AGENDA
JAMES CITY COUNTY CHESAPEAKE BAY BOARD
REGULAR MEETING
COUNTY GOVERNMENT CENTER BOARD ROOM
101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185
July 8, 2026
5:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. MINUTES

1. Minutes from the June 10, 2026, Regular Meeting

D. PUBLIC COMMENT

E. PUBLIC HEARING(S)

1. CBPA-26-0079: 71 Tadich Drive
2. CBPA-26-0071: 136 John Wickham

F. BOARD CONSIDERATION(S)

1. Amendment of 2026 Calendar

G. MATTERS OF SPECIAL PRIVILEGE

H. ADJOURNMENT

MINUTES

JAMES CITY COUNTY CHESAPEAKE BAY BOARD

REGULAR MEETING

COUNTY GOVERNMENT CENTER BOARD ROOM

101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185

June 10, 2026

5:00 PM

A. CALL TO ORDER

The Chesapeake Bay Board meeting for June 10, 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:
Leslie Bowie, Vice Chair
Mark McElroy
Michael O'Brien
Matthew Woolsey

Board Members Absent:
Charles Roadley, Chair
Scott Maye

Other Staff Present:
Toni Small, Director, Stormwater and Resource Protection
Emily Grojean, Watershed Planner, Stormwater and Resource Protection
Julia Herten, Watershed Planner, Stormwater and Resource Protection

C. MINUTES

1. Minutes from the April 8, 2026, Regular Meeting

A motion to Approve the minutes was made by Mr. Woolsey.

The minutes were approved on a voice vote.

D. PUBLIC COMMENT

None.

E. PUBLIC HEARING(S)

1. CBPA-26-0048: 8629 Diascund Road

A motion to Approve w/ Conditions was made by Mr. McElroy, the motion result was Passed.
AYES: 4 NAYS: 0 ABSTAIN: 0 ABSENT: 2

Ayes: Bowie, McElroy, O'Brien, Woolsey
Absent: Maye, Roadley

Ms. Emily Grojean, Watershed Planner, presented the exception request submitted by Mr. Melvin Tomes, for encroachments into the Resource Protection Area (RPA) for the construction of a carport. The property is further identified as James City County Real Estate Tax Map Parcel No. 0920200015. The presentation described the current and proposed site conditions. If the Board approved the request, staff asked that the suggested conditions be incorporated into the approval.

Ms. Bowie opened the Public Hearing.

The Board discussed the pros and cons of the plan.

Ms. Bowie closed the Public Hearing.

2. CBPA-26-0028: 104 Dundee

A motion to Approve w/ Conditions was made by Mr. Woolsey, the motion result was Passed.
AYES: 4 NAYS: 0 ABSTAIN: 0 ABSENT: 2
Ayes: Bowie, McElroy, O'Brien, Woolsey
Absent: Maye, Roadley

Ms. Emily Grojean, Watershed Planner, presented the exception request submitted by Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Mr. Christopher Sobieski, for encroachments into the RPA for the construction of a deck. The property is further identified as James City County Real Estate Tax Map Parcel No. 3820200054. The presentation described the current and proposed site conditions. If the Board approved the request, staff asked that the suggested conditions be incorporated into the approval.

Ms. Bowie opened the Public Hearing.

A. Mr. Chase Grogg, Landtech Resources, Inc. 205 Bulifants Boulevard, Suite E, explained to the Board the property owners' personal and family reasoning in how the home features were chosen.

The Board discussed the pros and cons of the plan.

Ms. Bowie closed the Public Hearing.

3. CBPA-26-0022: 140 Kingspoint Drive

A motion to Approve w/ Conditions was made by Mr. McElroy, the motion result was Passed.
AYES: 4 NAYS: 0 ABSTAIN: 0 ABSENT: 2
Ayes: Bowie, McElroy, O'Brien, Woolsey
Absent: Maye, Roadley

Ms. Emily Grojean, Watershed Planner, presented the exception request submitted by Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Ms. Catherine Mount and Mr. Patrick Jones, for encroachments into the RPA for the construction of a building addition. The property is further identified as James City County Real Estate Tax Map Parcel No. 4910240025. The presentation described the current and proposed site conditions. If the Board approved the request, staff asked that the suggested conditions be incorporated into the approval.

Mr. Woolsey sought clarification about the relocation of the air-conditioning unit.

Staff deferred to the applicant.

Ms. Bowie opened the Public Hearing.

A. Mr. Chase Grogg, Landtech Resources, Inc., 205 Bulifants Boulevard, Suite E, explained the plans to the Board and personal reasoning for why property owners were asking for this exception. He also explained significant limitations on the parcel due to the existence of an RPA buffer and that the land was platted prior to the adoption of the Chesapeake Bay Preservation Act. He stated that the plans satisfied the County's mitigation requirements and only requested the minimum necessary to provide reasonable use of the property.

Mr. O'Brien asked about the basement addition.

A. Mr. Grogg explained sloping lots normally warrant construction of a basement.

The Board discussed the pros and cons of the plan.

Ms. Bowie closed the Public Hearing.

4. CBPA-26-0026: 108 Southern Hills

A motion to Defer was made by Mr. O'Brien, the motion result was Passed.
AYES: 4 NAYS: 0 ABSTAIN: 0 ABSENT: 2
Ayes: Bowie, McElroy, O'Brien, Woolsey
Absent: Maye, Roadley

Ms. Emily Grojean, Watershed Planner, presented the exception request submitted by Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Mr. Stanley Bolding, for encroachments into the RPA for the construction of a single-family dwelling with an attached deck, walkway, and a patio. The property is further identified as James City County Real Estate Tax Map Parcel No. 3720400128. The presentation described the current and proposed site conditions. If the Board approved the request, staff asked that the suggested conditions be incorporated into the approval.

Ms. Bowie opened the Public Hearing.

The Board discussed the pros and cons of the plan.

Ms. Bowie closed the Public Hearing.

5. CBPA-26-0021: 139 Kingspoint Drive

A motion to Approve w/ Conditions was made by Mr. O'Brien, the motion result was Passed.
AYES: 4 NAYS: 0 ABSTAIN: 0 ABSENT: 2
Ayes: Bowie, McElroy, O'Brien, Woolsey
Absent: Maye, Roadley

Ms. Emily Grojean, Watershed Planner, presented the exception request submitted by Ms. Erin Martin, Crossroad Custom Builders, Inc., on behalf of Mr. Carl Martin, for encroachments into the RPA for the construction of a single-family dwelling with an attached deck. The property is further identified as James City County Real Estate Tax Map Parcel No. 4910240023. The presentation described the current and proposed site conditions. If the Board approved the request, staff asked that the suggested conditions be incorporated into the approval.

Mr. O'Brien asked staff where the infiltration trenches would be located.

Mr. McElroy asked about clearing limits.

Staff deferred to the applicant.

Ms. Bowie opened the Public Hearing.

A. Mr. Shawn Lemon, Crossroad Custom Builders, 7596 Uncles Neck, Toano, VA, informed the Board where the infiltration trenches would be located. He also stated the clearing limits were decided to mitigate disturbance to the RPA.

B. Mr. Chase Grogg, Landtech Resources, Inc. 205 Bulifants Boulevard, Suite E, explained the existing tree line to the Board and how infiltration trenches would be installed.

The Board discussed the pros and cons of the plan.

Ms. Bowie closed the Public Hearing.

F. BOARD CONSIDERATION(S)

1. CBPA-25-0060: 117 Northpoint Drive Extension Request

Mr. James Boyd requested a one-year extension to the existing permit originally granted on July 9, 2025. If the Board approved the request, staff asked that all existing permit conditions be reauthorized with a new permit expiration date of July 9, 2027.

A motion to Approve w/ Conditions was made by Mr. Woolsey, the motion result was Passed.
AYES: 4 NAYS: 0 ABSTAIN: 0 ABSENT: 2
Ayes: Bowie, McElroy, O'Brien, Woolsey
Absent: Maye, Roadley

G. MATTERS OF SPECIAL PRIVILEGE

1. Introduction of Julia Herten, Watershed Planner

2. Certificates of Appointment

H. ADJOURNMENT

A motion to Adjourn was made by Ms. Bowie and approved on a voice vote.

The meeting adjourned at 5:40 p.m.

CHESAPEAKE BAY BOARD EXCEPTION No. CBPA-26-0079. 71 Tadich Drive
Staff Report for the July 8, 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. Anita Tabb
Agent:	Ms. Amanda Bowman, Clayton Homes
Location:	71 Tadich Drive
Parcel Identification No.:	5920100001
Parcel:	Lot 71
Lot Size:	0.161 acres
Area of Lot in Resource Protection Area (RPA):	0.140 acres (87%)
Watershed:	Skiffes Creek (JL35)
Floodplain:	None
Proposed Activity:	Installation of a mobile home and associated stairs
Impervious Cover:	1,209 square feet, new impervious
RPA Encroachment:	665 square feet, landward 100-foot RPA buffer 544 square feet, seaward 50-foot RPA buffer 1,209 square feet, total RPA buffer
Staff Contact:	Emily Grojean, Watershed Planner Phone: 253-6789

BRIEF SUMMARY AND DESCRIPTION OF ACTIVITIES

Ms. Amanda Bowman, Clayton Homes, has applied for a Chesapeake Bay Exception on behalf of Ms. Anita Tabb for encroachments into the RPA buffer for the installation of a mobile home and associated stairs located at 71 Tadich Drive within the Country Village Mobile Home Park subdivision and the Skiffes Creek watershed. The property is further identified as James City County Real Estate Tax Map Parcel No. 5920100001. The parcel was platted in 1970, prior to the adoption of the Chesapeake Bay Preservation Ordinance in 1990.

The total lot size of this property is 0.161 acres, of which 87% is located within the RPA. The Applicant is proposing to install a mobile home and associated stairs. Total impacts to the RPA associated with this proposal equate to 665 square feet to the landward 100-foot buffer, 544 square feet to the seaward 50-foot buffer, for a total of 1,209 square feet of impacts to the RPA buffer. Required mitigation for this amount of impervious impacts equals three planting units (three canopy trees, six understory trees, and nine shrubs). The Applicant will be required to submit a mitigation plan equal to this amount prior to the issuance of a building permit.

STAFF EVALUATION

Staff has evaluated the application and exception request for the installation of a mobile home and associated stairs. This application meets the Ordinance conditions in Sections 23-11 and 23-14 and should be heard by the Board because the seaward impacts of this proposal cannot be approved administratively.

CONSIDERATION BY THE CHESAPEAKE BAY BOARD

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

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

STAFF RECOMMENDATIONS

Staff has reviewed the application and exception request and has determined the impacts associated with the proposal to be major for the proposed development. Staff recommends approval for this exception request and if the Board wishes to approve the request, staff recommends the following conditions be incorporated into the approval:

1. The Applicant must obtain all other necessary federal, state, and local permits as required for the project; and
2. The Applicant must submit a mitigation plan equaling three planting units (three canopy trees, six understory trees, and nine shrubs); and
3. The Applicant must submit a surety of $2,250 in a form acceptable to the James City County Attorney's Office to guarantee the mitigation plan equaling three planting units (three canopy trees, six understory trees, and nine shrubs); and
4. This exception request approval will become null and void if construction has not begun by July 8, 2027; and
5. Written requests for an extension to an exception must be submitted to the Stormwater and Resource Protection Division no later than May 27, 2027, six weeks prior to the expiration date.

EG/tm
CBPA26-71TadichDr

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-26-0079. 71 TADICH DRIVE

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Ms. Amanda Bowman, Clayton Homes, on behalf of Ms. Anita Tabb (the "Applicant"), applied to the Chesapeake Bay Board of James City County (the "Board") on July 8, 2026, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property located at 71 Tadich Drive (the "Property") and further identified as James City County Real Estate Tax Map Parcel No. 5920100001, as set forth in the application CBPA-26-0079 for the purpose of the installation of a mobile home and associated stairs; 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-26-0079, subject to the following conditions:

1. The Applicant must obtain all other necessary federal, state, and local permits as required for the project; and

2. The Applicant must submit a mitigation plan equaling three planting units (three canopy trees, six understory trees, and nine shrubs); and

3. The Applicant must submit a surety of $2,250 in a form acceptable to the James City County Attorney's Office to guarantee the mitigation plan equaling three planting units (three canopy trees, six understory trees, and nine shrubs); and

4. This exception request approval will become null and void if construction has not begun by July 8, 2027; and

5. Written requests for an extension to an exception must be submitted to the Stormwater and Resource Protection Division no later than May 27, 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 8th day of July 2026.

CBPA26-71TadichDrApp-res

R E S O L U T I O N

CASE NO. CBPA-26-0079. 71 TADICH DRIVE

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Ms. Amanda Bowman, Clayton Homes, on behalf of Ms. Anita Tabb (the "Applicant"), applied to the Chesapeake Bay Board of James City County (the "Board") on July 8, 2026, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property located at 71 Tadich Drive (the "Property") and further identified as James City County Real Estate Tax Map Parcel No. 5920100001, as set forth in the application CBPA-26-0079 for the purpose of the installation of a mobile home and associated stairs; and

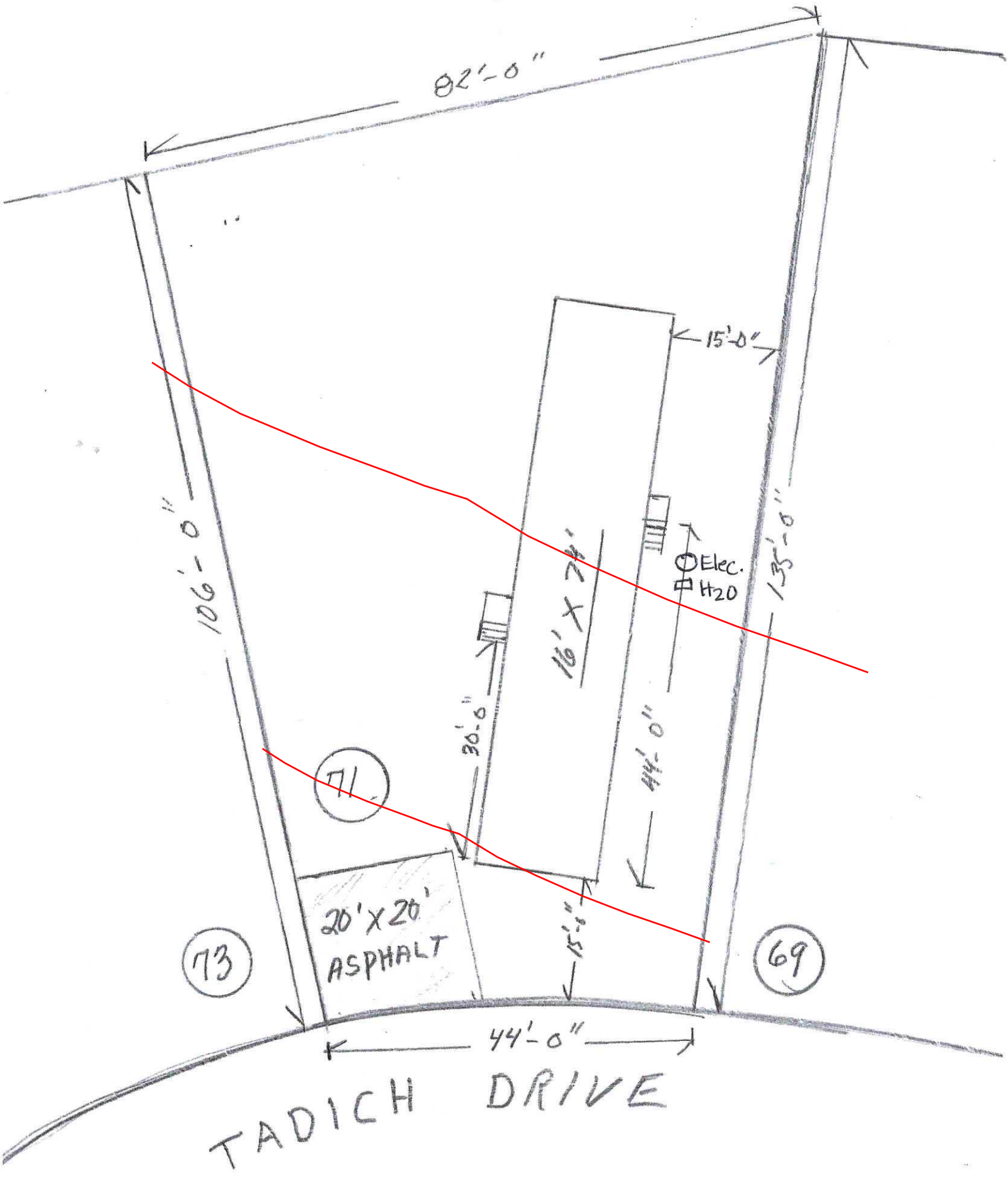
WHEREAS, the Board has heard the arguments presented and carefully considered all evidence entered into the record.

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-26-0079.

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

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 8th day of July 2026.

CBPA26-71TadichDrDny-res


82'-0"
106'-0"
15'-0"
135'-0"
16' x 24'
Elec.
H20
30'-0"
44'-0"
15'-0"
71
73
69
20' x 20'
ASPHALT
44'-0"
TADICH DRIVE

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

«Owner_Name»
«Mailing_Address»
«Mailing_City», «Mailing_State» «Mailing_Zip»

RE: CBPA-26-0079
71 Tadich Dr
Installation of mobile home, construction of stairs

June 16, 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. Amanda Bowman, Clayton Homes, on behalf of Ms. Anita Tabb, for encroachments into the Resource Protection Area buffer for the Installation of mobile home and construction of stairs . The project is located at 71 Tadich Dr, JCC Tax Map Parcel No. 5920100001.

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, July 8, 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-26-0079

PIN	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip
	Ms. Amanda Bowman, Clayton Homes	11281 Jefferson Ave	Newport News	VA	23601
5230200027	SNOWBURG, HOLLY I JR & KATHY J	101 WHITING AVE	WILLIAMSBURG	VA	23185-6011
5240200016	PALMER, KEENAN W	PO BOX 15356	NEWPORT NEW	VA	23605-0026
5240200018	PALMER, KEENAN W	PO BOX 15356	NEWPORT NEW	VA	23605-0026
5920100001	NEWPORT DATSUN	P O BOX 1219	KITTY HAWK	NC	27949-1219

PUBLIC HEARING NOTICE

THE CHESAPEAKE BAY BOARD OF JAMES CITY COUNTY, VIRGINIA WILL HOLD A PUBLIC HEARING ON **WEDNESDAY, JULY 8, 2026, AT 5:00 P.M.** IN THE COUNTY GOVERNMENT CONFERENCE ROOM OF BUILDING F, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

THE CHESAPEAKE BAY BOARD WILL CONSIDER THE FOLLOWING CASES:

CBPA-26-0069: Ms. Rebecca Crofts and Mr. Simon Middleton, has applied for a Chesapeake Bay Exception for the construction of a deck on property located at 103 Northpoint Dr, JCC Real Estate Tax Map Parcel No. 4910230002.

CBPA-26-0079: Ms. Amanda Bowman, Clayton Homes, on behalf of Ms. Anita Tabb, has applied for a Chesapeake Bay Exception for the installation of a mobile home and construction of stairs on property located at 71 Tadich Dr, JCC Real Estate Tax Map Parcel No. 5920100001.

CBPA-26-0071: Mr. David Soto, The Structures Group, on behalf of Ms. Janet and Mr. Scott Kruger, has applied for a Chesapeake Bay Exception for the construction of a retaining wall on property located at 136 John Wickham, JCC Real Estate Tax Map Parcel No. 5130200009.

CBPA-26-0060: Ms. Bianca and Mr. Stephen Chantry, has applied for a Chesapeake Bay Exception for the construction of a pavilion and patio on property located at 327 Neck-O-Land, JCC Real Estate Tax Map Parcel No. 4730100050.

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 – June 24, 2026, and July 1, 2026
ACCOUNT NO. CU00015112
VIRGINIA GAZETTE
1/8 PAGE, VERTICAL, B/W

CHESAPEAKE BAY BOARD EXCEPTION No. CBPA-26-0071. 136 John Wickham
Staff Report for the July 8, 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. Scott and Ms. Janet Kruger	
Agent:	Mr. David Soto, The Structures Group, Inc.	
Location:	136 John Wickham	
Parcel Identification No.:	5130200009	
Parcel:	Lot 9, Wickham's Grant	
Lot Size:	2.01 acres	
Area of Lot in Resource Protection Area (RPA):	1.63 acres (81%)	
Watershed:	Skiffes Creek (JL35)	
Floodplain:	None	
Proposed Activity:	Construction of a retaining wall	
Impervious Cover:	68 square feet	
RPA Encroachment:	68 square feet, landward 100-foot RPA buffer	
Staff Contact:	Emily Grojean, Watershed Planner	Phone: 253-6789

BRIEF SUMMARY AND DESCRIPTION OF ACTIVITIES

Mr. David Soto, The Structures Group, Inc., has applied for a Chesapeake Bay Exception on behalf of Mr. Scott and Ms. Janet Kruger for encroachments into the RPA buffer for the construction of a retaining wall located at 136 John Wickham within the Kingsmill subdivision and the Skiffes Creek watershed. The property is further identified as James City County Real Estate Tax Map Parcel No. 5130200009. The parcel was platted in 1988, prior to the adoption of the Chesapeake Bay Preservation Ordinance.

The total lot size of this property is 2.01 acres, of which 81% is located within the RPA. The current residence was constructed in 2018, with RPA impacts approved under Case No. CBE-18-064. An exception for the installation of a pool was granted in 2021 under Case No. CBPA-21-0080. An exception for the installation of a retaining wall was granted in 2024 under Case No. CBPA-24-0030. An exception request for a second retaining wall was heard and granted by this Board on February 11, 2026, under Case No. CBPA-25-0166. The applicants are now proposing to construct an additional segmental block retaining wall to combat erosion on the property. Total impacts to the RPA associated with this proposal equate to 68 square feet of impacts to the 100-foot landward RPA. The proposal includes the removal of 10 square feet of the existing retaining wall in the seaward 50-foot RPA and has been considered by staff for mitigation purposes. Required mitigation for this amount of impervious impacts equals one-half planting unit (six shrubs). The applicants have not submitted a mitigation plan for this proposal, therefore the submission of one will be required prior to building permit issuance.

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 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 Applicant must obtain all other necessary federal, state, and local permits as required for the project; and

2. The Applicant must submit a mitigation plan equaling one-half planting unit (six shrubs) prior to the issuance of a building permit; and

3. The Applicant must submit a surety of $500 in a form acceptable to the James City County Attorney's Office to guarantee the mitigation plan equaling one-half planting unit (six shrubs); and

4. The Applicants must record an affidavit in the Williamsburg/James City County Courthouse prior to the release of surety; and

5. This exception request approval will become null and void if construction has not begun by July 8, 2027; and

6. Written requests for an extension to an exception must be submitted to the Stormwater and Resource Protection Division no later than May 27, 2027, six weeks prior to the expiration date.

EG/tm
CBPA26-71_136JhnWckhm

Attachments:
1. Resolution
2. Site Plan

R E S O L U T I O N

CASE NO. CBPA-26-0071. 136 JOHN WICKHAM

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. David Soto, The Structures Group, Inc., on behalf of Mr. Scott and Ms. Janet Kruger, (the "Applicants"), has applied to the Chesapeake Bay Board of James City County (the "Board") on July 8, 2026, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property located at 136 John Wickham further identified as James City County Real Estate Tax Map Parcel No. 5130200009, as set forth in the application CBPA-26-0071 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-26-0071, 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 mitigation plan equaling one-half planting unit (six shrubs) prior to the issuance of a building permit; and

3. 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 one-half planting unit (six shrubs); and

4. The Applicants must record an affidavit in the Williamsburg/James City County Courthouse prior to the release of surety; and

5. This exception request approval will become null and void if construction has not begun by July 8, 2027; and

6. Written requests for an extension to an exception must be submitted to the Stormwater and Resource Protection Division no later than May 27, 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 8th day of July 2026.

CBPA26-71_136JhnWckhmApp-res

R E S O L U T I O N

CASE NO. CBPA-26-0071. 136 JOHN WICKHAM

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. David Soto, The Structures Group, Inc., on behalf of Mr. Scott and Ms. Janet Kruger, (the "Applicants"), has applied to the Chesapeake Bay Board of James City County (the "Board") on July 8, 2026, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property located at 136 John Wickham further identified as James City County Real Estate Tax Map Parcel No. 5130200009, as set forth in the application CBPA-26-0071 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-26-0071.

_____
Charles Roadley
Chair, Chesapeake Bay Board

_____
Emily Grojean
Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 8th day of July 2026.

CBPA26-71_136JhnWckhmDny-res

EROSION & SEDIMENT CONTROL NOTES

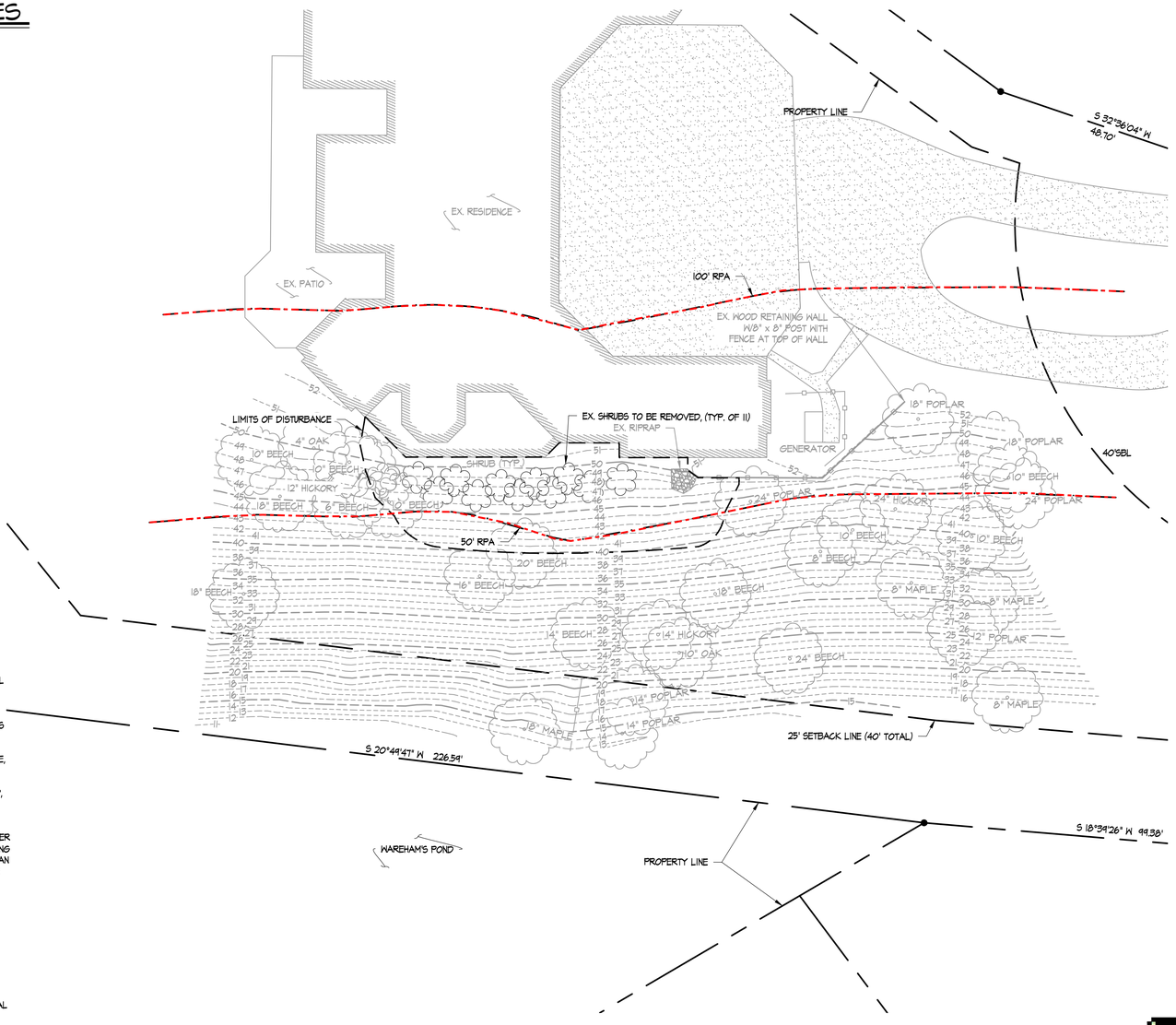
GENERAL:

1. THE PROFESSIONAL ENGINEER WHOSE SEAL IS AFFIXED HEREON SHALL ACT AS THE "RESPONSIBLE LAND DISTURBER" FOR THE PLAN REVIEW PHASE OF THIS PROJECT. ONCE THE PLANS ARE APPROVED, THE OWNER/GENERAL CONTRACTOR SHALL DESIGNATE THE "RESPONSIBLE LAND DISTURBER" AND PROVIDE THE COUNTY WITH THE NAME AND CERTIFICATION NO. OF THE "RESPONSIBLE LAND DISTURBER" FOR THE CONSTRUCTION PHASE OF THE PROJECT.
2. THIS SITE IS LOCATED WITHIN THE THE CHESAPEAKE BAY WATERSHED. THE PROJECT AREA IS LOCATED WITHIN THE LIMITS OF THE CHESAPEAKE BAY PRESERVATION ACT RPA/RMA AREAS.
3. ELEVATIONS SHOWN ARE APPROXIMATE, AND ARE BASED ON TOPOGRAPHIC MAP PROVIDED BY THE JAMES CITY COUNTY GEOGRAPHICAL INFORMATION SYSTEM (GIS).
4. THE EXISTENCE AND LOCATION (HORIZONTAL AND VERITCAL) OF EXISITNG UTILITIES ARE NOT GUARANTEED AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
5. THERE ARE NO ANTICIPATED OFFSITE LAND DISTURBING AREAS ASSOCIATED WITH THE DEVELOPMENT OF THIS SITE.
6. A LAND DISTURBING PERMIT IS NOT REQUIRED FOR SINGLE-FAMILY RESIDENCE PROJECTS DISTURBING LESS THAN 1 ACRE AND NOT PART OF LARGER COMMON PLAN OF DEVELOPMENT OR SALE, INCLUDING ADDITIONS OR MODIFICATIONS TO EXISTING SINGLE-FAMILY DETACHED RESIDENTIAL STRUCTURES. HOWEVER, LOCALITIES SUBJECT TO THE CHESAPEAKE BAY PRESERVATION ACT MAY REGULATE THESE SINGLE FAMILY RESIDENCES WHERE LAND DISTURBANCE EXCEEDS 2500 SQUARE FEET.
7. ALL OBJECTIONABLE AND DELETERIOUS MATERIAL IS TO BE REMOVED FROM THE SITE AND DISPOSED OF IN A STATE APPROVED FACILITY MEETING ALL REQUIREMENTS OF ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
8. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS BORROW AREAS AND SOIL INTENTIONALLY TRANSPORTED FROM THE SITE.
9. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY FOLLOWING FINISH GRADING. SEEDING SHALL BE DONE WITH THE MINIMUM CARE LAWN BLEND ACCORDING TO TABLE 3.32-D OF STANDARD AND SPECIFICATION 3.32, "PERMANENT SEEDING", OF THE VESCH. EROSION BLANKETS WILL BE INSTALLED OVER FILL SLOPES WHICH HAVE BEEN BROUGHT TO FINAL GRADE AND HAVE BEEN SEEDED TO PROTECT THE SLOPES FROM RILL AND GULLY EROSION TO ALLOW THE SEED TO GERMINATE PROPERLY. MULCH (STRAW OR FIBER) WILL BE USED ON RELATIVELY FLAT AREAS. IN ALL SEEDING OPERATIONS, SEED, FERTILIZER, AND LIME WILL BE APPLIED PRIOR TO MULCHING. SOIL STABILIZATION MATTING TO BE VESCH TYPICAL TREATMENT T-1 (JUTE MESH).

JAMES CITY COUNTY STANDARD STORMWATER NOTES:

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

1. ALL THE PROVISIONS OF VIRGINIA EROSION AND SEDIMENT CONTROL (E&SC) LAW AND REGULATIONS, THE VIRGINIA STORMWATER MANAGEMENT ACT AND REGULATIONS, THE VIRGINIA BEST MANAGEMENT PRACTICE (BMP) CLEARINGHOUSE WEBSITE, STATE E&SC AND STORMWATER MANAGEMENT HANDBOOKS, AND ANY ASSOCIATED TECHNICAL BULLETINS AND GUIDANCE DOCUMENTS AS PUBLISHED BY THE STATE WATER CONTROL BOARD, THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ), AND THE LOCAL VESCP AND VSMP AUTHORITY SHALL APPLY TO THE PROJECT.
2. MINIMUM STANDARDS NUMBERS 1 THROUGH 19 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL REGULATIONS 9VAC25-840 SHALL APPLY TO THE PROJECT.
3. THE OPERATOR SHALL BE RESPONSIBLE TO REGISTER FOR CONSTRUCTION GENERAL PERMIT (CGP) COVERAGE, AS APPLICABLE, IN ACCORDANCE WITH THE GENERAL VIRGINIA POLLUTANT DISCHARGE ELIMINATION SYSTEM (VPDES) PERMIT FOR DISCHARGE OF STORMWATER FROM CONSTRUCTION ACTIVITIES (VAR10) CHAPTER 880; THE VSMP REGULATIONS CHAPTER 870; AND IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE VSMP, THE STATE WATER CONTROL BOARD, THE VIRGINIA DEQ, CHAPTER 8 OF THE COUNTY CODE, AND THE LOCAL VESCP/VSMP AUTHORITY.
4. THE OPERATOR SHALL PROVIDE THE NAME OF AN INDIVIDUAL HOLDING A VALID RESPONSIBLE LAND DISTURBER (RLD) CERTIFICATE ISSUED BY DEQ SIGNIFYING WHO IS RESPONSIBLE FOR CARRYING OUT THE LAND-DISTURBING ACTIVITY IN ACCORDANCE WITH THE APPROVED E&SC PLAN. THE RLD MUST BE DESIGNATED ON THE E&SC PLAN OR PERMIT AS A PREREQUISITE FOR ENGAGING IN LAND DISTURBANCE. THE RLD IS REQUIRED TO ATTEND THE PRE-CONSTRUCTION MEETING FOR THE PROJECT.
5. A PRE-CONSTRUCTION MEETING SHALL BE HELD ON-SITE AND INCLUDE REPRESENTATIVES FROM THE LOCAL VESCP/VSMP AUTHORITY, THE OPERATOR, THE RLD, THE CONTRACTOR, ENGINEER, AND OTHER RESPONSIBLE AGENCIES, AS APPLICABLE, PRIOR TO AUTHORIZATION AND ISSUANCE OF A LOCAL LAND DISTURBING OR STORMWATER CONSTRUCTION PERMIT. THE OPERATOR IS REQUIRED TO COORDINATE SCHEDULING OF THE PRE-CONSTRUCTION MEETING WITH THE JAMES CITY COUNTY (JCC) SRP DIVISION.
6. A POLLUTION PREVENTION PLAN (P2 PLAN), IF REQUIRED, SHALL BE DEVELOPED, IMPLEMENTED, AND UPDATED AS NECESSARY AND MUST DETAIL THE DESIGN, INSTALLATION, IMPLEMENTATION, AND MAINTENANCE OF EFFECTIVE POLLUTION PREVENTION MEASURES TO MINIMIZE THE DISCHARGE OF POLLUTANTS AS SPECIFIED IN 9VAC25-870-56. THIS PLAN SHALL BE AVAILABLE ON-SITE FOR REVIEW AT REASONABLE TIMES BY THE LOCAL VESCP/VSMP AUTHORITY WHEN REQUESTED.
7. OFF-SITE AREAS SHALL BE APPROVED BY THE LOCAL VESCP/VSMP AUTHORITY PRIOR TO LAND DISTURBING ACTIVITY AT THE SEPARATE LOCATION. OFF-SITE AREAS SHALL BE INCLUDED AS PART OF THE PROPOSED LAND DISTURBING ACTIVITY OR COVERED BY A SEPARATE APPROVED E&SC PLAN.
8. TEMPORARY SOIL STOCKPILES SHALL COMPLY WITH THE PROVISIONS OF SECTION 24-46 OF THE COUNTY CODE.
9. LOCAL VESCP/VSMP AUTHORITY WRITTEN APPROVAL SHALL BE REQUIRED PRIOR TO DEVIATIONS FROM THE APPROVED EROSION AND SEDIMENT MEASURES, SEQUENCE OF CONSTRUCTION, OR STORMWATER MANAGEMENT PLAN. SIGNIFICANT DEVIATIONS FROM THE APPROVED PLAN MAY REQUIRE THE SUBMITTAL OF AN AMENDED PLAN FOR REVIEW AND APPROVAL.
10. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 14 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR. IRRIGATION, IF NECESSARY, SHALL COMPLY WITH ALL APPLICABLE SEASONAL WATER USE RESTRICTIONS OF THE JAMES CITY SERVICE AUTHORITY.
11. FOR THE PURPOSES OF BOND REDUCTIONS OR RELEASES, FINAL STABILIZATION WILL BE DEFINED AS THE COMPLETION OF ALL SOIL DISTURBING ACTIVITIES AT THE SITE AND THE ESTABLISHMENT OF A PERMANENT VEGETATIVE COVER ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT IS UNIFORM (E.G., EVENLY DISTRIBUTED), MATURE ENOUGH TO SURVIVE, AND WILL INHIBIT EROSION.
12. DESIGN AND CONSTRUCTION OF PRIVATE STORM DRAINAGE SYSTEMS, OUTSIDE OF ANY VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) RIGHT-OF-WAY, SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT VERSION OF THE COUNTY'S STORMWATER DRAINAGE CONVEYANCE SYSTEMS (NON-BMP RELATED) GENERAL DESIGN AND CONSTRUCTION GUIDELINES.
13. RECORD DRAWINGS (AS-BUILTS) AND CONSTRUCTION CERTIFICATIONS ARE REQUIRED FOR ALL APPLICABLE STORMWATER FACILITIES, INCLUDING STORMWATER MANAGEMENT/BMP FACILITIES AND STORM DRAINAGE CONVEYANCE SYSTEMS. RECORD DRAWINGS AND CONSTRUCTION CERTIFICATIONS MUST MEET ESTABLISHED PROGRAM REQUIREMENTS OF THE COUNTY CODE AND THE VESCP/VSMP AUTHORITY.
14. ALL STORMWATER FACILITIES INCLUDING BMPS, STORM DRAINAGE PIPES, STORMWATER CONVEYANCES, INLETS, MANHOLES, OUTFALLS, AND ROADSIDE AND OTHER OPEN CHANNELS SHALL BE INSPECTED BY THE LOCAL VESCP/VSMP AUTHORITY, THE OWNER, AND THE APPLICANT/OPERATOR/PERMITTEE DESIGNATED GEOTECHNICAL ENGINEER FOR THE PROJECT IN ACCORDANCE WITH THE ESTABLISHED COUNTY STORMWATER FACILITY INSPECTION PROGRAM REQUIREMENTS.
15. THE FINAL PROJECT CERTIFICATION PROCESS SHALL INCLUDE AN INTERNAL CLOSED-CIRCUIT TELEVISION CAMERA (CCTV) POST INSTALLATION INSPECTION PERFORMED BY THE OWNER IN ACCORDANCE WITH THE JCC CCTV ADMINISTRATIVE GUIDELINES DEVELOPED BY THE VSMP AUTHORITY.



EXISTING SITE PLAN

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

STATISTICAL INFORMATION

ZONE:	R4 RESIDENTIAL PLANNED COMMUNITY
PARCEL ID NO.:	5130200009
OWNER:	KRUGER, SCOTT TRUSTEE & JANET R TRUS
ADDRESS:	136 JOHN WICKHAM WILLLIAMSBURG, VA 23185900
SITE DESCRIPTION:	L-4 WICKHAM'S GRANT
PROJECT AREA:	1921 SQ. FT (0.04 ACRES)

IMPERVIOUS COVER FOR PROJECT AREA:

	PRE-CONSTRUCTION	POST-CONSTRUCTION	NET CHANGE
GREEN AREA	1921 SQ. FT (0%)	1851.5 SQ. FT (0%)	75.5 SQ. FT (0%)
IMPERVIOUS AREA	0 SQ. FT (0%)	75.5 SQ. FT (0%)	-75.5 SQ. FT (0%)
TOTAL AREA	1921 SQ. FT (100%)	1921 SQ. FT (100%)	0 SQ. FT (0%)

ABBREVIATIONS

APPROX.	APPROXIMATE	MAX.	MAXIMUM
CL	CENTERLINE	MIN.	MINIMUM
CLR	CLEAR	O.C.	ON CENTER
CONC.	CONCRETE	REINF.	REINFORCEMENT
CONN.	CONNECTION	RW	RETAINING WALL
CONT.	CONTINUOUS	STA.	STATION
CJ	CONTROL JOINT	TYP.	TYPICAL
DIA	DIAMETER	TOW	TOP OF WALL
ELEV.	ELEVATION	W/	WITH
EQ.	EQUAL	V.I.F	VERIFY IN FIELD
EX.	EXISTING	VERT.	VERTICAL
HORIZ.	HORIZONTAL	WWF	WELDED WIRE FABRIC

PROJECT DESCRIPTION

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

SEQUENCE OF CONSTRUCTION

1. INSTALL SILT FENCE DOWN SLOPE OF ALL AREAS TO BE DISTURBED.
2. REMOVE WOOD RETAINING WALLS, SHRUBS, TREES AS INDICATED ON PLANS.
3. CONSTRUCT SEGMENTAL BLOCK RETAINING WALLS & GEO-GRID REINFOCING, BACKFILL MATERIAL TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY IN MAXIMUM 8" LIFTS
4. CONSTRUCT PEDESTRIAN HANDRAIL ASSEMBLY
5. STABILIZE ALL DISTURBED EARTH WITH SEED & STRAW.
6. REMOVE SILT FENCE UPON WRITTEN NOTIFICATION FROM JAMES CITY COUNTY INSPECTOR.

PRELIMINARY



VICINITY MAP

SCALE: 1/4"=900'

0 600 2400

N

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

Reviewed by: MAM
Drawn by: DAS
Project #: VA23060.DES
Date: 2/28/24

PRELIMINARY NOT FOR CONSTRUCTION
DATE:2/28/24

No.	Revisions	Date

EROSION & SEDIMENT CONTROL NOTES, VICINITY MAP, PROJECT DESCRIPTION, STATISTICAL INFORMATION, & EXISTING SITE PLAN

RETAINING WALL
136 JOHN WICKHAM
WILLIAMSBURG VIRGINIA

Sheet S1 1 of 2

GENERAL NOTES

1. WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
   A. THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE (VUSBC); 2018 EDITION
   B. THE INTERNATIONAL RESIDENTIAL CODE (IRC); 2018 EDITION AS AMENDED BY THE VUSBC.
   C. ALL APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS.

2. DESIGN LOADS:
   A. BUILDING CLASSIFICATION CATEGORY_____II
   B. GROUND SNOW, Pg_____15 PSF
   C. ULTIMATE WIND SPEED_____115 MPH
      EXPOSURE_____B
   D. SOIL UNIT HEIGHT_____120 PCF
   E. LIVE LOADS:
      UNIFORM
      LANDSCAPE & MAINTENANCE_____50 PSF
   F. SEISMIC DESIGN:
      SEISMIC IMPORTANCE FACTOR, I_____1.0
      MAPPED SPECTRAL RESPONSE ACCELERATION Ss__0.11
      MAPPED SPECTRAL RESPONSE ACCELERATION S1__0.043
      SITE SOIL CLASS_____E
      SPECTRAL COEFFICIENT, Sds_____0.176
      SPECTRAL COEFFICIENT, Sd1_____0.119
      SEISMIC DESIGN CATEGORY_____B
      BASIC STRUCTURAL SYSTEM_____

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

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

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

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

LEVELING PAD:

7. LEVELING PAD FOR SEGMENTAL BLOCK RETAINING WALLS SHALL BE A MINIMUM OF 8" THICK COMPACTED NO. 21A CRUSHED STONE WRAPPED IN FILTER CLOTH. ALTERNATELY, 8" THICK 350 PSI FLOWABLE FILL MAY BE UTILIZED FOR THE LEVELING PAD.

8. ALL FLOWABLE FILL SHALL BE MIXED, PLACED AND TESTED IN ACCORDANCE WITH THE LATEST EDITION OF ACI 318.

9. ALL FLOWABLE FILL SHAVE A SLUMP OF 7" ± 1" UNLESS NOTED OTHERWISE.

10. ALL FLOWABLE FILL TO BE POURED IN COLD WEATHER, AS DEFINED IN SECTION 1.1 OF ACI 306R, COLD WEATHER CONCRETING, SHALL FULLY COMPLY WITH ACI 306.1, STANDARD SPECIFICATIONS FOR COLD WEATHER CONCRETING, AND 306R.

11. ALL FLOWABLE FILL TO BE POURED IN HOT WEATHER, AS DEFINED IN SECTION 1.2 OF ACI 305R, HOT WEATHER CONCRETING, SHALL FULLY COMPLY WITH ACI 305.1, STANDARD SPECIFICATIONS FOR HOT WEATHER CONCRETING, AND ACI 305R.

RETAINING WALL:

12. ELEVATIONS SHOWN ARE BASED ON TOPOGRAPHIC SURVEY PROVIDED BY LANDTECH RESOURCES, INC. ENGINEERING SURVEYING CONSULTANTS, DATED 01/18/2024.

13. EXISTING SITE SOIL IS EMPORIA COMPLEX SOIL SERIES WITH LOW SHRINK-SWELL POTENTIAL BASED ON THE EGS MID-ATLANTIC LLC SOIL SURVEY, DATED ON 1/24/2024.

14. LEVELING PAD WAS DESIGNED TO BEAR ON UNDISTURBED SOIL BELOW THE FROST LINE AND A MINIMUM OF 1'-6" BELOW THE EXISTING GRADE UNLESS NOTED OTHERWISE WITH A MINIMUM SOIL BEARING PRESSURE OF 2,000 PSF UNLESS NOTED OTHERWISE.

15. BACKFILL MATERIAL MUST BE COMPACTED TO 95% STANDARD PROCTOR DENSITY IN MAXIMUM 8" LIFTS USING A VIBRATORY PLATE COMPACTOR. ALL BACKFILL SHALL BE FREE-DRAINING, NON-FROST SUSCEPTIBLE GRANULAR MATERIAL SM OR BETTER, UNLESS NOTED TO BE STONE. RETAINED BACKFILL MATERIAL SHALL HAVE A MINIMUM FRICTION ANGLE OF 25 DEGREES, EXCEPT IN THE REINFORCED ZONE. BACKFILL MATERIAL TO BE USED IN THE REINFORCED ZONE SHALL BE SM OR BETTER WITH MINIMUM FRICTION ANGLE OF 30 DEGREES.

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

17. PLACE A 4" DIAMETER PERFORATED PVC DRAIN PIPE WRAPPED IN FILTER CLOTH ADJACENT TO INSIDE FACE OF THE MODULAR CONCRETE UNIT RETAINING WALL. PROVIDE DRAINAGE TO DAYLIGHT.

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

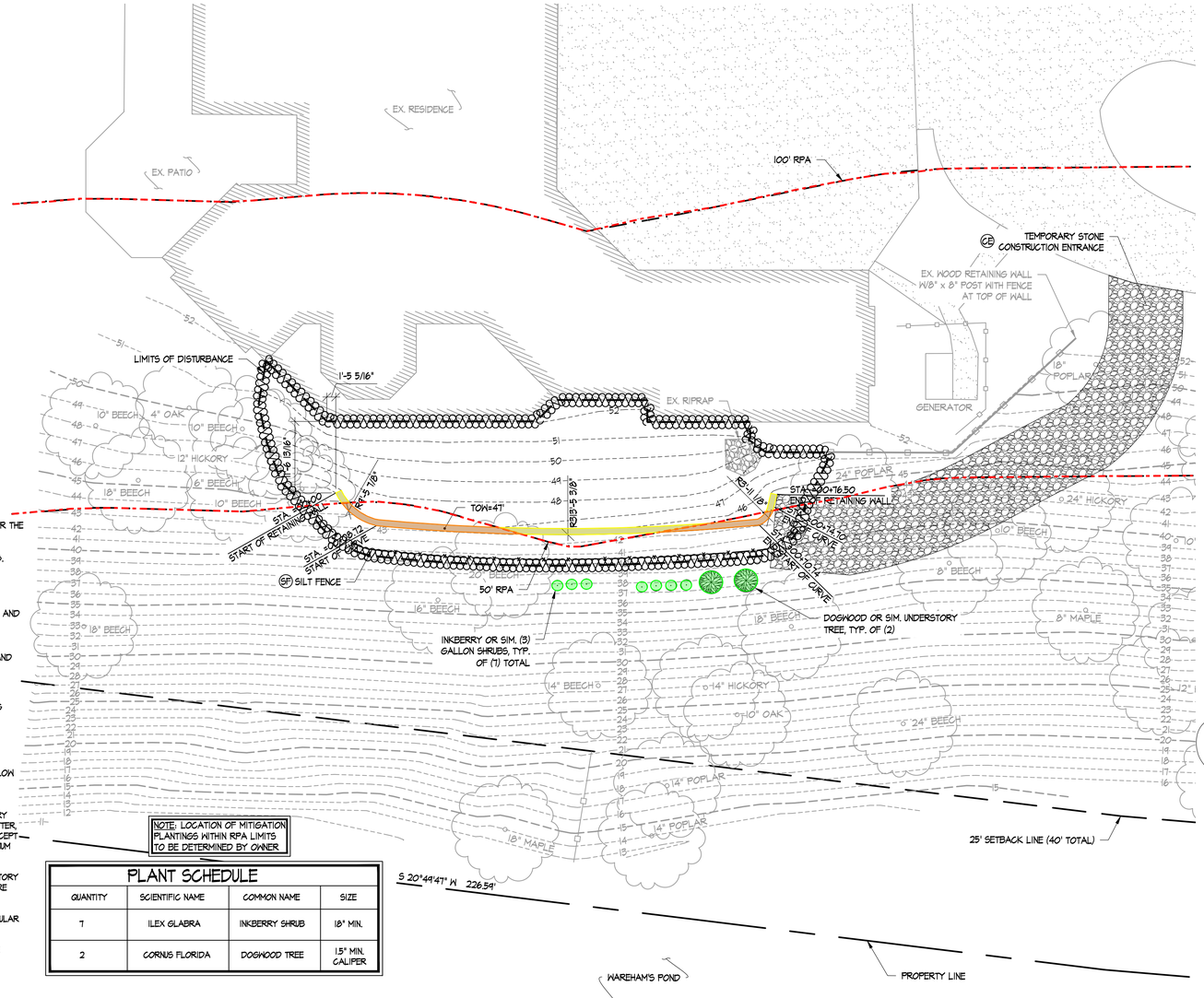
19. ALL GEOGRID REINFORCEMENT TO BE MIRAGRID 3XT SERIES MANUFACTURED BY TENCATE GEOSYNTHETICS. LENGTH OF GEOGRID SHOWN ON DRAWINGS IS TAKEN FROM OUTSIDE FACE OF RETAINING WALL. GEOGRID SHALL BE PULLED TAUGHT PRIOR TO INFILLING BACKFILL.

20. SEGMENTAL RETAINING WALL UNITS SHALL BE DIAMOND PRO MANUFACTURED BY ANCHOR WALL SYSTEMS, LLC.

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

22. PEDESTRIAN PROTECTION IS REQUIRED WHEN WALL HEIGHT EXCEEDS 30" ABOVE FINISH GRADE. GUARD RAILING, FENCING, AND/OR LANDSCAPE SHRUBBERY SHALL BE PROVIDED WHERE WALL HEIGHT EXCEEDS 30" ABOVE FINISH GRADE.

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

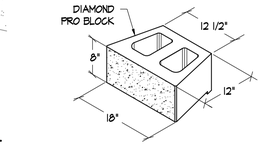


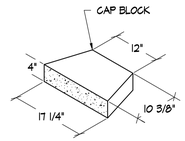
PLANT SCHEDULE			
QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE
7	ILEX GLABRA	INKBERRY SHRUB	18" MIN.
2	CORNUS FLORIDA	DOGWOOD TREE	1.5" MIN. CALIPER

RETAINING WALL PLAN

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

LEGEND			
MARK	SYMBOL	CODE	DESCRIPTION
——x——	SF	3.05	SILT FENCE
	CE	3.02	CONSTRUCTION ENTRANCE

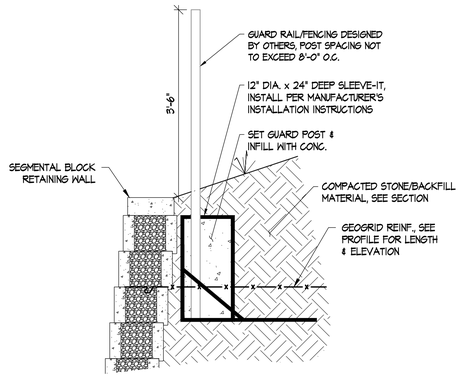




DETAIL

TYPICAL ANCHOR DIAMOND PRO UNITS

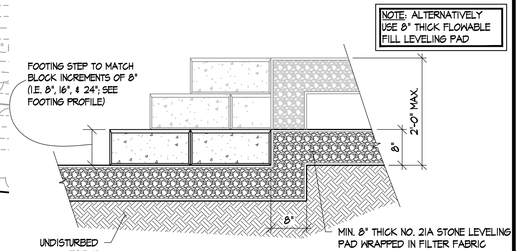
SCALE: NONE



DETAIL

PEDESTRIAN BARRIER

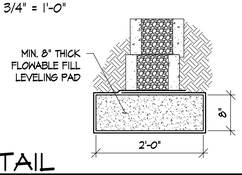
SCALE: 3/4" = 1'-0"



DETAIL

ALTERNATE FOOTING

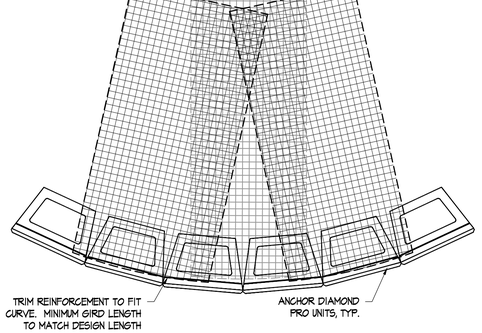
SCALE: 3/4" = 1'-0"



DETAIL

ALTERNATE FOOTING

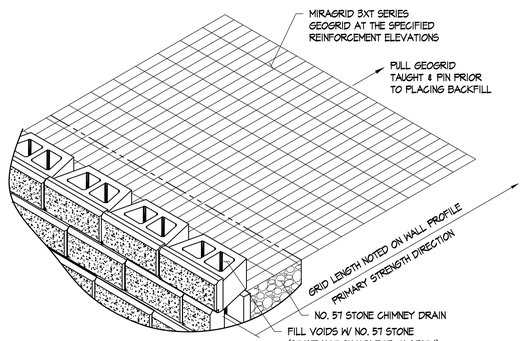
SCALE: 3/4" = 1'-0"



DETAIL

GEOSYNTHETIC REINFORCEMENT @ OUTSIDE CURVE

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



DETAIL

GEOSYNTHETIC REINFORCEMENT

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

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

Reviewed by: MAM
Drawn by: DAS
Project #: VA23060.DES
Date: 2/28/24

PRELIMINARY NOT FOR CONSTRUCTION
DATE:2/28/24

No.	Revisions	Date

RETAINING WALL PLAN & DETAILS

RETAINING WALL
136 JOHN NICKHAM
WILLIAMSBURG VIRGINIA

Sheet S2 2 of 2

EROSION & SEDIMENT CONTROL NOTES

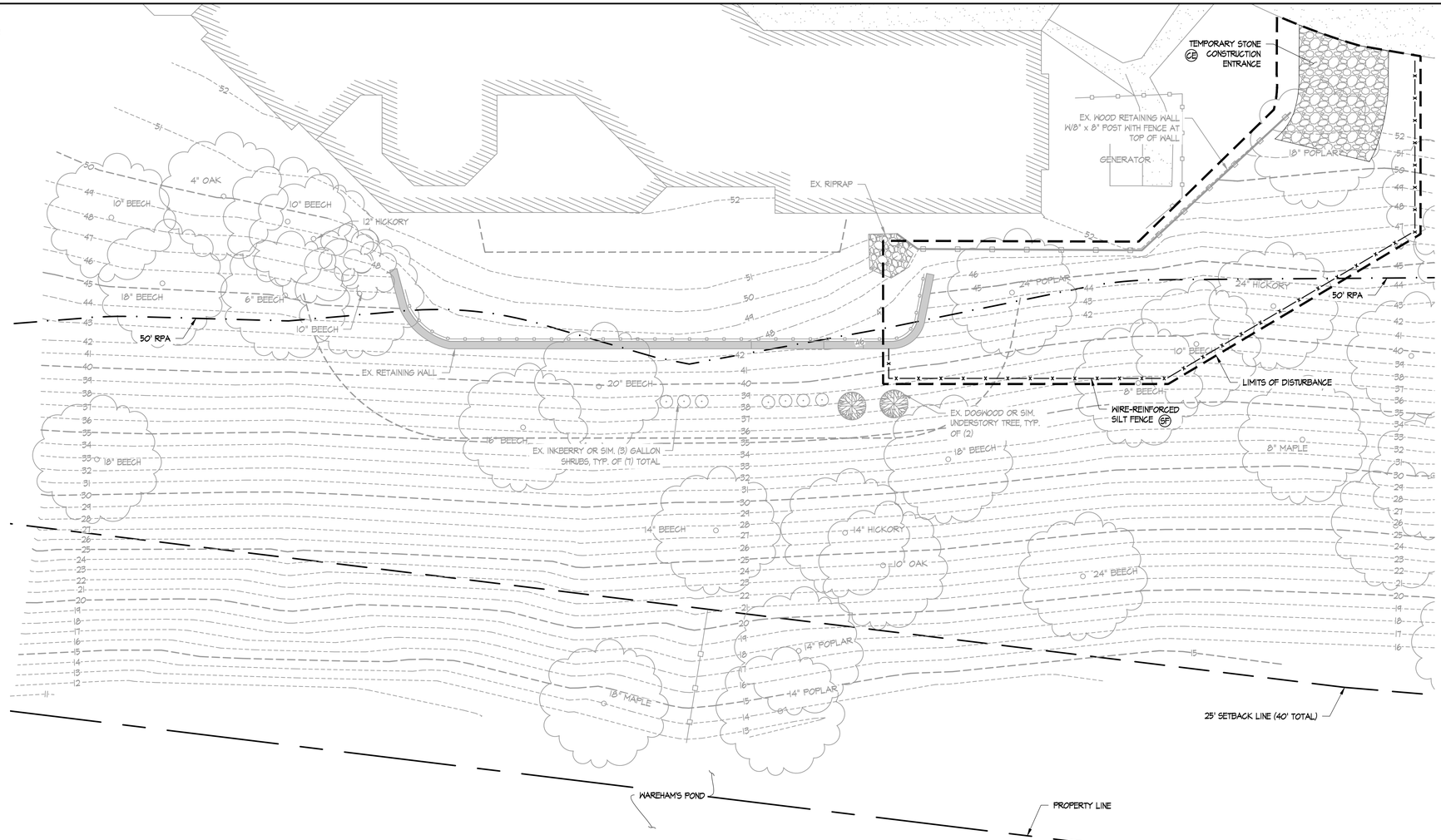
GENERAL:

1. THE PROFESSIONAL ENGINEER WHOSE SEAL IS AFFIXED HEREON SHALL ACT AS THE "RESPONSIBLE LAND DISTURBER" FOR THE PLAN REVIEW PHASE OF THIS PROJECT. ONCE THE PLANS ARE APPROVED, THE OWNER/GENERAL CONTRACTOR SHALL DESIGNATE THE "RESPONSIBLE LAND DISTURBER" AND PROVIDE THE COUNTY WITH THE NAME AND CERTIFICATION NO. OF THE "RESPONSIBLE LAND DISTURBER" FOR THE CONSTRUCTION PHASE OF THE PROJECT.
2. THIS SITE IS LOCATED WITHIN THE THE CHESAPEAKE BAY WATERSHED. THE PROJECT AREA IS ALSO LOCATED WITHIN THE LIMITS OF THE CHESAPEAKE BAY PRESERVATION ACT RPA/RMA AREAS.
3. ELEVATIONS SHOWN ARE APPROXIMATE, AND ARE BASED ON TOPOGRAPHIC SURVEY PROVIDED BY LANDTECH RESOURCES, INC. DATED 1/18/2024.
4. THE EXISTENCE AND LOCATION (HORIZONTAL AND VERITCAL) OF EXISITNG UTILITIES ARE NOT GUARANTEED AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
5. THERE ARE NO ANTICIPATED OFFSITE LAND DISTURBING AREAS ASSOCIATED WITH THE DEVELOPMENT OF THIS SITE.
6. A LAND DISTURBANCE PERMIT IS REQUIRED FOR THIS PROJECT AS THE LAND DISTURBANCE EXCEEDS 2500 SQUARE FEET.
7. ALL OBJECTIONABLE AND DELETERIOUS MATERIAL IS TO BE REMOVED FROM THE SITE AND DISPOSED OF IN A STATE APPROVED FACILITY MEETING ALL REQUIREMENTS OF ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
8. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS BORROW AREAS AND SOIL INTENTIONALLY TRANSPORTED FROM THE SITE.
9. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY FOLLOWING FINISH GRADING. SEEDING SHALL BE DONE WITH THE MINIMUM CARE LAWN BLEND ACCORDING TO TABLE 3.32-D OF STANDARD AND SPECIFICATION 3.32, "PERMANENT SEEDING", OF THE VESCH. EROSION BLANKETS WILL BE INSTALLED OVER FILL SLOPES WHICH HAVE BEEN BROUGHT TO FINAL GRADE AND HAVE BEEN SEEDED TO PROTECT THE SLOPES FROM RILL AND GULLY EROSION TO ALLOW THE SEED TO GERMINATE PROPERLY. MULCH (STRAW OR FIBER) WILL BE USED ON RELATIVELY FLAT AREAS. IN ALL SEEDING OPERATIONS, SEED, FERTILIZER, AND LIME WILL BE APPLIED PRIOR TO MULCHING. SOIL STABILIZATION MATTING TO BE VESCH TYPICAL TREATMENT T-1 (JUTE MESH).

JAMES CITY COUNTY STANDARD STORMWATER NOTES:

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

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



EXISTING SITE PLAN

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

STATISTICAL INFORMATION

ZONE:	R4 RESIDENTIAL PLANNED COMMUNITY
PARCEL ID NO.:	5130200009
OWNER:	KRUGER, SCOTT TRUSTEE & JANET R TRUS
ADDRESS:	136 JOHN WICKHAM WILLLIAMSBURG, VA 23185900
SITE DESCRIPTION:	L-9 WICKHAM'S GRANT
PROJECT AREA:	1,735 SQ. FT (0.04 ACRES)

IMPERVIOUS COVER FOR PROJECT AREA:

	PRE-CONSTRUCTION	POST-CONSTRUCTION	NET CHANGE
GREEN AREA	1,735 SQ. FT (100%)	1,659 SQ. FT (96%)	-76 SQ. FT (4%)
IMPERVIOUS AREA	0 SQ. FT (0%)	76 SQ. FT (4%)	76 SQ. FT (4%)
TOTAL AREA	1,735 SQ. FT (100%)	1,735 SQ. FT (100%)	0 SQ. FT (0%)

ABBREVIATIONS

APPROX.	APPROXIMATE	REINF.	REINFORCEMENT
CONC.	CONCRETE	RW	RETAINING WALL
CONT.	CONTINUOUS	SIM.	SIMILAR
DIA.	DIAMETER	SS	STAINLESS STEEL
ELEV.	ELEVATION	SQ.FT.	SQUARE FEET
EQ.	EQUAL	STA.	STATION
EX.	EXISTING	TYP.	TYPICAL
HORIZ.	HORIZONTAL	TOW	TOP OF WALL
MAX.	MAXIMUM	W/	WITH
MIN.	MINIMUM	V.I.F	VERIFY IN FIELD
NO.	NUMBER	VERT.	VERTICAL
O.C.	ON CENTER	WWF	WELDED WIRE FABRIC

PROJECT DESCRIPTION

THIS PROJECT INCLUDES THE CONSTRUCTION OF A NEW SEGMENTAL BLOCK RETAINING WALL ALONG THE LEFT SIDE OF THE RESIDENCE.

SEQUENCE OF CONSTRUCTION

1. INSTALL SILT FENCE DOWN SLOPE OF ALL AREAS TO BE DISTURBED AND INSTALL TEMPORARY CONSTRUCTION ENTRANCE.
2. REMOVE EXISTING SHRUBS AS INDICATED ON PLANS.
3. CONSTRUCT SEGMENTAL BLOCK RETAINING WALLS & GEO-GRID REINFOCING, BACKFILL MATERIAL TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY IN MAXIMUM 8" LIFTS
4. INSTALL REQUIRED SHRUBBERY
5. STABILIZE ALL RE-GRADED AND DENUDED EARTH IN ACCORDANCE WITH GENERAL NOTE NO. 9 ON SHEET S1.
6. CONSTRUCT PEDESTRIAN GUARD ASSEMBLY/FENCING ALONG TOP OF THE WALL
7. REMOVE SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE UPON WRITTEN NOTIFICATION FROM JAMES CITY COUNTY INSPECTOR.



VICINITY MAP

SCALE: 1/4"=900'

0 900 3,600

N

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

Reviewed by: MAM
Drawn by: DAS
Project #: VA23060ADES
Date: 1/23/26

PRELIMINARY NOT FOR CONSTRUCTION
DATE 1/23/26

No.	Revisions	Date

EROSION & SEDIMENT CONTROL NOTES, VICINITY MAP, PROJECT DESCRIPTION, STATISTICAL INFORMATION, SEQUENCE OF CONSTRUCTION, & EXISTING SITE PLAN

RETAINING WALL FOR KRUGER RESIDENCE
136 JOHN WICKHAM
JAMES CITY COUNTY VIRGINIA

Sheet S1 1 of 3

GENERAL NOTES

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

2. DESIGN LOADS:
   A. BUILDING CLASSIFICATION CATEGORY_____II
   B. GROUND SNOW, Pg_____15 PSF
   C. ULTIMATE WIND SPEED_____115 MPH
      EXPOSURE_____B
   D. SOIL UNIT WEIGHT_____120 PCF
   E. LIVE LOADS:
      UNIFORM
      LANDSCAPE & MAINTENANCE_____50 PSF
   F. SEISMIC DESIGN:
      SEISMIC IMPORTANCE FACTOR, I_____1.0
      MAPPED SPECTRAL RESPONSE ACCELERATION Ss_0.14
      MAPPED SPECTRAL RESPONSE ACCELERATION S1__0.043
      SITE SOIL CLASS_____D
      SPECTRAL COEFFICIENT, Sds_____0.12
      SPECTRAL COEFFICIENT, Sd1_____0.06
      SEISMIC DESIGN CATEGORY_____A
      BASIC STRUCTURAL SYSTEM_____SEGMENTAL BLOCK RETAINING WALL

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

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

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

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

7. SPECIAL INSPECTIONS ARE REQUIRED FOR THE CONSTRUCTION OF RETAINING WALLS WITHIN JAMES CITY COUNTY.

LEVELING PAD:

8. LEVELING PAD FOR SEGMENTAL BLOCK RETAINING WALLS SHALL BE A MINIMUM OF 8" THICK COMPACTED NO. 21A CRUSHED STONE WRAPPED IN FILTER CLOTH. ALTERNATELY, 8" THICK 350 PSI FLOWABLE FILL MAY BE UTILIZED FOR THE LEVELING PAD.

9. ALL FLOWABLE FILL SHALL BE MIXED, PLACED AND TESTED IN ACCORDANCE WITH THE LATEST EDITION OF ACI 318.

10. ALL FLOWABLE FILL SHALL HAVE A SLUMP OF 7" ± 1" UNLESS NOTED OTHERWISE.

11. ALL FLOWABLE FILL TO BE POURED IN COLD WEATHER, AS DEFINED IN SECTION 1.1 OF ACI 306R, COLD WEATHER CONCRETING, SHALL FULLY COMPLY WITH ACI 306.1, STANDARD SPECIFICATIONS FOR COLD WEATHER CONCRETING, AND 306R.

12. ALL FLOWABLE FILL TO BE POURED IN HOT WEATHER, AS DEFINED IN SECTION 1.2 OF ACI 305R, HOT WEATHER CONCRETING, SHALL FULLY COMPLY WITH ACI 305.1, STANDARD SPECIFICATIONS FOR HOT WEATHER CONCRETING, AND ACI 305R.

RETAINING WALL:

13. ELEVATIONS SHOWN ARE BASED ON TOPOGRAPHIC SURVEY PROVIDED BY LANDTECH RESOURCES, INC. ENGINEERING SURVEYING CONSULTANTS, DATED 1/18/2024.

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

15. EXISTING SITE SOIL IS EMPORIA COMPLEX SOIL SERIES WITH LOW SHRINK-SWELL POTENTIAL BASED ON THE ECS MID-ATLANTIC LLC SOIL SURVEY, DATED ON 1/24/2024.

16. LEVELING PAD WAS DESIGNED TO BEAR ON UNDISTURBED SOIL BELOW THE FROST LINE AND A MINIMUM OF 3'-0" BELOW THE EXISTING GRADE UNLESS NOTED OTHERWISE WITH A MINIMUM SOIL BEARING PRESSURE OF 2,000 PSF UNLESS NOTED OTHERWISE.

17. BACKFILL MATERIAL MUST BE COMPACTED TO 95% STANDARD PROCTOR DENSITY IN MAXIMUM 8" LIFTS USING A VIBRATORY PLATE COMPACTOR. ALL BACKFILL SHALL BE FREE-DRAINING, NON-FROST SUSCEPTIBLE GRANULAR MATERIAL SM OR BETTER, UNLESS NOTED TO BE STONE. RETAINED BACKFILL MATERIAL SHALL HAVE A MINIMUM FRICTION ANGLE OF 25 DEGREES, EXCEPT IN THE REINFORCED ZONE. BACKFILL MATERIAL TO BE USED IN THE REINFORCED ZONE SHALL BE SM OR BETTER WITH MINIMUM FRICTION ANGLE OF 30 DEGREES.

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

19. PLACE A 4" DIAMETER PERFORATED PVC DRAIN PIPE WRAPPED IN FILTER CLOTH ADJACENT TO INSIDE FACE OF THE MODULAR CONCRETE UNIT RETAINING WALL. PROVIDE DRAINAGE TO DAYLIGHT.

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

21. SEGMENTAL RETAINING WALL UNITS SHALL BE DIAMOND PRO MANUFACTURED BY ANCHOR WALL SYSTEMS, LLC.

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

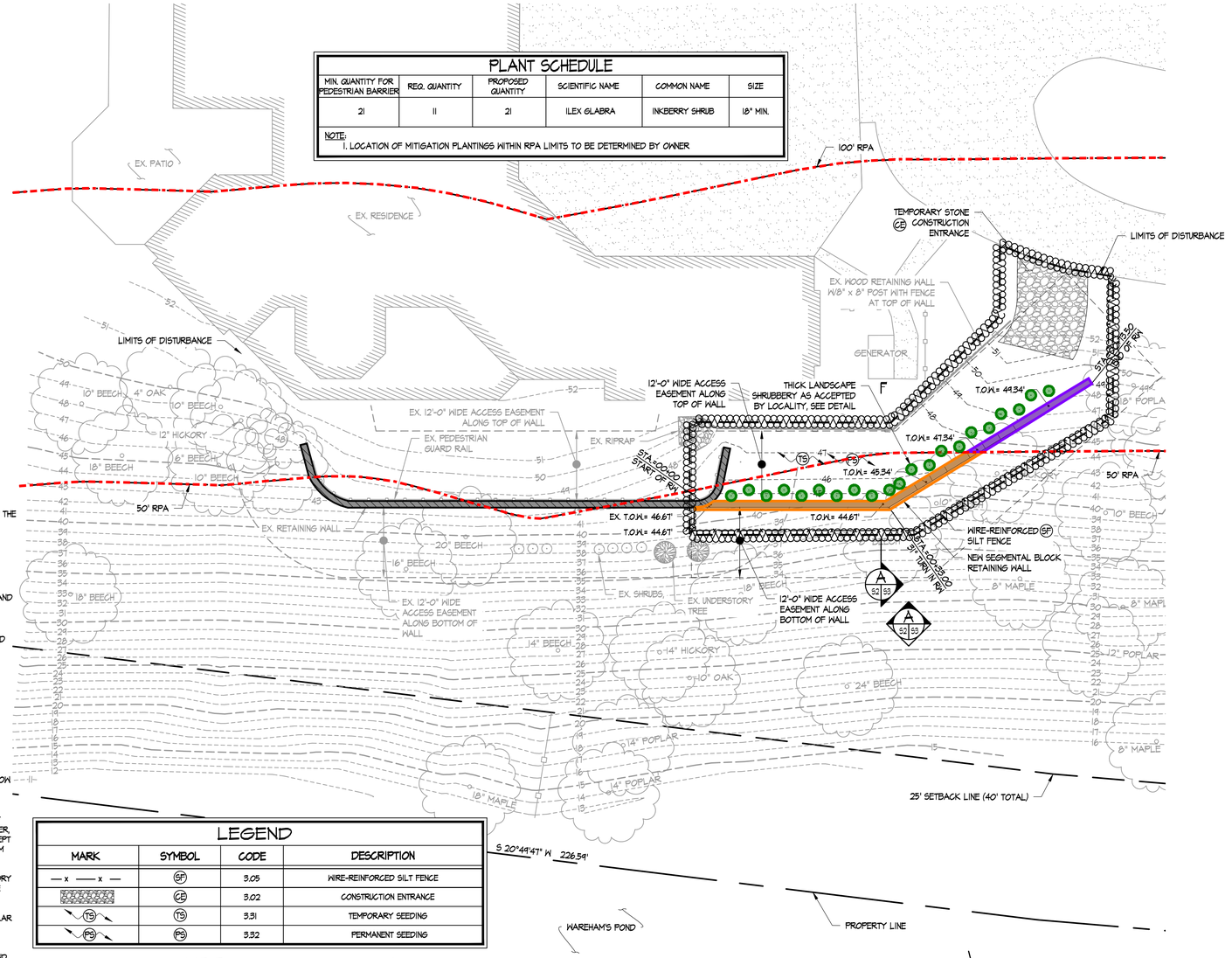
23. PEDESTRIAN PROTECTION IS REQUIRED WHEN WALL HEIGHT EXCEEDS 30" ABOVE FINISH GRADE. GUARD RAILING, FENCING, AND/OR THICK LANDSCAPE SHRUBBERY SHALL BE PROVIDED WHERE WALL HEIGHT EXCEEDS 30" ABOVE FINISH GRADE.

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

PLANT SCHEDULE

MIN. QUANTITY FOR PEDESTRIAN BARRIER	REQ. QUANTITY	PROPOSED QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE
21	11	21	ILEX GLABRA	INKBERRY SHRUB	18" MIN.

NOTE:
1. LOCATION OF MITIGATION PLANTINGS WITHIN RPA LIMITS TO BE DETERMINED BY OWNER

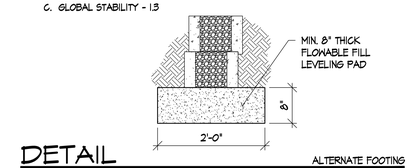


LEGEND

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

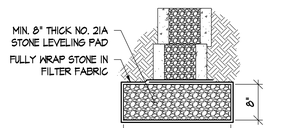
RETAINING WALL PLAN

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



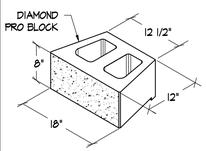
DETAIL — ALTERNATE FOOTING

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



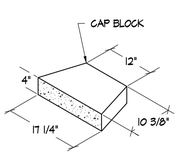
DETAIL — FOOTING

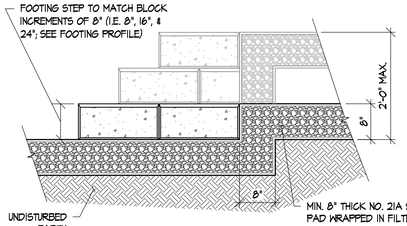
SCALE: 3/4" = 1'-0"



DETAIL — TYPICAL ANCHOR DIAMOND PRO UNITS

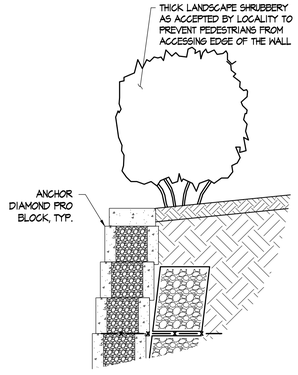
SCALE: NONE





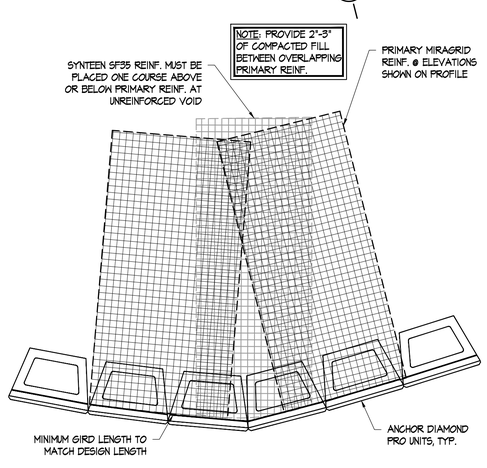
DETAIL

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



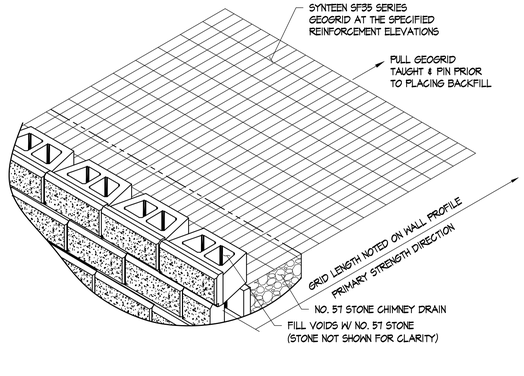
DETAIL — PEDESTRIAN BARRIER

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



DETAIL — GEOSYNTHETIC REINFORCEMENT @ OUTSIDE ANGLE

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



DETAIL — GEOSYNTHETIC REINFORCEMENT

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

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

Reviewed by: MAM
Drawn by: DAS
Project #: VA23060ADES
Date: 1/23/26

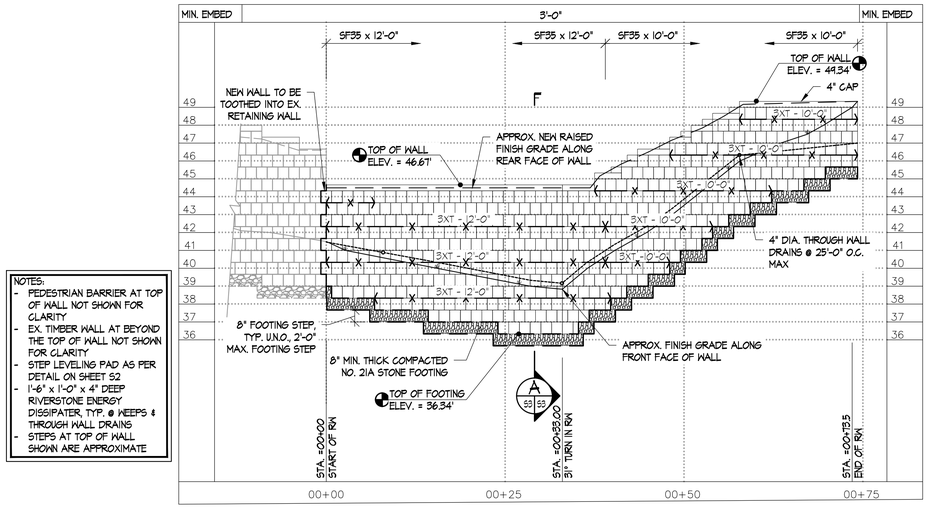
PRELIMINARY NOT FOR CONSTRUCTION
DATE1/23/26

No.	Revisions	Date

GENERAL NOTES, RETAINING WALL PLAN & TYPICAL DETAILS

RETAINING WALL FOR KRUGER RESIDENCE
136 JOHN NICKHAM
JAMES CITY COUNTY VIRGINIA

Sheet S2 2 of 3

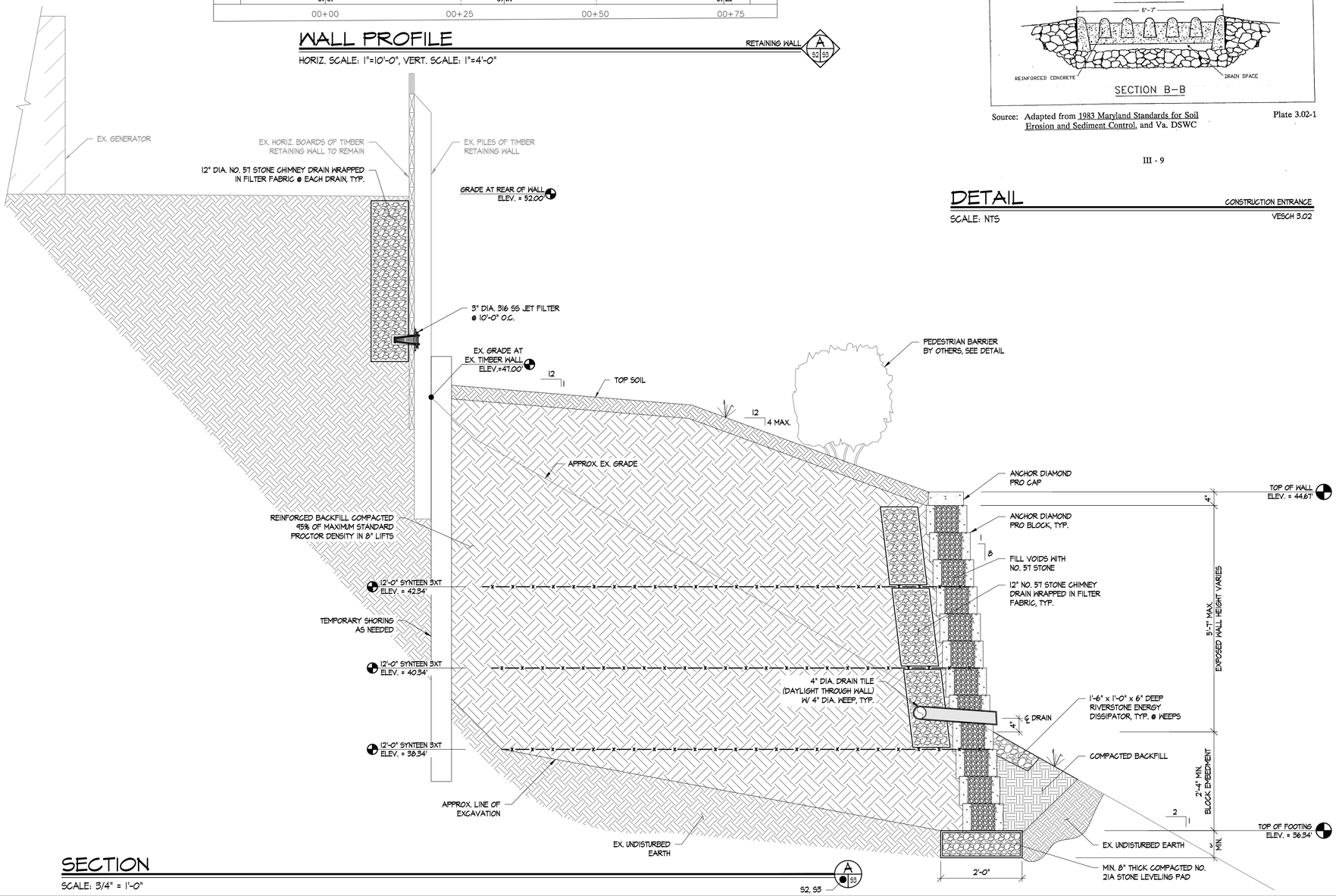


NOTES:
- PEDESTRIAN BARRIER AT TOP OF WALL NOT SHOWN FOR CLARITY
- EX. TIMBER WALL AT BEYOND THE TOP OF WALL NOT SHOWN FOR CLARITY
- STEP LEVELING PAD AS PER DETAIL ON SHEET S2
- 1'-6" x 1'-0" x 4" DEEP RIVERSTONE ENERGY DISSIPATER, TYP. @ WEEPS & THROUGH WALL DRAINS
- STEPS AT TOP OF WALL SHOWN ARE APPROXIMATE

WALL PROFILE

HORIZ. SCALE: 1"=10'-0", VERT. SCALE: 1"=4'-0"

RETAINING WALL A S2, S5



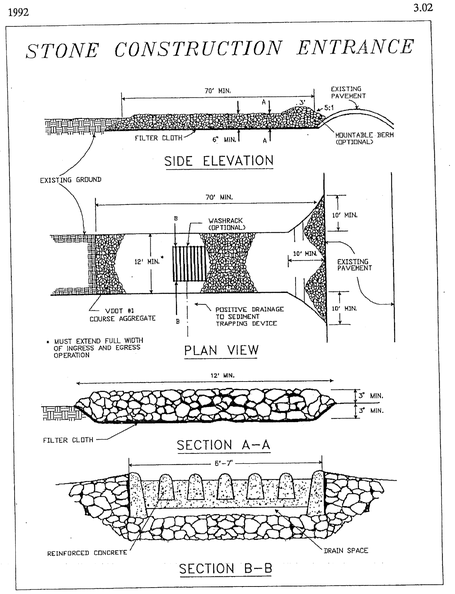
SECTION

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

A S2, S5

1992 3.02

STONE CONSTRUCTION ENTRANCE



Source: Adapted from 1983 Maryland Standards for Soil Erosion and Sediment Control, and Va. DSWC

Plate 3.02-1

III - 9

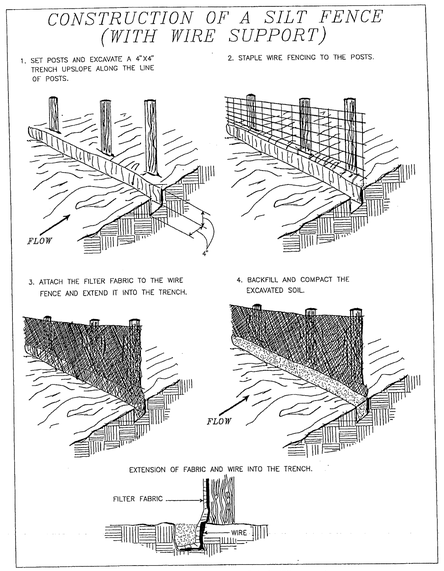
DETAIL

SCALE: NTS

CONSTRUCTION ENTRANCE VESCH 3.02

1992 3.05

CONSTRUCTION OF A SILT FENCE (WITH WIRE SUPPORT)



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

Plate 3.05-1

III - 24

DETAIL

SCALE: NTS

SILT FENCE W/ WIRE SUPPORT VESCH 3.05

1992 3.32

TABLE 3.32-D

SITE SPECIFIC SEEDING MIXTURES FOR COASTAL PLAIN AREA

	Total Lbs. Per Acre
Minimum Care Lawn	
- Commercial or Residential	
- Kentucky 31 or Turf-Type Tall Fescue	175-200 lbs.
or	
- Common Bermudagrass **	75 lbs.
High-Maintenance Lawn	
- Kentucky 31 or Turf-Type Tall Fescue	200-250 lbs.
or	
- Hybrid Bermudagrass (seed) **	40 lbs. (unhulled)
or	30 lbs. (hulled)
- Hybrid Bermudagrass (by other vegetative establishment method, see Std. & Spec. 3.34)	
General Slope (3:1 or less)	
- Kentucky 31 Fescue	128 lbs.
- Red Top Grass	2 lbs.
- Seasonal Nurse Crop *	20 lbs.
	150 lbs.
Low Maintenance Slope (Steeper than 3:1)	
- Kentucky 31 Tall Fescue	93-108 lbs.
- Common Bermudagrass **	0-15 lbs.
- Red Top Grass	2 lbs.
- Seasonal Nurse Crop *	20 lbs.
- Sericea Lespedeza **	20 lbs.
	150 lbs.

* Use seasonal nurse crop in accordance with seeding dates as stated below:
February, March through April ..... Annual Rye
May 1st through August ..... Foxtail Millet
September, October through November 15th ..... Annual Rye
November 16th through January ..... Winter Rye

** May through October, use hulled seed. All other seeding periods, use unhulled seed. Weeping Lovegrass may be added to any slope or low-maintenance mix during warmer seeding periods; add 10-20 lbs./acre in mixes.

III - 304

DETAIL

SCALE: NTS

TEMPORARY/PERMANENT SEEDING VESCH 3.32

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

Reviewed by: MAM
Drawn by: DAS
Project #: VA23060ADES
Date: 1/23/26

PRELIMINARY NOT FOR CONSTRUCTION
DATE:1/23/26

No.	Revisions	Date

WALL PROFILE, SECTION, & VESCH DETAILS

RETAINING WALL FOR KRUGER RESIDENCE
136 JOHN WICKHAM
JAMES CITY COUNTY VIRGINIA

Sheet S3 3 of 3

EROSION & SEDIMENT CONTROL NOTES

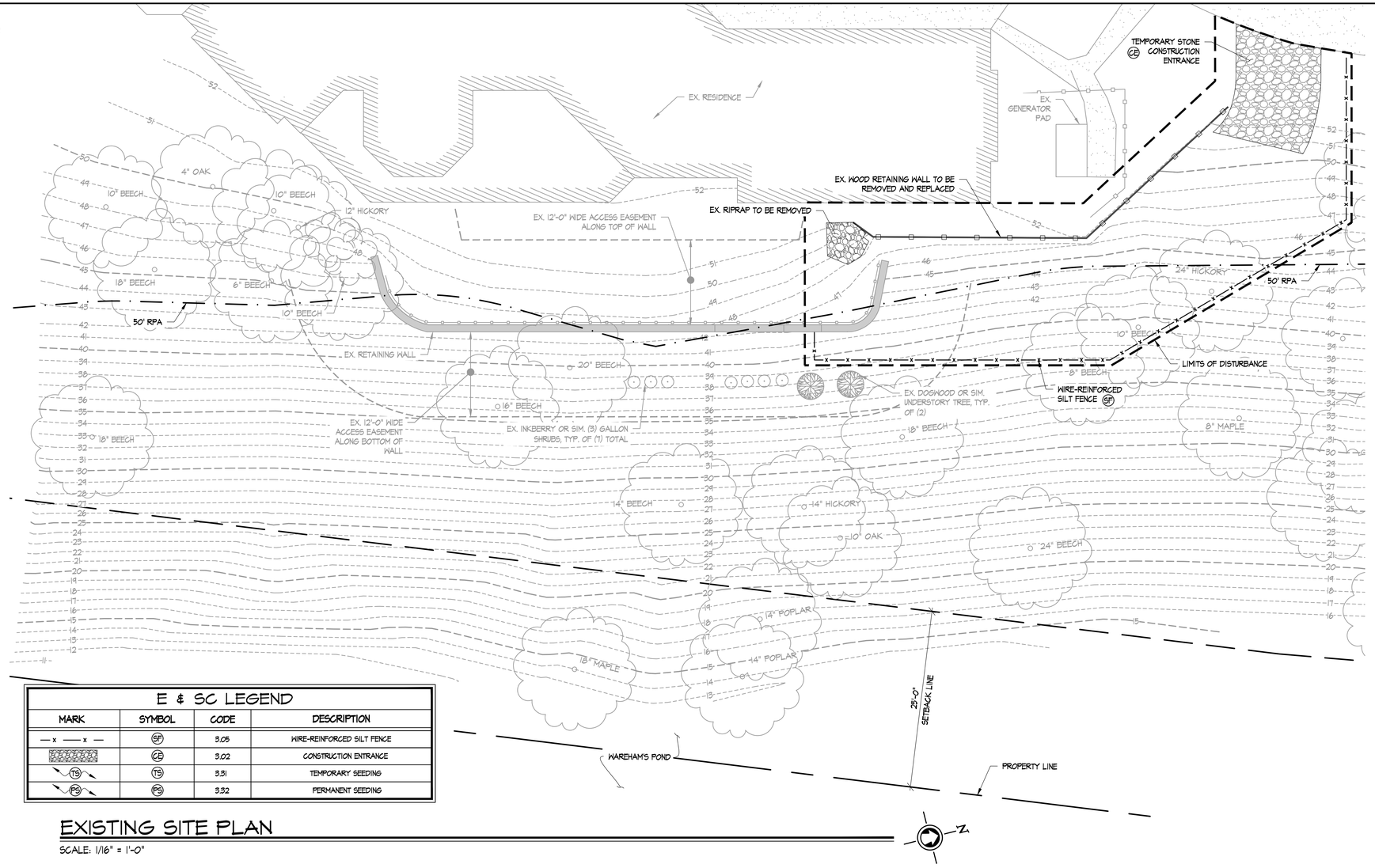
GENERAL:

1. THE PROFESSIONAL ENGINEER WHOSE SEAL IS AFFIXED HEREON SHALL ACT AS THE "RESPONSIBLE LAND DISTURBER" FOR THE PLAN REVIEW PHASE OF THIS PROJECT. ONCE THE PLANS ARE APPROVED, THE OWNER/GENERAL CONTRACTOR SHALL DESIGNATE THE "RESPONSIBLE LAND DISTURBER" AND PROVIDE THE COUNTY WITH THE NAME AND CERTIFICATION NO. OF THE "RESPONSIBLE LAND DISTURBER" FOR THE CONSTRUCTION PHASE OF THE PROJECT.
2. THIS SITE IS LOCATED WITHIN THE THE CHESAPEAKE BAY WATERSHED. THE PROJECT AREA IS ALSO LOCATED WITHIN THE LIMITS OF THE CHESAPEAKE BAY PRESERVATION ACT RPA/RMA AREAS.
3. ELEVATIONS SHOWN ARE APPROXIMATE, AND ARE BASED ON TOPOGRAPHIC SURVEY PROVIDED BY LANDTECH RESOURCES, INC. DATED 1/18/2024.
4. THE EXISTENCE AND LOCATION (HORIZONTAL AND VERITCAL) OF EXISITNG UTILITIES ARE NOT GUARANTEED AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
5. THERE ARE NO ANTICIPATED OFFSITE LAND DISTURBING AREAS ASSOCIATED WITH THE DEVELOPMENT OF THIS SITE.
6. ALL OBJECTIONABLE AND DELETERIOUS MATERIAL IS TO BE REMOVED FROM THE SITE AND DISPOSED OF IN A STATE APPROVED FACILITY MEETING ALL REQUIREMENTS OF ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
7. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS BORROW AREAS AND SOIL INTENTIONALLY TRANSPORTED FROM THE SITE.
8. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY FOLLOWING FINISH GRADING. SEEDING SHALL BE DONE WITH THE MINIMUM CARE LAWN BLEND ACCORDING TO TABLE 3.32-D OF STANDARD AND SPECIFICATION 3.32, "PERMANENT SEEDING", OF THE VESCH. EROSION BLANKETS WILL BE INSTALLED OVER FILL SLOPES WHICH HAVE BEEN BROUGHT TO FINAL GRADE AND HAVE BEEN SEEDED TO PROTECT THE SLOPES FROM RILL AND GULLY EROSION TO ALLOW THE SEED TO GERMINATE PROPERLY. MULCH (STRAW OR FIBER) WILL BE USED ON RELATIVELY FLAT AREAS. IN ALL SEEDING OPERATIONS, SEED, FERTILIZER, AND LIME WILL BE APPLIED PRIOR TO MULCHING. SOIL STABILIZATION MATTING TO BE VESCH TYPICAL TREATMENT T-1 (JUTE MESH).

JAMES CITY COUNTY STANDARD STORMWATER NOTES:

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

1. ALL THE PROVISIONS OF VIRGINIA EROSION AND SEDIMENT CONTROL (E&SC) LAW AND REGULATIONS, THE VIRGINIA STORMWATER MANAGEMENT ACT AND REGULATIONS, THE VIRGINIA BEST MANAGEMENT PRACTICE (BMP) CLEARINGHOUSE WEBSITE, STATE E&SC AND STORMWATER MANAGEMENT HANDBOOKS, AND ANY ASSOCIATED TECHNICAL BULLETINS AND GUIDANCE DOCUMENTS AS PUBLISHED BY THE STATE WATER CONTROL BOARD, THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ), AND THE LOCAL VESCP AND VSMP AUTHORITY SHALL APPLY TO THE PROJECT.
2. MINIMUM STANDARDS NUMBERS 1 THROUGH 19 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL REGULATIONS 9VAC25-840 SHALL APPLY TO THE PROJECT.
3. THE OPERATOR SHALL BE RESPONSIBLE TO REGISTER FOR CONSTRUCTION GENERAL PERMIT (CGP) COVERAGE, AS APPLICABLE, IN ACCORDANCE WITH THE GENERAL VIRGINIA POLLUTANT DISCHARGE ELIMINATION SYSTEM (VPDES) PERMIT FOR DISCHARGE OF STORMWATER FROM CONSTRUCTION ACTIVITIES (VAR10) CHAPTER 880; THE VSMP REGULATIONS CHAPTER 870; AND IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE VSMP, THE STATE WATER CONTROL BOARD, THE VIRGINIA DEQ, CHAPTER 8 OF THE COUNTY CODE, AND THE LOCAL VESCP/VSMP AUTHORITY.
4. THE OPERATOR SHALL PROVIDE THE NAME OF AN INDIVIDUAL HOLDING A VALID RESPONSIBLE LAND DISTURBER (RLD) CERTIFICATE ISSUED BY DEQ SIGNIFYING WHO IS RESPONSIBLE FOR CARRYING OUT THE LAND-DISTURBING ACTIVITY IN ACCORDANCE WITH THE APPROVED E&SC PLAN. THE RLD MUST BE DESIGNATED ON THE E&SC PLAN OR PERMIT AS A PREREQUISITE FOR ENGAGING IN LAND DISTURBANCE. THE RLD IS REQUIRED TO ATTEND THE PRE-CONSTRUCTION MEETING FOR THE PROJECT.
5. A PRE-CONSTRUCTION MEETING SHALL BE HELD ON-SITE AND INCLUDE REPRESENTATIVES FROM THE LOCAL VESCP/VSMP AUTHORITY, THE OPERATOR, THE RLD, THE CONTRACTOR, ENGINEER, AND OTHER RESPONSIBLE AGENCIES, AS APPLICABLE, PRIOR TO AUTHORIZATION AND ISSUANCE OF A LOCAL LAND DISTURBING OR STORMWATER CONSTRUCTION PERMIT. THE OPERATOR IS REQUIRED TO COORDINATE SCHEDULING OF THE PRE-CONSTRUCTION MEETING WITH THE JAMES CITY COUNTY (JCC) SRP DIVISION.
6. A POLLUTION PREVENTION PLAN (P2 PLAN), IF REQUIRED, SHALL BE DEVELOPED, IMPLEMENTED, AND UPDATED AS NECESSARY AND MUST DETAIL THE DESIGN, INSTALLATION, IMPLEMENTATION, AND MAINTENANCE OF EFFECTIVE POLLUTION PREVENTION MEASURES TO MINIMIZE THE DISCHARGE OF POLLUTANTS AS SPECIFIED IN 9VAC25-870-56. THIS PLAN SHALL BE AVAILABLE ON-SITE FOR REVIEW AT REASONABLE TIMES BY THE LOCAL VESCP/VSMP AUTHORITY WHEN REQUESTED.
7. OFF-SITE AREAS SHALL BE APPROVED BY THE LOCAL VESCP/VSMP AUTHORITY PRIOR TO LAND DISTURBING ACTIVITY AT THE SEPARATE LOCATION. OFF-SITE AREAS SHALL BE INCLUDED AS PART OF THE PROPOSED LAND DISTURBING ACTIVITY OR COVERED BY A SEPARATE APPROVED E&SC PLAN.
8. TEMPORARY SOIL STOCKPILES SHALL COMPLY WITH THE PROVISIONS OF SECTION 24-46 OF THE COUNTY CODE.
9. LOCAL VESCP/VSMP AUTHORITY WRITTEN APPROVAL SHALL BE REQUIRED PRIOR TO DEVIATIONS FROM THE APPROVED EROSION AND SEDIMENT MEASURES, SEQUENCE OF CONSTRUCTION, OR STORMWATER MANAGEMENT PLAN. SIGNIFICANT DEVIATIONS FROM THE APPROVED PLAN MAY REQUIRE THE SUBMITTAL OF AN AMENDED PLAN FOR REVIEW AND APPROVAL.
10. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 14 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR. IRRIGATION, IF NECESSARY, SHALL COMPLY WITH ALL APPLICABLE SEASONAL WATER USE RESTRICTIONS OF THE JAMES CITY SERVICE AUTHORITY.
11. FOR THE PURPOSES OF BOND REDUCTIONS OR RELEASES, FINAL STABILIZATION WILL BE DEFINED AS THE COMPLETION OF ALL SOIL DISTURBING ACTIVITIES AT THE SITE AND THE ESTABLISHMENT OF A PERMANENT VEGETATIVE COVER ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT IS UNIFORM (E.G., EVENLY DISTRIBUTED), MATURE ENOUGH TO SURVIVE, AND WILL INHIBIT EROSION.
12. DESIGN AND CONSTRUCTION OF PRIVATE STORM DRAINAGE SYSTEMS, OUTSIDE OF ANY VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) RIGHT-OF-WAY, SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT VERSION OF THE COUNTY'S STORMWATER DRAINAGE CONVEYANCE SYSTEMS (NON-BMP RELATED) GENERAL DESIGN AND CONSTRUCTION GUIDELINES.
13. RECORD DRAWINGS (AS-BUILTS) AND CONSTRUCTION CERTIFICATIONS ARE REQUIRED FOR ALL APPLICABLE STORMWATER FACILITIES, INCLUDING STORMWATER MANAGEMENT/BMP FACILITIES AND STORM DRAINAGE CONVEYANCE SYSTEMS. RECORD DRAWINGS AND CONSTRUCTION CERTIFICATIONS MUST MEET ESTABLISHED PROGRAM REQUIREMENTS OF THE COUNTY CODE AND THE VESCP/VSMP AUTHORITY.
14. ALL STORMWATER FACILITIES INCLUDING BMPS, STORM DRAINAGE PIPES, STORMWATER CONVEYANCES, INLETS, MANHOLES, OUTFALLS, AND ROADSIDE AND OTHER OPEN CHANNELS SHALL BE INSPECTED BY THE LOCAL VESCP/VSMP AUTHORITY, THE OWNER, AND THE APPLICANT/OPERATOR/PERMITTEE DESIGNATED GEOTECHNICAL ENGINEER FOR THE PROJECT IN ACCORDANCE WITH THE ESTABLISHED COUNTY STORMWATER FACILITY INSPECTION PROGRAM REQUIREMENTS.
15. THE FINAL PROJECT CERTIFICATION PROCESS SHALL INCLUDE AN INTERNAL CLOSED-CIRCUIT TELEVISION CAMERA (CCTV) POST INSTALLATION INSPECTION PERFORMED BY THE OWNER IN ACCORDANCE WITH THE JCC CCTV ADMINISTRATIVE GUIDELINES DEVELOPED BY THE VSMP AUTHORITY.



E & SC LEGEND

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

EXISTING SITE PLAN

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

STATISTICAL INFORMATION

ZONE: R4 RESIDENTIAL PLANNED COMMUNITY

PARCEL ID NO.: 5130200009

OWNER: KRUGER, SCOTT TRUSTEE & JANET R TRUS

ADDRESS: 136 JOHN WICKHAM WILLLIAMSBURG, VA 23185900

SITE DESCRIPTION: L-4 WICKHAM'S GRANT

PROJECT AREA: 2,040 SQ. FT (0.04 ACRES)

IMPERVIOUS COVER FOR PROJECT AREA:

	PRE-CONSTRUCTION	POST-CONSTRUCTION	NET CHANGE
GREEN AREA	2,012 SQ. FT (99%)	1,922 SQ. FT (92%)	118 SQ. FT (1%)
IMPERVIOUS AREA	28 SQ. FT (1%)	146 SQ. FT (8%)	-118 SQ. FT (1%)
TOTAL AREA	2,040 SQ. FT (100%)	2,040 SQ. FT (100%)	0 SQ. FT (0%)

ABBREVIATIONS

APPROX.	APPROXIMATE	REINF.	REINFORCEMENT
CONC.	CONCRETE	RW	RETAINING WALL
CONT.	CONTINUOUS	SIM.	SIMILAR
DIA.	DIAMETER	SS	STAINLESS STEEL
ELEV.	ELEVATION	SQ.FT.	SQUARE FEET
EQ.	EQUAL	STA.	STATION
EX.	EXISTING	TYP.	TYPICAL
HORIZ.	HORIZONTAL	TOW	TOP OF WALL
MAX.	MAXIMUM	W/	WITH
MIN.	MINIMUM	V.I.F.	VERIFY IN FIELD
NO.	NUMBER	VERT.	VERTICAL
O.C.	ON CENTER	WWF	WELDED WIRE FABRIC

PROJECT DESCRIPTION

THIS PROJECT INCLUDES THE CONSTRUCTION OF A NEW SEGMENTAL BLOCK RETAINING WALL PARALLEL TO THE EXISTING TIMBER RETAINING WALL ALONG THE LEFT ELEVATION OF THE RESIDENCE AND THE REMOVAL AND REPLACEMENT OF AN EXISTING TIMBER RETAINING WALL WITH A NEW SEGMENTAL BLOCK RETAINING WALL.

SEQUENCE OF CONSTRUCTION

1. INSTALL SILT FENCE DOWN SLOPE OF ALL AREAS TO BE DISTURBED AND INSTALL TEMPORARY CONSTRUCTION ENTRANCE.
2. INSTALL TEMPORARY SHORING
3. CONSTRUCT SEGMENTAL BLOCK RETAINING WALLS & GEO-GRID REINFOCING, BACKFILL MATERIAL TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY IN MAXIMUM 8" LIFTS
4. STABILIZE ALL RE-GRADED AND DENUDED EARTH INN ACCORDANCE WITH GENERAL NOTE NO. 8 ON SHEET 51.
5. CONSTRUCT SEGMENTAL BLOCK RETAINING WALLS & GEO-GRID REINFOCING, BACKFILL MATERIAL TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY IN MAXIMUM 8" LIFTS
6. STABILIZE ALL RE-GRADED AND DENUDED EARTH IN ACCORDANCE WITH GENERAL NOTE NO. 8 ON SHEET 51.
7. INSTALL REQUIRED SHRUBBERY/PEDESTRIAN GUARD ASSEMBLY/FENCING ALONG TOP OF THE WALL.
8. REMOVE SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE UPON WRITTEN NOTIFICATION FROM JAMES CITY COUNTY INSPECTOR.


136 JOHN WICKHAM
Carters Grove Country Rd
Kingsmill Rd
Kingsmill Rd E
Kingsmill Rd S
Kingsmill Rd N
Kingsmill Rd W
Kingsmill Woods Dr
Kingsmill Woods Cir
Kingsmill Woods Ln
Kingsmill Woods Rd
Kingsmill Woods Rd E
Kingsmill Woods Rd W
Kingsmill Woods Rd N
Kingsmill Woods Rd S
Kingsmill Woods Rd S
Kingsmill Woods Rd S

GENERAL NOTES

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

2. DESIGN LOADS:
   A. BUILDING CLASSIFICATION CATEGORY_____I
   B. GROUND SNOW, Pg_____15 PSF
   C. ULTIMATE WIND SPEED_____115 MPH
      EXPOSURE_____B
   D. SOIL UNIT WEIGHT_____120 PCF
   E. LIVE LOADS:
      UNIFORM
      LANDSCAPE & MAINTENANCE_____50 PSF
   F. SEISMIC DESIGN:
      SEISMIC IMPORTANCE FACTOR, I_____1.0
      MAPPED SPECTRAL RESPONSE ACCELERATION Ss_0.14
      MAPPED SPECTRAL RESPONSE ACCELERATION S1__0.043
      SITE SOIL CLASS_____D
      SPECTRAL COEFFICIENT, Sds_____0.12
      SPECTRAL COEFFICIENT, Sd1_____0.06
      SEISMIC DESIGN CATEGORY_____A
      BASIC STRUCTURAL SYSTEM_____SEGMENTAL BLOCK RETAINING WALL

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

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

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

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

7. SPECIAL INSPECTIONS ARE REQUIRED FOR THE CONSTRUCTION OF RETAINING WALLS WITHIN JAMES CITY COUNTY.

LEVELING PAD:

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

RETAINING WALL:

9. ELEVATIONS SHOWN ARE BASED ON TOPOGRAPHIC SURVEY PROVIDED BY LANDTECH RESOURCES, INC. ENGINEERING SURVEYING CONSULTANTS, DATED 1/18/2024.

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

11. EXISTING SITE SOIL IS EMPORIA COMPLEX SOIL SERIES WITH LOW SHRINK-SWELL POTENTIAL BASED ON THE ECS MID-ATLANTIC LLC SOIL SURVEY, DATED ON 1/24/2024.

12. LEVELING PAD WAS DESIGNED TO BEAR ON UNDISTURBED SOIL BELOW THE FROST LINE AND A MINIMUM OF 3'-0" BELOW THE EXISTING GRADE UNLESS NOTED OTHERWISE WITH A MINIMUM SOIL BEARING PRESSURE OF 2,000 PSF UNLESS NOTED OTHERWISE.

13. BACKFILL MATERIAL MUST BE COMPACTED TO 95% STANDARD PROCTOR DENSITY IN MAXIMUM 8" LIFTS USING A VIBRATORY PLATE COMPACTOR. ALL BACKFILL SHALL BE FREE-DRAINING, NON-FROST SUSCEPTIBLE GRANULAR MATERIAL SM OR BETTER, UNLESS NOTED TO BE STONE. RETAINED BACKFILL MATERIAL SHALL HAVE A MINIMUM FRICTION ANGLE OF 25 DEGREES, EXCEPT IN THE REINFORCED ZONE. BACKFILL MATERIAL TO BE USED IN THE REINFORCED ZONE SHALL BE SM OR BETTER WITH MINIMUM FRICTION ANGLE OF 30 DEGREES.

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

15. PLACE A 4" DIAMETER PERFORATED P/C DRAIN PIPE WRAPPED IN FILTER CLOTH ADJACENT TO INSIDE FACE OF THE MODULAR CONCRETE UNIT RETAINING WALL. PROVIDE DRAINAGE TO DAYLIGHT.

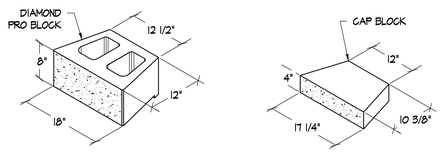
16. ALL GEOGRID REINFORCEMENT TO BE SYNTEEN SF35 SERIES MANUFACTURED BY SYNTEEN TECHNICAL FABRICS. LENGTH OF GEOGRID SHOWN ON DRAWINGS IS TAKEN FROM OUTSIDE FACE OF RETAINING WALL. GEOGRID SHALL BE PULLED TAUGHT AND PINNED PRIOR TO INFILLING BACKFILL.

17. SEGMENTAL RETAINING WALL UNITS SHALL BE DIAMOND PRO MANUFACTURED BY ANCHOR WALL SYSTEMS, LLC.

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

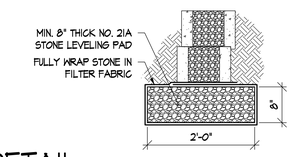
19. PEDESTRIAN PROTECTION IS REQUIRED WHEN WALL HEIGHT EXCEEDS 30" ABOVE FINISH GRADE. GUARD RAILING, FENCING, AND/OR THICK LANDSCAPE SHRUBBERY SHALL BE PROVIDED WHERE WALL HEIGHT EXCEEDS 30" ABOVE FINISH GRADE.

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



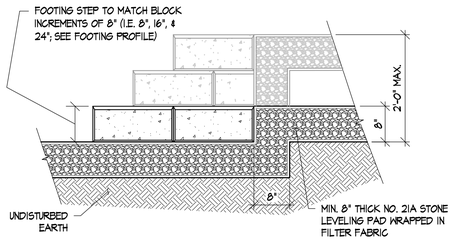
DETAIL — TYPICAL ANCHOR DIAMOND PRO UNITS

SCALE: NONE



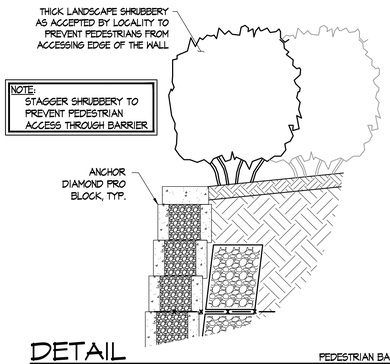
DETAIL — FOOTING

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



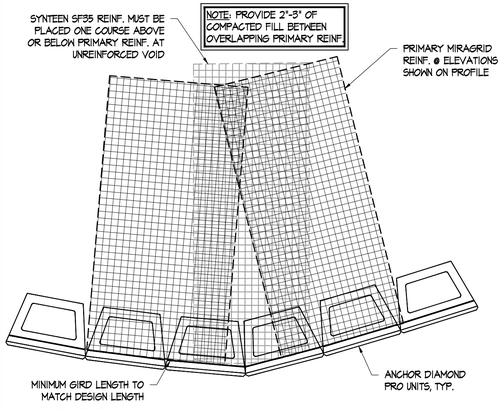
DETAIL — TYP. STEP FOOTING

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



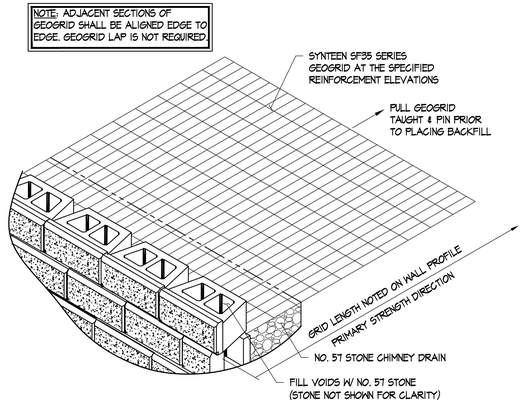
DETAIL — PEDESTRIAN BARRIER

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



DETAIL — GEOSYNTHETIC REINFORCEMENT @ OUTSIDE ANGLE

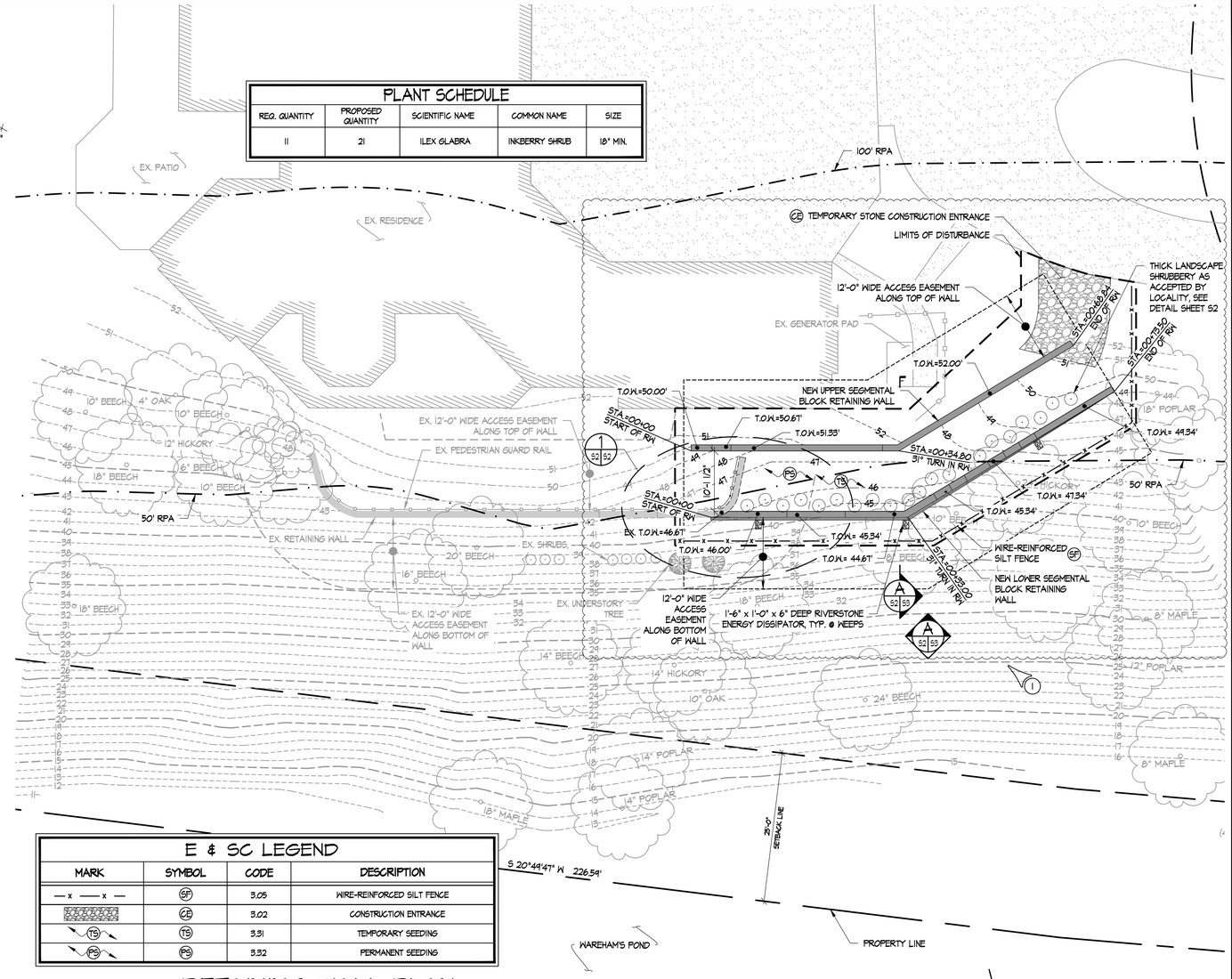
SCALE: 3/4" = 1'-0"



DETAIL — GEOSYNTHETIC REINFORCEMENT

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

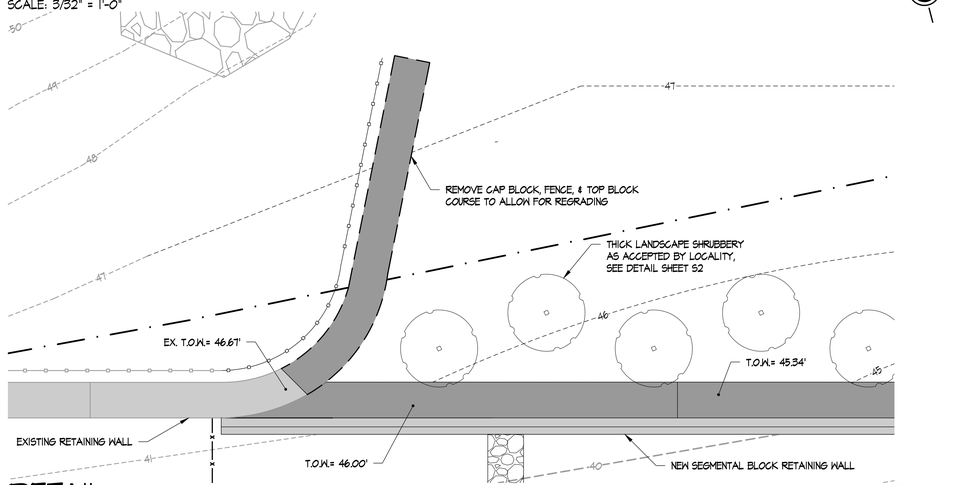
PLANT SCHEDULE				
REQ. QUANTITY	PROPOSED QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE
11	21	ILEX GLABRA	INKBERRY SHRUB	18" MIN.



E & SC LEGEND			
MARK	SYMBOL	CODE	DESCRIPTION
— x — x —	SF	3.05	WIRE-REINFORCED SILT FENCE
	CE	3.02	CONSTRUCTION ENTRANCE
	TS	3.31	TEMPORARY SEEDING
	PS	3.32	PERMANENT SEEDING

RETAINING WALL PLAN

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



DETAIL

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

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

Reviewed by: MAM
Drawn by: DAS
Project #: VA23060ADES
Date: 2/25/26

COMMONWEALTH OF VIRGINIA
JOSEPH W. KRALLINGER
Lic. No. 060676
PROFESSIONAL ENGINEER
2/25/26

PRELIMINARY NOT FOR CONSTRUCTION

No.	Revisions	Date
1	New Wall	5/27/26

DATE 5/27/26

GENERAL NOTES, RETAINING WALL PLAN & TYPICAL DETAILS

RETAINING WALL FOR KRUGER RESIDENCE 136 JOHN WICKHAM

JAMES CITY COUNTY VIRGINIA

Sheet 52 2 of 3

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-26-0071
136 John Wickham
Construction of Retaining Wall

June 16, 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. David Soto, The Structures Group, on behalf of Ms. Janet and Mr. Scott Kruger, for encroachments into the Resource Protection Area buffer for the construction of a retaining wall. The project is located at 136 John Wickham, JCC Tax Map Parcel No. 5130200009.

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, July 8, 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-25-0166

PIN	Last Name	Address Line 1	City	State	Zip Code
5130200021	ALLBURN SEAN J & LAUREN A	124 THOMAS CARTWRIGHT	WILLIAMSBURG	VA	23185-8904
5130200008	ELLIS, LYNN HAMILTON TRUSTEE	13240 SORRENTO WAY	BRADENTON	FL	34211-2175
5040100007	ESCALANTE KINGSMILL RESORT LLC	2930 BLEDSOE ST STE 124	FORT WORTH	TX	76107-2942
5130200010	GATELY, KEVIN J & ZANA R	129 JOHN WICKAM	WILLIAMSBURG	VA	23185-8901
5130200001B	KINGSMILL COMMUNITY SERVICES ASSOCIATION	PO BOX 348	WILLIAMSBURG	VA	23187-0348
5130200009	KRUGER, SCOTT TRUSTEE & JANET R TRUS	136 JOHN WICKHAM	WILLIAMSBURG	VA	23185-8900
	Mr. David Soto The Structures Group	1200 Old Colony Lane	Williamsburg	VA	23185
5130200020	WENDELL, PETER D TRUSTEE	120 THOMAS CARTWRIGHT	WILLIAMSBURG	VA	23185-8904

PUBLIC HEARING NOTICE

THE CHESAPEAKE BAY BOARD OF JAMES CITY COUNTY, VIRGINIA WILL HOLD A PUBLIC HEARING ON **WEDNESDAY, JULY 8, 2026, AT 5:00 P.M.** IN THE COUNTY GOVERNMENT CONFERENCE ROOM OF BUILDING F, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

THE CHESAPEAKE BAY BOARD WILL CONSIDER THE FOLLOWING CASES:

CBPA-26-0069: Ms. Rebecca Crofts and Mr. Simon Middleton, has applied for a Chesapeake Bay Exception for the construction of a deck on property located at 103 Northpoint Dr, JCC Real Estate Tax Map Parcel No. 4910230002.

CBPA-26-0079: Ms. Amanda Bowman, Clayton Homes, on behalf of Ms. Anita Tabb, has applied for a Chesapeake Bay Exception for the installation of a mobile home and construction of stairs on property located at 71 Tadich Dr, JCC Real Estate Tax Map Parcel No. 5920100001.

CBPA-26-0071: Mr. David Soto, The Structures Group, on behalf of Ms. Janet and Mr. Scott Kruger, has applied for a Chesapeake Bay Exception for the construction of a retaining wall on property located at 136 John Wickham, JCC Real Estate Tax Map Parcel No. 5130200009.

CBPA-26-0060: Ms. Bianca and Mr. Stephen Chantry, has applied for a Chesapeake Bay Exception for the construction of a pavilion and patio on property located at 327 Neck-O-Land, JCC Real Estate Tax Map Parcel No. 4730100050.

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 – June 24, 2026, and July 1, 2026
ACCOUNT NO. CU00015112
VIRGINIA GAZETTE
1/8 PAGE, VERTICAL, B/W

James City County Wetlands & Chesapeake Bay Boards
2026 Meeting Dates

Quarter 1

January

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

February

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

March

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

Quarter 2

April

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

May

NO MEETING THIS MONTH

June

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

Quarter 3

July

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

August

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

September

NO MEETING THIS MONTH

Quarter 4

October

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

November

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

December

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

*The November 2026 meeting date has been adjusted to accommodate a conflict with Veterans Day.