

AGENDA
JAMES CITY COUNTY CHESAPEAKE BAY BOARD
REGULAR MEETING
COUNTY GOVERNMENT CENTER BOARD ROOM
101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185
August 14, 2024
5:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. MINUTES

1. Minutes from the June 12, 2024, Regular Meeting

D. PUBLIC COMMENT

E. MATTERS OF SPECIAL PRIVILEGE

1. Election of Officer : Board Secretary

F. PUBLIC HEARING(S)

1. CBPA-24-0018 : 9700 Mill Pond Run
2. CBPA-24-0074 : 1697 River Oaks Road
3. CBPA-24-0078 : 9250 Six Mount Zion Road
4. CBPA-24-0089 : 112 North Turnberry

G. BOARD CONSIDERATION(S)

H. ADJOURNMENT

MINUTES
JAMES CITY COUNTY CHESAPEAKE BAY BOARD
REGULAR MEETING
COUNTY GOVERNMENT CENTER BOARD ROOM
101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185
June 12, 2024
5:00 PM

A. CALL TO ORDER

The Chesapeake Bay Board meeting for June 12, 2024, 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:

Leslie Bowie
Charles Roadley, Chair
Michael O'Brien, Vice Chair
Scott Maye
Larry Waltrip

Board Members Absent:

None

Other Staff Present:

Toni Small, Director, Stormwater and Resource Protection
Michael Woolson, Resource Protection Section Chief, Stormwater and Resource Protection
Robin Benedict, Watershed Planner, Stormwater and Resource Protection
Emily Grojean, Watershed Planner, Stormwater and Resource Protection
Andrew Dean, Assistant County Attorney, County Attorney's Office

C. MINUTES

1. Minutes from the May 8, 2024, Regular Meeting

A motion to Approve the minutes was made by Ms. Bowie.

The minutes were Approved on a voice vote.

D. PUBLIC COMMENT

None.

E. PUBLIC HEARING(S)

1. CBPA-24-0051 : 105 Shellbank Drive

A motion to Approve w/ Conditions was made by Mr. Maye the motion result was Passed.
AYES: 4 NAYS: 0 ABSTAIN: 0 ABSENT: 1
Ayes: Bowie, Maye, O'Brien, Roadley
Mr. Waltrip arrived after voting concluded.
Absent: Waltrip

Ms. Robin Benedict, Watershed Planner, presented the exception request submitted by Mr. Bruce Christman, for encroachments into the Resource Protection Area (RPA) for the construction of a fire pit and patio. The property is further identified as James City County Real Estate Tax Map Parcel No. 4530200014. The presentation described the current and proposed site conditions. If the Board approved the request, staff asked that the suggested conditions be incorporated into the approval.

Mr. Roadley opened the Public Hearing.

The Board discussed the pros and cons of the plan.

Mr. Roadley closed the Public Hearing.

2. CBPA-24-0052 : 105 Mahogany Run

A motion to Approve w/ Conditions was made by Mr. Maye, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Bowie, Maye, O'Brien, Roadley, Waltrip

Ms. Emily Grojean, Watershed Planner, presented the exception request submitted by Mr. Corey Bell, Williams Landscape and Design, on behalf of Mr. Anthony and Ms. Kathleen A. Zotto, for encroachments into the RPA for the construction of a patio. The property is further identified as James City County Real Estate Tax Map Parcel No. 3131000011. The presentation described the current and proposed site conditions. If the Board approved the request, staff asked that the suggested conditions be incorporated into the approval.

Mr. O'Brien asked about the proposed quantity of mitigation. Ms. Grojean responded that the proposed mitigation is equal to the required amount.

Mr. Roadley opened the Public Hearing.

A. Mr. Nate Reams, Williams Landscape and Design, 1554 Penniman Road, described plans to prevent any erosion during construction. Mr. Roadley raised the issue of mitigation for post-construction erosion. Mr. Reams stated that the landscape plan would provide for that.

The Board discussed the pros and cons of the plan.

Mr. Roadley closed the Public Hearing.

3. CBPA-24-0047 : 3120 Windy Branch Drive

A motion to Approve w/ Conditions was made by Mr. O'Brien, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Bowie, Maye, O'Brien, Roadley, Waltrip

Ms. Robin Benedict, Watershed Planner, presented the exception request submitted by Mr. Mitchell Foos, The Kings Garden, on behalf of Mr. Jeffrey and Ms. Mary Scaggs, for encroachments into the RPA for the construction of a patio and seating wall. The property is further identified as James City County Real Estate Tax Map Parcel No. 520400005. The presentation described the current and proposed site conditions. If the Board approved the

request, staff asked that the suggested conditions be incorporated into the approval.

Mr. Maye requested clarification regarding the condition of the retaining wall. Ms. Benedict confirmed that the retaining wall showed no signs of failure. Ms. Benedict clarified that drainage would migrate away from the proposed patio.

Mr. Roadley opened the Public Hearing.

The Board discussed the pros and cons of the plan.

Mr. Roadley closed the Public Hearing.

4. CBPA-24-0046 : 4820 Wellesley Boulevard

A motion to Approve w/ Conditions was made by Mr. Maye, the motion result was Passed.

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0

Ayes: Bowie, Maye, O'Brien, Roadley, Waltrip

Ms. Emily Grojean, Watershed Planner, presented the exception request submitted by Scott Massie, Massie Construction and Land Management, LLC, on behalf of Villages at Westminster Homeowners Association, for encroachments into the RPA for the installation of a concrete swale. The property is further identified as James City County Real Estate Tax Map Parcel No. 3221000001A. The presentation described the current and proposed site conditions. If the Board approved the request, staff asked that the suggested conditions be incorporated into the approval.

Mr. Waltrip asked if construction started prior to requesting a waiver. Ms. Grojean confirmed that work was started previously but upon notification of the applicant all work was halted until the Board approved the proposal.

Ms. Bowie asked if overflow from the pool was also controlled by drainage.

Ms. Grojean deferred the question to the applicant.

Mr. Roadley asked about energy dissipation at the inlets.

Ms. Grojean deferred the question to the applicant.

Mr. Roadley opened the Public Hearing.

A. Mr. Scott Massie, Massie Construction and Land Management, LLC, 6101 Philbates Creek Road, Barhamsville confirmed that the swale would receive drainage from the deck of the pool.

The Board discussed the pros and cons of the plan.

Mr. Roadley closed the Public Hearing.

5. CBPA-24-0065 : 9400 Barnes Road

A motion to Approve w/ Conditions was made by Mr. Waltrip, the motion result was Passed.

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0

Ayes: Bowie, Maye, O'Brien, Roadley, Waltrip

Ms. Robin Benedict, Watershed Planner, presented the exception request submitted by Mr. Mark Boyd, Kimley-Horn, on behalf of LI Hazelwood Farms VA Investor LP, for encroachments into the RPA for the site grading associated with the construction of a building.

The property is further identified as James City County Real Estate Tax Map Parcel No. 430100017. The presentation described the current and proposed site conditions. If the Board approved the request, staff asked that the suggested conditions be incorporated into the approval.

Mr. Roadley opened the Public Hearing.

A. Mr. Ben Swift, Lovett Industrial, 923 15th Street, Washington, D.C. detailed the history of the project and how it had been modified to accommodate environmental concerns.

Mr. Maye informed the Board that he met privately with Mr. Swift to discuss mitigation measures of the plan.

Mr. Waltrip asked for details regarding the retaining wall.

A. Mr. Swift confirmed that the proposed wall will be a keystone wall with a single-tier, sloped-back design containing built-in drainage.

The Board discussed the pros and cons of the plan.

Mr. Roadley closed the Public Hearing.

F. BOARD CONSIDERATION(S)

Mr. Michael Woolson, Resource Protection Section Chief, Stormwater and Resource Protection, informed the Board that there would probably be a July meeting for both Wetlands and the Chesapeake Bay Board and tentatively have two cases for the August Board meeting.

G. MATTERS OF SPECIAL PRIVILEGE

None.

H. ADJOURNMENT

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

The meeting adjourned at 5:53.

**CHESAPEAKE BAY BOARD EXCEPTION No. CBPA-24-0018. 9700 Mill Pond Run
Staff Report for the August 14, 2024, Chesapeake Bay Board Public Hearing**

This staff report is prepared by the 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.

EXISTING SITE DATA AND INFORMATION

Applicant: Mr. Joe Sanders, Stonehouse 2.0 LLC
Agent: Mr. Schuyler Doughtie, ARM Group
Location: 9700 Mill Pond Run
Parcel Identification No.: 0530100004
Parcel: Parcel 5, Legends at Stonehouse Golf Course
Lot Size: 47.79 acres
Area of Lot in Resource Protection Area (RPA): 19.52 acres (41%)
Watershed: Ware Creek (YO62)
Floodplain: None
Proposed Activity: After-the-fact, construction of a patio and retaining wall
Impervious Cover: 950 square feet
RPA Encroachment: 950 square feet, landward 50-foot RPA
Staff Contact: Emily Grojean, Watershed Planner Phone: 253-6789

BRIEF SUMMARY AND DESCRIPTION OF ACTIVITIES

Mr. Schuyler Doughtie, ARM Group, has applied for a Chesapeake Bay Exception on behalf of Mr. Joe Sanders, Stonehouse 2.0 LLC for encroachments into the RPA buffer for the after-the-fact construction of a patio and retaining wall located at 9700 Mill Pond Run within the Stonehouse subdivision and the Ware Creek watershed. The property is further identified as James City County Real Estate Tax Map Parcel No. 0530100004. The parcel was platted in 1998, prior to changes to the Chesapeake Bay Preservation Ordinance in 2004.

The total lot size of this property is 47.79 acres, of which 41% is located within the RPA. In December of 2022, officials from the James City County Stormwater and Resource Protection Division received notice that a concrete patio and 5-foot retaining wall were being installed on the property without the submission of a Chesapeake Bay Preservation exception request, building permits, or an approved site plan. The applicant began the process of obtaining site plan approval and permits for the construction of a patio and retaining wall. If the required site plan had been submitted initially as part of the normal process per Ordinance, staff would have worked with the applicant to reduce or eliminate the RPA impacts to the greatest extent practicable.

Total impacts to the RPA associated with this work equal 950 square feet of new impervious surface within the landward 50-foot RPA. Required mitigation for this amount of impervious impacts equals two and a half planting units (two canopy trees, four understory trees, and eight shrubs). As this exception request is

being heard by the Board after construction has been completed, staff requires double the mitigation units (five canopy trees, 10 understory trees, and 15 shrubs) should the Board approve this application. The applicant initially proposed a mitigation plan consisting of eight trees and eight shrubs, which does not meet the mitigation requirements. The applicant has committed to providing a planting plan for the full required mitigation.

STAFF EVALUATION

Staff has evaluated the after-the-fact application and exception request for the construction of a patio and retaining wall. This application meets the Ordinance conditions in Sections 23-11 and 23-14 and should be heard by the Board because the proposal is considered accessory in nature.

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 nonconforming 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 has reviewed the application and exception request and has determined the impacts associated with the proposal to be minor for the proposed development. If the Board wishes to approve the after-the-fact request, staff recommends 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 Applicant must submit a mitigation plan of five canopy trees, 10 understory trees, and 15 shrubs to the Stormwater and Resource Protection Division prior to site plan approval; and
3. The Applicant must submit a surety of \$5,000 in a form acceptable to the James City County Attorney's Office to guarantee the mitigation plan; and
4. This exception request approval will become null and void if the site plan has not received final approval by August 14, 2025.

EG/ap
CBPA24-18_9700MillPd

Attachments:

1. Resolution
2. Site Plan

RESOLUTION

CASE NO. CBPA-24-0018. 9700 MILL POND RUN

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Schuyler Doughtie, ARM Group, on behalf of Mr. Joe Sanders, Stonehouse 2.0 LLC (the “Applicant”), has applied to the Chesapeake Bay Board of James City County (the “Board”) on August 14, 2024, to request an exception to use the Resource Protection Area (the “RPA”) on a parcel of property located at 9700 Mill Pond Run (the “Property”) and further identified as James City County Real Estate Tax Map Parcel No. 0530100004, as set forth in the application CBPA-24-0018 for the purpose of the construction of a patio and retaining wall; and

WHEREAS, the Board has heard the arguments presented and 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, finds that the application meets all the requirements for an exception to the Chesapeake Bay Preservation Ordinance and therefore **APPROVES** the exception request for Chesapeake Bay Board Case No. CBPA-24-0018, subject to the following conditions:

1. The Applicant must obtain all other necessary federal, state, and local permits as required for the project; and
2. The Applicant must submit a mitigation plan of five canopy trees, 10 understory trees, and 15 shrubs to the Stormwater and Resource Protection Division prior to site plan approval; and
3. The Applicant must submit a surety of \$5,000 in a form acceptable to the James City County Attorney’s Office to guarantee the mitigation plan; and
4. This exception request approval will become null and void if the site plan has not received final approval by August 14, 2025.

Charles Roadley
Chair, Chesapeake Bay Board

Michael Woolson
Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 14th day of August, 2024.

CBPA24-18_9700MillPd

RESOLUTION

CASE NO. CBPA-24-0018. 9700 MILL POND RUN

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Schuyler Doughtie, ARM Group, on behalf of Mr. Joe Sanders, Stonehouse 2.0 LLC (the “Applicant”), has applied to the Chesapeake Bay Board of James City County (the “Board”) on August 14, 2024, to request an exception to use the Resource Protection Area (the “RPA”) on a parcel of property located at 9700 Mill Pond Run (the “Property”) and further identified as James City County Real Estate Tax Map Parcel No. 0530100004, as set forth in the application CBPA-24-0018 for the purpose of the construction of a patio and retaining wall; and

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

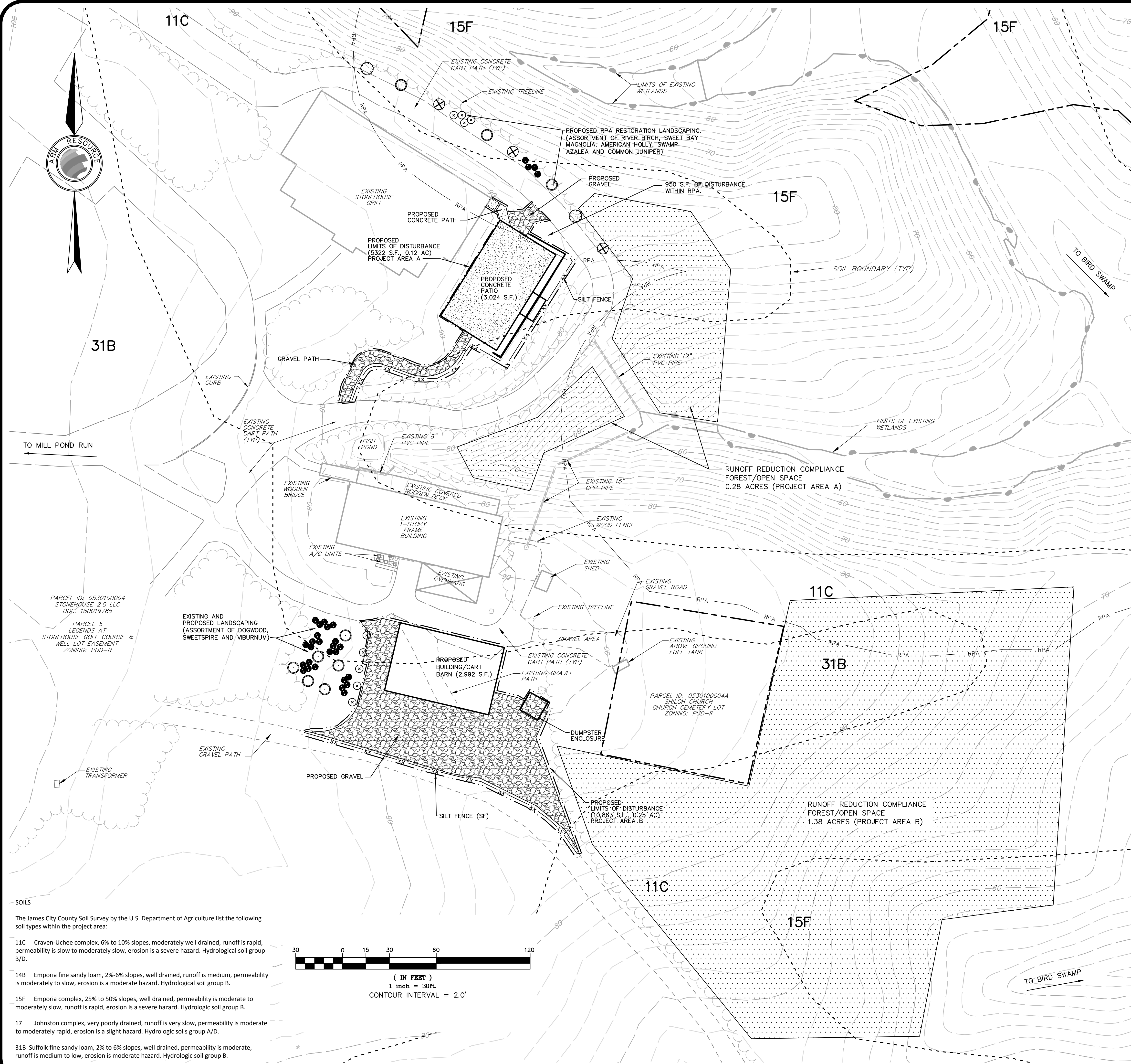
NOW, THEREFORE, BE IT RESOLVED that the Chesapeake Bay Board of James City County, Virginia, following a public hearing, finds that the application does not meet all the requirements for an exception to the Chesapeake Bay Preservation Ordinance and therefore **DENIES** the exception request for Chesapeake Bay Board Case No. CBPA-24-0018.

Charles Roadley
Chair, Chesapeake Bay Board

Michael Woolson
Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 14th day of August, 2024.

CBPA24-18_9700MillPdDny-res



WATER QUALITY IMPACT ASSESSMENT

INTRODUCTION

This project consists of the construction of a 2,992 s.f. golf cart/storage barn with paved/gravel aprons including a 72'x42' concrete patio with deck and pergola. The total land disturbance of this project is 0.37 Acres.

EXISTING SITE CONDITIONS

The project area is a mix of gravel and managed turf. The topography slopes towards natural swales of Bird Swamp. Existing steep slopes (25% or greater) are located beyond the project limits within the existing unnamed swales of Bird Swamp. There are no proposed slopes of 25% or greater.

SOILS

The James City County Soil Survey by the U.S. Department of Agriculture list the following soil types within the project area:

- 11C Craven-Uchee complex.
- 14B Emporia fine sandy loam.
- 15F Emporia complex.
- 17 Johnston complex.
- 31B Suffolk fine sandy loam.

WETLANDS

There are wetlands on the site. There are no wetland impacts.

EXISTING LANDSCAPE ELEMENTS

The project area adjacent to the existing clubhouse is a mix of grass and gravel. The project area of the cart barn is a mix of scrub/brush/trees with grass. Areas beyond the proposed improvements are mix of landscaped and undeveloped woods of deciduous and evergreen.

PROPOSED IMPROVEMENTS

A concrete patio will be constructed adjacent to the existing clubhouse with walkways connected to existing walkways. A golf cart barn will be constructed south of the existing maintenance facility with gravel areas connecting to the existing cart paths and maintenance roads. Proposed improvements have been located in such a manner as to minimize impacts to existing wooded areas. Proposed trees and shrubs will be added to supplement the existing vegetation. The proposed landscaping will be placed adjacent to the proposed improvements. The existing wooded area beyond the project areas will be preserved and maintained as plated conservation areas of forest/open space.

PROPOSED TOPOGRAPHY

The site will be graded to direct runoff toward the existing unnamed swales of Bird Swamp.

LAND DISTURBANCE AND EROSION CONTROL

Erosion control devices will be utilized around the perimeter of the construction area and installed as the first step in any land disturbance activity. Silt fence will be used as perimeter control to protect downstream areas. Once the construction is completed all areas not paved will be seeded and mulched. Land disturbance is limited to only the areas of the proposed improvements.

DISTURBANCE OF RPA AND RMA

There is RPA on the site. 950 s.f. of RPA will be disturbed with this project.

There will be RPA restoration plants added in accordance with the Riparian Buffers Modification & Mitigation guidance manual by the Virginia Department of Conservation and Recreation, September 2003 - reprinted 2006, chapter 5.1.

Eight trees and eight shrubs will be placed along the RPA edge at the limits of the proposed improvements. Native species of River Birch, Sweet Bay Magnolia, American Holly, Swamp Azalea and Common Juniper will be utilized.

STORMWATER MANAGEMENT

Existing runoff currently drains toward the east. The project area will be graded to maintain existing drainage patterns. Runoff will be released from the project areas as sheetflow into the wooded areas of the swales of Bird Swamp.

PROPOSED PROJECT AREA: 0.37 ac., 16,117 sq.ft. (disturbed area), 47.79 ac., 2,081,732 sq.ft. (property area)

PERCENTAGE OF SITE IMPACTED BY PROPOSED IMPROVEMENTS: 0.77%

EXISTING IMPERVIOUS AREA: 4,689.20 sq. ft. (project area only)

NEW IMPERVIOUS AREA: 9,259 sq. ft. (project area only)

TOTAL IMPERVIOUS AREA: 13,939.20 sq. ft. (project area only)

SEQUENCE OF CONSTRUCTION

1. The Contractor must first obtain a Land Disturbance Permit from the James City County Stormwater and Resource Protection Division (SRPD) prior to commencement of any land disturbing activities. An Erosion and Sediment control bond must be posted with SRPD prior to issuance of the Land Disturbance permit.
2. Contractor shall contact SRPD at 757-259-6670 to schedule a pre-construction meeting prior to commencement of any land disturbance activities.
3. Contractor shall keep an approved copy of this plan on site at all times.
4. Contractor shall not disturb any areas outside the limits of disturbance as shown on these plans including any off-site areas unless an approved erosion control plan has been obtained from James City County Stormwater and Resource Protection Division.
5. Contractor shall install additional erosion control measures as deemed necessary by the James City County Erosion Control Inspector to prevent erosion.
6. Contractor shall install silt fence prior to any land disturbance activities.
7. Clear project area. Rough grade project areas.
8. Install proposed improvements.
9. Seed and stabilize any areas not paved or gravelled. Seed areas in accordance with James City County Standard Stormwater Note #10 and the Virginia Erosion Control Handbook Specification 3.32.
10. All areas that will remain denuded for greater than 14 days shall be seeded in accordance with James City County Standard Stormwater Note #10.
11. Contractor shall inspect all erosion control measures daily and after each runoff-producing rainfall event. Any necessary repairs or cleanup to maintain the effectiveness of the erosion control devices shall be made immediately.
12. Continue daily inspections and maintenance of erosion control measures until site is stabilized and the James City County Erosion Control Inspector approves removal.
13. Contractor shall dispose of all demolition material offsite in an approved location in accordance with Federal, State and Local regulations.

LIST OF REQUIRED PERMITS

James City County Site Plan Approval.
James City County Land Disturbance Permit.

SOILS

The James City County Soil Survey by the U.S. Department of Agriculture list the following soil types within the project area:

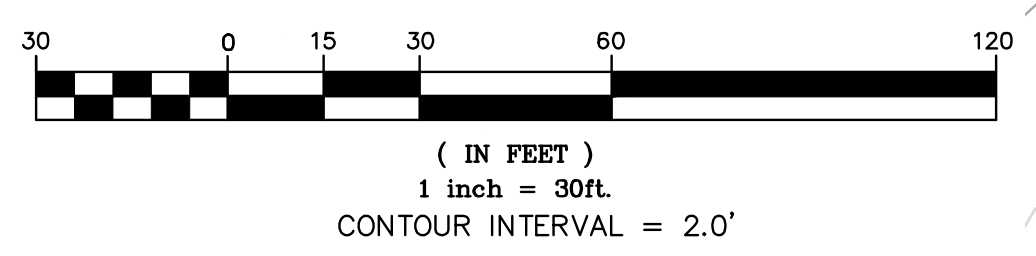
11C Craven-Uchee complex, 6% to 10% slopes, moderately well drained, runoff is rapid, permeability is slow to moderately slow, erosion is a severe hazard. Hydrological soil group B/D.

14B Emporia fine sandy loam, 2%-6% slopes, well drained, runoff is medium, permeability is moderately to slow, erosion is a moderate hazard. Hydrological soil group B.

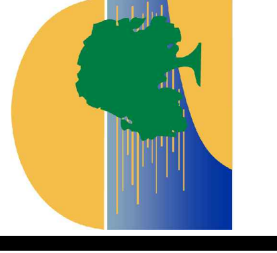
15F Emporia complex, 25% to 50% slopes, well drained, permeability is moderate to moderately slow, runoff is rapid, erosion is a severe hazard. Hydrological soil group B.

17 Johnston complex, very poorly drained, runoff is very slow, permeability is moderate to moderately rapid, erosion is a slight hazard. Hydrologic soils group A/D.

31B Suffolk fine sandy loam, 2% to 6% slopes, well drained, permeability is moderate, runoff is medium to low, erosion is moderate hazard. Hydrologic soil group B.



ARM Resource
Engineers and Scientists
An ARM Group Company



DESIGNED: SB
DRAWN: SB
CHECKED: MSC
DATE: 4-26-2024

STONEHOUSE 2.0 LLC
STONEHOUSE GOLF CLUB
WATER QUALITY IMPACT ASSESSMENT
JAMES CITY COUNTY, VIRGINIA
WATER QUALITY IMPACT ASSESSMENT

PROJECT NO.: 202203502.00
SHEET: 1 OF 1

SP-22-0103

P.O. Box 6160 • 9560 Kings Charter Drive • Ashland, VA 23005
(804) 550-9200

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

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

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

**Stormwater and
Resource Protection**
101-E Mounts Bay Road
Williamsburg, VA 23185
757-259-6670

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

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

«Last_Name»
«Address_Line_1»
«City», «State» «Zip_Code»

RE: CBPA-24-0018
9700 Mill Pond Run
Construction of patio, retaining
wall

July 26, 2024

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. Schuyler Doughtie, ARM Group, on behalf of Mr. Joe Sanders, Stonehouse 2.0, LLC, for encroachments into the Resource Protection Area buffer for the construction of a patio and retaining wall. The project is located at 9700 Mill Pond Run, JCC Tax Map Parcel No. 530100004.

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, August 14, 2024, 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 Woolson

Michael Woolson
Chesapeake Bay Board Secretary
757-253-6823
Michael.Woolson@jamescitycountyva.gov

Adjacent Property Owner Mailing List for Case Number: CBPA-24-0018

| PIN | Last Name | Address Line 1 | City | State | Zip Code |
|-------------|--|-----------------------|--------------|--------------|-----------------|
| 0440100024B | ASSOCIATION AT STONEHOUSE INC | 9701 MILL POND RUN | TOANO | VA | 23168-9606 |
| 530400008 | HOHMANN, MARK CHRISTOPHER & MELISSA RAE | 3020 HEARTWOOD XING | TOANO | VA | 23168-9603 |
| 530400009 | HUMPHREYS, DELMAS M & CUPILLARI-HUMP | 3016 HEARTWOOD XING | TOANO | VA | 23168-9603 |
| 530100014 | JAMES CITY SERVICE AUTHORITY | 119 TEWNING RD | WILLIAMSBURG | VA | 23188-2639 |
| 530400007 | MILLER, LEONARD J TRUSTEE & | 3024 HEARTWOOD XING | TOANO | VA | 23168-9603 |
| | Ms. Karla Havens Mid-Atlantic Resource Consulting | 1095 Cherry Row | Plainview | VA | 23156 |



PUBLIC HEARING NOTICE

THE WETLANDS BOARD AND CHESAPEAKE BAY BOARD OF JAMES CITY COUNTY, VIRGINIA, WILL HOLD PUBLIC HEARINGS ON **WEDNESDAY, AUGUST 14, 2024 AT 5:00 P.M.** IN THE COUNTY GOVERNMENT CONFERENCE ROOM OF BUILDING F, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

THE WETLANDS BOARD WILL CONSIDER THE FOLLOWING CASES:

WJPA-24-0014: Ms. Karla S. Havens, Mid-Atlantic Resources Consulting, on behalf of Mr. Gary E. Nester, has applied for a Wetlands Permit for the construction of a bulkhead on property located at 113 Godspeed Lane, JCC Real Estate Tax Map Parcel No. 4730500033.

WJPA-24-0015: Ms. Karla S. Havens, Mid-Atlantic Resources Consulting, on behalf of Mr. Gary E. and Ms. Cathy L. Nester, has applied for a Wetlands Permit for the construction of a bulkhead on property located at 114 Godspeed Lane, JCC Real Estate Tax Map Parcel No. 4730500047.

THE CHESAPEAKE BAY BOARD WILL CONSIDER THE FOLLOWING CASES:

CBPA-24-0018: Mr. Schuyler Doughtie, ARM Group, on behalf of Mr. Joe Sanders, Stonehouse 2.0, LLC, has applied for a Chesapeake Bay Exception for the construction of a patio and retaining wall on property located at 9700 Mill Pond Run, JCC Tax Map Parcel No. 530100004.

CBPA-24-0074: Mr. Chase Grogg, LandTech Resources, Inc., on behalf of Governor's Land Foundation, has applied for a Chesapeake Bay Exception for the dredging material management on property located at 1697 River Oaks Road, JCC Tax Map Parcel No. 4320100011.

CBPA-24-0078: Mr. Jeff Huentelman, Land Planning Solutions, Inc., on behalf of MCP Stonehouse, LLC, has applied for a Chesapeake Bay Exception for the installation of sanitary sewer trunk line and BMPs on property located at 9250 Six Mount Zion Road, JCC Tax Map Parcel No. 540100011.

CBPA-24-0089: Mr. Corey Bell, Williams Landscape and Design, on behalf of Mr. William and Ms. Karen Hescox, have applied for a Chesapeake Bay Exception for the construction of a retaining wall, patio and walkway on property located at 112 N. Turnberry Drive, JCC Tax Map Parcel No. 3721200004.

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

The applications and plans are on file and may be viewed during normal office hours in the Stormwater and Resource Protection Division, 101 Mounts Bay Road, Building E, James City County, Virginia.

NOT FOR PUBLICATION

DISPLAY: WEDNESDAY – July 31, 2024 and August 7, 2024
ACCOUNT NO. CU00015112
VIRGINIA GAZETTE
1/8 PAGE, VERTICAL, B/W

**CHESAPEAKE BAY BOARD EXCEPTION No. CBPA-24-0074. 1697 River Oaks Road
Staff Report for the August 14, 2024, Chesapeake Bay Board Public Hearing**

This staff report is prepared by the 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.

EXISTING SITE DATA AND INFORMATION

Applicant: Two Rivers Country Club, Governor’s Land Foundation
Agent: Mr. Chase Grogg, LandTech Resources, Inc.
Location: 1697 River Oaks Road
Parcel Identification No.: 4320100011
Parcel: Major Open Space #49, The Governor’s Land
Lot Size: 7.26 acres
Area of Lot in Resource Protection Area (RPA): 5.73 acres (78%)
Watershed: James River (JL30) and Gordon Creek (JL29)
Floodplain: None
Proposed Activity: Two Rivers Country Club Dredge Material Management Area
Impervious Cover: None
RPA Encroachment: 90,485 square feet, RPA impacts
Staff Contact: Emily Grojean, Watershed Planner Phone: 253-6789

BRIEF SUMMARY AND DESCRIPTION OF ACTIVITIES

Mr. Chase Grogg, LandTech Resources, Inc., has applied for a Chesapeake Bay Exception on behalf of Two Rivers Country Club, Governor’s Land Foundation for encroachments into the RPA buffer for the Two Rivers Country Club Dredge Material Management Area located at 1697 River Oaks Road within The Governor’s Land subdivision and the James River watershed. The property is further identified as James City County Real Estate Tax Map Parcel No. 4320100011. The parcel was platted in 2001, prior to the changes to the Chesapeake Bay Preservation Ordinance in 2004.

In 2000, Two Rivers Country Club applied for a wetlands permit to dredge the marina, W-05-00 and VMRC 00-0240. It was determined that a wetlands permit was not required from the County as the project did not involve wetlands. However, it was noted that a land disturbing permit was required prior to the project starting. The area for the dredge spoils area was not considered an RPA at the time.

In 2007, Two Rivers Country Club again applied for a wetlands permit to dredge the marina, W-11-07 and VMRC 07-0842. It was determined that a wetlands permit was not required from the County as the project did not involve wetlands. However, it was noted again that a land disturbing permit was required prior to the project starting. The area for the dredge spoils area was considered RPA after the 2004 Chesapeake Bay Ordinance revisions; however, a Chesapeake Bay exception was not required at that time.

The total lot size of the dredge spoils property is 7.26 acres, of which 78% is located within the RPA. The applicant is proposing to reutilize the area between berms located on the property as a dredge material

management area. Total impacts to the RPA associated with this proposal equate to 90,485 square feet. Staff coordinated with the agent who analyzed all property owned by Governor's Land Foundation to see if there was other property that could house the spoils from the marina dredging project. All property that was of a similar size or larger also had RPA, wetlands, or Natural Open Space easement issues and were deemed unfeasible. This dredge spoils area has the capacity to handle one more marina dredging project. The applicant is proposing no formal replanting of the dredge spoils area other than standard stabilization practices.

STAFF EVALUATION

Staff has evaluated the application and exception request for the Two Rivers Country Club Dredge Material Management Area. This application meets the Ordinance conditions in Sections 23-11 and 23-14 and should be heard by the Board because there is no mechanism in the Ordinance to process this application administratively and the proposed dredge management area impacts the 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 nonconforming 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 has reviewed the application and exception request and has determined the impacts associated with the proposal to be major for the proposed development. Staff recommends approval for this exception request and if the Board wishes to approve the request, staff recommends 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. This exception request approval will become null and void if construction has not begun by August 14, 2025; and
3. Written requests for an extension to an exception must be submitted to the Stormwater and Resource Protection Division no later than July 3, 2025, six weeks prior to the expiration date.

EG/ap
CBPA24-74_1697RvrOaks

Attachments:

1. Resolution
2. Site Plan

RESOLUTION

CASE NO. CBPA-24-0074. 1697 RIVER OAKS ROAD

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Chase Grogg, LandTech Resources, Inc., on behalf of Two Rivers Country Club, Governor’s Land Foundation (the “Applicant”), has applied to the Chesapeake Bay Board of James City County (the “Board”) on August 14, 2024, to request an exception to use the Resource Protection Area (the “RPA”) on a parcel of property located at 1697 River Oaks Road (the “Property”) and further identified as James City County Real Estate Tax Map Parcel No. 4320100011, as set forth in the application CBPA-24-0074 for the purpose of the Two Rivers Country Club Dredge Material Management Area; and

WHEREAS, the Board has heard the arguments presented and 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, finds that the application meets all the requirements for an exception to the Chesapeake Bay Preservation Ordinance and therefore **APPROVES** the exception request for Chesapeake Bay Board Case No. CBPA-24-0074, subject to the following conditions:

1. The Applicant must obtain all other necessary federal, state, and local permits as required for the project; and
2. This exception request approval will become null and void if construction has not begun by August 14, 2025; and
3. Written requests for an extension to an exception must be submitted to the Stormwater and Resource Protection Division no later than July 3, 2025, six weeks prior to the expiration date.

Charles Roadley
Chair, Chesapeake Bay Board

Michael Woolson
Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 14th day of August, 2024.

CBPA24-74_1697RvrOaksApp-res

RESOLUTION

CASE NO. CBPA-24-0074. 1697 RIVER OAKS ROAD

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Chase Grogg, LandTech Resources, Inc., on behalf of Two Rivers Country Club, Governor’s Land Foundation (the “Applicant”), has applied to the Chesapeake Bay Board of James City County (the “Board”) on August 14, 2024, to request an exception to use the Resource Protection Area (the “RPA”) on a parcel of property located at 1697 River Oaks Road (the “Property”) and further identified as James City County Real Estate Tax Map Parcel No. 4320100011, as set forth in the application CBPA-24-0074 for the purpose of the Two Rivers Country Club Dredge Material Management Area; and

WHEREAS, the Board has heard the arguments presented and 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, finds that the application does not meet all the requirements for an exception to the Chesapeake Bay Preservation Ordinance and therefore **DENIES** the exception request for Chesapeake Bay Board Case No. CBPA-24-0074.

Charles Roadley
Chair, Chesapeake Bay Board

Michael Woolson
Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 14th day of August, 2024.

CBPA24-74_1697RvrOaksDny-res

EROSION & SEDIMENT CONTROL PLAN TWO RIVERS COUNTRY CLUB DREDGE MATERIAL MANAGEMENT AREA AREA OF MAJOR OPEN SPACE #49

JAMES CITY COUNTY

VIRGINIA

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING MISS UTILITY (1-800-552-7001) FOR EXISTING UTILITY LOCATIONS PRIOR TO COMMENCING CONSTRUCTION.
2. THE CONTRACTOR SHALL SATISFY THEMSELVES TO ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION.
3. NO UTILITIES HAVE BEEN MARKED AT THE PROJECT SITE.
4. A LAND DISTURBING PERMIT AND SILTATION AGREEMENT, WITH SURETY, ARE REQUIRED FOR THIS PROJECT.
5. THERE IS NO OFF-SITE LAND DISTURBANCE ASSOCIATED WITH THE DEVELOPMENT OF THIS SITE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THIS PROJECT.
7. THE PROFESSIONAL WHOSE SEAL IS AFFIXED HEREON SHALL ACT AS THE "RESPONSIBLE LAND DISTURBER" FOR PURPOSES OF PLAN APPROVAL ONLY. PRIOR TO ISSUANCE OF THE LAND DISTURBING PERMIT, THE OWNER OR DEVELOPER SHALL PROVIDE THE NAME OF A "RESPONSIBLE LAND DISTURBER" WHO SHALL ASSUME RESPONSIBILITY AS THE "RESPONSIBLE LAND DISTURBER" FOR THE CONSTRUCTION PHASE OF THE PROJECT. THE OWNER OR DEVELOPER SHALL PROVIDE WRITTEN NOTIFICATION SHOULD THE "RESPONSIBLE LAND DISTURBER" CHANGE DURING CONSTRUCTION.
8. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM WITH THE CURRENT JAMES CITY COUNTY STANDARDS AND SPECIFICATIONS, VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE STANDARDS AND SPECIFICATIONS, VIRGINIA EROSION AND SEDIMENT CONTROL REGULATIONS, AND ANY OTHER APPLICABLE COUNTY OR STATE ORDINANCES, CODES, AND LAWS PRIOR TO ANY CONSTRUCTION ACTIVITY.
9. THE OWNER AND/OR CONTRACTOR RESERVES THE RIGHT AND PRIVILEGE TO ENHANCE, AUGMENT, REPAIR, REPLACE OR DUPLICATE THE EROSION AND SEDIMENT CONTROL MEASURES AS OUTLINED ON THESE PLANS OR AS SPECIFIED IN THE LATEST EDITIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, AND TO REINFORCE THOSE MEASURES AS SPECIFIED ON THESE PLANS, DUE TO UNSEASONABLE WEATHER CONDITIONS OR DUE TO CHANGE IN FIELD CONDITIONS AS WARRANTED BY THE OWNER/CONTRACTOR, AND WITH THE PERMISSION OF THE JAMES CITY COUNTY SITE INSPECTOR.
10. ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
11. ALL OBJECTIONABLE AND DELETERIOUS MATERIALS ARE TO BE REMOVED FROM THE SITE AND DISPOSED OF IN A STATE APPROVED FACILITY MEETING THE REQUIREMENTS OF ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
12. PROJECT HORIZONTAL DATUM IS BASED UPON THE VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83).
13. PROJECT VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
14. THIS FIRM IS NOT RESPONSIBLE FOR THE LOCATION OF ANY STRUCTURE, MANHOLE, VALVE, ETC., HIDDEN OR OBSTRUCTED AT THE TIME THE FIELD SURVEY WAS PERFORMED.
15. ALL OBJECTIONABLE AND DELETERIOUS MATERIAL FROM THE DREDGING OPERATIONS SHALL BE HANDLED AND MANAGED TO MEET THE REQUIREMENTS OF ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

SURVEY NOTES:

1. A TITLE REPORT WAS NOT PROVIDED TO THIS FIRM; THIS SURVEY REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS, AND SETBACKS AS SHOWN ON REFERENCED PLATS.
2. WETLANDS WERE NOT LOCATED FOR THIS SURVEY.
3. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
4. THE TOPOGRAPHICAL SURVEY SHOWN HEREON IS FROM A FIELD SURVEY COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF WILLIAM S. FELTS FROM AN ACTUAL GROUND AND AERIAL SURVEY MADE UNDER HIS SUPERVISION, THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON APRIL 2024, THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
4. THIS FIRM IS NOT RESPONSIBLE FOR THE LOCATION OF ANY STRUCTURE, MANHOLE, VALVE, ETC., HIDDEN OR OBSTRUCTED AT THE TIME THE FIELD SURVEY WAS PERFORMED.
5. THE PARCEL BOUNDARIES SHOWN DO NOT REPRESENT A LAND BOUNDARY SURVEY AND ARE SHOWN PER THE JCC GIS.

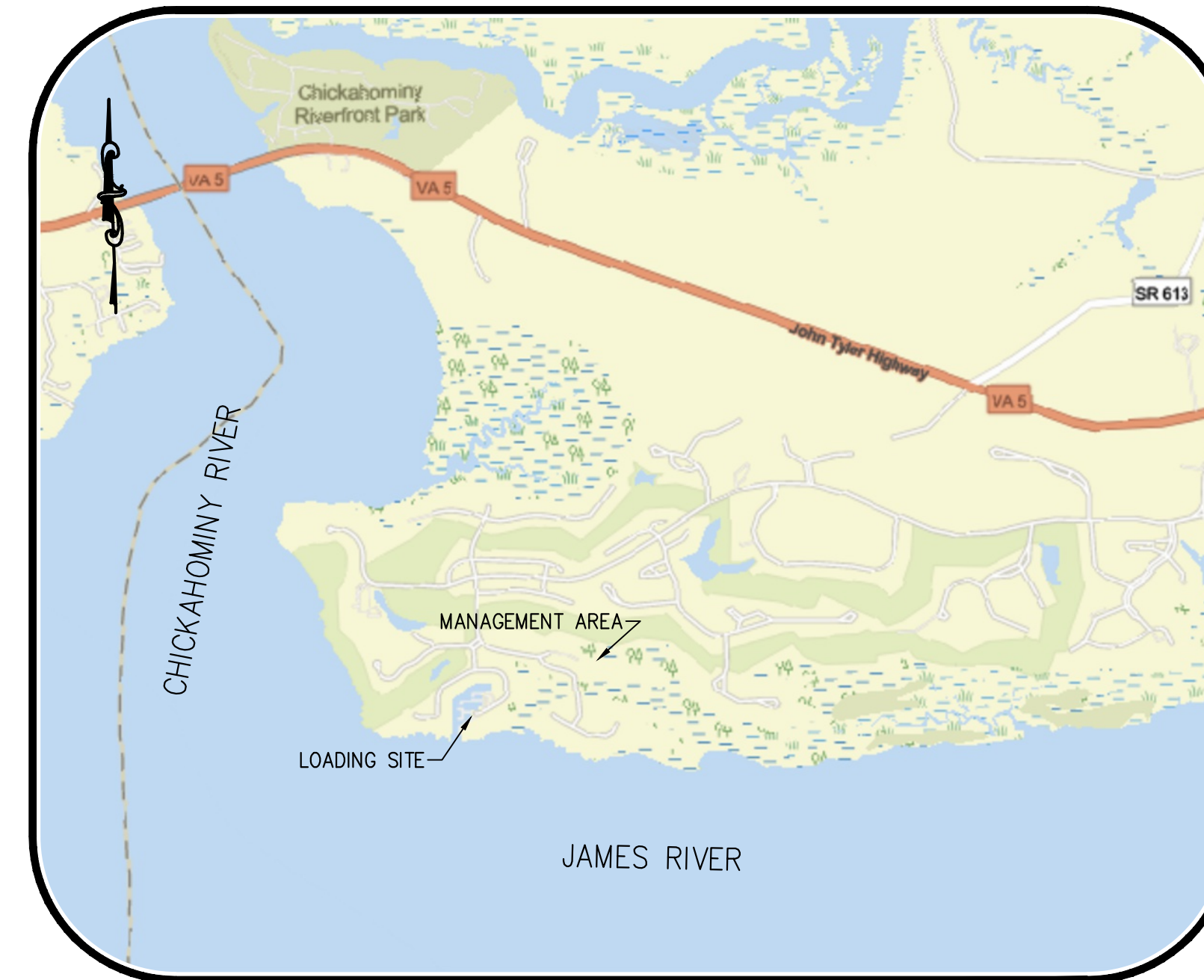
REFERENCES

1. P.B. 80, PG 18
2. P.B. 65, PG 12
3. P.B. 60, PG 5

SWM NOTE:
THE PROJECT PROPOSES NO CHANGE IN LAND COVER CONDITIONS. THE WORK AREA TO BE DISTURBED IS AN EXISTING DREDGE MATERIAL DUMP SITE COVERED WITH GRASS AND WILL BE RESTORED TO THE SAME CONDITION AFTER COMPLETION OF DREDGING ACTIVITIES. NO FURTHER SWM IMPROVEMENTS ARE REQUIRED.

ENVIRONMENTAL INVENTORY

| COMPONENT | PRESENT | IMPACT |
|--------------------------|-------------|-------------|
| TIDAL WETLANDS | PRESENT | NO IMPACT |
| TIDAL SHORES | PRESENT | NO IMPACT |
| NONTIDAL WETLANDS IN RPA | PRESENT | NO IMPACT |
| 100-FOOT RPA BUFFER | PRESENT | 90,485 S.F. |
| NONTIDAL WETLANDS IN RMA | NOT PRESENT | NO IMPACT |
| 100-YEAR FLOODPLAIN | PRESENT | NO IMPACT |
| SLOPES 25% OR GREATER | NOT PRESENT | NO IMPACT |



VICINITY MAP SCALE: 1"=2000'
SUBMITTAL DATE: 05/20/2024

STATISTICAL INFORMATION (MAJOR OPEN SPACE #49):

| | |
|---------------------------|--|
| ZONING: | R-4 (RESIDENTIAL PLANNED COMMUNITY) |
| PROPOSED SITE USE: | DREDGE MATERIAL MANAGEMENT AREA |
| MAGISTERIAL DISTRICT: | BERKELEY |
| PARCEL ID: | 4320100011 |
| PARCEL AREA: | 316,350 S.F. / 7.26 AC. |
| DISTURBED AREA: | 108,375 SF/ 2.488 AC |
| IMPERVIOUS AREA: | N/A |
| HYDROLOGICAL INFORMATION: | |
| SUBWATERSHED: | JAMES RIVER- BROAD SWAMP (JL30) CHICKAHOMINY RIVER- MORRIS CREEK (JL29) |
| SUBBASIN: | JAMES RIVER- POWHATAN CREEK (JL-G) LOWER CHICKAHOMINY RIVER (JL-F) |
| WATERSHED: | LOWER JAMES |

E & S NARRATIVE

PROJECT DESCRIPTION

THE PROPOSED PROJECT WILL CONSIST OF A LOADING AREA FOR DREDGE MATERIAL WITHIN THE EXISTING MARINA AND DUMPING OF DREDGE MATERIAL AT AN EXISTING DREDGE MATERIAL MANAGEMENT SITE LOCATED WITHIN AREA OF MAJOR OPEN SPACE #49.

EXISTING SITE CONDITIONS

THE PROJECT SITE IS CURRENTLY PARTLY WOODED. THE SITE HAS BEEN PREVIOUSLY USED FOR THE DUMPING OF DREDGE MATERIAL AND EMBANKMENTS WERE CONSTRUCTED TO PREVENT EROSION OF THE DREDGE MATERIAL. A WOODEN STRUCTURE CONTAINING A CATCHMENT EXISTS WITHIN THE MATERIAL MANAGEMENT AREA. NO OTHER PHYSICAL IMPROVEMENTS EXIST ON THE SITE.

ADJACENT PROPERTIES

THE PROPERTY IS SURROUNDED BY OTHER GOVERNOR'S LAND FOUNDATION PROPERTIES AND BY RIVER OAKS RD TO THE SOUTHWEST. THE PROPERTY IS BOUNDED BY THE GOVERNOR'S LAND GARDEN CENTER AND BOAT STORAGE FACILITY TO THE WEST, AREAS OF OPEN SPACE TO THE EAST AND NORTHWEST, AND THE TWO RIVERS GOLF COURSE TO THE NORTH.

OFF SITE

THERE ARE NO OFF-SITE AREAS PROPOSED TO BE DISTURBED IN ASSOCIATION WITH THIS PROJECT. HOWEVER, IF IT BECOMES NECESSARY TO DISTURB OFF-SITE AREAS, A REVISED EROSION AND SEDIMENT CONTROL PLAN WILL BE PREPARED AND SUBMITTED TO THE COUNTY FOR REVIEW AND APPROVAL.

CRITICAL EROSION AREAS

THE PROJECT AREA CONTAINS SOILS THAT HAVE A MODERATE EROSION POTENTIAL. THE CONTRACTOR SHOULD TAKE CARE TO CLEAR ONLY THOSE AREAS REQUIRED FOR THE INSTALLATION OF THE PROPOSED ESC MEASURES AS SHOWN PRIOR TO THE CLEARING AND GRUBBING OF THE SITE TO ENSURE THAT NO SEDIMENTS LEAVE THE WORK AREA AND TO LIMIT EROSION POTENTIAL.

EROSION AND SEDIMENT CONTROL MEASURES

UNLESS OTHERWISE INDICATED, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH). THE MINIMUM STANDARDS OF THE VESCH SHALL BE ADHERED TO UNLESS OTHERWISE WAIVED OR APPROVED BY THE COUNTY EROSION AND SEDIMENT CONTROL INSPECTOR. THESE MEASURES SHALL INCLUDE SILT FENCE, TREE PROTECTION, TEMPORARY SEEDING, AND PERMANENT SEEDING.

MANAGEMENT STRATEGIES

1. CONSTRUCTION SHALL BE SEQUENCED SUCH THAT GRADING OPERATIONS CAN BEGIN AND END AS QUICKLY AS POSSIBLE.
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.
3. TEMPORARY SEEDING OR OTHER STABILIZATION SHALL FOLLOW IMMEDIATELY AFTER GRADING. STABILIZATION IS REQUIRED WITHIN 7 DAYS OF GRADING ACTIVITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION, INSPECTION, AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES.
5. THE CONTRACTOR SHALL CLEAN ALL EXISTING PAVEMENT/GRASS AREAS OF SEDIMENT AND DEBRIS AS NECESSARY AS A RESULT OF CONSTRUCTION ACTIVITIES.

PERMANENT STABILIZATION

FOLLOWING FINISH GRADING, TOPSOILING SEEDING SHALL BE IN ACCORDANCE WITH THE VESCH. ALL DISTURBED AREAS SHALL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY.

MAINTENANCE

ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED ROUTINELY AND AFTER EACH SIGNIFICANT RAINFALL EVENT (GENERATING 1/4" RAINFALL OR GREATER) TO INSURE THAT THEY ARE OPERATING EFFECTIVELY. ALL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE VESCH.

| TABLE OF CONTENTS | |
|-------------------|---------------------------|
| C0001 | COVER SHEET |
| CD101 | ESC PLAN- LOADING SITE |
| CD102 | ESC PLAN- MANAGEMENT AREA |
| CD103 | ESC PLAN- MANAGEMENT AREA |
| CD501 | ESC NOTES & DETAILS |

OWNER:

GOVERNOR'S LAND FOUNDATION
CONTACT: JOSH DEBOTTIS
JOSH@TWO RIVERS CLUB.COM
1400 TWO RIVERS ROAD
(757)258-4610 EXT. 211

ENGINEER:

LANDTECH RESOURCES, INC.
CONTACT: WILLIAM FELTS, P.E., L.S.
WILLIAM@LANDTECHRESOURCES.COM
205-E BULLIFANTS BOULEVARD
WILLIAMSBURG, VA 23188
(757) 565-1677



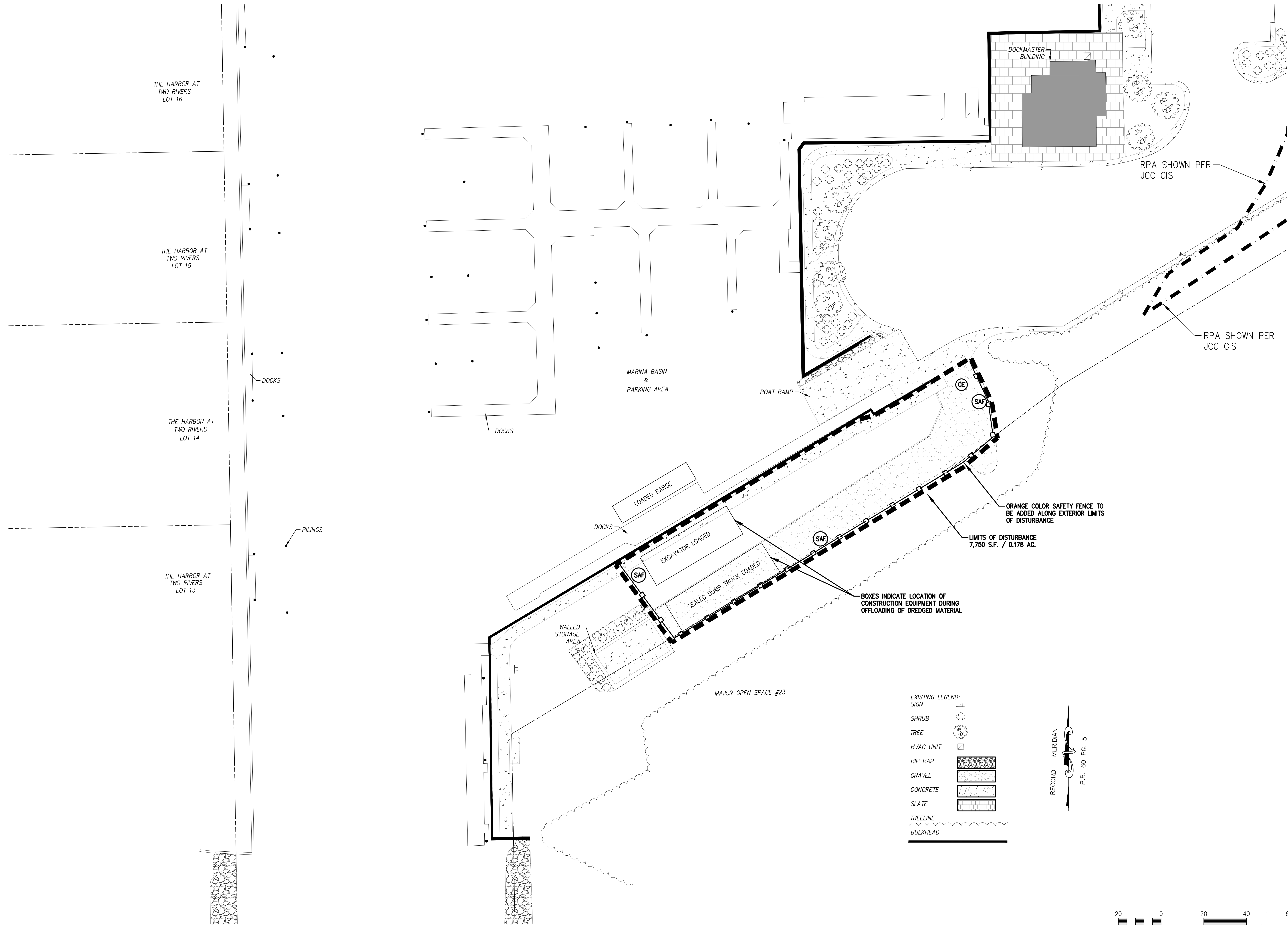
CONTRACTOR SHALL NOTIFY MISS UTILITY @ 811 OR (800) 552-7001 PRIOR TO STARTING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND DETERMINING SIZES OF ALL UTILITIES PRIOR TO CONSTRUCTION. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, CONTACT THE ENGINEER BEFORE PROCEEDING



EROSION & SEDIMENT CONTROL PLAN
TWO RIVERS COUNTRY CLUB
DREDGE MATERIAL MANAGEMENT AREA
AREA OF MAJOR OPEN SPACE #49
JAMES CITY COUNTY
VIRGINIA

Scale: N/A
Date: 05/20/2024
Job Number: 24-104
Designed by: WSF
Sheet Title:
COVER SHEET
Sheet Number:
C0001

| NO. | DATE | REVISION / COMMENT / NOTE |
|-----|-----------|--|
| 2 | 7-31-2024 | REVISED PER JAMES CITY COUNTY COMMENTS |
| 1 | 7-24-2024 | REVISED TO ADD ENVIRONMENTAL INVENTORY |



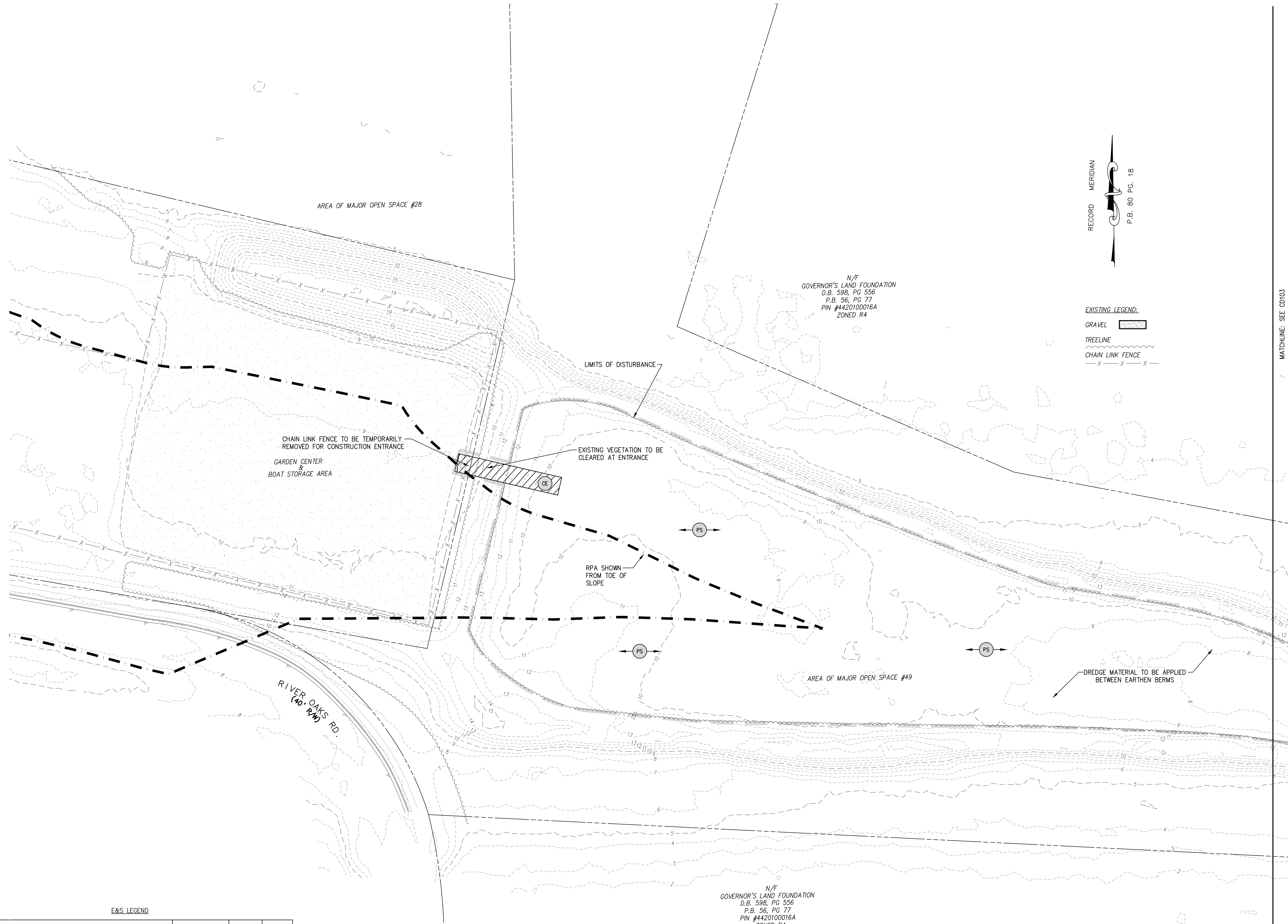
| NO. | DATE | REVISION / COMMENT / NOTE |
|-----|-----------|--|
| 2 | 7-31-2024 | REVISED PER JAMES CITY COUNTY COMMENTS |
| 1 | 7-24-2024 | REVISED TO ADD ENVIRONMENTAL INVENTORY |



LRI LANDTECH RESOURCES, INC.
 ENGINEERING - SURVEYING - GPS
 205 E. (257) 565-1877 Fax: (257) 565-0782
 web: landtechresources.com

EROSION & SEDIMENT CONTROL PLAN
TWO RIVERS COUNTRY CLUB
 DREDGE MATERIAL MANAGEMENT AREA
 AREA OF MAJOR OPEN SPACE #49
 JAMES CITY COUNTY VIRGINIA

| |
|--|
| Scale: 1"=20' |
| Date: 05/20/2024 |
| Job Number: 24-104 |
| Designed By: WSF |
| Sheet Title: EROSION & SEDIMENT CONTROL PLAN-LOADING AREA |
| Sheet Number: CD101 |



RECORD MERIDIAN
P.B. 80 PG. 18

EXISTING LEGEND:
GRAVEL
TREELINE
CHAIN LINK FENCE

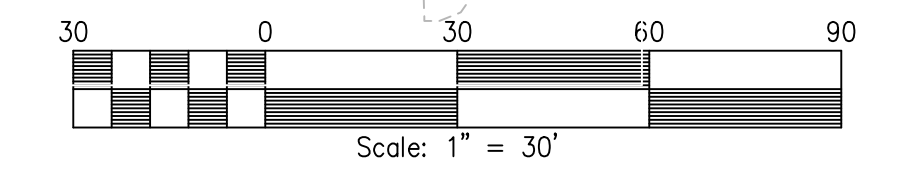
MATCHLINE: SEE CD103

N/F
GOVERNOR'S LAND FOUNDATION
D.B. 598, PG 556
P.B. 56, PG 77
PIN #4420100016A
ZONED R4

N/F
GOVERNOR'S LAND FOUNDATION
D.B. 598, PG 556
P.B. 56, PG 77
PIN #4420100016A
ZONED R4

E&S LEGEND

| CONTROL MEASURE | SYMBOL | KEY | NO. |
|-----------------------|--------|-----|------|
| CONSTRUCTION ENTRANCE | | | 3.02 |
| PERMANENT SEEDING | | | 3.32 |



| NO. | DATE | REVISION / COMMENT / NOTE |
|-----|-----------|--|
| 2 | 7-31-2024 | REVISED PER JAMES CITY COUNTY COMMENTS |
| 1 | 7-24-2024 | REVISED TO ADD ENVIRONMENTAL INVENTORY |



LRI LANDTECH RESOURCES, INC.
ENGINEERING - SURVEYING - GPS
205 E. 10th Street, Suite 100, James City, VA 23160
Ph: (757) 565-1877 Fax: (757) 565-0782
web: landtechresources.com

EROSION & SEDIMENT CONTROL PLAN
TWO RIVERS COUNTRY CLUB
DREDGE MATERIAL MANAGEMENT AREA
AREA OF MAJOR OPEN SPACE #49
JAMES CITY COUNTY VIRGINIA

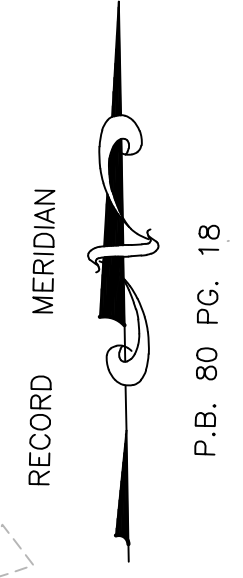
| |
|---|
| Scale: 1"=30' |
| Date: 05/20/2024 |
| Job Number: 24-104 |
| Designed By: WSF |
| Sheet Title: EROSION & SEDIMENT CONTROL PLAN-MANAGEMENT AREA |
| Sheet Number: CD102 |

MATCHLINE: SEE SHEET CD102



N/F
GOVERNOR'S LAND FOUNDATION
D.B. 598, PG 556
P.B. 56, PG 77
PIN #4420100016A
ZONED R4

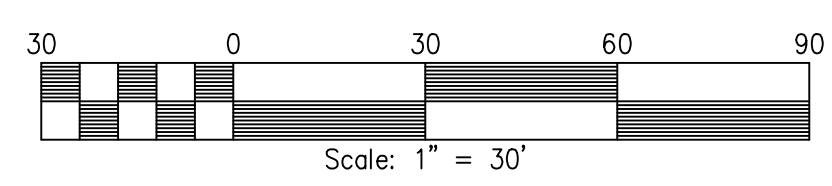
N/F
GOVERNOR'S LAND FOUNDATION
D.B. 598, PG 556
P.B. 56, PG 77
PIN #4420100016A
ZONED R4



EXISTING LEGEND:
TREELINE

E&S LEGEND

| CONTROL MEASURE | SYMBOL | KEY | NO. |
|-------------------|--------|-----|------|
| SILT FENCE | -X-X- | SF | 3.05 |
| PERMANENT SEEDING | ←PS→ | PS | 3.32 |



| NO. | DATE | REVISION / COMMENT / NOTE |
|-----|-----------|--|
| 2 | 7-31-2024 | REVISED PER JAMES CITY COUNTY COMMENTS |
| 1 | 7-24-2024 | REVISED TO ADD ENVIRONMENTAL INVENTORY |



EROSION & SEDIMENT CONTROL PLAN
TWO RIVERS COUNTRY CLUB
DREDGE MATERIAL MANAGEMENT AREA
AREA OF MAJOR OPEN SPACE #49
JAMES CITY COUNTY VIRGINIA

Scale: 1"=30'
Date: 05/20/2024
Job Number: 24-104
Designed By: WSF
Sheet Title:
EROSION & SEDIMENT CONTROL PLAN-MANAGEMENT AREA
Sheet Number:
CD103

March 10, 2000

Mr. Charles R. Roadley
Williamsburg Environmental Group Inc
3000 Easter Circle
Williamsburg VA 23188

RE: Wetlands Permit W-5-00/VMRC # 00-0240
Two Rivers Country Club - Governor's Land Marina

Dear Mr. Roadley:

This office has reviewed the above joint wetlands permit application for maintenance dredging of the Governor's Land Marina and Entrance Channel located in James City County. A permit will not be required from the local James City County Wetlands Board as the project does not involve wetlands. However, prior to commencing work, a land disturbing permit must be obtained from this office for the use of the disposal area. A land disturbing permit will not be issued until all other necessary federal and state permits are obtained and a copy of them submitted with the land disturbing permit application.

For more information on the requirements for a land disturbing permit, call 757-253-6670.

Sincerely,

Darryl E. Cook
Environmental Director

cc: Mr. Brian O'Day, Two Rivers Country Club
Mr. Dave King, Governor's Land Foundation

August 8, 2024

Mr. Kenneth Underwood
Two Rivers Country Club
1410 Two Rivers Road
Williamsburg, VA 23185

RE: Wetlands Permit W-11-07/VMRC # 07-0842 – NOAA – Two Rivers
Country Club

Dear Mr. Underwood:

This office has reviewed the above joint wetlands permit application for maintenance dredging activities associated with the Governor's Land Marina in James City County. As the project does not involve wetlands, a permit will not be required from the local James City County Wetlands Board. However, a Land Disturbing Permit with surety will be required.

Sincerely,

Patrick T. Menichino
Wetlands Board Secretary



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

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

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

**Stormwater and
Resource Protection**
101-E Mounts Bay Road
Williamsburg, VA 23185
757-259-6670

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

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

«Last_Name»
«Address_Line_1»
«City», «State» «Zip_Code»

RE: CBPA-24-0074
1697 River Oaks Road
Dredging material management

July 26, 2024

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. Chase Grogg, LandTech Resources, Inc., on behalf of Governor's Land Foundation, for encroachments into the Resource Protection Area buffer for the dredging material management. The project is located at 1697 River Oaks Road, JCC Tax Map Parcel No. 4320100011.

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, August 14, 2024, 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 Woolson

Michael Woolson
Chesapeake Bay Board Secretary
757-253-6823
Michael.Woolson@jamescitycountyva.gov

Adjacent Property Owner Mailing List for Case Number: CBPA-24-0074

| PIN | Last Name | Address Line 1 | City | State | Zip Code |
|------------|---|-----------------------|--------------|--------------|-----------------|
| 432090001A | GOVERNOR'S LAND FOUNDATION | 2700 TWO RIVERS RD | WILLIAMSBURG | VA | 23185-7600 |
| 4320100006 | GOVERNOR'S LAND FOUNDATION | 1400 TWO RIVERS RD | WILLIAMSBURG | VA | 23185-7685 |
| 4320300025 | HEILESON, MARVIN D & JULIA WESTON | 1925 MILN HOUSE RD | WILLIAMSBURG | VA | 23185-7699 |
| 4320800043 | MARKELL, THOMAS M & MELEA S | 1756 FOUNDERS HILL S | WILLIAMSBURG | VA | 23185-7616 |
| | Mr. Chase Grogg LandTech Resources, Inc. | 205-E Bulifants Blvd | Williamsburg | VA | 23188 |
| 4320500019 | REASNER, DAVID S & MARGO E | 2904 NATHANIELS RUN | WILLIAMSBURG | VA | 23185-7501 |
| 4320800044 | STRAUSS, WILLIAM L TRUSTEE & MILLER, | 1752 FOUNDERS HL S | WILLIAMSBURG | VA | 23185-7616 |



PUBLIC HEARING NOTICE

THE WETLANDS BOARD AND CHESAPEAKE BAY BOARD OF JAMES CITY COUNTY, VIRGINIA, WILL HOLD PUBLIC HEARINGS ON **WEDNESDAY, AUGUST 14, 2024 AT 5:00 P.M.** IN THE COUNTY GOVERNMENT CONFERENCE ROOM OF BUILDING F, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

THE WETLANDS BOARD WILL CONSIDER THE FOLLOWING CASES:

WJPA-24-0014: Ms. Karla S. Havens, Mid-Atlantic Resources Consulting, on behalf of Mr. Gary E. Nester, has applied for a Wetlands Permit for the construction of a bulkhead on property located at 113 Godspeed Lane, JCC Real Estate Tax Map Parcel No. 4730500033.

WJPA-24-0015: Ms. Karla S. Havens, Mid-Atlantic Resources Consulting, on behalf of Mr. Gary E. and Ms. Cathy L. Nester, has applied for a Wetlands Permit for the construction of a bulkhead on property located at 114 Godspeed Lane, JCC Real Estate Tax Map Parcel No. 4730500047.

THE CHESAPEAKE BAY BOARD WILL CONSIDER THE FOLLOWING CASES:

CBPA-24-0018: Mr. Schuyler Doughtie, ARM Group, on behalf of Mr. Joe Sanders, Stonehouse 2.0, LLC, has applied for a Chesapeake Bay Exception for the construction of a patio and retaining wall on property located at 9700 Mill Pond Run, JCC Tax Map Parcel No. 530100004.

CBPA-24-0074: Mr. Chase Grogg, LandTech Resources, Inc., on behalf of Governor's Land Foundation, has applied for a Chesapeake Bay Exception for the dredging material management on property located at 1697 River Oaks Road, JCC Tax Map Parcel No. 4320100011.

CBPA-24-0078: Mr. Jeff Huentelman, Land Planning Solutions, Inc., on behalf of MCP Stonehouse, LLC, has applied for a Chesapeake Bay Exception for the installation of sanitary sewer trunk line and BMPs on property located at 9250 Six Mount Zion Road, JCC Tax Map Parcel No. 540100011.

CBPA-24-0089: Mr. Corey Bell, Williams Landscape and Design, on behalf of Mr. William and Ms. Karen Hescox, have applied for a Chesapeake Bay Exception for the construction of a retaining wall, patio and walkway on property located at 112 N. Turnberry Drive, JCC Tax Map Parcel No. 3721200004.

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

The applications and plans are on file and may be viewed during normal office hours in the Stormwater and Resource Protection Division, 101 Mounts Bay Road, Building E, James City County, Virginia.

NOT FOR PUBLICATION

DISPLAY: WEDNESDAY – July 31, 2024 and August 7, 2024
ACCOUNT NO. CU00015112
VIRGINIA GAZETTE
1/8 PAGE, VERTICAL, B/W

**CHESAPEAKE BAY BOARD EXCEPTION No. CBPA-24-0078. 9250 Six Mount Zion Road
Staff Report for the August 14, 2024, Chesapeake Bay Board Public Hearing**

This staff report is prepared by the 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.

EXISTING SITE DATA AND INFORMATION

Applicant: MCP Stonehouse, LLC c/o Mandrake Capital Partners

Agent: Mr. Jeff Huentelman, Land Planning Solutions, Inc.

Location: 9250 Six Mount Zion Road

Parcel Identification No.: 0540100011

Parcel: Parcel 16, Slater Tract Division of Stonehouse at Williamsburg, LLC Property

Lot Size: 155.45 acres

Area of Lot in Resource Protection Area (RPA): 55.33 acres (35%)

Watershed: Ware Creek (YO62)

Floodplain: Zone AE - Base flood elevation 7 feet mean sea level

Proposed Activity: Installation of a sanitary sewer trunk line

Impervious Cover: None

RPA Encroachment: 8,720 square feet, RPA impacts

Staff Contact: Emily Grojean, Watershed Planner Phone: 253-6789

BRIEF SUMMARY AND DESCRIPTION OF ACTIVITIES

Mr. Jeff Huentelman, Land Planning Solutions, Inc. has applied for a Chesapeake Bay Exception on behalf of MCP Stonehouse, LLC for encroachments into the RPA buffer for the installation of a sanitary sewer trunk line located at 9250 Six Mount Zion Road within the Stonehouse subdivision and the Ware Creek watershed. Best Management Practices (BMPs) were included in the advertisement published for this case. Stormwater BMP outfall impacts and headcut repair impacts are approved administratively; therefore, the inclusion of these items was an oversight by staff and is not to be taken into consideration by the Board for this case. The property is further identified as James City County Real Estate Tax Map Parcel No. 0540100011. The parcel was platted in 2022, after changes to the Chesapeake Bay Preservation Ordinance in 2004.

The total lot size of this property is 155.45 acres, of which 35% is located within the RPA. The applicant is proposing to install a sanitary sewer trunk line. Total impacts to the RPA associated with this proposal equate to 8,720 square feet. Mitigation for these impacts will require an Open Space Easement equal to +/- 23,000 square feet beyond what the Virginia Runoff Reduction Method (VRRM) requires. The required mitigation will be addressed at the subdivision plat stage.

STAFF EVALUATION

Staff has evaluated the application and exception request for the installation of a sanitary sewer trunk line. This application meets the Ordinance conditions in Sections 23-11 and 23-14 and should be heard by the Board because the construction of a sanitary sewer trunk line cannot be approved administratively.

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 nonconforming 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 has reviewed the application and exception request and has determined the impacts associated with the proposal to be major for the proposed development. Staff recommends approval for this exception request and if the Board wishes to approve the request, staff recommends 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. Dedication of an Open Space Easement equal to +/- 23,000 square feet beyond what the VRRM required must be addressed in the subdivision plat, prior the approval of said plat by staff; and
3. This exception request approval will become null and void if construction has not begun by August 14, 2025; and
4. Written requests for an extension to an exception must be submitted to the Stormwater and Resource Protection Division no later than July 3, 2025, six weeks prior to the expiration date.

EG/md
CBPA24-78_9250SMZion

Attachments:

1. Resolution
2. Site Plan

RESOLUTION

CASE NO. CBPA-24-0078. 9250 SIX MOUNT ZION ROAD

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Jeff Huentelman, Land Planning Solutions, Inc., on behalf of MCP Stonehouse, LLC c/o Mandrake Capital Partners (the “Applicant”), has applied to the Chesapeake Bay Board of James City County (the “Board”) on August 14, 2024, to request an exception to use the Resource Protection Area (the “RPA”) on a parcel of property located at 9250 Six Mount Zion Road (the “Property”) and further identified as James City County Real Estate Tax Map Parcel No. 0540100011, as set forth in the application CBPA-24-0078 for the purpose of the installation of a sanitary sewer trunk line; and

WHEREAS, the Board has heard the arguments presented and 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, finds that the application meets all the requirements for an exception to the Chesapeake Bay Preservation Ordinance and therefore **APPROVES** the exception request for Chesapeake Bay Board Case No. CBPA-24-0078, subject to the following conditions:

1. The Applicant must obtain all other necessary federal, state, and local permits as required for the project; and
2. Dedication of an Open Space Easement equal to +/- 23,000 square feet beyond what the Virginia Runoff Reduction Method required must be addressed in the subdivision plat, prior the approval of said plat by staff; and
3. This exception request approval will become null and void if construction has not begun by August 14, 2025; and
4. Written requests for an extension to an exception must be submitted to the Stormwater and Resource Protection Division no later than July 3, 2025, six weeks prior to the expiration date.

Charles Roadley
Chair, Chesapeake Bay Board

Michael Woolson
Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 14th day of August, 2024.

RESOLUTION

CASE NO. CBPA-24-0078. 9250 SIX MOUNT ZION ROAD

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Jeff Huentelman, Land Planning Solutions, Inc., on behalf of MCP Stonehouse, LLC c/o Mandrake Capital Partners (the “Applicant”), has applied to the Chesapeake Bay Board of James City County (the “Board”) on August 14, 2024, to request an exception to use the Resource Protection Area (the “RPA”) on a parcel of property located at 9250 Six Mount Zion Road (the “Property”) and further identified as James City County Real Estate Tax Map Parcel No. 0540100011, as set forth in the application CBPA-24-0078 for the purpose of the installation of a sanitary sewer trunk line; and

WHEREAS, the Board has heard the arguments presented and 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, finds that the application does not meet all the requirements for an exception to the Chesapeake Bay Preservation Ordinance and therefore **DENIES** the exception request for Chesapeake Bay Board Case No. CBPA-24-0078.

Charles Roadley
Chair, Chesapeake Bay Board

Michael Woolson
Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 14th day of August, 2024.

CBPA24-78_9250SMZionDny-res

GENERAL NOTES

- ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM WITH THE LATEST EDITION OF THE HAMPTON ROADS PLANNING DISTRICT COMMISSION (HRPDC) REGIONAL CONSTRUCTION STANDARDS; VDOT SUBDIVISION STREET REQUIREMENTS; VDOT ROAD AND BRIDGE STANDARDS AND SPECIFICATIONS; THE VIRGINIA EROSION AND SEDIMENT CONTROL REGULATIONS; AND ANY OTHER APPLICABLE COUNTY OR STATE ORDINANCES, CODES AND LAW; AND THE JAMES CITY SERVICE AUTHORITY DESIGN AND ACCEPTANCE CRITERIA.
- THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD NOT LESS THAN 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION TO ATTEND THE PRE-CONSTRUCTION MEETING.
- THE CONTRACTOR SHALL CONTACT THE APPROPRIATE AGENCY NOT LESS THAN 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION FOR EROSION AND SEDIMENT CONTROL, PUBLIC UTILITY INSTALLATION AND STREET SUBGRADE PREPARATION FOR A PRE-CONSTRUCTION MEETING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING WITH MATCHING MATERIALS ANY PAVEMENT, DRIVEWAYS, WALKS, CURBS, ETC. THAT MUST BE CUT OR THAT ARE DAMAGED DURING CONSTRUCTION WITHIN THE EXISTING RIGHT OF WAYS.
- TRAFFIC ON EXISTING ROADWAYS MUST BE MAINTAINED DURING CONSTRUCTION WHEN ANY WORK IS BEING PERFORMED WITHIN THE EXISTING RIGHT OF WAY. THE MAINTENANCE OF TRAFFIC PLAN FOR THIS WORK MUST BE IN CONFORMANCE WITH THE VIRGINIA WORK AREA PROTECTION MANUAL AND ANY OTHER SPECIAL PROVISIONS LISTED IN THE COUNTY LAND USE PACKAGE FOR THIS SITE.
- ALL UNSUITABLE MATERIAL ENCOUNTERED DURING CONSTRUCTION IN THE RIGHT-OF-WAY SHALL BE UNDERCUT AND BACKFILLED WITH VDOT SELECT MATERIAL TYPE II MINIMUM CBR=20.
- ALL UTILITIES INCLUDING, BUT NOT LIMITED TO WIRES, CABLES, PIPES, CONDUITS AND APPURTENANT EQUIPMENT FOR ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION OR SIMILAR SERVICES SHALL BE PLACED UNDERGROUND.
- THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CHESAPEAKE BAY PRESERVATION AREA (CBPA) OVERLAY DISTRICT.
- A VSM/NDPES PERMIT WILL BE REQUIRED FROM LOCALITY PRIOR TO CONSTRUCTION ACTIVITIES.
- SOILS LOCATED ON THIS SITE HAVE A LOW POTENTIAL FOR SHRINK-SWELL. SEE THE SOILS MAP ON THE ENVIRONMENTAL INVENTORY PLAN SHEET.
- ALL NEW SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
- ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SEC. 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- THIS PROPERTY IS NOT IN AN AGRICULTURAL OR A FORESTAL DISTRICT.
- A 25' SETBACK FROM THE DEFINED RPA BUFFER IS REQUIRED SUCH THAT NO BUILDING WILL BE ERRECTED WITHIN 25' OF THE RPA.
- THE STORMWATER MANAGEMENT /BMP FACILITY AND ASSOCIATED STORMWATER CONVEYANCE SYSTEMS AS PROPOSED FOR THIS PROJECT WILL REQUIRE SUBMISSION, REVIEW AND APPROVAL OF A RECORD DRAWING (AS BUILT) AND CONSTRUCTION CERTIFICATION PRIOR TO RELEASE OF THE POSTED BOND/SURETY.
- AN INTERNAL CLOSED-CIRCUIT TELEVISION (CCTV) POST INSTALLATION INSPECTION PERFORMED BY THE OPERATOR, IS REQUIRED FOR ALL STORMWATER CONVEYANCE SYSTEM PIPES, ACCESS OR INLET STRUCTURES, AND CULVERTS OF 15-INCH NOMINAL DIAMETER SIZE OR GREATER AS PART OF THE CONSTRUCTION RECORD DRAWING (AS-BUILT) AND CONSTRUCTION CERTIFICATION PROCESS. CCTV INSPECTIONS SHALL BE SUBMITTED DIGITALLY FOR STAFF REVIEW.
- ALL DRAINAGE EASEMENTS SHALL BE PRIVATE AND DEDICATED TO THE EXISTING HOMEOWNERS ASSOCIATION.
- THE SITE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR THE GRADING AND STABILIZATION OF INCIDENTAL UTILITY INSTALLS (I.E. ELECTRIC, GAS, COMMUNICATION).

SITE DATA:

PREVIOUS APPROVALS
STONEHOUSE REZONING AND PROFFER AND MASTER PLAN
AMENDMENT (Z-18-0002/Z-19-0010/MP-18-0002).

PURSUANT TO PROFFER #10, THIS CONCEPTUAL LAYOUT
(C-21-0097) WAS REVIEWED BY THE DEVELOPMENT REVIEW
COMMITTEE ON 12/15/21 AND APPROVED BY THE PLANNING
COMMISSION ON JANUARY 5, 2022.

STONEHOUSE-TRACT S-PHASE 1 SPLN-22-0001
APPROVED AUGUST 29, 2023

SITE & ZONING
PARCEL TAX NO.: 0540100011
INST#: 210015601
ADDRESS: 9250 SIX MOUNT ZION ROAD
JAMES CITY COUNTY, VA

CURRENT ZONING: PUD-R (PLANNED UNIT DEVELOPMENT
RESIDENTIAL)

EXISTING USE: VACANT
PROPOSED USE: 140 SINGLE FAMILY LOTS

TOTAL SITE AREA: 3,888,545 SF OR 89.27 AC
SINGLE-FAMILY LOT AREA: 905,742 SF OR 20.79 AC
OPEN SPACE AREA: 2,699,994 SF OR 61.98 AC
PUBLIC R/W AREA: 282,809 SF OR 6.49 AC

DISTURBED AREA: 38.0 AC
IMPERVIOUS AREA: 15.97 AC
PROPOSED WETLAND IMPACTS: NONE
CBPA DESIGNATION: RPA/RMA
NWB D HUC: Y062

MINIMUM BUILDING SETBACKS:
FRONT: 20' REAR: 20'
SIDE: 6' CORNER: 10'

BUILDING

BUILDING USE & OCCUPANCY: RESIDENTIAL
PROPOSED BUILDING HEIGHT/STORIES: 2 STORIES & 2
STORIES WITH BASEMENT

TYPE OF CONSTRUCTION (IBC): V-B
CRAWL SPACE OR SLAB CONSTRUCTION: BOTH
FIRE PROTECTION SYSTEM: N/A

PARKING

PARKING REQUIRED: 2/UNIT
PARKING PROVIDED:
SINGLE-FAMILY: 2 DRIVEWAY SPACES PER UNIT

ADJACENT ZONING/USE:

NORTH: PUD-R/VACANT
SOUTH: PUD-R/VACANT
EAST: PUD-R/VACANT
WEST: PUD-R/RESIDENTIAL

DATUM:

1. HORIZONTAL DATUM IS BASED ON VIRGINIA
COORDINATE SYSTEM OF 1983, SOUTH ZONE (NAD83).

2. VERTICAL DATUM IS BASED ON NORTH AMERICAN
VERTICAL DATUM OF NGVD29 AND IS EXPRESSED IN
FEET.

CONVERSION NOTE: TO CONVERT FROM NGVD29 TO
NAVD88 DATUM, ADD 0.90'.

3. BENCHMARK LOCATION AS SHOWN ON PLAN
BENCHMARK #211, ELEV=105.34'

FLOOD PLAIN NOTE:

THE PROPERTY SHOWN ON THIS SURVEY APPEARS TO
FALL IN: ZONES X AND AE(ELEV=7)
FLOOD ZONE LINES WERE SCALED FROM FEDERAL
EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE
RATE MAP COMMUNITY NUMBER 51095C0041D
EFFECTIVE DATE DECEMBER 16, 2015.

SEWER SYSTEM

AVERAGE DAILY DESIGN FLOW: 310 GPD/UNIT
TOTAL AVERAGE DAILY DESIGN FLOW: 43,400 GPD
PEAK DESIGN FLOW: 108,500 GPD (PF=2.5)(75.3 GPM)

WATER SYSTEM

WATER SERVICE SIZE: 3/4"/1" PER PLAN
DOMESTIC METER SIZE: 5/8"
REQUIRED FIRE FLOW: 1,000 GPM

STONEHOUSE - TRACT S PHASE 2 SUBDIVISION PLAN

SIX MOUNT ZION ROAD
JAMES CITY COUNTY, VA 23168
APRIL 26, 2024

MCP ACQUISITIONS, LLC

150 WEST MAIN STREET, SUITE 1100
NORFOLK, VA 23510
757.282.1020

OWNER

MCP ACQUISITIONS, LLC
150 WEST MAIN STREET, SUITE 1100
NORFOLK, VA 23510
757.282.1020
CONTACT: TIM CULPEPPER
EMAIL: TCULPEPPER@ROBINSONDEVELOPMENT.COM

ENGINEER

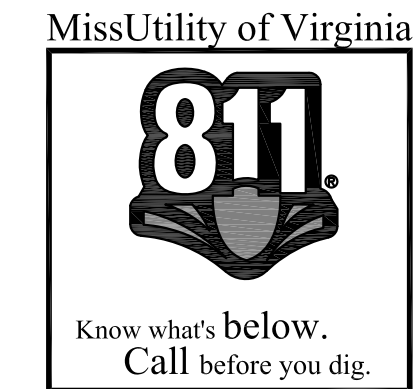
LAND PLANNING SOLUTIONS, INC
1403 GREENBRIER PARKWAY STE 205
CHESAPEAKE, VA 23320
P. 757.935.9014
F. 757.935.9015
CONTACT: JEFFREY P. HUENTELMAN, PE
EMAIL: JHUENTELMAN@LANDPLANS.NET

SURVEYOR

LAND TECH RESOURCES, INC
3924 MIDLANDS ROAD
WILLIAMSBURG, VIRGINIA 23188
P. 757.565.1677
F. 757.565.0782
CONTACT: PETER FARRELL, LS

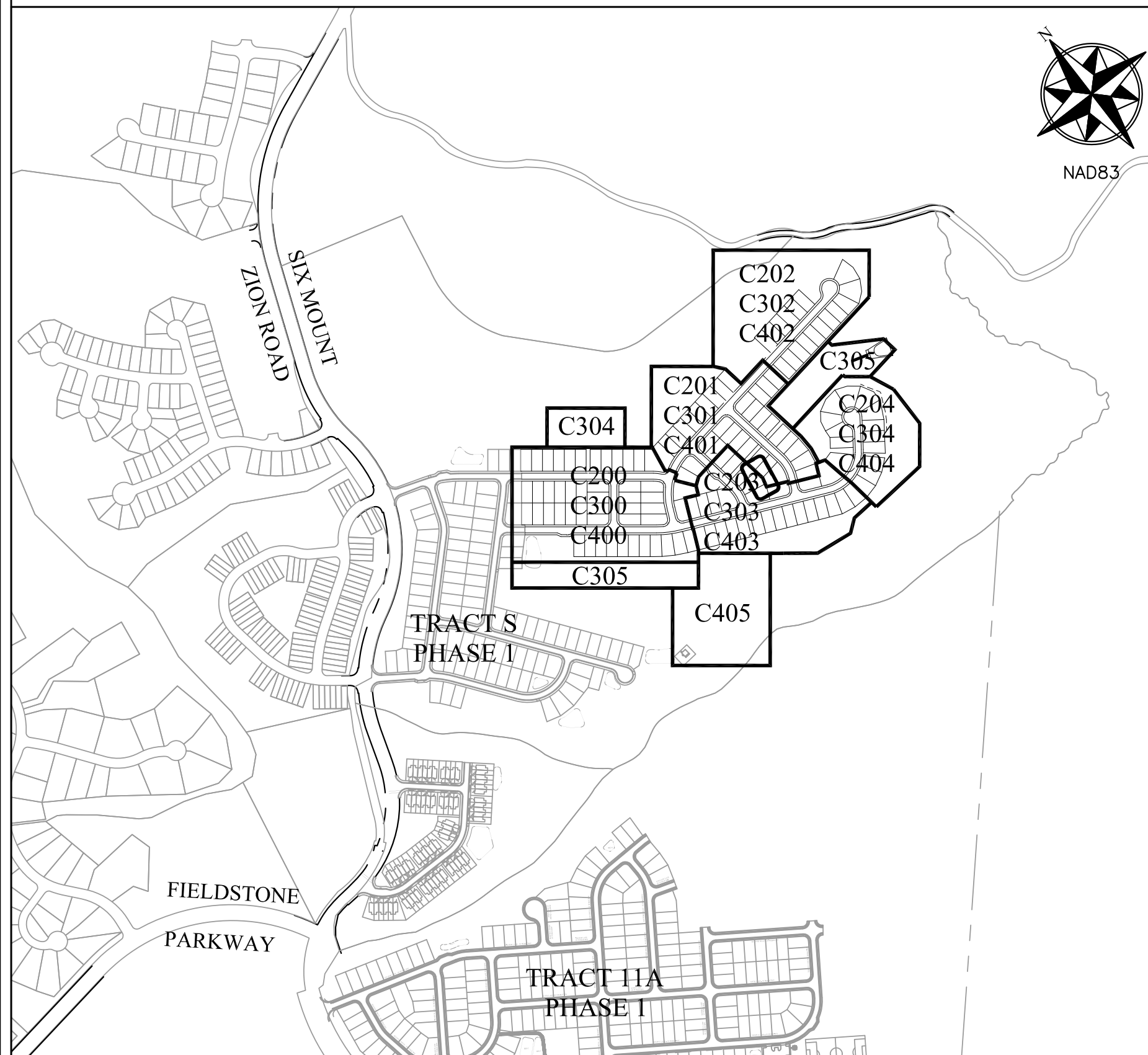
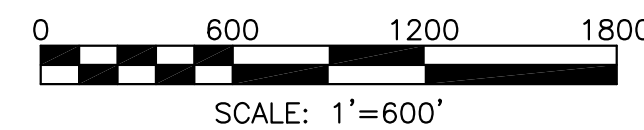
GEOTECHNICAL

ECS MID-ATLANTIC, LLC
1643 MERRIMAC TRAIL
WILLIAMSBURG, VA 23185
757.229.6677
CONTACT: J. MARK FOSTER
EMAIL: JFOSTER@ECSLIMITED.COM

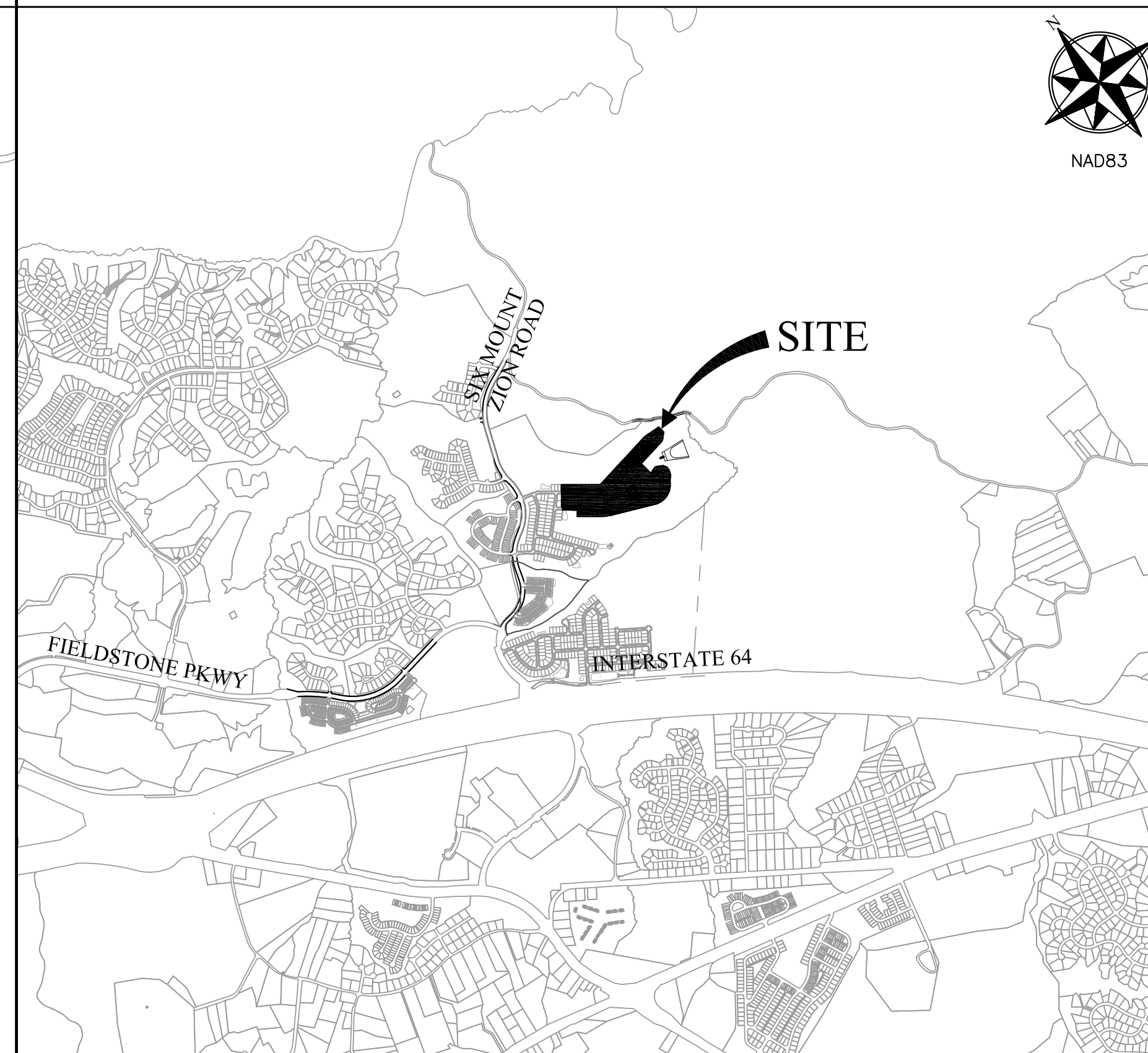
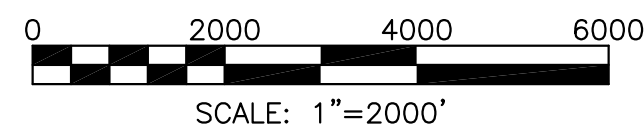


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SITE MAP



VICINITY MAP



RESPONSIBLE LAND DISTURBER:

THE PROFESSIONAL WHOSE SEAL IS AFFIXED HERON SHALL ACT AS THE "RESPONSIBLE LAND DISTURBER" FOR THE PURPOSES OF PLAN APPROVAL ONLY. PRIOR TO ISSUANCE OF THE LAND DISTURBING PERMIT, THE OWNER OR DEVELOPER SHALL PROVIDE THE NAME OF A "RESPONSIBLE LAND DISTURBER" WHO SHALL ASSUME RESPONSIBILITY AS THE "RESPONSIBLE LAND DISTURBER" FOR THE CONSTRUCTION PHASE OF THE PROJECT. THE OWNER OR DEVELOPER SHALL PROVIDE WRITTEN NOTIFICATION SHOULD THE "RESPONSIBLE LAND DISTURBER" CHANGE DURING CONSTRUCTION.

| No. | DATE | REVISION |
|-----|------|----------|
| | | |
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| | | |
| | | |
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SHEET INDEX

| | |
|-----------|---------------------------------|
| C000 | COVER SHEET |
| C001 | OVERALL DEVELOPMENT PLAN |
| C002-C006 | PRELIMINARY PLAN |
| C007 | ENVIRONMENTAL INVENTORY |
| C008 | PEDESTRIAN IMPROVEMENT & TRAILS |
| C100-C101 | E&S CONTROL PLAN - STAGE 1 |
| C102-C103 | E&S CONTROL PLAN - STAGE 2 |
| C104 | E&S CONTROL PLAN NOTES |
| C105 | E&S CONTROL NARRATIVE & NOTES |
| C106 | E&S CONTROL DETAILS |
| C200-C204 | LAYOUT PLAN |
| C300A | OVERALL GRADING PLAN |
| C300-C305 | GRADING PLAN |
| C400A | OVERALL UTILITY PLAN |
| C400-C405 | UTILITY PLAN |
| C500-C505 | PROFILES |
| C600-C604 | LANDSCAPE & LIGHTING PLAN |
| C605 | LANDSCAPE & LIGHTING DETAILS |
| C700-C704 | DETAILS |

PROJECT No.:
RDG068



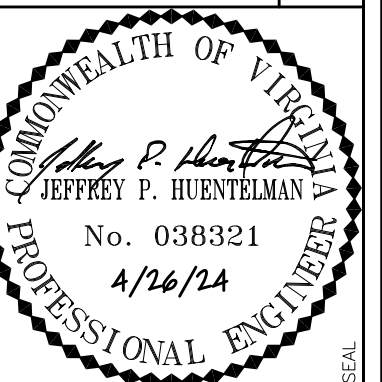
LAND PLANNING SOLUTIONS

1403 Greenbrier Pkwy. STE. 205
Chesapeake, VA. 23320
O 757.935.9014 F 757.935.9015
www.landplanningsolutions.com

STONEHOUSE - TRACT S - PHASE 2
SUBDIVISION PLAN

SIX MOUNT ZION ROAD
JAMES CITY COUNTY, VIRGINIA

COVER SHEET




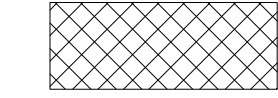
SHEET NO.

C000

County Project #SPLN

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LEGEND

-  COMMON OPEN SPACE
-  NATURAL OPEN SPACE EASEMENT

LAND USE AREA SUMMARY

| | SF | AC |
|------------------------------|-----------|-------|
| SINGLE-FAMILY ATTACHED LOTS: | 905,742 | 20.79 |
| PUBLIC RIGHT OF WAY: | 282,809 | 6.49 |
| COMMON OPEN SPACE #1: | 2,699,994 | 61.98 |
| TOTAL AREA SUBDIVIDED | 3,888,545 | 89.27 |

| | SF | AC |
|---|-----------|-------|
| TOTAL NATURAL OPEN SPACE EASEMENT AREA: | 2,286,841 | 52.50 |

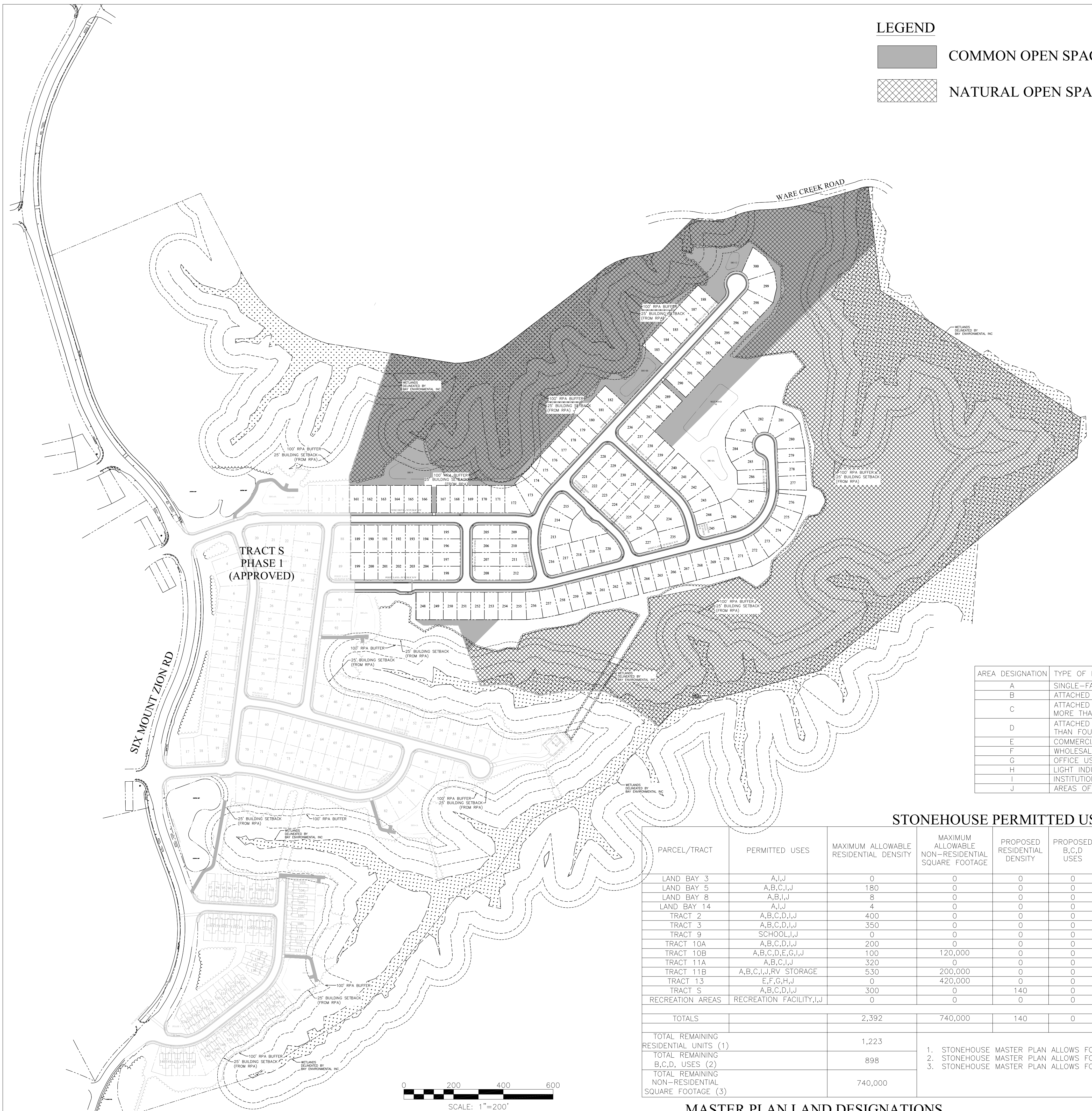
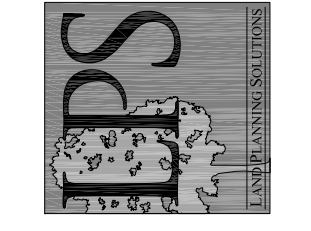
NUMBER OF SINGLE-FAMILY LOTS: 140

AVERAGE LOT SIZE (SFA): 6,469 SF

AVERAGE IMPERVIOUS AREA PER LOT: 50%



LAND PLANNING SOLUTIONS
 1403 Greenbrier Pkwy., STE. 205
 Chesapeake, VA, 23320
 O 757.935.9014 F 757.935.9015
 www.landplanningsolutions.com

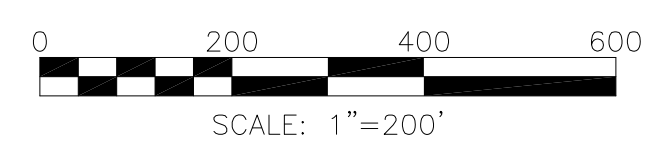


| AREA DESIGNATION | TYPE OF DEVELOPMENT |
|------------------|---|
| A | SINGLE-FAMILY |
| B | ATTACHED STRUCTURES CONTAINING TWO TO FOUR DWELLING UNITS |
| C | ATTACHED STRUCTURE LESS THAN THREE STORIES AND CONTAINING MORE THAN FOUR DWELLING UNITS |
| D | ATTACHED STRUCTURE OF THREE OR MORE STORIES CONTAINING MORE THAN FOUR DWELLING UNITS |
| E | COMMERCIAL USES |
| F | WHOLESALE AND WAREHOUSES |
| G | OFFICE USES |
| H | LIGHT INDUSTRIAL USES |
| I | INSTITUTIONAL OR PUBLIC USES |
| J | AREAS OF COMMON OPEN SPACE WITH RECREATION AREAS AS NOTED |

STONEHOUSE PERMITTED USE CATEGORIES BY TRACT

| PARCEL/TRACT | PERMITTED USES | MAXIMUM ALLOWABLE RESIDENTIAL DENSITY | MAXIMUM ALLOWABLE NON-RESIDENTIAL SQUARE FOOTAGE | PROPOSED RESIDENTIAL DENSITY | PROPOSED B,C,D USES | PROPOSED NON-RESIDENTIAL SQUARE FOOTAGE | PREVIOUSLY APPROVED RESIDENTIAL DENSITY | PREVIOUSLY APPROVED B,C,D USES | PREVIOUSLY APPROVED NON-RESIDENTIAL SQUARE FOOTAGE | JAMES CITY COUNTY PLAN REFERENCE |
|--|-------------------------|---------------------------------------|--|------------------------------|---------------------|---|---|--------------------------------|--|--|
| LAND BAY 3 | A,J,J | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| LAND BAY 5 | A,B,C,I,J | 180 | 0 | 0 | 0 | 0 | 180 | 64 | 0 | SPLN-21-0001 |
| LAND BAY 8 | A,B,I,J | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| LAND BAY 14 | A,I,J | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| TRACT 2 | A,B,C,D,I,J | 400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| TRACT 3 | A,B,C,D,I,J | 350 | 0 | 0 | 0 | 0 | 331 | 97 | 0 | S-0009-2017,SP-0011-2017,S-0004-2017 |
| TRACT 9 | SCHOOL,I,J | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| TRACT 10A | A,B,C,D,I,J | 200 | 0 | 0 | 0 | 0 | 152 | 73 | 0 | SPLN-22-0005 |
| TRACT 10B | A,B,C,D,E,G,I,J | 100 | 120,000 | 0 | 0 | 0 | 0 | 0 | 0 | |
| TRACT 11A | A,B,C,I,J | 320 | 0 | 0 | 0 | 0 | 206 | 0 | 0 | SPLN-22-0003 (PHASE 1) |
| TRACT 11B | A,B,C,I,J,RV STORAGE | 530 | 200,000 | 0 | 0 | 0 | 0 | 0 | 0 | |
| TRACT 13 | E,F,G,H,J | 0 | 420,000 | 0 | 0 | 0 | 0 | 0 | 0 | |
| TRACT S | A,B,C,D,I,J | 300 | 0 | 140 | 0 | 0 | 160 | 68 | 0 | SPLN-22-0001 (PHASE 1) SP-0008-2009 |
| RECREATION AREAS | RECREATION FACILITY,I,J | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| TOTALS | | 2,392 | 740,000 | 140 | 0 | 0 | 1029 | 302 | 0 | |
| TOTAL REMAINING RESIDENTIAL UNITS (1) | | 1,223 | | | | | | | | |
| TOTAL REMAINING B,C,D, USES (2) | | 898 | | | | | | | | |
| TOTAL REMAINING NON-RESIDENTIAL SQUARE FOOTAGE (3) | | 740,000 | | | | | | | | |

- STONEHOUSE MASTER PLAN ALLOWS FOR A TOTAL OF 2,392 RESIDENTIAL UNITS WITHIN THE PUD
- STONEHOUSE MASTER PLAN ALLOWS FOR A TOTAL OF 1,200 B,C & D TYPE USES
- STONEHOUSE MASTER PLAN ALLOWS FOR A TOTAL OF 740,000 SF OF NON-RESIDENTIAL SQUARE FOOTAGE WITHIN THE PUD

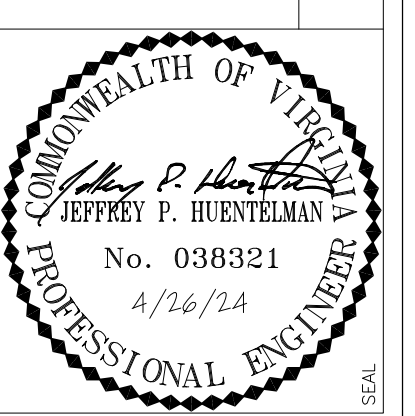


MASTER PLAN LAND DESIGNATIONS

| No. | DATE | REVISION |
|-----|------|----------|
| | | |
| | | |
| | | |

| PROJECT No: | DATE | DES. | DR. | R/LR | CKD. | JPH |
|-------------|---------|------|-----|------|------|-----|
| RD0688 | 26APR24 | JMB | | | | |

STONEHOUSE - TRACT S - PHASE 2
SUBDIVISION PLAN
 SIX MOUNT ZION ROAD
 JAMES CITY COUNTY, VIRGINIA
OVERALL DEVELOPMENT PLAN



SHEET No.
C001

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LEGEND

- DENOTES 25% OR GREATER SLOPES
- 25% SLOPE IMPACTS
- 100' RPA BUFFER IMPACTS (STORM OUTFALL/HEADCUT REPAIR)
- 100' RPA BUFFER IMPACTS (UTILITY)
- MITIGATION PLANTING
- SOIL CALLOUT



NOTES

PROJECT DESCRIPTION
 THIS PROJECT PROVIDES FOR THE DEVELOPMENT OF STONEHOUSE TRACT S INTO 140 SINGLE FAMILY DETACHED LOTS. THE PROJECT ALSO PROVIDES FOR THE CONSTRUCTION OF STORMWATER BASINS AND RELATED DRAINAGE INFRASTRUCTURE. THE LIMITS OF IMPROVEMENTS WILL BE APPROXIMATELY 38.0 ACRES.

EXISTING CONDITIONS
 STONEHOUSE TRACT S IS CURRENTLY UNDEVELOPED, FORESTED LAND. STORMWATER RUNOFF CURRENTLY SHEET FLOWS ACROSS THE PARCEL INTO THE NEIGHBORING WETLANDS.

STORMWATER MANAGEMENT
 STORMWATER RUNOFF WILL BE COLLECTED IN DRAINAGE INFRASTRUCTURE ALONG THE RIGHT OF WAY AND CONVEYED TO OUTLET POINTS THAT DISCHARGE INTO THE NEIGHBORING WETLANDS.

SOIL DESCRIPTION
 SEE THIS SHEET

CRITICAL AREAS

- THIS PROJECT WILL NOT IMPACT EXISTING WETLANDS
- LAND WITH SLOPES EXCEEDING 25% AND THE 100' RPA BUFFER WILL BE IMPACTED.
- SOILS THAT ARE CLASSIFIED AS FULLY-HYDRIC WILL NOT BE IMPACTED.

EROSION AND SEDIMENT CONTROL MEASURES
 TO PREVENT SEDIMENT FROM LEAVING SITE AND ENTERING THE SURROUNDING FORESTS, MEASURES SUCH AS SILT FENCE, CHECK DAMS, CONSTRUCTION ENTRANCE AND TEMPORARY SEEDING WILL BE IMPLEMENTED. INSTALLATION AND MAINTENANCE OF TEMPORARY MEASURES WILL CONFORM TO THE GUIDELINES PUBLISHED IN THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH), 3RD EDITION.

PERMANENT SEEDING
 PERMANENT SEEDING, LANDSCAPING AND TURF WILL BE USED TO STABILIZE THE SITE AFTER CONSTRUCTION IS COMPLETE.

TEMPORARY OFFSET AREAS
 THERE ARE NO ADDITIONAL OFFSITE LAND DISTURBANCES PROPOSED WHT THIS PROJECT.

ENVIRONMENTAL INVENTORY IMPACTS

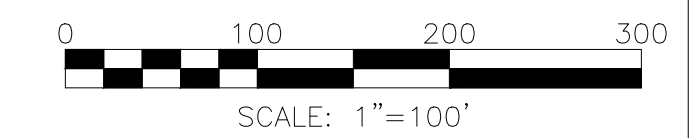
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|----------------------------------|------------------|
| TIDAL WETLANDS: | NONE ON SITE |
| TIDAL SHORES: | NONE ON SITE |
| NON-TIDAL WETLANDS: | NONE ON SITE |
| 100' RPA BUFFER (STORM/HEADCUT): | 0.38 AC IMPACTED |
| 100' RPA BUFFER (UTILITY): | 0.26 AC IMPACTED |
| TOTAL 100' RPA BUFFER: | 0.64 AC IMPACTED |
| FULLY-HYDRIC SOILS (100%): | 0 AC IMPACTED |
| 25% SLOPES OR GREATER: | 2.95 AC IMPACTED |
| IMPACT MITIGATION AREA: | 0.64 AC |

SHRINK-SWELL SOILS

| | |
|-----------------------------|---------------|
| LINEAR EXTENSIBILITY | RATING |
| <3% | LOW |
| 3-6% | MODERATE |
| 6-9% | HIGH |
| >9% | VERY HIGH |

| Map unit symbol | Map unit name | Rating | Acres in AOI | Percent of AOI |
|------------------------------------|--|-------------------------|--------------|----------------|
| 10B | Craven fine sandy loam, 2 to 6 percent slopes | Moderately well drained | 2.8 | 1.6% |
| 10C | Craven fine sandy loam, 6 to 10 percent slopes | Moderately well drained | 4.4 | 2.5% |
| 11B | Craven-Uchee complex, 2 to 6 percent slopes | Moderately well drained | 7.3 | 4.2% |
| 11C | Craven-Uchee complex, 6 to 10 percent slopes | Moderately well drained | 31.1 | 17.7% |
| 15D | Emporia complex, 10 to 15 percent slopes | Well drained | 1.6 | 0.9% |
| 15E | Emporia complex, 15 to 25 percent slopes | Well drained | 0.0 | 0.0% |
| 15F | Emporia complex, 25 to 50 percent slopes | Well drained | 64.4 | 36.8% |
| 17 | Johnston complex | Very poorly drained | 18.0 | 10.3% |
| 18B | Kempsville fine sandy loam, 2 to 6 percent slopes | Well drained | 3.9 | 2.2% |
| 19B | Kempsville-Emporia fine sandy loams, 2 to 6 percent slopes | Well drained | 5.7 | 3.3% |
| 25B | Norfolk fine sandy loam, 2 to 6 percent slopes | Well drained | 2.0 | 1.1% |
| 29A | Stagle fine sandy loam, 0 to 2 percent slopes | Moderately well drained | 1.4 | 0.8% |
| 31B | Suffolk fine sandy loam, 2 to 6 percent slopes | Well drained | 26.2 | 15.0% |
| 34B | Uchee loamy fine sand, 2 to 6 percent slopes | Well drained | 6.3 | 3.6% |
| Totals for Area of Interest | | | 175.1 | 100.0% |

| Map unit symbol | Map unit name | Rating (percent) | Acres in AOI | Percent of AOI |
|------------------------------------|--|------------------|--------------|----------------|
| 10B | Craven fine sandy loam, 2 to 6 percent slopes | 1.5 | 2.8 | 1.6% |
| 10C | Craven fine sandy loam, 6 to 10 percent slopes | 1.5 | 4.4 | 2.5% |
| 11B | Craven-Uchee complex, 2 to 6 percent slopes | 1.5 | 7.3 | 4.2% |
| 11C | Craven-Uchee complex, 6 to 10 percent slopes | 1.5 | 31.1 | 17.7% |
| 15D | Emporia complex, 10 to 15 percent slopes | 1.5 | 1.6 | 0.9% |
| 15E | Emporia complex, 15 to 25 percent slopes | 1.5 | 0.0 | 0.0% |
| 15F | Emporia complex, 25 to 50 percent slopes | 1.5 | 64.4 | 36.8% |
| 17 | Johnston complex | 1.5 | 18.0 | 10.3% |
| 18B | Kempsville fine sandy loam, 2 to 6 percent slopes | 1.5 | 3.9 | 2.2% |
| 19B | Kempsville-Emporia fine sandy loams, 2 to 6 percent slopes | 1.5 | 5.7 | 3.3% |
| 25B | Norfolk fine sandy loam, 2 to 6 percent slopes | 1.5 | 2.0 | 1.1% |
| 29A | Stagle fine sandy loam, 0 to 2 percent slopes | 1.5 | 1.4 | 0.8% |
| 31B | Suffolk fine sandy loam, 2 to 6 percent slopes | 1.5 | 26.2 | 15.0% |
| 34B | Uchee loamy fine sand, 2 to 6 percent slopes | 1.5 | 6.3 | 3.6% |
| Totals for Area of Interest | | | 175.1 | 100.0% |



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 1403 Greenbrier Pkwy, STE. 205
 Chesapeake, VA. 23320
 O 757.935.9014 F 757.935.9015
 www.landplanningsolutions.com

PROJECT No: RD06068
 DATE: 26APR24
 DES: JMB
 DR: RLR
 CKD: JPH

REVISION

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| No. | DATE | REVISION |
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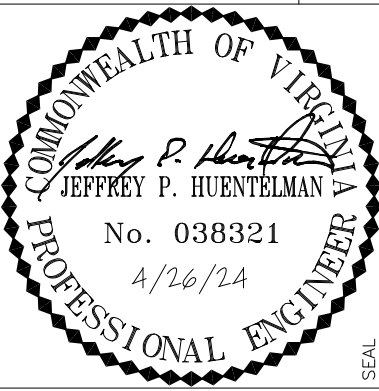
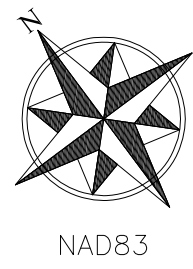
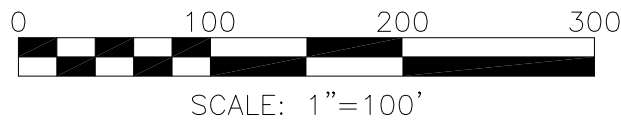
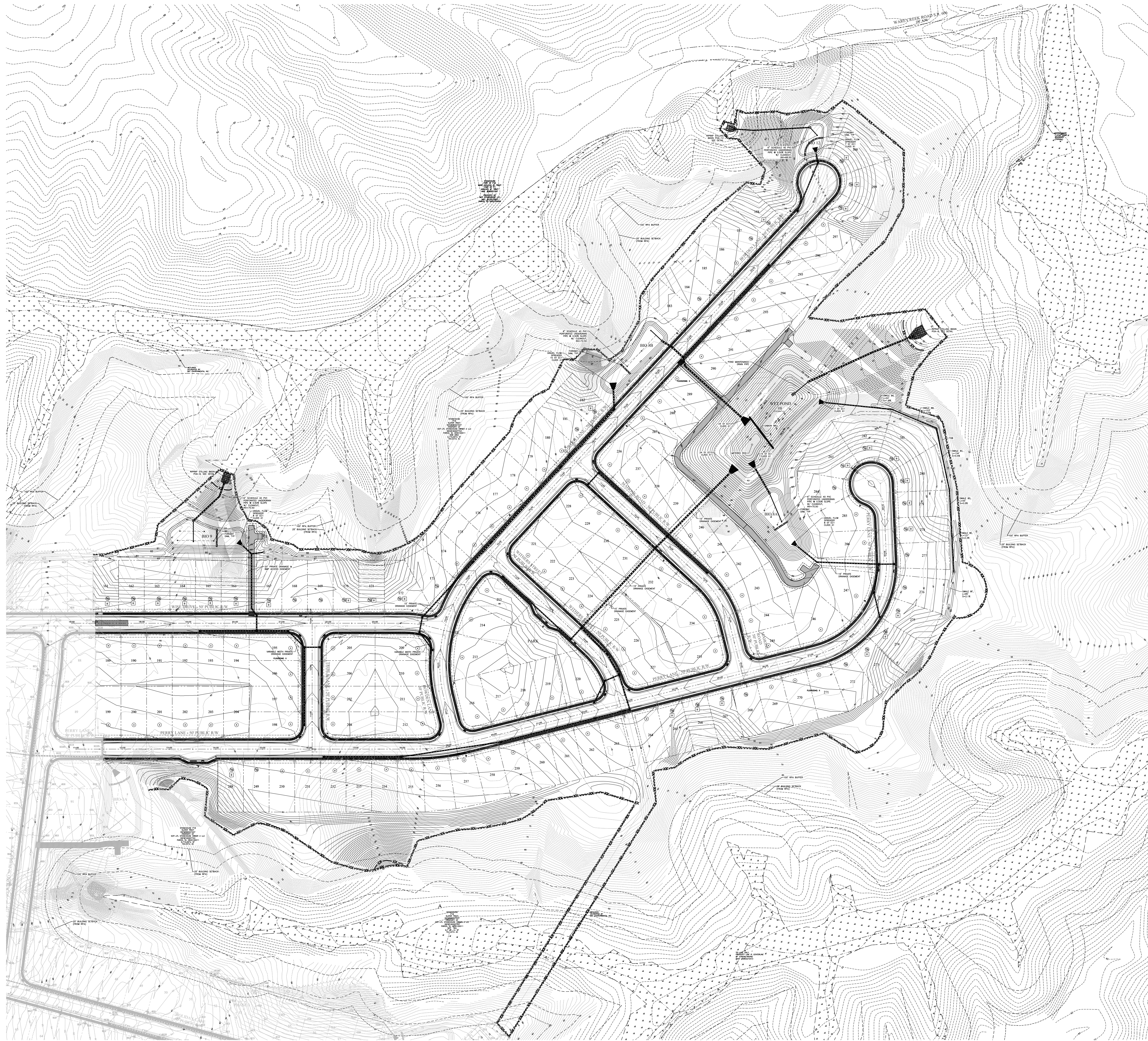
STONEHOUSE - TRACT S - PHASE 2
 SUBDIVISION PLAN
 SIX MOUNT ZION ROAD
 JAMES CITY COUNTY, VIRGINIA

ENVIRONMENTAL INVENTORY

SHEET No.

C007

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**STONEHOUSE - TRACT S - PHASE 2
SUBDIVISION PLAN**
SIX MOUNT ZION ROAD
JAMES CITY COUNTY, VIRGINIA

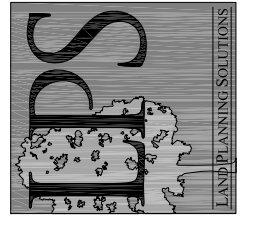
OVERALL GRADING PLAN

PROJECT No: RDG068
DATE 26APR24
DES. JMB
DR. RLR
CKD. JPH

| No. | DATE | REVISION |
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SHEET NO.
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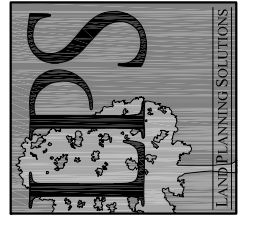
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UTILITY LEGEND

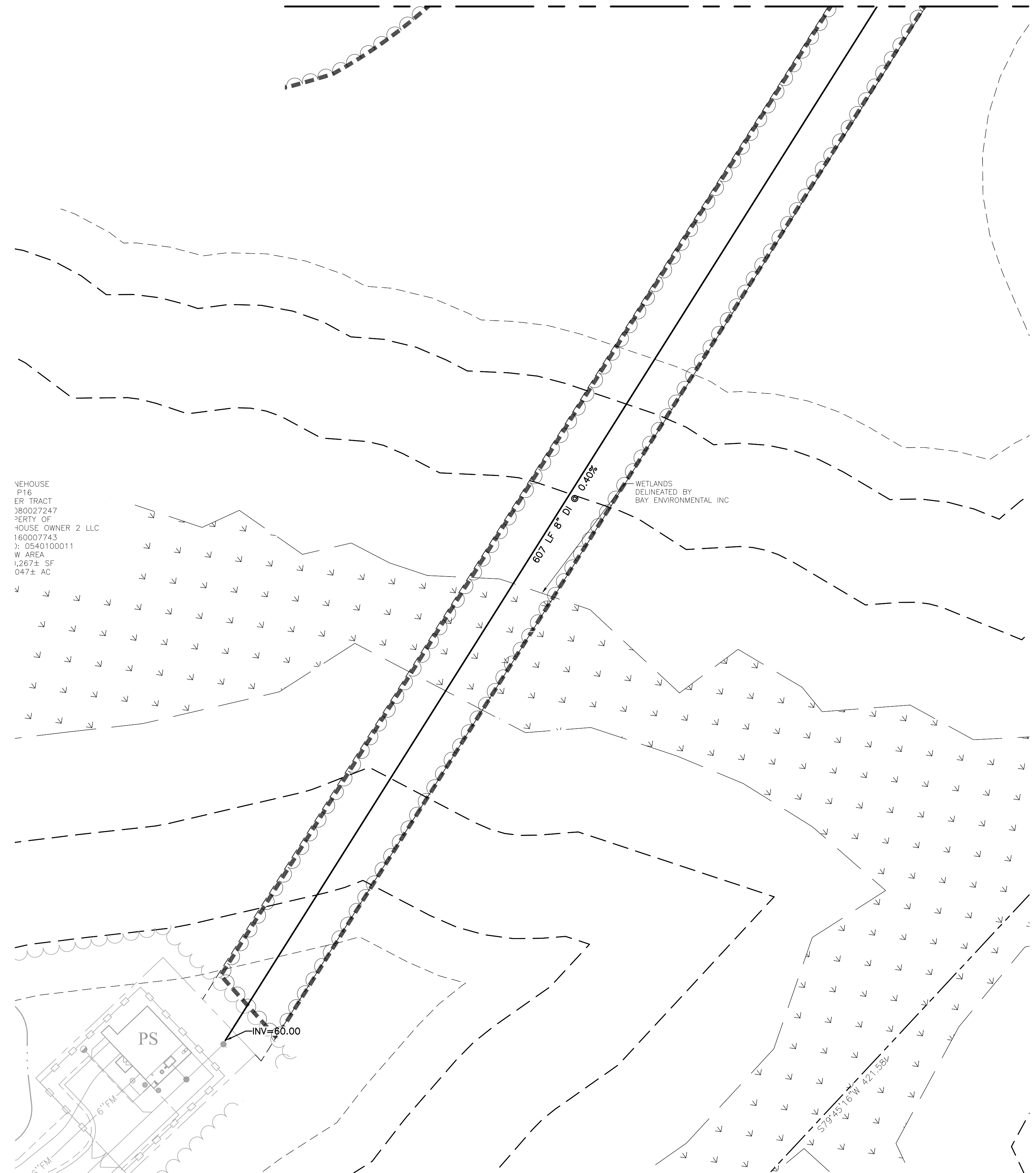
- STORM PIPE
- 8" SAN --- SANITARY PIPE
- 8" WTR --- WATER PIPE
- ⊙ WATER VALVE
- ⊕ WATER METER
- ⦿ FIRE HYDRANT
- ⊠ BLOWOFF VALVE
- CLEANOUT
- MANHOLE
- ⊙ LIGHT POLE
- LIMITS OF DISTURBANCE
- - - RIGHT-OF-WAY LINE



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MATCHLINE - SEE SHEET C403



UTILITY NOTES

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM WITH CONSTRUCTION SPECIFICATIONS AND STANDARDS IN THE JAMES CITY SERVICE AUTHORITY DESIGN AND ACCEPTANCE CRITERIA AND HAMPTON ROADS PLANNING DISTRICT COMMISSION.
2. LOCATION OF SITE UTILITIES SHALL BE VERIFIED WITH PROPER UTILITY COMPANY PROVIDING SERVICE & "MISS UTILITY".
3. CONTRACTOR MUST UNCOVER AND EXPOSE THE CONNECTION POINTS OF BOTH WATER AND SEWER PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE PLAN DESIGN.
4. CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY STRUCTURES TO PROPOSED GRADE (E.G. WATER & SEWER VALVES) (NOT LIMITED TO THOSE LABELED).
5. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONNECTIONS TO EXISTING UTILITIES INCLUDING PERMITS & FEES.
7. ALL MATERIALS USED IN THE CONSTRUCTION OF THE PUBLIC WATER SYSTEM SHALL BE IN COMPLIANCE WITH PUBLIC LAW 111-380, THE REDUCTION OF LEAD IN DRINKING WATER ACT. PRODUCTS SHALL BEAR THE NSF/ANSI STANDARD 61 ANNEX NSF 61-G CERTIFICATION MARK WHERE SPECIFIED BY LAW.
8. ALL WATER MAINS AND ALL FITTINGS SHALL BE CLASS 52 DUCTILE IRON PIPE UNLESS OTHERWISE NOTED. WATER MAINS INSTALLED IN FILL AREAS SHALL BE RESTRAINED JOINT DUCTILE IRON PIPE EXTENDING AT LEAST 40' ON EITHER SIDE OF THE FILL INTO NATIVE GROUND.
9. FOR ALL WATER MAINS PROVIDE #10 GAUGE INSULATED COPPER WIRE SECURED ON THE MAIN AND NON-DETECTABLE WARNING TAPE, LOCATED ONE FOOT BELOW GRADE. WIRE SHALL BE LOOPED IN VALVE BOXES. WIRE SHALL BE CHECKED FOR CONTINUITY BY COUNTY PRIOR TO ACCEPTANCE. TRACER WIRE SHALL BE SECURED TO THE WATER MAIN.
10. FOR SINGLE WATER SERVICE LATERALS, PROVIDE 3/4" CORPORATION STOPS WITH A 5/8" METER AND METER BOX AS SHOWN. WATER METER SHALL BE NEPTUNE T-10 OR APPROVED EQUAL. SERVICE LINE TO BE 3/4" TYPE K COPPER TUBING. IF SERVICE LINE IS GREATER THAN 50' THE LINE SHALL BE 1". FOR DUAL WATER SERVICE LATERALS, PROVIDE 1" CORPORATION STOPS AND 1" SERVICE LINE WITH A 5/8" METER AND METER BOX AS SHOWN. SEE HRPDC STANDARD DETAILS WD_01 AND WD_02 AND JCSA STANDARD DETAIL W14.0.
11. BLOWOFF VALVE (BOV), FIRE HYDRANT (FH), WATERLINE OFFSETS, VALVE BOX AND SETTING SHALL CONFORM WITH HRPDC STANDARD DETAILS WD_05, WD_06, WS_06, WS_01 & WS_02 RESPECTIVELY.
12. ALL BENDS, TEES, OFFSETS OR PLUGGED ENDS FOR WATER LINES AND FORCE MAINS SHALL BE RESTRAINED BY A MEGA LUG TYPE RESTRAINT SYSTEM AND RESTRAINING RODS OR APPROVED EQUAL PER CHART ON THE PROFILES SHEET.
13. ALL DUCTILE IRON PIPE SHALL BE ZINC COATED AND WRAPPED WITH V-BIO POLYETHYLENE ENCASUREMENT. GRAVITY SANITARY DUCTILE IRON PIPE SHALL ALSO BE LINED WITH A CERAMIC EPOXY COATING. SEE HRPDC PUBLICATION UPDATE 6.1 V.5.19.A AND V.5.10.A.
14. ALL SANITARY SEWER PIPE BETWEEN 3' AND 15' DEEP SHALL BE PVC SDR26. ALL SANITARY PIPE WITH LESS THAN 3' OF COVER OR GREATER THAN 15' OF COVER SHALL BE DUCTILE IRON.
15. SINGLE SANITARY SEWER LATERALS SHALL BE 4" AT A MINIMUM SLOPE OF 1.00% UNLESS OTHERWISE NOTED. DUAL SANITARY SEWER LATERALS SHALL BE 6" TO A WYE AND 4" TO THE CLEANOUTS AT A MINIMUM SLOPE OF 1.00% UNLESS OTHERWISE NOTED. PROVIDE CLEANOUTS AS SHOWN. PIPE LATERALS TO MATCH TYPE OF PIPE USED FOR MAINS. SEE HRPDC STANDARD DETAILS SS_11, SS_14, SS_15 AND SS_16.
16. SANITARY SEWER MAINS AND LATERALS SHALL MAINTAIN A 10' HORIZONTAL SEPARATION FROM WATER MAINS AND SERVICE LATERALS. WHEN THE 10' SEPARATION CANNOT BE ACHIEVED, THE WATER MAIN OR LATERAL SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SANITARY MAIN OR LATERAL.
17. ALL SANITARY LATERALS CROSSING UNDER WATER LINES WITH LESS THAN 18 INCHES CLEAR, CROSSING UNDER STORM LINES WITH LESS THAN 12 INCHES CLEAR OR CROSSING OVER WATER LINES SHALL BE DUCTILE IRON WATER PIPE, PRESSURE TESTED IN PLACE WITHOUT LEAKAGE PRIOR TO BACKFILLING. ADDITIONALLY, WATER LINES PASSING UNDER SANITARY SEWERS SHALL HAVE A VERTICAL SEPARATION OF AT LEAST 18 INCHES BETWEEN THE BOTTOM OF THE SEWER AND THE TOP OF THE WATERLINE, A FULL LENGTH OF PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SO THAT THE JOINTS ARE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER, AND THE SEWER SHALL HAVE ADEQUATE STRUCTURAL SUPPORT.
18. SANITARY SEWER MANHOLES, INTERIOR DROP MANHOLES, ADJUSTMENTS, INVERT SHAPING, CASTINGS AND COVERS SHALL CONFORM WITH HRPDC STANDARD DETAILS SS_01, SS_04, SS_06, SS_07, SS_09, SS_10 UNLESS OTHERWISE NOTED.
19. PROVIDE THE FOLLOWING FOR UTILITIES AT PHASE LINES: FOR WATER MAINS, PROVIDE A GATE VALVE, A FULL JOINT OF PIPE, FULLY RESTRAINED, PAST THE GATE VALVE AND BOV AS SHOWN. FOR SANITARY SEWERS, PROVIDE A 2' STUB FROM MANHOLE WITH PLUG. BOV AND 2' STUB WILL BE REMOVED WITH PHASE EXTENSION.

SEWER CALLOUTS

LL
 MH
 RIM=82.40
 INV=62.53 LL-MM
 INV=62.43 LL-STUB IN

REVISION

No. DATE

PROJECT No:

RD0688

DATE 26APR24

DES. JMB

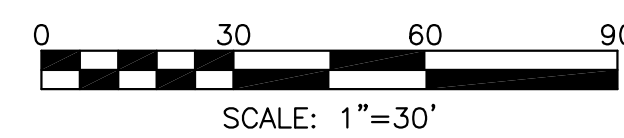
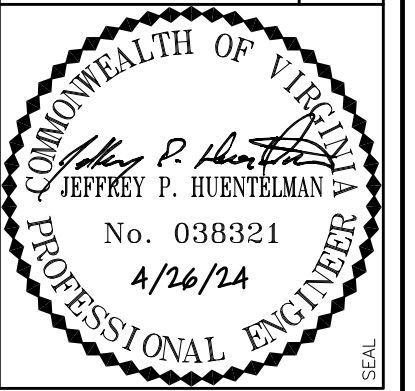
DR. RLR

CKD. JPH

STONEHOUSE - TRACT S - PHASE 2
 SUBDIVISION PLAN

SIX MOUNT ZION ROAD
 JAMES CITY COUNTY, VIRGINIA

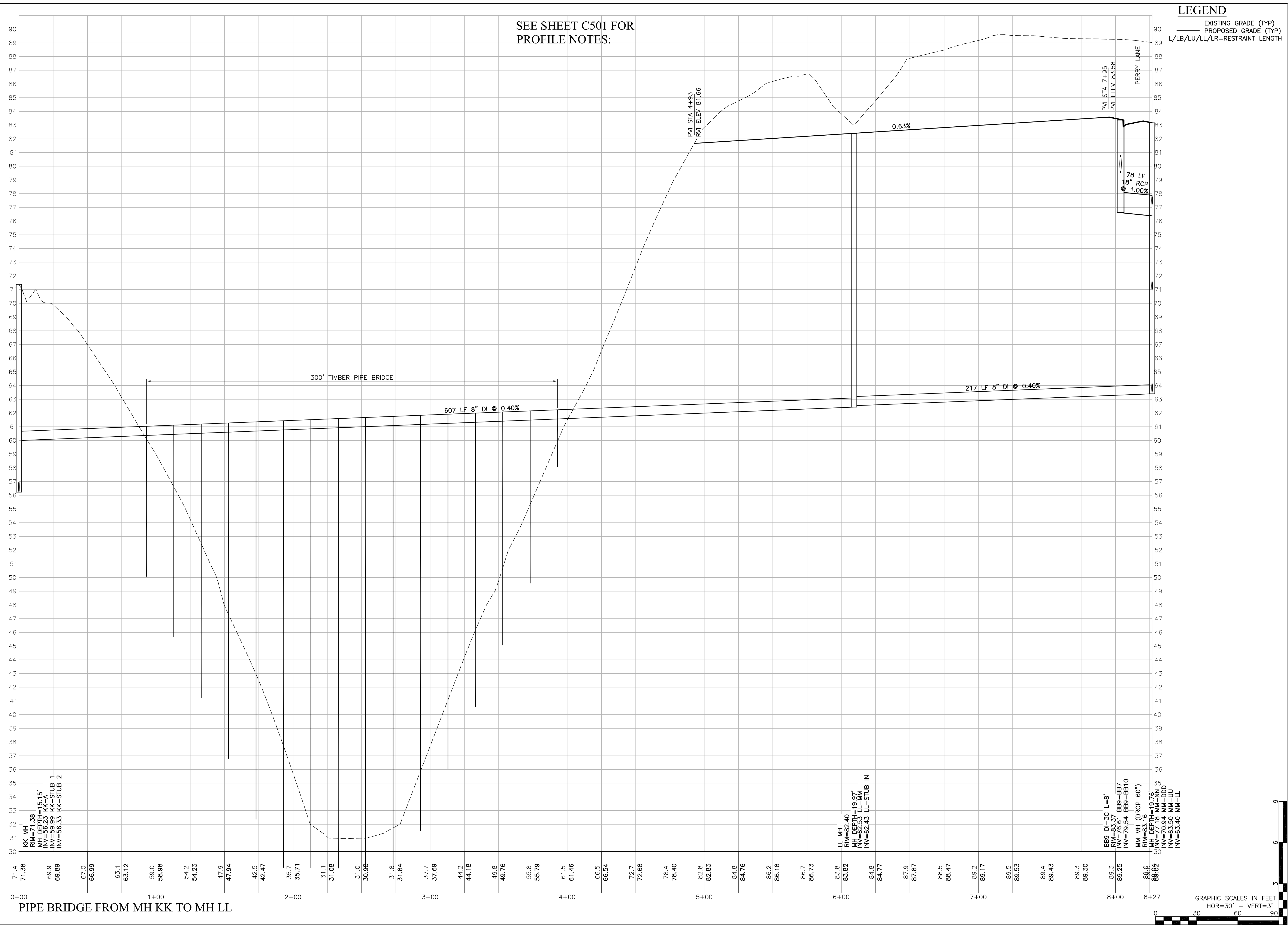
UTILITY PLAN



SHEET NO.

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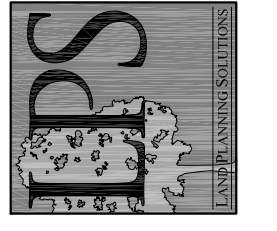
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SEE SHEET C501 FOR
PROFILE NOTES:

LEGEND
 - - - EXISTING GRADE (TYP)
 — PROPOSED GRADE (TYP)
 L/LB/LU/LL/LR=RESTRAINT LENGTH

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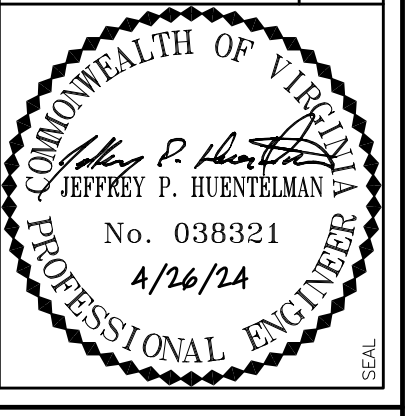


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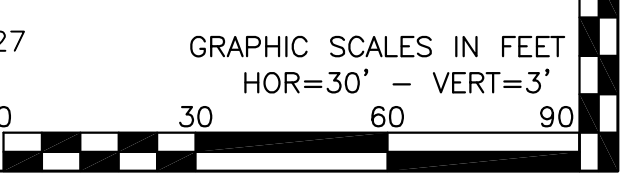
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| PROJECT No: | RDG068 |
| DATE | 26APR24 |
| DES. | JMB |
| DR. | RJR |
| CKD. | JPH |

STONEHOUSE - TRACT S - PHASE 2
SUBDIVISION PLAN
 SIX MOUNT ZION ROAD
 JAMES CITY COUNTY, VIRGINIA

PROFILES



SHEET No.
C504



PIPE BRIDGE FROM MH KK TO MH LL



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

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

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

**Stormwater and
Resource Protection**
101-E Mounts Bay Road
Williamsburg, VA 23185
757-259-6670

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

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

«Last_Name»
«Address_Line_1»
«City», «State» «Zip_Code»

RE: CBPA-24-0078
9250 Six Mount Zion Road
Installation of sanitary sewer trunk
line, BMPs

July 26, 2024

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. Jeff Huentelman, Land Planning Solutions, Inc., on behalf of MCP Stonehouse, LLC, for encroachments into the Resource Protection Area buffer for the installation of sanitary sewer trunk line and BMPs. The project is located at 9250 Six Mount Zion Road, JCC Tax Map Parcel No. 540100011.

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, August 14, 2024, 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 Woolson

Michael Woolson
Chesapeake Bay Board Secretary
757-253-6823
Michael.Woolson@jamescitycountyva.gov

Adjacent Property Owner Mailing List for Case Number: CBPA-24-0078

| PIN | Last Name | Address Line 1 | City | State | Zip Code |
|-----------|---|------------------------|--------------|-------|------------|
| 540800036 | ALLEGRETTO, MARY CHRISTINA TRUSTEE & | 216 ROYAL DUBLIN | WILLIAMSBURG | VA | 23188-8949 |
| 540900149 | ANDERSON, KRISTI JEANETTE & GRACIA, | 3514 IBERIS LN | TOANO | VA | 23168-9553 |
| 540900151 | AZENADAGA, RAYMOND W & MUSA, | 3506 IBERIS LN | TOANO | VA | 23168-9553 |
| 540800034 | BABB, STEPHEN & VICKI | 3459 FOXGLOVE DR | TOANO | VA | 23168-9547 |
| 540800001 | BACON, CARLTON WAYNE SR & JOYCELYN | 9401 ASTILBE LN | TOANO | VA | 23168-9546 |
| 540800040 | BENNINK, ELIZABETH DORN & ROBERT LAVERN | 3446 FOXGLOVE DR | TOANO | VA | 23168-9547 |
| 540800050 | BROWN, PARKER | 3422 FOXGLOVE DR | TOANO | VA | 23168-9547 |
| 540900137 | CANALES, GUSTAVO & SCARLETH ROBERTA | 3562 IBERIS LN | TOANO | VA | 23168-9553 |
| 540900153 | CANNADAY, HARLEY E JR & DAWN V | 9502 GODDIN CT | TOANO | VA | 23168-9548 |
| 540900139 | CARMINE, JENNIFER | 3554 IBERIS LN | TOANO | VA | 23168-9553 |
| 540900143 | CARMINE, KEMPER | 3538 IBERIS LN | TOANO | VA | 23168-9553 |
| 540800046 | CASON, CHAYA BLACKMON | 3432 FOXGLOVE DR | TOANO | VA | 23168-9547 |
| 540800043 | CESPEDES, KALA KRISTENE & CARL EDWARD | 3438 FOXGLOVE DR | TOANO | VA | 23168-9547 |
| 540800039 | COBB, JEANNINE | 3448 FOXGLOVE DR | TOANO | VA | 23168-9547 |
| 540900136 | CORBETT, CHRISTINA & RAYMOND DAVID III | 3566 IBERIS LN | TOANO | VA | 23168-9553 |
| 540800056 | DAVENPORT, KESHAWNA D | 3408 FOXGLOVE DR | TOANO | VA | 23168-9547 |
| 540900141 | DI GIACOMO, RALPH & DIGIACOMO, | 3546 IBERIS LN | TOANO | VA | 23168-9553 |
| 540900144 | DINEROS-SNELL, LILIBETH & SNELL, ROGER D | 3534 IBERIS LN | TOANO | VA | 23168-9553 |
| 540800054 | DUNCAN, GREGORY WOOSTER & ELIZABETH M | 3412 FOXGLOVE DR | TOANO | VA | 23168-9547 |
| 540800041 | FRANCIS, EMILY R TRUSTEE | 3444 FOXGLOVE DR | TOANO | VA | 23168-9547 |
| 540900148 | FRARY, SHAUN MICHAEL & JANELLE PETRUSKA | 3518 IBERIS LN | TOANO | VA | 23168-9553 |
| 540800037 | HALLMAN, MATTHEW R & YASMIN | 3454 FOXGLOVE DR | TOANO | VA | 23168-9547 |
| 540900138 | JARVIS, TYRONE & LESLIE G | 3558 IBERIS LN | TOANO | VA | 23168-9553 |
| 540900140 | JOHNSON, WARREN R JR & BRISKER, CARMEN Y | 3550 IBERIS LN | TOANO | VA | 23168-9553 |
| 540900142 | KENYA, KABLEN A | 3542 IBERIS LN | TOANO | VA | 23168-9553 |
| 540800047 | KIM, MUN SUN | 3430 FOXGLOVE DR | TOANO | VA | 23168-9547 |
| 540800035 | KOCH, CASSANDRA & MORELAND PAMELA | 3461 FOXGLOVE DR | TOANO | VA | 23168-9547 |
| 540900135 | LEE, JASON A & TERRELLE DENISE STONE | 3570 IBERIS LN | TOANO | VA | 23168-9553 |
| 540800038 | LINDENHAYN, ROLF III & TAYLOR, CAROL ANN | 3450 FOXGLOVE DR | TOANO | VA | 23168-9547 |
| 540800053 | LUCIER, JOHN B II & HEIDI A | 3416 FOXGLOVE DR | TOANO | VA | 23168-9547 |
| 540800045 | MAHONEY, BRIAN & CHRISTINA | 3434 FOXGLOVE DR | TOANO | VA | 23168-9547 |
| 540800057 | MARROW, KATINA L | 3406 FOXGLOVE DR | TOANO | VA | 23168-9547 |
| 540800055 | MARTIN, JAMES BRIGGS & KIMBERLY | 3410 FOXGLOVE DR | TOANO | VA | 23168-9547 |
| 540100011 | MCP STONEHOUSE LLC | 40 W 57TH ST ~STE 1420 | NEW YORK | NY | 10019-4001 |
| 540900002 | MORYL, TELA & STEPHEN JR | 9507 GODDIN CT | TOANO | VA | 23168-9548 |
| | Mr. Joseph Krallinger The Structures Group | 1200 Old Colony Lane | Williamsburg | VA | 23185 |
| 540800051 | NECHAMKIN, WILLIAM SID & TRACI MICHELLE | 3420 FOXGLOVE DR | TOANO | VA | 23168-9547 |
| 540900150 | RAMIREZ ANDUJAR, IVELIS ESTHER | 3510 IBERIS LN | TOANO | VA | 23168-9553 |

Adjacent Property Owner Mailing List for Case Number: CBPA-24-0078

| | | | | | |
|-----------|------------------------------------|------------------|-------|----|------------|
| 540800042 | REED-JOHNSON, ANGELA L | 3440 FOXGLOVE DR | TOANO | VA | 23168-9547 |
| 540900147 | SANCHEZ, JOAN MATEOS & COMA AUGUE, | 3522 IBERIS LN | TOANO | VA | 23168-9553 |
| 540900145 | SHANKLE, DARLENE | 3530 IBERIS LN | TOANO | VA | 23168-9553 |
| 540800052 | THORPE, OMAR DOUGLAS & ROSALEE | 3418 FOXGLOVE DR | TOANO | VA | 23168-9547 |
| 540800059 | WATSON, JEFFREY SCOTT & ANGELIQUE | 3402 FOXGLOVE DR | TOANO | VA | 23168-9547 |
| 540800058 | WEATHERS, CLIFTON DEWAYNE JR | 3404 FOXGLOVE DR | TOANO | VA | 23168-9547 |
| 540900001 | WEBB, OSCAR F III & MICHELLE R | 9503 GODDIN CT | TOANO | VA | 23168-9548 |
| 540800044 | WESBEY, JOANNE H & HOSKINS, | 3436 FOXGLOVE DR | TOANO | VA | 23168-9547 |
| 540800048 | WESTFALL, SUSAN & GARY J | 3426 FOXGLOVE DR | TOANO | VA | 23168-9547 |
| 540900146 | WRIGHT, JASON A & ENIKO JUDIT | 3526 IBERIS LN | TOANO | VA | 23168-9553 |



PUBLIC HEARING NOTICE

THE WETLANDS BOARD AND CHESAPEAKE BAY BOARD OF JAMES CITY COUNTY, VIRGINIA, WILL HOLD PUBLIC HEARINGS ON **WEDNESDAY, AUGUST 14, 2024 AT 5:00 P.M.** IN THE COUNTY GOVERNMENT CONFERENCE ROOM OF BUILDING F, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

THE WETLANDS BOARD WILL CONSIDER THE FOLLOWING CASES:

WJPA-24-0014: Ms. Karla S. Havens, Mid-Atlantic Resources Consulting, on behalf of Mr. Gary E. Nester, has applied for a Wetlands Permit for the construction of a bulkhead on property located at 113 Godspeed Lane, JCC Real Estate Tax Map Parcel No. 4730500033.

WJPA-24-0015: Ms. Karla S. Havens, Mid-Atlantic Resources Consulting, on behalf of Mr. Gary E. and Ms. Cathy L. Nester, has applied for a Wetlands Permit for the construction of a bulkhead on property located at 114 Godspeed Lane, JCC Real Estate Tax Map Parcel No. 4730500047.

THE CHESAPEAKE BAY BOARD WILL CONSIDER THE FOLLOWING CASES:

CBPA-24-0018: Mr. Schuyler Doughtie, ARM Group, on behalf of Mr. Joe Sanders, Stonehouse 2.0, LLC, has applied for a Chesapeake Bay Exception for the construction of a patio and retaining wall on property located at 9700 Mill Pond Run, JCC Tax Map Parcel No. 530100004.

CBPA-24-0074: Mr. Chase Grogg, LandTech Resources, Inc., on behalf of Governor's Land Foundation, has applied for a Chesapeake Bay Exception for the dredging material management on property located at 1697 River Oaks Road, JCC Tax Map Parcel No. 4320100011.

CBPA-24-0078: Mr. Jeff Huentelman, Land Planning Solutions, Inc., on behalf of MCP Stonehouse, LLC, has applied for a Chesapeake Bay Exception for the installation of sanitary sewer trunk line and BMPs on property located at 9250 Six Mount Zion Road, JCC Tax Map Parcel No. 540100011.

CBPA-24-0089: Mr. Corey Bell, Williams Landscape and Design, on behalf of Mr. William and Ms. Karen Hescox, have applied for a Chesapeake Bay Exception for the construction of a retaining wall, patio and walkway on property located at 112 N. Turnberry Drive, JCC Tax Map Parcel No. 3721200004.

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

The applications and plans are on file and may be viewed during normal office hours in the Stormwater and Resource Protection Division, 101 Mounts Bay Road, Building E, James City County, Virginia.

NOT FOR PUBLICATION

DISPLAY: WEDNESDAY – July 31, 2024 and August 7, 2024
ACCOUNT NO. CU00015112
VIRGINIA GAZETTE
1/8 PAGE, VERTICAL, B/W

**CHESAPEAKE BAY BOARD EXCEPTION No. CBPA-24-0089. 112 North Turnberry
Staff Report for the August 14, 2024, Chesapeake Bay Board Public Hearing**

This staff report is prepared by the 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.

EXISTING SITE DATA AND INFORMATION

Applicants: Mr. David and Ms. Karen Hescox

Agent: Mr. Corey Bell, Williams Landscape & Design

Location: 112 North Turnberry

Parcel Identification No.: 3721200004

Parcel: Lot 4, Section 14A, Ford's Colony

Lot Size: 0.48 acres

Area of Lot in Resource Protection Area (RPA): 0.42 acres (88%)

Watershed: Powhatan Creek (JL31)

Floodplain: None

Proposed Activity: Construction of a patio, walkway, and retaining wall

Impervious Cover: 3,500 square feet of existing impervious, landward 50-foot
825 square feet of existing impervious, seaward 50-foot

RPA Encroachment: 73 square feet of new impervious, landward 50-foot RPA
203 square feet of new impervious, seaward 50-foot RPA
276 square feet of new impervious impacts to RPA

Staff Contact: Emily Grojean, Watershed Planner Phone: 253-6789

BRIEF SUMMARY AND DESCRIPTION OF ACTIVITIES

Mr. Corey Bell, Williams Landscape & Design, has applied for a Chesapeake Bay Exception on behalf of Mr. David and Ms. Karen Hescox for encroachments into the RPA buffer for the construction of a patio, walkway, and retaining wall located at 112 North Turnberry within the Ford's Colony subdivision and the Powhatan Creek watershed. The property is further identified as James City County Real Estate Tax Map Parcel No. 3721200004. The parcel was platted in 2000, prior to changes to the Chesapeake Bay Preservation Ordinance in 2004.

The total lot size of this property is 0.48 acres, of which 88% is located within the RPA. The construction of a single-family home with a porch and retaining wall was previously approved under CBPA-23-0044. Wetlands along the rear property line prompted staff to request an affidavit be recorded in the Williamsburg/James City County Courthouse because of the environmental sensitivity of this lot. The property owners recorded an affidavit with the previously approved impacts (3,525 square feet of impacts to the landward 50-foot RPA and 796 square feet of impacts to the seaward 50-foot RPA for a total of 4,321

square feet of impacts) and mitigation (equating to 11 planting units (11 canopy trees, 22 understory trees, and 33 shrubs)). In June of 2024, Stormwater and Resource Protection Division staff received notice that a walkway, patio, and retaining wall were being installed on this property without the submission of a revised Chesapeake Bay Preservation exception request. The applicants stopped all work and began the process of obtaining a permit for the unapproved deviation from the previously approved CBPA-23-0044. Existing conditions on this lot now include 3,500 square feet of impervious cover in the landward 50-foot RPA and 825 square feet of impervious cover in the seaward 50-foot RPA. The applicants have constructed a larger patio surrounded by a retaining wall, a walkway, and an extension to an existing retaining wall. Total impacts to the RPA associated with this new proposal equate to 276 square feet.

Required mitigation for this amount of additional impervious impacts equals one planting unit (one canopy tree, two understory trees, and three shrubs.) Because this exception request is being heard before the Board after-the-fact, staff would require double the mitigation units equaling two planting units (two canopy trees, four understory trees, and six shrubs), should the Board approve this application. The applicants have proposed a mitigation plan consisting of 11 canopy trees, nine understory trees, and 42 shrubs; therefore, this application meets County mitigation requirements.

However, the proposed mitigation plan does not meet the standalone mitigation requirements of CBPA-23-0044 (11 planting units (11 canopy trees, 22 understory trees, and 33 shrubs)) and/or the addition of those required by CBPA-24-0089 (two planting units (two canopy trees, four understory trees, and six shrubs)). Staff will require a revised mitigation plan prior to the release of surety, guaranteeing a total of 13 planting units (13 canopy trees, 26 understory trees, and 39 shrubs).

STAFF EVALUATION

Staff has evaluated the application and exception request for the construction of a patio, walkway, and retaining wall. This application meets the Ordinance conditions in Sections 23-11 and 23-14 and should be heard by the Board because the construction of a patio, walkway, retaining wall, and extension of a retaining wall is accessory in nature.

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 Applicants 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 nonconforming 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 has reviewed the application and exception request and has determined the impacts associated with the proposal to be minor for the proposed development. If the Board wishes to approve the request, staff recommends the following conditions be incorporated into the approval:

1. The Applicants must obtain all other necessary federal, state, and local permits as required for the project; and
2. A revised affidavit must be recorded in the Williamsburg/James City County Courthouse prior to the release of surety; and
3. The Applicants must submit a surety of \$2,000 in a form acceptable to the James City County Attorney's Office to guarantee the mitigation plan equaling two planting units (two canopy trees, four understory trees, and six shrubs); and
4. The Applicants must submit a revised mitigation plan equaling 13 planting units (13 canopy trees, 26 understory trees, and 39 shrubs) to the Stormwater and Resource Protection Division prior to the release of surety; and
5. This exception request approval will become null and void if the site plan has not received final approval by August 14, 2025; and
6. Written requests for an extension to an exception must be submitted to the Stormwater and Resource Protection Division no later than July 3, 2025, six weeks prior to the expiration date.

EG/ap
CBPA24-89_112NTmbrry

Attachments:

1. Resolution
2. Site Plan

RESOLUTION

CASE NO. CBPA-24-0089. 112 NORTH TURNBERRY

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Corey Bell, Williams Landscape & Design, on behalf of Mr. David and Ms. Karen Hescox (the “Applicants”), has applied to the Chesapeake Bay Board of James City County (the “Board”) on August 14, 2024, to request an after-the-fact exception to use the Resource Protection Area (the “RPA”) on a parcel of property located at 112 North Turnberry (the “Property”) and further identified as James City County Real Estate Tax Map Parcel No. 3721200004, as set forth in the application CBPA-24-0089 for the purpose of the construction of a patio, walkway, and retaining wall; and

WHEREAS, the Board has heard the arguments presented and 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, finds that the application meets all the requirements for an exception to the Chesapeake Bay Preservation Ordinance and therefore **APPROVES** the exception request for Chesapeake Bay Board Case No. CBPA-24-0089, subject to the following conditions:

1. The Applicants must obtain all other necessary federal, state, and local permits as required for the project; and
2. A revised affidavit must be recorded in the Williamsburg/James City County Courthouse prior to the release of surety; and
3. The Applicants must submit a surety of \$2,000 in a form acceptable to the James City County Attorney’s Office to guarantee the mitigation plan equaling two planting units (two canopy trees, four understory trees, and six shrubs); and
4. This exception request approval will become null and void if the site plan has not received final approval by August 14, 2025; and
5. Written requests for an extension to an exception must be submitted to the Stormwater and Resource Protection Division no later than July 3, 2025, six weeks prior to the expiration date.

Charles Roadley
Chair, Chesapeake Bay Board

Michael Woolson
Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 14th day of August, 2024.

CBPA24-89_112NTrnbryApp-res

RESOLUTION

CASE NO. CBPA-24-0089. 112 NORTH TURNBERRY

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Corey Bell, Williams Landscape & Design, on behalf of Mr. David and Ms. Karen Hescox (the “Applicants”), has applied to the Chesapeake Bay Board of James City County (the “Board”) on August 14, 2024, to request an after-the-fact exception to use the Resource Protection Area (the “RPA”) on a parcel of property located at 112 North Turnberry (the “Property”) and further identified as James City County Real Estate Tax Map Parcel No. 3721200004, as set forth in the application CBPA-24-0089 for the purpose of the construction of a patio, walkway, and retaining wall; and

WHEREAS, the Board has heard the arguments presented and 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, finds that the application does not meet all the requirements for an exception to the Chesapeake Bay Preservation Ordinance and therefore **DENIES** the exception request for Chesapeake Bay Board Case No. CBPA-24-0089.

Charles Roadley
Chair, Chesapeake Bay Board

Michael Woolson
Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 14th day of August, 2024.

CBPA24-89_112NTrnbrryDny-res

RETAINING WALL DRIVEWAY

RETAINING WALL - LOWER WALL - 97.5 L' @ 30" HT
 RETAINING WALL - UPPER WALL - 50 L' @ 30" HT

PAVER PATIO & WALKWAY AREA

TOTAL AREA OF WALKWAYS & PATIOS (INCLUDING WALLS) - 624 SQ'
 TOTAL AREA OF PAVERS - 520 SQ'

RETAINING WALL - WALKWAY & BACK PATIO ONLY - 68 L' @ 84" HT (TW/BW)
 EXPOSED FACE - APX 30" OR LESS
 STEPPERS - 8
 SNAPPEDGING - 55 L'

BELGARD - DIMENSIONS - CHESWICK
 BELGARD - LANDSCAPE STEP - GRAY
 BELGARD - HIGHLAND STONE & CAP - CHESAPEAKE

RIVER ROCK SWALE

TOTAL AREA - 200 SQ'

RIVER ROCK @ FOUNDATION CORNER

TOTAL AREA - 82 SQ'

PLANTING BED AREA -

TOTAL AREA - 8,582 SQ'

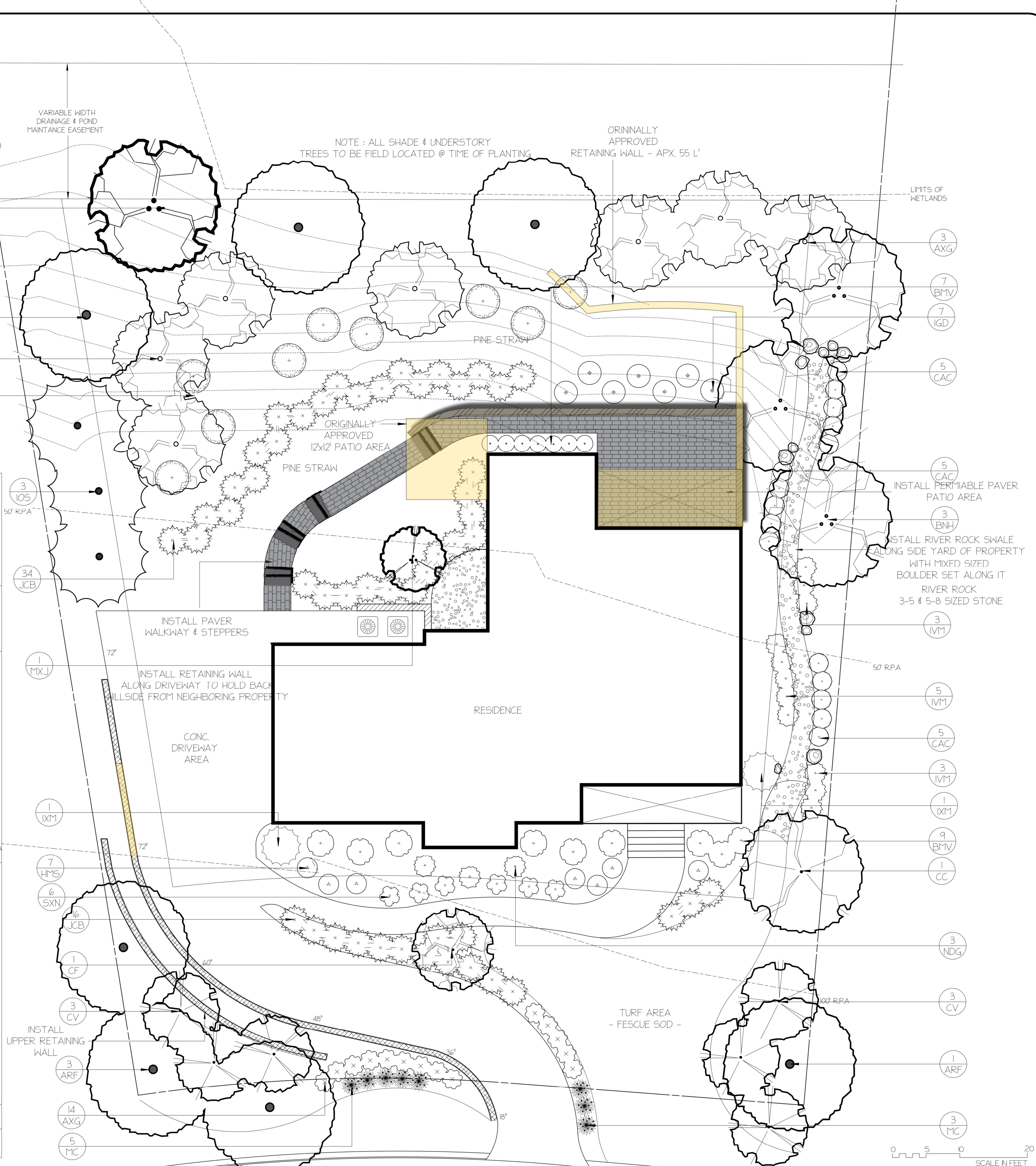
LAWN AREA

TOTAL AREA - 1,465 SQ'

ORIGINALLY APPROVED HARDSCAPE AREA - 317 SQ' OF AREA WITH 73 L' OF RETAINING WALLS

REQUESTED CHANGE IN HARDSCAPE AREA - 208 SQ' WITH ADDITIONAL REQUESTED RETAINING WALL OF - 235 L'

| Key | Qty | Botanical Name | Common Name | Size/Condition | Remarks |
|---------------------------|-----|---|--|----------------|---------------|
| Flowering Trees | | | | | |
| AXG | 7 | AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' | SERVICEBERRY AUTUMN BRILLIANCE (CLUMP) | #15 | REQUIRED RPA |
| CC | 1 | CERCIS CANADENSIS | REDBUD EASTERN (CLUMP) | #25 | REQUIRED RPA |
| CF | 1 | CORNUS FLORIDA | DOGWOOD WHITE FLOWERING | #15 | REQUIRED RPA |
| CV | 6 | CHIONANTHUS VIRGINICUS | FRINGE TREE WHITE | B#B 6' | REQUIRED RPA |
| MXJ | 1 | MAGNOLIA X 'JANE' | MAGNOLIA JANE | #15 | REQUIRED RPA |
| Shade Trees | | | | | |
| ARF | 7 | ACER RUBRUM 'FRANKSRED' | MAPLE RED SUNSET | #45 | REQUIRED RPA |
| BNH | 4 | BETULA NIGRA HERITAGE | RIVER BIRCH HERITAGE | B#B 8' | REQUIRED RPA |
| Trees | | | | | |
| IOS | 3 | ILEX OPACA SATYR HILL | HOLLY SATYR HILL | B#B 8' | REQUIRED RPA |
| IXM | 2 | ILEX X 'MAGLAD' | HOLLY OAKLAND | #25 | REQUIRED ECC. |
| Shrubs | | | | | |
| AXG | 14 | ABELIA X GRANDIFLORA 'ROSE CREEK' | ABELIA ROSE CREEK | #3 | REQUIRED ECC. |
| BMV | 7 | BUXUS MICROPHYLLA VAR 'JAPONICA 'GREGEM' | BOXWOOD BABY GEM | #3 | REQUIRED ECC. |
| BMV | 9 | BUXUS MICROPHYLLA VAR 'KOREANA WINTERGREEN' | BOXWOOD WINTERGREEN | #7 | REQUIRED ECC. |
| CAC | 15 | CLETHRA ALNIFOLIA 'CRYSTALINA' | CLETHRA SUGARTINA | #3 | REQUIRED RPA |
| HMS | 7 | HYDRANGEA MICROPHYLLA 'SKZDAMA' | HYDRANGEA AKADAMA | #3 | REQUIRED RPA |
| IGD | 7 | ILEX GLABRA 'DENSE' | HOLLY GLABRA DENSE INK'BERRY | #3 | REQUIRED RPA |
| IVM | 11 | ITEA VIRGINICA 'MERLOT' | ITEA MERLOT | #3 | REQUIRED RPA |
| JCB | 50 | JUNIPERUS CONFERTA 'BLUE PACIFIC' | JUNIPER BLUE PACIFIC | #3 | REQUIRED ECC. |
| NDG | 3 | NANDINA DOMESTICA 'GULF STREAM' | NANDINA GULF STREAM | #7 | REQUIRED ECC. |
| SXN | 6 | SPIRAEA X 'NCSX2' | SPIREA DOOZIE | #3 | REQUIRED ECC. |
| VDV | 9 | VIBURNUM DENTATUM VAR. 'DEAMII' | VIBURNUM GLITTERS & GLOWS | #3 | REQUIRED RPA |
| Ornamental Grasses | | | | | |
| MC | 8 | MUHLENBERGIA CAPILLARIS | GRASS MUHLY PINK | #3 | |



HESCOX RESIDENCE
 112 NORTH TURNBERRY
 WILLIAMSBURG, VA.
 SCALE: 1" = 10'
 DATE: 11/28/23
 RVSN: 5.6.24





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

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

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

**Stormwater and
Resource Protection**
101-E Mounts Bay Road
Williamsburg, VA 23185
757-259-6670

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

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

«Last_Name»
«Address_Line_1»
«City», «State» «Zip_Code»

RE: CBPA-24-0089
112 N. Turnberry Drive
Construction of retaining wall,
patio, walkway

July 26, 2024

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. Corey Bell, Williams Landscape and Design, on behalf of Mr. William and Ms. Karen Hescox, for encroachments into the Resource Protection Area buffer for the construction of a retaining wall, patio and walkway. The project is located at 112 N. Turnberry Drive, JCC Tax Map Parcel No. 3721200004.

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, August 14, 2024, 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 Woolson

Michael Woolson
Chesapeake Bay Board Secretary
757-253-6823
Michael.Woolson@jamescitycountyva.gov

Adjacent Property Owner Mailing List for Case Number: CBPA-24-0089

| PIN | Last Name | Address Line 1 | City | State | Zip Code |
|-------------|---|----------------------|--------------|-------|------------|
| 3721200006 | BARNES, WILLIAM J & LEEANN N | 120 N TURNBERRY | WILLIAMSBURG | VA | 23188-8944 |
| 3720300260 | BENN, KEITH J & ALICE | 106 LITTLE ASTON | WILLIAMSBURG | VA | 23188-9199 |
| 3720300251 | BLOOM, JOHN DAVID & CHRISTINE ANN | 119 FORMBY | WILLIAMSBURG | VA | 23188-9198 |
| 3720300258 | BOOHER, ROBERT L JR TRUSTEE & | 102 LITTLE ASTON | WILLIAMSBURG | VA | 23188-9199 |
| 3721200003 | CHRISTENSEN, RICHARD G & JANIS K | 108 N TURNBERRY | WILLIAMSBURG | VA | 23188-8944 |
| 3721200011 | CLAYTON, JAMES A JR & BETTY LAVERNE | 115 N TURNBERRY | WILLIAMSBURG | VA | 23188-8944 |
| 3721200007 | COUSINS, HELEN Z & SOGOLOFF, BRUCE S | 124 N TURNBERRY | WILLIAMSBURG | VA | 23188-8944 |
| 3721200005 | DESMOND, DANIEL J & BARBARA O | 116 N TURNBERRY | WILLIAMSBURG | VA | 23188-8944 |
| 3720300259 | EPERVARY, JAMES S & CATHERINE L & | 104 LITTLE ASTON | WILLIAMSBURG | VA | 23188-9199 |
| 3721200001B | FORD'S COLONY AT WILLIAMSBURG | 100 MANCHESTER | WILLIAMSBURG | VA | 23188-7404 |
| 3720300250 | FUCHS, SIDNEY E TRUSTEE & | 121 FORMBY | WILLIAMSBURG | VA | 23188-9198 |
| 3721200004 | HESCOX, DAVID B TRUSTEE & | 112 N TURNBERRY | WILLIAMSBURG | VA | 23188-8944 |
| | Mr. Chase Grogg LandTech Resources, Inc. | 205-E Bulifants Blvd | Williamsburg | VA | 23188 |
| 3721200010 | OLDS, MICHAEL R TRUSTEE & BRENEMAN, | 123 N TURNBERRY | WILLIAMSBURG | VA | 23188-8944 |
| 3721200012 | RAMIRO, CRAIG A & RECHELLE A | 105 N TURNBERRY | WILLIAMSBURG | VA | 23188-8944 |



PUBLIC HEARING NOTICE

THE WETLANDS BOARD AND CHESAPEAKE BAY BOARD OF JAMES CITY COUNTY, VIRGINIA, WILL HOLD PUBLIC HEARINGS ON **WEDNESDAY, AUGUST 14, 2024 AT 5:00 P.M.** IN THE COUNTY GOVERNMENT CONFERENCE ROOM OF BUILDING F, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

THE WETLANDS BOARD WILL CONSIDER THE FOLLOWING CASES:

WJPA-24-0014: Ms. Karla S. Havens, Mid-Atlantic Resources Consulting, on behalf of Mr. Gary E. Nester, has applied for a Wetlands Permit for the construction of a bulkhead on property located at 113 Godspeed Lane, JCC Real Estate Tax Map Parcel No. 4730500033.

WJPA-24-0015: Ms. Karla S. Havens, Mid-Atlantic Resources Consulting, on behalf of Mr. Gary E. and Ms. Cathy L. Nester, has applied for a Wetlands Permit for the construction of a bulkhead on property located at 114 Godspeed Lane, JCC Real Estate Tax Map Parcel No. 4730500047.

THE CHESAPEAKE BAY BOARD WILL CONSIDER THE FOLLOWING CASES:

CBPA-24-0018: Mr. Schuyler Doughtie, ARM Group, on behalf of Mr. Joe Sanders, Stonehouse 2.0, LLC, has applied for a Chesapeake Bay Exception for the construction of a patio and retaining wall on property located at 9700 Mill Pond Run, JCC Tax Map Parcel No. 530100004.

CBPA-24-0074: Mr. Chase Grogg, LandTech Resources, Inc., on behalf of Governor's Land Foundation, has applied for a Chesapeake Bay Exception for the dredging material management on property located at 1697 River Oaks Road, JCC Tax Map Parcel No. 4320100011.

CBPA-24-0078: Mr. Jeff Huentelman, Land Planning Solutions, Inc., on behalf of MCP Stonehouse, LLC, has applied for a Chesapeake Bay Exception for the installation of sanitary sewer trunk line and BMPs on property located at 9250 Six Mount Zion Road, JCC Tax Map Parcel No. 540100011.

CBPA-24-0089: Mr. Corey Bell, Williams Landscape and Design, on behalf of Mr. William and Ms. Karen Hescox, have applied for a Chesapeake Bay Exception for the construction of a retaining wall, patio and walkway on property located at 112 N. Turnberry Drive, JCC Tax Map Parcel No. 3721200004.

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

The applications and plans are on file and may be viewed during normal office hours in the Stormwater and Resource Protection Division, 101 Mounts Bay Road, Building E, James City County, Virginia.

NOT FOR PUBLICATION

DISPLAY: WEDNESDAY – July 31, 2024 and August 7, 2024
ACCOUNT NO. CU00015112
VIRGINIA GAZETTE
1/8 PAGE, VERTICAL, B/W