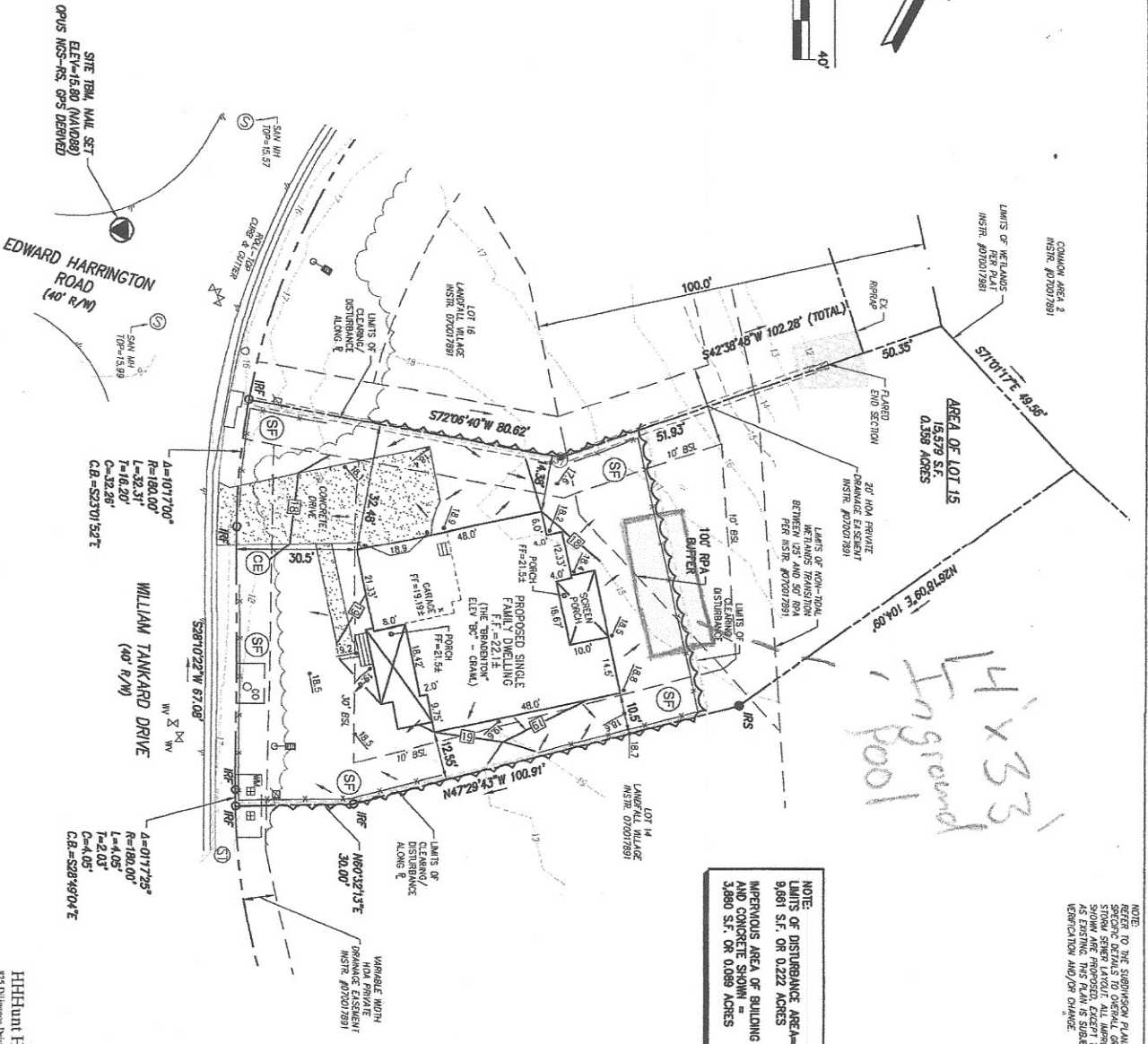
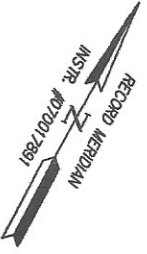
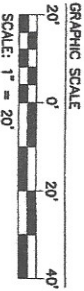
LOT 15  
ADDRESS #253 WILLIAM TANKARD DRIVE  
TAX MAP #464000015  
ELEVATION SCHEDULE: LOT 15  
FINISHED FLOOR - 221.5  
GARAGE FINISHED FLOOR - 18.195



NOTE: THE SURVEY LOCATION IS PER ALL SURVEY BUILDING LINES, SHOWN ON THIS PLAN AND SHOWN ON THE FIELD SURVEY. THE SURVEY LOCATION IS PER ALL SURVEY BUILDING LINES, SHOWN ON THIS PLAN AND SHOWN ON THE FIELD SURVEY. THE SURVEY LOCATION IS PER ALL SURVEY BUILDING LINES, SHOWN ON THIS PLAN AND SHOWN ON THE FIELD SURVEY.

### GENERAL NOTES.

1. BOUNDARY, EASEMENTS, AND SETBACK INFORMATION AS SHOWN WAS TAKEN FROM A SUBDIVISION PLAT "PLAT OF SUBDIVISION, LANDFALL VILLAGE (PART OF THE LANDFALL AT JAMESTOWN DEVELOPMENT), JAMESTOWN INDUSTRIAL DISTRICT, JAMES CITY COUNTY, VIRGINIA," DATED 8/15/06, REVISED 3/12/07 AND RECORDED 06/21/07 AS INSTR. NO. 070017891 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR JAMES CITY COUNTY, VIRGINIA. NO UNDERGROUND UTILITIES HAVE BEEN LOCATED OR VERIFIED BY THIS SURVEY. CONTRACTOR TO CONTACT MISS UTILITY PRIOR TO ANY CONSTRUCTION ACTIVITY.
2. CONTRACTOR SHALL PROVIDE A 1' FENCE ON DOWNSLOPE SIDE OF ALL DISTURBED AREAS AND OTHER EROSION CONTROL MEASURES, AS REQUIRED, IN ACCORDANCE WITH APPLICABLE ORDINANCES OR REGULATIONS.
3. CONTRACTOR TO PROVIDE STANDARD V.D.O.T. COARSE AGGREGATE #1 STONE CONSTRUCTION ENTRANCE.
4. THIS PLAN IS BASED ON A CURRENT FIELD SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES, COVENANTS, AND ENCUMBRANCES OF RECORD.
5. THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF PRESTON C. JUDSON, L.S., FROM AN ACTUAL GROUND SURVEY (COMPLETED 8/24/2017) MADE UNDER MY SUPERVISION. THIS TOPOGRAPHIC SURVEY MAP MEETS MINIMUM ACCURACY STANDARDS AND IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM (NAVD 1988).



NOTE: THE DISTURBANCE AREA= 9,661 S.F. OR 0.222 ACRES AND CONCRETE SHOWN = 3,880 S.F. OR 0.089 ACRES

### LEGEND:

- EXISTING CONTOUR
- CONSTRUCTION ENTRANCE
- SALT FENCE
- WATER METER
- PROPOSED CONTOUR
- SAN CLEAMONT
- PROPOSED FINISH GRADE
- BLDG. SETBACK LINE

**AIRES**  
CONSULTING ENGINEERS  
5248 Old Town Road, Suite 1  
Williamsburg, Virginia 23186  
Phone: (757) 200-0890  
www.aires.com

PLOT PLAN  
LOT 15  
LANDFALL VILLAGE  
PREPARED FOR HHHUNT HOMES  
JAMES CITY COUNTY  
VIRGINIA

Project Contact:	POUNCE
Project Number:	W104740
Scale:	1"=20'
Date:	06-08-2016
Sheet Number:	1 of 1



**HH Hunt Homes**  
825 Diligence Drive, Suite 114  
Newport News, Virginia 23604

**General Services**

107 Tewning Road  
Williamsburg, VA 23188  
P: 757-259-4080

General.Services@jamescitycountyva.gov

[jamescitycountyva.gov](http://jamescitycountyva.gov)

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Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Woolson", with a long horizontal flourish extending to the right.

Michael Woolson  
Senior Watershed Planner  
Stormwater and Resource Protection Division

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