

Exception
~~WAIVER APPLICATION~~

25020239
CBPEC
CBW 25-05

An application for Exception is required for new, non-water-dependent development, redevelopment, and construction within 50' of the Resource Protection Area (RPA). A Water Quality Impact Assessment is required for review of ALL activity in the RPA.

APPLICANT/AGENT INFORMATION:

Name: Chase Grogg Phone: 757-565-1677 ex.202
Mailing Address: 205 Bulifants Blvd. Ste E
City/State/Zip: Williamsburg, VA 23188
Email: cgrogg@landtechresources.com

PROPERTY OWNER INFORMATION:

Name: Eric Rosser Jr. Phone: 540-293-2524
Mailing Address: 15031 Fox Branch Lane
City/State/ Zip: Midlothian, VA 23112
Email: eross002@gmail.com

PROPERTY INFORMATION:

Tax Map or RPC: 24349 E911 Street Address: Not Assigned
Date Lot Recorded: April 14, 1981 Nearest Water Body: York River
Distance to Feature: 50' Sq Ft. of Encroachment: 1,544

DETAILS OF REQUEST: Proposed construction of a single family home, detached garage, and drainfield

DIRECTIONS TO THE PROPERTY: _____

PRIVACY ACT STATEMENT: Information provided in the Chesapeake Bay application will be used in the permit review process and is a matter of public record once the application is filed. Disclosure of the requested information is voluntary, but it may not be possible to evaluate the permit application or to issue a permit if the information requested is not provided.

CERTIFICATION: I am hereby applying for all permits typically issued by Department of Environmental Quality, Virginia Marine Resource Commission, U.S. Army Corps of Engineers, Chesapeake Bay process, and/or Local Boards for the activities I have described herein. I agree to allow the duly authorized representatives of any regulatory or advisory agency to enter upon the premises of the project site at reasonable times to inspect and photograph site conditions, both in reviewing a proposal to issue a permit and after permit issuance to determine compliance with the permit. In addition, I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the persons who manage the system or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Eric D. Rosser Jr Eric D. Rosser Jr 2-27-25
Printed Name Signature Date

CONDITIONS FOR GRANTING WAIVER

(Sec. 5.5-14)

Required by Code — please provide any input as to how your project complies.

1. Requirements shall be minimum necessary to afford relief.
Proposed structure is a small house located in a small area that is the least encumbered by existing site wetlands. Due to the
proposed house being a raised construction a small detached garage is proposed in another upland area.

2. Reasonable and appropriate conditions are imposed, as warranted, that will prevent the allowed activity from causing a degradation of water quality.
Mitigation has been proposed around the proposed impacts to reestablish the existing vegetation and treat water run off.
Rain barrels will also be placed as a way to slow down stormwater run off and utilize the water in another way.

3. Granting waiver will not confer applicant any special privileges that are denied to other property owners subject to its provisions and are similarly situated.
Lot was platted in 1981 or earlier and thus the request is in line with a lot with preexisting conditions.

4. Waiver is in harmony with purpose and intent of Ordinance and not of substantial detriment to water quality.
The proposed location of the house has been placed in an area that limits wetland disturbance on the lot. Existing site
conditions limit potentially high ground areas to place a proposed house and associated driveway and drainfield.

5. Waiver not based on self-imposed/created conditions or circumstances.
Lot was platted prior to RPA regulations.

6. Other findings, as appropriate and required by Gloucester County.

Please use additional sheets if necessary for completing the questions above.

Project #: _____



WATER QUALITY IMPACT ASSESSMENT

Required for all development/redevelopment in the Resource Protection Area; CBPO 5.5-1.1

A **site drawing**, which shows the following, must be attached to this water quality impact assessment:

- Location of the components of the RPA, including the 100' buffer area;
- Location and nature of any proposed encroachment into the buffer area, including type of paving material, areas of clearing or grading, location of any structures, drives, or other impervious cover, sewage disposal systems or reserve drain field sites, and wells;
- Type and location of proposed best management practices to mitigate the proposed encroachment;
- Location of existing vegetation onsite, including the number, type of trees, caliper, and other vegetation to be removed in the buffer to accommodate the encroachment or modifications; and
- Type, size, and location of replacement vegetation.
- Setbacks in accordance with Zoning regulations.

APPLICANT/AGENT INFORMATION:

Name: Chase Grogg Phone: 757-565-1677 ex. 202

Mailing Address: 205 Bullfants Blvd. Ste E

City/State/Zip: Williamsburg, VA 23188

Email: cgrogg@landtechresources.com

PROPERTY OWNER INFORMATION:

Name: Eric Rosser Jr. Phone: 540-293-2524

Mailing Address: 15031 Fox Branch Lane

City/State/Zip: Midlothian, VA 23112

Email: eross002@gmail.com

PROPERTY INFORMATION:

Tax Map or RPC: 24349 E911 Street Address: Not Assigned

Date Lot Recorded: April 14, 1981 Nearest Water Body: York River

Site Conditions (of site and adjacent lands):

Existing topography: Flat

Hydrology: B/D Rating

Soils: Lumbee Sandy Loam

Geology: _____

Fill Materials (source and composition): None

Total Amount of Disturbed area (sq ft): 17,240

Total Amount of Cleared Area (sq ft): _____

Existing Vegetation:

Total Amount of Underbrush Removed (sq ft): _____ Types: _____

Number of Healthy Trees Removed: 15 Types: _____

Number of Trees Limbed or Pruned: _____ Types: _____

Number of Dead/Dying/Diseased Trees Removed: _____ Types: _____

Proposed Vegetation Mitigation Measures:

Number of New Canopy Trees Proposed: 18 Types: _____

Number of New Understory Trees Proposed: 36 Types: _____

Number of New Shrubs Proposed: 54 Types: _____

Proposed Erosion & Sedimentation Control Practices:

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Silt Fencing | <input checked="" type="checkbox"/> Temporary Construction Entrance | <input type="checkbox"/> Straw Bale Barrier(s) |
| <input type="checkbox"/> Inlet Protection | <input checked="" type="checkbox"/> Temporary/Permanent Seeding | <input type="checkbox"/> Mulching |
| <input type="checkbox"/> Tree Protection | <input type="checkbox"/> Sediment Trap | <input type="checkbox"/> Other: _____ |

Proposed Best Management Practices:

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> Dry Well(s) | <input type="checkbox"/> Infiltration Trench(es) | <input type="checkbox"/> Vegetated Filter Strip(s) | <input type="checkbox"/> Grass Swale(s) |
| <input checked="" type="checkbox"/> Other: <u>Rain Barrels</u> | | | |

Wastewater (Septic) Element:

Attach legible, clean copy of Health Department approval information — to include calculations and dimensions.

Description of potential impacts of the proposed wastewater systems including and proposed mitigated measures for these impacts:

PRIVACY ACT STATEMENT: Information provided in the Chesapeake Bay application will be used in the permit review process and is a matter of public record once the application is filed. Disclosure of the requested information is voluntary, but it may not be possible to evaluate the permit application or to issue a permit if the information requested is not provided.

CERTIFICATION: I am hereby applying for all permits typically issued by the DEA, VMRC, U.S. Army Corps of Engineers, Chesapeake Bay process, and/or local Wetlands Boards for the activities I have described herein. I agree to allow the duly authorized representatives of any regulatory or advisory agency to enter upon the premises of the project site at reasonable times to inspect and photograph site conditions, both in reviewing proposal to issue a permit and after permit issuance to determine compliance with the permit. In addition, I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Eric D. Russo Jr. [Signature] 02-27-25
Printed Name Signature Date

OFFICE USE ONLY

Project #: _____ Received by: _____ Fee Paid: _____ Receipt #: _____

Date Received: _____ Reviewing Authority: _____

Lot recordation date verified with Clerk's Office YES Date: _____

Project Meets Zoning Setbacks: Yes _____ No _____ Date Verified: _____

STAFF DECISION:

APPROVED: _____ (Approval is valid for 36 months from the date of approval)

CODE REFERENCE/COMMENTS:

DENIED: _____

****Please be advised, you may appeal the Staff decision, in writing, and apply for Exception to be heard in front of the Chesapeake Bay Preservation & Erosion Commission (new application and fees apply)**

CODE REFERENCE/COMMENTS:

Environmental Staff Signature

Date

.....

Mitigation plan required: YES NO _____ square foot minimum

Mitigation plan approved: _____ Entitled: _____ Dated: _____

Date mitigation completed: _____ Inspected by: _____

Amount of surety required: _____ Date surety released: _____

Date posted: _____ Receipt #: _____

Payor Name: _____ Phone #: _____

Payor Address: _____

STAFF ANALYSIS (OFFICE USE ONLY)

Staff responses to applicant information provided on reverse page

1.

2.

3.

4.

5.

6.

Reviewed by: _____ Date: _____

GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 18, PG. 94.
2. ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE GPS DERIVED (NAVD88).
3. WETLANDS SHOWN AS DELINEATED BY MSA AND FIELD LOCATED BY THIS FIRM.
4. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
5. PARCEL LIES IN F.I.R.M. ZONE "AE" (ELEV 7') & ZONE "VE" (ELEV 9) ACCORDING TO COMMUNITY PANEL #51073C0220F, DATED OCTOBER 21, 2021.
6. LOT SERVED BY PRIVATE WATER AND SEWER (DESIGNED BY OTHERS).
7. CONTRACTOR TO GRADE SITE TO ENSURE STORMWATER RUNOFF IS DIRECTED AWAY FROM DWELLING FOUNDATION.
8. TOPOGRAPHIC DATA AS SHOWN IS BASED ON A CURRENT FIELD SURVEY.
9. CONTRACTOR SHALL DETERMINE EXACT FINISHED FLOOR ELEVATION AFTER EXCAVATION.
10. BENCHMARK ELEVATION OF 2.41'(SURVEY NAIL) BASED ON NAVD88.
11. PROPOSED RESIDENCE SHOWN BASED OFF OF PLANS PROVIDED BY CLIENT. ALL DIMENSIONS TO BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION.

EROSION & SEDIMENT CONTROL NOTES

ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE "VIRGINIA EROSIONS AND SEDIMENT CONTROL HANDBOOK 1992 THIRD EDITION". THE CONTRACTOR SHALL BE THOROUGHLY FAMILIAR WITH ALL APPLICABLE MEASURES CONTAINED THEREIN WHICH MAY BE PERTINENT TO THIS PROJECT.

SITE INFORMATION

TAX MAP # 53-217
 TOTAL AREA: ±78,408 S.F. / ±1.80 AC.
 EXISTING IMPERVIOUS AREA: 1,969 S.F. / 0.045 AC. (GRAVEL DRIVE)
 PROPOSED IMPERVIOUS AREA: 5,633 S.F. / 0.129 AC.
 PROPOSED IMPERVIOUS WITHIN WETLANDS: 2,545 S.F. / 0.058 AC.
 PROPOSED IMPERVIOUS WITHIN 50' RPA: 3,088 S.F. / 0.071 AC.
 PROPOSED IMPERVIOUS WITHIN 100' RPA: 0 S.F. / 0 AC.

DISTURBED AREA: 17,240 S.F. / 0.396 AC.
 ZONING DISTRICT: C-2
 PROPERTY IS LOCATED IN AN RPA AS SHOWN
 WETLAND IMPACT AREA 7,000 S.F. / 0.161 AC.

BUILDING SETBACK (SBL)

PER GLOUCESTER COUNTY ZONING ORDINANCE
 FRONT: 30'
 REAR: 30'
 SIDE: 15'

EXISTING ADDRESS:

HOUSE ADDRESS NOT YET ASSIGNED
 JENKINS NECK RD.
 GLOUCESTER, VIRGINIA

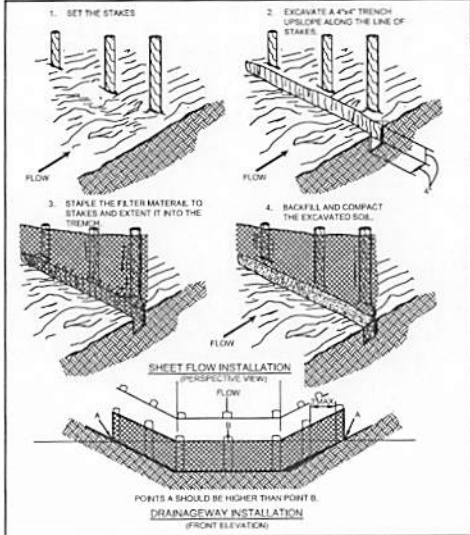
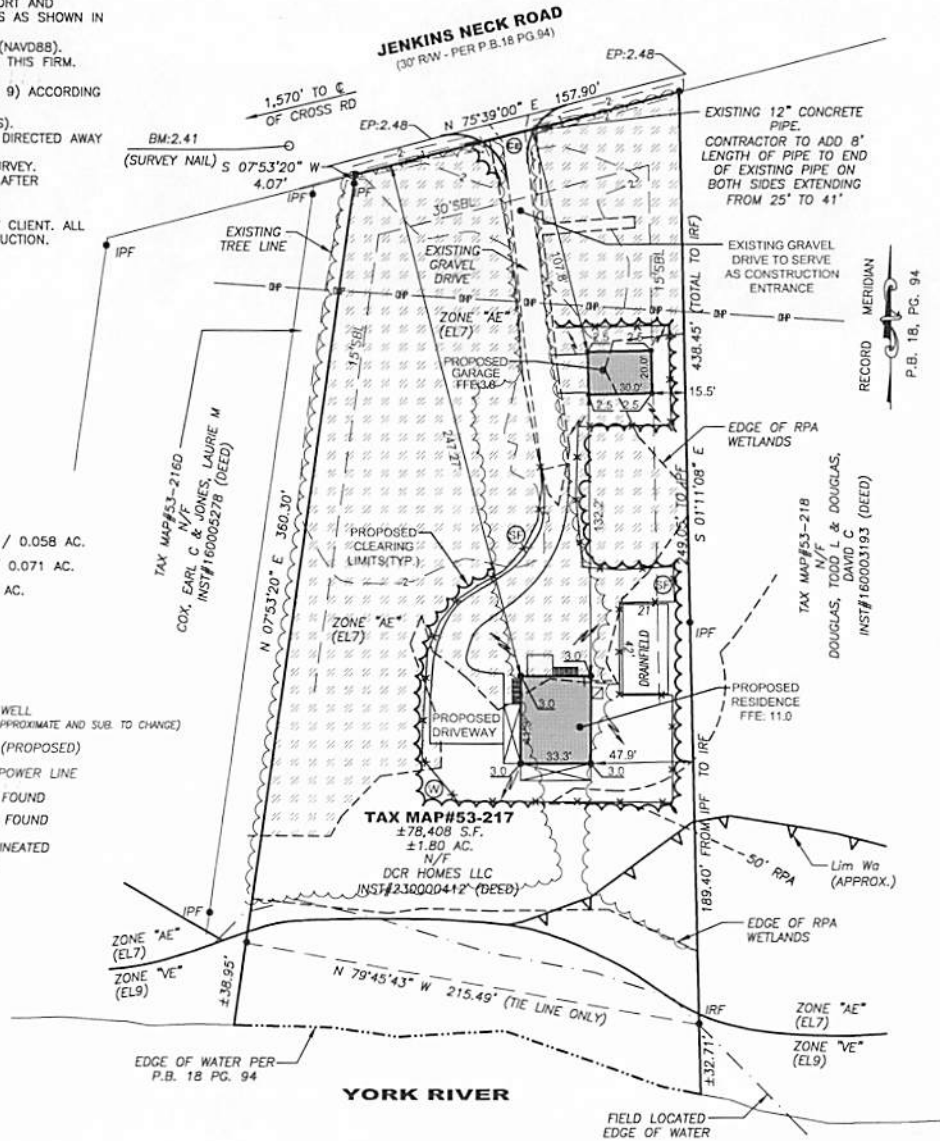
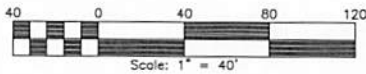
MITIGATION TABLE: 5,633 S.F. / 400 S.F. = 18.0825 CREDITS

MITIGATION MEASURE	QTY.(NEEDED)
NATIVE CANOPY TREES	18
NATIVE UNDERSTORY TREES	36
NATIVE SHRUBS	54

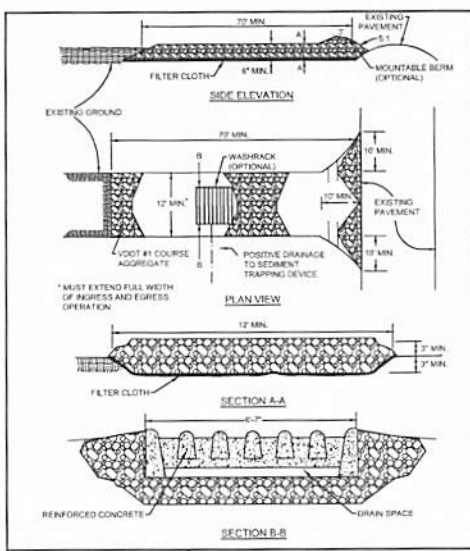
* CONTRACTOR/OWNER TO COORDINATE WITH COUNTY PLANNING OFFICE FOR REQUIREMENTS ON MITIGATION PLANTING.

LEGEND

- ⊙ PROPOSED WELL (LOCATION IS APPROXIMATE AND SUB. TO CHANGE)
- ⊠ HVAC UNIT (PROPOSED)
- OP— OVERHEAD POWER LINE
- IRF = IRON ROD FOUND
- IPF = IRON PIPE FOUND
- ▨ FIELD DELINEATED WETLANDS



DEQ VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY
CONSTRUCTION OF SILT FENCE WITHOUT WIRE SUPPORT
 SOURCE: ADAPTED FROM STRAB & #1.1 FAB. BARRIERS, SHERWOOD & WYANT
 C-PCM-04-2B



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



DATE: 9/21/2023
 DRAWN BY: MG
 PROJECT No. 23-231
 FILE NAME: 23-231.DWG
 REFERENCES:
 P.B. 18, PG. 94

PLOT PLAN OF
TAX MAP#53-217
 FOR
ROSSER, ERIC D JR
 YORK DISTRICT GLOUCESTER COUNTY VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE
1	06/18/2024	REVISED CLEARING LIMITS, WELL LOCATION, & DRAINFIELD
2	12/23/2024	REVISED PROPOSED HOUSE AND GARAGE LOCATION
3	12/30/2024	REVISED PROPOSED GARAGE LOCATION
4	01/10/2025	REVISED SILT FENCE
5	02/11/2025	ADDED A SECOND PAGE FOR MITIGATION
6	02/27/2025	REVISED MITIGATION TABLE

LRI LANDTECH RESOURCES, INC.
 ENGINEERING & SURVEYING CONSULTANTS
 208 Buffalo Blvd., Suite E, Williamsburg, VA 23188
 Ph: (757) 565-1677 Fax: (757) 565-0782
 web: lriandtechresources.com