

A G E N D A
JAMES CITY COUNTY BOARD OF SUPERVISORS
REGULAR MEETING
County Government Center Board Room
101 Mounts Bay Road, Williamsburg, VA 23185
January 10, 2023
5:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. MOMENT OF SILENCE

D. PLEDGE OF ALLEGIANCE

1. Pledge Leader - Casey Campbell, a 5th grade student at Matthew Whaley Elementary School

E. PUBLIC COMMENT

F. CONSENT CALENDAR

G. PUBLIC HEARING(S)

1. Pre-Budget Public Hearing for FY 2024
2. AFD-22-0015. 999 Jolly Pond Road Cranston's Pond AFD Addition
3. Ordinance to Permit Use of Golf Carts on Public Highways in Powhatan Shores
4. SUP-22-0021. 8401 Hicks Island Road Tourist Home
5. SUP-22-0018. 5477 Mooretown Road Williamsburg Place Pavilion & Farley Center Additions
6. Z-22-0003. 8005 and 8009 Hankins Industrial Park Road

H. BOARD CONSIDERATION(S)

1. Housing Choice Voucher Administrative Plan

I. BOARD REQUESTS AND DIRECTIVES

J. REPORTS OF THE COUNTY ADMINISTRATOR

K. CLOSED SESSION

L. ADJOURNMENT

1. Adjourn until ____ pm on January ____, 2023 for the Business Meeting

ITEM SUMMARY

DATE: 1/10/2023

TO: The Board of Supervisors

FROM: Teresa J. Saeed, Deputy Clerk

SUBJECT: Pledge Leader - Casey Campbell, a 5th grade student at Matthew Whaley Elementary School

REVIEWERS:

Department	Reviewer	Action	Date
Board Secretary	Saeed, Teresa	Approved	1/5/2023 - 4:04 PM

ITEM SUMMARY

DATE: 1/10/2023

TO: The Board of Supervisors

FROM: Sharon McCarthy, Director of Financial and Management Services

SUBJECT: Pre-Budget Public Hearing for FY 2024

ATTACHMENTS:

	Description	Type
	Memorandum	Cover Memo

REVIEWERS:

Department	Reviewer	Action	Date
Board Secretary	Saeed, Teresa	Approved	1/3/2023 - 1:56 PM

MEMORANDUM

DATE: January 10, 2023

TO: The Board of Supervisors

FROM: Sharon B. McCarthy, Director of Financial and Management Services

SUBJECT: Pre-Budget Public Hearing - Fiscal Year 2024 Budget

The purpose of this Public Hearing is to invite comments and suggestions from citizens for the upcoming County Budget. The comments and suggestions made at this pre-budget Public Hearing will help guide staff in preparing a budget proposal for the Board's review in May.

No Board action is requested at this time.

SBM/ap
FY24BudgetPH-mem

ITEM SUMMARY

DATE: 1/10/2023

TO: The Board of Supervisors

FROM: John Risinger, Senior Planner

SUBJECT: AFD-22-0015. 999 Jolly Pond Road Cranston's Pond AFD Addition

ATTACHMENTS:

	Description	Type
☐	Staff Report	Staff Report
☐	1. Ordinance	Ordinance
☐	2. Location Map	Backup Material
☐	3. Cranston's Pond AFD 2022 Renewal Ordinance and Staff Report	Backup Material
☐	4. State Code § 15.2-4305 Regarding AFD Application Criteria	Backup Material
☐	5. Forest Management Plan	Backup Material
☐	6. Unapproved Minutes of the October 20, 2022, AFD Advisory Committee Meeting	Backup Material
☐	7. Unapproved Minutes of the December 7, 2022, Planning Commission Meeting	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Planning	Holt, Paul	Approved	12/21/2022 - 1:27 PM
Development Management	Holt, Paul	Approved	12/21/2022 - 1:27 PM
Publication Management	Pobiak, Amanda	Approved	12/21/2022 - 2:29 PM
Legal Review	Kinsman, Adam	Approved	1/3/2023 - 2:08 PM
Board Secretary	Saeed, Teresa	Approved	1/3/2023 - 2:10 PM
Board Secretary	Purse, Jason	Approved	1/3/2023 - 2:12 PM
Board Secretary	Saeed, Teresa	Approved	1/3/2023 - 2:13 PM

AGRICULTURAL AND FORESTAL DISTRICT-22-0015. 999 Jolly Pond Road Cranston's Pond AFD Addition
Staff Report for the January 10, 2023, Board of Supervisors Meeting

SUMMARY FACTS

Applicant: Mr. Hunter Taylor

Landowners: Mr. Hunter Y. Taylor, Trustee and Ms. Kelly R., Trustee

Proposal: Addition of a $\pm$ 169.15-acre parcel to the Cranston's Pond Agricultural and Forestal District (AFD)

Location: 999 Jolly Pond Road

Tax Map/Parcel No.: 3010100001A

Project Acreage: $\pm$ 169.15 acres

Zoning: A-1, General Agricultural

Comprehensive Plan: Rural Lands

Primary Service Area: Outside

Staff Contact: John Risinger, Senior Planner

PUBLIC HEARING DATES

AFD Advisory Committee: October 20, 2022, 4:00 p.m.

Planning Commission: December 7, 2022, 6:00 p.m.

Board of Supervisors: January 10, 2023, 5:00 p.m.

FACTORS FAVORABLE

1. Staff finds that this addition to the Cranston's Pond AFD would not adversely affect surrounding development and is consistent with the core of the District.
2. Staff finds the proposal consistent with the 2045 Comprehensive Plan Land Use Action 6.1.1.
3. Impacts: This proposal is not anticipated to generate any impacts that require mitigation.

FACTORS UNFAVORABLE

As this proposal is not anticipated to generate any impacts that require mitigation, staff finds no unfavorable factors.

SUMMARY STAFF RECOMMENDATION

Staff recommends that the Board of Supervisors (BOS) approve the application, subject to the proposed conditions, consistent with other properties in the District.

AFD ADVISORY COMMITTEE RECOMMENDATION

At its October 20, 2022, meeting, the AFD Advisory Committee voted 7-0 to recommend approval of the application to the Planning Commission and BOS.

PLANNING COMMISSION RECOMMENDATION

At its December 7, 2022, meeting, the Planning Commission voted 6-0 to recommend approval of the application to the BOS.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

AGRICULTURAL AND FORESTAL DISTRICT-22-0015. 999 Jolly Pond Road Cranston's Pond AFD Addition
Staff Report for the January 10, 2023, Board of Supervisors Meeting

PROJECT DESCRIPTION

- Mr. Hunter Taylor has applied to enroll $\pm$ 169.15 acres of land located at 999 Jolly Pond Road into the Cranston's Pond AFD. A single-family dwelling was constructed on the property in 2022; however, the property remains largely undeveloped. A 30-acre portion of the property was timbered in the spring and summer of 2022.
- The subject parcel is located within one mile from the core parcels in the Cranston's Pond AFD which is consistent with the criteria listed in the *Code of Virginia* (see Attachment No. 3).
- A forest management plan has been prepared by a forestry consulting firm to guide future timbering activities on the property (see Attachment No. 4).
- Per the United States Department of Agriculture's *Soil Survey of James City and York Counties and the City of Williamsburg Virginia*, the parcel consists of the following soils:

Soil Type	Erosion Hazard	Equipment Limitation	Seedling Mortality	Windthrow Hazard
8B, Caroline fine sandy loam, 2-6% slopes	Slight	Slight	Slight	Slight
10B, Craven fine sandy loam, 2-6% slopes	Slight	Moderate	Slight	Slight
11B, Craven-Uchee complex, 2-6% slopes	Slight	Moderate	Slight/Moderate	Slight

Soil Type	Erosion Hazard	Equipment Limitation	Seedling Mortality	Windthrow Hazard
11C, Craven-Uchee complex, 6-10% slopes	Slight	Moderate	Slight/Moderate	Slight
14B, Emporia fine sandy loam, 2-6% slopes	Slight	Slight	Slight	Slight
14C, Emporia fine sandy loam, 6-10% slopes	Slight	Slight	Slight	Slight
15E, Emporia complex, 15-25% slopes	Slight	Moderate	Slight	Slight
15F, Emporia complex, 25-50% slopes	Moderate	Severe	Slight	Slight
17, Johnston complex	Slight	Severe	Severe	Moderate
34B, Uchee loamy fine sand, 2-6% slopes	Slight	Moderate	Moderate	Slight

DISTRICT HISTORY

- The Cranston's Pond AFD was created in 1986 for a term of four years and originally consisted of 12 parcels totaling $\pm$ 1,172 acres.
- The District was renewed in four-year intervals in 1990, 1994, 1998, 2002, 2006, 2010, 2014, 2018, and 2022 with various additions and withdrawals taking place during those periods.
- The District currently consists of $\pm$ 774.31 acres. Should this addition be approved, the District would consist of $\pm$ 943.46 acres.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

**AGRICULTURAL AND FORESTAL DISTRICT-22-0015. 999 Jolly Pond Road Cranston's Pond AFD Addition
Staff Report for the January 10, 2023, Board of Supervisors Meeting**

SURROUNDING ZONING AND DEVELOPMENT

Adjacent properties to the north, west, and south are zoned A-1, General Agricultural, and designated Rural Lands on the 2045 Comprehensive Plan Land Use Map. There are no residential parcels directly adjacent. Parcels to the east are zoned PL, Public Lands, and designated Federal, State, or County Land on the 2045 Comprehensive Plan Land Use Map.

2045 COMPREHENSIVE PLAN

The subject parcel is designated Rural Lands on the 2045 Comprehensive Plan Land Use Map. Appropriate uses in Rural Lands include traditional agricultural and forestal activities. Land Use Action 6.1.1 of the 2045 Comprehensive Plan states that the County shall “support both the use value assessment and AFD programs to the maximum degree allowed by the *Code of Virginia*. Explore extending the terms of the County’s Districts.” Staff finds this application to be consistent with both the Rural Lands designation and Land Use Action 6.1.1.

PUBLIC IMPACTS

This proposal is not anticipated to generate any impacts that require mitigation.

STAFF RECOMMENDATION

Staff finds that the proposed addition meets all state and local requirements for inclusion in the Cranston's Pond AFD. Staff recommends that the BOS approve the application, subject to the proposed conditions, consistent with other properties in the District.

JR/ap
AFD22-15_JPnd-CPd

Attachments:

1. Ordinance
2. Location Map
3. Cranston's Pond AFD 2022 Renewal Ordinance and Staff Report
4. State Code § 15.2-4305 Regarding AFD Application Criteria
5. Forest Management Plan
6. Unapproved Minutes of the October 20, 2022, AFD Advisory Committee Meeting
7. Unapproved Minutes of the December 7, 2022, Planning Commission Meeting

ORDINANCE NO. _____

AGRICULTURAL AND FORESTAL DISTRICT-22-0015.

999 JOLLY POND ROAD CRANSTON'S POND AFD ADDITION

WHEREAS, a request has been filed with the Board of Supervisors of James City County, Virginia, (the "Board") to add $\pm$ 169.15 acres of land located at 999 Jolly Pond Road, further identified as James City County Real Estate Tax Map Parcel No. 3010100001A, to Agricultural and Forestal District (AFD) No. 06-86, which is generally known as the "Cranston's Pond Agricultural and Forestal District" (the "Application"); and

WHEREAS, at its October 20, 2022, meeting, the AFD Advisory Committee voted 7-0 to recommend approval of the Application; and

WHEREAS, a public hearing was advertised and held by the Planning Commission (the "Commission") at its December 7, 2022, meeting, after which the Commission voted 6-0 to recommend approval of the Application; and

WHEREAS, a public hearing was advertised and held by the Board of Supervisors.

NOW, THEREFORE, BE IT ORDAINED that the Board of Supervisors of James City County, Virginia, hereby adds $\pm$ 169.15 acres located at 999 Jolly Pond Road and identified as James City County Real Estate Tax Map Parcel No. 3010100001A, (the "Property") to AFD-06-86, which is generally known as the "Cranston's Pond Agricultural and Forestal District" (the "District") with the following conditions:

1. That pursuant to Sections 15.2-4309 of the Act, the Board of Supervisors requires that any parcel in the District shall not, without the prior approval of the Board of Supervisors, be developed to any more intensive use, other than uses resulting in more intensive agricultural or forestal production. Specifically, the following restrictions shall apply:
 - a. The subdivision of land is limited to 25 acres or more, except where the Board of Supervisors authorizes smaller lots to be created for residential use by members of the owner's immediate family, as defined in the James City County Subdivision Ordinance. Parcels of up to five acres, including necessary access roads, may be subdivided for the siting of Wireless Communications Facilities (WCFs), provided: a) the subdivision does not result in the total acreage of the District to drop below 200 acres; and b) the subdivision does not result in a remnant parcel of less than 25 acres.
 - b. Land within the District may be withdrawn from the District in accordance with the Board of Supervisor's Policy Governing the Withdrawal of Properties from Agricultural and Forestal Districts, adopted September 28, 2010.
 - c. No Special Use Permit (SUP) shall be issued except for agricultural, forestal, or other activities and uses consistent with the Act, which are not in conflict with the policies of this District. The Board of Supervisors, at its discretion, may issue SUPs for WCFs on properties in the District that are in accordance with the County's Policies and Ordinances regulating such facilities.

????????????

Chairman, Board of Supervisors

ATTEST:

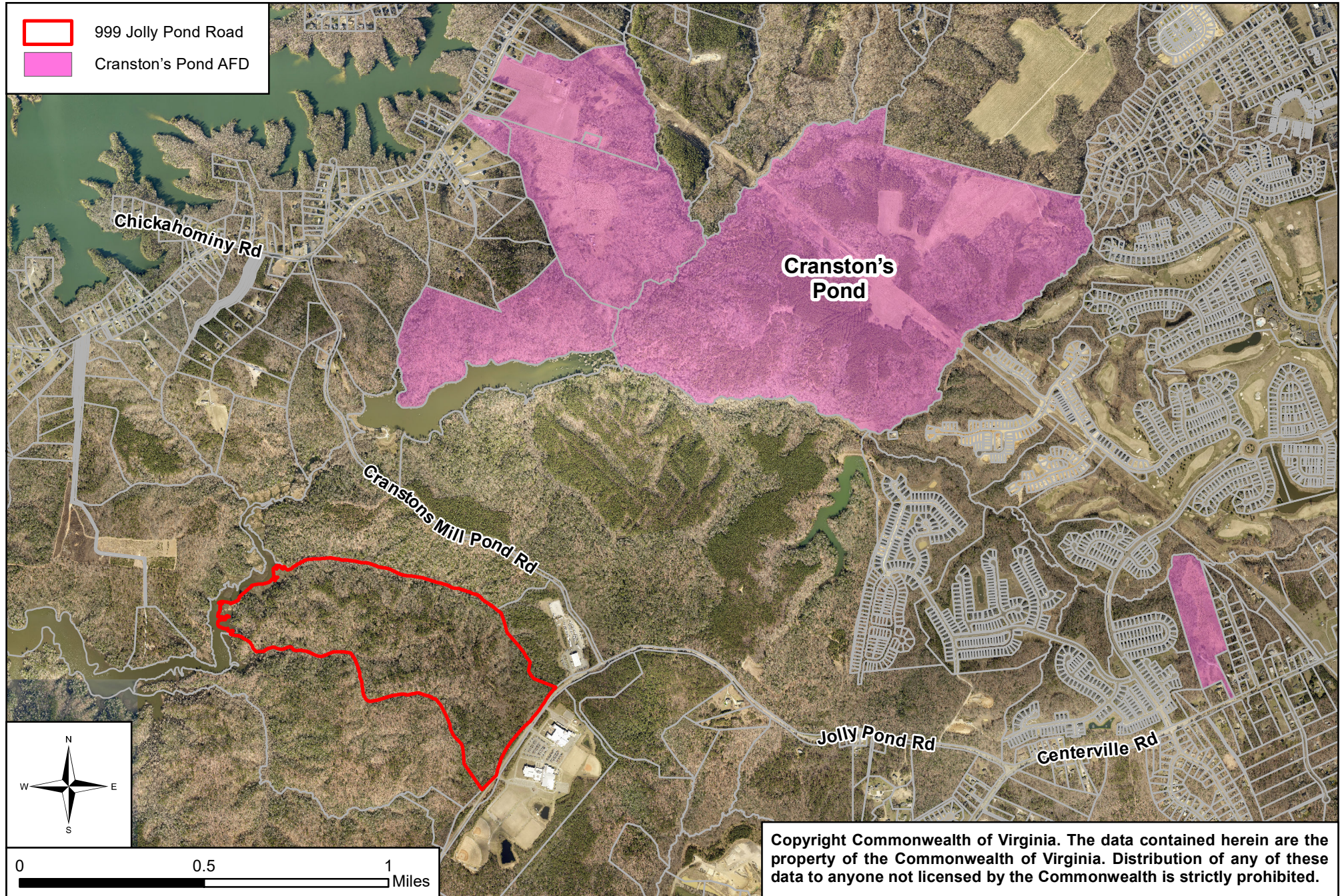
Teresa J. Saeed
Deputy Clerk to the Board

	VOTES			
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
ICENHOUR	_____	_____	_____	_____
HIPPLE	_____	_____	_____	_____
LARSON	_____	_____	_____	_____
SADLER	_____	_____	_____	_____
MCGLENNON	_____	_____	_____	_____

Adopted by the Board of Supervisors of James City County, Virginia, this 10th day of January, 2023.

AFD22-15_JPnd-CPd-ord

JCC AFD-22-0015, 999 Jolly Pond Road Cranston's Pond AFD Addition



ADOPTED

SEP 13 2022

ORDINANCE NO. 168A-14

Board of Supervisors
James City County, VA

AGRICULTURAL AND FORESTAL DISTRICT-22-0006

CRANSTON'S POND 2022 RENEWAL

WHEREAS, James City County has completed a review of the Cranston's Pond Agricultural and Forestal District (the "District"); and

WHEREAS, in accordance with Section 15.2-4311 of the Code of Virginia, 1950, as amended (the "Virginia Code"), property owners have been notified, public notices have been filed, public hearings have been advertised, and public hearings have been held on the continuation of the District; and

WHEREAS, the Agricultural and Forestal District (AFD) Advisory Committee at its meeting on July 21, 2022, voted 6-0 to recommend renewal of the District; and

WHEREAS, the Planning Commission following its public hearing on August 3, 2022, concurred with the recommendation of staff and the AFD Advisory Committee and voted 7-0 to recommend renewal of the District with the conditions listed below.

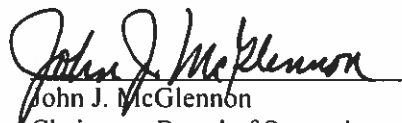
NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of James City County, Virginia, that:

1. The Cranston's Pond Agricultural and Forestal District (the "District") is hereby continued to October 31, 2026, in accordance with the provisions of the Virginia Agricultural and Forestal District Act, Virginia Code Section 15.2-4300 et. seq. (the "Act").
2. That the District shall include the following parcels, provided, however, that all land within 25 feet of road rights-of-way is excluded from the District:

<u>Owner</u>	<u>Parcel No.</u>	<u>Acres</u>
Hidden Acres Farm, Inc.	2330100001	416.50
Bertrand E. Geddy Jr. Trustee	2230100026	167.50
Edward K. English Estate	2240100001A	101.67
Peyton J. Harcum	2220100087	62.56
Otto C. & Thelma Ripley	3120100003B	21.01
Susanna Y. English	2210100056	5.07
	Total:	<u>774.31</u>

3. That pursuant to Sections 15.2-4309 of the Act, the Board of Supervisors requires that any parcel in the District shall not, without the prior approval of the Board of Supervisors, be developed to any more intensive use, other than uses resulting in more intensive agricultural or forestal production. Specifically, the following restrictions shall apply:

- a. The subdivision of land is limited to 25 acres or more, except where the Board of Supervisors authorizes smaller lots to be created for residential use by members of the owner's immediate family, as defined in the James City County Subdivision Ordinance. Parcels of up to five acres, including necessary access roads, may be subdivided for the siting of Wireless Communications Facilities (WCFs), provided: a) the subdivision does not result in the total acreage of the District to drop below 200 acres; and b) the subdivision does not result in a remnant parcel of less than 25 acres.
- b. Land within the District may be withdrawn from the District in accordance with the Board of Supervisors' Policy Governing the Withdrawal of Properties from Agricultural and Forestal Districts, adopted September 28, 2010.
- c. No Special Use Permit (SUP) shall be issued except for agricultural, forestal, or other activities and uses consistent with the Act, which are not in conflict with the policies of this District. The Board of Supervisors, at its discretion, may issue SUPs for WCFs on properties in the District that are in accordance with the County's policies and Ordinances regulating such facilities.


John J. McGlennon
Chairman, Board of Supervisors

ATTEST:


Teresa J. Saeed
Deputy Clerk to the Board

	VOTES			
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
ICENHOUR	☒	☐	☐	☐
HIPPLE	☒	☐	☐	☐
LARSON	☒	☐	☐	☐
SADLER	☒	☐	☐	☐
MCGLENNON	☒	☐	☐	☐

Adopted by the Board of Supervisors of James City County, Virginia, this 13th day of September, 2022.

AFD22-6CrnstnPdRen-res

AGRICULTURAL AND FORESTAL DISTRICT-22-0006. Cranston's Pond Renewal

Staff Report for the September 13, 2022, Board of Supervisors Meeting

SUMMARY FACTS

<u>LAND OWNERS</u>	<u>PARCEL ID</u>	<u>ACRES</u>
Susanna Y. English	2210100056	5.07
J. Payten Harcum	2220100087	62.56
Bertrand E. Geddy, Jr., Trustee	2230100026	167.50
Hidden Acres Farm, Inc.	2330100001	416.50
Susanna L. English	2240100001A	101.67
Sandra J. Ripley and Shirley J. Sulenski-Hughes	3120100003B	21.01
TOTAL ACRES		774.31

Zoning: A-1, General Agricultural
R-8, Rural Residential

Comprehensive Plan: Rural Lands
Low-Density Residential

Primary Service Area
(PSA): Inside and Outside

Staff Contact: Terry Costello, Senior Planner

PUBLIC HEARING DATES

Agricultural and Forestal District
(AFD) Advisory Committee: July 21, 2022, 4:00 p.m.
Planning Commission: Aug. 3, 2022, 6:00 p.m.
Board of Supervisors: Sept. 13, 2022, 5:00 p.m.

STAFF RECOMMENDATION

Approval, subject to the proposed conditions.

AGRICULTURAL AND FORESTAL DISTRICT ADVISORY COMMITTEE RECOMMENDATION:

At its July 21, 2022, meeting, the Agricultural and Forestal District (AFD) Advisory Committee voted 6-0 to recommend the continuation of the District to the Planning Commission and Board of Supervisors.

PLANNING COMMISSION RECOMMENDATION

At its August 3, 2022, meeting, the Planning Commission voted 7-0 for the continuation of the District to the Board of Supervisors including the following recommendations:

- For staff to review the end-to-end survey process prior to the next renewal cycle;
- For staff to consider other avenues inclusive of AFD tax credits, including but not limited to carbon sequestration, to reimburse AFD landowners;
- For staff to forward the Commissioner of the Revenue's "Tax Benefits Associated With Inclusion in an AFD for FY 2022" to the Board of Supervisors.

DISTRICT HISTORY

- The Cranston's Pond AFD was created in 1986 for a term of four years and originally consisted of 12 parcels totaling ± 1,172 acres.
- The District was renewed at four-year intervals again in 1990, 1994, 1998, 2002, 2006, 2010, 2014, and 2018. Various additions and withdrawals occurred throughout these years.

AGRICULTURAL AND FORESTAL DISTRICT-22-0006. Cranston's Pond Renewal

Staff Report for the September 13, 2022, Board of Supervisors Meeting

DISTRICT DESCRIPTION

The District consists primarily of forested land. Records indicate that approximately 75% of the District is used for forestry with some agricultural use and the remainder is in marsh land. Most of the District is located outside of the PSA and is designated Rural Lands by the Comprehensive Plan. The Ripley parcel is located inside the PSA and is designated Low Density Residential.

Total acreage includes all the land in the above properties with the exception of all land within 25 feet of rights-of-way. This area has been excluded to allow for possible road and/or drainage improvements.

ADDITION/WITHDRAWAL REQUESTS

None.

CONDITIONS

If continued, the Districts are proposed to be re-established for another four-year term, with edits to Condition No. 3 that reflects updates from the Virginia State Code and clarifying language (See Attachment No. 1).

SURROUNDING ZONING AND DEVELOPMENT

The majority of the District is located southeast of Chickahominy Road and Little Creek Dam Road. The area surrounding the main body of the District is largely wooded, and zoned A-1, General Agricultural and R-8, Rural Residential, with Cranston's Mill Pond forming the southeast border. The Ripley parcel is surrounded by the Colonial Heritage and James Shire Settlement subdivisions, which are zoned MU, Mixed-Use and A-1, General Agricultural, respectively.

COMPREHENSIVE PLAN

The Comprehensive Plan designates these parcels as Rural Lands and Low Density Residential. Land Use Action 6.1.1 of the adopted Comprehensive Plan states the County shall "support both the use value assessment and Agricultural and Forestal (AFD) programs to the maximum degree allowed by the *Code of Virginia*."

STAFF RECOMMENDATION

Staff finds the Cranston's Pond AFD compatible with surrounding development and consistent with the recommendations of the adopted Comprehensive Plan and Zoning Ordinance. Staff recommends that the Board of Supervisors approve the renewal of this AFD for a period of four years, subject to the conditions listed in the District Ordinance (See Attachment No. 1).

TC/md
AFD22-6CrnstnPdRen

Attachments:

1. Ordinance
2. Location Map

§ 15.2-4305. Application for creation of district in one or more localities; size and location of parcels

On or before November 1 of each year or any other annual date selected by the locality, any owner or owners of land may submit an application to the locality for the creation of a district or addition of land to an existing district within the locality. Each district shall have a core of no less than 200 acres in one parcel or in contiguous parcels. A parcel not part of the core may be included in a district (i) if the nearest boundary of the parcel is within one mile of the boundary of the core, (ii) if it is contiguous to a parcel in the district the nearest boundary of which is within one mile of the boundary of the core, or (iii) if the local governing body finds, in consultation with the advisory committee or planning commission, that the parcel not part of the core or within one mile of the boundary of the core contains agriculturally and forestally significant land. No land shall be included in any district without the signature on the application, or the written approval of all owners thereof. A district may be located in more than one locality, provided that (i) separate application is made to each locality involved, (ii) each local governing body approves the district, and (iii) the district meets the size requirements of this section. In the event that one of the local governing bodies disapproves the creation of a district within its boundaries, the creation of the district within the adjacent localities' boundaries shall not be affected, provided that the district otherwise meets the requirements set out in this chapter. In no event shall the act of creating a single district located in two localities pursuant to this subsection be construed to create two districts.

1977, c. 681, § 15.1-1511; 1979, c. 377; 1981, c. 546; 1984, c. 20; 1985, c. 13; 1987, c. 552; 1993, cc. 745, 761; 1997, c. 587; 1998, c. 833; 2011, cc. 344, 355.

The chapters of the acts of assembly referenced in the historical citation at the end of this section(s) may not constitute a comprehensive list of such chapters and may exclude chapters whose provisions have expired.



TIMBER MARKETING & MANAGEMENT INC.

Professional Forestry Consultants

P.O. Box 396

Chesterfield, VA 23832

Ph (804) 796-9622

Fax (804) 796-9693

www.tmmva.com

October 11, 2022

Mr. & Mrs. Hunter Taylor
999 Jolly Pond Road
Williamsburg VA 23185

Tax Parcel ID No 301010000 1A
999 Jolly Pond Road

Dear Mr. & Mrs. Taylor:

At your request I have prepared a Forest Management Plan for your property that fronts on Jolly Pond Road in James City County, Virginia and which contains 169.15 +/- acres by survey of which we have attached a copy to this report.

If you have any questions, please feel free to give me a call.

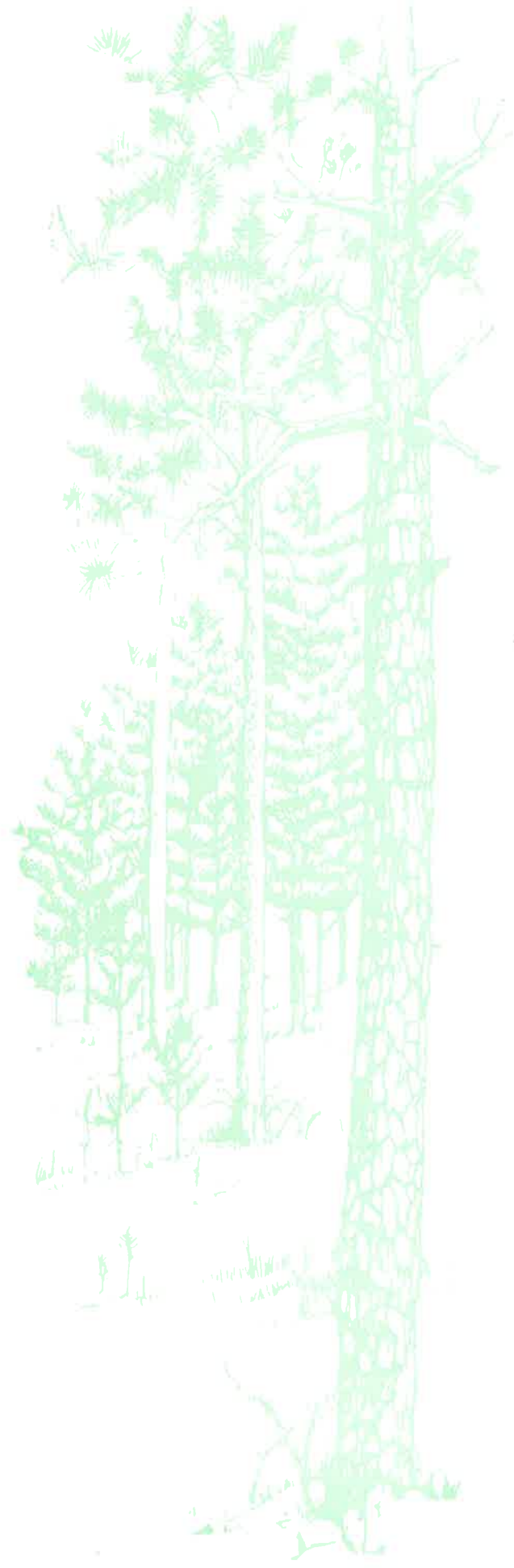
Sincerely,

Timber Marketing & Management, Inc.

Stephen P. Lindberg, President

804-796-9622 (office)

804-512-3578 (mobile)



TIMBER MARKETING & MANAGEMENT INC.



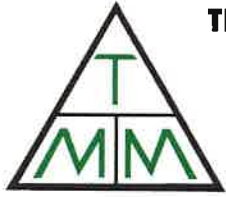
Professional Forestry Consultants

**FOREST MANAGEMENT PLAN
TAYLOR PROPERTY
JAMES CITY COUNTY VA**

169.15 +/- ACRES

October 11, 2022

*Submitted by:
Stephen P. Lindberg, President
Timber Marketing & Management, Inc.
Professional Forestry Consultants
Chesterfield, Virginia*



TIMBER MARKETING & MANAGEMENT INC.

Professional Forestry Consultants

P.O. Box 396

Chesterfield, VA 23832

Ph (804) 796-9622

Fax (804) 796-9693

www.tmmva.com

FOREST MANAGEMENT REPORT

**HUNTER & KELLY TAYLOR
JAMES CITY COUNTY, VIRGINIA
999 Jolly Pond Road
Williamsburg VA 23185**

169.15 +/- acres

**Tax Parcel No 301010000 1A
Owned by Hunter & Kelly Taylor**

James City County's Agricultural & Forestal District Program

October 11, 2022

**Acreage Breakdown
169.15 +/- acres**

Open House Site	2.00 +/- acres
Swamp / Creek	9.80 +/- acres
Cutover Land	30.00 +/- acres
Timberland	127.35 +/- acres

TIMBER DESCRIPTION

Block A

Timber Type: Recently clearcut spring and summer of 2022
Acres: 30 +/- acres
Species: Prior to the clear cut harvest the species were: Loblolly Pine, Virginia Pine, Mixed Upland Hardwood Species
Size & Use Group: 8" to 22" D.B.H. Predominantly sawtimber with scattered pulpwood in the understory.
Topography: Relatively flat to gently sloping
Access: Adequate along and from Jolly Pond Road
Recent Harvest: This block was recently clear cut harvested with the exception of scattered hardwood trees which were retained to provide hard mast for wildlife.
Future Management: In talking with the owners their intentions are to keep 20 +/- acres open and the remaining 10 +/- acres will be allowed to regenerate naturally. This natural edge or thicket of regeneration will be greatly beneficial for wildlife as it will provide both succulent browse, bedding and brooding areas as well as escape cover.

Block B

Timber Type: Intermediate Aged to Mature Loblolly Pine
Acres: 13 +/- acres consisting of 2 areas as shown on the attached map.
Species: Loblolly Pine and scattered Upland Hardwood Species.
Size & Use Group: 8" to 22" D.B.H. Predominantly sawtimber with scattered pulpwood in the understory.
Stocking Level: Moderately well stocked with 50 to 70 sawtimber size trees per acre and additional pulpwood size trees as well.
Topography: Relatively flat to gently sloping
Access: Adequate along Jolly Pond Road and interior woods roads connecting to Jolly Pond Road.
Recent Harvest: No harvesting in the last 45 +/- years.
Future Management: This timber could be harvested at any time or allowed to grow until the trees are approximately 60 years old if you wish to maintain a mature pine component on your property.

Block C

Timber Type: Mature Upland Hardwoods and scattered Loblolly and Virginia Pine
Acres: 114.35 +/- acres
Species: Red Oak, White Oak, Tulip Poplar, American Beech, Loblolly Pine, Virginia Pine and near the drains and creeks Green Ash, Sweet Gum, Red Maple and Bald Cypress.
Size & Use Group: Sawtimber 12" to 34" D.B.H. and Pulpwood 7" to 12" D.B.H.
Stocking Level: Well stocked ranging from 30 to 45 sawtimber size trees per acre with a significant amount of pulpwood trees in the understory. Approximate total number of trees per acre are 100 +/- .
Age: 70 to 115 +/- years.
Topography: Significantly sloping with slopes up to 45%. Average slope between 8% to 18%.
Access: Adequate along Jolly Pond Road and interior woods roads connecting to Jolly Pond Road.
Recent Harvest: Apparently some trees were removed approximately 40 to 45 years ago. A good quality harvesting job took place leaving a moderately well stocked stand of quality trees that have developed into a good quality stand of sawtimber.
Future Management: Due to the location of the property being near major creeks that drain into the Chickahominy River and eventually to the James River, the significant sloping topography and the fact that the property is in the area encompassed as being in the Chesapeake Bay Preservation Watershed. It is strongly recommended that only a selective harvest take place within this block. This harvest could be done any time within the next 20 to 25 years as the trees that presently make up the stand will continue to slow in their growth rate and overcrowding will escalate over time. A selective harvest will help to alleviate crowding and help maintain a healthy overstory as well as openings to allow for natural regeneration of various hardwood species.

Swamp & Creek Blocks

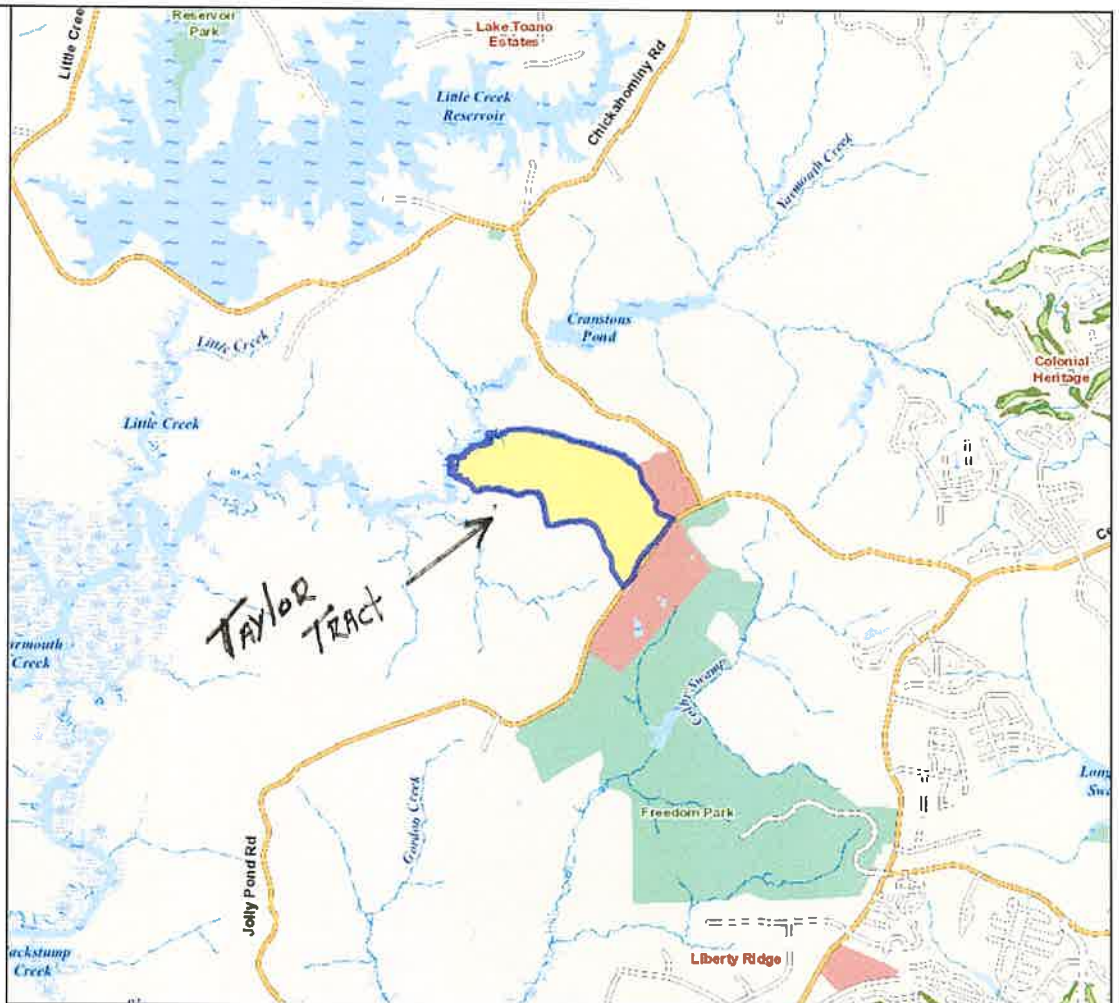
Acres: 9.8 +/- acres
Description: The areas that make up this type lie along the Northern and Western boundaries of the property. Generally these areas support either no timber and are true swamp with open water or support wetland species where the trees are true wetland species and mostly non-merchantable. Any harvesting on the property should not include any of the timber within these wetlands.

APPENDIX

- 1) Aerial and topographic maps prepared by Timber Marketing & Management, Inc.
- 2) Timber Cruise Report and Various Maps prepared by Broadleaf Forestry for previous owners (Goffigan)



Legend

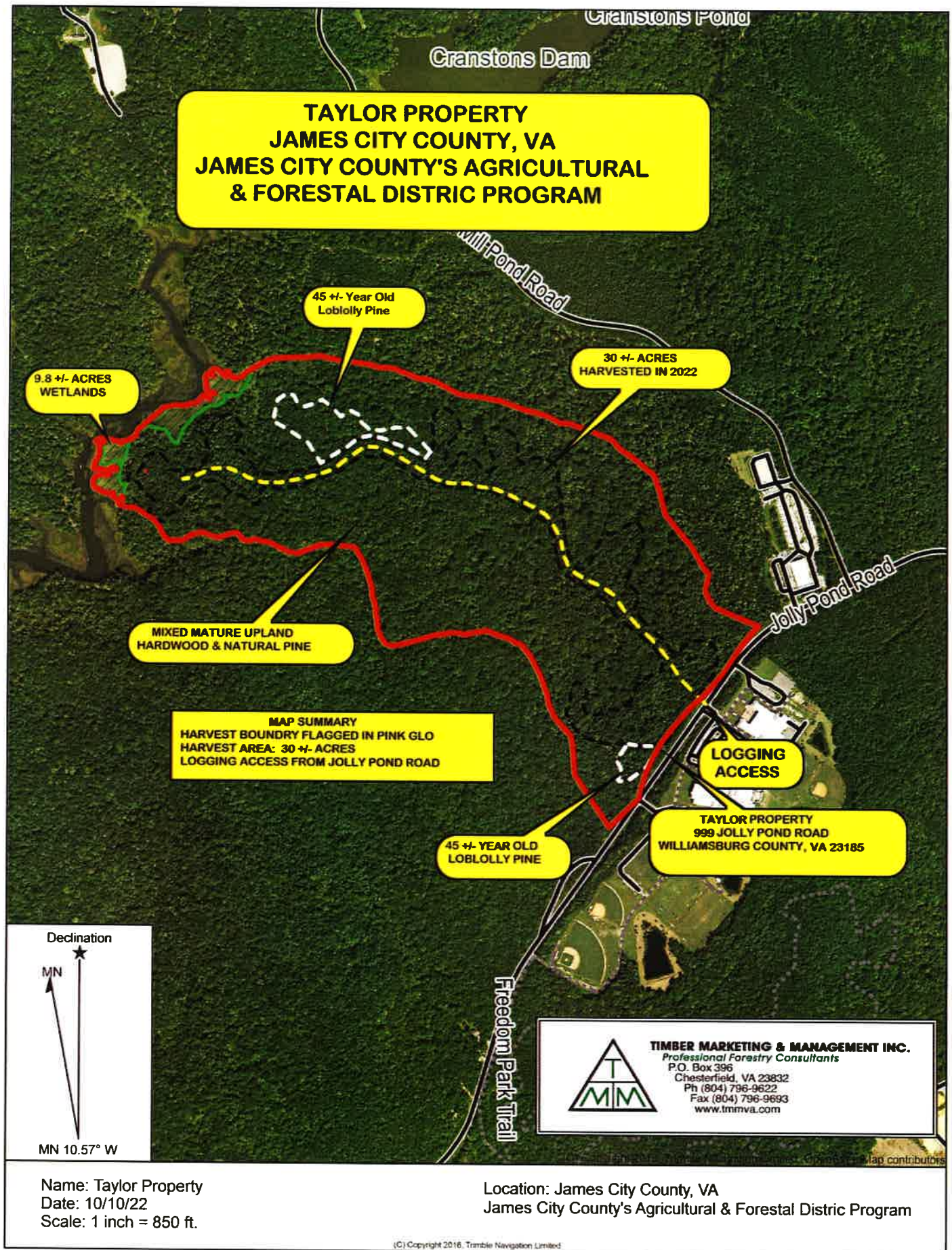


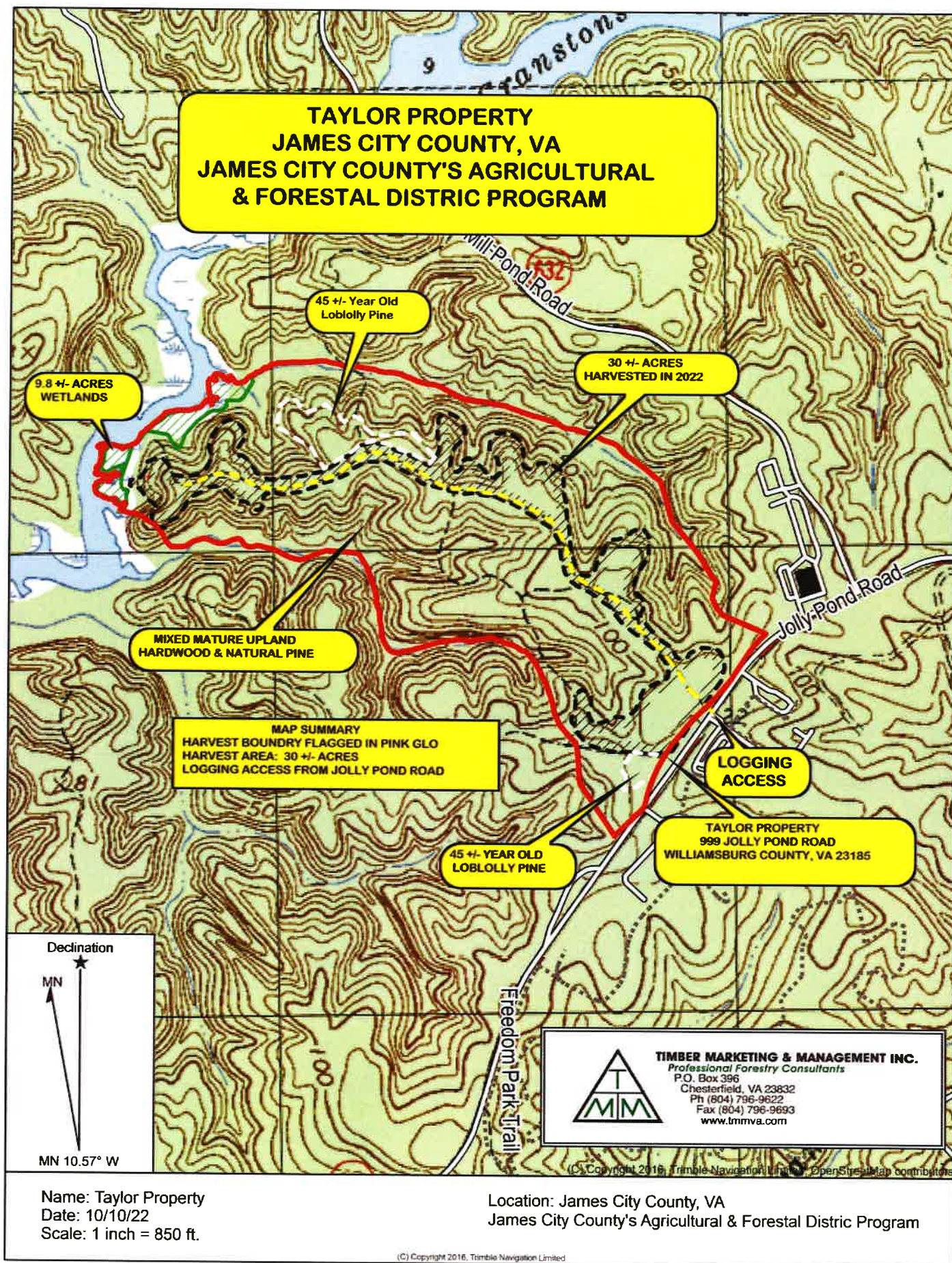
Feet
0 800 1600 2400 3200
1:36,112 / 1"=3,009 Feet

Title: Parcels

Date: 10/6/2022

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and James City County is not responsible for its accuracy or how current it may be.





Timber Cruise Executive Summary

Tract: Goffigan
Stand: 1
Cruised Acres: 148.8
Owner: Goffigan's Group, LLC
Location: James City County, VA
Cruise Method: Fixed Radius Plot
Cruise Grid: 2 chain x 7 chain
Plot Size: 0.10
Plots: 110
Cruiser: Broadleaf KRH
Average total statistical standard error: 8.6%
Date: August 15, 2019

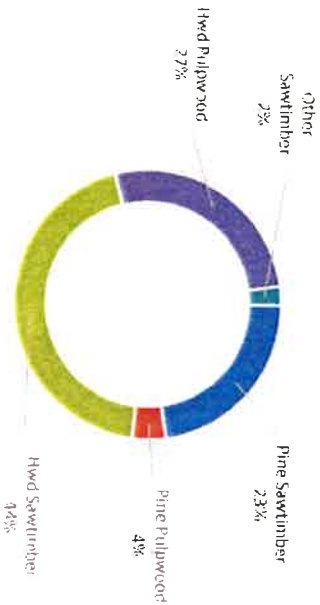
BROADLEAF
FORESTRY COMPANY LLC

4198 Cox Rd, Ste 200 Glen Allen, VA 23060 (757) 754-7720

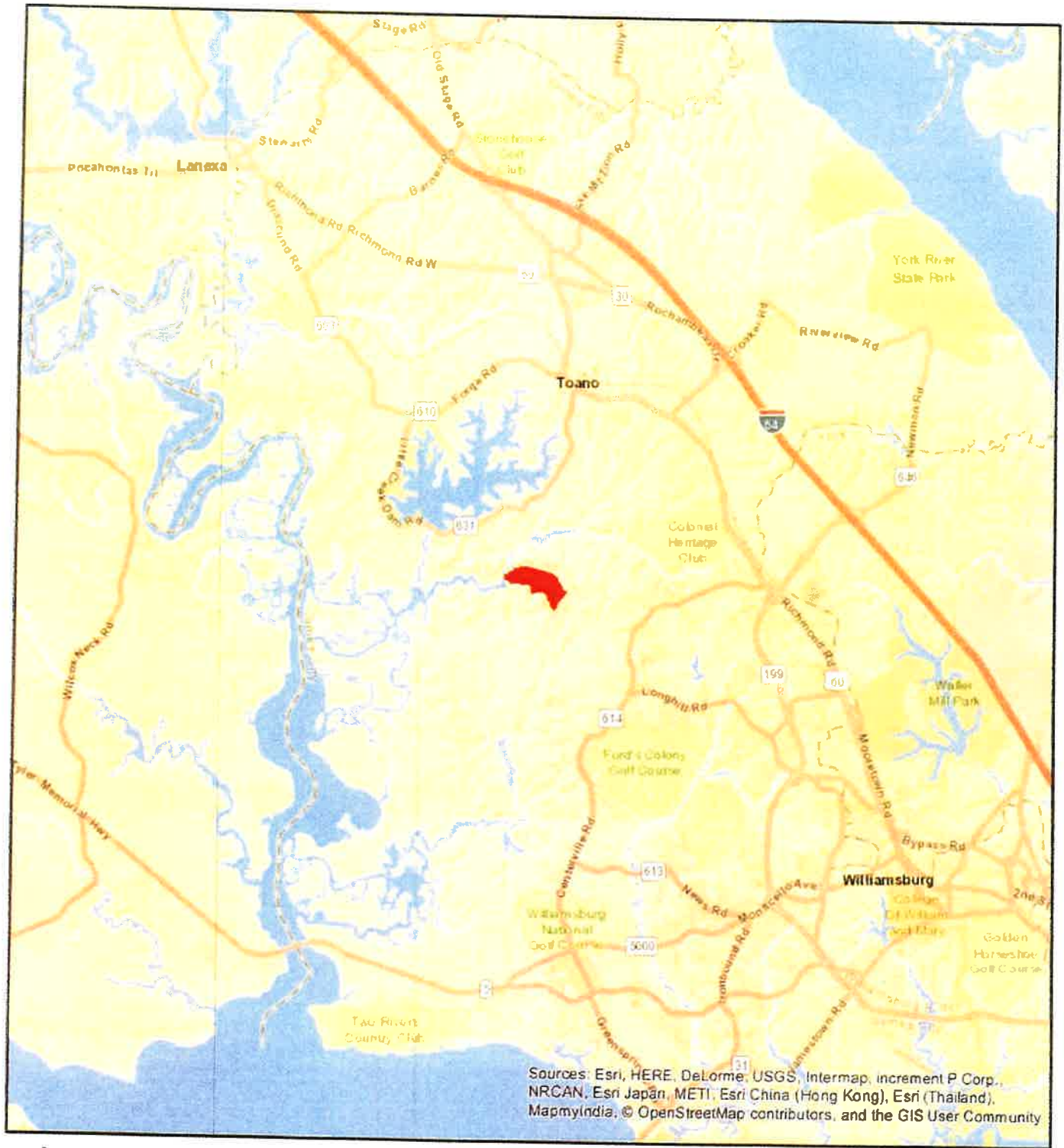
Brian C Reinhardt
Brian C Reinhardt, RF

Product Species	Total			Per Acre			Avg. Tree			Stumpage	
	Trees	Tons	MBF	BA	Trees	Tons	BF	Tons/Tree	BF/Tree	Avg DBH	Price Amount
Pulpwood - Pine	1,068.7	424.8	-	3.3	7.2	2.9	-	0.4	-	9.2	\$ 9.50 \$ 4,036
Pine Sawtimber - Loblolly	2,272.6	2,269.3	437.478	20.3	15.3	15.3	2,940	1.0	193	15.6	\$ 21.00 \$ 47,656
Pine Sawtimber - Virginia	162.3	104.0	20.395	1.4	1.1	0.7	137	0.7	124	15.2	\$ 9.50 \$ 988
Pulpwood - Hardwood	6,357.8	2,813.5	-	23.9	42.7	18.9	-	0.4	-	10.1	\$ 3.00 \$ 8,441
Hwd Sawtimber - Misc.	67.6	56.5	10.552	0.6	0.5	0.4	71	0.8	156	15.4	\$ 175.00 \$ 1,847
Hwd Sawtimber - White Oak	1,068.7	1,506.1	283.755	16.8	7.2	10.1	1,907	1.4	266	20.7	\$ 300.00 \$ 85,127
Hwd Sawtimber - Red Oak	608.7	1,006.0	189.854	10.2	4.1	6.8	1,276	1.7	312	21.4	\$ 225.00 \$ 42,717
Hwd Sawtimber - Yellow Poplar	1,352.7	1,448.0	326.585	15.9	9.1	9.7	2,195	1.1	241	17.9	\$ 210.00 \$ 68,579
Hwd Sawtimber - Maple	13.5	5.9	1.143	0.1	0.1	0.0	8	0.4	85	14.0	\$ 175.00 \$ 200
Hwd Sawtimber - Ash	27.1	23.1	5.289	0.4	0.2	0.2	36	0.9	195	19.0	\$ 175.00 \$ 926
Hwd Sawtimber - Gum	121.7	142.9	26.587	1.4	0.8	1.0	179	1.2	218	17.9	\$ 175.00 \$ 4,653
Hwd Sawtimber - Beech	270.5	311.7	66.256	4.6	1.8	2.1	445	1.2	245	21.6	\$ 175.00 \$ 11,595
Hwd Sawtimber - Hickory	135.3	148.2	27.149	1.7	0.9	1.0	182	1.1	201	18.6	\$ 175.00 \$ 4,751
Other Sawtimber - Cypress	175.9	243.3	51.425	2.1	1.2	1.6	346	1.4	292	18.0	\$ 21.61 \$ 5,258
Grand Total	13,703.1	10,503.3	1,446.449	102.6	92.1	70.6	9,721				\$ 286,771
Per-Acre Totals	92.1	70.6	9.721								\$ 1,927

Tons by Species-Product



Data contained in this report is not guaranteed or warranted. In no event shall Broadleaf Forestry Company, LLC, its members, employees, representatives, agents nor shall the owner be liable for damages or other pecuniary loss that may arise from the use of this data.



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 broadleafforestry.com

This map was made using GIS and is not intended to be survey quality. Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination. Information contained on this map is not guaranteed or warranted. In no event shall Broadleaf Forestry Company, LLC, its members, employees, or agents, nor the owner, be liable for damage or other pecuniary loss that may arise from the use of this information.

Legend

■ Goffigan Tract

Location Map

Tract: Goffigan
Owner: Goffigan's Group LLC

James City County, VA

August 15, 2019

0 1 2 Miles

Summary by Class, Group, Product and Dbh

Sampling Method:	Plot
BAF / Plot Size:	0.1
# Plots/points:	110
Stand Acres:	148.8
Cruiser:	Broadleaf KRH
Template:	GENERIC

Tract Name:	Goffigan
Stand ID:	1
Location:	James City County, VA
Date Cruised:	8/15/2019
Sawlog Vol Units:	Int-4

So Yellow Pine → Pine

	Stand Total					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Pulpwood	6	108.2	14.0			0.14	0.7	0.09			0.129			31.5	31.5
	8	514.0	141.2			1.21	3.5	0.95			0.275			41.3	41.3
	10	338.2	162.1			1.24	2.3	1.09			0.479			47.9	47.9
	12	40.6	30.5			0.21	0.3	0.21			0.752			53.8	53.8
	14	54.1	57.9			0.39	0.4	0.39			1.070			56.5	56.5
	16	13.5	19.1			0.13	0.1	0.13			1.412			56.5	56.5
Pulpwood Total		1,068.7	424.8			3.32	7.2	2.85			0.397			43.8	43.8

	Stand Total					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Sawtimber	10	446.4	0.0	130.8	20.1	1.64	3.0	0.00	0.88	134.85	0.293	44.949	24.0	24.0	24.0
	12	270.5	0.0	124.9	21.2	1.43	1.8	0.00	0.84	142.48	0.462	78.362	26.9	26.9	26.9
	14	527.6	0.0	387.1	69.9	3.79	3.5	0.00	2.60	469.52	0.734	132.429	33.1	33.1	33.1
	16	351.7	0.0	393.5	74.4	3.30	2.4	0.00	2.64	499.73	1.119	211.424	40.5	40.5	40.5
	18	365.2	0.0	517.4	101.8	4.34	2.5	0.00	3.48	684.46	1.417	278.853	40.5	40.5	40.5
	20	148.8	0.0	286.3	58.0	2.18	1.0	0.00	1.92	390.12	1.924	390.120	45.6	45.6	45.6
	22	81.2	0.0	169.0	35.3	1.44	0.5	0.00	1.14	237.00	2.082	434.503	39.2	39.2	39.2
	24	27.1	0.0	74.0	15.7	0.57	0.2	0.00	0.50	105.83	2.737	582.038	44.5	44.5	44.5
	26	27.1	0.0	68.2	14.8	0.67	0.2	0.00	0.46	99.34	2.522	546.369	32.5	32.5	32.5
	28	13.5	0.0	47.1	10.4	0.39	0.1	0.00	0.32	69.60	3.483	765.635	40.5	40.5	40.5
	32	13.5	0.0	70.9	15.9	0.51	0.1	0.00	0.48	107.12	5.241	1178.289	48.5	48.5	48.5
Sawtimber Total		2,272.6	0.0	2,269.3	437.5	20.25	15.3	0.00	15.25	2940.04	0.999	192.503	34.2	34.2	34.2

Stand Total					Per Acre					Avg. Tree		Avg. Heights		
DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Merch Group Total	3,341.2	424.8	2,269.3	437.5	23.57	22.5	2.85	15.25	2940.04	0.806	130.933	34.2	37.3	37.3
All Group Total	3,341.2	424.8	2,269.3	437.5	23.57	22.5	2.85	15.25	2940.04	0.806	130.933	34.2	37.3	37.3

Mixed Pine → Pine

	Stand Total					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Chip-N-Saw	12	40.6	0.0	17.7	3.0	0.21	0.3	0.00	0.12	20.26	0.436	74.275	24.5	24.5	24.5
Chip-N-Saw Total		40.6	0.0	17.7	3.0	0.21	0.3	0.00	0.12	20.26	0.436	74.275	24.5	24.5	24.5

	Stand Total					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Sawtimber	14	27.1	0.0	13.9	2.6	0.19	0.2	0.00	0.09	17.29	0.515	95.102	20.5	20.5	20.5
	16	54.1	0.0	39.2	7.5	0.51	0.4	0.00	0.26	50.70	0.724	139.422	22.5	22.5	22.5
	22	13.5	0.0	19.8	4.1	0.24	0.1	0.00	0.13	27.87	1.463	306.549	24.5	24.5	24.5
Sawtimber Total		94.7	0.0	72.9	14.3	0.94	0.6	0.00	0.49	95.86	0.770	150.634	22.2	22.2	22.2

Stand Total					Per Acre					Avg. Tree		Avg. Heights		
DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Merch Group Total	135.3	0.0	90.6	17.3	1.16	0.9	0.00	0.61	116.11	0.669	127.726	22.9	22.9	22.9
All Group Total	135.3	0.0	90.6	17.3	1.16	0.9	0.00	0.61	116.11	0.669	127.726	22.9	22.9	22.9

Pine → Pine

	Stand Total					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Merch Class Total		3,476.5	424.8	2,359.9	454.8	24.73	23.4	2.85	15.86	3056.15	0.801	130.808	33.6	36.7	36.7
All Class Total		3,476.5	424.8	2,359.9	454.8	24.73	23.4	2.85	15.86	3056.15	0.801	130.808	33.6	36.7	36.7

Hardwood → Hardwood

	Stand Total					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Pulpwood	6	1,501.5	154.7			1.98	10.1	1.04			0.103			22.8	22.8
	8	1,785.6	403.4			4.19	12.0	2.71			0.226			30.7	30.7
	10	1,582.7	655.3			5.80	10.6	4.40			0.414			38.1	38.1
	12	581.7	395.9			3.07	3.9	2.66			0.681			45.9	45.9
	14	459.9	429.4			3.30	3.1	2.89			0.934			45.9	45.9
	16	162.3	201.7			1.52	1.1	1.36			1.243			46.5	46.5
	18	94.7	148.9			1.12	0.6	1.00			1.573			46.2	46.2
	20	148.8	297.1			2.18	1.0	2.00			1.997			47.8	47.8
	22	40.6	99.7			0.72	0.3	0.67			2.457			48.5	48.5
		6,357.8	2,786.1			23.89	42.7	18.72			0.438			34.3	34.3

	Stand Total					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Sawtimber	14	54.1	0.0	44.1	8.0	0.39	0.4	0.00	0.30	53.52	0.815	147.166	38.5	38.5	38.5
	20	13.5	0.0	12.4	2.6	0.20	0.1	0.00	0.08	17.40	0.914	191.388	16.5	16.5	16.5

Sawtimber Total		67.6	0.0	56.5	10.6	0.59	0.5	0.00	0.38	70.91	0.835	156.011	34.1	34.1	34.1
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Merch Group Total		6,425.5	2,786.1	56.5	10.6	24.48	43.2	18.72	0.38	70.91	0.442	1.642	34.1	34.3	34.3
All Group Total		6,425.5	2,786.1	56.5	10.6	24.48	43.2	18.72	0.38	70.91	0.442	1.642	34.1	34.3	34.3

White Oak → Hardwood

	Stand Total					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Pulpwood	18	13.5	27.4			0.16	0.1	0.18			2.027				
Pulpwood Total		13.5	27.4			0.16	0.1	0.18			2.027			56.5	56.5

	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Sawtimber	14	230.0	0.0	120.1	20.2	1.65	1.5	0.00	0.81	135.43	0.522	87.631	17.4	17.4	17.4
	16	81.2	0.0	59.3	10.4	0.76	0.5	0.00	0.40	69.63	0.731	127.660	19.2	19.2	19.2
	18	162.3	0.0	176.2	31.6	1.93	1.1	0.00	1.18	212.67	1.086	194.949	23.8	23.8	23.8
	20	175.9	0.0	243.7	45.0	2.58	1.2	0.00	1.64	302.48	1.386	255.948	25.1	25.1	25.1
	22	202.9	0.0	340.3	64.3	3.60	1.4	0.00	2.29	432.03	1.677	316.820	25.0	25.0	25.0
	24	81.2	0.0	146.5	28.2	1.71	0.5	0.00	0.98	189.72	1.805	347.828	21.8	21.8	21.8
	26	54.1	0.0	125.1	24.4	1.34	0.4	0.00	0.84	164.10	2.311	451.275	24.5	24.5	24.5
	30	27.1	0.0	83.7	16.7	0.89	0.2	0.00	0.56	112.19	3.094	617.048	24.5	24.5	24.5
	32	13.5	0.0	58.8	11.9	0.51	0.1	0.00	0.40	79.86	4.347	878.512	32.5	32.5	32.5
	34	27.1	0.0	107.5	21.8	1.15	0.2	0.00	0.72	146.69	3.974	806.778	24.5	24.5	24.5
	36	13.5	0.0	44.9	9.2	0.64	0.1	0.00	0.30	62.15	3.320	683.617	16.5	16.5	16.5
Sawtimber Total		1,068.7	0.0	1,506.1	283.8	16.76	7.2	0.00	10.12	1906.96	1.409	265.526	22.5	22.5	22.5

	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Merch Group Total		1,082.2	27.4	1,506.1	283.8	16.92	7.3	0.18	10.12	1906.96	1.417	262.207	22.5	22.9	22.9
All Group Total		1,082.2	27.4	1,506.1	283.8	16.92	7.3	0.18	10.12	1906.96	1.417	262.207	22.5	22.9	22.9

Red Oak → Hardwood

	Stand Total					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Sawtimber	14	54.1	0.0	29.5	4.9	0.39	0.4	0.00	0.20	33.14	0.545	91.134	18.5	18.5	18.5
	16	40.6	0.0	35.7	6.2	0.38	0.3	0.00	0.24	41.49	0.880	152.118	24.5	24.5	24.5
	18	94.7	0.0	111.8	20.0	1.12	0.6	0.00	0.75	134.51	1.181	211.376	26.8	26.8	26.8
	20	148.8	0.0	221.8	40.8	2.18	1.0	0.00	1.49	274.45	1.491	274.447	27.4	27.4	27.4
	22	94.7	0.0	167.0	31.5	1.68	0.6	0.00	1.12	211.87	1.764	332.936	26.8	26.8	26.8
	24	54.1	0.0	119.0	22.9	1.14	0.4	0.00	0.80	153.84	2.200	423.061	28.5	28.5	28.5
	26	94.7	0.0	209.7	41.0	2.35	0.6	0.00	1.41	275.83	2.214	433.444	23.4	23.4	23.4
	28	13.5	0.0	45.0	8.9	0.39	0.1	0.00	0.30	59.79	3.326	657.733	32.5	32.5	32.5
	34	13.5	0.0	66.4	13.5	0.57	0.1	0.00	0.45	90.98	4.909	1000.800	32.5	32.5	32.5
Sawtimber Total		608.7	0.0	1,006.0	189.9	10.21	4.1	0.00	6.76	1275.90	1.653	311.886	25.9	25.9	25.9

	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Merch Group Total		608.7	0.0	1,006.0	189.9	10.21	4.1	0.00	6.76	1275.90	1.653	311.886	25.9	25.9	25.9
All Group Total		608.7	0.0	1,006.0	189.9	10.21	4.1	0.00	6.76	1275.90	1.653	311.886	25.9	25.9	25.9

Poplar → Hardwood

	Stand Total					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Sawtimber	12	67.6	0.0	20.0	3.9	0.36	0.5	0.00	0.13	26.51	0.295	58.313	16.5	16.5	16.5
	14	311.1	0.0	171.9	35.3	2.24	2.1	0.00	1.15	237.32	0.552	113.503	25.9	25.9	25.9
	16	432.9	0.0	351.2	75.5	4.06	2.9	0.00	2.36	507.26	0.811	174.372	30.3	30.3	30.3
	18	189.4	0.0	234.3	52.0	2.25	1.3	0.00	1.57	349.42	1.237	274.545	38.8	38.8	38.8
	20	162.3	0.0	232.3	53.2	2.38	1.1	0.00	1.56	357.80	1.431	327.979	35.8	35.8	35.8
	22	81.2	0.0	143.8	33.8	1.44	0.5	0.00	0.97	227.16	1.772	416.460	36.5	36.5	36.5
	24	27.1	0.0	52.6	12.6	0.57	0.2	0.00	0.35	84.70	1.943	465.858	32.5	32.5	32.5
	26	27.1	0.0	72.9	17.8	0.67	0.2	0.00	0.49	119.31	2.695	656.201	40.5	40.5	40.5
	28	13.5	0.0	48.7	12.0	0.39	0.1	0.00	0.33	80.79	3.599	888.714	48.5	48.5	48.5
	30	13.5	0.0	41.3	10.3	0.45	0.1	0.00	0.28	69.47	3.056	764.156	32.5	32.5	32.5
	32	13.5	0.0	47.0	11.9	0.51	0.1	0.00	0.32	79.86	3.478	878.512	32.5	32.5	32.5
	34	13.5	0.0	32.0	8.2	0.57	0.1	0.00	0.22	55.05	2.369	605.603	16.5	16.5	16.5
Sawtimber Total		1,352.7	0.0	1,448.0	326.6	15.88	9.1	0.00	9.73	2194.66	1.070	241.413	31.1	31.1	31.1

	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Merch Group Total		1,352.7	0.0	1,448.0	326.6	15.88	9.1	0.00	9.73	2194.66	1.070	241.413	31.1	31.1	31.1
All Group Total		1,352.7	0.0	1,448.0	326.6	15.88	9.1	0.00	9.73	2194.66	1.070	241.413	31.1	31.1	31.1

Maple → Hardwood

	Stand Total					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Sawtimber	14	13.5	0.0	5.9	1.1	0.10	0.1	0.00	0.04	7.68	0.433	84.517	16.5	16.5	16.5
Sawtimber Total		13.5	0.0	5.9	1.1	0.10	0.1	0.00	0.04	7.68	0.433	84.517	16.5	16.5	16.5

	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Merch Group Total		13.5	0.0	5.9	1.1	0.10	0.1	0.00	0.04	7.68	0.433	84.517	16.5	16.5	16.5
All Group Total		13.5	0.0	5.9	1.1	0.10	0.1	0.00	0.04	7.68	0.433	84.517	16.5	16.5	16.5

Ash → Hardwood

	Stand Total					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Sawtimber	18	13.5	0.0	12.1	2.7	0.16	0.1	0.00	0.08	18.14	0.891	199.572	24.5	24.5	24.5
	20	13.5	0.0	11.1	2.6	0.20	0.1	0.00	0.07	17.40	0.820	191.388	16.5	16.5	16.5
Sawtimber Total		27.1	0.0	23.1	5.3	0.36	0.2	0.00	0.16	35.54	0.855	195.480	20.5	20.5	20.5
Merch Group Total		27.1	0.0	23.1	5.3	0.36	0.2	0.00	0.16	35.54	0.855	195.480	20.5	20.5	20.5
All Group Total		27.1	0.0	23.1	5.3	0.36	0.2	0.00	0.16	35.54	0.855	195.480	20.5	20.5	20.5

Gum → Hardwood

	Stand Total					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Sawtimber	14	13.5	0.0	6.6	1.1	0.10	0.1	0.00	0.04	7.68	0.487	84.517	16.5	16.5	16.5
	16	40.6	0.0	34.3	6.1	0.38	0.3	0.00	0.23	41.21	0.846	151.111	24.5	24.5	24.5
	18	27.1	0.0	32.0	5.9	0.32	0.2	0.00	0.21	39.70	1.182	218.367	28.5	28.5	28.5
	20	27.1	0.0	43.2	8.2	0.40	0.2	0.00	0.29	54.98	1.596	302.408	32.5	32.5	32.5
	22	13.5	0.0	26.9	5.2	0.24	0.1	0.00	0.18	35.10	1.987	386.061	32.5	32.5	32.5
Sawtimber Total		121.7	0.0	142.9	26.6	1.44	0.8	0.00	0.96	178.68	1.174	218.385	27.2	27.2	27.2
Merch Group Total		121.7	0.0	142.9	26.6	1.44	0.8	0.00	0.96	178.68	1.174	218.385	27.2	27.2	27.2
All Group Total		121.7	0.0	142.9	26.6	1.44	0.8	0.00	0.96	178.68	1.174	218.385	27.2	27.2	27.2

Beech → Hardwood

	Stand Total					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Sawtimber	16	40.6	0.0	23.7	4.7	0.38	0.3	0.00	0.16	31.48	0.585	115.431	16.5	16.5	16.5
	20	81.2	0.0	86.5	18.0	1.19	0.5	0.00	0.58	120.93	1.066	221.712	20.5	20.5	20.5
	22	67.6	0.0	85.1	18.1	1.20	0.5	0.00	0.57	121.47	1.258	267.237	19.7	19.7	19.7
	24	54.1	0.0	71.2	15.5	1.14	0.4	0.00	0.48	104.07	1.317	286.185	16.5	16.5	16.5
	26	13.5	0.0	20.9	4.6	0.34	0.1	0.00	0.14	30.97	1.545	340.649	16.5	16.5	16.5
	28	13.5	0.0	24.2	5.4	0.39	0.1	0.00	0.16	36.35	1.792	399.822	16.5	16.5	16.5
Sawtimber Total		270.5	0.0	311.7	66.3	4.64	1.8	0.00	2.09	445.27	1.152	244.898	18.5	18.5	18.5
Merch Group Total		270.5	0.0	311.7	66.3	4.64	1.8	0.00	2.09	445.27	1.152	244.898	18.5	18.5	18.5
All Group Total		270.5	0.0	311.7	66.3	4.64	1.8	0.00	2.09	445.27	1.152	244.898	18.5	18.5	18.5

Hickory → Hardwood

	Stand Total					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Sawtimber	14	27.1	0.0	13.6	2.3	0.19	0.2	0.00	0.09	15.37	0.502	84.517	16.5	16.5	16.5
	16	27.1	0.0	23.8	4.2	0.25	0.2	0.00	0.16	27.66	0.880	152.118	24.5	24.5	24.5
	18	54.1	0.0	52.6	9.5	0.64	0.4	0.00	0.35	63.75	0.972	175.313	20.5	20.5	20.5
	24	13.5	0.0	26.8	5.1	0.29	0.1	0.00	0.18	34.53	1.980	379.864	24.5	24.5	24.5
	26	13.5	0.0	31.4	6.1	0.34	0.1	0.00	0.21	41.15	2.324	452.604	24.5	24.5	24.5
Sawtimber Total		135.3	0.0	148.2	27.1	1.71	0.9	0.00	1.00	182.45	1.096	200.699	21.3	21.3	21.3
Merch Group Total		135.3	0.0	148.2	27.1	1.71	0.9	0.00	1.00	182.45	1.096	200.699	21.3	21.3	21.3
All Group Total		135.3	0.0	148.2	27.1	1.71	0.9	0.00	1.00	182.45	1.096	200.699	21.3	21.3	21.3

Hardwood → Hardwood

	Stand Total					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Merch Class Total		10,037.2	2,813.5	4,648.4	937.2	75.73	67.5	18.91	31.24	6298.06	0.743	93.367	26.2	31.4	31.4
All Class Total		10,037.2	2,813.5	4,648.4	937.2	75.73	67.5	18.91	31.24	6298.06	0.743	93.367	26.2	31.4	31.4

Soft Pine → Softwood

	Stand Total					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Sawtimber	14	13.5	0.0	4.9	1.1	0.10	0.1	0.00	0.03	7.44	0.360	81.868	16.5	16.5	16.5
	16	13.5	0.0	8.6	2.0	0.13	0.1	0.00	0.06	13.51	0.636	148.593	24.5	24.5	24.5
Sawtimber Total		27.1	0.0	13.5	3.1	0.22	0.2	0.00	0.09	20.95	0.498	115.231	20.5	20.5	20.5

	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Merch Group Total		27.1	0.0	13.5	3.1	0.22	0.2	0.00	0.09	20.95	0.498	115.231	20.5	20.5	20.5
All Group Total		27.1	0.0	13.5	3.1	0.22	0.2	0.00	0.09	20.95	0.498	115.231	20.5	20.5	20.5

Cypress --> Softwood

	Stand Total					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Sawtimber	14	27.1	0.0	15.2	3.0	0.19	0.2	0.00	0.10	19.95	0.562	109.703	24.5	24.5	24.5
	16	40.6	0.0	36.5	7.4	0.38	0.2	0.00	0.75	89.77	0.900	182.507	32.5	32.5	32.5
	18	40.6	0.0	62.8	13.1	0.48	0.3	0.00	0.42	87.95	1.547	322.496	48.5	48.5	48.5
	20	54.1	0.0	97.2	21.0	0.79	0.4	0.00	0.65	141.06	1.797	387.914	44.5	44.5	44.5
	22	13.5	0.0	31.5	7.0	0.24	0.1	0.00	0.21	46.87	2.331	515.517	48.5	48.5	48.5
Sawtimber Total		175.9	0.0	243.3	51.4	2.09	1.2	0.00	1.64	345.60	1.384	292.430	39.9	39.9	39.9

	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Merch Group Total		175.9	0.0	243.3	51.4	2.09	1.2	0.00	1.64	345.60	1.384	292.430	39.9	39.9	39.9
All Group Total		175.9	0.0	243.3	51.4	2.09	1.2	0.00	1.64	345.60	1.384	292.430	39.9	39.9	39.9

Softwood --> Softwood

	Stand Total					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Merch Class Total		202.9	0.0	256.8	54.5	2.31	1.4	0.00	1.73	366.55	1.265	268.803	37.3	37.3	37.3
All Class Total		202.9	0.0	256.8	54.5	2.31	1.4	0.00	1.73	366.55	1.265	268.803	37.3	37.3	37.3

All Species Groups --> All Secondary groups

	Stand Total					Per Acre					Avg. Tree		Avg. Heights		
	DBH	Trees	PW Tons	Saw Tons	MBF	BA	Trees	PW Tons	Saw Tons	BF	Tons/Tree	BF/Tree	Hs	Hp	Hm
Merch Grand Total		13,716.7	3,238.3	7,265.0	1,446.4	102.77	92.2	21.76	48.82	9720.76	0.766	105.452	29.4	32.8	32.8
All Grand Total		13,716.7	3,238.3	7,265.0	1,446.4	102.77	92.2	21.76	48.82	9720.76	0.766	105.452	29.4	32.8	32.8

Log Distribution Summary by Group, Product and DBH

Sampling Method: Plot
BAF / Plot Size: 0.1
Plots/points: 110
Stand Acres: 148.8

Tract Name: Goffigan
Stand ID: 1
Location: James City County, VA
Date Cruised: 8/15/2019

So Yellow Pine

Sawtimber	Tons/MBF		5.19		Cu Ft/MBF		153.10		Cu Ft/Ft		0.87		Avg Hs		33.7		Weight-Volume Units		Int-4	
	Total Tract - Number of Trees																			
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Total Tract Volumes					
10	0	203	108	95	41	0	0	0	0	0	0	0	446	Tons	BF	Cu Ft				
12	0	68	68	122	14	0	0	0	0	0	0	0	271	130.8	20.1	38.6				
14	0	54	81	189	176	27	0	0	0	0	0	0	528	124.9	21.2	36.9				
16	0	0	14	68	176	95	0	0	0	0	0	0	352	387.1	69.9	114.3				
18	0	14	14	68	149	108	14	0	0	0	0	0	365	393.5	74.4	116.1				
20	0	0	0	0	54	95	0	0	0	0	0	0	149	517.4	101.8	152.7				
22	0	0	0	27	41	14	0	0	0	0	0	0	81	286.3	58.0	84.5				
24	0	0	0	0	14	14	0	0	0	0	0	0	27	169.0	35.3	49.9				
26	0	0	14	0	14	0	0	0	0	0	0	0	27	74.0	15.7	21.9				
28	0	0	0	0	14	0	0	0	0	0	0	0	27	68.2	14.8	20.1				
30	0	0	0	0	0	14	0	0	0	0	0	0	14	47.1	10.4	13.9				
Avg./ Totals	0	338	298	568	690	365	14	0	0	0	0	0	2,273	2,269.3	437.5	669.8				

All Products	Tons/MBF		5.19		Cu Ft/MBF		153.10		Cu Ft/Ft		0.87		Avg Hs		33.7		Weight-Volume Units		Int-4	
	Total Tract - Number of Trees																			
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Total Tract Volumes					
10	0	203	108	95	41	0	0	0	0	0	0	0	446	Tons	BF	Cu Ft				
12	0	68	68	122	14	0	0	0	0	0	0	0	271	130.8	20.1	38.6				
14	0	54	81	189	176	27	0	0	0	0	0	0	528	124.9	21.2	36.9				
16	0	0	14	68	176	95	0	0	0	0	0	0	352	387.1	69.9	114.3				
18	0	14	14	68	149	108	14	0	0	0	0	0	365	393.5	74.4	116.1				
20	0	0	0	0	54	95	0	0	0	0	0	0	149	517.4	101.8	152.7				
22	0	0	0	27	41	14	0	0	0	0	0	0	81	286.3	58.0	84.5				
24	0	0	0	0	14	14	0	0	0	0	0	0	27	169.0	35.3	49.9				
26	0	0	14	0	14	0	0	0	0	0	0	0	27	74.0	15.7	21.9				
28	0	0	0	0	14	0	0	0	0	0	0	0	27	68.2	14.8	20.1				
30	0	0	0	0	0	14	0	0	0	0	0	0	14	47.1	10.4	13.9				
Avg. / Totals	0	338	298	568	690	365	14	0	0	0	0	0	2,273	2,269.3	437.5	669.8				

Mixed Pine

Chip-N-Saw	Tons/MBF		5.86		Cu Ft/MBF		173.05		Cu Ft/Ft		0.54		Avg Hs		24.0		Weight-Volume Units		Int-4	
	Total Tract - Number of Trees																			
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Total Tract Volumes					
	12	0	0	41	0	0	0	0	0	0	0	0	0	41	Tons	BF	Cu Ft			
Avg./ Totals	0	0	41	0	0	0	0	0	0	0	0	0	41	17.7	3.0	5.2				

Sawtimber	Tons/MBF		5.11		Cu Ft/MBF		150.82		Cu Ft/Ft		1.05		Avg Hs		21.7		Weight-Volume Units		Int-4	
	Total Tract - Number of Trees																			
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Total Tract Volumes					
	14	0	14	14	0	0	0	0	0	0	0	0	0	27	Tons	BF	Cu Ft			
	16	0	14	41	0	0	0	0	0	0	0	0	0	54	13.9	2.6	4.1			
22	0	0	14	0	0	0	0	0	0	0	0	0	14	39.2	7.5	11.6				
Avg. / Totals	0	27	68	0	0	0	0	0	0	0	0	0	95	19.8	4.1	5.8				

All Products	Tons/MBF		5.24		Cu Ft/MBF		154.70		Cu Ft/Ft		0.88		Avg Hs		22.4		Weight-Volume Units		Int-4	
	Total Tract - Number of Trees													Total Tract Volumes						
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Tons	BF	Cu Ft			
	12	0	0	41	0	0	0	0	0	0	0	0	0	41	17.7	3.0	5.2			
	14	0	14	14	0	0	0	0	0	0	0	0	0	27	13.9	2.6	4.1			
	16	0	14	41	0	0	0	0	0	0	0	0	54	39.2	7.5	11.6				
	22	0	0	14	0	0	0	0	0	0	0	0	14	19.8	4.1	5.8				
Avg./ Totals		0	27	108	0	0	0	0	0	0	0	0	135	90.6	17.3	26.7				

Soft Pine

Sawtimber	Tons/MBF 4.32		Cu Ft/MBF 155.21		Cu Ft/Ft 0.89		Avg Hs 20.0		Weight-Volume Units Int-4								
	Total Tract - Number of Trees												Total Tract Volumes				
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Tons	BF	Cu Ft
	14	0	14	0	0	0	0	0	0	0	0	0	0	14	4.9	1.1	1.7
	16	0	0	14	0	0	0	0	0	0	0	0	0	14	8.6	2.0	3.1
Avg./ Totals	0	14	14	0	0	0	0	0	0	0	0	0	27	13.5	3.1	4.8	

All Products	Tons/MBF 4.32		Cu Ft/MBF 155.21		Cu Ft/Ft 0.89		Avg Hs 20.0		Weight-Volume Units		Int-4						
	Total Tract - Number of Trees											Total Tract Volumes					
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Tons	BF	Cu Ft
	14	0	14	0	0	0	0	0	0	0	0	0	0	14	4.9	1.1	1.7
	16	0	0	14	0	0	0	0	0	0	0	0	0	14	8.6	2.0	3.1
Avg./ Totals	0	14	14	0	0	0	0	0	0	0	0	0	27	13.5	3.1	4.8	

Hardwood

Sawtimber	Tons/MBF 5.35		Cu Ft/MBF 159.65		Cu Ft/Ft 0.74		Avg Hs 33.6		Weight-Volume Units Int-4	
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	Total Tract - Number of Trees													Total Tract Volumes			
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Tons	BF	Cu Ft
	14	0	14	0	0	14	27	0	0	0	0	0	0	54	44.1	8.0	13.2
	20	0	14	0	0	0	0	0	0	0	0	0	0	14	12.4	2.6	3.7
Avg./ Totals		0	27	0	0	14	27	0	0	0	0	0	0	68	56.5	10.6	16.8

All Products	Tons/MBF		5.35		Cu Ft/MBF		159.65		Cu Ft/Ft		0.74		Avg Hs		33.6		Weight-Volume Units		Int-4	
	Total Tract - Number of Trees														Total Tract Volumes					
DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Tons	BF	Cu Ft				
14	0	14	0	0	14	27	0	0	0	0	0	0	54	44.1	8.0	13.2				
20	0	14	0	0	0	0	0	0	0	0	0	0	14	12.4	2.6	3.7				
Avg./ Totals	0	27	0	0	14	27	0	0	0	0	0	0	68	56.5	10.6	16.8				

White Oak

Sawtimber	Tons/MBF		5.31		Cu Ft/MBF		141.32		Cu Ft/Ft		1.71		Avg Hs		22.0		Weight-Volume Units		Int-4	
	Total Tract - Number of Trees													Total Tract Volumes						
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Tons	BF	Cu Ft			
	14	0	203	27	0	0	0	0	0	0	0	0	0	230	120.1	20.2	32.0			
	16	0	54	27	0	0	0	0	0	0	0	0	0	81	59.3	10.4	15.8			
	18	0	41	95	27	0	0	0	0	0	0	0	0	162	176.2	31.6	46.9			
	20	0	68	41	54	14	0	0	0	0	0	0	0	176	243.7	45.0	64.9			
	22	0	68	54	81	0	0	0	0	0	0	0	0	203	340.3	64.3	90.6			
	24	0	41	27	14	0	0	0	0	0	0	0	0	81	146.5	28.2	39.0			
	26	0	14	27	14	0	0	0	0	0	0	0	0	54	125.1	24.4	33.3			
30	0	14	54	14	0	0	0	0	0	0	0	0	81	294.9	59.7	78.5				
AVE./ Totals		0	501	352	203	14	0	0	0	0	0	0	0	1,069	1,506.1	283.8	401.0			

All Products	Tons/MBF		5.31		Cu Ft/MBF		141.32		Cu Ft/Ft		1.71		Avg Hs		22.0		Weight-Volume Units		Int-4	
	Total Tract - Number of Trees														Total Tract Volumes					
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Tons	BF	Cu Ft			
	14	0	203	27	0	0	0	0	0	0	0	0	0	230	120.1	20.2	32.0			
	16	0	54	27	0	0	0	0	0	0	0	0	0	81	59.3	10.4	15.8			
	18	0	41	95	27	0	0	0	0	0	0	0	0	162	176.2	31.6	46.9			
	20	0	68	41	54	14	0	0	0	0	0	0	0	176	243.7	45.0	64.9			
	22	0	68	54	81	0	0	0	0	0	0	0	0	203	340.3	64.3	90.6			
	24	0	41	27	14	0	0	0	0	0	0	0	0	81	146.5	28.2	39.0			
	26	0	14	27	14	0	0	0	0	0	0	0	0	54	125.1	24.4	33.3			
30	0	14	54	14	0	0	0	0	0	0	0	0	81	294.9	59.7	78.5				
Avg./ Totals	0	501	352	203	14	0	0	0	0	0	0	0	1,069	1,506.1	283.8	401.0				

Red Oak

Sawtimber	Tons/MBF	5.30		Cu Ft/MBF	141.07		Cu Ft/Ft	1.73		Avg Hs	25.4		Weight-Volume Units	Int-4			
	Total Tract - Number of Trees													Total Tract Volumes			
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Tons	BF	Cu Ft
	14	0	41	14	0	0	0	0	0	0	0	0	0	54	29.5	4.9	7.9
	16	0	0	41	0	0	0	0	0	0	0	0	0	41	35.7	6.2	9.5
	18	0	14	54	14	14	0	0	0	0	0	0	0	95	111.8	20.0	29.8
	20	0	0	95	54	0	0	0	0	0	0	0	0	149	221.8	40.8	59.1
	22	0	27	14	54	0	0	0	0	0	0	0	0	95	167.0	31.5	44.5
	24	0	14	0	41	0	0	0	0	0	0	0	0	54	119.0	22.9	31.7
	26	0	54	14	14	14	0	0	0	0	0	0	0	95	209.7	41.0	55.8
28	0	0	0	14	0	0	0	0	0	0	0	0	14	45.0	8.9	12.0	
30	0	0	0	14	0	0	0	0	0	0	0	0	14	66.4	13.5	17.7	
Avg./ Totals		0	149	230	203	27	0	0	0	0	0	0	0	609	1,006.0	189.9	267.8

All Products	Tons/MBF		5.30		Cu Ft/MBF		141.07		Cu Ft/Ft		1.73		Avg Hs		25.4		Weight-Volume Units		Int-4	
	Total Tract - Number of Trees													Total Tract Volumes						
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Tons	BF	Cu Ft			
14	0	41	14	0	0	0	0	0	0	0	0	0	54	29.5	4.9	7.9				
16	0	0	41	0	0	0	0	0	0	0	0	0	41	35.7	6.2	9.5				
18	0	14	54	14	14	0	0	0	0	0	0	0	95	111.8	20.0	29.8				
20	0	0	95	54	0	0	0	0	0	0	0	0	149	221.8	40.8	59.1				
22	0	27	14	54	0	0	0	0	0	0	0	0	95	167.0	31.5	44.5				
24	0	14	0	41	0	0	0	0	0	0	0	0	54	119.0	22.9	31.7				
26	0	54	14	14	14	0	0	0	0	0	0	0	95	209.7	41.0	55.8				
28	0	0	0	14	0	0	0	0	0	0	0	0	14	45.0	8.9	12.0				
30	0	0	0	14	0	0	0	0	0	0	0	0	14	66.4	13.5	17.7				
Avg./ Totals	0	149	230	203	27	0	0	0	0	0	0	0	609	1,006.0	189.9	267.8				

Poplar

Sawtimber	Tons/MBF	4.43		Cu Ft/MBF	147.56		Cu Ft/Ft	1.16		Avg Hs	30.6		Weight-Volume Units	Int-4					
	Total Tract - Number of Trees																Total Tract Volumes		
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Tons	BF	Cu Ft		
	12	0	68	0	0	0	0	0	0	0	0	0	0	68	20.0	3.9	6.6		
	14	0	108	95	81	0	27	0	0	0	0	0	0	311	171.9	35.3	57.2		
	16	0	95	81	122	122	14	0	0	0	0	0	0	493	351.2	75.5	116.9		
	18	0	14	0	68	41	68	0	0	0	0	0	0	189	234.3	52.0	78.0		
	20	0	41	14	14	27	68	0	0	0	0	0	0	162	232.3	53.2	77.3		
	22	0	14	0	14	41	14	0	0	0	0	0	0	81	143.8	33.8	47.9		
	24	0	0	14	0	14	0	0	0	0	0	0	0	27	52.6	12.6	17.5		
26	0	0	0	14	0	14	0	0	0	0	0	0	27	72.9	17.8	24.3			
28	0	0	0	0	0	14	0	0	0	0	0	0	14	48.7	12.0	16.2			
30	0	14	0	27	0	0	0	0	0	0	0	0	41	120.4	30.4	40.1			
Avg./ Totals	0	352	203	338	243	216	0	0	0	0	0	0	1,353	1,448.0	326.6	481.9			

All Products	Tons/MBF	4.43	Cu Ft/MBF	147.56	Cu Ft/Ft	1.16	Avg Hs	30.6	Weight-Volume Units	Int-4							
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Tons	BF	Cu Ft
	12	0	68	0	0	0	0	0	0	0	0	0	0	68	20.0	3.9	6.6
	14	0	108	95	81	0	27	0	0	0	0	0	0	311	171.9	35.3	57.2
	16	0	95	81	122	122	14	0	0	0	0	0	0	433	351.2	75.5	116.9
	18	0	14	0	68	41	68	0	0	0	0	0	0	189	234.3	52.0	78.0
	20	0	41	14	14	27	68	0	0	0	0	0	0	162	232.3	53.2	77.3
	22	0	14	0	14	41	14	0	0	0	0	0	0	81	143.8	33.8	47.9
	24	0	0	14	0	14	0	0	0	0	0	0	0	27	52.6	12.6	17.5
	26	0	0	0	14	0	14	0	0	0	0	0	0	27	72.9	17.8	24.3
	28	0	0	0	0	0	14	0	0	0	0	0	0	14	48.7	12.0	16.2
	30	0	14	0	27	0	0	0	0	0	0	0	0	41	120.4	30.4	40.1
Avg./ Totals		0	352	203	338	243	216	0	0	0	0	0	0	1,353	1,448.0	326.6	481.9
Maple																	
Sawtimber	Tons/MBF	5.12	Cu Ft/MBF	158.19	Cu Ft/Ft	0.84	Avg Hs	16.0	Weight-Volume Units	Int-4							
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Tons	BF	Cu Ft
	14	0	14	0	0	0	0	0	0	0	0	0	0	14	5.9	1.1	1.8
Avg./ Totals		0	14	0	0	0	0	0	0	0	0	0	0	14	5.9	1.1	1.8
All Products	Tons/MBF	5.12	Cu Ft/MBF	158.19	Cu Ft/Ft	0.84	Avg Hs	16.0	Weight-Volume Units	Int-4							
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Tons	BF	Cu Ft
	14	0	14	0	0	0	0	0	0	0	0	0	0	14	5.9	1.1	1.8
Avg./ Totals		0	14	0	0	0	0	0	0	0	0	0	0	14	5.9	1.1	1.8
Ash																	
Sawtimber	Tons/MBF	4.38	Cu Ft/MBF	145.64	Cu Ft/Ft	1.42	Avg Hs	20.0	Weight-Volume Units	Int-4							
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Tons	BF	Cu Ft
	18	0	0	14	0	0	0	0	0	0	0	0	0	14	12.1	2.7	4.0
	20	0	14	0	0	0	0	0	0	0	0	0	0	14	11.1	2.6	3.7
Avg./ Totals		0	14	14	0	0	0	0	0	0	0	0	0	27	23.1	5.3	7.7
All Products	Tons/MBF	4.38	Cu Ft/MBF	145.64	Cu Ft/Ft	1.42	Avg Hs	20.0	Weight-Volume Units	Int-4							
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Tons	BF	Cu Ft
	18	0	0	14	0	0	0	0	0	0	0	0	0	14	12.1	2.7	4.0
	20	0	14	0	0	0	0	0	0	0	0	0	0	14	11.1	2.6	3.7
Avg./ Totals		0	14	14	0	0	0	0	0	0	0	0	0	27	23.1	5.3	7.7
Gum																	
Sawtimber	Tons/MBF	5.38	Cu Ft/MBF	147.68	Cu Ft/Ft	1.21	Avg Hs	26.7	Weight-Volume Units	Int-4							
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Tons	BF	Cu Ft
	14	0	14	0	0	0	0	0	0	0	0	0	0	14	6.6	1.1	1.8
	16	0	14	14	14	0	0	0	0	0	0	0	0	41	34.3	6.1	9.4
	18	0	14	0	0	14	0	0	0	0	0	0	0	27	32.0	5.9	8.8
	20	0	14	0	0	0	14	0	0	0	0	0	0	27	43.2	8.2	11.9
	22	0	0	0	14	0	0	0	0	0	0	0	0	14	26.9	5.2	7.4
Avg./ Totals		0	54	14	27	14	14	0	0	0	0	0	0	122	142.9	26.6	39.3
All Products	Tons/MBF	5.38	Cu Ft/MBF	147.68	Cu Ft/Ft	1.21	Avg Hs	26.7	Weight-Volume Units	Int-4							
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Tons	BF	Cu Ft
	14	0	14	0	0	0	0	0	0	0	0	0	0	14	6.6	1.1	1.8
	16	0	14	14	14	0	0	0	0	0	0	0	0	41	34.3	6.1	9.4
	18	0	14	0	0	14	0	0	0	0	0	0	0	27	32.0	5.9	8.8
	20	0	14	0	0	0	14	0	0	0	0	0	0	27	43.2	8.2	11.9
	22	0	0	0	14	0	0	0	0	0	0	0	0	14	26.9	5.2	7.4
Avg./ Totals		0	54	14	27	14	14	0	0	0	0	0	0	122	142.9	26.6	39.3
Beech																	
Sawtimber	Tons/MBF	4.70	Cu Ft/MBF	140.39	Cu Ft/Ft	1.91	Avg Hs	18.0	Weight-Volume Units	Int-4							
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Tons	BF	Cu Ft
	16	0	41	0	0	0	0	0	0	0	0	0	0	41	23.7	4.7	7.1
	20	0	54	14	14	0	0	0	0	0	0	0	0	81	85.5	18.0	25.8
	22	0	41	27	0	0	0	0	0	0	0	0	0	68	85.1	18.1	25.4
	24	0	54	0	0	0	0	0	0	0	0	0	0	54	71.2	15.5	21.3
	26	0	14	0	0	0	0	0	0	0	0	0	0	14	20.9	4.6	6.2
	28	0	14	0	0	0	0	0	0	0	0	0	0	14	24.2	5.4	7.2
Avg./ Totals		0	216	41	14	0	0	0	0	0	0	0	0	271	311.7	65.3	93.0
All Products	Tons/MBF	4.70	Cu Ft/MBF	140.39	Cu Ft/Ft	1.91	Avg Hs	18.0	Weight-Volume Units	Int-4							
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Tons	BF	Cu Ft
	16	0	41	0	0	0	0	0	0	0	0	0	0	41	23.7	4.7	7.1

20	0	54	14	14	0	0	0	0	0	0	0	0	0	0	81	86.5	18.0	25.8
22	0	41	27	0	0	0	0	0	0	0	0	0	0	0	68	85.1	18.1	25.4
24	0	54	0	0	0	0	0	0	0	0	0	0	0	0	54	71.2	15.5	21.3
26	0	14	0	0	0	0	0	0	0	0	0	0	0	0	14	20.9	4.6	6.2
28	0	14	0	0	0	0	0	0	0	0	0	0	0	0	14	24.2	5.4	7.2
Avg./ Totals		0	216	41	14	0	0	0	0	0	0	0	0	0	271	311.7	66.3	93.0

Hickory

Sawtimber	Tons/MBF		5.46		Cu Ft/MBF		145.35		Cu Ft/Ft		1.40		Avg Hs		20.8		Weight-Volume Units		Int-4														
	Total Tract - Number of Trees																																
	DBH	0.5		1.0		1.5		2.0		2.5		3.0		3.5		4.0		4.5		5.0		5.5		6.0		Total		Total Tract Volumes					
																												Tons		BF		Cu Ft	
	14	0	27	0	2.0	0	2.5	0	3.0	0	3.5	0	4.0	0	4.5	0	5.0	0	5.5	0	6.0	0	27	13.6	2.3	3.6							
	16	0	0	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27	23.8	4.1	6.3								
	18	0	27	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	54	52.6	9.5	14.0								
	24	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	26.8	5.1	7.1								
	26	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	31.4	6.1	8.4								
Avg./ Totals		0	54	81	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	135	148.2	27.1	39.5								

All Products	Tons/MBF		5.46		Cu Ft/MBF		145.35		Cu Ft/Ft		1.40		Avg Hs		20.8		Weight-Volume Units		Int-4	
	Total Tract - Number of Trees														Total Tract Volumes					
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Tons	BF	Cu Ft			
	14	0	27	0	0	0	0	0	0	0	0	0	0	27	13.6	2.3	3.6			
	16	0	0	27	0	0	0	0	0	0	0	0	0	27	23.8	4.1	6.3			
	18	0	27	27	0	0	0	0	0	0	0	0	0	54	52.6	9.5	14.0			
	24	0	0	14	0	0	0	0	0	0	0	0	0	14	26.8	5.1	7.1			
	26	0	0	14	0	0	0	0	0	0	0	0	0	14	31.4	6.1	8.4			
Avg./Totals		0	54	81	0	0	0	0	0	0	0	0	0	135	148.2	27.1	39.5			

Cypress

Sawtimber	Tons/MBF		4.73		Cu Ft/MBF		148.86		Cu Ft/Ft		1.11		Avg Hs		39.4		Weight-Volume Units		Int-4			
	Total Tract - Number of Trees																		Total Tract Volumes			
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Tons	BF	Cu Ft					
	14	0	14	0	14	0	0	0	0	0	0	0	0	27	15.2	3.0	4.8					
16	0	14	0	0	27	0	0	0	0	0	0	0	41	36.5	7.4	11.5						
18	0	0	0	0	0	41	0	0	0	0	0	0	41	62.8	13.1	19.8						
20	0	0	0	14	0	41	0	0	0	0	0	0	54	97.2	21.0	30.6						
22	0	0	0	0	0	14	0	0	0	0	0	0	14	31.5	7.0	9.9						
Avg./ Totals	0	27	0	27	27	95	0	0	0	0	0	0	176	243.3	51.4	76.6						

All Products	Tons/MBF		4.73		Cu Ft/MBF		148.86		Cu Ft/Ft		1.11		Avg Hs		39.4		Weight-Volume Units		Int-4	
	Total Tract - Number of Trees																			
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Tons	BF	Cu Ft			
14	0	14	0	14	0	0	0	0	0	0	0	0	27	15.2	3.0	4.8				
16	0	14	0	0	27	0	0	0	0	0	0	0	41	36.5	7.4	11.5				
18	0	0	0	0	0	41	0	0	0	0	0	0	41	62.8	13.1	19.8				
20	0	0	0	14	0	41	0	0	0	0	0	0	54	97.2	21.0	30.6				
22	0	0	0	0	0	14	0	0	0	0	0	0	14	31.5	7.0	9.9				
Avg./ Totals	0	27	0	27	27	95	0	0	0	0	0	0	176	243.3	51.4	76.6				

All Species Groups

Small Sawtimber	Tons/MBF		5.86		Cu Ft/MBF		173.05		Cu Ft/Ft		0.54		Avg Hs		24.0		Weight-Volume Units		Int-4												
	Total Tract - Number of Trees																														
	DBH	0.5		1.0		1.5		2.0		2.5		3.0		3.5		4.0		4.5		5.0		5.5		6.0		Total	Total Tract Volumes		Tons	BF	Cu Ft
	12	0	0	0	41	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	41	17.7	3.0	5.2			
	Avg./ Totals	0	0	0	41	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	41	17.7	3.0	5.2			

Large Sawtimber	Tons/MBF		5.02		Cu Ft/MBF		146.98		Cu Ft/Ft		1.18		Avg Hs		28.9		Weight-Volume Units		Int-4	
	Total Tract - Number of Trees																			
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Tons	BF	Cu Ft			
	10	0	203	108	95	41	0	0	0	0	0	0	0	446	130.8	20.1	38.6			
	12	0	135	68	122	14	0	0	0	0	0	0	0	338	144.9	25.1	43.5			
	14	0	514	230	284	189	81	0	0	0	0	0	0	1,299	812.8	149.4	242.3			
	16	0	230	257	203	325	108	0	0	0	0	0	0	1,123	1,005.9	198.3	307.3			
	18	0	122	203	176	216	216	14	0	0	0	0	0	947	1,199.1	236.7	353.9			
	20	0	203	162	149	95	216	0	0	0	0	0	0	825	1,234.5	249.5	361.4			
	22	0	149	108	189	81	41	0	0	0	0	0	0	568	983.4	199.3	281.3			
24	0	108	54	54	27	14	0	0	0	0	0	0	257	490.2	100.1	138.4				
26	0	81	68	41	27	14	0	0	0	0	0	0	230	528.2	108.7	148.1				
28	0	14	0	14	14	14	0	0	0	0	0	0	54	165.0	36.7	49.3				
30	0	27	54	54	0	14	0	0	0	0	0	0	149	552.6	119.5	157.2				
Avg./ Totals	0	1,786	1,312	1,380	1,028	717	14	0	0	0	0	0	6,236	7,247.4	1,443.4	2,121.5				

All Products	Tons/MBF		5.02		Cu Ft/MBF		147.03		Cu Ft/Ft		1.17		Avg Hs		28.9		Weight-Volume Units		Int-4	
	Total Tract - Number of Trees													Total Tract Volumes						
	DBH	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	Total	Tons	BF	Cu Ft			
	10	0	203	108	95	41	0	0	0	0	0	0	0	446	130.8	20.1	38.6			
	12	0	135	108	122	14	0	0	0	0	0	0	0	379	162.6	28.2	48.7			
	14	0	514	230	284	189	81	0	0	0	0	0	0	1,299	812.8	149.4	242.3			
	16	0	230	257	203	325	108	0	0	0	0	0	0	1,123	1,005.9	198.3	307.3			
	18	0	122	203	176	216	216	14	0	0	0	0	0	947	1,199.1	236.7	353.9			
	20	0	203	162	149	95	216	0	0	0	0	0	0	825	1,234.5	249.5	361.4			
	22	0	149	108	189	81	41	0	0	0	0	0	0	568	983.4	199.3	281.3			
24	0	108	54	54	27	14	0	0	0	0	0	0	257	490.2	100.1	138.4				

	26	0	81	68	41	27	14	0	0	0	0	0	0	230	528.2	108.7	148.1
	28	0	14	0	14	14	14	0	0	0	0	0	0	54	165.0	36.7	49.3
	30	0	27	54	54	0	14	0	0	0	0	0	0	149	552.6	119.5	157.2
Avg./ Totals		0	1,786	1,353	1,380	1,028	717	14	0	0	0	0	0	6,277	7,265.0	1,446.4	2,126.7

Statistics By Group and Product

Sampling Method:	Plot
BAF / Plot Size:	0.1
# Plots/points:	110
Stand Acres:	148.8
Stats Basis:	Tons per Acre

Tract Name:	Goffigan
Stand ID:	1
Location:	James City County, VA
Date Cruised:	8/15/2019
Student's T-Value:	1.98

So Yellow Pine		95.00%						Plots needed To be within 10.00%
Total Volume Stats:	Lower Bound	Mean Vol Var	Upper Bound	Percent SE	Std. Dev.	Std. Error (SE)	CV	
Standing Pulpwood	1.6	2.9	4.1	42.2	6.4	0.6	223.4	1,920
All Pulpwood	1.6	2.9	4.1	42.2	6.4	0.6	223.4	1,920
Sawtimber	11.5	15.3	19.0	24.5	19.8	1.9	129.7	649
All St	11.5	15.3	19.0	24.5	19.8	1.9	129.7	649
All St + Pw	13.7	18.1	22.5	24.3	23.3	2.2	128.6	638
Cl + Sm + Pw + St	13.7	18.1	22.5	24.3	23.3	2.2	128.6	638

Mixed Pine	95.00%							Plots needed To be within 10.00%
Total Volume Stats:	Lower Bound	Mean Vol Var	Upper Bound	Percent SE	Std. Dev.	Std. Error (SE)	CV	
Chip-N-Saw	-0.1	0.1	0.3	147.2	0.9	0.1	778.9	23,316
Sawtimber	0.1	0.5	0.9	83.2	2.2	0.2	440.1	7,444
All St	0.2	0.6	1.0	72.1	2.3	0.2	381.3	5,589
All St + Pw	0.2	0.6	1.0	72.1	2.3	0.2	381.3	5,589
Cl + Sm + Pw + St	0.2	0.6	1.0	72.1	2.3	0.2	381.3	5,589

Soft Pine		95.00%							Plots needed To be within 10.00%
Total Volume Stats:	Lower Bound	Mean Vol Var	Upper Bound	Percent SE	Std. Dev.	Std. Error (SE)	CV		
Sawtimber	0.0	0.1	0.2	144.9	0.7	0.1	766.6	22,588	
All St	0.0	0.1	0.2	144.9	0.7	0.1	766.6	22,588	
All St + Pw	0.0	0.1	0.2	144.9	0.7	0.1	766.6	22,588	
Cl + Sm + Pw + St	0.0	0.1	0.2	144.9	0.7	0.1	766.6	22,588	

Hardwood		95.00%							Plots needed To be within 10.00%
Total Volume Stats:	Lower Bound	Mean Vol Var	Upper Bound	Percent SE	Std. Dev.	Std. Error (SE)	CV		
Standing Pulpwood	16.0	18.7	21.5	14.7	14.6	1.4	78.0	236	
All Pulpwood	16.0	18.7	21.5	14.7	14.6	1.4	78.0	236	
Sawtimber	0.0	0.4	0.7	89.5	1.8	0.2	473.7	8,626	
All St	0.0	0.4	0.7	89.5	1.8	0.2	473.7	8,626	
All St + Pw	16.3	19.1	21.9	14.7	14.9	1.4	78.0	236	
Cl + Sm + Pw + St	16.3	19.1	21.9	14.7	14.9	1.4	78.0	236	

White Oak		95.00%						Plots needed To be within 10.00%
Total Volume Stats:	Lower Bound	Mean Vol Var	Upper Bound	Percent SE	Std. Dev.	Std. Error (SE)	CV	
Standing Pulpwood	-0.2	0.2	0.5	198.2	1.9	0.2	1,048.8	42,277
All Pulpwood	-0.2	0.2	0.5	198.2	1.9	0.2	1,048.8	42,277
Sawtimber	7.1	10.1	13.1	29.9	16.0	1.5	158.0	962
All St	7.1	10.1	13.1	29.9	16.0	1.5	158.0	962
All St + Pw	7.3	10.3	13.4	29.5	16.1	1.5	156.3	942
Cl + Sm + Pw + St	7.3	10.3	13.4	29.5	16.1	1.5	156.3	942

Red Oak		95.00%							Plots needed To be within 10.00%
Total Volume Stats:	Lower Bound	Mean Vol Var	Upper Bound	Percent SE	Std. Dev.	Std. Error (SE)	CV		
Sawtimber	4.2	6.8	9.3	37.7	13.5	1.3	199.5	1,532	
All St	4.2	6.8	9.3	37.7	13.5	1.3	199.5	1,532	
All St + Pw	4.2	6.8	9.3	37.7	13.5	1.3	199.5	1,532	
Cl + Sm + Pw + St	4.2	6.8	9.3	37.7	13.5	1.3	199.5	1,532	

Poplar		95.00%							Plots needed To be within 10.00%
Total Volume Stats:	Lower Bound	Mean Vol Var	Upper Bound	Percent SE	Std. Dev.	Std. Error (SE)	CV		
Sawtimber	6.4	9.7	13.0	33.7	17.4	1.7	178.5	1,227	
All St	6.4	9.7	13.0	33.7	17.4	1.7	178.5	1,227	
All St + Pw	6.4	9.7	13.0	33.7	17.4	1.7	178.5	1,227	
Cl + Sm + Pw + St	6.4	9.7	13.0	33.7	17.4	1.7	178.5	1,227	

Maple		95.00%						Plots needed To be within 10.00%
Total Volume Stats:		Mean						
	Lower Bound	Vol Var	Upper Bound	Percent SE	Std. Dev.	Std. Error (SE)	CV	

Sawtimber	0.0	0.0	0.1	198.2	0.4	0.0	1,048.8	42,277
All St	0.0	0.0	0.1	198.2	0.4	0.0	1,048.8	42,277
All St + Pw	0.0	0.0	0.1	198.2	0.4	0.0	1,048.8	42,277
Cl + Sm + Pw + St	0.0	0.0	0.1	198.2	0.4	0.0	1,048.8	42,277

Ash	95.00%							Plots needed
Total Volume Stats:	Lower Bound	Mean Vol Var	Upper Bound	Percent SE	Std. Dev.	Std. Error (SE)	CV	To be within 10.00%
Sawtimber	-0.2	0.2	0.5	198.2	1.6	0.2	1,048.8	42,277
All St	-0.2	0.2	0.5	198.2	1.6	0.2	1,048.8	42,277
All St + Pw	-0.2	0.2	0.5	198.2	1.6	0.2	1,048.8	42,277
Cl + Sm + Pw + St	-0.2	0.2	0.5	198.2	1.6	0.2	1,048.8	42,277

Gum	95.00%							Plots needed
Total Volume Stats:	Lower Bound	Mean Vol Var	Upper Bound	Percent SE	Std. Dev.	Std. Error (SE)	CV	To be within 10.00%
Sawtimber	0.2	1.0	1.7	75.0	3.8	0.4	396.6	6,046
All St	0.2	1.0	1.7	75.0	3.8	0.4	396.6	6,046
All St + Pw	0.2	1.0	1.7	75.0	3.8	0.4	396.6	6,046
Cl + Sm + Pw + St	0.2	1.0	1.7	75.0	3.8	0.4	396.6	6,046

Beech	95.00%							Plots needed
Total Volume Stats:	Lower Bound	Mean Vol Var	Upper Bound	Percent SE	Std. Dev.	Std. Error (SE)	CV	To be within 10.00%
Sawtimber	0.8	2.1	3.4	63.1	7.0	0.7	333.8	4,285
All St	0.8	2.1	3.4	63.1	7.0	0.7	333.8	4,285
All St + Pw	0.8	2.1	3.4	63.1	7.0	0.7	333.8	4,285
Cl + Sm + Pw + St	0.8	2.1	3.4	63.1	7.0	0.7	333.8	4,285

Hickory	95.00%							Plots needed
Total Volume Stats:	Lower Bound	Mean Vol Var	Upper Bound	Percent SE	Std. Dev.	Std. Error (SE)	CV	To be within 10.00%
Sawtimber	0.3	1.0	1.7	71.0	3.7	0.4	375.7	5,426
All St	0.3	1.0	1.7	71.0	3.7	0.4	375.7	5,426
All St + Pw	0.3	1.0	1.7	71.0	3.7	0.4	375.7	5,426
Cl + Sm + Pw + St	0.3	1.0	1.7	71.0	3.7	0.4	375.7	5,426

Cypress	95.00%							Plots needed
Total Volume Stats:	Lower Bound	Mean Vol Var	Upper Bound	Percent SE	Std. Dev.	Std. Error (SE)	CV	To be within 10.00%
Sawtimber	-0.7	1.6	4.0	144.5	12.5	1.2	764.6	22,468
All St	-0.7	1.6	4.0	144.5	12.5	1.2	764.6	22,468
All St + Pw	-0.7	1.6	4.0	144.5	12.5	1.2	764.6	22,468
Cl + Sm + Pw + St	-0.7	1.6	4.0	144.5	12.5	1.2	764.6	22,468

All Groups	95.00%							Plots needed
Total Volume Stats:	Lower Bound	Mean Vol Var	Upper Bound	Percent SE	Std. Dev.	Std. Error (SE)	CV	To be within 10.00%
Standing Pulpwood	18.9	21.8	24.6	13.0	14.9	1.4	68.6	183
All Pulpwood	18.9	21.8	24.6	13.0	14.9	1.4	68.6	183
Chip-N-Saw	-0.1	0.1	0.3	147.2	0.9	0.1	778.9	23,316
Sawtimber	43.1	48.7	54.4	11.6	29.9	2.9	61.4	147
All St	43.2	48.8	54.5	11.5	29.8	2.8	61.1	146
All St + Pw	64.5	70.6	76.7	8.6	32.1	3.1	45.5	82
Cl + Sm + Pw + St	64.5	70.6	76.7	8.6	32.1	3.1	45.5	82

Yarnoukh

DATE 15 NOVEMBER 1999

51700000

ASSESSMENT OF IMPROVEMENTS

Improvements

Year Built: 2022
Stories: 1

Approximate Square Footage		Rooms	Construction
Finished (Above Grade):	3237	Total: 10	Foundation: Full Crawl
Basement:	No Data	Bedrooms: 5	Exterior: Cement fiber siding
Attached Garage:	600	Full Baths: 4	Central A/C: Y
Detached Garage:	No Data	Half Baths: 1	Out Buildings: OMP OMP-R
Enclosed Porch:	No Data		
Open Porch:	456		
Deck:	No Data		

Property Tax Information

Balance Due: \$5,697.95
Calculated as of : 10/06/2022

Year	Install #	Type	Due Date	Tax Amount	Tax Billed*	Penalty Billed	Interest Billed	Tax Paid	Penalty Paid	Interest Paid	Date Paid	Balance Due
2022	1	Tax	12/5/2022	\$5,697.95	\$5,697.95	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No Data	\$5,697.95
2021	2	Tax	6/6/2022	\$3,938.76	\$3,938.76	\$0.00	\$0.00	\$3,938.76	\$0.00	\$0.00	5/18/2022	\$0.00
2021	1	Tax	12/6/2021	\$3,938.76	\$3,938.76	\$0.00	\$0.00	\$3,938.76	\$0.00	\$0.00	12/1/2021	\$0.00
2020	2	Tax	6/7/2021	\$3,938.76	\$3,938.76	\$0.00	\$0.00	\$3,938.76	\$0.00	\$0.00	5/14/2021	\$0.00
2020	1	Tax	12/7/2020	\$3,938.76	\$3,938.76	\$0.00	\$0.00	\$3,938.76	\$0.00	\$0.00	12/7/2020	\$0.00
2019	2	Tax	6/5/2020	\$3,938.76	\$3,938.76	\$10.00	\$0.33	\$3,938.76	\$10.00	\$0.33	8/26/2020	\$0.00
2019	1	Tax	12/5/2019	\$3,938.76	\$3,938.76	\$0.00	\$0.00	\$3,938.76	\$0.00	\$0.00	12/4/2019	\$0.00
2018	2	Tax	6/5/2019	\$3,938.76	\$3,938.76	\$0.00	\$0.00	\$3,938.76	\$0.00	\$0.00	6/4/2019	\$0.00
2018	1	Tax	12/6/2018	\$3,938.76	\$3,938.76	\$0.00	\$0.00	\$3,938.76	\$0.00	\$0.00	12/6/2018	\$0.00
2017	2	Tax	6/5/2018	\$3,938.76	\$3,938.76	\$0.00	\$0.00	\$3,938.76	\$0.00	\$0.00	6/5/2018	\$0.00
2017	1	Tax	12/5/2017	\$3,938.76	\$3,938.76	\$0.00	\$0.00	\$3,938.76	\$0.00	\$0.00	12/5/2017	\$0.00
2016	2	Tax	6/5/2017	\$3,938.76	\$3,938.76	\$0.00	\$0.00	\$3,938.76	\$0.00	\$0.00	6/5/2017	\$0.00
2016	1	Tax	12/5/2016	\$3,938.76	\$3,938.76	\$0.00	\$0.00	\$3,938.76	\$0.00	\$0.00	11/28/2016	\$0.00
2015	2	Tax	6/6/2016	\$3,938.76	\$3,938.76	\$0.00	\$0.00	\$3,938.76	\$0.00	\$0.00	6/6/2016	\$0.00
2015	1	Tax	12/7/2015	\$3,938.76	\$3,938.76	\$0.00	\$0.00	\$3,938.76	\$0.00	\$0.00	12/7/2015	\$0.00

*The Tax Billed amount is based on the assessment of the property multiplied by the current tax rate, less any tax relief and/or exemption if applicable

Real estate taxes are assessed on Fiscal Year (July-June) and billed (in arrears) in two installments due December 5th and June 5th of each year.

Taxes due December 5th relate to July through December.

Taxes due June 5th relate to January through June.

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Any person, firm or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof, as James City expressly disclaims any liability for loss or damage arising from the use of said information by any third party.

NOTES



TIMBER MARKETING & MANAGEMENT INC.

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Chesterfield, VA 23832

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**Unapproved Minutes of the October 20, 2022
Agricultural and Forestal District Advisory Committee Regular Meeting**

AFD-22-0015. 999 Jolly Pond Road Cranston's Pond AFD Addition

Mr. Risinger greeted the Committee and stated that Mr. Hunter Taylor has applied to enroll approximately 169.15 acres of land located at 999 Jolly Pond Road into the Cranston's Pond AFD. He said the parcel is zoned A-1, General Agricultural, and designated Rural Lands on the 2045 Comprehensive Plan. He added that the parcel is located within one mile of the core of the Cranston's Pond AFD.

Mr. Risinger stated that a single-family dwelling has been constructed on the property, but the property remains largely undeveloped. He noted that a 30-acre portion of the property was timbered this past spring and summer. Mr. Risinger said a forest management plan has been prepared for the property to guide future timbering activities.

Mr. Risinger told the Committee that staff determined the proposed addition meets state and local requirements for inclusion in the AFD and recommends that the Committee recommend approval of the proposed addition to the Planning Commission and the Board of Supervisors. He said he would be happy to answer any questions.

The Committee did not have any questions and noted that the application met the AFD qualifications.

Mr. Bradshaw motioned to recommend Approval of enrolling approximately 169.15 acres of land at 999 Jolly Pond Road into the Cranston's Pond AFD Addition.

Mr. Abbott seconded the motion.

On a voice vote, the motion was approved 7-0.

**Unapproved Minutes of the December 7, 2022
Planning Commission Regular Meeting**

AFD-22-0015. 999 Jolly Pond Road Cranston's Pond AFD Addition

Mr. John Risinger, Senior Planner, stated that Mr. Hunter Taylor has applied to enroll approximately 169.15 acres of land located at 999 Jolly Pond Road into the Cranston's Pond Agricultural and Forestal District (AFD). Mr. Risinger stated that the parcel is zoned A-1, General Agricultural and designated Rural Lands on the 2045 Comprehensive Plan. Mr. Risinger further stated that the parcel is located within one mile of the core of the Cranston's Pond AFD.

Mr. Risinger stated that a single-family dwelling has been constructed on the property, however the property remains largely undeveloped. Mr. Risinger noted that a 30-acre portion of the property was timbered this past spring and summer. Mr. Risinger noted that a forest management plan has been prepared for the property to guide future timbering activities.

Mr. Risinger stated that the AFD Advisory Committee voted 7-0 to recommend approval of the application.

Mr. Risinger stated that staff finds that the proposed addition meets state and local requirements for inclusion in the AFD and recommends that the Planning Commission recommend approval of the application to the Board of Supervisors subject to the proposed conditions.

Mr. Polster opened the Public Hearing.

As no one wished to speak, Mr. Polster closed the Public Hearing.

Mr. Polster opened the floor for discussion by the Commission.

Ms. Null made a motion to recommend approval of the application.

On a roll call vote, the Commission voted to recommend approval of AFD-22-0015. 999 Jolly Pond Road Cranston's Pond AFD Addition. (6-0)

ITEM SUMMARY

DATE: 1/10/2023

TO: The Board of Supervisors

FROM: Anthony G. Dallman, Interim Chief of Police

SUBJECT: Ordinance to Permit Use of Golf Carts on Public Highways in Powhatan Shores

ATTACHMENTS:

	Description	Type
☐	Memorandum	Cover Memo
☐	Resolution	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Police	Dallman, Tony	Approved	12/16/2022 - 10:51 PM
Police	Dallman, Tony	Approved	12/19/2022 - 7:47 AM
Publication Management	Daniel, Martha	Approved	12/19/2022 - 8:06 AM
Legal Review	Kinsman, Adam	Approved	1/3/2023 - 2:50 PM
Board Secretary	Saeed, Teresa	Approved	1/3/2023 - 2:55 PM
Board Secretary	Purse, Jason	Approved	1/3/2023 - 2:56 PM
Board Secretary	Saeed, Teresa	Approved	1/3/2023 - 3:03 PM

MEMORANDUM

DATE: January 10, 2023

TO: The Board of Supervisors

FROM: Anthony G. Dallman, Interim Chief of Police

SUBJECT: Ordinance to Permit Use of Golf Carts on Public Highways in Powhatan Shores

In 2007, the Board adopted an Ordinance permitting neighborhoods to apply to have public highways in neighborhoods designated for golf cart use. To date, five neighborhoods - Chickahominy Haven, Landfall at Jamestown, Kristiansand, Cypress Point, and Elmwood have had roads so designated. Recently, homeowners from Powhatan Shores have submitted an application pursuant to Section 13-60 et seq. of the County Code, requesting that the Board designate the streets for golf cart use.

Following careful consideration of Powhatan Shores' request and the results of a subsequent traffic study conducted by the Police Department, staff feels that golf carts may be safely accommodated along the public highways in Powhatan Shores. These roads would include Constance Avenue, Morgan Drive, Branscome Boulevard, Discovery Lane, Godspeed Lane, Lavelle Court, Lands End Drive, and Hiawatha Court.

Staff recommends adoption of the attached Ordinance designating certain roads in Powhatan Shores for golf cart use.

AGD/ap
OrdGlfPowShrsPH-mem

Attachment

RESOLUTION

ORDINANCE TO PERMIT USE OF GOLF CARTS ON

PUBLIC HIGHWAYS IN POWHATAN SHORES

WHEREAS, the residents of Powhatan Shores have petitioned the Board of Supervisors of James City County, Virginia, to designate the streets in Powhatan Shores for golf cart use; and

WHEREAS, the Board has carefully considered the concerns voiced by the residents of Powhatan Shores, the recommendation of staff and the speed, volume, and character of motor vehicle traffic using the public highways in Powhatan Shores; and

WHEREAS, pursuant to Section 46.2-916.2 et seq. of the Code of Virginia and Section 13-60 et seq. of the County Code, the Board has determined that golf cart operation on the public highways in Powhatan Shores is compatible with state and local transportation plans and is consistent with the Commonwealth of Virginia's Statewide Pedestrian Policy.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, does hereby designate the following roads located in the Powhatan Shores neighborhood for golf cart use:

- | | |
|------------------------|--------------|
| a) Constance Avenue | (Route 1450) |
| b) Morgan Drive | (Route 1452) |
| c) Branscome Boulevard | (Route 1460) |
| d) Discovery Lane | (Route 1451) |
| e) Godspeed Lane | (Route 1453) |
| f) Lavelle Court | (Route 1454) |
| g) Lands End Drive | (Route 1455) |
| h) Hiawatha Court | (Route 1456) |

BE IT FURTHER ORDAINED that no golf carts shall be permitted on any of the designated streets until the County receives full payment for all signage required by Section 13-62 of the County Code and such signage is installed.

Chairman, Board of Supervisors

ATTEST:

Teresa J. Saeed
Deputy Clerk to the Board

	VOTES			
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
ICENHOUR	_____	_____	_____	_____
HIPPLE	_____	_____	_____	_____
LARSON	_____	_____	_____	_____
SADLER	_____	_____	_____	_____
MCGLENNON	_____	_____	_____	_____

Adopted by the Board of Supervisors of James City County, Virginia, this 10th day of January, 2023.

ITEM SUMMARY

DATE: 1/10/2023

TO: The Board of Supervisors

FROM: Terry Costello, Senior Planner

SUBJECT: SUP-22-0021. 8401 Hicks Island Road Tourist Home

ATTACHMENTS:

	Description	Type
▣	Staff Report	Staff Report
▣	Resolution	Resolution
▣	Location Map	Exhibit
▣	General Location Map	Exhibit
▣	Master Plan	Exhibit
▣	Exhibit of 8401 Hicks Island Road	Exhibit
▣	Applicant Narrative	Backup Material
▣	Unapproved Minutes of the December 7, 2022, Planning Commission Meeting	Minutes

REVIEWERS:

Department	Reviewer	Action	Date
Planning	Holt, Paul	Approved	12/19/2022 - 3:20 PM
Development Management	Holt, Paul	Approved	12/19/2022 - 3:20 PM
Publication Management	Pobiak, Amanda	Approved	12/19/2022 - 3:27 PM
Legal Review	Kinsman, Adam	Approved	1/3/2023 - 2:11 PM
Board Secretary	Saeed, Teresa	Approved	1/3/2023 - 2:12 PM
Board Secretary	Purse, Jason	Approved	1/3/2023 - 2:14 PM
Board Secretary	Saeed, Teresa	Approved	1/3/2023 - 2:23 PM

**SPECIAL USE PERMIT-22-0021. 8401 Hicks Island Road Tourist Home
Staff Report for the January 10, 2023, Board of Supervisors Public Hearing**

SUMMARY FACTS

Applicant: Mr. Stuart Evans, Evans Construction, Inc.

Landowner: Mr. Chris Adickes

Proposal: To allow for a tourist home rental of an entire four-bedroom home. The owner lives on a different property nearby

Location: 8401 Hicks Island Road

Tax Map/Parcel No.: 0910100024A

Property Acreage: ± 7.7 acres

Zoning: A-1, General Agricultural

Comprehensive Plan: Rural Lands

Primary Service Area: Outside

Staff Contact: Terry Costello, Senior Planner

PUBLIC HEARING DATES

Planning Commission: December 7, 2022, 6:00 p.m.

Board of Supervisors: January 10, 2023, 5:00 p.m.

FACTORS FAVORABLE

1. There is adequate off-street parking.
2. The applicant has acknowledged that should this application be approved, he will obtain the proper licensing and inspections through the County and will be subject to appropriate use-based taxes.
3. Lot sizes in the A-1, General Agricultural District are larger than in other more densely populated residential areas. The size of the lot, the location along the water, and the existing vegetation provide screening and buffering to most adjacent properties.
4. Impacts: See Impact Analysis on Pages 3-4.

FACTORS UNFAVORABLE

1. Staff finds the proposal is not fully consistent with the short-term rental recommendations of the *Our County, Our Shared Future: James City County 2045 Comprehensive Plan*.
2. Impacts: See Impact Analysis on Pages 3-4.

SUMMARY STAFF RECOMMENDATION

Per the impact analysis noted below, staff finds the proposed use will not negatively impact surrounding property or development nor is it expected to negatively impact Levels of Service (LOS) for roads or other public services. While staff believes that this location is generally considered appropriate for this use, staff finds the proposal not fully consistent with the Comprehensive Plan recommendations for short-term rentals. Staff, therefore, cannot recommend approval of this application. Should the Board of Supervisors approve this application, staff has included proposed conditions for consideration (Attachment No. 1).

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

**SPECIAL USE PERMIT-22-0021. 8401 Hicks Island Road Tourist Home
Staff Report for the January 10, 2023, Board of Supervisors Public Hearing**

PLANNING COMMISSION RECOMMENDTION

At its December 7, 2022, meeting, the Planning Commission recommended denial of this application by a vote of 5-1 (O'Connor absent).

PROPOSED CHANGES MADE SINCE THE PLANNING COMMISSION MEETING

None.

PROJECT DESCRIPTION

Mr. Stuart Evans of Evans Construction, Inc. has applied for a Special Use Permit (SUP) to allow for a short-term rental of an existing four-bedroom house as a tourist home. The house is located on a neighboring property to the owner's primary residence. The proposal includes no changes to the size or footprint of the house.

The Zoning Ordinance defines a tourist home as "a dwelling where lodging or lodging and meals are provided for compensation for up to five rooms which are open to transients." The proposed conditions limit the number of bedrooms available for rental to a maximum of five bedrooms.

The property has an existing driveway that takes access from a private road. The road is owned in several pieces by the various abutting parcel owners (see Attachment No. 5). There is an existing parking area that is sufficient to accommodate guests. The four-bedroom home is on private well water and a private sewer system. In previous tourist home applications, staff calculated the number of occupants to be two people per bedroom. Therefore, proposed Condition No. 3 states that the maximum number of occupants per contract, including children, is eight.

PLANNING AND ZONING HISTORY

- There have been no legislative cases associated with the residence that was built in 2010.
- Information was discovered that the Property was being listed as a short-term rental. A notice of violation was sent to the owner in August 2022. The owner has since removed the listing and applied for an SUP to operate a tourist home (short-term rental).
- A complaint was also filed with the Stormwater and Resource Protection Division concerning work occurring within the wetlands and Resource Protection Area. Staff determined that there are several violations to Chapter 23, Chesapeake Bay Preservation Ordinance and Chapter 8 of the County Code, Erosion and Sediment Control Ordinance. Staff is currently working with the applicant and the owner of the Property to remedy the violations.

SURROUNDING ZONING AND DEVELOPMENT

- The property is not located within any major or minor subdivision. The properties surrounding this parcel to the north, south, and east are all zoned A-1, General Agricultural. The property's west side is along Diascund Creek and the properties across the water are in New Kent County.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

SPECIAL USE PERMIT-22-0021. 8401 Hicks Island Road Tourist Home
Staff Report for the January 10, 2023, Board of Supervisors Public Hearing

Impacts/Potentially Unfavorable Conditions	Status <i>(No Mitigation Required/Mitigated/Not Fully Mitigated)</i>	Considerations/Proposed Mitigation of Potentially Unfavorable Conditions
<u>Public Transportation: Vehicular</u>	<u>No Mitigation Required</u>	- The proposal is not anticipated to generate traffic exceeding a typical residential use. - The subject property is located on a private road owned in several pieces by various abutting parcel owners. The public right-of-way ends at the intersection of the private road and Hicks Island Road.
<u>Public Transportation: Bicycle/Pedestrian</u>	<u>No Mitigation Required</u>	- Pedestrian/bicycle accommodations are not shown on the adopted Pedestrian/Bicycle Accommodations Master Plan.
<u>Public Safety</u>	<u>No Mitigation Required</u>	- Fire Station 1 on Forge Road serves this area of the County and is approximately 7 miles from the proposed tourist home. - Staff finds this project does not generate impacts that require mitigation to the County's Fire Department facilities or services.
<u>Public Schools</u>	<u>No Mitigation Required</u>	- N/A since no residential dwelling units are proposed.
<u>Public Parks and Recreation</u>	<u>No Mitigation Required</u>	- N/A since no residential dwelling units are proposed.
<u>Public Libraries and Cultural Centers</u>	<u>No Mitigation Required</u>	- Staff finds this project does not generate impacts that require mitigation.
<u>Groundwater and Drinking Water Resources</u>	<u>No Mitigation Required</u>	- The property is served by a private well and private septic system. - The proposal does not generate impacts that require mitigation to groundwater or drinking water resources.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

SPECIAL USE PERMIT-22-0021. 8401 Hicks Island Road Tourist Home
Staff Report for the January 10, 2023, Board of Supervisors Public Hearing

Impacts/Potentially Unfavorable Conditions	Status <i>(No Mitigation Required/Mitigated/Not Fully Mitigated)</i>	Considerations/Proposed Mitigation of Potentially Unfavorable Conditions
<u>Watersheds, Streams, and Reservoirs</u> Project is located in the Diascund Creek Watershed.	<u>Mitigated</u>	- The Stormwater and Resource Protection Division has reviewed this application and had no objections. No new impervious surface is proposed as part of this SUP request. Should exterior site improvements be made in the future, those improvements would be subject to additional environmental review at that time.
<u>Cultural/Historic</u>	<u>No Mitigation Required</u>	- The subject property has been previously disturbed and has no known cultural resources on-site.
<u>Nearby and Surrounding Properties</u>	<u>Mitigated</u>	- Traffic is anticipated to be typical of a residential home, the subject property must adhere to the County's Noise Ordinance, and the proposed SUP conditions will restrict commercial signage and exterior lighting. Future expansions of the use would require an SUP amendment.
<u>Community Character</u>	<u>No Mitigation Required</u>	- Neither the private road nor Hicks Island Road is a Community Character Corridor, and this parcel is not located within a Community Character Area.
<u>Covenants and Restrictions</u>	<u>No Mitigation Required</u>	- The applicant has verified that he is not aware of any covenants or restrictions on the property that prohibit the proposed use.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

**SPECIAL USE PERMIT-22-0021. 8401 Hicks Island Road Tourist Home
Staff Report for the January 10, 2023, Board of Supervisors Public Hearing**

2045 COMPREHENSIVE PLAN

The site is designated Rural Lands on the 2045 Comprehensive Plan Land Use Map. All surrounding properties are designated Rural Lands.

Per the adopted Comprehensive Plan, appropriate primary uses includes traditional agricultural and forestal activities, but also innovative agriculture, horticulture, silviculture, specialty or niche farming, commercial and noncommercial equine opportunities, agri-tourism, rural-based public or commercial recreation, rural-support businesses, and certain public or semi-public and institutional uses that require a spacious site and are compatible with the natural and rural surroundings. Staff finds this use to generally fit within these categories as nearby lodging options which could support agri-tourism and eco-tourism uses in Rural Lands.

Per the adopted Comprehensive Plan language, uses in Rural Lands should reflect and enhance the rural character of the County. Particular attention should be given to locating structures and uses outside of sensitive areas, and maintaining existing topography, vegetation, trees, and tree lines to the maximum extent possible, especially along roads and uses. As mentioned earlier in this staff report, the property owner has cleared trees and vegetation within sensitive areas. These activities are a violation of:

1. James City County Code (“County Code”) Chapter 23, Chesapeake Bay Preservation Ordinance.
2. County Code Chapter 8, Article I, Erosion and Sediment Control Ordinance.
3. County Code Chapter 8, Article II, Stormwater Management Ordinance.

However, none of these violations are related to the proposed short-term rental use.

Per the impact analysis noted above, staff finds the proposed use will not negatively impact surrounding property or development nor is it expected to negatively impact LOS for roads or other public services.

Specific to short-term rentals, the adopted Comprehensive Plan states that, if located within a residential context, short-term rentals should serve to complement the residential character of the area rather than altering its nature. Therefore, while every location can be considered uniquely, short-term rentals are most appropriately located subject to the following development standards:

- Be located on lands designated Rural Lands, Neighborhood Commercial, Community Commercial, Mixed Use, or Economic Opportunity.

This property is designated Rural Lands on the adopted 2045 Comprehensive Plan Land Use Map.

- Be located on the edge or corner of an existing platted subdivision, rather than internal to it.

This parcel is not located within an existing platted subdivision.

- Be located on a major road.

This property fronts on a private road owned in several pieces by the various abutting owners. Access to the private road is taken from Hicks Island Road which is a local road.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

**SPECIAL USE PERMIT-22-0021. 8401 Hicks Island Road Tourist Home
Staff Report for the January 10, 2023, Board of Supervisors Public Hearing**

- Be operated in a manner such that the property owner will continue to live and reside on the property during the rental.

The owner of the property currently lives on a neighboring property.

STAFF RECOMMENDATION

Per the impact analysis noted above, staff finds the proposed use will not negatively impact surrounding property or development nor is it expected to negatively impact LOS for roads or other public services. While staff believes that this location may be considered appropriate for this use, staff finds the proposal not fully consistent with the Comprehensive Plan recommendations for short-term rentals. Staff, therefore, cannot recommend approval of this application. Should the Board of Supervisors approve this application, staff has included proposed conditions for consideration (Attachment No. 1).

TC/md
SUP22-21_8401HcksIsTH

Attachments:

1. Resolution
2. Location Map
3. General Location Map
4. Master Plan
5. Exhibit of 8401 Hicks Island Road
6. Applicant Narrative
7. Unapproved Minutes of the December 7, 2022, Planning Commission Meeting

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

RESOLUTION

CASE NO. SUP-22-0021. 8401 HICKS ISLAND ROAD TOURIST HOME

WHEREAS, the Board of Supervisors of James City County, Virginia, has adopted by Ordinance specific land uses that shall be subjected to a Special Use Permit (SUP) process; and

WHEREAS, Mr. Stuart Evans of Evans Construction, Inc. has applied for an SUP to allow for the operation of a tourist home within a single-family dwelling located at 8401 Hicks Island Road, further identified as James City County Real Estate Tax Map Parcel No. 0910100024A (the “Property”); and

WHEREAS, the Planning Commission, following its public hearing on December 7, 2022, recommended denial of Case No. SUP-22-0021 by a vote of 5-1; and

WHEREAS, a public hearing was advertised, adjoining property owners notified, and a hearing conducted on Case No. SUP-22-0021; and

WHEREAS, the Board of Supervisors of James City County, Virginia, finds this use to be consistent with the 2045 Comprehensive Plan Land Use Map designation for the Property.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, after consideration of the factors in Section 24-9 of the James City County Code, does hereby approve the issuance of Case No. SUP-22-0021 as described herein with the following conditions:

1. Master Plan. This SUP shall permit a tourist home on property located at 8401 Hicks Island Road and further identified as James City County Real Estate Tax Map Parcel No. 0910100024A (the “Property”). The use and layout of the Property shall be generally as shown on the document entitled “JCC SUP-22-0021, 8401 Hicks Island Road Tourist Home” and date stamped October 6, 2022 (the “Master Plan”), with any deviations considered per Section 24-23(a)(2) of the Zoning Ordinance, as amended. This condition does not restrict improvements typical of a residential property as determined by the Director of Planning.
2. Commencement. Evidence of a business license and updated Certificate of Occupancy shall be provided to the Director of Planning within twelve (12) months from the issuance of the SUP, or this SUP shall automatically be void.
3. Number of Rental Room Occupants. There shall be no more than four (4) bedrooms available for rent to visitors and no more than eight (8) rental occupants total at any one time.
4. Contracts per Rental Period. There shall not, during any period of time, be simultaneous rentals of the Property under separate contracts.
5. Signage. No signage related to the use of the tourist home shall be permitted on the Property.

6. Parking. Off-site parking for this use shall be prohibited. No oversized commercial vehicles associated with rental occupants of the tourist home, such as, but not limited to, buses, commercial trucks, and trailers shall be allowed to park on the Property.
7. Severance Clause. This SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.

Chairman, Board of Supervisors

ATTEST:

Teresa J. Saeed
Deputy Clerk to the Board

	VOTES			
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
ICENHOUR	_____	_____	_____	_____
HIPPLE	_____	_____	_____	_____
LARSON	_____	_____	_____	_____
SADLER	_____	_____	_____	_____
MCGLENNON	_____	_____	_____	_____

Adopted by the Board of Supervisors of James City County, Virginia, this 10th day of January 10, 2023.

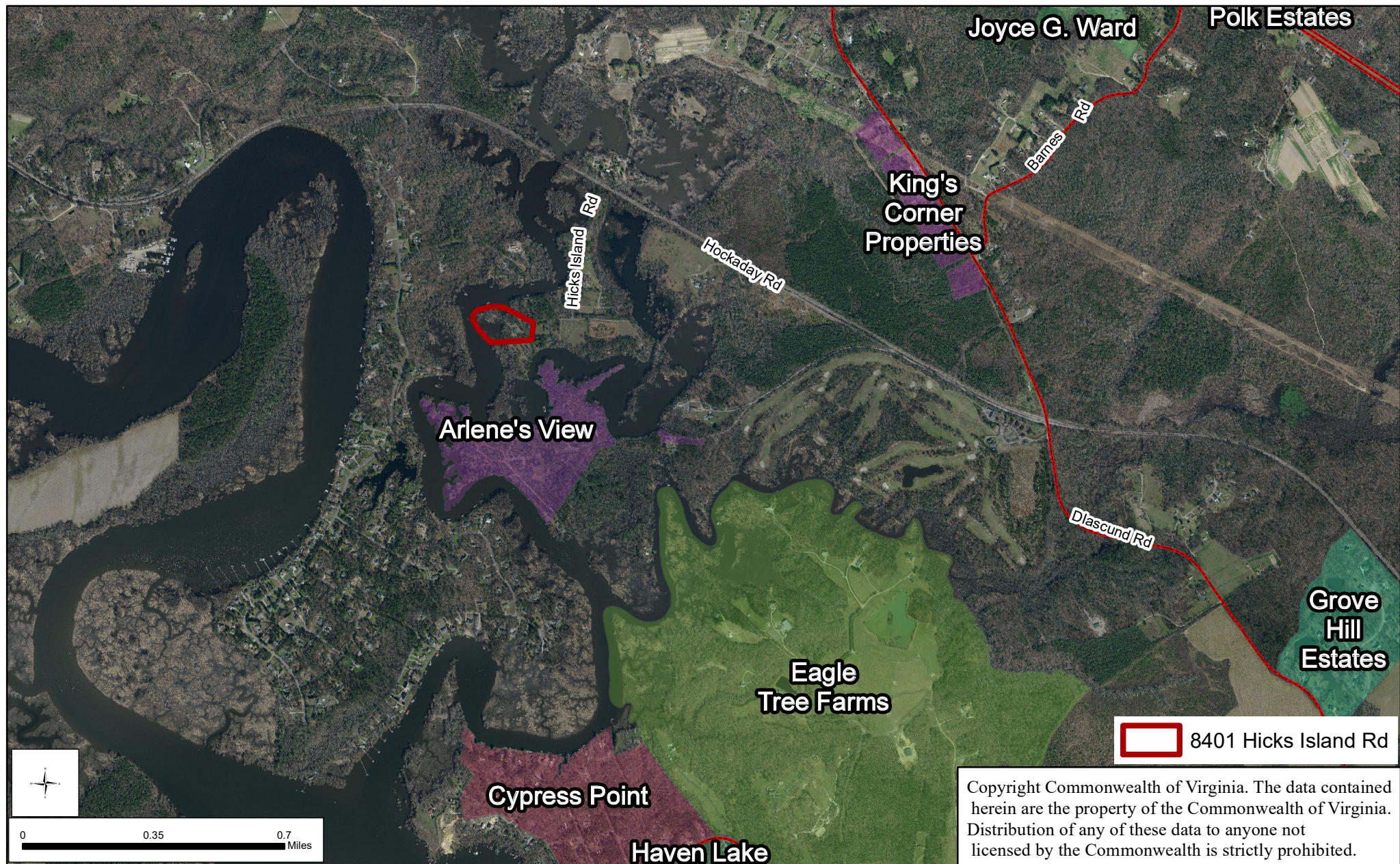
SUP22-21_8401HcksIsTH-res

JCC SUP-22-0021

8401 Hicks Island Rd Tourist Home



JCC SUP-22-0021
8401 Hicks Island Rd Tourist Home



JCC SUP-22-0021

8401 Hicks Island Road Tourist Home



Property Information

0910100024A
Chris Adickes
8401 Hicks Island Rd
Lanexa, VA 23089
Zoning: A1 General Agricultural
2045 Comp Plan: Rural Lands
Legal Acreage: 7.7

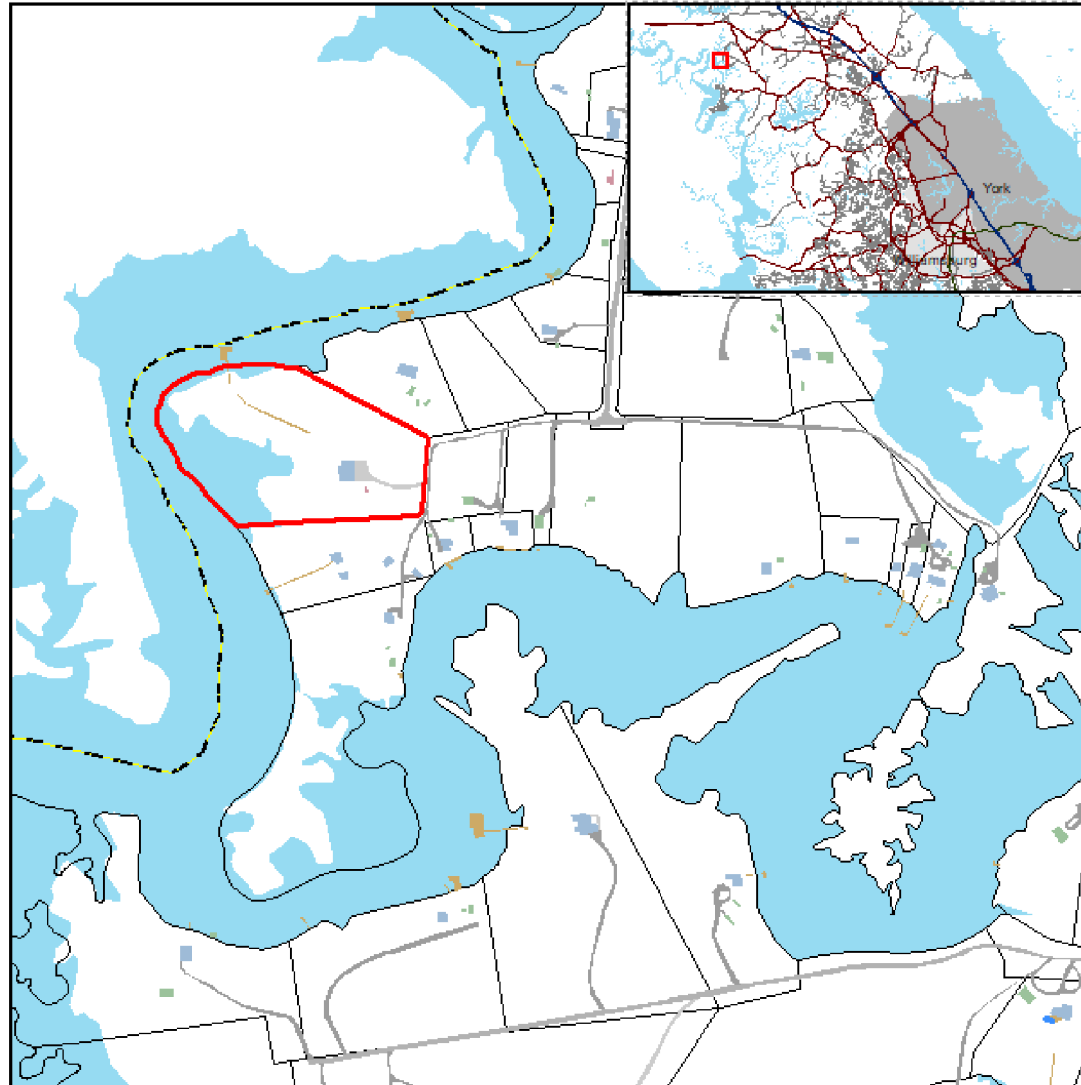
General Notes

1. Site is not served by public water and sewer.
2. Property is partially located in the FEMA Flood Zone AE.
3. Property contains Resource Protected Area.
4. Property does have an existing driveway.

Sheet Index

1. Cover Page
2. Location Map
3. Additional Information
4. Concept Plan

October 6, 2022



Adjacent Properties

0910100024
Paulanne H. Thacker & Wells Fargo
Bank Trustees c/o Suntrust Bank
8451 Hicks Island Rd.
Lanexa, VA 23089
A1 General Agricultural

0910100025A
Donald West
8414 Hicks Island Rd.
Lanexa, VA 23089
A1 General Agricultural

0910100026
Chris Adickes
8400 Hicks Island Rd.
Lanexa, VA 23089
A1 General Agricultural

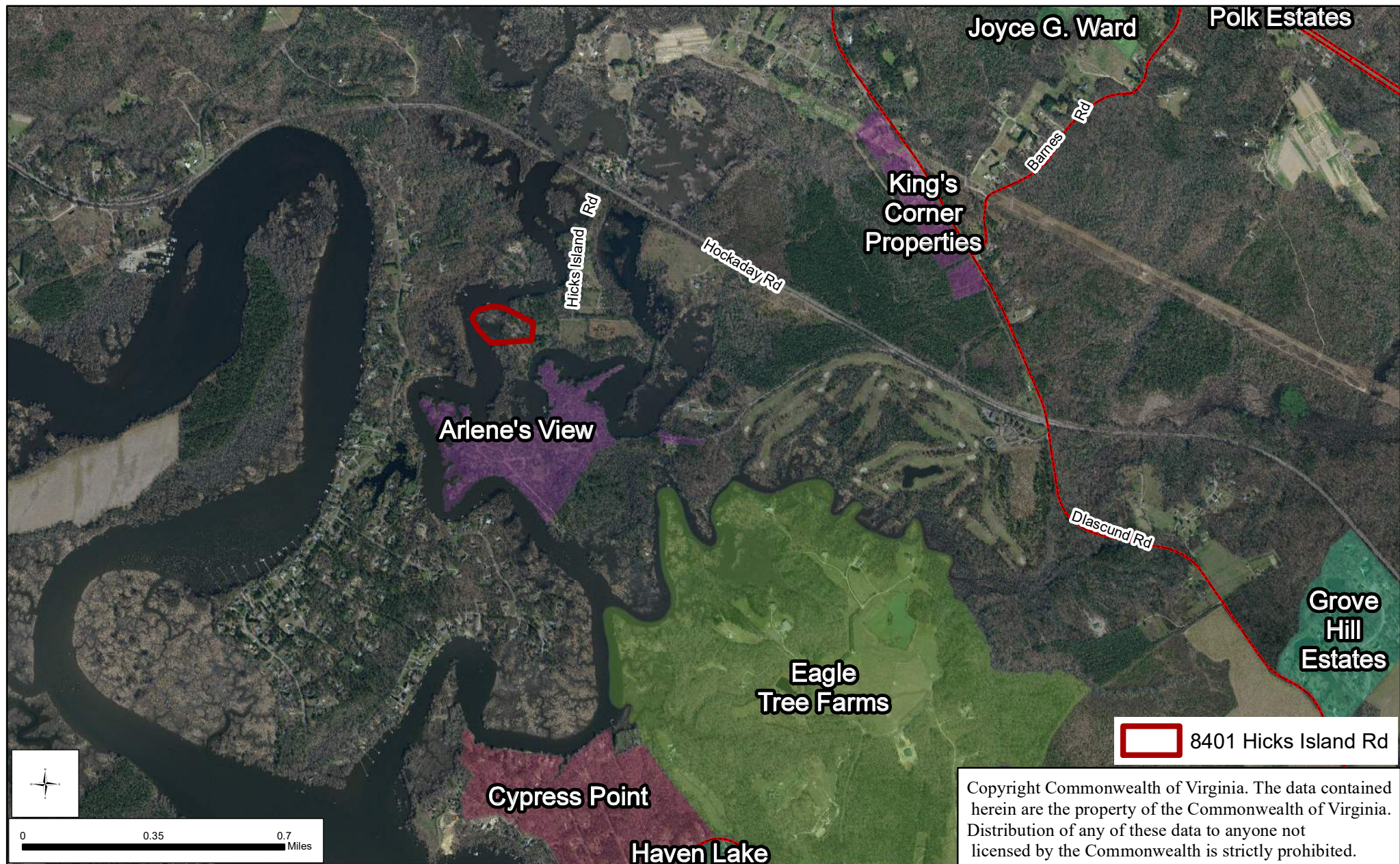
PLANNING DIVISION

Oct 06 2022

RECEIVED

JCC SUP-22-0021

8401 Hicks Island Rd Tourist Home



JCC SUP-22-0021
8401 Hicks Island Road Tourist Home



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 INST #080002397.
2. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
3. PARCEL LIES IN F.I.R.M. ZONE "X" & ZONE "AE" (ELEV 7) ACCORDING TO COMMUNITY PANEL #51095C0019D, DATED DECEMBER 16, 2015.

SITE INFORMATION

8401 HICKS ISLAND ROAD
JAMES CITY COUNTY, VIRGINIA
PARCEL ID: 0910100024A
TOTAL AREA: 20,709 S.F. / 0.475 AC.
ZONING DISTRICT: A1 GENERAL AGRICULTURE

8400 HICKS ISLAND ROAD
JAMES CITY COUNTY, VIRGINIA
PARCEL ID: 0910100026
TOTAL AREA: 181,645 S.F. / 4.17 AC.
ZONING DISTRICT: A1 GENERAL AGRICULTURE

8390 HICKS ISLAND ROAD
JAMES CITY COUNTY, VIRGINIA
PARCEL ID: 0910100027
TOTAL AREA: 454,330 S.F. / 10.43 AC.
ZONING DISTRICT: A1 GENERAL AGRICULTURE

BUILDING NOTES

1. #8401, TWO STORY FRAME W/ WOOD DECK AND RAMP; FFE:12.68
2. #8400, ONE STORY FRAME W/SCREEN PORCH AND DECK
3. #8400, ONE STORY FRAME W/ SCREEN PORCH AND DECK
4. #8400, ONE STORY CONC. BLOCK W/COVERED PORCH
5. #8400, ONE STORY FRAME-UNDER CONSTRUCTION
6. #8390, ONE STORY FRAME-UNDER CONSTRUCTION
7. #8390, ONE STORY FRAME WITH WOOD DECK AND RAMP

DIASCUND CREEK

DIASCUND CREEK

DIASCUND CREEK

VA STATE PLANE COORDINATE SYSTEM
(NAD 83)(VIRGINIA SOUTH ZONE)

MEAN LOW WATER IS
PROPERTY LINE
PER INST.#080002397

PIN:0910100027
±454,330 S.F.
±10.43 AC.
N/F
ADICKES, CHRIS
INST.#210014222 (DEED)
INST.#040017950 (PLAT)

EDGE OF WETLANDS/MARSH
SHOWN PER INSTR.
#080002398 & 040017950

PIN:0910100026
±181,645 S.F.
±4.17 AC.
N/F
ADICKES, CHRIS
INST.#210014222(DEED)
INST.#040017950(PLAT)

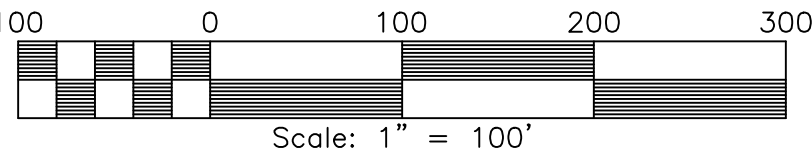
PARCEL 3
±335,261 S.F.
±7.7 AC.
N/F
ADICKES, CHRIS
INST.#210000033 (DEED)
INST.#080002397 (PLAT)

MEAN LOW WATER IS
PROPERTY LINE
PER INST.#080002397

LEGEND

- WATER SPIGOT
■ WATER METER
⊙ SEWER CLEAN OUT
⊕ CABLE PEDESTAL
□ TELEPHONE PEDESTAL
⊞ HVAC UNIT
⊞ UTILITY POLE
— OHP — OVERHEAD UTILITY
○ SANITARY SEWER MANHOLE
IRF = IRON ROD FOUND
/ GUY WIRE
⊞ WELL
■ HOT TUB

LINE	BEARING	DISTANCE
L1	S 04°56'01" W	233.60'
L2	S 45°26'05" W	18.80'



WOOD PIER
COVERED FISH
CLEANING STATION

DIASCUND CREEK

FLOOD ZONE
SHOWN PER
F.I.R.M.

N/F
ROGERS, STEVEN L &
DIANNA B
PIN: 0910100028
INST.#200000133 (DEED)
INST.#100000203 (PLAT)

HICKS ISLAND ROAD
(50' R/W)

N/F
WEST,DONALD
PIN: 0910100025A
INST.#980022831 (DEED)
P.B.86 PG.23 (PLAT)

N/F
THACKER, PAULANNE H
PIN: 0910100024
INST.#140007700 (DEED)
INST.#080002397 (PLAT)

50' INGRESS / EGRESS
EASEMENT FOR R/W
PER P.B.86 PG.23



DATE: 8/3/2022
DRAWN BY: AEQ
PROJECT No. 22-212
FILE NAME: 22-212.DWG
REFERENCES:
INST.#080002397
INST.#040017950

EXHIBIT OF
PIN:0910100024A, PIN:0910100026,
& PIN:0910100027
FOR
EVANS CONSTRUCTION, INC.
JAMES CITY COUNTY VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE

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

SUP-22-0021

SUP-22-0021, 8401 Hicks Island Rd, Tourist Home

0910100024A

Legal Acreage: 7.7

Owner: Chris Adickes

Zoning: A1 General Agricultural

Subdivision: Acreage Lots – Powhatan

Comprehensive Plan 2045 Designation: Rural Lands

PSA: Outside

Details from applicant:

At this time the current application is for the main house only #1 on the attached file. The reasoning behind this is it is a unincumbered parcel with only one dwelling. We do plan to apply for the other 2-7 under a separate SUP Application. These dwellings will be part of a much larger project. Our plan is to mirror a wonderful project we have seen in Waco, TX (<https://www.liveoaklake.com>). See the attached documents. Our goal is to restore Hicks Island to the beautiful oasis that it once was and very well can be in James City County. Please let us know how to move the #1 house further as we prepare the documents necessary for the remainder of the project.

The proposed use is for a short-term rental located at 8401 Hicks Island Road. Under section 24-2 of the James City County Zoning Ordinance. We are respectfully applying for the Special Use defined as a "tourist home" "any individual (s) or group of same individuals who, for a period of fewer than 30 consecutive days, either at his own expense or at the expense of another, obtain accommodations"

LIVE OAK LAKE

Cedar Brook

Forest Edge

Maintenance Area

Waters Edge Commons

Shadow Bend

Lakeside East

White Rock

Lakeside South

Lakeside North



**Unapproved Minutes of the December 7, 2022
Planning Commission Regular Meeting**

SUP-22-0021. 8401 Hicks Island Road Tourist Home

Ms. Terry Costello, Senior Planner, stated that Mr. Stuart Evans of Evans Construction has applied for an SUP to allow for the short-term rental of a four-bedroom single-family home at 8401 Hicks Island Road. Ms. Costello stated that the property is zoned A-1, General Agricultural, is designated Rural Lands on the Comprehensive Plan Land Use Map and is located outside the Primary Service Area. Ms. Costello stated that the property is served by private well and private sewer. Ms. Costello stated that this SUP would allow for short-term rentals throughout the year. Ms. Costello noted that no changes to the footprint of the home are proposed.

Ms. Costello stated that staff finds some favorable factors for this application, such as the presence of adequate off-street parking, that the applicant has stated that he will obtain the proper licensing and inspections.

Ms. Costello stated that staff finds that the proposed use will not negatively impact surrounding property or development, nor is it expected to negatively impact levels of service for roads and other public services.

Ms. Costello stated that while staff believes the location is generally considered appropriate for this use, staff finds that the proposal is not fully consistent with the adopted 2045 Comprehensive Plan recommendations for short-term rentals. Therefore, staff is unable to recommend approval of this application.

Ms. Costello stated that should the Planning Commission recommend approval of this application; staff has included proposed conditions for consideration.

Mr. Haldeman inquired if there were any comments from adjacent property owners.

Ms. Costello stated that there were no comments.

Dr. Rose requested more detail on why staff found the proposal not consistent with the Comprehensive Plan.

Ms. Costello stated that the parcel is internal to an existing neighborhood and not on a major road.

Mr. Krapf asked for confirmation that the property owner would reside on the property.

Ms. Costello stated that the applicant owns several properties in the neighborhood and would reside on one of them.

Mr. Haldeman inquired if there had been tree clearing in the wetlands and Resource Protection Area (RPA) on the parcel.

Ms. Costello confirmed.

Mr. Haldeman inquired about mitigation.

Ms. Costello stated that the Stormwater and Resource Protection Division (SRP) is working with the applicant on mitigating any violations or damage.

Mr. Haldeman inquired if anything had been constructed in the RPA.

Mr. Polster noted that a dock and walkway had been built in the RPA.

Ms. Costello stated that the dock and walkway would need to be removed.

Ms. Null inquired which parcel the applicant would reside on.

Ms. Costello pointed out the parcel on the map.

Mr. Polster called for disclosures by the Commission.

There were no disclosures.

Mr. Polster opened the Public Hearing.

Mr. Stuart Evans, 1700 Old Williamsburg Road, applicant's representative, addressed the Commission in Support of the application.

Mr. Steve Rogers, 8408 Hicks Island Road, addressed the Commission in support of the application.

As no one else wished to speak, Mr. Polster closed the Public Hearing.
Mr. Polster opened the floor for discussion.

Mr. Krapf noted that because the proposal does not meet at least two of the recommended performance standards along with the fact that SUPs run in perpetuity, he is no inclined to support the application.

Mr. Haldeman noted that the property owner will not be residing on the property. Mr. Haldeman stated that the recommended conditions are to ensure the residential character of the neighborhood. Mr. Haldeman stated that he would not support the application.

Mr. Rodgers stated that he is not as concerned about the criteria that are not met because of the remote location and configuration of the parcel. Mr. Rodgers stated that he would support the application.

Mr. Polster stated that his greatest concern is that the property owner has stated that they will expand short-term rentals to the other parcels and that approving this application will set a precedent for those future applications.

Mr. Polster inquired where the applicant would reside if the other properties were approved for sort-term rental.

Mr. Evans stated that there is a cabin on one of the other parcels that will not be rented and that is where the applicant will reside.

Mr. Polster noted that the applicant's narrative states that the plan is to replicate a sort-term rental development that he has seen in another state.

Mr. Evans confirmed that intent.

Mr. Polster stated that he is not inclined to support the application.

Ms. Null stated that she has concerns about the complaints files with SRP.

Mr. Krapf made a motion to not recommend approval of the application.

On a roll call vote, the Commission voted not to recommend approval of SUP-22-0021. 8401 Hicks Island Road Tourist Home. (5-1)

ITEM SUMMARY

DATE: 1/10/2023

TO: The Board of Supervisors

FROM: Ben Loppacker, Planner

SUBJECT: SUP-22-0018. 5477 Mooretown Road Williamsburg Place Pavilion & Farley Center Additions

ATTACHMENTS:

	Description	Type
▣	0. Staff Report	Staff Report
▣	1. Resolution	Resolution
▣	2. Location Map	Backup Material
▣	3. Community Impact Statement	Backup Material
▣	4. Master Plan	Backup Material
▣	5. Illustrative Plan	Backup Material
▣	6. Colored Building Renderings	Backup Material
▣	7. Unapproved Minutes of the December 7, 2022, Planning Commission Meeting	Minutes

REVIEWERS:

Department	Reviewer	Action	Date
Planning	Holt, Paul	Approved	12/27/2022 - 8:54 AM
Development Management	Holt, Paul	Approved	12/27/2022 - 8:54 AM
Publication Management	Daniel, Martha	Approved	12/27/2022 - 9:03 AM
Legal Review	Kinsman, Adam	Approved	1/3/2023 - 2:11 PM
Board Secretary	Saeed, Teresa	Approved	1/3/2023 - 2:12 PM
Board Secretary	Purse, Jason	Approved	1/3/2023 - 2:14 PM
Board Secretary	Saeed, Teresa	Approved	1/3/2023 - 2:22 PM

SPECIAL USE PERMIT-22-0018. 5477 Mooretown Road Williamsburg Place Pavilion & Farley Center Additions
Report for the January 10, 2023, Board of Supervisors Public Hearing

SUMMARY FACTS

Applicant: Ms. Samantha Steketee, Hunton Andrews Kurth LLP

Landowner: The Pavilion at Williamsburg Place, Inc.

Proposal: A request to allow an expansion of the existing facility, specifically to include 41 new inpatient psychiatric beds, 10 new intermediate care substance abuse beds, and 28 new outpatient domiciliary beds; to remove four previously approved residential visitor units; and to add new office space for staff and to expand the indoor and outdoor dining and kitchen facilities

Location: 5477 Mooretown Road

Tax Map/Parcel No.: 3330100011B

Property Acreage: +/- 7.75 acres

Zoning: M-1, Limited Business/Industrial

Comprehensive Plan: Limited Industry

Primary Service Area: (PSA) Inside

Staff Contact: Ben Loppacker, Planner

PUBLIC HEARING DATES

Planning Commission: December 7, 2022, 6:00 p.m.

Board of Supervisors: January 10, 2023, 5:00 p.m.

FACTORS FAVORABLE

1. The proposal is for an expansion of uses already being conducted on the site and which is operating consistent with previously approved Special Use Permits (SUPs).
2. Staff finds the proposal consistent with the *Our County, Our Shared Future: James City County 2045 Comprehensive Plan*.
3. Impacts: See Impact Analysis on Pages 4-5.
4. Staff finds the proposed conditions mitigate any impacts.

FACTORS UNFAVORABLE

1. There will be a small increase in traffic on Mooretown Road.
2. Impacts: See Impact Analysis on Pages 4-5.

SUMMARY STAFF RECOMMENDATION

Staff finds that the proposal is compatible with surrounding zoning and development and is consistent with the 2045 Comprehensive Plan. Staff recommends approval, subject to the proposed conditions (Attachment No. 1).

PLANNING COMMISSION RECOMMENDATION

At its December 7, 2022, meeting, the Planning Commission recommended approval of this application, with proposed conditions by a vote of 6-0.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

SPECIAL USE PERMIT-22-0018. 5477 Mooretown Road Williamsburg Place Pavilion & Farley Center Additions
Report for the January 10, 2023, Board of Supervisors Public Hearing

PROPOSED CHANGES MADE SINCE THE PLANNING COMMISSION MEETING

At the December 7, 2022, Planning Commission meeting, the Planning Commission recommended amending Condition No. 4 to specify that a majority of trees, shrubs, or ornamental grass supplemental plantings shall be native species. The revised language of Condition No. 4 states: *“In addition, a majority of tree, shrub, or ornamental grass supplemental planting shall be native species to meet the requirements of Section 24-96 of the County Code.”*

After the December 7, 2022, Planning Commission meeting, the Stormwater and Resource Protection Division (SRP) recommended the removal of Condition No. 8, which stated, *“If this Project uses the existing bioretention facility for stormwater quality and/or quantity, the facility shall be upgraded to a Level 2 facility in accordance with current DEQ design guidelines (Part IIB Technical Criteria).”* SRP recommended removal of this condition after further discussion with the applicant regarding the regulatory status of this facility. This staff report reflects that change.

During the internal review process for the January 10, 2023, Board of Supervisors meeting, the County Attorney’s Office also suggested modifying Condition No. 9 to state, *“Special Stormwater Criteria (SSC) measures shall be required for the Project. Specific SSC measures shall be appropriate for the Property based on topo, overall site application, and existing regulatory requirements, and must be approved by the Director of Stormwater and Resource Protection or their designee.”* The County Attorney’s Office recommended modifying the condition in order to provide language on how the condition would be enforced during the site plan process. This staff report reflects that change.

PROJECT DESCRIPTION

Ms. Samantha Steketee has applied for an SUP on behalf of The Pavilion at Williamsburg Place, Inc., to expand the existing psychiatric and rehabilitation facility located at 5477 Mooretown Road. An SUP is required for this use (i.e., Nursing Facilities) in the M-1, Limited Business/Industrial District.

If approved, the expansion to the facility would include 41 new inpatient psychiatric treatment beds, 10 new intermediate care substance abuse beds, 28 new outpatient domiciliary beds, new office space for the facilities staff, and an expansion to the existing indoor and outdoor dining and kitchen facilities. This expansion would result in the facility having a total of 98 inpatient psychiatric beds, 40 intermediate care substance abuse beds, and 76 outpatient domiciliary beds. According to the applicant, the expansion addresses the increasing demand for the need for mental health care and services in the community in large part to the ongoing effects of the COVID-19 pandemic.

PLANNING AND ZONING HISTORY

- On February 6, 1989, the Board approved SUP-44-88, allowing for the establishment and operation of a 40-bed intermediate care substance abuse treatment facility and transitional domiciliary facility.
- On October 5, 1992, the Board approved SUP-22-92 allowing the establishment and operation of a 12-bed psychiatric unit and accessory outpatient facilities.
- On February 8, 2005, the Board approved SUP-32-04, allowing the establishment/continued operation of a 40-bed intermediate care substance abuse treatment facility and transitional domiciliary facility, a 12-bed psychiatric unit, a 48-bed outpatient unit, and a four-bed residential unit for visitors.

**SPECIAL USE PERMIT-22-0018. 5477 Mooretown Road Williamsburg Place Pavilion & Farley Center Additions
Report for the January 10, 2023, Board of Supervisors Public Hearing**

- On May 4, 2009, the Board approved SUP-0026-2008, allowing the establishment/continued operation of a 25-bed acute psychiatric facility, a 30-bed intermediate care substance abuse treatment facility and transitional domiciliary facility, a 12-bed psychiatric unit, a 48-bed outpatient unit, and a four-bed residential unit for visitors.
- On November 9, 2010, the Board approved SUP-0020-2010, allowing an additional 17 psychiatric beds.

SURROUNDING ZONING AND DEVELOPMENT

The parcel is zoned M-1, Limited Business/Industrial and designated as Limited Industry on the 2045 Comprehensive Plan Land Use Map. As noted above, the facility is already in operation at this location.

The site is bordered by the CSX railroad tracks and Richmond Road to the west. Other M-1 zoned properties are adjacent to the site to the north and south, including a church, a light industrial/office building, and a mini-storage facility. The James City County-York County Line follows Mooretown Road to the east of the site, with the properties in York County zoned Limited Industrial and Resource Conservation District and are currently undeveloped.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

SPECIAL USE PERMIT-22-0018. 5477 Mooretown Road Williamsburg Place Pavilion & Farley Center Additions
Report for the January 10, 2023, Board of Supervisors Public Hearing

Impacts/Potentially Unfavorable Conditions	Status <i>(No Mitigation Required/Mitigated/Not Fully Mitigated)</i>	Considerations/Proposed Mitigation of Potentially Unfavorable Conditions
<u>Public Transportation: Vehicular</u>	<u>Mitigated</u>	- With the existing and proposed new beds, the facility is projected to generate 42.8 AM peak hour trips and 70.62 PM peak hour trips. A full traffic study was not required since the facility will not exceed 100 peak hour trips and the current Level of Service on Mooretown Road is lower. - Access into the facility is off Mooretown Road via one main entrance and one service entrance. The main entrance currently does not have either right- or left-turn lanes. - Per the Virginia Department of Transportation comments, Condition No. 5 requires a turn lane study to be completed during the site plan stage.
<u>Public Transportation: Bicycle/Pedestrian</u>	<u>No Mitigation Required</u>	- Per the Adopted Regional Bikeways Map and Pedestrian Accommodations Master Plan, neither a bike lane nor pedestrian accommodations are required along this section of Mooretown Road.
<u>Public Safety</u>	<u>No Mitigation Required</u>	- Fire Station 4 on Olde Towne Road serves this area of the County, approximately 1.7 miles from the facility.
<u>Public Schools</u>	<u>No Mitigation Required</u>	- N/A since no residential dwelling units are proposed.
<u>Public Parks and Recreation</u>	<u>No Mitigation Required</u>	- N/A since no residential dwelling units are proposed.
<u>Public Libraries and Cultural Centers</u>	<u>No Mitigation Required</u>	- Staff finds this project does not generate impacts that require mitigation.
<u>Groundwater and Drinking Water Resources</u>	<u>Mitigated</u>	- Some modifications to the water and sanitary sewer infrastructure systems will be required, with all analysis and details finalized during the site plan review. - Per Condition No. 2, updated water conservation standards shall be approved by James City Service Authority prior to final site plan approval.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

SPECIAL USE PERMIT-22-0018. 5477 Mooretown Road Williamsburg Place Pavilion & Farley Center Additions
Report for the January 10, 2023, Board of Supervisors Public Hearing

Impacts/Potentially Unfavorable Conditions	Status <i>(No Mitigation Required/Mitigated/Not Fully Mitigated)</i>	Considerations/Proposed Mitigation of Potentially Unfavorable Conditions
<u>Watersheds, Streams, and Reservoirs</u>	<u>Mitigated</u>	- This property is located within the Powhatan Creek watershed. - This property and several other nearby properties are served by an existing regional stormwater Best Management Practice (BMP) (dry pond) located at the southern boundary of the property. There is also an existing bioretention facility on the property. - Should this SUP be approved, this project will need to demonstrate full compliance with environmental regulations at the development plan stage. - To mitigate possible impacts, staff has proposed SUP Condition Nos. 6, 7, 8, 9, 10, and 11. These conditions address: - o Restrictions on the purchase of off-site nutrient credits toward needed water quality requirements. - o Specifications regarding the location of structural stormwater management facilities. - o Upgrading the regional dry pond BMP if this Project uses this facility for stormwater quality and/or quantity requirements. - o The requirement for Special Stormwater Criteria measures. - o Submission of an updated declaration of covenants for the regional dry pond. - o Specifications limiting runoff to the CSX railroad right-of-way.
<u>Cultural/Historic</u>	<u>Mitigated</u>	- The property falls outside of areas of high sensitivity; therefore, a Phase IA archaeological analysis is not required pursuant to Section 24-23(f) of the Zoning Ordinance.
<u>Nearby and Surrounding Properties</u>	<u>No Mitigation Required</u>	- The proposed uses already existing on the property, and no new impacts are anticipated on adjacent properties.
<u>Community Character</u>	<u>Mitigated</u>	- Mooretown Road is not a designated Community Character Corridor. - A vegetated buffer with native plantings is to screen the project from Mooretown Road is specified in Condition No. 4.
<u>Covenants and Restrictions</u>	<u>No Mitigation Required</u>	- The applicant has verified that she is not aware of any covenants or restrictions on the property that prohibit the proposed use.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

SPECIAL USE PERMIT-22-0018. 5477 Mooretown Road Williamsburg Place Pavilion & Farley Center Additions
Report for the January 10, 2023, Board of Supervisors Public Hearing

2045 COMPREHENSIVE PLAN

The project site is designated Limited Industry on the 2045 Comprehensive Plan Land Use Map. The properties to the north and south are designated Limited Industry. The properties directly west across the CSX railroad tracks and Route 60 are designated Neighborhood Commercial and Community Commercial. The property line is just west of the York County border, which runs along Mooretown Road.

The land use designation, Limited Industry, includes areas located within the PSA that are suitable for warehousing, office, service industries, light manufacturing plants, and public facilities that have moderate impacts on the surrounding area.

Uses proposed in areas designated Limited Industry usually require access to arterial roads or major collector streets, public water and sewer, nearby police, and fire protection, small to moderate sized sites, environmental features such as soils and topography suitable for intense development, and adequate buffers for nearby residential development.

Williamsburg Place has been an existing business within James City County since 1989. While treatment facilities are not directly addressed by the Limited Industry description, staff acknowledges that they have some similar characteristics and impacts to other limited industrial uses. As such, staff believes that the expansion to include the additional 79 beds is consistent with the Limited Industry designation.

As noted earlier, the parcels surrounding Williamsburg Place in James City County are mostly designated Limited Industry and zoned for limited industrial use, while properties in York County, east of the site, are zoned Limited Industry and Resource Conservation District. Staff sees the expansion as compatible with adjacent uses and

complimentary to the Sentara Williamsburg Regional Hospital located further north on Mooretown Road. Additionally, the use is not anticipated to generate dust, noise, odor, or other adverse effects, and staff finds that the use will be sufficiently buffered.

Finally, staff finds that the proposed use is not expected to have a significant impact on existing County services. Staff also finds that the increased impacts to traffic on Mooretown Road, which is classified as a major collector road, would be minimal.

Overall, staff finds the proposal to be consistent with recommendations of the adopted Comprehensive Plan.

STAFF RECOMMENDATION

Staff finds the proposal to be compatible with existing uses on the site, as well as with surrounding development and consistent with recommendations of the adopted Comprehensive Plan. Staff recommends approval, subject to the proposed conditions (Attachment No. 1).

BL/ap
SUP22-18_5477Mretwn

Attachments:

1. Resolution
2. Location Map
3. Community Impact Statement
4. Master Plan
5. Illustrative Overall Plan
6. Building Elevations
7. Unapproved Minutes of the December 7, 2022, Planning Commission Meeting

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

RESOLUTION

CASE NO. SUP-22-0018. 5477 MOORETOWN ROAD

WILLIAMSBURG PLACE PAVILION AND FARLEY CENTER ADDITIONS

WHEREAS, the Board of Supervisors of James City County, Virginia, has adopted by Ordinance specific land uses that shall be subjected to a Special Use Permit (SUP) process; and

WHEREAS, Ms. Samantha Steketee of Hunton Andrews Kurth, LLP, has applied for an SUP on behalf of The Pavilion at Williamsburg Place, Inc., to expand the existing psychiatric and rehabilitation facility located at 5477 Mooretown Road and further identified as James City County Real Estate Tax Map Parcel No. 3330100011B (the "Property"); and

WHEREAS, the Planning Commission, following its public hearing on December 7, 2022, recommended approval of Case No. SUP-22-0018 by a vote of 6-0; and

WHEREAS, a public hearing was advertised, adjoining property owners notified, and a hearing conducted on Case No. SUP-22-0018; and

WHEREAS, the Board of Supervisors of James City County, Virginia, finds this use to be consistent with good zoning practices and the 2045 Comprehensive Plan Land Use Map designation for the Property.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, after consideration of the factors in Section 24-9 of the James City County Code (the "County Code"), does hereby approve the issuance of Case No. SUP-22-0018 as described herein with the following conditions:

1. Master Plan. This SUP shall permit the establishment and/or continued operation of a 98-bed inpatient psychiatric treatment services facility, a 40-bed intermediate care substance abuse treatment facility and transitional domiciliary facility and a 76-bed domiciliary outpatient unit (the "Project") on approximately 7.75 acres located at 5477 Mooretown Road and further identified as James City County Real Estate Tax Map Parcel No. 3330100011B (the "Property"). All final development plans shall be consistent with the Master Plan entitled "Master Plan for Williamsburg Place Pavilion & Farley Center Additions" dated November 10, 2022, as determined by the Director of Planning, with any deviations considered per Section 24-12 (a)(2) of the Zoning Ordinance, as amended.
2. Water Conservation. The Applicant shall be responsible for amending the existing water conservation standards to be submitted to and approved by the James City Service Authority (JCSA). The standards shall address such water conservation measures as limitations on the installation and use of approved landscaping design and materials to promote water conservation and minimize the use of public water resources. The water conservation standards shall be approved by the General Manager or their designee of the JCSA prior to final site plan approval.

3. Architectural Review. Prior to final site plan approval, the Director of Planning shall review and approve the final architectural design of the buildings. Such buildings shall be generally consistent, as determined by the Director of Planning, with the architectural elevations titled “Colored Building Elevations for Williamsburg Place Pavilion and Farley Center Additions” dated August 24, 2022, and drawn by Guernsey Tingle Architects, with any deviations considered per Section 24-12 (a)(2) of the County Code, as amended.
4. Landscaping. A landscaping plan shall be approved by the Director of Planning prior to final site plan approval for the Project. The landscaping plan shall include enhanced landscaping 10 feet in width along the first 200 feet along both sides of the main entrance and 10 feet in width along the first 100 feet on both sides of the service entrance to help screen service activities from Mooretown Road. Enhanced landscaping shall be defined so that the required number of plants and trees equals, at a minimum, 125% of the requirements of the James City County Landscape Ordinance. A minimum of 50% of the trees within the landscape buffers shall be evergreen. In addition, a majority of tree, shrub, or ornamental grass supplemental plantings shall be native species to meet the requirements of Section 24-96 of the County Code.
5. Turn Lane Analysis. Prior to final site plan approval, a turn lane warrant analysis shall be conducted. All improvements warranted by the analysis and approved by the Director of Planning and the Virginia Department of Transportation shall be shown on the approved site plan and installed or guaranteed in a form approved by the County Attorney prior to the issuance of a Certificate of Occupancy.
6. Virginia Runoff Reduction Method. The purchase of off-site nutrient credits toward needed water quality associated with the Project shall not be allowed. The use of forested open space toward needed water quality associated with the Project will not be allowed.
7. Buffer Areas as Stormwater Management Facilities. The location of structural stormwater management facilities within landscape buffers shall not be allowed.
8. Dry Pond YR012. If this Project uses existing Dry Pond YR012 for stormwater quality and/or quantity, the facility shall be upgraded in accordance with current Department of Environmental Quality design guidelines (Part IIB Technical Criteria).
9. Special Stormwater Criteria Measures. Special Stormwater Criteria (SSC) measures shall be required for the Project. Specific SSC measures shall be appropriate for the Property based on topo, overall site application, and existing regulatory requirements, and must be approved by the Director of Stormwater and Resource Protection or their designee.
10. Declaration of Covenants Inspection Maintenance Agreement. An updated Declaration of Covenants-Inspection Management shall be executed for Dry Pond YR012 such that joint responsibility for the longer-term maintenance is clarified by the joint users.

11. Runoff to CSX Property. There shall be no net increase in runoff to the CSX railroad right-of-way. No impervious area shall drain to the CSX property. This shall be demonstrated on the plan of development and shall be approved by the Director of Stormwater and Resource Protection or their designee.
12. Commencement. Construction on this Project shall commence within 36 months from the date of approval of this SUP or this permit shall be void. Construction shall be defined as obtaining building permits and an approved footing inspection and/or foundation inspection.
13. Severance Clause. This SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.

BE IT FURTHER RESOLVED that the SUP conditions set forth herein shall supersede and replace all conditions set forth in Case Nos. SUP-44-88, SUP-22-92, SUP-32-04, SUP-0026-2008, and SUP-0020-2010.

??????????????

Chairman, Board of Supervisors

ATTEST:

Teresa J. Saeed
Deputy Clerk to the Board

	VOTES			
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
ICENHOUR	_____	_____	_____	_____
HIPPLE	_____	_____	_____	_____
LARSON	_____	_____	_____	_____
SADLER	_____	_____	_____	_____
MCGLENNON	_____	_____	_____	_____

Adopted by the Board of Supervisors of James City County, Virginia, this 10th day of January, 2023.

SUP22-18_5477Mretwn-res

JCC SUP-22-0018

5477 Mooretown Road



Williamsburg Place
Pavilion & Farley Center Additions

Community Impact Statement

August 24, 2022

Revised October 24, 2022

Revised November 10, 2022

Revised November 22, 2022

I. Introduction and Background

The Pavilion at Williamsburg Place, Inc., (the “Applicant”) is seeking approval from the James City County Board of Supervisors (the “Board”) of a Special Use Permit (the “2022 SUP”) on approximately 7.75 acres of land identified as James City County Parcel ID 3330100011B (the “Property”), and further identified as 5477-5483 Mooretown Road. The Property is currently zoned M-1, Limited Business/Industrial District (“M-1”) and is located within the Powhatan Election District. The proposed 2022 SUP is in conformance with the James City County 2045 Comprehensive Plan (the “Comprehensive Plan”), which designates this parcel as Limited Industry. For reference, a vicinity map is enclosed as **Exhibit A**.

The 2022 SUP will allow the existing psychiatric and rehabilitation facilities to expand their footprints in order to help serve a greater number of those experiencing psychiatric and/or substance use disorders. The expansion would (i) increase the number of inpatient psychiatric treatment beds by 41, intermediate care substance abuse beds by ten, outpatient domiciliary beds by 28, (ii) remove the four previously approved residential units, (iii) add a small expansion to the first floor and a second story addition to an already approved wellness building to provide additional administrative office spaces, and (iv) expand the indoor and outdoor dining and kitchen facilities.

With the need for care greater than ever due in large part to the ongoing effects of the COVID-19 pandemic, the approval of this 2022 SUP will allow the Applicant to help the Board address the increasing demand for these essential services in its community.

II. Existing Conditions

As depicted on the enclosed illustrative overall improvements plan (**Exhibit B**), the Property is located east of Richmond Road, west of Mooretown Road, and north of Airport Road with access to the Property provided via Mooretown Road. More specifically, the Property is bounded by 5493 Mooretown Road (Parcel ID # 333010011D) and 5485 Mooretown Road (Parcel ID # 3330100011C) to the north; Mooretown Road to the east, 5424 Airport Road (Parcel ID # 3330100011A) and 5406 Airport Road (Parcel ID # 3330100011E) to the south; and a CSX Railroad to the west.

Development on the Property today consist of an approximately 69,385 square foot psychiatric and rehabilitation campus and associated infrastructure, including asphalt roadways and parking areas, concrete sidewalks, building structures, stormwater management infrastructure, and underground utilities. Elevations range from 100± to 111±, with existing slopes on site from 0 to 25± percent.

The Master Plan enclosed as **Exhibit C** contains detailed information on preliminary wetlands, buffers, soils, and slopes. A pre-development Property analysis reveals the following results:

Total SUP Area: 7.75 acres

RPA Wetland Areas: 0.00 acres

Non-RPA Wetland Areas: 0.00 acres

Areas of 25% or Greater Natural Slopes: 0.00 acres

Total Non-Developable SUP Area: 0.00 acres

Net Developable SUP Area: 7.75 acres

III. Prior Legislative and Administrative Approvals

Over the last three decades James City County (the “County”) has granted several legislative and administrative approvals that permit and govern the M-1 uses established on the Property today, as follows:

On February 6, 1989, the Board approved Special Use Permit 44-88 (“SUP-44-88”). SUP-44-88 allowed the establishment and operation of a 40-bed intermediate care substance abuse (alcohol) treatment facility and transitional domiciliary facility, which is now known as The Farley Center; and,

On October 5, 1992, the Board approved Special Use Permit 22-92 (“SUP-22-92”). SUP-22-92 allowed the establishment and operation of a 12-bed psychiatric unit and accessory outpatient facilities.

The development of the above-referenced legislative approvals were subsequently approved administratively by the County on Site Plan Numbers SP-98-89, SP-0122-90, and SP-124-95.

While the legislative and administrative applications noted above established The Farley Center and The Pavilion, various expansions and alterations have been made over time pursuant to the following:

On February 8, 2005, the Board approved Special Use Permit 32-04 (SUP-32-04), to allow the establishment and/or continued operation of a 40-bed intermediate care substance abuse treatment facility and transitional domiciliary facility, a 12-bed psychiatric unit, a 48-bed outpatient unit and a four-bed residential unit for visitors;

On May 4, 2009, the Board approved Special Use Permit 0026-2008 (SUP-0026-2008) to allow the establishment and/or continued operation of a 25-bed acute psychiatric facility, a 30-bed intermediate care substance abuse treatment facility and transitional domiciliary facility, a 15-bed psychiatric unit, a 48-bed outpatient unit and a four-bed residential unit for visitors; and,

On November 9, 2010, the Board approved Special Use Permit 0020-2010 (SUP-0020-2010) to allow the establishment and/or continued operation of (i) a 57-bed inpatient psychiatric treatment services facility, (ii) a 30-bed intermediate care substance abuse treatment facility and transitional domiciliary facility, (iii) and a 48-bed domiciliary outpatient unit with four-bed residential unit for visitors.

The development of the various permitted expansion and alternations noted above were subsequently approved administratively by the County on Site Plan Numbers SP-137-05, SP-97-07, SP-0028-2010, SP-0021-2017, S-020-06, SP-19-0090, and SP-0115.

IV. 2022 SUP

As noted above, the 2022 SUP seeks to expand and improve the existing psychiatric and rehabilitation facilities on the Property by increasing the maximum number of beds, which will be accommodated within the existing buildings on campus and in new building additions, as detailed below:

- The bulk of the additional 41 psychiatric beds will be housed within a new wing being added onto the existing Pavilion building a new domiciliary building (32 beds) and the remaining beds will be located within the existing building (nine beds);
- The additional ten intermediate care substance abuse beds will be provided within an addition to the existing Farley Center building; and,
- Eight of the 28 outpatient domiciliary outpatient beds will be provided within the two existing Farley Center domiciliary buildings with the balance of the beds being provided within a new domiciliary building (20 beds).
- In addition to expanding the number of beds, the Applicant seeks to improve the campus by (i) enclosing an existing outdoor dining terrace and landscaping located off of the existing Pavilion building in order to increase the size of the kitchen and dining facility therein; (ii) creating a new outdoor dining terrace which will be located off the newly-expanded kitchen and dining facility; (iii) creating a new courtyard off the new wing at the Pavilion; (iv) removing the roof structure from one existing covered porch; (v) enclosing one existing covered porch; (vi) adding a small expansion to the first floor and a second story addition to an already approved wellness building to accommodate additional administrative offices; and (vii) providing the associated infrastructure improvements to the internal roadways, parking spaces, stormwater management, and internal underground utilities.

Once implemented, the 2022 SUP will permit the establishment and/or continued operation of a maximum (i) 98-bed inpatient psychiatric treatment services facility, (ii) 40-bed intermediate care substance abuse treatment facility and transition domiciliary facility, (iii) and a 76-bed domiciliary outpatient unit.

More detailed information pertaining to the bed expansion and improvements outlined above may be found in **Exhibit B**.

V. 2022 SUP Impact Analysis

a) **Public Facilities and Services**: Below is a detailed analysis of the planning considerations and impacts that the 2022 SUP would have on the public facilities and services provided by the County.

- **Historic & Archeological**. Based on an analysis conducted as part of the approved SUP-0026-2008, the Property falls outside of areas of high sensitivity; therefore, an

archeological analysis is not required pursuant to Section 24-23(f) of the Zoning Ordinance.

- Public Water & Sewer Facilities. The Property is currently serviced by James City Service Authority (“JCSA”) through a three-inch water meter that serves the Property. This existing domestic service line ties into an existing eight-inch water main located along Mooretown Road. Moreover, there are existing fire service lines that provide fire protection to the existing and future buildings on the Property.

The existing domestic water and fire service infrastructure will be used to serve all of the proposed 2022 SUP improvements, with the exception of the new domiciliary building which appear to warrant new domestic water and fire service infrastructure that will tie into the existing infrastructure. A detailed water distribution analysis will need to be conducted in order to determine if further upgrades to the existing domestic water and fire service infrastructure, including the existing three-inch water meter, are required to accommodate the additional demand.

As part of the approved SUP-0026-2008, the revised Water Conservation Standards incorporated an underground irrigation tank in order to provide stormwater runoff supply for an irrigation system on the Property. Based on the new wing being added to the existing Pavilion building, this existing underground irrigation tank and system will be removed, and the Water Conservation Standards will be revised accordingly.

Public sanitary sewer service is currently provided by JCSA through the existing gravity sanitary sewer mains located within an existing drainage and utility easement on the western side of the Property. There are also existing sanitary sewer lateral systems that serve the existing buildings on the Property and tie into these existing sanitary sewer mains.

The sanitary sewer lateral system that serves the existing domiciliary building will need to be modified in order to accommodate the placement of the new Pavilion wing. The new domiciliary building will warrant new sanitary sewer lateral infrastructure that will tie into the existing sanitary sewer lateral system. In addition, the kitchen and dining expansion may warrant upgrades to the existing grease interceptor. A detailed sanitary sewer flow analysis may need to be conducted in order to determine if upgrades to the existing sanitary sewer infrastructure are required to accommodate the additional demand.

- Fire Protection and Emergency Services. There are currently five fire stations providing fire protection services and Emergency Medical Services (EMS) to the County. Fire Station 4, which is located at 5312 Olde Towne Road, is the closest fire station to the Property. Should an emergency event occur that requires fire and life safety support, response times to the Property from Fire Station 4 are within appropriate limits.
- Solid Waste. The solid waste that is generated from the various additions and improvements associated with the expansion of the existing psychiatric and rehabilitation

facility will be adequately collected onsite and properly hauled offsite when the appropriate disposal service is necessary.

- Utility Service Providers. There are adequate utility services and capacity available along Mooretown Road, including electric, telecommunications, natural gas, and public water to support the 2022 SUP improvements. Public sanitary sewer service is available on the Property, contained within an existing drainage and utility easement along its western side. The Property will utilize such utilities for the proposed development.
- Schools. The expansion and improvements proposed with the 2022 SUP will have no impact on the school system since the use does not generate any school-aged children.
- Parks and Recreation. Given the nature of the uses on the Property, all outdoor and indoor recreational needs are provided within the campus and/or facility and therefore, the use will have no impact on existing park and recreational facilities within the County.

b) **Environmental:** Below is a detailed analysis of the environmental impacts the 2022 SUP would have on the environment.

- Wetlands & Resource Protection Areas. There are no wetlands or Resource Protection Areas located on the Property.
- Endangered Species. Based on its location, the expansion and improvements to the Property has a low probability of causing endangered species concerns. Based on the analysis conducted as part of the approved SUP-0026-2008, this Property does not contain the habitat to support endangered species, and, therefore, no endangered species assessment will need to be performed.
- Soils. The United States Department of Agriculture (USDA) Natural Resource Conservation Services (NRCS) Web Soil Survey highlights the 19B, Kempsville-Emporia Fine Sandy Loam soil type as being located within the 2022 SUP development envelopes. Note that the specific locations of this soil type are shown on the enclosed Master Plan.

c) **Stormwater:** Below is a detailed analysis of the stormwater management ("SWM") impacts the 2022 SUP may have:

- Existing Stormwater Management. The properties at 5424 Airport Road (Parcel ID #3330100011A), 5477 Mooretown Road (Parcel ID #3330100011B), 5485 Mooretown Road (Parcel ID #3330100011C), 5493 Mooretown Road (Parcel ID #3330100011D), and 5406 Airport Road (Parcel ID #3330100011E) are all served by an existing Regional Stormwater Best Management Practice (BMP) that was originally built in the late 1980's. Modifications and improvements to this existing Regional Stormwater BMP (Dry Pond) were implemented and approved by the County in 2001 in order to bring the stormwater management facility into conformance with the old Part II C technical criteria. This

existing Regional Stormwater BMP (Dry Pond) is located along the southern boundary of the Property.

There is an existing bioretention located on the Property that was designed per the old Part II C technical criteria to treat the additional impervious area as part of SUP-0026-2008 for stormwater quality purposes. This bioretention discharges into the existing storm sewer system, which outfalls into the Regional Stormwater BMP (Dry Pond).

Based on the Commonwealth of Virginia Department of Environmental Quality (DEQ) Water Division Guidance Memo No. 14-2014, “any land-disturbing activities served by an existing on-site or off-site stormwater management facility, including a regional (watershed-wide) stormwater management facility, designed and implemented in accordance with the old Part II C technical criteria remain subject to the old Part II C technical criteria for two (2) additional general permit cycles. If the land-use assumptions upon which the stormwater management facility was designed and implemented change (e.g., an unanticipated increase in impervious cover), then the existing stormwater management facility should be modified to comply with the new Part II B technical criteria or the project should be designed in accordance with the new Part II B technical criteria.” Since the Property is served by the existing bioretention and Regional Stormwater BMP (Dry Pond) and the land-use assumptions upon which these stormwater management facilities were designed are not proposed to be revised, the old Part II C technical criteria applies, and the Property shall be considered “grandfathered” by the Virginia Stormwater Management Program (VSMP) Authority.

- Stormwater Quality. Based on the current Virginia Stormwater Management Regulations, the Virginia Runoff Reduction Method (VRRM) as set forth by the Virginia DEQ governs the stormwater quality requirements for both new and re-development projects. Since the existing Property is developed, the proposed Property is classified as a “Re-Development” project. Following the stormwater quality analysis procedures for a re-development, the required pollutant load reduction can be calculated to ensure the proposed 2022 SUP development does not have a negative impact on downstream waterways. This pollutant load reduction is measured in Total Phosphorus (TP), a chemical that DEQ has determined that drives all other pollutant levels. Essentially, if the TP load is reduced, so are all other pollutants.

Although the new Part II B technical criteria do not apply to the Property, a VRRM Spreadsheet, Post-Development VRRM Drainage Area Map, and Post-Development VRRM Curve Number Calculations are included as **Exhibit D** and detail the Property soil data and required TP load reduction in order to confirm stormwater quality compliance. The TP load reduction required for the proposed 2022 SUP is 3.13 lb/yr. Based on the utilization of the existing bioretention and Regional Stormwater BMP (Dry Pond) for the Property, the TP load reduction achieved is 3.86 lb/yr, exceeding the requirement by 0.73 lb/yr.

- Stormwater Quantity. Stormwater quantity control is required to ensure that the post-development stormwater runoff from the Property is controlled to a point that is either at or below the existing condition in terms of flow rates. This stormwater quantity flow rate can be reduced by storing the increased stormwater runoff in a BMP for a period of time before releasing it back into the downstream waterway. The existing Regional Stormwater BMP (Dry Pond) was originally designed to adequately meet the stormwater quantity control requirements for the Property, as long as the Property does not exceed a 60% impervious cover threshold. Based on the Master Plan, the proposed 2022 SUP does not exceed this 60% impervious cover threshold. Therefore, this existing Regional Stormwater BMP (Dry Pond) adequately stores the increased stormwater runoff and reduces the runoff flow rate to the downstream waterway.
 - Special Stormwater Criteria. Since a portion of the 2022 SUP is located within the Powhatan Creek Watershed, a total of one (1) Special Stormwater Criteria (SSC) measure shall be required.
 - Storm Sewer System. The stormwater runoff from the 2022 SUP development will be conveyed via sheet flow, shallow concentrated flow, and channel flow to either the existing bioretention or the existing drop inlets placed at strategic low points. Both the existing bioretention and the existing drop inlets shall ultimately convey stormwater runoff via the existing drainage pipe infrastructure into the existing Regional Stormwater BMP (Dry Pond), which shall control the outfall of stormwater runoff.
- d) **Traffic:** Based on the 11th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual, the 2022 SUP most closely resembles a Nursing Home (620) with the following parameters: Weekday, A.M. Peak Hour of Generator and Weekday, P.M. Peak Hour of Generator. As noted in **Exhibit G** within the Turn Lane Warrant Report conducted by DRW Consultants, LLC on November 7, 2022, the Average Vehicle Trip Ends for the Weekday, A.M. Peak Hour of Generator is 30, and the Average Vehicle Trip Ends for the Weekday, P.M. Peak Hour of Generator is 30. Since each of these Average Vehicle Trip Ends is less than 100 peak-hour trip ends, a traffic study is not required for this 2022 SUP application.
- e) **Parking:** Based on Section 24-59.(b) of the Zoning Ordinance, a minimum of one space per employee on the largest shift and one space per every four beds of off-street parking is required for the Property. Generating the need for 151 parking spaces, which will be met by the existing 181 parking spaces developed on the Property.
- f) **Fiscal:** A fiscal impact study is not required for the 2022 SUP application since it does not include residential dwelling units as noted in Section 24-23(h) of the Zoning Ordinance.

VI. Waivers and Modifications

To the best of the Applicant's knowledge, the Property will comply with all applicable Ordinances, regulations and adopted standards.

VII. Building Elevations and Color Samples

The Applicant has included as **Exhibit E**, building elevation renderings. The existing color story will be carried through the proposed building expansions and additions, of which the Applicant has included photos for color reference as **Exhibit F**.

VIII. Conclusion

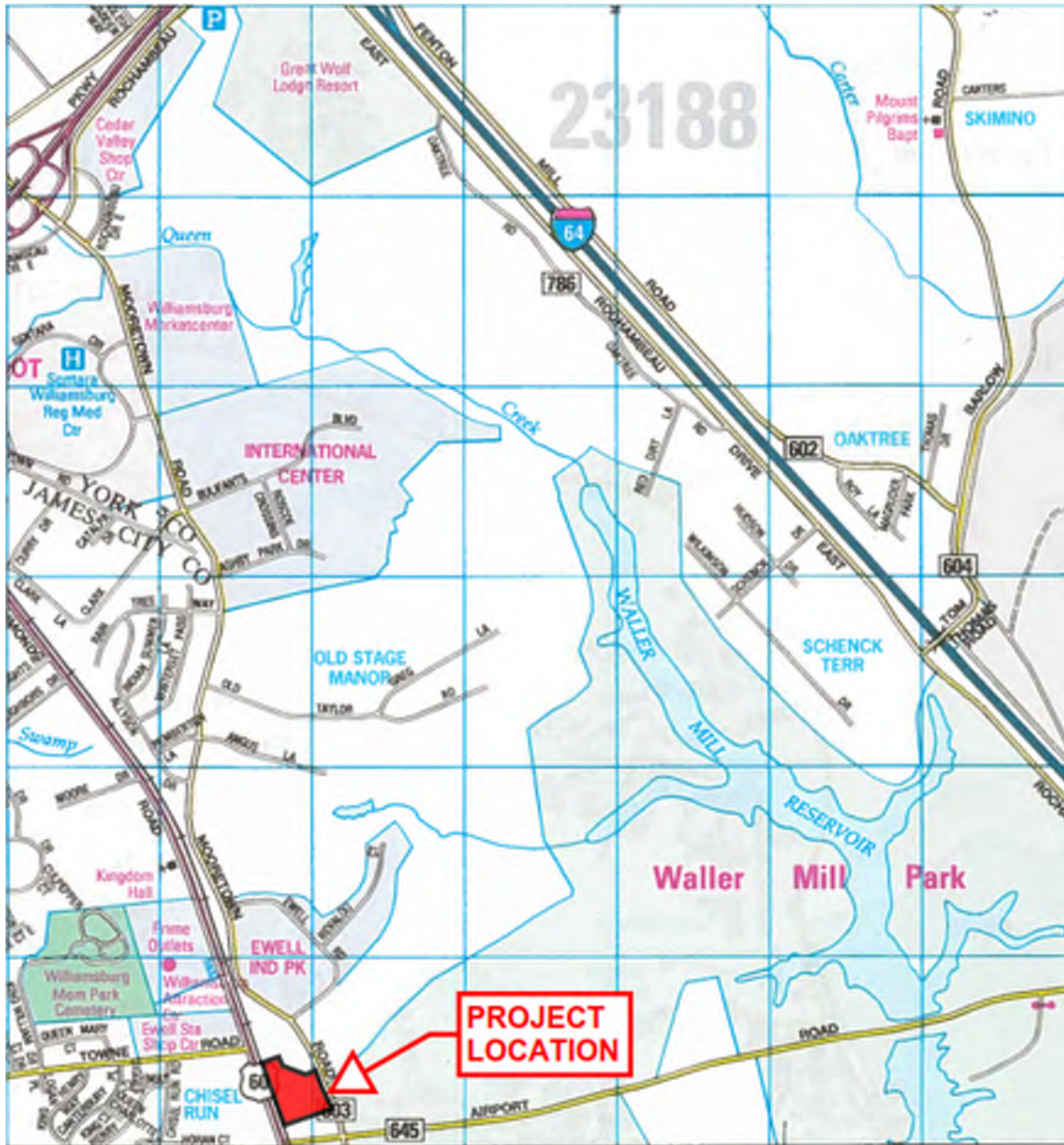
The proposed special use permit will allow the Applicant to thoughtfully and meaningfully expand its existing facilities in order to help those dealing with psychiatric and substance use disorders in the County. Said another way, by providing additional beds the Applicant is able to aide more of those experiencing mental health crises, something that the ongoing COVID-19 pandemic has only exacerbated. The Applicant's proposal meets the intent of the Comprehensive Plan guidance for the Property and will not negatively impact the County's public facilities or services, environment, stormwater, traffic, fiscal.

For these reasons, the Applicant respectfully request the County's support for this special use permit add a small expansion to the first floor and a second story addition to an already approved wellness building.

Exhibit A

Vicinity Map

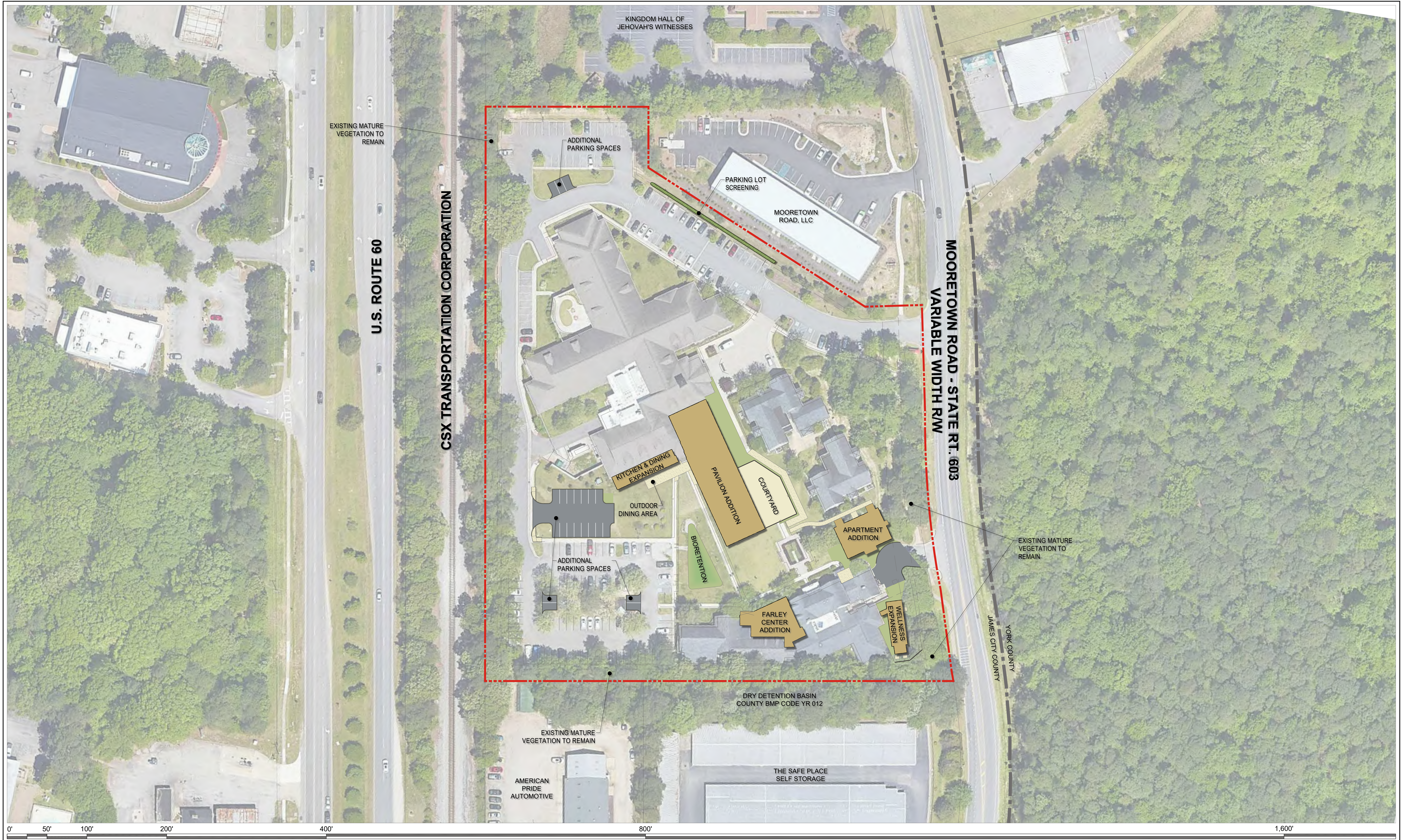
VICINITY MAP
for
5477 Mooretown Road
James City County, Virginia



APPROXIMATE SCALE: 1"=2000'

Exhibit B

“Illustrative Overall Improvements Plan for Williamsburg Place” dated August 24, 2022, revised through November 11, 2022 and prepared by AES Consulting Engineers



ORIGINAL DATE: AUGUST 24, 2022 REVISED: NOVEMBER 11, 2022
SCALE: 1"=50'

SHEET 1 of 1

ILLUSTRATIVE OVERALL IMPROVEMENTS PLAN WILLIAMSBURG PLACE

JAMES CITY COUNTY, VIRGINIA

(AES PROJECT #: W10772-00 - AES PROJECT CONTACT: T. RYAN STEPHENSON, P.E.)
JAMES CITY COUNTY CASE NO.: SUP-22-0018



Hampton Roads | Central Virginia | Middle Peninsula

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Exhibit C

Master Plan entitled “Master Plan for Williamsburg Place Pavilion and Farley Center Additions” dated August 24, 2022, revised through November 11, 2022 and prepared by AES Consulting Engineers

Exhibit D

VRRM Spreadsheet

Post-Development VRRM Drainage Area Map

Post-Development VRRM Curve Number Calculations

Drainage Area A

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres)	0.00	3.10	0.00	3.10	0.20	
Impervious Cover (acres)	0.00	4.65	0.00	0.00	4.65	0.95
Total					7.75	

Total Phosphorus Available for Removal in D.A. A (lb/yr)

11.49

Post Development Treatment Volume in D.A. A (ft³)

18,286

Stormwater Best Management Practices (RR = Runoff Reduction)

-Select from dropdown lists-

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft ³)	Runoff Reduction (ft ³)	Remaining Runoff Volume (ft ³)	Total BMP Treatment Volume (ft ³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
1. Vegetated Roof (RR)													
1.a. Vegetated Roof #1 (Spec #5)	45				0	0	0	0		0.00	0.00	0.00	
1.b. Vegetated Roof #2 (Spec #5)	60				0	0	0	0		0.00	0.00	0.00	
2. Rooftop Disconnection (RR)													
2.a. Simple Disconnection to A/B Soils (Spec #1)	50			0	0	0	0	0	0.00	0.00	0.00	0.00	
2.b. Simple Disconnection to C/D Soils (Spec #3)	25			0	0	0	0	0	0.00	0.00	0.00	0.00	
2.c. To Soil Amended Filter Path as per specifications (levelling C/D soils) (Spec #4)	50			0	0	0	0	0	0.00	0.00	0.00	0.00	
2.d. To Dry Well or French Drain #1, Micro-Infiltration #1 (Spec #8)	50			0	0	0	0	25	0.00	0.00	0.00	0.00	
2.e. To Dry Well or French Drain #2, Micro-Infiltration #2 (Spec #8)	90			0	0	0	0	25	0.00	0.00	0.00	0.00	
2.f. To Rain Garden #1, Micro-Biorentention #1 (Spec #9)	40			0	0	0	0	25	0.00	0.00	0.00	0.00	
2.g. To Rain Garden #2, Micro-Biorentention #2 (Spec #9)	80			0	0	0	0	50	0.00	0.00	0.00	0.00	
2.h. To Rainwater Harvesting (Spec #6)	0			0	0	0	0	0	0.00	0.00	0.00	0.00	
2.i. To Stormwater Planter, Urban Biorentention (Spec #9, Appendix A)	40			0	0	0	0	25	0.00	0.00	0.00	0.00	
3. Permeable Pavement (RR)													
3.a. Permeable Pavement #1 (Spec #7)	45			0	0	0	0	25	0.00	0.00	0.00	0.00	
3.b. Permeable Pavement #2 (Spec #7)	75				0	0	0	25		0.00	0.00	0.00	
4. Grass Channel (RR)													
4.a. Grass Channel A/B Soils (Spec #3)	20			0	0	0	0	15	0.00	0.00	0.00	0.00	
4.b. Grass Channel C/D Soils (Spec #3)	10			0	0	0	0	15	0.00	0.00	0.00	0.00	
4.c. Grass Channel with Compost Amended Soils as per specs (see Spec #4)	20			0	0	0	0	15	0.00	0.00	0.00	0.00	
5. Dry Swale (RR)													
5.a. Dry Swale #1 (Spec #10)	40			0	0	0	0	20	0.00	0.00	0.00	0.00	
5.b. Dry Swale #2 (Spec #10)	60			0	0	0	0	40	0.00	0.00	0.00	0.00	
6. Biorentention (RR)													
6.a. Biorentention #1 or Micro-Biorentention #1 or Urban Biorentention (Spec #9)	40	0.80	1.95	0	2,922	4,383	7,305	25	0.00	4.58	2.52	2.06	8.a. ED #1
6.b. Biorentention #2 or Micro-Biorentention #2 (Spec #9)	80			0	0	0	0	50	0.00	0.00	0.00	0.00	
7. Infiltration (RR)													
7.a. Infiltration #1 (Spec #8)	50			0	0	0	0	25	0.00	0.00	0.00	0.00	
7.b. Infiltration #2 (Spec #8)	90			0	0	0	0	25	0.00	0.00	0.00	0.00	
8. Extended Detention Pond (RR)													
8.a. ED #1 (Spec #15)	0	2.30	2.70	4,383	0	15,364	15,364	15	2.06	6.89	1.34	7.61	
8.b. ED #2 (Spec #15)	15			0	0	0	0	15	0.00	0.00	0.00	0.00	
9. Sheetflow to Filter/Open Space (RR)													
9.a. Sheetflow to Conservation Area, A/B Soils (Spec #2)	75			0	0	0	0	0	0.00	0.00	0.00	0.00	
9.b. Sheetflow to Conservation Area, C/D Soils (Spec #2)	50			0	0	0	0	0	0.00	0.00	0.00	0.00	
9.c. Sheetflow to Vegetated Filter Strip, A Soils or Compost Amended B/C/D Soils (Spec #2 & #4)	50			0	0	0	0	0	0.00	0.00	0.00	0.00	

TOTAL IMPERVIOUS COVER TREATED (ac) 4.65 AREA CHECK: OK.
TOTAL MANAGED TURF AREA TREATED (ac) 3.10 AREA CHECK: OK.
TOTAL RUNOFF REDUCTION IN D.A. A (ft³) 2,922TOTAL PHOSPHORUS AVAILABLE FOR REMOVAL IN D.A. A (lb/yr) 11.49
TOTAL PHOSPHORUS REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr) 3.86
TOTAL PHOSPHORUS REMAINING AFTER APPLYING RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr) 7.62

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

Nitrogen Removal Efficiency (%)	Nitrogen Load from Upstream Practices (lb)	Untreated Nitrogen Load to Practice (lb)	Nitrogen Removed By Practice (lb)	Remaining Nitrogen Load (lb)
1. Vegetated Roof (RR)				
0		0.00	0.00	0.00
0		0.00	0.00	0.00

2. Rooftop Disconnection (RR)				
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
15	0.00	0.00	0.00	0.00
15	0.00	0.00	0.00	0.00
40	0.00	0.00	0.00	0.00
60	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
40	0.00	0.00	0.00	0.00

3. Permeable Pavement (RR)				
25	0.00	0.00	0.00	0.00
25		0.00	0.00	0.00

4. Grass Channel (RR)				
20	0.00	0.00	0.00	0.00
20	0.00	0.00	0.00	0.00
20	0.00	0.00	0.00	0.00

5. Dry Swale (RR)				
25	0.00	0.00	0.00	0.00
35	0.00	0.00	0.00	0.00

6. Biorentention (RR)				
40	0.00	32.80	20.99	11.81
60	0.00	0.00	0.00	0.00

7. Infiltration (RR)				
15	0.00	0.00	0.00	0.00
15	0.00	0.00	0.00	0.00

8. Extended Detention Pond (RR)				
10	11.81	49.30	6.11	55.00
10	0.00	0.00	0.00	0.00

9. Sheetflow to Filter/Open Space (RR)				
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00

TOTAL RUNOFF REDUCTION IN D.A. A (ft³) 2,922
NITROGEN REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr) 27.10

SEE WATER QUALITY COMPLIANCE TAB FOR SITE CALCULATIONS (Information Only)

10. Wet Swale (no RR)													
10.a. Wet Swale #1 (Spec #11)	0			0	0	0	0	20	0.00	0.00	0.00	0.00	
10.b. Wet Swale #2 (Spec #11)	0			0	0	0	0	40	0.00	0.00	0.00	0.00	
11. Filtering Practices (no RR)													
11.a. Filtering Practice #1 (Spec #12)	0			0	0	0	0	60	0.00	0.00	0.00	0.00	
11.b. Filtering Practice #2 (Spec #12)	0			0	0	0	0	65	0.00	0.00	0.00	0.00	
12. Constructed Wetland (no RR)													
12.a. Constructed Wetland #1 (Spec #13)	0			0	0	0	0	50	0.00	0.00	0.00	0.00	
12.b. Constructed Wetland #2 (Spec #13)	0			0	0	0	0	75	0.00	0.00	0.00	0.00	
13. Wet Ponds (no RR)													
13.a. Wet Pond #1 (Spec #14)	0			0	0	0	0	50	0.00	0.00	0.00	0.00	
13.b. Wet Pond #1 (Coastal Plain) (Spec #14)	0			0	0	0	0	45	0.00	0.00	0.00	0.00	
13.c. Wet Pond #2 (Spec #14)	0			0	0	0	0	75	0.00	0.00	0.00	0.00	
13.d. Wet Pond #2 (Coastal Plain) (Spec #14)	0			0	0	0	0	65	0.00	0.00	0.00	0.00	
14. Manufactured Treatment Devices (no RR)													
14.a. Manufactured Treatment Device-Hydrodynamic	0			0	0	0	0	20	0.00	0.00	0.00	0.00	
14.b. Manufactured Treatment Device-Filtering	0			0	0	0	0	20	0.00	0.00	0.00	0.00	
14.c. Manufactured Treatment Device-Generic	0			0	0	0	0	20	0.00	0.00	0.00	0.00	

10. Wet Swale (Coastal Plain) (no RR)				
25	0.00	0.00	0.00	0.00
35	0.00	0.00	0.00	0.00
11. Filtering Practices (no RR)				
30	0.00	0.00	0.00	0.00
45	0.00	0.00	0.00	0.00
12. Constructed Wetland (no RR)				
25	0.00	0.00	0.00	0.00
55	0.00	0.00	0.00	0.00
13. Wet Ponds (no RR)				
30	0.00	0.00	0.00	0.00
20	0.00	0.00	0.00	0.00
40	0.00	0.00	0.00	0.00
30	0.00	0.00	0.00	0.00
14. Manufactured BMP (no RR)				
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00

TOTAL IMPERVIOUS COVER TREATED (ac)	4.65	AREA CHECK: OK.
TOTAL MANAGED TURF AREA TREATED (ac)	3.10	AREA CHECK: OK.
TOTAL PHOSPHORUS REMOVAL REQUIRED ON SITE (lb/yr)	3.13	
TOTAL PHOSPHORUS AVAILABLE FOR REMOVAL IN D.A. A (lb/yr)	11.49	
TOTAL PHOSPHORUS REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	0.00	
TOTAL PHOSPHORUS REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	3.86	
TOTAL PHOSPHORUS LOAD REDUCTION ACHIEVED IN D.A. A (lb/yr)	3.86	
TOTAL PHOSPHORUS REMAINING AFTER APPLYING BMP LOAD REDUCTIONS IN D.A. A (lb/yr)	7.62	
SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS		
NITROGEN REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	27.10	
NITROGEN REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	0.00	
TOTAL NITROGEN REMOVED IN D.A. A (lb/yr)	27.10	

Drainage Area B

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)					0.00	0.00
Impervious Cover (acres)					0.00	0.00
Total					0.00	

Total Phosphorus Available for Removal in D.A. B (lb/yr)	0.00
Post Development Treatment Volume in D.A. B (ft ³)	0

Stormwater Best Management Practices (RR = Runoff Reduction)

-Select from dropdown lists-

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft ³)	Runoff Reduction (ft ³)	Remaining Runoff Volume (ft ³)	Total BMP Treatment Volume (ft ³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
1. Vegetated Roof (RR)													
1.a. Vegetated Roof #1 (Spec #5)	45				0	0	0	0		0.00	0.00	0.00	
1.b. Vegetated Roof #2 (Spec #5)	60				0	0	0	0		0.00	0.00	0.00	
2. Rooftop Disconnection (RR)													
2.a. Simple Disconnection to A/B Soils (Spec #1)	50			0	0	0	0	0	0.00	0.00	0.00	0.00	
2.b. Simple Disconnection to C/D Soils (Spec #1)	25			0	0	0	0	0	0.00	0.00	0.00	0.00	
2.c. To Soil Amended Filter Path as per specifications (existing C/D soils) (Spec #4)	50			0	0	0	0	0	0.00	0.00	0.00	0.00	
2.d. To Dry Well or French Drain #1, Micro-Infiltration #1 (Spec #6)	50			0	0	0	0	25	0.00	0.00	0.00	0.00	
2.e. To Dry Well or French Drain #2, Micro-Infiltration #2 (Spec #6)	90			0	0	0	0	25	0.00	0.00	0.00	0.00	
2.f. To Rain Garden #1, Micro-Bioretentation #1 (Spec #9)	40			0	0	0	0	25	0.00	0.00	0.00	0.00	
2.g. To Rain Garden #2, Micro-Bioretentation #2 (Spec #9)	80			0	0	0	0	50	0.00	0.00	0.00	0.00	
2.h. To Rainwater Harvesting (Spec #6)	0			0	0	0	0	0	0.00	0.00	0.00	0.00	
2.i. To Stormwater Planter, Urban Bioretention (Spec #9, Appendix A)	40			0	0	0	0	25	0.00	0.00	0.00	0.00	
3. Permeable Pavement (RR)													
3.a. Permeable Pavement #1 (Spec #7)	45			0	0	0	0	25	0.00	0.00	0.00	0.00	
3.b. Permeable Pavement #2 (Spec #7)	75				0	0	0	25		0.00	0.00	0.00	
4. Grass Channel (RR)													
4.a. Grass Channel A/B Soils (Spec #3)	20			0	0	0	0	15	0.00	0.00	0.00	0.00	
4.b. Grass Channel C/D Soils (Spec #3)	10			0	0	0	0	15	0.00	0.00	0.00	0.00	
4.c. Grass Channel with Compost Amended Soils as per specs (see Spec #4)	20			0	0	0	0	15	0.00	0.00	0.00	0.00	
5. Dry Swale (RR)													
5.a. Dry Swale #1 (Spec #10)	40			0	0	0	0	20	0.00	0.00	0.00	0.00	
5.b. Dry Swale #2 (Spec #10)	60			0	0	0	0	40	0.00	0.00	0.00	0.00	
6. Bioretention (RR)													
6.a. Bioretention #1 or Micro-Bioretentation #1 or Urban Bioretention (Spec #9)	40			0	0	0	0	25	0.00	0.00	0.00	0.00	
6.b. Bioretention #2 or Micro-Bioretentation #2 (Spec #9)	80			0	0	0	0	50	0.00	0.00	0.00	0.00	
7. Infiltration (RR)													
7.a. Infiltration #1 (Spec #8)	50			0	0	0	0	25	0.00	0.00	0.00	0.00	
7.b. Infiltration #2 (Spec #8)	90			0	0	0	0	25	0.00	0.00	0.00	0.00	
8. Extended Detention Pond (RR)													
8.a. ED #1 (Spec #15)	0			0	0	0	0	15	0.00	0.00	0.00	0.00	
8.b. ED #2 (Spec #15)	15			0	0	0	0	15	0.00	0.00	0.00	0.00	
9. Sheetflow to Filter/Open Space (RR)													
9.a. Sheetflow to Conservation Area, A/B Soils (Spec #2)	75			0	0	0	0	0	0.00	0.00	0.00	0.00	
9.b. Sheetflow to Conservation Area, C/D Soils (Spec #2)	50			0	0	0	0	0	0.00	0.00	0.00	0.00	
9.c. Sheetflow to Vegetated Filter Strip, A Soils or Compost Amended B/C/D Soils (Spec #2 & #4)	50			0	0	0	0	0	0.00	0.00	0.00	0.00	

TOTAL IMPERVIOUS COVER TREATED (sq)	0.00	AREA CHECK: OK.
TOTAL TURF AREA TREATED (sq)	0.00	AREA CHECK: OK.
TOTAL RUNOFF REDUCTION IN D.A. B (ft ³)	0	

TOTAL PHOSPHORUS AVAILABLE FOR REMOVAL IN D.A. B (lb/yr)	0.00
TOTAL PHOSPHORUS REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. B (lb/yr)	0.00
TOTAL PHOSPHORUS REMAINING AFTER APPLYING RUNOFF REDUCTION PRACTICES IN D.A. B (lb/yr)	0.00

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

Nitrogen Removal Efficiency (%)	Nitrogen Load from Upstream Practices (lbs)	Untreated Nitrogen Load to Practice (lbs)	Nitrogen Removed By Practice (lbs)	Remaining Nitrogen Load (lbs)
1. Vegetated Roof (RR)				
0		0.00	0.00	0.00
0		0.00	0.00	0.00

2. Rooftop Disconnection (RR)				
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
15	0.00	0.00	0.00	0.00
15	0.00	0.00	0.00	0.00
40	0.00	0.00	0.00	0.00
60	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
40	0.00	0.00	0.00	0.00

3. Permeable Pavement (RR)				
25		0.00	0.00	0.00
75		0.00	0.00	0.00

4. Grass Channel (RR)				
20	0.00	0.00	0.00	0.00
20	0.00	0.00	0.00	0.00
20	0.00	0.00	0.00	0.00

5. Dry Swale (RR)				
25	0.00	0.00	0.00	0.00
35	0.00	0.00	0.00	0.00

6. Bioretention (RR)				
40	0.00	0.00	0.00	0.00
60	0.00	0.00	0.00	0.00

7. Infiltration (RR)				
15	0.00	0.00	0.00	0.00
15	0.00	0.00	0.00	0.00

8. Extended Detention Pond (RR)				
10	0.00	0.00	0.00	0.00
10	0.00	0.00	0.00	0.00

9. Sheetflow to Filter/Open Space (RR)				
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00

TOTAL RUNOFF REDUCTION IN D.A. B (ft ³)	0
NITROGEN REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. B (lb/yr)	0.00

SEE WATER QUALITY COMPLIANCE TAB FOR SITE CALCULATIONS (Information Only)

10. Wet Swale (no RR)													
10.a. Wet Swale #1 (Spec #11)	0			0	0	0	0	20	0.00	0.00	0.00	0.00	
10.b. Wet Swale #2 (Spec #11)	0			0	0	0	0	40	0.00	0.00	0.00	0.00	
11. Filtering Practices (no RR)													
11.a. Filtering Practice #1 (Spec #12)	0			0	0	0	0	60	0.00	0.00	0.00	0.00	
11.b. Filtering Practice #2 (Spec #12)	0			0	0	0	0	65	0.00	0.00	0.00	0.00	
12. Constructed Wetland (no RR)													
12.a. Constructed Wetland #1 (Spec #13)	0			0	0	0	0	50	0.00	0.00	0.00	0.00	
12.b. Constructed Wetland #2 (Spec #13)	0			0	0	0	0	75	0.00	0.00	0.00	0.00	
13. Wet Ponds (no RR)													
13.a. Wet Pond #1 (Spec #14)	0			0	0	0	0	90	0.00	0.00	0.00	0.00	
13.b. Wet Pond #1 (Coastal Plain) (Spec #14)	0			0	0	0	0	45	0.00	0.00	0.00	0.00	
13.c. Wet Pond #2 (Spec #14)	0			0	0	0	0	75	0.00	0.00	0.00	0.00	
13.d. Wet Pond #2 (Coastal Plain) (Spec #14)	0			0	0	0	0	65	0.00	0.00	0.00	0.00	
14. Manufactured Treatment Devices (no RR)													
14.a. Manufactured Treatment Device- Hydrodynamic	0			0	0	0	0	20	0.00	0.00	0.00	0.00	
14.b. Manufactured Treatment Device-Filtering	0			0	0	0	0	20	0.00	0.00	0.00	0.00	
14.c. Manufactured Treatment Device-Generic	0			0	0	0	0	20	0.00	0.00	0.00	0.00	

10. Wet Swale (Coastal Plain) (no RR)				
25	0.00	0.00	0.00	0.00
35	0.00	0.00	0.00	0.00
11. Filtering Practices (no RR)				
30	0.00	0.00	0.00	0.00
45	0.00	0.00	0.00	0.00
12. Constructed Wetland (no RR)				
25	0.00	0.00	0.00	0.00
55	0.00	0.00	0.00	0.00
13. Wet Ponds (no RR)				
30	0.00	0.00	0.00	0.00
20	0.00	0.00	0.00	0.00
40	0.00	0.00	0.00	0.00
30	0.00	0.00	0.00	0.00
14. Manufactured BMP (no RR)				
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00

TOTAL IMPERVIOUS COVER TREATED (ac)	0.00	AREA CHECK: OK.
TOTAL MANAGED TURF AREA TREATED (ac)	0.00	AREA CHECK: OK.
TOTAL PHOSPHORUS REMOVAL REQUIRED ON SITE (lb/yr)	3.13	
TOTAL PHOSPHORUS AVAILABLE FOR REMOVAL IN D.A. B (lb/yr)	0.00	
TOTAL PHOSPHORUS REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. B (lb/yr)	0.00	
TOTAL PHOSPHORUS REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. B (lb/yr)	0.00	
TOTAL PHOSPHORUS LOAD REDUCTION ACHIEVED IN D.A. B (lb/yr)	0.00	
TOTAL PHOSPHORUS REMAINING AFTER APPLYING BMP LOAD REDUCTIONS IN D.A. B (lb/yr)	0.00	
SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS		
NITROGEN REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. B (lb/yr)	0.00	
NITROGEN REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. B (lb/yr)	0.00	
TOTAL NITROGEN REMOVED IN D.A. B (lb/yr)	0.00	

Drainage Area C

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)					0.00	0.00
Impervious Cover (acres)					0.00	0.00
Total					0.00	

Total Phosphorus Available for Removal in D.A. C (lb/yr)	0.00
Post Development Treatment Volume in D.A. C (ft ³)	0

Stormwater Best Management Practices (RR = Runoff Reduction)

-Select from dropdown lists-

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft ³)	Runoff Reduction (ft ³)	Remaining Runoff Volume (ft ³)	Total BMP Treatment Volume (ft ³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
1. Vegetated Roof (RR)													
1.a. Vegetated Roof #1 (Spec #5)	45				0	0	0	0		0.00	0.00	0.00	
1.b. Vegetated Roof #2 (Spec #5)	60				0	0	0	0		0.00	0.00	0.00	
2. Rooftop Disconnection (RR)													
2.a. Simple Disconnection to A/B Soils (Spec #1)	50			0	0	0	0	0	0.00	0.00	0.00	0.00	
2.b. Simple Disconnection to C/D Soils (Spec #1)	25			0	0	0	0	0	0.00	0.00	0.00	0.00	
2.c. To Soil Amended Filter Path as per specifications (existing C/D soils) (Spec #4)	50			0	0	0	0	0	0.00	0.00	0.00	0.00	
2.d. To Dry Well or French Drain #1, Micro-Infiltration #1 (Spec #6)	50			0	0	0	0	25	0.00	0.00	0.00	0.00	
2.e. To Dry Well or French Drain #2, Micro-Infiltration #2 (Spec #6)	90			0	0	0	0	25	0.00	0.00	0.00	0.00	
2.f. To Rain Garden #1, Micro-Bioretentation #1 (Spec #9)	40			0	0	0	0	25	0.00	0.00	0.00	0.00	
2.g. To Rain Garden #2, Micro-Bioretentation #2 (Spec #9)	80			0	0	0	0	50	0.00	0.00	0.00	0.00	
2.h. To Rainwater Harvesting (Spec #6)	0			0	0	0	0	0	0.00	0.00	0.00	0.00	
2.i. To Stormwater Planter, Urban Bioretention (Spec #9, Appendix A)	40			0	0	0	0	25	0.00	0.00	0.00	0.00	
3. Permeable Pavement (RR)													
3.a. Permeable Pavement #1 (Spec #7)	45			0	0	0	0	25	0.00	0.00	0.00	0.00	
3.b. Permeable Pavement #2 (Spec #7)	75				0	0	0	25		0.00	0.00	0.00	
4. Grass Channel (RR)													
4.a. Grass Channel A/B Soils (Spec #3)	20			0	0	0	0	15	0.00	0.00	0.00	0.00	
4.b. Grass Channel C/D Soils (Spec #3)	10			0	0	0	0	15	0.00	0.00	0.00	0.00	
4.c. Grass Channel with Compost Amended Soils as per specs (see Spec #4)	20			0	0	0	0	15	0.00	0.00	0.00	0.00	
5. Dry Swale (RR)													
5.a. Dry Swale #1 (Spec #10)	40			0	0	0	0	20	0.00	0.00	0.00	0.00	
5.b. Dry Swale #2 (Spec #10)	60			0	0	0	0	40	0.00	0.00	0.00	0.00	
6. Bioretention (RR)													
6.a. Bioretention #1 or Micro-Bioretentation #1 or Urban Bioretention (Spec #9)	40			0	0	0	0	25	0.00	0.00	0.00	0.00	
6.b. Bioretention #2 or Micro-Bioretentation #2 (Spec #9)	80			0	0	0	0	50	0.00	0.00	0.00	0.00	
7. Infiltration (RR)													
7.a. Infiltration #1 (Spec #8)	50			0	0	0	0	25	0.00	0.00	0.00	0.00	
7.b. Infiltration #2 (Spec #8)	90			0	0	0	0	25	0.00	0.00	0.00	0.00	
8. Extended Detention Pond (RR)													
8.a. ED #1 (Spec #15)	0			0	0	0	0	15	0.00	0.00	0.00	0.00	
8.b. ED #2 (Spec #15)	15			0	0	0	0	15	0.00	0.00	0.00	0.00	
9. Sheetflow to Filter/Open Space (RR)													
9.a. Sheetflow to Conservation Area, A/B Soils (Spec #2)	75			0	0	0	0	0	0.00	0.00	0.00	0.00	
9.b. Sheetflow to Conservation Area, C/D Soils (Spec #2)	50			0	0	0	0	0	0.00	0.00	0.00	0.00	
9.c. Sheetflow to Vegetated Filter Strip, A Soils or Compost Amended B/C/D Soils (Spec #2 & #4)	50			0	0	0	0	0	0.00	0.00	0.00	0.00	

TOTAL IMPERVIOUS COVER TREATED (sq)	0.00	AREA CHECK: OK.
TOTAL MANAGED TURF AREA TREATED (sq)	0.00	AREA CHECK: OK.
TOTAL RUNOFF REDUCTION IN D.A. C (ft ³)	0	

TOTAL PHOSPHORUS AVAILABLE FOR REMOVAL IN D.A. C (lb/yr)	0.00
TOTAL PHOSPHORUS REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. C (lb/yr)	0.00
TOTAL PHOSPHORUS REMAINING AFTER APPLYING RUNOFF REDUCTION PRACTICES IN D.A. C (lb/yr)	0.00

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

Nitrogen Removal Efficiency (%)	Nitrogen Load from Upstream Practices (lbs)	Untreated Nitrogen Load to Practice (lbs)	Nitrogen Removed By Practice (lbs)	Remaining Nitrogen Load (lbs)
1. Vegetated Roof (RR)				
0		0.00	0.00	0.00
0		0.00	0.00	0.00

2. Rooftop Disconnection (RR)				
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
15	0.00	0.00	0.00	0.00
15	0.00	0.00	0.00	0.00
40	0.00	0.00	0.00	0.00
60	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
40	0.00	0.00	0.00	0.00

3. Permeable Pavement (RR)				
25		0.00	0.00	0.00
75		0.00	0.00	0.00

4. Grass Channel (RR)				
20	0.00	0.00	0.00	0.00
20	0.00	0.00	0.00	0.00
20	0.00	0.00	0.00	0.00

5. Dry Swale (RR)				
25	0.00	0.00	0.00	0.00
35	0.00	0.00	0.00	0.00

6. Bioretention (RR)				
40	0.00	0.00	0.00	0.00
60	0.00	0.00	0.00	0.00

7. Infiltration (RR)				
15	0.00	0.00	0.00	0.00
15	0.00	0.00	0.00	0.00

8. Extended Detention Pond (RR)				
10	0.00	0.00	0.00	0.00
10	0.00	0.00	0.00	0.00

9. Sheetflow to Filter/Open Space (RR)				
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00

TOTAL RUNOFF REDUCTION IN D.A. C (ft ³)	0
NITROGEN REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. C (lb/yr)	0.00

SEE WATER QUALITY COMPLIANCE TAB FOR SITE CALCULATIONS (Information Only)

10. Wet Swale (no RR)													
10.a. Wet Swale #1 (Spec #11)	0			0	0	0	0	20	0.00	0.00	0.00	0.00	
10.b. Wet Swale #2 (Spec #11)	0			0	0	0	0	40	0.00	0.00	0.00	0.00	
11. Filtering Practices (no RR)													
11.a. Filtering Practice #1 (Spec #12)	0			0	0	0	0	60	0.00	0.00	0.00	0.00	
11.b. Filtering Practice #2 (Spec #12)	0			0	0	0	0	65	0.00	0.00	0.00	0.00	
12. Constructed Wetland (no RR)													
12.a. Constructed Wetland #1 (Spec #13)	0			0	0	0	0	50	0.00	0.00	0.00	0.00	
12.b. Constructed Wetland #2 (Spec #13)	0			0	0	0	0	75	0.00	0.00	0.00	0.00	
13. Wet Ponds (no RR)													
13.a. Wet Pond #1 (Spec #14)	0			0	0	0	0	90	0.00	0.00	0.00	0.00	
13.b. Wet Pond #1 (Coastal Plain) (Spec #14)	0			0	0	0	0	45	0.00	0.00	0.00	0.00	
13.c. Wet Pond #2 (Spec #14)	0			0	0	0	0	75	0.00	0.00	0.00	0.00	
13.d. Wet Pond #2 (Coastal Plain) (Spec #14)	0			0	0	0	0	65	0.00	0.00	0.00	0.00	
14. Manufactured Treatment Devices (no RR)													
14.a. Manufactured Treatment Device-Hydrodynamic	0			0	0	0	0	20	0.00	0.00	0.00	0.00	
14.b. Manufactured Treatment Device-Filtering	0			0	0	0	0	20	0.00	0.00	0.00	0.00	
14.c. Manufactured Treatment Device-Generic	0			0	0	0	0	20	0.00	0.00	0.00	0.00	

10. Wet Swale (Coastal Plain) (no RR)				
25	0.00	0.00	0.00	0.00
35	0.00	0.00	0.00	0.00
11. Filtering Practices (no RR)				
30	0.00	0.00	0.00	0.00
45	0.00	0.00	0.00	0.00
12. Constructed Wetland (no RR)				
25	0.00	0.00	0.00	0.00
55	0.00	0.00	0.00	0.00
13. Wet Ponds (no RR)				
30	0.00	0.00	0.00	0.00
20	0.00	0.00	0.00	0.00
40	0.00	0.00	0.00	0.00
30	0.00	0.00	0.00	0.00
14. Manufactured BMP (no RR)				
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00

TOTAL IMPERVIOUS COVER TREATED (ac)	0.00	AREA CHECK: OK.
TOTAL MANAGED TURF AREA TREATED (ac)	0.00	AREA CHECK: OK.
TOTAL PHOSPHORUS REMOVAL REQUIRED ON SITE (lb/yr)	3.13	
TOTAL PHOSPHORUS AVAILABLE FOR REMOVAL IN D.A. C (lb/yr)	0.00	
TOTAL PHOSPHORUS REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. C (lb/yr)	0.00	
TOTAL PHOSPHORUS REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. C (lb/yr)	0.00	
TOTAL PHOSPHORUS LOAD REDUCTION ACHIEVED IN D.A. C (lb/yr)	0.00	
TOTAL PHOSPHORUS REMAINING AFTER APPLYING BMP LOAD REDUCTIONS IN D.A. C (lb/yr)	0.00	
SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS		
NITROGEN REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. C (lb/yr)	0.00	
NITROGEN REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. C (lb/yr)	0.00	
TOTAL NITROGEN REMOVED IN D.A. C (lb/yr)	0.00	

Drainage Area D

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)					0.00	0.00
Impervious Cover (acres)					0.00	0.00
Total					0.00	

Total Phosphorus Available for Removal in D.A. D (lb/yr)	0.00
Post Development Treatment Volume in D.A. D (ft ³)	0

Stormwater Best Management Practices (RR = Runoff Reduction)

-Select from dropdown lists-

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft ³)	Runoff Reduction (ft ³)	Remaining Runoff Volume (ft ³)	Total BMP Treatment Volume (ft ³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
1. Vegetated Roof (RR)													
1.a. Vegetated Roof #1 (Spec #5)	45				0	0	0	0		0.00	0.00	0.00	
1.b. Vegetated Roof #2 (Spec #5)	60				0	0	0	0		0.00	0.00	0.00	
2. Rooftop Disconnection (RR)													
2.a. Simple Disconnection to A/B Soils (Spec #1)	50			0	0	0	0	0	0.00	0.00	0.00	0.00	
2.b. Simple Disconnection to C/D Soils (Spec #1)	25			0	0	0	0	0	0.00	0.00	0.00	0.00	
2.c. To Soil Amended Filter Path as per specifications (existing C/D soils) (Spec #4)	50			0	0	0	0	0	0.00	0.00	0.00	0.00	
2.d. To Dry Well or French Drain #1, Micro-Infiltration #1 (Spec #6)	50			0	0	0	0	25	0.00	0.00	0.00	0.00	
2.e. To Dry Well or French Drain #2, Micro-Infiltration #2 (Spec #6)	90			0	0	0	0	25	0.00	0.00	0.00	0.00	
2.f. To Rain Garden #1, Micro-Bioretentation #1 (Spec #9)	40			0	0	0	0	25	0.00	0.00	0.00	0.00	
2.g. To Rain Garden #2, Micro-Bioretentation #2 (Spec #9)	80			0	0	0	0	50	0.00	0.00	0.00	0.00	
2.h. To Rainwater Harvesting (Spec #6)	0			0	0	0	0	0	0.00	0.00	0.00	0.00	
2.i. To Stormwater Planter, Urban Bioretention (Spec #9, Appendix A)	40			0	0	0	0	25	0.00	0.00	0.00	0.00	
3. Permeable Pavement (RR)													
3.a. Permeable Pavement #1 (Spec #7)	45			0	0	0	0	25		0.00	0.00	0.00	
3.b. Permeable Pavement #2 (Spec #7)	75				0	0	0	25		0.00	0.00	0.00	
4. Grass Channel (RR)													
4.a. Grass Channel A/B Soils (Spec #3)	20			0	0	0	0	15	0.00	0.00	0.00	0.00	
4.b. Grass Channel C/D Soils (Spec #3)	10			0	0	0	0	15	0.00	0.00	0.00	0.00	
4.c. Grass Channel with Compost Amended Soils as per specs (see Spec #4)	20			0	0	0	0	15	0.00	0.00	0.00	0.00	
5. Dry Swale (RR)													
5.a. Dry Swale #1 (Spec #10)	40			0	0	0	0	20	0.00	0.00	0.00	0.00	
5.b. Dry Swale #2 (Spec #10)	60			0	0	0	0	40	0.00	0.00	0.00	0.00	
6. Bioretention (RR)													
6.a. Bioretention #1 or Micro-Bioretentation #1 or Urban Bioretention (Spec #9)	40			0	0	0	0	25	0.00	0.00	0.00	0.00	
6.b. Bioretention #2 or Micro-Bioretentation #2 (Spec #9)	80			0	0	0	0	50	0.00	0.00	0.00	0.00	
7. Infiltration (RR)													
7.a. Infiltration #1 (Spec #8)	50			0	0	0	0	25	0.00	0.00	0.00	0.00	
7.b. Infiltration #2 (Spec #8)	90			0	0	0	0	25	0.00	0.00	0.00	0.00	
8. Extended Detention Pond (RR)													
8.a. ED #1 (Spec #11)	0			0	0	0	0	15	0.00	0.00	0.00	0.00	
8.b. ED #2 (Spec #11)	15			0	0	0	0	15	0.00	0.00	0.00	0.00	
9. Sheetflow to Filter/Open Space (RR)													
9.a. Sheetflow to Conservation Area, A/B Soils (Spec #2)	75			0	0	0	0	0	0.00	0.00	0.00	0.00	
9.b. Sheetflow to Conservation Area, C/D Soils (Spec #2)	50			0	0	0	0	0	0.00	0.00	0.00	0.00	
9.c. Sheetflow to Vegetated Filter Strip, A Soils or Compost Amended B/C/D Soils (Spec #2 & #4)	50			0	0	0	0	0	0.00	0.00	0.00	0.00	

TOTAL IMPERVIOUS COVER TREATED (ac)	0.00	AREA CHECK: OK.
TOTAL MANAGED TURF AREA TREATED (ac)	0.00	AREA CHECK: OK.
TOTAL RUNOFF REDUCTION IN D.A. D (ft ³)	0	

TOTAL PHOSPHORUS AVAILABLE FOR REMOVAL IN D.A. D (lb/yr)	0.00
TOTAL PHOSPHORUS REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. D (lb/yr)	0.00
TOTAL PHOSPHORUS REMAINING AFTER APPLYING RUNOFF REDUCTION PRACTICES IN D.A. D (lb/yr)	0.00

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

Nitrogen Removal Efficiency (%)	Nitrogen Load from Upstream Practices (lbs)	Untreated Nitrogen Load to Practice (lbs)	Nitrogen Removed By Practice (lbs)	Remaining Nitrogen Load (lbs)
1. Vegetated Roof (RR)				
0		0.00	0.00	0.00
0		0.00	0.00	0.00

2. Rooftop Disconnection (RR)				
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
15	0.00	0.00	0.00	0.00
15	0.00	0.00	0.00	0.00
40	0.00	0.00	0.00	0.00
60	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
40	0.00	0.00	0.00	0.00

3. Permeable Pavement (RR)				
25		0.00	0.00	0.00
75		0.00	0.00	0.00

4. Grass Channel (RR)				
20	0.00	0.00	0.00	0.00
20	0.00	0.00	0.00	0.00
20	0.00	0.00	0.00	0.00

5. Dry Swale (RR)				
25	0.00	0.00	0.00	0.00
35	0.00	0.00	0.00	0.00

6. Bioretention (RR)				
40	0.00	0.00	0.00	0.00
60	0.00	0.00	0.00	0.00

7. Infiltration (RR)				
15	0.00	0.00	0.00	0.00
15	0.00	0.00	0.00	0.00

8. Extended Detention Pond (RR)				
10	0.00	0.00	0.00	0.00
10	0.00	0.00	0.00	0.00

9. Sheetflow to Filter/Open Space (RR)				
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00

TOTAL RUNOFF REDUCTION IN D.A. D (ft ³)	0
NITROGEN REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. D (lb/yr)	0.00

SEE WATER QUALITY COMPLIANCE TAB FOR SITE CALCULATIONS (Information Only)

10. Wet Swale (no RR)													
10.a. Wet Swale #1 (Spec #11)	0			0	0	0	0	20	0.00	0.00	0.00	0.00	
10.b. Wet Swale #2 (Spec #11)	0			0	0	0	0	40	0.00	0.00	0.00	0.00	
11. Filtering Practices (no RR)													
11.a. Filtering Practice #1 (Spec #12)	0			0	0	0	0	60	0.00	0.00	0.00	0.00	
11.b. Filtering Practice #2 (Spec #12)	0			0	0	0	0	65	0.00	0.00	0.00	0.00	
12. Constructed Wetland (no RR)													
12.a. Constructed Wetland #1 (Spec #13)	0			0	0	0	0	50	0.00	0.00	0.00	0.00	
12.b. Constructed Wetland #2 (Spec #13)	0			0	0	0	0	75	0.00	0.00	0.00	0.00	
13. Wet Ponds (no RR)													
13.a. Wet Pond #1 (Spec #14)	0			0	0	0	0	90	0.00	0.00	0.00	0.00	
13.b. Wet Pond #1 (Coastal Plain) (Spec #14)	0			0	0	0	0	45	0.00	0.00	0.00	0.00	
13.c. Wet Pond #2 (Spec #14)	0			0	0	0	0	75	0.00	0.00	0.00	0.00	
13.d. Wet Pond #2 (Coastal Plain) (Spec #14)	0			0	0	0	0	65	0.00	0.00	0.00	0.00	
14. Manufactured Treatment Devices (no RR)													
14.a. Manufactured Treatment Device- Hydrodynamic	0			0	0	0	0	20	0.00	0.00	0.00	0.00	
14.b. Manufactured Treatment Device-Filtering	0			0	0	0	0	20	0.00	0.00	0.00	0.00	
14.c. Manufactured Treatment Device-Generic	0			0	0	0	0	20	0.00	0.00	0.00	0.00	

10. Wet Swale (Coastal Plain) (no RR)				
25	0.00	0.00	0.00	0.00
35	0.00	0.00	0.00	0.00
11. Filtering Practices (no RR)				
30	0.00	0.00	0.00	0.00
45	0.00	0.00	0.00	0.00
12. Constructed Wetland (no RR)				
25	0.00	0.00	0.00	0.00
55	0.00	0.00	0.00	0.00
13. Wet Ponds (no RR)				
30	0.00	0.00	0.00	0.00
20	0.00	0.00	0.00	0.00
40	0.00	0.00	0.00	0.00
30	0.00	0.00	0.00	0.00
14. Manufactured BMP (no RR)				
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00

TOTAL IMPERVIOUS COVER TREATED (ac)	0.00	AREA CHECK: OK.
TOTAL MANAGED TURF AREA TREATED (ac)	0.00	AREA CHECK: OK.
TOTAL PHOSPHORUS REMOVAL REQUIRED ON SITE (lb/yr)	3.13	
TOTAL PHOSPHORUS AVAILABLE FOR REMOVAL IN D.A. D (lb/yr)	0.00	
TOTAL PHOSPHORUS REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. D (lb/yr)	0.00	
TOTAL PHOSPHORUS LOAD REDUCTION ACHIEVED IN D.A. D (lb/yr)	0.00	
TOTAL PHOSPHORUS REMAINING AFTER APPLYING BMP LOAD REDUCTIONS IN D.A. D (lb/yr)	0.00	
SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS		
NITROGEN REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. D (lb/yr)	0.00	
NITROGEN REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. D (lb/yr)	0.00	
TOTAL NITROGEN REMOVED IN D.A. D (lb/yr)	0.00	

Drainage Area E

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)					0.00	0.00
Impervious Cover (acres)					0.00	0.00
Total					0.00	

Total Phosphorus Available for Removal in D.A. E (lb/yr)	0.00
Post Development Treatment Volume in D.A. E (ft ³)	0

Stormwater Best Management Practices (RR = Runoff Reduction)

-Select from dropdown lists-

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft ³)	Runoff Reduction (ft ³)	Remaining Runoff Volume (ft ³)	Total BMP Treatment Volume (ft ³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
1. Vegetated Roof (RR)													
1.a. Vegetated Roof #1 (Spec #5)	45				0	0	0	0		0.00	0.00	0.00	
1.b. Vegetated Roof #2 (Spec #5)	60				0	0	0	0		0.00	0.00	0.00	
2. Rooftop Disconnection (RR)													
2.a. Simple Disconnection to A/B Soils (Spec #1)	50			0	0	0	0	0	0.00	0.00	0.00	0.00	
2.b. Simple Disconnection to C/D Soils (Spec #1)	25			0	0	0	0	0	0.00	0.00	0.00	0.00	
2.c. To Soil Amended Filter Path as per specifications (existing C/D soils) (Spec #4)	50			0	0	0	0	0	0.00	0.00	0.00	0.00	
2.d. To Dry Well or French Drain #1, Micro-Infiltration #1 (Spec #6)	50			0	0	0	0	25	0.00	0.00	0.00	0.00	
2.e. To Dry Well or French Drain #2, Micro-Infiltration #2 (Spec #6)	90			0	0	0	0	25	0.00	0.00	0.00	0.00	
2.f. To Rain Garden #1, Micro-Bioretentation #1 (Spec #9)	40			0	0	0	0	25	0.00	0.00	0.00	0.00	
2.g. To Rain Garden #2, Micro-Bioretentation #2 (Spec #9)	80			0	0	0	0	50	0.00	0.00	0.00	0.00	
2.h. To Rainwater Harvesting (Spec #6)	0			0	0	0	0	0	0.00	0.00	0.00	0.00	
2.i. To Stormwater Planter, Urban Bioretention (Spec #9, Appendix A)	40			0	0	0	0	25	0.00	0.00	0.00	0.00	
3. Permeable Pavement (RR)													
3.a. Permeable Pavement #1 (Spec #7)	45			0	0	0	0	25	0.00	0.00	0.00	0.00	
3.b. Permeable Pavement #2 (Spec #7)	75				0	0	0	25		0.00	0.00	0.00	
4. Grass Channel (RR)													
4.a. Grass Channel A/B Soils (Spec #3)	20			0	0	0	0	15	0.00	0.00	0.00	0.00	
4.b. Grass Channel C/D Soils (Spec #3)	10			0	0	0	0	15	0.00	0.00	0.00	0.00	
4.c. Grass Channel with Compost Amended Soils as per specs (see Spec #4)	20			0	0	0	0	15	0.00	0.00	0.00	0.00	
5. Dry Swale (RR)													
5.a. Dry Swale #1 (Spec #10)	40			0	0	0	0	20	0.00	0.00	0.00	0.00	
5.b. Dry Swale #2 (Spec #10)	60			0	0	0	0	40	0.00	0.00	0.00	0.00	
6. Bioretention (RR)													
6.a. Bioretention #1 or Micro-Bioretentation #1 or Urban Bioretention (Spec #9)	40			0	0	0	0	25	0.00	0.00	0.00	0.00	
6.b. Bioretention #2 or Micro-Bioretentation #2 (Spec #9)	80			0	0	0	0	50	0.00	0.00	0.00	0.00	
7. Infiltration (RR)													
7.a. Infiltration #1 (Spec #8)	50			0	0	0	0	25	0.00	0.00	0.00	0.00	
7.b. Infiltration #2 (Spec #8)	90			0	0	0	0	25	0.00	0.00	0.00	0.00	
8. Extended Detention Pond (RR)													
8.a. ED #1 (Spec #15)	0			0	0	0	0	15	0.00	0.00	0.00	0.00	
8.b. ED #2 (Spec #15)	15			0	0	0	0	15	0.00	0.00	0.00	0.00	
9. Sheetflow to Filter/Open Space (RR)													
9.a. Sheetflow to Conservation Area, A/B Soils (Spec #2)	75			0	0	0	0	0	0.00	0.00	0.00	0.00	
9.b. Sheetflow to Conservation Area, C/D Soils (Spec #2)	50			0	0	0	0	0	0.00	0.00	0.00	0.00	
9.c. Sheetflow to Vegetated Filter Strip, A Soils or Compost Amended B/C/D Soils (Spec #2 & #4)	50			0	0	0	0	0	0.00	0.00	0.00	0.00	

TOTAL IMPERVIOUS COVER TREATED (#4)	0.00	AREA CHECK: OK.
TOTAL MANAGED TURF AREA TREATED (#4)	0.00	AREA CHECK: OK.
TOTAL RUNOFF REDUCTION IN D.A. E (ft ³)	0	

TOTAL PHOSPHORUS AVAILABLE FOR REMOVAL IN D.A. E (lb/yr)	0.00
TOTAL PHOSPHORUS REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. E (lb/yr)	0.00
TOTAL PHOSPHORUS REMAINING AFTER APPLYING RUNOFF REDUCTION PRACTICES IN D.A. E (lb/yr)	0.00

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

Nitrogen Removal Efficiency (%)	Nitrogen Load from Upstream Practices (lbs)	Untreated Nitrogen Load to Practice (lbs)	Nitrogen Removed By Practice (lbs)	Remaining Nitrogen Load (lbs)
1. Vegetated Roof (RR)				
0		0.00	0.00	0.00
0		0.00	0.00	0.00

2. Rooftop Disconnection (RR)				
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
15	0.00	0.00	0.00	0.00
15	0.00	0.00	0.00	0.00
40	0.00	0.00	0.00	0.00
60	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
40	0.00	0.00	0.00	0.00

3. Permeable Pavement (RR)				
25		0.00	0.00	0.00
75		0.00	0.00	0.00

4. Grass Channel (RR)				
20	0.00	0.00	0.00	0.00
20	0.00	0.00	0.00	0.00
20	0.00	0.00	0.00	0.00

5. Dry Swale (RR)				
25	0.00	0.00	0.00	0.00
35	0.00	0.00	0.00	0.00

6. Bioretention (RR)				
40	0.00	0.00	0.00	0.00
60	0.00	0.00	0.00	0.00

7. Infiltration (RR)				
15	0.00	0.00	0.00	0.00
15	0.00	0.00	0.00	0.00

8. Extended Detention Pond (RR)				
10	0.00	0.00	0.00	0.00
10	0.00	0.00	0.00	0.00

9. Sheetflow to Filter/Open Space (RR)				
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00

TOTAL RUNOFF REDUCTION IN D.A. E (ft ³)	0
NITROGEN REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. E (lb/yr)	0.00

SEE WATER QUALITY COMPLIANCE TAB FOR SITE CALCULATIONS (Information Only)

10. Wet Swale (no RR)													
10.a. Wet Swale #1 (Spec #11)	0			0	0	0	0	20	0.00	0.00	0.00	0.00	
10.b. Wet Swale #2 (Spec #11)	0			0	0	0	0	40	0.00	0.00	0.00	0.00	
11. Filtering Practices (no RR)													
11.a. Filtering Practice #1 (Spec #12)	0			0	0	0	0	60	0.00	0.00	0.00	0.00	
11.b. Filtering Practice #2 (Spec #12)	0			0	0	0	0	65	0.00	0.00	0.00	0.00	
12. Constructed Wetland (no RR)													
12.a. Constructed Wetland #1 (Spec #13)	0			0	0	0	0	50	0.00	0.00	0.00	0.00	
12.b. Constructed Wetland #2 (Spec #13)	0			0	0	0	0	75	0.00	0.00	0.00	0.00	
13. Wet Ponds (no RR)													
13.a. Wet Pond #1 (Spec #14)	0			0	0	0	0	90	0.00	0.00	0.00	0.00	
13.b. Wet Pond #1 (Coastal Plain) (Spec #14)	0			0	0	0	0	45	0.00	0.00	0.00	0.00	
13.c. Wet Pond #2 (Spec #14)	0			0	0	0	0	75	0.00	0.00	0.00	0.00	
13.d. Wet Pond #2 (Coastal Plain) (Spec #14)	0			0	0	0	0	65	0.00	0.00	0.00	0.00	
14. Manufactured Treatment Devices (no RR)													
14.a. Manufactured Treatment Device-Hydrodynamic	0			0	0	0	0	20	0.00	0.00	0.00	0.00	
14.b. Manufactured Treatment Device-Filtering	0			0	0	0	0	20	0.00	0.00	0.00	0.00	
14.c. Manufactured Treatment Device-Generic	0			0	0	0	0	20	0.00	0.00	0.00	0.00	

10. Wet Swale (Coastal Plain) (no RR)				
25	0.00	0.00	0.00	0.00
35	0.00	0.00	0.00	0.00
11. Filtering Practices (no RR)				
30	0.00	0.00	0.00	0.00
45	0.00	0.00	0.00	0.00
12. Constructed Wetland (no RR)				
25	0.00	0.00	0.00	0.00
55	0.00	0.00	0.00	0.00
13. Wet Ponds (no RR)				
30	0.00	0.00	0.00	0.00
20	0.00	0.00	0.00	0.00
40	0.00	0.00	0.00	0.00
30	0.00	0.00	0.00	0.00
14. Manufactured BMP (no RR)				
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00

TOTAL IMPERVIOUS COVER TREATED (ac)	0.00	AREA CHECK: OK.
TOTAL MANAGED TURF AREA TREATED (ac)	0.00	AREA CHECK: OK.
TOTAL PHOSPHORUS REMOVAL REQUIRED ON SITE (lb/yr)	3.13	
TOTAL PHOSPHORUS AVAILABLE FOR REMOVAL IN D.A. E (lb/yr)	0.00	
TOTAL PHOSPHORUS REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. E (lb/yr)	0.00	
TOTAL PHOSPHORUS REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. E (lb/yr)	0.00	
TOTAL PHOSPHORUS LOAD REDUCTION ACHIEVED IN D.A. E (lb/yr)	0.00	
TOTAL PHOSPHORUS REMAINING AFTER APPLYING BMP LOAD REDUCTIONS IN D.A. E (lb/yr)	0.00	
SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS		
NITROGEN REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. E (lb/yr)	0.00	
NITROGEN REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. E (lb/yr)	0.00	
TOTAL NITROGEN REMOVED IN D.A. E (lb/yr)	0.00	

Site Results (Water Quality Compliance)

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.00	0.00	0.00	0.00	0.00	OK
IMPERVIOUS COVER (ac)	4.65	0.00	0.00	0.00	0.00	OK
IMPERVIOUS COVER TREATED (ac)	4.65	0.00	0.00	0.00	0.00	OK
MANAGED TURF AREA (ac)	3.10	0.00	0.00	0.00	0.00	OK
MANAGED TURF AREA TREATED (ac)	3.10	0.00	0.00	0.00	0.00	OK
AREA CHECK	OK	OK	OK	OK	OK	
Site Treatment Volume (ft³)	18,286					
Runoff Reduction Volume and TP By Drainage Area						
	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft³)	2,922	0	0	0	0	2,922
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	11.49	0.00	0.00	0.00	0.00	11.49
TP LOAD REDUCTION ACHIEVED (lb/yr)	3.86	0.00	0.00	0.00	0.00	3.86
TP LOAD REMAINING (lb/yr)	7.62	0.00	0.00	0.00	0.00	7.62
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	27.10	0.00	0.00	0.00	0.00	27.10
Total Phosphorus						
FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	11.49					
TP LOAD REDUCTION REQUIRED (lb/yr)	3.13					
TP LOAD REDUCTION ACHIEVED (lb/yr)	3.86					
TP LOAD REMAINING (lb/yr)	7.62					
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00	**				
** TARGET TP REDUCTION EXCEEDED BY 0.73 LB/YEAR **						
Total Nitrogen (For Information Purposes)						
POST-DEVELOPMENT LOAD (lb/yr)	82.19					
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	27.10					
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	55.09					

Runoff Volume and Curve Number Calculations

Enter design storm rainfall depths (in):

1-year storm 2-year storm 10-year storm

2.93 3.57 5.50

Use NOAA Atlas 14 (<http://hdsc.nws.noaa.gov/hdsc/pdfr/>)

*Notes (see below):

[1] The curve numbers and runoff volumes computed in this spreadsheet for each drainage area are limited in their applicability for determining and demonstrating compliance with water quantity requirements. See VRRM User's Guide and Documentation for additional information.

[2] Runoff Volume (RV) for pre- and post-development drainage areas must be in volumetric units (e.g., acre-feet or cubic feet) when using the Energy Balance Equation. Runoff measured in watershed-inches and shown in the spreadsheet as RV(watershed-inch) can only be used in the Energy Balance Equation when the pre- and post-development drainage areas are equal. Otherwise RV(watershed-inch) must be multiplied by the drainage area.

[3] Adjusted CNs are based on runoff reduction volumes as calculated in D.A. tabs. An alternative CN adjustment calculation for Vegetated Roofs is included in BMP specification No. 5.

Drainage Area Curve Numbers and Runoff Depths*

Curve numbers (CN, CNadj) and runoff depths (RV_{Develop}) are computed with and without reduction practices.

Drainage Area A		A Soils	B Soils	C Soils	D Soils	Total Area (acres):
Forest/Open Space – undisturbed, protected forest/open space or reforested land	Area (acres)	0.00	0.00	0.00	0.00	7.75
	CN	30	55	70	77	Runoff Reduction Volume (ft ³): 2,922
Managed Turf – disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	3.10	0.00	0.00	
	CN	39	61	74	80	
Impervious Cover	Area (acres)	0.00	4.65	0.00	0.00	
	CN	98	98	98	98	
					CN _(D,A,A)	
					83	
		1-year storm	2-year storm	10-year storm		
RV _{Develop} (watershed-inch) with no Runoff Reduction*		1.39	1.92	3.63		
RV _{Develop} (watershed-inch) with Runoff Reduction*		1.79	1.81	3.53		
	Adjusted CN*	81	82	82		

*See Notes above

Drainage Area B		A Soils	B Soils	C Soils	D Soils	Total Area (acres):
Forest/Open Space – undisturbed, protected forest/open space or reforested land	Area (acres)	0.00	0.00	0.00	0.00	0.00
	CN	30	55	70	77	Runoff Reduction Volume (ft ³): 0
Managed Turf – disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	0.00	
	CN	39	61	74	80	
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.00	
	CN	98	98	98	98	
					CN _(D,A,B)	
					0	
		1-year storm	2-year storm	10-year storm		
RV _{Develop} (watershed-inch) with no Runoff Reduction*		0.00	0.00	0.00		
RV _{Develop} (watershed-inch) with Runoff Reduction*		0.00	0.00	0.00		
	Adjusted CN*	0	0	0		

*See Notes above

Drainage Area C		A Soils	B Soils	C Soils	D Soils	Total Area (acres):
Forest/Open Space – undisturbed, protected forest/open space or reforested land	Area (acres)	0.00	0.00	0.00	0.00	0.00
	CN	30	55	70	77	Runoff Reduction Volume (ft ³): 0
Managed Turf – disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	0.00	
	CN	39	61	74	80	
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.00	
	CN	98	98	98	98	
					CN _(D,A,C)	
					0	
		1-year storm	2-year storm	10-year storm		
RV _{Develop} (watershed-inch) with no Runoff Reduction*		0.00	0.00	0.00		
RV _{Develop} (watershed-inch) with Runoff Reduction*		0.00	0.00	0.00		
	Adjusted CN*	0	0	0		

*See Notes above

Drainage Area D		A Soils	B Soils	C Soils	D Soils	Total Area (acres):
Forest/Open Space – undisturbed, protected forest/open space or reforested land	Area (acres)	0.00	0.00	0.00	0.00	0.00
	CN	30	55	70	77	Runoff Reduction Volume (ft ³): 0
Managed Turf – disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	0.00	
	CN	39	61	74	80	
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.00	
	CN	98	98	98	98	
					CN _(D,A,D)	
					0	
		1-year storm	2-year storm	10-year storm		
RV _{Develop} (watershed-inch) with no Runoff Reduction*		0.00	0.00	0.00		
RV _{Develop} (watershed-inch) with Runoff Reduction*		0.00	0.00	0.00		
	Adjusted CN*	0	0	0		

*See Notes above

Drainage Area E		A Soils	B Soils	C Soils	D Soils	Total Area (acres):
Forest/Open Space – undisturbed, protected forest/open space or reforested land	Area (acres)	0.00	0.00	0.00	0.00	0.00
	CN	30	55	70	77	Runoff Reduction Volume (ft ³): 0
Managed Turf – disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	0.00	
	CN	39	61	74	80	
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.00	
	CN	98	98	98	98	
					CN _(D,A,E)	
					0	
		1-year storm	2-year storm	10-year storm		
RV _{Develop} (watershed-inch) with no Runoff Reduction*		0.00	0.00	0.00		
RV _{Develop} (watershed-inch) with Runoff Reduction*		0.00	0.00	0.00		
	Adjusted CN*	0	0	0		

*See Notes above

DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 3.0

BMP Design Specifications List: 2013 Draft Stds & Specs

Site Summary

Project Title: SUP, Williamsburg Place, Pavilion & Farley Center Additions

Date: 44876

Total Rainfall (in):	43
Total Disturbed Acreage:	7.75

Site Land Cover Summary

Pre-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	3.73	0.00	0.00	3.73	48
Impervious Cover (acres)	0.00	4.02	0.00	0.00	4.02	52
					7.75	100

Post-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	3.10	0.00	0.00	3.10	40
Impervious Cover (acres)	0.00	4.65	0.00	0.00	4.65	60
					7.75	100

Site Tv and Land Cover Nutrient Loads

	Final Post-Development (Post-ReDevelopment & New Impervious)	Post- ReDevelopment	Post- Development (New Impervious)	Adjusted Pre- ReDevelopment
Site Rv	0.65	0.62	0.95	0.62
Treatment Volume (ft ³)	18,286	16,114	2,173	16,114
TP Load (lb/yr)	11.49	10.12	1.37	10.12

Pre- ReDevelopment TP Load per acre (lb/acre/yr)	Final Post-Development TP Load per acre (lb/acre/yr)	Post-ReDevelopment TP Load per acre (lb/acre/yr)
1.42	1.48	1.42

Total TP Load Reduction Required (lb/yr)	3.13	2.02	1.11
--	------	------	------

	Final Post-Development Load (Post-ReDevelopment & New Impervious)	Pre- ReDevelopment
TN Load (lb/yr)	82.19	74.48

Site Compliance Summary

Maximum % Reduction Required Below Pre-ReDevelopment Load	20%
--	-----

Total Runoff Volume Reduction (ft ³)	2,922
Total TP Load Reduction Achieved (lb/yr)	3.86
Total TN Load Reduction Achieved (lb/yr)	27.10
Remaining Post Development TP Load (lb/yr)	7.62
Remaining TP Load Reduction (lb/yr) Required	0.00

**** TARGET TP REDUCTION EXCEEDED BY 0.73 LB/YEAR ****

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres)	3.10	0.00	0.00	0.00	0.00	3.10
Impervious Cover (acres)	4.65	0.00	0.00	0.00	0.00	4.65
Total Area (acres)	7.75	0.00	0.00	0.00	0.00	7.75

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Reduced (lb/yr)	3.86	0.00	0.00	0.00	0.00	3.86
TN Load Reduced (lb/yr)	27.10	0.00	0.00	0.00	0.00	27.10

Runoff Volume and CN Calculations

	1-year storm	2-year storm	10-year storm
Target Rainfall Event (in)	2.93	3.57	5.50

Drainage Areas	RV & CN	Drainage Area A	Drainage Area B	Drainage Area C	Drainage Area D	Drainage Area E
CN		83	0	0	0	0
RR (ft ³)		2,922	0	0	0	0
1-year return period	RV wo RR (ws-in)	1.39	0.00	0.00	0.00	0.00
	RV w RR (ws-in)	1.29	0.00	0.00	0.00	0.00
	CN adjusted	81	0	0	0	0
2-year return period	RV wo RR (ws-in)	1.92	0.00	0.00	0.00	0.00
	RV w RR (ws-in)	1.81	0.00	0.00	0.00	0.00
	CN adjusted	82	0	0	0	0
10-year return period	RV wo RR (ws-in)	3.63	0.00	0.00	0.00	0.00
	RV w RR (ws-in)	3.53	0.00	0.00	0.00	0.00
	CN adjusted	82	0	0	0	0

Version 2.8 - June 2014 - 2011 BMP Stds & Specs

- 1 Fixed summary sheet - totals /percentage column fixed
- 2 Corrected nitrogen efficiency percentages
- 3 Corrected the Rv value in column J for managed turf
- 4 Checked and revised runoff reduction credit values assigned

Version 3.0 - 2011 and draft 2013 BMP Stds & Specs*General*

- 1 Added error checks and user prompts to Site tab, DA tabs, and Runoff Volume and CN tab for data input errors.
- 2 Various format changes throughout the spreadsheet.
- 3 Combined 2011 and 2013 BMP spreadsheets into one spreadsheet with a user selection option included in Site tab.
- 4 User input cell color changed from cyan blue to green; calculation cells changed from mid-grey to light grey; and added final result cell in indigo.

Site tab

- 5 Locked annual rainfall of 43 inches for use throughout Virginia since regulatory site based TP load limit is based on this value.
- 6 Corrected error in formula for total phosphorus load reduction requirement. Previous formula was inconsistent with 9VAC25-870-63 A.2 and under certain circumstances provided erroneous TP load reduction requirement for development on prior developed lands.
- 7 Added button and shortcut (Ctrl+Shift+R) to clear user inputs from all worksheets.
- 8 Added shortcut (Ctrl+Shift+D) to clear land cover data from Site tab.
- 9 Added TP Baseline Load for adjusted pre-redevelopment portion (cell C58).
- 10 Added note (triggered to appear when applicable) below "Land Cover Summary for Redevelopment" - indicating that reduction below baseline TP load (<0.41 lbs/acre) not required as per 9VAC25-870-63.
- 11 Added error messages when data input areas incomplete or not entered correctly.
- 12 Conditional formatting (Summary sections grayed out) when input information incomplete or incorrect.
- 13 Added Pre-redevelopment and Post-development load in lbs/acre/yr (row 57) for additional comparison purposes
- 14 Corrected error in excel formula for new impervious cover Rv.
- 15 Corrected errors in excel formula for total site area and Rv's in redevelopment portion: error appeared when soil types change between pre-redevelopment and post-development with no net increases in impervious increase.
- 16 Added section for Final Post-Development to Land Cover Summaries to show combination of redevelopment portion and new net impervious cover portion.
- 17 Added informational section in blue (columns B to F, rows 12-14) and input/error guide (columns H to K, rows 12-14) to indicate to users upfront when new net impervious cover is being triggered, when 10 or 20% reductions are being utilized, and when data entry is completed correctly.
- 18 Added data entry instruction when user inputs blank (row 8).
- 19 Added option for linear development projects (row 6, and cells D64-G64)
- 20 Removed "protected" from pre-redevelopment land cover type forest/open space since this is only required in post-development. (08/22/2017)
- 21 Added error notification to side error notes if total disturbed acreage entered is greater than post-development area entered. (08/22/2017)

D.A. tabs

- 22 Added MTDs: Hydrodynamic, Filtering, Generic.
- 23 Added "Total BMP Treatment Volume (ft³)" column.
- 24 Rearranged previous Turf and Impervious input rows to adjacent cells in same row so each practice now located on 1 row only.
- 25 Consolidated BMP Practice heading and added (RR or no RR label) to each practice to identify those with and without Runoff Reduction.
- 26 Added " Total Phosphorus Available for Removal in D.A. _ (lbs)".
- 27 Added button to clear BMP credit areas entered for each practice.
- 28 Added user prompts to assist with user-input Rainwater Harvesting runoff reduction credit, and MTDs.
- 29 Renamed Credit and Phosphorus/Nitrogen Efficiency column headers to Runoff Removal Credit and Phosphorus/Nitrogen Removal Efficiency for clarity.
- 30 Removed "RR" from Column headings referring to runoff volume and TP load from upstream practices (which may be RR or non-RR practices).
- 31 Renamed "10. Wet Swale (Coastal Plain)" to "10. Wet Swale" in BMP heading in order to improve clarity. The practice is well suited for but not limited to the Coastal Plain.
- 32 Renamed "14. Manufactured BMPs" section heading to "14. Manufactured Treatment Device"s for consistency with Virginia BMP Clearinghouse.
- 33 Added "Micro-Bioretenention #1" and "Micro-Bioretenention #2" to Bioretention headings (6.a and 6.b on tab, respectively) from Spec 9.
- 34 Replaced zero values from all data entry cells with blank cells, blocked out calculation and data entry cells where input or calculations are not applicable.

Water Quality Compliance tab

- 35 Optimized and reorganized for improved information output.
- 36 Added "Runoff Reduction Volume and TP By Drainage Area".
- 37 Added section for linear development projects (rows 21-26)

Runoff Volume and CN tab

- 38 Reorganized and renamed Channel and Flood Protection tab to Runoff Volume and CN to more accurately reflect information provided.
- 39 Added user notes regarding limitations of Runoff Volume and CN tab for water quantity calculations.
- 40 Renamed $CN_{weighted}$ to $CN_{(D.A. X)}$ for the CNs based on soils and land cover types for each drainage area

Summary tab

- 41 Added "Print Preview" button.
- 42 Fixed runtime error in Summary tab update macro.
- 43 Added "BMP Treatment Volume", "TP Load from Upstream practice", "TP Removed" and "TP remaining" columns to Summary tab.
- 44 Optimized macro efficiency and eliminated screen updating/flashing during macros.
- 45 Corrected Summary tab macro -Turf missing routine missing "<>".
- 46 Added additional pre and post site data onto Summary tab.
- 47 Added Error Summary Table to Summary tab (appears only if errors on Site tab or Drainage Area tabs are present)
- 48 Expanded and improved Runoff Coefficient and CN calculation section.
- 49 Added summary information for linear projects, only populates if applicable.
- 50 Macro glitch with MS Excel 2016 corrected. (08/22/2017)
- 51 Added Project Title and Date from Site tab. (8/22/2017)



SUP-22-0018

Williamsburg Place

Project: **Pavilion and Farley Center Additions**

Project No.: **W10772-00**

Subject: **Curve Numbers**

Date: **November 11, 2022**

Calculated By: **BTC**

Runoff Curve Numbers used in the following calculations were taken from Table 5-5 of the Virginia Erosion and Sediment Control Handbook

Subject Area: Post-Development VRRM SITE DA

Hydrologic Soil Group	Cover Description	CN	Area	CN x Area
HSG A	Woods Cover - Good Condition	30	0.00	
HSG A	Grass Cover - Good Condition	39	0.00	
HSG A	Impervious Cover	98	0.00	
HSG B	Woods Cover - Good Condition	55	0.00	
HSG B	Grass Cover - Good Condition	61	3.10	189.10
HSG B	Impervious Cover	98	4.65	455.7
HSG C	Woods Cover - Good Condition	70	0.00	
HSG C	Grass Cover - Good Condition	74	0.00	
HSG C	Impervious Cover	98	0.00	
HSG D	Woods Cover - Good Condition	77	0.00	
HSG D	Grass Cover - Good Condition	80	0.00	
HSG D	Impervious Cover	98	0.00	
Totals =			7.75	644.8

$$\text{CN (weighted)} = \frac{\text{total product}}{\text{total area}} = \frac{644.8}{7.75} = 83.2$$

Use CN = **83**

Subject Area: Post-Development VRRM DA 'A' to Existing Bioretention

Hydrologic Soil Group	Cover Description	CN	Area	CN x Area
HSG A	Woods Cover - Good Condition	30	0.00	
HSG A	Grass Cover - Good Condition	39	0.00	
HSG A	Impervious Cover	98	0.00	
HSG B	Woods Cover - Good Condition	55	0.00	
HSG B	Grass Cover - Good Condition	61	0.80	48.80
HSG B	Impervious Cover	98	1.95	191.1
HSG C	Woods Cover - Good Condition	70	0.00	
HSG C	Grass Cover - Good Condition	74	0.00	
HSG C	Impervious Cover	98	0.00	
HSG D	Woods Cover - Good Condition	77	0.00	
HSG D	Grass Cover - Good Condition	80	0.00	
HSG D	Impervious Cover	98	0.00	
Totals =			2.75	239.9

$$\text{CN (weighted)} = \frac{\text{total product}}{\text{total area}} = \frac{239.9}{2.75} = 87.2$$

Use CN = **87**

Subject Area: Post-Development VRRM DA 'A' to Existing Extended Detention

Hydrologic Soil Group	Cover Description	CN	Area	CN x Area
HSG A	Woods Cover - Good Condition	30	0.00	
HSG A	Grass Cover - Good Condition	39	0.00	
HSG A	Impervious Cover	98	0.00	
HSG B	Woods Cover - Good Condition	55	0.00	
HSG B	Grass Cover - Good Condition	61	2.30	140.30
HSG B	Impervious Cover	98	2.70	264.6
HSG C	Woods Cover - Good Condition	70	0.00	
HSG C	Grass Cover - Good Condition	74	0.00	
HSG C	Impervious Cover	98	0.00	
HSG D	Woods Cover - Good Condition	77	0.00	
HSG D	Grass Cover - Good Condition	80	0.00	
HSG D	Impervious Cover	98	0.00	

Totals = 5.00 404.9

$$\text{CN (weighted)} = \frac{\text{total product}}{\text{total area}} = \frac{404.9}{5} = 81.0$$

Use CN = 81

Exhibit E

Building Elevations

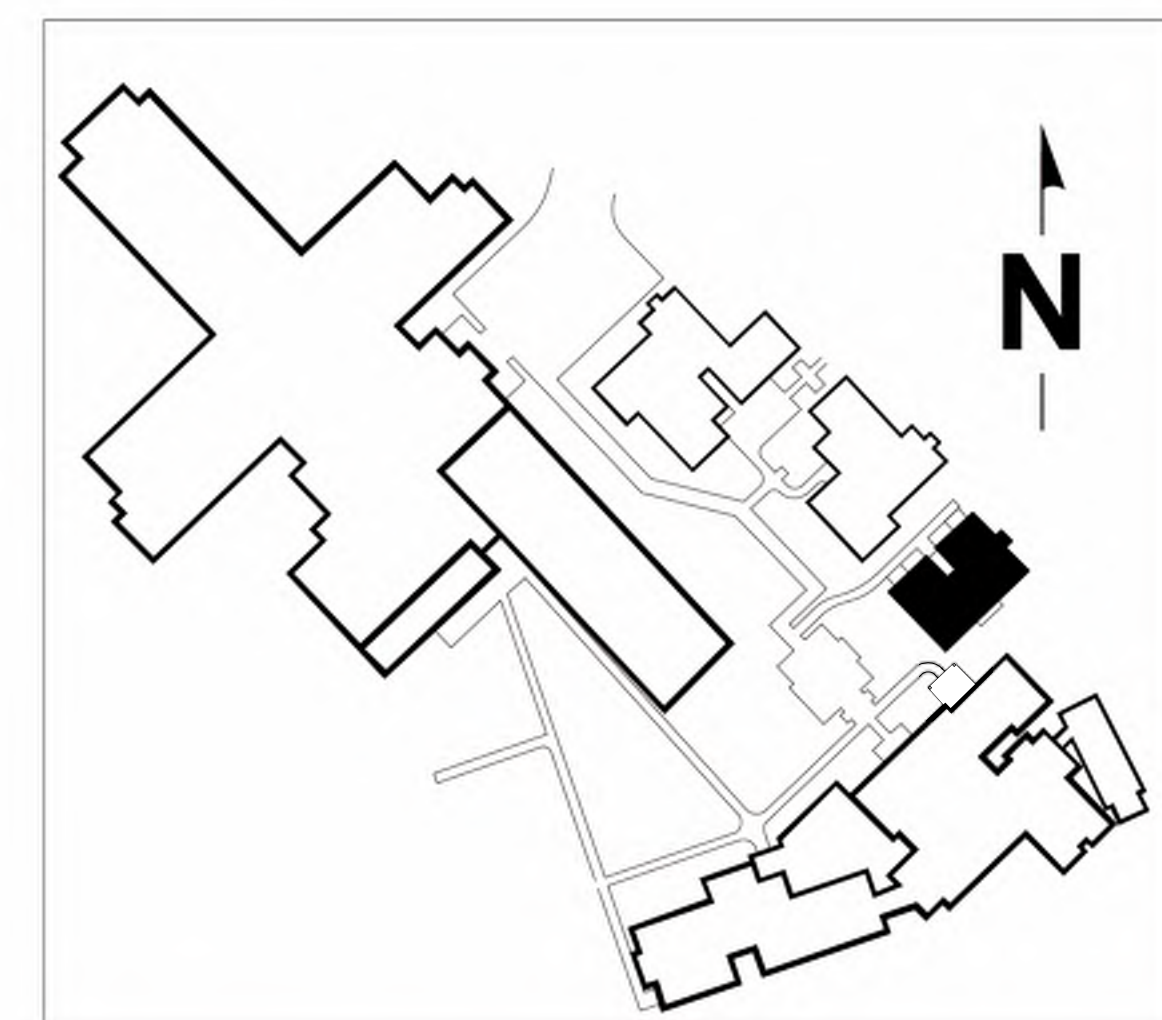


1 APARTMENT ADDITION - NORTH ELEVATION
A-201 1/4" = 1'-0"



2 APARTMENT ADDITION - EAST ELEVATION
A-201 1/4" = 1'-0"

NEW ADDITION
EXISTING



1/4" = 1' - 0" 0 1' 5' 10' 15'

**COLORED BUILDING
ELEVATIONS FOR
WILLIAMSBURG PLACE
PAVILION AND FARLEY CENTER ADDITIONS**

REVISION SCHEDULE		
#	DESCRIPTION	DATE

NOT FOR
CONSTRUCTION

Date: 08/24/22
Drawn: EAQ Checked: SLK
Project: 222003

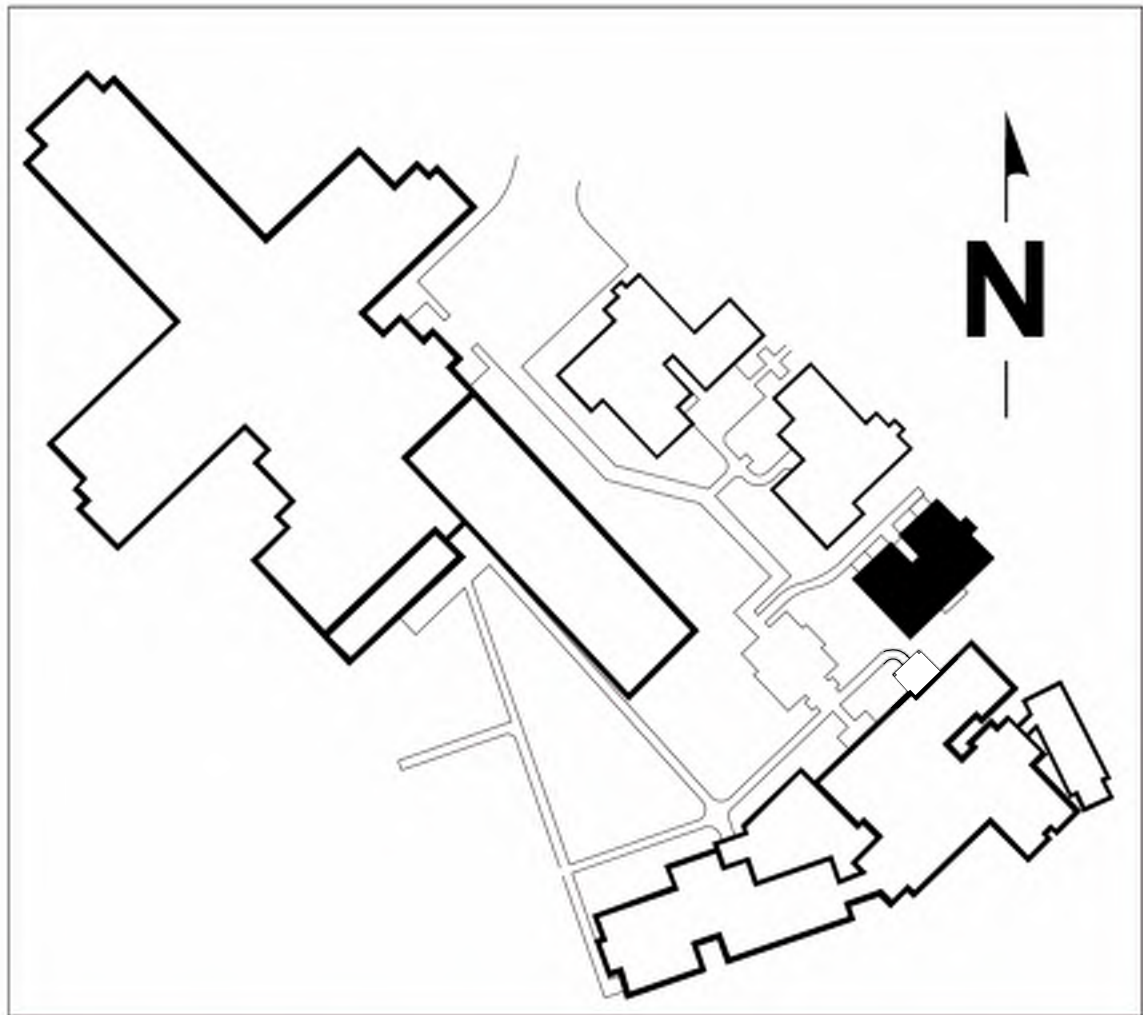


1
A-202
APARTMENT ADDITION - SOUTH ELEVATION
1/4" = 1'-0"



2
A-202
APARTMENT ADDITION - WEST ELEVATION
1/4" = 1'-0"

NEW ADDITION
EXISTING



1/4" = 1' - 0" 0 1' 5' 10' 15'

**COLORED BUILDING
ELEVATIONS FOR
WILLIAMSBURG PLACE
PAVILION AND FARLEY CENTER ADDITIONS**

REVISION SCHEDULE			INITIALS
#	DESCRIPTION	DATE	

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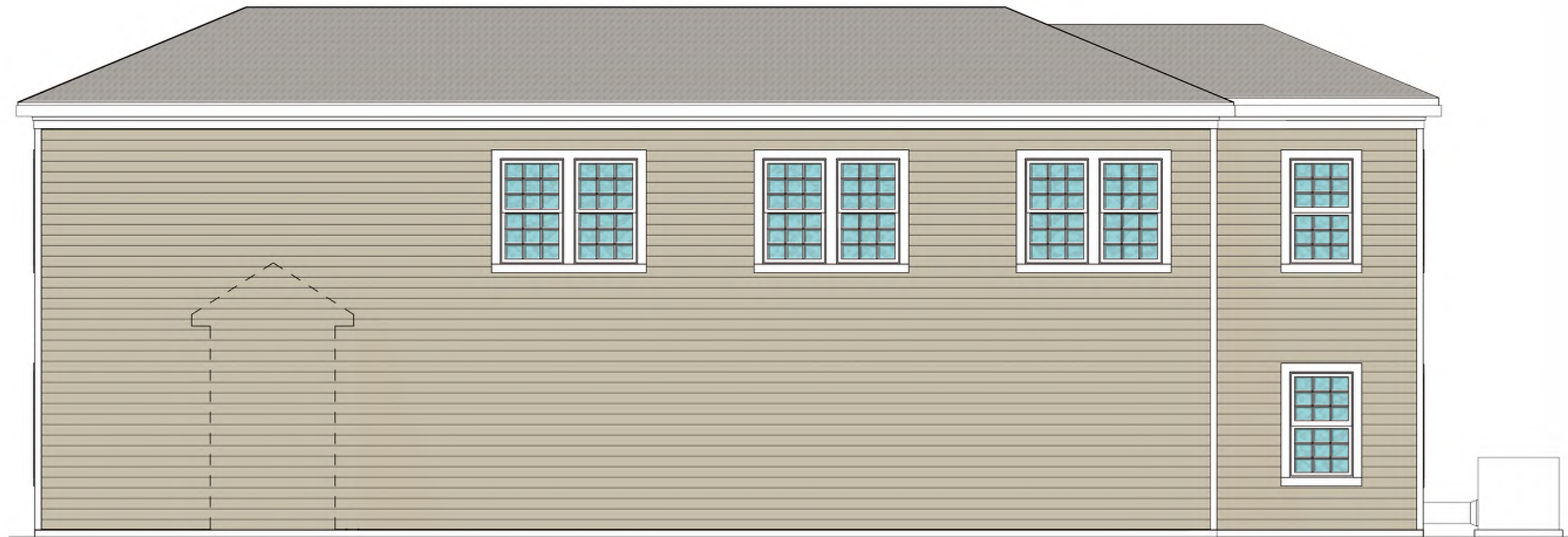
Date: 08/24/22
Drawn: EAQ Checked: SLK
Project: 222003



1 WELLNESS CENTER - NORTH ELEVATION
A-201 1/4" = 1'-0"



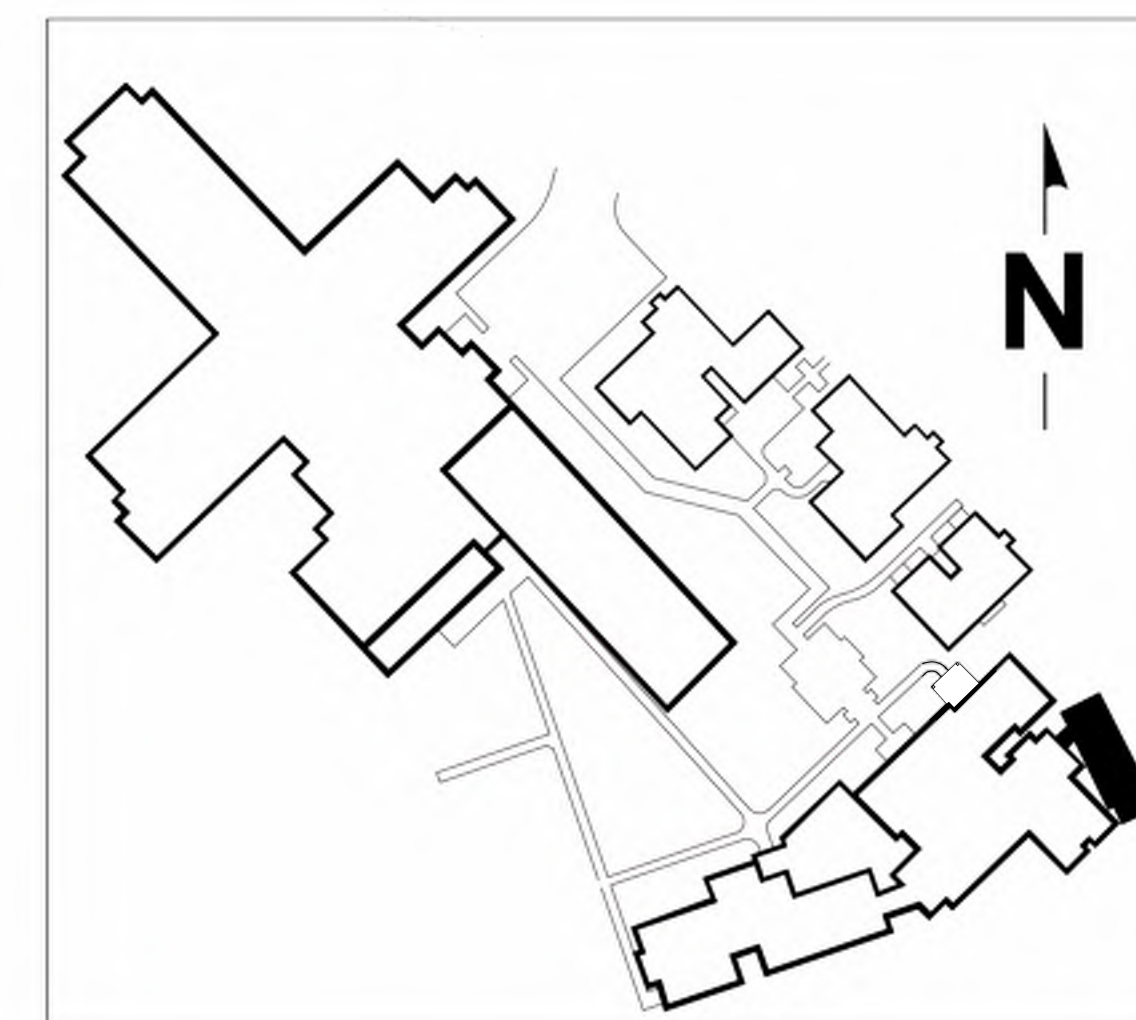
2 WELLNESS CENTER - EAST ELEVATION
A-201 1/4" = 1'-0"



3 WELLNESS CENTER - WEST ELEVATION
A-201 1/4" = 1'-0"



4 WELLNESS CENTER - SOUTH ELEVATION
A-201 1/4" = 1'-0"



NEW ADDITION
EXISTING

1/4" = 1'-0" 0 1' 5' 10' 15'

**COLORED BUILDING
ELEVATIONS FOR
WILLIAMSBURG PLACE
PAVILION AND FARLEY CENTER ADDITIONS**

#	REVISION SCHEDULE	DESCRIPTION	DATE	INITIALS

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Date: 08/24/22
Drawn: EAQ Checked: SLK
Project: 222003

A-201



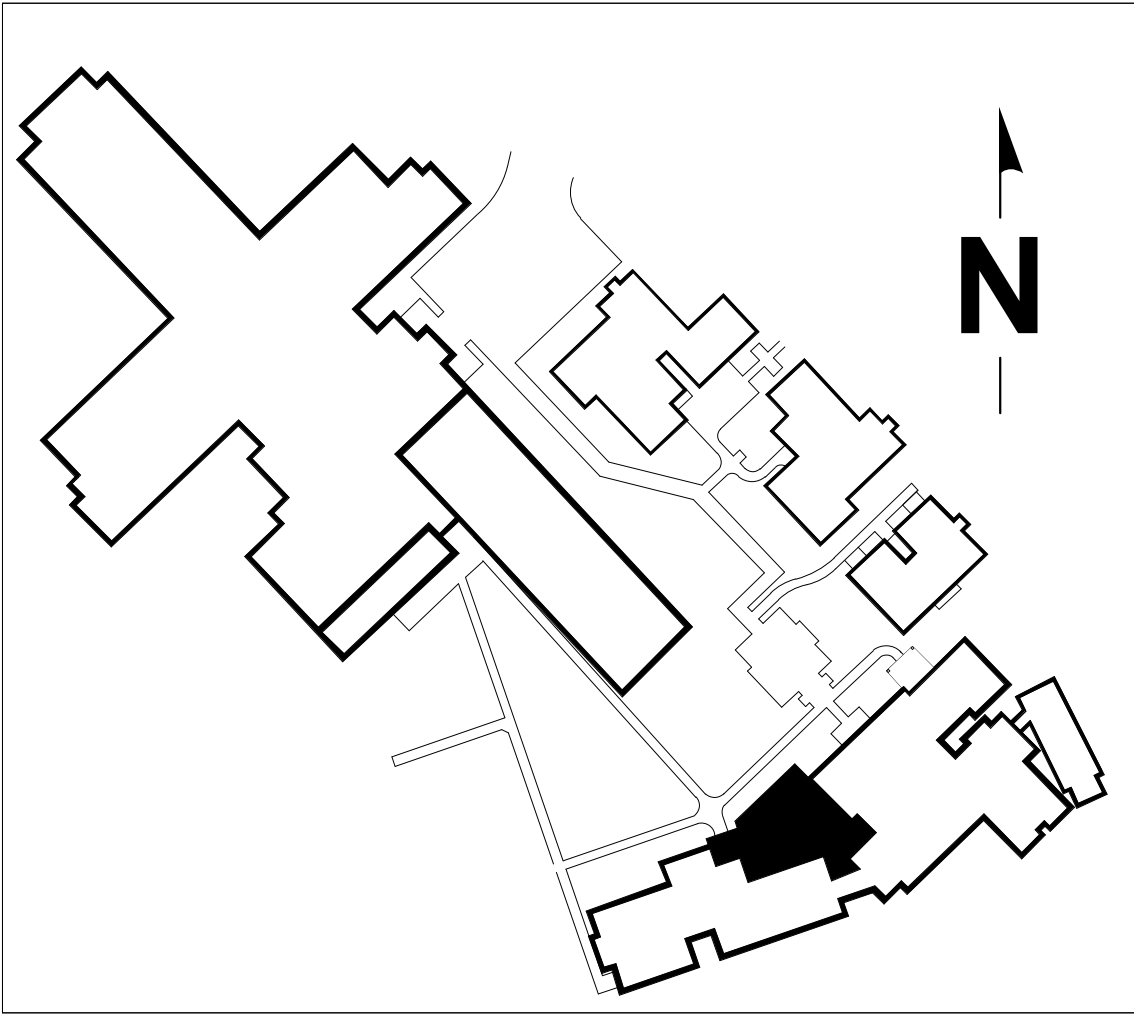
1
A-202

FARLEY CENTER ADDITION - ELEVATION

1/4" = 1'-0"

NEW ADDITION

EXISTING



1/4" = 1' - 0" 0 1' 5' 10' 15'

REVISION SCHEDULE			
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NOT FOR CONSTRUCTION

Date: 10/24/22
Drawn: EAQ Checked: SLK
Project: 222003

A-202

GuernseyTingle

757-220-0020 Williamsburg, VA
guernseytingle.com

COLORED BUILDING
ELEVATIONS FOR
WILLIAMSBURG PLACE
PAVILION AND FARLEY CENTER ADDITIONS



1 PAVILION ADDITION - NORTH ELEVATION
A-201 1/8" = 1'-0"

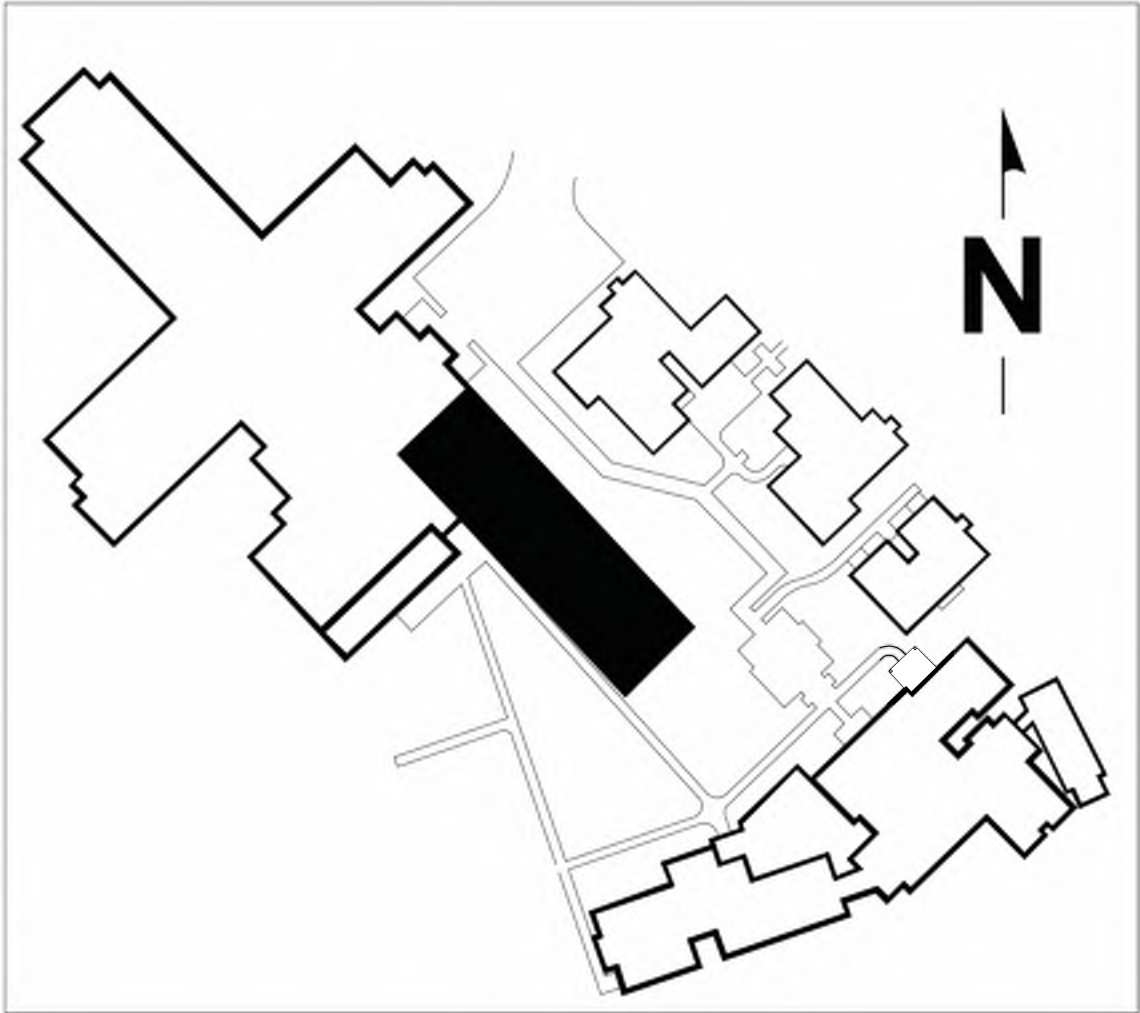


2 PAVILION ADDITION - SOUTH ELEVATION
A-201 1/8" = 1'-0"



3 PAVILION ADDITION - EAST ELEVATION
A-201 1/8" = 1'-0"

NEW ADDITION
EXISTING



1/8" = 1' - 0" 0 5' 10' 15' 30'

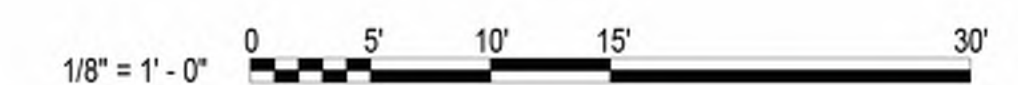
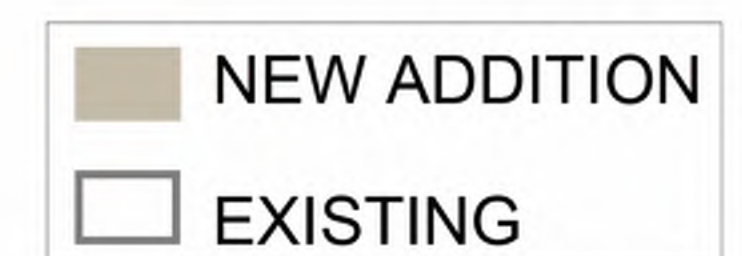
**COLORED BUILDING
ELEVATIONS FOR
WILLIAMSBURG PLACE
PAVILION AND FARLEY CENTER ADDITIONS**

REVISION SCHEDULE			INITIALS
#	DESCRIPTION	DATE	

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NOT FOR
CONSTRUCTION

Date: 08/24/22
Drawn: EAQ Checked: SLK
Project: 222002

[illegible]

NOT FOR
CONSTRUCTION

Date: 08/24/22
 Drawn: EAQ Checked: SLK
 Project: 222002

A-201

Exhibit F

Representative Building Color References



1 FARLEY CENTER - REMOVE COVERED PORCH ROOF



2 FARLEY CENTER ADDITION
A-203



1 EXISTING PAVILION BUILDING

COLOR SAMPLES FOR WILLIAMSBURG PLACE

PAVILION AND FARLEY CENTER ADDITIONS

[illegible]

NOT FOR
CONSTRUCTION

Exhibit G

Traffic Count Report
Turn Lane Warrant Report



TO: Ryan Stephenson, P. E.
FROM: Dexter R. Williams, P. E.
SUBJECT: Turn Lane Warrant For Williamsburg Place 214 Bed Nursing Home
DATE: November 7, 2022

Enclosed please find:

- Exhibit A: AM and PM peak hour counts at Mooretown Road/Williamsburg Place
- Exhibit B: AM and PM peak hour forecast:
 - Top row: Counts
 - Second row: growth factor 1.02 applied to counts for background traffic
 - Third row:: Trip assignments for new 214 bed nursing home
 - Fourth row:: Total traffic for turn lane warrants
- Exhibit C: Trip generation for 214 beds
- Exhibit D: AM peak hour left turn lane warrant for total traffic: no left turn lane warranted
- Exhibit E: PM peak hour left turn lane warrant for total traffic: no left turn lane warranted
- Exhibit F: AM and PM peak hour right turn lane warrant for total traffic: right turn radius only warranted

AM PEAK HOUR

Date: Wed, 10/19/22

COUNTS CONDUCTED BY DRW CONSULTANTS, LLC & AES

LOCATION:

CUMULATIVE 15 MINUTE COUNTS

TIME	EB Left	EB Thru	EB Right	WB Left	WB Thru	WB Right	NB Left	NB Thru	NB Right	SB Left	SB Thru	SB Right	Total
		A	B	E	F		C		D				
7:00 to 7:15		34	3	9	56		0		1				103
7:15 to 7:30		88	6	16	107		1		2				220
7:30 to 7:45		146	7	19	164		2		11				349
7:45 to 8:00		202	10	28	234		2		15				491
8:00 to 8:15		274	15	37	298		2		16				642
8:15 to 8:30		322	19	42	361		4		17				765
8:30 to 8:45		396	22	50	427		6		17				918
8:45 to 9:00		448	24	55	483		6		18				1034

Count Sheet

15 MINUTE INTERVAL COUNTS

TIME	EB Left	EB Thru	EB Right	WB Left	WB Thru	WB Right	NB Left	NB Thru	NB Right	SB Left	SB Thru	SB Right	Total
7:00 to 7:15	0	34	3	9	56	0	0	0	1	0	0	0	103
7:15 to 7:30	0	54	3	7	51	0	1	0	1	0	0	0	117
7:30 to 7:45	0	58	1	3	57	0	1	0	9	0	0	0	129
7:45 to 8:00	0	56	3	9	70	0	0	0	4	0	0	0	142
8:00 to 8:15	0	72	5	9	64	0	0	0	1	0	0	0	151
8:15 to 8:30	0	48	4	5	63	0	2	0	1	0	0	0	123
8:30 to 8:45	0	74	3	8	66	0	2	0	0	0	0	0	153
8:45 to 9:00	0	52	2	5	56	0	0	0	1	0	0	0	116

HOURLY INTERVAL

TIME	EB Left	EB Thru	EB Right	WB Left	WB Thru	WB Right	NB Left	NB Thru	NB Right	SB Left	SB Thru	SB Right	Total
7:00 to 8:00	0	202	10	28	234	0	2	0	15	0	0	0	491
7:15 to 8:15	0	240	12	28	242	0	2	0	15	0	0	0	539
7:30 to 8:30	0	234	13	26	254	0	3	0	15	0	0	0	545
7:45 to 8:45	0	250	15	31	263	0	4	0	6	0	0	0	569
8:00 to 9:00	0	246	14	27	249	0	4	0	3	0	0	0	543

PEAK HOUR TURNING MOVEMENT VOLUMES

TIME	EB Left	EB Thru	EB Right	WB Left	WB Thru	WB Right	NB Left	NB Thru	NB Right	SB Left	SB Thru	SB Right	Total
7:45 to 8:45	0	250	15	31	263	0	4	0	6	0	0	0	569

PEAK HOUR FACTOR BY APPROACH

	EB	WB	NB	SB
7:00 to 7:15	37	65	1	0
7:15 to 7:30	57	58	2	0
7:30 to 7:45	59	60	10	0
7:45 to 8:00	59	79	4	0
8:00 to 8:15	77	73	1	0
8:15 to 8:30	52	68	3	0
8:30 to 8:45	77	74	2	0
8:45 to 9:00	54	61	1	0
PHF	0.86	0.93	0.63	#####

Exhibit A1

PM PEAK HOUR

Date:

COUNTS CONDUCTED BY DRW CONSULTANTS, LLC & AES

LOCATION:

CUMULATIVE 15 MINUTE COUNTS

TIME	EB Left	EB Thru	EB Right	WB Left	WB Thru	WB Right	NB Left	NB Thru	NB Right	SB Left	SB Thru	SB Right	Total
		A	B	E	F		C		D				
4:00 to 4:15		87	0	2	91		1		5				186
4:15 to 4:30		187	1	4	173		3		9				377
4:30 to 4:45		311	3	4	264		6		19				607
4:45 to 5:00		406	3	4	353		9		26				801
5:00 to 5:15		515	3	5	426		9		31				989
5:15 to 5:30		612	3	6	525		11		41				1198
5:30 to 5:45		713	3	7	605		11		42				1381
5:45 to 6:00		781	4	8	674		13		43				1523

Count Sheet

15 MINUTE INTERVAL COUNTS

TIME	EB Left	EB Thru	EB Right	WB Left	WB Thru	WB Right	NB Left	NB Thru	NB Right	SB Left	SB Thru	SB Right	Total
4:00 to 4:15	0	87	0	2	91	0	1	0	5	0	0	0	186
4:15 to 4:30	0	100	1	2	82	0	2	0	4	0	0	0	191
4:30 to 4:45	0	124	2	0	91	0	3	0	10	0	0	0	230
4:45 to 5:00	0	95	0	0	89	0	3	0	7	0	0	0	194
5:00 to 5:15	0	109	0	1	73	0	0	0	5	0	0	0	188
5:15 to 5:30	0	97	0	1	99	0	2	0	10	0	0	0	209
5:30 to 5:45	0	101	0	1	80	0	0	0	1	0	0	0	183
5:45 to 6:00	0	68	1	1	69	0	2	0	1	0	0	0	142

HOURLY INTERVAL

TIME	EB Left	EB Thru	EB Right	WB Left	WB Thru	WB Right	NB Left	NB Thru	NB Right	SB Left	SB Thru	SB Right	Total
4:00 to 5:00	0	406	3	4	353	0	9	0	26	0	0	0	801
4:15 to 5:15	0	428	3	3	335	0	8	0	26	0	0	0	803
4:30 to 5:30	0	425	2	2	352	0	8	0	32	0	0	0	821
4:45 to 5:45	0	402	0	3	341	0	5	0	23	0	0	0	774
5:00 to 6:00	0	375	1	4	321	0	4	0	17	0	0	0	722

PEAK HOUR TURNING MOVEMENT VOLUMES

TIME	EB Left	EB Thru	EB Right	WB Left	WB Thru	WB Right	NB Left	NB Thru	NB Right	SB Left	SB Thru	SB Right	Total
4:30 to 5:30	0	425	2	2	352	0	8	0	32	0	0	0	821

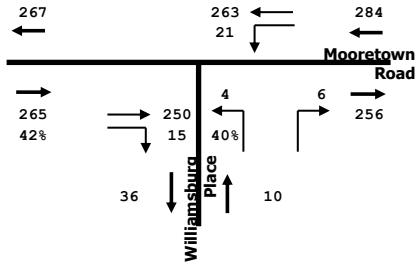
PEAK HOUR FACTOR BY APPROACH

	EB	WB	NB	SB
4:00 to 4:15	87	93	6	0
4:15 to 4:30	101	84	6	0
4:30 to 4:45	126	91	13	0
4:45 to 5:00	95	89	10	0
5:00 to 5:15	109	74	5	0
5:15 to 5:30	97	100	12	0
5:30 to 5:45	101	81	1	0
5:45 to 6:00	69	70	3	0
PHF	0.85	0.89	0.77	#####

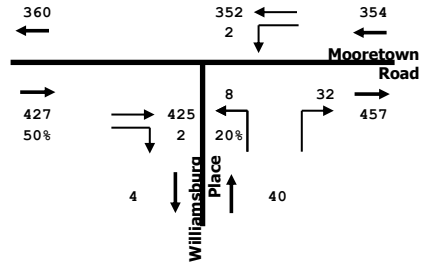
Exhibit A2

Counts

AM Peak Hour



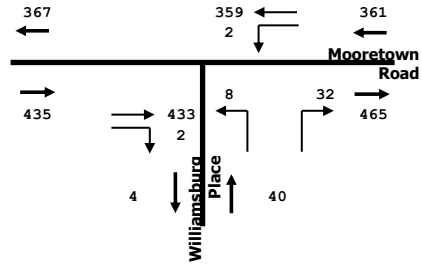
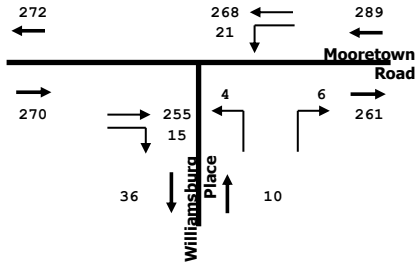
PM Peak Hour



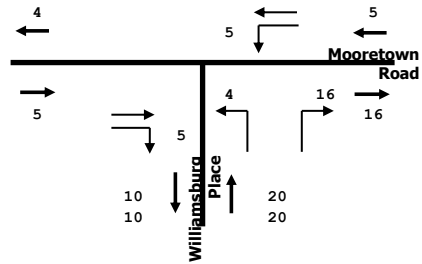
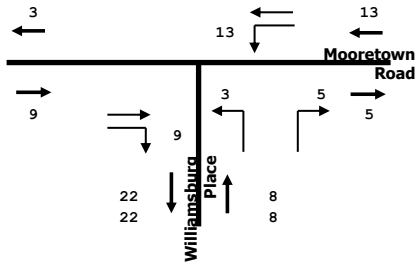
TO RT. 199

GROWTH FACTOR: 1.02

Background



Site Traffic



Total Traffic

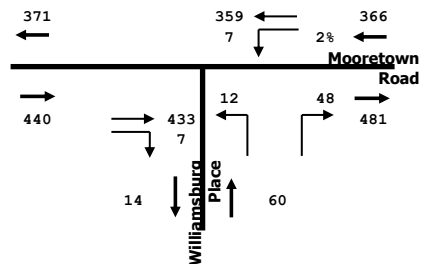
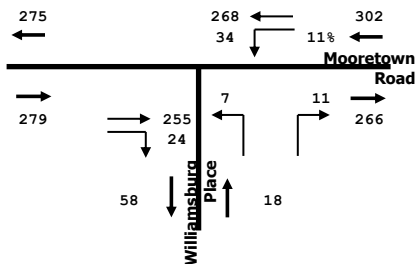


Exhibit Reference

WILLIAMSBURG PLACE FORECAST

DRW Consultants, LLC
804-794-7312

Exhibit B

TABLE 1		LAND USE CODE	SQ.FT., OTHER UNITS	WEEKDAY TRIP GENERATION						
				AM PEAK HOUR			PM PEAK HOUR			DAILY
VALUE	LAND USE			Enter	Exit	Total	Enter	Exit	Total	
rate/adj. st.	Nursing Home	620	214 beds	22	8	30	10	20	30	655

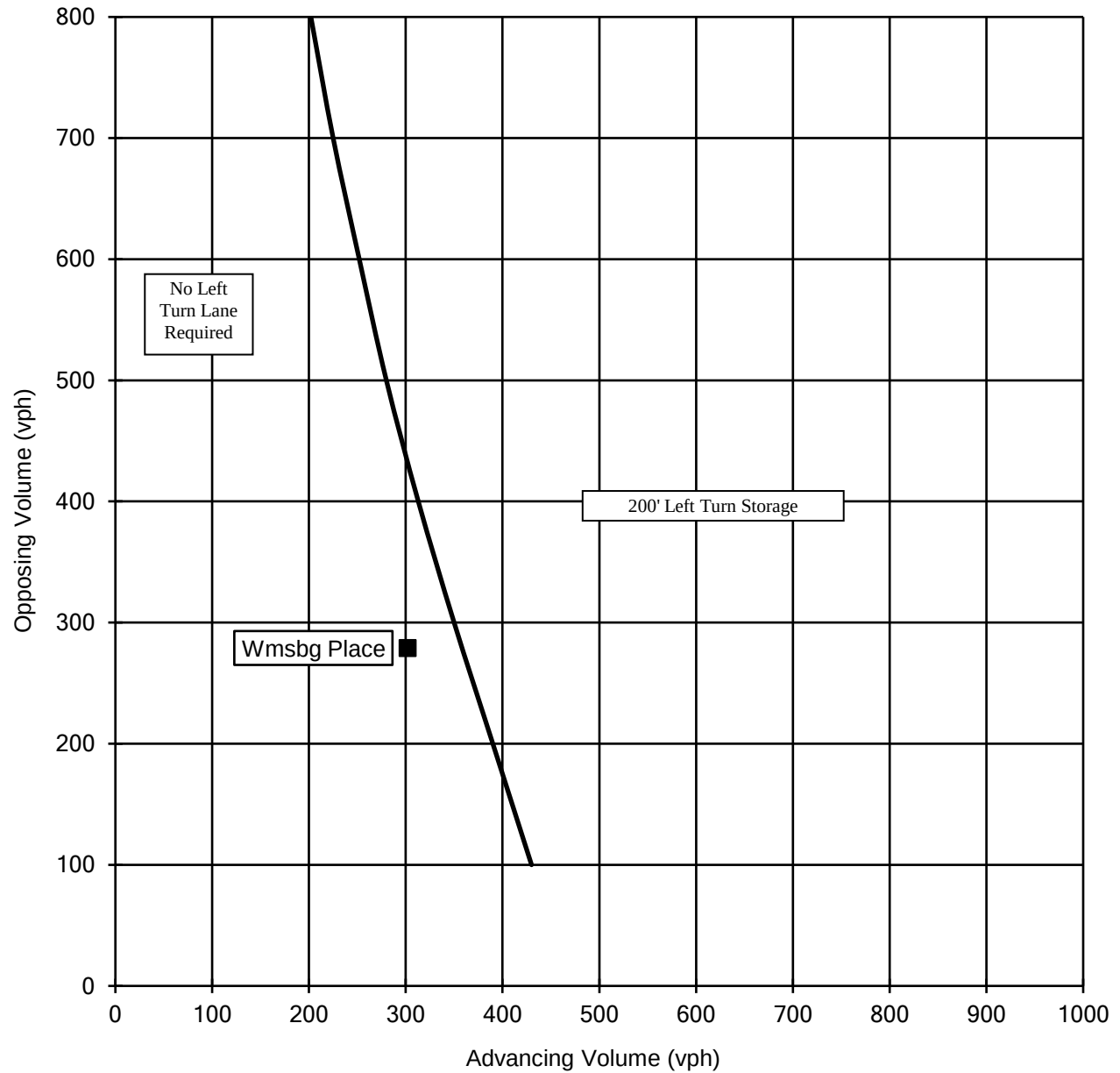
Trip generation rates from [Trip Generation Manual, 11th Edition](#) (TGM11) by the Institute of Transportation Engineers (ITE)

WILLIAMBURG PLACE
214 NURSING HOME BEDS

DRW Consultants, LLC
804-794-7312

Exhibit C

LEFT TURN LANE WARRANT
40 mph Design Speed
% Left Turns = 15%



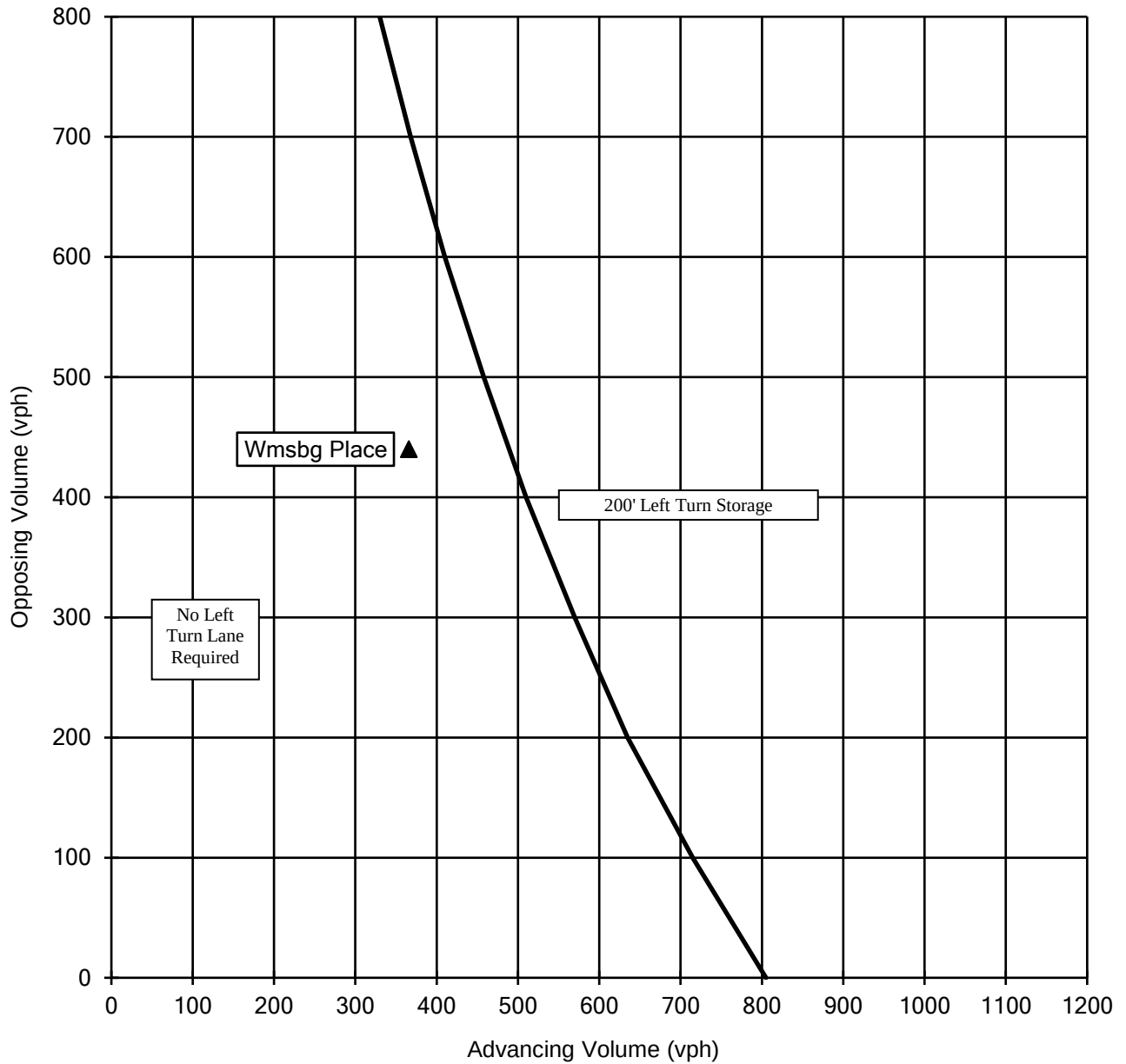
Source: Interpolated from VDOT Road Design Manual, Appendix F, derived from Highway Research Record Number 211

VDOT LEFT TURN LANE WARRANT
 WILLIAMSBURG PLACE AM PEAK HOUR

DRW Consultants, LLC
 804-794-7312

Exhibit D

LEFT TURN LANE WARRANT
40 mph Design Speed
% Left Turns = 5%



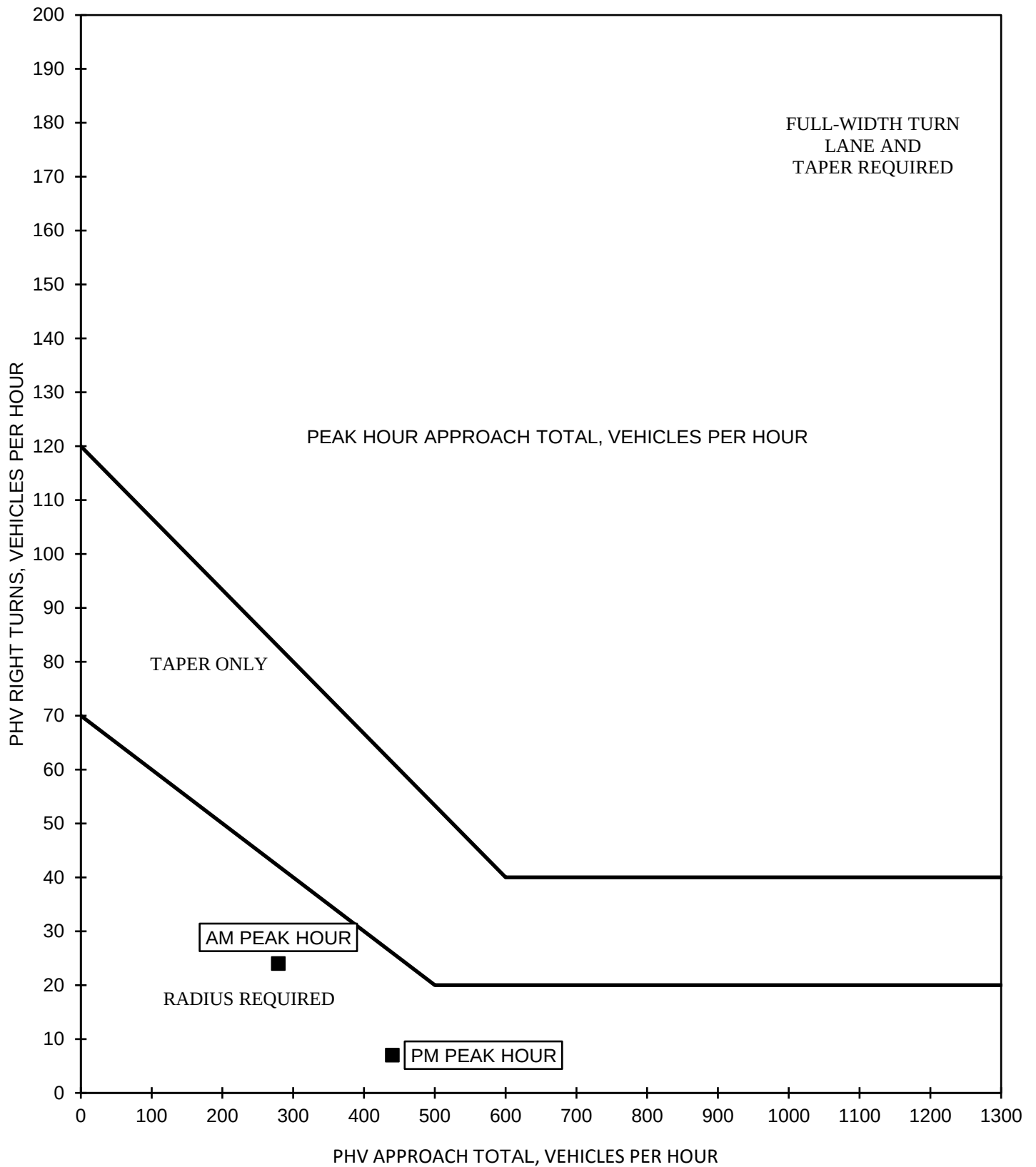
Source: Interpolated from VDOT Road Design Manual, Appendix F, derived from Highway Research Record Number 211.

VDOT LEFT TURN LANE WARRANTS
 WILLIAMSBURG PLACE PM PEAK HOUR

DRW Consultants, LLC
 804-794-7312

Exhibit E

Guidelines for Right Turn Treatments 2 - Lane Highway

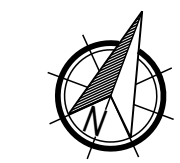
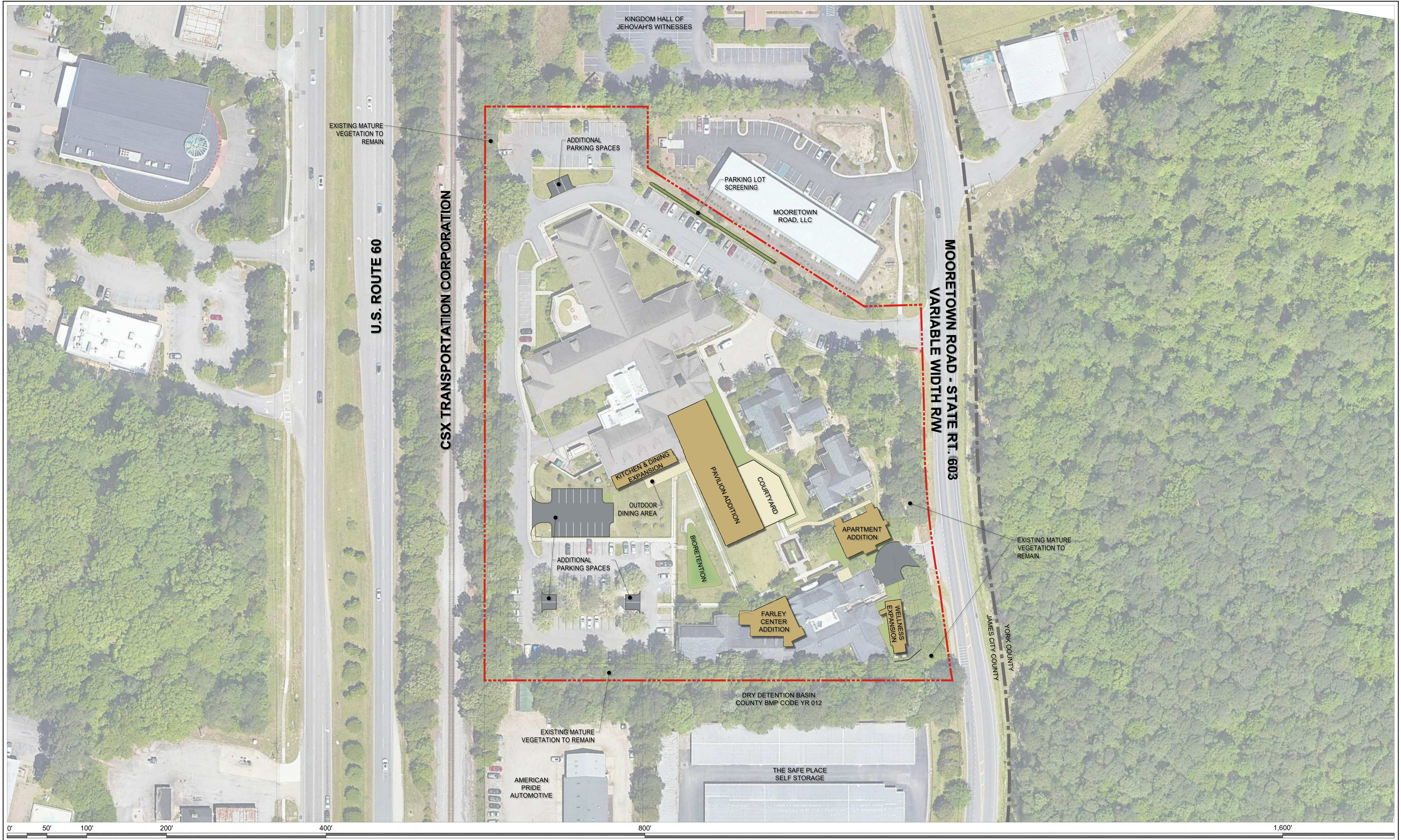


Source: VDOT Road Design Manual, Appendix F

VDOT RIGHT TURN LANE WARRANT
WILLIAMSBURG PLACE

DRW Consultants, LLC
804-794-7312

Exhibit F



ORIGINAL DATE: AUGUST 24, 2022 REVISED: NOVEMBER 11, 2022
SCALE: 1"=50'

SHEET 1 of 1

ILLUSTRATIVE OVERALL IMPROVEMENTS PLAN WILLIAMSBURG PLACE

JAMES CITY COUNTY, VIRGINIA

(AES PROJECT #: W10772-00 - AES PROJECT CONTACT: T. RYAN STEPHENSON, P.E.)
JAMES CITY COUNTY CASE NO.: SUP-22-0018



Hampton Roads | Central Virginia | Middle Peninsula

5248 Old Towne Road, Suite 1
Williamsburg, Virginia 23186
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com

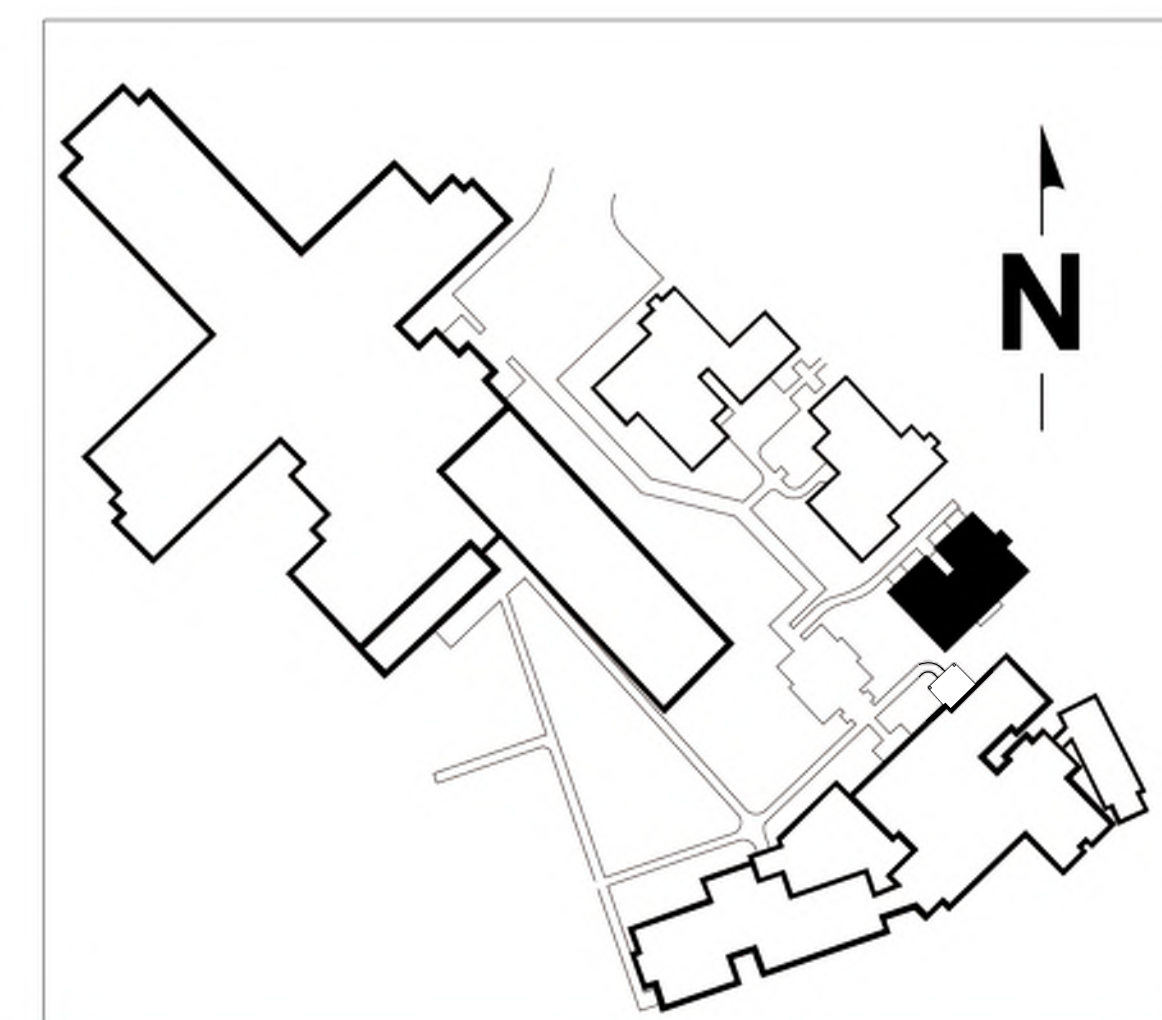


1 APARTMENT ADDITION - NORTH ELEVATION
A-201 1/4" = 1'-0"



2 APARTMENT ADDITION - EAST ELEVATION
A-201 1/4" = 1'-0"

NEW ADDITION
EXISTING



1/4" = 1' - 0" 0 1' 5' 10' 15'

REVISION SCHEDULE		
#	DESCRIPTION	DATE INITIALS

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NOT FOR
CONSTRUCTION

Date: 08/24/22
Drawn: EAQ Checked: SLK
Project: 222003

A-201

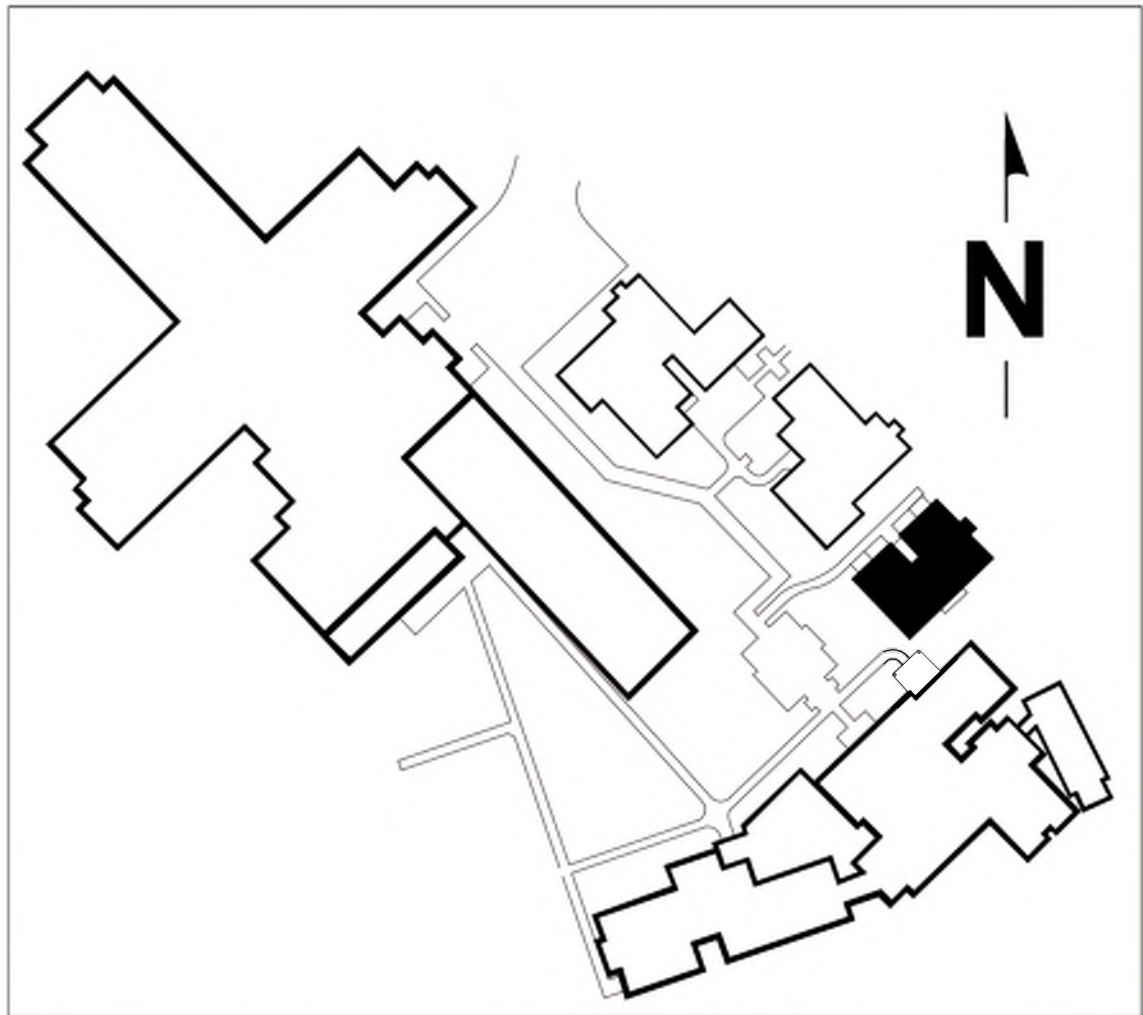


1
A-202
APARTMENT ADDITION - SOUTH ELEVATION
1/4" = 1'-0"



2
A-202
APARTMENT ADDITION - WEST ELEVATION
1/4" = 1'-0"

NEW ADDITION
EXISTING



1/4" = 1'-0" 0 1' 5' 10' 15'

**COLORED BUILDING
ELEVATIONS FOR
WILLIAMSBURG PLACE
PAVILION AND FARLEY CENTER ADDITIONS**

#	DESCRIPTION	DATE	INITIALS

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Date: 08/24/22
Drawn: EAQ Checked: SLK
Project: 222003

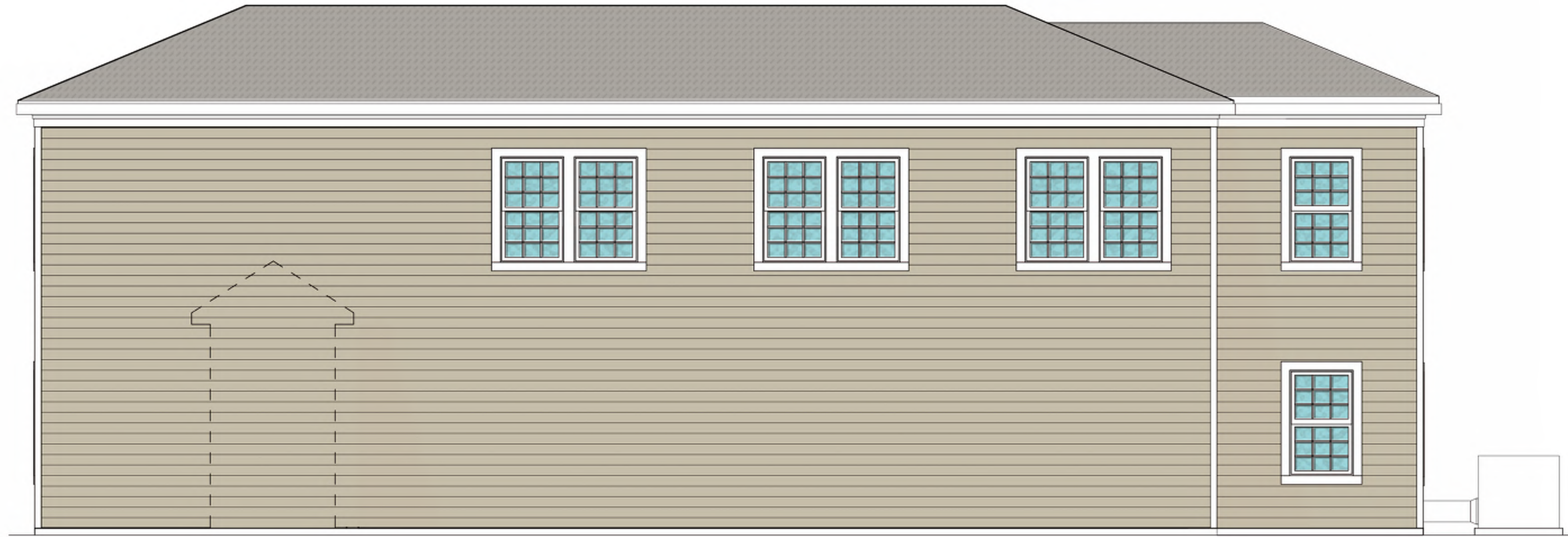
A-202



1 WELLNESS CENTER - NORTH ELEVATION
1/4" = 1'-0"



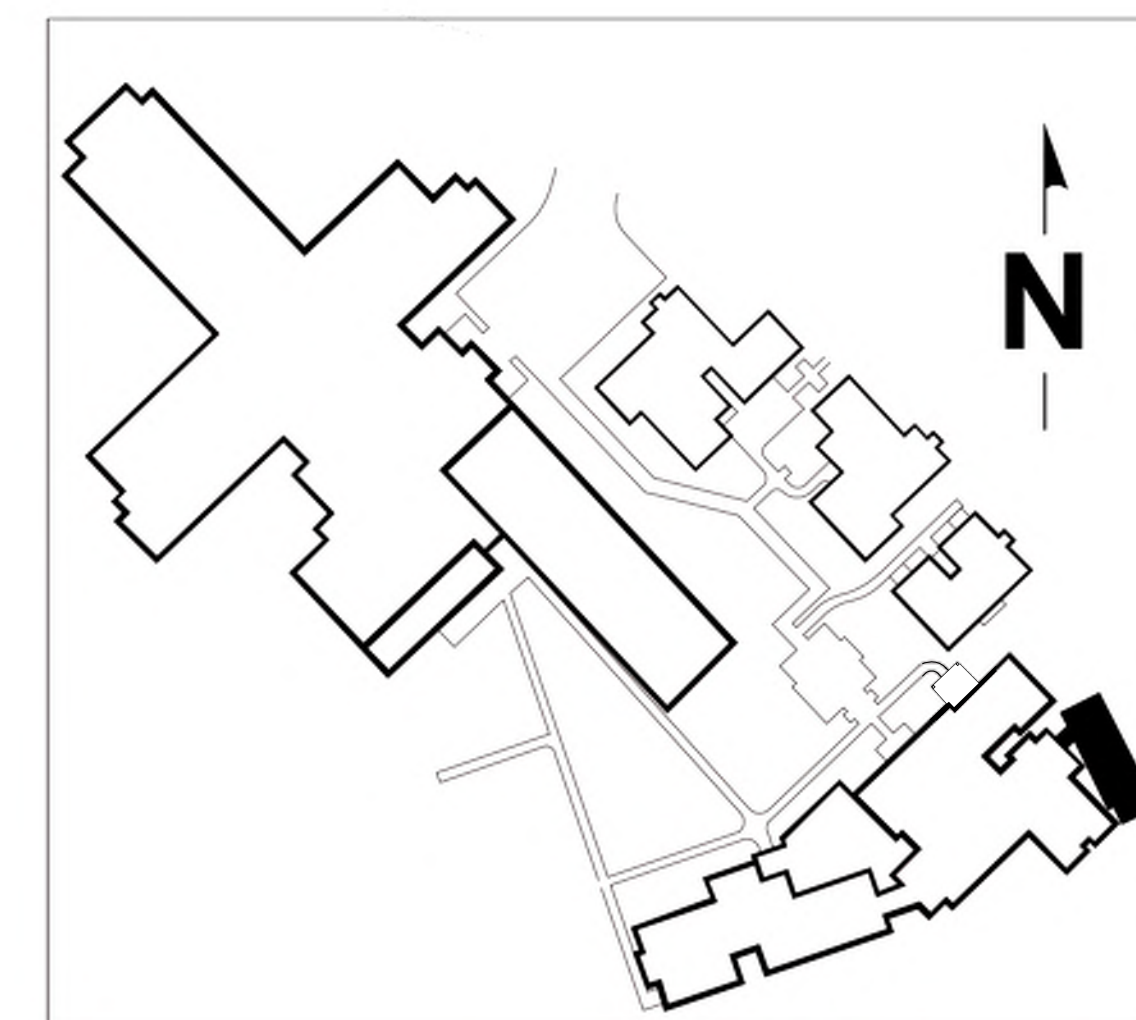
2 WELLNESS CENTER - EAST ELEVATION
1/4" = 1'-0"



3 WELLNESS CENTER - WEST ELEVATION
1/4" = 1'-0"



4 WELLNESS CENTER - SOUTH ELEVATION
1/4" = 1'-0"



NEW ADDITION
EXISTING

1/4" = 1'-0" 0 1' 5' 10' 15'

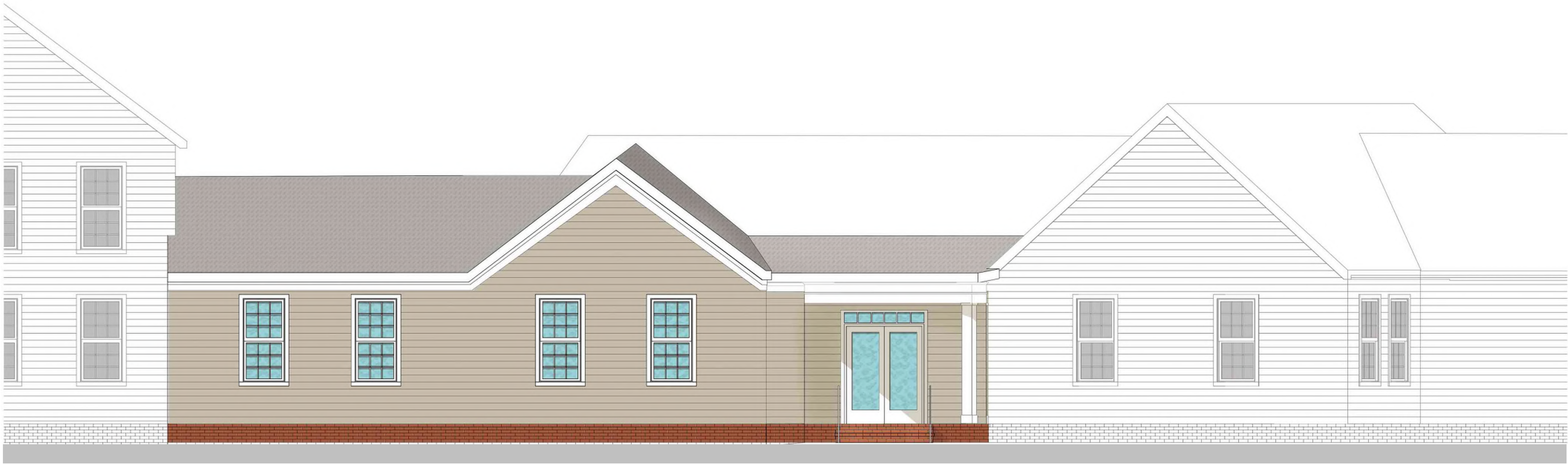
**COLORED BUILDING
ELEVATIONS FOR
WILLIAMSBURG PLACE
PAVILION AND FARLEY CENTER ADDITIONS**

REVISION SCHEDULE		
#	DESCRIPTION	DATE INITIALS

NOT FOR
CONSTRUCTION

Date: 08/24/22
Drawn: EAQ Checked: SLK
Project: 222003

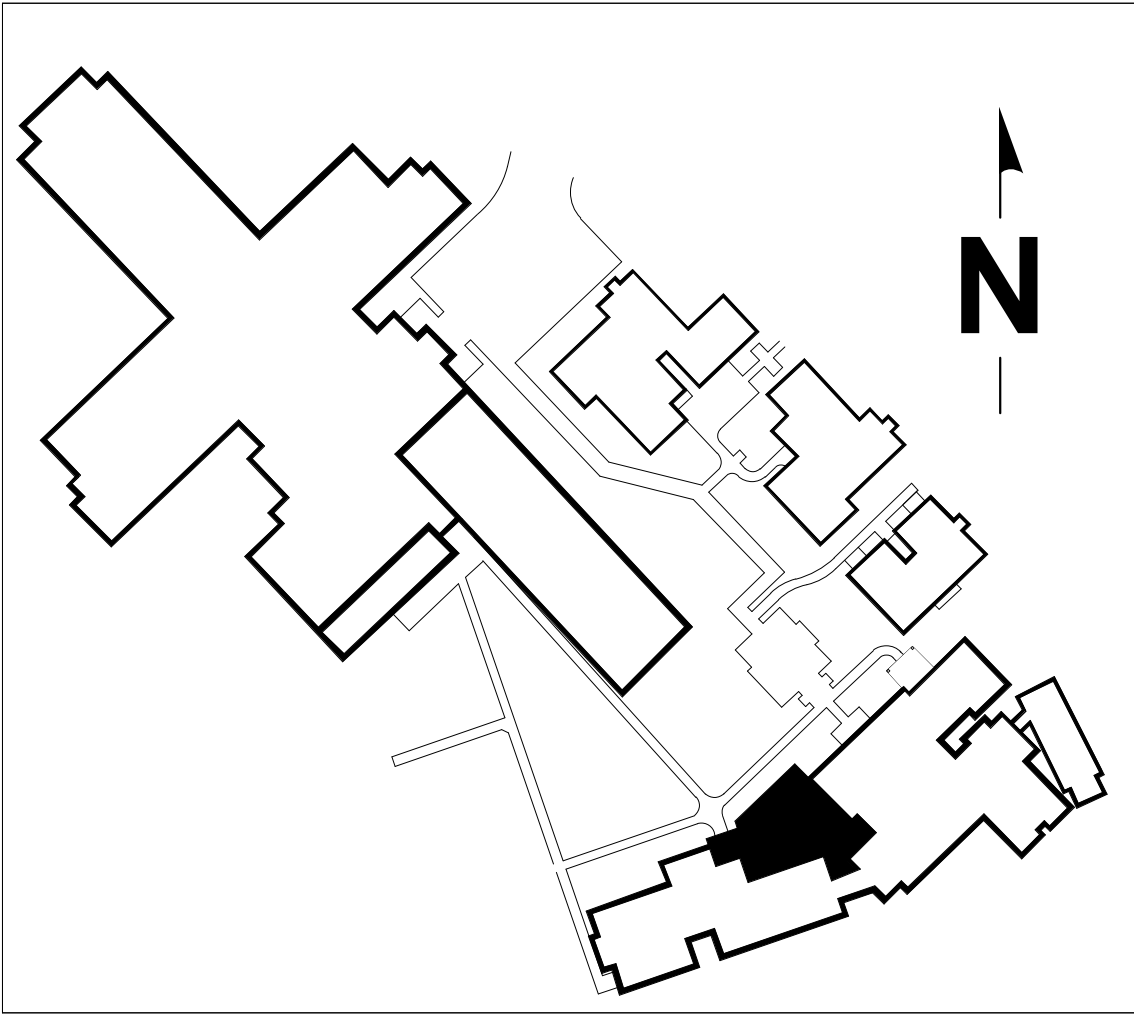
A-201



1 FARLEY CENTER ADDITION - ELEVATION
A-202 1/4" = 1'-0"

NEW ADDITION

EXISTING



1/4" = 1' - 0" 0 1' 5' 10' 15'

GT

GuernseyTingle

757-220-0020 Williamsburg, VA
guernseytingle.com

COLORED BUILDING
ELEVATIONS FOR
WILLIAMSBURG PLACE
PAVILION AND FARLEY CENTER ADDITIONS

REVISION SCHEDULE			INITIALS
#	DESCRIPTION	DATE	
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NOT FOR
CONSTRUCTION

Date: 10/24/22
Drawn: EAQ Checked: SLK
Project: 222003

A-202



1 PAVILION ADDITION - NORTH ELEVATION

A-201 1/8" = 1'-0"



2 PAVILION ADDITION - SOUTH ELEVATION

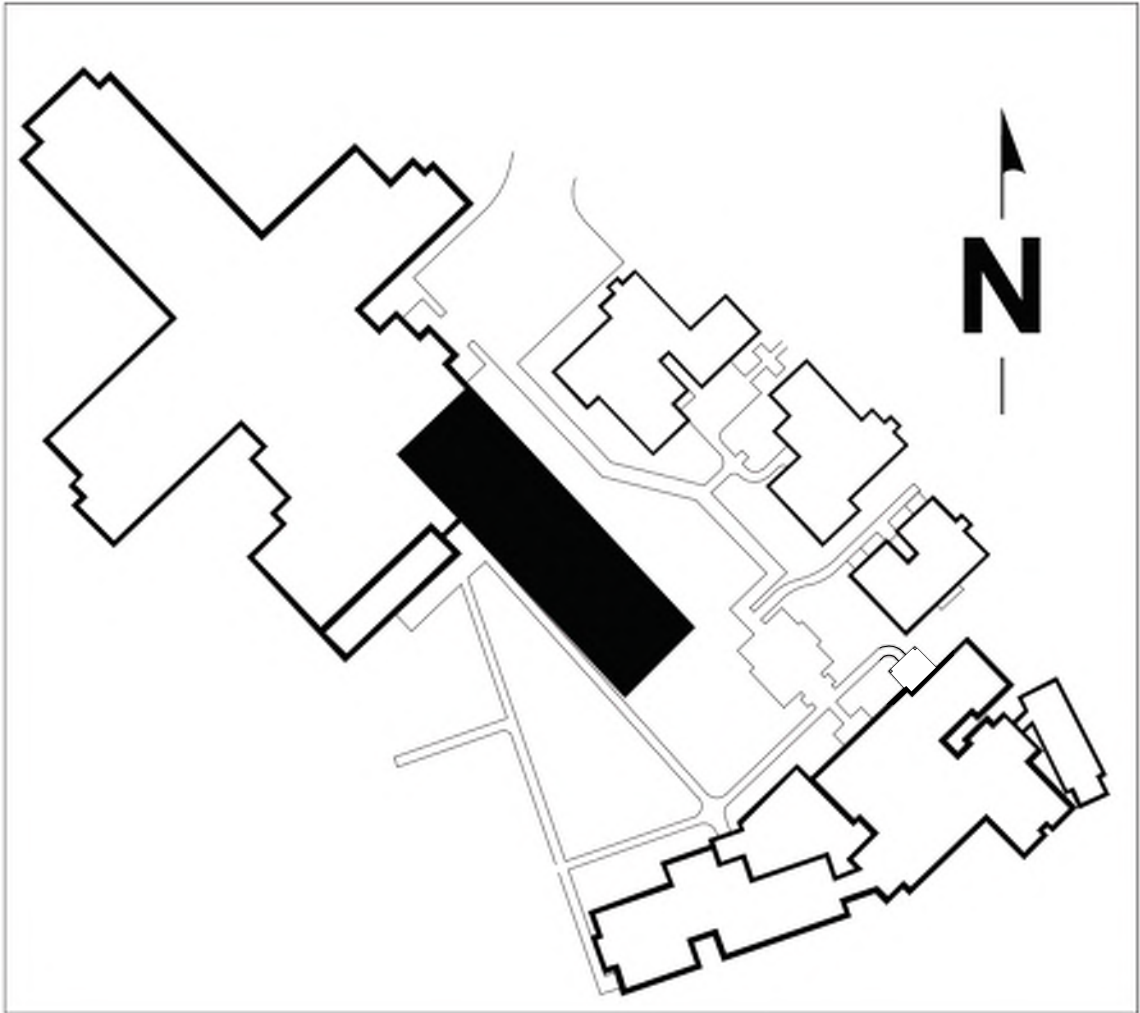
A-201 1/8" = 1'-0"



3 PAVILION ADDITION - EAST ELEVATION

A-201 1/8" = 1'-0"

NEW ADDITION
EXISTING



1/8" = 1' - 0" 0 5' 10' 15' 30'

COLORED BUILDING
ELEVATIONS FOR
WILLIAMSBURG PLACE
PAVILION AND FARLEY CENTER ADDITIONS

REVISION SCHEDULE			INITIALS
#	DESCRIPTION	DATE	

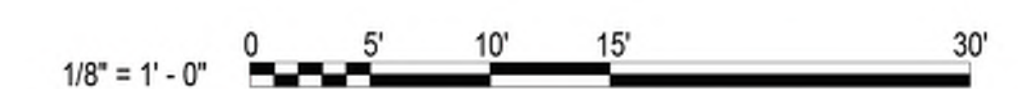
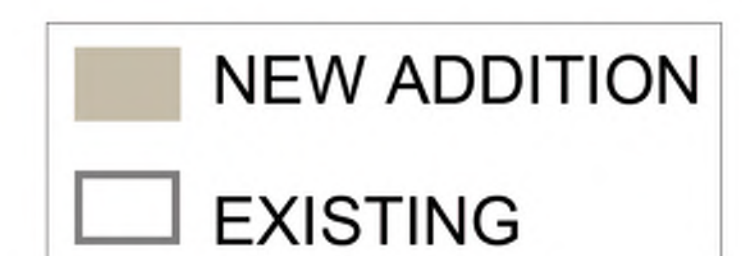
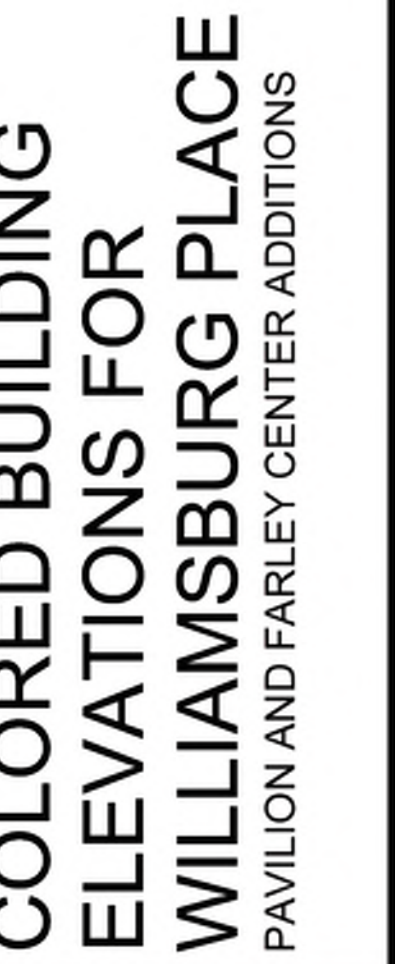
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NOT FOR
CONSTRUCTION

Date: 08/24/22
Drawn: EAQ Checked: SLK
Project: 222002

A-201

GuernseyTingle
757-220-0220 Williamsburg, VA
guernseytingle.com

[illegible]

NOT FOR
CONSTRUCTION

Date: 08/24/22
 Drawn: EAQ Checked: SLK
 Project: 222002

A-201

**Unapproved Minutes of the December 7, 2022
Planning Commission Regular Meeting**

SUP-22-0018. 5477 Mooretown Road Williamsburg Place Pavilion & Farley Center Additions

Mr. Ben Loppacker, Planner, stated that Mr. Greg Stephens and Ms. Samantha Steketee have applied for a Special Use Permit (SUP) on behalf of The Pavilion at Williamsburg Place, Inc. for an SUP to allow for the expansion of the existing psychiatric and rehabilitation facility. Mr. Loppacker stated that the subject property is located at 5477 Mooretown Road, zoned M-1, Limited Business/Industrial, classified as Limited Industry on the 2045 Comprehensive Plan, and located inside the PSA.

Mr. Loppacker stated that the proposed expansion to the facility would add 41 inpatient beds, ten intermediate care beds, and 28 outpatient beds; remove four previously approved residential visitor units; add new office space for staff; and expand the indoor and outdoor dining and kitchen facilities. Mr. Loppacker further stated that this expansion would result in the facility having a total of 98 inpatient beds, 40 intermediate care beds, and 76 outpatient beds. Mr. Loppacker stated that according to the applicants, the expansion addresses the increasing demand for the need for mental health care and services in the community in large part to the ongoing effects of the COVID-19 pandemic.

Mr. Loppacker stated that Williamsburg Place has been an existing business within James City County since 1989 when the Board of Supervisors approved the first SUP for the facility and four separate SUPs for further expansion have been approved since.

Mr. Loppacker stated that staff finds that this proposal is compatible with surrounding zoning and development and is generally consistent with the 2045 Comprehensive Plan and Zoning Ordinance.

Mr. Loppacker stated that staff recommends that the Planning Commission recommend approval of this application to the Board of Supervisors subject to the proposed conditions.

Mr. Krapf noted that he would like to amend SUP Condition No. 4 to read: "In addition a majority of the trees, shrubs and supplemental ornamental plantings shall be native species to meet the requirements of Section 24-96 of the County Code."

Mr. Loppacker stated that staff concurred with the request.

Mr. Haldeman inquired about the word "Domiciliary" and how it applies in this context.

Mr. Loppacker stated that he would defer to the applicant.

Mr. Haldeman inquired about the square footage of the addition.

Mr. Loppacker stated that the total expansion would be 82, 500 square feet.

Mr. Haldeman inquired if the 22 additional parking spaces were necessary.

Mr. Loppacker stated that this did not exceed the parking cap in County Code.

Mr. Haldeman inquired if it could be fewer than what is proposed.

Mr. Holt stated that it could be fewer as the use is not considered residential. Mr. Holt further stated that it is based on the equivalent of what would be required for a nursing home with one space per every four beds. Mr. Holt stated that that calculation is consistent with how the site has developed and the majority of it provides for the facility's staff needs. Mr. Holt stated that County Code allows for an administrative variance during site plan review should the applicant believe fewer parking spaces are needed.

Ms. Null inquired where the addition would be.

Mr. Loppacker stated that the expansion would be adding on to existing structures. Mr. Loppacker stated that the applicant would elaborate on this in her presentation.

Mr. Polster called for disclosures from the Commission.

Mr. Krapf stated that he participated in a Zoom meeting with staff and the applicant.

There were no other disclosures.

Mr. Polster opened the Public Hearing.

Ms. Samantha Steketee, Senior Land use Planner, Hunton Andrews Kurth, LLP, made a presentation to the Commission in support of the project.

Mr. Krapf inquired if the applicant found the recommended change to the SUP conditions regarding the landscape plantings to be acceptable.

Ms. Steketee stated that the change was agreeable.

As no one else wished to speak, Mr. Polster closed the Public Hearing.

Mr. Polster opened the floor for discussion by the Commission.

Mr. Haldeman made a motion to recommend approval of the application.

On a roll call vote, the Commission voted to recommend approval of SUP-22-0018. 5477 Mooretown Road Williamsburg Place Pavilion & Farley Center Additions. (6-0)

ITEM SUMMARY

DATE: 1/10/2023

TO: The Board of Supervisors

FROM: Terry Costello, Senior Planner

SUBJECT: Z-22-0003. 8005 and 8009 Hankins Industrial Park Road

ATTACHMENTS:

	Description	Type
☐	Staff Report	Staff Report
☐	Ordinance	Ordinance
☐	Location Map	Exhibit
☐	Master Plan	Exhibit
☐	Applicant Narrative	Backup Material
☐	Unapproved Minutes of the December 7, 2022, Planning Commission Meeting	Minutes

REVIEWERS:

Department	Reviewer	Action	Date
Planning	Holt, Paul	Approved	12/19/2022 - 2:55 PM
Development Management	Holt, Paul	Approved	12/19/2022 - 2:57 PM
Publication Management	Pobiak, Amanda	Approved	12/19/2022 - 3:04 PM
Legal Review	Kinsman, Adam	Approved	1/3/2023 - 2:12 PM
Board Secretary	Saeed, Teresa	Approved	1/3/2023 - 2:12 PM
Board Secretary	Purse, Jason	Approved	1/3/2023 - 2:15 PM
Board Secretary	Saeed, Teresa	Approved	1/3/2023 - 2:22 PM

**Rezoning-22-0003. 8005 and 8009 Hankins Industrial Park Road
Staff Report for the January 10, 2023, Board of Supervisors Public Hearing**

SUMMARY FACTS

Applicant:	Mr. Bruce Daniels of Daniels Welding & Tires, Inc.
Landowner:	Mr. Bruce Daniels
Proposal:	To rezone two parcels of land totaling $\pm$ 3.01 acres from M-2, General Industrial to M-1, Limited Business/Industrial
Locations:	8005 and 8009 Hankins Industrial Park Road
Tax Map/Parcel Nos.:	1240100016B and 1240100016C
Project Acreages:	$\pm$ 1.00 acres (8005 Hankins Industrial Park Road) and $\pm$ 2.01 acres (8009 Hankins Industrial Park Road)
Zoning:	M-2, General Industrial
Comprehensive Plan:	General Industry
Primary Service Area (PSA):	Inside
Staff Contact:	Terry Costello, Senior Planner

PUBLIC HEARING DATES

Planning Commission:	December 7, 2022, 6:00 p.m.
Board of Supervisors:	January 10, 2023, 5:00 p.m.

FACTORS FAVORABLE

1. Staff finds the proposal consistent with the adopted 2045 Comprehensive Plan.
2. Staff finds the proposal is consistent with surrounding zoning and development.
3. Staff finds this rezoning would not result in any anticipated negative impacts that would need to be mitigated (see Impact Analysis on Pages 3-4).
4. Impacts: See Impact Analysis on Pages 3-4.

FACTORS UNFAVORABLE

1. Impacts: See Impact Analysis on Pages 3-4.

SUMMARY STAFF RECOMMENDATION

Staff recommends that the Board of Supervisors approve this application.

PLANNING COMMISSION RECOMMENDATION

At its December 7, 2022, meeting, the Planning Commission recommended approval of this application by a vote of 6-0 (Mr. Tim O'Connor absent).

PROPOSED CHANGES MADE SINCE THE PLANNING COMMISSION MEETING

None.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

**Rezoning-22-0003. 8005 and 8009 Hankins Industrial Park Road
Staff Report for the January 10, 2023, Board of Supervisors Public Hearing**

PROJECT DESCRIPTION

Mr. Bruce Daniels of Daniels Welding & Tires, Inc. has applied to rezone two parcels for a total of approximately 3.01 acres from M-2, General Industrial to M-1, Limited Business/Industrial. The proposal is to allow for vehicle repair and service, including tire, transmission, glass, body and fender, and other automotive product sales, new and/or rebuilt (with major repair limited to a fully enclosed building and screened from adjacent properties by landscaping and fencing with a maximum height of 12 feet).

The proposal is to allow for the continued use of two local businesses that perform vehicle repair and service. Vehicle service and repair is not a permitted nor specially permitted use in the M-2, General Industrial Zoning District. However, it is a permitted use in the M-1, Limited Business/Industrial Zoning District.

PLANNING AND ZONING HISTORY

- There were two Special Use Permits (SUPs): SUP-38-89 and SUP-48-89 that were approved for both properties for construction of an industrial site with the RP, Reservoir Protection Overlay District. However, this District no longer exists.

SURROUNDING ZONING AND DEVELOPMENT

- Properties directly to the north of the site are zoned M-2, General Industrial and A-1, General Agricultural. The A-1 zoned properties on Industrial Boulevard contain single-family residences. A utility company and contractor/construction type businesses occupy the M-2 properties. These areas are designated General Industry on the 2045 Comprehensive Plan.

- Properties to the east are zoned M-2, General Industrial. Wright Sign Service, Smithfield Foods, and a storage facility occupy these sites. These areas are designated General Industry on the 2045 Comprehensive Plan.
- Properties to the south and west are zoned M-2, General Industrial and M-1, Limited Business/Industrial. Contractor/construction type businesses occupy these sites, as well as Owens-Brockway Glass Facility. These areas are designated General Industry on the 2045 Comprehensive Plan.
- All immediate properties surrounding these two parcels are part of Hankins Industrial Park.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

Rezoning-22-0003. 8005 and 8009 Hankins Industrial Park Road
Staff Report for the January 10, 2023, Board of Supervisors Public Hearing

Impacts/Potentially Unfavorable Conditions	Status <i>(No Mitigation Required/Mitigated/Not Fully Mitigated)</i>	Considerations/Proposed Mitigation of Potentially Unfavorable Conditions
<u>Public Transportation: Vehicular</u>	<u>No Mitigation Required</u>	- The proposal to rezone this property includes no new associated development and is not anticipated to generate any new traffic impacts.
<u>Public Transportation: Bicycle/Pedestrian</u>	<u>No Mitigation Required</u>	- Pedestrian/bicycle accommodations are not shown on the adopted Pedestrian/Bicycle Accommodations Master Plan.
<u>Public Safety</u>	<u>No Mitigation Required</u>	- Fire Station 1 on Forge Road serves this area of the County and is approximately 0.7 miles from the properties. - Staff finds this project does not generate impacts that require mitigation to the County's Fire Department facilities or services.
<u>Public Schools</u>	<u>No Mitigation Required</u>	- N/A since no residential dwelling units are proposed.
<u>Public Parks and Recreation</u>	<u>No Mitigation Required</u>	- N/A since no residential dwelling units are proposed.
<u>Public Libraries and Cultural Centers</u>	<u>No Mitigation Required</u>	- Staff finds this project does not generate impacts that require mitigation.
<u>Watersheds, Streams, and Reservoirs</u> Project is located in the Ware Creek Watershed.	<u>No Mitigation Required</u>	- The Stormwater and Resource Protection Division has reviewed this application and had no objections. No new impervious surface is proposed as part of this SUP request. Should exterior site improvements be made in the future, those improvements would be subject to additional environmental review at that time.
<u>Cultural/Historic</u>	<u>No Mitigation Required</u>	- The subject property has been previously disturbed and has no known cultural resources on-site.
<u>Nearby and Surrounding Properties</u>	<u>No Mitigation Required</u>	- These parcels are surrounded by commercial and industrial parcels and are located in Hankins Industrial Park. - Staff finds this proposal compatible with the character of the existing surrounding development, which is generally commercial and industrial in nature.
<u>Community Character</u>	<u>No Mitigation Required</u>	- Hankins Industrial Park Road is not located along a Community Character Corridor, and these parcels are not located within a Community Character Area.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

Rezoning-22-0003. 8005 and 8009 Hankins Industrial Park Road
Staff Report for the January 10, 2023, Board of Supervisors Public Hearing

Impacts/Potentially Unfavorable Conditions	Status <i>(No Mitigation Required/Mitigated/Not Fully Mitigated)</i>	Considerations/Proposed Mitigation of Potentially Unfavorable Conditions
<u>Covenants and Restrictions</u>	<u>No Mitigation Required</u>	- The applicant has verified that he is not aware of any covenants or restrictions on the property that prohibit the proposed use.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

**Rezoning-22-0003. 8005 and 8009 Hankins Industrial Park Road
Staff Report for the January 10, 2023, Board of Supervisors Public Hearing**

2045 COMPREHENSIVE PLAN

- The site is designated General Industry on the 2045 Comprehensive Plan Land Use Map.
- General Industry describes areas within the PSA that are suitable for industrial uses which, because of their potential for creating dust, noise, odor, and other adverse environmental effects, require buffering from adjoining uses, particularly residential uses.
- General Industry uses usually require access to interstate and arterial highways, public water and sewer; adequate supply of electric power and other energy sources; access to a sufficient labor supply; and moderate to large sized sites with natural features such as soils, topography, and buffering suitable for intense development.
- Primary uses include uses that maximize the industrial opportunities of an area. Typical uses can be found in the M-1, General Industrial section of the Zoning Ordinance. Secondary uses in General Industry areas may include office uses and a limited amount of commercial development generally intended to support the needs of employees and other persons associated with an industrial development.
- Staff finds the proposed industrial use to be compatible with the surrounding industrial uses. This application would support the retention of local small businesses in keeping with the intent of the Economic Development section of the Comprehensive Plan.

STAFF RECOMMENDATION

Staff finds that the proposal is compatible with surrounding zoning and development and consistent with the 2045 Comprehensive Plan.

Staff also finds this rezoning would not result in any anticipated negative impacts that would need to be mitigated (see Impact Analysis on Pages 3-4).

Staff therefore recommends approval of this application.

TC/ap
RZ22-3_8005-9Hankns

Attachments:

1. Ordinance
2. Location Map
3. Master Plan
4. Applicant Narrative
5. Unapproved Minutes of the December 7, 2022, Planning Commission Meeting

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE ZONING DISTRICT MAPS OF JAMES CITY COUNTY, VIRGINIA, TO REZONE APPROXIMATELY 3.01 ACRES LOCATED AT 8005 AND 8009 HANKINS INDUSTRIAL PARK ROAD (COUNTY TAX MAP NOS. 1240100016B AND 1240100016C FROM M-2, GENERAL INDUSTRIAL TO M-1, LIMITED BUSINESS/INDUSTRIAL

WHEREAS, Mr. Bruce Daniels of Daniels Welding & Tires, Inc., has applied to rezone approximately 3.01 acres from M-2, General Residential, to M-1, Limited Business/Industrial; and

WHEREAS, the properties proposed to be rezoned are located at 8005 and 8009 Hankins Industrial Park Road, further identified as James City County Real Estate Tax Map Parcel Nos. 1240100016B and 1240100016C, and as shown on the Master Plan titled “Z-22-0003, 8005 & 8009 Hankins Industrial Park Road” dated November 22, 2022 (the “Master Plan”); and

WHEREAS, the Planning Commission, following its public hearing on December 7, 2022, recommended approval of Case No. Z-22-0003, by a vote of 6-0; and

WHEREAS, a public hearing was advertised, adjoining property owners notified, and a hearing conducted on Case No. Z-22-0003; and

WHEREAS, the Board of Supervisors of James City County, Virginia, finds Case No. Z-22-0003 to promote the health, safety, convenience, and general welfare of the public and further accomplish the objectives of zoning.

NOW, THEREFORE, BE IT ORDAINED that the Board of Supervisors of James City County, Virginia, that Case No. Z-22-0003 is hereby approved as described therein.

Chairman, Board of Supervisors

ATTEST:

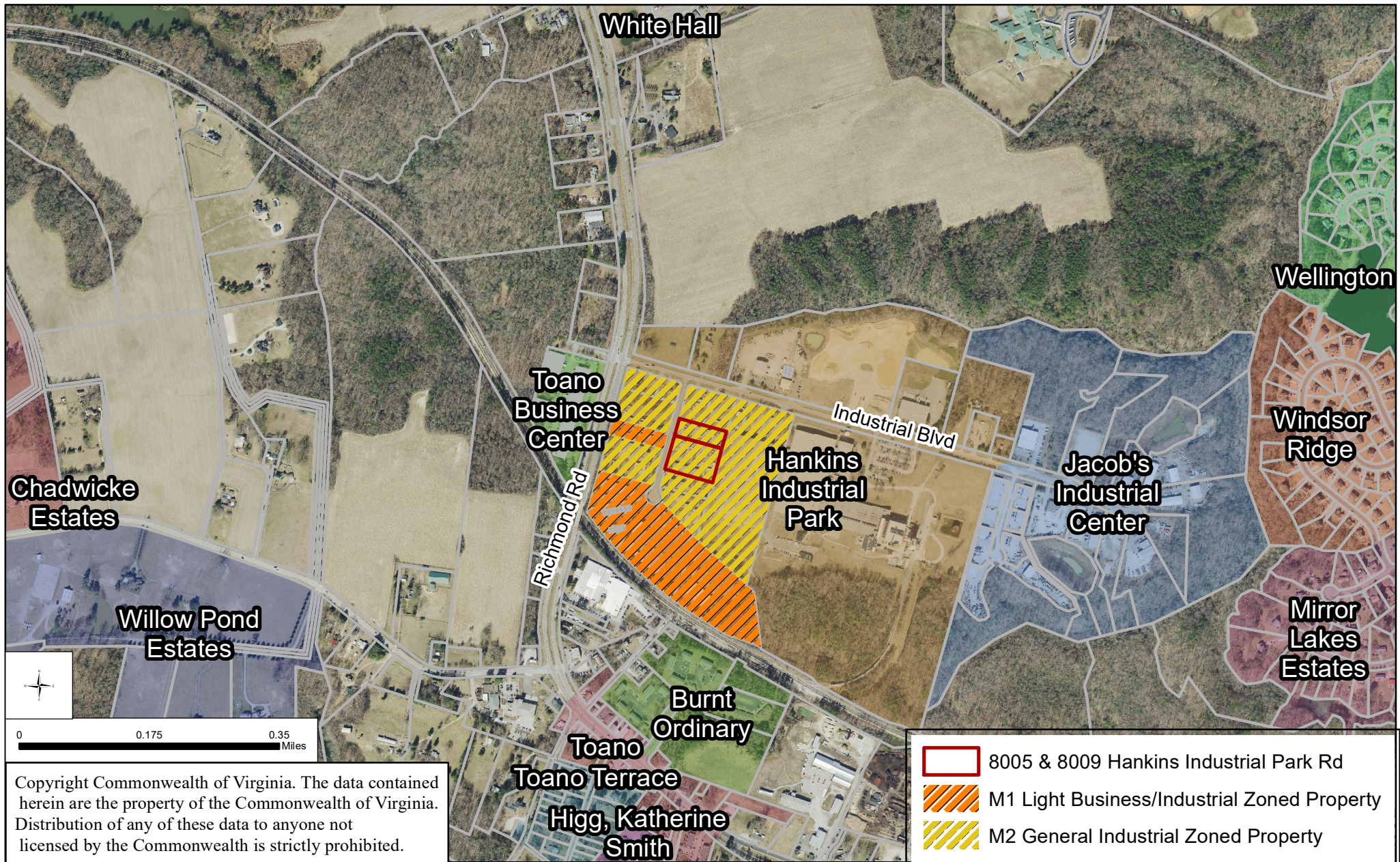
Teresa J. Saeed
Deputy Clerk to the Board

	VOTES			
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
ICENHOUR	_____	_____	_____	_____
HIPPLE	_____	_____	_____	_____
LARSON	_____	_____	_____	_____
SADLER	_____	_____	_____	_____
MCGLENNON	_____	_____	_____	_____

Adopted by the Board of Supervisors of James City County, Virginia, this 10th day of January, 2023.

JCC SUP-22-0003

8005 & 8009 Hankins Industrial Park Rd



Z-22-0003, 8005 & 8009 Hankins Industrial Park Road

Property Information

1240100016B
Bruce E. Daniels
&
1240100016C
Bruce E. Daniels & Jacqueline K. Daniels
114 Old Stage Road
Toano, Virginia 23168
Zoning: M-2, General Industrial
2045 Comp Plan: General Industry
Legal Acreage: 1.004 & 2.008 acres

General Notes

1. Site is served by public water and sewer.
2. Properties are not located in a FEMA Flood zone.
3. Properties do not contain Resource Protected Area.
4. Properties have existing driveways.
5. Parking: 8005 Hankins Industrial Park Rd - 14 spaces
8009 Hankins Industrial Park Rd - 25 spaces

Sheet Index

1. Cover Page
2. Location Map
3. Site Details



Adjacent Properties:

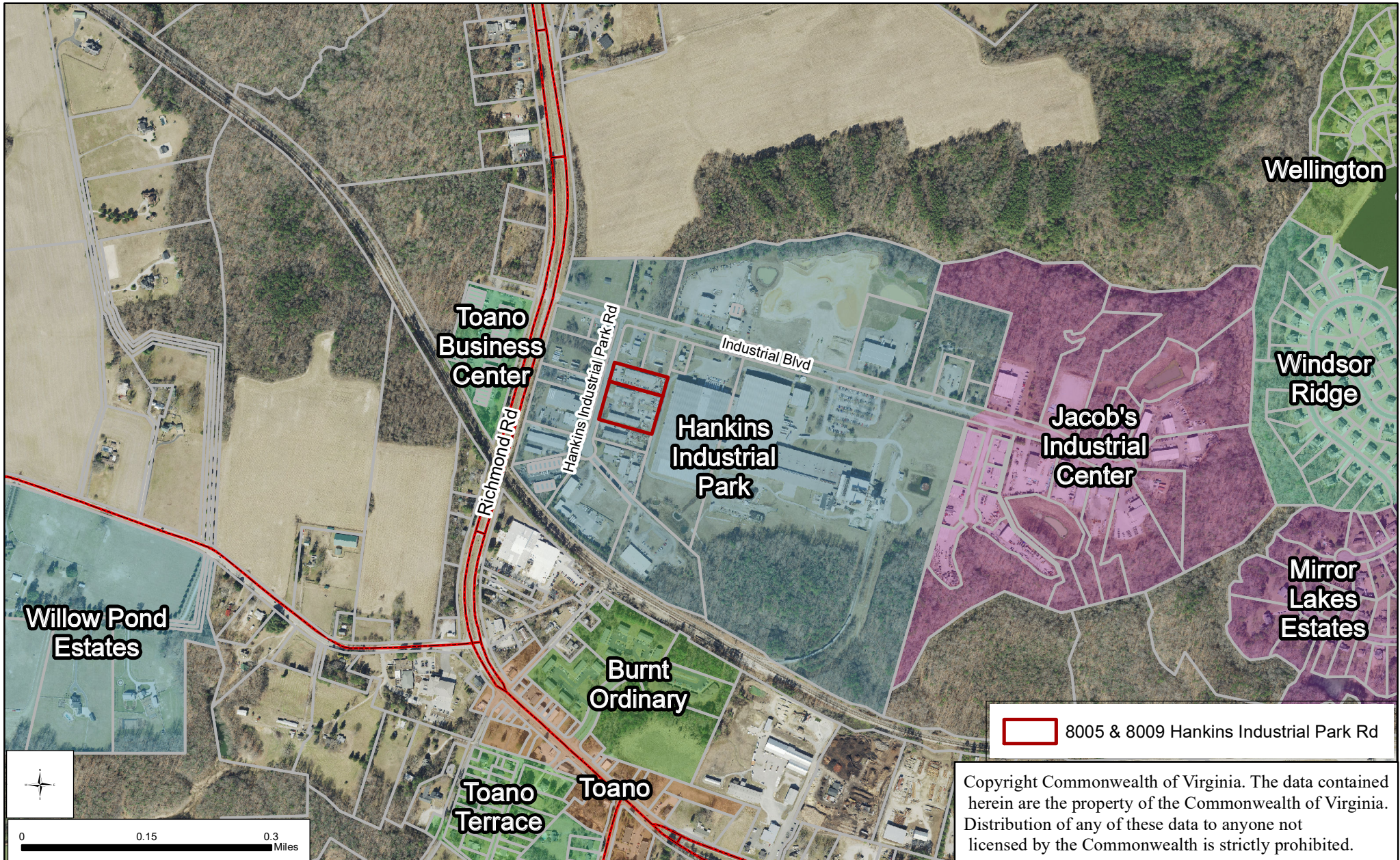
1240100013C Amerigas Propane L.P. P.O. Box 798 Valley Forge, PA 19482 M2 General Industrial	1240100016B Daniels, Bruce E. 114 Stage Rd Toano, VA 23168 M2 General Industrial
1240100013D Park-Ellen Company P.O. Box 26269 Richmond, VA 23266 M2 General Industrial	1240100016C Daniels, Bruce E. & Jacqueline K. 114 Stage Rd. Toano, Va 23168 M2 General Industrial
1240100015B Lowe, Riley B. Trustee & King, Robert & Walker, Charles B. Trustee LLC P.O. Box 175 Mechanicsville, VA 23185 M2 General Industrial	1240100016A Lancione, Charles J. & Christine, L. & Kiehl, John A. P.O. Box 1501 Williamsburg, VA 23187 M2 General Industrial
1240100016D McEwen Development Corp. 8013 Hankins Industrial Park Rd Toano, VA 23168 M2 General Industrial	1240100016F Smithfield Farmland Corp. 200 Commerce Street Smithfield, VA 23430 M2 General Industrial
1240100016E Wright Sign Service, Inc. 8008 Hankins Industrial Park Rd Toano, VA 23168 M1 Light Business/Industrial	

November 21, 2022

Maps Not to Scale

JCC Z-22-0003

8005 & 8009 Hankins Industrial Park Rd





We are requesting to rezone the property at 8005 and 8009 Hankins Industrial Park from M-2 to M-1.

The primary uses of these properties will be:

- Retail sale of tires
- General automotive repair
- Welding and fabrication

We think M-1 zoning fits these uses better than M-2 and creates a situation of business continuity.

Thank you,
Teresa Hintz for Bruce Daniels

**Unapproved Minutes of the December 7, 2022
Planning Commission Regular Meeting**

Z-22-0003. 8005 & 8009 Hankins Industrial Park Road

Mr. Bruce Daniels of Daniels Welding & Tires Inc. has applied to rezone two parcels of land totaling approximately three acres from M-2, General Industrial to M-1, Limited Business/Industrial. Ms. Costello stated that the properties are located at 8005 & 8009 Hankins Industrial Park Road. Ms. Costello further stated that both properties are designated General Industry on the Comprehensive Plan Land Use Map and are located inside the PSA. Ms. Costello stated that the properties are served by public water and sewer.

Ms. Costello stated that the proposal is to allow for vehicle repair and service with major repair limited to a fully enclosed building and screened from adjacent properties. Ms. Costello further stated that the proposal will allow for the continued use of two local businesses that perform vehicle service and repair. Ms. Costello stated that vehicle service and repair is not a permitted nor specially permitted in the M-2 Zoning District.

Ms. Costello stated that staff finds this rezoning would not result in any anticipated negative impacts that would need to be mitigated. Ms. Costello stated that staff finds the rezoning consistent with the adopted 2045 Comprehensive Plan, the Zoning Ordinance, and with surrounding zoning and development.

Ms. Costello stated that staff recommends that the Planning Commission recommend approval to the Board of Supervisors.

Mr. Polster opened the Public Hearing.

As no one wished to speak, Mr. Polster closed the Public Hearing.

Mr. Polster opened the floor for discussion by the Commission.

Mr. Krapf stated that he supports the application. Mr. Krapf made a motion to recommend approval of the application.

On a roll call vote, the Commission voted to recommend approval of Z-22-0003. 8005 & 8009 Hankins Industrial Park Road. (6-0)

ITEM SUMMARY

DATE: 1/10/2023

TO: The Board of Supervisors

FROM: Rebecca Vinroot, Director of Social Services

SUBJECT: Housing Choice Voucher Administrative Plan Update

ATTACHMENTS:

	Description	Type
📎	Memo - Revised Administrative Plan - Housing Choice Voucher Program	Cover Memo
📎	Resolution - Revised Administrative Plan - Housing Choice Voucher Program	Resolution
📎	Backup Material - Revised Administrative Plan - Housing Choice Voucher Program	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Social Services	Watson, Barbara	Approved	12/22/2022 - 4:42 PM
Publication Management	Daniel, Martha	Approved	12/27/2022 - 8:13 AM
Legal Review	Kinsman, Adam	Approved	1/3/2023 - 2:09 PM
Board Secretary	Saeed, Teresa	Approved	1/3/2023 - 2:11 PM
Board Secretary	Purse, Jason	Approved	1/3/2023 - 2:14 PM
Board Secretary	Saeed, Teresa	Approved	1/3/2023 - 2:23 PM

MEMORANDUM

DATE: January 10, 2023

TO: The Board of Supervisors

FROM: Rebecca Vinroot, Director of Social Services

SUBJECT: Revised Administrative Plan for the Section 8 Housing Choice Voucher Program

A revised Administrative Plan for the Section 8 Housing Choice Voucher (HCV) Program has been prepared by the Social Services Housing Unit (Housing). Public Housing Agencies (PHAs) are required to adopt an Administrative Plan which states local policies on matters for which Federal law and Housing and Urban Development (HUD) regulations provide discretion to the PHA. Revisions to the Administrative Plan are necessary to incorporate and respond to recent changes in Federal policies and regulations related to operation and funding of the Housing Choice Voucher Program.

Significant changes in this revision of the Administrative Plan include: 1) formatting and repagination throughout the Plan to allow for the inclusion of references to updated HUD regulatory requirements, 2) a subsection and new links for the new version of HUD's HCV Guidebook, 3) updated PIH Notices, 4) changes in gender text and references, and 5) increased Violence Against Women Act (VAWA) protections against termination.

Previous revisions approved in the current Administrative Plan included a number of required updates including 1) formatting and repagination, 2) updated methodology to determine whether or not the PHA has sufficient funding to issue new vouchers, approve moves, or justify restrictions on Elective Moves to units with higher subsidy costs due to insufficient funds, 3) a change to the PHA Extension of Voucher Term policy to automatically approve one 30-day extension upon written request from the family, 4) revised notification, documentation, and confidentiality guidance requirements for compliance with VAWA, and 5) language to allow inclusion of Mainstream Vouchers for individuals/families who have a non-elderly, disabled household member and who have experienced homelessness and are currently participating in a Rapid Rehousing program, Permanent Supportive Housing program, or exiting an institution.

As summarized above, revisions to the Administrative Plan ensure our compliance with Federal policies and regulations related to operation and funding of the Housing Choice Voucher Program while enabling us to continue to assist current participants and to assist additional families within the amount of funding provided by the Federal government.

Staff therefore recommends that the Board of Supervisors adopt the attached resolution to approve the revised Administrative Plan for the HCV Program.

RV/ap
RevPlnSec8HCVP-mem

Attachment

RESOLUTION

REVISED ADMINISTRATIVE PLAN FOR THE

SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

WHEREAS, the James City County Social Services Housing Unit is designated as the Public Housing Agency VA041 (PHA), authorized to operate the Section 8 Housing Choice Voucher (HCV) Program within James City County; and

WHEREAS, a PHA which operates the Section 8 HCV Program must adopt an Administrative Plan which states local policies on matters for which the PHA has discretion; and

WHEREAS, there have been significant changes in Federal policies and regulations related to operation and funding of the HCV Program since the Administrative Plan was last adopted by the Board of Supervisors on April 14, 2020; and

WHEREAS, the Social Services Housing Unit has prepared a revised Administrative Plan which incorporates and responds to changes in Federal policies and regulations and has provided opportunities for public review and comment.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby approves the revised Administrative Plan for the Section 8 Housing Choice Voucher Program effective January 10, 2023.

???????????

Chairman, Board of Supervisors

ATTEST:

VOTES

	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
ICENHOUR	_____	_____	_____	_____
HIPPLE	_____	_____	_____	_____
LARSON	_____	_____	_____	_____
SADLER	_____	_____	_____	_____
MCGLENNON	_____	_____	_____	_____

Teresa J. Saeed
Deputy Clerk to the Board

Adopted by the Board of Supervisors of James City County, Virginia, this 10th day of January, 2023.

RevPlnSec8HCVP-res



Sold To:
James City County-Housing & Community Development - CU00023641
5320 Palmer Ln Ste 1A
Williamsburg, VA 23188

Bill To:
James City County-Housing & Community Development - CU00023641
5320 Palmer Ln Ste 1A
Williamsburg, VA 23188

Affidavit of Publication

State of Illinois
County of Cook

Order Number: 7308408
Purchase Order: NOTICE OF PUBLIC HEARING_ Draf

This day, Jeremy Gates appeared before me and, after being duly sworn, made oath that:

- 1) He/she is affidavit clerk of Virginia Gazette, a newspaper published by Daily Press, LLC in the city of Williamsburg and the state of Virginia
- 2) That the advertisement hereto annexed has been published in said newspaper on the dates stated below
- 3) The advertisement has been produced on the websites classifieds.pilotonline.com and <https://www.publicnoticevirginia.com>

Published on: **Oct 15, 2022.**

A handwritten signature in black ink, appearing to read "J. Gates", written over a horizontal line.

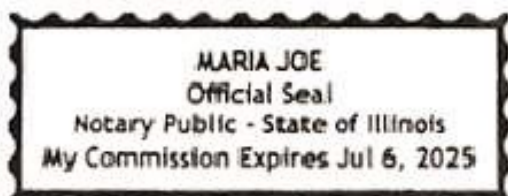
Jeremy Gates

Subscribed and sworn to before me in my city and state on the day and year aforesaid this 17 day of October, 2022

My commission expires July 6, 2025

A handwritten signature in black ink, appearing to read "Maria Joe", written over a horizontal line.

Notary Signature



Notary Stamp

**Housing Choice Voucher
Program (Section 8)
Scheduled Public Hearing**

James City County will hold a Public Hearing on Wednesday, December 8, 2022 at 5:00 p.m. at the Housing Office located at 5320 Palmer Lane, Suite 1A, Williamsburg, Virginia 23188 to solicit public input on the Administrative Plan for the Section 8 Housing Choice Voucher (HCV) Administrative Plan. HCV participants, applicants, and landlords are encouraged to attend.

The HCV Administrative Plan is created to delineate the policies used to govern the administration of HCV Programs and used to clarify written policies in accordance with the U.S. Department of Housing and Urban Development (HUD) regulations regarding matters that are not covered under HUD regulations but left to local discretion.

The draft, revised Administrative Plan will be available for review for 45 days beginning on Monday October 24, 2022 in the James City County Office of Housing, 5320 Palmer Lane, Suite 1A, Williamsburg Virginia 23188, and on the Housing page of the County website at <http://www.jamescitycountyva.gov/282/Rental-Assistance>

For additional information contact
Keith Denny, (757) 259-5349.
10/15/2022 7308408

Thursday, December 8, 2022, at 5:00pm

[illegible]

James
City
County
VIRGINIA
Jamestown
1607

5320 Palmer Lane
Monday - Friday, 8 a.m. - 5 p.m.

IF YOU NEED
ASSISTANCE FROM
THE PARKS AND
RECREATION
ADMINISTRATION
OFFICE, PLEASE
RING THE DOOR
BELL.
THANK YOU.



Housing
Suite 1A

Conference Room, Suite 1B

Parks and Recreation
Administration, Suite 2A



AED



Located on 1st Floor in
Palmer Building 2



PUBLIC HEARING
12.08.2022 5 PM

Division of Housing (Housing Choice Voucher Program)
Community Public Hearing

James City County will hold a public hearing on Tuesday, December 6, 2022, at 5:00 p.m. at the Housing Choice Voucher
Public Hearing Room, Suite 2A, Administration Building 2 (HAB 2) at 5320 Palmer Lane in the Administration Building. The
purpose of the hearing is to provide an opportunity for the public to provide input on the proposed changes to the
Housing Choice Voucher Program. All interested parties are encouraged to attend.

RECYCLE BEYOND THE BAG

Recycle your two wheels

Revision Instructions – 4/1/21 Revision to Model Administrative Plan		
Remove Pages	Insert Pages	Changes Made in Admin Plan
Revision Page	Revision Page	Added new revision date
Title Page	Title Page	Updated copyright date for title page for approval by HA Board of Commissioners and submission to HUD
TOC-1 thru TOC-38 (Entire TOC)	TOC-1 thru TOC-40	Updated TOC
Intro-i thru Intro-iv (Entire Intro Chapter)	Intro-i thru Intro-iv	Added subsection and new links for the new version HUD HCV Guidebook on top of page and 3rd row in table on p. Intro-ii, and last paragraph and link at end of p. Intro-iv
1-1/2	1-1/2	Changed text under PHA Policy on p. 1-2
2-11/12	2-11/12	Corrected formatting in 2nd paragraph under PHA Policy on p. 2-11
3-11/12	3-11/12	Added CFR reference in 2nd bullet on p. 3-11
3-15 thru 3-38	3-15 thru 3-38	Changed gender text in the following: 2nd paragraph on p. 3-16, 1st and 3rd paragraphs under PHA policy on p. 3-17, 6th and 7th paragraphs under continuation of PHA Policy on p. 3-18, 1st paragraph on the page and the 3rd paragraph under PHA Policy on p. 3-20, 5th paragraph under PHA Policy on p. 3-21, last paragraph under PHA Policy on p. 3-36, bullet paragraph on p. 3-38 Corrected formatting in 2nd to last paragraph under PHA Policy on p. 3-17 Changed text in 2nd subheading on p. 3-22 Corrected formatting under 1st PHA Policy, and deleted text under 3rd PHA Policy on p. 3-25 Corrected formatting and deleted what had been the 2nd to last paragraph under PHA Policy on p. 3-26 Changed text and reference in 2nd paragraph, and under PHA Policy added two new paragraphs on p. 3-27 Repaginated pp. 3-27 to 3-36 Deleted text in continuation of PHA Policy's 1st paragraph on page 3-32
4-15/16	4-15/16	Changed gender text in 3rd paragraph under PHA Policy on p. 4-16

Revision Instructions – 4/1/21 Revision to Model Administrative Plan		
Remove Pages	Insert Pages	Changes Made in Admin Plan
5-3 thru 5-8	5-3 thru 5-8	Changed gender text in the 3rd from last paragraph on p. 5-3 Added new last paragraph on p. 5-5 Added reference to Briefing Packet heading, and added text to 9th, 10th and 13th bullets on p. 5-6 , Repaginated pp. 5-6 to 5-7 Added new 2nd bullet text, and deleted what had been the 2nd paragraph under PHA Policy on p. 5-7
6-13/14	6-13/14	Changed gender text in 1st paragraph on p. 6-14
6-19/20	6-19/20	Changed gender text in 1st paragraph under PHA Policy on p. 6-19
6-25/26	6-25/26	Changed gender text in last paragraph on p. 6-25
6-43/44	6-43/44	Changed gender text in the following: Paragraph under 1st PHA Policy, and in 1st paragraph under “Earned income Limit...” on p. 6-43; paragraph under <i>Necessary and Reasonable Costs</i> on p. 6-44
7-1/2	7-1/2	Under PHA Policy, corrected formatting in 2nd paragraph, deleted text in third paragraph, and changed text in 4th paragraph on p. 7-2
7-9 thru 7-18	7-9 thru 7-18	Deleted text in last paragraph under PHA Policy on p. 7-9 Under PHA Policy, changed text in 2nd to last paragraph and changed gender text in last paragraph on p. 7-11 Changed gender text in 2nd paragraph on p. 7-12 Added text in first PHA policy paragraph, and corrected formatting in last paragraph under 7.II.C. on p. 7-14 Added text under PHA Policy paragraph under Absence of Adult Member on p. 7-15 Changed gender text in the following: 3rd paragraph under 1st PHA Policy, and last paragraph under 2nd PHA Policy, on p. 7-16; first and 2nd paragraphs under PHA Policy on p. 7-17
7-21/22	7-21/22	Added new paragraph under Social Security/SSI Benefits, and corrected formatting in both paragraphs under PHA Policy on p. 7-22
7-27/28	7-27/28	Changed gender text in the following: 1st paragraph under PHA Policy on p. 7-27, 1st paragraph on p. 7-28
7-35/36	7-35/36	Changed gender text in under PHA Policy, <i>Furthering Education</i> paragraph on p. 7-35
8-29/30	8-29/30	Corrected formatting from numbers to bullets for the paragraphs on p. 8-30
9-1/2	9-1/2	Changed gender text in 3rd paragraph on p. 9-2

Revision Instructions – 4/1/21 Revision to Model Administrative Plan		
Remove Pages	Insert Pages	Changes Made in Admin Plan
10-1/2	10-1/2	Changed gender text in 2nd bullet on p. 10-2
10-7 thru 10-14	10-7 thru 10-14	Added text in 1st paragraph under Allowable Moves under Portability, in 2nd main paragraph under <i>Applicant Families</i>, and in 1st paragraph under the last PHA Policy on p. 10-8 Changed gender text in 1st paragraph on p. 10-9 Changed text in 3rd paragraph under 1st PHA Policy on p. 10-10 Added text in 1st paragraph under 1st PHA Policy on p. 10-11 Changed text throughout PHA Policy on p. 10-13
11-1 thru 11-6	11-1 thru 11-6	Corrected formatting and added reference to II-I.B. heading on p. 11-2 Corrected formatting in 1st paragraph on p. 11-3 Changed gender text in 2nd paragraph and throughout PHA Policy on p. 11-6
11-9/10	11-9/10	Changed text in 2nd paragraph on p. 11-10
12-3 thru 12-10	12-3 thru 12-10	Changed gender text in 1st paragraph on p. 12-4 Corrected formatting to indent 3rd paragraph under PHA Policy on p. 12-5 Updated reference in heading and changed text in 2nd paragraph on p. 12-7 Added new 2nd to last indented paragraph and deleted bracketed paragraph under PHA Policy on p. 12-9
12-13 thru 12-18	12-13 thru 12-18	Changed gender text in 2nd paragraph under VAWA Protections against Termination on p. 12-14 Changed gender text in last paragraph under PHA Policy on p. 12-15 Changed gender text in 2nd paragraph under 1st PHA Policy on p. 12-18
13-7 thru 13-16	13-7 thru 13-16	Added reference to Conflict of Interest heading and added last two paragraphs on p. 13/8 Changed gender text in 7th bullet on p. 13-9 Reformatted numbered text in PHA Policy on p. 13-10 to 13-11 Repaginated pp. 13-10 and 13-11 Added text in 2nd paragraph on p. 13-13 Corrected formatting in 1st paragraph and changed text in last paragraph on p. 13-16

Revision Instructions – 4/1/21 Revision to Model Administrative Plan		
Remove Pages	Insert Pages	Changes Made in Admin Plan
15-1 thru 15-28 (Entire Chapter 15)	15-1 thru 15-34	Added IMPORTANT: PLEASE READ note at top of page, added reference into chapter heading, and added text to 2nd main paragraph on p. 15-1 Added references to PART headings and updated text and formatting throughout chapter. Repaginated pp. 15-7 through end of chapter
16-3 thru 16-8	16-3 thru 16-8	Added new 2nd paragraph on p. 16-3 Changed text in Unit Availability and Lease-up Time and Success Rate paragraphs under PHA Policy on p. 16-6 Added reference in Exception Payment Standards heading, added 2nd paragraph under this heading, and corrected formatting in Voluntary Use of Small Area FMRs paragraph on p. 16-7 Repaginated pp. 16-7 and 16-8
16-13 thru 16-20	16-13 thru 16-20	Changed gender text in 3rd from last paragraph on p. 16-13 Changed gender text in 3rd from last paragraph under PHA Policy on p. 16-15 3rd paragraph on p. 16-18 Corrected formatting in last line under PHA Policy on p. 16-20
16-25/26	16-25/26	Changed gender text in Summary of the Evidence paragraph under PHA Policy on p. 16-25
16-31 thru 16-42	16-31 thru 16-42	Repaginated pp. 16-31 and 16-32 Added text to 16-IV.A. paragraph and moved 3rd paragraph and indented text under 16 IV.A. PHA Policy, to now be under 16-IV.B. PHA Policy on p. 16-31 Added new paragraph under Family Debts to the PHA heading, and what had been the 2nd paragraph under the PHA Policy is now a separate paragraph that's been updated under the new Refusal to Enter into an Agreement heading, and has a new PHA Policy under this heading on p. 16-32 Updated PIH notice numbers in first paragraph under Payment Thresholds , and added new paragraph under Execution of the Agreement on p. 16-33 Changed 3rd subheading to Repayment Agreement Terms and changed the paragraph below this subhead on p. 16-34 Changed text in 1st 3 bullets of SEMAP Indicators chart on p. 16-37 Changed text in last bullet in chart on p. 16-38 Changed text in 4th bullet in chart on p. 16-39 Added reference in 16-VI.B. heading and added two new paragraphs after the bullets on p. 16-41 Repaginated pp. 16-41 and 16-42

Revision Instructions – 4/1/21 Revision to Model Administrative Plan		
Remove Pages	Insert Pages	Changes Made in Admin Plan
16-47 thru 16-50	16-47 thru 16-50	Added text in PHA Policy paragraph on p. 16-47 Changed gender text in last dashed paragraph on p. 16-50
16-59/60	16-59/60	Changed gender text in 2nd to last bullet on p. 16-59
17-3/4	17-3/4	Added reference to Additional Project Based Units subheading, added text to 2nd paragraph under this subhead on p. 17-3 Repaginated pp. 17-3 and 17-4 Deleted last paragraph and added a new last paragraph under Additional Project Based Units on p. 17-4
17-15/16	17-15/16	Added reference to Exceptions to 25 Percent per Project Cap subheading, added new 2nd to last paragraph under this subhead and added text in last paragraph on p. 17-15 Repaginated pp. 17-15 and 17-16 Corrected formatting in <i>Supportive Services</i> paragraph, now on p. 17-16
17-21/22	17-21/22	Added text in 1st paragraph under Annual/Biennial Inspections on p. 17-22
17-55/56	17-55/56	Changed percentage number in 17-VIII.A. 2nd paragraph on p. 17-55
17-65 thru 17-70	17-65 thru 17-72	Added text to Mixed Finance Development paragraph under DEVELOPMENT INFORMATION , and added new Structure Type and Housing Type paragraphs under the PBV UNITS chart on p. 17-65 Repaginated pp. 17-65 thru end of chapter Added new UTILITY RESPONSIBILITY chart, changed formatting to bullets under Excepted Units line, and added new FUPY/FYI Units bullet text on p. 17-66 Deleted Utilities line under OCCUPANCY on p. 17-67
18-5/6	18-5/6	Changed date in parentheses in 1st main bullet on p. 18-5
18-23 thru 18-26	18-23 thru 18-26	Updated references in 18-IV.A. heading and 18-IV.B. Contract Information subheading on p. 18-23 Changed gender text in 1st paragraph on p. 18-26
18-35 thru 18-40	18-35 thru 18-40	Under Lease Requirements , deleted word in 5th bullet, added new last bullet and added what had been the last paragraph to this new bullet on p. 18-35 Updated reference in Initial Term and Lease Renewal heading on p. 18-36 Added reference to Continuation of Housing Assistance Payments heading, updated formatting in 1st paragraph, and added new last paragraph on p. 18-38 Repaginated pp. 18-38 and 18-39 Updated reference in Security Deposits heading and added text to 1st paragraph under this heading on p. 18-39

Revision Instructions – 4/1/21 Revision to Model Administrative Plan		
Remove Pages	Insert Pages	Changes Made in Admin Plan
18-43 thru 18-46	18-43 thru 18-46	Added reference to Choice Mobility heading, added new <i>Family's Right to Choice Mobility</i> subheading with new PHA Policy, and added new <i>Moving with Continued Assistance under Choice Mobility</i> subheading over what had been the 1st paragraph on page and added text to last paragraph on p. 18-43 Repaginated pp. 18-43 and 18-44 Corrected formatting for PHA Policy line and added two new paragraphs to this 1st PHA Policy on p. 18-44 Updated reference in 18-VI.F. heading on p. 18-46
18-49 thru 18-52	18-49 thru 18-52	Updated references in 18-VII.B. heading, changed text throughout p. 18-50 Repaginated pp. 18-50 and 18-51 Added new PHA Policy under 18-VII.B., updated reference in 18-VII.C. heading, changed text in 2nd paragraph under this heading and added new 3rd paragraph to p. 18-51
18-55/56	18-55/56	Added reference to 18-VIII.D. heading, added text to 2nd paragraph, changed text under PHA Policy, and added new 2nd to last paragraph on p. 18-56
19-1 thru 19-46 (Entire Chapter 19)	19-1 thru 19-60	Changed text in paragraphs on p. 19-2 Repaginated pp. 19- 2 through end of chapter Major changes throughout entire chapter
GL-1/2	GL-1/2	Added new IVT acronym on p. GL-1
GL-5 thru GL-16	GL-5 thru GL-18	Changed gender text in <i>Child care expenses</i> paragraph on p. GL-5 Repaginated pp. GL-6 through end of Glossary Changed explanatory text in <i>Family self-sufficiency program</i> on p. GL-8 Changed gender text in <i>Landlord</i> paragraph on p. GL-10 Added <i>Small rural public housing agency (PHA)</i> on p. GL-15 Changed text in <i>Welfare assistance</i> on p. GL-17

ITEM SUMMARY

DATE: 1/10/2023

TO: The Board of Supervisors

FROM: Teresa J. Saeed, Deputy Clerk

SUBJECT: Adjourn until ____ pm on January ____, 2023 for the Business Meeting

Adjournment will be determined by the BOS Meeting Calendar adopted during the Organizational Meeting.

REVIEWERS:

Department	Reviewer	Action	Date
Board Secretary	Saeed, Teresa	Approved	1/3/2023 - 1:57 PM