AGENDA

JAMES CITY COUNTY CHESAPEAKE BAY BOARD

REGULAR MEETING

COUNTY GOVERNMENT CENTER BOARD ROOM

101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185

November 14, 2024

5:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. MINUTES

1. Minutes from the October 9, 2024, Regular Meeting

D. PUBLIC COMMENT

E. PUBLIC HEARING(S)

1. CBPA-24-0139 : 3889 News Road
2. CBPA-24-0086 : 112 Meadow Rue Court
3. CBPA-24-0116 : 124 W Links
4. CBPA-24-0147 : 4048 Powhatan Secondary
5. CBPA-24-0148 : 1540 Harbor Road
6. CBPA-24-0082 : 105 Stone Bridge
7. CBPA-24-0141 : 205 St. Cuthbert

F. BOARD CONSIDERATION(S)

1. Election of Officers for 2025
2. Adoption of 2025 Calendar

G. MATTERS OF SPECIAL PRIVILEGE

H. ADJOURNMENT

MINUTES

JAMES CITY COUNTY CHESAPEAKE BAY BOARD

REGULAR MEETING

COUNTY GOVERNMENT CENTER BOARD ROOM

101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185

October 9, 2024

5:00 PM

A. CALL TO ORDER

The Chesapeake Bay Board meeting for October 9, 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:
Charles Roadley, Chair
Larry Waltrip
Scott Maye
Leslie Bowie

Board Members Absent:
Michael O'Brien, Vice Chair

Other Staff Present:
Toni Small, Director, Stormwater and Resource Protection
Michael Woolson, Resource Protection Section Chief, Stormwater and Resource Protection
Emily Grojean, Watershed Planner, Stormwater and Resource Protection
Amanda Frazier, Watershed Planner, Stormwater and Resource Protection
Andrew Dean, Assistant County Attorney, County Attorney's Office

C. MINUTES

1. Minutes from the August 14, 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-24-0070 : 113 Indian Circle

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

Ms. Emily Grojean, Watershed Planner, presented the exception request submitted by Jim Duguay, Performance Contracting, Inc., on behalf of James T. Duguay Jr., Inc, for encroachments into the Resource Protection Area (RPA) for the construction of an attached deck. The property is further identified as James City County Real Estate Tax Map Parcel No. 5920200019. 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. Chase Grogg, LandTech Resources, Inc., 205 Bulifants Boulevard, Suite E, Williamsburg, VA, detailed the basic design of the structure.

The Board discussed the pros and cons of the plan.

Mr. Roadley closed the Public Hearing.

2. CBPA-24-0112 : 4404 Landfall 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: Waltrip, Maye, Bowie, Roadley
Absent: O'Brien

Ms. Emily Grojean, Watershed Planner, presented the exception request submitted by Mr. Richard Seay, Eastwood Homes, on behalf of Eastwood Homes of Richmond, LLC, for encroachments into the RPA for the construction of an attached deck. The property is further identified as James City County Real Estate Tax Map Parcel No. 4732400086. 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.

3. CBPA-24-0091 : 9931 Walnut Creek

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

Ms. Emily Grojean, Watershed Planner, presented the exception request submitted by Mr. Brian Kemp, Hertzler & George, on behalf of Mr. Gary and Ms. Nancy Lee Leighton, for encroachments into the RPA for the construction of a patio and installation of a fence. The property is further identified as James City County Real Estate Tax Map Parcel No. 520300015. 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.

4. CBPA-24-0079 : 7734 Richmond Road

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

Ms. Emily Grojean, Watershed Planner, presented the exception request submitted by Mr. Steven Rowe, Resilient Design Consultants, LLC, on behalf of Luck Stone Corporation, for encroachments into the RPA for the expansion of a parking lot. The property is further identified as James City County Real Estate Tax Map Parcel No. 1330100001. 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 asked how stormwater issues would be handled on this project.

Ms. Grojean, Watershed Planner, stated that the applicant was present and would be presenting details on the plan.

Mr. Roadley opened the Public Hearing.

A. Mr. Jad Malaeb, Land Use Development Manager, Luck Stone Corporation, 11109 Woodbaron Court, Henrico, VA, introduced Mr. Steve Rowe of Resilient Design Consultants, Inc. would also provide details on the plan. Mr. Malaeb detailed Luck Stone operations.

B. Mr. Steve Rowe, Resilient Design Consultants, Inc., 1312 Conrad Lane, Virginia Beach, VA, answered Mr. Roadley's question regarding stormwater management.

The Board discussed the pros and cons of the plan.

Mr. Roadley closed the Public Hearing.

5. CBPA-24-0111 : 4025 South Riverside Dr and 4027 South Riverside 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: Waltrip, Maye, Bowie, Roadley
Absent: O'Brien

Ms. Emily Grojean, Watershed Planner, presented the exception request submitted by Mr. Chase Grogg, LandTech Resources, Inc., on behalf of Mr. Gary and Ms. Deborah Besnier, for encroachments into the RPA for the construction of an attached garage, shed, and driveway expansion. The properties are further identified as James City County Real Estate Tax Map Parcel Nos. 1910300007 and 1910300006. 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. Chase Grogg, LandTech Resources Inc., 205 Bulifants Boulevard, Suite E,

Williamsburg, VA, detailed the basic design of the structure. He also stated that the combination of the two lots was the most significant point in the project.

Mr. Roadley questioned whether the planting plan would incorporate natural or maintained areas.

A. Mr. Grogg confirmed that the plantings would be for a natural area.

The Board discussed the pros and cons of the plan.

Mr. Roadley closed the Public Hearing.

F. BOARD CONSIDERATION(S)

None.

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 5:57 p.m.

_____
Charles Roadley
Chair, Chesapeake Bay Board

_____
Michael Woolson
Secretary to the Board

CHESAPEAKE BAY BOARD EXCEPTION No. CBPA-24-0139. 3889 News Road
Staff Report for the November 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:	Ford's Village, LLC
Agent:	Mr. Barrett Terrell, AES Consulting Engineers, Inc.
Location:	3889 News Road
Parcel Identification No.:	3730100004
Parcel:	Hockadays and Cypress
Lot Size:	179.2 acres
Area of Lot in Resource Protection Area (RPA):	65 acres (36%)
Watershed:	Powhatan Creek (JL31)
Floodplain:	Zone A
Proposed Activity:	Construction of a sanitary sewer trunk line
Impervious Cover:	None
RPA Encroachment:	0.21 acres, total RPA impacts
Staff Contact:	Emily Grojean, Watershed Planner Phone: 253-6789

BRIEF SUMMARY AND DESCRIPTION OF ACTIVITIES

Mr. Barrett Terrell, AES Consulting Engineers, Inc., has applied for a Chesapeake Bay Exception on behalf of Ford's Village, LLC, for encroachments into the RPA buffer for the construction of a sanitary sewer trunk line located at 3889 News Road within the future Ford's Village subdivision and the Powhatan Creek watershed. The property is further identified as James City County Real Estate Tax Map Parcel No. 3730100004. The parcel was platted in 2001, prior to the revisions to the Chesapeake Bay Preservation Ordinance in 2004.

The total lot size of this property is 179.2 acres, of which 36% is located within the RPA. The applicant is proposing to construct a sanitary sewer trunk line. Total impacts to the RPA associated with this proposal equate to 0.21 acres. Required mitigation for this amount of impervious impacts equals a Conservation/Natural Open Space Easement equal to 0.42 acres.

STAFF EVALUATION

Staff has evaluated the application and exception request for the construction 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 in the RPA 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 a Conservation/Natural Open Space Easement equal to 0.42 acres. This is in addition to the amount required per the approved Virginia Runoff Reduction Method (VRRM) requirement; and

3. This exception request approval will become null and void if construction has not begun by November 14, 2026; and

4. Written requests for an extension to an exception must be submitted to the Stormwater and Resource Protection Division no later than October 3, 2026, six weeks prior to the expiration date.

EG/md
CBPA24-139_3889NwsRd

Attachments:
1. Resolution
2. Site Plan

R E S O L U T I O N

CASE NO. CBPA-24-0139. 3889 NEWS ROAD

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Barrett Terrell, AES Consulting Engineers, Inc., on behalf of Ford's Village, LLC (the "Applicant"), has applied to the Chesapeake Bay Board of James City County (the "Board") on November 14, 2024, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property located at 3889 News Road (the "Property") and further identified as James City County Real Estate Tax Map Parcel No. 3730100004, as set forth in the application CBPA-24-0139 for the purpose of the construction 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-24-0139, 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 a Conservation/Natural Open Space Easement equal to 0.42 acres. This is in addition to the amount required per the approved Virginia Runoff Reduction Method (VRRM) requirement; and

3. This exception request approval will become null and void if construction has not begun by November 14, 2026; and

4. Written requests for an extension to an exception must be submitted to the Stormwater and Resource Protection Division no later than October 3, 2026, 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 November 2024.

R E S O L U T I O N

CASE NO. CBPA-24-0139. 3889 NEWS ROAD

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Barrett Terrell, AES Consulting Engineers, Inc., on behalf of Ford's Village, LLC (the "Applicant"), has applied to the Chesapeake Bay Board of James City County (the "Board") on November 14, 2024, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property located at 3889 News Road (the "Property") and further identified as James City County Real Estate Tax Map Parcel No. 3730100004, as set forth in the application CBPA-24-0139 for the purpose of the construction 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-24-0139.

_____
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 November 2024.

CBPA24-139-3889NwsRdDny-res

AES
CONSULTING ENGINEERS

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

Ford's Village Subdivision Phase A and B

Minor Water Quality Impact Assessment

AES Project No. W10514-01

Original: September 30, 2024

Prepared by:

Graham Corson, P.E.

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II MINOR WATER QUALITY IMPACT ASSESSMENT

III CONCLUSION

APPENDICES

APPENDIX A SUPPLEMENTAL DOCUMENTS

I INTRODUCTION

Frye Properties, Inc. is proposing a residential subdivision, known as Ford's Village Phases A and B. Phases A and B include 144 residential units and are a part of the same development plan (SPLN-22-0012). Phases A and B are one component of the Ford's Village project which is composed of a Continuing Care Retirement Community and residential subdivision which is comprised of 5 separate phases (Phases A-E) This development plan includes the design of the necessary infrastructure and improvements to support Phases A and B and portions of the future phases (Phases C-E). These improvements include new public sanitary sewer lines and water lines, drainage conveyance and stormwater management BMPs to meet the current water quantity and water quality regulations set forth by James City County and DEQ, and new private subdivision streets. There will be no private water supply or sewage system proposed with this development and there are currently no private systems existing on the parcel.

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

For the purposes of this report, there is one (1) specific area of CBPA impact in the project area; Section 23-7 of the James City County Chesapeake Bay Ordinance generally categorizes these impacts. Exhibit A, submitted with this report, identifies the relative location of the impact. Upon approval of the formal exception, the proposed mitigation described in this assessment will be incorporated into the submitted subdivision plans, which are required as part of the development review process. The total area impacted is approximately 9,413 square feet.

Two (2) other CBPA impact areas are also identified on Exhibit A; these two areas are being assessed under a separate, administrative exception request (CBPA-23-0169).

II MINOR WATER QUALITY IMPACT ASSESSMENT

A. Identification of Impacts and Required Information for Review

RPA Buffer Impact #3

Impact #3 is necessary for the construction of the sanitary sewer line that will collect and convey sewage from Phases B-E of the Ford's Village project. Portions of the impact also include the construction of a sanitary sewer bridge that will support the sanitary sewer line crossing over the existing ravine. The proposed sanitary sewer line connects to the existing

public James City Service Authority sanitary sewer line at this location. The area of this impact is 9,413± square feet or 0.21± acres.

Careful consideration has been taken to minimize the impacts for the proposed development. Exhibit A, found within Appendix A, identifies the location of this impact. The proposed mitigation described in this assessment has been incorporated into the development plans for this project, which are required as part of the development review process.

B. Proposed Mitigation

Mitigation to the sanitary sewer connection shall include minimal disturbance to existing vegetation. Initial mitigation efforts for these impacts shall include E&S measures as described in the Virginia Erosion & Sediment Control Handbook, such as super silt fencing, tree protection fencing, and temporary/permanent seeding. These elements have been designed such that the preservation of existing vegetation will be preserved to the greatest extent possible. Conservation Easements (Natural Open Space) above and beyond the minimum amount required to meet the water quality requirements of the development have been incorporated into the development plan as permanent mitigation effort. 75.92 acres of Natural Open space is required to be dedicated to meet the water quality requirements for the overall Ford's Village development. 109.82 acres of Natural Open Space is proposed to be dedicated on site for the proposed development. These mitigation efforts are included in the Ford's Village Phase A and B development plan, most recently revised on September 20, 2024.

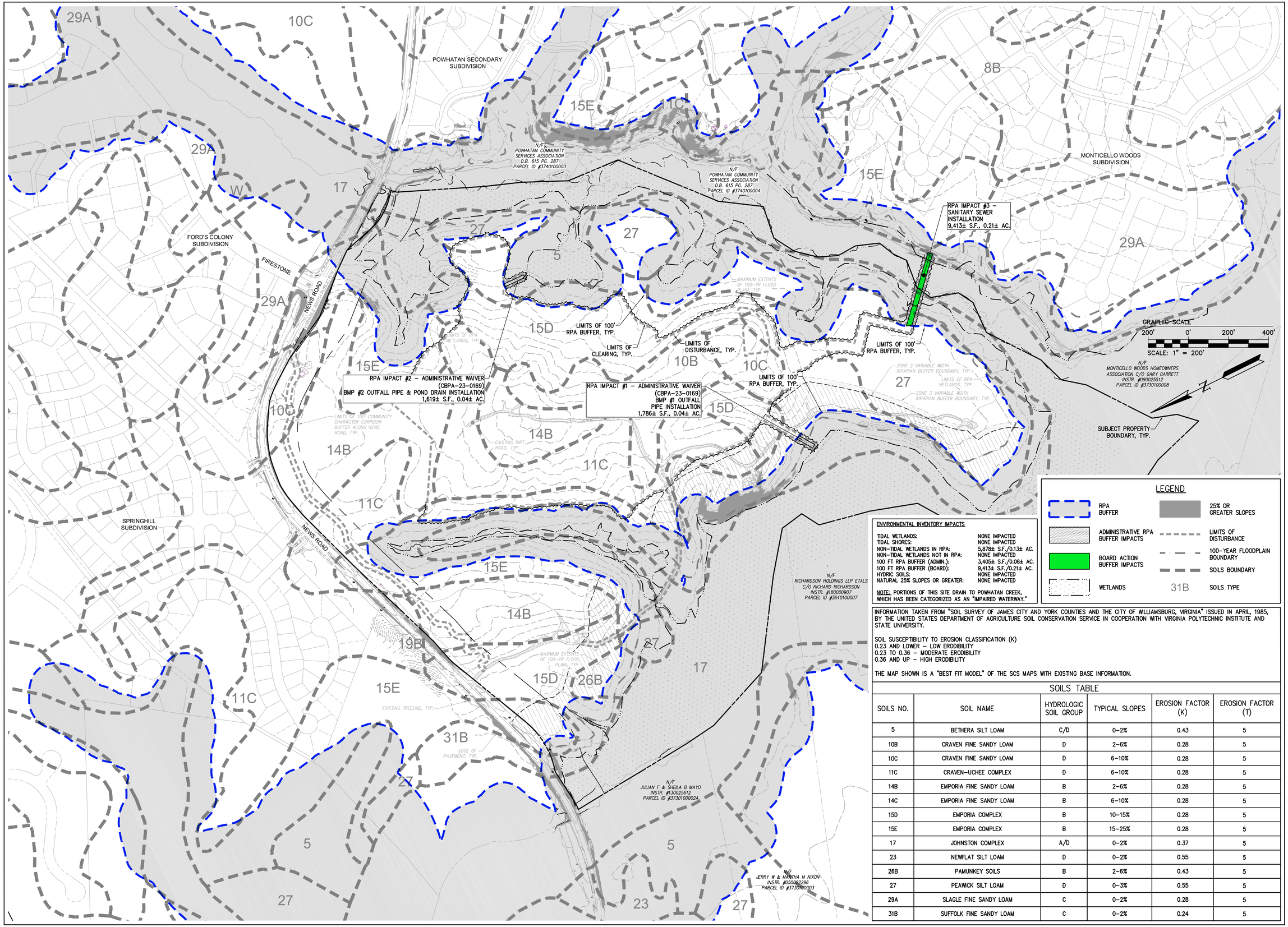
III CONCLUSION

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

- All measures or methods have been explored to avoid any impact to the CBPA. When unavoidable, the impacted area is the minimum amount necessary to afford relief.
- Extensive measures were also employed to minimize the effects of the subsequent discharge of stormwater to the receiving channel and wetlands.
- Mitigation strategies have been employed to offset the impacts to environmentally sensitive areas as outlined within this report and in the attached documents.

APPENDIX A
SUPPLEMENTAL DOCUMENTS

WQIA IMPACT EXHIBIT
RELEVANT CONSTRUCTION PLANS (FROM DEVELOPMENT PLAN)



LEGEND

- RPA BUFFER
- ADMINISTRATIVE RPA BUFFER IMPACTS
- BOARD ACTION BUFFER IMPACTS
- WETLANDS
- 25% OR GREATER SLOPES
- LIMITS OF DISTURBANCE
- 100-YEAR FLOODPLAIN BOUNDARY
- SOILS BOUNDARY
- 31B SOILS TYPE

ENVIRONMENTAL INVENTORY IMPACTS

TIDAL WETLANDS:	NONE IMPACTED
TIDAL SHORES:	NONE IMPACTED
NON-TIDAL WETLANDS IN RPA:	5,878± S.F./0.13± AC.
NON-TIDAL WETLANDS NOT IN RPA:	NONE IMPACTED
100 FT RPA BUFFER (ADMIN.):	3,405± S.F./0.08± AC.
100 FT RPA BUFFER (BOARD):	9,413± S.F./0.21± AC.
HYDRIC SOILS:	NONE IMPACTED
NATURAL 25% SLOPES OR GREATER:	NONE IMPACTED

NOTE: PORTIONS OF THIS SITE DRAIN TO POWHATAN CREEK, WHICH HAS BEEN CATEGORIZED AS AN "IMPAIRED WATERWAY."

INFORMATION TAKEN FROM "SOIL SURVEY OF JAMES CITY AND YORK COUNTIES AND THE CITY OF WILLIAMSBURG, VIRGINIA" ISSUED IN APRIL, 1985, BY THE UNITED STATES DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE IN COOPERATION WITH VIRGINIA POLYTECHNIC INSTITUTE AND STATE UNIVERSITY.

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

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

SOILS TABLE

SOILS NO.	SOIL NAME	HYDROLOGIC SOIL GROUP	TYPICAL SLOPES	EROSION FACTOR (K)	EROSION FACTOR (T)
5	BETHERA SILT LOAM	C/D	0–2%	0.43	5
10B	CRAVEN FINE SANDY LOAM	D	2–6%	0.28	5
10C	CRAVEN FINE SANDY LOAM	D	6–10%	0.28	5
11C	CRAVEN–UCHEE COMPLEX	D	6–10%	0.28	5
14B	EMPORIA FINE SANDY LOAM	B	2–6%	0.28	5
14C	EMPORIA FINE SANDY LOAM	B	6–10%	0.28	5
15D	EMPORIA COMPLEX	B	10–15%	0.28	5
15E	EMPORIA COMPLEX	B	15–25%	0.28	5
17	JOHNSTON COMPLEX	A/D	0–2%	0.37	5
23	NEWFLAT SILT LOAM	D	0–2%	0.55	5
26B	PAMUNKEY SOILS	B	2–6%	0.43	5
27	PEAWICK SILT LOAM	D	0–3%	0.55	5
29A	SLAGLE FINE SANDY LOAM	C	0–2%	0.28	5
31B	SUFFOLK FINE SANDY LOAM	C	0–2%	0.24	5

Revised By	Description	Date	Rev.

COMMONWEALTH OF VIRGINIA
GRAHAM V. CORSON
Lic. No. 047297
09/27/2024
PROFESSIONAL ENGINEER

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

WATER QUALITY IMPACT ASSESSMENT FOR
FORD'S VILLAGE
PHASES A & B
JAMESTOWN DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts:	GVC
Project Number:	W10514-01
Scale: 1"=200'	Date: 09/27/2024

Sheet Title:
WATER QUALITY IMPACT ASSESSMENT EXHIBIT A

Sheet Number
EX. A

S:\JOBS\W10514 - 3889 New Road\07 - News Road CC&C\Admin\Reports\Fig05_WQIA Sheet Bridge\W10514-07_WQIA Exhibit A.dwg, 9/26/2024 11:19:42 AM, bamichaud

PLAN OF DEVELOPMENT

FOR

FORD'S VILLAGE PHASES A & B

JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

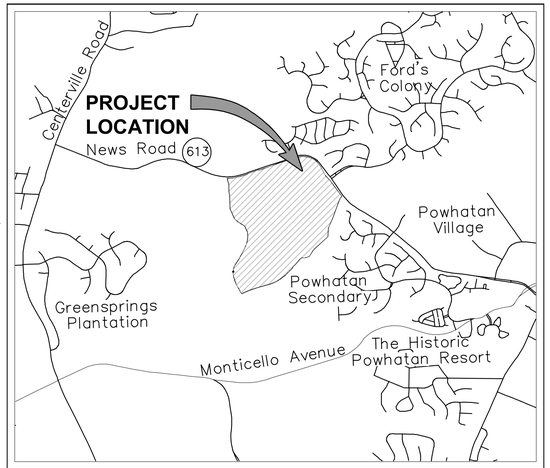
GENERAL NOTES:

1. THIS PROJECT LIES WITHIN THE POWHATAN CREEK WATERSHED OF THE JAMES RIVER.
2. ALL ERRORS OR DISCREPANCIES WITH THE PLANS OR EXISTING SITE CONDITIONS SHALL BE REPORTED TO THE ENGINEER OR SURVEYOR OF RECORD BEFORE PROCEEDING WITH THE WORK.
3. CONTOUR INTERVAL IS 1 FOOT. EXISTING GRADE IS FROM SURVEY PROVIDED BY AES DATED JULY 13, 2009.
4. ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH THE VIRGINIA PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
5. A VDOT LAND USE PERMIT IS REQUIRED FOR ALL WORK WITHIN THE VDOT RIGHT-OF-WAY. THE CONTRACTOR SHALL NOTIFY VDOT IN WRITING 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE VDOT RIGHT-OF-WAY. THE GENERAL CONTRACTOR SHALL SECURE THIS PERMIT.
6. THE CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF THE APPROVED PLANS AND AS BUILTS AT THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION.
7. CONTRACTORS SHALL NOTIFY MISS UTILITY @ 811 OR (800) 552-7001 PRIOR TO STARTING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND DETERMINING SIZES OF ALL UTILITIES PRIOR TO CONSTRUCTION. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, CONTACT THE ENGINEER BEFORE PROCEEDING.
8. THE CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION TO ALL OWNERS AND RESIDENTS OF PROPERTY ADJACENT TO THE PROJECT 30 DAYS PRIOR TO THE COMMENCEMENT OF WORK, UNLESS OTHERWISE DIRECTED BY THE OWNER. CONSTRUCTION WITHIN EASEMENTS OR ON PUBLIC RIGHT-OF-WAY NECESSITATES NOTICE WHETHER ADJACENT TO OR LOCATED ON THE ADJOINING PROPERTY. FAILURE TO PROVIDE THE MINIMUM NOTIFICATION TIME WILL RESULT IN SUSPENSION OF WORK.
9. THE ABSENCE OF THE OWNER OR THE ENGINEER AT THE JOB SITE DOES NOT, IN ANY WAY, RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO PERFORM THE WORK IN ACCORDANCE WITH THE DRAWINGS, CONTRACT DOCUMENTS, ADDENDA, AND WRITTEN AUTHORIZED PLAN REVISIONS.
10. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANYBODY HAVING JURISDICTION. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY AND PROTECTION.
11. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM WITH THE CURRENT JAMES CITY COUNTY STANDARDS AND SPECIFICATIONS, VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE STANDARDS AND SPECIFICATIONS, VIRGINIA EROSION AND SEDIMENT CONTROL REGULATIONS, AND ANY OTHER APPLICABLE CITY OR STATE ORDINANCES, CODES, AND LAWS PRIOR TO ANY CONSTRUCTION ACTIVITY.
12. THE CONTRACTOR SHALL USE ONLY NEW MATERIALS, PARTS AND PRODUCTS ON ALL PROJECTS. ALL MATERIALS SHALL BE STORED SO AS TO ASSURE THE PRESERVATION OF THEIR QUALITY AND FITNESS FOR THE WORK.
13. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF WORK INCLUDING, BUT NOT LIMITED TO, LAND DISTURBING, BUILDING, RIGHT-OF-WAY, AND UTILITY PERMITS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF CONSTRUCTION EFFORTS WITH THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT), LOCAL EMERGENCY SERVICES, AND ALL NECESSARY UTILITY COMPANIES INCLUDING, BUT NOT LIMITED TO, ELECTRICTY, NATURAL GAS, TELECOMMUNICATIONS, CABLE TELEVISION, WATER, SEWER, PRIVATE LIGHTING, AND OTHERS THAT MAY BE REQUIRED.
15. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO ALL SITE CONDITIONS PRIOR TO CONSTRUCTION.
16. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPING, AS SHOWN ON THE APPROVED PLAN.
17. THE CONTRACTOR SHALL REMOVE ALL EXCESS MATERIAL, INCLUDING SOIL AND DEBRIS, FROM THE SITE.
18. THE CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS OF THE VIRGINIA UNDERGROUND UTILITY DAMAGE PREVENTION ACT (SECTION 56-265.14 ET. SEQ. CODE OF VIRGINIA, 1950, AS AMENDED) AND HEREBY AGREES TO HOLD THE DEVELOPER AND THE ENGINEER HARMLESS AGAINST ANY LOSS, DAMAGE, OR CLAIMS OF ANY NATURE WHATSOEVER ARISING OUT OF THE CONTRACTOR'S FAILURE TO COMPLY WITH THE REQUIREMENTS OF SAID ACT.
19. HORIZONTAL DATUM: JAMES CITY COUNTY
    GEODETIC CONTROL NETWORK
    VA. STATE PLANE COORDINATE
    SYSTEM - SOUTH ZONE
    NAD 83 (1986)

    VERTICAL DATUM: JAMES CITY COUNTY
    GEODETIC CONTROL NETWORK
    NGVD 29
20. THE PROFESSIONAL WHOSE SEAL IS AFFIXED HEREON SHALL ACT AS THE "RESPONSIBLE LAND DISTURBER" FOR PURPOSES OF PLAN APPROVAL ONLY. PRIOR TO ISSUANCE OF THE LAND DISTURBING PERMIT, THE CONTRACTOR SHALL PROVIDE THE NAME OF A "RESPONSIBLE LAND DISTURBER" WHO SHALL ASSUME RESPONSIBILITY AS THE "RESPONSIBLE LAND DISTURBER" FOR THE CONSTRUCTION PHASE OF THE PROJECT. THE CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION SHOULD THE "RESPONSIBLE LAND DISTURBER" CHANGE DURING CONSTRUCTION.
21. ALL DROP INLETS SHALL BE STANDARD VDOT INLETS WITH TYPE "A" NOSE.
22. STORM SEWER PIPE SHALL BE CLASS III RCP OR SMOOTH WALL INTERIOR HDPE PIPE UNLESS OTHERWISE DESIGNATED. RCP SHALL BE USED IN ALL LOCATIONS UNDER CURB AND GUTTER.
23. STORM STRUCTURES SHALL CONFORM TO THE CURRENT VDOT ROAD AND BRIDGE STANDARDS AND VDOT SPECIFICATIONS. ALL MANHOLES SHALL INCLUDE INLET SHAPING (IS-1) AND MANHOLES DEEPER THAN 4 FEET SHALL HAVE STEPS (ST-1). PIPE BEDDING SHALL BE IN ACCORDANCE WITH VDOT PB-1 AND MANUF. SPECS/GUIDELINES.
24. ALL FILL MATERIAL SHALL BE VOID OF DEBRIS AND PLACED IN UNIFORM LIFTS OF NOT MORE THAN 8" IN LOOSE DEPTH. COMPACTION SHALL BE PERFORMED WITH HEAVY COMPACTION EQUIPMENT. COMPACT TO 95% MAXIMUM DRY DENSITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING COMPACTION TEST RESULTS BY A GEOTECHNICAL ENGINEER TO THE OWNER/DEVELOPER FOR VERIFICATION OF PROPER COMPACTION.
25. ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS AS AMENDED HEREIN.
26. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH DETAILS AND NOTES.
27. HANDICAP PARKING SPACES SHALL BE DESIGNATED BY ABOVE GROUND SIGNS PER UNIFORM STATEWIDE BUILDING CODE (USBC) REQUIREMENTS.
28. THE CONTRACTOR SHALL STRICTLY ADHERE TO THE CLEARING LIMITS AS SHOWN ON THE APPROVED PLAN. IF IT IS NECESSARY TO CLEAR TREES BEYOND THE LIMITS OF DISTURBANCE, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER AND COORDINATE THE WORK PRIOR TO ANY CLEARING.
29. THIS SITE DOES NOT CONTAIN AREAS IDENTIFIED BY THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION, DIVISION OF NATURAL HERITAGE IN THE PUBLICATION ENTITLED "NATURAL AREAS INVENTORY OF THE LOWER PENINSULA OF VIRGINIA".
30. ALL LIGHTING WILL BE IN COMPLIANCE WITH ARTICLE II, DIVISION 7 OF THE ZONING ORDINANCE.
31. VDOT SHALL NOT BE RESPONSIBLE FOR MAINTAINING ANY SIDEWALK SHOWN ON THE PROPOSED PLANS.
32. COORDINATION INCLUDES BEING THE PARTY RESPONSIBLE TO COORDINATE WITH DEVLOPER/OWNER TO ENSURE THAT OTHER UTILITIES (PUBLIC OR PRIVATE) DON NOT VIOLATE THE JCSA POLICY OF EXCLUSIVE OCCUPATION OF JCSA EASEMENTS OTHER THAN PERPENDICULAR CROSSINGS.
33. THIS PROPOSED DEVELOPMENT IS SUBJECT TO THE MASTER PLAN AND PROFFERS ASSOCIATED WITH MP-21-0003 AND Z-21-0012, IN ADDITION TO THE STORMWATER MASTER PLAN ASSOCIATED WITH SWM-23-0001.
34. THE STORMWATER MANAGEMENT / BMP FACILITY AND ASSOCIATED STORMWATER CONVEYANCE SYSTEMS AS PROPOSED FOR THIS PROJECT SHALL REQUIRE SUBMISSION, REVIEW, AND APPROVAL OF A RECORD DRAWING (AS-BUILT) AND CONSTRUCTION CERTIFICATION PRIOR TO THE RELEASE OF THE POSTED BOND / SURETY. CONTRACTOR SHALL COORDINATE THESE ITEMS BEFORE, DURING, AND FOLLOWING CONSTRUCTION ACTIVITIES WHILE ADHERING TO ALL APPLICABLE CURRENT JAMES CITY COUNTY GUIDELINES.
35. CONTRACTOR SHALL PERFORM AN INTERNAL CLOSED-CIRCUIT TELEVISION (CCTV) POST-INSTALLATION INSPECTION FOR ALL STORMWATER CONVEYANCE SYSTEM PIPES, ACCESS / 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 TO JAMES CITY COUNTY FOR REVIEW. CONTRACTOR SHALL ADHERE TO ALL JCC CCTV GUIDELINES IN COMPILING INFORMATION AND SUBMITTAL DOCUMENTS.
36. CONTRACTOR SHALL REPAIR AND RESTORE ALL STABILIZED YARD AREAS AND STORMWATER CONVEYANCE CHANNEL LININGS THAT ARE DISTURBED AND / OR DAMAGED DUE TO POST-GRADING INSTALLATION OF INCIDENTAL UTILITIES, SUCH AS ELECTRIC, CABLE, TELEPHONE, ETC. CONTRACTOR SHALL ADHERE TO ALL GUIDELINES AS LAID OUT WITHIN THE CURRENT JAMES CITY COUNTY SRP STORMWATER DRAINAGE CONVEYANCE SYSTEMS, GENERAL DESIGN, AND CONSTRUCTION GUIDELINES.
37. ALL STREETS FOR THIS DEVELOPMENT SHALL BE PRIVATE AND WILL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR JAMES CITY COUNTY.
38. NO CONNECTIONS TO THE EXISTING WATER OR SEWER INFRASTRUCUTRE WILL BE PERMITTED BY JCSA UNTIL THE PRESSURE CONTROL VALVE STATION IS OPERATIONAL.

SEWER FLOW CALCULATIONS:

PROPOSED BUILDINGS	
# UNITS	144 UNITS (RESIDENCES)
FLOW GPD/UNIT	310 GPD/UNIT
FLOW DURATION	24 HRS
PEAK FACTOR	2.5
CLUBHOUSE	10,000 S.F.± (ESTIMATED)
FLOW GPD/UNIT	0.1 GPD/S.F.
FLOW DURATION	12 HRS
PEAK FACTOR	3.0
DESIGN SEWER FLOW:	45,640 GPD
AVERAGE DESIGN SEWER FLOW:	32.39 GPM
PEAK DESIGN SEWER FLOW:	81.67 GPM



VICINITY MAP
(APPROXIMATE SCALE: 1"=2000')
VICINITY MAP PROVIDED BY JAMES CITY COUNTY GIS

ORIGINAL COUNTY PROJECT NO.: SPLN-22-0012
ORIGINAL SUBMITTAL DATE: 12/23/2022
APPROVAL DATE:

VSMP PERMIT DATA:

EXISTING PERMIT COVERAGE #:

SITE LOCATED IN CHESAPEAKE BAY PRESERVATION AREA: Yes ☒ No ☐

LOCATION OF OFF-SITE ACTIVITIES: NEWS ROAD, WILLIAMSBURG, VA 23188
Latitude: 37.280180 Longitude: -76.781850
37.278489 -76.778229

STATUS OF ACTIVITY: ☐Federal ☐ State ☐Public ☒ Private

NATURE OF CONSTRUCTION ACTIVITY: ☐Commercial ☒ Residential ☐ Industrial ☐Other

NAME OF RECEIVING WATER(S): JAMES RIVER, POWHATAN CREEK

NAME OF IMPAIRED WATER(S): POWHATAN CREEK

HYDROLOGIC UNIT CODE (HUC): JL-31

MUNICIPAL STORM SEWER SYSTEM (MS-4): N/A

COMMON PLAN OF DEVELOPMENT: Yes ☒ No ☐

LEGEND

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

INDEX OF SHEETS:

SHEET NO.	SHEET DESCRIPTION
C1.0	COVER SHEET
C2.0	EXISTING CONDITIONS & ENVIRONMENTAL INVENTORY
C3.0A	PHASE 1 E&S CONTROL, CLEARING, & DEMO PLAN
C3.0B	PHASE 2 E&S CONTROL, CLEARING, & DEMO PLAN
C3.1	PRELIMINARY PLAT
C3.2	PRELIMINARY PLAT
C3.3	PRELIMINARY PLAT
C3.4	PRELIMINARY PLAT
C3.5	PRELIMINARY PLAT
C3.6	PRELIMINARY PLAT
C4.0	OVERALL SITE & UTILITY PLAN
C4.0A	OVERALL PHASING PLAN
C4.0B	FIRE COVERAGE DISPLAY
C4.0C	FORD'S VILLAGE DEVELOPMENT ROAD SECTIONS
C4.0D	FORD'S VILLAGE PROPOSED WATERLINE MASTER PLAN
C4.0E	FORD'S VILLAGE SANITARY SEWER MASTER PLAN
C4.1	SITE & UTILITY PLAN
C4.2	SITE & UTILITY PLAN
C4.3	SITE & UTILITY PLAN
C4.4	SITE & UTILITY PLAN
C4.5	SITE & UTILITY PLAN
C4.6	SITE & UTILITY PLAN
C4.7	TRAIL PLAN
C5.0	OVERALL GRADING & DRAINAGE PLAN
C5.1	GRADING & DRAINAGE PLAN
C5.2	GRADING & DRAINAGE PLAN
C5.3	GRADING & DRAINAGE PLAN
C5.4	GRADING & DRAINAGE PLAN
C5.5	GRADING & DRAINAGE PLAN
C5.6	OVERALL PRE-DEVELOPMENT DRAINAGE AREA MAP
C5.7	OVERALL POST-DEVELOPMENT DRAINAGE AREA MAP
C5.8	OVERALL POST-DEVELOPMENT INLET DRAINAGE MAP
C5.9	INLET DRAINAGE AREA MAP
C5.10	INLET DRAINAGE AREA MAP
C5.11	INLET DRAINAGE AREA MAP
C6.0	SEWER BRIDGE PROFILE & DETAILS

SHEET NO.	SHEET DESCRIPTION
C6.1	PROFILES
C6.2	PROFILES
C6.3	PROFILES
C6.4	PROFILES
C6.5	PROFILES
C6.6	PROFILES
C6.7	PROFILES
C6.8	PROFILES
C6.9	PROFILES
C6.10	PROFILES
C6.11	PROFILES
C6.12	PROFILES
C6.13	PROFILES
C6.14A	PROFILES
C6.14B	PROFILES
C6.15	PROFILES
C6.16	PROFILES
C6.17	COMMON AREA SAN. PROFILES
C6.18	COMMON AREA SAN. PROFILES
C6.19	BMP #1 PLAN & PROFILE
C6.20	BMP #2 PLAN & PROFILE
C7.0	E&S CONTROL NOTES & DETAILS
C7.1	NOTES & DETAILS
C7.2	NOTES & DETAILS
C7.3	NOTES & DETAILS
C7.4	NOTES & DETAILS
C7.5	NOTES & DETAILS
L1.0	OVERALL LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
L1.4	LANDSCAPE PLAN
L2.0	OVERALL LIGHTING PLAN
L2.1	LIGHTING PLAN
L2.2	LIGHTING PLAN
L2.3	LIGHTING PLAN

OWNER/DEVELOPER INFORMATION:

FRYE PROPERTIES, INC.

CONTACT: MR. ROCK BELL
300 WEST FREEMASON STREET
NORFOLK, VA 23510
PHONE NO.: (757) 449-1601
EMAIL: rbell@fryeproperties.com

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

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

CERTIFIED RESPONSIBLE LAND DISTURBER:

GRAHAM V. CORSON, P.E.
AES CONSULTING ENGINEERS
5248 OLDE TOWNE ROAD, SUITE 1
WILLIAMSBURG, VIRGINIA 23188
TELEPHONE: 757-253-0040

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

SITE DATA:

SITE ADDRESS: 3889 NEWS ROAD
WILLIAMSBURG, VA 23185
Latitude: 37.278454, Longitude: -76.778394 (DECIMAL DEGREES)

ZONING: R4 RESIDENTIAL PLANNED COMMUNITY

PARCEL ID: 3730100004

TOTAL PROJECT AREA: 7,732,302 S.F.±, 177.5 AC.±
CCRC LOT & R/W (S-24-0027): 454,476 S.F.±, 10.4 AC.±
JCSA LOT (S-24-0027): 2,925 S.F.±, 0.07 AC.±
PHASE A & B (SPLN-22-0012): 3,444,268 S.F.±, 79.1 AC.±
FUTURE PHASES: 3,830,633 S.F.±, 88.0 AC.±

IMPERVIOUS AREA:
(TOTAL SITE)
PRE-DEVELOPMENT: 300,351 S.F.±, 6.90 AC.±
(ON-SITE), (CCRC)
POST-DEVELOPMENT: 300,367 S.F.±, 6.90 AC.±
(ON-SITE)
PRE-DEVELOPMENT: 5,561 S.F.± 0.13 AC.±
(OFF-SITE), (CCRC)
POST DEVELOPMENT: 5,561 S.F.± 0.13 AC.±
(OFF-SITE)

LIMITS OF DISTURBED AREA:
ON-SITE: 1,700,444 S.F.± 39.04 AC.±
OFF-SITE: 0 S.F.± 0 AC.±

*PARKING PROVIDED: 303 SPACES (ON-STREET)

*OFF-STREET PARKING SHALL BE PROVIDED ON LOT UNDER SEPARATE INDIVIDUAL PLOT PLANS. PARKING REQUIREMENTS SHALL BE COORDINATED WITH JAMES CITY COUNTY BASED ON THE RESIDENTIAL UNIT TYPE FEATURED ON EACH SPECIFIC LOT.

FLOOD HAZARD MAP: THIS PROPERTY IS IN FLOOD ZONES AE, VE, A, AND X SHOWN ON MAP NUMBERS 51095C0118D AND 51095C0119D, PANELS 0118 AND 0119, FOR COMMUNITY NUMBER 510201, DATED 12/16/2015 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY COUNTY, VA. ZONE AE IS DEFINED AS THE SPECIAL FLOOD HAZARD AREA SUBJECT TO 1% ANNUAL CHANCE FLOOD. ZONE VE IS DEFINED AS THE SPECIAL FLOOD HAZARD AREA WITHIN A COASTAL FLOOD ZONE SUBJECT TO 1% ANNUAL CHANCE FLOOD WITH A VELOCITY HAZARD FROM WAVE ACTION. ZONE X IS DEFINED AS AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

Rev.	Date	Description	Revised By
4	09/20/2024	REVISED PER JCC COMMENTS	GVC
3	07/09/2024	REVISED PER JCC COMMENTS	GVC
2	03/04/2024	REVISED PER JCC & OWNERSHIP COMMENTS	GVC
1	10/13/2023	REVISED PER JCC & OWNERSHIP COMMENTS	GVC

Graham V. Corson
COMMONWEALTH OF VIRGINIA
GRAHAM V. CORSON
Lic. No. 047297
PROFESSIONAL ENGINEER
09/20/2024

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Middle Peninsula | Central Virginia | Hampton Roads

PLAN OF DEVELOPMENT FOR FORD'S VILLAGE PHASES A & B
JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	GVC
Project Number:	W10514-01
Scale: AS SHOWN	Date: 12/23/2022
Sheet Title:	COVER SHEET
Sheet Number	C1.0

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DC — CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL MEASURES IN ACCORDANCE WITH MINIMUM STANDARD 3.39 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK. DUST CONTROL MEASURES SHALL BE PROVIDED SO AS TO PROVIDE THE LEAST AMOUNT OF IMPACT FROM CONSTRUCTION ACTIVITIES ON SURROUNDING ROADWAYS AND PARCELS.

EC-3 — ALL SLOPES EQUAL TO OR GREATER THAN 3:1 SHALL BE STABILIZED WITH ECSC-3 / COCNUT TURF REINFORCEMENT MATTING, MANUFACTURED BY EAST COAST EROSION CONTROL (OR APPROVED EQUAL).

LEGEND

- AREAS TO BE DEMOLISHED
- ITEMS TO BE REMOVED
- ITEMS TO BE REMOVED
- LIMITS OF DISTURBANCE
- DRAINAGE AREA DIVIDE

EROSION AND SEDIMENTATION CONTROL LEGEND

- CE — CONSTRUCTION ENTRANCE (SPEC. 3.02)
- CRS — CONSTRUCTION ROAD STABILIZATION (SPEC. 3.03)
- SSF — SUPER SILT FENCE (SPEC. 3.05)
- IP — STORM DRAIN INLET PROTECTION (SPEC. 3.07)
- CIP — CULVERT INLET PROTECTION (SPEC. 3.08–1 WITH STONE COMBINATION INSTEAD OF SILT FENCE)
- DD — TEMPORARY DIVERSION DIKE (SPEC. 3.09)
- ST — TEMPORARY SEDIMENT TRAP (SPEC. 3.13)
- SB — TEMPORARY SEDIMENT BASIN (SPEC. 3.14)
- TSD — TEMPORARY SLOPE DRAIN (SPEC. 3.15)
- TS — TEMPORARY SEEDING (SPEC. 3.31)
- EC-3 — SOIL STABILIZATION MATTING (SPEC 3.36)
- TP — TREE PROTECTION (SPEC. 3.38)

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

INSET 'A'
SCALE: 1"=100'

PHASE B ST 1.94 AC.

SB#2 9.91 AC.

SB#1B 7.00 AC.

SB#1 5.53 AC.

SB#1A 5.55 AC.

LIMITS OF DISTURBANCE, TYP.

LIMITS OF CLEARING, TYP.

MAXIMUM EXTENTS OF 100-YR FLOOD PLAIN (ELEV. 25), TYP.

LIMITS OF 100' RPA BUFFER, TYP.

LIMITS OF RPA WETLANDS, TYP.

5' WIDE EMERGENCY SPILLWAY
Z=3:1
AVG. SLOPE=16.87%
DEPTH=1.00'

MODIFIED 48" MH-1
PRINCIPAL SPILLWAY
TOP=37.41
INV IN=35.95 (LOW FLOW)
INV OUT=33.41 (#1A-0)
D=4.00'

18" RCP
37 LF
@ 2.70%

4.5'x19'Wx17'L CLASS 1 RIPRAP OUTLET PROTECTION EMBEDDED 18" OVER NONWOVEN FILTER FABRIC

SS#1A-0
18" VDOT ES-1
INV=32.00

SEDIMENT BASIN #1B
WET STORAGE ELEVATION=35.95
DRY STORAGE ELEVATION=37.41
TOTAL VOLUME=44,219
(SEE DETAIL – SHEET C7.1)

TEMPORARY SOIL STOCKPILE LOCATION
(SOIL STOCKPILE NOT TO EXCEED 25' IN HEIGHT.
MAX SIDE SLOPES = 3:1)

6" PVC 59 LF LOW-FLOW PIPE REVERSE-SLOPED @ 7.15% (PROVIDE 6" END CAP W/ 3" DRILLED HOLE)

3" PVC POND DRAIN 66 LF @ 0.00%

SEDIMENT BASIN #1
(SEE SHEET C6.19 FOR PLAN AND PROFILE)

SEDIMENT BASIN #1
MODIFIED DI-7
EMERGENCY SPILLWAY
TOP=45.00
INV IN=28.20 (BMP #1-2)
INV OUT=28.20 (BMP #1-0)
D=16.80'

24" RCP
39 LF
@ 2.05%

SEDIMENT BASIN #1
MODIFIED DI-7
PRINCIPAL SPILLWAY
TOP=42.00
INV IN=29.00 (POND DRAIN)
INV OUT=37.50 (LOW FLOW)
INV OUT=29.00 (BMP#1-1)
D=13.00'

SEE INSET 'B' THIS SHEET

SEE INSET THIS SHEET

CONCRETE WASHOUT BASIN
(SEE DETAIL, SHEET C7.1)

REMOVE 16,328 S.F.±/0.37 AC. OF EXISTING DIRT ROAD

EXISTING TREELINE, TYP.

DRAINAGE AREA DIVIDE, TYP.

SEDIMENT BASIN #1A
WET STORAGE ELEVATION=41.06
DRY STORAGE ELEVATION=43.21
TOTAL VOLUME=31,439
(SEE DETAIL – SHEET C7.1)

MODIFIED 48" MH-1
PRINCIPAL SPILLWAY
TOP=43.21
INV IN=41.06 (LOW FLOW)
INV OUT=37.50 (#1A-0)
D=5.71'

18" RCP
41 LF
@ 1.44%

SS#1A-0
18" VDOT ES-1
INV=36.91

5' WIDE EMERGENCY SPILLWAY
Z=3:1
AVG. SLOPE=12.63%
DEPTH=1.00'

4.5'x20'Wx18'L CLASS 1 RIPRAP OUTLET PROTECTION EMBEDDED 18" OVER NONWOVEN FILTER FABRIC

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

CLASS A1 RIP-RAP STILLING BASIN
Ls=10.1'
Lb=15.1'
Wb=12.6'
Lq=5.0'
(EMBED RIP-RAP 18" OVER FILTER FABRIC)

328 LF OF 30" CLASS III (O-RING) RCP @ 1.74% (ASTM WATER TIGHT C76)

INSET 'B'
SCALE: 1"=50'

Rev.	Date	Description	Reviewed By
1	10/13/2023	REVISED PER JCC & OWNERSHIP COMMENTS	GVC
2	03/04/2024	REVISED PER JCC & OWNERSHIP COMMENTS	GVC
3	07/09/2024	REVISED PER JCC COMMENTS	GVC
4	09/20/2024	REVISED PER JCC COMMENTS	GVC

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PLAN OF DEVELOPMENT FOR
FORD'S VILLAGE
PHASES A & B
JAMESTOWN DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts:	GVC
Project Number:	W10514-01
Scale: AS SHOWN	Date: 12/23/2022

Sheet Title:
PHASE 2
CLEARING, E&S CONTROL, & DEMO PLAN

Sheet Number
C3.0B

S:\JOBS\W10514 - 3899 New Road\01 - News Road CORC\Engineering\Plans\W10514-01 C3.0B_2Years 2 ESC and Demo Plan.dwg, 9/20/2024 11:55:51 AM, bamattewell

MATCHLINE - SHEET C3.4

NOTE: THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY

UTILITY EASEMENT NOTE:
1. ALL UTILITY EASEMENTS SHALL BE DEDICATED TO JCSA.
2. ALL DRAINAGE EASEMENTS SHALL BE DEDICATED TO THE HOA.
3. CONSERVATION AREA IS BOUNDED BY THE RPA BUFFER, ZONE 2 RIPARIAN BUFFER, ZONE 3 RIPARIAN BUFFER, AND THE COMMUNITY CHARACTER CORRIDOR BUFFER UNLESS OTHERWISE DEPICTED.

FUTURE RIGHT-OF-WAY NOTE: THIS RIGHT-OF-WAY IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED IN ORDER TO PROVIDE INGRESS AND EGRESS TO AND FROM FUTURE SUBDIVISIONS OR ADJACENT PROPERTY.

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

LEGEND

- PARCEL/LOT BOUNDARY
- R/W BOUNDARY
- LIMITS OF 100' RPA BUFFER
- LIMITS OF EXISTING WETLANDS
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- CONSERVATION AREA BOUNDARY
- 150' CCC BUFFER
- EXISTING WETLANDS
- CONSERVATION AREA

SEE INSET - THIS SHEET

LIMITS OF 100' RPA BUFFER, TYP.

SUBJECT PROPERTY BOUNDARY, TYP.

N/F
MONTICELLO WOODS HOMEOWNERS ASSOCIATION C/O GARY GARRETT
INSTR. #090025512
PARCEL ID #3730100008

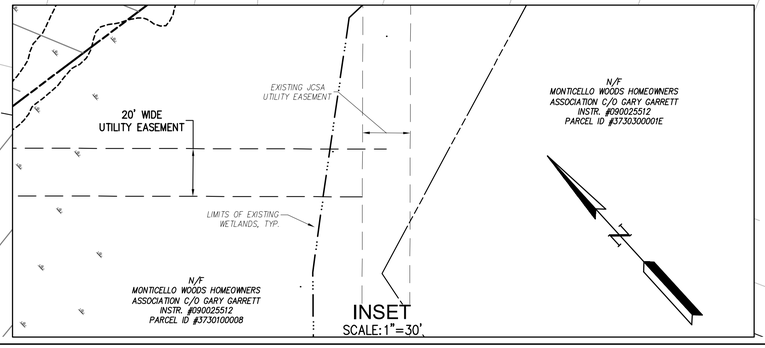
LIMITS OF EXISTING WETLANDS, TYP.

20' UTILITY EASEMENT

30' UTILITY EASEMENT

FUTURE PUBLIC STREET EXTENSION (SEE NOTE, THIS SHEET)

FUTURE PUBLIC STREET EXTENSION (SEE NOTE, THIS SHEET)



INSET
SCALE: 1"=30'

Rev.	Date	Description	Revised By
4	09/20/2024	REVISED PER JCC COMMENTS	GVC
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AES CONSULTING ENGINEERS
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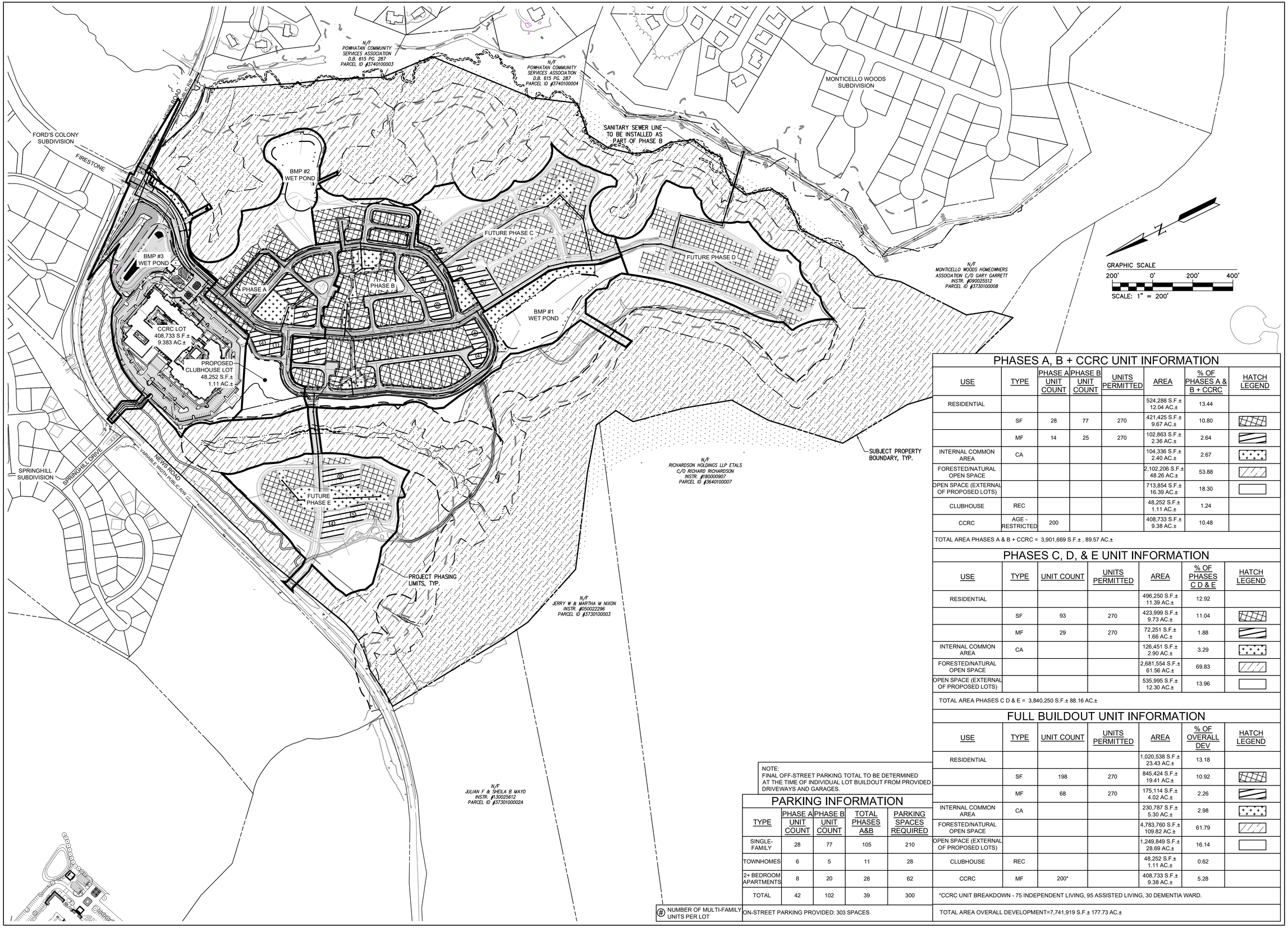
PLAN OF DEVELOPMENT FOR
FORD'S VILLAGE PHASES A & B
JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	GVC
Project Number:	W10514-01
Scale: 1"=30'	Date: 12/23/2022

Sheet Title:
PRELIMINARY PLAT

Sheet Number
C3.6

S:\JOBS\W10514 - 3800 New Road\01 - Ames Road CC&C\Engineering\Plans\W10514-01 C3.6 Preliminary Plat.dwg, 9/20/2024 11:30:04 AM, luwell.lamb



PHASES A, B + CCRC UNIT INFORMATION

USE	TYPE	PHASE A UNIT COUNT	PHASE B UNIT COUNT	UNITS PERMITTED	AREA	% OF PHASES A & B + CCRC	HATCH LEGEND
RESIDENTIAL					524,288 S.F.± 12.04 AC.±	13.44	
	SF	28	77	270	421,425 S.F.± 9.67 AC.±	10.80	
	MF	14	25	270	102,863 S.F.± 2.36 AC.±	2.64	
INTERNAL COMMON AREA	CA				104,336 S.F.± 2.40 AC.±	2.67	
FORESTED/NATURAL OPEN SPACE					2,102,206 S.F.± 48.26 AC.±	53.88	
OPEN SPACE (EXTERNAL OF PROPOSED LOTS)					713,854 S.F.± 16.39 AC.±	18.30	
CLUBHOUSE	REC				48,252 S.F.± 1.11 AC.±	1.24	
CCRC	AGE - RESTRICTED	200			408,733 S.F.± 9.38 AC.±	10.48	

TOTAL AREA PHASES A & B + CCRC = 3,901,669 S.F.± , 89.57 AC.±

PHASES C, D, & E UNIT INFORMATION

USE	TYPE	UNIT COUNT	UNITS PERMITTED	AREA	% OF PHASES C D & E	HATCH LEGEND
RESIDENTIAL				496,250 S.F.± 11.39 AC.±	12.92	
	SF	93	270	423,999 S.F.± 9.73 AC.±	11.04	
	MF	29	270	72,251 S.F.± 1.66 AC.±	1.88	
INTERNAL COMMON AREA	CA			126,451 S.F.± 2.90 AC.±	3.29	
FORESTED/NATURAL OPEN SPACE				2,681,554 S.F.± 61.56 AC.±	69.83	
OPEN SPACE (EXTERNAL OF PROPOSED LOTS)				535,995 S.F.± 12.30 AC.±	13.96	

TOTAL AREA PHASES C D & E = 3,840,250 S.F.± 88.16 AC.±

FULL BUILDOUT UNIT INFORMATION

USE	TYPE	UNIT COUNT	UNITS PERMITTED	AREA	% OF OVERALL DEV	HATCH LEGEND
RESIDENTIAL				1,020,538 S.F.± 23.43 AC.±	13.18	
	SF	198	270	845,424 S.F.± 19.41 AC.±	10.92	
	MF	68	270	175,114 S.F.± 4.02 AC.±	2.26	
INTERNAL COMMON AREA	CA			230,787 S.F.± 5.30 AC.±	2.98	
FORESTED/NATURAL OPEN SPACE				4,783,760 S.F.± 109.82 AC.±	61.79	
OPEN SPACE (EXTERNAL OF PROPOSED LOTS)				1,249,849 S.F.± 28.69 AC.±	16.14	
CLUBHOUSE	REC			48,252 S.F.± 1.11 AC.±	0.62	
CCRC	MF	200*		408,733 S.F.± 9.38 AC.±	5.28	

*CCRC UNIT BREAKDOWN - 75 INDEPENDENT LIVING, 95 ASSISTED LIVING, 30 DEMENTIA WARD.

TOTAL AREA OVERALL DEVELOPMENT=7,741,919 S.F.± 177.73 AC.±

NOTE:
FINAL OFF-STREET PARKING TOTAL TO BE DETERMINED AT THE TIME OF INDIVIDUAL LOT BUILDOUT FROM PROVIDED DRIVEWAYS AND GARAGES.

PARKING INFORMATION

TYPE	PHASE A UNIT COUNT	PHASE B UNIT COUNT	TOTAL PHASES A&B	PARKING SPACES REQUIRED
SINGLE-FAMILY	28	77	105	210
TOWNHOMES	6	5	11	28
2+ BEDROOM APARTMENTS	8	20	28	62
TOTAL	42	102	39	300

(#) NUMBER OF MULTI-FAMILY UNITS PER LOT

ON-STREET PARKING PROVIDED: 303 SPACES

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2	03/04/2024	REVISED PER JCC & OWNERSHIP COMMENTS	GVC
1	10/13/2023	REVISED PER JCC & OWNERSHIP COMMENTS	GVC

COMMONWEALTH OF VIRGINIA
GRAHAM V. CORSON
Lic. No. 047297
PROFESSIONAL ENGINEER
09/20/2024

AES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
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PLAN OF DEVELOPMENT FOR
FORD'S VILLAGE PHASES A & B
JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

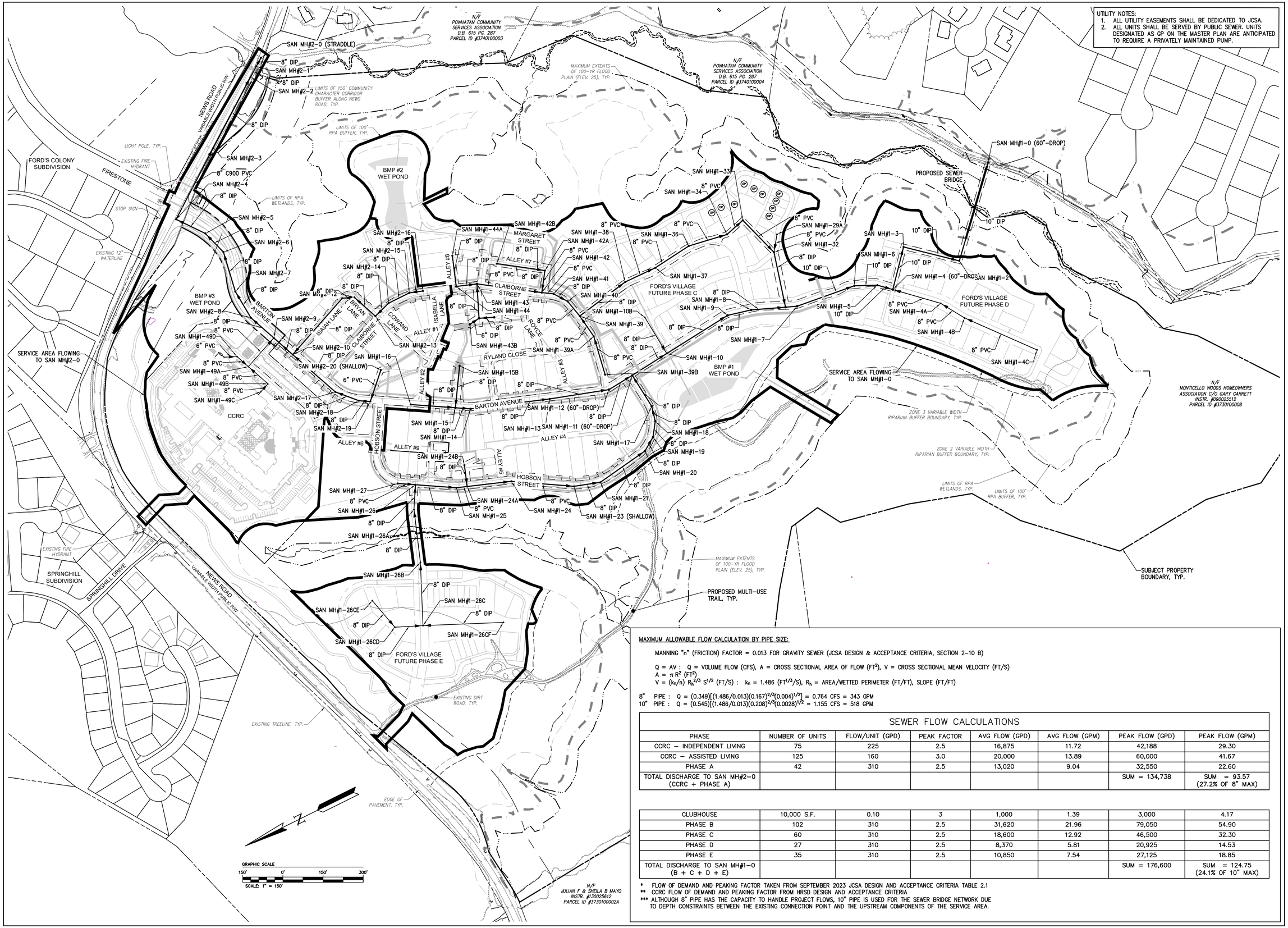
Project Contacts:	GVC
Project Number:	W10514-01
Scale: 1"=200'	Date: 12/23/2022

Sheet Title:
OVERALL PHASING PLAN

Sheet Number
C4.0A

S:\JOBS\W10514 - 3869 New Road\01 - News Road CCRC\Engineering\Plans\W10514-01 C4.0A Overall Phasing Plan.dwg, 8/20/2024 11:24:11 AM, kcarmichael

UTILITY NOTES:
1. ALL UTILITY EASEMENTS SHALL BE DEDICATED TO JCSA.
2. ALL UNITS SHALL BE SERVED BY PUBLIC SEWER. UNITS DESIGNATED AS GP ON THE MASTER PLAN ARE ANTICIPATED TO REQUIRE A PRIVATELY MAINTAINED PUMP.



MAXIMUM ALLOWABLE FLOW CALCULATION BY PIPE SIZE:

MANNING "n" (FRICTION) FACTOR = 0.013 FOR GRAVITY SEWER (JCSA DESIGN & ACCEPTANCE CRITERIA, SECTION 2-10 B)

Q = AV ; Q = VOLUME FLOW (CFS), A = CROSS SECTIONAL AREA OF FLOW (FT^2), V = CROSS SECTIONAL MEAN VELOCITY (FT/S)
$A = \pi R^2$ (FT^2)
$V = (k_n/n)\ R_h^{2/3}\ S^{1/2}$ (FT/S) : k_n = 1.486 ($FT^{1/3}/S$), R_h = AREA/WETTED PERIMETER (FT/FT), SLOPE (FT/FT)

8" PIPE : $Q = (0.349)[(1.486/0.013)(0.167)^{2/3}(0.004)^{1/2}] = 0.764$ CFS = 343 GPM
10" PIPE : $Q = (0.545)[(1.486/0.013)(0.208)^{2/3}(0.0028)^{1/2}] = 1.155$ CFS = 518 GPM

SEWER FLOW CALCULATIONS

PHASE	NUMBER OF UNITS	FLOW/UNIT (GPD)	PEAK FACTOR	AVG FLOW (GPD)	AVG FLOW (GPM)	PEAK FLOW (GPD)	PEAK FLOW (GPM)
CCRC – INDEPENDENT LIVING	75	225	2.5	16,875	11.72	42,188	29.30
CCRC – ASSISTED LIVING	125	160	3.0	20,000	13.89	60,000	41.67
PHASE A	42	310	2.5	13,020	9.04	32,550	22.60
TOTAL DISCHARGE TO SAN MH#2-0 (CCRC + PHASE A)						SUM = 134,738	SUM = 93.57 (27.2% OF 8" MAX)
CLUBHOUSE	10,000 S.F.	0.10	3	1,000	1.39	3,000	4.17
PHASE B	102	310	2.5	31,620	21.96	79,050	54.90
PHASE C	60	310	2.5	18,600	12.92	46,500	32.30
PHASE D	27	310	2.5	8,370	5.81	20,925	14.53
PHASE E	35	310	2.5	10,850	7.54	27,125	18.85
TOTAL DISCHARGE TO SAN MH#1-0 (B + C + D + E)						SUM = 176,600	SUM = 124.75 (24.1% OF 10" MAX)

* FLOW OF DEMAND AND PEAKING FACTOR TAKEN FROM SEPTEMBER 2023 JCSA DESIGN AND ACCEPTANCE CRITERIA TABLE 2.1
** CCRC FLOW OF DEMAND AND PEAKING FACTOR FROM HRSD DESIGN AND ACCEPTANCE CRITERIA
*** ALTHOUGH 8" PIPE HAS THE CAPACITY TO HANDLE PROJECT FLOWS, 10" PIPE IS USED FOR THE SEWER BRIDGE NETWORK DUE TO DEPTH CONSTRAINTS BETWEEN THE EXISTING CONNECTION POINT AND THE UPSTREAM COMPONENTS OF THE SERVICE AREA.

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2	03/04/2024	REVISED PER JCC & OWNERSHIP COMMENTS	GVC
1	10/13/2023	REVISED PER JCC & OWNERSHIP COMMENTS	GVC

COMMONWEALTH OF VIRGINIA GRAHAM V. CORSON LIC. NO. 047297 PROFESSIONAL ENGINEER 09/20/2024

AES CONSULTING ENGINEERS
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Hampton Roads | Central Virginia | Middle Peninsula

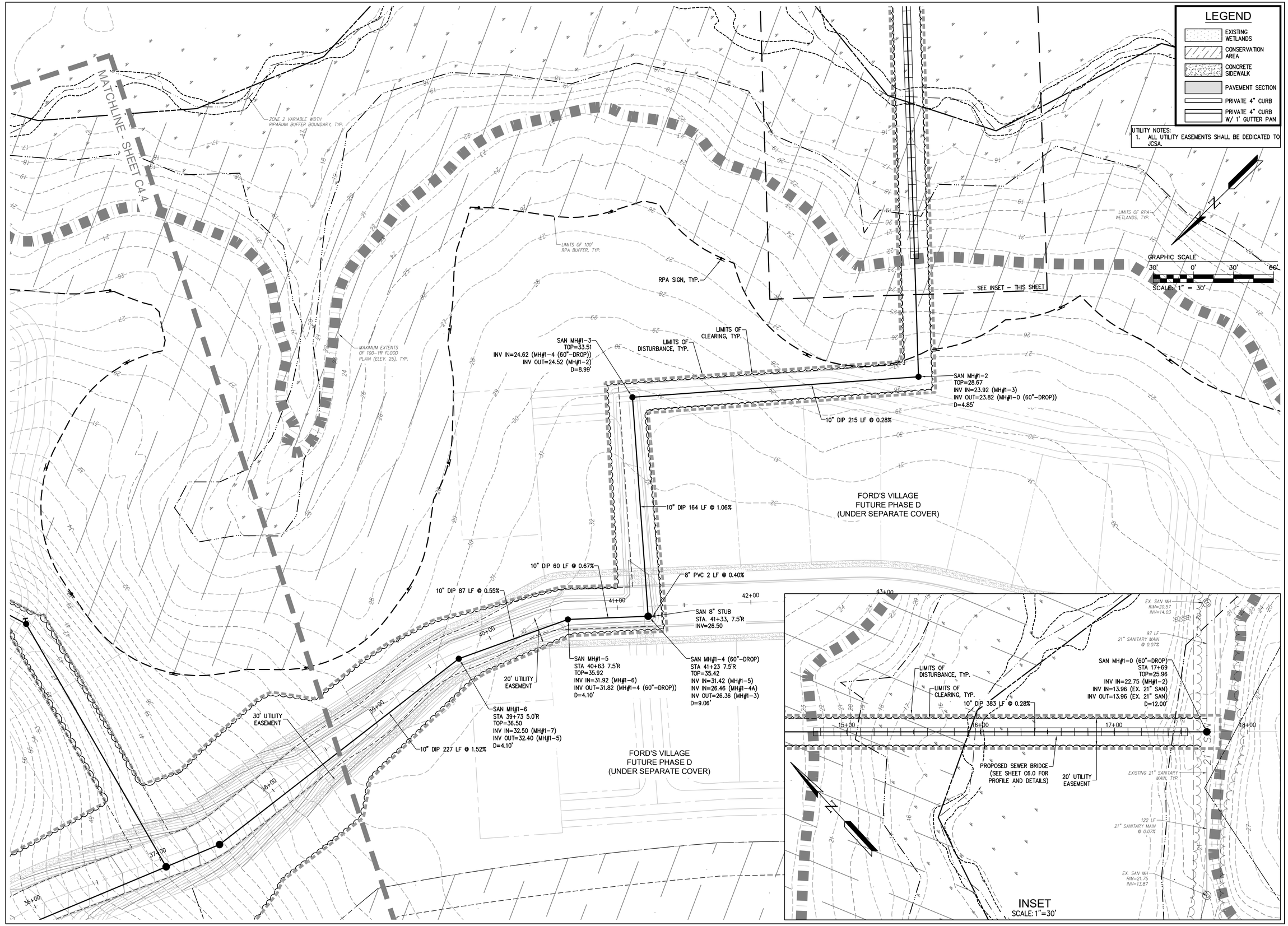
PLAN OF DEVELOPMENT FOR
FORD'S VILLAGE PHASES A & B
JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	GVC
Project Number:	W10514-01
Scale: 1"=150'	Date: 12/23/2022

Sheet Title:
FORD'S VILLAGE SANITARY SEWER MASTER PLAN

Sheet Number
C4.0E

S:\JOBS\W10514 - 3939 New Rd\01 - News Road CCRC\Engineering\Plans\W10514-01 C4.0E Ford's Village Sanitary Sewer Master Plan.dwg, 9/20/2024 11:38:09 AM, isaiah.arnold



Rev.	Date	Description	Revised By
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Graham V. Corson
COMMONWEALTH OF VIRGINIA
GRAHAM V. CORSON
Lic. No. 047297
PROFESSIONAL ENGINEER
09/20/2024

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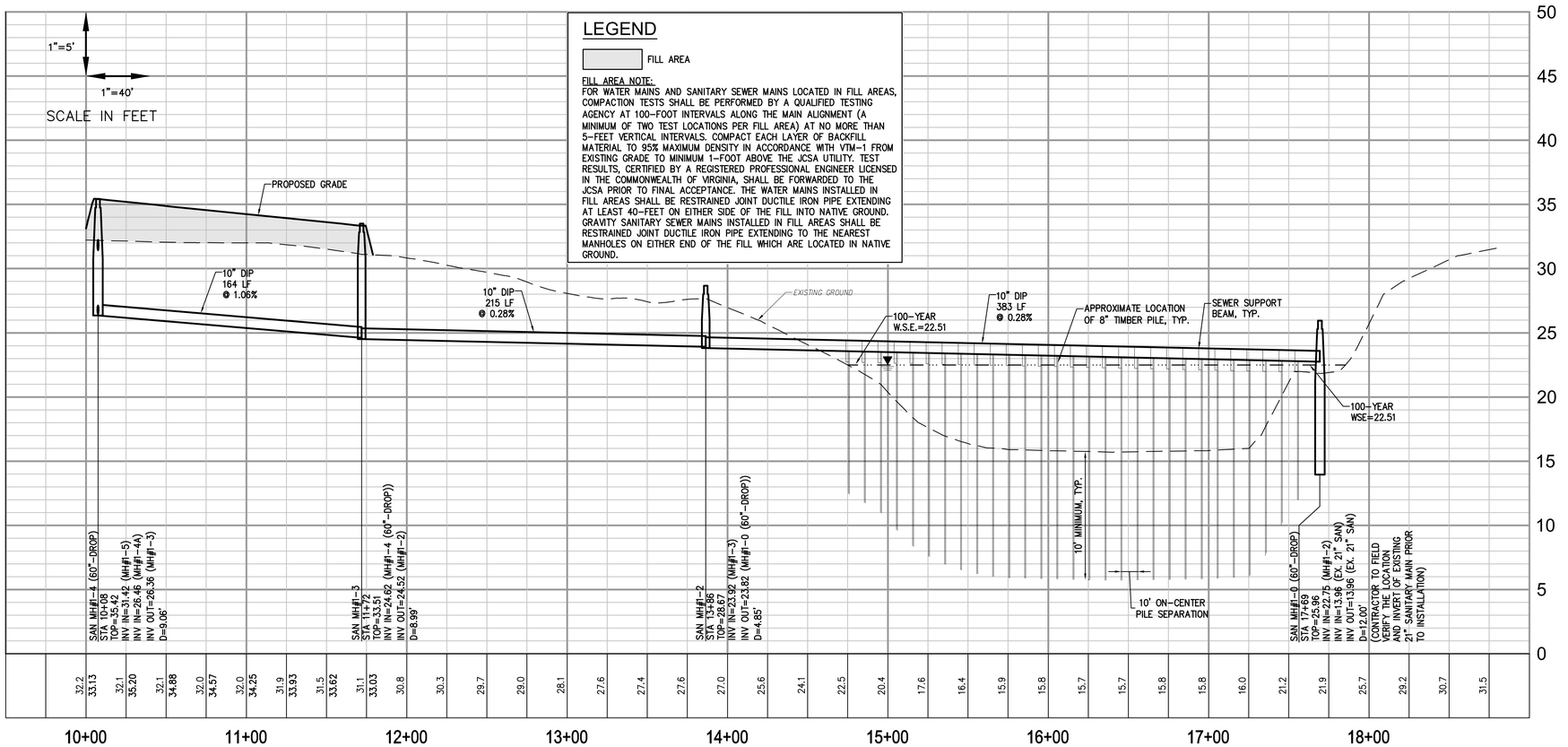
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FORD'S VILLAGE PHASES A & B
JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	GVC
Project Number:	W10514-01
Scale: 1"=30'	Date: 12/23/2022

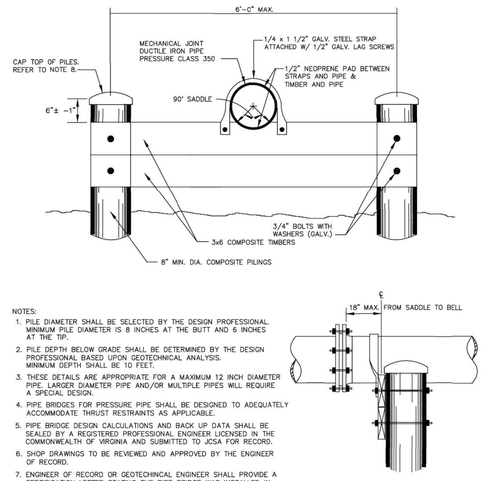
Sheet Title:
SITE & UTILITY PLAN

Sheet Number
C4.6

S:\JOBS\W10514 - 3869 New Road\01 - Reeve Road CO\RC\Engineering\Planset\10514-01-C4.6 Site and Utility.dwg, 9/20/2024 11:40:08 AM, burrell.terrell



PROPOSED SEWER BRIDGE & CONNECTION TO EX. SANITARY MAIN



NOTES:

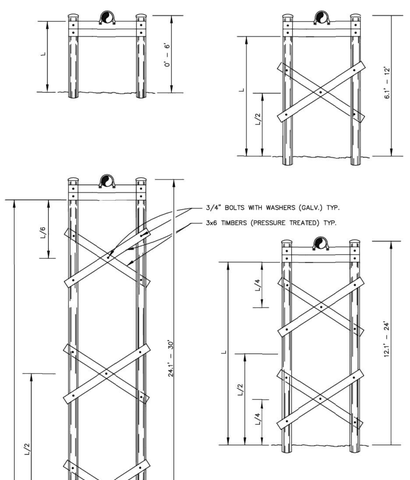
1. PILE DIAMETER SHALL BE SELECTED BY THE DESIGN PROFESSIONAL. MINIMUM PILE DIAMETER IS 8 INCHES AT THE BUTT AND 6 INCHES AT THE TIP.
2. PILE DEPTH BELOW GRADE SHALL BE DETERMINED BY THE DESIGN PROFESSIONAL BASED UPON GEOTECHNICAL ANALYSIS. MINIMUM DEPTH SHALL BE 10 FEET.
3. THESE DETAILS ARE APPROPRIATE FOR A MAXIMUM 12 INCH DIAMETER PIPE. LARGER DIAMETER PIPE AND/OR MULTIPLE PIPES WILL REQUIRE A SPECIAL DESIGN.
4. PIPE BRIDGES FOR PRESSURE PIPE SHALL BE DESIGNED TO ADEQUATELY ACCOMMODATE THRUST RESTRAINTS AS APPLICABLE.
5. PIPE BRIDGE DESIGN CALCULATIONS AND BACK UP DATA SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE COMMONWEALTH OF VIRGINIA AND SUBMITTED TO JCSA FOR RECORD.
6. SHOP DRAWINGS TO BE REVIEWED AND APPROVED BY THE ENGINEER OF RECORD.
7. ENGINEER OF RECORD OR GEOTECHINCAL ENGINEER SHALL PROVIDE A CERTIFICATION LETTER STATING THE PIPE BRIDGE WAS INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
8. PROVIDE BLACK ROUND CONE DOCK PILE CAP AS SUPPLIED BY BOAT LIFT WAREHOUSE (877-468-5438) OR EQUAL. CAP SHALL BE NAILED TO SIDES WITH GALV. NAILS.

REVISION	DATE	COMMENT

PIPE BRIDGE
1 OF 3

DWG NO. PB1 | NO SCALE
DWG BY SK | 06/2023

MINIMUM CROSS BRACING REQUIREMENTS



* SEE GENERAL NOTE #1 ON PAGE 3 OF 3

REVISION	DATE	COMMENT

PIPE BRIDGE
2 OF 3

DWG NO. PB1 | NO SCALE
DWG BY SK | 06/2023

COMPOSITE PILES:

1. COMPOSITE PILES ARE CYLINDRICAL PILES FABRICATED OF GLASS FIBERS IMBEDDED IN A RESIN SYSTEM.
2. THE COMPOSITE PILES SHALL BE CONSTRUCTED USING A VACUUM ASSISTED RESIN INFUSION PROCESS TO ENSURE PROPER GLASS TO RESIN RATION OF 65:35.
3. PILES TO BE ORDERED 6 INCHES LONGER THAN THE NECESSARY LENGTH TO ALLOW FOR CUTTING OFF OF THE PILLING END WHICH IS POTENTIALLY DAMAGED DURING THE DRIVING PROCESS.
4. EACH PILLING IS TO BE MARKED WITH THE APPROPRIATE SERIAL NUMBER AND MANUFACTURER'S NAME. THESE SHOULD BE FOUND 2-4 FEET FROM THE TOP OF THE PILLING AND BE CLEARLY VISIBLE.
5. GLASS FIBER SHALL CONSIST OF MULTIAXIAL E-GLASS REINFORCEMENT WITH A MINIMUM OF 50% IN THE 90° ORIENTATION AND THE REMAINDER IN THE +/- 45° ORIENTATION
6. PILES SHALL TAPER UNIFORMLY FROM THE POINT OF BUTT MEASUREMENT TO THE TIP.

REVISION	DATE	COMMENT

PIPE BRIDGE
3 OF 3

DWG NO. PB1 | NO SCALE
DWG BY SK | 06/2023

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COMMONWEALTH OF VIRGINIA
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09/20/2024
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PLAN OF DEVELOPMENT
FOR
FORD'S VILLAGE
PHASES A & B
JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	GVC
Project Number:	W10514-01
Scale: HORIZ: 1"=40' VERT: 1"=5'	Date: 12/23/2022

Sheet Title:
SEWER BRIDGE PROFILE & DETAILS

Sheet Number
C6.0

S:\JOBS\W10514 - 3809 New Road\01 - News Road CC&C\Engineering\Plans\W10514-01 C6.0 Sewer Bridge Profile.dwg, 9/20/2024 10:02:33 PM, kaseltzer

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

ANTHONY, STORMY L & RICHARDSON,
2810 WINERBOURNE DR
UPPER MARLBORO, MD 80923-7404

RE: CBPA-24-0139
3889 News Road
Installation of sanitary sewer bridge

October 24, 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. Barrett Terrell, AES Consulting Engineers, Inc., on behalf of Ford's Village, LLC., for encroachments into the Resource Protection Area buffer for the installation of a sanitary sewer bridge. The project is located at 3889 News Road, JCC Tax Map Parcel No. 3730100004.

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 **Thursday, November 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

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757-565-0971

BET, ADAM T & CHRISTINE E
120 MARION
WILLIAMSBURG, VA 23188-9120

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757-565-0971

FORDS COLONY AT WILLIAMSBURG
100 MANCHESTER
WILLIAMSBURG, VA 23188-7404

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Williamsburg, VA 23188
757-565-0971

FORD'S VILLAGE LLC
300 W FREEMASON ST
NORFOLK, VA 23510-1208

RE: CBPA-24-0139
3889 News Road
Installation of sanitary sewer bridge

October 24, 2024

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Williamsburg, VA 23188
757-565-0971

FOUNTAIN, JON DELANE & FOUNTAIN,
117 BRANSCOME BLVD
WILLIAMSBURG, VA 23185-3115

RE: CBPA-24-0139
3889 News Road
Installation of sanitary sewer bridge

October 24, 2024

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Sincerely,

Michael Woolson

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

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P: 757-259-4080
General.Services@jamescitycountyva.gov
jamescitycountyva.gov

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757-259-6670

Facilities & Grounds
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757-259-4080

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

HILL, URIEL S & MARIE P
4031 GALVERNECK
WILLIAMSBURG, VA 23188-1459

RE: CBPA-24-0139
3889 News Road
Installation of sanitary sewer bridge

October 24, 2024

Dear Adjacent Property Owner:

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HOFFMANN, DANIEL M & MICHELLE
172 SOUTHERN HLS
WILLIAMSBURG, VA 23188-9114

RE: CBPA-24-0139
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October 24, 2024

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MAYO, JULIAN F JR TRUSTEE & SHIELA B
2204 BUCKINGHAM GREEN
NEWPORT NEWS, VA 23602-8800

RE: CBPA-24-0139
3889 News Road
Installation of sanitary sewer bridge

October 24, 2024

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MONTICELLO WOODS HOMEOWNERS ASSOCIAT
103 BULIFANTS BLVD ~STE A
WILLIAMSBURG, VA 23188-5722

RE: CBPA-24-0139
3889 News Road
Installation of sanitary sewer bridge

October 24, 2024

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Mr. Graham Corson
AES Consulting Engineers

5248 Olde Towne Road, Unit 1
Williamsburg, VA 23188

RE: CBPA-24-0139
3889 News Road
Installation of sanitary sewer bridge

October 24, 2024

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OLIEN, DAVID W & DEBORAH S
124 MARION
WILLIAMSBURG, VA 23188-9120

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POWHATAN COMMUNITY SERVICES
PO BOX 5004
WILLIAMSBURG, VA 23188-5200

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Installation of sanitary sewer bridge

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NEWPORT NEWS, VA 23602-5649

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RICHARDSON HOLDINGS LLP ETALS
312 KENDALL CREEK DR
JEFFERSON, GA 30549-2491

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3889 News Road
Installation of sanitary sewer bridge

October 24, 2024

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SIMILA, FLORENCE C & MEZZAPESO,
173 SOUTHERN HLS
WILLIAMSBURG, VA 23188-9119

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SPRINGHILL HOMEOWNERS ASSOCIATION IN
10858 WARWICK BLVD
NEWPORT NEWS, VA 23601-3741

RE: CBPA-24-0139
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October 24, 2024

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757-253-6823
Michael.Woolson@jamescitycountyva.gov

Adjacent Property Owner Mailing List for Case Number: CBPA-24-0139

PIN	Last Name	Address Line 1	City	State
3720400145	ANTHONY, STORMY L & RICHARDSON,	2810 WINERBOURNE DR	UPPER MARLBORO	MD
3720400143	BET, ADAM T & CHRISTINE E	120 MARION	WILLIAMSBURG	VA
3740100019	FORDS COLONY AT WILLIAMSBURG	100 MANCHESTER	WILLIAMSBURG	VA
3730100004	FORD'S VILLAGE LLC	300 W FREEMASON ST	NORFOLK	VA
3730100003	FOUNTAIN, JON DELANE & FOUNTAIN,	117 BRANSCOME BLVD	WILLIAMSBURG	VA
3741500120	HILL, URIEL S & MARIE P	4031 GALVERNECK	WILLIAMSBURG	VA
3740500153	HOFFMANN, DANIEL M & MICHELLE	172 SOUTHERN HLS	WILLIAMSBURG	VA
3730100002A	MAYO, JULIAN F JR TRUSTEE & SHIELA B	2204 BUCKINGHAM GREEN	NEWPORT NEWS	VA
3730100008	MONTICELLO WOODS HOMEOWNERS ASSOCIAT	103 BULIFANTS BLVD ~STE A	WILLIAMSBURG	VA
	Mr. Graham Corson AES Consulting Engineers	5248 Olde Towne Road, Unit 1	Williamsburg	VA
3720400144	OLIEN, DAVID W & DEBORAH S	124 MARION	WILLIAMSBURG	VA
3830100021	POWHATAN COMMUNITY SERVICES	PO BOX 5004	WILLIAMSBURG	VA
3740100003	POWHATAN COMMUNITY SERVICES	13441 WARWICK BLVD	NEWPORT NEWS	VA
3640100007	RICHARDSON HOLDINGS LLP ETALS	312 KENDALL CREEK DR	JEFFERSON	GA
3740500154	SIMILA, FLORENCE C & MEZZAPESO,	173 SOUTHERN HLS	WILLIAMSBURG	VA
3710600001B	SPRINGHILL HOMEOWNERS ASSOCIATION IN	10858 WARWICK BLVD	NEWPORT NEWS	VA

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Zip Code
80923-7404
23188-9120
23188-7404
23510-1208
23185-3115
23188-1459
23188-9114
23602-8800
23188-5722
23188
23188-9120
23188-5200
23602-5649
30549-2491
23188-9119
23601-3741

PUBLIC HEARING NOTICE

THE WETLANDS BOARD AND CHESAPEAKE BAY BOARD OF JAMES CITY COUNTY, VIRGINIA, WILL HOLD PUBLIC HEARINGS ON THURSDAY, NOVEMBER 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-24-0023: Mr. Rich Calvert, Calvert Marine, on behalf of Mr. Richard and Ms. Jaime Labinaco, has applied for a Wetlands Permit for the construction of a bulkhead and pier on property located at 5034 River Drive, JCC Real Estate Tax Map Parcel No. 0930300008.

THE CHESAPEAKE BAY BOARD WILL CONSIDER THE FOLLOWING CASES:

CBPA-24-0139: Mr. Barrett Terrell, AES Consulting Engineers, Inc., on behalf of Ford's Village, LLC., has applied for a Chesapeake Bay Exception for the installation of a sanitary sewer bridge on property located at 3889 News Road, JCC Tax Map Parcel No. 3730100004.

CBPA-24-0086: Mr. Gerald L. Simmons Jr., has applied for a Chesapeake Bay Exception for the installation of a shed on property located at 112 Meadow Rue Court, JCC Tax Map Parcel No. 4910230009.

CBPA-24-0116: Mr. Nate Reams, Williams Landscape & Design, on behalf of Mr. Richard D. and Ms. Sara Ann Blarr, has applied for a Chesapeake Bay Exception for the construction of a patio, fire pit, and retaining wall on property located at 124 W Links, JCC Tax Map Parcel No. 3710200216.

CBPA-24-0147: Mr. David Soto, The Structures Group, Inc., on behalf of Mr. Henry A. and Ms. Suzanne E. Franklin, has applied for a Chesapeake Bay Exception for the construction of a retaining wall on property located at 4048 Powhatan Secondary, JCC Tax Map Parcel No. 3741600024.

CBPA-24-0148: Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Mr. Arthur J. and Ms. Nancy M. Schmeiser Jr., has applied for a Chesapeake Bay Exception for the construction of a single family residence and pool on property located at 1540 Harbor Road, JCC Tax Map Parcel No. 4310200009.

CBPA-24-0082: Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Mr. John D. Konstantinou, has applied for a Chesapeake Bay Exception for the construction of a single family residence on property located at 105 Stone Bridge, JCC Tax Map Parcel No. 3710200231.

CBPA-24-0141: Mr. James Mullins, has applied for a Chesapeake Bay Exception for the appeal of a Notice of Violation on property located at 205 St. Cuthbert, JCC Tax Map Parcel No. 3721000053.

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.

CHESAPEAKE BAY BOARD EXCEPTION No. CBPA-24-0086. 112 Meadow Rue Court
Staff Report for the November 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. Gerald L. Simmons
Agents:	Mr. Gerald L. Simmons Jr. and Ms. Lisa Simmons
Location:	112 Meadow Rue Court
Parcel Identification No.:	4910230009
Parcel:	Lot 9, Section 3, Kingspoint
Lot Size:	1.74 acres
Area of Lot in Resource Protection Area (RPA):	1.57 acres (90%)
Watershed:	College Creek (JL34)
Floodplain:	Zone AE - Base flood elevation 7 feet mean sea level
Proposed Activity:	Construction of a shed
Impervious Cover:	336 square feet
RPA Encroachment:	336 square feet, landward 50-foot RPA
Staff Contact:	Emily Grojean, Watershed Planner Phone: 253-6789

BRIEF SUMMARY AND DESCRIPTION OF ACTIVITIES

Mr. Gerald L. Simmons Jr. and Ms. Lisa Simmons have applied for a Chesapeake Bay Exception for encroachments into the RPA buffer for the construction of a shed located at 112 Meadow Rue Court within the Kingspoint subdivision and the College Creek watershed. The property is further identified as James City County Real Estate Tax Map Parcel No. 4910230009. The parcel was platted in 1966, prior to the adoption of the Chesapeake Bay Preservation Ordinance.

The total lot size of this property is 1.74 acres, of which 90% is located within the RPA. The applicant is proposing to construct a 336-square-foot shed. Total impacts to the RPA associated with this proposal equate to 336 square feet in the 50-foot landward RPA buffer. The required mitigation for this amount of impervious impacts equals one planting unit.

STAFF EVALUATION

Staff has evaluated the application and exception request for the construction of a shed. 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 shed 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. 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. The Applicant must submit a mitigation plan equating to one planting unit; and

3. The Applicant must submit a surety of $1,000 in a form acceptable to the James City County Attorney's Office to guarantee the mitigation plan equaling one planting unit; and

4. This exception request approval will become null and void if construction has not begun by November 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 October 3, 2025, six weeks prior to the expiration date.

EG/ap
CBPA24-86_112MdwRue

Attachments:
1. Resolution
2. Site Plan

R E S O L U T I O N

CASE NO. CBPA-24-0086. 112 MEADOW RUE COURT

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Gerald L. Simmons Jr. and Ms. Lisa Simmons, on behalf of Mr. Gerald L. Simmons (the "Applicant"), have applied to the Chesapeake Bay Board of James City County (the "Board") on November 14, 2024, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property located at 112 Meadow Rue Court (the "Property") and further identified as James City County Real Estate Tax Map Parcel No. 4910230009, as set forth in the application CBPA-24-0086 for the purpose of the construction of a shed; 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-24-0086, 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 equating to one planting unit; and

3. The Applicant must submit a surety of $1,000 in a form acceptable to the James City County Attorney's Office to guarantee the mitigation plan equaling one planting unit; and

4. This exception request approval will become null and void if construction has not begun by November 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 October 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 November, 2024.

CBPA24-86_112MdwRueApp-res

R E S O L U T I O N

CASE NO. CBPA-24-0086. 112 MEADOW RUE COURT

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Gerald L. Simmons Jr. and Ms. Lisa Simmons, on behalf of Mr. Gerald L. Simmons (the "Applicant"), have applied to the Chesapeake Bay Board of James City County (the "Board") on November 14, 2024, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property located at 112 Meadow Rue Court (the "Property") and further identified as James City County Real Estate Tax Map Parcel No. 4910230009, as set forth in the application CBPA-24-0086 for the purpose of the construction of a shed; 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-24-0086.

_____
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 November, 2024.

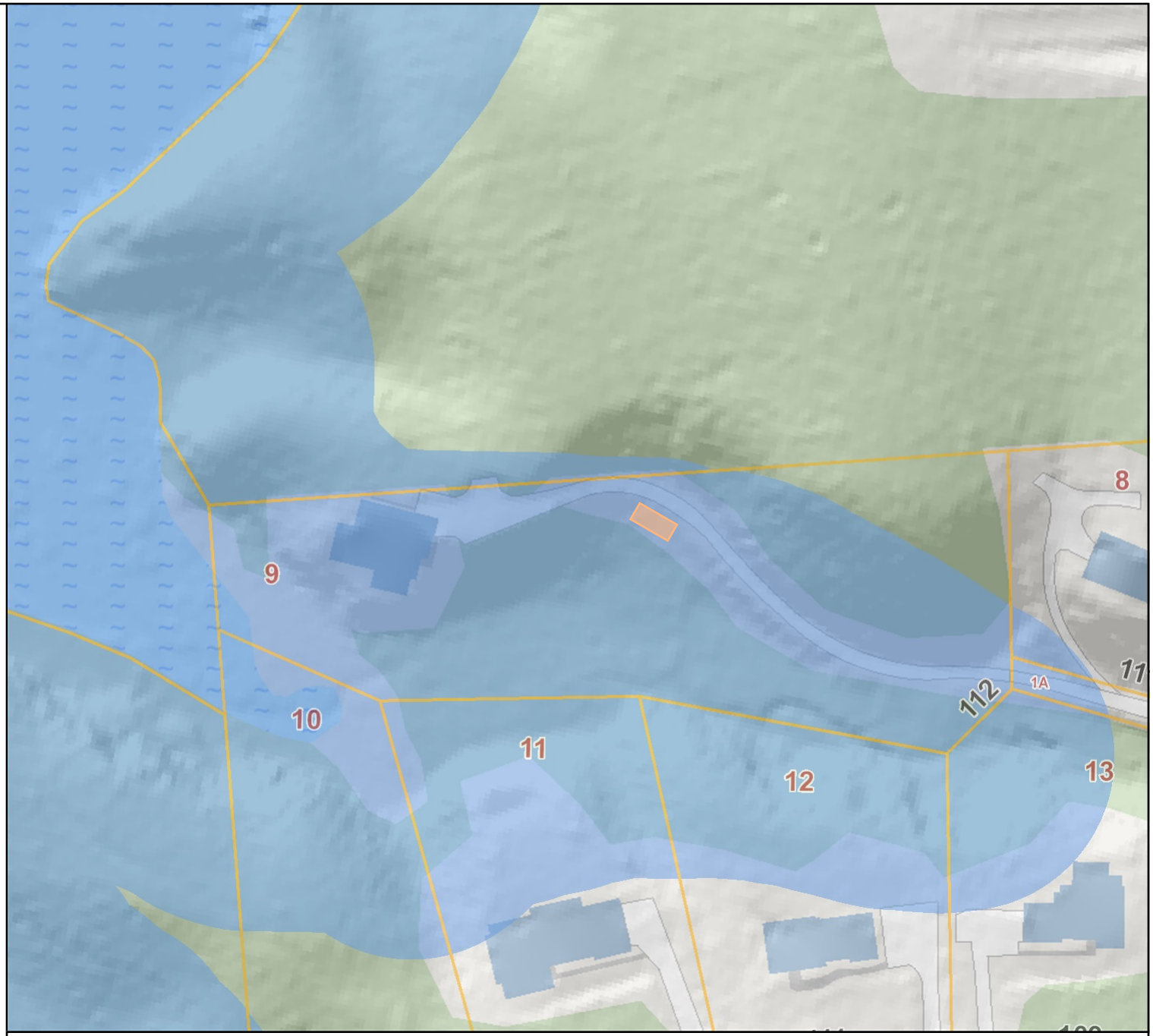
CBPA24-86_112MdwRueDny-res

Legend

- Parcels
- Vacated Right of Way
- Owner Undetermined

Conservation

- Conservation
- Greenway
- Open Space
- Scenic
- Resource Protection Area RPA



Feet

0 25 50 75 100

1:1,128 / 1"=94 Feet

Title: 112 Meadow Rue Ct

Date: 10/14/2024

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

August 26, 2024

Note to File

RE: 112 Meadow Rue Ct site visit for JCC Building Safety and Permits courtesy review for building not for human occupancy request.

Property owner had not uncovered distribution box so I could not determine total number of lines.

The drainlines appear to be located as shown on white paper drawing showing home, wooden retaining wall and dispersal area on left side of paved driveway.

I was able to locate 2 drainlines. The upslope drainline has a trench bottom of about 58" (probed to 46") and was running with a 1' to 2' of the proposed shed. Septic permit indicates more than 2 drainlines. Any upslope drainlines are too deep to probe.

Owners stated Atlantic Septic Services Inc. replaced distribution box and would provide diagram of septic system.

Application for Health Department Review from Building Official

Request for Health Department Review

Building/Zoning Department Use Only:

The JCC (County/City) Building and/or Zoning Department hereby requests that the Virginia Department of Health evaluate the onsite sewage system and/or water supply on the property described below to determine whether:

☑ The existing onsite sewage disposal system is safe, adequate and proper (SAP) for the proposed use (see §32.1-165 of the *Code of Virginia*). **Note: This block can only be marked if the structure is designed for human occupancy.**

☐ The proposed use will encroach upon the existing onsite sewage disposal system and/or water supply.

☑ Other or Comments:

12 x 28 SHED

Attachments (sketch, building plans, plat)

Building/Zoning Official Signature: Thomas W. Coghill

Date: July 2, 2024

RECEIVED
JUL 02 2024
By: James City County Health Department

Request for Health Department Review

To Be Completed By Property Owner Or Agent:

Owner Name: GERALD / LISA SIMMONS
Mailing Address: 112 MEADOW RUE CT
Williamsburg, VA 23185
e-mail address: lisa66simmons@gmail.com

Home Telephone: _____
Office Telephone: _____
Cell Phone: (516) 607-7010

Agent Name: _____
Mailing Address: _____
e-mail address: _____

Home Telephone: _____
Office Telephone: _____
Cell Phone: _____

Property Location (provide directions from local health department):
112 MEADOW RUE CT

Tax Map: _____ PIN # 4910230009
Subdivision Name (if applicable): _____ Lot # _____

Current Use (include # of Bedrooms): _____
Proposed Use (include # of Bedrooms): SHED
Please attach any recent records of onsite system (Pump-outs, or Operation and Maintenance Reports).
Has property been occupied during previous 30 day period: Y or N
The septic tank and distribution box are uncovered for inspection: Y or N Components will be uncovered by _____ (date).
(To prevent potential damage to the system VDH recommends homeowners first contact Miss Utility for marking any underground utilities. The septic tank and distribution box should be carefully excavated by hand.)
Uncovering the septic tank and distribution box would cause an undue hardship: Y or N If Y reasons for hardship:
_____
(Examples of hardship: system is relatively new, recently pumped, accurate records exist, or excavation would likely damage components.)

Related Building Permit #: BLDR-24-0584 Health Department I.D.#: _____

PLEASE *READ CAREFULLY:*

This report is only intended to address the above referenced request and does not address evaluation procedures for sewage systems being sold through real estate transfers, or systems and water supplies being re-used as part of a subdivision process. This document specifically addresses VDH's implementation of § 32.1-165 of the Code of Virginia and is not to be used for any unauthorized use.

The property boundaries and building locations are clearly marked or identified at the property. I give permission to the Virginia Department of Health to enter the property described, if necessary, for the purpose of processing this application. An accurate sketch of the property, existing structures, wells, sewage disposal systems, and proposed structure(s) is attached.

Owner/Agent Signature: Lisa Simmons **Date:** 7/2/24

Re BLDR- 24-0584 112 Meadowrue

James City County VIRGINIA Jamestown 1607

Legend

- Parcels
- Letter of Map Admendment (LOMA)
- FEMA Coastal AE

FEMA Flood Hazards 2015

AO – Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.

0.2% Annual Chance or X Shaded – Areas subject to 0.2% annual chance of flood.

A -The Special Flood Hazard Area subject to 1% annual chance flood. . No base flood elevations determined.

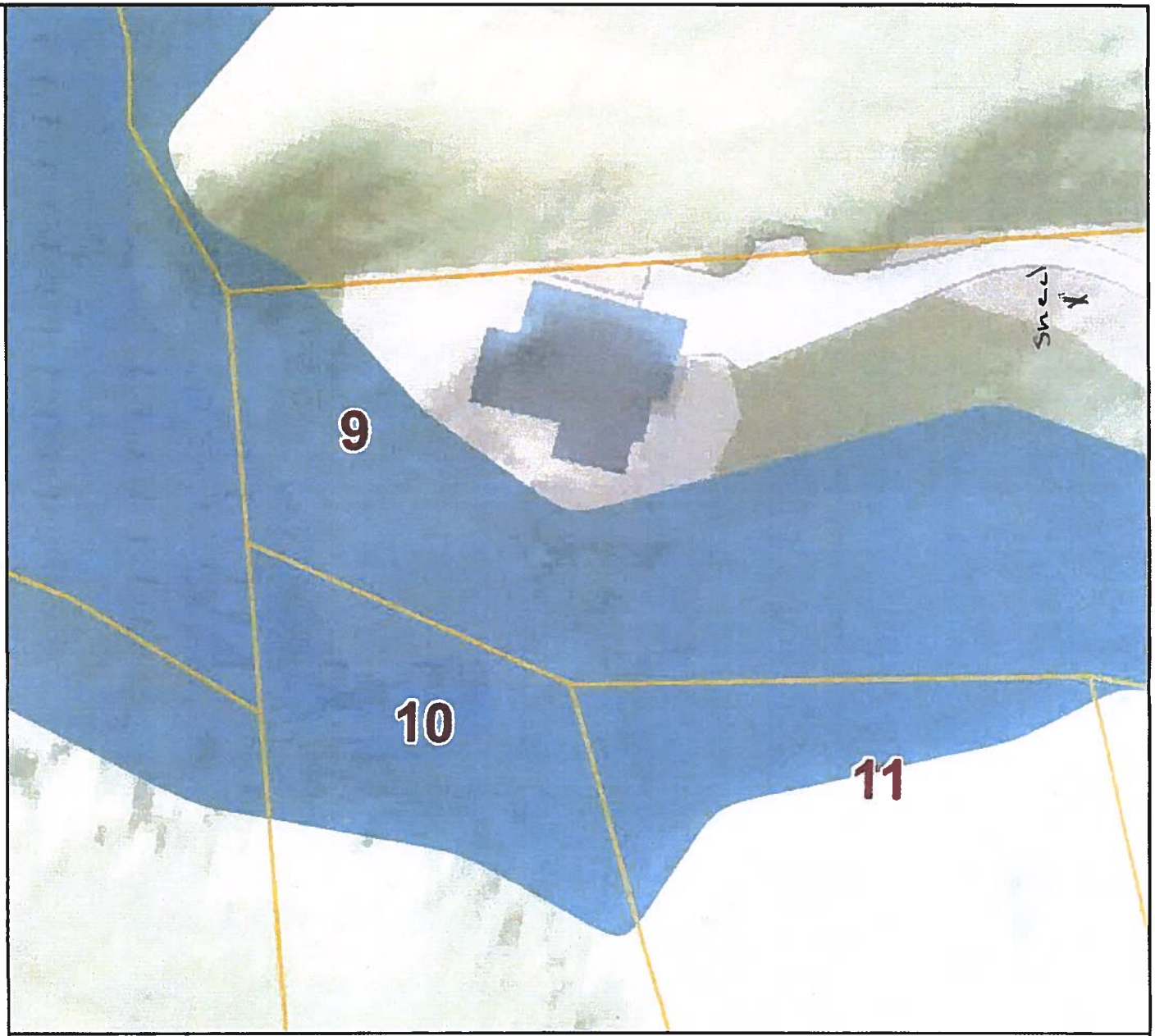
AE - The Special Flood Hazard Area subject to 1% annual chance flood. In FLOODWAY. Base flood elevations determined.

AE - The Special Flood Hazard Area subject to 1% annual chance flood. Base flood elevations determined.

VE - The Special Flood Hazard Area subject to 1% annual chance flood. This is a coastal flood zone with velocity hazard (wave action). Base flood elevation determined

OPEN WATER

X -Areas determined to be outside the 0.2% annual chance floodplain.



Feet

0 20 40 60 80

1:564 / 1"=47 Feet

Title:

Date: 6/11/2024

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

April 15, 1981

Mr. Bazzle
James City County
Health Department
P.O. Box BK
Williamsburg, Virginia 23185

Dear Mr. Bazzle;

Thank you for your time on the phone last week regarding the septic tank and field location on my lot in Kingspoint. Per your instructions, this letter is to confirm that last September Mr. Sandman and myself met to discuss approval to locate the driveway above the septic field location as opposed to below it as was drawn on the application.

At that meeting Mr. Sandman said no new application was neccessary because we were still positioning the septic field in the same area as drawn and that providing four longer lines instead of the five drawn was also permissable without a new application.

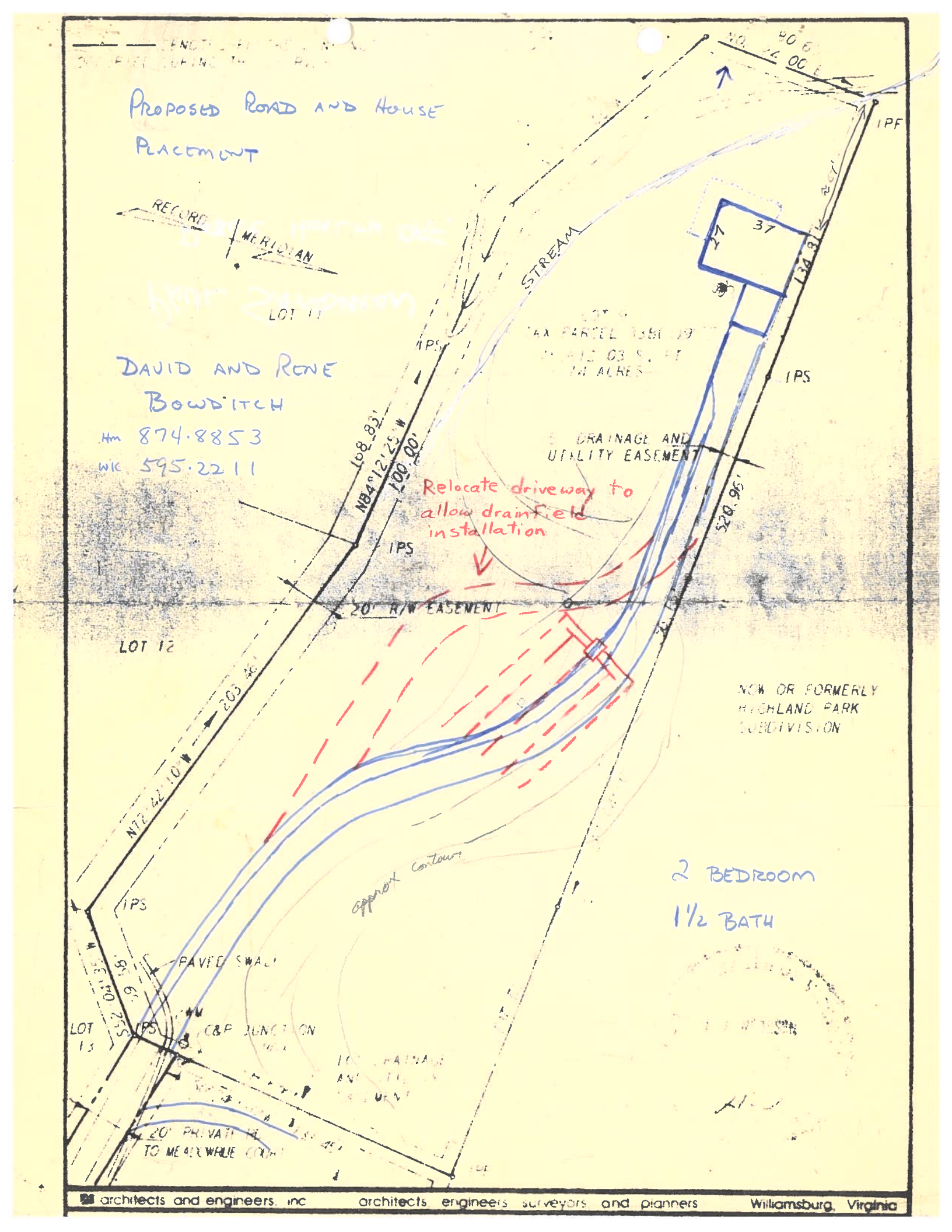
The intent of the above was to eliminate extensive fill and driveway construction needed to put the driveway below the field and with four longer lines to keep the southern boundry of the field in the same area as drawn.

That you for your help in this matter.

Sincerely,

David H Bowditch

David H. Bowditch
Lot 9, Section 3
Kingspoint


PROPOSED ROAD AND HOUSE PLACEMENT
RECORD MERIDIAN
LOT 11
DAVID AND RENE BOWDITCH
Hm 874.8853
Wk 595.2211
STREAM
IPS
IPF
N84°12'25"W 100.00'
108.82'
Relocate driveway to allow drainfield installation
20' R/W EASEMENT
DRAINAGE AND UTILITY EASEMENT
LOT 12
LOT 13
NOW OR FORMERLY HIGHLAND PARK SUBDIVISION
N72°42'10"W 203.46'
S52°04'33"E 69.16'
PAVED SWALE
C&P JUNCTION
20' PRIVATE
TO MEADOWBLUE COURT
approx contours
2 BEDROOM
1½ BATH
520.95'
134.31'
27
37

RECORD OF INSPECTION-SEWAGE DISPOSAL SYSTEM

33B-(3)-9

Date 3/19/81 Case No. (49-1)(2-3-9)
595-2211-W

Owner David & Rene Bowditch Address 112-G Windsor Castle Dr Phone 874-8853-H
(Mailing Address)

Occupant _____ Address Newport News, Va - Phone _____
(Mailing Address)

Exact Location of Premises Lot 9 Sect 3, Meadowrue Court, Kingspoint Subdivision
(Subdivision, Street or Road Name, Section or Lot No.)

WATER SUPPLY INSPECTION Community Supply

Installed according to Permit Design ☐ Yes ☐ No. Distance to nearest House Sewer _____ feet. Distance to nearest Sewage Disposal System _____ feet. (Use Form LHS-143 for Detailed inspection of Water Supply Reference Materials.)

SEWAGE DISPOSAL SYSTEM INSPECTION

(1) LOCATION
Allotted Area adequate ☐ Yes ☒ No. Distance from nearest lot lines 20± feet. Trees 6 feet. Water Supplies NA feet. Buildings 40 feet.

(2) INSTALLATION AND DESIGN
Installed according to Permit Design ☐ Yes ☒ No.
Have additional Household Appliances been added NOT on Permit:
☐ Automatic Washer ☐ Garbage Disposal
☐ Other — (Describe)

(3) SOIL CONDITION
Are there soil conditions now evident which indicate system may be unsatisfactory as designed: ☐ Yes ☒ No. If Yes, show adjustments required under "Remarks" below.

(4) HOUSE SEWER LINE
Installed ☒ Yes ☐ No. Type of material Pvc Sch 40 Size 4 Inches.

(5) SEPTIC TANK
Constructed of Concrete (Kind of Material)
Inside Dimensions Length 8 feet. Width 4 feet.
Liquid Depth 4½ feet. Depth of Air Space 12 inches.
Inside Fittings comply with requirements ☒ Yes ☐ No.

(6) DISTRIBUTION BOX
Watertight and equal surcharge to each line by Water Test ☒ Yes ☐ No. Distribution Box provided with Three (Number) extra outlets for future use.

(7) SUBSURFACE ABSORPTION FIELD
Total Area in bottom of ditches 720 square feet.
Number of ditches 4 Length of ditches 60 feet.
Grade of ditches Minimum 2 Inches per 100 feet.
Maximum 4 inches per 100 feet. Has system been checked by instruments (Level) ☒ Yes ☐ No.
Type aggregate used Crushed Rock
Depth of aggregate under Tile 6 inches
Total depth of aggregate 13 inches
Depth of backfill over aggregate 20 — 60 inches

(8) SURFACE DRAINAGE
Storm Drains from House and Basement flowing away from Subsurface Drainage Field: ☐ Yes ☒ No. Was Surface Drainage required ☐ Yes ☒ No. If Yes, has this been provided ☐ Yes ☐ No. Has area been drained by lowering Ground Water Table: ☐ Yes ☐ No. ☒ Not required.

(9) Are follow-up inspections necessary ☐ Yes ☒ No.

Septic Tank Contractor: Sanders Septic Tank Service Address 11124 Jefferson Ave Phone 595-1139

This Sewage Disposal System (is) ~~(is not) approved~~ by James City County Health Department

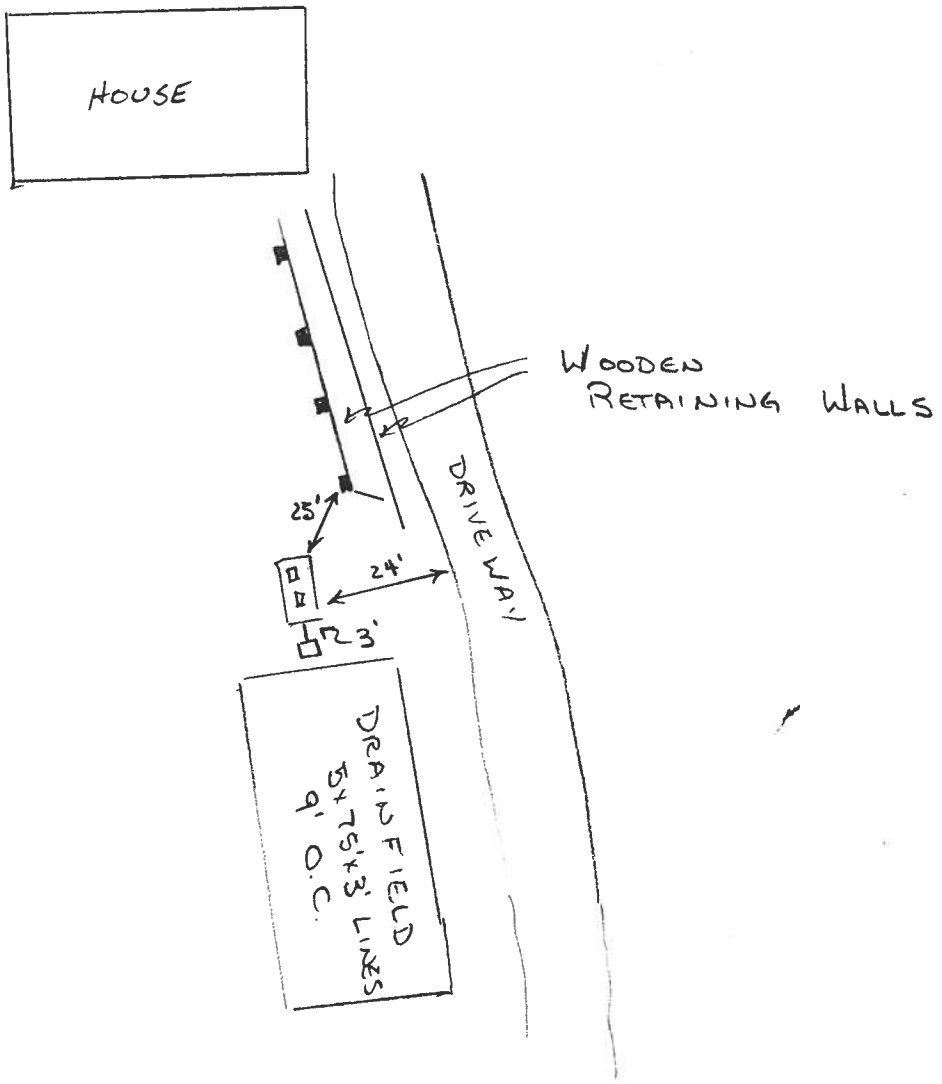
Date 3/9/81 Signed Hugh M Rutledge (Sanitarian)

Date _____ Approved _____ (Reviewing Authority)

With proper maintenance, approved Sewage Disposal systems may be expected to function satisfactorily, provided no overloading or physical damage occurs to the system. Remarks: Site of the Drainfield was Selected by the Property owner. He assumes Complete responsibility for the System - James City Co. Health Dept. does Not approve the Size or Location of the Drainfield.

Virginia Department of Health
LHS-141 Rev. 1/76

. _ MEADOW RUE CT
TM# (49-1)(2-3-9)



PERMIT TO INSTALL ☐ REPAIR, ☐ REASONS FOR REJECTION ☐
WATER SUPPLY ☐ SEWAGE DISPOSAL SYSTEM ☑

(49-1)(2-3-9)

(1) Void after (12) twelve months. (2) Automatically cancelled when site conditions are changed from those shown on permit.
(3) Automatically cancelled should facts later become known that a potential hazard would be created by continuing installation.

FHA/VA ☐ Yes ☑ No Date 2-19-80 Case No. 33B (3)-9

Owner DAVID AND RENE BOWDITCH Address 112-G WINDSOR CASTLE DR NEWPORT NEWS, VA. (Mailing Address) Phone 874-8853 H 595-2211 W

Occupant SAME Address _____ (Mailing Address) Phone _____

Exact Location of premises LOT 9, SECTION 3, KINGSPOINT SUBDIVISION, MEADOW RUE COURT (Subdivision, Street or Road Name, Section or Lot No.) JAMES CITY COUNTY

FOR: ☑ Dwelling ☐ Other _____ Automatic Washing Machine ☑ Yes ☐ No Consumption 400 gal. per day
Actual ☐ Potential ☑ Bedrooms 2 Garbage Disposal Unit ☐ Yes ☑ No (☐ Actual ☑ estimated Water)
Additional wastes _____

(1) WATER SUPPLY (Existing) Class NA Approved Yes ☐ No ☐ Other COMMUNITY WATER SUPPLY
(To be installed) Class _____ Cased _____ ft. to be grouted _____ ft.

(Unless supported by positive evidence Class III is to be considered as to be installed.)

(2) SOIL STUDY Naturally drained, suitable by sight ☑ Yes ☐ No Technical Classification (If Known) LT. BROWN SANDY CLAY LOAM
Estimated Percolation Rate (Minutes per inch) 1-10 ☐ 11-25 ☐ 26-50 ☑ > 51 ☐ Percolation Test Required ☐ Yes No ☑ Rate 45 MIN. EST (Minutes per inch to nearest 10 minutes)
Depth to Grey Mottles 28 inches (estimate over 4 ft.) OTHER _____
Surface drainage required ☐ Yes ☑ No OTHER DRAINAGE _____

(3) HOUSE SEWER LINE Size 4 inches. Type of material required PVC CI ABS. Distance from Water Supply 20 feet.

(4) DETAILS OF CONSTRUCTION Watertight Septic Tank of PRE CAST CONCRETE Material Liquid Capacity 750 gallons.
Inside Dimensions Length 7 feet. Width 3.5 feet. Liquid Depth 4 feet. Depth of Air Space 1 feet.

(5) SUBSURFACE ABSORPTION FIELD Number of square feet required 900 Type aggregate required CRUSHED STONE OR GRAVE
Depth of aggregate from base of tile to bottom of ditches 6 inches. Allowable fall 2 to 4 inches. per 100 ft.
Total aggregate minimum depth 13 inches or more. Depth of drainfield to be 24 inches from surface of original ground.
Distance from well to septic tank NA feet; distance from well to drainfield NA feet.

Rough Sketch of Premises (including adjacent properties if pertinent, Showing Location of Lot Line, Buildings, Water Supplies, Sewage Disposal Systems, Trees, and Other Possible Sources of Contamination of Water Supplies, by Indicating Distances and Slope with regard to one another.

SOIL BORINGS:

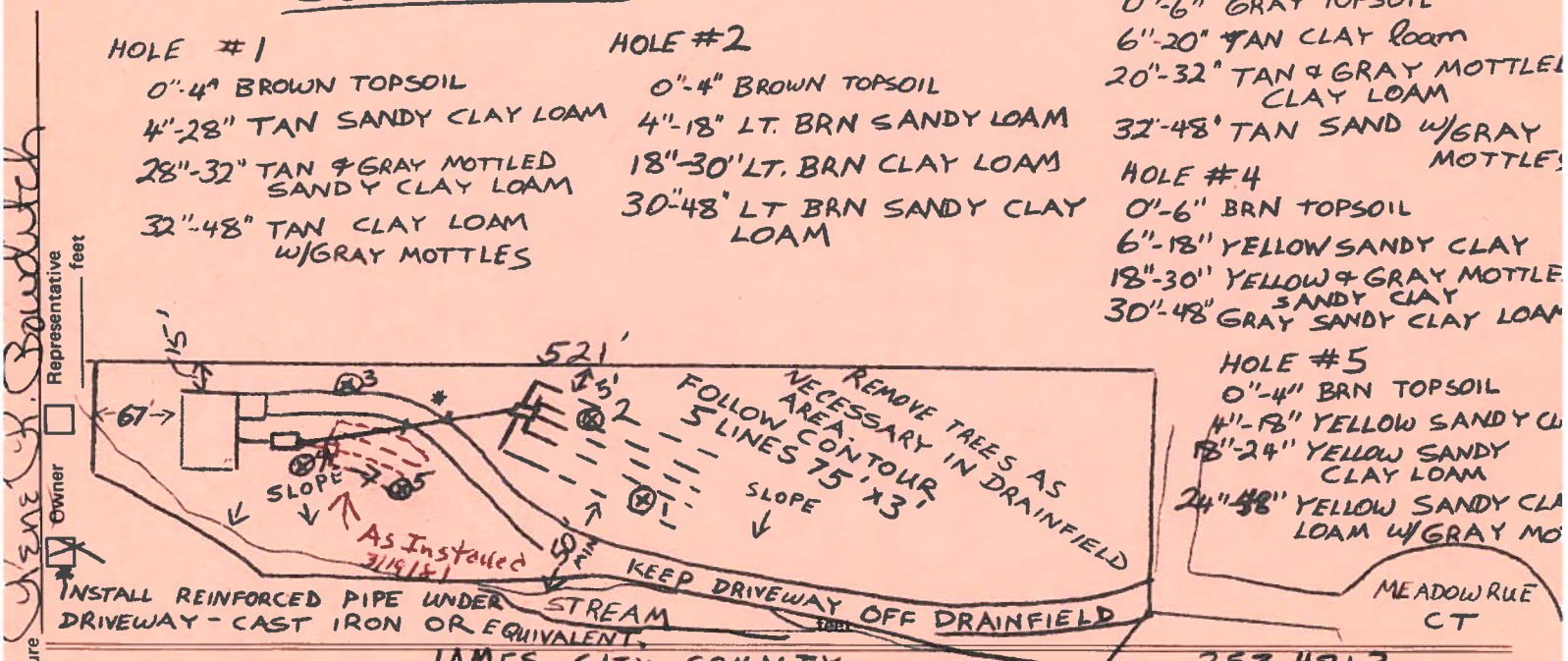
HOLE #1
0"-4" BROWN TOPSOIL
4"-28" TAN SANDY CLAY LOAM
28"-32" TAN & GRAY MOTTLED SANDY CLAY LOAM
32"-48" TAN CLAY LOAM W/GRAY MOTTLES

HOLE #2
0"-4" BROWN TOPSOIL
4"-18" LT. BRN SANDY LOAM
18"-30" LT. BRN CLAY LOAM
30"-48" LT BRN SANDY CLAY LOAM

HOLE #3
0"-6" GRAY TOPSOIL
6"-20" TAN CLAY loam
20"-32" TAN & GRAY MOTTLE CLAY LOAM
32"-48" TAN SAND W/GRAY MOTTLE

HOLE #4
0"-6" BRN TOPSOIL
6"-18" YELLOW SANDY CLAY
18"-30" YELLOW & GRAY MOTTLE
30"-48" GRAY SANDY CLAY LOAM SANDY CLAY

HOLE #5
0"-4" BRN TOPSOIL
4"-18" YELLOW SANDY CL
18"-24" YELLOW SANDY CLAY LOAM
24"-48" YELLOW SANDY CLA LOAM W/GRAY MO



Note: Owner or his agent must notify JAMES CITY COUNTY Health Department Phone 253-4813 when installation is ready for inspection. If any Sewage Disposal System, or part thereof, is covered before being inspected by the Health Department, it shall be uncovered at the direction of the Health Director or his agent. CONDITIONS DISCOVERED DURING INSTALLATION MAY REQUIRE ADJUSTMENTS OF SYSTEM DESIGN. Changes from above specifications require Health Department approval before being made.

Signature

Based on the above information, the undersigned recommends that this permit be issued.

Date _____ Approved _____ (Reviewing Authority) Date 2-19-80 Signed Paul Sandman (Sanitarian or Health Director)

LHS - 121 REV. 12/71
Virginia State Department of Health

DUPLICATE

PERMIT TO INSTALL ☒ REPAIR, ☐ REASONS FOR REJECTION ☐
WATER SUPPLY ☐ SEWAGE DISPOSAL SYSTEM ☒

(49-1)(2-3-9)

(1) Void after (12) twelve months. (2) Automatically cancelled when site conditions are changed from those shown on permit.
(3) Automatically cancelled should facts later become known that a potential hazard would be created by continuing installation.

FHA/VA ☐ Yes ☒ No Date 6-2-78 Case No. 338-9-3

Owner Goodwin Realty Address 1433 Richmond Rd (Mailing Address) Williamsburg VA. 23185 Phone 253-0699

Occupant _____ Address _____ (Mailing Address) Phone _____

Exact Location of premises Lot 9 Sec 3 Kingspt Subdiv. on Meadow Rue
(Subdivision, Street or Road Name, Section or Lot No.)

FOR: ☑ Dwelling ☐ Other _____ Automatic Washing Machine ☑ Yes ☐ No Consumption 600 gal. per day
Actual ☐ Potential ☑ Bedrooms 3 Garbage Disposal Unit ☐ Yes ☑ No (☐ Actual ☑ estimated Water)
Additional wastes dishwasher

(1) WATER SUPPLY (Existing) Class _____ Approved Yes ☐ No ☐ Other _____
(To be installed) Class City Water Cased _____ ft. to be grouted _____ ft.
(Unless supported by positive evidence Class III is to be considered as to be installed.)

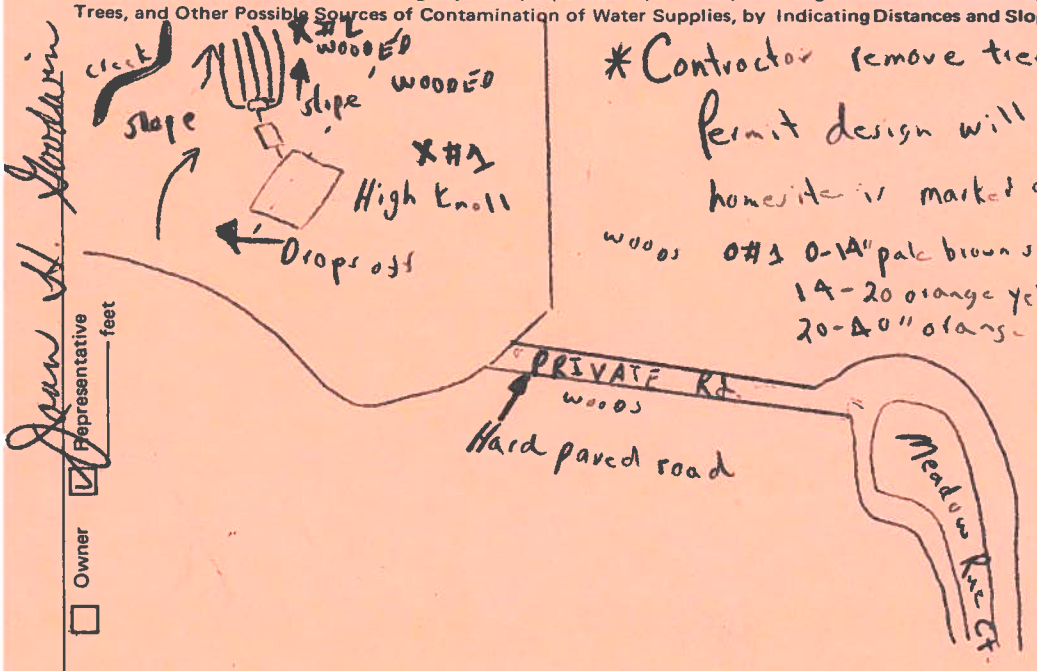
(2) SOIL STUDY Naturally drained, suitable by sight ☑ Yes ☐ No Technical Classification orange sandy clay loam (if Known)
Estimated Percolation Rate (Minutes per inch) 1-10 ☐ 11-25 ☐ 26-50 ☑ >51 ☐ Percolation Test Required ☐ Yes No ☑ Rate _____ (Minutes per inch to nearest 10 minutes)
Depth to Grey Mottles ~48 inches (estimate over 4 ft.) OTHER _____
Surface drainage required ☐ Yes ☑ No OTHER DRAINAGE _____

(3) HOUSE SEWER LINE Size 4 inches. Type of material required CI / PVC. Distance from Water Supply 30 feet.

(4) DETAILS OF CONSTRUCTION Watertight Septic Tank of Concrete Material Liquid Capacity 1000 gallons.
Inside Dimensions Length 8 feet. Width 4 feet. Liquid Depth 4 feet. Depth of Air Space 1 feet.

(5) SUBSURFACE ABSORPTION FIELD Number of square feet required 1104 Type aggregate required gravel
Depth of aggregate from base of tile to bottom of ditches 6 inches. Allowable fall 2 to 4 inches.
Total aggregate minimum depth 13 inches or more. Depth of drainfield to be 38 inches from surface of original ground.
Distance from well to septic tank NA feet; distance from well to drainfield NA feet.

Rough Sketch of Premises (including adjacent properties if pertinent, Showing Location of Lot Line, Buildings, Water Supplies, Sewage Disposal Systems, Trees, and Other Possible Sources of Contamination of Water Supplies, by Indicating Distances and Slope with regard to one another.



*Contractor remove trees necessary to run straight line. Permit design will be changed when definite homesite is marked off

woods O#1 0-14" pale brown topsoil
14-20 orange yellow sandy clay loam
20-40" orange sandy clay loam medium

O#2 0-14" pale yellow brown sandy topsoil
14-24" yellow orange sandy loam
24-48 orange sandy loam

5' 74' x 3' wide
1104 38" deep

Joan W. Goodwin
Representative ☑ Owner ☐ feet

Signature _____ feet

Note: Owner or his agent must notify James City Co. Health Department, Phone 253-4813 when installation is ready for inspection. If any Sewage Disposal System, or part thereof, is covered before being inspected by the Health Department, it shall be uncovered at the direction of the Health Director or his agent. CONDITIONS DISCOVERED DURING INSTALLATION MAY REQUIRE ADJUSTMENTS OF SYSTEM DESIGN. Changes from above specifications require Health Department approval before being made.

Based on the above information, the undersigned recommends that this permit be issued.

Date _____ Approved _____ (Reviewing Authority) Date 6-2-78 Signed _____ (Sanitarian or Health Director)

LHS - 121 REV. 12/71
Virginia State Department of Health

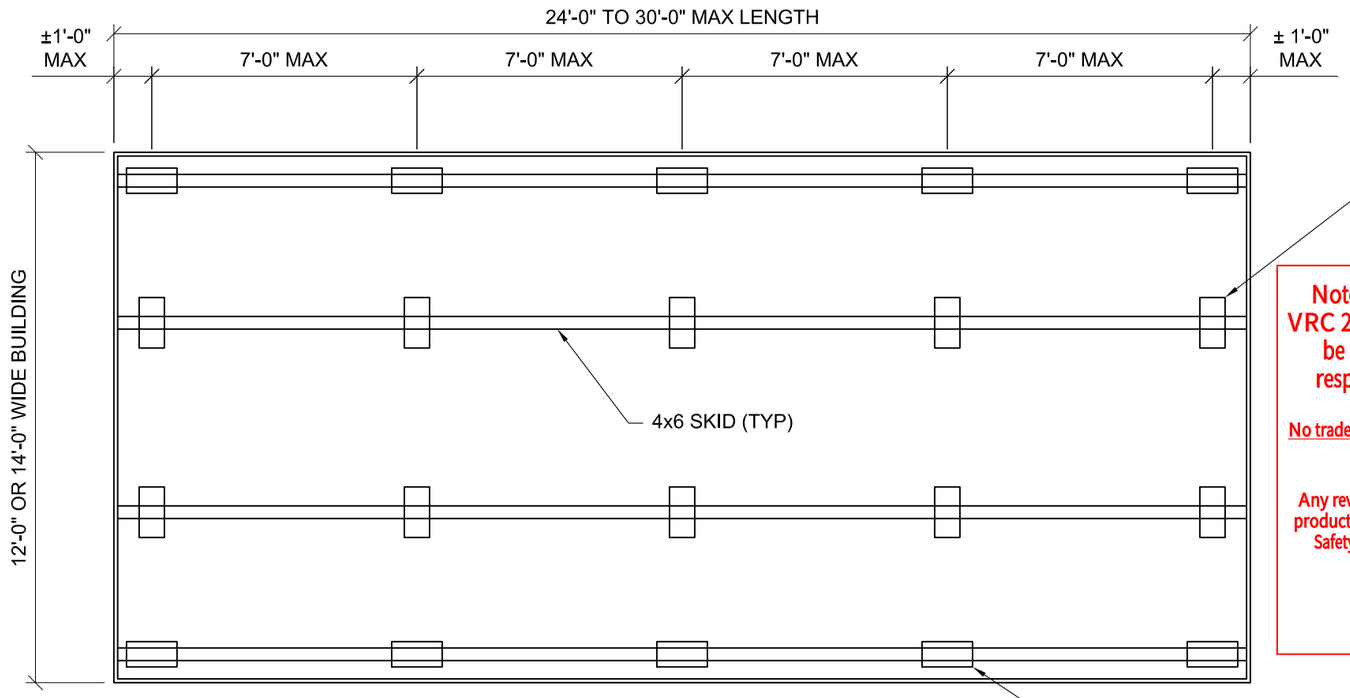
DUPLICATE

JOB SITE COPY

Permit Holders shall schedule all required inspections through the online Permit Portal. Any workflow discrepancies shall be made known to the Building Safety & Permits office prior to concealment.

https://comdev.jamescitycountyva.gov/EnerGov_Prod/SelfService

APPROVED
By J Minor Jul 16, 2024



Note: Plan review approval is for general conformance of VRC 2018 and DOES NOT override any code issues that may be found in the field by an inspector or the contractors responsibility to conform with all applicable provisions.

No trades are reviewed in this plan review. Any trade requires independent permit, review and field inspections as required per scope of work.

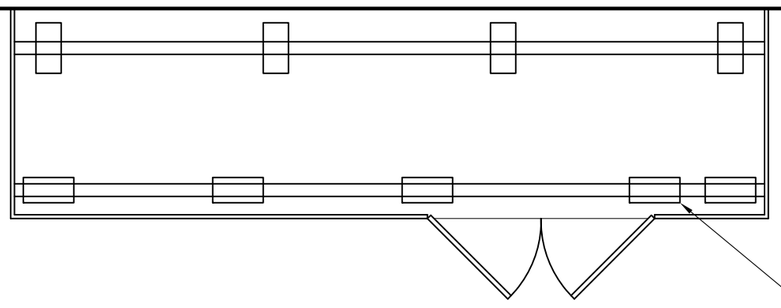
Any revisions or changes to work, including structural materials and engineered products, must be resubmitted for approval through James City County Building Safety and Permits. Failure to build what is approved is cause for rejection.

James City County VIRGINIA Jamestown 1607

PROPOSED SHED TO BE 12' X 28'

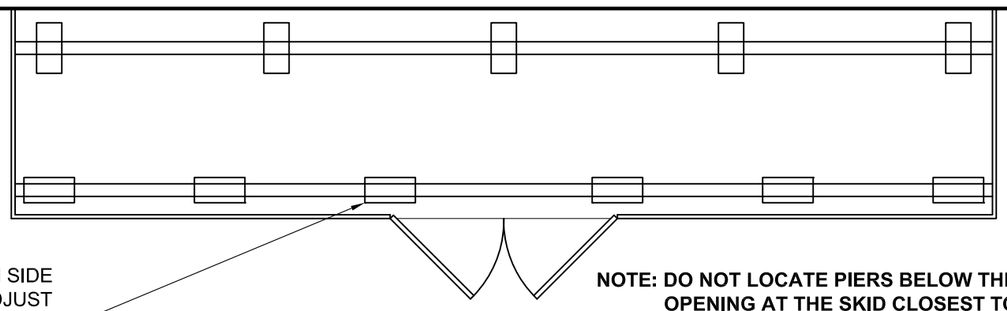
MINIMUM PIER SPACING REQUIRED FOR 12' AND 14' WIDE BUILDINGS

REFER TO THE GENERAL NOTES ON SHEET BD-11 FOR ADDITIONAL INFORMATION.



SIDE DOOR (OFF-CENTER)

LOCATE PIER ON EACH SIDE OF DOOR OPENING. ADJUST SPACING OF REMAINING PIERS ALONG SKID AS REQ'D PER MAX ALLOWABLE SPACING.



SIDE DOOR (CENTERED)

NOTE: DO NOT LOCATE PIERS BELOW THE DOOR OPENING AT THE SKID CLOSEST TO THE SIDEWALL WHEN A SIDE DOOR IS INSTALLED.

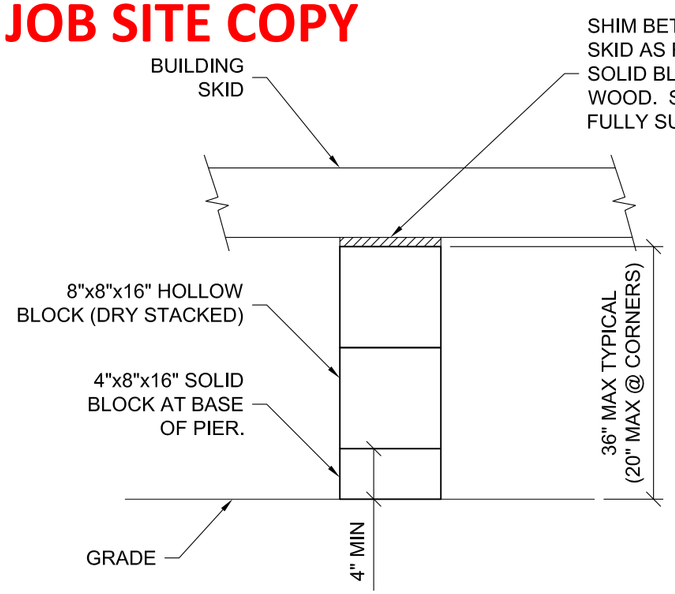
BLOCK PIER SPACING DIAGRAM
GROUND SNOW = 30 PSF

OLD HICKORY BUILDINGS

PROJECT NO:	
DATE:	03-14-2020
DRAWN BY:	KLN
CHECKED BY:	KLN
REVISION:	

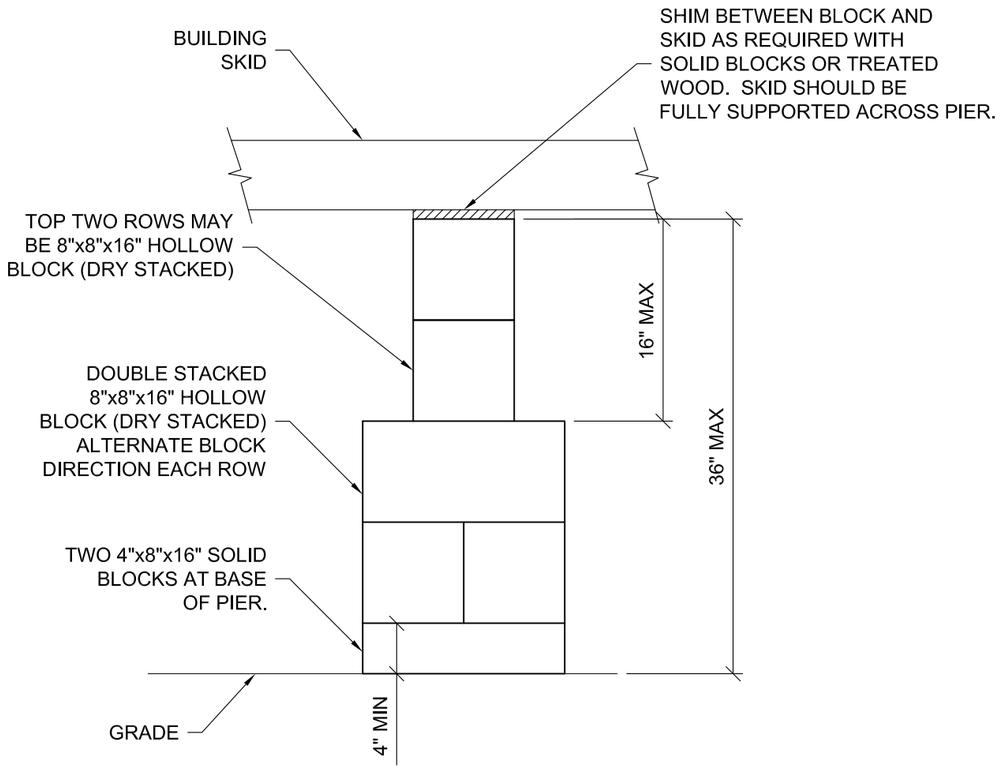
SHEET NUMBER
BD-4
SCALE: NOT TO SCALE

JOB SITE COPY

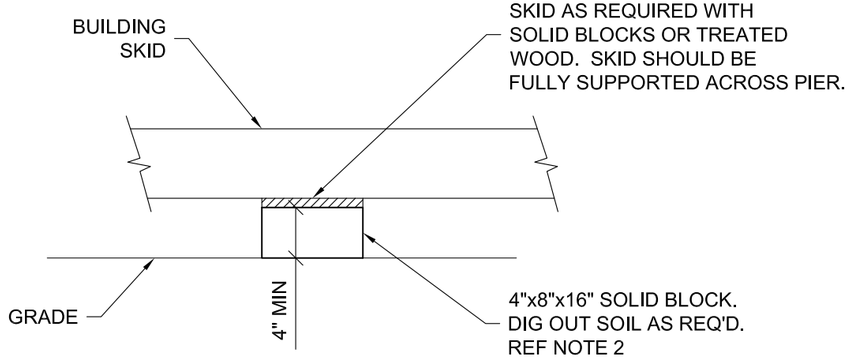


1-TYPICAL PIER DETAIL





3-CORNER PIER DETAIL (HEIGHT > 20")



2- PIER DETAIL (HEIGHT < 12")

NOTE: REFERENCE PLANS FOR ORIENTAION OF PIER TO SKID.

GENERAL NOTES

1. PIERS ARE NOT REQUIRED WHERE THE BUILDING SKIDS ARE IN DIRECT CONTACT WITH FIRM, LEVEL GROUND. A MINIMUM OF 36 INCHES OF THE SKID MUST BE IN CONTINUOUS, DIRECT CONTACT WITH THE GROUND EVERY 6 FEET OF SKID LENGTH FOR 8 AND 10 FT WIDE BUILDINGS AND EVERY 7 FEET OF SKID LENGTH FOR 12 AND 14 FT WIDE BUILDINGS, OTHERWISE PIERS WILL BE REQUIRED. A MINIMUM CONTACT AREA OF APPROXIMATELY 128 SQUARE INCHES IS REQUIRED BETWEEN THE SKID AND THE GROUND EVERY 6 FEET ALONG THE SKID LENGTH FOR 8 AND 10 FT WIDE BUILDINGS AND EVERY 7 FEET OF SKID LENGTH FOR 12 AND 14 FT WIDE BUILDINGS.

2. PIERS SHALL TYPICALLY BE 8"x8"x16" OPEN CELL OR SOLID CONCRETE BLOCKS, DRY STACKED TO A MAXIMUM HEIGHT OF 36". **THE BLOCK IN CONTACT WITH THE GROUND AT EACH PIER MUST BE A 4"x8"x16" SOLID BLOCK. OPEN CELL BLOCKS AND 2" THICK SOLID BLOCKS ARE NOT TO BE USED AS THE BASE OF ANY PIERS.** OPEN CELL BLOCKS ARE TO BE PLACED ON TOP OF SOLID BLOCKS AS NEEDED WITH THE OPEN CELLS RUNNING VERTICALLY AND MUST NOT BE PLACED ON THEIR SIDE. TREATED LUMBER WITH A MINIMUM GROUND CONTACT AREA OF APPROXIMATELY 128 SQUARE INCHES MAY BE USED FOR PIERS LESS THAN 12 INCHES IN HEIGHT.

3. CORNER PIERS OVER 20" TALL SHALL BE DOUBLE STACKED CONCRETE BLOCKS. TIE DOUBLE STACKED BLOCKS BY ALTERNATING THE DIRECTION OF BLOCKS ON EACH ROW.

4. PIER SIZE AND SPACING SHOWN IS BASED ON AN ASSUMED ALLOWABLE SOIL BEARING CAPACITY OF 2,500 PSF. PROVIDE DOUBLE STACK PIERS PER DETAIL 3 WHEN REQUIRED ALLOWABLE SOIL BEARING CAPACITY IS BETWEEN 1,500 AND 2,500 PSF.

BLOCK PIER SPACING DIAGRAM

GROUND SNOW = 30 PSF

OLD HICKORY BUILDINGS

PROJECT NO:	
DATE:	03-14-2020
DRAWN BY:	KLN
CHECKED BY:	KLN
REVISION:	

SHEET NUMBER

BD-11

SCALE: 1" = 1'-0"

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

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757-259-4122

Stormwater and Resource Protection
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Williamsburg, VA 23185
757-259-6670

Facilities & Grounds
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Williamsburg, VA 23188
757-259-4080

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

COLLEGE CREEK ESTATES
101 W MAIN ST ~STE 4900
NORFOLK, VA 23510-1690

RE: CBPA-24-0086
112 Meadow Rue Court
Installation of shed

October 24, 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. Gerald L. Simmons Jr. for encroachments into the Resource Protection Area buffer for the installation of a shed. The project is located at 112 Meadow Rue Court, JCC Tax Map Parcel No. 4910230009.

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 **Thursday, November 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

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Chesapeake Bay Board Secretary
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Michael.Woolson@jamescitycountyva.gov

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DUNING, WILLIAM G &
111 NORTHPOINT DR
WILLIAMSBURG, VA 23185-4449

RE: CBPA-24-0086
112 Meadow Rue Court
Installation of shed

October 24, 2024

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JENKINS, BENJAMIN W & EILISH J
109 NORTHPOINT DR
WILLIAMSBURG, VA 23185-4449

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KENNEDY, ADAM PATRICE & RENEE LYNN &
111 MEADOW RUE CT
WILLIAMSBURG, VA 23185-4429

RE: CBPA-24-0086
112 Meadow Rue Court
Installation of shed

October 24, 2024

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MACDONALD, ALASTAIR S
113 NORTHPOINT DR
WILLIAMSBURG, VA 23185-4449

RE: CBPA-24-0086
112 Meadow Rue Court
Installation of shed

October 24, 2024

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Williamsburg, VA 23188
757-565-0971

SIMMONS, GERALD L JR
112 MEADOW RUE CT
WILLIAMSBURG, VA 23185-4430

RE: CBPA-24-0086
112 Meadow Rue Court
Installation of shed

October 24, 2024

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757-253-6823
Michael.Woolson@jamescitycountyva.gov

Adjacent Property Owner Mailing List for Case Number: CBPA-24-0086

PIN	Last Name	Address Line 1	City	State	Zip Code
49103A0002	COLLEGE CREEK ESTATES	101 W MAIN ST ~STE 4900	NORFOLK	VA	23510-1690
4910230012	DUNING, WILLIAM G &	111 NORTHPOINT DR	WILLIAMSBURG	VA	23185-4449
4910230013	JENKINS, BENJAMIN W & EILISH J	109 NORTHPOINT DR	WILLIAMSBURG	VA	23185-4449
4910230008	KENNEDY, ADAM PATRICE & RENEE LYNN &	111 MEADOW RUE CT	WILLIAMSBURG	VA	23185-4429
4910230011	MACDONALD, ALASTAIR S	113 NORTHPOINT DR	WILLIAMSBURG	VA	23185-4449
4910230009	SIMMONS, GERALD L JR	112 MEADOW RUE CT	WILLIAMSBURG	VA	23185-4430

PUBLIC HEARING NOTICE

THE WETLANDS BOARD AND CHESAPEAKE BAY BOARD OF JAMES CITY COUNTY, VIRGINIA, WILL HOLD PUBLIC HEARINGS ON THURSDAY, NOVEMBER 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-24-0023: Mr. Rich Calvert, Calvert Marine, on behalf of Mr. Richard and Ms. Jaime Labinaco, has applied for a Wetlands Permit for the construction of a bulkhead and pier on property located at 5034 River Drive, JCC Real Estate Tax Map Parcel No. 0930300008.

THE CHESAPEAKE BAY BOARD WILL CONSIDER THE FOLLOWING CASES:

CBPA-24-0139: Mr. Barrett Terrell, AES Consulting Engineers, Inc., on behalf of Ford's Village, LLC., has applied for a Chesapeake Bay Exception for the installation of a sanitary sewer bridge on property located at 3889 News Road, JCC Tax Map Parcel No. 3730100004.

CBPA-24-0086: Mr. Gerald L. Simmons Jr., has applied for a Chesapeake Bay Exception for the installation of a shed on property located at 112 Meadow Rue Court, JCC Tax Map Parcel No. 4910230009.

CBPA-24-0116: Mr. Nate Reams, Williams Landscape & Design, on behalf of Mr. Richard D. and Ms. Sara Ann Blarr, has applied for a Chesapeake Bay Exception for the construction of a patio, fire pit, and retaining wall on property located at 124 W Links, JCC Tax Map Parcel No. 3710200216.

CBPA-24-0147: Mr. David Soto, The Structures Group, Inc., on behalf of Mr. Henry A. and Ms. Suzanne E. Franklin, has applied for a Chesapeake Bay Exception for the construction of a retaining wall on property located at 4048 Powhatan Secondary, JCC Tax Map Parcel No. 3741600024.

CBPA-24-0148: Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Mr. Arthur J. and Ms. Nancy M. Schmeiser Jr., has applied for a Chesapeake Bay Exception for the construction of a single family residence and pool on property located at 1540 Harbor Road, JCC Tax Map Parcel No. 4310200009.

CBPA-24-0082: Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Mr. John D. Konstantinou, has applied for a Chesapeake Bay Exception for the construction of a single family residence on property located at 105 Stone Bridge, JCC Tax Map Parcel No. 3710200231.

CBPA-24-0141: Mr. James Mullins, has applied for a Chesapeake Bay Exception for the appeal of a Notice of Violation on property located at 205 St. Cuthbert, JCC Tax Map Parcel No. 3721000053.

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.

MAIN PATIO AREA
TOTAL AREA OF PATIO - 832 SQ' (INCLUDES LANDING & STEPS)
TOTAL AREA OF NEW PAVERS - 717.5 SQ'
NICOLOCK - ALPINE CONTEMPORARY - OCEANIC BLUE
RETAINING WALL - BLOCK & CAPS - 50 L' @ 12" HT
NICOLOCK - STONEGATE CONTEMPORARY - OCEANIC BLUE
EDGING - 12 L'

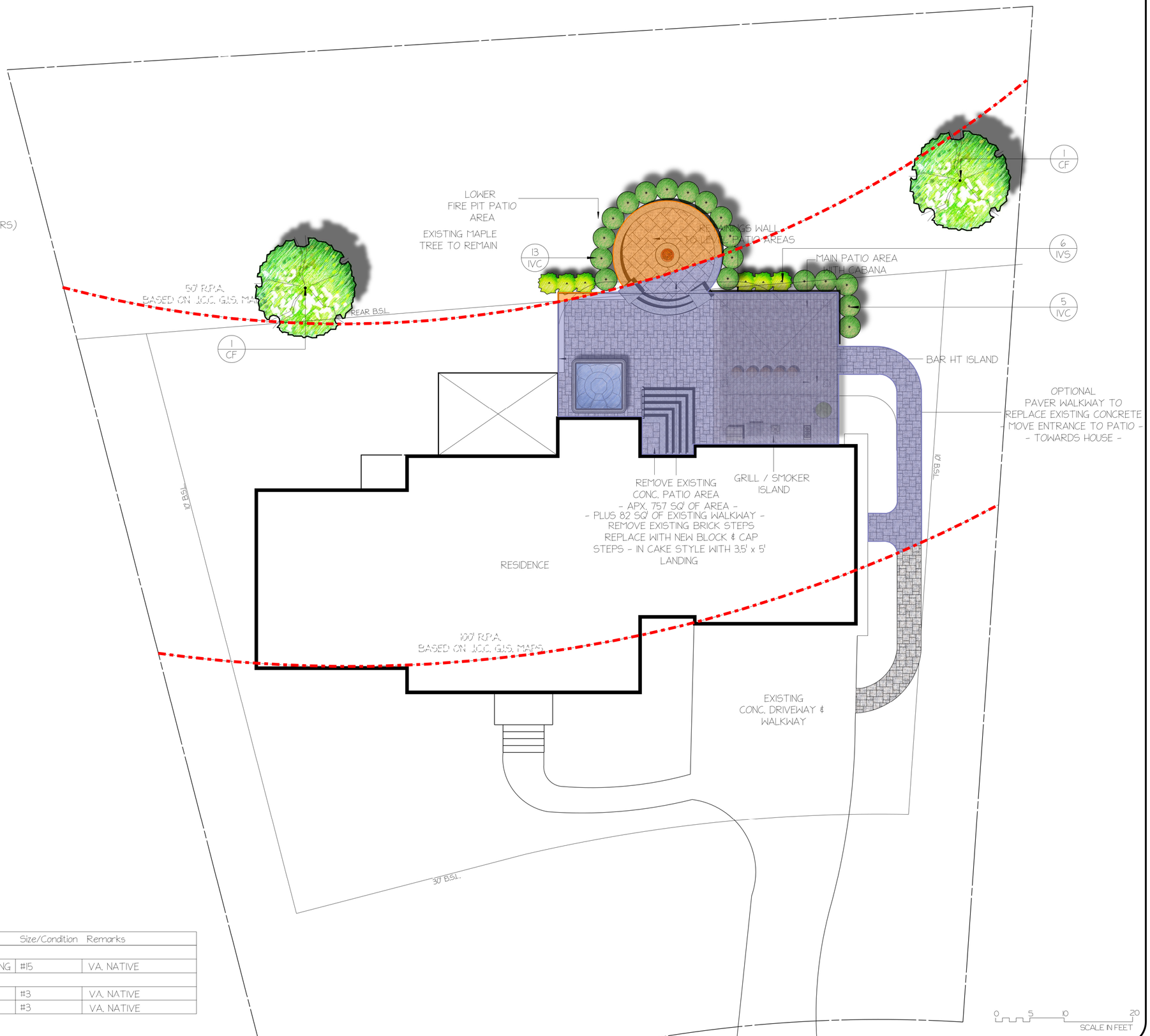
LANDING & STEPS FROM HOUSE (REQUIRED RAILING BY OTHERS)
TOTAL AREA OF NEW PAVERS -20 SQ'
NICOLOCK - ALPINE CONTEMPORARY - OCEANIC BLUE
RETAINING WALL - BLOCK & CAPS - 70 L' @ 6" HTS
NICOLOCK - STONEGATE CONTEMPORARY - OCEANIC BLUE

FIRE PIT PATIO AREA
TOTAL AREA OF PATIO - 203 SQ'
TOTAL AREA OF NEW PAVERS - 150 SQ'
NICOLOCK - ALPINE CONTEMPORARY - OCEANIC BLUE
RETAINING WALL - BLOCK & CAPS - 35 L' @ 18" HT & 27 L' @ 6" HT
NICOLOCK - STONEGATE CONTEMPORARY - OCEANIC BLUE
FIRE PIT - NICOLOCK LUME SURROUND - SLATE

PAVER WALKWAY
TOTAL AREA OF NEW PAVERS - 236 SQ'
NICOLOCK - ALPINE CONTEMPORARY - OCEANIC BLUE
EDGING - 114 L'

CABANA (ARCHITECTURAL DETAILS BY OTHERS)
STRUCTURE - 18' W x 21' L
GRILL / SMOKER ISLAND - 9' x 3' x 36" (COUNTER TOP BY OTHERS)
NICOLOCK - STONEGATE CONTEMPORARY - OCEANIC BLUE
BAR ISLAND - 14' x 2.5' x 42" (COUNTER TOP BY OTHERS)
NICOLOCK - STONEGATE CONTEMPORARY - OCEANIC BLUE

NOTE : NEW HARDSCPE AREAS WITH IN R.P.A.
TOTAL - 1,185 SQ'
EXISTING HARDSCPE AREAS WITH IN THE R.P.A.
TOTAL - 912 SQ'



Key	Qty	Botanical Name	Common Name	Size/Condition	Remarks
Flowering Trees					
CF	2	CORNUS FLORIDA	DOGWOOD WHITE FLOWERING	#15	VA. NATIVE
Shrubs					
IVC	18	ILEX VOMITORIA 'CONDEAUX'	HOLLY BORDEAUX	#3	VA. NATIVE
IVS	6	ITEA VIRGINICA 'SMNVDFC'	ITEA SCENTLANDIA	#3	VA. NATIVE

NORTH

BLARR RESIDENCE
124 W. LINKS
WILLIAMSBURG, VA.
DRAWING #
DATE 6.21.24
SCALE 1" = 10'
LANDSCAPE PLAN : HARDSCAPES - PATIO
PRJ # -01
RVSN : 8.20.24

WILLIAMS LANDSCAPE & DESIGN, INC

Powered by DynaScape®

CHESAPEAKE BAY BOARD EXCEPTION No. CBPA-24-0116. 124 West Links
Staff Report for the November 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. Richard D. and Ms. Sara Ann Blarr
Agent:	Mr. Nate Reams, Williams Landscape & Design
Location:	124 West Links
Parcel Identification No.:	3710200216
Parcel:	Lot 216, Section 2, Ford's Colony
Lot Size:	0.43 acres
Area of Lot in Resource Protection Area (RPA):	0.27 acres (63%)
Watershed:	Powhatan Creek (JL31)
Floodplain:	None
Proposed Activity:	Construction of a patio, fire pit, and retaining wall
Impervious Cover:	273 square feet, new impervious cover
RPA Encroachment:	135 square feet, landward 50-foot RPA 138 square feet, seaward 50-foot RPA
Staff Contact:	Emily Grojean, Watershed Planner Phone: 253-6789

BRIEF SUMMARY AND DESCRIPTION OF ACTIVITIES

Mr. Nate Reams, Williams Landscape & Design, has applied for a Chesapeake Bay Exception on behalf of Mr. Richard D. and Ms. Sara Ann Blarr for encroachments into the RPA buffer for the construction of a patio, fire pit, and retaining wall located at 124 West Links 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. 3710200216. The parcel was platted in 1985, prior to the adoption of the Chesapeake Bay Preservation Ordinance.

The total lot size of this property is 0.43 acres, of which 63% is located within the RPA. The applicants are proposing to install a new 1,185-square-foot patio, fire pit, and retaining wall, replacing the existing 912-square-foot patio. Total new impacts to the RPA associated with this proposal equate to 273 square feet of increased impervious cover. The required mitigation for this amount of impervious impacts equals one planting unit. The applicants have provided a mitigation plan equaling one and a half planting units (two understory trees and 24 shrubs), therefore, exceeding County mitigation requirements.

STAFF EVALUATION

Staff has evaluated the application and exception request for the construction of a patio, fire pit, 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 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. 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 Applicants must obtain all other necessary federal, state, and local permits as required for the project; and

2. The Applicants must submit a surety of $1,500 in a form acceptable to the James City County Attorney's Office to guarantee the mitigation plan equaling two understory trees and 24 shrubs; and

3. This exception request approval will become null and void if construction has not begun by November 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 October 3, 2025, six weeks prior to the expiration date.

EG/md
CBPA24-116_124WLnks

Attachments:
1. Resolution
2. Site Plan

R E S O L U T I O N

CASE NO. CBPA-24-0116. 124 WEST LINKS

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Nate Reams, Williams Landscape & Design, on behalf of Mr. Richard D. and Ms. Sara Ann Blarr (the "Applicants"), has applied to the Chesapeake Bay Board of James City County (the "Board") on November 14, 2024, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property located at 124 West Links (the "Property") and further identified as James City County Real Estate Tax Map Parcel No. 3710200216, as set forth in the application CBPA-24-0116 for the purpose of the construction of a patio, fire pit, 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-24-0116, 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. The Applicants must submit a surety of $1,500 in a form acceptable to the James City County Attorney's Office to guarantee the mitigation plan equaling two understory trees and 24 shrubs; and

3. This exception request approval will become null and void if construction has not begun by November 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 October 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 November, 2024.

R E S O L U T I O N

CASE NO. CBPA-24-0116. 124 WEST LINKS

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Nate Reams, Williams Landscape & Design, on behalf of Mr. Richard D. and Ms. Sara Ann Blarr (the "Applicants"), has applied to the Chesapeake Bay Board of James City County (the "Board") on November 14, 2024, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property located at 124 West Links (the "Property") and further identified as James City County Real Estate Tax Map Parcel No. 3710200216, as set forth in the application CBPA-24-0116 for the purpose of the construction of a patio, fire pit, 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-24-0116.

_____
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 November, 2024.

CBPA24-116_124WLnksDny-res

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

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

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

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

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

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

BLARR, RICHARD D & SARA ANN
124 WEST LINKS
WILLIAMSBURG, VA 23188-8944

RE: CBPA-24-0116
124 W Links
Construction of patio, fire pit, and retaining wall

October 24, 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. Nate Reams, Williams Landscape & Design, on behalf of Mr. Richard D. and Ms. Sara Ann Blarr, for encroachments into the Resource Protection Area buffer for the construction of a patio, fire pit, and retaining wall. The project is located at 124 W Links, JCC Tax Map Parcel No. 3710200216.

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 **Thursday, November 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

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757-259-4080

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

FORD'S COLONY AT WILLIAMSBURG
100 MANCHESTER
WILLIAMSBURG, VA 23188-7404

RE: CBPA-24-0116
124 W Links
Construction of patio, fire pit, and retaining wall

October 24, 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. Nate Reams, Williams Landscape & Design, on behalf of Mr. Richard D. and Ms. Sara Ann Blarr, for encroachments into the Resource Protection Area buffer for the construction of a patio, fire pit, and retaining wall. The project is located at 124 W Links, JCC Tax Map Parcel No. 3710200216.

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

JASKOWIAK, MICHAEL F TRUSTEE &
122 W LINKS
WILLIAMSBURG, VA 23188-7434

RE: CBPA-24-0116
124 W Links
Construction of patio, fire pit, and retaining wall

October 24, 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. Nate Reams, Williams Landscape & Design, on behalf of Mr. Richard D. and Ms. Sara Ann Blarr, for encroachments into the Resource Protection Area buffer for the construction of a patio, fire pit, and retaining wall. The project is located at 124 W Links, JCC Tax Map Parcel No. 3710200216.

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Sincerely,

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Michael.Woolson@jamescitycountyva.gov

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757-259-4080

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

Mr. Nate Reams
Williamsburg Landscape & Design
1554 Penniman Road
Williamsburg, VA 23185

RE: CBPA-24-0116
124 W Links
Construction of patio, fire pit, and retaining wall

October 24, 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. Nate Reams, Williams Landscape & Design, on behalf of Mr. Richard D. and Ms. Sara Ann Blarr, for encroachments into the Resource Protection Area buffer for the construction of a patio, fire pit, and retaining wall. The project is located at 124 W Links, JCC Tax Map Parcel No. 3710200216.

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Michael.Woolson@jamescitycountyva.gov

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757-259-4080

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Williamsburg, VA 23188
757-565-0971

PRIEUR, FELIX E & MARY R
126 W LINKS
WILLIAMSBURG, VA 23188-7434

RE: CBPA-24-0116
124 W Links
Construction of patio, fire pit, and retaining wall

October 24, 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. Nate Reams, Williams Landscape & Design, on behalf of Mr. Richard D. and Ms. Sara Ann Blarr, for encroachments into the Resource Protection Area buffer for the construction of a patio, fire pit, and retaining wall. The project is located at 124 W Links, JCC Tax Map Parcel No. 3710200216.

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Michael.Woolson@jamescitycountyva.gov

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757-259-4080

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Williamsburg, VA 23188
757-565-0971

RICHICHI, RUDOLPH JR & KELLER, LINDA
123 W LINKS
WILLIAMSBURG, VA 23188-7436

RE: CBPA-24-0116
124 W Links
Construction of patio, fire pit, and retaining wall

October 24, 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. Nate Reams, Williams Landscape & Design, on behalf of Mr. Richard D. and Ms. Sara Ann Blarr, for encroachments into the Resource Protection Area buffer for the construction of a patio, fire pit, and retaining wall. The project is located at 124 W Links, JCC Tax Map Parcel No. 3710200216.

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Williamsburg, VA 23188
757-565-0971

VAFCCC LLC
240 FORDS COLONY DR
WILLIAMSBURG, VA 23188-6412

RE: CBPA-24-0116
124 W Links
Construction of patio, fire pit, and retaining wall

October 24, 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. Nate Reams, Williams Landscape & Design, on behalf of Mr. Richard D. and Ms. Sara Ann Blarr, for encroachments into the Resource Protection Area buffer for the construction of a patio, fire pit, and retaining wall. The project is located at 124 W Links, JCC Tax Map Parcel No. 3710200216.

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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-24-0116

PIN	Last Name	Address Line 1	City	State	Zip Code
3710200216	BLARR, RICHARD D & SARA ANN	124 WEST LINKS	WILLIAMSBURG	VA	23188-8944
3720200001A	FORD'S COLONY AT WILLIAMSBURG	100 MANCHESTER	WILLIAMSBURG	VA	23188-7404
3710200217	JASKOWIAK, MICHAEL F TRUSTEE &	122 W LINKS	WILLIAMSBURG	VA	23188-7434
	Mr. Nate Reams Williamsburg Landscape & Design	1554 Penniman Road	Williamsburg	VA	23185
3710200215	PRIEUR, FELIX E & MARY R	126 W LINKS	WILLIAMSBURG	VA	23188-7434
3710200212	RICHICHI, RUDOLPH JR & KELLER, LINDA	123 W LINKS	WILLIAMSBURG	VA	23188-7436
3040100002	VAFCCC LLC	240 FORDS COLONY DR	WILLIAMSBURG	VA	23188-6412

PUBLIC HEARING NOTICE

THE WETLANDS BOARD AND CHESAPEAKE BAY BOARD OF JAMES CITY COUNTY, VIRGINIA, WILL HOLD PUBLIC HEARINGS ON THURSDAY, NOVEMBER 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-24-0023: Mr. Rich Calvert, Calvert Marine, on behalf of Mr. Richard and Ms. Jaime Labinaco, has applied for a Wetlands Permit for the construction of a bulkhead and pier on property located at 5034 River Drive, JCC Real Estate Tax Map Parcel No. 0930300008.

THE CHESAPEAKE BAY BOARD WILL CONSIDER THE FOLLOWING CASES:

CBPA-24-0139: Mr. Barrett Terrell, AES Consulting Engineers, Inc., on behalf of Ford's Village, LLC., has applied for a Chesapeake Bay Exception for the installation of a sanitary sewer bridge on property located at 3889 News Road, JCC Tax Map Parcel No. 3730100004.

CBPA-24-0086: Mr. Gerald L. Simmons Jr., has applied for a Chesapeake Bay Exception for the installation of a shed on property located at 112 Meadow Rue Court, JCC Tax Map Parcel No. 4910230009.

CBPA-24-0116: Mr. Nate Reams, Williams Landscape & Design, on behalf of Mr. Richard D. and Ms. Sara Ann Blarr, has applied for a Chesapeake Bay Exception for the construction of a patio, fire pit, and retaining wall on property located at 124 W Links, JCC Tax Map Parcel No. 3710200216.

CBPA-24-0147: Mr. David Soto, The Structures Group, Inc., on behalf of Mr. Henry A. and Ms. Suzanne E. Franklin, has applied for a Chesapeake Bay Exception for the construction of a retaining wall on property located at 4048 Powhatan Secondary, JCC Tax Map Parcel No. 3741600024.

CBPA-24-0148: Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Mr. Arthur J. and Ms. Nancy M. Schmeiser Jr., has applied for a Chesapeake Bay Exception for the construction of a single family residence and pool on property located at 1540 Harbor Road, JCC Tax Map Parcel No. 4310200009.

CBPA-24-0082: Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Mr. John D. Konstantinou, has applied for a Chesapeake Bay Exception for the construction of a single family residence on property located at 105 Stone Bridge, JCC Tax Map Parcel No. 3710200231.

CBPA-24-0141: Mr. James Mullins, has applied for a Chesapeake Bay Exception for the appeal of a Notice of Violation on property located at 205 St. Cuthbert, JCC Tax Map Parcel No. 3721000053.

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.

CHESAPEAKE BAY BOARD EXCEPTION No. CBPA-24-0147. 4048 Powhatan Secondary
Staff Report for the November 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. Henry A. and Ms. Suzanne E. Franklin
Agent:	Mr. David Soto, The Structures Group, Inc.
Location:	4048 Powhatan Secondary
Parcel Identification No.:	3741600024
Parcel:	Lot 24, Parcel 7A, Powhatan Secondary
Lot Size:	0.34 acres
Area of Lot in Resource Protection Area (RPA):	0.07 acres (21%)
Watershed:	Powhatan Creek (JL31)
Floodplain:	None
Proposed Activity:	Installation of a retaining wall
Impervious Cover:	27 square feet, new impervious cover
RPA Encroachment:	27 square feet, landward 50-foot RPA buffer
Staff Contact:	Emily Grojean, Watershed Planner Phone: 253-6789

BRIEF SUMMARY AND DESCRIPTION OF ACTIVITIES

Mr. David Soto, The Structures Group, Inc., has applied for a Chesapeake Bay Exception on behalf of Mr. Henry A. and Ms. Suzanne E. Franklin for encroachments into the RPA buffer for the installation of a retaining wall located at 4048 Powhatan Secondary within the Powhatan Secondary subdivision and the Powhatan Creek watershed. The property is further identified as James City County Real Estate Tax Map Parcel No. 3741600024. The parcel was platted in 2003, prior to the revisions to the Chesapeake Bay Preservation Ordinance in 2004.

The total lot size of this property is 0.34 acres, of which 21% is located within the RPA. The applicants are proposing to remove an existing 51-square-foot retaining wall within the 50-foot landward RPA and replace it with a new 78-square-foot retaining wall further down the slope. This adjustment aims to provide greater slope stabilization and usability of the yard. The existing retaining walls were approved under CBE-07-088. Total impacts to the RPA associated with this proposal equate to 27 square feet of new impervious cover in the landward 50-foot RPA. Required mitigation for this amount of impervious impacts equals half a planting unit. The applicants have proposed a mitigation plan equaling two understory trees and seven shrubs, therefore, satisfying the County's mitigation requirements.

STAFF EVALUATION

Staff has evaluated the application and exception request for the installation of a retaining wall. This application meets the Ordinance conditions in Sections 23-11 and 23-14 and should be heard by the Board because the installation of a retaining wall 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 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. 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 Applicants must obtain a building permit; and

2. The Applicants must submit a surety of $500 in a form acceptable to the James City County Attorney's Office to guarantee the mitigation plan equaling two understory trees and seven shrubs; and

3. This exception request approval will become null and void if construction has not begun by November 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 October 3, 2025, six weeks prior to the expiration date.

EG/ap
CBPA24-147_4048PowSec

Attachments:
1. Resolution
2. Site Plan

R E S O L U T I O N

CASE NO. CBPA-24-0147. 4048 POWHATAN SECONDARY

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. David Soto, The Structures Group, Inc., on behalf of Mr. Henry A. and Ms. Suzanne E. Franklin (the "Applicants"), has applied to the Chesapeake Bay Board of James City County (the "Board") on November 14, 2024, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property located at 4048 Powhatan Secondary (the "Property") and further identified as James City County Real Estate Tax Map Parcel No. 3741600024, as set forth in the application CBPA-24-0147 for the purpose of the installation of a 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-24-0147, subject to the following conditions:

1. The Applicants must obtain a building permit; and

2. The Applicants must submit a surety of $500 in a form acceptable to the James City County Attorney's Office to guarantee the mitigation plan equaling two understory trees and seven shrubs; and

3. This exception request approval will become null and void if construction has not begun by November 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 October 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 November, 2024.

CBPA24-147_4048PowSecApp-res

R E S O L U T I O N

CASE NO. CBPA-24-0147. 4048 POWHATAN SECONDARY

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. David Soto, The Structures Group, Inc., on behalf of Mr. Henry A. and Ms. Suzanne E. Franklin (the "Applicants"), has applied to the Chesapeake Bay Board of James City County (the "Board") on November 14, 2024, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property located at 4048 Powhatan Secondary (the "Property") and further identified as James City County Real Estate Tax Map Parcel No. 3741600024, as set forth in the application CBPA-24-0147 for the purpose of the installation of a 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-24-0147.

_____
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 November, 2024.

CBPA24-147_4048PowSecDny-res

GENERAL NOTES

1. WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
   A. THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE (VUSBC); 2021 EDITION
   B. THE INTERNATIONAL BUILDING CODE (IBC); 2021 EDITION AS AMENDED BY THE VUSBC.
   C. ALL APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS.

2. DESIGN LOADS:
   A. BUILDING RISK CATEGORY_____I
   B. GROUND SNOW, Pg_____26 PSF
   C. ULTIMATE DESIGN WIND SPEED_____108 MPH
      EXPOSURE_____C
   D. SOIL UNIT WEIGHT_____120 PCF
   E. LIVE LOADS:

	UNIFORM	POINT
LANDSCAPE & MAINTENANCE SURCHARGE	50 PSF	
GUARD ASSEMBLY	50 PLF	200 LB

   F. SEISMIC DESIGN:
      SEISMIC IMPORTANCE FACTOR, I_____1.0
      MAPPED SPECTRAL RESPONSE ACCELERATION Ss__0.14
      MAPPED SPECTRAL RESPONSE ACCELERATION S1__0.043
      SITE SOIL CLASS_____D
      SPECTRAL COEFFICIENT, Sds_____0.12
      SPECTRAL COEFFICIENT, Sd1_____0.061
      SEISMIC DESIGN CATEGORY_____A
      BASIC STRUCTURAL SYSTEM_____SEGMENTAL BLOCK RETAINING WALL

3. THE CONTRACTOR SHALL VERIFY DIMENSIONS IN FIELD PRIOR TO FABRICATION OF MEMBERS AND COMMENCING WORK.

4. CONTRACTOR SHALL NOTIFY "MISS UTILITY OF VIRGINIA" PRIOR TO BEGINNING EXCAVATION FOR LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR COSTS ASSOCIATED WITH DAMAGE AND REPAIR OF ANY LINES MARKED BY MISS UTILITY OF VIRGINIA.

5. PROVIDE TEMPORARY BRACING AS REQUIRED TO RESIST WIND AND OTHER LOADS DURING CONSTRUCTION.

6. THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES, EQUIPMENT, ADJACENT GROUNDS AND PLANTS DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL REPAIR AND/OR REPLACE, AT NO ADDITIONAL COSTS TO THE OWNER, ANY ITEMS DAMAGED DURING THE CONSTRUCTION.

FOUNDATION:

7. UNLESS NOTED OTHERWISE, ALL UTILITIES WHICH CROSS FOOTINGS MUST PASS ABOVE FOOTINGS THROUGH THE RETAINING WALL. STEP FOOTINGS WHERE REQUIRED.

8. FOOTINGS/LEVELING PADS WERE DESIGNED TO BEAR ON UNDISTURBED SOIL A MINIMUM OF 2'-0" BELOW EXISTING GRADE WITH A MINIMUM SOIL BEARING PRESSURE OF 1,500 PSF. THE OWNER SHALL EMPOLY A GEOTECHNICAL ENGINEER TO VERIFY THAT THIS ALLOWABLE SOIL BEARING PRESSURE IS ATTAINABLE. IF THIS IS NOT ATTAINABLE, OWNER/CONTRACTOR SHALL CONTACT ENGINEER FOR REDESIGN.

LEVELING PAD:

9. LEVELING PAD FOR SEGMENTAL BLOCK RETAINING WALLS SHALL BE A MINIMUM OF 8" THICK COMPACTED NO. 21A CRUSHED STONE WRAPPED IN FILTER CLOTH.

RETAINING WALLS & BACKFILL MATERIAL:

10. ELEVATIONS SHOWN ARE BASED ON TOPOGRAPHIC SURVEY PROVIDED BY LAND TECH RESOURCES, INC. AND DATED AUGUST 21, 2024.

11. FOUNDATION DESIGN HAS BEEN BASED ON GEOTECHNICAL REPORT PREPARED BY ECS MID-ATLANTIC, LLC & DATED SEPTEMBER 19, 2024. CONSULT GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION FOR COMPACTION AND LIFTS.

12. EXISTING SITE SOILS ARE EMPORIA COMPLEX WITH MODERATE SHRINK-SWELL POTENTIAL.

13. BACKFILL MATERIAL MUST BE COMPACTED TO 95% STANDARD PROCTOR DENSITY IN MAXIMUM 8" LIFTS USING A VIBRATORY PLATE COMPACTOR. ALL BACKFILL SHALL BE FREE-DRAINING, NON-FROST SUSCEPTIBLE GRANULAR MATERIAL SM OR BETTER, UNLESS NOTED TO BE STONE. RETAINED BACKFILL MATERIAL SHALL HAVE A MINIMUM FRICTION ANGLE OF 30 DEGREES, EXCEPT IN THE REINFORCED ZONE. BACKFILL MATERIAL TO BE USED IN THE REINFORCED ZONE SHALL BE SM OR BETTER WITH MINIMUM FRICTION ANGLE OF 32 DEGREES.

14. CHIMNEY DRAIN ADJACENT TO RETAINING WALLS AND MATERIAL USED TO FILL MODULAR WALL UNITS SHALL BE VIBRATORY PLATE COMPACTED NO. 57 STONE, OR A WELL GRADED COMPACTIBLE NO. 21A STONE, 1/4" TO 1 1/2" DIAMETER WITH NO MORE THAN 10% PASSING THE #200 SIEVE.

15. PLACE A 4" DIAMETER PERFORATED SCH40 PVC DRAIN PIPE WRAPPED IN FILTER CLOTH ADJACENT TO INSIDE FACE OF THE MODULAR CONCRETE UNIT RETAINING WALLS. PROVIDE DRAINAGE TO DAYLIGHT AT 25'-0" ON CENTER MAX UNLESS NOTED OTHERWISE.

16. ANY VARIATION IN LOCATION OR ELEVATION OF RETAINING WALLS, ELEVATION IN THE GRADE EITHER ABOVE OR BELOW THE WALLS, OR THE RECOMMENDED INSTALLATION DETAILS, REQUIRE REVIEW BY THE ENGINEER OF RECORD.

17. ALL GEOGRID REINFORCEMENT TO BE SYNTEEN GEOGRID SF35 SERIES MANUFACTURED BY SYNTEEN TECHNICAL FABRICS. LENGTH OF GEOGRID SHOWN ON DRAWINGS IS TAKEN FROM OUTSIDE FACE OF RETAINING WALL. GEOGRID SHALL BE PULLED TAUGHT PRIOR TO INFILLING BACKFILL.

18. SEGMENTAL RETAINING WALL UNITS SHALL BE HIGHLAND STONE MANUFACTURED BY ANCHOR WALL SYSTEMS, LLC.

19. CONTRACTOR SHALL FOLLOW INSTRUCTIONS PROVIDED BY BLOCK MANUFACTURER REGARDING THE CONSTRUCTION OF THE MODULAR CONCRETE UNIT WALLS. ANY INSTRUCTIONS THAT DIFFER FROM THOSE INDICATED ON THE CONSTRUCTION DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

20. PEDESTRIAN PROTECTION IS REQUIRED WHEN WALL HEIGHT EXCEEDS 30" ABOVE FINISH GRADE AT ANY POINT WITHIN 36" OF OPEN EDGE. GUARD RAILING, FENCING, AND/OR LANDSCAPE SHRUBBERY SHALL BE PROVIDED WHERE WALL HEIGHT EXCEEDS 30" ABOVE FINISH GRADE.

21. RETAINING WALL MINIMUM DESIGN SAFETY FACTORS:
   A. OVERTURNING - 2.0
   B. SLIDING - 1.5
   C. GLOBAL STABILITY - 1.3

22. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS BORROW AREAS AND SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.

STATISTICAL INFORMATION

ZONE:	R4 RESIDENTIAL PLANNED COMMUNITY
PARCEL ID NO.:	3741600024
OWNER:	FRANKLIN, HENRY A & SUZANNE E
ADDRESS:	4048 POWHATAN SECONDARY WILLIAMSBURG, VA 23188
SITE DESCRIPTION:	L-24 P-7A POWHATAN SECONDARY
PROJECT AREA:	1,858.75 SQ. FT (0.04 ACRES)

IMPERVIOUS COVER FOR PROJECT AREA:

	PRE-CONSTRUCTION	POST-CONSTRUCTION	NET CHANGE
GREEN AREA	1,808.05 SQ. FT (97%)	1,781.25 SQ. FT (96%)	26.8 SQ. FT (1.5%)
IMPERVIOUS AREA	50.7 SQ. FT (3%)	77.5 SQ. FT (4%)	-26.8 SQ. FT (1.5%)
TOTAL AREA	1,858.75 SQ. FT (100%)	1,858.75SQ. FT (100%)	0 SQ. FT (0%)

LIMITS OF DISTURBANCE:	NEW RETAINING WALL	77.5 SQ. FT
	EXISTING RETAINING WALL TO BE REMOVED	50.7 SQ. FT
	PLANTING/GRADING AREA	1,808 SQ. FT
	TOTAL DISTURBED AREA	1,858.75 SQ. FT (0.04 ACRES)

PROJECT DESCRIPTION

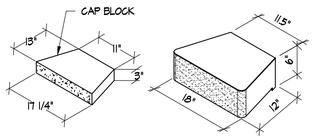
THIS PROJECT INCLUDES THE REMOVAL AND CONSTRUCTION OF A SEGMENTAL BLOCK RETAINING WALL.

SEQUENCE OF CONSTRUCTION

1. INSTALL SILT FENCE DOWN SLOPE OF ALL AREAS TO BE DISTURBED AND INSTALL TEMPORARY CONSTRUCTION ENTRANCE.
2. REMOVE EXISTING SEGMENTAL BLOCK RETAINING WALLS AS INDICATED ON PLANS.
3. CONSTRUCT SEGMENTAL BLOCK RETAINING WALLS & GEO-GRID REINFOCING, BACKFILL MATERIAL TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY IN MAXIMUM 8" LIFTS.
4. STABILIZE ALL RE-GRADED AND DENUDED EARTH IN ACCORDANCE WITH GENERAL NOTE NO. 10 ON SHEET S1.
5. CONSTRUCT PEDESTRIAN BARRIER/FENCING.
7. REMOVE SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE AND UPON WRITTEN NOTIFICATION FROM JAMES CITY COUNTY INSPECTOR.
8. STABILIZE ALL EARTH AT REMOVED CONSTRUCTION ENTRANCE LOCATION WITH SEED & STRAW.

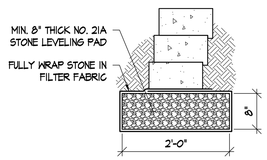
ABBREVIATIONS

APPROX.	APPROXIMATE	O.C.	ON CENTER
℄	CENTERLINE	RW	RETAINING WALL
DIA.	DIAMETER	REINF.	REINFORCEMENT
ELEV.	ELEVATION	STA.	STATION
EX.	EXISTING	TYP.	TYPICAL
MAX.	MAXIMUM	TOF	TOP OF FOOTING
MIN.	MINIMUM	U.N.O.	UNLESS NOTED OTHERWISE
TOW	TOP OF WALL	URW	UPPER RETAINING WALL
HORIZ.	HORIZONTAL	W/	WITH
LRW	LOWER RETAINING WALL	W.P.	WORKING POINT
NO.	NUMBER	VERT.	VERTICAL



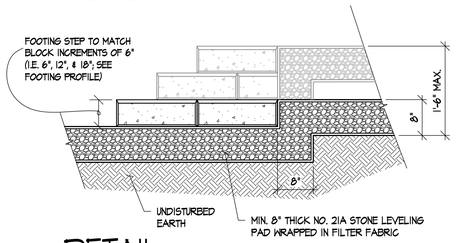
DETAIL — TYPICAL ANCHOR HIGHLAND STONE UNITS

SCALE: NONE



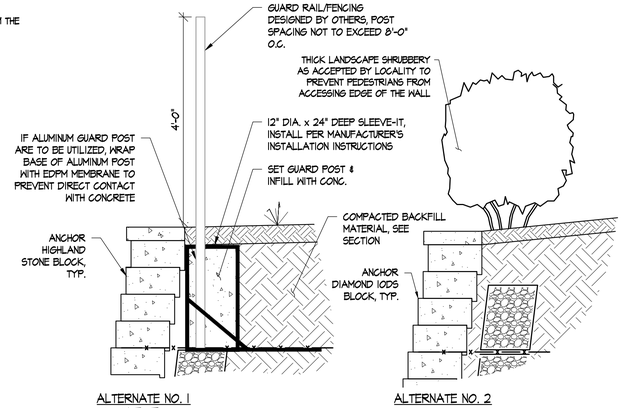
DETAIL — FOOTING

SCALE: NONE



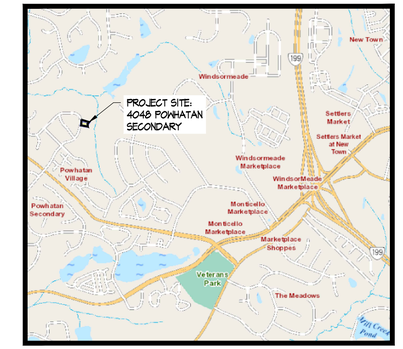
DETAIL — FOOTING STEP

SCALE: 3/4" = 1'-0"

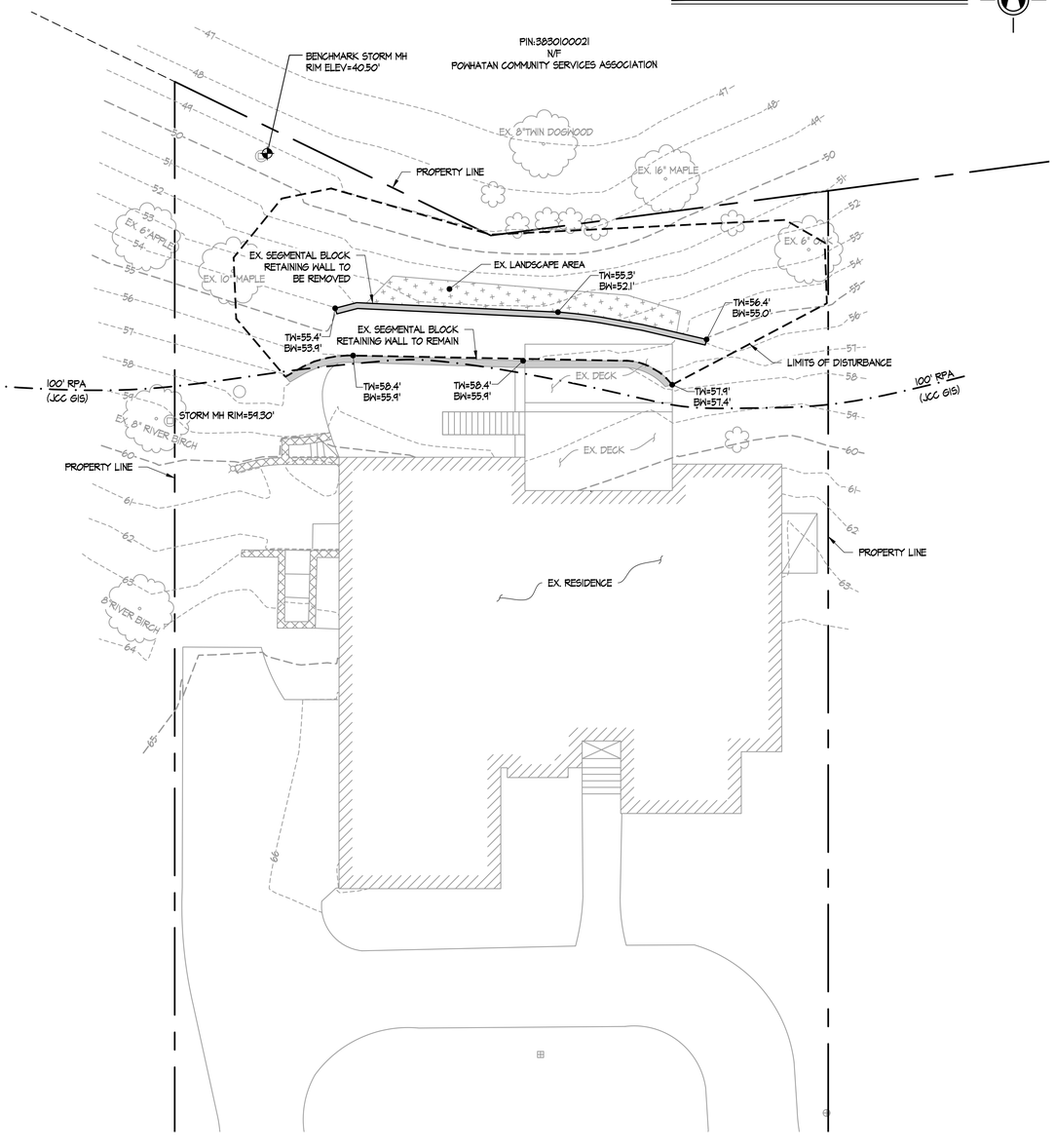


DETAIL — PEDESTRIAN BARRIER

SCALE: 3/4" = 1'-0"



VICINITY MAP



SITE PLAN

SCALE: 3/32" = 1'-0"

The Structures Group, Inc.
1200 Old Colony Lane ● Williamsburg, VA 23185
(757)220-0465 ● Fax (757)220-1546
www.thestructuresgroup.com

Date: 10/2/2024 | Project #: VA24141.DES | Drawn by: DAS | Reviewed by: JNK

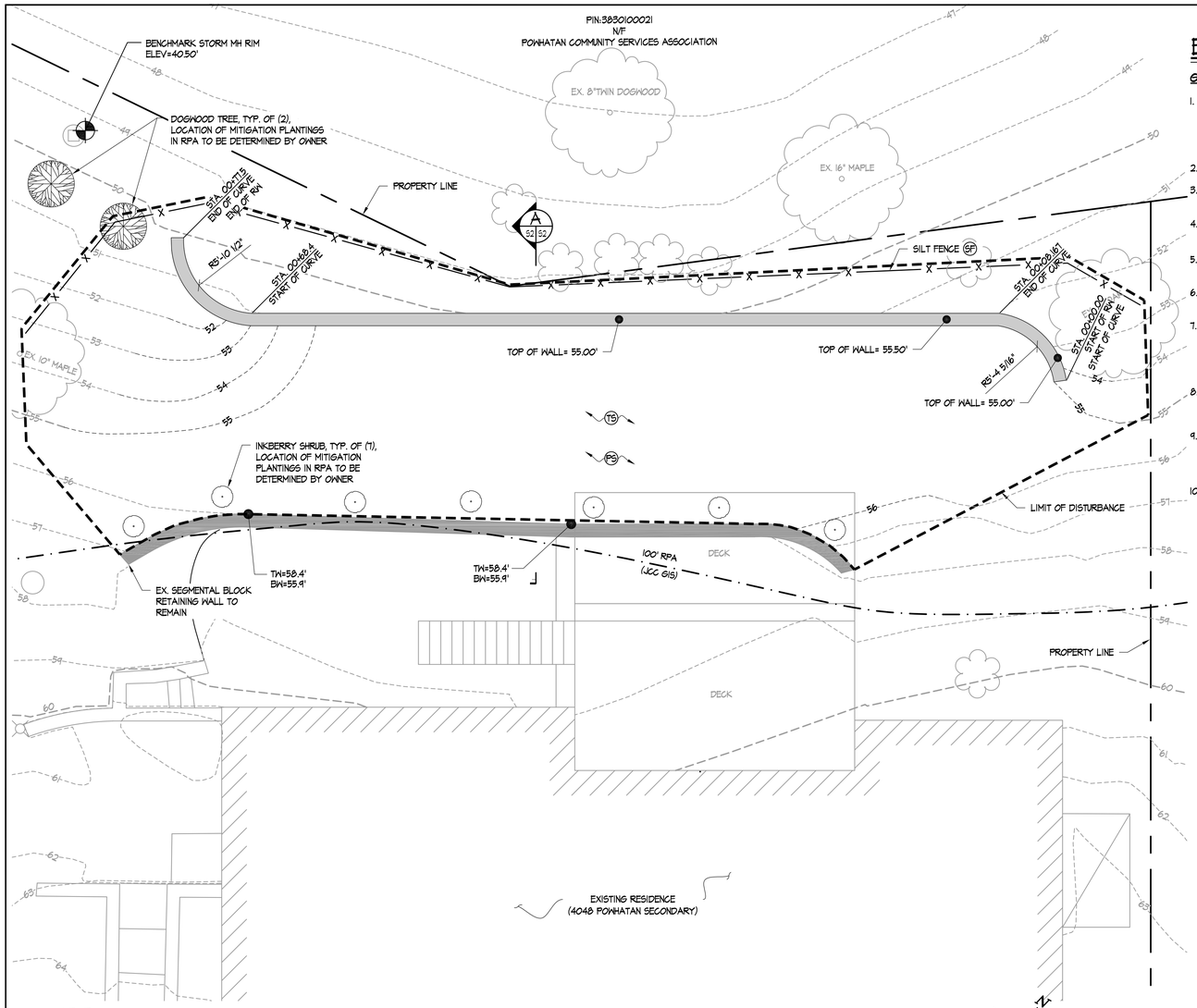
PRELIMINARY NOT FOR CONSTRUCTION
DATE:10/2/2024

No.	Revisions	Date

GENERAL NOTES, VICINITY MAP, SITE PLAN, & DETAILS

RETAINING WALLS
FRANKLIN
4048 POWHATAN SECONDARY
WILLIAMSBURG VIRGINIA

Sheet S1 | 1 of 2



RETAINING WALL PLAN

SCALE: 3/16" = 1'-0"

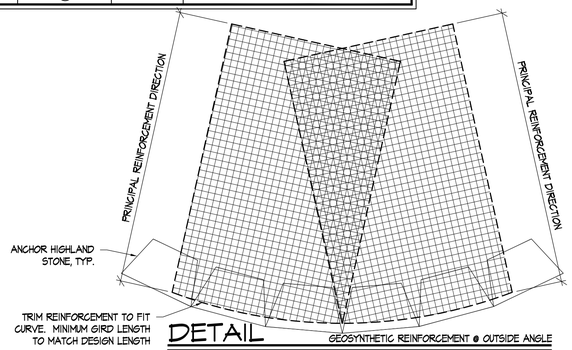
LEGEND

MARK	SYMBOL	CODE	DESCRIPTION
—x—x—	SF	3.05	WIRE-REINFORCED SILT FENCE
	TP	3.38	TREE PROTECTION
	CE	3.02	CONSTRUCTION ENTRANCE
	TS	3.31	TEMPORARY SEEDING
	PS	3.32	PERMANENT SEEDING

PLANT SCHEDULE

QUANTITY REQ'D	QUANTITY PROVIDED	SCIENTIFIC NAME	COMMON NAME	SIZE
7	7	ILEX GLABRA	INKBERRY SHRUB	18" MIN.
2	2	CORNUS FLORIDA	DOGWOOD TREE	1.5" MIN. CALIPER

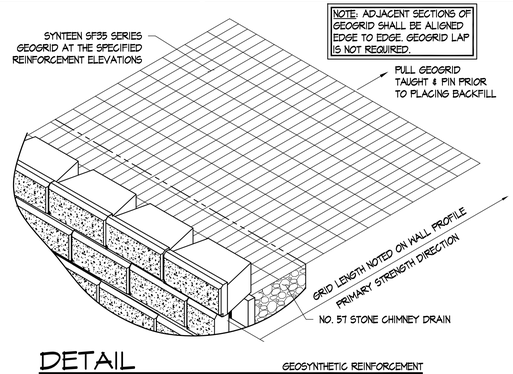
NOTES:
- EXACT LOCATION OF MITIGATION PLANTINGS WITHIN RPA LIMITS TO BE DETERMINED BY OWNER.
- MITIGATION PLANTINGS ARE TO BE CARRIED TO THEIR FINAL LOCATIONS ON SITE AND PLANTED BY HAND. MITIGATION PLANTINGS ARE NOT BE TRANSPORTED TO THEIR FINAL LOCATIONS ON SITE OR PLANTED BY THE USE OF LARGE MACHINERY IN ORDER TO AVOID ADDITIONAL LAND DISTURBANCE.
- ALL STOCKPILED ERRODIBLE MATERIALS SHALL BE STABILIZED AND PROTECTED WITH FILTERING MEASURES AS REQUIRED BY 9VAC25-840-40 MINIMUM STANDARD NOTE NO. 2 ON SHEET C3



DETAIL

GEOSYNTHETIC REINFORCEMENT @ OUTSIDE ANGLE

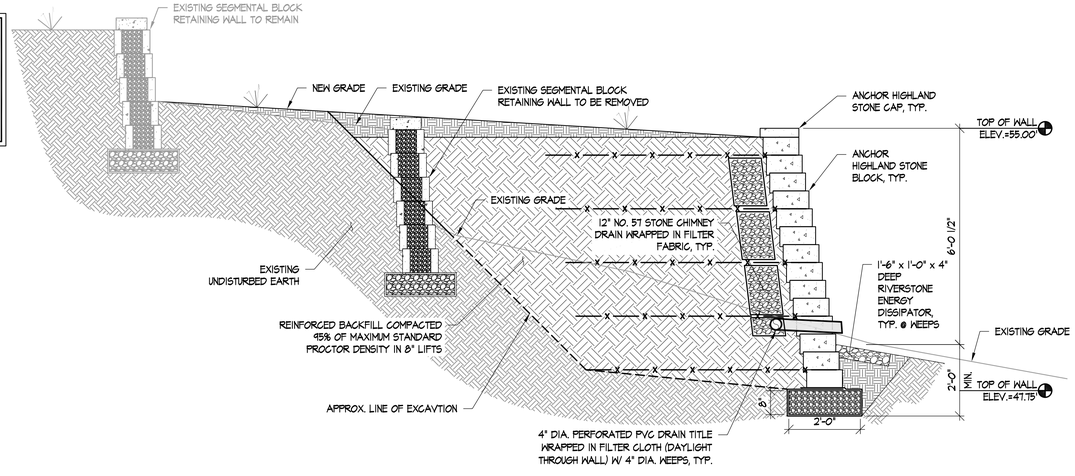
SCALE: 3/4" = 1'-0"



DETAIL

GEOSYNTHETIC REINFORCEMENT

SCALE: 3/4" = 1'-0"



SECTION

SCALE: 1/2" = 1'-0"

A
52 52

EROSION & SEDIMENT CONTROL NOTES

GENERAL:

1. THE PROFESSIONAL ENGINEER WHOSE SEAL IS AFFIXED HEREON SHALL ACT AS THE "RESPONSIBLE LAND DISTURBER" FOR THE PLAN REVIEW PHASE OF THIS PROJECT. ONCE THE PLANS ARE APPROVED, THE OWNER/GENERAL CONTRACTOR SHALL DESIGNATE THE "RESPONSIBLE LAND DISTURBER" AND PROVIDE THE COUNTY WITH THE NAME AND CERTIFICATION NO. OF THE "RESPONSIBLE LAND DISTURBER" FOR THE CONSTRUCTION PHASE OF THE PROJECT.
2. THIS SITE IS LOCATED IN HUC JL31 AND IS WITHIN THE POWHATAN CREEK WATERSHED.
3. THE PROJECT AREA IS LOCATED WITHIN THE LIMITS OF THE CHESAPEAKE BAY PRESERVATION ACT RPA/RMA AREAS.
4. ELEVATIONS SHOWN ARE APPROXIMATE, AND ARE BASED ON TOPOGRAPHIC MAP PROVIDED BY THE JAMES CITY COUNTY GEOGRAPHICAL INFORMATION SYSTEM (GIS).
5. THE EXISTENCE AND LOCATION (HORIZONTAL AND VERITCAL) OF EXISITNG UTILITIES ARE NOT GUARANTEED AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
6. THERE ARE NO ANTICIPATED OFFSITE LAND DISTURBING AREAS ASSOCIATED WITH THE DEVELOPMENT OF THIS SITE.
7. A LAND DISTURBING PERMIT IS NOT REQUIRED FOR SINGLE-FAMILY RESIDENCE PROJECTS DISTURBING LESS THAN 1 ACRE AND NOT PART OF LARGER COMMON PLAN OF DEVELOPMENT OR SALE, INCLUDING ADDITIONS OR MODIFICATIONS TO EXISTING SINGLE-FAMILY DETACHED RESIDENTIAL STRUCTURES. HOWEVER, LOCALITIES SUBJECT TO THE CHESAPEAKE BAY PRESERVATION ACT MAY REGULATE THESE SINGLE FAMILY RESIDENCES WHERE LAND DISTURBANCE EXCEEDS 2,500 SQUARE FEET.
8. ALL OBJECTIONABLE AND DELETERIOUS MATERIAL IS TO BE REMOVED FROM THE SITE AND DISPOSED OF IN A STATE APPROVED FACILITY MEETING ALL REQUIREMENTS OF ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
9. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS BORROW AREAS AND SOIL INTENTIONALLY TRANSPORTED FROM THE SITE.
10. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY FOLLOWING FINISH GRADING. SEEDING SHALL BE DONE WITH THE MINIMUM CARE LAWN BLEND ACCORDING TO TABLE 3.32-D OF STANDARD AND SPECIFICATION 3.32, "PERMANENT SEEDING", OF THE VESCH. EROSION BLANKETS WILL BE INSTALLED OVER FILL SLOPES WHICH HAVE BEEN BROUGHT TO FINAL GRADE AND HAVE BEEN SEEDED TO PROTECT THE SLOPES FROM RILL AND GULLY EROSION TO ALLOW THE SEED TO GERMINATE PROPERLY. MULCH (STRAW OR FIBER) WILL BE USED ON RELATIVELY FLAT AREAS. IN ALL SEEDING OPERATIONS, SEED, FERTILIZER, AND LIME WILL BE APPLIED PRIOR TO MULCHING. SOIL STABILIZATION MATTING TO BE VESCH TYPICAL TREATMENT T-1 (JUTE MESH).

JAMES CITY COUNTY STANDARD STORMWATER NOTES:

THE FOLLOWING STANDARD COUNTY NOTES SHALL BECOME PART OF ANY APPROVED EROSION AND SEDIMENT CONTROL OR STORMWATER MANAGEMENT PLAN OF DEVELOPMENT PROJECT IN JAMES CITY COUNTY, VIRGINIA. THE COUNTY'S DIVISION OF STORMWATER AND RESOURCE PROTECTION (SRP) IS DESIGNATED BY CHAPTER 8 OF THE COUNTY CODE AS THE LOCAL VIRGINIA EROSION AND SEDIMENT CONTROL PROGRAM (VESCP) AUTHORITY AND THE LOCAL VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) AUTHORITY.

1. ALL THE PROVISIONS OF VIRGINIA EROSION AND SEDIMENT CONTROL (E&SC) LAW AND REGULATIONS, THE VIRGINIA STORMWATER MANAGEMENT ACT AND REGULATIONS, THE VIRGINIA BEST MANAGEMENT PRACTICE (BMP) CLEARINGHOUSE WEBSITE, STATE E&SC AND STORMWATER MANAGEMENT HANDBOOKS, AND ANY ASSOCIATED TECHNICAL BULLETINS AND GUIDANCE DOCUMENTS AS PUBLISHED BY THE STATE WATER CONTROL BOARD, THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ), AND THE LOCAL VESCP AND VSMP AUTHORITY SHALL APPLY TO THE PROJECT.
2. MINIMUM STANDARD'S NUMBERS 1 THROUGH 19 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL REGULATIONS 9VAC25-840 SHALL APPLY TO THE PROJECT.
3. THE OPERATOR SHALL BE RESPONSIBLE TO REGISTER FOR CONSTRUCTION GENERAL PERMIT (CGP) COVERAGE, AS APPLICABLE, IN ACCORDANCE WITH THE GENERAL VIRGINIA POLLUTANT DISCHARGE ELIMINATION SYSTEM (VPDES) PERMIT FOR DISCHARGE OF STORMWATER FROM CONSTRUCTION ACTIVITIES (VARIO) CHAPTER 880, THE VSMP REGULATIONS CHAPTER 870, AND IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE VSMP, THE STATE WATER CONTROL BOARD, THE VIRGINIA DEQ, CHAPTER 8 OF THE COUNTY CODE, AND THE LOCAL VESCP/VSMP AUTHORITY.
4. THE OPERATOR SHALL PROVIDE THE NAME OF AN INDIVIDUAL HOLDING A VALID RESPONSIBLE LAND DISTURBER (RLD) CERTIFICATE ISSUED BY DEQ SIGNIFYING WHO IS RESPONSIBLE FOR CARRYING OUT THE LAND-DISTURBING ACTIVITY IN ACCORDANCE WITH THE APPROVED E&SC PLAN. THE RLD MUST BE DESIGNATED ON THE E&SC PLAN OR PERMIT AS A PREREQUISITE FOR ENGAGING IN LAND DISTURBANCE. THE RLD IS REQUIRED TO ATTEND THE PRE-CONSTRUCTION MEETING FOR THE PROJECT.
5. A PRE-CONSTRUCTION MEETING SHALL BE HELD ON-SITE AND INCLUDE REPRESENTATIVES FROM THE LOCAL VESCP/VSMP AUTHORITY, THE OPERATOR, THE RLD, THE CONTRACTOR, ENGINEER, AND OTHER RESPONSIBLE AGENCIES, AS APPLICABLE, PRIOR TO AUTHORIZATION AND ISSUANCE OF A LOCAL LAND DISTURBING OR STORMWATER CONSTRUCTION PERMIT. THE OPERATOR IS REQUIRED TO COORDINATE SCHEDULING OF THE PRE-CONSTRUCTION MEETING WITH THE JAMES CITY COUNTY (JCC) SRP DIVISION.
6. A POLLUTION PREVENTION PLAN (P2 PLAN), IF REQUIRED, SHALL BE DEVELOPED, IMPLEMENTED, AND UPDATED AS NECESSARY AND MUST DETAIL THE DESIGN, INSTALLATION, IMPLEMENTATION, AND MAINTENANCE OF EFFECTIVE POLLUTION PREVENTION MEASURES TO MINIMIZE THE DISCHARGE OF POLLUTANTS AS SPECIFIED IN 9VAC25-870-56. THIS PLAN SHALL BE AVAILABLE ON-SITE FOR REVIEW AT REASONABLE TIMES BY THE LOCAL VESCP/VSMP AUTHORITY WHEN REQUESTED.
7. OFF-SITE AREAS SHALL BE APPROVED BY THE LOCAL VESCP/VSMP AUTHORITY PRIOR TO LAND DISTURBING ACTIVITY AT THE SEPARATE LOCATION. OFF-SITE AREAS SHALL BE INCLUDED AS PART OF THE PROPOSED LAND DISTURBING ACTIVITY OR COVERED BY A SEPARATE APPROVED E&SC PLAN.
8. TEMPORARY SOIL STOCKPILES SHALL COMPLY WITH THE PROVISIONS OF SECTION 24-46 OF THE COUNTY CODE.
9. LOCAL VESCP/VSMP AUTHORITY WRITTEN APPROVAL SHALL BE REQUIRED PRIOR TO DEVIATIONS FROM THE APPROVED EROSION AND SEDIMENT MEASURES, SEQUENCE OF CONSTRUCTION, OR STORMWATER MANAGEMENT PLAN. SIGNIFICANT DEVIATIONS FROM THE APPROVED PLAN MAY REQUIRE THE SUBMITTAL OF AN AMENDED PLAN FOR REVIEW AND APPROVAL.
10. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 14 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR. IRRIGATION, IF NECESSARY, SHALL COMPLY WITH ALL APPLICABLE SEASONAL WATER USE RESTRICTIONS OF THE JAMES CITY SERVICE AUTHORITY.
11. FOR THE PURPOSES OF BOND REDUCTIONS OR RELEASES, FINAL STABILIZATION WILL BE DEFINED AS THE COMPLETION OF ALL SOIL DISTURBING ACTIVITIES AT THE SITE AND THE ESTABLISHMENT OF A PERMANENT VEGETATIVE COVER ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT IS UNIFORM (E.G., EVENLY DISTRIBUTED), MATURE ENOUGH TO SURVIVE, AND WILL INHIBIT EROSION.
12. DESIGN AND CONSTRUCTION OF PRIVATE STORM DRAINAGE SYSTEMS, OUTSIDE OF ANY VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) RIGHT-OF-WAY, SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT VERSION OF THE COUNTY'S STORMWATER DRAINAGE CONVEYANCE SYSTEMS (NON-BMP RELATED) GENERAL DESIGN AND CONSTRUCTION GUIDELINES.
13. RECORD DRAWINGS (AS-BUILTS) AND CONSTRUCTION CERTIFICATIONS ARE REQUIRED FOR ALL APPLICABLE STORMWATER FACILITIES, INCLUDING STORMWATER MANAGEMENT/BMP FACILITIES AND STORM DRAINAGE CONVEYANCE SYSTEMS. RECORD DRAWINGS AND CONSTRUCTION CERTIFICATIONS MUST MEET ESTABLISHED PROGRAM REQUIREMENTS OF THE COUNTY CODE AND THE VESCP/VSMP AUTHORITY.
14. ALL STORMWATER FACILITIES INCLUDING BMPS, STORM DRAINAGE PIPES, STORMWATER CONVEYANCES, INLETS, MANHOLES, OUTFALLS, AND ROADSIDE AND OTHER OPEN CHANNELS SHALL BE INSPECTED BY THE LOCAL VESCP/VSMP AUTHORITY, THE OWNER, AND THE APPLICANT/OPERATOR/PERMITTEE DESIGNATED GEOTECHNICAL ENGINEER FOR THE PROJECT IN ACCORDANCE WITH THE ESTABLISHED COUNTY STORMWATER FACILITY INSPECTION PROGRAM REQUIREMENTS.
15. THE FINAL PROJECT CERTIFICATION PROCESS SHALL INCLUDE AN INTERNAL CLOSED-CIRCUIT TELEVISION CAMERA (CCTV) POST INSTALLATION INSPECTION PERFORMED BY THE OWNER IN ACCORDANCE WITH THE JCC CCTV ADMINISTRATIVE GUIDELINES DEVELOPED BY THE VSMP AUTHORITY.

The Structures Group, Inc.
1200 Old Colony Lane • Williamsburg, VA 23185
(757)220-0465 • Fax (757)220-1546
www.thestructuresgroup.com

Drawn by: DAS | Reviewed by: JNK
Project #: VA2141.DES
Date: 10/2/2024

PRELIMINARY NOT FOR CONSTRUCTION
DATE:10/2/2024

No.	Revisions	Date

RETAINING WALL PLAN, SECTION, AND DETAIL

RETAINING WALLS
FRANKLIN
4048 POWHATAN SECONDARY
WILLIAMSBURG VIRGINIA

Sheet S2 2 of 2

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

DEBLANC, YVETTE E
4047 POWHATAN SECONDARY
WILLIAMSBURG, VA 23188-8037

RE: CBPA-24-0147
4048 Powhatan Secondary
Construction of a retaining wall

October 24, 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. David Soto, The Structures Group, Inc., on behalf of Mr. Henry A. and Ms. Suzanne E. Franklin, for encroachments into the Resource Protection Area buffer for the construction of a retaining wall. The project is located at 4048 Powhatan Secondary, JCC Tax Map Parcel No. 3741600024.

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 **Thursday, November 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

General Services
107 Tewning Road
Williamsburg, VA 23188
P: 757-259-4080
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Facilities & Grounds
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757-259-4080

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

EMERSON, PHILIP G & ELIZABETH M
4052 POWHATAN SECONDARY
WILLIAMSBURG, VA 23188-8037

RE: CBPA-24-0147
4048 Powhatan Secondary
Construction of a retaining wall

October 24, 2024

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FRANKLIN, HENRY A & SUZANNE E
4048 POWHATAN SECONDARY
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KIST, EDWARD H III & KRISTA C
4044 POWHATAN SECONDARY
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MCCOLPIN, LARRY D & DICARLO, LISA A
4039 POWHATAN SECONDARY
WILLIAMSBURG, VA 23188-8037

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Mr. David Soto
The Structure Group
1200 Old Colony Lane
Williamsburg, VA 23185

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4048 Powhatan Secondary
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MURPHY, MICHAEL T & MCQUAIN, CHRISTY
4055 POWHATAN SECONDARY
WILLIAMSBURG, VA 23188-8037

RE: CBPA-24-0147
4048 Powhatan Secondary
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POWHATAN COMMUNITY SERVICES
PO BOX 5004
WILLIAMSBURG, VA 23188-5200

RE: CBPA-24-0147
4048 Powhatan Secondary
Construction of a retaining wall

October 24, 2024

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757-253-6823
Michael.Woolson@jamescitycountyva.gov

Adjacent Property Owner Mailing List for Case Number: CBPA-24-0147

PIN	Last Name	Address Line 1	City	State	Zip Code
3741600019	DEBLANC, YVETTE E	4047 POWHATAN SECONDARY	WILLIAMSBURG	VA	23188-8037
3741600023	EMERSON, PHILIP G & ELIZABETH M	4052 POWHATAN SECONDARY	WILLIAMSBURG	VA	23188-8037
3741600024	FRANKLIN, HENRY A & SUZANNE E	4048 POWHATAN SECONDARY	WILLIAMSBURG	VA	23188-8037
3741600025	KIST, EDWARD H III & KRISTA C	4044 POWHATAN SECONDARY	WILLIAMSBURG	VA	23188-8037
3741600018	MCCOLPIN, LARRY D & DICARLO, LISA A	4039 POWHATAN SECONDARY	WILLIAMSBURG	VA	23188-8037
	Mr. David Soto The Structure Group	1200 Old Colony Lane	Williamsburg	VA	23185
3741600020	MURPHY, MICHAEL T & MCQUAIN, CHRISTY	4055 POWHATAN SECONDARY	WILLIAMSBURG	VA	23188-8037
3830100021	POWHATAN COMMUNITY SERVICES	PO BOX 5004	WILLIAMSBURG	VA	23188-5200

PUBLIC HEARING NOTICE

THE WETLANDS BOARD AND CHESAPEAKE BAY BOARD OF JAMES CITY COUNTY, VIRGINIA, WILL HOLD PUBLIC HEARINGS ON THURSDAY, NOVEMBER 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-24-0023: Mr. Rich Calvert, Calvert Marine, on behalf of Mr. Richard and Ms. Jaime Labinaco, has applied for a Wetlands Permit for the construction of a bulkhead and pier on property located at 5034 River Drive, JCC Real Estate Tax Map Parcel No. 0930300008.

THE CHESAPEAKE BAY BOARD WILL CONSIDER THE FOLLOWING CASES:

CBPA-24-0139: Mr. Barrett Terrell, AES Consulting Engineers, Inc., on behalf of Ford's Village, LLC., has applied for a Chesapeake Bay Exception for the installation of a sanitary sewer bridge on property located at 3889 News Road, JCC Tax Map Parcel No. 3730100004.

CBPA-24-0086: Mr. Gerald L. Simmons Jr., has applied for a Chesapeake Bay Exception for the installation of a shed on property located at 112 Meadow Rue Court, JCC Tax Map Parcel No. 4910230009.

CBPA-24-0116: Mr. Nate Reams, Williams Landscape & Design, on behalf of Mr. Richard D. and Ms. Sara Ann Blarr, has applied for a Chesapeake Bay Exception for the construction of a patio, fire pit, and retaining wall on property located at 124 W Links, JCC Tax Map Parcel No. 3710200216.

CBPA-24-0147: Mr. David Soto, The Structures Group, Inc., on behalf of Mr. Henry A. and Ms. Suzanne E. Franklin, has applied for a Chesapeake Bay Exception for the construction of a retaining wall on property located at 4048 Powhatan Secondary, JCC Tax Map Parcel No. 3741600024.

CBPA-24-0148: Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Mr. Arthur J. and Ms. Nancy M. Schmeiser Jr., has applied for a Chesapeake Bay Exception for the construction of a single family residence and pool on property located at 1540 Harbor Road, JCC Tax Map Parcel No. 4310200009.

CBPA-24-0082: Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Mr. John D. Konstantinou, has applied for a Chesapeake Bay Exception for the construction of a single family residence on property located at 105 Stone Bridge, JCC Tax Map Parcel No. 3710200231.

CBPA-24-0141: Mr. James Mullins, has applied for a Chesapeake Bay Exception for the appeal of a Notice of Violation on property located at 205 St. Cuthbert, JCC Tax Map Parcel No. 3721000053.

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.

CHESAPEAKE BAY BOARD EXCEPTION No. CBPA-24-0148. 1540 Harbor Road
Staff Report for the November 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. Arthur J. and Ms. Nancy M. Schmeiser Jr.
Agent:	Mr. Chase Grogg, Landtech Resources, Inc.
Location:	1540 Harbor Road
Parcel Identification No.:	4310200009
Parcel:	Lot 9, The Harbor, The Governor's Land
Lot Size:	0.37 acres
Area of Lot in Resource Protection Area (RPA):	0.21 acres (57%)
Watershed:	James River (JL30)
Floodplain:	Zone VE - Base flood elevation 11 feet mean sea level
Proposed Activity:	Construction of a single-family home, attached deck, and patio
Impervious Cover:	1,050 square feet, new impervious impacts
RPA Encroachment:	1,050 square feet, landward 50-foot RPA
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 Mr. Arthur J. and Ms. Nancy M. Schmeiser Jr. for encroachments into the RPA buffer for the construction of a single-family home, attached deck, and patio located at 1540 Harbor Road within The Governor's Land at Two Rivers subdivision and the James River watershed. The property is further identified as James City County Real Estate Tax Map Parcel No. 4310200009. The parcel was platted in 1994, after the adoption of the Chesapeake Bay Preservation Ordinance in 1990.

The total lot size of this property is 0.37 acres, of which 57% is located within the RPA. The applicants are proposing to construct a single-family home with an attached deck and patio. Total impacts to the RPA associated with this proposal equate to 1,050 square feet of new impervious impacts to the 50-foot landward RPA buffer. Required mitigation for this amount of impervious impacts equals three planting units (three canopy trees, six understory trees, and nine shrubs). The applicants have proposed a mitigation plan equaling 33 shrubs thus satisfying the County's mitigation requirements.

STAFF EVALUATION

Staff has evaluated the application and exception request for the construction of a single-family home, attached deck, and patio. 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 single-family home in the RPA cannot be approved administratively due to the attached deck and the construction of a patio 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 major 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. The Applicants must submit a surety of $3,000 in a form acceptable to the James City County Attorney's Office to guarantee the mitigation plan equaling 33 shrubs; and

3. This exception request approval will become null and void if construction has not begun by November 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 October 3, 2025, six weeks prior to the expiration date.

EG/md
CBPA24-148_1540HrbrRd

Attachments:
1. Resolution
2. Site Plan

R E S O L U T I O N

CASE NO. CBPA-24-0148. 1540 HARBOR ROAD

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Mr. Arthur J. and Ms. Nancy M. Schmeiser Jr. (the "Applicants"), has applied to the Chesapeake Bay Board of James City County (the "Board") on November 14, 2024, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property located at 1540 Harbor Road (the "Property") and further identified as James City County Real Estate Tax Map Parcel No. 4310200009, as set forth in the application CBPA-24-0148 for the purpose of the construction of a single-family home, attached deck, and patio; 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-24-0148, 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. The Applicants must submit a surety of $3,000 in a form acceptable to the James City County Attorney's Office to guarantee the mitigation plan equaling 33 shrubs; and

3. This exception request approval will become null and void if construction has not begun by November 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 October 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 November, 2024.

R E S O L U T I O N

CASE NO. CBPA-24-0148. 1540 HARBOR ROAD

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Mr. Arthur J. and Ms. Nancy M. Schmeiser Jr. (the "Applicants"), has applied to the Chesapeake Bay Board of James City County (the "Board") on November 14, 2024, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property located at 1540 Harbor Road (the "Property") and further identified as James City County Real Estate Tax Map Parcel No. 4310200009, as set forth in the application CBPA-24-0148 for the purpose of the construction of a single-family home, attached deck, and patio; 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-24-0148.

_____
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 November, 2024.

CBPA24-148_1540HrbrRdDny-res

GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 60, PG. 5.
2. ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE GPS DERIVED (NAVD88).
3. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
4. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
5. PARCEL LIES IN F.I.R.M. ZONE "X", ZONE "VE" (ELEV 11) ACCORDING TO COMMUNITY PANEL #51095C0176D, DATED DECEMBER 16, 2015.
6. LOT SERVED BY PUBLIC WATER AND SEWER. CONTRACTOR TO COORDINATE CONNECTIONS WITH JAMES CITY COUNTY UTILITIES. (WATER METER AND CLEANOUT NOT FOUND AT THE TIME OF SURVEY.)
7. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS SHOWN HEREON.
8. TOPOGRAPHIC DATA AS SHOWN IS BASED ON A CURRENT FIELD SURVEY.
9. CONTRACTOR SHALL DETERMINE EXACT FINISHED FLOOR ELEVATION AFTER EXCAVATION.
10. PROPOSED RESIDENCE SHOWN BASED OFF OF PLANS PROVIDED BY CLIENT. ALL DIMENSIONS TO BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION.

EROSION & SEDIMENT CONTROL NOTES

ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE "VIRGINIA EROSIONS AND SEDIMENT CONTROL HANDBOOK 1992 THIRD EDITION". THE CONTRACTOR SHALL BE THOROUGHLY FAMILIAR WITH ALL APPLICABLE MEASURES CONTAINED THEREIN WHICH MAY BE PERTINENT TO THIS PROJECT.

BUILDING INFORMATION

PROPOSED BUILDING IS A 2–STORY FRAME

PROPOSED GARAGE IS COURTYARD LOADING

SITE INFORMATION

PARCEL ID: 4310200009

TOTAL AREA: ±16,750 S.F. / ±0.385 AC.

IMPERVIOUS AREA: 6,061 S.F. / 0.139 AC.

IMPERVIOUS WITHIN 50' RPA: 0 S.F. / 0 AC.

IMPERVIOUS WITHIN 100' RPA: 767 S.F. / 0.018 AC.

DISTURBED AREA: 9,142 S.F. / 0.210 AC.

ZONING DISTRICT: R4

EXISTING SITE IS PARTLY WOODED AS SHOWN

BUILDING SETBACK (SBL)

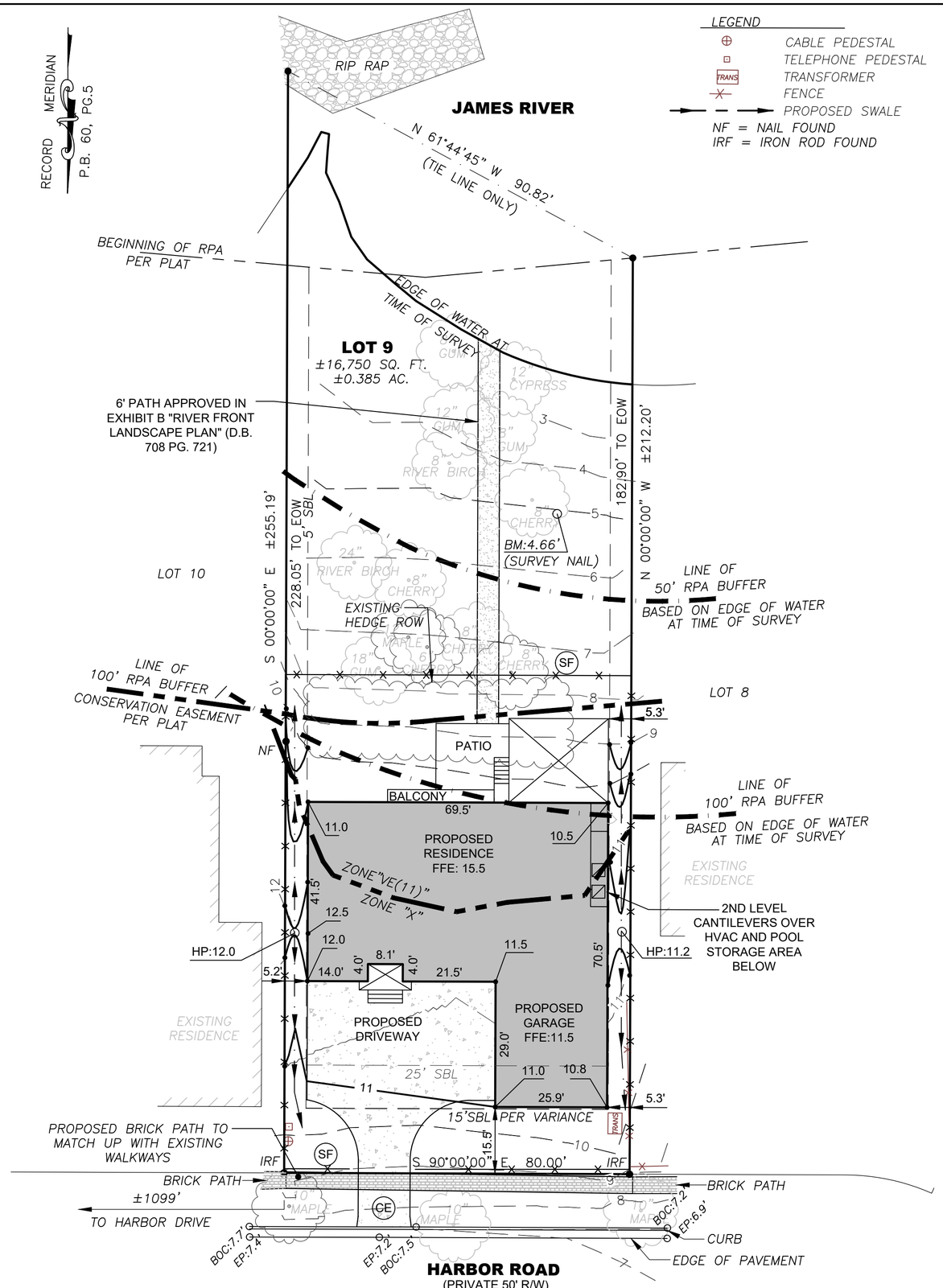
FRONT: 15'

REAR: RPA CONSERVATION EASEMENT SERVED AS REAR SBL

SIDE: 5'

EXISTING ADDRESS:

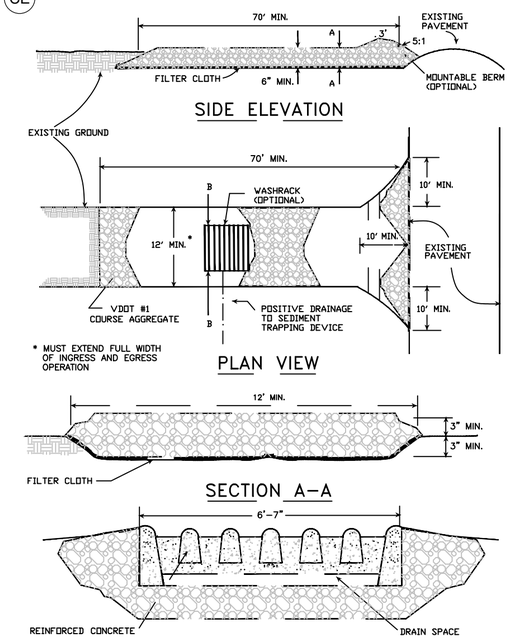
1540 HARBOR ROAD
WILLIAMSBURG, VIRGINIA



1 OF 2

STONE CONSTRUCTION ENTRANCE

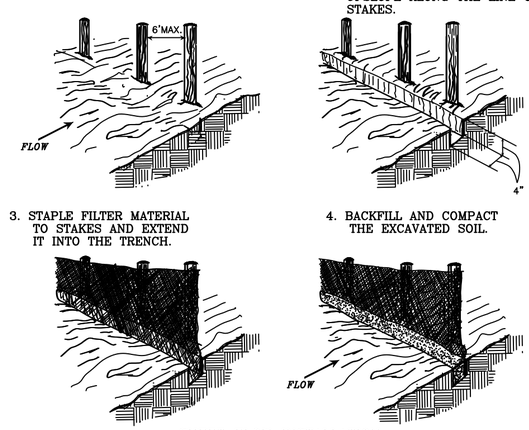
(CE)



SOURCE: ADAPTED from 1983 Maryland Standards for Soil erosion and Sediment Control, and Va. DSWC — Plate 3.02-1

CONSTRUCTION OF A SILT FENCE (WITHOUT WIRE SUPPORT)

(SF)



SOURCE: Adapted from Installation of Straw and Fabric Filter Barriers for Sediment Control,VA. DSWC Sherwood and Wyant — PLATE. 3.05-2

COMMONWEALTH OF VIRGINIA
W. CHASE GROGG
Lic. No. 3645
11/04/2024
LAND SURVEYOR

DATE: 10/01/2024
DRAWN BY: AEQ
PROJECT No. 20–267
FILE NAME: 20–267.DWG
REFERENCES:
P.B. 60, PG. 5

PLOT PLAN OF
LOT 9, THE HARBOR AT TWO RIVERS
GOVERNOR'S LAND
FOR
DARREN WIEDER
JAMES CITY COUNTY VIRGINIA

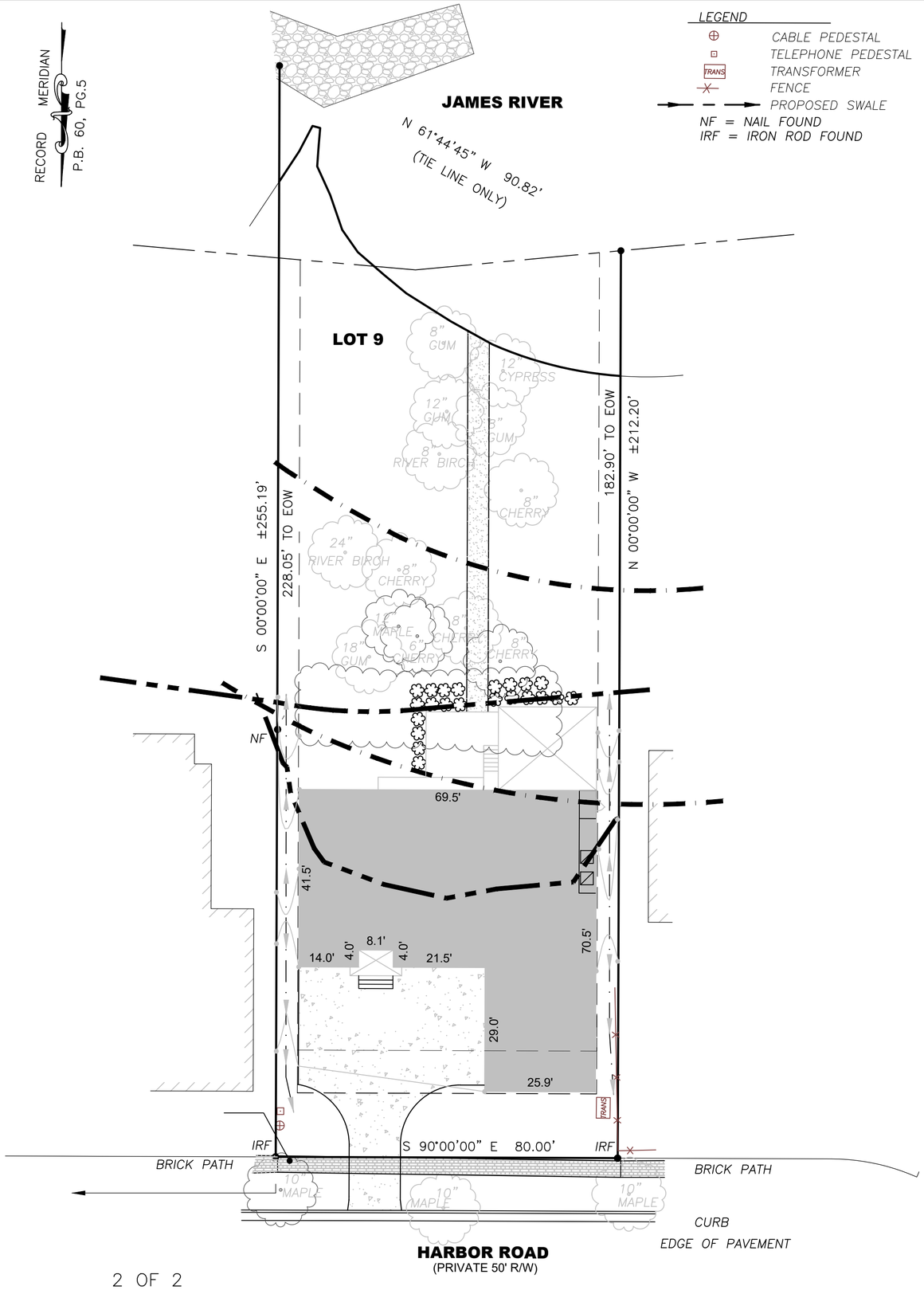
NO.	DATE	REVISION / COMMENT / NOTE
2	11–4–2024	REMOVED POOL AT CLIENT REQUEST
1	10–11–2024	REVISED CONSERVATION EASEMENT LINE CALL OUT

LRI
LANDTECH RESOURCES, INC.
ENGINEERING & SURVEYING CONSULTANTS
205 Bulifants Blvd., Suite E, Williamsburg, VA 23188
Ph: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

EXISTING ADDRESS:

1540 HARBOR ROAD
WILLIAMSBURG, VIRGINIA

RECORD MERIDIAN
P.B. 60, PG.5



LEGEND

- CABLE PEDESTAL
- TELEPHONE PEDESTAL
- TRANSFORMER
- FENCE
- PROPOSED SWALE
- NF = NAIL FOUND
- IRF = IRON ROD FOUND

MITIGATION TABLE: 767 S.F. / 400 S.F. = 1.9 CREDITS

MITIGATION MEASURE	QTY.(NEEDED)	QTY. SHOWN
NATIVE CANOPY TREES	2	0
NATIVE UNDERSTORY TREES	4	0
NATIVE SHRUBS	6	22

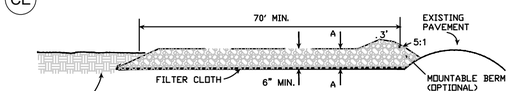
* CONTRACTOR/OWNER TO COORDINATE WITH JAMES CITY COUNTY FOR REQUIREMENTS ON MITIGATION PLANTING.

20 0 20 40 60
Scale: 1" = 20'

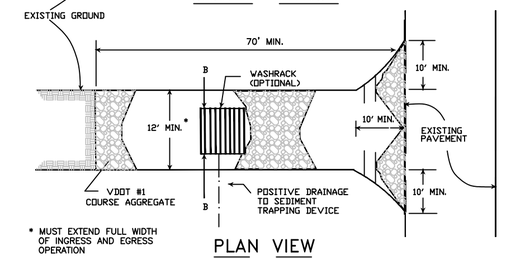
2 OF 2

STONE CONSTRUCTION ENTRANCE

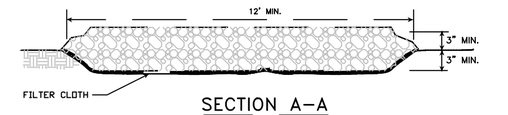
(CE)



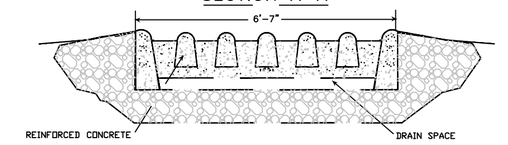
SIDE ELEVATION



PLAN VIEW



SECTION A–A



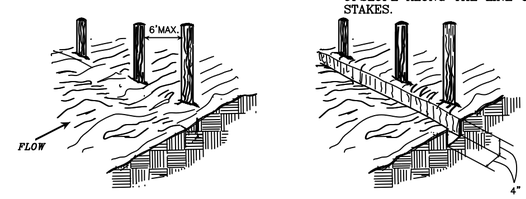
SECTION B–B

SOURCE: ADAPTED from 1983 Maryland Standards for Soil erosion and Sediment Control, and Va. DSWC — Plate 3.02-1

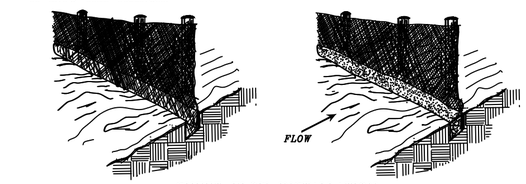
CONSTRUCTION OF A SILT FENCE (WITHOUT WIRE SUPPORT)

(SF)

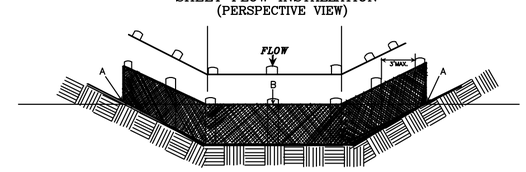
1. SET THE STAKES.
2. EXCAVATE A 4"X 4" TRENCH UPSLOPE ALONG THE LINE OF STAKES.



3. STAPLE FILTER MATERIAL TO STAKES AND EXTEND IT INTO THE TRENCH.
4. BACKFILL AND COMPACT THE EXCAVATED SOIL.



SHEET FLOW INSTALLATION
(PERSPECTIVE VIEW)



POINTS A SHOULD BE HIGHER THAN POINT B.

DRAINAGEWAY INSTALLATION
(FRONT ELEVATION)

SOURCE: Adapted from Installation of Straw and Fabric Filter Barriers for Sediment Control,VA. DSWC Sherwood and Wyant — PLATE. 3.05-2

COMMONWEALTH OF VIRGINIA
W. CHASE GROGG
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757-259-4080

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

FEGAN, CHARLES B & PATRICIA E
1541 HARBOR RD
WILLIAMSBURG, VA 23185-7630

RE: CBPA-24-0148
1540 Harbor Road
Construction of single family residence, pool

October 24, 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 Mr. Arthur J. and Ms. Nancy M. Schmeiser Jr., for encroachments into the Resource Protection Area buffer for the construction of a single family residence and pool. The project is located at 1540 Harbor Road, JCC Tax Map Parcel No. 4310200009.

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 **Thursday, November 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

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

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GOVERNOR'S LAND FOUNDATION
2700 TWO RIVERS RD
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HADLEY, JAMES A TRUSTEE &
1536 HARBOR RD
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Mr. Chase Grogg
LandTech Resources, Inc.
205-E Bulifants Blvd
Williamsburg, VA 23188

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NUMBERS, ROBERT T & MARLEY E
1544 HARBOR RD
WILLIAMSBURG, VA 23185-7630

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SCHMEISER, ARTHUR J JR & NANCY M
209 NOD HILLS ROAD
WILTON, CT 68971-1718

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1540 Harbor Road
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WILLETT, DAVID E TRUSTEE &
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RE: CBPA-24-0148
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Construction of single family residence, pool

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Adjacent Property Owner Mailing List for Case Number: CBPA-24-0148

PIN	Last Name	Address Line 1	City	State	Zip Code
4310200004	FEGAN, CHARLES B & PATRICIA E	1541 HARBOR RD	WILLIAMSBURG	VA	23185-7630
4320700001B	GOVERNOR'S LAND FOUNDATION	2700 TWO RIVERS RD	WILLIAMSBURG	VA	23185-7600
4310200008	HADLEY, JAMES A TRUSTEE &	1536 HARBOR RD	WILLIAMSBURG	VA	23185-7630
	Mr. Chase Grogg LandTech Resources, Inc.	205-E Bulifants Blvd	Williamsburg	VA	23188
4310200010	NUMBERS, ROBERT T & MARLEY E	1544 HARBOR RD	WILLIAMSBURG	VA	23185-7630
4310200009	SCHMEISER, ARTHUR J JR & NANCY M	209 NOD HILLS ROAD	WILTON	CT	68971-1718
4310200003	WILLETT, DAVID E TRUSTEE &	1545 HARBOR RD	WILLIAMSBURG	VA	23185-7630

PUBLIC HEARING NOTICE

THE WETLANDS BOARD AND CHESAPEAKE BAY BOARD OF JAMES CITY COUNTY, VIRGINIA, WILL HOLD PUBLIC HEARINGS ON THURSDAY, NOVEMBER 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-24-0023: Mr. Rich Calvert, Calvert Marine, on behalf of Mr. Richard and Ms. Jaime Labinaco, has applied for a Wetlands Permit for the construction of a bulkhead and pier on property located at 5034 River Drive, JCC Real Estate Tax Map Parcel No. 0930300008.

THE CHESAPEAKE BAY BOARD WILL CONSIDER THE FOLLOWING CASES:

CBPA-24-0139: Mr. Barrett Terrell, AES Consulting Engineers, Inc., on behalf of Ford's Village, LLC., has applied for a Chesapeake Bay Exception for the installation of a sanitary sewer bridge on property located at 3889 News Road, JCC Tax Map Parcel No. 3730100004.

CBPA-24-0086: Mr. Gerald L. Simmons Jr., has applied for a Chesapeake Bay Exception for the installation of a shed on property located at 112 Meadow Rue Court, JCC Tax Map Parcel No. 4910230009.

CBPA-24-0116: Mr. Nate Reams, Williams Landscape & Design, on behalf of Mr. Richard D. and Ms. Sara Ann Blarr, has applied for a Chesapeake Bay Exception for the construction of a patio, fire pit, and retaining wall on property located at 124 W Links, JCC Tax Map Parcel No. 3710200216.

CBPA-24-0147: Mr. David Soto, The Structures Group, Inc., on behalf of Mr. Henry A. and Ms. Suzanne E. Franklin, has applied for a Chesapeake Bay Exception for the construction of a retaining wall on property located at 4048 Powhatan Secondary, JCC Tax Map Parcel No. 3741600024.

CBPA-24-0148: Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Mr. Arthur J. and Ms. Nancy M. Schmeiser Jr., has applied for a Chesapeake Bay Exception for the construction of a single family residence and pool on property located at 1540 Harbor Road, JCC Tax Map Parcel No. 4310200009.

CBPA-24-0082: Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Mr. John D. Konstantinou, has applied for a Chesapeake Bay Exception for the construction of a single family residence on property located at 105 Stone Bridge, JCC Tax Map Parcel No. 3710200231.

CBPA-24-0141: Mr. James Mullins, has applied for a Chesapeake Bay Exception for the appeal of a Notice of Violation on property located at 205 St. Cuthbert, JCC Tax Map Parcel No. 3721000053.

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.

CHESAPEAKE BAY BOARD EXCEPTION No. CBPA-24-0082. 105 Stone Bridge
Staff Report for the November 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. John D. Konstantinou
Agent:	Mr. Chase Grogg, Landtech Resources, Inc.
Location:	105 Stone Bridge
Parcel Identification No.:	3710200231
Parcel:	Lot 231, Section 2, Ford's Colony
Lot Size:	0.51 acres
Area of Lot in Resource Protection Area (RPA):	0.51 acres (100%)
Watershed:	Powhatan Creek (JL31)
Floodplain:	None
Proposed Activity:	Construction of a single-family dwelling with an attached deck
Impervious Cover:	3,280 square feet
RPA Encroachment:	2,853 square feet, seaward 50-foot RPA 427 square feet, impervious impacts within wetlands 1,363 square feet, wetlands disturbance
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 Mr. John D. Konstantinou for encroachments into the RPA buffer for the construction of a single-family dwelling with an attached deck located at 105 Stone Bridge 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. 3710200231. The parcel was platted in 1985, prior to the adoption of the Chesapeake Bay Preservation Ordinance in 1990.

The total lot size of this property is 0.51 acres, of which 100% is located within the RPA. The applicant is proposing to construct a single-family dwelling with an attached deck. Total impacts to the RPA associated with this proposal equate to 2,853 square feet of impacts to the seaward 50-foot RPA buffer and 427 square feet of permanent wetland impacts for a total of 3,280 square feet of impervious impacts. The minimum first-floor square footage required for this section of Ford's Colony is 1,500 square feet. The proposed single-family dwelling has a first-floor square footage equal to 1,651 square feet, a 10% increase. Required mitigation for this amount of impervious impacts equals nine planting units (nine canopy trees, 18

understory trees, and 27 shrubs). The applicant has submitted a mitigation plan consisting of nine canopy trees, 18 understory trees, and 27 shrubs, therefore satisfying the County mitigation requirements. Additionally, the applicant is proposing two micro-bioretention stormwater Best Management Practices (BMPs) to manage drainage on the lot. Prior to the issuance of a final Certificate of Occupancy, the applicant must submit a Letter of Installation from a qualified professional to the Stormwater and Resource Protection Division. No surveyed as-built drawings are required, but this letter must verify compliance with all approved construction plans for stormwater BMP facilities. Staff is also requesting that an affidavit be recorded in the Williamsburg/James City County Courthouse due to the environmental sensitivity of the lot.

STAFF EVALUATION

Staff has evaluated the application and exception request for the construction of a single-family dwelling with an attached deck. 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 single-family home within the 50-foot seaward RPA buffer 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. 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. An affidavit must be recorded in the Williamsburg/James City County Courthouse prior to the issuance of a building permit; and

3. The Applicant must submit a surety of $6,750 in a form acceptable to the James City County Attorney's Office to guarantee the mitigation plan equaling nine planting units (nine canopy trees, 18 understory trees, and 27 shrubs) and the construction of two micro-bioretention BMP facilities; and

4. The Applicant must submit a Letter of Installation from a qualified professional to the Stormwater and Resource Protection Division prior to the issuance of a final Certificate of Occupancy. This letter must verify compliance with all approved construction plans for stormwater BMP facilities. No surveyed as-built drawings are required; and

5. This exception request approval will become null and void if construction has not begun by November 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 October 3, 2025, six weeks prior to the expiration date.

EG/ap
CBPA24-82_105StBrg

Attachments:
1. Resolution
2. Site Plan

R E S O L U T I O N

CASE NO. CBPA-24-0082. 105 STONE BRIDGE

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Mr. John D. Konstantinou (the "Applicant"), has applied to the Chesapeake Bay Board of James City County (the "Board") on November 14, 2024, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property located at 105 Stone Bridge (the "Property") and further identified as James City County Real Estate Tax Map Parcel No. 3710200231, as set forth in the application CBPA-24-0082 for the purpose of the construction of a single-family dwelling with an attached deck; 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-24-0082, 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. An affidavit must be recorded in the Williamsburg/James City County Courthouse prior to the issuance of a building permit; and

3. The Applicant must submit a surety of $6,750 in a form acceptable to the James City County Attorney's Office to guarantee the mitigation plan equaling nine planting units (nine canopy trees, 18 understory trees, and 27 shrubs) and the construction of two micro-bioretention Best Management Practice (BMP) facilities; and

4. The Applicant must submit a Letter of Installation from a qualified professional to the Stormwater and Resource Protection Division prior to the issuance of a final Certificate of Occupancy. This letter must verify compliance with all approved construction plans for stormwater BMP facilities. No surveyed as-built drawings are required; and

5. This exception request approval will become null and void if construction has not begun by November 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 October 3, 2025, six weeks prior to the expiration date.

_____	_____
Charles Roadley	Michael Woolson
Chair, Chesapeake Bay Board	Secretary to the Board

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

CBPA24-82_105StBrgApp-res

R E S O L U T I O N

CASE NO. CBPA-24-0082. 105 STONE BRIDGE

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Mr. John D. Konstantinou (the "Applicant"), has applied to the Chesapeake Bay Board of James City County (the "Board") on November 14, 2024, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property located at 105 Stone Bridge (the "Property") and further identified as James City County Real Estate Tax Map Parcel No. 3710200231, as set forth in the application CBPA-24-0082 for the purpose of the construction of a single-family dwelling with an attached deck; 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-24-0082.

_____
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 November, 2024.

CBPA24-82_105StBrgDny-res

GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 40, PG. 63.
2. ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE CLOSELY RELATED TO JCC GIS CONTOURS (NAVD88).
3. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
4. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
5. PARCEL LIES IN F.I.R.M. ZONE "X" ACCORDING TO COMMUNITY PANEL #51095C0116D, DATED DECEMBER 16, 2015.
6. LOT SERVED BY PUBLIC WATER AND SEWER. CONTRACTOR TO COORDINATE CONNECTIONS WITH JAMES CITY COUNTY UTILITIES.
7. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS SHOWN HEREON.
8. TOPOGRAPHIC DATA AS SHOWN IS BASED ON A CURRENT FIELD SURVEY.
9. CONTRACTOR SHALL DETERMINE EXACT FINISHED FLOOR ELEVATION AFTER EXCAVATION.
10. PROPOSED RESIDENCE SHOWN BASED OFF OF PLANS PROVIDED BY CLIENT. ALL DIMENSIONS TO BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION.
11. CONTRACTOR TO INSTALL ORANGE SAFETY FENCE AROUND PERIMETER OF CONSTRUCTION.

EROSION & SEDIMENT CONTROL NOTES

ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE "VIRGINIA EROSIONS AND SEDIMENT CONTROL HANDBOOK 1992 THIRD EDITION". THE CONTRACTOR SHALL BE THOROUGHLY FAMILIAR WITH ALL APPLICABLE MEASURES CONTAINED THEREIN WHICH MAY BE PERTINENT TO THIS PROJECT.

BUILDING INFORMATION

PROPOSED BUILDING IS A 1-STORY FRAME

PROPOSED GARAGE IS FRONT LOADING

SITE INFORMATION

PARCEL ID: 3710200231

TOTAL AREA: 22,260 S.F. / 0.511 AC.

IMPERVIOUS AREA: 3,280 S.F. / 0.075 AC.

IMPERVIOUS WITHIN EXISTING WETLANDS: 427 S.F. / AC.

IMPERVIOUS WITHIN 50' RPA: 2,853 S.F. / 0.065

IMPERVIOUS WIHTIN 100' RPA: 0

DISTURBED AREA: 9,162 S.F. / 0.210 AC.

ZONING DISTRICT: R4

EXISTING SITE IS PARTLY WOODED AS SHOWN

BUILDING SETBACK (SBL)

*TO BE CONFIRMED BY FORD'S COLONY

FRONT: 30'

REAR: 25' OR 25% WHICHEVER IS GREATER

SIDES: 10'

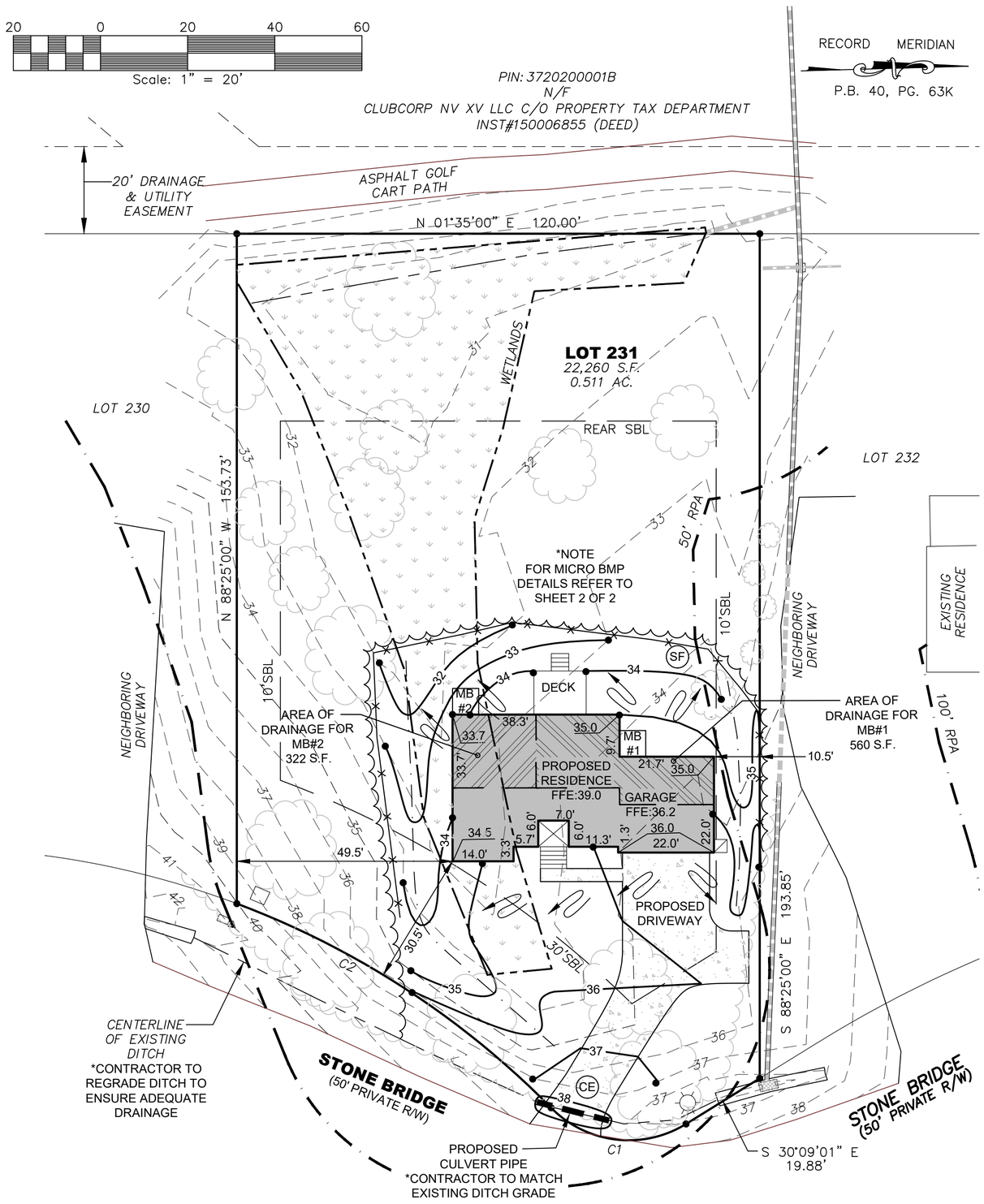
EXISTING ADDRESS:

105 STONE BRIDGE
JAMES CITY COUNTY, VIRGINIA

DRAINAGE CONTROL/IMPROVEMENTS SHALL BE INSTALLED IMMEDIATELY AFTER CLEARING SUCH THAT NO DISTURBED AREA DRAINAGE FLOWS ONTO ADJACENT PROPERTIES. ( )

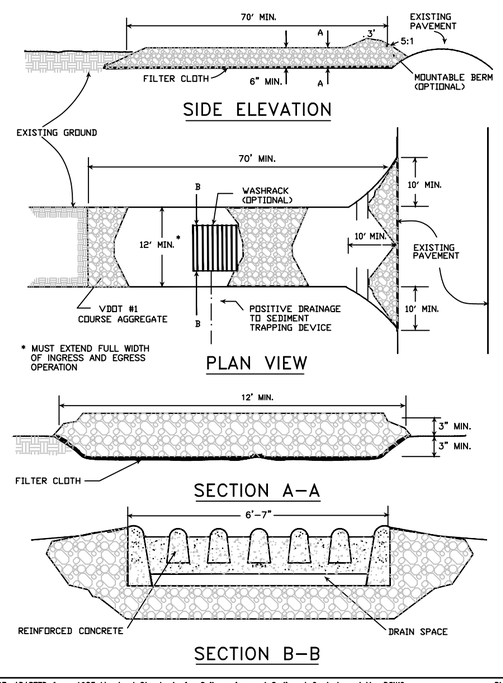
BEFORE CLEARING MARK TREES TO BE PRESERVED WITH PLASTIC TAPE TO BE REVIEWED AND APPROVED WITH THE ARC INSPECTOR. ( )

SHEET 1 OF 2



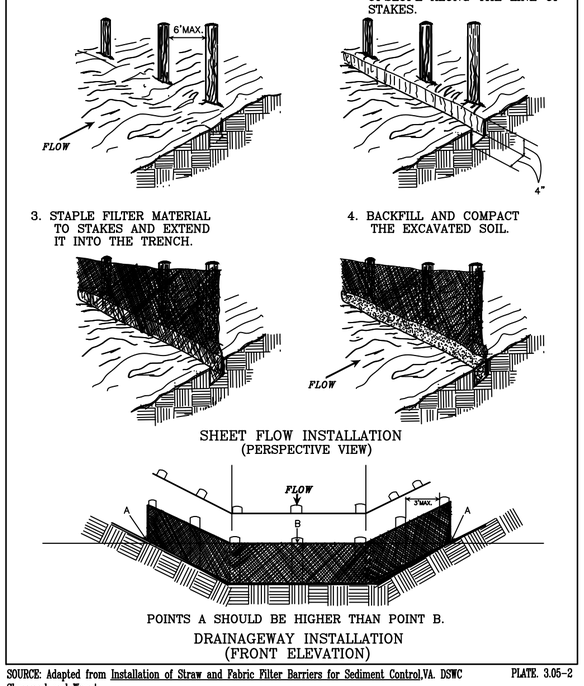
CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BRG.
C1	77°09'32"	25.00	33.67	19.94	31.18	S08°25'48"W
C2	24°50'13"	200.00	86.70	44.04	86.02	S34°35'33"W

STONE CONSTRUCTION ENTRANCE



SOURCE: ADAPTED from 1983 Maryland Standards for Soil erosion and Sediment Control, and Va. DSWC — Plate 3.02-1

CONSTRUCTION OF A SILT FENCE (WITHOUT WIRE SUPPORT)



SOURCE: Adapted from Installation of Straw and Fabric Filter Barriers for Sediment Control, VA. DSWC Sherwood and Wyant — PLATE. 3.05-2

COMMONWEALTH OF VIRGINIA
W. CHASE GROGG
Lic. No. 3645
10/11/2024
LAND SURVEYOR

DATE: 05/09/2024
DRAWN BY: AEQ
PROJECT No. 24-032
FILE NAME: 24-032.DWG
REFERENCES:
P.B. 40 PG. 63

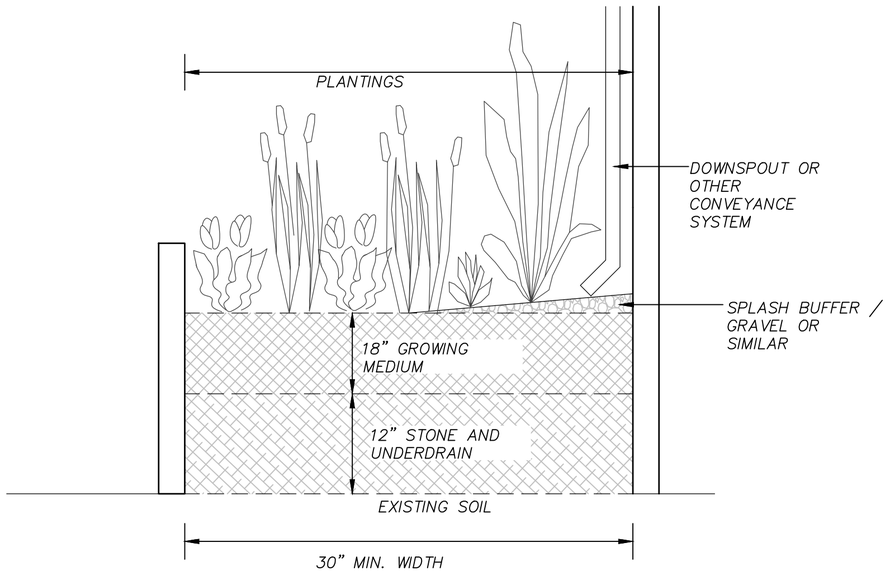
PLOT PLAN OF
LOT 231, SECTION II
FORD'S COLONY
FOR
JOHN KONSTANTINOU
JAMES CITY COUNTY VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE
1	10/11/2024	REVISED MITIGATION PLAN

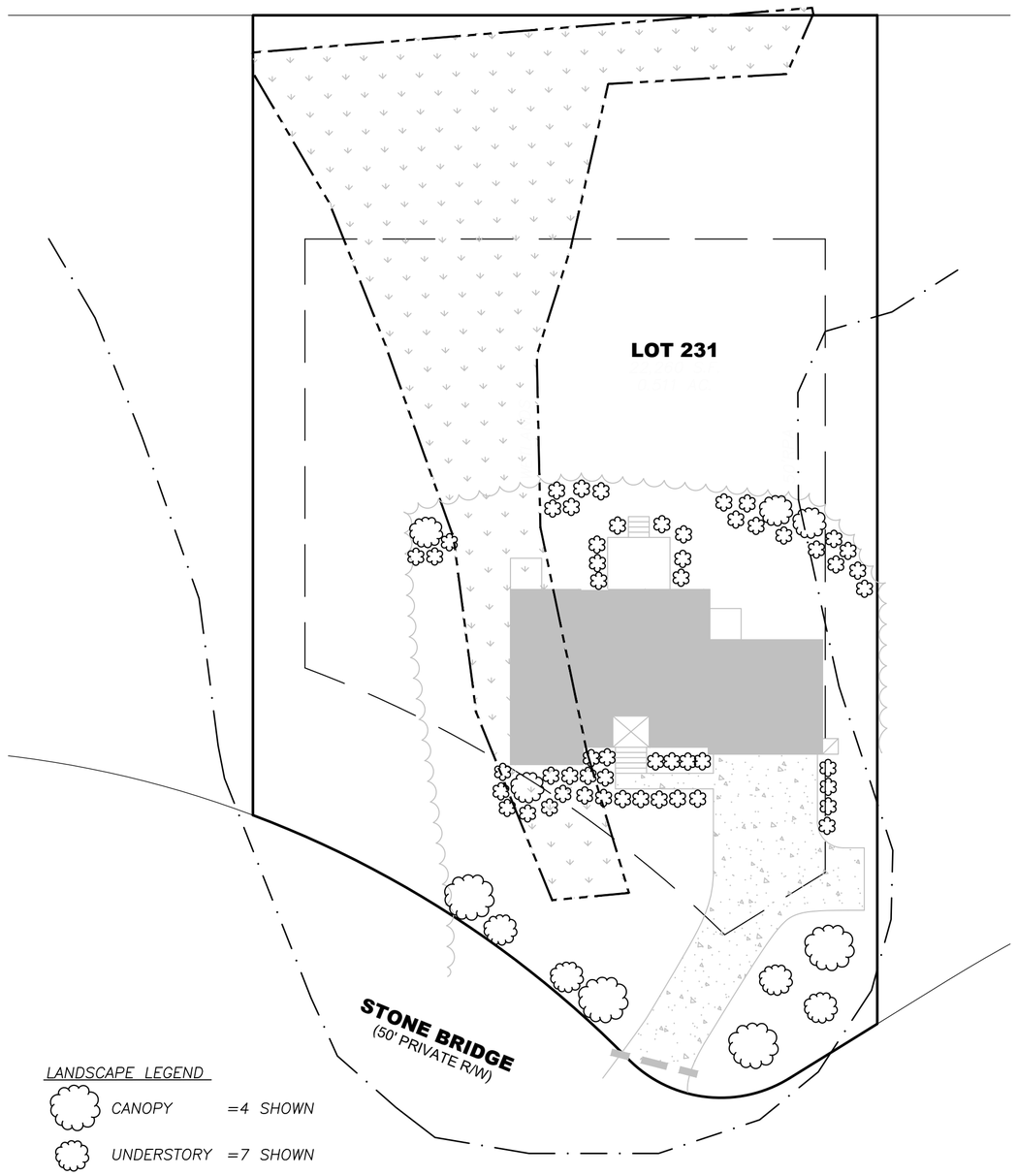
LRI
LANDTECH RESOURCES, INC.
ENGINEERING & SURVEYING CONSULTANTS
205 Bulifants Blvd., Suite E, Williamsburg, VA 23188
Ph: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

BMP #1–BIO–RETENTION FILTER
IMPERVIOUS AREA –
560 S.F.
TREATMENT VOLUME –
T_V = 560 S.F. x 0.08'
T_V = 45 cf
MEDIA DEPTH –
SOIL MEDIA (V_f=0.25): DEPTH=18"
GRAVEL (V_f=0.40): DEPTH=12"
CHOKER (V_f=0.20): DEPTH=3"
SURFACE PONDING (V_f=1.00): DEPTH=6"
BIO FILTER EQUIVALENT STORAGE DEPTH –
D_{eq} = (1.5' x 0.25) + (1.00' x 0.40)
+ (0.25 x 0.20) + (0.50' x 1.00)
D_{eq} = 1.33'
BIO FILTER SURFACE AREA –
SURFACE AREA (SA) = TREATMENT VOLUME (T_v) / D_{eq}
SA = 45 cf / 1.33'
SA = 33.8 S.F.
(MINIMUM SIZE 50 S.F. AS SHOWN)

BMP #2–BIO–RETENTION FILTER
IMPERVIOUS AREA –
322 S.F.
TREATMENT VOLUME –
T_V = 322 S.F. x 0.08'
T_V = 26 cf
MEDIA DEPTH –
SOIL MEDIA (V_f=0.25): DEPTH=18"
GRAVEL (V_f=0.40): DEPTH=12"
CHOKER (V_f=0.20): DEPTH=3"
SURFACE PONDING (V_f=1.00): DEPTH=6"
BIO FILTER EQUIVALENT STORAGE DEPTH –
D_{eq} = (1.5' x 0.25) + (1.00' x 0.40)
+ (0.25 x 0.20) + (0.50' x 1.00)
D_{eq} = 1.33'
BIO FILTER SURFACE AREA –
SURFACE AREA (SA) = TREATMENT VOLUME (T_v) / D_{eq}
SA = 26 cf / 1.33'
SA = 19.5 S.F.
(MINIMUM SIZE 50 S.F. AS SHOWN)



TYPICAL MICRO BMP DETAIL
N.T.S.



MITIGATION TABLE: 3,280 S.F. / 400 S.F. = 9 CREDITS

MITIGATION MEASURE	QTY.(NEEDED)
NATIVE CANOPY TREES	9
NATIVE UNDERSTORY TREES	18
NATIVE SHRUBS	27

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

20 0 20 40 60
Scale: 1" = 20'

SHEET 2 OF 2

COMMONWEALTH OF VIRGINIA
W. CHASE GROGG
Lic. No. 3645
10/11/2024
LAND SURVEYOR

DATE: 05/09/2024
DRAWN BY: AEQ
PROJECT No. 24–032
FILE NAME: 24–032.DWG
REFERENCES:
P.B. 40 PG. 63

PLOT PLAN OF
LOT 231, SECTION II
FORD'S COLONY
FOR
JOHN KONSTANTINOU
JAMES CITY COUNTY VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE
1	10/11/2024	REVISED MITIGATION PLAN

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web: landtechresources.com

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jamescitycountyva.gov

Capital Projects
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757-259-4080

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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

BLOOM, HOWARD B TRUSTEE &
1 ROAD HOLE
WILLIAMSBURG, VA 23188-7447

RE: CBPA-24-0082
105 Stone Bridge
Construction of a single family residence

October 24, 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 Mr. John D. Konstantinou, for encroachments into the Resource Protection Area buffer for the construction of a single family residence. The project is located at 105 Stone Bridge, JCC Tax Map Parcel No. 3710200231.

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 **Thursday, November 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

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757-565-0971

CHANCEY, HARRY J & OXFORD, DAVID A
103 STONE BRG
WILLIAMSBURG, VA 23188-7445

RE: CBPA-24-0082
105 Stone Bridge
Construction of a single family residence

October 24, 2024

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GRAY, JOHN N SR & LAVERNE J
2 ROAD HOLE
WILLIAMSBURG, VA 23188-7447

RE: CBPA-24-0082
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Construction of a single family residence

October 24, 2024

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757-259-4080

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Williamsburg, VA 23188
757-565-0971

KONSTANTINOU, JOHN D
1315 JAMESTOWN RD ~STE 101
WILLIAMSBURG, VA 23185-3363

RE: CBPA-24-0082
105 Stone Bridge
Construction of a single family residence

October 24, 2024

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Mr. Chase Grogg
LandTech Resources, Inc.
205-E Bulifants Blvd
Williamsburg, VA 23188

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Construction of a single family residence

October 24, 2024

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PARKER, CATHERINE TRUSTEE
104 STONE BRG
WILLIAMSBURG, VA 23188-7444

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105 Stone Bridge
Construction of a single family residence

October 24, 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 Mr. John D. Konstantinou, for encroachments into the Resource Protection Area buffer for the construction of a single family residence. The project is located at 105 Stone Bridge, JCC Tax Map Parcel No. 3710200231.

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 **Thursday, November 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

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

RAAB, JAMES P TRUSTEE & JOYCE R TRUSTEE
102 STONE BRG
WILLIAMSBURG, VA 23188-7444

RE: CBPA-24-0082
105 Stone Bridge
Construction of a single family residence

October 24, 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 Mr. John D. Konstantinou, for encroachments into the Resource Protection Area buffer for the construction of a single family residence. The project is located at 105 Stone Bridge, JCC Tax Map Parcel No. 3710200231.

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Williamsburg, VA 23188
757-259-4080

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

VAFCCC LLC
240 FORDS COLONY DR
WILLIAMSBURG, VA 23188-6412

RE: CBPA-24-0082
105 Stone Bridge
Construction of a single family residence

October 24, 2024

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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-24-0082

PIN	Last Name	Address Line 1	City	State	Zip Code
3710200232	BLOOM, HOWARD B TRUSTEE &	1 ROAD HOLE	WILLIAMSBURG	VA	23188-7447
3710200230	CHANCEY, HARRY J & OXFORD, DAVID A	103 STONE BRG	WILLIAMSBURG	VA	23188-7445
3710200238	GRAY, JOHN N SR & LAVERNE J	2 ROAD HOLE	WILLIAMSBURG	VA	23188-7447
3710200231	KONSTANTINOU, JOHN D	1315 JAMESTOWN RD ~STE 101	WILLIAMSBURG	VA	23185-3363
	Mr. Chase Grogg LandTech Resources, Inc.	205-E Bulifants Blvd	Williamsburg	VA	23188
3710200248	PARKER, CATHERINE TRUSTEE	104 STONE BRG	WILLIAMSBURG	VA	23188-7444
3710200249	RAAB, JAMES P TRUSTEE & JOYCE R TRUSTE	102 STONE BRG	WILLIAMSBURG	VA	23188-7444
3720200001B	VAFCCC LLC	240 FORDS COLONY DR	WILLIAMSBURG	VA	23188-6412

PUBLIC HEARING NOTICE

THE WETLANDS BOARD AND CHESAPEAKE BAY BOARD OF JAMES CITY COUNTY, VIRGINIA, WILL HOLD PUBLIC HEARINGS ON THURSDAY, NOVEMBER 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-24-0023: Mr. Rich Calvert, Calvert Marine, on behalf of Mr. Richard and Ms. Jaime Labinaco, has applied for a Wetlands Permit for the construction of a bulkhead and pier on property located at 5034 River Drive, JCC Real Estate Tax Map Parcel No. 0930300008.

THE CHESAPEAKE BAY BOARD WILL CONSIDER THE FOLLOWING CASES:

CBPA-24-0139: Mr. Barrett Terrell, AES Consulting Engineers, Inc., on behalf of Ford's Village, LLC., has applied for a Chesapeake Bay Exception for the installation of a sanitary sewer bridge on property located at 3889 News Road, JCC Tax Map Parcel No. 3730100004.

CBPA-24-0086: Mr. Gerald L. Simmons Jr., has applied for a Chesapeake Bay Exception for the installation of a shed on property located at 112 Meadow Rue Court, JCC Tax Map Parcel No. 4910230009.

CBPA-24-0116: Mr. Nate Reams, Williams Landscape & Design, on behalf of Mr. Richard D. and Ms. Sara Ann Blarr, has applied for a Chesapeake Bay Exception for the construction of a patio, fire pit, and retaining wall on property located at 124 W Links, JCC Tax Map Parcel No. 3710200216.

CBPA-24-0147: Mr. David Soto, The Structures Group, Inc., on behalf of Mr. Henry A. and Ms. Suzanne E. Franklin, has applied for a Chesapeake Bay Exception for the construction of a retaining wall on property located at 4048 Powhatan Secondary, JCC Tax Map Parcel No. 3741600024.

CBPA-24-0148: Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Mr. Arthur J. and Ms. Nancy M. Schmeiser Jr., has applied for a Chesapeake Bay Exception for the construction of a single family residence and pool on property located at 1540 Harbor Road, JCC Tax Map Parcel No. 4310200009.

CBPA-24-0082: Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Mr. John D. Konstantinou, has applied for a Chesapeake Bay Exception for the construction of a single family residence on property located at 105 Stone Bridge, JCC Tax Map Parcel No. 3710200231.

CBPA-24-0141: Mr. James Mullins, has applied for a Chesapeake Bay Exception for the appeal of a Notice of Violation on property located at 205 St. Cuthbert, JCC Tax Map Parcel No. 3721000053.

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.

CHESAPEAKE BAY BOARD EXCEPTION No. CBPA-24-0141. 205 St. Cuthbert
Staff Report for the November 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:	Dr. James Mullins
Agent:	None
Location:	205 St. Cuthbert
Parcel Identification No.:	3721000053
Parcel:	Lot 53, Section 14B, Ford's Colony
Lot Size:	0.32 acres
Area of Lot in Resource Protection Area (RPA):	0.22 acres +/- (68%)
Watershed:	Powhatan Creek (HUC JL31)
Floodplain:	None
Proposed Activity:	Request approval for modification of the landscape plan to reflect the addition of common rushes (*Juncus effusus*) and tall fescue turf grass (*Festuca arundinacea*). The common rushes are between the water's edge and the turf grass. The turf grass is surrounded by a 4-inch metal guard.
Impervious Cover:	0
RPA Encroachment:	No new impervious cover
Staff Contact:	Michael D. Woolson, Section Chief Phone: 253-6823

BRIEF SUMMARY AND DESCRIPTION OF ACTIVITIES

Dr. James Mullins has applied for a Chesapeake Bay Exception for encroachments into the RPA buffer for the request approval for modification of the landscape plan to reflect the addition of common rushes (*Juncus effusus*) and tall fescue turf grass (*Festuca arundinacea*). The common rushes are between the water's edge and the turf grass. The turf grass is surrounded by a 4-inch metal guard. Lawn applications by Virginia Green, a lawn care company, have been verified as consistent with the guidelines of the Chesapeake Conservancy. The project is located at 205 St. Cuthbert 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. 3721000053. The parcel was platted in 1998, prior to the 2004 Ordinance revisions.

The total lot size of this property is 0.32 acres, of which 68% is located within the RPA. The applicant previously received two exception requests for the addition of impervious cover into the RPA for this property. The first one, CBPA-20-0099, was administratively approved on September 24, 2020 for the

construction of the house with 1,958 square feet of impervious cover within the landward 50-foot RPA. It required two canopy trees, four understory trees, and six shrubs as mitigation for the impacts plus a payment of $1,000 into the Chesapeake Bay Mitigation Fund. The approval also required a $1,000 surety to guarantee the plantings. A mitigation inspection was performed by staff, deemed compliant, and the surety released on March 7, 2023.

The second exception request was for the addition of a 1,173-square-foot patio and walkway. It was heard by the Chesapeake Bay Board on June 9, 2021, under CBPA-21-0073 and received a 4-0 approval vote. The Board approved the presented landscape plan as the mitigation for these additional impacts and required a $2,000 surety to guarantee the plantings. The mitigation plantings were inspected and the surety released on December 10, 2021.

The request before the Board is to approve an after-the-fact change to the approved mitigation plans with the addition of approximately 1,000 square feet of tall fescue turf grass and approximately 2,500 square feet of common rush near the edge of the pond. The purpose is to reduce the potential for erosion of soil and the movement of mulch into the pond.

In April 2023, staff were informed that major modifications to the approved mitigation plan had taken place. After investigation, it was determined to be a factual claim, that turf grass had been installed in the backyard where none had been approved, and a Notice of Violation (NOV) was issued on November 6, 2023. That NOV gave a deadline of December 31, 2023 to reinstall the approved mitigation plan and remove all unapproved turf grass.

On January 11, 2024, the County Attorney's Office sent a Final Notice of Violation Prior to Legal Action to Dr. Mullins. On August 16, 2024, the County Attorney's Office sent a Second Notice of Violation Prior to Legal Action. After discussion between staff and the County Attorney's Office, it was decided that Dr. Mullins could apply for a mitigation modification as his formal appeal of the original NOV expired on December 6, 2023. Dr. Mullins applied for this Chesapeake Bay Exception request on September 30, 2024.

STAFF EVALUATION

Staff has evaluated the application and exception request for approval of a modification to a previously approved landscape plan to reflect the addition of turf grass, common rushes (*Juncus effusus*) and tall fescue grass (*Festuca arundinacea*). This application should be heard by the Board because it is a modification of a previously approved exception request.

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 request is not in keeping with the spirit and intent of the previously approved exception request and should be denied, as the exception request goes against Condition No. 4 listed above and is based on circumstances that are self-created. If the Board wishes to approve the request, staff recommends the following conditions be incorporated into the approval:

1. The Applicant pays a sum of $2,500 into the County Chesapeake Bay Mitigation Fund for the conversion of 1,000 square feet of formerly approved mitigation into tall fescue turf grass; and

2. An affidavit must be recorded in the Williamsburg/James City County Courthouse; and

3. This exception request approval will become null and void if payment and the affidavit are not completed by December 31, 2024.

MDW/md
CBPA24-141_205StCuthbt

Attachments:
1. Resolution
2. Site Plan

R E S O L U T I O N

CASE NO. CBPA-24-0141. 205 ST. CUTHBERT

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Dr. James Mullins (the "Applicant"), has applied to the Chesapeake Bay Board of James City County (the "Board") on November 14, 2024, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property located at 205 St. Cuthbert (the "Property") and further identified as James City County Real Estate Tax Map Parcel No. 3721000053, as set forth in the application CBPA-24-0141 for the purpose of an after-the-fact approval for the installation of tall fescue turf grass and common rush; 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-24-0141, subject to the following conditions:

1. The Applicant pays a sum of $2,500 into the County Chesapeake Bay Mitigation Fund for the conversion of 1,000 square feet of formerly approved mitigation into tall fescue turf grass; and

2. An affidavit must be recorded in the Williamsburg/James City County Courthouse; and

3. This exception request approval will become null and void if payment and the affidavit are not completed by December 31, 2024.

_____
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 November, 2024.

CBPA24-141_205StCuthbtApp-res

R E S O L U T I O N

CASE NO. CBPA-24-0141. 205 ST. CUTHBERT

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

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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-24-0141.

_____
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 November, 2024.

CBPA24-141_205StCuthbtDny-res

A. GENERAL NOTES:

1. THIS DRAWING REPRESENTS AN ACTUAL FIELD SURVEY (FIELDWORK CONDUCTED ON 11-28-2011) AND ALL THE INFORMATION SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
2. TOPOGRAPHY AS SHOWN HAS BEEN FIELD VERIFIED (FIELDWORK CONDUCTED ON 11-28-2011) BY AES BASED UPON THE TBM NOTED. ALSO PAVEMENT AND DITCH C/L ELEVATIONS SHOWN HAVE BEEN FIELD VERIFIED AND ARE AS SHOWN.
3. HOUSE DIMENSIONS BASED ON INFORMATION AS SUPPLIED BY THE OWNER AND/OR DEVELOPER. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ALIGNMENTS AND PROVISIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO AES CONSULTING ENGINEERS FOR CORRECTION AND/OR JUSTIFICATION PRIOR TO PROCEEDING WITH ANY WORK. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
4. OWNER AND CONTRACTOR ARE HEREBY REFERRED TO FORD'S COLONY PROTECTIVE COVENANTS FOR MORE COMPLETE DEFINITIONS AND LOCATIONS OF ADDITIONAL EXISTING EASEMENTS AND SETBACKS NOT SHOWN ON THIS DRAWING.
5. ALL TREES MAY BE REMOVED WITHIN THE CLEARING LIMITS SHOWN.
6. ALL TREES LARGER THAN 3" DIAMETER AND OUTSIDE THE LIMITS OF CLEARING MAY NOT BE REMOVED WITHOUT CONSENT OF FORD'S COLONY OR ITS' ASSIGNS.
7. I HAVE BEEN RETAINED AND PAID TO STAKE, AS A MINIMUM, THE BUILDING ENVELOPE AND ANY DETACHED ACCESSORY STRUCTURES.
8. THIS LOT IS NOT IN THE FLOOD PLAIN.

SIGNED: _____ DATE 05/18/2020
SAMUEL J. BIKKERS, L.S.

B. BUILDING SETBACKS (PER COVENANTS):

1. FRONT SETBACK: 15 FEET FROM THE FRONT LOT LINE (PER PLAT).
2. REAR SETBACK: ALONG LINE OF POND 100 YEAR STORM FLOOD ELEVATION (PER PLAT). HOWEVER, NOW ALONG LINE OF 50' POND RPA BUFFER LINE.
3. SIDE SETBACKS: 10 FEET & 5 FEET FROM THE SIDE LOT LINES AS SHOWN (PER PLAT).
4. IN THE EVENT THE ENVIRONMENTAL CONTROL COMMITTEE SHALL DETERMINE THAT APPLICATION OF THE AFORESAID SETBACKS TO A PARTICULAR LOT WOULD UNREASONABLY LIMIT THE USE THEREOF BY THE OWNER AND EFFECTIVELY DEPRIVE HIM OF AN APPROPRIATE CONSTRUCTION SITE, THE ENVIRONMENTAL CONTROL COMMITTEE SHALL GRANT A VARIANCE TO THE OWNER OF SAID LOT FROM THE PROVISIONS OF THESE SETBACK REQUIREMENTS.

NOTE:
DRAINAGE CONTROL / IMPROVEMENTS SHALL BE INSTALLED IMMEDIATELY AFTER CLEARING. SUCH THAT NO DISTURBED AREA DRAINAGE FLOWS ONTO ADJACENT PROPERTIES.

NOTE:
CONTRACTOR TO VERIFY ALL BUILDING DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION.
(DWELLING DIMENSIONS AND PROPERTY LINE TIES SHOWN ARE COMPUTED TO THE FACE OF STUD, "FRAME LINE".)

NOTES:
1. ALL DISTURBED AREAS ARE TO BE SEEDED, SODDED, OR MULCHED WITHIN 7 DAYS OF REACHING FINAL GRADE.
2. RPA CHESAPEAKE BAY AREAS ARE LOCATED ON OR ADJACENT TO PROPERTY SHOWN AS SHOWN.
3. BEACON ORANGE SAFETY FENCING TO BE INSTALLED ALONG THE PERIMETER OF THE CONSTRUCTION SITE FOR THE CONTROL OF WINDBLOWN DEBRIS.
4. THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.) PER F.I.R.M. #5102010120C, DATED 9/28/07.

SSF

EROSION CONTROL NOTE:
UPON REMOVAL OF ALL EROSION AND SEDIMENT CONTROL ITEMS, ALL TRAPPED/CONTAINED SEDIMENT SHALL BE REMOVED FROM LOT AND PROPERLY DISPOSED OF. ROADSIDE DITCH AND, IF APPLICABLE OUTFALL DITCHES SHALL BE CLEANED OF SEDIMENT/OR CONSTRUCTION DEBRIS ON A REGULAR BASIS DURING CONSTRUCTION.

CONSTRUCTION OF A SILT FENCE
(WITH WIRE SUPPORT)

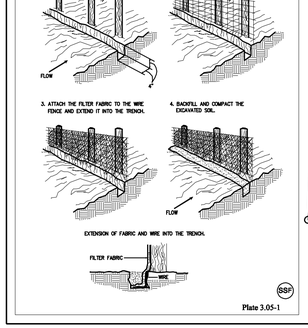


Plate 3.05-1

NOTE:
PROPERTY LINE IS ALONG NORMAL POOL OF POND, ELEVATION=46.0'.

Approved
James City County
Stormwater & Resource Protection
By CA Date 09-09-2020

POND
N.P.E.=46.00

S31°04'31"E 85.03'
TRAVERSE LINE (PLAT)

LINE OF POND EDGE TAKEN FROM RECORD PLAT P.B. 71, PG. 16

EDGE OF WATER AT TIME OF FIELD SURVEY (11-28-2011).

VARIABLE WIDTH STORM WATER MANAGEMENT FACILITY EASEMENT P.B. 71, PG. 16

LOCATION OF SANITARY CLEAN-OUT CONNECTION TAKEN FROM AS-BUILT RECORD DRAWINGS 12/15/2011 (NOT OBSERVED AT TIME OF SURVEY NOTED)

20' JCSA UTILITY EASEMENT P.B. 67, PG. 62

15' DRAINAGE EASEMENT P.B. 71, PG. 16

AREA OF LOT 53
14,110 S.F.±
0.324 ACRES±

IRF LOOSE in PVC SLEEVE

LINE OF POND (DAMIII)
100 YR STORM ELEV=50.0
(DATUM: NGVD29)
TAKEN FROM RECORD PLAT

50' POND RPA BUFFER

50' POND RPA BUFFER MEASURED FROM FIELD VERIFIED EDGE OF WATER, (11/28/2011)

LIMITS OF CLEARING

RETAINING WALL, ±2'TALL STEPS ENDS INTO GRADING AS SHOWN

LIMITS OF CLEARING ALONG 50' RPA BUFFER

RECORD MERIDIAN
PLAT BOOK 71, PAGE 16

GRAPHIC SCALE
10' 0' 10' 20'
SCALE: 1" = 10'

LOT 54, SEC XIV-B
PARCEL ID #3721000054
P.B. 71, PG. 16

N60°29'02"E 188.96' (PLAT OVERALL)

LIMITS OF CLEARING AND DISTURBANCE ALONG PROPERTY LINE

10' BSL

NEIGHBORS EXISTING BERM (TO REMAIN INTACT)

100' POND RPA BUFFER MEASURED FROM FIELD VERIFIED EDGE OF WATER

SCREEN PORCH (ABOVE)
WALKOUT BSMT BELOW

CONCRETE PAD AT BASEMENT WALKOUT

SCREEN PORCH (ABOVE) F.F.=67.8±

(REAR WALL IS FRAMED STUD AND BRICK VENEER)

1 STORY BRICK VENEER & CLAPBOARD SIDING RESIDENCE WITH BASEMENT
1ST FLOOR F.F.=67.8±
BSMT FLOOR F.F.=56.7±

MECHANICAL AREA (HVAC'S & GENERATOR)

COVERED PORCH F.F.=67.8±

RETAINING WALL AS NEEDED

LIMITS OF CLEARING AND DISTURBANCE ALONG PROPERTY LINE (ENSURE POSITIVE DRAINAGE INTO EXISTING STORM D.I.)

GARAGE F.F.=66.0±

CONCRETE DRIVE

LIMITS OF CLEARING

LIMITS OF CLEARING AND DISTURBANCE ALONG EDGE OF EXISTING BERM (BERM TO REMAIN INTACT, IF DISTURBED, RESTORED IMMEDIATELY) [PLACE SILT FENCE ALONG BERM EDGE]

LIMITS OF CLEARING AND DISTURBANCE

TIE TO EXIST. ROLLTOP CURB AND GUTTER

EXISTING RESIDENCE

LOT 52, SEC XIV-B
PARCEL ID #3721000052
P.B. 71, PG. 16

100' POND RPA BUFFER

GREENWAY #12
P.B. 71, PG. 16

S60°29'02"W 153.83' (PLAT OVERALL)

Δ=36°04'16"
R=150.00'
L=94.43'
T=48.84'
C=92.88'
C.B.=N53°17'27"W

ST. CUTHBERT
50' PRIVATE R/W

EX. ROLLTOP CONC. CURB AND GUTTER

TELECOMM BOX CATV

TELECOMM BOX TEL

SITE BENCHMARK
SANITARY MANHOLE
MH#14B-D-4
AS-BUILT RIM=77.39 (NGVD29)

135'± FROM LOT CORNER TO BENCHMARK

80'± TO C/L OF SOUTH TURNBERRY

IRF

NOTE:
TOTAL AREA OF PLAN DISTURBED AREA ON LOT = 8,481 S.F.
TOTAL AREA OF PLAN IMPERVIOUS AREA ON LOT = 4,050 S.F.

NOTE:
BUILDER AND/OR OWNER SHALL APPLY TO THE JAMES CITY COUNTY CHESAPEAKE BAY BOARD FOR A VARIANCE TO THE 100' AND 50' RESOURCE PROTECTION BUFFERS (RPA) ADJACENT TO THE POND.

LEGEND
IRF= IRON ROD FOUND
IRS= IRON ROD SET
BSL= BUILDING SETBACK LINE
WM= WATER METER
CO= SEWER CLEAN OUT

NOTE:
CONTRACTOR SHALL INSTALL ECS-2 EROSION CONTROL BLANKET (OR APPROVED MATERIAL) TO PREVENT EROSION ON DISTURBED SLOPES OF 25% OR GREATER.

JOB SITE COPY

NOTE:
PROVIDE STONE CONSTRUCTION ENTRANCE DURING CONSTRUCTION. CONTRACTOR RESPONSIBLE FOR KEEPING ST. CUTHBERT FREE OF MUD AND DEBRIS ADJACENT TO PROPOSED DRIVEWAY

STONE CONSTRUCTION ENTRANCE

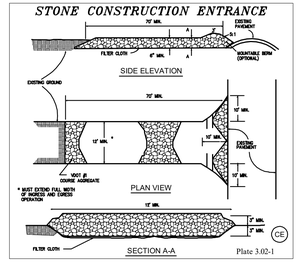


Plate 3.02-1

PARCEL ID #3721000053
STREET ADDRESS: #205 ST. CUTHBERT

Rev.	Date	Description	Revised By

COMMONWEALTH OF VIRGINIA
SAMUEL J. BIKKERS
Lic. No. 002384
5-18-2020
LAND SURVEYOR

5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8694
www.aesva.com
AES CONSULTING ENGINEERS
Hampton Roads | Central Virginia | Middle Peninsula

LOT 53, SECTION XIV-B
FORD'S COLONY @ WILLIAMSBURG
MULLINS RESIDENCE
PREPARED FOR HALLMARK BUILDERS
JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	SJB / CMA
Project Number:	W24453-01
Scale: 1" = 10'	Date: 05-18-2020

Sheet Title:
DEVELOPMENT PLAN

Sheet Number
1 OF 1

S:\Survey\24453\01 Lot 53, Sec XIV-B\Survey\Plans\Plat Plans\W24453-01-revplan.dwg, 5/18/2020 11:29:43 AM, mike.epperson

Qty	Botanical Name	Common Name	Size/Condition	Remarks
Trees				
1	ACER PALMATUM 'BLOODGOOD'	MAPLE BLOODGOOD	#25 8'-10'	REQUIRED
2	GINKGO BILOBA 'PRINCETON SENTRY'	GINKGO PRINCETON SENTRY	#25 4'HT	REQUIRED
6	MAGNOLIA VIRGINIANA	MAGNOLIA SWEET BAY	#15 8'-10'	RPA PLANTING
3	METASEQUOIA GLYPTOSTROBOIDES	REDWOOD DAWN	#15 6'-8'HT	RPA PLANTING
Shrubs				
3	ABELIA x GRANDAFLORIA FRANCIS MASON	ABELIA FRANCIS MASON	#3 24"-30"HT	
6	BUXUS MICROPHYLLA VAR. KOREANA 'WINTERGREEN'	BOXWOOD WINTERGREEN	#7 24"-30"HT	REQUIRED
24	BUXUS MICROPHYLLA VAR. KOREANA 'WINTERGREEN'	BOXWOOD WINTERGREEN	#5 24"-30"HT	REQUIRED
5	BUXUS SEMPERVIRENS 'DEE RUNK'	BOXWOOD 'DEE RUNK'	B&B 4'-5'	REQUIRED
7	BUXUS X 'GREEN VELVET'	BOXWOOD GREEN VELVET	#6 24"-30"HT	REQUIRED
2	CAMELLIA HEMALIS 'SHISHI-GASHIRA'	CAM. S. SHISHI GASHIRA- DK PINK	#15 24"-30"HT	REQUIRED
12	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	CLETHRA HUMMINGBIRD	#3 18"-24"HT	RPA PLANTING
3	DEUTZIA x 'NCDX2'	DEUTZIA YUKI CHERRY BLOSSOM	#3 18"-24"HT	
12	GARDENIA AUGUSTA 'VARIEGATA	GARDENIA VATIEGATED	#3 24"-30"HT	REQUIRED
3	HYDRANGEA MCROPHYLLA SK2DAMA	HYDRANGEA AKADAMA	#3 18"-24"HT	
9	ILEX GLABRA 'DENSA'	HOLLY GLABRA DENSA INKBERRY	#7 24"-30"HT	RPA PLANTING
1	ILEX VERTICILLATA 'APOLLO'	HOLLY APOLLO MALE	#3 18"-24"HT	RPA PLANTING
6	ILEX VERTICILLATA 'WINTER RED'	HOLLY WINTER RED	#3 18"-24"HT	RPA PLANTING
7	MYRICA CERFERA 'DONS DWARF'	WAX MYRTLE DON'S DWARF	#3 24"-30"HT	RPA PLANTING
5	PRUNUS LAUROCERASUS OTTO LUYKEN	LAUREL OTTO LUYKEN	#6 18"-24"HT	REQUIRED
2	ROSA 'RADYOD'	ROSE THE SUNNY KNOCK OUT	#3 (PATIO TREE)	
5	ROSA 'RADYOD'	ROSE THE SUNNY KNOCK OUT	#3 18"-24"HT	
5	SPIRAEA X NCSX2	SPIREA DOOZIE	#3 18"-24"HT	
9	SPIREA MEDIA 'SMSMBK'	SPIREA BLUE KAZOO	#3 18"-24"HT	
7	TERNSTROEMIA GYMNANTHERA	CLEYERA JAPANESE	#7 24"-30"HT	REQUIRED
Ornamental Grasses				
23	CAREX OSHIMENSIS 'EVERILLO'	CAREX EVERCOLOR EVERILLO	#1 18"-24"HT	
3	MISCANTHUS SINENSIS 'ADAGIO'	GRASS MAIDEN ADAGIO	#3 18"-24"HT	
3	MISCANTHUS SINENSIS 'LITTLE ZEBRA'	GRASS MAIDEN LITTLE ZEBRA	#3 24"-30"HT	REQUIRED
Perennials and Annuals				
25	ACHILLEA MILLEFOLIUM 'BALVINVIOLET'	YARROW NEW VENTAGE VIOTEL	#1	
30	ATHYRIUM FILIX-FEMINA 'LADY IN RED'	FERN LADY IN RED	#1	
30	ATHYRIUM NIPONICUM 'REGAL RED'	FERN REGAL RED	#1	
30	CYRTOMIUM FORTUNEI	FERN HOLLY FORTUNE'S	#1	
17	SALVIA NEMEROSA 'BALYRICLU'	SALVIA LYRICAL BLUES	#1	
Groundcovers				
5	OPHIOPOGON JAPONICUS NANA	MONDO GRASS DWARF	1B/FLAT	

RPA PLANTINGS
SHADE TREES - DAWN RED WOODS - 3
UNDERSTORY TREES - SWEETBAY MAGNOLIA - 6
SHRUBS - INKBERRY HOLLY - 9
- WINTER RED HOLLY - 6
- DONS DWARF WAX MYRTLE - 7
- HUMMINGBIRD CLETHRA - 12

PATIO AREA - 698 SQ'
MODUALR PAVER AREA - 542 SQ'
NICOLOCK - STONE RIDGE GRANITE BLEND
BORDER COURSE -237 L' (DOUBLE)
NICOLOCK - OLD VIENNA RAVEN
RETAINING WALL - 76 L' STEPS - 35 L'
SEATING WALL - 22 L'
NICOLOCK - ALTA PRO WALL GRANITE CITY BLEND
NICOLOCK - THERMAL FULLNOSE TREADS
(NOTE DRIVEWAY PAVER TO BE THE SAME)
(NOTE WALKWAYY PAVER TO BE THE SAME)

WALKWAY AREA - APX. 160 SQ'
MODUALR PAVER AREA - 154 SQ'
BORDER COURSE - 142 L' (SINGLE)
STEPPERS - 12
CHIPPED GRAVEL PATH AREA -280 SQ'
EDGE STONE BORDER - 124 L'
BACK YARD RETAINING WALL - 25 L'
CHIPPED GRAVEL SEATING AREA - 25 SQ'
EDGESTONE - 16 L'
STEPPING STONES - 12"X24" PCS -5-6
DRIVEWAY CHANNEL DRAINS - NDS PRO 5" TOTAL OF 36L'
WITH 90 ELBOW - ALL 4" SCH40 PVC


Ginkgo Princeton Sentry


Boxwood Wintergreen


Yarrow New Vintage Violet


Vista 1217 Path Light


Redbud Cascading Hearts


SUNNY' KNOCK OUT ROSE


Salvia Lyrical Blues

Vista 1043 Up Light Fixture


Magnolia Sweet Bay


Spirea Doozie


Fern Japanese Painted Regal Red


Spirea Blue Kazoo Flower


Boxwood Dee Runk


Nicolock Stone Ridge


Nicolock Old Vienna


Nicolock Alta Wall


Nicolock Rockface Steps



NORTH

MULLINS RESIDENCE
205 ST. CUTHBERT
WILLIAMSBURG, VA.
SCALE 1" = 10'
DATE 3.8.21
DRAWING # LANDSCAPE PLAN : PHASE I
PRJ # -01
RVSN : 4.2021

WILLIAMS LANDSCAPE & DESIGN, INC.

Powered by DynaSCAPE

Attachment to Waiver Application of James L. Mullins, 205 St. Cuthbert, Williamsburg, VA 23188

For November meeting of the Chesapeake Bay Board,

James City County, Virginia

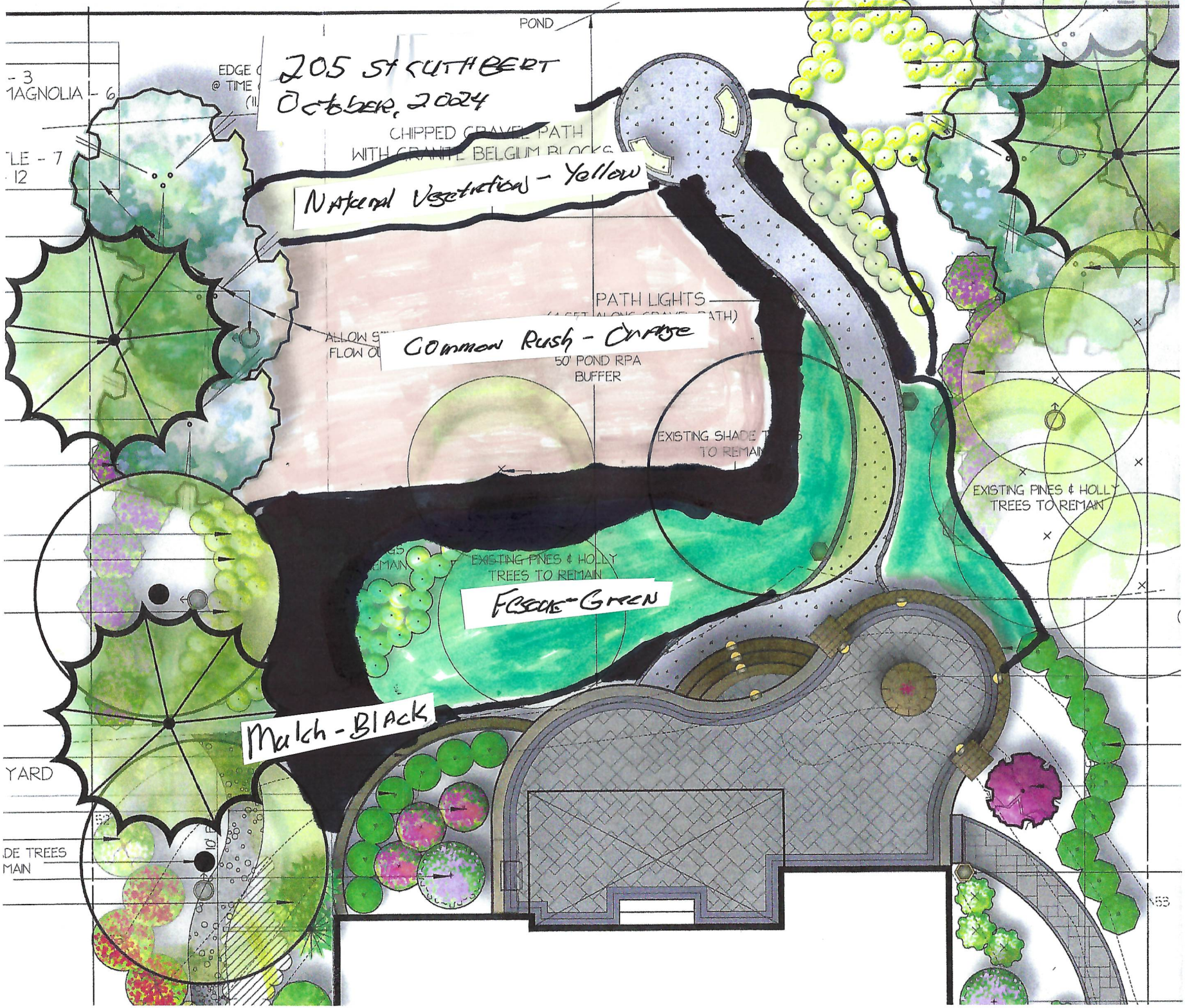
The following charts, table, and pictures are in support of my request for a waiver to the June 21, 2021, approved landscape plan for 205 St Cuthbert, Williamsburg, in Ford's Colony. I apologize and acknowledge that this approval is after the fact. However, I assure you that what was undertaken to improve the drainage and natural vegetation of the RPA area was done with the intention to improve and reduce runoff into the pond by the planting the Common Rush barrier along the water front, and the installation of Tall Fescue to reduce runoff during rain storms due to the slope of that section of the lot.

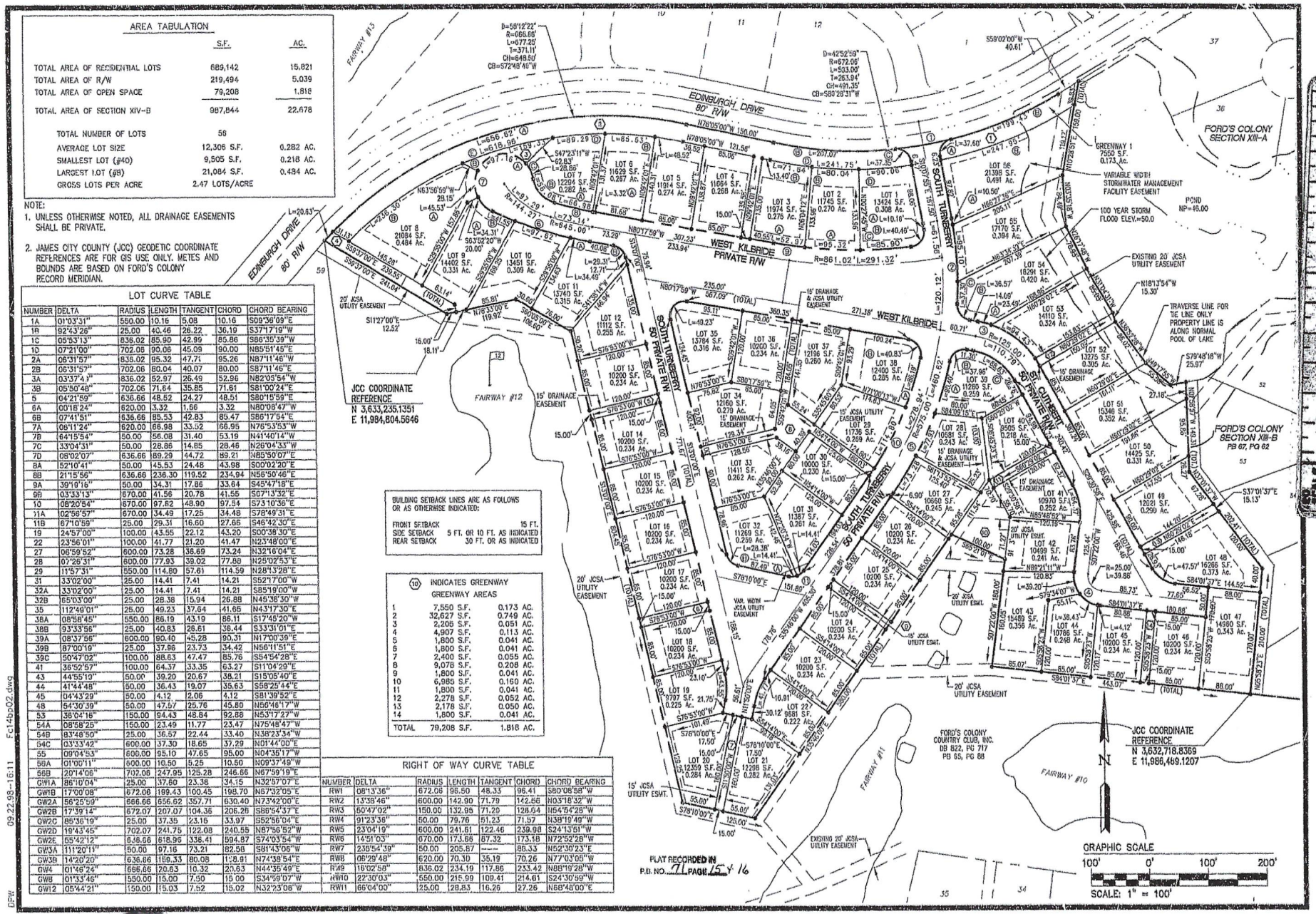
Submitted September 30, 2024

James L. Mullins, 205 St. Cuthbert, Williamsburg, VA 23188

Ph 765 479 4956. Jlmullins1@cox.net


(11.28.2011)
CHIPPED GRAVEL PATH
WITH GRANITE BELGIUM BLOCKS
AS EDGER
PATH LIGHTS
(4 SET ALONG GRAVEL PATH)
ALLOW STANDING WATER TO
FLOW OUT TOWARDS POND
50' POND RPA
BUFFER
EXISTING SHADE TREES
TO REMAIN
EXISTING PINES & HOLLY
TREES TO REMAIN
EXISTING SAPLINGS
IN AREA TO REMAIN
EXISTING PINES & HOLLY
TREES TO REMAIN
53
54
54
55


205 St Cuthbert
October, 2024
POND
CHIPPED GRAVEL PATH
WITH GRANITE BELGIUM BLOCKS
Natural Vegetation - Yellow
PATH LIGHTS
Common Rush - Orange
50' POND RPA
BUFFER
EXISTING SHADE TREES TO REMAIN
EXISTING PINES & HOLLY
TREES TO REMAIN
EXISTING PINES & HOLLY
TREES TO REMAIN
Fescue - Green
Mulch - Black
MAGNOLIA - 6
YARD



AREA TABULATION

	S.F.	AC.
TOTAL AREA OF RESIDENTIAL LOTS	689,142	15.821
TOTAL AREA OF R/W	219,494	5.039
TOTAL AREA OF OPEN SPACE	79,208	1.818
TOTAL AREA OF SECTION XIV-B	987,844	22.678
TOTAL NUMBER OF LOTS	56	
AVERAGE LOT SIZE	12,306 S.F.	0.282 AC.
SMALLEST LOT (#40)	9,505 S.F.	0.218 AC.
LARGEST LOT (#8)	21,084 S.F.	0.484 AC.
GROSS LOTS PER ACRE	2.47 LOTS/ACRE	

NOTE:
1. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL BE PRIVATE.
2. JAMES CITY COUNTY (JCC) GEODETIC COORDINATE REFERENCES ARE FOR GIS USE ONLY. METES AND BOUNDS ARE BASED ON FORD'S COLONY RECORD MERIDIAN.

LOT CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1A	01°03'31"	550.00	10.16	5.08	10.16	S09°36'09"E
1B	92°43'26"	25.00	40.46	26.22	36.19	S37°17'19"W
1C	05°53'13"	836.02	85.90	42.99	85.86	S86°35'39"W
1D	07°21'00"	702.06	90.06	45.09	90.00	N85°51'45"E
2A	06°31'57"	836.02	95.32	47.71	95.26	N87°11'46"W
2B	06°31'57"	702.06	80.04	40.07	80.00	S87°11'46"E
3A	03°37'43"	836.02	52.97	26.49	52.96	N82°05'54"W
3B	05°50'48"	702.06	71.64	35.85	71.61	S81°00'24"E
5	04°21'59"	636.66	48.52	24.27	48.51	S80°15'59"E
6A	00°18'24"	620.00	3.32	1.66	3.32	N80°08'47"W
6B	07°41'51"	636.66	85.53	42.83	85.47	S86°17'54"E
7A	06°11'24"	620.00	66.98	33.52	66.95	N76°53'53"W
7B	64°15'54"	50.00	56.08	31.40	53.19	N41°46'14"W
7C	33°04'31"	50.00	28.86	14.85	28.46	N29°04'33"W
7D	08°02'07"	636.66	89.29	44.72	89.21	N65°50'07"E
8A	52°10'41"	50.00	45.53	24.48	43.98	S00°02'20"E
8B	21°15'56"	636.66	236.30	119.52	234.94	N56°50'46"E
9A	39°19'16"	50.00	34.31	17.86	33.64	S45°47'18"E
9B	03°33'13"	670.00	41.56	20.78	41.55	S07°13'32"E
10	08°20'54"	670.00	97.62	48.90	97.54	S73°10'36"E
11A	02°56'57"	670.00	34.49	17.25	34.48	S78°49'31"E
11B	67°10'59"	25.00	29.31	16.60	27.66	S46°42'30"E
19	24°57'00"	100.00	43.55	22.12	43.20	S00°38'30"E
22	23°56'01"	100.00	41.77	21.20	41.47	N23°48'00"E
27	06°59'52"	600.00	73.28	36.69	73.24	N32°16'04"E
28	07°26'31"	600.00	77.93	39.02	77.88	N25°02'53"E
29	11°57'31"	550.00	114.80	57.61	114.59	N28°13'28"E
31	33°02'00"	25.00	14.41	7.41	14.21	S52°17'00"W
32A	33°02'00"	25.00	14.41	7.41	14.21	S85°19'00"W
32B	65°03'00"	25.00	28.38	15.94	26.88	N45°38'30"W
35	112°46'01"	25.00	49.23	37.64	41.65	N44°17'30"E
38A	08°58'45"	550.00	86.19	43.19	86.11	S17°45'20"W
38B	93°33'56"	25.00	40.83	26.51	36.44	S33°31'01"E
39A	08°37'56"	600.00	90.40	45.28	90.31	N17°00'39"E
39B	87°00'19"	25.00	37.96	23.73	34.42	N56°11'51"E
39C	50°47'02"	100.00	88.63	47.47	85.76	S54°54'28"E
41	36°52'57"	100.00	64.37	33.35	63.27	S11°04'29"E
43	44°55'10"	50.00	39.20	20.67	38.21	S15°05'40"E
44	41°44'48"	50.00	36.43	19.07	35.63	S58°25'44"E
45	04°43'29"	50.00	4.12	2.06	4.12	S81°39'52"E
48	64°30'39"	50.00	47.57	25.76	45.80	N86°46'17"W
53	36°04'16"	150.00	94.43	48.84	92.88	N53°17'27"W
54A	06°58'25"	150.00	23.49	11.77	23.47	N75°48'47"W
54B	83°48'50"	25.00	36.57	22.44	33.40	N38°23'34"W
54C	03°33'42"	600.00	37.30	18.65	37.29	N01°44'00"E
55	09°04'53"	600.00	95.10	47.65	95.00	N04°35'17"W
56A	01°00'11"	600.00	10.50	5.25	10.50	N09°37'49"W
56B	20°14'06"	702.06	247.95	125.28	246.66	N67°59'19"E
GW1A	86°10'04"	25.00	37.60	23.36	34.15	N32°57'07"E
GW1B	17°00'08"	672.06	199.43	100.45	198.70	N67°32'05"E
GW2A	56°25'59"	666.66	656.62	357.71	630.40	N73°42'00"E
GW2B	17°39'14"	672.07	207.07	104.36	206.28	S86°54'37"E
GW2C	85°36'19"	25.00	37.35	23.16	33.97	S52°56'04"E
GW2D	19°43'45"	702.07	241.75	122.08	240.55	N87°56'52"W
GW2E	55°42'12"	636.66	618.96	336.41	594.87	S74°03'54"W
GW3A	111°20'11"	50.00	97.16	73.21	82.58	S81°43'06"W
GW3B	14°20'20"	636.66	159.33	80.08	158.91	N74°38'54"E
GW4	01°46'24"	666.66	20.63	10.32	20.63	N44°35'49"E
GW8	01°33'46"	550.00	15.00	7.50	15.00	S34°59'07"W
GW12	05°44'21"	150.00	15.03	7.52	15.02	N32°23'06"W

BUILDING SETBACK LINES ARE AS FOLLOWS OR AS OTHERWISE INDICATED:

FRONT SETBACK	15 FT.
SIDE SETBACK	5 FT. OR 10 FT. AS INDICATED
REAR SETBACK	30 FT. OR AS INDICATED

(10) INDICATES GREENWAY

GREENWAY AREAS

1	7,550 S.F.	0.173 AC.
2	32,627 S.F.	0.749 AC.
3	2,205 S.F.	0.051 AC.
4	4,907 S.F.	0.113 AC.
5	1,800 S.F.	0.041 AC.
6	1,800 S.F.	0.041 AC.
7	2,400 S.F.	0.055 AC.
8	9,078 S.F.	0.208 AC.
9	1,800 S.F.	0.041 AC.
10	6,985 S.F.	0.160 AC.
11	1,800 S.F.	0.041 AC.
12	2,278 S.F.	0.052 AC.
13	2,178 S.F.	0.050 AC.
14	1,800 S.F.	0.041 AC.
TOTAL	79,208 S.F.	1.818 AC.

RIGHT OF WAY CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
RW1	08°13'36"	672.06	96.50	48.33	96.41	S80°08'58"W
RW2	13°38'46"	600.00	142.90	71.79	142.56	N03°16'32"W
RW3	50°47'02"	150.00	132.98	71.20	128.64	N54°54'28"W
RW4	91°23'36"	50.00	79.76	51.23	71.57	N38°19'49"W
RW5	23°04'19"	600.00	241.61	122.46	239.98	S24°13'51"W
RW6	14°51'03"	670.00	173.66	87.32	173.18	N72°52'28"W
RW7	236°54'39"	50.00	205.87	-----	86.33	N52°30'23"E
RW8	06°29'48"	620.00	70.30	35.19	70.26	N77°03'05"W
RW9	16°02'58"	636.02	234.19	117.86	233.42	N88°19'28"W
RW10	22°30'03"	550.00	215.99	109.41	214.61	S24°30'59"W
RW11	66°04'00"	25.00	28.83	16.26	27.26	N58°48'00"E

PLAT RECORDED IN P.B. NO. 71 PAGE 15 & 16

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

PLAT OF SUBDIVISION
SECTION XIV-B
LOTS 1 - 56
FORD'S COLONY @ WILLIAMSBURG
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

COMMONWEALTH OF VIRGINIA
9/11/98
G.T. WILSON, JR.
CERTIFICATE No. 1183
CERTIFIED LAND SURVEYOR

11:51 AM 28 Oct 1998
Recorded in the Clerk's Office of [illegible] COUNTY
DOCUMENT # 980020637
Teste: [illegible] Clerk
By [illegible] D.C.

No.	DATE	REVISION / COMMENT / NOTE	BY

Designed SOW/DPW	Drawn KEG
Scale 1"=100'	Date 9/11/98
Project No. 5652-14B	
Drawing No. 2 OF 2	

09-22-98-16:11 Fc14bp02.dwg DPW

Legend

- Parcels
- Vacated Right of Way
- Owner Undetermined



Feet

0 25 50 75 100

1:1,128 / 1"=94 Feet

Title:

Date: 9/29/2024

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

Closeup of rear of 205 St Cuthbert



02/16/2023

County Aerial View 2/16/2023 of 205 St Cuthbert, Ford's Colony, Williamsburg, VA 23188



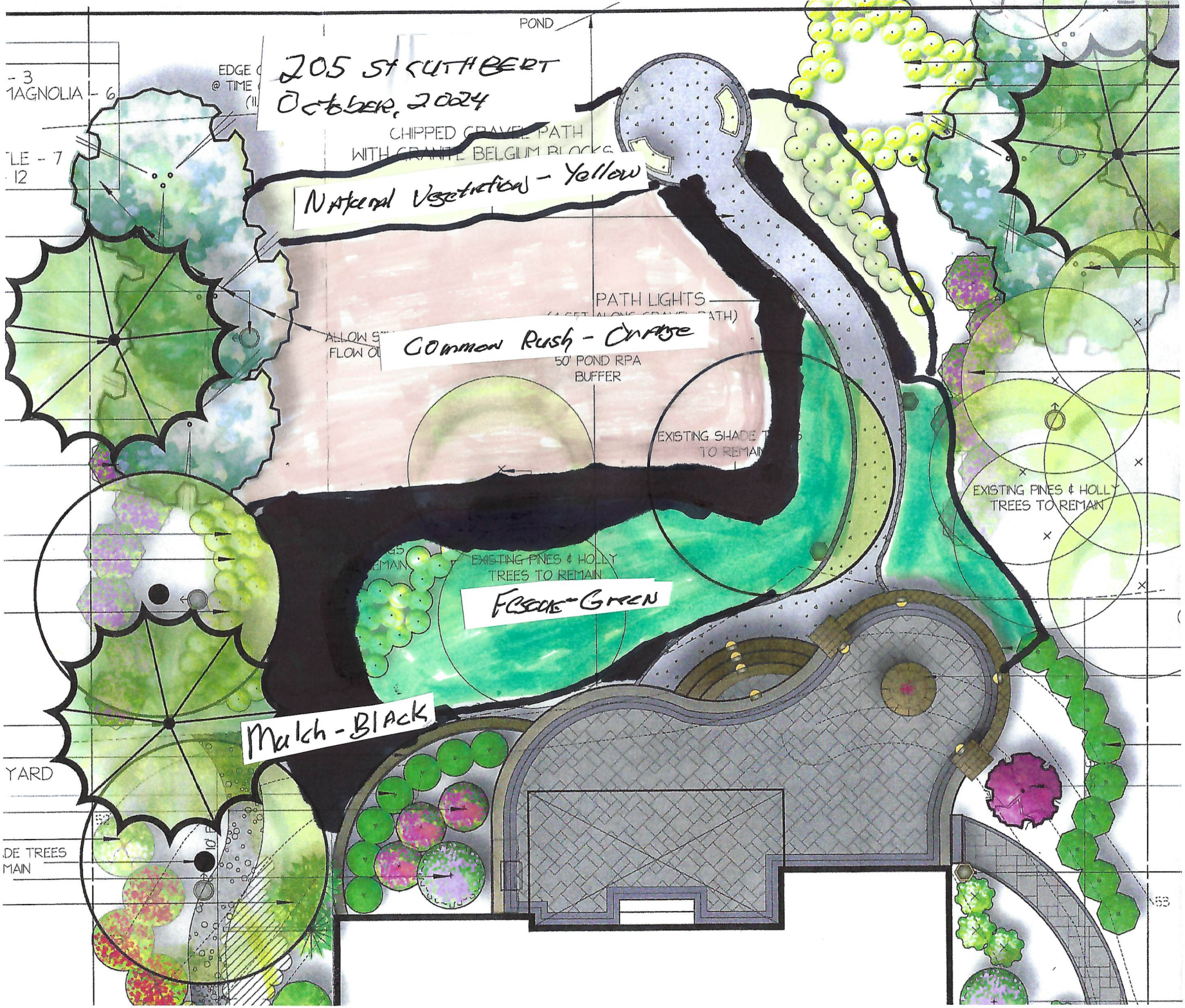
Trees and understory bushes and natural vegetation

Natural vegetation as lot was when undeveloped

Common Rush (juncus effusus) native to Virginia

Mulch between Fescue and Common Rush

Tall Fescue Grass – (Festuca arundinaceous Schreb) Planted to reduce erosion on the slope from patio toward the pond.


205 St Cuthbert
October, 2024
POND
CHIPPED GRAVEL PATH
WITH GRANITE BELGIUM BLOCKS
Natural Vegetation - Yellow
PATH LIGHTS
Common Rush - Orange
50' POND RPA
BUFFER
EXISTING SHADE TREES TO REMAIN
EXISTING PINES & HOLLY
TREES TO REMAIN
EXISTING PINES & HOLLY
TREES TO REMAIN
Fescue - Green
Mulch - Black
MAGNOLIA - 6
YARD

RPA Buffer by Site Plan Segment	Left Property Line to House Width	Width of Left Rear Wall	Width of Center Rear Wall	Width of Right Rear Wall	Right Side Bump Out	Right Property Line to House	Property Width Subtotal	Transverse Line	Property Width at Water
Measurements Per Site Plan	19.33	15.75	20	13.71	7	8.67	84.46	0.57	85.03
50' RPA Buffer (Length)	50	50	50	50	50	50	50	50	50
Square Footage by Segment	**966.5**	**787.5**	**1000**	**685.5**	**350**	**433.5**	**4223**	**28.5**	**4251.5**
Percentage of Overall RPA	**22.73%**	**18.52%**	**23.52%**	**16.12%**	**8.23%**	**10.20%**	**99.33%**	**0.67%**	**100.00%**
Square Footage by Landscape Component									
Turf Grass Square Footage	128.75	177.61	510.95	114.00	50.64		981.95	0.00	981.95
Mulch & Plantings	38.33	52	57	18	14	16	195.33	0.00	195.33
Path & Sitting Area			76.25				76.25		76.25
Understory Trees & River Rock	487.35						487.35	0.00	487.35
Rush Grass	312.07	557.89	355.8	553.5	285.36	417.5	2482.12	28.50	2510.62
Subtotal	**966.50**	**787.50**	**1000.00**	**685.50**	**350.00**	**433.50**	**4223.00**	**28.50**	**4251.50**
Check cell	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscape Component as a Percent of RPA Buffer									
Turf Grass Square Footage	3.03%	4.18%	12.02%	2.68%	1.19%	0.00%	23.10%	0.00%	23.10%
Mulch & Plantings	0.90%	1.22%	1.34%	0.42%	0.33%	0.38%	4.59%	0.00%	4.59%
Path & Sitting Area	0.00%	0.00%	1.79%	0.00%	0.00%	0.00%	1.79%	0.00%	1.79%
Understory Trees & River Rock	11.46%	0.00%	0.00%	0.00%	0.00%	0.00%	11.46%	0.00%	11.46%
Rush Grass	7.34%	13.12%	8.37%	13.02%	6.71%	9.82%	58.38%	0.67%	59.05%
Subtotal	**22.73%**	**18.52%**	**23.52%**	**16.12%**	**8.23%**	**10.20%**	**99.33%**	**0.67%**	**100.00%**

Measurement and Chart by Biller & Associates, Scott Biller. Ashburn, VA, September 2024

Measurements from above table broken out below.

Fescue grass:	**981.95 sq ft.,**	**23.10%.**
Mulch & Plantings:	**195.33 sq ft.,**	**4.59%**
Path & Sitting Area:	**76.25 sq ft.,**	**1.79%**
Understory Trees, Natural Vegetation & River Rock Area:	**487.35 sq ft.,**	**11.46%**
Common Rush Grass:	**2482.12 sq ft.**	**58.38%**
Total:	**4223.00 sq ft.**	**99.32%**

Table 11-2: Turfgrass characteristics

Type of grass	Leaf Texture	Shade Tolerance	Cold Tolerance	Heat Tolerance	Drought Tolerance	Wear Tolerance	Salinity Tolerance	Fertility Requirements (Nitrogen)	Mowing Height (inches)	Optimum Soil pH Range
Fescue	Fine - Coarse	High	High	Medium	Medium	Good	Fine	Medium	3	5.5-6.5

From: Virginia Cooperative Extension Gardener Handbook

Tall Fescue

Tall fescue is a fine to moderate coarse-textured turfgrass which is tolerant of a wide range of soil types and climatic conditions. It provides very good quality turf under low to moderate management levels and can be established from seed or sod.

Tall fescue does not have the recuperative potential of Kentucky bluegrass since it does not spread by rhizomes (rhizomatous tall fescues are in their early stages of development, but lateral growth rates are still not comparable to those of bluegrass at this time). Therefore, infrequent overseeding may be necessary to maintain desirable turf density in tall fescue lawns.

The fine-bladed turf-type tall fescues dominate the home lawn market in this area. The leaf texture is now so fine that they are commonly mixed with Kentucky bluegrass in sod production. A 90% tall fescue/10% Kentucky bluegrass mixture, whether planted as seed or sod, provides increased recuperative potential and may be advantageous where traffic is expected.

Seeding rate: 4 to 6 pounds per 1000 square feet of tall fescue blends, 3-4 pounds per 1000 square feet for standard mixtures (90-95% tall fescue plus 5-10% Kentucky bluegrass).

Modification made to RPA mitigation area to reduce runoff from the slope during heavy rains. Since installation of fescue as a buffer and the steel 4 inch edging runoff has been reduced.









Installation of 4 inch steel edging to reduce drainage from fescue toward pond.





Planting of Common Rush, native to Virginia waterways to serve as buffer between water runoff due to the slope and to anchor the soil .



Common Rush, or Juncus effusus, is a native plant in Virginia that grows in wetlands and other areas with moist soil:

Appearance

Common Rush is a perennial plant with soft, grass-like stems that grow in clumps. It can grow up to 4 ft tall and wide, and has olive green flowers that bloom from June to September.

Habitat

Common Rush prefers moist soil, especially near ponds and swamps, but can also grow in full sun. It can be found in wet pastures, bogs, and damp woods.

Uses

Common Rush has many uses, including:

- Basket making: The stems can be used for weaving mats and thatching.
- Rope making: Dried stems can be twisted or braided into ropes.
- Candles: Stems can be peeled and soaked in oil to make candles.
- Paper making: A fiber can be obtained from the stems to make paper.
- Tea: It is an ingredient in some types of tea.

Water quality

The rhizomes of Common Rush form a matrix for beneficial bacteria that can help clean water.

Invasive

Common Rush can be invasive and spread through an area by rhizomes and self-seeding.

Pruning

It is best to prune Common Rush in late winter or early spring when the plant is less active.

In 2022, approximately 60 Common Rush plants were installed in the area near the water line of the pond, as a buffer for runoff from the upper part of the yard. Common Rush was chosen since it is native to Virginia and grows along its waterways. It has flourished and is now thickly growing in a ban across the rear portion of the lot, to a height of approximately 39 inches.

















RESOLUTION

CASE NO. CBPA 21-0073. 205 ST. CUTHBERT

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. James Mullins (the "Applicant") has applied to the Chesapeake Bay Board of James City County (the "Board") on June 9, 2021, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property identified as James City County Real Estate Tax Map Parcel No. 3721000053 and further identified as 205 St. Cuthbert (the "Property") as set forth in the application CBPA 21-0073 for the purpose of constructing a patio and walkway; and

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

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

1. The exception request is the minimum necessary to afford relief.

2. Granting the exception will not confer upon the 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.

3. The exception request will be in harmony with the purpose and intent of Chapter 23 of the James City County Code and is not of substantial detriment to water quality.

4. The exception request is not based on conditions or circumstances that are self-created or self-imposed, nor does the request arise from conditions or circumstances either permitted or non-conforming that are related to adjacent parcels.

5. Reasonable and appropriate conditions are hereby imposed, as set forth below, which will prevent the exception request from causing a degradation of water quality.

6. In granting this exception, the following conditions are hereby imposed to prevent this exception request from causing degradation of water quality:

    a. The applicants must obtain all other necessary federal, state, and local permits as required for the project, including a building permit; and

    b. A surety of $2,000 be submitted in a form acceptable to the James City County Attorney's Office to guarantee the mitigation plantings (three canopy trees, six understory trees, and 34 shrubs); and

    c. This exception request approval shall become null and void if construction has not begun by June 9, 2022; and

d. Written requests for an extension to an exception shall be submitted to the Stormwater and Resource Protection Division no later than April 28, 2022, six weeks prior to the expiration date.

David Gussman
Chair, Chesapeake Bay Board

Michael D. Woolson
Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 9th day of June, 2021.

CBPA21-73.205StCuthbert-res

James City County
VIRGINIA
Jamestown 1607

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757-259-4080

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

NOTICE OF VIOLATION

of James City County's Environmental Regulations

November 6, 2023

James Mullins
205 St. Cuthbert
Williamsburg, VA 23188

Re: **CBPA-21-0073, Resource Protection Area – 205 St. Cuthbert**
SRP-23-0004

Dear Mr. Mullins:

On June 9, 2021, your exception request for impacts to the resource protection area (RPA) for the construction of a patio and walkway was approved by the Chesapeake Bay Board as case CBPA-21-0073 on property you own located at 205 St. Cuthbert. A mitigation plan equaling three canopy trees, 6 understory trees and 34 shrubs was included as part of the approval of CBPA-21-0073. In April 2023, staff were informed that various portions of the approved mitigation had been removed and replaced with turf grass. During our investigation, we determined that this was factual.

This activity is a violation of the approval you received on June 9, 2021. You must remove all unapproved turf grass and reinstall the approved mitigation plantings by December 31, 2023. Failure to do so may result in a civil charge of up to $10,000 plus the restoration of the RPA per the approved mitigation plan.

Note that under Section 23-17 of the James City County Code, the "owner of property subject to an administrative decision, order or requirement under this chapter may appeal by submitting a written request for review to the [Chesapeake Bay] board no later than 30 days from the rendering of such decision, order or requirement."

Please contact our office at 757-253-6823 to discuss this matter by November 24, 2023. After 30 days from the date of this letter, the matter is no longer appealable to the Chesapeake Bay Board.

Sincerely,

Michael Woolson
Section Chief, Resource Protection
Stormwater and Resource Protection Division

Encl.: Approved Mitigation Plan (1), Approved Resolution (1)

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

James City County
VIRGINIA
Jamestown 1607

County Attorney's Office
101-D Mounts Bay Road
P. O. Box 8784
Williamsburg, VA 23187-8784
757-253-6612

jamescitycountyva.gov

FINAL NOTICE OF VIOLATION PRIOR TO LEGAL ACTION

VIA USPS
James Mullins
205 St. Cuthbert
Williamsburg, VA 23188

January 11, 2024

Re: Chesapeake Bay Preservation Ordinance ("CBPO")
205 St. Cuthbert
James City County Real Estate Tax Map Parcel Number: 3721000053 (the "Property")

Mr. Mullins:

On November 6, 2023, the James City County Stormwater and Resource Protection Division ("SRP") sent you a Notice of Violation (the "Notice") detailing various James City County CBPO violations on the above referenced parcel (the "Property"). The Notice is attached hereto as Exhibit A.

The Notice, sent by Stormwater and Resource Protection Division Chief Michael Woolson, explained that in response to Application Number CBPA-21-0073, the James City County Chesapeake Bay Board granted you approval to perform certain work in the resource protection area ("RPA"). The approval included certain conditions to mitigate the negative environmental impact on the RPA including installation of Three canopy trees, Six understory trees, and Thirty-Four shrubs. By April 2023, various portions of the approved mitigation had been removed and replaced with turf grass. This activity is a violation of James City County Ordinance.

As of the date of this letter, you have failed to abate the violations. Your failure to address the James City County Code violation on your Property has resulted in a referral to the James City County Attorney's Office.

To avoid forthcoming litigation, you must, by **January 31, 2024**:

1. Contact SRP and enter into an agreement, including the payment of civil penalties, to abate the ongoing CBPO violations on the Property; and

2. You must remove all unapproved turf grass and reinstall the approved mitigation plantings.

If you wish to discuss the steps necessary to abate the CBPO violations, please contact Michael Woolson, Stormwater and Resource Protection Division, at (757) 253-6789.

Sincerely,

Andrew Dean, Esq.
Assistant County Attorney
James City County Attorney's Office

Enclosures

cc: Michael Woolson, Stormwater and Resource Protection Division

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VIRGINIA
Jamestown 1607

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NOTICE OF VIOLATION

of James City County's Environmental Regulations

November 6, 2023

James Mullins
205 St. Cuthbert
Williamsburg, VA 23188

Re: **CBPA-21-0073, Resource Protection Area – 205 St. Cuthbert**
SRP-23-0004

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This activity is a violation of the approval you received on June 9, 2021. You must remove all unapproved turf grass and reinstall the approved mitigation plantings by December 31, 2023. Failure to do so may result in a civil charge of up to $10,000 plus the restoration of the RPA per the approved mitigation plan.

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Please contact our office at 757-253-6823 to discuss this matter by November 24, 2023. After 30 days from the date of this letter, the matter is no longer appealable to the Chesapeake Bay Board.

Sincerely,

Michael Woolson
Section Chief, Resource Protection
Stormwater and Resource Protection Division

EXHIBIT
tabbies
A

Encl.: Approved Mitigation Plan (1), Approved Resolution (1)

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

County Attorney's Office
101-D Mounts Bay Road
P. O. Box 8784
Williamsburg, VA 23187-8784
757-253-6612

jamescitycountyva.gov

SECOND NOTICE OF VIOLATION PRIOR TO LEGAL ACTION

August 16, 2024

VIA USPS FIRST CLASS MAIL

James Mullins
205 St. Cuthbert
Williamsburg, VA 23188

Re: Chesapeake Bay Preservation Ordinance ("CBPO")
205 St. Cuthbert
James City County Real Estate Tax Map Parcel Number: 3721000053
(the "Property")

Mr. Mullins:

On November 6, 2023, the James City County Stormwater and Resource Protection Division ("SRP") sent you a Notice of Violation (the "Notice") detailing various James City County CBPO violations on the above referenced parcel (the "Property"). The Notice is attached hereto as Exhibit A. On January 11, 2024, the James City County Attorney's Office sent you a Final Notice of Violation Prior to Legal Action.

As you are aware from the above-referenced letters, you have been in violation of the conditions governing your RPA Exception granted by the Chesapeake Bay Board in response to Application Number CBPA-21-0073. To date, you have failed to respond to the Notice, and you have failed to respond to official correspondence from this office.

This is your final notice prior to instituting litigation to enforce the James City County Code. You have been in continual violation of the conditions of your RPA Exception since at least April 1, 2023. Pursuant to James City County Code Section 23-18, the County may pursue various penalties including but not limited to (1) entering an agreement with you whereby you are assessed a $10,000 fine and forced to perform mitigation, and (2) seeking a circuit court order finding you in violation of the RPA Exception. In the event the County elects to seek a court order finding you in violation of the terms of your RPA Exception, the Court will assess a civil penalty of up to $5,000 per day running from the date of the violation.

As discussed in my letter dated January 11, 2024, you must immediately do the following:

1. Contact SRP and enter into an agreement, including the payment of civil penalties, to abate the ongoing CBPO violations on the Property; and

2. You must remove all unapproved turf grass and reinstall the approved mitigation plantings.

If you would like to avoid litigation, please contact Andrew Dean, James City County Attorney's Office, by **August 31, 2024** at (757) 253-6613.

Sincerely,

Andrew Dean, Esq.
Assistant County Attorney
James City County Attorney's Office

Enclosures

cc: Michael Woolson, Stormwater and Resource Protection Division

James City County
Virginia
Jamestown 1607

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NOTICE OF VIOLATION

of James City County's Environmental Regulations

November 6, 2023

James Mullins
205 St. Cuthbert
Williamsburg, VA 23188

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SRP-23-0004

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Please contact our office at 757-253-6823 to discuss this matter by November 24, 2023. After 30 days from the date of this letter, the matter is no longer appealable to the Chesapeake Bay Board.

Sincerely,

Michael Woolson
Section Chief, Resource Protection
Stormwater and Resource Protection Division

EXHIBIT
tabbies
A

Encl.: Approved Mitigation Plan (1), Approved Resolution (1)

cc: Toni Small, Stormwater and Resource Protection Division Director, via email
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FINAL NOTICE OF VIOLATION PRIOR TO LEGAL ACTION

VIA USPS
James Mullins
205 St. Cuthbert
Williamsburg, VA 23188

January 11, 2024

Re: Chesapeake Bay Preservation Ordinance ("CBPO")
205 St. Cuthbert
James City County Real Estate Tax Map Parcel Number: 3721000053 (the "Property")

Mr. Mullins:

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The Notice, sent by Stormwater and Resource Protection Division Chief Michael Woolson, explained that in response to Application Number CBPA-21-0073, the James City County Chesapeake Bay Board granted you approval to perform certain work in the resource protection area ("RPA"). The approval included certain conditions to mitigate the negative environmental impact on the RPA including installation of Three canopy trees, Six understory trees, and Thirty-Four shrubs. By April 2023, various portions of the approved mitigation had been removed and replaced with turf grass. This activity is a violation of James City County Ordinance.

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2. You must remove all unapproved turf grass and reinstall the approved mitigation plantings.

If you wish to discuss the steps necessary to abate the CBPO violations, please contact Michael Woolson, Stormwater and Resource Protection Division, at (757) 253-6789.

Sincerely,

Andrew Dean, Esq.
Assistant County Attorney
James City County Attorney's Office

Enclosures

cc: Michael Woolson, Stormwater and Resource Protection Division

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Williamsburg, VA 23188
757-565-0971

DUNN, C MELBERN III & ROSE K
109 S TURNBERRY
WILLIAMSBURG, VA 23188-8924

RE: CBPA-24-0141
205 St. Cuthbert
Appeal of Notice of Violation

October 24, 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. James Mullins for the appeal of a Notice of Violation for encroachments into the Resource Protection Area buffer. The project is located at 205 St. Cuthbert, JCC Tax Map Parcel No. 3721000053.

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 **Thursday, November 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

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FORD'S COLONY AT WILLIAMSBURG
100 MANCHESTER
WILLIAMSBURG, VA 23188-7404

RE: CBPA-24-0141
205 St. Cuthbert
Appeal of Notice of Violation

October 24, 2024

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Sincerely,

Michael Woolson

Michael Woolson
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HILL, J NATHAN & LAURA V
PO BOX 6493
WILLIAMSBURG, VA 23188-6493

RE: CBPA-24-0141
205 St. Cuthbert
Appeal of Notice of Violation

October 24, 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. James Mullins for the appeal of a Notice of Violation for encroachments into the Resource Protection Area buffer. The project is located at 205 St. Cuthbert, JCC Tax Map Parcel No. 3721000053.

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Sincerely,

Michael Woolson

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

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MULLINS, JAMES L TRUSTEE
205 ST CUTHBERT
WILLIAMSBURG, VA 23188-8925

RE: CBPA-24-0141
205 St. Cuthbert
Appeal of Notice of Violation

October 24, 2024

Dear Adjacent Property Owner:

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Sincerely,

Michael Woolson

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

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SALLWASSER, GEORGE K TRUSTEE &
201 ST CUTHBERT
WILLIAMSBURG, VA 23188-8925

RE: CBPA-24-0141
205 St. Cuthbert
Appeal of Notice of Violation

October 24, 2024

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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-24-0141

PIN	Last Name	Address Line 1	City	State	Zip Code
3721000039	DUNN, C MELBERN III & ROSE K	109 S TURNBERRY	WILLIAMSBURG	VA	23188-8924
3721000001A	FORD'S COLONY AT WILLIAMSBURG	100 MANCHESTER	WILLIAMSBURG	VA	23188-7404
3721000052	HILL, J NATHAN & LAURA V	PO BOX 6493	WILLIAMSBURG	VA	23188-6493
3721000053	MULLINS, JAMES L TRUSTEE	205 ST CUTHBERT	WILLIAMSBURG	VA	23188-8925
3721000054	SALLWASSER, GEORGE K TRUSTEE &	201 ST CUTHBERT	WILLIAMSBURG	VA	23188-8925

PUBLIC HEARING NOTICE

THE WETLANDS BOARD AND CHESAPEAKE BAY BOARD OF JAMES CITY COUNTY, VIRGINIA, WILL HOLD PUBLIC HEARINGS ON THURSDAY, NOVEMBER 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-24-0023: Mr. Rich Calvert, Calvert Marine, on behalf of Mr. Richard and Ms. Jaime Labinaco, has applied for a Wetlands Permit for the construction of a bulkhead and pier on property located at 5034 River Drive, JCC Real Estate Tax Map Parcel No. 0930300008.

THE CHESAPEAKE BAY BOARD WILL CONSIDER THE FOLLOWING CASES:

CBPA-24-0139: Mr. Barrett Terrell, AES Consulting Engineers, Inc., on behalf of Ford's Village, LLC., has applied for a Chesapeake Bay Exception for the installation of a sanitary sewer bridge on property located at 3889 News Road, JCC Tax Map Parcel No. 3730100004.

CBPA-24-0086: Mr. Gerald L. Simmons Jr., has applied for a Chesapeake Bay Exception for the installation of a shed on property located at 112 Meadow Rue Court, JCC Tax Map Parcel No. 4910230009.

CBPA-24-0116: Mr. Nate Reams, Williams Landscape & Design, on behalf of Mr. Richard D. and Ms. Sara Ann Blarr, has applied for a Chesapeake Bay Exception for the construction of a patio, fire pit, and retaining wall on property located at 124 W Links, JCC Tax Map Parcel No. 3710200216.

CBPA-24-0147: Mr. David Soto, The Structures Group, Inc., on behalf of Mr. Henry A. and Ms. Suzanne E. Franklin, has applied for a Chesapeake Bay Exception for the construction of a retaining wall on property located at 4048 Powhatan Secondary, JCC Tax Map Parcel No. 3741600024.

CBPA-24-0148: Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Mr. Arthur J. and Ms. Nancy M. Schmeiser Jr., has applied for a Chesapeake Bay Exception for the construction of a single family residence and pool on property located at 1540 Harbor Road, JCC Tax Map Parcel No. 4310200009.

CBPA-24-0082: Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Mr. John D. Konstantinou, has applied for a Chesapeake Bay Exception for the construction of a single family residence on property located at 105 Stone Bridge, JCC Tax Map Parcel No. 3710200231.

CBPA-24-0141: Mr. James Mullins, has applied for a Chesapeake Bay Exception for the appeal of a Notice of Violation on property located at 205 St. Cuthbert, JCC Tax Map Parcel No. 3721000053.

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.

James City County Wetlands & Chesapeake Bay Boards
2025 Meeting Dates

Quarter 1

January

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

February

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	

March

Su	Mo	Tu	We	Th	Fr	Sa
						1
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9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

Quarter 2

April

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

May

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

June

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Quarter 3

July

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

August

Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

September

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

Quarter 4

October

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

November

Su	Mo	Tu	We	Th	Fr	Sa
						1
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16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

December

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

*The January 2025 meeting date has been adjusted to accommodate a conflict with the JCC Planning Commission's meeting that month.