

Wetlands Board

August 10, 2011

A. Roll Call

B. Minutes

From May 11, 2011, Board Meeting

C. Public Hearings

1. W-28-11/VMRC #11-0943 - Jeffers – 7517 Oak Cove -
Revetment

D. Board Considerations - None

E. Matters of Special Privilege

F. Adjournment

Wetlands Permit Application W-28-11/VMRC 11-0943: 7517 Oak Cove Road - Jeffers
Staff report for the August 10, 2011 Wetlands Board Public Hearing

This staff report is prepared by James City County Engineering and Resource Protection to provide information to the local Wetlands 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 & Information

Applicant: Guy T. Jeffers
Land Owner: Guy T. Jeffers
Location: 7517 Oak Cove Road
Parcel: Lot 12; Cypress Point; James City County
Parcel Identification: 1910100012
Lot Size: 0.43 acres
Watershed: Chickahominy River (HUC Code JL28)
Proposed Activity: Installation of stone revetment with associated grading; backfilling of part of proposed revetment with sand from upland source.

Proposed Impacts

Vegetated Wetlands: Not Impacted
Non-Vegetated Wetlands: 657 Square Feet
Subaqueous Bottom: 16 Square Feet

Brief Summary and Description of Activities

Ms. Karla Havens on behalf of Mr. Guy Jeffers has applied for a Wetlands Permit to undertake construction 96 linear foot stone revetment with associated grading. The northernmost section of the revetment is proposed to be backfilled with sand which will impact additional jurisdictional wetlands.

The property is located at 7517 Oak Cove Road directly adjacent to the Chickahominy River. The property is further identified as JCC Parcel Number 1910100012. Karla Havens of Mid Atlantic Resource Consulting is the authorized agent for this project.

A site visit was conducted on May 19, 2011 by staff to evaluate both the potential scope of the project and the existing conditions on-site.

The property, and specifically the proposed work area, is situated in a westerly facing direction and, as stated previously, lies along the Chickahominy River in northwestern James City County. The existing shoreline is currently vegetated along the southernmost portion of the property while the northern end exhibits substantial erosion presumably from both storm waves and boat wakes. Mean low water varies at distance to the shoreline of ten to twenty feet depending on location. Mean high water falls entirely along the shoreline. The upland areas consist of a well vegetated residential lawn. Additionally, a pier is currently in place that is slated to be replaced as part of this project. As the pier is private, it does not fall under local Wetlands Board jurisdiction and is subsequently exempt from this case.

The project design proposes to install approximately ninety-six linear feet of Class II quarry stone over filter cloth to create the revetment. In addition, as the northern shoreline has heavy erosion that has degraded the existing slope, this section of the revetment is proposed to be backfilled with clean sand fill from an upland source to mitigate for the slope that has been lost in the past from the on-going erosion. Access to the work area will be provided through the adjacent upland area and due to the current conditions on-site, there will be minimal clearing and grading required at the top of the revetment during installation. The applicant has also proposed to install erosion and sediment control measures for the duration of construction to prevent sediment run-off into the adjacent waterway.

The proposed revetment varies in height from 4' to 6' depending on location along the shoreline and will utilize Class II quarry stone installed over filter cloth with a buried toe to inhibit shoreline erosion. The existing slope will be reworked from the current grade to a 1.5H:1V slope to accommodate the new revetment. The northernmost revetment will be backfilled with approximately sixty-seven cubic yards of sand fill from an upland source. The revetment and sand backfill along the northerly end will impact approximately 657 square feet of non-vegetated wetlands and sixteen feet of subaqueous bottom during installation.

Staff Recommendations

The issue before the Board is the installation of the revetment and the associated grading as well as the filling of wetlands to facilitate the revetment installation and slope stabilization. Staff has fully reviewed the application and permit request and has determined that the conditions outlined in Section 22-4 (b) have been met.

1. Prior to any land disturbing activities, a preconstruction meeting will be held on-site.
2. All other Federal, State, and Local permits required for this project shall be obtained prior to commencing work. Evidence of the securing of these permits must be provided prior to the pre-construction meeting.
3. No woody vegetation shall be removed as part of this project unless approved by the Engineering and Resource Protection Division.
4. The Engineering and Resource Protection Division Director reserves the right to require additional erosion and sediment control measures, including a turbidity curtain, for this project if field conditions warrant their use.
5. The limits of work shall be flagged in the field prior to the pre-construction meeting.

6. A compactable soil mix shall be used opposed to sand for the proposed backfill to ensure that proper slope stabilization is achieved. The approved plan shall be amended prior to the pre-construction meeting to reflect this information.
7. The wetlands permit for this project shall expire on August 10, 2012. If an extension of the permit is needed, a written request shall be submitted to the Environmental Division no later than two weeks prior to the expiration date.

Consideration by the Wetlands Board

The exception granting body is permitted to require reasonable and appropriate conditions in granting the exception request in accordance with Section 22-8 of the County's Wetlands ordinance. The Wetlands Board is to fully consider Wetlands Permit Application W-28-11 as outlined and presented above and review the request for permitting. The Board may grant the permit with such conditions and safeguards as deemed necessary to further the purpose and intent of the County's Chapter 22 Wetlands Ordinance. Resolutions for granting approval or granting denial of Wetlands Permit Application W-28-11 are included for the Board's use and decision.

Staff Report prepared by:

Michael D. Woolson
Senior Watershed Planner

Attachments: Wetlands Permit Application Package