

# **Wetlands Board**

**July 11, 2007**

**A. Roll Call**

**B. Minutes** - June 13, 2007

**C. Public Hearings**

1. W-21-07/VMRC 07-1333. Jamestown Mgmt/Drummond's  
Field HOA - 2515 Manion Drive

**D. Board Considerations**

1. Amendments to the Bylaws

**E. Matters of Special Privilege**

**F. Adjournment**

## MEMORANDUM

**DATE:** July 11, 2007  
**TO:** The Wetlands Board  
**FROM:** Patrick T. Menichino, Wetlands Board Secretary  
**SUBJECT:** Case NO. W-21-07/VMRC 07-1333; 2515 Manion Drive

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Mr. James H. Bennett of Jamestown Management Co., LLC, on behalf of The Drummond's Field HOA, has applied for a wetlands permit to repair and replace an existing storm drainage outfall pipe located at 2515 Manion Drive, Williamsburg. The existing storm water outfall pipe is located within a drainage easement dedicated to the Drummond's Field HOA. This proposed activity is within the tidal area along the James River. The property is further identified as parcel (2-7), found on the James City County Real Estate Tax Map (46-3). Mr. Bennett has been advised that attendance at the Wetlands Board meeting on July 11, 2007, is highly recommended.

This project involves the removal and replacement of approximately 50 to 60 linear feet of 30" corrugated metal storm water drainage pipe. This corrugated metal pipe has failed and is presently obstructing the outflow of stormwater. In addition 30 linear feet of existing concrete pipe will be removed and reinstalled at 0 % grade to facilitate a uniform transition between proposed and existing storm pipes. In order to replace the failed storm pipe, a large portion of concrete walkway and existing pier decking will be removed and reinstalled following the installation of the new 30" fused polyvinyl pipe. The proposed 30" polyvinyl pipe will be installed and supported within the pier's timber structure.

Environmental Division staff visited the site on June 14, 2007, to review the project scope and potential impacts. Proposed impacts for this project are determined to be 400 square feet to the Type XIII Intertidal Beach Community. The total fill impacts to the Intertidal Beach Community located on 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:

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. Any vegetation proposed for removal must be approved by the Environmental Division.
4. Any landward areas of the Resource Protection Area (RPA) buffer that are proposed to be graded and disturbed during the construction process will require stabilization with a native grass cover. If vegetation is removed for construction access, an RPA restoration plan with surety shall be submitted and approved by the Environmental Division prior to the preconstruction meeting.
5. The applicant shall secure any additional approvals and permits required by other regulatory agencies.

6. A turbidity curtain shall be required prior to commencement of any construction activity unless waived by the Environmental Director.
7. The pipe installation and replacement activities shall be inspected by the Environmental Division prior to the placement of any backfill.
8. The permit shall expire July 11, 2008.
9. 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 expiration date.