



DATE: April 23, 2026

PROPERTY: MATTHEW AND MEGAN BROWN
11356 PIANKATANK DR, GLOUCESTER, VA 23061
TAX MAP: 140004123

Dear Chesapeake Bay Preservation & Erosion Commission and Environmental Staff,

RE: Chesapeake Bay Exception Application – 11356 Piankatank Drive

The subject property at 11356 Piankatank Drive is an existing developed waterfront parcel with multiple improvements—including the primary residence, detached garage, driveway, walking paths, deck, and septic system—currently encroaching into both the 100-foot and 50-foot Resource Protection Area (RPA) buffers. The existing encroachment totals approximately 9,518 square feet. The proposed redevelopment replaces these structures with a consolidated building footprint and redesigned site layout that reduces total RPA encroachment to approximately 8,101 square feet, resulting in a net reduction of 1,417 square feet of disturbance within the buffer, as illustrated in the attached existing and proposed site plans.

A key component of the proposed design is the removal of the existing septic system currently located within the RPA buffer. This system presents a potential long-term risk to water quality due to its proximity to the Piankatank River and Dancing Creek. The new design relocates the septic system entirely outside of the RPA buffer into an approved upland area, thereby eliminating a potential source of nutrient and pathogen loading to adjacent waterways. Additionally, the redevelopment removes other encroaching improvements—including the detached garage, driveway, and portions of impervious surfaces (such as potential water-contamination structures that used old pressure treated wood chemicals)—further reducing environmental impacts and improving overall site function.

The proposed design also minimizes ecological disturbance by concentrating development within previously impacted areas of the site, which are already relatively cleared and contain limited vegetation, as documented in the Water Quality Impact Assessment. In contrast, relocating the home entirely outside of the RPA buffer would require clearing a more densely wooded portion of the property, resulting in substantially greater tree loss and habitat disruption. By maintaining development within the existing disturbed footprint while reducing overall encroachment and enhancing buffer restoration through significant replanting efforts, the project represents a net environmental improvement consistent with the intent of the Chesapeake Bay Preservation Ordinance.

1 Augusta Street, Suite 203
Greenville, SC 29301
864.63.3260
mhkarchitecture.com



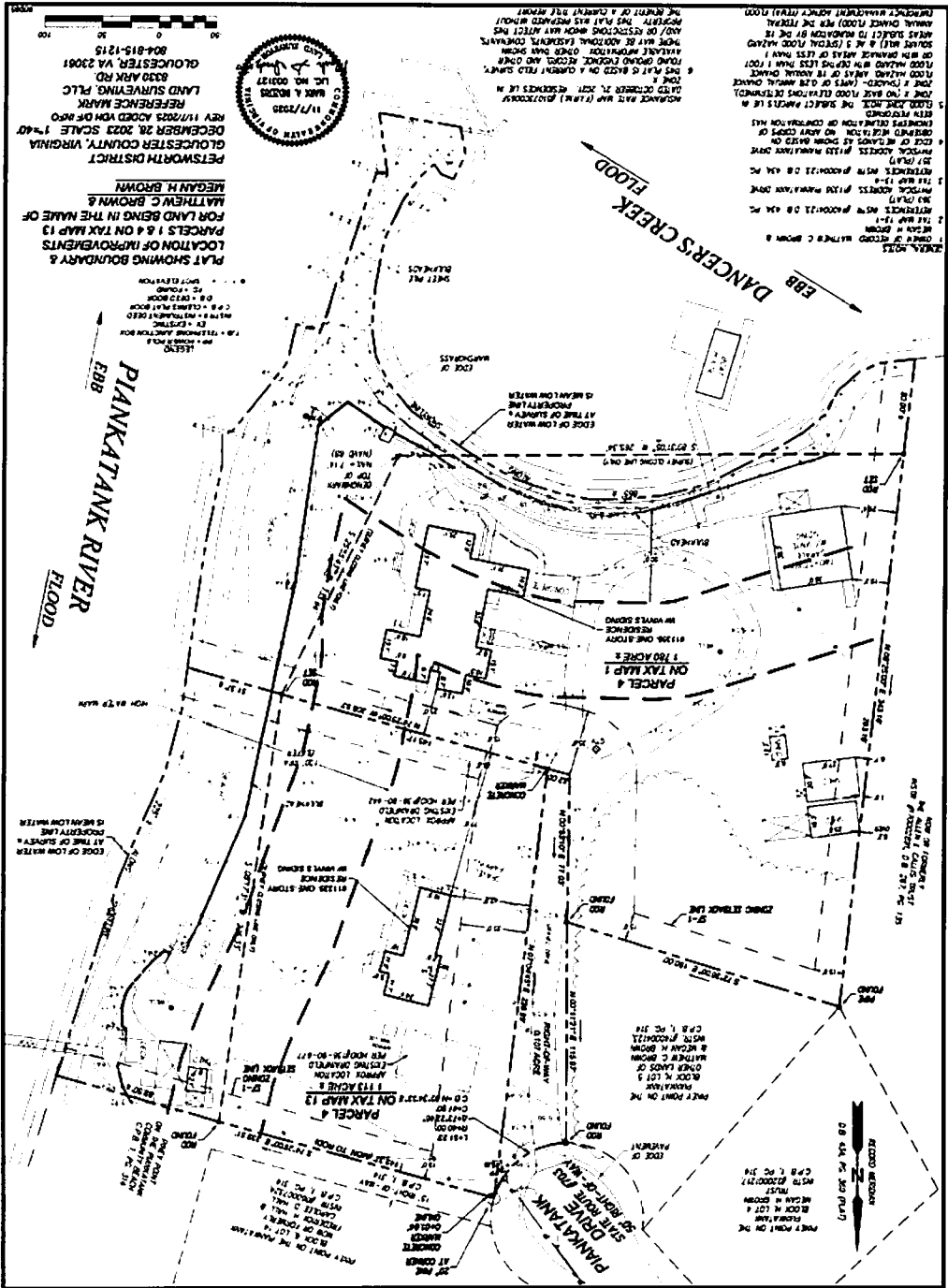
In summary, the proposed redevelopment has been thoughtfully designed to reduce existing encroachments within the Resource Protection Area, improve water quality protections through relocation of the septic system, and preserve the more densely vegetated portions of the site by limiting disturbance to previously impacted areas. The project represents a net environmental benefit when compared to existing conditions and aligns with the intent of the Chesapeake Bay Preservation Ordinance. We respectfully request approval of this Exception Application and appreciate your time and consideration. Should you have any questions or require additional information, please do not hesitate to contact me at your convenience.

Sincerely,

MHK ARCHITECTURE

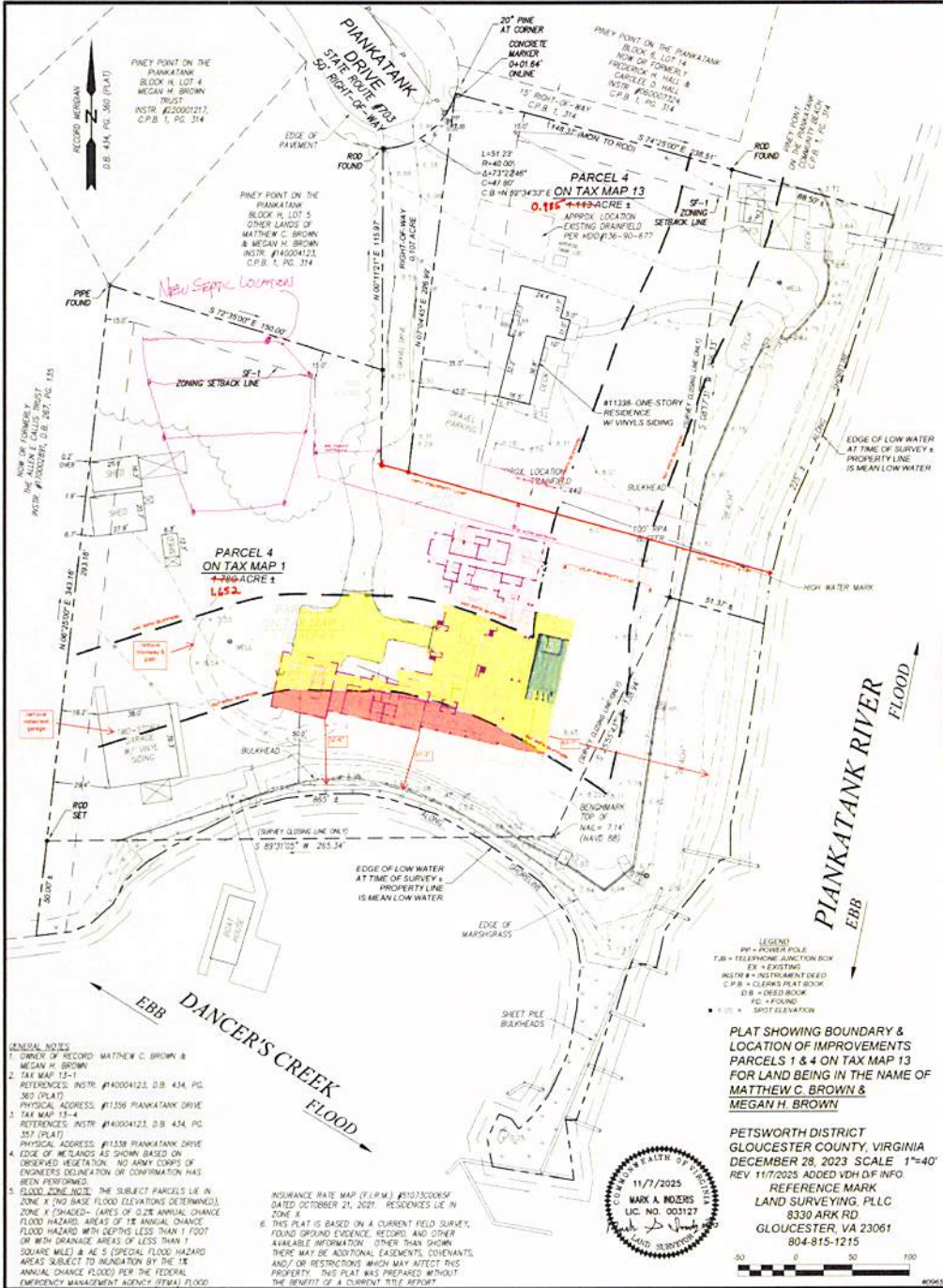
A handwritten signature in black ink, appearing to read "Jeremy Driskell".

Jeremy Driskell, AIA
National Director, MHK Architecture
Cell: 239-896-4646
Office: 864-603-3260 x242
jdriskell@mhkarchitecture.com
mhkarchitecture.com



Matt: Moran

Matt : Megan



PROPOSED DESIGN

EXISTING CONDITIONS	PROPOSED CONDITIONS
ROOFED FLOOR PLAN = 5,197 SQ FT	ROOFED FLOOR PLAN = 7,142 SQ FT
IMPERVIOUS DRIVEWAY = 5,757 SQ FT	IMPERVIOUS DRIVEWAY = 2,763 SQ FT
IMPERVIOUS DECK = 1,849 SQ FT	IMPERVIOUS DECK = 1,849 SQ FT
TOTAL IMPERVIOUS = 12,803 SQ FT	TOTAL IMPERVIOUS = 11,754 SQ FT
EAST ENCRICHING 50' RFA BUFFER	PROPOSED ENCRICHING 50' RFA BUFFER
ROOFED FLOOR PLAN = 2,014 SQ FT	ROOFED FLOOR PLAN = 1,648 SQ FT
IMPERVIOUS DRIVEWAY = 1,000 SQ FT	IMPERVIOUS DRIVEWAY = 1,000 SQ FT
IMPERVIOUS DECK = 1,193 SQ FT	IMPERVIOUS DECK = 1,193 SQ FT
TOTAL IMPERVIOUS = 4,207 SQ FT	TOTAL IMPERVIOUS = 3,841 SQ FT
EAST ENCRICHING 100' RFA BUFFER	PROPOSED ENCRICHING 100' RFA BUFFER
ROOFED FLOOR PLAN = 2,891 SQ FT	ROOFED FLOOR PLAN = 3,100 SQ FT
IMPERVIOUS DRIVEWAY = 1,372 SQ FT	IMPERVIOUS DRIVEWAY = 1,363 SQ FT
IMPERVIOUS DECK = 804 SQ FT	IMPERVIOUS DECK = 804 SQ FT
EXISTING RETIC. DRAINAGE = 142 SQ FT	PROPOSED RETIC. DRAINAGE = 132 SQ FT
TOTAL IMPERVIOUS = 5,111 SQ FT	TOTAL IMPERVIOUS = 5,400 SQ FT
TOTAL RFA ENCRICHMENT = 9,018 SQ FT	TOTAL RFA ENCRICHMENT = 8,101 SQ FT

REDUCTION OF 1,417 SQ FT

GENERAL NOTES

- OWNER OF RECORD: MATTHEW C. BROWN & MEGAN H. BROWN
- TAX MAP 12-1 REFERENCES: INSTR. #140004121, D.B. 434, PG. 365 (PLAT); PHYSICAL ADDRESS: #1336 PANKATANK DRIVE
- TAX MAP 13-4 REFERENCES: INSTR. #140004123, D.B. 434, PG. 357 (PLAT); PHYSICAL ADDRESS: #1338 PANKATANK DRIVE
- EDGE OF WETLANDS AS SHOWN BASED ON OBSERVED VEGETATION. NO ARMY CORPS OF ENGINEERS Delineation OR COMBINATION HAS BEEN PERFORMED.
- FLOOD ZONE INDEX: THE SUBJECT PARCELS LIE IN ZONE X (2% ANNUAL CHANCE FLOOD ELEVATIONS DETERMINED); ZONE X (SHADED) - AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD; AREAS OF 1% ANNUAL CHANCE FLOOD HAZARD WITH DEPTHS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE; & AE 5 (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD
- INSURANCE RATE MAP (F.I.R.M.) #5707300065 DATED OCTOBER 21, 2021. RESIDENCES LIE IN ZONE X
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY, FOUND GROUND EVIDENCE, RECORD, AND OTHER AVAILABLE INFORMATION. OTHER THAN SHOWN, THERE MAY BE ADDITIONAL EASEMENTS, COVENANTS, AND/OR RESTRICTIONS WHICH MAY AFFECT THIS PROPERTY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

PLAT SHOWING BOUNDARY & LOCATION OF IMPROVEMENTS PARCELS 1 & 4 ON TAX MAP 13 FOR LAND BEING IN THE NAME OF MATTHEW C. BROWN & MEGAN H. BROWN

PETSWORTH DISTRICT
 GLOUCESTER COUNTY, VIRGINIA
 DECEMBER 28, 2023 SCALE 1"=40'
 REV 11/7/2025 ADDED VDH DP INFO

REFERENCE MARK
 LAND SURVEYING, PLLC
 8330 ARK RD
 GLOUCESTER, VA 23061
 804-815-1215



BROWN RESIDENTIAL
 MEGAN H. BROWN

MBH ARCHITECTURE



GeoEnvironmental Services, Inc.

April 22, 2026

Matthew Brown

Re: Evaluation for On-Site Sewage Disposal System
11356 Piankatank Drive
Gloucester County

Mr. Brown:

On April 13, 2026 GeoEnvironmental Services, Inc. (GESI) conducted a site and soil investigation to evaluate the potential for placement of an on-site sewage disposal system at the subject property above. It was concluded from the field investigation that the documented area appears to be suitable for wastewater treatment in accordance with regulatory guidance provided by the Virginia Department of Health.

The shallow subsurface soils are generally poor for soil absorption of septic tank effluent on this site. The underlying soil structure is firm and consists of clay loam soils that limit infiltration rates and allows accumulation of a seasonal shallow water table condition which is oxygen depleting. This is a restrictive condition that will require an alternative on-site sewage disposal system (AOSS) to permit construction of a sewage treatment and disposal system (septic) on this site.

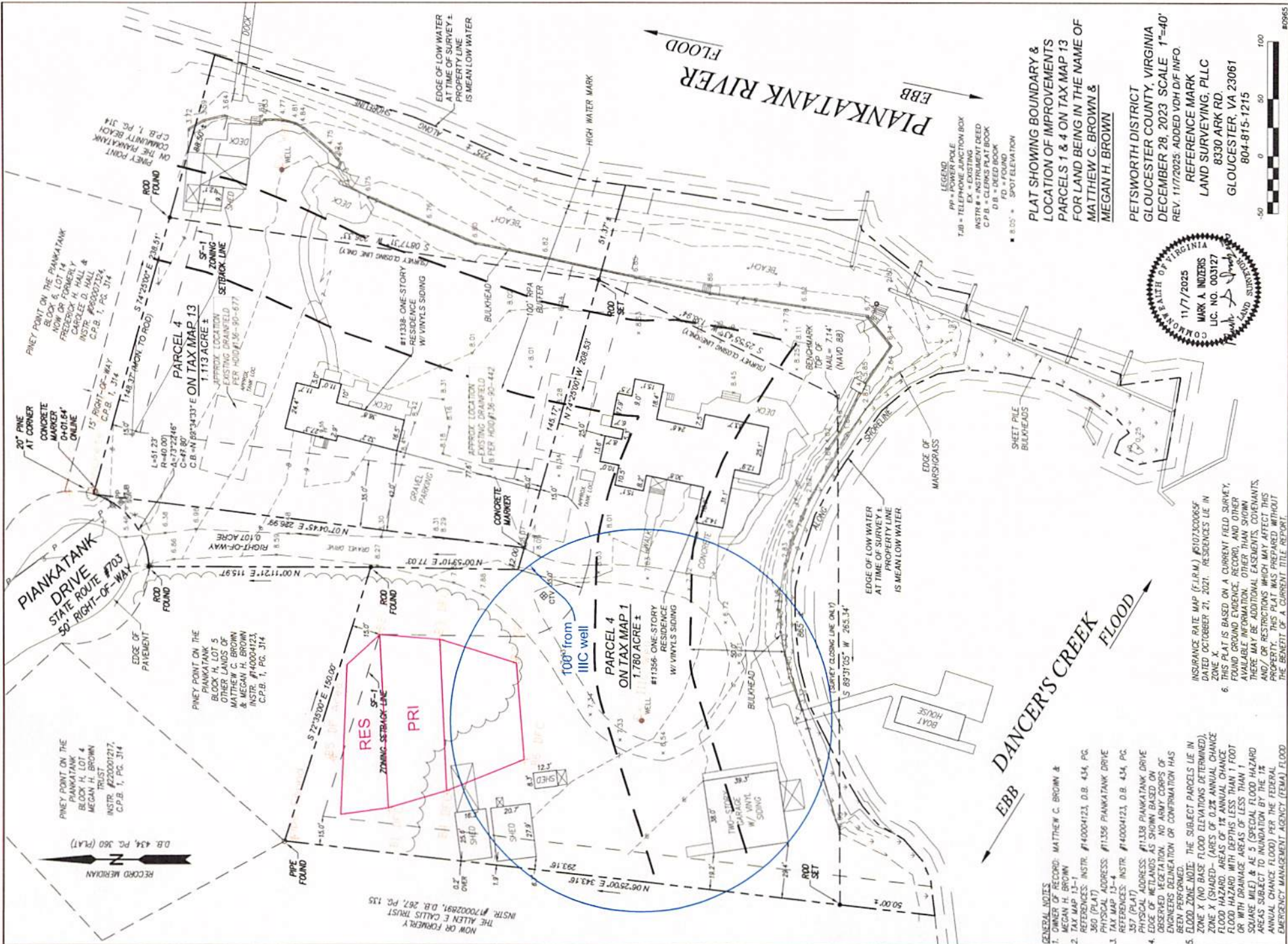
GESI documented site and soil conditions and developed a plan for an on-site sewage disposal system with a design capacity to treat and dispose of up to a 750 gallons per day (five-bedroom single-family residential structure) via an AOSS. A series of soil borings were advanced to gather information about the existing soils. The soil boring locations were numerated B1 through B7 and marked in the field with pink pin flags. The location of the drainfield area that may be proposed was survey located with our GNSS Unit. Work map is attached.

The system design and application for an on-site sewage disposal system construction permit may be completed following receipt of a plat of the property illustrating the survey location of the documented area and a site plan of development showing dwelling area, driveway location and well area preferred. The proposed design and wastewater disposal method recommended for the documented area is dependent on available area and the current Virginia Department of Health Regulations. Any application for sewage treatment and disposal is subject to review and approval by the local health department. No further effort towards application for a sewage disposal system construction permit can be made until further site plans and survey can be provided.

We appreciate the opportunity to have performed this site and soil evaluation. Our invoice for services provided to date is attached and is due upon receipt. I trust this information will allow the advancement of your development plans. Please let us know how you would like to proceed. If you have any questions please feel free to contact me.

Respectfully,
GeoEnvironmental Services, Inc.


Larry Giannasi
Virginia Professional Soil Scientist





Area of woods located outside of the 100-foot Resource Protection Area, to be used for a septic drip dispersal field.



View shed to be removed, on southeastern part of subject property.

STOKES ENVIRONMENTAL ASSOCIATES, LTD.	PHOTOGRAPHS	
	PROJECT NAME	11356 Piankatank Drive
	PROJECT NUMBER	SEA 25-6167
	LOCALITY	Gloucester, VA 23061
	DATE	2025 December 8 (site visit)



View of driveway circle with trees in the north side.



Yard between house and Piankatank River

**STOKES
ENVIRONMENTAL
ASSOCIATES, LTD.**

PROJECT NAME 11356 Piankatank Drive
PROJECT NUMBER SEA 25-6167
LOCALITY Gloucester, VA 23061
DATE 2025 December 8 (site visit)

PHOTOGRAPHS



View east of vegetation on north side of driveway circle, with house and Piankatank River on far side.



View east of vegetation on southeast side of driveway circle, with house and Piankatank River on far side.

**STOKES
ENVIRONMENTAL
ASSOCIATES, LTD.**

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PHOTOGRAPHS



View of southern waterfront along Piankatank River.



View of southern waterfront along Dancing Creek.

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	PHOTOGRAPHS	

Appendix E - Native Plant Nurseries

Virginia Natives
P.O. Box D
Hume, VA 22639-0903
phone & fax: 540-364-1665
E-mail: vannats@erols.com
Mail order catalog \$1.50
retail by appointment
C. F. G. H. W

Lists of plants suggested for conservation, restoration and landscaping in Virginia and lots of other relevant information can be found on the Virginia's Natural Heritage Program. <<http://www.dcr.state.va.us/dnh>>

List of Nurseries for Native Plants from the Maryland Native Plant Society

Bobtown Nursery
16212 Country Club Rd.
Melfa VA 23410
(757) 787-8484

Joseph Brown Native Seeds & Plants
7327 Hoefork Lane
Gloucester Point VA 23062
(804) 642-0736

Pinelands Nursery
8877 Richmond Rd.
Toccoa, VA 23168
(800) 667-2729
Contact: Don Koerick
sales@pinelandsnursery.com
www.pinelandsnursery.com

Water Ways Nursery
Sally Kurtz, 13015 Millbown Road, Lovettsville, VA 20180
(540) 822-5994
<http://members.sol.com/www/nursery/index.html>
(herbaceous only)

APPENDIX E - LIST OF NURSERIES FOR NATIVE PLANTS

FROM THE VIRGINIA NATIVE PLANT SOCIETY

(Compiled by Nancy Arrington, former Horticulture Chair, Virginia Native Plant Society.)

Key: C Carnivorous Plants, F Ferns, G Grasses, H Herbaceous Plants, O Orchids, S Seed, W Woody Plants

[This is a list of nurseries whose stock is partially or entirely made up of native plants. It is not intended to be exclusive. There may be other nurseries stocking native plants as well. This is a list of suppliers and is not to be construed as an endorsement of these suppliers.]

Botanique

387 Fischer Plaza Ln.

Stauntonville, VA 22973

E-mail: botanique@picherplant.com

Catalog \$1 (as a courtesy, not required); C, F, H, O

Edible Landscaping

361 Spirit Ridge Lane

Afion, VA 22930

434-361-9134

Free catalog; W

Meadowview Biological Research Station

8390 Fredericksburg Turnpike

Woodford, VA 22580

phone fax: (804) 633-4336 / (804) 633-5056

E-mail: meadowview@picherplant.org

Catalog on-line; C

The Salt and The Earth

P.O. Box 560

Deltaville, VA 23043

804-776-6985, 804-776-6324

E-mail: stoe@nna.net

Call for availability; G, H

Sassafras Farm

7029 Bray Rd.

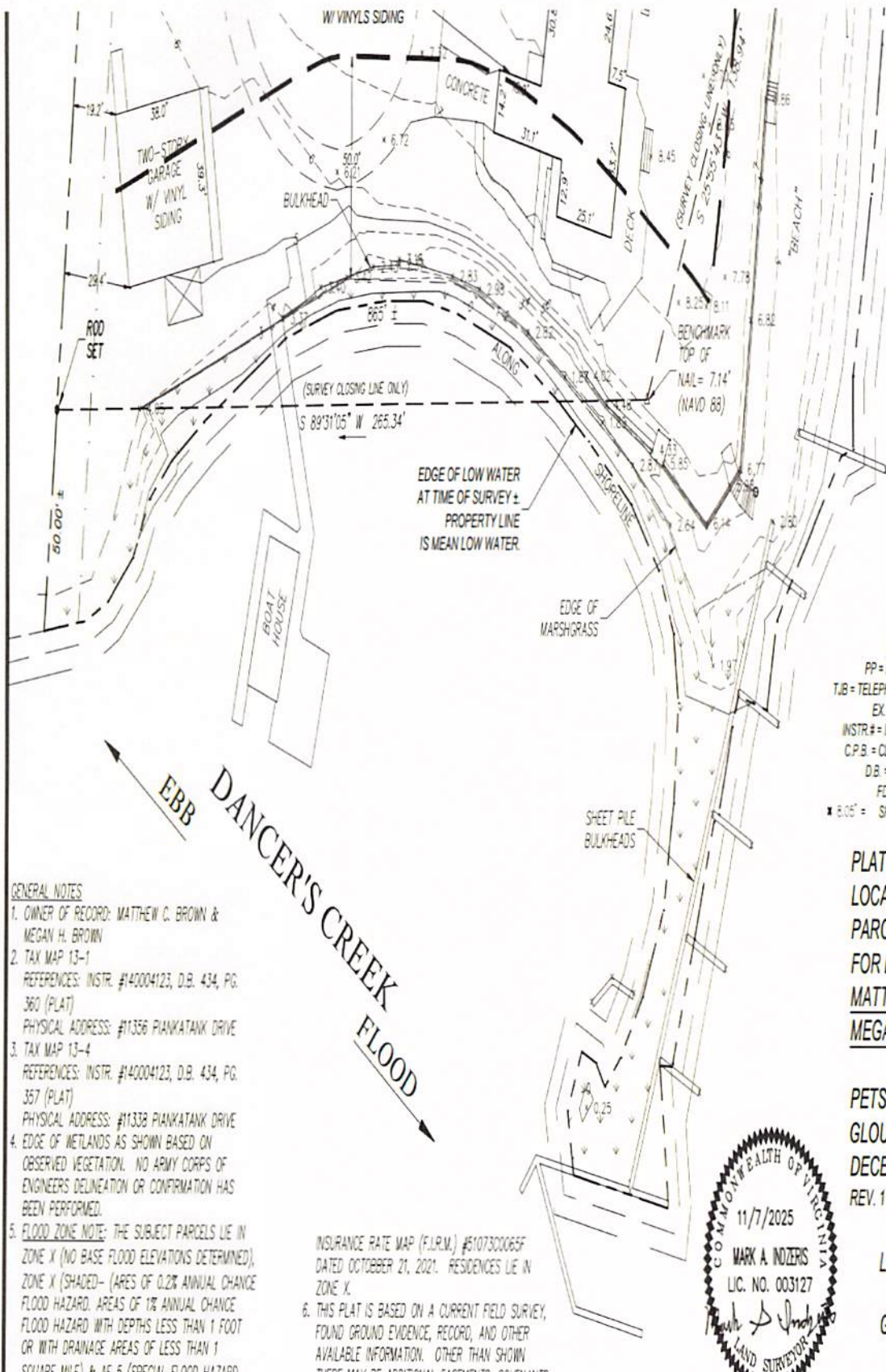
Hayes, VA 23072

804-642-0923

E-mail: sassafras@3bubbles.com

SASE for list; F, G, H

PIANKATANK RIVER FLOOD

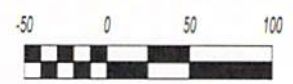


- LEGEND**
- PP = POWER POLE
 - T.J.B = TELEPHONE JUNCTION BOX
 - EX = EXISTING
 - INSTR # = INSTRUMENT DEED
 - C.P.B = CLERK'S PLAT BOOK
 - D.B = DEED BOOK
 - FD = FOUND
 - * 8.05' = SPOT ELEVATION

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**REFERENCE MARK
LAND SURVEYING, PLLC
8330 ARK RD.
GLOUCESTER, VA 23061
804-815-1215**



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 2. TAX MAP 13-1
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PHYSICAL ADDRESS: #11356 PIANKATANK DRIVE
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REFERENCES: INSTR. #140004123, D.B. 434, PG. 357 (PLAT)
PHYSICAL ADDRESS: #11338 PIANKATANK DRIVE
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