

#25050490

EXCEPTION APPLICATIONCBPEC 25-14

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: Landtech Resources Phone: 757-565-1677
Mailing Address: 205 E Bulifants Blvd.
City/State/Zip: Williamsburg, VA 23188
Email: cgrogg@landtechresources.com

PROPERTY OWNER INFORMATION:

Name: Merrick LP Phone: _____
Mailing Address: 13833 E Bellewood
City/State/ Zip: Aurora, CO 80015
Email: _____

PROPERTY INFORMATION: RPC: 32219

Tax Map or RPC: 51-231 E911 Street Address: 8080 Sawgrass Pointe Circle
Date Lot Recorded: January 3, 1975 Nearest Water Body: Sarah Creek
Distance to Feature: 36' from patio to edge of water Sq Ft. of Encroachment: 2,862

DETAILS OF REQUEST:

extension of existing driveway, proposed detached garage, patio and walkways

DIRECTIONS TO THE PROPERTY: Head Southbound on S Lillaston Lane then take the Right turn (West) to Sawgrasse Pointe Drive following Southwest to Sawgrasse Pointe Circle, Parcel is located at the third driveway of Circle

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 or persons who manage they 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. am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Chase Grogg

Printed Name

Walker Chase Grogg

Signature

05-29-2025

Date



CHESAPEAKE BAY PRESERVATION ORDINANCE

Exception Process Guidance & Application

For CBPEC Activities in the Resource Protection Area (RPA)

Property owners interested in working in the Resource Protection Area (RPA) may be required to request a buffer reduction through the Exception process. The following are general guidelines and are not intended to represent every possible activity within the RPA. Please contact the Department of Environmental Programs for specific inquiries at 804-693-1217, or stop by the office, 6489 Main Street, Gloucester, or visit our website <https://gloucesterva.gov/environmental-programs>.

Exception Process (Preservation & Erosion Commission), defined in Sec. 5.5-14; for variance to requirements for Sec. 5.5-7B and 5.5-9C, requiring Public Hearing: \$275.00 application fee. Meetings held the 2nd Wednesday of each month, application deadline the last working day of the month. Applications available online or in the Department of Environmental Programs.

1. New construction on an undeveloped, non-conforming lot (existing before October 15, 1991) with buildable area outside of the Resource Protection Area.
2. Construction of, additions to, accessory structures (garages, pools, sheds, pads, impervious area, grade alteration, etc.).
3. Construction of, additions to, principal structures within the seaward 50' of RPA (between 0' -50').
4. Reviews, waiver appeals, and violation.

A Water Quality Impact Assessment is required for review of ALL activity in the RPA (Sec. 5.5-11).

FOR GRANTING EXCEPTION

(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.

Removal of existing outhouse, deck, and well house will be completed to reduce overall impervious area within RPA.

Landscape mitigation plantings to be installed in excess to help reduce environmental impacts

2. Reasonable and appropriate conditions are imposed, as warranted, that will prevent the allowed activity from causing a degradation of water quality.

Proper erosion and sediment control measures such as silt fence are to be utilized during construction phase. New plantings to exceed

requirements are to be placed on the property to promote healthy soils and prevent erosion of surrounding site

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.

The parcel in question is 3.7 AC. while neighboring parcels are less than a third of the size.

Considering the existing greenspace to impervious surface ratio, the proposed additions do not grant any undue privileges

4. Waiver is in harmony with purpose and intent of Ordinance and not of substantial detriment to water quality.

No detrimental impacts are to be made with the proposed additions to the site.

5. Waiver not based on self-imposed/created conditions or circumstances.

Waiver is in compliance with all county regulations while taking the utmost care to preserve the

surrounding area and prevent any damage to the adjacent waterways.

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

The property already has a residential home. The proposed garage and patio are intended to help the homeowners make better use of their land and more fully enjoy waterfront living in Gloucester.

We are carefully overseeing all erosion and sediment control measures, as well as landscaping, to ensure we meet or exceed all requirements and preserve the natural beauty of the area.

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

PROPERTY OWNER INFORMATION:

Name: Merrick LP Phone: 757-810-7005
Mailing Address: 13833 Bellewood Drive
City/State/Zip: _____
Aurora, CO 80015
Email: _____
steve@cabarrs.com

PROPERTY INFORMATION:

Tax Map or RPC: 51-231 E911 Street Address: 8080 Sawgrass Pointe Circle
Date Lot Recorded: January 3, 1975 Nearest Water Body: Sarah Creek

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:

No impacts to existing wastewater structures are to be made.

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.

Chase Grogg

Printed Name

Walker Chase Grogg

Signature

5-29-2025

Date

Site Conditions (of site and adjacent lands):

Existing topography: _____

Hydrology: _____

Soils: 12B - Kalmia Sandy Loam

Geology: _____

Fill Materials (source and composition): No fill to be used

Total Amount of Disturbed area (sq ft): 19,016

Total Amount of Cleared Area (sq ft): site is open

Existing Vegetation:

Total Amount of Underbrush Removed (sq ft): 0 Types: N/A

Number of Healthy Trees Removed: 1 Types: Cedar

Number of Trees Limbed or Pruned: 0 Types: N/A

Number of Dead/Dying/Diseased Trees Removed: 0 Types: N/A

Proposed Vegetation Mitigation Measures:

Number of New Canopy Trees Proposed: 3 Types: _____

Number of New Understory Trees Proposed: 16 Types: _____

Number of New Shrubs Proposed: 71 Types: _____

Proposed Erosion & Sedimentation Control Practices:

☒ Silt Fencing ☒ Temporary Construction Entrance

☐ Straw Bale Barrier(s)

☐ Inlet Protection ☒ Temporary/Permanent Seeding

☐ Mulching

☐ Tree Protection ☐ Sediment Trap

☐ Other: _____

Proposed Best Management Practices:

☐ Dry Well(s) ☐ Infiltration Trench(es)

☐ Vegetated Filter Strip(s)

☐ Grass Swale(s)

☐ Other: _____

OFFICE USE ONLY

Project #: 25050490 Received by: Renel Fee Paid: \$275 Receipt #: _____
Date Received: 5/30/25 Reviewing Authority: Staff/CBPEC
Lot recordation date verified with Clerk's Office YES ☒ Date: 3/29/1988
Project Meets Zoning Setbacks: Yes ☒ No _____ Date Verified: 5/30/25

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

- THIS PLAN WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.L. 21, PG. 720. ELEVATION SHOWN HEREON ARE IN FEET AND ARE BASED ON AN ASSUMED DATUM OF 100'.
- WETLANDS WERE NOT RESEARCHED OR LOCATED FOR THIS SURVEY. 100' RPA IS TYPICALLY ASSUMED FOR WETLANDS WITH MEAN WATER. HIGH WATER IS NOT SHOWN ON THIS SURVEY. RPA AS SHOWN IS APPROXIMATE AND BASED SOLELY ON SCALED IMAGES OF MAPPED WATERWAY.
- THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
- PARCEL LIES IN F.I.R.M. ZONE "X" & ZONE "AE" (ELEV 7) ACCORDING TO COMMUNITY PANEL #510730213F, DATED OCTOBER 21, 2021.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS SHOWN HEREON. PROPOSED GARAGE SHOWN BASED OFF OF PLANS PROVIDED BY CLIENT. ALL DIMENSIONS TO BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION.

BUILDING INFORMATION

SCOPE OF WORK INCLUDES A PROPOSED DRIVEWAY EXTENSION AND PROPOSED PATIO / WALKWAYS

SITE INFORMATION

TAX MAP: 51-231
 TOTAL AREA: ±150,865 S.F. / ±3.67 AC.
 PROPOSED IMPERVIOUS AREA TOTAL: 5,292 S.F. / 0.121 AC.
 PROPOSED IMPERVIOUS WITHIN 50' RPA: 504 S.F. / 0.012 AC.
 PROPOSED IMPERVIOUS WITHIN 100' RPA: 2,358 S.F. / 0.054 AC.
 PROPOSED IMPERVIOUS WITHIN RPA TOTAL: 2,862 S.F. / 0.066 AC.
 ZONING DISTRICT: SF-1 RESIDENTIAL PLANNED COMMUNITY
 REMOVAL OF FEATURES RESULTING IN LESS IMPERVIOUS WITHIN RPA:
 DECK AND OUTHOUSE AREA WITHIN 50' RPA:
 65 S.F. / 0.001 AC.
 POOL HOUSE, WELL HOUSE, & DECK WITHIN 100' RPA:
 215 S.F. / 0.005 AC.

BUILDING SETBACK (SBL)

SHOWN PER SF-1 ZONING

FRONT: 35'

REAR: 30'

SIDE: 15'

ADDRESS:

8080 SAWGRASS POINTE CIRCLE
 GLOUCESTER, VIRGINIA

LEGEND

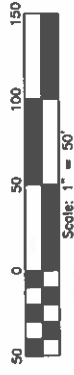
- WATER METER
- CABLE PEDESTAL
- MAILBOX
- TRANSFORMER
- HVAC UNIT
- ELECTRICAL OUTLET
- FENCE
- IRON ROD FOUND
- IRON ROD SET
- TREE REMOVAL

MITIGATION LEGEND

- CANOPY
- UNDERSTORY
- SHRUB

MITIGATION TABLE: 2,862 S.F. / 400 S.F. = 7.155 CREDITS

MITIGATION MEASURE	QTY.(NEEDED)	QTY.(SHOWN)
NATIVE CANOPY TREES	8	3
NATIVE UNDERSTORY TREES	16	16
NATIVE SHRUBS	24	71



DATE: 05/28/2025
 DRAWN BY: AEQ
 PROJECT No. 25-068
 FILE NAME: 25-068.DWG
 REFERENCES:
 P.B. 21, PG. 720
 P.B. 8, PG. 63

EXHIBIT OF PROPOSED IMPROVEMENTS AT
 8080 SAWGRASS POINTE CIRCLE
 DESIGNATED AS TAX MAP #51-231
 FOR
 STEVE BARRS
 YORK MAGISTERIAL DISTRICT GLOUCESTER COUNTY VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE

EROSION & SEDIMENT CONTROL NOTES

ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE "VIRGINIA EROSION 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.

