

# **Wetlands Board**

**March 14, 2007**

**A. Roll Call**

**B. Minutes - December 13, 2006**

**C. Public Hearing**

1. W-02-07: Busch Properties – 171 West Landing

**D. Board Considerations - None**

**E. Matters of Special Privilege - None**

**F. Adjournment**

## MEMORANDUM

**DATE:** March 14, 2007  
**TO:** The Wetlands Board  
**FROM:** Patrick T. Menichino, Wetlands Board Secretary  
**SUBJECT:** Case NO. W-02-07/VMRC 07-001; Kingsmill Marina

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Mr. Chris Frye of VHB has applied for a Wetlands permit on behalf of Busch Properties to install approximately 50 linear feet of riprap revetment to prevent future erosion along the shoreline and a 45 foot low-crested breakwater located 85 feet channel ward of Mean High Water. This proposal also includes the excavation of 4000 square feet of existing sand bottom and redistributing it to create a recreational beach and the removal of 30 cubic yards of sand from the existing boat ramp. The property is further identified by James City County Real Estate as PIN # 5040100001. The project site in question is located on the James River. Mr. Frye and the landowners Busch Properties have been advised that their attendance at the Wetlands Board meeting on March 14, 2007, is highly recommended.

This project will involve the construction of 50 linear feet of rip-rap revetment. The revetment will be constructed using Class II rip-rap armor stone, and filter fabric. The project will involve impacts to jurisdictional wetlands and it will also include impacts to upland areas not within the Wetlands Board's jurisdiction. The project as proposed will require grading of the upland area to create an acceptable 1.5:1 slope.

Environmental Division staff visited the site on February 6, 2007, along with representatives from VMRC and VIMS to discuss the project scope and potential impacts. Proposed impacts for this project are determined to be 6818 square feet to the Type XVI Sand Flat Community. Total fill impacts for this project are determined to be 0 square feet.

It is the staff's recommendation that the Board approve this application, with the following conditions imposed:

1. Prior to any land disturbing activities, a preconstruction meeting will be held on-site.
2. The limits of construction shall be flagged in the field prior to the preconstruction meeting.
3. The excavated rip rap toe shown in cross section A-A on plan sheet 4 of 5 shall also be installed within section B-B of the revetment.
4. The Environmental Director reserves the right to require a turbidity curtain for this project if field conditions warrant its use.
5. Filter fabric shall be inspected by the Division prior to the placement of rip-rap.
6. The permit shall expire March 14, 2008.
7. If an extension of this permit is needed, a written request shall be submitted to the Environmental Division no later than two weeks prior to the expiration date.