AGENDA

JAMES CITY COUNTY CHESAPEAKE BAY BOARD

REGULAR MEETING

COUNTY GOVERNMENT CENTER BOARD ROOM

101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185

March 11, 2026

5:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. MINUTES

1. Minutes from the February 11, 2026, Regular Meeting

D. PUBLIC COMMENT

E. PUBLIC HEARING(S)

1. CBPA-26-0014: 900 Kingsmill Road
2. CBPA-26-0004: 4455 Pleasant View Drive
3. CBPA-26-0008: 10200 Sycamore Landing Road
4. CBPA-26-0012: 110 Archers Hope Drive
5. CBPA-26-0011: 3080 North Riverside Drive
6. CBPA-26-0013: 119 Rosemount

F. BOARD CONSIDERATION(S)

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

February 11, 2026

5:00 PM

A. CALL TO ORDER

The Chesapeake Bay Board meeting for February 11, 2026, 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
Leslie Bowie, Vice Chair
Larry Waltrip
Michael O'Brien
Scott Maye

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 January 14, 2026, Regular Meeting

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

   The minutes were approved on a voice vote.

2. Minutes from the January 21, 2026, Work Session Meeting

   A motion to Approve the minutes was made by Mr. O'Brien.

   The minutes were approved on a voice vote.

D. PUBLIC COMMENT

None.

E. PUBLIC HEARING(S)

1. CBPA-25-0166: 136 John Wickham

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

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Bowie, Maye, O'Brien, Roadley, Waltrip

Ms. Amanda Frazier, Watershed Planner, presented the exception request submitted by Mr. David Soto, The Structures Group Inc., on behalf of Mr. Scott and Ms. Janet Kruger, for encroachments into the Resource Protection Area (RPA) for the construction of a retaining wall. The property is further identified as James City County Real Estate Tax Map Parcel No. 5130200009. The presentation outlined both the existing site conditions and the proposed changes. Should the Board choose to approve the request, staff recommend that the proposed conditions be included as part of the approval.

Mr. Waltrip raised clarifying questions about what was being requested.

Mr. Roadley asked staff to describe the current site conditions.

Staff noted that current site conditions appeared to be causing mulch erosion but referred to the applicant for further details.

Mr. Maye raised questions about the previous retaining wall and related surety payment.

Staff explained that the applicant had not requested a planting inspection and stated that staff would follow up with the applicant.

Mr. Roadley asked if any trees would be removed.

Staff deferred the question to the applicant.

Mr. Roadley opened the Public Hearing.

A. Mr. David Soto, The Structures Group Inc., 1200 Old Colony Lane, introduced himself and asked if there were any questions from the Board.

Mr. Roadley asked Mr. Soto if any trees would be removed or any roots damaged.

A. Mr. Soto answered that no trees should be removed.

Mr. Roadley asked if the slope was eroding.

A. Mr. Soto answered that it was eroding and the new retaining wall should mitigate further erosion and help with drainage.

Mr. Waltrip asked how high the retaining wall would be constructed and whether it would be back filled.

A. Mr. Soto stated the wall would be approximately 5 feet 7 inches high and would be back filled.

Mr. Roadley raised questions concerning the specifications of the new retaining wall's base drain backfill and the risks of premature failure.

A. Mr. Soto answered that there were drains on the new retaining wall.

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

1. Larry Waltrip Recognition

   Staff presented Larry Waltrip with Proclamation thanking him for his 31 years of service on the Chesapeake Bay Board and 21 years on the Wetlands Bay Board. Larry Waltrip's term for serving on the boards has expired and celebrated his last meeting on this day.

H. ADJOURNMENT

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

The meeting adjourned at 5:19 p.m.

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

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

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

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

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

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

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

RE: CBPA-26-0014
900 Kingsmill Road
Installation of two sheds

February 18, 2026

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. Robert Thompson, William and Mary Rowing Club, on behalf of Escalante Kingsmill Resort, LLC, for encroachments into the Resource Protection Area buffer for the installation of two sheds. The project is located at 900 Kingsmill Road, JCC Tax Map Parcel No. 5040100002C.

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

The Chesapeake Bay Board will hold an advertised public hearing on **Wednesday, March 11, 2026, 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,

Emily Grojean

Emily Grojean
Chesapeake Bay Board Secretary
757-253-6789
Emily.Grojean@jamescitycountyva.gov

Adjacent Property Owner Mailing List for Case Number: CBPA-26-0014

PIN	Last Name	Address Line 1	City	State	Zip Code
5031200031		323 E LANDING	WILLIAMSBURG	VA	23185-8254
5041600209	ACETO, SHIRLEY C TRUSTEE	209 MOODYS RUN	WILLIAMSBURG	VA	23185-6566
5042100006	AHERRON, R MARTIN & MINKOFF, SHELLEY G	120 ENCLAVE CT	WILLIAMSBURG	VA	23185-8952
5042100005	ALEXANDER, PETER DONALD & STACY LYNN	116 ENCLAVE CT	WILLIAMSBURG	VA	23185-8952
5040800135	ALSTON, CHARLES WYATT	PO BOX 1353	WILLIAMSBURG	VA	23187-1353
5041200019	BARRY, R CRAIG & BETSY B	117 RANDOLPHS GRN	WILLIAMSBURG	VA	23185-6554
5031000106	BEILSMITH, MARY LUCIE	106 MOODYS RUN	WILLIAMSBURG	VA	23185-6557
5041200007	BLACK, KARI & MCGANN, EDWARD L	124 RANDOLPHS GRN	WILLIAMSBURG	VA	23185-6537
5041600304	BLACKWELL, ROY BARROW	304 MOODYS RUN	WILLIAMSBURG	VA	23185-6559
5031200034	BOYD, LIAM PADRAIC & LEVINE, LISA	309 E LANDING	WILLIAMSBURG	VA	23185-8254
5031400022	BREWSTER, JAMES M & MARY ANN	622 DOCK LNDG	WILLIAMSBURG	VA	23185-7903
5042100016	BRIGGS, GARY P & LESLIE U	8 FAIRWAY XING	PITTSFORD	NY	14534-1065
5031400013	BURDEN, DIANE LYNN	613 DOCK LNDG	WILLIAMSBURG	VA	23185-7903
5031400010	BUTLER, MARK & BERNADETTE	4009 N MALLARD LN	DOYLESTOWN	PA	18902-1232
5031400027	CAIRNS, LEONARD STANLEY &	627 DOCK LNDG	WILLIAMSBURG	VA	23185-7903
5031400014	CAMP BELL, GEORGIA TRUSTEE	4007 OLD BRIDGEVIEW LN	CHARLESTON	SC	29403-6163
5041600411	CARLSON, MICHAEL C TRUSTEE & MARY E	411 MOODYS RUN	WILLIAMSBURG	VA	23185-6563
5041600406	CARTY, JANE S	406 MOODYS RUN	WILLIAMSBURG	VA	23185-6560
5031200033	CASEY, CARLTON D & ELIZABETH W	315 E LANDING	WILLIAMSBURG	VA	23185-8254
5041600305	CATTS, PAMELA D TRUSTEE	305 MOODYS RUN	WILLIAMSBURG	VA	23185-6564
5042100010	CLARK, ELIZABETH FARLEY TRUSTEE	136 ENCLAVE CT	WILLIAMSBURG	VA	23185-8952
5041300001	CONFERENCE CENTER CONDOMINIUMS UNIT	ONE BUSCH PLACE	SAINT LOUIS	MO	63118-1849
5041200014	CONN, HARRY S TRUSTEE &	137 RANDOLPHS GRN	WILLIAMSBURG	VA	23185-6554
5030800357	CONNORS, EDWARD F III TRUSTEE &	509 FRANCES THACKER	WILLIAMSBURG	VA	23185-8236
5031000107	CULBERT, JOHN E C & PAULETTE E	107 MOODYS RUN	WILLIAMSBURG	VA	23185-6567
5041200013	CULLOM, MARY ELLEN TRUSTEE &	141 RANDOLPHS GRN	WILLIAMSBURG	VA	23185-6554
5031400025	CUNNINGHAM, JOSEPH JR & ANGELA	625 DOCK LNDG	WILLIAMSBURG	VA	23185-7903
5041200012	CURRAN, VALENTINE W TRUSTEE &	145 RANDOLPHS GRN	WILLIAMSBURG	VA	23185-6554
5031400028	DALY, SUSAN JILL TRUSTEE	628 DOCK LANDING	WILLIAMSBURG	VA	23185-7903
5031400016	DALY, THOMAS & SALLY	4 DOLPHIN RD	NEW CITY	NY	10956-6307
5042100021	DICK, KAREN BURKHART & TIMOTHY	207 RIVER PINE RD	WILLIAMSBURG	VA	23185-8950
5041600412	DICKINSON, JOAN E & TODD J	412 MOODYS RUN	WILLIAMSBURG	VA	23185-6560
5041200020	DIPAOLA, MICHAEL F TRUSTEE	7670 PEBBLE CREEK CIR ~APT 204	NAPLES	FL	34108-6544

Adjacent Property Owner Mailing List for Case Number: CBPA-26-0014

5042100013	DONOHOE, JOHN & MARION	137 ENCLAVE CT	WILLIAMSBURG	VA	23185-8953
5042100008	DOUGLAS, SUZANNE T TRUSTEE	128 ENCLAVE CT	WILLIAMSBURG	VA	23185-8952
5031400023	DREYER, JOAN L TRUSTEE &	227 TALAHI RD SE	VIENNA	VA	22180-5867
5031400024	DUDASH, MARK J & PASSERA, MARIA	624 DOCK LNDG	WILLIAMSBURG	VA	23185-7903
5041200010	DUVAL, BARRY E TRUSTEE & CYNTHIA M T	136 RANDOLPHS GRN	WILLIAMSBURG	VA	23185-6537
5031000108	EDWARDS, RICHARD I & MIRIAM T	108 MOODYS RUN	WILLIAMSBURG	VA	23185-6557
5031400001B	ESCALANTE KINGSMILL DEVELOPMENT LLC	1021 FOCH ST	FORT WORTH	TX	76107-2919
5110100002	ESCALANTE KINGSMILL RESORT LLC	2930 BLEDSOE ST STE 124	FORT WORTH	TX	76107-2942
5041200015	FALLON, CHRISTOPHER G & ALICIA T	133 RANDOLPHS GRN	WILLIAMSBURG	VA	23185-6554
5031200035	FELLOWS, ANDREW & GABRIELA	305 E LANDING	WILLIAMSBURG	VA	23185-8254
5031300001	FLANNERY, JOSEPH P TRUSTEE &	508 SIR GEORGE PERCY	WILLIAMSBURG	VA	23185-8256
5041600400	FOX, MICHAEL J TRUSTEE	400 MOODYS RUN	WILLIAMSBURG	VA	23185-6560
5041600413	FRANKLIN, PHILLIP L TRUSTEE &	413 MOODYS RUN	WILLIAMSBURG	VA	23185-6563
5031200036	FRICKS, DEANIE DUDLEY TRUSTEE	PO BOX 279	WILLIAMSBURG	VA	23187-0279
5031400019	GORE, KERI SARLES TRUSTEE	619 DOCK LNDG	WILLIAMSBURG	VA	23185-7903
5031300004	GRIMSON, JAMES M & JEANNE M	520 SIR GEORGE PERCY	WILLIAMSBURG	VA	23185-8256
5031300011	HALL, MARK & AMY	515 SIR GEORGE PERCY	WILLIAMSBURG	VA	23185-8256
5031300013	HENDERSON, RONALD J TRUSTEE &	505 SIR GEORGE PERCY	WILLIAMSBURG	VA	23185-5286
5041200002	HILL, MARY ROGERS N	117 ARCHERS HOPE DR	WILLIAMSBURG	VA	23185-4465
5042100004	HINES, ROBERT LEE TRUSTEE & NGO,	1118 ALA MOANA BLVD ~UNIT 801	HONOLULU	HI	96814-4926
5031400011	HINES, SCOTT W TRUSTEE & NANCY B TRUSTEE	611 DOCK LNDG	WILLIAMSBURG	VA	23185-7903
5041200005	HUSTON, DONALD E TRUSTEE & JEAN E TR	116 RANDOLPHS GRN	WILLIAMSBURG	VA	23185-6537
5030800355	IMHOF, WILLIAM R TRUSTEE &	501 FRANCES THACKER	WILLIAMSBURG	VA	23185-8236
5041200017	JACKSON-HEWITT, SUSAN TRUSTEE	125 RANDOLPHS GRN	WILLIAMSBURG	VA	23185-6554
5041600111	JAMES CITY SERVICE AUTHORITY	119 TEWNING RD	WILLIAMSBURG	VA	23188-2639
5031400020	JERNIGAN, ANTHONY B TRUSTEE	620 DOCK LNDG	WILLIAMSBURG	VA	23185-7903
5031000104	JOHNSON, THOMAS N P III TRUSTEE	6 DAHLGREN ROAD	RICHMOND	VA	23238-6104
5042100011	JOSEPH, CHARLES W TRUSTEE &	145 ENCLAVE CT	WILLIAMSBURG	VA	23185-8953
5031400029	KANOY, PHILIP DAVID & DEBORAH P	629 DOCK LANDING	WILLIAMSBURG	VA	23185-7903
5042100003	KAUDERS, ANDREW E JR & VIRGINIA K DABNEY	108 ENCLAVE CT	WILLIAMSBURG	VA	23185-8952
5042100014	KELLER, STEVEN E & VIRGINIA F	133 ENCLAVE CT	WILLIAMSBURG	VA	23185-8953
5031300014	KENDLE, DAVID B TRUSTEE &	501 SIR GEORGE PERCY	WILLIAMSBURG	VA	23185-8256
5041200001C	KINGSMILL COMMUNITY SERVICES ASSOCIATIO	PO BOX 348	WILLIAMSBURG	VA	23187-0348
5041600001	KINGSMILL COMMUNITY SERVICES ASSOCIATIO	100 KINGSMILL RD	WILLIAMSBURG	VA	23185-5579

Adjacent Property Owner Mailing List for Case Number: CBPA-26-0014

5031200001A	KINGSMILL COMMUNITY SERVICES ASSOCIATIO	300 MCLAWS CIR	WILLIAMSBURG	VA	23185-5676
5042100001B	KINGSMILL RESORT CUSTOM HOMES	2930 BLEDSOE ST ~STE 124	FORT WORTH	TX	76107-2942
5041200008	KOSCO, KURT F TRUSTEE & TREVA L TRUSTEE	128 RANDOLPHS GRN	WILLIAMSBURG	VA	23185-6537
5031400018	LOVELL, JIMMY STEVE TRUSTEE &	618 DOCK LNDG	WILLIAMSBURG	VA	23188-7903
5042100020	MALLO, JOANNA	211 RIVER PINE RD	WILLIAMSBURG	VA	23185-8950
5041200018	MARQUEE HOMES INC	538 WYTHE CREEK RD ~STE G	POQUOSON	VA	23662-1569
5041200021	MASSEY, JOHN D JR & NANCY L	109 RANDOLPHS GRN	WILLIAMSBURG	VA	23185-6554
5042100019	MASTERS, JOHN EDWARD & KATHERINE BUTLEF	215 RIVER PINE RD	WILLIAMSBURG	VA	23185-8950
5042100007	MATTHEISEN, MICHAEL D TRUSTEE &	124 ENCLAVE CT	WILLIAMSBURG	VA	23185-8952
5042100001	MERRILL, LISA C & DOUGLAS	100 ENCLAVE CT	WILLIAMSBURG	VA	23185-8952
5031000102	MITCHELL, CHARLES B & SWANN,	102 MOODYS RUN	WILLIAMSBURG	VA	23185-6557
5031000103	MOORE, SUSAN S TRUSTEE & MOORE,	103 MOODYS RUN	WILLIAMSBURG	VA	23185-6567
	Mr. Robert Thompson William and Mary Rowing Club	400 Brooks St	Williamsburg	VA	23185
5031000109	NARAMORE, WILLIAM W & SHARON K	109 MOODYS RUN	WILLIAMSBURG	VA	23185-6567
5041600207	NELSON, KENNETH J TRUSTEE &	207 MOODYS RUN	WILLIAMSBURG	VA	23185-6566
5041200011	NGO, BERNARD H TRUSTEE &	140 RANDOLPHS GRN	WILLIAMSBURG	VA	23185-6537
5041200009	NGO, REGINALD M TRUSTEE & NGO,	132 RANDOLPHS GRN	WILLIAMSBURG	VA	23185-6537
5042100022	O'HARA, SARA M	203 RIVER PINE RD	WILLIAMSBURG	VA	23185-8950
5041600208	OSMON, ROBERT E	208 MOODYS RUN	WILLIAMSBURG	VA	23185-6558
5031300008	PACEK, ROBERT D TRUSTEE & KATHLEEN F	527 SIR GEORGE PERCY	WILLIAMSBURG	VA	23185-8256
5041200006	PARSONS, CHARLES DOUGLAS TRUSTEE &	120 RANDOLPHS GRN	WILLIAMSBURG	VA	23185-6537
5031300010	PASSARO, GERALD L & RONDA M	519 SIR GEORGE PERCY	WILLIAMSBURG	VA	23185-8256
5041600306	PEHR, ROBERT J TRUSTEE & NANCY K TRU	306 MOODYS RUN	WILLIAMSBURG	VA	23185-6559
5042100018	PITTS, JOHN D & DENISE P	12818 MOUNT ROYAL LN	FAIRFAX	VA	22033-3624
5031200032	POPE, CHARLES L & MARY F	155 W LANDING	WILLIAMSBURG	VA	23185-8255
5031300006	PORTOFINO LLC	819 BLUE CRAB RD	NEWPORT NEWS	VA	23606-4220
5041500611	POWELL, VIRGINIA CAMILLE ROBINSON	611 PETTUS ORDINARY	WILLIAMSBURG	VA	23185-5568
5041200003	RAGSDALE, PHILIP W JR & MARSHA J	108 RANDOLPHS GRN	WILLIAMSBURG	VA	23188-6537
5030800354	REINHARDT, CURTIN S TRUSTEE &	401 FRANCES THACKER	WILLIAMSBURG	VA	23185-8237
5041200001	REUSSER, DAVID L TRUSTEE &	100 RANDOLPHS GRN	WILLIAMSBURG	VA	23185-6537
5031300009	RITTER, ROBERT T TRUSTEE &	523 SIR GEORGE PERCY	WILLIAMSBURG	VA	23185-5286
5042100017	ROBERTO, CHRISTINE MARIE	176 4TH AVE NE ~UNIT 1702	ST PETERSBURG	FL	33701-3477
5031400015	ROOS, MICHAEL KELLY & FELICIA TAI	615 DOCK LNDG	WILLIAMSBURG	VA	23185-7903

Adjacent Property Owner Mailing List for Case Number: CBPA-26-0014

5031000105	SANDERS, WILLIAM HUSTON TRUSTEE &	105 MOODYS RUN	WILLIAMSBURG	VA	23185-6567
5031000101	SIEGAL, DAVID M & LAURIEANNE C	4923 KING SOLOMON DR	ANNANDALE	VA	22003-4045
5042100012	SONG, JIN KEUN	141 ENCLAVE CT	WILLIAMSBURG	VA	23185-8953
5041200016	STANTON, LOWELL SCOTT TRUSTEE &	129 RANDOLPHS GRN	WILLIAMSBURG	VA	23185-6554
5031300005	STEADY, GLENDON JR & LYNN	528 SIR GEORGE PERCY	WILLIAMSBURG	VA	23185-8256
5042100015	STEPHENSON, WILLIAM ROBERT JR TRUSTEE &	129 ENCLAVE CT	WILLIAMSBURG	VA	23185-8953
5041200022	STILES, SALLY W TRUSTEE	105 RANDOLPHS GRN	WILLIAMSBURG	VA	23185-6554
5041600303	STOLDT, CURTIS D TRUSTEE	303 MOODYS RUN	WILLIAMSBURG	VA	23185-6564
5042100009	SUREJA, RAJ N TRUSTEE	132 ENCLAVE CT	WILLIAMSBURG	VA	23185-8952
5031400021	THOMPSON, MARK WILLIAM & ELIZABETH S	621 DOCK LNDG	WILLIAMSBURG	VA	23185-7903
5030800356	TOBIN, ELISABETH A TRUSTEE	505 FRANCES THACKER	WILLIAMSBURG	VA	23185-8236
5031300012	TONDORF, SHERWOOD E TRUSTEE &	509 SIR GEORGE PERCY	WILLIAMSBURG	VA	23188-6320
5031300007	TREIBER, KELLY W TRUSTEE &	531 SIR GEORGE PERCY	WILLIAMSBURG	VA	23185-8256
5031000100	VAN VLIET, ARIANNE	628 CONCORD RD	RIDGEWOOD	NJ	74502-2818
5031400012	VANDERSLUIS, JOHN P TRUSTEE	612 DOCK LNDG	WILLIAMSBURG	VA	23185-7903
5031400017	WALSH, BAILEY GIBSON TRUSTEE &	617 DOCK LNDG	WILLIAMSBURG	VA	23185-7903
5041200004	WATERS, HOWARD B TRUSTEE &	112 RANDOLPHS GRN	WILLIAMSBURG	VA	23185-6537
5042100002	WELHAM, JENNIFER B & WALTER F III	104 ENCLAVE CT	WILLIAMSBURG	VA	23185-8952
5031000110	WINTER, MARK E & CAROL L.	110 MOODYS RUN	WILLIAMSBURG	VA	23185-6557
5031400026	WISE, SCOTT A TRUSTEE &	626 DOCK LNDG	WILLIAMSBURG	VA	23185-7903
5031300002	WOLF, CHRISTOPHER J TRUSTEE &	512 SIR GEORGE PERCY	WILLIAMSBURG	VA	23185-8256
5031300003	WORTH, NICHOLAS E & LAURA C	516 SIR GEORGE PERCY	WILLIAMSBURG	VA	23185-8256

PUBLIC HEARING NOTICE

THE WETLANDS BOARD AND CHESAPEAKE BAY BOARD OF JAMES CITY COUNTY, VIRGINIA, WILL HOLD PUBLIC HEARINGS ON **WEDNESDAY, MARCH 11, 2026 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 CASE:

WJPA-26-0003: Mr. Matthew Roth, Roth Environmental, LLC, on behalf of Mr. Ryan Lee, Westport Neighborhood Association, Inc., has applied for a Wetlands Permit for the installation of a pier and kayak launch on property located at 3475 Westport, JCC Real Estate Tax Map Parcel No. 3620500001A.

THE CHESAPEAKE BAY BOARD WILL CONSIDER THE FOLLOWING CASES:

CBPA-26-0008: Ms. Karen Hall, Meadowspring Consulting, PLLC on behalf of Mr. Robert and Ms. Kristal Meeker, has applied for a Chesapeake Bay Exception for the construction of a retaining wall on property located at 10200 Sycamore Landing Road, JCC Tax Map Parcel No. 0720300008A.

CBPA-26-0012: Mr. Mitchell Foos, The Kings Garden, on behalf of Mr. Donald and Ms. Geraldine Pratt Jr., has applied for a Chesapeake Bay Exception for the construction of two retaining walls, stairs, and a walkway on property located at 110 Archers Hope Drive, JCC Tax Map Parcel No. 4930280004.

CBPA-26-0004: Mr. Michael and Ms. Sharon Powell have applied for a Chesapeake Bay Exception for the construction of an attached deck on property located at 4455 Pleasant View Drive, JCC Tax Map Parcel No. 3741400013.

CBPA-26-0011: Ms. Kimberly Grimes has applied for a Chesapeake Bay Exception for the construction of an inground pool on property located at 3080 North Riverside Drive, JCC Tax Map Parcel No. 1910200025.

CBPA-26-0014: Mr. Robert Thompson, William and Mary Rowing Club, on behalf of Escalante Kingsmill Resort, LLC, has applied for a Chesapeake Bay Exception for the installation of two sheds on property located at 900 Kingsmill Road, JCC Tax Map Parcel No. 5040100002C.

CBPA-26-0013: Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Mr. James Warren, has applied for a Chesapeake Bay Exception for the construction of a single-family dwelling and patio on property located at 119 Rosemount, JCC Tax Map Parcel No. 3720200141.

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

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

NOT FOR PUBLICATION

DISPLAY: WEDNESDAY – February 25, 2026 and March 4, 2026
ACCOUNT NO. CU00015112
VIRGINIA GAZETTE
1/8 PAGE, VERTICAL, B/W

James City Property Map

1" = 67'

N



James City County, Virginia

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Site-specific information is best obtained after an onsite visit by a competent professional.

- Parcels
- Vacated Right of Way
- Owner Undetermined
- Resource Protection Area RPA

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

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

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

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

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

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

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

RE: CBPA-26-0014
900 Kingsmill Road
Installation of two sheds

February 18, 2026

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. Robert Thompson, William and Mary Rowing Club, on behalf of Escalante Kingsmill Resort, LLC, for encroachments into the Resource Protection Area buffer for the installation of two sheds. The project is located at 900 Kingsmill Road, JCC Tax Map Parcel No. 5040100002C.

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

The Chesapeake Bay Board will hold an advertised public hearing on **Wednesday, March 11, 2026, 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,

Emily Grojean

Emily Grojean
Chesapeake Bay Board Secretary
757-253-6789
Emily.Grojean@jamescitycountyva.gov

Adjacent Property Owner Mailing List for Case Number: CBPA-26-0014

PIN	Last Name	Address Line 1	City	State	Zip Code
5031200031		323 E LANDING	WILLIAMSBURG	VA	23185-8254
5041600209	ACETO, SHIRLEY C TRUSTEE	209 MOODYS RUN	WILLIAMSBURG	VA	23185-6566
5042100006	AHERRON, R MARTIN & MINKOFF, SHELLEY G	120 ENCLAVE CT	WILLIAMSBURG	VA	23185-8952
5042100005	ALEXANDER, PETER DONALD & STACY LYNN	116 ENCLAVE CT	WILLIAMSBURG	VA	23185-8952
5040800135	ALSTON, CHARLES WYATT	PO BOX 1353	WILLIAMSBURG	VA	23187-1353
5041200019	BARRY, R CRAIG & BETSY B	117 RANDOLPHS GRN	WILLIAMSBURG	VA	23185-6554
5031000106	BEILSMITH, MARY LUCIE	106 MOODYS RUN	WILLIAMSBURG	VA	23185-6557
5041200007	BLACK, KARI & MCGANN, EDWARD L	124 RANDOLPHS GRN	WILLIAMSBURG	VA	23185-6537
5041600304	BLACKWELL, ROY BARROW	304 MOODYS RUN	WILLIAMSBURG	VA	23185-6559
5031200034	BOYD, LIAM PADRAIC & LEVINE, LISA	309 E LANDING	WILLIAMSBURG	VA	23185-8254
5031400022	BREWSTER, JAMES M & MARY ANN	622 DOCK LNDG	WILLIAMSBURG	VA	23185-7903
5042100016	BRIGGS, GARY P & LESLIE U	8 FAIRWAY XING	PITTSFORD	NY	14534-1065
5031400013	BURDEN, DIANE LYNN	613 DOCK LNDG	WILLIAMSBURG	VA	23185-7903
5031400010	BUTLER, MARK & BERNADETTE	4009 N MALLARD LN	DOYLESTOWN	PA	18902-1232
5031400027	CAIRNS, LEONARD STANLEY &	627 DOCK LNDG	WILLIAMSBURG	VA	23185-7903
5031400014	CAMP BELL, GEORGIA TRUSTEE	4007 OLD BRIDGEVIEW LN	CHARLESTON	SC	29403-6163
5041600411	CARLSON, MICHAEL C TRUSTEE & MARY E	411 MOODYS RUN	WILLIAMSBURG	VA	23185-6563
5041600406	CARTY, JANE S	406 MOODYS RUN	WILLIAMSBURG	VA	23185-6560
5031200033	CASEY, CARLTON D & ELIZABETH W	315 E LANDING	WILLIAMSBURG	VA	23185-8254
5041600305	CATTS, PAMELA D TRUSTEE	305 MOODYS RUN	WILLIAMSBURG	VA	23185-6564
5042100010	CLARK, ELIZABETH FARLEY TRUSTEE	136 ENCLAVE CT	WILLIAMSBURG	VA	23185-8952
5041300001	CONFERENCE CENTER CONDOMINIUMS UNIT	ONE BUSCH PLACE	SAINT LOUIS	MO	63118-1849
5041200014	CONN, HARRY S TRUSTEE &	137 RANDOLPHS GRN	WILLIAMSBURG	VA	23185-6554
5030800357	CONNORS, EDWARD F III TRUSTEE &	509 FRANCES THACKER	WILLIAMSBURG	VA	23185-8236
5031000107	CULBERT, JOHN E C & PAULETTE E	107 MOODYS RUN	WILLIAMSBURG	VA	23185-6567
5041200013	CULLOM, MARY ELLEN TRUSTEE &	141 RANDOLPHS GRN	WILLIAMSBURG	VA	23185-6554
5031400025	CUNNINGHAM, JOSEPH JR & ANGELA	625 DOCK LNDG	WILLIAMSBURG	VA	23185-7903
5041200012	CURRAN, VALENTINE W TRUSTEE &	145 RANDOLPHS GRN	WILLIAMSBURG	VA	23185-6554
5031400028	DALY, SUSAN JILL TRUSTEE	628 DOCK LANDING	WILLIAMSBURG	VA	23185-7903
5031400016	DALY, THOMAS & SALLY	4 DOLPHIN RD	NEW CITY	NY	10956-6307
5042100021	DICK, KAREN BURKHART & TIMOTHY	207 RIVER PINE RD	WILLIAMSBURG	VA	23185-8950
5041600412	DICKINSON, JOAN E & TODD J	412 MOODYS RUN	WILLIAMSBURG	VA	23185-6560
5041200020	DIPAOLA, MICHAEL F TRUSTEE	7670 PEBBLE CREEK CIR ~APT 204	NAPLES	FL	34108-6544

Adjacent Property Owner Mailing List for Case Number: CBPA-26-0014

5042100013	DONOHOE, JOHN & MARION	137 ENCLAVE CT	WILLIAMSBURG	VA	23185-8953
5042100008	DOUGLAS, SUZANNE T TRUSTEE	128 ENCLAVE CT	WILLIAMSBURG	VA	23185-8952
5031400023	DREYER, JOAN L TRUSTEE &	227 TALAHI RD SE	VIENNA	VA	22180-5867
5031400024	DUDASH, MARK J & PASSERA, MARIA	624 DOCK LNDG	WILLIAMSBURG	VA	23185-7903
5041200010	DUVAL, BARRY E TRUSTEE & CYNTHIA M T	136 RANDOLPHS GRN	WILLIAMSBURG	VA	23185-6537
5031000108	EDWARDS, RICHARD I & MIRIAM T	108 MOODYS RUN	WILLIAMSBURG	VA	23185-6557
5031400001B	ESCALANTE KINGSMILL DEVELOPMENT LLC	1021 FOCH ST	FORT WORTH	TX	76107-2919
5110100002	ESCALANTE KINGSMILL RESORT LLC	2930 BLEDSOE ST STE 124	FORT WORTH	TX	76107-2942
5041200015	FALLON, CHRISTOPHER G & ALICIA T	133 RANDOLPHS GRN	WILLIAMSBURG	VA	23185-6554
5031200035	FELLOWS, ANDREW & GABRIELA	305 E LANDING	WILLIAMSBURG	VA	23185-8254
5031300001	FLANNERY, JOSEPH P TRUSTEE &	508 SIR GEORGE PERCY	WILLIAMSBURG	VA	23185-8256
5041600400	FOX, MICHAEL J TRUSTEE	400 MOODYS RUN	WILLIAMSBURG	VA	23185-6560
5041600413	FRANKLIN, PHILLIP L TRUSTEE &	413 MOODYS RUN	WILLIAMSBURG	VA	23185-6563
5031200036	FRICKS, DEANIE DUDLEY TRUSTEE	PO BOX 279	WILLIAMSBURG	VA	23187-0279
5031400019	GORE, KERI SARLES TRUSTEE	619 DOCK LNDG	WILLIAMSBURG	VA	23185-7903
5031300004	GRIMSON, JAMES M & JEANNE M	520 SIR GEORGE PERCY	WILLIAMSBURG	VA	23185-8256
5031300011	HALL, MARK & AMY	515 SIR GEORGE PERCY	WILLIAMSBURG	VA	23185-8256
5031300013	HENDERSON, RONALD J TRUSTEE &	505 SIR GEORGE PERCY	WILLIAMSBURG	VA	23185-5286
5041200002	HILL, MARY ROGERS N	117 ARCHERS HOPE DR	WILLIAMSBURG	VA	23185-4465
5042100004	HINES, ROBERT LEE TRUSTEE & NGO,	1118 ALA MOANA BLVD ~UNIT 801	HONOLULU	HI	96814-4926
5031400011	HINES, SCOTT W TRUSTEE & NANCY B TRUSTEE	611 DOCK LNDG	WILLIAMSBURG	VA	23185-7903
5041200005	HUSTON, DONALD E TRUSTEE & JEAN E TR	116 RANDOLPHS GRN	WILLIAMSBURG	VA	23185-6537
5030800355	IMHOF, WILLIAM R TRUSTEE &	501 FRANCES THACKER	WILLIAMSBURG	VA	23185-8236
5041200017	JACKSON-HEWITT, SUSAN TRUSTEE	125 RANDOLPHS GRN	WILLIAMSBURG	VA	23185-6554
5041600111	JAMES CITY SERVICE AUTHORITY	119 TEWNING RD	WILLIAMSBURG	VA	23188-2639
5031400020	JERNIGAN, ANTHONY B TRUSTEE	620 DOCK LNDG	WILLIAMSBURG	VA	23185-7903
5031000104	JOHNSON, THOMAS N P III TRUSTEE	6 DAHLGREN ROAD	RICHMOND	VA	23238-6104
5042100011	JOSEPH, CHARLES W TRUSTEE &	145 ENCLAVE CT	WILLIAMSBURG	VA	23185-8953
5031400029	KANOY, PHILIP DAVID & DEBORAH P	629 DOCK LANDING	WILLIAMSBURG	VA	23185-7903
5042100003	KAUDERS, ANDREW E JR & VIRGINIA K DABNEY	108 ENCLAVE CT	WILLIAMSBURG	VA	23185-8952
5042100014	KELLER, STEVEN E & VIRGINIA F	133 ENCLAVE CT	WILLIAMSBURG	VA	23185-8953
5031300014	KENDLE, DAVID B TRUSTEE &	501 SIR GEORGE PERCY	WILLIAMSBURG	VA	23185-8256
5041200001C	KINGSMILL COMMUNITY SERVICES ASSOCIATIO	PO BOX 348	WILLIAMSBURG	VA	23187-0348
5041600001	KINGSMILL COMMUNITY SERVICES ASSOCIATIO	100 KINGSMILL RD	WILLIAMSBURG	VA	23185-5579

Adjacent Property Owner Mailing List for Case Number: CBPA-26-0014

5031200001A	KINGSMILL COMMUNITY SERVICES ASSOCIATIO	300 MCLAWS CIR	WILLIAMSBURG	VA	23185-5676
5042100001B	KINGSMILL RESORT CUSTOM HOMES	2930 BLEDSOE ST ~STE 124	FORT WORTH	TX	76107-2942
5041200008	KOSCO, KURT F TRUSTEE & TREVA L TRUSTEE	128 RANDOLPHS GRN	WILLIAMSBURG	VA	23185-6537
5031400018	LOVELL, JIMMY STEVE TRUSTEE &	618 DOCK LNDG	WILLIAMSBURG	VA	23188-7903
5042100020	MALLO, JOANNA	211 RIVER PINE RD	WILLIAMSBURG	VA	23185-8950
5041200018	MARQUEE HOMES INC	538 WYTHE CREEK RD ~STE G	POQUOSON	VA	23662-1569
5041200021	MASSEY, JOHN D JR & NANCY L	109 RANDOLPHS GRN	WILLIAMSBURG	VA	23185-6554
5042100019	MASTERS, JOHN EDWARD & KATHERINE BUTLEF	215 RIVER PINE RD	WILLIAMSBURG	VA	23185-8950
5042100007	MATTHEISEN, MICHAEL D TRUSTEE &	124 ENCLAVE CT	WILLIAMSBURG	VA	23185-8952
5042100001	MERRILL, LISA C & DOUGLAS	100 ENCLAVE CT	WILLIAMSBURG	VA	23185-8952
5031000102	MITCHELL, CHARLES B & SWANN,	102 MOODYS RUN	WILLIAMSBURG	VA	23185-6557
5031000103	MOORE, SUSAN S TRUSTEE & MOORE,	103 MOODYS RUN	WILLIAMSBURG	VA	23185-6567
	Mr. Robert Thompson William and Mary Rowing Club	400 Brooks St	Williamsburg	VA	23185
5031000109	NARAMORE, WILLIAM W & SHARON K	109 MOODYS RUN	WILLIAMSBURG	VA	23185-6567
5041600207	NELSON, KENNETH J TRUSTEE &	207 MOODYS RUN	WILLIAMSBURG	VA	23185-6566
5041200011	NGO, BERNARD H TRUSTEE &	140 RANDOLPHS GRN	WILLIAMSBURG	VA	23185-6537
5041200009	NGO, REGINALD M TRUSTEE & NGO,	132 RANDOLPHS GRN	WILLIAMSBURG	VA	23185-6537
5042100022	O'HARA, SARA M	203 RIVER PINE RD	WILLIAMSBURG	VA	23185-8950
5041600208	OSMON, ROBERT E	208 MOODYS RUN	WILLIAMSBURG	VA	23185-6558
5031300008	PACEK, ROBERT D TRUSTEE & KATHLEEN F	527 SIR GEORGE PERCY	WILLIAMSBURG	VA	23185-8256
5041200006	PARSONS, CHARLES DOUGLAS TRUSTEE &	120 RANDOLPHS GRN	WILLIAMSBURG	VA	23185-6537
5031300010	PASSARO, GERALD L & RONDA M	519 SIR GEORGE PERCY	WILLIAMSBURG	VA	23185-8256
5041600306	PEHR, ROBERT J TRUSTEE & NANCY K TRU	306 MOODYS RUN	WILLIAMSBURG	VA	23185-6559
5042100018	PITTS, JOHN D & DENISE P	12818 MOUNT ROYAL LN	FAIRFAX	VA	22033-3624
5031200032	POPE, CHARLES L & MARY F	155 W LANDING	WILLIAMSBURG	VA	23185-8255
5031300006	PORTOFINO LLC	819 BLUE CRAB RD	NEWPORT NEWS	VA	23606-4220
5041500611	POWELL, VIRGINIA CAMILLE ROBINSON	611 PETTUS ORDINARY	WILLIAMSBURG	VA	23185-5568
5041200003	RAGSDALE, PHILIP W JR & MARSHA J	108 RANDOLPHS GRN	WILLIAMSBURG	VA	23188-6537
5030800354	REINHARDT, CURTIN S TRUSTEE &	401 FRANCES THACKER	WILLIAMSBURG	VA	23185-8237
5041200001	REUSSER, DAVID L TRUSTEE &	100 RANDOLPHS GRN	WILLIAMSBURG	VA	23185-6537
5031300009	RITTER, ROBERT T TRUSTEE &	523 SIR GEORGE PERCY	WILLIAMSBURG	VA	23185-5286
5042100017	ROBERTO, CHRISTINE MARIE	176 4TH AVE NE ~UNIT 1702	ST PETERSBURG	FL	33701-3477
5031400015	ROOS, MICHAEL KELLY & FELICIA TAI	615 DOCK LNDG	WILLIAMSBURG	VA	23185-7903

Adjacent Property Owner Mailing List for Case Number: CBPA-26-0014

5031000105	SANDERS, WILLIAM HUSTON TRUSTEE &	105 MOODYS RUN	WILLIAMSBURG	VA	23185-6567
5031000101	SIEGAL, DAVID M & LAURIEANNE C	4923 KING SOLOMON DR	ANNANDALE	VA	22003-4045
5042100012	SONG, JIN KEUN	141 ENCLAVE CT	WILLIAMSBURG	VA	23185-8953
5041200016	STANTON, LOWELL SCOTT TRUSTEE &	129 RANDOLPHS GRN	WILLIAMSBURG	VA	23185-6554
5031300005	STEADY, GLENDON JR & LYNN	528 SIR GEORGE PERCY	WILLIAMSBURG	VA	23185-8256
5042100015	STEPHENSON, WILLIAM ROBERT JR TRUSTEE &	129 ENCLAVE CT	WILLIAMSBURG	VA	23185-8953
5041200022	STILES, SALLY W TRUSTEE	105 RANDOLPHS GRN	WILLIAMSBURG	VA	23185-6554
5041600303	STOLDT, CURTIS D TRUSTEE	303 MOODYS RUN	WILLIAMSBURG	VA	23185-6564
5042100009	SUREJA, RAJ N TRUSTEE	132 ENCLAVE CT	WILLIAMSBURG	VA	23185-8952
5031400021	THOMPSON, MARK WILLIAM & ELIZABETH S	621 DOCK LNDG	WILLIAMSBURG	VA	23185-7903
5030800356	TOBIN, ELISABETH A TRUSTEE	505 FRANCES THACKER	WILLIAMSBURG	VA	23185-8236
5031300012	TONDORF, SHERWOOD E TRUSTEE &	509 SIR GEORGE PERCY	WILLIAMSBURG	VA	23188-6320
5031300007	TREIBER, KELLY W TRUSTEE &	531 SIR GEORGE PERCY	WILLIAMSBURG	VA	23185-8256
5031000100	VAN VLIET, ARIANNE	628 CONCORD RD	RIDGEWOOD	NJ	74502-2818
5031400012	VANDERSLUIS, JOHN P TRUSTEE	612 DOCK LNDG	WILLIAMSBURG	VA	23185-7903
5031400017	WALSH, BAILEY GIBSON TRUSTEE &	617 DOCK LNDG	WILLIAMSBURG	VA	23185-7903
5041200004	WATERS, HOWARD B TRUSTEE &	112 RANDOLPHS GRN	WILLIAMSBURG	VA	23185-6537
5042100002	WELHAM, JENNIFER B & WALTER F III	104 ENCLAVE CT	WILLIAMSBURG	VA	23185-8952
5031000110	WINTER, MARK E & CAROL L.	110 MOODYS RUN	WILLIAMSBURG	VA	23185-6557
5031400026	WISE, SCOTT A TRUSTEE &	626 DOCK LNDG	WILLIAMSBURG	VA	23185-7903
5031300002	WOLF, CHRISTOPHER J TRUSTEE &	512 SIR GEORGE PERCY	WILLIAMSBURG	VA	23185-8256
5031300003	WORTH, NICHOLAS E & LAURA C	516 SIR GEORGE PERCY	WILLIAMSBURG	VA	23185-8256

PUBLIC HEARING NOTICE

THE WETLANDS BOARD AND CHESAPEAKE BAY BOARD OF JAMES CITY COUNTY, VIRGINIA, WILL HOLD PUBLIC HEARINGS ON **WEDNESDAY, MARCH 11, 2026 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 CASE:

WJPA-26-0003: Mr. Matthew Roth, Roth Environmental, LLC, on behalf of Mr. Ryan Lee, Westport Neighborhood Association, Inc., has applied for a Wetlands Permit for the installation of a pier and kayak launch on property located at 3475 Westport, JCC Real Estate Tax Map Parcel No. 3620500001A.

THE CHESAPEAKE BAY BOARD WILL CONSIDER THE FOLLOWING CASES:

CBPA-26-0008: Ms. Karen Hall, Meadowspring Consulting, PLLC on behalf of Mr. Robert and Ms. Kristal Meeker, has applied for a Chesapeake Bay Exception for the construction of a retaining wall on property located at 10200 Sycamore Landing Road, JCC Tax Map Parcel No. 0720300008A.

CBPA-26-0012: Mr. Mitchell Foos, The Kings Garden, on behalf of Mr. Donald and Ms. Geraldine Pratt Jr., has applied for a Chesapeake Bay Exception for the construction of two retaining walls, stairs, and a walkway on property located at 110 Archers Hope Drive, JCC Tax Map Parcel No. 4930280004.

CBPA-26-0004: Mr. Michael and Ms. Sharon Powell have applied for a Chesapeake Bay Exception for the construction of an attached deck on property located at 4455 Pleasant View Drive, JCC Tax Map Parcel No. 3741400013.

CBPA-26-0011: Ms. Kimberly Grimes has applied for a Chesapeake Bay Exception for the construction of an inground pool on property located at 3080 North Riverside Drive, JCC Tax Map Parcel No. 1910200025.

CBPA-26-0014: Mr. Robert Thompson, William and Mary Rowing Club, on behalf of Escalante Kingsmill Resort, LLC, has applied for a Chesapeake Bay Exception for the installation of two sheds on property located at 900 Kingsmill Road, JCC Tax Map Parcel No. 5040100002C.

CBPA-26-0013: Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Mr. James Warren, has applied for a Chesapeake Bay Exception for the construction of a single-family dwelling and patio on property located at 119 Rosemount, JCC Tax Map Parcel No. 3720200141.

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

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

NOT FOR PUBLICATION

DISPLAY: WEDNESDAY – February 25, 2026 and March 4, 2026
ACCOUNT NO. CU00015112
VIRGINIA GAZETTE
1/8 PAGE, VERTICAL, B/W

CHESAPEAKE BAY BOARD EXCEPTION No. CBPA-26-0004. 4455 Pleasant View Drive
Staff Report for the March 11, 2026, 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. Michael Powell
Agent:	None
Location:	4455 Pleasant View Drive
Parcel Identification No.:	3741400013
Parcel:	Lot 13, Phase 2, Powhatan Village
Lot Size:	0.076 acres
Area of Lot in Resource Protection Area (RPA):	0.03 acres (39%)
Watershed:	Powhatan Creek (JL31)
Floodplain:	None
Proposed Activity:	Extension of a deck
Impervious Cover:	328 square feet of impervious impacts
RPA Encroachment:	328 square feet, landward 100-foot RPA
Staff Contact:	Emily Grojean, Watershed Planner Phone: 253-6789

BRIEF SUMMARY AND DESCRIPTION OF ACTIVITIES

Mr. Michael Powell has applied for a Chesapeake Bay Exception for encroachments into the RPA buffer for the extension of a deck located at 4455 Pleasant View Drive within the Powhatan Village subdivision and the Powhatan Creek watershed. The property is further identified as James City County Real Estate Tax Map Parcel No. 3741400013. The parcel was platted in 2002, prior to the revisions to the Chesapeake Bay Preservation Ordinance in 2004.

The total lot size of this property is 0.076 acres, of which 39% is located within the RPA. The applicant is proposing to expand an existing 80-square-foot raised deck at the back of the home by an additional 328 square feet. Total impacts to the RPA associated with this proposal equate to 328 square feet of impacts within the landward 100-foot RPA buffer. Required mitigation for this amount of impervious impacts equals one planting unit (one canopy tree, two understory trees, and three shrubs). Due to site restrictions, the applicant will be required to pay $500 into the County's Chesapeake Bay Mitigation Fund in lieu of physical plantings.

STAFF EVALUATION

Staff has evaluated the application and exception request for the extension of a 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 deck 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 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 payment of $500 to the County's Chesapeake Bay Mitigation Fund in lieu of mitigation plantings; and

3. The Applicant must permanently stabilize denuded soil underneath the deck to prevent rill erosion; and

4. This exception request approval will become null and void if construction has not begun by March 11, 2027; and

5. Written requests for an extension to an exception must be submitted to the Stormwater and Resource Protection Division no later than January 28, 2027, six weeks prior to the expiration date.

EG/ap
CBPA26-4_4455PlsntVw

Attachments:
1. Resolution to Approve
2. Resolution to Deny
3. Site Plan

R E S O L U T I O N

CASE NO. CBPA-26-0004. 4455 PLEASANT VIEW DRIVE

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Michael Powell (the "Applicant") has applied to the Chesapeake Bay Board of James City County (the "Board") on March 11, 2026, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property located at 4455 Pleasant View Drive (the "Property") and further identified as James City County Real Estate Tax Map Parcel No. 3741400013, as set forth in the application CBPA-26-0004 for the purpose of the extension of a 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, and consideration of the evidence presented, including but not limited to, the staff memoranda, presentation, and public comments, 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-26-0004, 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 payment of $500 to the County's Chesapeake Bay Mitigation Fund in lieu of mitigation plantings; and

3. The Applicant must permanently stabilize denuded soil underneath the deck to prevent rill erosion; and

4. This exception request approval will become null and void if construction has not begun by March 11, 2027; and

5. Written requests for an extension to an exception must be submitted to the Stormwater and Resource Protection Division no later than January 28, 2027, six weeks prior to the expiration date.

_____
Charles Roadley
Chair, Chesapeake Bay Board

_____
Emily Grojean
Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 11th day of March, 2026.

CBPA26-4_4455PlsntVwApp-res

R E S O L U T I O N

CASE NO. CBPA-26-0004. 4455 PLEASANT VIEW DRIVE

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Michael Powell (the "Applicant") has applied to the Chesapeake Bay Board of James City County (the "Board") on March 11, 2026, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property located at 4455 Pleasant View Drive (the "Property") and further identified as James City County Real Estate Tax Map Parcel No. 3741400013, as set forth in the application CBPA-26-0004 for the purpose of the extension of a deck; and

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

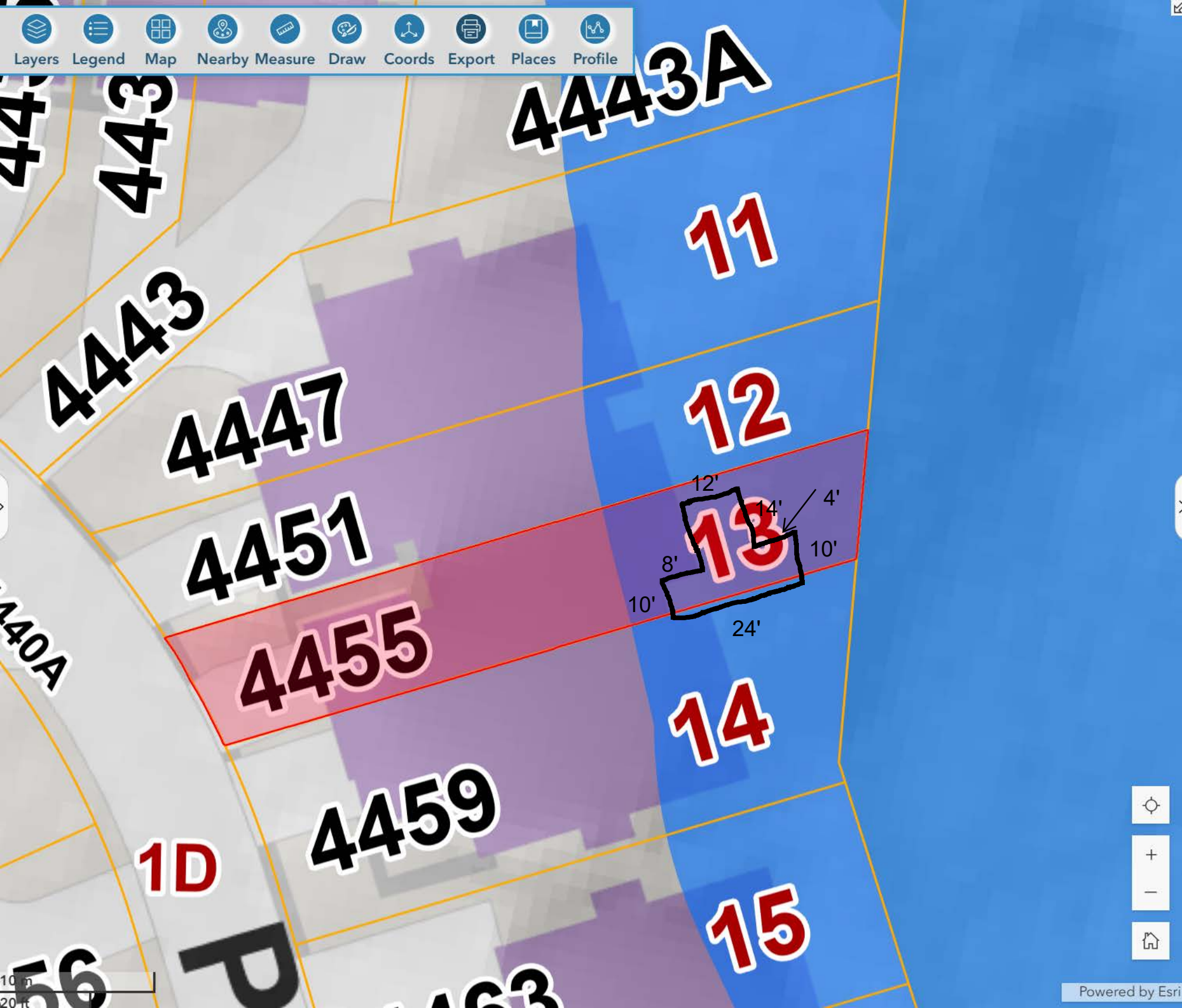
NOW, THEREFORE, BE IT RESOLVED that the Chesapeake Bay Board of James City County, Virginia, following a public hearing, finds that the application does not meet all the requirements for an exception to the Chesapeake Bay Preservation Ordinance and therefore **DENIES** the exception request for Chesapeake Bay Board Case No. CBPA-26-0004.

_____
Charles Roadley
Chair, Chesapeake Bay Board

_____
Emily Grojean
Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 11th day of March, 2026.

CBPA26-4_4455PlsntVwDny-res


Layers
Legend
Map
Nearby
Measure
Draw
Coords
Export
Places
Profile
4443A
443
4443
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4447
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4451
13
12'
14'
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10'
8'
10'
24'
4455
14
4459
1D
15
Powered by Esri

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

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

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

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

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

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

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

RE: CBPA-26-0004
4455 Pleasant View Drive
Construction of attached deck

February 18, 2026

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. Michael and Ms. Sharon Powell for encroachments into the Resource Protection Area buffer for the construction of an attached deck. The project is located at 4455 Pleasant View Drive, JCC Tax Map Parcel No. 3741400013.

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

The Chesapeake Bay Board will hold an advertised public hearing on **Wednesday, March 11, 2026, 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,

Emily Grojean

Emily Grojean
Chesapeake Bay Board Secretary
757-253-6789
Emily.Grojean@jamescitycountyva.gov

Adjacent Property Owner Mailing List for Case Number: CBPA-26-0004

PIN	Last Name	Address Line 1	City	State	Zip Code
3741400011	ANDREWS, RENIE J	4447 PLEASANT VIEW DR	WILLIAMSBURG	VA	23188-8027
3741400014	CURTIN, BARBARA G ESTATE	1917 BARBEE ST	MCLEAN	VA	22101-5502
3741400012	FULLER, BRUCE E II & FULLER, BRUCE E	4451 PLEASANT VIEW DR	WILLIAMSBURG	VA	23188-8027
3741400013	POWELL, MICHAEL AARON & SHARON LEONA	4455 PLEASANT VIEW DR	WILLIAMSBURG	VA	23188-8027
3830100021	POWHATAN COMMUNITY SERVICES	PO BOX 5004	WILLIAMSBURG	VA	23188-5200
3741400001D	POWHATAN VILLAGE HOMEOWNERS	103 BULIFANTS BLVD ~ STE A	WILLIAMSBURG	VA	23188-5722

PUBLIC HEARING NOTICE

THE WETLANDS BOARD AND CHESAPEAKE BAY BOARD OF JAMES CITY COUNTY, VIRGINIA, WILL HOLD PUBLIC HEARINGS ON **WEDNESDAY, MARCH 11, 2026 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 CASE:

WJPA-26-0003: Mr. Matthew Roth, Roth Environmental, LLC, on behalf of Mr. Ryan Lee, Westport Neighborhood Association, Inc., has applied for a Wetlands Permit for the installation of a pier and kayak launch on property located at 3475 Westport, JCC Real Estate Tax Map Parcel No. 3620500001A.

THE CHESAPEAKE BAY BOARD WILL CONSIDER THE FOLLOWING CASES:

CBPA-26-0008: Ms. Karen Hall, Meadowspring Consulting, PLLC on behalf of Mr. Robert and Ms. Kristal Meeker, has applied for a Chesapeake Bay Exception for the construction of a retaining wall on property located at 10200 Sycamore Landing Road, JCC Tax Map Parcel No. 0720300008A.

CBPA-26-0012: Mr. Mitchell Foos, The Kings Garden, on behalf of Mr. Donald and Ms. Geraldine Pratt Jr., has applied for a Chesapeake Bay Exception for the construction of two retaining walls, stairs, and a walkway on property located at 110 Archers Hope Drive, JCC Tax Map Parcel No. 4930280004.

CBPA-26-0004: Mr. Michael and Ms. Sharon Powell have applied for a Chesapeake Bay Exception for the construction of an attached deck on property located at 4455 Pleasant View Drive, JCC Tax Map Parcel No. 3741400013.

CBPA-26-0011: Ms. Kimberly Grimes has applied for a Chesapeake Bay Exception for the construction of an inground pool on property located at 3080 North Riverside Drive, JCC Tax Map Parcel No. 1910200025.

CBPA-26-0014: Mr. Robert Thompson, William and Mary Rowing Club, on behalf of Escalante Kingsmill Resort, LLC, has applied for a Chesapeake Bay Exception for the installation of two sheds on property located at 900 Kingsmill Road, JCC Tax Map Parcel No. 5040100002C.

CBPA-26-0013: Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Mr. James Warren, has applied for a Chesapeake Bay Exception for the construction of a single-family dwelling and patio on property located at 119 Rosemount, JCC Tax Map Parcel No. 3720200141.

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

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

NOT FOR PUBLICATION

DISPLAY: WEDNESDAY – February 25, 2026 and March 4, 2026
ACCOUNT NO. CU00015112
VIRGINIA GAZETTE
1/8 PAGE, VERTICAL, B/W

CHESAPEAKE BAY BOARD EXCEPTION No. CBPA-26-0008. 10200 Sycamore Landing Road
Staff Report for the March 11, 2026, 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. Robert Meeker and Ms. Kristal Meeker
Agent:	Ms. Karen Hall, Meadowspring Consulting, PLLC
Location:	10200 Sycamore Landing Road
Parcel Identification No.:	0720300008A
Parcel:	Lot 1, Block 2, William Lee Tract
Lot Size:	0.86 acres
Area of Lot in Resource Protection Area (RPA):	0.33 acres (40%)
Watershed:	York River (YO63)
Floodplain:	None
Proposed Activity:	Construction of a retaining wall
Impervious Cover:	170 square feet, new impervious impacts in the 50-foot landward RPA
RPA Encroachment:	1,860 square feet, temporary impacts to the 50-foot landward RPA
Staff Contact:	Amanda Frazier, Watershed Planner Phone: 253-6781

BRIEF SUMMARY AND DESCRIPTION OF ACTIVITIES

Ms. Karen Hall, Meadowspring Consulting, PLLC has applied for a Chesapeake Bay Exception on behalf of Mr. Robert Meeker and Ms. Kristal Meeker for encroachments into the RPA buffer for the construction of a retaining wall located at 10200 Sycamore Landing Road within the William Lee Tract subdivision and the York River watershed. The property is further identified as James City County Real Estate Tax Map Parcel No. 0720300008A. The parcel was platted in 1946, prior to the adoption of the Chesapeake Bay Ordinance in 1990.

The total lot size of this property is 0.86 acres, of which 40% is located within the RPA. The applicants are proposing to construct a retaining wall behind the existing dwelling to stabilize the yard above an existing retaining wall. Total impacts to the RPA associated with this proposal equate to 170 square feet of new impervious in the landward 50-foot RPA. Required mitigation for this amount of impervious impacts equals half a planting unit. The applicants have submitted a mitigation plan equaling half a planting unit (two understory trees and two shrubs); therefore, satisfying County mitigation requirements. The previously existing, unapproved firepit has already been removed and is not proposed to be replaced.

STAFF EVALUATION

Staff has evaluated the application and exception request for the construction 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 construction 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 all other necessary federal, state, and local permits as required for the project; 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 two shrubs; and

3. This exception request approval will become null and void if construction has not begun by March 11, 2027; and

4. Written requests for an extension to an exception must be submitted to the Stormwater and Resource Protection Division no later than January 28, 2027, six weeks prior to the expiration date.

AF/tm
CBPA26-08_10200SycmrLndRd

Attachments:
1. Resolution
2. Resolution to Deny
3. Site Plan

R E S O L U T I O N

CASE NO. CBPA-26-0008. 10200 SYCAMORE LANDING ROAD

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Ms. Karen Hall, Meadowspring Consulting, PLLC on behalf of Mr. Robert Meeker and Ms. Kristal Meeker (the "Applicants"),has applied to the Chesapeake Bay Board of James City County (the "Board") on March 11, 2026, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property located at 10200 Sycamore Landing Road (the "Property") and further identified as James City County Real Estate Tax Map Parcel No. 0720300008A, as set forth in the application CBPA-26-0008 for the purpose of the construction 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, and consideration of the evidence presented, including but not limited to, the staff memoranda, presentation, and public comments, 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-26-0008, 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 $500 in a form acceptable to the James City County Attorney's Office to guarantee the mitigation plan equaling two understory trees and two shrubs; and

3. This exception request approval will become null and void if construction has not begun by March 11, 2027; and

4. Written requests for an extension to an exception must be submitted to the Stormwater and Resource Protection Division no later than January 28, 2027, six weeks prior to the expiration date.

_____
Charles Roadley
Chair, Chesapeake Bay Board

_____
Emily Grojean
Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 11th day of March, 2026.

CBPA26-08_10200SycmrLndRdApp-res

R E S O L U T I O N

CASE NO. CBPA-26-0008. 10200 SYCAMORE LANDING ROAD

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Ms. Karen Hall, Meadowspring Consulting, PLLC on behalf of Mr. Robert Meeker and Ms. Kristal Meeker (the "Applicants"), has applied to the Chesapeake Bay Board of James City County (the "Board") on March 11, 2026, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property located at 10200 Sycamore Landing Road (the "Property") and further identified as James City County Real Estate Tax Map Parcel No. 0720300008A, as set forth in the application CBPA-26-0008 for the purpose of the construction of a retaining wall; and

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

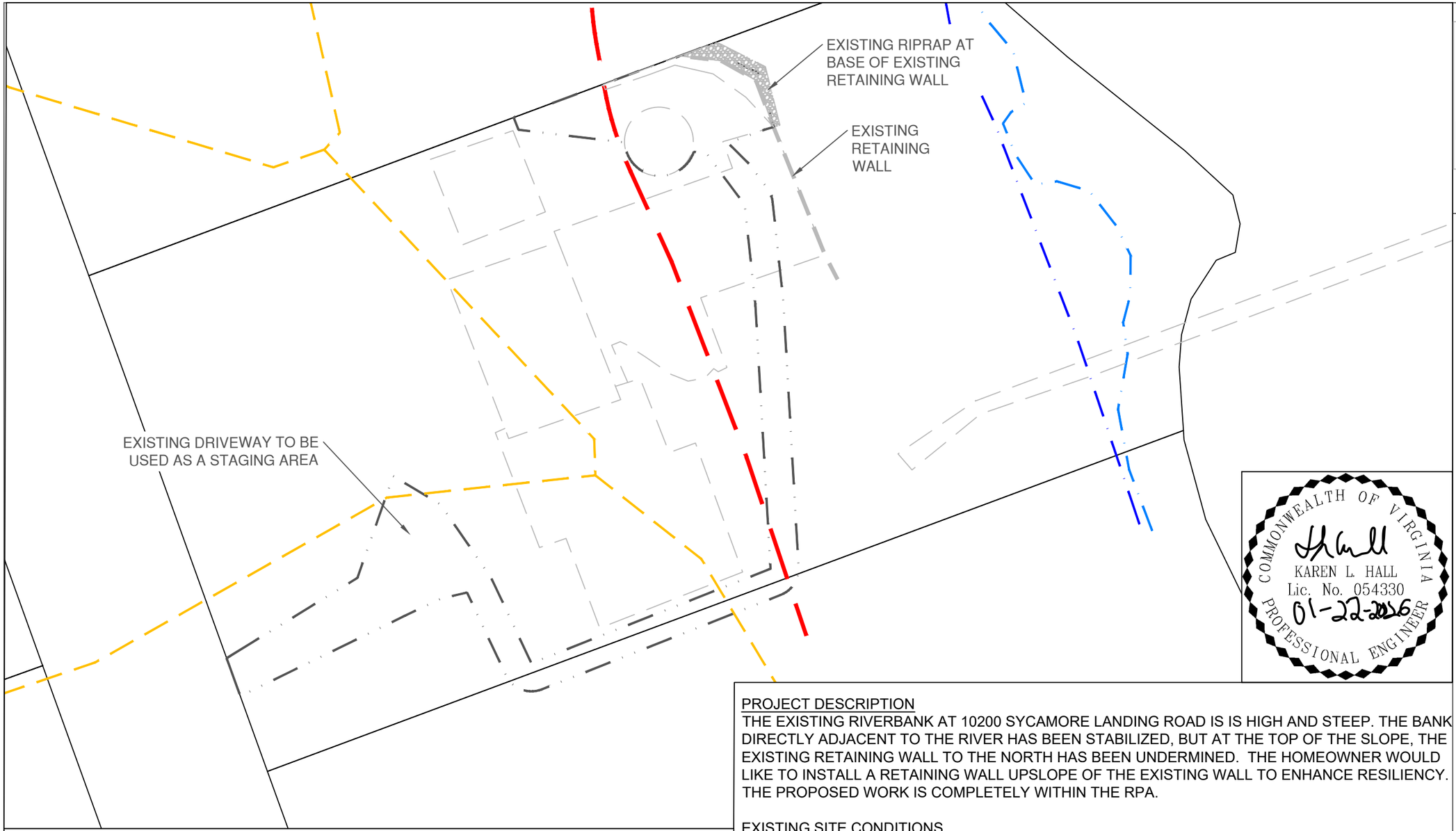
NOW, THEREFORE, BE IT RESOLVED that the Chesapeake Bay Board of James City County, Virginia, following a public hearing, finds that the application does not meet all the requirements for an exception to the Chesapeake Bay Preservation Ordinance and therefore **DENIES** the exception request for Chesapeake Bay Board Case No. CBPA-26-0008

_____
Charles Roadley
Chair, Chesapeake Bay Board

_____
Emily Grojean
Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 11th day of March, 2026.

CBPA26-08_10200SycmrLndRdDny-res



PROPOSED LOD
RPA
SOIL BOUNDARY
MHW
MLW
30 0 15 30
1'=30'

COMMONWEALTH OF VIRGINIA
KAREN L. HALL
Lic. No. 054330
01-22-2026
PROFESSIONAL ENGINEER

MEADOWSPRING CONSULTING

EXISTING CONDITIONS WQIA

10200 SYCAMORE LANDING RD
WILLIAMSBURG, VA

PROJECT DESCRIPTION

THE EXISTING RIVERBANK AT 10200 SYCAMORE LANDING ROAD IS IS HIGH AND STEEP. THE BANK DIRECTLY ADJACENT TO THE RIVER HAS BEEN STABILIZED, BUT AT THE TOP OF THE SLOPE, THE EXISTING RETAINING WALL TO THE NORTH HAS BEEN UNDERMINED. THE HOMEOWNER WOULD LIKE TO INSTALL A RETAINING WALL UPSLOPE OF THE EXISTING WALL TO ENHANCE RESILIENCY. THE PROPOSED WORK IS COMPLETELY WITHIN THE RPA.

EXISTING SITE CONDITIONS

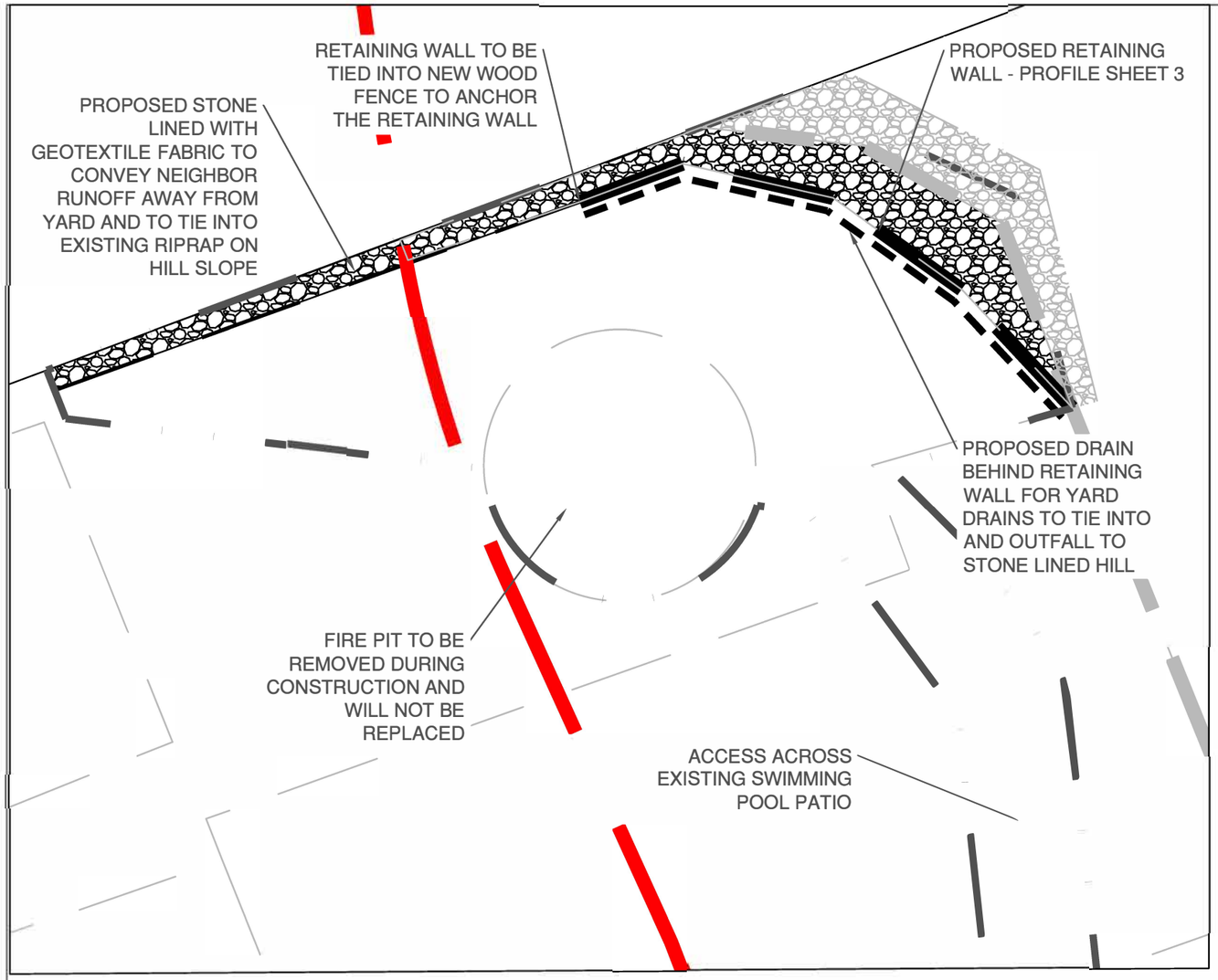
THE EXISTING HOME IS OUTSIDE THE RPA. THE POOL AND PATIOS ALONG WITH THE RETAINING WALL ARE WITHIN THE RPA. THE LOWEST FLOOR ELEVATION OF THE HOME AND DECK IS ABOVE THE DELINEATED FLOODPLAIN. THE RESIDENTIAL LOT IS STEEPLY SLOPED TO THE RIVER BANK WITH LAWN COVER WITH SPARSE SHRUB COVER.

SLOPES ONSITE ARE STEEP ALONG THE RIVERBANK. THE SOILS ONSITE ARE EMPORIA COMPLEX, HYDROLOGIC SOIL GROUP B.

DROP INLETS AND OTHER YARD DRAINAGE ARE CONNECTED TO HDPE PIPES THAT OUTFALL BELOW THE EXISTING RETAINING WALL. NO CONCENTRATED FLOW IS WITHIN THE PROJECT SITE. FLOW ON SITE SHEET FLOWS DIRECTLY TO THE YORK RIVER.

SCALE	1"=30'
DESIGNED	KLH
DRAWN	KLH
CHECKED	
DATE	11/17/2025
PROJECT #	001
SHEET:	1 OF 7

WQIA_PLANS_rev.dwg



AREA OF DISTURBANCE: 4,792 SQ FT
AREA OF DISTURBANCE IN RPA: 2,123 SQ FT

10 0 5 10
1"=10'

PROPOSED LOD

RPA

PR. RIPRAP

PROPOSED CONSTRUCTION

THE EXISTING RETAINING WALL AT 10200 SYCAMORE LANDING NEEDS REINFORCEMENT. THE OWNER PROPOSES TO BUILD A NEW RETAINING WALL UPSLOPE TO STABILIZE THE YARD. THE YARD WILL ALSO BE ENHANCED TO PROTECT THE EXISTING INFRASTRUCTURE ON SITE.

PROPOSED VEGETATION IMPROVEMENTS

TREES AND SHRUBS WILL BE PLANTED AT COMPLETION OF THE PROJECT IN ACCORDANCE WITH THE RIPARIAN BUFFERS MODIFICATION AND MITIGATION GUIDANCE MANUAL. THE PLANTING QUANTITIES AND SPECIES ARE LOCATED ON SHEET 6.

IMPACTS SOIL AND TOPOGRAPHY

THE PROJECT WILL BUILD A NEW RETAINING WALL AND SHORTEN THE YARD. THE ELEVATION OF THE YARD WILL NOT CHANGE. THE SOILS WILL REMAIN THE SAME, BUT WILL BE STABILIZED AND TOP SOILED IN ACCORDANCE WITH THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK. CONTRACTOR TO LIMIT EXCAVATION TO ONLY WHAT IS NECESSARY FOR DEAD MEN AND TIE ROD INSTALLATION TO AVOID ROOT DAMAGE. SEE DETAILS AND NOTES ON PAGE 3.

CHANGES AND IMPACTS TO LAND COVER AND HYDROLOGY

THE EXISTING LAWN COVER WILL BE ADJUSTED TO BE PLANTED WITH TREES. THE HYDROLOGIC CONDITION OF THE SITE WILL NOT CHANGE. RUNOFF FROM THE NEIGHBORING PROPERTY WILL BE CONVEYED AROUND THE RETAINING WALL THROUGH THE RIPRAP TO SHEET FLOW DOWN SLOPE. PRE AND POST DEVELOPMENT LOADS AND RUNOFF QUANTITIES WILL NOT BE AFFECTED. A FRENCH DRAIN WILL BE INSTALLED BEHIND THE RETAINING WALL TO MANAGE RUNOFF AND ENCOURAGE DRAINAGE FROM THE YARD.

MEADOWSPRING CONSULTING

PROPOSED CONDITIONS

10200 SYCAMORE LANDING RD
WILLIAMSBURG, VA

WQIA

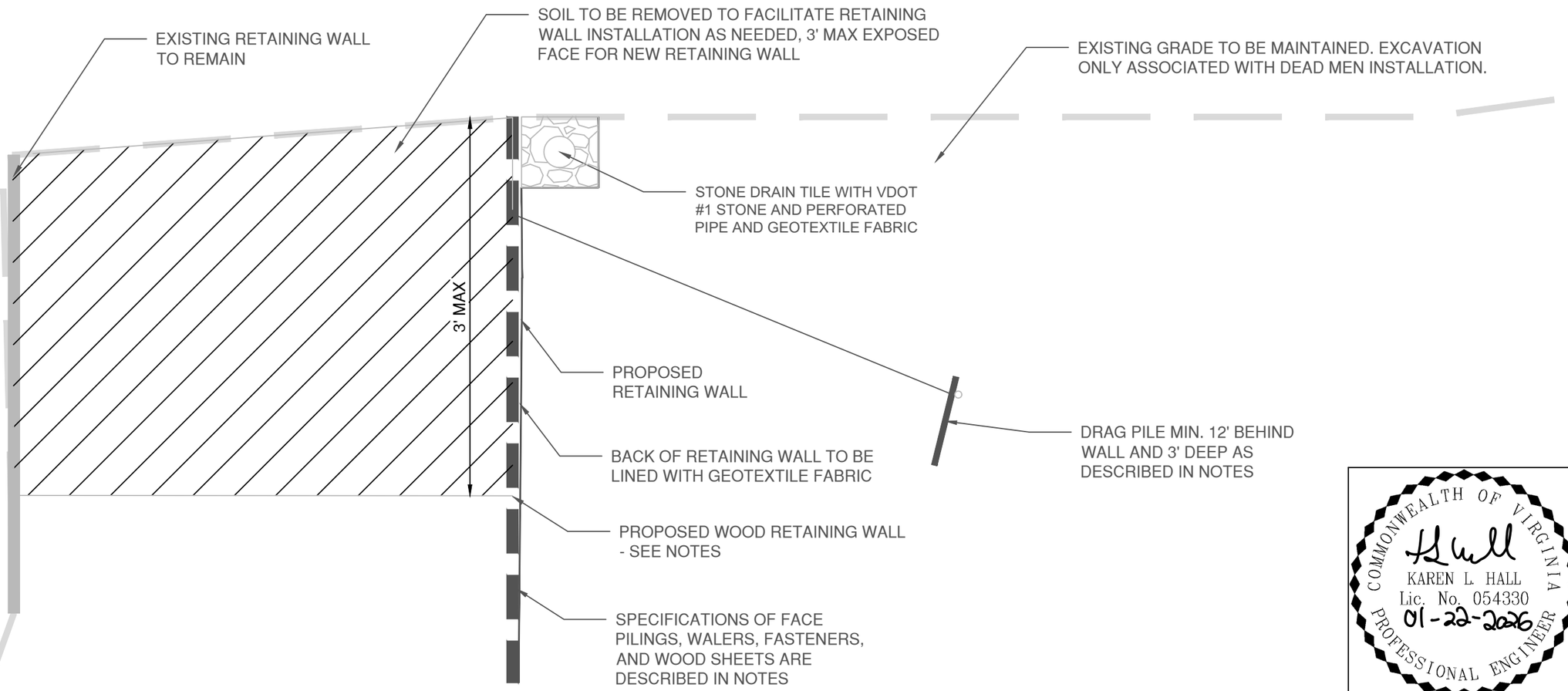
COMMONWEALTH OF VIRGINIA
KAREN L. HALL
Lic. No. 054330
12-23-2026
PROFESSIONAL ENGINEER

SCALE	1"=10'
DESIGNED	KLH
DRAWN	KLH
CHECKED	
DATE	02/23/2025
PROJECT #	001
SHEET:	2 OF 7

WQIA_PLANS_rev.dwg

NOTE: THE EXISTING RETAINING WALL REQUIRES REINFORCEMENT. A NEW WOODEN RETAINING WALL WILL BE PLACED BEHIND THE EXISTING RETAINING WALL TO STABILIZE THE GRADE. IT WILL BE REINFORCED BY TIE BACK RODS AS DESCRIBED IN THE FOLLOWING NOTES.

1) ALL WOOD SHOULD BE MARINE GRADE AND 2.5 PCF CCA TREATED.
2) WOOD SHEETING SHALL BE A MINIMUM OF 2" THICK AND SHALL BE A MINIMUM LENGTH OF TWICE THE EXPOSED SHEET.
3) ALL FASTENERS AND RODS SHOULD BE HOT DIPPED GALVANIZED OR BE CORROSION RESISTANT.
4) TIMBER FACE PILES WILL BE A MINIMUM OF 8" IN DIAMETER AND BE A MINIMUM LENGTH OF 12'. THEY WILL BE DRIVEN 10' INTO THE SUBSTRATE AT A MINIMUM 8' SPACING.
5) FRONT WALERS AND BACKBOARD SHALL BE A MINIMUM OF 6” X 6” AND HAVE A MINIMUM BOLT DIAMETER OF 5/8”. WALERS SHOULD BE OVERLAPPED A MINIMUM OF 2'.
6) THE WOODEN TOP CAP SHALL BE 2" X 15" OF 0.6 PCF CCA TREATED LUMBER.
7) BACKFILL SHOULD BE FREE DRAINING, CLEAN, GRANULAR MATERIAL. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL AND SHALL BE NATURAL NONORGANIC MATERIAL THAT IS NOT SUSCEPTIBLE TO SWELLING WHEN EXPOSED TO MOISTURE. THE FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT.
8) MINIMUM 1.5” DIAMETER WEEP HOLES WITH FILTER FABRIC AND GRAVEL FILTER MATERIAL SHOULD BE INSTALLED AT A MAXIMUM 5 FT ON CENTER A MINIMUM 6” ABOVE MLW.
9) DRAG PILES SHALL BE A MINIMUM OF 8' IN LENGTH AND A MINIMUM 7” DIAMETER WITH A MINIMUM SPACING OF 8' ATTACHED TO THE RETAINING WALL WITH A TIE-ROD. THE ANCHOR SHALL BE BURIED 12' BEHIND THE RETAINING WALL AND BE BURIED 3' BELOW THE TOP OF RETAINING WALL. THE TIE-ROD SHALL BE 12' IN LENGTH AND ¾” THICK DIAMETER. AN EQUIVALENT ANCHOR PRODUCT CAN BE PROPOSED FOR APPROVAL BY THE ENGINEER.
10) RETURNS OR WING WALLS MUST BE CONSTRUCTED AT THE END OF THE RETAINING WALL TO PREVENT FLANKING IF THE RETAINING WALL CANNOT BE TIED INTO ANOTHER EXISTING RETAINING WALL ON AN ADJACENT PROPERTY.
11) ALL DISTURBANCE TO THE SURFACE OF TREATED WOOD SHOULD BE PROTECTED BY FIELD TREATMENT OF A SEALANT.



MEADOWSPRING CONSULTING

PROPOSED PROFILE

10200 SYCAMORE LANDING RD
WILLIAMSBURG, VA

SITE PLAN

COMMONWEALTH OF VIRGINIA
KAREN L. HALL
Lic. No. 054330
01-22-2026
PROFESSIONAL ENGINEER

SCALE	NTS
DESIGNED	KLH
DRAWN	KLH
CHECKED	
DATE	11/17/2025
PROJECT #	001
SHEET:	3 OF 7

WQIA_PLANS_rev.dwg

CONTRACTOR TO INSTALL GEOTEXTILE FABRIC AND RIPRAP TO CONVEY RUNOFF TO STABILIZED SLOPE

169.68 SY

ALL DENUDED AREAS SHALL HAVE STRAW MULCH APPLIED IN ACCORDANCE WITH MINIMUM STANDARD AND SPEC #1

CONTRACTOR TO USE EXISTING DRIVEWAY FOR STAGING

CONTRACTOR TO STABILIZE ACCESS PATH

LOD

RPA

MHW

MLW

PR. RIPRAP

20 0 10 20

1"=20'

MEADOWSPRING CONSULTING

ESC PLAN

10200 SYCAMORE LANDING RD
WILLIAMSBURG, VA

SITE PLAN

SCALE	1"=20'
DESIGNED	KLH
DRAWN	KLH
CHECKED	
DATE	11/17/2025
PROJECT #	001
SHEET:	4 OF 7

COMMONWEALTH OF VIRGINIA
KAREN L. HALL
Lic. No. 054330
01-22-2026
PROFESSIONAL ENGINEER

MINIMUM STANDARDS & SPECIFICATIONS

1. 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.

2. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES 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.

3. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT IS UNIFORM, IS MATURE ENOUGH TO SURVIVE, AND WILL INHIBIT EROSION.

4. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS, AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.

5. STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES, AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.

6. CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. SLOPES THAT ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE YEAR OF PERMANENT STABILIZATION SHALL BE PROVIDED WITH ADDITIONAL SLOPE STABILIZING MEASURES UNTIL THE PROBLEM IS CORRECTED.

7. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, OR SLOPE DRAIN STRUCTURE.

8. WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.

9. ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.

10. BEFORE NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS OR PIPES ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.

11. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT, AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION. NONERODIBLE MATERIAL SHALL BE USED FOR THE CONSTRUCTION OF CAUSEWAYS AND COFFERDAMS. EARTHEN FILL MAY BE USED FOR THESE STRUCTURES IF ARMORED BY NONERODIBLE COVER MATERIALS.

12. WHEN A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES MORE THAN TWICE IN ANY SIX-MONTH PERIOD, A TEMPORARY VEHICULAR STREAM CROSSING CONSTRUCTED OF NONERODIBLE MATERIAL SHALL BE PROVIDED.

13. ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS PERTAINING TO WORKING IN OR CROSSING LIVE WATERCOURSES SHALL BE MET.

14. THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOURSE IS COMPLETED.

15. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED OR PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE, THE ROAD SURFACE SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL DEVELOPMENT LOTS AS WELL AS TO LARGER LAND-DISTURBING ACTIVITIES.

16. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE VESCP OR VESMP AUTHORITY. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.

17. PROPERTIES AND WATERWAYS DOWNSTREAM FROM DEVELOPMENT SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION, EROSION, AND DAMAGE DUE TO INCREASES IN VOLUME, VELOCITY, AND PEAK FLOW RATE OF STORMWATER RUNOFF FOR THE STATED FREQUENCY STORM OF 24-HOUR DURATION IN ACCORDANCE WITH THE FOLLOWING STANDARDS AND CRITERIA.

TABLE 3.31-B

ACCEPTABLE TEMPORARY SEEDING PLANT MATERIALS

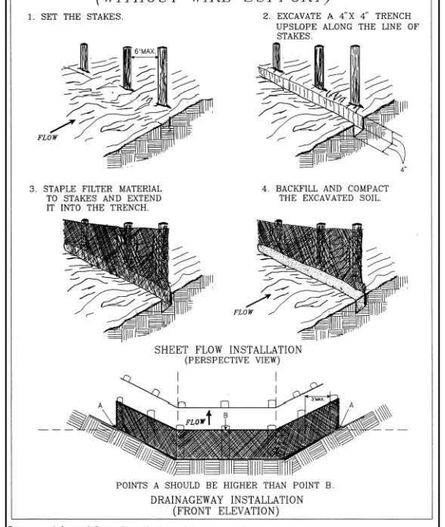
"QUICK REFERENCE FOR ALL REGIONS"

Planting Dates	Species	Rate (lbs./acre)
Sept. 1 - Feb. 15	50/50 Mix of Annual Ryegrass (Lolium multi-florum) & Cereal (Winter) Rye (Secale cereale)	50 - 100
Feb. 16 - Apr. 30	Annual Ryegrass (Lolium multi-florum)	60 - 100
May 1 - Aug 31	German Millet (Setaria italica)	50

Source: Va. DSWC

1992 3.05

CONSTRUCTION OF A SILT FENCE (WITHOUT WIRE SUPPORT)



Source: Adapted from Installation of Straw and Fabric Filter Barriers for Sediment Control, Sherwood and Wyant

Plate 3.05-2

1992 3.35

TABLE 3.35-A

ORGANIC MULCH MATERIALS AND APPLICATION RATES

MULCHES:	RATES: Per Acre	RATES: Per 1000 sq. ft.	NOTES:
Straw or Hay	1½ - 2 tons (Minimum 2 tons for winter cover)	70 - 90 lbs.	Free from weeds and coarse matter. Must be anchored. Spread with mulch blower or by hand.
Fiber Mulch	Minimum 1500 lbs.	35 lbs.	Do not use as mulch for winter cover or during hot, dry periods.* Apply as slurry.
Corn Stalks	4 - 6 tons	185 - 275 lbs.	Cut or shredded in 4-6" lengths. Air-dried. Do not use in fine turf areas. Apply with mulch blower or by hand.
Wood Chips	4 - 6 tons	185 - 275 lbs.	Free of coarse matter. Air-dried. Treat with 12 lbs nitrogen per ton. Do not use in fine turf areas. Apply with mulch blower, chip handler, or by hand.
Bark Chips or Shredded Bark	50 - 70 cu. yds.	1-2 cu. yds.	Free of coarse matter. Air-dried. Do not use in fine turf areas. Apply with mulch blower, chip handler, or by hand.

* When fiber mulch is the only available mulch during periods when straw should be used, apply at a minimum rate of 2000 lbs./ac. or 45 lbs./1000 sq. ft.

Source: Va. DSWC

MEADOWSPRING CONSULTING

ESC NOTES & DETAILS

10200 SYCAMORE LANDING RD
WILLIAMSBURG, VA

SITE PLAN

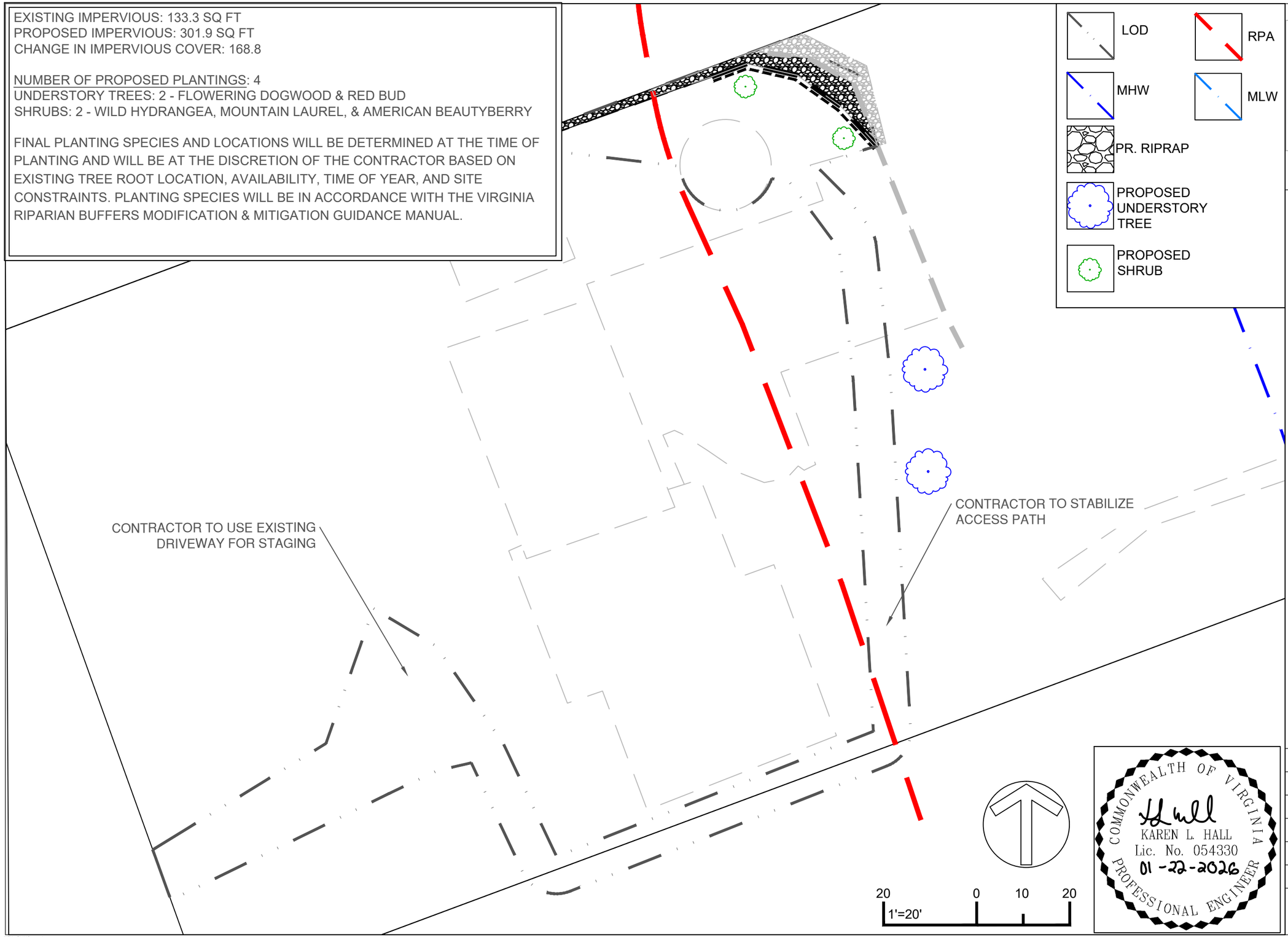
COMMONWEALTH OF VIRGINIA
KAREN L. HALL
Lic. No. 054330
01-22-2026
PROFESSIONAL ENGINEER

SCALE	N/A
DESIGNED	KLH
DRAWN	KLH
CHECKED	
DATE	11/17/2025
PROJECT #	001
SHEET:	5 OF 7

EXISTING IMPERVIOUS: 133.3 SQ FT
PROPOSED IMPERVIOUS: 301.9 SQ FT
CHANGE IN IMPERVIOUS COVER: 168.8

NUMBER OF PROPOSED PLANTINGS: 4
UNDERSTORY TREES: 2 - FLOWERING DOGWOOD & RED BUD
SHRUBS: 2 - WILD HYDRANGEA, MOUNTAIN LAUREL, & AMERICAN BEAUTYBERRY

FINAL PLANTING SPECIES AND LOCATIONS WILL BE DETERMINED AT THE TIME OF PLANTING AND WILL BE AT THE DISCRETION OF THE CONTRACTOR BASED ON EXISTING TREE ROOT LOCATION, AVAILABILITY, TIME OF YEAR, AND SITE CONSTRAINTS. PLANTING SPECIES WILL BE IN ACCORDANCE WITH THE VIRGINIA RIPARIAN BUFFERS MODIFICATION & MITIGATION GUIDANCE MANUAL.



MEADOWSPRING CONSULTING

PLANTING PLAN

10200 SYCAMORE LANDING RD
WILLIAMSBURG, VA

SITE PLAN

COMMONWEALTH OF VIRGINIA
KAREN L. HALL
Lic. No. 054330
01-22-2026
PROFESSIONAL ENGINEER

SCALE	1"=20'
DESIGNED	KLH
DRAWN	KLH
CHECKED	
DATE	11/17/2025
PROJECT #	001
SHEET:	6 OF 7

WQIA_PLANS_rev.dwg

E&S NARRATIVE:
UNLESS OTHERWISE INDICATED, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VSMH). THE MINIMUM STANDARDS OF THE VSMH SHALL BE ADHERED TO UNLESS OTHERWISE WAIVED OR APPROVED BY THE COUNTY EROSION AND SEDIMENT CONTROL INSPECTOR. THESE MEASURES SHALL INCLUDE TREE PROTECTION, TEMPORARY SEEDING, TURBIDITY CURTAIN, AND PERMANENT SEEDING.

ADJACENT PROPERTIES:
THE ADJACENT PROPERTIES ARE DEVELOPED RESIDENTIAL LOTS.

OFF SITE:
ALL LAND DISTURBANCE AND CONSTRUCTION WILL BE ON SITE.

CRITICAL EROSION AREAS:
EXISTING CONDITIONS ARE STABLE. THE SOILS AND SLOPES ONSITE DO NOT HAVE A HIGH EROSION POTENTIAL.

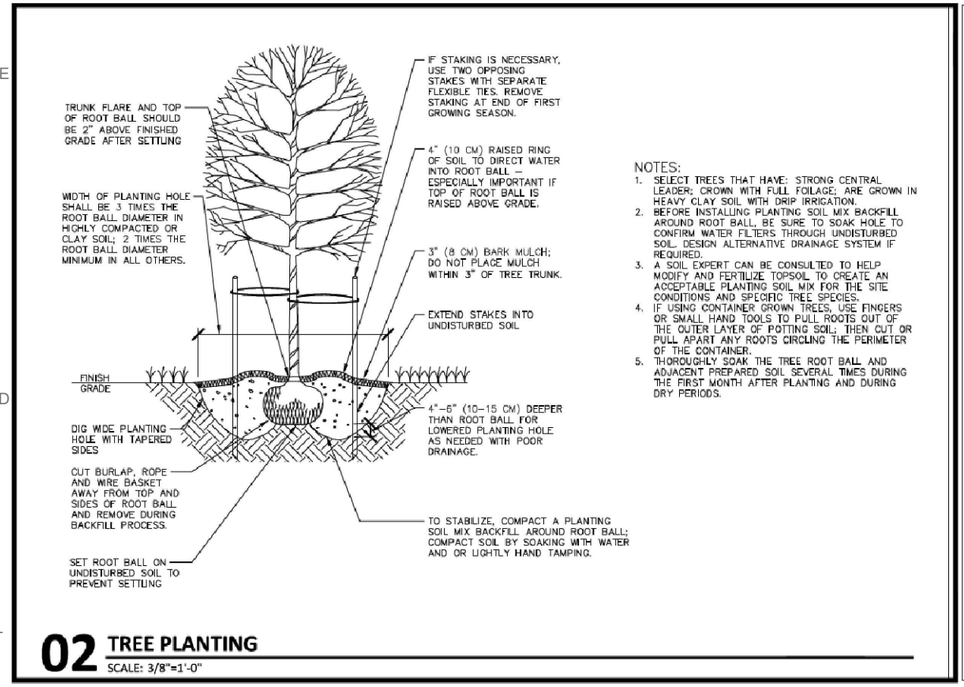
STOCKPILING:
ANY EXCESS SOIL WILL BE USED TO FILL ON SITE AND WILL REACH FINAL STABILIZATION WITH TOPSOILING AND SEEDING. IF AN OFFSITE AREA IS REQUIRED THE CONTRACTOR WILL COORDINATE WITH COUNTY STAFF.

MANAGEMENT STRATEGIES:
1) CONSTRUCTION SHALL BE SEQUENCED SUCH THAT EXCAVATING OPERATIONS CAN BEGIN AND END AS QUICKLY AS POSSIBLE.
2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.
3) TEMPORARY SEEDING OR OTHER STABILIZATION SHALL FOLLOW IMMEDIATELY AFTER GRADING. STABILIZATION IS REQUIRED WITHIN 7 DAYS OF GRADING ACTIVITIES.
4) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION, INSPECTION, AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES.

PERMANENT STABILIZATION:
FOLLOWING FINISH GRADING, TOPSOILING AND SEEDING SHALL BE IN ACCORDANCE WITH THE VSMH. ALL DISTURBED AREAS SHALL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY. PLANTING SPECIES AND LOCATIONS WILL BE DETERMINED AT THE TIME OF PLANTING AND WILL BE AT THE DISCRETION OF THE CONTRACTOR BASED ON AVAILABILITY, TIME OF YEAR, AND SITE CONSTRAINTS. PLANTING SPECIES WILL BE IN ACCORDANCE WITH RIPARIAN BUFFERS MODIFICATION AND MITIGATION GUIDANCE MANUAL. A FINAL PLANTING PLAN WILL BE PRESENTED TO THE COUNTY FOR APPROVAL.

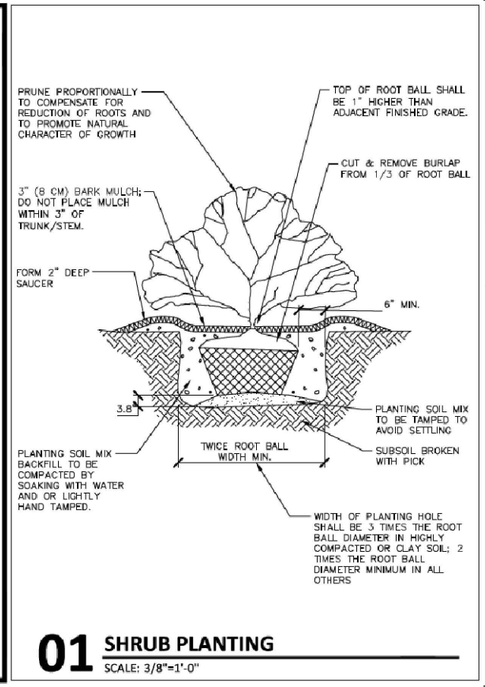
MAINTENANCE:
ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED ROUTINELY AND AFTER EACH SIGNIFICANT RAINFALL EVENT (GENERATING A $\frac{1}{4}$ INCH OF RAINFALL OR GREATER) TO FACILITATE EFFECTIVE OPERATION. ALL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH VSMH.

CONSTRUCTION SEQUENCE:
1) OWNER SHALL OBTAIN ALL PERMITS PRIOR TO CONSTRUCTION.
2) OWNER SHALL FLAG THE LIMITS OF DISTURBANCE.
3) OWNER SHALL SETUP AND ATTEND THE PRE-CONSTRUCTION MEETING WITH JAMES CITY COUNTY, IF REQUESTED.
4) OWNER SHALL INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER SHOWN HEREON PRIOR TO ANY LAND DISTURBANCE.
5) EXCAVATION ASSOCIATED WITH RETAINING WALL INSTALLATION SHALL COMMENCE.
6) INSTALL PROPOSED RETAINING WALL AND ANCHORS.
7) GEOTEXTILE FABRIC WILL BE PLACED TO LINE PROPOSED RETAINING WALL AND RIPRAP ALONG WITH APPROPRIATE FILL.
8) FINE GRADE SITE AND PLACE TOPSOIL. PROPOSED LANDSCAPING SHOULD BE INSTALLED AT THIS TIME. ALL AREAS OF THE SITE BROUGHT TO FINAL GRADE SHOULD HAVE TOP SOIL, MULCH, AND PERMANENT SEEDING..
9) ONCE ALL DISTURBED AREAS ARE COMPLETELY STABILIZED AND JAMES CITY HAS GRANTED PERMISSION TO DO SO THE OWNER MAY REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.



NOTES:
1. SELECT TREES THAT HAVE: STRONG CENTRAL LEADER; CROWN WITH FULL FOLIAGE; ARE GROWN IN HEAVY CLAY SOIL WITH DRIP IRRIGATION.
2. BEFORE INSTALLING PLANTING SOIL MIX BACKFILL AROUND ROOT BALL, BE SURE TO SOAK HOLE TO CONFIRM WATER FILTERS THROUGH UNDISTURBED SOIL. DESIGN ALTERNATIVE DRAINAGE SYSTEM IF REQUIRED.
3. A SOIL EXPERT CAN BE CONSULTED TO HELP MODIFY AND FERTILIZE TOPSOIL TO CREATE AN ACCEPTABLE PLANTING SOIL MIX FOR THE SITE CONDITIONS AND SPECIFIC TREE SPECIES.
4. IF USING CONTAINER GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
5. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND DURING DRY PERIODS.

02 TREE PLANTING
SCALE: 3/8"=1'-0"



01 SHRUB PLANTING
SCALE: 3/8"=1'-0"

MEADOWSPRING CONSULTING

ESC NOTES & DETAILS
10200 SYCAMORE LANDING RD
WILLIAMSBURG, VA

SITE PLAN

COMMONWEALTH OF VIRGINIA
KAREN L. HALL
Lic. No. 054330
01-22-2026
PROFESSIONAL ENGINEER

SCALE	N/A
DESIGNED	KLH
DRAWN	KLH
CHECKED	
DATE	11/17/2025
PROJECT #	001
SHEET:	7 OF 7

WQIA_PLANS_rev.dwg

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

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

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

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

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

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

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

RE: CBPA-26-0008
10200 Sycamore Landing Road
Construction of retaining wall

February 18, 2026

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 Ms. Karen Hall, Meadowspring Consulting, on behalf of Mr. Robert and Ms. Kristal Meeker, for encroachments into the Resource Protection Area buffer for the construction of a retaining wall. The project is located at 10200 Sycamore Landing Road, JCC Tax Map Parcel No. 0720300008A.

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

The Chesapeake Bay Board will hold an advertised public hearing on **Wednesday, March 11, 2026, 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,

Emily Grojean

Emily Grojean
Chesapeake Bay Board Secretary
757-253-6789
Emily.Grojean@jamescitycountyva.gov

Adjacent Property Owner Mailing List for Case Number: CBPA-26-0008

PIN	Last Name	Address Line 1	City	State	Zip Code
720300010	BRIDEWELL, TRAVIS A & SHERRY H	10206 SYCAMORE LANDING RD	WILLIAMSBURG	VA	23185-1258
720200009	DAVENPORT, DUANE S TRUSTEE	10201 SYCAMORE LANDING RD	WILLIAMSBURG	VA	23188-1259
0720200007A	GARCIA, INOCENTE DUBON	9100 HULL STREET RD ~# N	NORTH CHESTERFIEL	VA	23236-1110
720200010	HANCOCK, WILLIAM H	10205 SYCAMORE LANDING RD	WILLIAMSBURG	VA	23188-1259
0720300008A	MEEKER, ROBERT S TRUSTEE &	10200 SYCAMORE LANDING RD	WILLIAMSBURG	VA	23188-1258
720300007	MILLERMON, ARDEN PAUL &	7225 LOCUST ROAD	PLEASANT GROVE	CA	95668-9712
720300011	MOWRY, W SCOTT TRUSTEE	10210 SYCAMORE LANDING RD	WILLIAMSBURG	VA	23188-1258
	Ms. Karen Hall Meadowspring Consulting, PLLC	7501 Mill Trail Rd	Charles City	VA	23030
720200008	NEWMAN, KENNETH R & MITSUKO N	10147 SYCAMORE LANDING RD	WILLIAMSBURG	VA	23188-1257
720300008	PORTELA, ERIC & DEBORAH	4084 HENSLEY CIRCLE	EL DORADO HILLS	CA	95762-4275

PUBLIC HEARING NOTICE

THE WETLANDS BOARD AND CHESAPEAKE BAY BOARD OF JAMES CITY COUNTY, VIRGINIA, WILL HOLD PUBLIC HEARINGS ON **WEDNESDAY, MARCH 11, 2026 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 CASE:

WJPA-26-0003: Mr. Matthew Roth, Roth Environmental, LLC, on behalf of Mr. Ryan Lee, Westport Neighborhood Association, Inc., has applied for a Wetlands Permit for the installation of a pier and kayak launch on property located at 3475 Westport, JCC Real Estate Tax Map Parcel No. 3620500001A.

THE CHESAPEAKE BAY BOARD WILL CONSIDER THE FOLLOWING CASES:

CBPA-26-0008: Ms. Karen Hall, Meadowspring Consulting, PLLC on behalf of Mr. Robert and Ms. Kristal Meeker, has applied for a Chesapeake Bay Exception for the construction of a retaining wall on property located at 10200 Sycamore Landing Road, JCC Tax Map Parcel No. 0720300008A.

CBPA-26-0012: Mr. Mitchell Foos, The Kings Garden, on behalf of Mr. Donald and Ms. Geraldine Pratt Jr., has applied for a Chesapeake Bay Exception for the construction of two retaining walls, stairs, and a walkway on property located at 110 Archers Hope Drive, JCC Tax Map Parcel No. 4930280004.

CBPA-26-0004: Mr. Michael and Ms. Sharon Powell have applied for a Chesapeake Bay Exception for the construction of an attached deck on property located at 4455 Pleasant View Drive, JCC Tax Map Parcel No. 3741400013.

CBPA-26-0011: Ms. Kimberly Grimes has applied for a Chesapeake Bay Exception for the construction of an inground pool on property located at 3080 North Riverside Drive, JCC Tax Map Parcel No. 1910200025.

CBPA-26-0014: Mr. Robert Thompson, William and Mary Rowing Club, on behalf of Escalante Kingsmill Resort, LLC, has applied for a Chesapeake Bay Exception for the installation of two sheds on property located at 900 Kingsmill Road, JCC Tax Map Parcel No. 5040100002C.

CBPA-26-0013: Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Mr. James Warren, has applied for a Chesapeake Bay Exception for the construction of a single-family dwelling and patio on property located at 119 Rosemount, JCC Tax Map Parcel No. 3720200141.

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

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

NOT FOR PUBLICATION

DISPLAY: WEDNESDAY – February 25, 2026 and March 4, 2026
ACCOUNT NO. CU00015112
VIRGINIA GAZETTE
1/8 PAGE, VERTICAL, B/W

CHESAPEAKE BAY BOARD EXCEPTION No. CBPA-26-0012. 110 Archers Hope Drive
Staff Report for the March 11, 2026, 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. Donald Pratt Jr. and Ms. Geraldine Pratt
Agent:	Mr. Mitchell Foos, The King's Garden
Location:	110 Archers Hope Drive
Parcel Identification No.:	4930280004
Parcel:	Lot 4, Section 8, Kingspoint
Lot Size:	3.056 acres
Area of Lot in Resource Protection Area (RPA):	1.58 acres (52%)
Watershed:	College Creek (JL34)
Floodplain:	Zone AE - Base flood elevation seven feet
Proposed Activity:	Construction of two retaining walls, stairs, and a walkway
Impervious Cover:	806 square feet of impervious impacts
RPA Encroachment:	411 square feet of impacts, landward 100-foot RPA buffer 395 square feet of impacts, seaward 50-foot RPA buffer 806 square feet, total impacts to the RPA
Staff Contact:	Emily Grojean, Watershed Planner Phone: 253-6789

BRIEF SUMMARY AND DESCRIPTION OF ACTIVITIES

Mr. Mitchell Foos, The King's Garden, has applied for a Chesapeake Bay Exception on behalf of Mr. Donald Pratt Jr. and Ms. Geraldine Pratt for encroachments into the RPA buffer for the construction of two retaining walls, stairs, and a walkway located at 110 Archers Hope Drive within the Kingspoint subdivision and the College Creek watershed. The property is further identified as James City County Real Estate Tax Map Parcel No. 4930280004. The parcel was platted in 1973, prior to the adoption of the Chesapeake Bay Ordinance in 1990.

The total lot size of this property is 3.056 acres, of which 52% is located within the RPA. The applicants are proposing to construct two retaining walls, stairs, and a walkway. Total impacts to the RPA associated with this proposal equate to 411 square feet of impacts in the landward 100-foot RPA, 395 square feet of impacts in the seaward 50-foot RPA, for a total of 806 square feet of total impacts to the RPA. Required mitigation for this amount of impervious impacts equals two planting units (two canopy trees, four understory trees, and six shrubs). The applicants have proposed a mitigation plan equaling two understory trees and 55 shrubs; this exceeds the County's mitigation requirements.

STAFF EVALUATION

Staff has evaluated the application and exception request for the construction of two retaining walls, stairs, and a walkway. This application meets the Ordinance conditions in Sections 23-11 and 23-14 and should be heard by the Board because the construction of retaining walls, stairs, and a walkway 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 moderate 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 $3,750 in a form acceptable to the James City County Attorney's Office to guarantee the mitigation plan equaling two understory trees and 55 shrubs; and

3. This exception request approval will become null and void if construction has not begun by March 11, 2027; and

4. Written requests for an extension to an exception must be submitted to the Stormwater and Resource Protection Division no later than January 28, 2027, six weeks prior to the expiration date.

EG/tm
CBPA26-12_110ArcHpeDr

Attachments:
1. Resolution to Approve
2. Resolution to Deny
3. Site Plan

R E S O L U T I O N

CASE NO. CBPA-26-0012. 110 ARCHERS HOPE DRIVE

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Mitchell Foos, The King's Garden, on behalf of Mr. Donald Pratt Jr. and Ms. Geraldine Pratt (the "Applicants"), has applied to the Chesapeake Bay Board of James City County (the "Board") on March 11, 2026, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property located at 110 Archers Hope Drive (the "Property") and further identified as James City County Real Estate Tax Map Parcel No. 4930280004, as set forth in the application CBPA-26-0012 for the purpose of the construction of two retaining walls, stairs, and a walkway; 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, and consideration of the evidence presented, including but not limited to, the staff memoranda, presentation, and public comments, 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-26-0012, 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 payment of $3,750 in a form acceptable to the James City County Attorney's Office to guarantee the mitigation plan equaling two understory trees and 55 shrubs; and

3. This exception request approval will become null and void if construction has not begun by March 11, 2027; and

4. Written requests for an extension to an exception must be submitted to the Stormwater and Resource Protection Division no later than January 28, 2027, six weeks prior to the expiration date.

_____
Charles Roadley
Chair, Chesapeake Bay Board

_____
Emily Grojean
Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 11th day of March, 2026.

CBPA26-12_110ArcHpeDrApp-res

R E S O L U T I O N

CASE NO. CBPA-26-0012. 110 ARCHERS HOPE DRIVE

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Mitchell Foos, The King's Garden, on behalf of Mr. Donald Pratt Jr. and Ms. Geraldine Pratt (the "Applicants"), has applied to the Chesapeake Bay Board of James City County (the "Board") on March 11, 2026, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property located at 110 Archers Hope Drive (the "Property") and further identified as James City County Real Estate Tax Map Parcel No. 4930280004, as set forth in the application CBPA-26-0012 for the purpose of the construction of two retaining walls, stairs, and a walkway; and

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

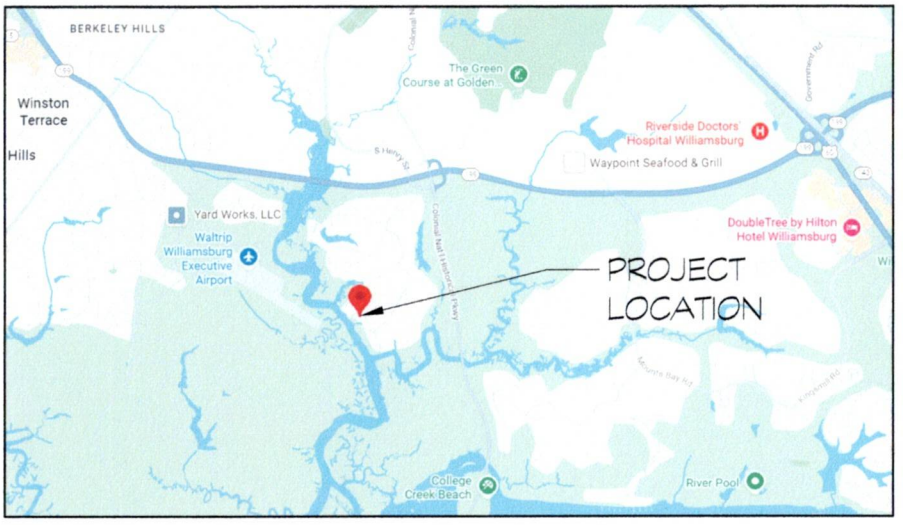
NOW, THEREFORE, BE IT RESOLVED that the Chesapeake Bay Board of James City County, Virginia, following a public hearing, finds that the application does not meet all the requirements for an exception to the Chesapeake Bay Preservation Ordinance and therefore **DENIES** the exception request for Chesapeake Bay Board Case No. CBPA-26-0012.

_____
Charles Roadley
Chair, Chesapeake Bay Board

_____
Emily Grojean
Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 11th day of March, 2026.

CBPA26-12_110ArcHpeDrDny-res



SHEET LIST

SHEET NAME	SHEET	PAGE NO.
COVER SHEET	L0.0	1
EXISTING CONDITIONS	L0.1	2
OVERALL SITE PLAN	L1.0	3
LANDSCAPE PLAN	L1.1	4
PLANTING PLAN	L1.2	5
TYPICAL PILE AND PLANK RETENTION WALL DETAIL	L1.3	6

PROJECT INFORMATION:

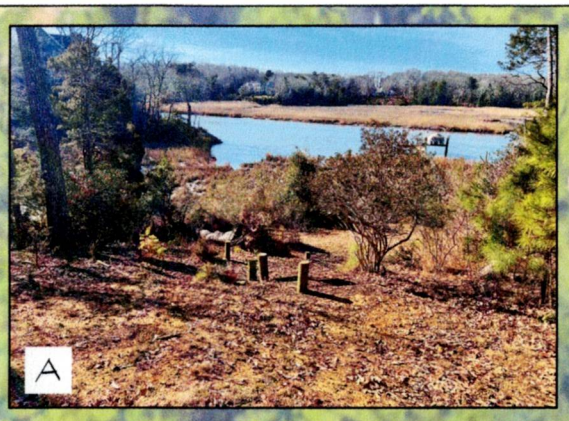
OWNER: PRATT, DONALD I. JR & GERALDINE O. PRATT
PARCEL ADDRESS: 110 ARCHERS HOPE DR, WILLIAMSBURG, VA 23185
PARCEL ID: 4930280004
ACERS: 3.056

PROJECT DESCRIPTION: SOIL STABILIZATION, VEGETATIVE ENHANCEMENTS, AND IMPROVED SITE ACCESS

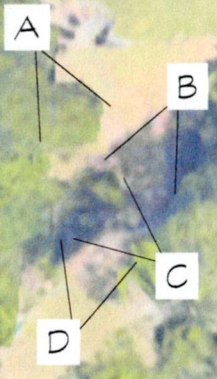
CONSTRUCTION OF:

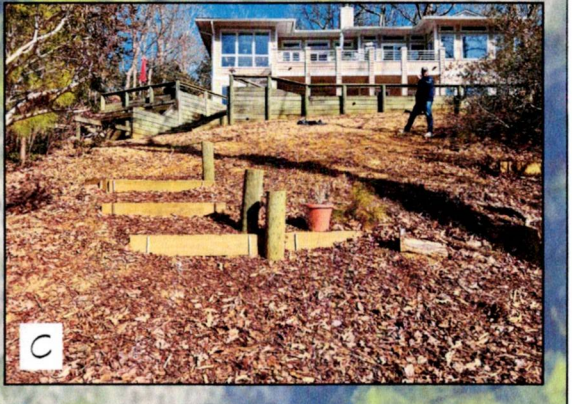
- 153 SF, 2'-11" MARINE GRADE TIMBER RETAINING WALL AND STAIR SYSTEM (74'-10" OVERALL LENGTH)
- 270 SF (± 69.8 LF, ± 4' WIDE) OF BOULDER STEPS
- 33 SF OF BOULDER LANDINGS (± 6.5 X 2' SF AND ± 8 X 2' SF)
- 188 SF OF DECORATIVE BOULDERS THAT RANGE IN SIZE (4, 5 X 4'; 6, 4 X 3'; AND 6, 2 X 3' BOULDERS)
- 50 SF, 2' MARINE GRADE TIMBER RETAINING WALL AND STAIR SYSTEM (45" OVERALL LENGTH)
- 112 SF FLAGSTONE STEPPING STONES (± 2.5' WIDE, ± 2.5' LONG, WITH 12" SPACING; SPANNING 41 LF) TO THE EXISTING DOCK.

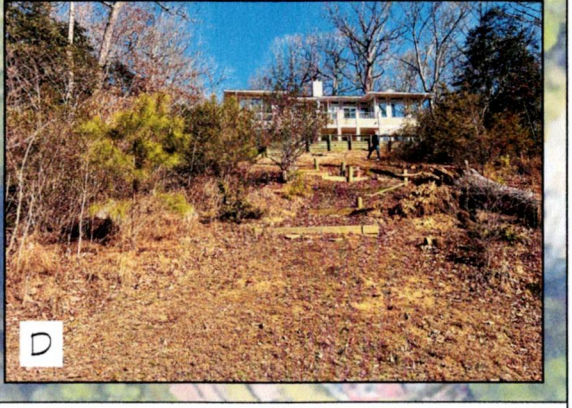
PROPOSED IMPERVIOUS SURFACE: 806 SF











lege Creek

EXISTING CONDITIONS

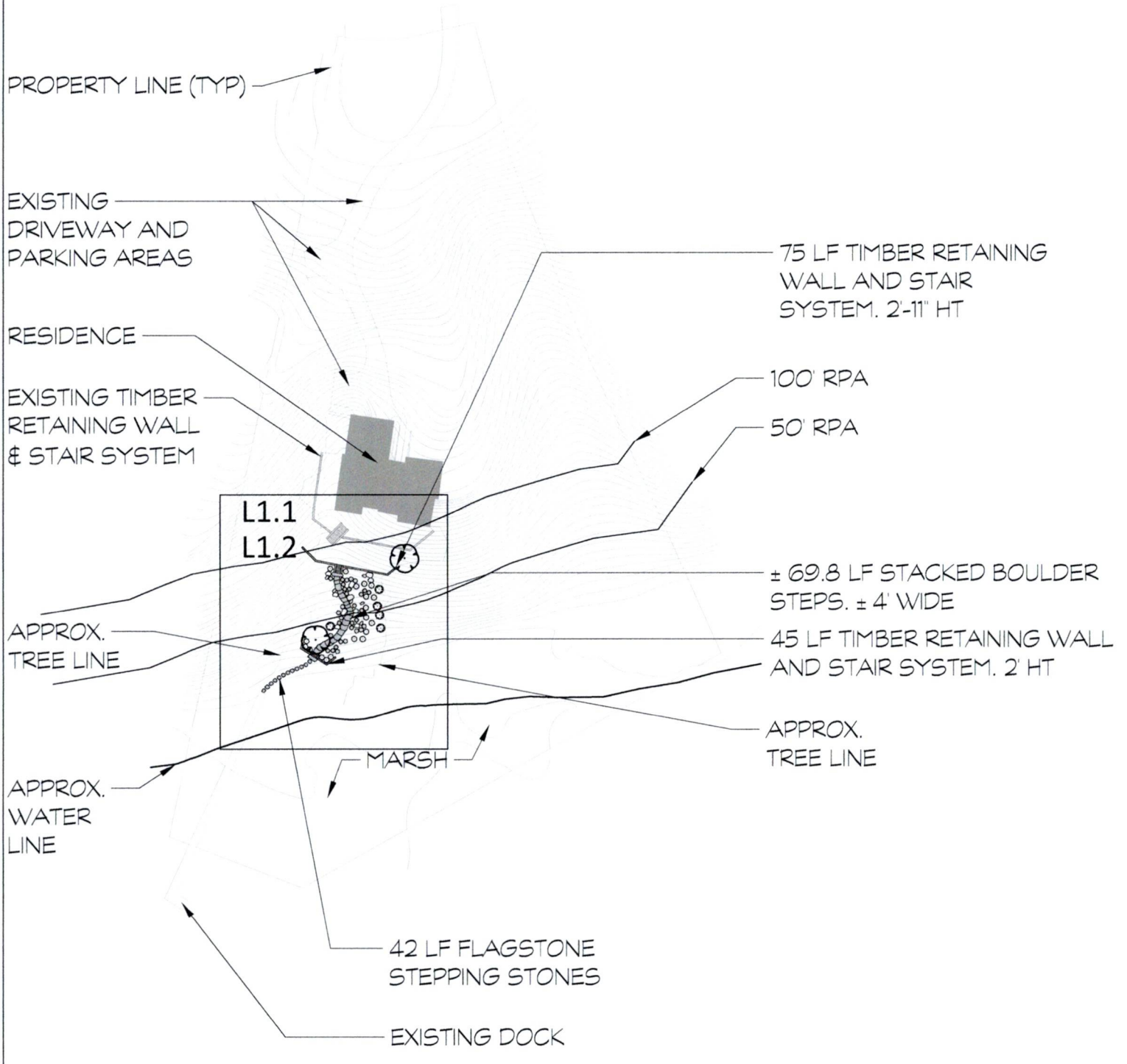
THE KING'S Garden
Landscapes

Don & Geri Pratt
110 Archers Hope Dr
Williamsburg, VA

20 FEBRUARY 2026

L0.1
SHEET 2 OF 6

NOTE:
1. EXISTING CONDITIONS INFORMATION WERE GATHERED FROM SITE VISITS, PUBLICLY AVAILABLE COUNTY GIS INFORMATION, & FROM PUBLICLY AVAILABLE AERIAL PHOTOGRAPHY.



THE KING'S Garden
Landscapes

OVERALL SITE PLAN

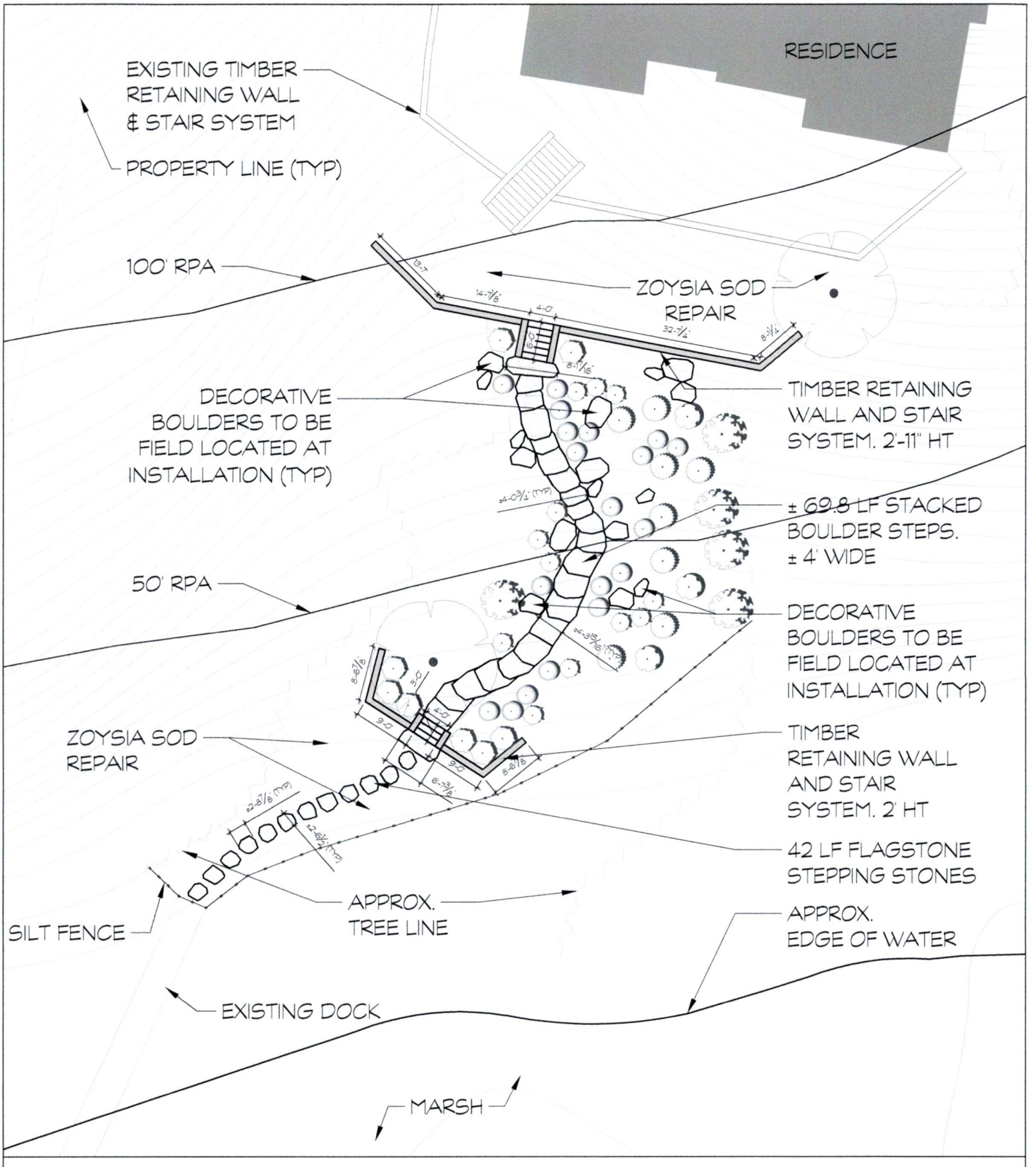
Don & Geri Pratt
110 Archers Hope Dr
Williamsburg, VA

20 FEBRUARY 2026

N

0 50 100
Scale 1" = 100'

L1.0
SHEET 3 OF 6



THE KING'S Garden
Landscapes

LANDSCAPE PLAN

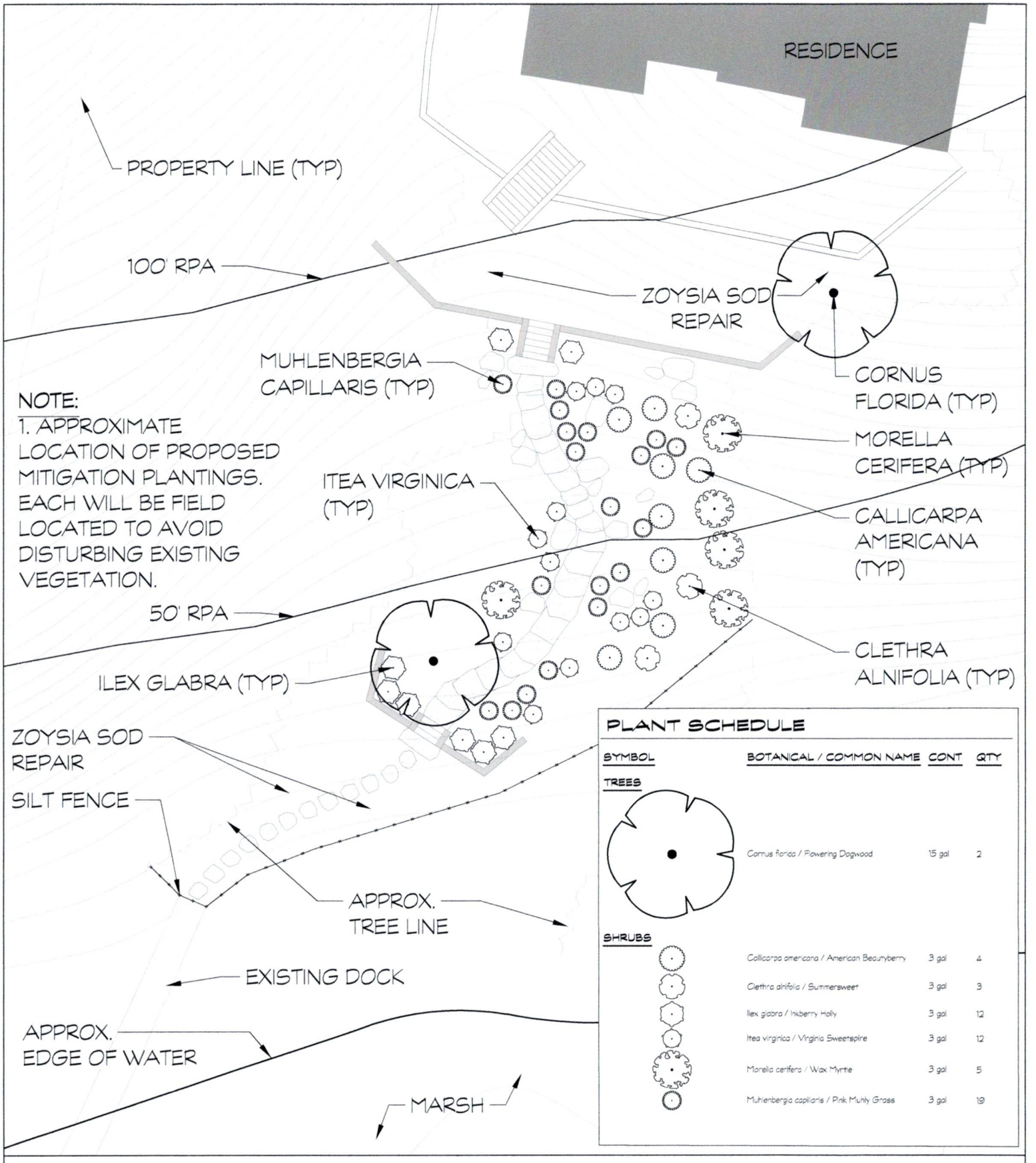
Don & Geri Pratt
110 Archers Hope Dr
Williamsburg, VA

20 FEBRUARY 2026

N

0 10 20
Scale 1" = 20'

L1.1
SHEET 4 OF 6



THE KING'S Garden
Landscapes

PLANTING PLAN

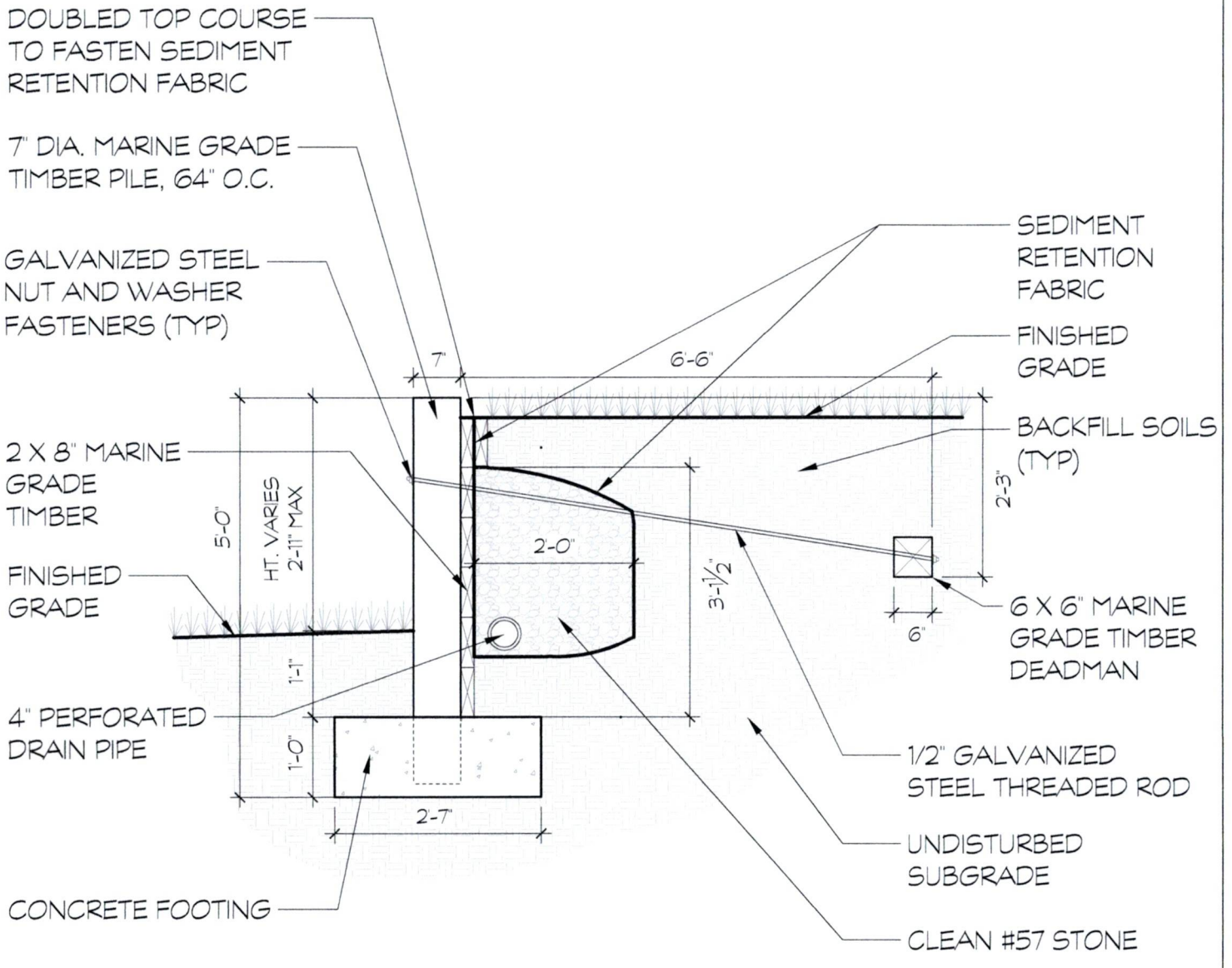
Don & Geri Pratt
110 Archers Hope Dr
Williamsburg, VA

20 FEBRUARY 2026

N

0 10 20
Scale 1" = 20'

L1.2
SHEET 5 OF 6



NOTES:
1. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH), LATEST EDITION.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH JAMES CITY COUNTY STORMWATER STANDARDS.

THE KING'S Garden
Landscapes

TYPICAL PILE AND PLANK RETENTION WALL DETAIL

Don & Geri Pratt
110 Archers Hope Dr
Williamsburg, VA

20 FEBRUARY 2026

0 1 2
Scale 1/2" = 1'-0"

L1.3
SHEET 6 OF 6

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

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

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

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

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

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

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

RE: CBPA-26-0012
110 Archers Hope Drive
Construction of two retaining walls, stairs, walkway

February 18, 2026

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. Mitchell Foos, The Kings Garden, on behalf of Mr. Donald and Ms. Geraldine Pratt Jr., for encroachments into the Resource Protection Area buffer for the construction of two retaining walls, stairs, and a walkway. The project is located at 110 Archers Hope Drive, JCC Tax Map Parcel No. 4930280004.

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

The Chesapeake Bay Board will hold an advertised public hearing on **Wednesday, March 11, 2026, 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,

Emily Grojean

Emily Grojean
Chesapeake Bay Board Secretary
757-253-6789
Emily.Grojean@jamescitycountyva.gov

Adjacent Property Owner Mailing List for Case Number: CBPA-26-0012

PIN	Last Name	Address Line 1	City	State	Zip Code
4930270015	BARTLETT, GILBERT A TRUSTEE &	211 SOUTHPOINT DR	WILLIAMSBURG	VA	23185-4439
4930270014	BLINN, MATTHEW WILLIAM & JAMIE LYNN	213 SOUTHPOINT DR	WILLIAMSBURG	VA	23185-4439
4930280005	MISHLER, JAMES L & PATRICIA A	110A ARCHERS HOPE RI	WILLIAMSBURG	VA	23185-4406
	Mitchell Foos The Kings Garden	8850 Merry Oaks Lane	Toano	VA	23168-68
4930280004	PRATT, DONALD I JR TRUSTEE &	110 ARCHERS HOPE DR	WILLIAMSBURG	VA	23185-4406
4930280003	YOUNG, PAMELA J	108 ARCHERS HOPE DR	WILLIAMSBURG	VA	23185-4406

PUBLIC HEARING NOTICE

THE WETLANDS BOARD AND CHESAPEAKE BAY BOARD OF JAMES CITY COUNTY, VIRGINIA, WILL HOLD PUBLIC HEARINGS ON **WEDNESDAY, MARCH 11, 2026 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 CASE:

WJPA-26-0003: Mr. Matthew Roth, Roth Environmental, LLC, on behalf of Mr. Ryan Lee, Westport Neighborhood Association, Inc., has applied for a Wetlands Permit for the installation of a pier and kayak launch on property located at 3475 Westport, JCC Real Estate Tax Map Parcel No. 3620500001A.

THE CHESAPEAKE BAY BOARD WILL CONSIDER THE FOLLOWING CASES:

CBPA-26-0008: Ms. Karen Hall, Meadowspring Consulting, PLLC on behalf of Mr. Robert and Ms. Kristal Meeker, has applied for a Chesapeake Bay Exception for the construction of a retaining wall on property located at 10200 Sycamore Landing Road, JCC Tax Map Parcel No. 0720300008A.

CBPA-26-0012: Mr. Mitchell Foos, The Kings Garden, on behalf of Mr. Donald and Ms. Geraldine Pratt Jr., has applied for a Chesapeake Bay Exception for the construction of two retaining walls, stairs, and a walkway on property located at 110 Archers Hope Drive, JCC Tax Map Parcel No. 4930280004.

CBPA-26-0004: Mr. Michael and Ms. Sharon Powell have applied for a Chesapeake Bay Exception for the construction of an attached deck on property located at 4455 Pleasant View Drive, JCC Tax Map Parcel No. 3741400013.

CBPA-26-0011: Ms. Kimberly Grimes has applied for a Chesapeake Bay Exception for the construction of an inground pool on property located at 3080 North Riverside Drive, JCC Tax Map Parcel No. 1910200025.

CBPA-26-0014: Mr. Robert Thompson, William and Mary Rowing Club, on behalf of Escalante Kingsmill Resort, LLC, has applied for a Chesapeake Bay Exception for the installation of two sheds on property located at 900 Kingsmill Road, JCC Tax Map Parcel No. 5040100002C.

CBPA-26-0013: Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Mr. James Warren, has applied for a Chesapeake Bay Exception for the construction of a single-family dwelling and patio on property located at 119 Rosemount, JCC Tax Map Parcel No. 3720200141.

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

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

NOT FOR PUBLICATION

DISPLAY: WEDNESDAY – February 25, 2026 and March 4, 2026
ACCOUNT NO. CU00015112
VIRGINIA GAZETTE
1/8 PAGE, VERTICAL, B/W

CHESAPEAKE BAY BOARD EXCEPTION No. CBPA-26-0011. 3080 N Riverside Drive
Staff Report for the March 11, 2026, 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:	Ms. Kimberly Grimes
Agent:	None
Location:	3080 N Riverside Drive
Parcel Identification No.:	1910200025
Parcel:	Lot 25, Section 1, Chickahominy Haven
Lot Size:	0.395 acres
Area of Lot in Resource Protection Area (RPA):	0.19 acres (48%)
Watershed:	Yarmouth Creek (JL28)
Floodplain:	Zone AE - Base flood elevation seven feet mean sea level
Proposed Activity:	Construction of an inground pool
Impervious Cover:	+/- 612 square feet
RPA Encroachment:	+/- 116 square feet, impacts to 50-foot landward +/- 496 square feet, impacts to 50-foot seaward
Staff Contact:	Amanda Frazier, Watershed Planner Phone: 253-6781

BRIEF SUMMARY AND DESCRIPTION OF ACTIVITIES

Ms. Kimberly Grimes has applied for a Chesapeake Bay Exception for encroachments into the RPA buffer for the construction of an inground pool located at 3080 N Riverside Drive within the Chickahominy Haven subdivision and the Yarmouth Creek watershed. The property is further identified as James City County Real Estate Tax Map Parcel No. 1910200025. The parcel was platted in 1959, prior to the adoption of the Chesapeake Bay Preservation Ordinance in 1990.

The total lot size of this property is 0.395 acres, of which 48% is located within the RPA. The applicant is proposing to construct an inground pool. The applicant is proposing to remove existing decks and a pump house structure within the RPA. These existing structures equate to approximately 764 square feet of existing impervious within the 50-foot landward RPA and approximately 80 square feet of existing impervious within the 50-foot seaward RPA. The applicant is proposing to construct a 1,440 square-foot inground pool and pool deck behind the existing dwelling, where the existing decks are currently located. Total new impacts to the RPA associated with this proposal equate to approximately 116 square feet of new impacts to the landward 50-foot RPA, approximately 496 square feet of new impacts to the seaward 50-foot RPA, for an approximate total of 612 square feet of new impacts to the RPA. Required mitigation for this amount of impervious impacts equals one and a half planting units (one canopy tree, two understory trees, and nine shrubs). The applicant has proposed a mitigation plan of two canopy trees, four understory trees, and six shrubs; thus, exceeding the County's mitigation requirements.

STAFF EVALUATION

Staff has evaluated the application and exception request for the construction of an inground pool. 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 pool 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 major for the proposed development. Staff finds the current proposal to be excessive and more than necessary to afford relief. However, 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 surety of $2,000 in a form acceptable to the James City County Attorney's Office to guarantee the mitigation plan equaling two canopy trees, four understory trees, and six shrubs; and

3. This exception request approval will become null and void if construction has not begun by March 11, 2027; and

4. Written requests for an extension to an exception must be submitted to the Stormwater and Resource Protection Division no later than January 28, 2027, six weeks prior to the expiration date.

AF/tm
CBPA26-04_3080NRivSdDr

Attachments:
1. Resolution to Approve
2. Resolution to Deny
3. Site Plan

R E S O L U T I O N

CASE NO. CBPA-26-0011. 3080 N RIVERSIDE DRIVE

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Ms. Kimberly Grimes (the "Applicant"), has applied to the Chesapeake Bay Board of James City County (the "Board") on March 11, 2026, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property located at 3080 N Riverside Drive (the "Property") and further identified as James City County Real Estate Tax Map Parcel No. 1910200025, as set forth in the application CBPA-26-0011 for the purpose of the construction of an inground pool; 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, and consideration of the evidence presented, including but not limited to, the staff memoranda, presentation, and public comments, 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-26-0011, 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 Applicants must submit a surety of $2,000 in a form acceptable to the James City County Attorney's Office to guarantee the mitigation plan equaling two canopy trees, four understory trees, and six shrubs; and

3. This exception request approval will become null and void if construction has not begun by March 11, 2027; and

4. Written requests for an extension to an exception must be submitted to the Stormwater and Resource Protection Division no later than January 28, 2027, six weeks prior to the expiration date.

_____	_____
Charles Roadley	Emily Grojean
Chair, Chesapeake Bay Board	Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 11th day of March, 2026.

CBPA26-11_3080NRivSdDrApp-res

R E S O L U T I O N

CASE NO. CBPA-26-0011. 3080 N RIVERSIDE DRIVE

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Ms. Kimberly Grimes (the "Applicant"), has applied to the Chesapeake Bay Board of James City County (the "Board") on March 11, 2026, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property located at 3080 N Riverside Drive (the "Property") and further identified as James City County Real Estate Tax Map Parcel No. 1910200025, as set forth in the application CBPA-26-0004 for the purpose of the construction of an inground pool; 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-26-0011.

_____
Charles Roadley
Chair, Chesapeake Bay Board

_____
Emily Grojean
Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 11th day of March, 2026.

CBPA26-11_3080NRivSdDrDny-res

James City Property Map

1" = 36'

N



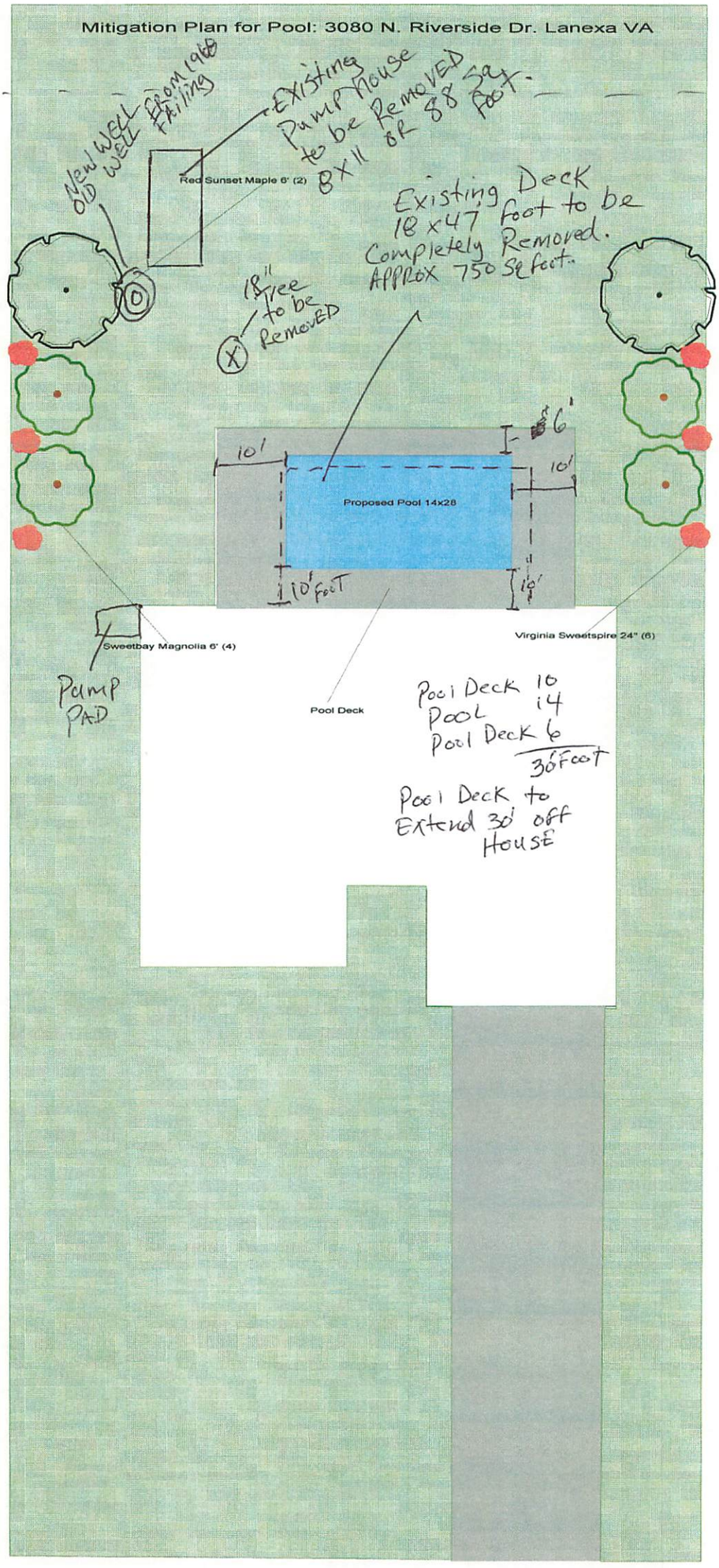
James City County, Virginia

- Parcels
- Vacated Right of Way
- Owner Undetermined

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Site-specific information is best obtained after an onsite visit by a competent professional.

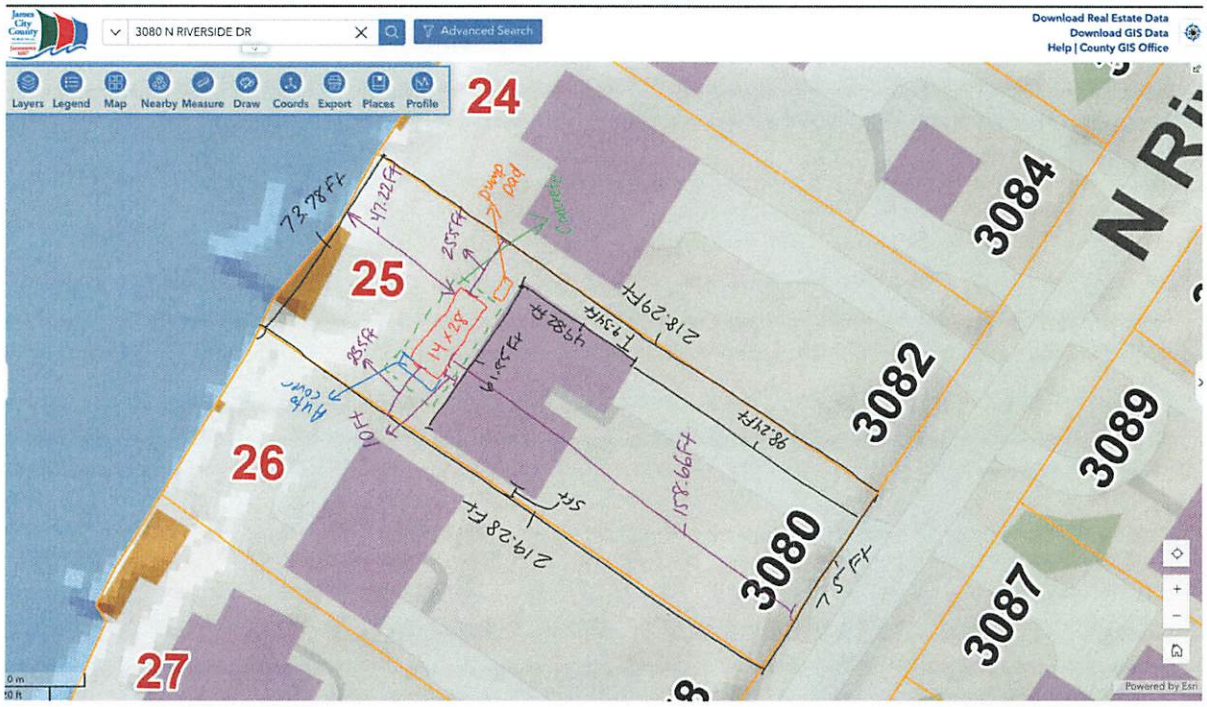
3080 Site Plan + Mitigation Info

RIVER



Kim Grimes
3080 N Riverside Dr. Lanexa, VA 23089
Pool Size: 14x28
Barrier: Auto-cover
Concrete - 4 ft around the pool

GIS Document:
Black Lines- Property measurements | Red lines - Pool Size 14x28 | Blue Lines - Auto-cover placement
Green Lines - Concrete apron 4ft around the pool | Orange Lines - Pump, sandfilter, and filtration location
Purple Lines - Setback of the pool from property lines



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

Capital Projects
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Williamsburg, VA 23188
757-259-4080

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

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

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

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

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

RE: CBPA-26-0011
3080 North Riverside Drive
Construction of inground pool

February 18, 2026

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 Ms. Kimberly Grimes, for encroachments into the Resource Protection Area buffer for the construction of an inground pool. The project is located at 3080 North Riverside Drive, JCC Tax Map Parcel No. 1910200025.

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

The Chesapeake Bay Board will hold an advertised public hearing on **Wednesday, March 11, 2026, 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,

Emily Grojean

Emily Grojean
Chesapeake Bay Board Secretary
757-253-6789
Emily.Grojean@jamescitycountyva.gov

Adjacent Property Owner Mailing List for Case Number: CBPA-26-0011

PIN	Last Name	Address Line 1	City	State	Zip Code
1910200024	CALFEE, BARBARA ANN COOK	3082 N RIVERSIDE DR	LANEXA	VA	23089-9403
1910200088	CUNNINGHAM, CRAIG J & KEYSER, MICHELLE	3087 N RIVERSIDE DR	LANEXA	VA	23089-9405
1910200025	GRIMES, KIMBERLY D	3080 N RIVERSIDE DR	LANEXA	VA	23089-9403
1910200087	GRIMES, KIMBERLY D & J SCOTT	7210 OTEY DR	LANEXA	VA	23089-9425
1910200026	VALENTES TRANSMONTANOS LLC	3189 N RIVERSIDE DR	LANEXA	VA	23089-9408

PUBLIC HEARING NOTICE

THE WETLANDS BOARD AND CHESAPEAKE BAY BOARD OF JAMES CITY COUNTY, VIRGINIA, WILL HOLD PUBLIC HEARINGS ON **WEDNESDAY, MARCH 11, 2026 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 CASE:

WJPA-26-0003: Mr. Matthew Roth, Roth Environmental, LLC, on behalf of Mr. Ryan Lee, Westport Neighborhood Association, Inc., has applied for a Wetlands Permit for the installation of a pier and kayak launch on property located at 3475 Westport, JCC Real Estate Tax Map Parcel No. 3620500001A.

THE CHESAPEAKE BAY BOARD WILL CONSIDER THE FOLLOWING CASES:

CBPA-26-0008: Ms. Karen Hall, Meadowspring Consulting, PLLC on behalf of Mr. Robert and Ms. Kristal Meeker, has applied for a Chesapeake Bay Exception for the construction of a retaining wall on property located at 10200 Sycamore Landing Road, JCC Tax Map Parcel No. 0720300008A.

CBPA-26-0012: Mr. Mitchell Foos, The Kings Garden, on behalf of Mr. Donald and Ms. Geraldine Pratt Jr., has applied for a Chesapeake Bay Exception for the construction of two retaining walls, stairs, and a walkway on property located at 110 Archers Hope Drive, JCC Tax Map Parcel No. 4930280004.

CBPA-26-0004: Mr. Michael and Ms. Sharon Powell have applied for a Chesapeake Bay Exception for the construction of an attached deck on property located at 4455 Pleasant View Drive, JCC Tax Map Parcel No. 3741400013.

CBPA-26-0011: Ms. Kimberly Grimes has applied for a Chesapeake Bay Exception for the construction of an inground pool on property located at 3080 North Riverside Drive, JCC Tax Map Parcel No. 1910200025.

CBPA-26-0014: Mr. Robert Thompson, William and Mary Rowing Club, on behalf of Escalante Kingsmill Resort, LLC, has applied for a Chesapeake Bay Exception for the installation of two sheds on property located at 900 Kingsmill Road, JCC Tax Map Parcel No. 5040100002C.

CBPA-26-0013: Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Mr. James Warren, has applied for a Chesapeake Bay Exception for the construction of a single-family dwelling and patio on property located at 119 Rosemount, JCC Tax Map Parcel No. 3720200141.

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

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

NOT FOR PUBLICATION

DISPLAY: WEDNESDAY – February 25, 2026 and March 4, 2026
ACCOUNT NO. CU00015112
VIRGINIA GAZETTE
1/8 PAGE, VERTICAL, B/W

CHESAPEAKE BAY BOARD EXCEPTION No. CBPA-26-0013. 119 Rosemount
Staff Report for the March 11, 2026, 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. James Warren
Agent:	Mr. Chase Grogg, Landtech Resources Inc.
Location:	119 Rosemount
Parcel Identification No.:	3720200141
Parcel:	Lot 141, Section 2, Ford's Colony
Lot Size:	0.573 acres
Area of Lot in Resource Protection Area (RPA):	0.563 (98%)
Watershed:	Powhatan Creek (JL31)
Floodplain:	Zone AE - Base flood elevation seven feet
Proposed Activity:	Construction of a single-family dwelling and patio
Impervious Cover:	5,254 square feet, new impervious cover
RPA Encroachment:	1,280 square feet, landward 100-foot RPA 3,552 square feet, seaward 50-foot RPA 4,832 square feet, total RPA buffer
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. James Warren for encroachments into the RPA buffer for the construction of a single-family dwelling and patio located at 119 Rosemount 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. 3720200141. The parcel was platted in 1985, prior to the adoption of the Chesapeake Bay Preservation Ordinance.

The total lot size of this property is 0.573 acres, of which 98% is located within the RPA. The applicant is proposing to construct a single-family dwelling with a patio. Total impacts to the RPA associated with this proposal equate to 1,280 square feet of impacts to the landward 100-foot RPA, 3,552 square feet of impacts to the seaward 50-foot RPA, for a total of 4,832 square feet of impacts to the RPA buffer. The maximum first floor square footage for a single-story home in this section of Ford's Colony is 1,500 square feet. This proposal has a first-floor square footage of 1,533 square feet, a 2.2% increase. Required mitigation for this amount of impervious impacts equals twelve planting units (12 canopy trees, 24 understory trees, and 36 shrubs). The Applicant has proposed a mitigation plan equaling 12 planting units (two canopy trees, eight understory trees, and 108 shrubs); this meets the County's mitigation requirements.

Due to the environmental sensitivity of the lot, staff will be requiring the installation of a six-foot chain-link fence along the limits of wetlands prior to construction and the recordation of an affidavit at the Williamsburg-James City County Courthouse prior to the release of surety. Additionally, denuded soil underneath the proposed screened porch must be permanently stabilized prior to the release of surety.

STAFF EVALUATION

Staff has evaluated the application and exception request for the construction of a single-family dwelling 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 new single-family dwelling and patio in the seaward 50-foot 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. 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 surety of $6,000 in a form acceptable to the James City County Attorney's Office to guarantee the mitigation plan equaling 12 planting units (two canopy trees, eight understory trees, and 108 shrubs); and
3. A six-foot chain-link fence must be installed along the limits of wetlands prior to the start of construction; and
4. Denuded soil underneath the proposed screened porch must be permanently stabilized prior to the release of surety; and
5. The Applicant must record an affidavit at the Williamsburg-James City County Courthouse prior to the release of surety; and
6. This exception request approval will become null and void if construction has not begun by March 11, 2027; and
7. Written requests for an extension to an exception must be submitted to the Stormwater and Resource Protection Division no later than January 28, 2027, six weeks prior to the expiration date.

EG/tm
CBPA26-13_119Rosemount

Attachments:
1. Resolution to Approve
2. Resolution to Deny
3. Site Plan

R E S O L U T I O N

CASE NO. CBPA-26-0013. 119 ROSEMOUNT

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Mr. James Warren (the "Applicant"), has applied to the Chesapeake Bay Board of James City County (the "Board") on March 11, 2026, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property located at 119 Rosemount (the "Property") and further identified as James City County Real Estate Tax Map Parcel No. 3720200141, as set forth in the application CBPA-26-0013 for the purpose of the construction of a single-family dwelling 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, and consideration of the evidence presented, including but not limited to, the staff memoranda, presentation, and public comments, 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-26-0013, 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 surety of $6,000 in a form acceptable to the James City County Attorney's Office to guarantee the mitigation plan equaling 12 planting units (two canopy trees, eight understory trees, and 108 shrubs); and

3. A six-foot chain-link fence must be installed along the limits of wetlands prior to the start of construction; and

4. Denuded soil underneath the proposed screened porch must be permanently stabilized prior to the release of surety; and

5. The Applicant must record an affidavit at the Williamsburg-James City County Courthouse prior to the release of surety; and

6. This exception request approval will become null and void if construction has not begun by March 11, 2027; and

7. Written requests for an extension to an exception must be submitted to the Stormwater and Resource Protection Division no later than January 28, 2027, six weeks prior to the expiration date.

_____	_____
Charles Roadley	Emily Grojean
Chair, Chesapeake Bay Board	Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 11th day of March, 2026.

CBPA26-13_119RosemountApp-res

R E S O L U T I O N

CASE NO. CBPA-26-0013. 119 ROSEMOUNT

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Mr. James Warren (the "Applicant"), has applied to the Chesapeake Bay Board of James City County (the "Board") on March 11, 2026, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property located at 119 Rosemount (the "Property") and further identified as James City County Real Estate Tax Map Parcel No. 3720200141, as set forth in the application CBPA-26-0013 for the purpose of the construction of a single-family dwelling 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-26-0013.

_____
Charles Roadley
Chair, Chesapeake Bay Board

_____
Emily Grojean
Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 11th day of March, 2026.

CBPA26-13_119RosemountDny-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 (NAVD88).
3. WETLANDS, AS SHOWN, WERE DELINEATED AND FLAGGED BY ROTH ENVIRONMENTAL THEN FIELD LOCATED BY THIS FIRM.
4. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
5. PARCEL LIES IN F.I.R.M. ZONE "AE"(BFE=29.4') ACCORDING TO COMMUNITY PANEL #51095C0117D, DATED DECEMBER 16, 2015.
6. LOT SERVED BY PUBLIC WATER AND SEWER. CONTRACTOR TO COORDINATE CONNECTIONS WITH JAMES CITY SERVICE AUTHORITY.
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

SITE INFORMATION

PARCEL ID: 3720200141
TOTAL AREA: 24,962 S.F. / 0.573 AC.
IMPERVIOUS AREA TOTAL: 5,254 S.F. / 0.11965 AC.
IMPERVIOUS WITHIN 50' RPA: 3,552 S.F. / 0.08154 AC.
IMPERVIOUS WITHIN 100' RPA: 1,280 S.F. / 0.02938 AC.
IMPERVIOUS WITHIN RPA TOTAL: 4,832 S.F. / 0.1109 AC.
DISTURBED AREA: 12,717 S.F. / 0.2919 AC.
ZONING DISTRICT: R4
EXISTING SITE IS PARTLY WOODED AS SHOWN

BUILDING SETBACK (SBL)

FRONT: 30'
REAR: 25' OR 25% WHICHEVER IS GREATER
SIDE: 10'

EXISTING ADDRESS:

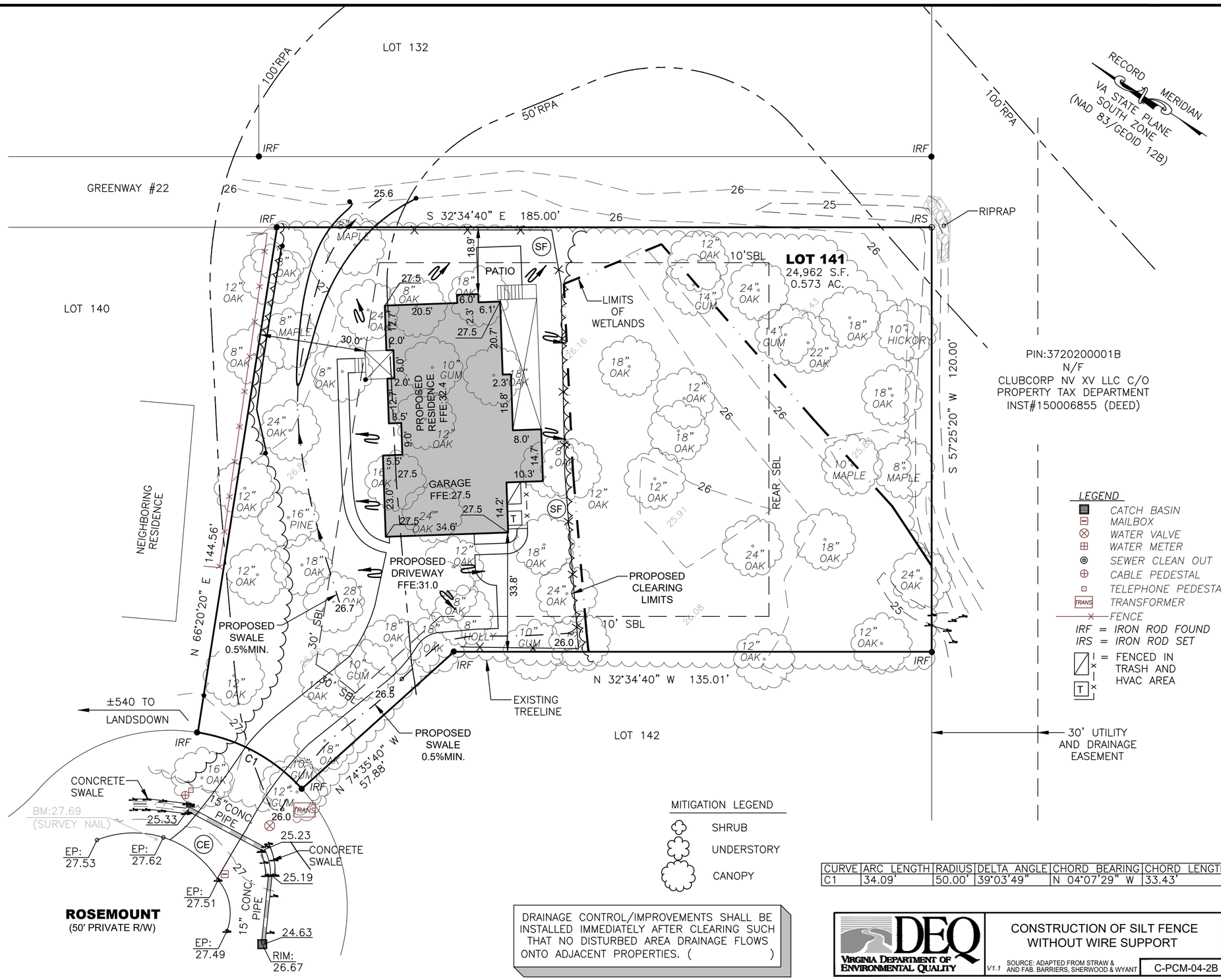
119 ROSEMOUNT
JAMES CITY COUNTY, VA

MITIGATION TABLE: 4,832 S.F. / 400 S.F. = 12.08 CREDITS

MITIGATION MEASURE	QTY.(NEEDED)	QTY.(SHOWN)
NATIVE CANOPY TREES	12	2
NATIVE UNDERSTORY TREES	24	8
NATIVE SHRUBS	36	108

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

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



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	34.09'	50.00'	39°03'49"	N 04°07'29" W	33.43'

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. ( )

NOTE*
WATER METER AND SEWER CLEAN OUT WERE NOT LOCATED AT THE TIME OF FIELD SURVEY; CONTRACTOR TO COORDINATE WITH LOCAL UTILITY AGENCIES FOR LOCATION AND CONNECTION

DEQ VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY
CONSTRUCTION OF SILT FENCE WITHOUT WIRE SUPPORT
V1.1 SOURCE: ADAPTED FROM STRAW & AND FAB. BARRIERS, SHERWOOD & WYANT
C-PCM-04-2B

DEQ VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY
STONE CONSTRUCTION ENTRANCE
V1.1 SOURCE: VA DSWC, MD ESC STDS
C-SCM-03-1

COMMONWEALTH OF VIRGINIA
W. CHASE GROCO
Lic. No. 3645
02/17/2026
LAND SURVEYOR

DATE: 01/28/2026
DRAWN BY: AEQ
PROJECT No. 26-041
FILE NAME: 26-041.DWG
REFERENCES:
P.B. 40 PG. 63

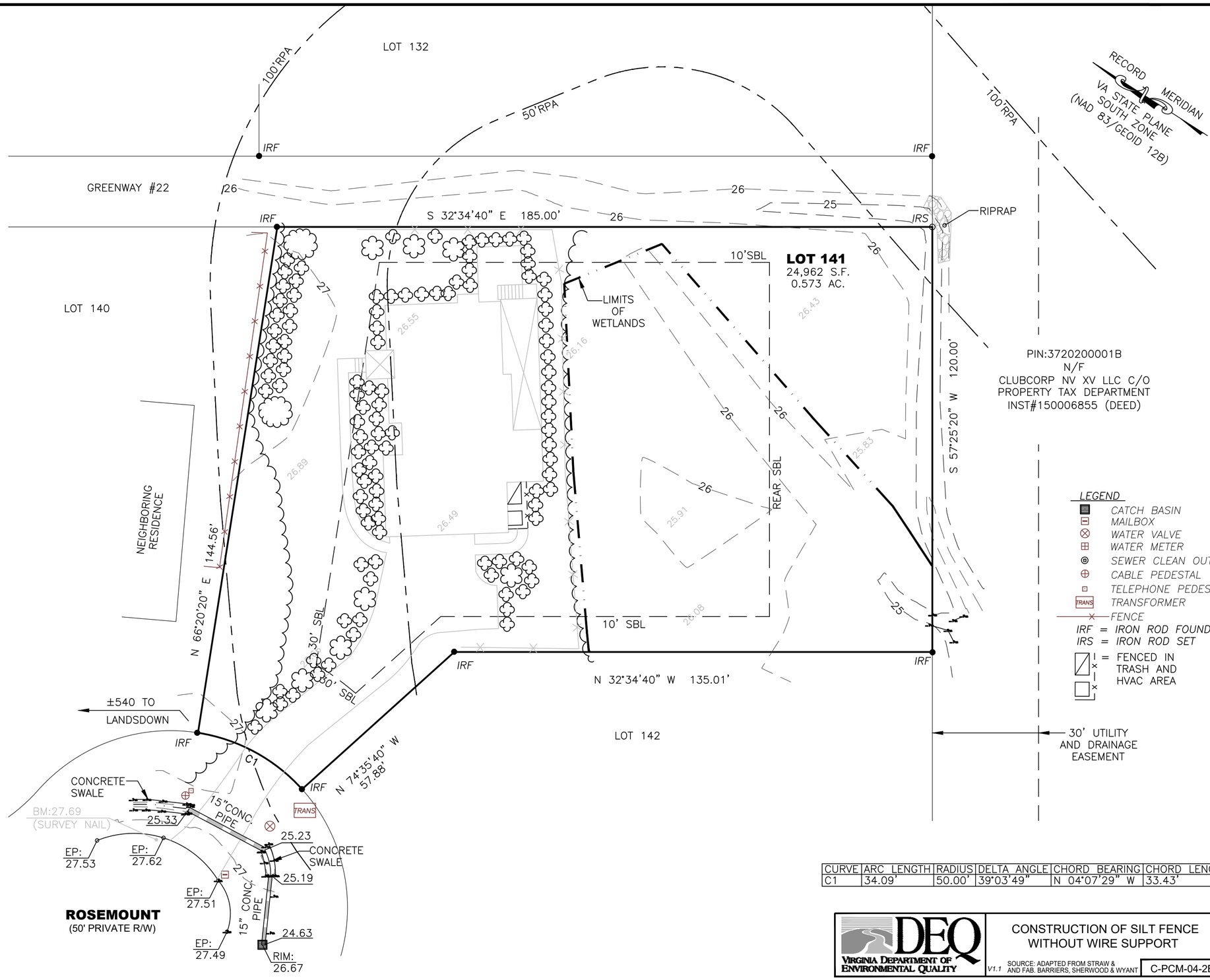
PAGE 1 OF 2

PLOT PLAN OF
LOT 141, SECTION II
FORD'S COLONY
FOR
HEATHER SHERRY

JAMES CITY COUNTY VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE
1.	02/17/2026	REVISED HOME LOCATION BASED UPON ARC COMMENTS

LANDTECH RESOURCES, INC
Engineering & Land Surveying Consultants
205-E Bulifants Boulevard - Williamsburg, VA 23188
Ph: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com



MITIGATION LEGEND

- SHRUB
- UNDERSTORY
- CANOPY

MITIGATION TABLE: 4,832 S.F. / 400 S.F. = 12.08 CREDITS

MITIGATION MEASURE	QTY.(NEEDED)	QTY.(SHOWN)
NATIVE CANOPY TREES	12	2
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NATIVE SHRUBS	36	108

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

20 0 20 40 60

Scale: 1" = 20'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	34.09'	50.00'	39°03'49"	N 04°07'29" W	33.43'

CONSTRUCTION OF SILT FENCE WITHOUT WIRE SUPPORT

DEQ VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY — V1.1 — SOURCE: ADAPTED FROM STRAW & AND FAB. BARRIERS, SHERWOOD & WYANT — C-PCM-04-2B

STONE CONSTRUCTION ENTRANCE

DEQ VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY — V1.1 — SOURCE: VA DSWC, MD ESC STDS — C-SCM-03-1

COMMONWEALTH OF VIRGINIA
W. CHASE GROGG
Lic. No. 3645
02/17/2026
LAND SURVEYOR

DATE: 01/28/2026
DRAWN BY: AEQ
PROJECT No. 26-041
FILE NAME: 26-041.DWG
REFERENCES:
P.B. 40 PG. 63

PAGE 2 OF 2

PLOT PLAN OF
LOT 141, SECTION II
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FOR
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1.	02/17/2026	REVISED HOME LOCATION BASED UPON ARC COMMENTS

LANDTECH RESOURCES, INC
Engineering & Land Surveying Consultants
205-E Bulifants Boulevard - Williamsburg, VA 23188
Ph: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

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

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

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

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

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

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

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

RE: CBPA-26-0013
119 Rosemount
Construction of single-family dwelling, patio

February 18, 2026

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. James Warren, for encroachments into the Resource Protection Area buffer for the construction of a single-family dwelling and patio. The project is located at 119 Rosemount, JCC Tax Map Parcel No. 3720200141.

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

The Chesapeake Bay Board will hold an advertised public hearing on **Wednesday, March 11, 2026, 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,

Emily Grojean

Emily Grojean
Chesapeake Bay Board Secretary
757-253-6789
Emily.Grojean@jamescitycountyva.gov

Adjacent Property Owner Mailing List for Case Number: CBPA-26-0013

PIN	Last Name	Address Line 1	City	State	Zip Code
3720200132	AARTS, CORNELIUS RONALD TRUSTE	117 LANDSDOWN	WILLIAMSBURG	VA	23188-7425
3720200001A	FORD'S COLONY AT WILLIAMSBURG	100 MANCHESTER	WILLIAMSBURG	VA	23188-7404
3720200142	KIRK, BRUCE B TRUSTEE &	121 ROSEMOUNT	WILLIAMSBURG	VA	23188-7460
	Mr. Chase Grogg LandTech Resources, Inc.	205-E Bulifants Blvd	Williamsburg	VA	23188
3720200140	PLUIM, THOMAS & HEATHER	117 ROSEMOUNT	WILLIAMSBURG	VA	23188-7460
3720200141	WARREN, JAMES H JR & KATHERINE	3 ENSCORE CT	HAMPTON	VA	23666-5690

PUBLIC HEARING NOTICE

THE WETLANDS BOARD AND CHESAPEAKE BAY BOARD OF JAMES CITY COUNTY, VIRGINIA, WILL HOLD PUBLIC HEARINGS ON **WEDNESDAY, MARCH 11, 2026 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 CASE:

WJPA-26-0003: Mr. Matthew Roth, Roth Environmental, LLC, on behalf of Mr. Ryan Lee, Westport Neighborhood Association, Inc., has applied for a Wetlands Permit for the installation of a pier and kayak launch on property located at 3475 Westport, JCC Real Estate Tax Map Parcel No. 3620500001A.

THE CHESAPEAKE BAY BOARD WILL CONSIDER THE FOLLOWING CASES:

CBPA-26-0008: Ms. Karen Hall, Meadowspring Consulting, PLLC on behalf of Mr. Robert and Ms. Kristal Meeker, has applied for a Chesapeake Bay Exception for the construction of a retaining wall on property located at 10200 Sycamore Landing Road, JCC Tax Map Parcel No. 0720300008A.

CBPA-26-0012: Mr. Mitchell Foos, The Kings Garden, on behalf of Mr. Donald and Ms. Geraldine Pratt Jr., has applied for a Chesapeake Bay Exception for the construction of two retaining walls, stairs, and a walkway on property located at 110 Archers Hope Drive, JCC Tax Map Parcel No. 4930280004.

CBPA-26-0004: Mr. Michael and Ms. Sharon Powell have applied for a Chesapeake Bay Exception for the construction of an attached deck on property located at 4455 Pleasant View Drive, JCC Tax Map Parcel No. 3741400013.

CBPA-26-0011: Ms. Kimberly Grimes has applied for a Chesapeake Bay Exception for the construction of an inground pool on property located at 3080 North Riverside Drive, JCC Tax Map Parcel No. 1910200025.

CBPA-26-0014: Mr. Robert Thompson, William and Mary Rowing Club, on behalf of Escalante Kingsmill Resort, LLC, has applied for a Chesapeake Bay Exception for the installation of two sheds on property located at 900 Kingsmill Road, JCC Tax Map Parcel No. 5040100002C.

CBPA-26-0013: Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Mr. James Warren, has applied for a Chesapeake Bay Exception for the construction of a single-family dwelling and patio on property located at 119 Rosemount, JCC Tax Map Parcel No. 3720200141.

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

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

NOT FOR PUBLICATION

DISPLAY: WEDNESDAY – February 25, 2026 and March 4, 2026
ACCOUNT NO. CU00015112
VIRGINIA GAZETTE
1/8 PAGE, VERTICAL, B/W