County of King William, Virginia

PLANNING COMMISSION
REGULAR MEETING OF APRIL 6, 2021 – 7:00 P.M.
KING WILLIAM COUNTY ADMINISTRATION BUILDING
KING WILLIAM, VIRGINIA

AMENDED AGENDA

1. **Call to Order**

2. **Roll Call**

3. **Review and Adoption of Meeting Agenda**

4. **Consideration of Minutes:**
   a. **March 3, 2021**

5. **Public Comment Period – Speakers:** *One opportunity of 3 minutes per Individual or 5 minutes per Group on Non-Public Hearing Matters*

6. **Public Hearing**
   a. **CUP-04-21 King William Sand & Gravel**
   b. **CUP-05-21 James Chester**
   c. **CUP-06-21 Chris Quann**
   d. **CUP-07-21 Coastal Farm Service**

7. **Other Unfinished Business**
   a. **New Water Tower Location Discussion with Steve Hudgins ~~& Bowman~~**
   b. **Ordinance Survey Results Discussion**

8. **New Business -** *None*

9. **Special Reports & Updates from Staff**
   a. **March Zoning Log**
   b. **March Violation Log**
   c. **March Building Report**
   d. **Commissioner Comments**

10. **Adjournment**

4a.

March 3, 2021

Meeting Minutes

MINUTES
KING WILLIAM COUNTY
PLANNING COMMISSION
REGULAR MEETING OF MARCH 3, 2021

A regular meeting of the Planning Commission of King William County, Virginia, was held on the 3rd day of March 2021, beginning at 7:00 p.m. via Zoom.

Agenda Item 1. CALL TO ORDER

Chairman Rhoads called the meeting to order.

Agenda Item 2. ROLL CALL

The members were polled:

John Breeden	Aye
Bonnie Hite	Aye
Don Wagner	Aye
Stephen Greenwood – Vice Chairman	Aye
Janie Rhoads - Chairman	Aye

Also in Attendance:

Sherry Graham, Acting Director of Community Development
Krista Cole, Planning Secretary

Agenda Item 3. REVIEW AND ADOPTION OF MEETING AGENDA

Chairman Rhoads requested a motion to adopt the amended meeting agenda as presented. Mr. Breeden moved for the adoption of the March 3, 2021 meeting agenda; motion was seconded by Ms. Hite.

The vote was unanimous on this motion.

Agenda Item 4. REVIEW AND APPROVAL

Chairman Rhoads requested a motion to approve the February 2, 2021 minutes as presented. Mr. Wagner moved for the approval of February 2, 2021 meeting minutes; motion was seconded by Mr. Breeden.

The vote was unanimous on this motion.

Agenda Item 5. PUBLIC COMMENT PERIOD

Chairman Rhoads opened the public comment period.

1. Steven Tupponce, Council Member of the Upper Mattaponi Indian Tribe in attendance at permission of the Chief, stated his opposition of the new water tower location, as it would be on ancestrial land and there could be potential artifacts and burial sites that the County could come across. Mr. Tupponce asked the Planning Commission to decline or to table in request that the County find a more suitable location. Mr. Tupponce also stated he does understand the need for a water tower but the parcel in question, is in fact ancestrial land and could cause issues.

Chairman Rhoads requested that we discuss the topic of the water tower when we get to it on the agenda.

2. Raymond Carter, of West Point District, expressed his questions and concerns on zoning as far as family division, gift of land and the length of time. Mr. Carter stated that people should have a say in what they do with their land and he believes people should be able to live affordably.

3. Chris Couch, of Fifth District, expressed his concerns on the ordinances being revised before the Comprehensive Plan and how the ordinance would fit into that. Mr. Couch also stated that it is hard to understand backwards and there is a lack of diversity and flexibility in the proposed ordinance. Mr. Couch also recommended trying blended lot sizes in the County to make it more affordable for some.

Chairman Rhoads thanked Mr. Couch for his comments because they are helpful and stated that they will review once the survey results came back. There being no further speakers, Chairman Rhoads closed the public comment period.

Agenda Item 6. UNFINISHED BUSINESS

Ms. Graham shared with commissioners a brief update on the surveys for the ordinance revision. Ms. Graham said according to Berkley Group, there were 520 surveys completed and 259 of them were online surveys. She stated that she would receive the preliminary results later in the week and would have final results by the April meeting. Ms. Graham also reminded the Commission that they would have a joint work session with the Board of Supervisors on April 12th.

Chairman Rhoads was curious if a meeting for the end of March was still up for discussion.

Mr. Wagner stated the Commissioners had agreed upon a March 24, 2021 work session. Mr. Breeden felt that another meeting was needed to get ahead of the game for the joint session with the Board of Supervisors.

Agenda Item 7. NEW BUSINESS

a. Discussion of Solar Moratorium

Ms. Graham announced that all solar and legislative changes had been incorporated into the draft ordinance.

Mr. Breeden stated that a redline version would be good to see the changes made.

Ms. Hite stated that she felt the subcommittee comments should be approved by the Board of Supervisors before the Commission made any recommendations.

Mr. Breeden expressed that the Board and Commission have already seen the subcommittee reports and comments.

Ms. Graham stated she would get a copy and outline that section for the March 24th work session.

b. Joint Session

No discussion needed.

c. New Water Tower Location for Central Garage Water System

Ms. Graham presented to commissioners that the County is at their max of water usage and the existing tower needs maintenance and repair but the site at Kelley Lane is the highest elevation and a good site for the tower. Ms. Graham told the Commission that it is up to them whether to recommend, deny, or approve but that Staff has found no support of the site being on ancestrial ground and if we do receive any information, she would be happy to look at it.

Mr. Wagner felt the Commission should table for more information. He questions the elevation and why it is not possible to raise the tower to higher elevation. Mr. Wagner was concerned with it being in a residential area in the Future Land Use Map and felt it should be tabled while the County looks for another site.

Mr. Breeden, in agreement with Mr. Wagner, was interested to hear of different sites but was also curious if there had been any archaeological study done for the Kelley Lane site. He also wanted to know if Mr. Tupponce could speak at the next meeting.

Mr. Greenwood stated that the water tower had already come to the Board of Supervisors and is in their hands but Mr. Tupponce may want to be a part of the next meeting.

Chairman Rhoads stated that Mr. Tupponce could speak at the next meeting.

Mr. Tupponce stated that they do know that there are artifacts in that area that could delay the project and be a risk. He stated that they just wanted to be neighborly and ensure that they are looking out for the County to develop a good relationship.

Chairman Rhoads requested that Steve Hudgins, Interim County Administrator and Bowman be available to discuss alternatives at the next meeting.

Mr. Wagner expressed his concern on the situation, as the County is about to dive into the Comprehensive Plan so why the rush when this could affect a large area of development. He feels the Commission should have a direct discussion with the Board, either way, there needs to be more discussion.

Ms. Hite stated that if the Board looked at three sites, then where are the other two and why are they not feasible options.

Mr. Breeden stated that the tower is needed but the Commission needs to see comparison and adequate information on all of the proposed sites.

Ms. Hite felt that tabling this discussion would be the right decision.

Mr. Wagner moved to table the New Water Tower Location.

Members were polled:

Bonnie Hite	Aye
Don Wagner	Aye
Stephen Greenwood, Vice-Chairman	Aye
John Breeden	Aye
Janie Rhoads, Chairman	Aye

The vote was unanimous to table the New Water Tower location.

Agenda Item 8. UPDATES FROM STAFF

Ms. Graham told commissioners that Hill Studio would be in King William on Friday for a tour if anyone had any recommended sites for them to see, to let staff know. She also stated that the Board is interested in getting a new commission member to represent the 4th District.

Mr. Greenwood was curious about the house on the corner of Aylett and River Road as there is still debris everywhere in the road and neighbors have stuff flying into their yards, but was curious if it needed to be a formal complaint.

d. Commissioner Comments

Mr. Wagner thanked everyone for attending and hopes we get more feedback in the future and said he was ready to get back to being face to face again and would like to have a future discussion on involvement in the Comprehensive Plan.

Agenda Item 10. Adjournment or Recess

Chairman Rhoads recommended a motion to recess until the March 24, 2021 work session. Mr. Breeden moved to recess until the March 24th work session; motion was seconded by Mr. Greenwood.

The meeting was recessed until March 24, 2021.

_____ _____

Janie Rhoads, Chairman **Sherry Graham, Commission Secretary**

6a.

CUP-04-21

King William Sand & Gravel

King William
County
Est. 1702

Board of Supervisors

Office of the Director of
Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Jr., Fifth District

TO: Planning Commission

FROM: Sherry Graham, Interim Director of Planning

SUBJECT: CUP 04-21

DATE: April 6, 2021

Summary of Request for CUP 04-21

The applicant, King William Sand and Gravel Company, Inc. is requesting a modification to Conditional Use Permit 01-07 in order to expand the site of the Queenfield Mine by adding approximately 100.35 acres of additional and contiguous property referred to herein as the Campbell Expansion Site. King William Sand and Gravel Company, Inc. is also requesting modifications to seven conditions that were required under CUP 01-07. They are proposing to excavate sand and gravel within a 78.87-acre portion of the 100.35-acre lease area site to extend the life of sand and gravel reserves at the existing operation. The additional reserves will allow for the continued supply of construction grade aggregates for local and regional infrastructure projects. Materials extracted from the site will be conveyed and processed at the existing processing plant located at the intersection of Rt. 360 and Dabney's Mill Road. The property is located west of the existing operation on Dabney's Mill Road, tax map parcel 32-4. The property is zoned A-C (Agricultural-Conservation) and is located in the Manquin District (4th District). The Future Land Use Map in the 2016 Comprehensive Plan indicates Medium Density and Agricultural Conservation for this area.

Attachments

Application
Receipt
Proposed Conditions
Existing CUP 01-07 w/conditions
Public Hearing Notice
Adjacent Property Owner List and Letter
Owner Letter
Ordinance
Letters from the ACOE
Wetlands Delineation Report
2007 Traffic Impact Study
Zoning Map

GIS View
Future Land Use Map
Plats
Pictures

History:

The current CUP 01-07 was approved on May 21, 2007, with 15 conditions that were revised on May 24, 2007.

Compliance with Article XIX:

The application is in compliance with all requirements of this section.

This request appears to be supported by the adopted goals and policies of the Comprehensive Plane. In particular, under Economic Development, the Plan speaks to the goals of "retaining and expanding existing industrial enterprises and employment opportunities" and the desire to attract commercial enterprise along the rt. 360 corridor.

Public Notice:

Legal ads were run in the Tidewater Review on March 24th and March 31st for the Planning Commission's Public Hearing. Notices to adjacent property owners were mailed on March 25, 2021. Staff posted a sign in front of the property indicating there is a pending zoning action and provided contact information.

Site Inspection:

A site inspection was performed on March 18, 2021 with Mr. Breeden, Mr. Wagner and I present. King William Sand and Gravel Company staff provided the following information:

- There will be no additional trucks at the site.
- They have a total of 11 employees.
- The estimated start-up date is 2 years.
- The life expectancy of the operation is 25 years and an additional 5 years added with the additional acreage.
- There will be no blasting on the site.
- The only equipment to be used are excavators and trucks.
- There will be no change in the hours of operation.
- There are wetlands on the proposed site. An environmental impact assessment has been completed and no mining or excavation will take place near the wetlands. A berm will be constructed around the area of wetlands to keep everyone out of any wetland areas.
- There will be no increase in traffic and no additional entrances added to the site. A traffic study had been previously completed during the initial start-up of the mining operation.

Staff Findings:

The current zoning on this parcel is suitable for a mining operation with an approved Conditional Use Permit. The Land Use Plan indicates Medium Density and Agricultural-Conservation for this area. The Medium Density would be the area along Dabney's Mill Road with the balance being Agricultural-Conservation.

The Zoning Ordinance, Article X, Section 86-456(f) outlines the requirements for excavating or filling, borrow pits, extraction, processing and removal of sand, or gravel and stripping of topsoil and the applicant and parcel are capable of meeting all the requirements as listed.

The requested CUP must be evaluated in light of the goals and policies contained in the adopted Comprehensive Plan for the County. For example, this location seems to be very well suited with regards to access. There is an existing entrance on Dabney's Mill Road which will be used for this site. The property is large enough to provide for adequate buffering to reduce any adverse impacts on surrounding properties. The applicant has operated successful mining operations in King William County in the past without incident.

The land is currently being used as a farm and if the mining operation were allowed, it would ensure that most of the land could be reverted back to farmland at the end of the mining operation.

Public Utilities

The development of this site is not anticipated to have an immediate impact on the County's public utilities.

Public Safety

Highway safety is the principal safety concern associated with this operation; however, there will be no changes or increase in traffic. There are no deep pits or explosives needed to extract the deposits of sand and gravel from this site, and all operations are conducted in accord with plans approved by, and subject to periodic inspection by, authorities of the Commonwealth of Virginia in the Department of Mines, Minerals and Safety.

Staff recommends approval of this project with conditions 1 through 14 attached.

CUP 04-21

CONDITIONAL USE PERMIT APPLICATION
King William County
Department of Community Development
180 Horse Landing Rd. #4 King William, VA 23086
Phone (804) 769-4980 **Fax** (804) 769-2235

1. Owner: Campbell Virginia Properties LLC.
   Name: Campbell Virginia Properties LLC., C/O Eugene L. Campbell
   Address: PO Box 95 King William, Virginia 23086
   Phone Number: _____

2. Applicant:

   Name: King William Sand and Gravel Company, Inc.
   Address: PO Box 69 Manquin, Virginia 23106
   Phone Number: (804) 769-2035

3. Property description:
   (a) Size (acres): 100.35 Road frontage: +/-1,033.26 LF (Dabney Mills Rd)

   (b) Deed recorded in Deed Book 252 at Page 484

   Plat recorded in Plat Book 16 at Page 79

   Tax Map: 32 Section 4, Parcel _____

   (c) Zoning District: Ag Conserv 02 District-Acquinton

4. Hours of operation of the planned facility: Hours of operation, Plant, Monday through Saturday 6:00 am-9:00 pm Delivery Hours, Monday through Friday 6:00AM- 9:00PM. Saturday delivery hours 6:00 am to 5:00 pm. No plant or delivery hours will be allowed on Sunday or National Holidays.

5. Describe water supply plans: The existing office/admin facilities have approved potable water supply. No additional water supply proposed for the Campbell Expansion.

6. Describe sewage disposal plans: The existing office/admin facilities utilize an approved septic tank and drainfield for sanitary sewer.

7. Attach a statement describing how specific conditions stated in Article X, Sec. 86-451, of the Zoning Ordinance for the type of project planned will be met.

See attached.

I hereby certify that the information presented in this application and on the accompanying site plan is complete and accurate to the best of my knowledge. County officials and employees are authorized to enter upon the property described herein during regular working hours for the purpose of performing assigned duties in connection with this application.

Signature of Owner or Applicant: Eugene D. Jamison

****

STATE OF: Virginia **COUNTY OF:** King William, to-wit:

The foregoing instrument was acknowledged before me this 19th day of January 2021.

Pauline F. Miller
Notary Public

October 31, 2024
My Commission Expires

PAULINE FERLAND MILLER
NOTARY PUBLIC
REG # 7875231
MY COMMISSION EXPIRES
10/31/2024
COMMONWEALTH OF VIRGINIA

King William Sand & Gravel, Inc.
P. O. Box 69
Manquin, Virginia 23106
(804) 769-2035

January 22, 2021

KWSG Campbell Expansion

Conditional Use Permit CUP #-01-07 Modification Notes

Scope: King William Sand & Gravel Co, Inc. (KWSG) is proposing a modification of Conditional Use Permit #-01-07 for the Queenfield Mine in Manquin, Virginia 23106 (King William County, Virginia). KWSG proposes to add +/-100.35 acres of additional and contiguous property referred to herein as the Campbell Expansion site, to the currently approved CUP #-01-07 and associated approved Site Plan.

The additional property is directly west of the existing, approved operation and is made up of a +/-100.35-acre lease agreement within a 430-acre parent parcel (Tax Map 32-4), which is owned by Campbell Virginia Properties LLC.

KWSG proposes to excavate sand and gravel within a +/-78.87-acre portion of the +/-100.35-acre lease area site, in order to extend the life of sand and gravel reserves at the existing operation. The additional reserves will allow for the continued supply of construction grade aggregates for local and regional infrastructure projects. Material extracted from the Campbell Expansion site will be conveyed and processed at the existing processing plant, generally located at the Intersection of State Road 360 and Dabneys Mill Road (State Road 604) in King William County, Virginia.

KWSG would also propose modifications to several of the existing stipulations of Conditional Use Permit #-01-07, which are the following:

- Change CUP #-01-07 Condition No.2 to state *"Development shall be generally consistent with the attached exhibit titled King William Sand and Gravel Conditional Use Permit exhibit dated November 2020, hereafter referred to as "Exhibit".*
- Change CUP #-01-07 to state *"Noise generated by the mining, processing and delivery of the mined material shall be kept to a minimum using methods reasonable for the activities taking place. The applicant shall include measures such as using strobe lights instead of back-up warning signals on mobile equipment to minimize noise as much as possible but still stay within the state and federal regulations No loud speakers, whistles or horns to be used as part of the operations and no explosives/blasting is allowed on the site at any time".*
- Change CUP #-01-07 Condition No.8 to state *"The landscaped berm shown on the attached exhibit shall be provided along Dabney's Mill Road. The berm will be constructed in accordance with guidance outlined in the DMME Mineral Mine Operators Manual".*
- Change CUP #-01-07 Condition No.9 to state *"Buffers shall be adjacent to RPA and Wetland lines within the mining operation as required according to VDEQ regulations and regulations for Non-Metallic Mineral Mines (9-VAC25-190) and per guidelines outlined in DMME Mineral Mine Operators Manual."*
- Change CUP #-01-07 Condition No.10 to state *"Prior to any disturbance onsite, all wetlands will be delineated".*
- Change CUP #-01-07 Condition No.11 to *state* "Site conveyors will be permitted to transfer materials across the site. Any conveyors that cross any State or Private Road (not owned by Applicant) shall be constructed to meet all Virginia Department of Transportation (VDOT) requirements and/or DMME requirements, where applicable".
- Strike CUP #-01-07 Condition No.14 in its entirety.

King William Sand & Gravel, Inc.
P. O. Box 69
Manquin, Virginia 23106
(804) 769-2035

The following provides responses to King William County Sec. 86-494. - Requirements; content and form:

1. The proposed title of the project, owner or owners of the land, and name of the engineer, architect, designer or landscape architect and the developer;

   Title: King William Sand & Gravel – Campbell Expansion

   Owner: Campbell Virginia Properties, LLC.

   PO Box 95

   King William, Virginia 23o86

   Engineer: Brent E. Johnson P.E., P.G., AOSE, Vice President, Kontz, Bryant, Johnson, Williams (KBJW)

   Mark E. Williams, P.E., Vice President, Kontz, Bryant, Johnson, Williams (KBJW)

   Environmental/Wetlands/Regulatory: Thaddeus J. Loucks, PWD/PWS, Environmental Department Manager, Dewberry

   Archaeology: Matthew R. Laird, Ph.D., RPA, Partner & Senior Researcher James River Institute for Archaeology, Inc.

   Developer: Chris Hight, Plant Manager, King William Sand and Gravel Company Co, Inc.

   KWSG Environmental Consultant: Matt Mouncey LEP, Principal Consultant, The Colinas Group, Inc.

2. The Northpoint, scale and date;

Shown on KBWJ Sheets 1 and 2.

3. Location of the project by an insert map at a scale of not less than one-inch equals 2,000 feet, indicating the scale, the north arrow and such information as the names and numbers of adjoining roads, streams and bodies of water, railroads, subdivisions, towns and magisterial districts or other landmarks sufficient to clearly identify the location of the property;

Shown on KBWJ Sheets 1 and 2.

4. Existing zoning and zoning district boundaries and proposed changes in zoning, if any;

The zoning of each adjacent property has been provided in the table on Sheets 1 and 2. Campbell parcels are currently zoned A-C.

5. The boundaries of the property involved, county or municipal boundaries, the general location of all existing property lines, existing streets, buildings or waterways, major tree masses and other existing physical features in or adjoining the project;

Shown on KBWJ Sheets 1 and 2.

6. Identification of the property including name of the subdivision, tax map parcel number, and name or route number where property is located;

100.35 acres of Tax Map 32-4 (430-acre parent parcel). Portion under lease and proposed for inclusion in existing Conditional Use Permit shown on Sheets 1 and 2 and Survey Plat Drawing prepared by KBWJ.

7. Location of all building restriction lines, setbacks, easements, covenant restrictions and rights-of-way;

Shown on Sheets 1 and 2. Easements shown on Survey Plant drawing prepared by KBWJ. A 30' right of way for ingress/egress (D.B.254. PG. 484 P.B. 16, PG.79) is shown along the northern portion of the project area. A 30' right of way for Dabney's Mill Road (State Road 604) is also shown on the Survey Plant drawing prepared by KBWJ

8. Uses of adjoining properties and names of owners;

All Adjoining property owners are provided on Sheets 1 and 2. All of the properties surrounding the Campbell Expansion area are zoned A-C.

9. Topography of the project area with contour intervals of two feet or less, unless waived by the zoning administrator as clearly unnecessary to review of the project or proposal;

Shown on Sheets 1 and 2. Topography with a contour interval of 10 feet has been provided. Due to the large scale of the drawing, showing topo lines with a 2-foot contour interval would make the plans illegible and very cost prohibitive.

10. The approximate location and sizes of sanitary and storm sewers, water mains, culverts and other underground structures, existing and planned, in or near the project;

Not Applicable. There are no sanitary or storm sewers, water mains, culverts and other underground structures, existing and planned, in or near the Campbell Expansion area.

11. The location of all existing and proposed structures, including marine and temporary structures. In the case of temporary structures, the date when the structure will be removed must be indicated;

Not Applicable. There are no existing or proposed structures, including marine and temporary structures proposed for the Campbell Expansion area. There are also no temporary structures, or structures to be removed

12. The location and extent of all wooded areas before development; the proposed area of clearing, with indication of post-development cover;

All wooded areas and any areas to be cleared, including post development cover within the Campbell Expansion area are Shown on KBWJ Sheets 1 and 2.

13. The general location and character of construction of proposed streets, alleys, driveways, curb cuts, entrances and exits, loading areas (including numbers of parking and loading spaces) outdoor lighting systems, storm drainage and sanitary facilities;

There are no proposed streets, alleys, driveways, curb cuts, entrances and exits, loading areas, outdoor lighting systems, storm drainage or sanitary facilities proposed within the Campbell Expansion area. The proposed Campbell Expansion site area will not require connection to the County's potable water and central sewer system. The Campbell Expansion is proposed only for excavation and no ancillary uses that would require potable water and sanitary sewer are proposed. The existing office facilities located within the existing plant processing and office area will provide all of the office/admin facilities necessary for the Campbell Expansion. The existing office/admin facilities have existing potable water and utilize a septic tank and drainfield for sanitary sewer.

14. The general location of proposed lots, setback lines, and easements and proposed reservations for parks, parkways, playgrounds, school sites and open spaces;

King William Sand & Gravel, Inc.
P. O. Box 69
Manquin, Virginia 23106
(804) 769-2035

There are no proposed lots, easements or proposed reservations for parks, parkways, playgrounds, school sites or open spaces proposed for the Campbell Expansion area. Setback lines are Shown on KBWJ Sheets 1 and 2. Setback lines are shown on Sheets 1 and 2 prepared by KBWJ.

15. Proposed changes in zoning classifications, including proposed revisions to district boundaries;

Response: No changes to zoning classifications, or proposed revisions to district boundaries are proposed. Applicant is requesting a modification of the existing Conditional Use Permit CUP #-01-07 to include the Campbell Expansion site.

16. Location with respect to each other and to lot lines, number of floors, number of dwelling units and approximate height of all proposed buildings and structures, accessory and main, or major excavations;

Not Applicable. No buildings or structures are proposed for the Campbell Expansion.

17. Preliminary plans and elevations of the several dwelling types and other buildings, as may be necessary;

Not Applicable.

18. General location, height and material of all fences, walls, screen planting and landscaping;

Shown on KBWJ Sheets 1 and 2.

19. General location, character, size, height and orientation of proposed signs;

Not Applicable.

20. A tabulation of the total number of dwelling units of various types in the project and the overall project density in dwelling units per acre, gross or net as required by district regulations. Computations shall include the total site area in acres, the approximate amount and percentage of the site to be covered by open space and the amount and percentage to be covered by impervious surface after development;

Not Applicable.

21. The locations of all existing and proposed septic tanks and drainfield sites including reserve sites; the location of all existing and proposed wells;

Not Applicable.

22. The location of all proposed easements for roads, overhead and underground utilities, drainage, or other easements which may exist or are proposed on the property;

Not Applicable.

23. The location of all curb cuts as approved by the state department of transportation;

Not Applicable.

24. The location and layout of any driveways or parking areas, or any other paved or graveled areas;

Not Applicable.

25. The shortest distances from all property lines to all proposed structures;

King William Sand & Gravel, Inc.
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Not Applicable. No **driveways, parking areas, or any other paved or graveled areas proposed for the Campbell Expansion site.**

26. The approximate limit of all resource protection area features and any additional required buffer areas if an environmental assessment is not submitted;

Shown on KBWJ Sheets 1 and 2.

27. The approximate limit of the 100-year floodplain; and

Shown on KBWJ Sheets 1 and 2.

28. Included with the site plan shall be documentation of all existing permits and applications relevant to the parcel including, but not limited to: health department permits for all wells and septic drainfields; all existing zoning permits and zoning applications; applications for rezoning, special use and/or conditional use permits and zoning variances.

Response: Attached.

Revenue Transmittal Planning/Building Department
King William County, VA

2.11.21
Date

Name: John D Fulks King William Sand Gravel 177 N. Kendrick Lane

Address: Aylett, VA 23009

Subdivision: _____

Permit No: _____

Tax Map No: 32 11

Dept.	Description	Amount
COPIES	Sale Of Copies (Maps, Data, Etc.)	$_____
CONUSE	Conditional Use/Rezoning Ap.	$2,500.00
VARINC	Variance Applications	$_____
APPEAL	Appeals Fees-Zoning Decisions	$_____
HISREV	Hist. Pres. & Architectural Review Bd.	$_____
SITE	Site Plan	$_____
SIGN	911 Road Sign Maintenance	$_____
BOND	Escrow Acct. for Cash Bonds	$_____
ERSE	Erosion/Sediment Control	$_____
PROF	Cash Proffers	$_____
SUBD	Subdivision Application	$_____
WETL	Wetlands Board	$_____
ZPER	Zoning Permits	$_____
BPER	Building Permits	$_____
SURC	Building Permit Surcharge	$_____
PLNR	Building Plans Review Fee	$_____
RENSP	Re-Inspection Fee / Penalty	$_____
FPCP	Fire Prevention	$_____
_____	_____	$_____
_____	_____	$_____
TOTAL REMITTANCE TO TREASURER		$2,500.00

MPK 2.10.21 K# 2550 K.Law

K Cole 2-11-21
Signature and Date
Planning Office

J. Walker 2/11/2021
Signature and Date
Treasurer's Office

White-Applicant Canary-Treasurer Pink-Planning

Conditions for CUP-01-07
Revised ~~5-24-2007~~January 21, 2021

1. A true and complete copy of the approved Mining Permit from the appropriate State of Virginia Agencies (i.e., DMME) for this site shall be submitted to King William Planning Office for the review and approval. The Mining Permit shall be added to the Zoning file for this matter and shall become a part of the record for this rezoning. In addition to a copy of the Mining Permit described above, a site plan shall be submitted to the King William Planning Office for their approval. Before mining operation may begin on this property both the Mining Permit and the Site Plan must be submitted to and approved by the King William County Planning Office. Any amendments to the Mining Permit shall be promptly submitted to the King William County Planning Office for their review and approval. The County shall be promptly notified upon completion of the requirements for reclamation of the site as required by the Mining Permit, at which time authority to continue extraction on the site by virtue of this CUP shall cease. Non-compliance with the Mining Permit or site plan may be deemed to be sufficient reason to revoke this CUP by the King William County Planning Office.

2. ~~The entrance to the site, as permitted by the Virginia Department of Highways and the access roadway into the site shall be paved for a distance of at least 200 feet from the edge of the pavement of Route 604 (Dabneys Mill Road). The applicant will take the necessary steps to reasonably decrease the amount of dust created and tracking of dust and mud onto Route 604, by traffic utilizing the entrance and across roadway.~~Development shall be generally consistent with the attached exhibit entitled "King William Sand and Gravel Conditional Use Permit" exhibit dated November 2020, hereafter referred to as "Exhibit".

3. No machinery except for machinery and equipment used for extraction, processing and transport of material, shall be located on the area subject to this CUP. Normal farming machinery may be located on the area subject to this CUP except for those areas that are actively being mined.

4. Lighting shall be used only to the minimum extent necessary to facilitate the extraction process and shall be directed away from neighboring homes by refractors or any other means required, "Dark Sky" Lighting techniques shall be implemented where and whenever possible. All site lighting shall be reduced to no more than a security level after close of operations.

5. ~~Noise generated by the mining, processing and delivery of the minded material shall be kept to a minimum. The applicant shall include measures such as using strobe lights instead of back-up warning signals on mobile equipment to minimize noise as much as possible but still stay within the state and federal regulations. No loud speakers, whistles or horns to be used as part of the operations and no explosives/blasting is allowed on the site at any time.~~Noise generated by the mining, processing and delivery of the mined material shall be kept to a minimum using methods reasonable for the activities taking place. The applicant shall include measures such as using strobe lights instead of back-up

warning signals on mobile equipment to minimize noise as much as possible but still stay within the state and federal regulations No loud speakers, whistles or horns to be used as part of the operations and no explosive/blasting is allowed on the site at any time.

6. The applicant will take reasonable steps to monitor the truck traffic utilizing the site. Trucks or other types of haulers found to violate traffic laws and traffic safety rules shall be reprimanded, fined or barred from further use of the site as deemed appropriate by the applicant to ensure that traffic laws and traffic safety rules are observed and obeyed. A sign shall be posted in a clearly visible location on the site to inform all haulers of this policy.

7. Hours of operation, Plant, Monday 6:00 AM – Saturday 6:00 PM. Delivery Hours, Monday – Friday 6:00AM – 9:00PM. Saturday delivery hours, 6:00AM – 5:00PM. No plant or delivery hours of operation will be allowed on Sunday or on National Holidays. In the event of state or nationally declared emergencies such as officially declared natural disaster, restrictions on hours of operation may be waived by the King William County Planning Office upon notification by Applicant of the need to waive the restriction on the hours of operation and delivery by notifying the King William County Planning Office and Public Safety Officer.

8. ~~The landscaped berm indicate don the preliminary site plan shall be extended to run along the entire portion of Dabneys Mill Road to provide screening from the public. The berm shall be 10' wide at the top and stand 12' tall. The berm will be seeded and landscaped per the approved site plan. In no case shall the grade of the berm be steeper than a 3:1 ratio. The berm shall be installed as to not impede site drainage or drainage from State Route 604.~~The landscaped berm shown on the attached exhibit shall be provided along Dabney's Mill Road. The berm will be constructed in accordance with guidance outlined in the DMME Mineral Mine Operations Manual.

9. ~~A buffer of a minimum of 150 feet shall be provided adjacent to andy RPA located within the mining operation and separated from mining operations with a clearly visible fencing material (i.e.; orange vinyl safety fence, chain link) or an earthen berm installed as to not impede site drainage and to specification indicted on a site plan approved by King William Planning office. In no case shall the grade of the berm be steeper than a 3:1 ratio.~~Buffers shall be adjacent to RPA and Wetland lines within the mining operation as required according to VDEQ regulations and regulations for Non-Metallic Mineral Mines (9-VAC25-190) and per guidelines outlined in DMME Mineral Mine Operations Manual.

10. ~~Prior to any disturbance on the site all perennial wetlands located within mining operations shall be delineated on the site plan. Any identified wetlands shall be protected using the same methods as a RPA, with the minimum 15 foot buffer.~~Prior to any disturbance onsite, all wetlands will be delineated.

11. ~~Site conveyors will be permitted to transfer materials across the site. Any conveyors that cross any State or Private Road (not owned by Applicant) shall be constructed underground and shall not pass over any State or Private Road (not owned by Applicant)~~

~~for any reason.~~Site conveyors will be permitted to transfer materials across the site. Any conveyors that cross any State or Private Road (not owned by Applicant) shall be constructed to meet all Virginia Department of Transportation (VDOT) requirements and/or DMME requirements, where applicable.

12. King William Sand and Gravel Company, Inc. or its successors and/or assigns shall, at the request of King William County and at no expense to the County, convey a one-acre well lot to the County. The said one acre well lot shall be located within the Manskin Lodge Farm or Queensfield Farm as they existed at the time of rezoning. The exact location of the said well lot to be mutually agreed upon by King William County and King William Sand and Gravel at the time of the conveyance.

13. If practicable, a "Dry Hydrant" will be installed on the Manskin Lodge Farm or Queensfield for the use by King William County, emergency personnel or any County or State approved emergency service agency. The Hydrant may be used in cases of emergency or for training purposes. The Hydrant shall be installed at the expense of King William Sand and Gravel and shall be located in an area easily accessible to emergency vehicles and equipment.

14. ~~Prior to any mined material being shipped for the site, all road improvements recommended by the Virginia Department of Transportation included signalization of the intersection of State Route 604 and 360 shall be completed.~~

~~15~~14. Those conditions shall be applicable to the Applicant, King William Sand and Gravel and any successor and/or assigns of either the Applicant or King William Sand and Gravel Company, Inc.

King William County
Est. 1702 in Virginia

DIVISION OF COMMUNITY DEVELOPMENT

May 22, 2007

King William Sand and Gravel LLC
President, John D. Folks
677 McKendree Lane
Aylett, Virginia 23009

RE: **Board of Supervisors Action:**
Conditional Use Permit to excavate sand and gravel.
Case # CUP-01-07

Dear Mr. Fulks:

The Board of Supervisors of King William County, at its meeting on May 21, 2007, conducted a public hearing on the request for a Conditional Use Permit to excavate sand and gravel in the Agricultural – Conservation district. The 1500-acre parcel/s are located on State Route 360 (Richmond Tappahannock Highway) and shown as Tax Parcels # 33-1, 33-2, 27-15A, 32-5 and 32-2A on the King William County tax maps. Following the public hearing, the Board **APPROVED** this request, subject to a list of fifteen (15) conditions, said conditions being attached to this letter.

Development and use of the Property must comply with the requirements of the King William County Zoning Ordinance, as well as with the list of conditions attached.

Please let me know if you have any questions regarding this matter.

Sincerely,

M. Scot Lucchesi
Director Community Development

Attachment: List of Approved Conditions for CUP-01-07

cc: Zoning Administrator
cc: GIS Technician
cc: Mac Chenault
cc: Fran Pleva

180 Horse Landing Road • Post Office Box 215 • King William, Virginia 23086
804-769-4969 • 804-843-3422 • 804-994-2937 • fax: 804-769-4964
www.kingwilliamcounty.us

Conditions for CUP-01-07
Revised 5-24-2007

1. A true and complete copy of the approved Mining Permit from the appropriate State of Virginia Agencies (i.e., DMME) for this site shall be submitted to King William Planning Office for their review and approval. The Mining Permit shall be added to the Zoning file for this matter and shall become a part of the record for this rezoning. In addition to a copy of the Mining Permit described above, a site plan shall be submitted to the King William Planning Office for their approval. Before mining operations may begin on this property both the Mining Permit and the Site Plan must be submitted to and approved by the King William County Planning Office. Any amendments to the Mining Permit shall be promptly submitted the King William County Planning Office for their review and approval. The County shall be promptly notified upon completion of the requirements for reclamation of the site as required by the Mining Permit, at which time authority to continue extraction on the site by virtue of this CUP shall cease. Non-compliance with the Mining Permit or site plan may be deemed to be sufficient reason to revoke this CUP by the King William County Planning Office

2. The entrance to the site, as permitted by the Virginia Department of Highways and the access roadway into the site shall be paved for a distance of at least 200 feet from the edge of the pavement of Route 604 (Dabneys Mill Road). The applicant will take the necessary steps to reasonably decrease the amount of dust created and tracking of dust and mud onto Route 604, by traffic utilizing the entrance and access roadway

3. No machinery except for machinery and equipment used for extraction, processing and transport of materials, shall be located on the area subject to this CUP. Normal farming machinery may be located on the area subject to this CUP except for those areas that are actively being mined.

4. Lighting shall be used only to the minimum extent necessary to facilitate the extraction process and shall be directed away from neighboring homes by refractors or any other means required. "Dark Sky" Lighting techniques shall be implemented where and whenever possible. All site lighting shall be reduced to no more than a security level after close of operations.

5. Noise generated by the mining, processing and delivery of the mined material shall be kept to a minimum. The applicant shall include measures such as using strobe lights instead of back-up warning signals on mobile equipment to minimize noise as much as possible but still stay within the state and federal regulations No loudspeakers, whistles or horns to be used as part of the operations and no explosives/blasting is allowed on the site at any time.

6. The applicant will take reasonable steps to monitor the truck traffic utilizing the site. Trucks or other types of haulers found to violate traffic laws and traffic safety rules shall be reprimanded, fined, or barred from further use of the site as deemed appropriate by the applicant to ensure that traffic laws and traffic safety rules are observed and obeyed. A sign shall be posted in a clearly visible location on the site to inform all haulers of this policy.

7. Hours of operation, Plant, Monday 6:00 AM – Saturday 6:00PM. Delivery Hours, Monday – Friday 6:00AM- 9:00PM. Saturday delivery hours, 6:00AM – 5:00PM. No plant or delivery hours of operation will be allowed on Sunday or on National Holidays. In the event of state or nationally declared emergencies such as officially declared natural disaster, restrictions on hours of operation may be waived by the King William County Planning Office upon notification by Applicant of the need to waive the restrictions on the hours of operation and delivery by notifying the King William County Planning Office and Public Safety Officer.

8. The landscaped berm indicated on the preliminary site plan shall be extended to run along the entire portion of Dabneys Mill Road to provide screening from the public. The berm shall be 10' wide at the top and stand 12' tall. The berm will be seeded and landscaped per the approved site plan. In no case shall the grade of the berm be steeper than a 3:1 ratio. The berm shall be installed as to not impede site drainage or drainage from State Route 604.

9. A buffer of a minimum of 150 feet shall be provided adjacent to any RPA located w thin the mining operation and separated from mining operations with a clearly vi ible fencing material (i.e.; orange vinyl safety fence, chain link) or a earthen be m installed as to not impede site drainage and to specifications indicated on a sit e plan approved by King William Planning office. In no case shall the grade of th berm be steeper than a 3:1 ratio

10. P ior to any disturbance on the site all perennial wetlands located within mining op erations shall be delineated on the site plan. Any identified wetlands shall be pr tected using the same method as a RPA, with the minimum 150-foot buffer.

11. Si e conveyors will be permitted to transfer materials across the site. Any co veyors that cross any State or Private Road (not owned by Applicant) shall be co structed underground and shall not pass over any State or Private Road (not ow ned by Applicant) for any reason.

12. Ki g William Sand and Gravel Company, Inc. or its successors and/or assigns sh ll, at the request of King William County and at no expense to the County, co vey a one-acre well lot to the County. The said one acre well lot shall be located wi in the Manskin Lodge Farm or Queensfield Farm as they existed at the time of rez ning. The exact location of the said well lot to be mutually agreed upon by Ki g William County and King William Sand and Gravel at the time of the cor veyance.

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14. Pric r to any mined material being shipped from the site, all road improvements rec mmended by the Virginia Department of Transportation including signalization of t e intersection of State Routes 604 and 360 shall be completed.

15. Th se conditions shall be applicable to the Applicant, King William Sand and Gra el and any successors and/or assigns of either the Applicant or King William San l and Gravel Company, Inc.

King William County
Public Hearing Notice

The Planning Commission of King William County, Virginia will hold a Public Hearing on Tuesday, April 6, 2021, at 7:00 p.m., or as soon thereafter, in the Board Meeting Room of the County Administration Building, 180 Horse Landing Road, King William, Virginia, **via Zoom** to receive public comments on the following matters:

CUP-04-21: Applicant – King William Sand and Gravel Company, Inc.
Owner – Campbell Virginia Properties LLC

A request for a modification of Conditional Use Permit 01-07 in order to expand the site of the Queenfield Mine by adding approximately 100.35 acres of additional and contiguous property referred to herein as the Campbell Expansion site. King William Sand and Gravel Company, Inc is also requesting modifications to seven conditions that were required under CUP 01-07. The property is located west of the existing operation on Dabney's Mill Road, tax map parcel 32-4. The property is zoned A-C, (Agricultural-Conservation) and located in the Manquin District.

CUP 05-21: Applicant/Owner – James G. and Kimberly Chester

A request for a conditional use permit in order to install an accessory dwelling on their property located at 3806 Custis Millpond Road, tax map parcel 48-6-4. The property consists of 5 acres and is zoned A-C (Agricultural-Conservation). The property is located in the Sweet Hall District.

CUP 06-21: Applicant/Owner - Christopher W. Quann

A request for a conditional use permit in order to construct an accessory dwelling on his property located at 1053 W. Chinquapin Road, tax map parcel 36-6-4. The property consists of 10.2 acres and is zoned A-C (Agricultural-Conservation). The property is located in the Courthouse District

CUP 07-21: Applicant/Owner – Coastal Farm Service LLC/Matt Crabbe

A request for a conditional use permit in order to install a 3500' grass airstrip on his property located on Landing Road, tax map number 26-48. The property consists of 127 acres and is zoned A-C (Agricultural-Conservation) and is located in the Manquin District.

All interested persons may appear and present their views via **Zoom Meeting** as applicable. If a member of the public cannot attend, comments may be submitted by mail to 180 Horse Landing Road, #4, King William, VA 23086; by email to sgraham@kingwilliamcounty.us or by calling 804-769-4980. Comments received by 12:00 noon on the day of the hearing will be distributed to Commission members and made a part of the public record. All records pertaining to this matter may be viewed in the Office of Community Development at 180 Horse Landing Road, King William, VA during regular business hours. Anyone needing assistance or accommodations under the provisions of the American with Disabilities Act should contact the Office of Community Development at (804)769-4978 or sgraham@kingwilliamcounty.us.

By Authority of
Sherry L. Graham
Director of Community Development
Ad to run March 24th and March 31, 2021

King William Sand and Gravel – Applicant
Campbell Virginia Properties LC
CUP 04-2021
Tax Map Parcel 32-4
430 Acres – Zoned A-C
100.35 to be leased

H. Barnes Townsend Family Associates
3459 Dabney's Mill Road
Manquin, VA 23106
Tax Map # 32-3
88 acres – zoned A-C

Howard A. Townsend, Etal
2121 Dabney's Mill Road
Manquin, VA 23106
Tax Map # 32-2 and 32-5
550.32 acres – zoned A-C

Hugh Barnes Townsend, Jr.
3459 Dabney's Mill Road
Manquin, VA 23106
Tax Map # 32-1
10 acres – zoned A-C

H. Barnes Townsend, Jr. Family Assoc.
3459 Dabney's Mill Road
Manquin, VA 23106
Tax Map # 32-6
200 acres – zoned B-1

Howard A. Townsend
2121 Dabney's Mill Road
Manquin, VA 23106
Tax Map # 32-5A
1.3 acres – zoned A-C

Howard A. Townsend, Sr.
2121 Dabney's Mill Road
Manquin, VA 23106
Tax Map # 32-2A
77.2 acres – zoned A-C

King William
County
Est. 1702

Board of Supervisors

Office of
Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Jr., Fifth District

March 25, 2021

H. Barnes Townsend Family Assoc.
3459 Dabney's Mill Road
Manquin, VA 23106

RE: Notice to Adjacent Property Owners
Request for Conditional Use Permit 04-21
Tax Map Parcel: 32-4
Applicant: King William Sand and Gravel
Owner: Campbell Virginia Properties, LLC

Dear Property Owner:

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You are being notified of this hearing because your property is adjacent to or in close proximity to the above-stated request. All interested persons may appear and present their views at the above time and place, or via the Zoom Meeting, as applicable. If a member of the public cannot attend, comments may be submitted by mail to 180 Horse Landing Road, #4, King William, VA 23086; by email to sgraham@kingwilliamcounty.us or by calling 804-769-4980. Comments received by 12:00 noon on the day of the hearing will be distributed to Commission Members and made a part of the public record. All records pertaining to this matter may be viewed in the Office of Community Development at 180 Horse Landing Road, King William, VA during regular business hours. Anyone needing assistance or accommodations under the provisions of the American with Disabilities Act should contact the Office of Community Development at (804)769-4978 or sgraham@kingwilliamcounty.us.

Sherry L. Graham
Interim Director of Planning

King William
County
Est. 1702

Office of
Community Development

Board of Supervisors

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Jr., Fifth District

March 25, 2021

Mr. Howard A. Townsend, Etal
2121 Dabney's Mill Road
Manquin, VA 23106

RE: Notice to Adjacent Property Owners
Request for Conditional Use Permit 04-21
Tax Map Parcel: 32-4
Applicant: King William Sand and Gravel
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March 25, 2021

Mr. Hugh Barnes Townsend
3459 Dabney's Mill Road
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Sherry L. Graham
Interim Director of Planning

(f) *Excavation or filling, borrow pits, extraction, processing and removal of sand, or gravel and stripping of topsoil.* Excavation or filling, borrow pits, extraction, processing and removal of sand, or gravel and stripping of topsoil and other major excavations in a district where listed as a conditional use permit and subject to the following conditions for major borrow pits, clay pits, mines, quarries, sand and gravel mining and similar operations:

(1) The excavations shall be confined to areas distant at least 50 feet from all adjoining property lines, at least 100 feet from any and all adjoining property lines in any residential or any business district, and distant at least 200 feet from any dwelling or any and all property lines in any platted subdivision except that excavations may be conducted within such limits, provided that the written consent of the owners of such adjoining properties is secured.

(2) The excavation shall be confined to areas distant at least 200 feet from the right-of-way lines of any existing or platted street, road or highway, except that where the ground level is higher than the road, the board may permit excavations down to the road level.

(3) Any building containing power-driven or power-producing machinery or equipment shall be distant at least 600 feet from all adjacent property in any residential or business district or the right-of-way lines of any existing or platted street, road or highway.

(4) Access shall not be from a minor residential street. All roadways on and all vehicular entrances and exits from the premises on which such operations are conducted to any public roads shall be located to secure public safety, lessen congestion and facilitate transportation, and shall be so maintained as to eliminate any nuisance from dust to neighboring properties.

(5) All equipment used for the production or transportation of materials shall be constructed, maintained and operated in such a manner as to eliminate as far as practicable noises, vibrations or dust which are injurious or annoying to persons living in the vicinity.

(6) A specific plan of systematic operation and simultaneous rehabilitation shall be submitted to and approved by the board of supervisors which shall provide in all respects for the adequate safeguarding and protection of other nearby interests and the general public health, safety, convenience, prosperity and welfare, and which shall include a satisfactory plan and program showing, by contour maps and otherwise how the land is to be restored to a safe, stable, usable and generally attractive condition by regrading, draining, planting or other suitable treatment to resist erosion and conform substantially with adjacent land characteristics.

(7) Whenever the special use exception permit issued by the board of supervisors shall have expired, or whenever the operation shall have ceased for any period exceeding 12 consecutive months, then all plants, buildings, structures (except fences), stockpiles and equipment shall be entirely removed from the premises, and the premises shall be restored as required in this subsection (f).

(8) The board of supervisors may renew a permit, after a public hearing, provided that an application therefor is filed within 60 days before its expiration date, in the same manner as for an original permit, provided that the applicant is carrying out the requirements of the existing permit in good faith.

DEPARTMENT OF THE ARMY
US ARMY CORPS OF ENGINEERS
NORFOLK DISTRICT
FORT NORFOLK
803 FRONT STREET
NORFOLK VA 23510-1011

March 19, 2021

Northern Virginia Regulatory Section
NAO-2020-01431 (Pamunkey River)

Mr. Thaddeus J. Loucks
Environmental Department Manager
Dewberry
4805 Lake Brook Drive, Suite 200
Glen Allen, Virginia 23060

Dear Mr. Loucks:

This correspondence is in reference to the information you submitted regarding proposed surface mining by King William Sand and Gravel within an approximate 98-acre portion of a larger parcel (Tax Map Parcel #32-4) known as the Campbell Tract located south of Dabneys Mill Road in King William County, Virginia.

Attached is a Preliminary Jurisdictional Determination dated December 3, 2020 for the review area. Based on the proposed surface mining limits and access routes depicted on the attached map entitled “King William Sand & Gravel - Campbell Virginia Tract – Site Map”, stamped as received by the Corps on February 24, 2020, all mining and associated activities will be conducted outside of the aquatic resources identified onsite. Therefore, Department of the Army (DA) authorization pursuant to Section 404 of the Clean Water Act (CWA) or Section 10 of the Rivers and Harbors Act of 1899 (RHA) is not required as the proposed activities do not include regulated discharges of dredged or fill material into waters or wetlands on the property. This letter does not authorize the placement of dredged or fill material into any waters or wetlands identified in the Preliminary Jurisdictional Determination. The term discharge of dredged material is defined as any addition, including any redeposit, of dredged material, including excavated material, into waters of the United States which is incidental to any activity including mechanized landclearing, ditching, channelization, or other excavation (33 CFR Part 232.2(1)(iii)). Should your plans change, please contact this office to determine if a DA permit is required.

Please note that we are relying on the information and data you provided. If such information and data subsequently prove to be materially false or materially incomplete, this no permit required determination may be suspended or revoked and/or the Government may institute appropriate legal proceedings. Please obtain all required State and local approvals prior to commencing with the proposed work.

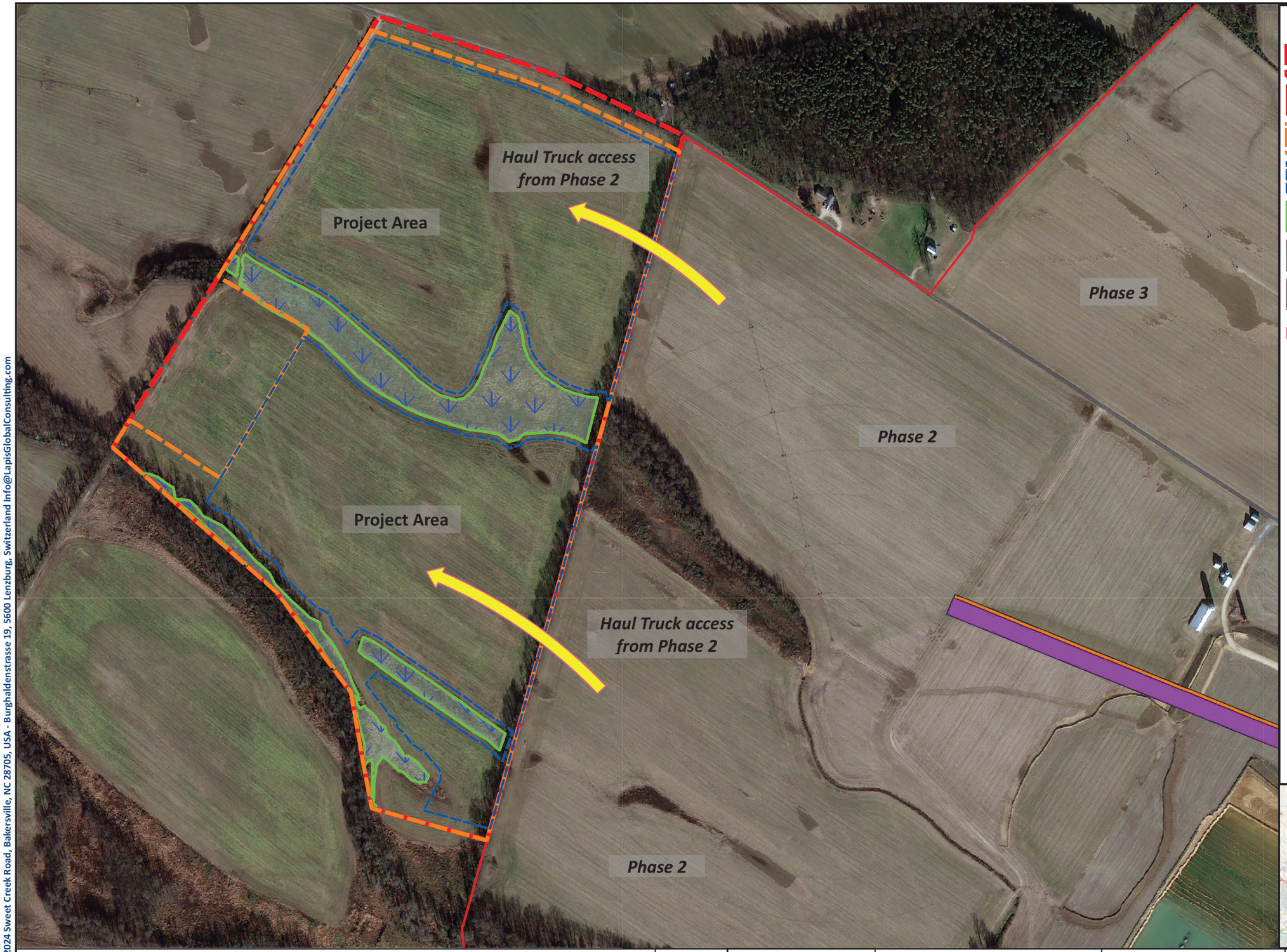
We sincerely appreciate your efforts to comply with the Federal laws. If you have any further questions about the Corps' regulatory program, please contact me at (757) 201-7327 or via email at keith.r.goodwin@usace.army.mil.

Sincerely,



Keith R. Goodwin
Environmental Scientist
Northern Virginia Regulatory Section

Cc: King William County
Virginia Department of Environmental Quality



Legend

- Campbell Lease Boundary
- Queenfield Existing Lease Boundary
- Proposed Site Permit Limit
- Proposed Extraction Limit
- Wetlands - Campbell survey
- Conceptual Conveyor Location
- Conceptual Haul Road Location
- Mining Access

U.S. Army Corps of Engineers
Norfolk District
Regulatory Branch
Received: February 24, 2021

N

0 200 400 600 800 1,000 ft

1 inch = 400



Lapis Global LLC 2024 Sweet Creek Road, Bakersville, NC 28705, USA - Burghaldenstrasse 19, 5600 Lenzburg, Switzerland Info@LapisGlobalConsulting.com

LAPIS GLOBAL CONSULTING

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Drawn By: Erik Warm	Boundary Data: Phase 1, Phase 2: RES, LLC. Campbell Extension: Koontz, Bryant, Johnson, Williams
Checked By:	Background/Imagery Data: Apollo Imagery, 12-13-2020.
Created on: 2021-02-24	Coordinate System: NAD83 / Virginia South (ft US)

King William Sand & Gravel
205 Dabneys Mill Road
Manquin, VA 23106 USA

1505.1 Queenfield Mine
205 Dabneys Mill Road
Manquin, VA 23106 USA

Campbell Virginia Tract

Project No.: 1505.1.2021.1

Site Map

DEPARTMENT OF THE ARMY
US ARMY CORPS OF ENGINEERS
NORFOLK DISTRICT
FORT NORFOLK
803 FRONT STREET
NORFOLK VA 23510-1011

December 3, 2020

PRELIMINARY JURISDICTIONAL DETERMINATION
Northern Virginia Regulatory Section
NAO-2020-01431 (Pamunkey River)

Ms. Kelly Donovan
Dewberry Engineers Inc.
8401 Arlington Boulevard
Fairfax, Virginia 22031

Dear Ms. Donovan:

This letter is in regard to a request submitted by Dewberry Engineers Inc. on behalf King William Sand and Gravel for a preliminary jurisdictional determination for waters of the U.S. (including wetlands) on an approximate 98 acre portion of a larger parcel (Tax Map Parcel #32-4) located south of Dabneys Mill Road in King William County, Virginia.

The attached map entitled "King William Sand and Gravel Wetland Delineation Map", prepared by Dewberry Engineers Inc. and stamped as received by the Corps on November 24, 2020, provides the approximate location and extent of wetlands identified within the defined study area. The basis for this delineation includes application of the Corps' *1987 Wetland Delineation Manual* and *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region* and the positive indicators of wetland hydrology, hydric soils, and hydrophytic vegetation. This letter is not confirming the Cowardin classifications of these aquatic resources.

Discharges of dredged or fill material, including those associated with mechanized landclearing, into waters and/or wetlands on this site may require a Department of the Army permit and authorization by state and local authorities including a Virginia Water Protection Permit from the Virginia Department of Environmental Quality (DEQ), a permit from the Virginia Marine Resources Commission (VMRC) and/or a permit from your local wetlands board. This letter is a confirmation of the Corps preliminary jurisdiction for the waters and/or wetlands on the subject property and does not authorize any work in these areas. Please obtain all required permits before starting work in the delineated waters/wetland areas.

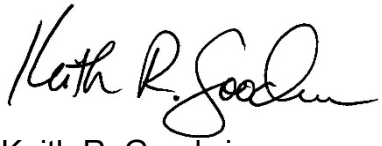
This is a preliminary jurisdictional determination and is therefore not a legally binding determination regarding whether Corps jurisdiction applies to the waters or wetlands in question. Accordingly, you may either consent to jurisdiction as set out in this preliminary jurisdictional determination and the attachments hereto if you agree with the determination, or you may request and obtain an approved jurisdictional determination.

Enclosed is a copy of the "Preliminary Jurisdictional Determination Form". Please review the document, sign, and return one copy to me either via email

(keith.r.goodwin@usace.army.mil) or via standard mail to U.S. Army Corps of Engineers, Regulatory Office, and ATTN: Keith Goodwin, 803 Front Street Norfolk, Virginia 23510 within 30 days of receipt and keep one for your records. This delineation of waters and wetlands can be relied upon for no more than five years from the date of this letter. New information may warrant revision.

If you have any questions, please contact me at (757) 201-7327 or via email at keith.r.goodwin@usace.army.mil.

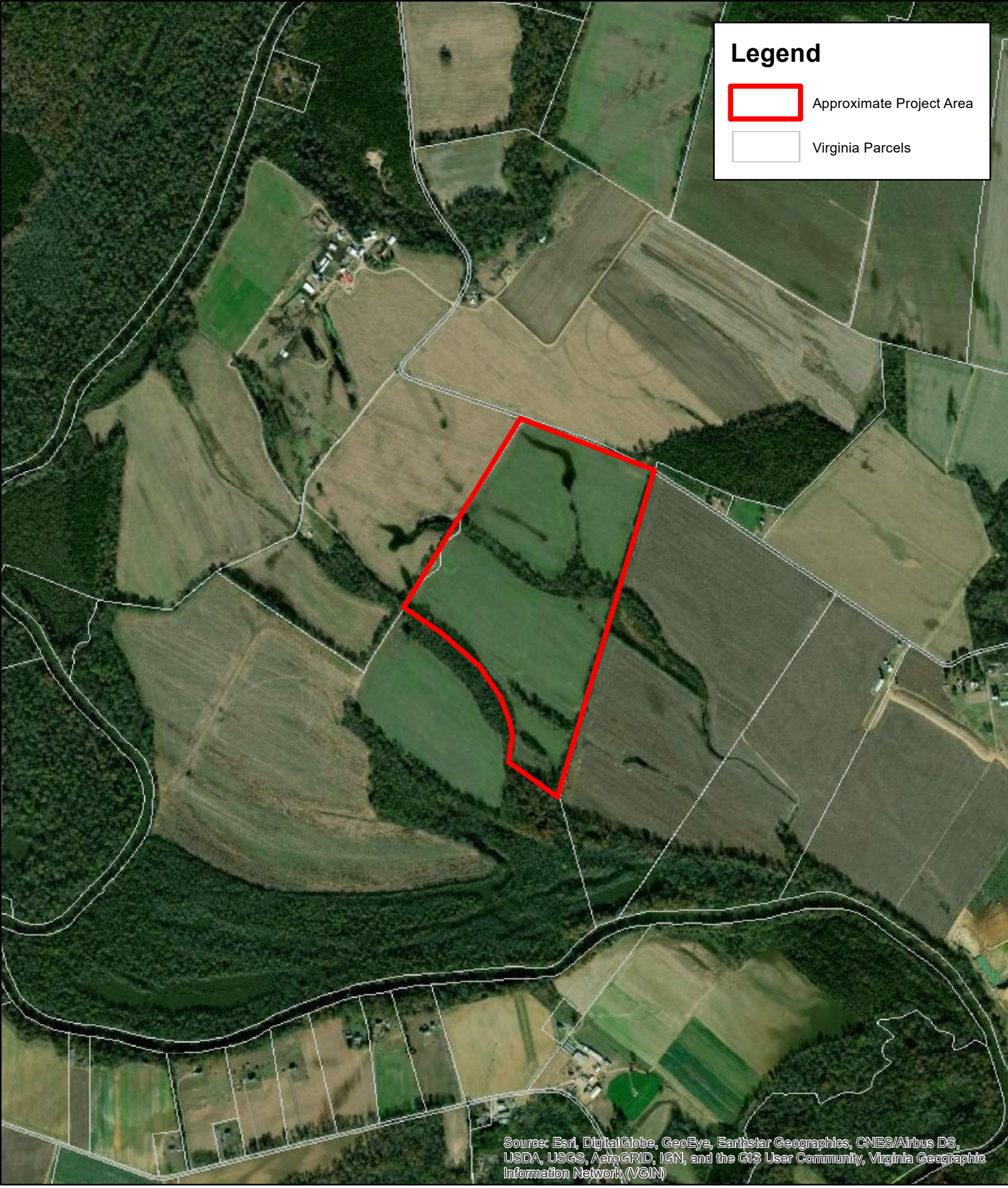
Sincerely,



Keith R. Goodwin
Environmental Scientist
Northern Virginia Regulatory Section

Enclosures: Wetland Delineation Map
Preliminary Jurisdictional Determination Form
Supplemental Preapplication Information

Cc: Virginia Department of Environmental Quality
King William County



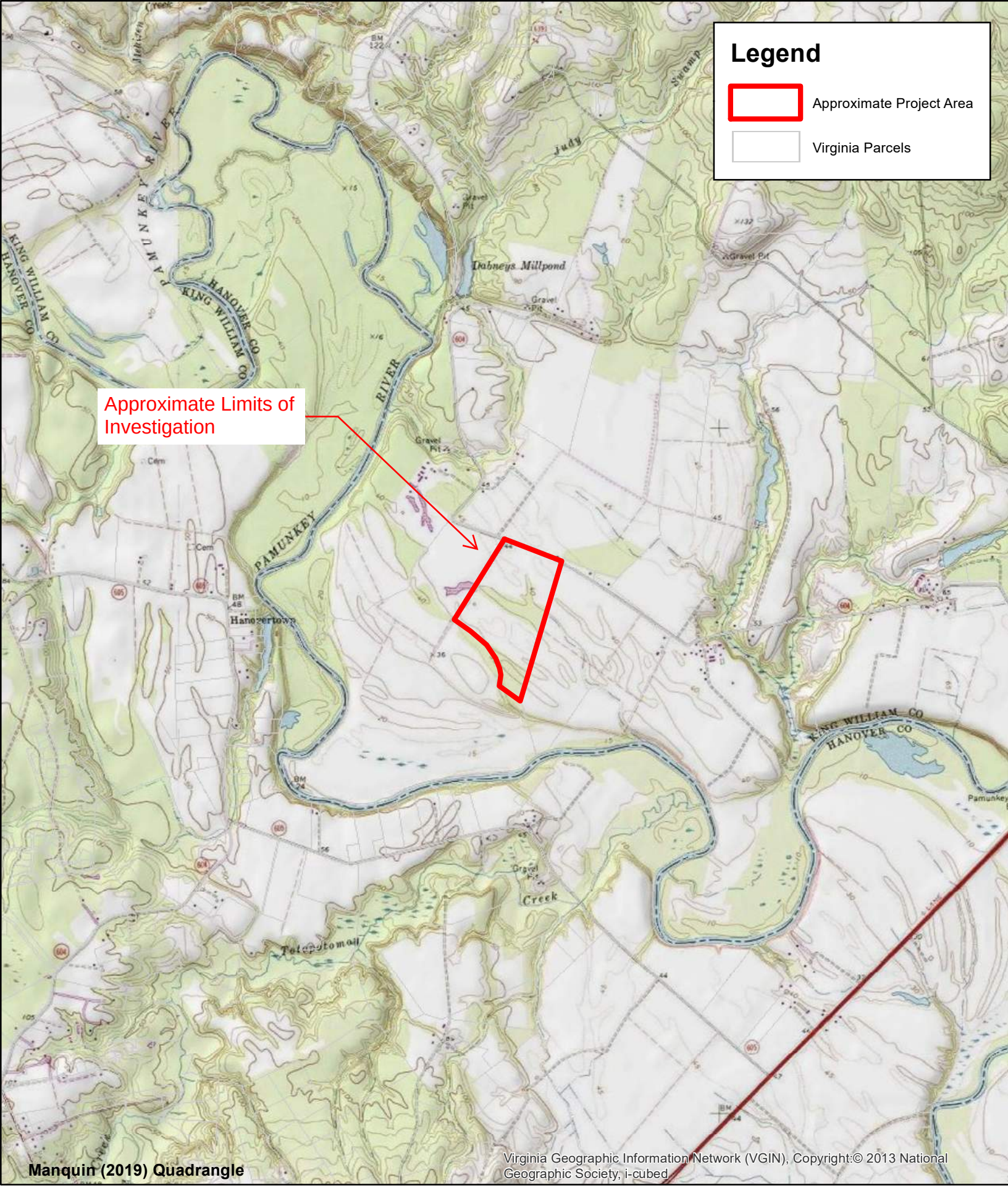
Dewberry

0 250 500 1,000 Feet

N W E S

DATE *June 2020*	TITLE *Project Vicinity Map*
PROJ. NO. *50124989*	PROJECT *King William Sand & Gravel* 39

Figure 2



Dewberry

0 500 1,000 2,000 Feet

N W E S

DATE *June 2020*	TITLE *USGS Topographic Map*
PROJ. NO. *50124989*	PROJECT *King William Sand & Gravel* 40

Figure 1

NOTES:

1. THE BOUNDARIES OF WATERS OF THE U.S. (WOUS), INCLUDING WETLANDS, WERE DELINEATED BY DEWBERRY ENGINEERS INC. IN JUNE OF 2020 BASED ON THE REQUIREMENTS OF THE U.S. ARMY CORPS OF ENGINEERS (USACE) WETLANDS DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL: ATLANTIC AND GULF COAST PLAIN REGION (VERSION 2.0).

2. WETLAND LIMITS HAVE BEEN SURVEY LOCATED BY KOONTZ-BRYANT

3. MRSID IMAGERY TILES OF THE MOST RECENT VBMP AERIAL IMAGERY WAS OBTAINED VIA THE VGIN WEB MAPPING APPLICATION

Plate 1

Plate 2

Wetland System 12
Datapoint 12
Wetland System 13
Datapoint 14
Datapoint 13
Wetland System 13
Wetland System 7
Datapoint UPL2
Datapoint 7
Wetland System 8
Datapoint 8
Wetland System 7

0 200' 400'

U.S. Army Corps of Engineers
Norfolk District
Regulatory Branch
Received: November 24, 2020

Delineated Waters of the U.S. & Wetlands

	WOUS Length (Linear Feet)	Area (Sq. Ft.)	Area (Acre)
TOTAL WETLAND	*NA*	*436,852*	*10.022*
TOTAL WOUS	*0*	*0*	*0*

*Note: delineation does not distinguish vegetation type

Dewberry

King William Sand and Gravel

Wetland Delineation Map

King William County, VA

Dewberry Engineers Inc.
8401 ARLINGTON BLVD.
FAIRFAX, VA 22031
PHONE: 703.849.0700
FAX: 703.849.0518

SEAL

Overall Plate

PLATE

SCALE

No.	DATE	BY	Description

REVISIONS

DRAWN BY A. Dietrich
APPROVED BY T. Loucks
CHECKED BY R. Hayler
DATE September 2020

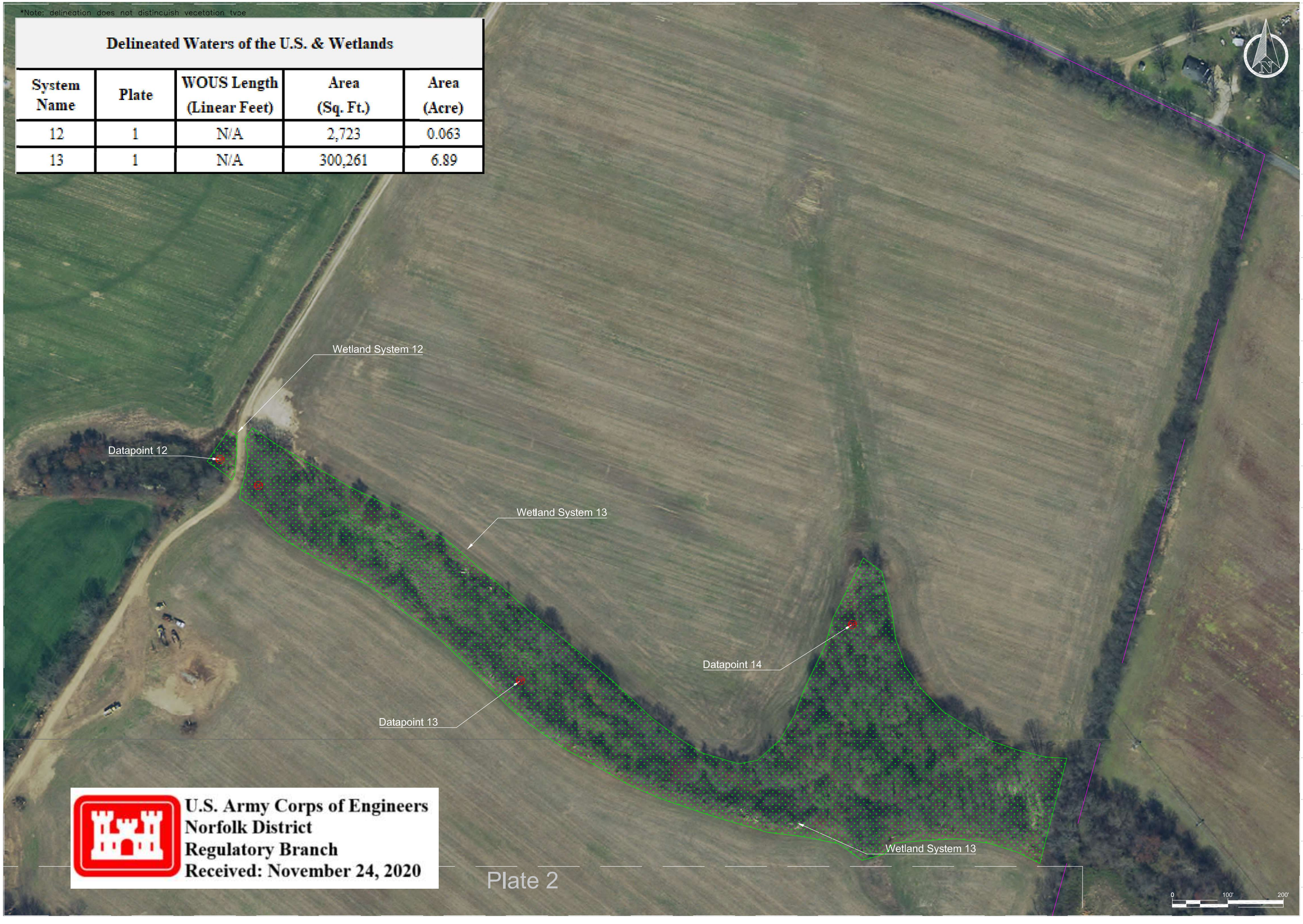
TITLE

Project #50124989

*Note: delineation does not distinguish vegetation type

Delineated Waters of the U.S. & Wetlands

System Name	Plate	WOUS Length (Linear Feet)	Area (Sq. Ft.)	Area (Acre)
12	1	N/A	2,723	0.063
13	1	N/A	300,261	6.89



U.S. Army Corps of Engineers
Norfolk District
Regulatory Branch
Received: November 24, 2020

Plate 2

Dewberry

King William Sand and Gravel

Wetland Delineation Map

King William County, VA

Dewberry Engineers Inc.
8401 ARLINGTON BLVD.
FAIRFAX, VA 22031
PHONE: 703.849.0700
FAX: 703.849.0518

SEAL

Plate 1

PLATE

SCALE

SCALE

No.	DATE	BY	Description

REVISIONS

DRAWN BY A. Dietrich
APPROVED BY T. Loucks
CHECKED BY R. Hayler
DATE September 2020

TITLE

Project #50124989

Plate 1

Wetland System 7

Datapoint UPL2

Datapoint 7

Wetland System 8

Datapoint 8

Wetland System 7

0 100' 200'

U.S. Army Corps of Engineers
Norfolk District
Regulatory Branch
Received: November 24, 2020

Delineated Waters of the U.S. & Wetlands

System Name	Plate	WOUS Length (Linear Feet)	Area (Sq. Ft.)	Area (Acre)
7	2	N/A	82,707	1.899
8	2	N/A	51,161	1.17

*Note: delineation does not distinguish vegetation type

Dewberry

King William Sand and Gravel

Wetland Delineation Map

King William County, VA

Dewberry Engineers Inc.
8401 ARLINGTON BLVD.
FAIRFAX, VA 22031
PHONE: 703.849.0700
FAX: 703.849.0518

SEAL

Plate 2

PLATE

SCALE

No.	DATE	BY	Description

REVISIONS

DRAWN BY A. Dietrich
APPROVED BY T. Loucks
CHECKED BY R. Hayler
DATE September 2020

TITLE

Project #50124989

DEPARTMENT OF THE ARMY
US ARMY CORPS OF ENGINEERS
NORFOLK DISTRICT
FORT NORFOLK
803 FRONT STREET
NORFOLK VA 23510-1011

December 3, 2020

Supplemental Preapplication Information
Project Number: NAO-2020-01431
Location: Dabneys Mill Road, King William County, Virginia

1. A search of the Virginia Department of Historic Resources data revealed the following:

   ☐ No known historic properties are located on the property.

   ☒ Tribal consultation may be required.

   ☒ The following known architectural resources are located on the property:

   44KW0301; 44KW0302; 44KW0333

   ☐ The following known archaeological resources are located on the property:

   ☒ The following known historic resources are located in the vicinity of the property (potential for effects to these resources from future development): 050-0042

NOTE:
1) The information above is for planning purposes only. In most cases, the property has not been surveyed for historic resources. Undiscovered historic resources may be located on the subject property or adjacent properties and this supplemental information is not intended to satisfy the Corps' requirements under Section 106 of the National Historic Preservation Act (NHPA).
2) Prospective permittees should be aware that Section 110k of the NHPA (16 U.S.C. 470h-2(k)) prevents the Corps from granting a permit or other assistance to an applicant who, with intent to avoid the requirements of Section 106 of the NHPA, has intentionally significantly adversely affected a historic property to which the permit would relate, or having legal power to prevent it, allowed such significant adverse effect to occur, unless the Corps, after consultation with the Advisory Council on Historic Preservation (ACHP), determines that circumstances justify granting such assistance despite the adverse effect created or permitted by the applicant.

2. A search of the data supplied by the U.S. Fish & Wildlife Service, the Virginia Department of Conservation and Recreation and the Virginia Department of Game and Inland Fisheries revealed the following:

   ☐ No known populations of threatened or endangered species are located on or within the vicinity of the subject property.

   ☒ The following federally-listed species may occur within the vicinity of the subject property:

   Northern Long-eared bat (*Myotis septentrionalis*)

   ☐ The following state-listed (or other) species may occur within the vicinity of the subject property:

Please note this information is being provided to you based on the preliminary data you submitted to the Corps relative to project boundaries and project plans. Consequently, these findings and recommendations are subject to change if the project scope changes or new information becomes available and the accuracy of the data.

PRELIMINARY JURISDICTIONAL DETERMINATION FORM

BACKGROUND INFORMATION:

A. REPORT COMPLETION DATE FOR PRELIMINARY JURISDICTIONAL DETERMINATION (JD):
Thursday, December 3, 2020

B. NAME AND ADDRESS OF PERSON REQUESTING PRELIMINARY JD:

Applicant: Chris Hight	Agent: Kelly Donovan
King William Sand and Gravel	Dewberry Engineers Inc.
P.O. Box 69	8401 Arlington Boulevard
Manquin, Virginia 23106	Fairfax, Virginia 22031

C. DISTRICT OFFICE: Norfolk District (CENAO-REG)

FILE NAME: Campbell Property

FILE NUMBER: NAO-2020-01431

D. PROJECT LOCATION(S) AND BACKGROUND INFORMATION:
(USE THE ATTACHED TABLE TO DOCUMENT MULTIPLE WATERBODIES AT DIFFERENT SITES)

State: **VIRGINIA** County/parish/borough: King William City:

Center coordinates of site (lat/long in degree decimal format):

Latitude: 37.696834 ° N Longitude: -77.224412° ° W

Universal Transverse Mercator: 18 S 303888.78 m E 4174507.48 m N

Name of nearest waterbody: Pamunkey River

Identify (estimate) amount of waters in the review area:

Non-wetland waters: linear feet; width (ft); and/or acres.

Cowardin Class:

Stream Flow:

Wetlands: 10.02 acres

Cowardin Class: PFO1A; PFO1C; PSS1C; PEM1C; PEM1F

Name of any water bodies on the site that have been identified as Section 10 waters:

Tidal:

Non-Tidal:

E. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):
☐ Office (Desk) Determination. Date:
☒ Field Determination. Date(s): September 16, 2020

1. The Corps of Engineers believes that there may be jurisdictional waters of the United States on the subject site, and the permit applicant or other affected party who requested this preliminary JD is hereby advised of his or her option to request and obtain an approved jurisdictional determination (JD) for that site. Nevertheless, the permit applicant or other person who requested this preliminary JD has declined to exercise the option to obtain an approved JD in this instance and at this time.

2. In any circumstance where a permit applicant obtains an individual permit, or a Nationwide General Permit (NWP) or other general permit verification requiring "pre-construction notification" (PCN), or requests verification for a non-reporting NWP or other general permit, and the permit applicant has not requested an approved JD for the activity, the permit applicant is hereby made aware of the following: (1) the permit applicant has elected to seek a permit authorization based on a preliminary JD, which does not make an official determination of jurisdictional waters; (2) that the applicant has the option to request an approved JD before accepting the terms and conditions of the permit authorization, and that basing a permit authorization on an approved JD could possibly result in less compensatory mitigation being required or different special conditions; (3) that the applicant has the right to request an individual permit rather than accepting the terms and conditions of the NWP or other general permit authorization; (4) that the applicant can accept a permit authorization and thereby agree to comply with all the terms and conditions of that permit, including whatever mitigation requirements the Corps has determined to be necessary; (5) that undertaking any activity in reliance upon the subject permit authorization without requesting an approved JD constitutes the applicant's acceptance of the use of the preliminary JD, but that either form of JD will be processed as soon as is practicable; (6) accepting a permit authorization (e.g., signing a proffered individual permit) or undertaking any activity in reliance on any form of Corps permit authorization based on a preliminary JD constitutes agreement that all wetlands and other water bodies on the site affected in any way by that activity are jurisdictional waters of the United States, and precludes any challenge to such jurisdiction in any administrative or judicial compliance or enforcement action, or in any administrative appeal or in any Federal court; and (7) whether the applicant elects to use either an approved JD or a preliminary JD, that JD will be processed as soon as is practicable. Further, an approved JD, a proffered individual permit (and all terms and conditions contained therein), or individual permit denial can be administratively appealed pursuant to 33 C.F.R. Part 331, and that in any administrative appeal, jurisdictional issues can be raised (see 33 C.F.R. 331.5(a)(2)). If, during that administrative appeal, it becomes necessary to make an official determination whether CWA jurisdiction exists over a site, or to provide an official delineation of jurisdictional waters on the site, the Corps will provide an approved JD to accomplish that result, as soon as is practicable.

3. This preliminary JD finds that there *"may be"* waters of the United States on the subject project site, and identifies all aquatic features on the site that could be affected by the proposed activity, based on the following information:

SUPPORTING DATA:

Data reviewed for preliminary JD (check all that apply) - checked items should be included in case file and, where checked and requested, appropriately reference sources below.

☒ Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant:
Maps entitled "King William Sand and Gravel Wetland Delineation Map" prepared by Dewberry Engineers Inc., stamped as received by the Corps on November 24, 2020 provides the approximate location and extent of wetlands identified within the defined study area.

☒ Data sheets prepared/submitted by or on behalf of the applicant/consultant.

☒ Office concurs with data sheets/delineation report. Revised following site visit 9/16/2020

☐ Office does not concur with data sheets/delineation report.

☒ Data sheets prepared by the Corps:

☐ Corps navigable waters' study:

☐ U.S. Geological Survey Hydrologic Atlas:

☐ USGS NHD data.

☐ USGS 8 and 12 digit HUC maps.

☒ U.S. Geological Survey map(s). Cite scale & quad name: Manquin, Virginia

☒ USDA Natural Resources Conservation Service Soil Survey.

Citation: USDA-NCSS Digital SSURGO and STATSGO Data

☒ National wetlands inventory map(s). Cite name: USFWS Digital Wetland and Riparian Data

☐ State/Local wetland inventory map(s):

☐ FEMA/FIRM maps:

☐ 100-year Floodplain Elevation: (National Geodetic Vertical Datum of 1929)

☒ Photographs: ☐ Aerial (Name & Date): 2009IR; 2013IR; 2015IR; 2018

or ☐ Other (Name & Date):

☐ Previous determination(s):

File no. and date of response letter:

☐ Other information (please specify):

IMPORTANT NOTE: The information recorded on this form has not necessarily been verified by the Corps and should not be relied upon for later jurisdictional determinations.

Signature Regulatory Project Manager (REQUIRED)	Signature of person requesting Preliminary JD (REQUIRED, unless obtaining the signature is impracticable)
2020-12-03 Date	Date

SAMPLE

Site Number	Latitude	Longitude	Cowardin Class	Estimated amount of aquatic resource in review area	Class of aquatic resource
WTL-01	37.698839	-77.226739	PEM	0.063 acres	Wetland
WTL-02	37.697325	-77.223904	PEM/PSS	6.89 acres	Wetland
WTL-03	37.694448	-77.225496	PFO	1.90 acres	Wetland
WTL-04	37.693886	-77.223676	PEM/PSS	1.17 acres	Wetland

King William Sand & Gravel – Campbell Property
Wetland Delineation Report
King William, Virginia



Prepared for:

King William Sand & Gravel
Attn: Chris Hight
P.O. Box 69
Manquin, VA 23106

Prepared by:

Dewberry®

July 2020

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2.0 FIELD DATA...……...……...……..…….....1
3.0 SUMMARY……..……...…...……....2
4.0 REFERENCES.....…....4

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TABLE 2 DATA POINT SUMMARY

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FIGURE 2 PROJECT LOCATION MAP
FIGURE 3 NWI MAP
FIGURE 4 NRCS SOILS MAP
FIGURE 5 FEMA FLOODPLAIN MAPS
FIGURE 5A FEMA FLOODPLAIN MAP FOR NOTHERN SECTION OF PROPERTY
FIGURE 5B FEMA FLOODPLAIN MAP FOR SOUTHERN SECTION OF PROPERTY

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APPENDIX A WETLAND DELINEATION MAPS
APPENDIX B PHOTOGRAPHIC LOG
APPENDIX C USACE WETLAND DATA FORMS
APPENDIX D JURISDICTIONAL DETERMINATION INFORMATION SUMMARY

1.0 INTRODUCTION AND BACKGROUND

Dewberry is pleased to present the results of the wetland delineation conducted on the proposed King William Sand & Gravel site in King William County, Virginia. The delineation was conducted on the approximately 98 acre Campbell property in King William, Virginia. The purpose of this wetland evaluation was to identify and delineate the extent of potentially jurisdictional wetlands and Waters of the United States (WOUS), as regulated under Section 401 and 404 of the Clean Water Act, within the study area. The methods used to identify jurisdictional WOUS, including wetlands, were those set forth in the 1987 U.S. Army Corps of Engineers Wetland Delineation Manual (Y-87-I) and *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic & Gulf Coastal Plain (Version 2.0)*.

Prior to the field investigation, a review of the previous permits, published literature and records was completed to identify areas that may suggest the presence of wetlands. Several existing maps and sources of land use information were collected to assist with the onsite investigation. Documents collected and reviewed included: U.S. Geological Survey 7.5 Minute Topographic Quadrangle for Manquin, VA (Figure 1), aerial photography (Figure 2), U.S. Fish and Wildlife Service National Wetland Inventory (Figure 3), United States Department of Agriculture, Natural Resources Conservation Services Web Soil Survey (Figure 4), FEMA Floodplain Map (Figures 5A & 5B).

In Dewberry's opinion, there are potentially jurisdictional wetlands and/or Waters of the U.S. within the study area. Findings of the field investigation are summarized in this report.

2.0 FIELD DATA

Based on the results of the investigation, Dewberry identified two palustrine emergent (PEM) wetlands, and four palustrine forested (PFO) wetlands. The WOUS boundaries have been mapped on the enclosed Wetland Delineation Map (Appendix A). Representative photographs of the WOUS and wetlands are included in Appendix B and data forms are included in Appendix C. A Jurisdictional Determination Information Summary sheet and Request Form are included in Appendix D.

3.0 SUMMARY

The delineated areas have been field surveyed and are shown on the Wetland Delineation Map in Appendix A. The following tables summarize the data gathered during our field investigations.

Table 1. Wetlands and Waters of the U.S. System Summary

Delineated Waters of the U.S. & Wetlands					
System Name	**Plate**	**Cowardin Classification**	**WOUS Length (Linear Feet)**	**Area (Sq. Ft.)**	**Area (Acre)**
7	2	PFO	N/A	82,707	1.899
8	2	PEM	N/A	2,577	0.059
12	1	PFO	N/A	2,723	0.063
12A	1	PEM	N/A	1,556	0.036
13	1	PFO	N/A	158,288	3.634
14	1	PFO	N/A	16,008	0.367
System Totals		PFO	N/A	259,726	5.962
		PEM	N/A	4,133	0.095
		TOTAL WETLAND	***NA***	***263,859***	***6.057***
		TOTAL WOUS	***0***	***0***	***0.00***

**Note: Some wetland/streams continue outside the Limits of Investigation*

4.0 REFERENCES

FEMA Floodplain maps: Federal Emergency Management Agency. 2020. FEMA Flood Map Service Center.

Macbeth. 2000. Revised Washable Edition, Munsell Soil Color Charts. GretagMacbeth.

Lichvar, R.W., M. Butterwick, N.C. Melvin, and W.N. Kirchner. 2014. *The National Wetland Plant List;* 2014 Update of Wetland Ratings. Phytoneuron 2014-41: 1-42.

U.S. Army Corps of Engineers. 1987. Corps of Engineers Wetlands Delineation Manual. U.S. Army Corps of Engineers Waterways Experiment Station, Vicksburg, MS. Technical Report. Y-87-I. 100 pp.

U.S. Army Corps of Engineers. 2012. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region Version 2.0,* ed. J.F. Berkowitz, J.S. Wakeley, R.W. Lichvar, C.V. Noble. ERDC/EL-TR-12-9. Vicksburg, MS: U.S. Army Engineer Research and Development Center.

U.S. Department of Agriculture. 2020. Web Soil Survey – National Cooperative Soil Survey.

U.S. Department of the Interior. 2020. U.S. Fish and Wildlife Service. National Wetlands Inventory Map, FWS Wetlands Mapper.

U.S. Geological Survey. Manquin, Virginia Quadrangle Base Map, 7.5 Minute Series.

FIGURES

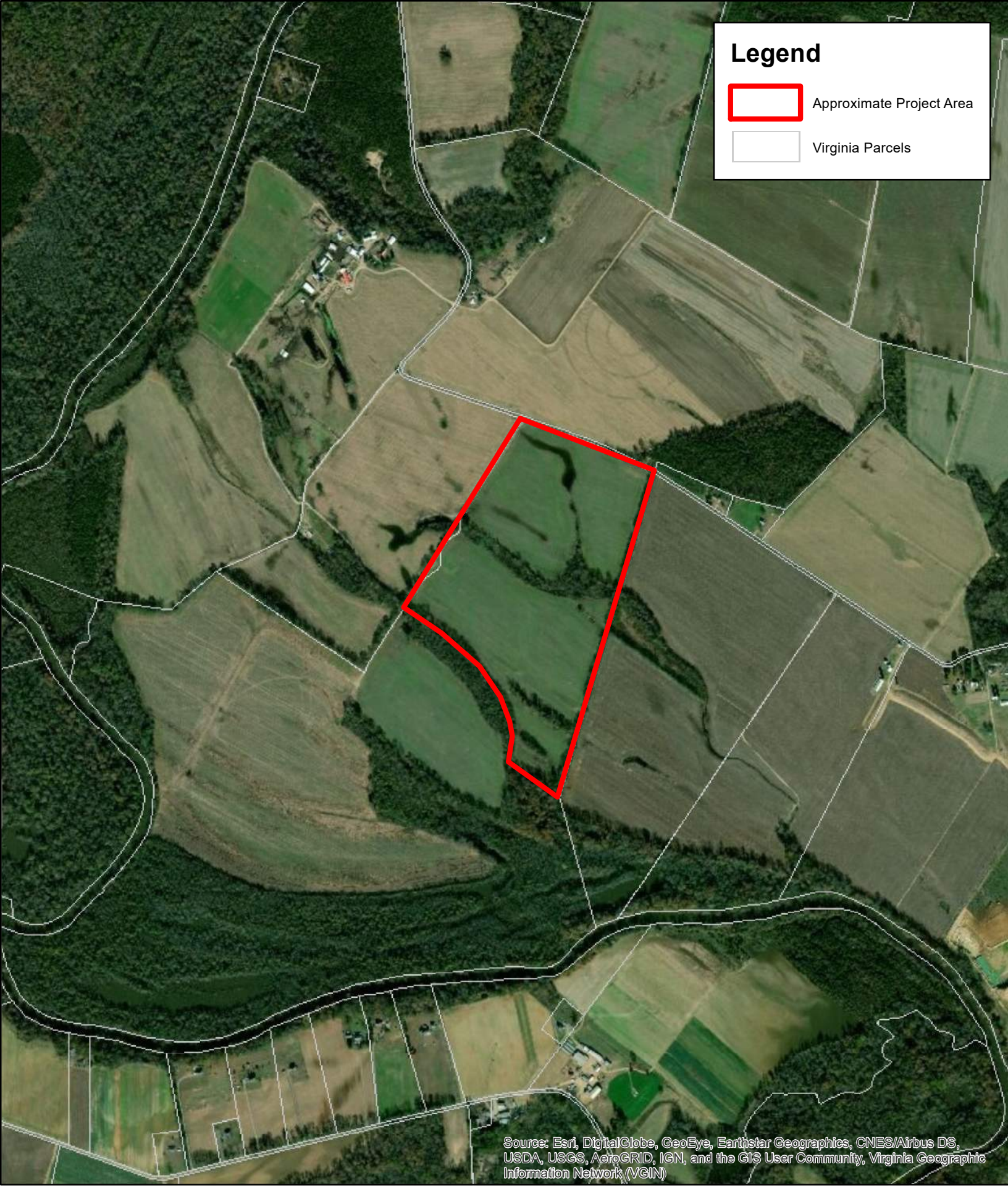
U.S.G.S. 7.5 Minute Quadrangle Map

Project Vicinity Map

National Wetland Inventory Map

Natural Resource Conservation Service Soils Map

FEMA National Flood Insurance Program Maps



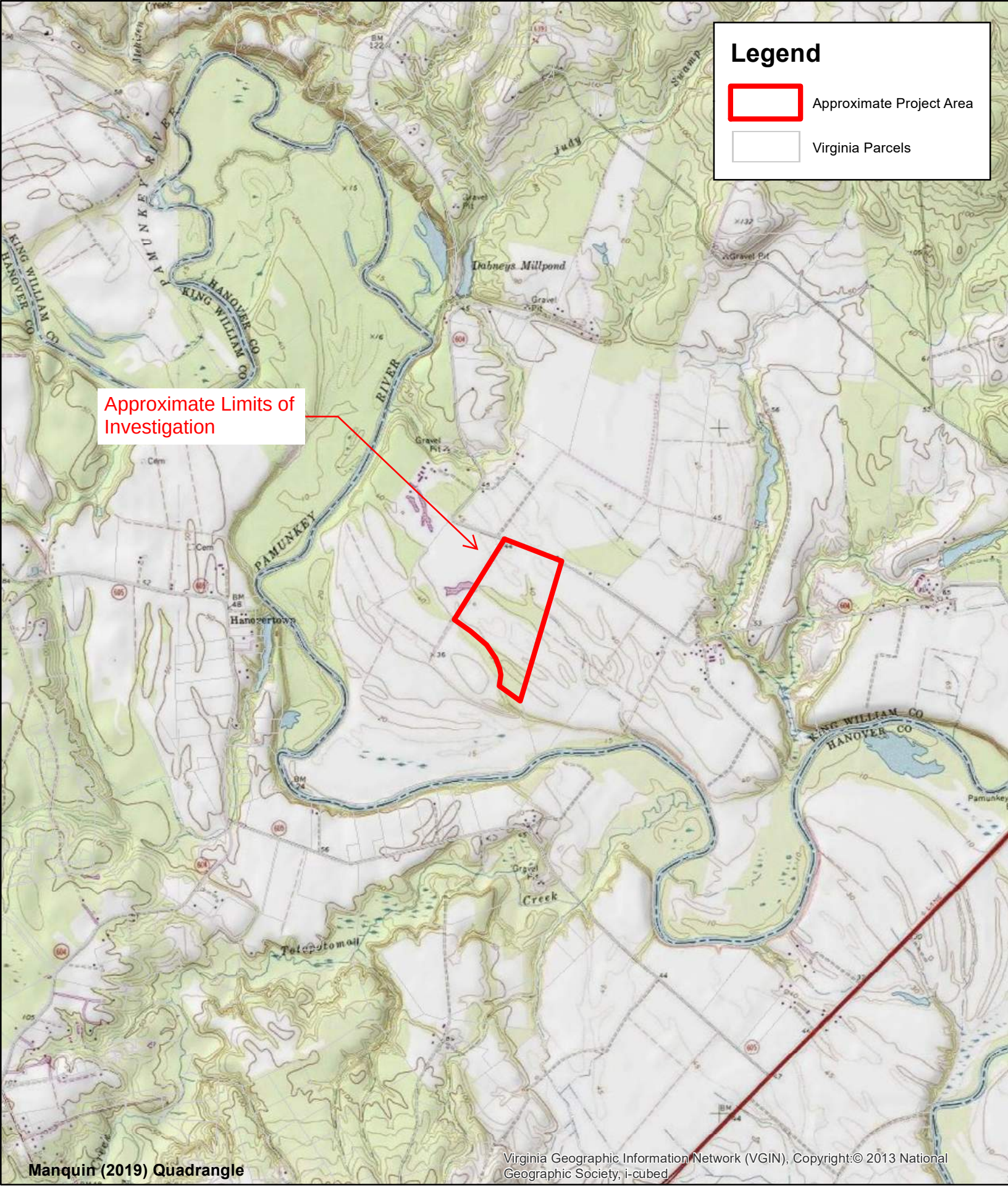
Dewberry

0 250 500 1,000 Feet

N W E S

DATE *June 2020*	TITLE *Project Vicinity Map*
PROJ. NO. *50124989*	PROJECT *King William Sand & Gravel* 55

Figure 2



Dewberry

DATE *June 2020*	TITLE *USGS Topographic Map*	Figure 1
PROJ. NO. *50124989*	PROJECT *King William Sand & Gravel* 56	

U.S. Fish and Wildlife Service
National Wetlands Inventory

King William Sand & Gravel



June 24, 2020

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for King William County, Virginia



June 24, 2020

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map (King William Sand & Gravel)



Map Scale: 1:6,360 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 50 100 200 300

Feet
0 300 600 1200 1800

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: King William County, Virginia
Survey Area Data: Version 14, Sep 17, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 17, 2016—Nov 22, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend (King William Sand & Gravel)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1A	Altavista loamy sand, 0 to 2 percent slopes, rarely flooded	5.0	5.0%
5A	Bojac gravelly loamy sand, 0 to 2 percent slopes, rarely flooded	3.3	3.3%
6A	Bojac fine sandy loam, 0 to 2 percent slopes	4.0	4.0%
25A	Seabrook loamy fine sand, 0 to 2 percent slopes	7.5	7.5%
27A	State loamy fine sand, 0 to 2 percent slopes	60.8	60.8%
29D	Tarboro sand, 6 to 15 percent slopes	0.4	0.4%
30A	Tomotley fine sandy loam, 0 to 2 percent slopes	19.1	19.1%
Totals for Area of Interest		**100.0**	**100.0%**

Map Unit Descriptions (King William Sand & Gravel)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They

generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

King William County, Virginia

1A—Altavista loamy sand, 0 to 2 percent slopes, rarely flooded

Map Unit Setting

National map unit symbol: r9wq
Mean annual precipitation: 25 to 59 inches
Mean annual air temperature: 46 to 70 degrees F
Frost-free period: 180 to 210 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Altavista and similar soils: 80 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Altavista

Setting

Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loamy fluvial sediments

Typical profile

H1 - 0 to 16 inches: loamy sand
H2 - 16 to 40 inches: sandy clay loam
H3 - 40 to 65 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Moderately well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 18 to 30 inches
Frequency of flooding: Rare
Frequency of ponding: None
Available water storage in profile: Moderate (about 6.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C
Hydric soil rating: No

Minor Components

Tomotley

Percent of map unit: 5 percent
Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear

Hydric soil rating: Yes

5A—Bojac gravelly loamy sand, 0 to 2 percent slopes, rarely flooded

Map Unit Setting

National map unit symbol: r9zg
Mean annual precipitation: 25 to 59 inches
Mean annual air temperature: 46 to 70 degrees F
Frost-free period: 180 to 210 days
Farmland classification: Not prime farmland

Map Unit Composition

Bojac and similar soils: 80 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bojac

Setting

Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loamy and gravelly fluvial sediments

Typical profile

H1 - 0 to 6 inches: gravelly loamy sand
H2 - 6 to 46 inches: gravelly fine sandy loam
H3 - 46 to 65 inches: gravelly fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)
Depth to water table: About 48 to 79 inches
Frequency of flooding: Rare
Frequency of ponding: None
Available water storage in profile: Low (about 5.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: A
Hydric soil rating: No

Minor Components

Tomotley

Percent of map unit: 5 percent
Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

6A—Bojac fine sandy loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: r9zm
Mean annual precipitation: 25 to 59 inches
Mean annual air temperature: 46 to 70 degrees F
Frost-free period: 180 to 210 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Bojac and similar soils: 80 percent
Minor components: 3 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bojac

Setting

Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loamy fluvial sediments

Typical profile

H1 - 0 to 12 inches: fine sandy loam
H2 - 12 to 46 inches: fine sandy loam
H3 - 46 to 65 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)
Depth to water table: About 48 to 79 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Moderate (about 6.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 1
Hydrologic Soil Group: A
Hydric soil rating: No

Minor Components

Tomotley

Percent of map unit: 3 percent
Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

25A—Seabrook loamy fine sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: r9xl
Mean annual precipitation: 25 to 59 inches
Mean annual air temperature: 46 to 70 degrees F
Frost-free period: 180 to 210 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Seabrook and similar soils: 80 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Seabrook

Setting

Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy fluvial sediments

Typical profile

H1 - 0 to 4 inches: loamy fine sand
H2 - 4 to 41 inches: loamy fine sand
H3 - 41 to 72 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Moderately well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)

Depth to water table: About 24 to 48 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Low (about 3.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: A
Hydric soil rating: No

27A—State loamy fine sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: r9xv
Mean annual precipitation: 25 to 59 inches
Mean annual air temperature: 46 to 70 degrees F
Frost-free period: 180 to 210 days
Farmland classification: All areas are prime farmland

Map Unit Composition

State and similar soils: 80 percent
Minor components: 3 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of State

Setting

Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loamy fluvial sediments

Typical profile

H1 - 0 to 10 inches: loamy fine sand
H2 - 10 to 50 inches: sandy clay loam
H3 - 50 to 65 inches: loamy fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 48 to 79 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Moderate (about 8.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 1
Hydrologic Soil Group: B
Hydric soil rating: No

Minor Components

Tomotley

Percent of map unit: 3 percent
Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

29D—Tarboro sand, 6 to 15 percent slopes

Map Unit Setting

National map unit symbol: r9y5
Mean annual precipitation: 25 to 59 inches
Mean annual air temperature: 46 to 70 degrees F
Frost-free period: 180 to 210 days
Farmland classification: Not prime farmland

Map Unit Composition

Tarboro and similar soils: 80 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Tarboro

Setting

Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Sandy fluvial sediments

Typical profile

H1 - 0 to 9 inches: sand
H2 - 9 to 80 inches: sand

Properties and qualities

Slope: 6 to 15 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Somewhat excessively drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Very low (about 2.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4s
Hydrologic Soil Group: A
Hydric soil rating: No

30A—Tomotley fine sandy loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: r9yf
Mean annual precipitation: 25 to 59 inches
Mean annual air temperature: 46 to 70 degrees F
Frost-free period: 180 to 210 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Tomotley and similar soils: 80 percent
Minor components: 4 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Tomotley

Setting

Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loamy fluvial sediments

Typical profile

H1 - 0 to 17 inches: fine sandy loam
H2 - 17 to 52 inches: loam
H3 - 52 to 65 inches: sandy loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Moderate (about 8.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: B/D
Hydric soil rating: Yes

Minor Components

Roanoke

Percent of map unit: 4 percent
Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

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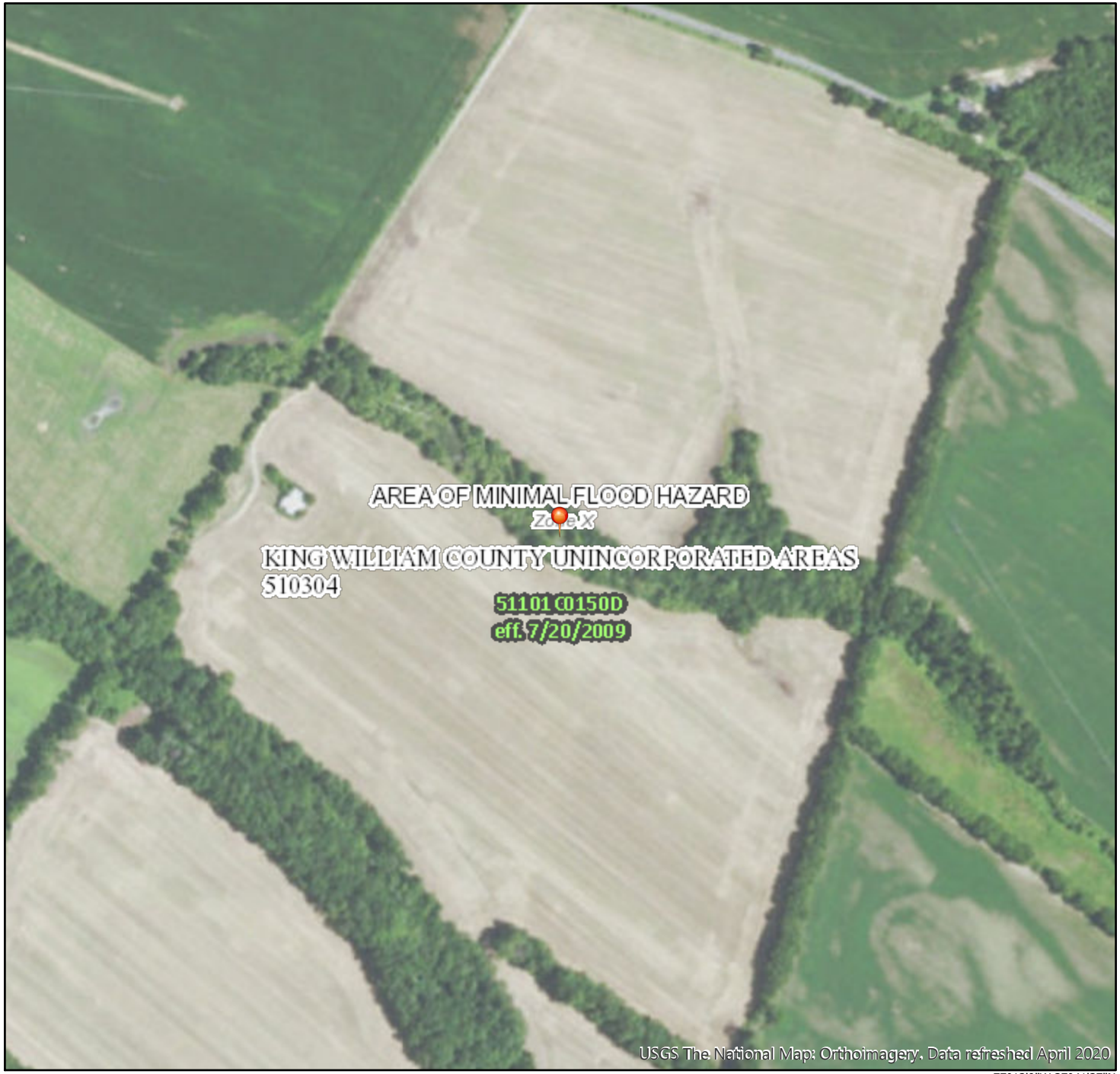
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National Flood Hazard Layer FIRMette

77°13'46"W 37°42'5"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

77°13'9"W 37°41'37"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/24/2020 at 9:48 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

National Flood Hazard Layer FIRMette

FEMA

77°13'50"W 37°41'59"N



77°13'13"W 37°41'31"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/24/2020 at 9:52 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

APPENDIX A

WETLAND DELINEATION MAP

NOTES:

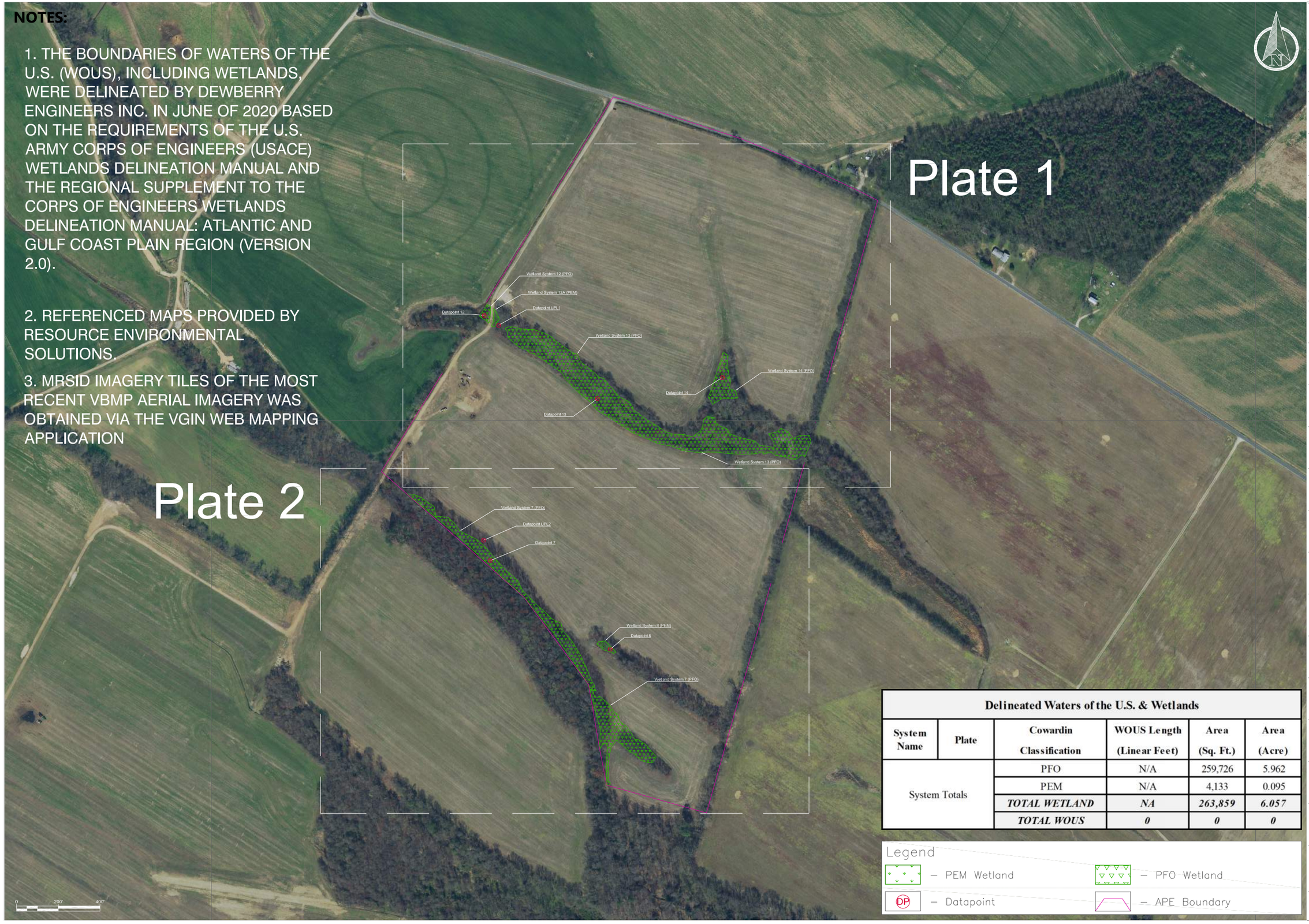
1. THE BOUNDARIES OF WATERS OF THE U.S. (WOUS), INCLUDING WETLANDS, WERE DELINEATED BY DEWBERRY ENGINEERS INC. IN JUNE OF 2020 BASED ON THE REQUIREMENTS OF THE U.S. ARMY CORPS OF ENGINEERS (USACE) WETLANDS DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL: ATLANTIC AND GULF COAST PLAIN REGION (VERSION 2.0).

2. REFERENCED MAPS PROVIDED BY RESOURCE ENVIRONMENTAL SOLUTIONS.

3. MRSID IMAGERY TILES OF THE MOST RECENT VBMP AERIAL IMAGERY WAS OBTAINED VIA THE VGIN WEB MAPPING APPLICATION

Plate 1

Plate 2



Delineated Waters of the U.S. & Wetlands

System Name	Plate	Cowardin Classification	WOUS Length (Linear Feet)	Area (Sq. Ft.)	Area (Acre)
System Totals		PFO	N/A	259,726	5.962
		PEM	N/A	4,133	0.095
		TOTAL WETLAND	***NA***	***263,859***	***6.057***
		TOTAL WOUS	***0***	***0***	***0***

Legend

- PEM Wetland
- PFO Wetland
- DP – Datapoint
- APE Boundary

Dewberry

King William Sand and Gravel

Wetland Delineation Map

King William County, VA

Dewberry Engineers Inc.
8401 ARLINGTON BLVD.
FAIRFAX, VA 22031
PHONE: 703-849-0100
FAX: 703-205-8108

SEAL

Overall Plate

PLATE

1" = 400'

SCALE

No.	DATE	BY	Description

REVISIONS

DRAWN BY A. Dietrich
APPROVED BY T. Loucks
CHECKED BY R. Hayler
DATE July 2020

TITLE

Project #50124989

Legend

— PEM Wetland

— PFO Wetland

DP — Datapoint

— APE Boundary

Delineated Waters of the U.S. & Wetlands

System Name	Plate	Cowardin Classification	WOUS Length (Linear Feet)	Area (Sq. Ft.)	Area (Acre)
12	1	PFO	N/A	2,723	0.063
12A	1	PEM	N/A	1,556	0.036
13	1	PFO	N/A	158,288	3.634
14	1	PFO	N/A	16,008	0.367



Dewberry

King William Sand and Gravel

Wetland Delineation Map

King William County, VA

Dewberry Engineers Inc.

8401 ARLINGTON BLVD.
FAIRFAX, VA 22031
PHONE: 703.849.0100
FAX: 703.849.0518

SEAL

Plate 1

PLATE

1" = 150'

SCALE

No.	DATE	BY	Description

REVISIONS

DRAWN BY A. Dietrich

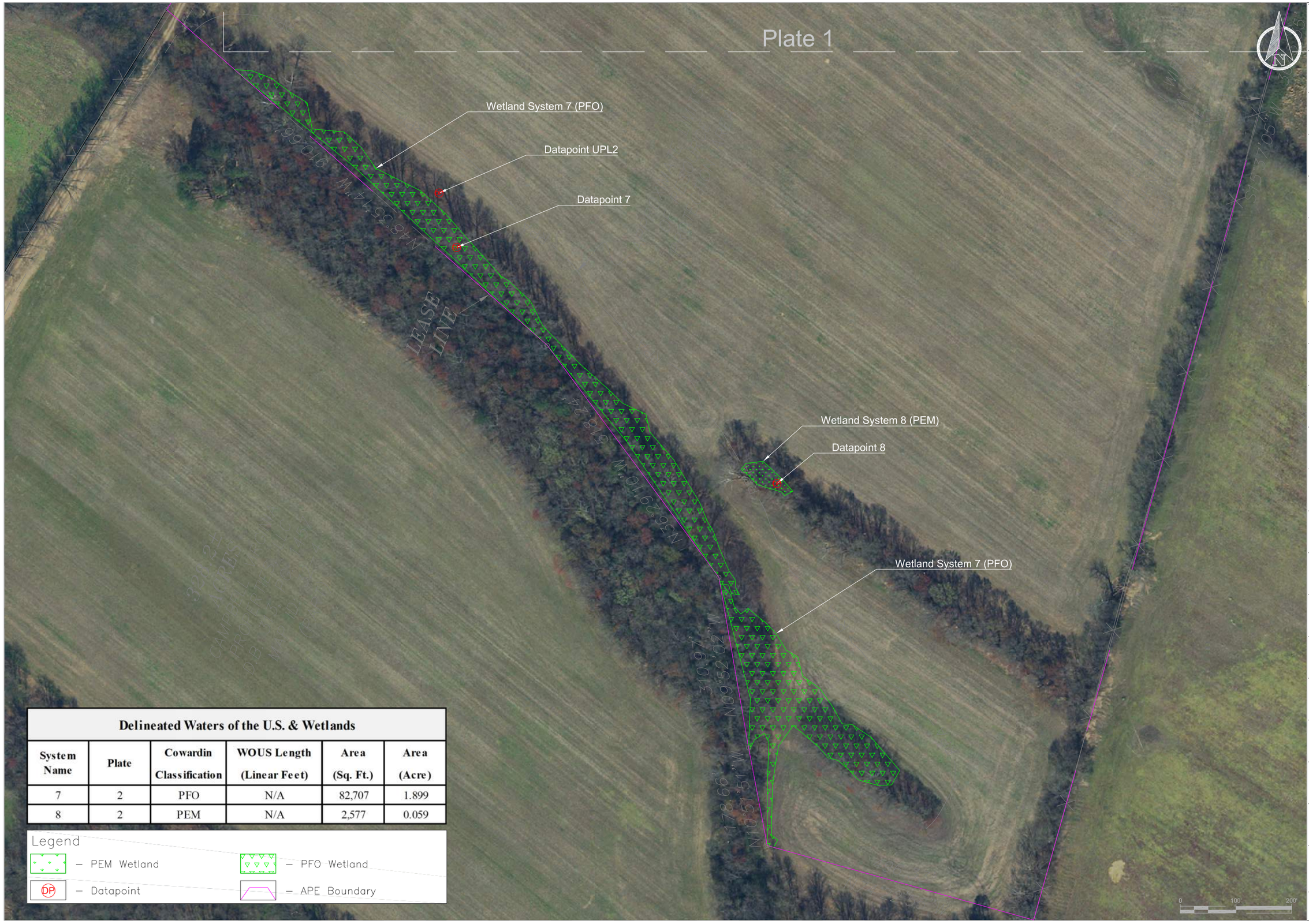
APPROVED BY T. Loucks

CHECKED BY R. Hayler

DATE July 2020

TITLE

Project #50124989



Delineated Waters of the U.S. & Wetlands					
System Name	Plate	Cowardin Classification	WOUS Length (Linear Feet)	Area (Sq. Ft.)	Area (Acre)
7	2	PFO	N/A	82,707	1.899
8	2	PEM	N/A	2,577	0.059

Legend

- PEM Wetland
- PFO Wetland
- DP — Datapoint
- APE Boundary

Dewberry

King William Sand and Gravel

Wetland Delineation Map

King William County, VA

Dewberry Engineers Inc.
8401 ARLINGTON BLVD.
FAIRFAX, VA 22031
PHONE: 703.849.0100
FAX: 703.849.0518

SEAL

Plate 2

PLATE

1" = 150'

SCALE

No.	DATE	BY	Description

REVISIONS

DRAWN BY A. Dietrich
APPROVED BY T. Loucks
CHECKED BY R. Hayler
DATE July 2020

TITLE

Project #50124989

APPENDIX B

PHOTOGRAPHIC LOG



Photo #1: Representative photo of System 12 (PFO).
Date: June 18, 2020



Photo #2: Representative photo of system 12A (PEM).
Date: June 18, 2020



Photo #3: Representative photo of System 13 (PEM).
Date: June 18, 2020



Photo #4: Representative photo of System 14 (PEM).
Date: June 18, 2020



Photo #5: Representative photo of Stream System that resides north of the project limits.
Date: June 18, 2020



Photo #6: Representative photo of System 7 (PFO).
Date: June 18, 2020



Photo #7: Representative photo of System 8 (PEM).
Date: June 18, 2020



Photo #8: Representative photo of System 9 (PEM).
Date: June 18, 2020

	
Photo #9: Representative photo of System 10 (PEM). **Date:** June 18, 2020	**Photo #10:** Representative photo of System 11 (PEM). **Date:** June 18, 2020

APPENDIX C

USACE WETLAND DATA FORMS

WETLAND DETERMINATION DATA FORM - Atlantic Gulf Coastal Plain Region

Project/Site:	King William Sand & Gravel	**City/County:**	King William County, VA	**Date:**	6/18/2020
Applicant/Owner:		**State:** VA	**Sampling Point:**	PFO 7	
Investigator(s):	R. Hayler & K. Donovan	**Section, Township, Range:**	King William		
Landform (hillslope, terrace, etc.):	Flat	**Local relief (concave, convex, none):**	None	**Slope (%):**	0-2%
Subregion (LRR or MLRA):	LRR P	**Lat:**	37.694393 **Long:** -77.224725	**Datum:**	NAD83
Soil Map Unit Name:	30A - Tomotley fine sandy loam, 0 to 2 percent slopes			**NWI Classification:**	PFO

Are climate/hydrologic conditions on the site typical for this time of the year? Yes X No ____ (If no, explain in **Remarks**)

Are vegetation No , soil No , or hydrology No significantly disturbed? Are "Normal Circumstances present?) Yes X No ____

Are vegetation No , soil No , or hydrology No naturally problematic? (If needed, explain any answers in **Remarks.**)

Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc

Hydrophytic Vegetation present?	Yes X	No ____			
Hydric Soil present?	Yes X	No ____	**Is the Sampled Area within a Wetland?**	Yes X	No ____
Wetland Hydrology Present?	Yes X	No ____			

Remarks:

Hydrology

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (minimum of two required)
X Surface Water (A1)	____ Aquatic Fauna (B13)	____ Surface Soil Cracks (B6)
X High Water Table (A2)	____ Marl Deposits (B15) **(LRR U)**	____ Sparsely Vegetated Concave Surface (B8)
X Saturation (A3)	____ Hydrogen Sulfide Odor (C1)	____ Drainage Patterns (B10)
____ Water Marks (B1)	____ Oxidized Rhizospheres on Living Roots (C3)	____ Moss Trim Lines (B16)
____ Sediment Deposits (B2)	____ Presence of Reduced Iron (C4)	____ Dry-Season Water Table (C2)
____ Drift Deposits (B3)	____ Recent Iron Reduction in Tilled Soils (C8)	____ Crayfish Burrows (C8)
____ Algal Mat or Crust (B4)	____ Thin Muck Surface (C7)	____ Saturation Visible on Aerial Imagery (C9)
____ Iron Deposits (B5)	____ Other (Explain in **Remarks**)	____ Stunted or Stressed Plants (D1)
____ Inundation Visible on Aerial Imagery (B7)		____ Geomorphic Position (D2)
X Water-Stained Leaves (B9)		____ Shallow Aquitard (D3)
		X FAC-Neutral Test (D5)
		____ Sphagnum moss (D8) **(LRR T, U)**

Field Observations:

Surface Water Present?	Yes X	No ____	Depth (Inches): 0.5	
Water Table Present?	Yes X	No ____	Depth (Inches): 8	**Wetland Hydrology Present?**
Saturation Present?	Yes X	No ____	Depth (Inches): 8	**Yes X** **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants.

Sampling Point: **PFO 7**

Tree Stratum (Plot Size:)	Absolute % Cover	Dominant Species?	Indicator Status
1 *Acer rubrum*	25	Y	FAC
2			
3			
4			
5			
6			
7			
	25	=Total Cover	

Sapling Statum (Plot Size:)			
1			
2			
3			
4			
5			
6			
7			
	0	=Total Cover	

Shrub Stratum (Plot Size:)			
1 *Cephalanthus occidentalis*	10	Y	OBL
2			
3			
4			
5			
6			
7			
	10	=Total Cover	

Herb Stratum (Plot Size:)			
1 *Impatiens capensis*	50	Y	OBL
2 *Carex lupulina*	10	N	OBL
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
	60	=Total Cover	

Woody Vine Stratum (Plot Size:)			
1 *N/A*			
2			
3			
4			
5			
	0	=Total Cover	

Dominance Test Worksheet:

Number of Dominant Species that Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:

OBL Species	70	x1=	70
FACW Species	0	x2=	0
FAC Species	25	x3=	75
FACU Species	0	x4=	0
UPL Species	0	x5=	0
Column Totals:	95 (A)		145 (B)

Prevalence Index = B/A = **1.53**

Hydrophytic Vegetation Indicators:

- ___ Rapid Test for Hydrophytic Vegetation
- **X** Dominance Test is > 50%
- **X** Prevalence Index is ≤3.0[1]
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1] Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants, excluding woody vines, approximately 20 ft (6m) or more in height and 3 in. (7.6cm) or larger in diameter at breast height (DBH).

Sapling - Woody plants, excluding woody vines, approximately 20 ft (6m) or more in height and less than 3 in. (7.6cm) DBH.

Shrub - Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6m) in height.

Herb - All herbaceous (non-woody) plants, including herbaceous vines, regardless of size. Includes woody plants, except woody vines, less than approximately 3 ft (1m) in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (If observed, list morphological adaptations below.)

SOIL

Sampling Point: **PFO 7**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

	Matrix		Redox Features					
Depth (Inches)	Color (moist)	%	Color (Moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	10YR 2/1	100%						
12-24	10YR 4/2	50%	10YR 5/6	10%	C	M	Sandy Loam	
	10YR 2/2	40%						

[1] Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.

[2] Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- ____ Histosol (A1)
- ____ Histic Epipedon (A2)
- ____ Black Histic (A3)
- ____ Hydrogen Sulfide (A4)
- ____ Stratified Layers (A5)
- ____ Organic Bodies (A6) **(LRR P. T, U)**
- ____ 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- ____ Muck Presence (A8) **(LRR U)**
- ____ 1 cm Muck (A9) **(LRR P, T)**
- ____ Depleted Below Dark Surface (A11)
- ____ Thick Dark Surface (A12)
- ____ Coast Prairie Redox (A16) **(MLRA 150A)**
- ____ Sandy Mucky Mineral (S1) **(LRR O, S)**
- ____ Sandy Gleyed Matrix (S4)
- ____ Sandy Redox (S5)
- ____ Stripped Matrix (S6)
- ____ Dark Surface (S7) **(LRR P, S, T, U)**
- ____ Polyvalue Below Surface (S8) **(LRR S, T, U)**
- ____ Thin Dark Surface (S9) **(LRR S, T, U)**
- ____ Loamy Mucky Mineral (F1) **(LRR O)**
- ____ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ____ Redox Dark Surface (F6)
- ____ Depleted Dark Surface (F7)
- ____ Redox Depressions (F8)
- ____ Marl (F10) **(LRR U)**
- ____ Depleted Ochric (F11) **(MLRA 151)**
- ____ Iron-Manganese Masses (F12) **(LRR O, P, T)**
- ____ Umbric Surface (F13) **(LRR P, T, U)**
- ____ Delta Orhic (F17) **(MLRA 151)**
- ____ Reduced Vertic (F18) **(MLRA 150A, 150B)**
- ____ Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- ____ Anomalous Bright Loamy Soils (F20) **(MLRA 149A, 153C, 153D)**

Indicators for Problematic Hydric Soils[3]:

- ____ 1 cm Much (A9) **(LRR 0)**
- ____ 2 cm Muck (A10) **(LRR S)**
- ____ Reduced Vertic (F18) **(outside MLRA 150A, B)**
- ____ Piedmont Floodplain Soils (F19) **(LRR P, S, T)**
- ____ Anomalous Bright Loamy Soils (F20) **(MLRA 153B)**
- ____ Red Parent Material (TF2)
- ____ Very Shallow Dark Surface (TF12)
- ____ Other (Explain in **Remarks**)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed:)

Type: N/A

Depth (inches): ____

Hydric Soil Present? **Yes** **X** **No** ____

Remarks:

WETLAND DETERMINATION DATA FORM - Atlantic Gulf Coastal Plain Region

Project/Site:	King William Sand & Gravel	**City/County:**	King William County, VA	**Date:**	6/18/2020
Applicant/Owner:		**State:** VA	**Sampling Point:**	UPL 2	
Investigator(s):	R. Hayler & K. Donovan	**Section, Township, Range:**	King William		
Landform (hillslope, terrace, etc.):	Flat	**Local relief (concave, convex, none):**	None	**Slope (%):**	0-2%
Subregion (LRR or MLRA):	LRR P	**Lat:**	37.69596 **Long:** -77.227003	**Datum:**	NAD83
Soil Map Unit Name:	30A - Tomotley fine sandy loam, 0 to 2 percent slopes			**NWI Classification:**	UPL

Are climate/hydrologic conditions on the site typical for this time of the year? Yes X No ____ (If no, explain in **Remarks**)

Are vegetation No , soil No , or hydrology No significantly disturbed? Are "Normal Circumstances present?) Yes X No ____

Are vegetation No , soil No , or hydrology No naturally problematic? (If needed, explain any answers in **Remarks.**)

Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc

Hydrophytic Vegetation present?	Yes X	No ____			
Hydric Soil present?	Yes ____	No X	**Is the Sampled Area within a Wetland?**	Yes ____	No X
Wetland Hydrology Present?	Yes ____	No X			

Remarks:

Area between PFO 7 and agricultural field

Hydrology

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ____ Surface Water (A1)
- ____ High Water Table (A2)
- ____ Saturation (A3)
- ____ Water Marks (B1)
- ____ Sediment Deposits (B2)
- ____ Drift Deposits (B3)
- ____ Algal Mat or Crust (B4)
- ____ Iron Deposits (B5)
- ____ Inundation Visible on Aerial Imagery (B7)
- ____ Water-Stained Leaves (B9)
- ____ Aquatic Fauna (B13)
- ____ Marl Deposits (B15) **(LRR U)**
- ____ Hydrogen Sulfide Odor (C1)
- ____ Oxidized Rhizospheres on Living Roots (C3)
- ____ Presence of Reduced Iron (C4)
- ____ Recent Iron Reduction in Tilled Soils (C8)
- ____ Thin Muck Surface (C7)
- ____ Other (Explain in **Remarks**)

Secondary Indicators (minimum of two required)

- ____ Surface Soil Cracks (B6)
- ____ Sparsely Vegetated Concave Surface (B8)
- ____ Drainage Patterns (B10)
- ____ Moss Trim Lines (B16)
- ____ Dry-Season Water Table (C2)
- ____ Crayfish Burrows (C8)
- ____ Saturation Visible on Aerial Imagery (C9)
- ____ Stunted or Stressed Plants (D1)
- ____ Geomorphic Position (D2)
- ____ Shallow Aquitard (D3)
- ____ FAC-Neutral Test (D5)
- ____ Sphagnum moss (D8) **(LRR T, U)**

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (Inches): ____	
Water Table Present?	Yes ____	No X	Depth (Inches): ____	**Wetland Hydrology Present?**
Saturation Present?	Yes ____	No X	Depth (Inches): ____	**Yes** ____ **No X**

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No hydrologic indicators noted.

VEGETATION - Use scientific names of plants.

Sampling Point: **UPL 2**

Tree Stratum (Plot Size:)	Absolute % Cover	Dominant Species?	Indicator Status
1 *N/A*			
2			
3			
4			
5			
6			
7			
	0	=Total Cover	

Sapling Statum (Plot Size:)			
1 *N/A*			
2			
3			
4			
5			
6			
7			
	0	=Total Cover	

Shrub Stratum (Plot Size:)			
1 *N/A*			
2			
3			
4			
5			
6			
7			
	0	=Total Cover	

Herb Stratum (Plot Size:)			
1 *Dichanthelium clandestinum*	80	Y	FAC
2 *Impatiens capensis*	10	N	FAC
3 *Verbesina alternifolia*	10	N	FAC
4			
5			
6			
7			
8			
9			
10			
11			
12			
	100	=Total Cover	

Woody Vine Stratum (Plot Size:)			
1 *N/A*			
2			
3			
4			
5			
	0	=Total Cover	

Dominance Test Worksheet:

Number of Dominant Species that Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:

OBL Species	0	x1=	0
FACW Species	0	x2=	0
FAC Species	100	x3=	300
FACU Species	0	x4=	0
UPL Species	0	x5=	0
Column Totals:	100 (A)		300 (B)

Prevalence Index = B/A = **3.00**

Hydrophytic Vegetation Indicators:

- ___ Rapid Test for Hydrophytic Vegetation
- **X** Dominance Test is > 50%
- **X** Prevalence Index is ≤3.0[1]
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1] Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants, excluding woody vines, approximately 20 ft (6m) or more in height and 3 in. (7.6cm) or larger in diameter at breast height (DBH).

Sapling - Woody plants, excluding woody vines, approximately 20 ft (6m) or more in height and less than 3 in. (7.6cm) DBH.

Shrub - Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6m) in height.

Herb - All herbaceous (non-woody) plants, including herbaceous vines, regardless of size. Includes woody plants, except woody vines, less than approximately 3 ft (1m) in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (If observed, list morphological adaptations below.)

SOIL

Sampling Point: **UPL 2**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

	Matrix		Redox Features					
Depth (Inches)	Color (moist)	%	Color (Moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-18	10YR 5/4	100%					Sandy Loam	

[1] Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.

[2] Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- _____ Histosol (A1)
- _____ Histic Epipedon (A2)
- _____ Black Histic (A3)
- _____ Hydrogen Sulfide (A4)
- _____ Stratified Layers (A5)
- _____ Organic Bodies (A6) **(LRR P. T, U)**
- _____ 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- _____ Muck Presence (A8) **(LRR U)**
- _____ 1 cm Muck (A9) **(LRR P, T)**
- _____ Depleted Below Dark Surface (A11)
- _____ Thick Dark Surface (A12)
- _____ Coast Prairie Redox (A16) **(MLRA 150A)**
- _____ Sandy Mucky Mineral (S1) **(LRR O, S)**
- _____ Sandy Gleyed Matrix (S4)
- _____ Sandy Redox (S5)
- _____ Stripped Matrix (S6)
- _____ Dark Surface (S7) **(LRR P, S, T, U)**
- _____ Polyvalue Below Surface (S8) **(LRR S, T, U)**
- _____ Thin Dark Surface (S9) **(LRR S, T, U)**
- _____ Loamy Mucky Mineral (F1) **(LRR O)**
- _____ Loamy Gleyed Matrix (F2)
- _____ Depleted Matrix (F3)
- _____ Redox Dark Surface (F6)
- _____ Depleted Dark Surface (F7)
- _____ Redox Depressions (F8)
- _____ Marl (F10) **(LRR U)**
- _____ Depleted Ochric (F11) **(MLRA 151)**
- _____ Iron-Manganese Masses (F12) **(LRR O, P, T)**
- _____ Umbric Surface (F13) **(LRR P, T, U)**
- _____ Delta Orhic (F17) **(MLRA 151)**
- _____ Reduced Vertic (F18) **(MLRA 150A, 150B)**
- _____ Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- _____ Anomalous Bright Loamy Soils (F20) **(MLRA 149A, 153C, 153D)**

Indicators for Problematic Hydric Soils[3]:

- _____ 1 cm Much (A9) **(LRR 0)**
- _____ 2 cm Muck (A10) **(LRR S)**
- _____ Reduced Vertic (F18) **(outside MLRA 150A, B)**
- _____ Piedmont Floodplain Soils (F19) **(LRR P, S, T)**
- _____ Anomalous Bright Loamy Soils (F20) **(MLRA 153B)**
- _____ Red Parent Material (TF2)
- _____ Very Shallow Dark Surface (TF12)
- _____ Other (Explain in **Remarks**)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed:)

Type: N/A

Depth (inches): _____

Hydric Soil Present? **Yes** _____ **No** **X**

Remarks:

No redox features or depletions noted

WETLAND DETERMINATION DATA FORM - Atlantic Gulf Coastal Plain Region

Project/Site:	King William Sand & Gravel	**City/County:**	King William County, VA	**Date:**	6/18/2020
Applicant/Owner:		**State:** VA	**Sampling Point:**	PEM 8	
Investigator(s):	R. Hayler & K. Donovan	**Section, Township, Range:**	King William		
Landform (hillslope, terrace, etc.):	Flat	**Local relief (concave, convex, none):**	None	**Slope (%):**	0-2%
Subregion (LRR or MLRA):	LRR P	**Lat:**	37.694466 **Long:** -77.224793	**Datum:**	NAD83
Soil Map Unit Name:	30A - Tomotley fine sandy loam, 0 to 2 percent slopes			**NWI Classification:**	PEM

Are climate/hydrologic conditions on the site typical for this time of the year? Yes X No ____ (If no, explain in **Remarks**)

Are vegetation No , soil No , or hydrology No significantly disturbed? Are "Normal Circumstances present?) Yes X No ____

Are vegetation No , soil No , or hydrology No naturally problematic? (If needed, explain any answers in **Remarks.**)

Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc

Hydrophytic Vegetation present?	Yes X	No ____			
Hydric Soil present?	Yes X	No ____	**Is the Sampled Area within a Wetland?**	Yes X	No ____
Wetland Hydrology Present?	Yes X	No ____			

Remarks:

Hydrology

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

____ Surface Water (A1)	____ Aquatic Fauna (B13)	____ Surface Soil Cracks (B6)
____ High Water Table (A2)	____ Marl Deposits (B15) **(LRR U)**	____ Sparsely Vegetated Concave Surface (B8)
X Saturation (A3)	____ Hydrogen Sulfide Odor (C1)	____ Drainage Patterns (B10)
____ Water Marks (B1)	____ Oxidized Rhizospheres on Living Roots (C3)	____ Moss Trim Lines (B16)
____ Sediment Deposits (B2)	____ Presence of Reduced Iron (C4)	____ Dry-Season Water Table (C2)
____ Drift Deposits (B3)	____ Recent Iron Reduction in Tilled Soils (C8)	____ Crayfish Burrows (C8)
____ Algal Mat or Crust (B4)	____ Thin Muck Surface (C7)	____ Saturation Visible on Aerial Imagery (C9)
____ Iron Deposits (B5)	____ Other (Explain in **Remarks**)	____ Stunted or Stressed Plants (D1)
____ Inundation Visible on Aerial Imagery (B7)		X Geomorphic Position (D2)
____ Water-Stained Leaves (B9)		____ Shallow Aquitard (D3)
		X FAC-Neutral Test (D5)
		____ Sphagnum moss (D8) **(LRR T, U)**

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (Inches): ____	
Water Table Present?	Yes ____	No X	Depth (Inches): ____	**Wetland Hydrology Present?**
Saturation Present?	Yes X	No ____	Depth (Inches): 5	**Yes X** **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants.

Sampling Point: **PEM 8**

Tree Stratum (Plot Size:)	Absolute % Cover	Dominant Species?	Indicator Status
1 *N/A*			
2			
3			
4			
5			
6			
7			
	0	=Total Cover	

Sapling Statum (Plot Size:)			
1 *N/A*			
2			
3			
4			
5			
6			
7			
	0	=Total Cover	

Shrub Stratum (Plot Size:)			
1 *N/A*			
2			
3			
4			
5			
6			
7			
	0	=Total Cover	

Herb Stratum (Plot Size:)			
1 *Dichanthelium clandestinum*	25	Y	FACW
2 *Smilax rotundifolia*	10	N	FAC
3 *Liquidambar styraciflua*	10	N	FAC
4 *Impatiens capensis*	5	N	FACW
5			
6			
7			
8			
9			
10			
11			
12			
	50	=Total Cover	

Woody Vine Stratum (Plot Size:)			
1 *N/A*			
2			
3			
4			
5			
	0	=Total Cover	

Dominance Test Worksheet:

Number of Dominant Species that Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:

OBL Species	0	x1=	0
FACW Species	30	x2=	60
FAC Species	20	x3=	60
FACU Species	0	x4=	0
UPL Species	0	x5=	0
Column Totals:	50 (A)		120 (B)

Prevalence Index = B/A = **2.40**

Hydrophytic Vegetation Indicators:

- ___ Rapid Test for Hydrophytic Vegetation
- **X** Dominance Test is > 50%
- **X** Prevalence Index is ≤3.0[1]
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1] Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants, excluding woody vines, approximately 20 ft (6m) or more in height and 3 in. (7.6cm) or larger in diameter at breast height (DBH).

Sapling - Woody plants, excluding woody vines, approximately 20 ft (6m) or more in height and less than 3 in. (7.6cm) DBH.

Shrub - Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6m) in height.

Herb - All herbaceous (non-woody) plants, including herbaceous vines, regardless of size. Includes woody plants, except woody vines, less than approximately 3 ft (1m) in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (If observed, list morphological adaptations below.)

SOIL

Sampling Point: **PEM 8**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

	Matrix		Redox Features					
Depth (Inches)	Color (moist)	%	Color (Moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	10YR 4/2	90%	10YR 5/8	10%	C	M	Sandy Loam	
12-18	10YR 4/2	75%	10YR 5/8	25%	C	M	Sandy Loam	

[1] Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.

[2] Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Organic Bodies (A6) **(LRR P. T, U)**
- ___ 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- ___ Muck Presence (A8) **(LRR U)**
- ___ 1 cm Muck (A9) **(LRR P, T)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Coast Prairie Redox (A16) **(MLRA 150A)**
- ___ Sandy Mucky Mineral (S1) **(LRR O, S)**
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) **(LRR P, S, T, U)**
- ___ Polyvalue Below Surface (S8) **(LRR S, T, U)**
- ___ Thin Dark Surface (S9) **(LRR S, T, U)**
- ___ Loamy Mucky Mineral (F1) **(LRR O)**
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- X Redox Depressions (F8)
- ___ Marl (F10) **(LRR U)**
- ___ Depleted Ochric (F11) **(MLRA 151)**
- ___ Iron-Manganese Masses (F12) **(LRR O, P, T)**
- ___ Umbric Surface (F13) **(LRR P, T, U)**
- ___ Delta Orhic (F17) **(MLRA 151)**
- ___ Reduced Vertic (F18) **(MLRA 150A, 150B)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- ___ Anomalous Bright Loamy Soils (F20) **(MLRA 149A, 153C, 153D)**

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Much (A9) **(LRR 0)**
- ___ 2 cm Muck (A10) **(LRR S)**
- ___ Reduced Vertic (F18) **(outside MLRA 150A, B)**
- ___ Piedmont Floodplain Soils (F19) **(LRR P, S, T)**
- ___ Anomalous Bright Loamy Soils (F20) **(MLRA 153B)**
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in **Remarks**)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed:)

Type: N/A

Depth (inches): ___

Hydric Soil Present? **Yes** **X** **No** ___

Remarks:

WETLAND DETERMINATION DATA FORM - Atlantic Gulf Coastal Plain Region

Project/Site:	King William Sand & Gravel	**City/County:**	King William County, VA	**Date:**	6/18/2020
Applicant/Owner:		**State:** VA	**Sampling Point:**	PFO 12	
Investigator(s):	R. Hayler & K. Donovan	**Section, Township, Range:**	King William		
Landform (hillslope, terrace, etc.):	Flat	**Local relief (concave, convex, none):**	None	**Slope (%):**	0-2%
Subregion (LRR or MLRA):	LRR P	**Lat:**	**Long:**	**Datum:**	NAD83
Soil Map Unit Name:	30A - Tomotley fine sandy loam, 0 to 2 percent slopes			**NWI Classification:**	PFO

Are climate/hydrologic conditions on the site typical for this time of the year? Yes X No _____ (If no, explain in **Remarks**)

Are vegetation No , soil No , or hydrology No significantly disturbed? Are "Normal Circumstances present?) Yes X No

Are vegetation No , soil No , or hydrology No naturally problematic? (If needed, explain any answers in **Remarks.**)

Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc

Hydrophytic Vegetation present?	Yes X	No _____			
Hydric Soil present?	Yes X	No _____	**Is the Sampled Area within a Wetland?**	Yes X	No
Wetland Hydrology Present?	Yes X	No _____			

Remarks:

Hydrology

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

_____ Surface Water (A1)	_____ Aquatic Fauna (B13)	_____ Surface Soil Cracks (B6)
_____ High Water Table (A2)	_____ Marl Deposits (B15) **(LRR U)**	_____ Sparsely Vegetated Concave Surface (B8)
X Saturation (A3)	_____ Hydrogen Sulfide Odor (C1)	_____ Drainage Patterns (B10)
_____ Water Marks (B1)	_____ Oxidized Rhizospheres on Living Roots (C3)	_____ Moss Trim Lines (B16)
_____ Sediment Deposits (B2)	_____ Presence of Reduced Iron (C4)	_____ Dry-Season Water Table (C2)
_____ Drift Deposits (B3)	_____ Recent Iron Reduction in Tilled Soils (C8)	_____ Crayfish Burrows (C8)
_____ Algal Mat or Crust (B4)	_____ Thin Muck Surface (C7)	_____ Saturation Visible on Aerial Imagery (C9)
_____ Iron Deposits (B5)	_____ Other (Explain in **Remarks**)	_____ Stunted or Stressed Plants (D1)
_____ Inundation Visible on Aerial Imagery (B7)		X Geomorphic Position (D2)
_____ Water-Stained Leaves (B9)		_____ Shallow Aquitard (D3)
		X FAC-Neutral Test (D5)
		_____ Sphagnum moss (D8) **(LRR T, U)**

Field Observations:

Surface Water Present?	Yes _____	No X	Depth (Inches): _____	
Water Table Present?	Yes _____	No X	Depth (Inches): _____	**Wetland Hydrology Present?**
Saturation Present?	Yes X	No _____	Depth (Inches): 5	**Yes X** **No**

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants.

Sampling Point: **PFO 12**

Tree Stratum (Plot Size:)	Absolute % Cover	Dominant Species?	Indicator Status
1 *Salix nigra*	25	Y	OBL
2			
3			
4			
5			
6			
7			
	25	=Total Cover	

Sapling Statum (Plot Size:)			
1 *Salix nigra*	10	Y	OBL
2			
3			
4			
5			
6			
7			
	10	=Total Cover	

Shrub Stratum (Plot Size:)			
1 *Cephalanthus occidentalis*	20	Y	OBL
2			
3			
4			
5			
6			
7			
	20	=Total Cover	

Herb Stratum (Plot Size:)			
1 *Carex lupulina*	50	Y	OBL
2 *Impatiens capensis*	20	Y	FACW
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
	70	=Total Cover	

Woody Vine Stratum (Plot Size:)			
1 *N/A*			
2			
3			
4			
5			
	0	=Total Cover	

Dominance Test Worksheet:

Number of Dominant Species that Are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:

OBL Species	105	x1=	105
FACW Species	20	x2=	40
FAC Species	0	x3=	0
FACU Species	0	x4=	0
UPL Species	0	x5=	0
Column Totals:	125 (A)		145 (B)

Prevalence Index = B/A = **1.16**

Hydrophytic Vegetation Indicators:

- ___ Rapid Test for Hydrophytic Vegetation
- **X** Dominance Test is > 50%
- **X** Prevalence Index is ≤3.0[1]
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1] Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants, excluding woody vines, approximately 20 ft (6m) or more in height and 3 in. (7.6cm) or larger in diameter at breast height (DBH).

Sapling - Woody plants, excluding woody vines, approximately 20 ft (6m) or more in height and less than 3 in. (7.6cm) DBH.

Shrub - Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6m) in height.

Herb - All herbaceous (non-woody) plants, including herbaceous vines, regardless of size. Includes woody plants, except woody vines, less than approximately 3 ft (1m) in height.

Hydrophytic Vegetation Present? **Yes** **X** **No** ___

Remarks: (If observed, list morphological adaptations below.)

SOIL

Sampling Point: **PFO 12**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

	Matrix		Redox Features					
Depth (Inches)	Color (moist)	%	Color (Moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 4/3	85%	7.5YR 5/6	15%	C	M	Sandy Loam	
8-18	10YR 4/2	75%	7.5YR 5/6	25%	C	M	Sandy Loam	

[1] Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.

[2] Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- ____ Histosol (A1)
- ____ Histic Epipedon (A2)
- ____ Black Histic (A3)
- ____ Hydrogen Sulfide (A4)
- ____ Stratified Layers (A5)
- ____ Organic Bodies (A6) **(LRR P. T, U)**
- ____ 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- ____ Muck Presence (A8) **(LRR U)**
- ____ 1 cm Muck (A9) **(LRR P, T)**
- ____ Depleted Below Dark Surface (A11)
- ____ Thick Dark Surface (A12)
- ____ Coast Prairie Redox (A16) **(MLRA 150A)**
- ____ Sandy Mucky Mineral (S1) **(LRR O, S)**
- ____ Sandy Gleyed Matrix (S4)
- ____ Sandy Redox (S5)
- ____ Stripped Matrix (S6)
- ____ Dark Surface (S7) **(LRR P, S, T, U)**
- ____ Polyvalue Below Surface (S8) **(LRR S, T, U)**
- ____ Thin Dark Surface (S9) **(LRR S, T, U)**
- ____ Loamy Mucky Mineral (F1) **(LRR O)**
- ____ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ____ Redox Dark Surface (F6)
- ____ Depleted Dark Surface (F7)
- ____ Redox Depressions (F8)
- ____ Marl (F10) **(LRR U)**
- ____ Depleted Ochric (F11) **(MLRA 151)**
- ____ Iron-Manganese Masses (F12) **(LRR O, P, T)**
- ____ Umbric Surface (F13) **(LRR P, T, U)**
- ____ Delta Orhic (F17) **(MLRA 151)**
- ____ Reduced Vertic (F18) **(MLRA 150A, 150B)**
- ____ Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- ____ Anomalous Bright Loamy Soils (F20) **(MLRA 149A, 153C, 153D)**

Indicators for Problematic Hydric Soils[3]:

- ____ 1 cm Much (A9) **(LRR 0)**
- ____ 2 cm Muck (A10) **(LRR S)**
- ____ Reduced Vertic (F18) **(outside MLRA 150A, B)**
- ____ Piedmont Floodplain Soils (F19) **(LRR P, S, T)**
- ____ Anomalous Bright Loamy Soils (F20) **(MLRA 153B)**
- ____ Red Parent Material (TF2)
- ____ Very Shallow Dark Surface (TF12)
- ____ Other (Explain in **Remarks**)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed:)

Type: N/A

Depth (inches): ____

Hydric Soil Present? **Yes** **X** **No** ____

Remarks:

WETLAND DETERMINATION DATA FORM - Atlantic Gulf Coastal Plain Region

Project/Site:	King William Sand & Gravel	**City/County:**	King William County, VA	**Date:**	6/18/2020
Applicant/Owner:		**State:** VA	**Sampling Point:**	PEM 12A	
Investigator(s):	R. Hayler & K. Donovan	**Section, Township, Range:**	King William		
Landform (hillslope, terrace, etc.):	Flat	**Local relief (concave, convex, none):**	None	**Slope (%):**	0-2%
Subregion (LRR or MLRA):	LRR P	**Lat:**	37.698849 **Long:** -77.226515	**Datum:**	NAD83
Soil Map Unit Name:	30A - Tomotley fine sandy loam, 0 to 2 percent slopes			**NWI Classification:**	PEM

Are climate/hydrologic conditions on the site typical for this time of the year? Yes X No ____ (If no, explain in **Remarks**)

Are vegetation No , soil No , or hydrology No significantly disturbed? Are "Normal Circumstances present?) Yes X No ____

Are vegetation No , soil No , or hydrology No naturally problematic? (If needed, explain any answers in **Remarks.**)

Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc

Hydrophytic Vegetation present?	Yes X	No ____			
Hydric Soil present?	Yes X	No ____	**Is the Sampled Area within a Wetland?**	Yes X	No ____
Wetland Hydrology Present?	Yes X	No ____			

Remarks:

Small PEM area located in a slight depression directly adjacent to gravel drive.

Hydrology

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

____ Surface Water (A1)	____ Aquatic Fauna (B13)	____ Surface Soil Cracks (B6)
____ High Water Table (A2)	____ Marl Deposits (B15) **(LRR U)**	____ Sparsely Vegetated Concave Surface (B8)
X Saturation (A3)	____ Hydrogen Sulfide Odor (C1)	____ Drainage Patterns (B10)
____ Water Marks (B1)	____ Oxidized Rhizospheres on Living Roots (C3)	____ Moss Trim Lines (B16)
____ Sediment Deposits (B2)	____ Presence of Reduced Iron (C4)	____ Dry-Season Water Table (C2)
____ Drift Deposits (B3)	____ Recent Iron Reduction in Tilled Soils (C8)	____ Crayfish Burrows (C8)
____ Algal Mat or Crust (B4)	____ Thin Muck Surface (C7)	____ Saturation Visible on Aerial Imagery (C9)
____ Iron Deposits (B5)	____ Other (Explain in **Remarks**)	____ Stunted or Stressed Plants (D1)
____ Inundation Visible on Aerial Imagery (B7)		X Geomorphic Position (D2)
____ Water-Stained Leaves (B9)		____ Shallow Aquitard (D3)
		X FAC-Neutral Test (D5)
		____ Sphagnum moss (D8) **(LRR T, U)**

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (Inches): ____	
Water Table Present?	Yes ____	No X	Depth (Inches): ____	**Wetland Hydrology Present?**
Saturation Present?	Yes X	No ____	Depth (Inches): 5	**Yes X** **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants.

Sampling Point: **PEM 12A**

Tree Stratum (Plot Size:)	Absolute % Cover	Dominant Species?	Indicator Status
1 *N/A*			
2			
3			
4			
5			
6			
7			
	0	=Total Cover	

Sapling Statum (Plot Size:)			
1 *N/A*			
2			
3			
4			
5			
6			
7			
	0	=Total Cover	

Shrub Stratum (Plot Size:)			
1 *N/A*			
2			
3			
4			
5			
6			
7			
	0	=Total Cover	

Herb Stratum (Plot Size:)			
1 *Carex lupulina*	50	Y	OBL
2 *Impatiens capensis*	20	Y	FACW
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
	70	=Total Cover	

Woody Vine Stratum (Plot Size:)			
1 *N/A*			
2			
3			
4			
5			
	0	=Total Cover	

Dominance Test Worksheet:

Number of Dominant Species that Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:

OBL Species	50	x1=	50
FACW Species	20	x2=	40
FAC Species	0	x3=	0
FACU Species	0	x4=	0
UPL Species	0	x5=	0
Column Totals:	70 (A)		90 (B)

Prevalence Index = B/A = **1.29**

Hydrophytic Vegetation Indicators:

- ___ Rapid Test for Hydrophytic Vegetation
- **X** Dominance Test is > 50%
- **X** Prevalence Index is ≤3.0[1]
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1] Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants, excluding woody vines, approximately 20 ft (6m) or more in height and 3 in. (7.6cm) or larger in diameter at breast height (DBH).

Sapling - Woody plants, excluding woody vines, approximately 20 ft (6m) or more in height and less than 3 in. (7.6cm) DBH.

Shrub - Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6m) in height.

Herb - All herbaceous (non-woody) plants, including herbaceous vines, regardless of size. Includes woody plants, except woody vines, less than approximately 3 ft (1m) in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (If observed, list morphological adaptations below.)

SOIL

Sampling Point: **PEM 12A**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

	Matrix		Redox Features					
Depth (Inches)	Color (moist)	%	Color (Moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 4/3	85%	7.5YR 4/4	15%	C	M	Sandy Loam	
8-18	10YR 4/2	75%	7.5YR 4/4	25%	C	M	Sandy Loam	

[1] Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.

[2] Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- ____ Histosol (A1)
- ____ Histic Epipedon (A2)
- ____ Black Histic (A3)
- ____ Hydrogen Sulfide (A4)
- ____ Stratified Layers (A5)
- ____ Organic Bodies (A6) **(LRR P. T, U)**
- ____ 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- ____ Muck Presence (A8) **(LRR U)**
- ____ 1 cm Muck (A9) **(LRR P, T)**
- ____ Depleted Below Dark Surface (A11)
- ____ Thick Dark Surface (A12)
- ____ Coast Prairie Redox (A16) **(MLRA 150A)**
- ____ Sandy Mucky Mineral (S1) **(LRR O, S)**
- ____ Sandy Gleyed Matrix (S4)
- ____ Sandy Redox (S5)
- ____ Stripped Matrix (S6)
- ____ Dark Surface (S7) **(LRR P, S, T, U)**
- ____ Polyvalue Below Surface (S8) **(LRR S, T, U)**
- ____ Thin Dark Surface (S9) **(LRR S, T, U)**
- ____ Loamy Mucky Mineral (F1) **(LRR O)**
- ____ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ____ Redox Dark Surface (F6)
- ____ Depleted Dark Surface (F7)
- ____ Redox Depressions (F8)
- ____ Marl (F10) **(LRR U)**
- ____ Depleted Ochric (F11) **(MLRA 151)**
- ____ Iron-Manganese Masses (F12) **(LRR O, P, T)**
- ____ Umbric Surface (F13) **(LRR P, T, U)**
- ____ Delta Orhic (F17) **(MLRA 151)**
- ____ Reduced Vertic (F18) **(MLRA 150A, 150B)**
- ____ Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- ____ Anomalous Bright Loamy Soils (F20) **(MLRA 149A, 153C, 153D)**

Indicators for Problematic Hydric Soils[3]:

- ____ 1 cm Much (A9) **(LRR 0)**
- ____ 2 cm Muck (A10) **(LRR S)**
- ____ Reduced Vertic (F18) **(outside MLRA 150A, B)**
- ____ Piedmont Floodplain Soils (F19) **(LRR P, S, T)**
- ____ Anomalous Bright Loamy Soils (F20) **(MLRA 153B)**
- ____ Red Parent Material (TF2)
- ____ Very Shallow Dark Surface (TF12)
- ____ Other (Explain in **Remarks**)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed:)

Type: N/A

Depth (inches): ____

Hydric Soil Present? **Yes** **X** **No** ____

Remarks:

WETLAND DETERMINATION DATA FORM - Atlantic Gulf Coastal Plain Region

Project/Site:	King William Sand & Gravel	**City/County:**	King William County, VA	**Date:**	6/18/2020
Applicant/Owner:		**State:** VA	**Sampling Point:**	UPL 1	
Investigator(s):	R. Hayler & K. Donovan	**Section, Township, Range:**	King William		
Landform (hillslope, terrace, etc.):	Flat	**Local relief (concave, convex, none):**	None	**Slope (%):**	0-2%
Subregion (LRR or MLRA):	LRR P	**Lat:**	37.698804 **Long:** -77.226508	**Datum:**	NAD83
Soil Map Unit Name:	30A - Tomotley fine sandy loam, 0 to 2 percent slopes			**NWI Classification:**	UPL

Are climate/hydrologic conditions on the site typical for this time of the year? Yes X No ____ (If no, explain in **Remarks**)

Are vegetation No , soil No , or hydrology No significantly disturbed? Are "Normal Circumstances present?) Yes X No ____

Are vegetation No , soil No , or hydrology No naturally problematic? (If needed, explain any answers in **Remarks.**)

Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc

Hydrophytic Vegetation present?	Yes X	No ____			
Hydric Soil present?	Yes ____	No X	**Is the Sampled Area within a Wetland?**	Yes ____	No X
Wetland Hydrology Present?	Yes ____	No X			

Remarks:

Area between PFO 7 and agricultural field

Hydrology

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ____ Surface Water (A1)
- ____ High Water Table (A2)
- ____ Saturation (A3)
- ____ Water Marks (B1)
- ____ Sediment Deposits (B2)
- ____ Drift Deposits (B3)
- ____ Algal Mat or Crust (B4)
- ____ Iron Deposits (B5)
- ____ Inundation Visible on Aerial Imagery (B7)
- ____ Water-Stained Leaves (B9)
- ____ Aquatic Fauna (B13)
- ____ Marl Deposits (B15) **(LRR U)**
- ____ Hydrogen Sulfide Odor (C1)
- ____ Oxidized Rhizospheres on Living Roots (C3)
- ____ Presence of Reduced Iron (C4)
- ____ Recent Iron Reduction in Tilled Soils (C8)
- ____ Thin Muck Surface (C7)
- ____ Other (Explain in **Remarks**)

Secondary Indicators (minimum of two required)

- ____ Surface Soil Cracks (B6)
- ____ Sparsely Vegetated Concave Surface (B8)
- ____ Drainage Patterns (B10)
- ____ Moss Trim Lines (B16)
- ____ Dry-Season Water Table (C2)
- ____ Crayfish Burrows (C8)
- ____ Saturation Visible on Aerial Imagery (C9)
- ____ Stunted or Stressed Plants (D1)
- ____ Geomorphic Position (D2)
- ____ Shallow Aquitard (D3)
- ____ FAC-Neutral Test (D5)
- ____ Sphagnum moss (D8) **(LRR T, U)**

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (Inches): ____	
Water Table Present?	Yes ____	No X	Depth (Inches): ____	**Wetland Hydrology Present?**
Saturation Present?	Yes ____	No X	Depth (Inches): ____	**Yes** ____ **No X**

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No hydrologic indicators noted.

VEGETATION - Use scientific names of plants.

Sampling Point: **UPL 1**

Tree Stratum (Plot Size:)	Absolute % Cover	Dominant Species?	Indicator Status
1 *N/A*			
2			
3			
4			
5			
6			
7			
	0	=Total Cover	

Sapling Statum (Plot Size:)			
1 *N/A*			
2			
3			
4			
5			
6			
7			
	0	=Total Cover	

Shrub Stratum (Plot Size:)			
1 *N/A*			
2			
3			
4			
5			
6			
7			
	0	=Total Cover	

Herb Stratum (Plot Size:)			
1 *Dichanthelium clandestinum*	80	Y	FAC
2 *Impatiens capensis*	10	N	FAC
3 *Toxicodendron radicans*	10	N	FAC
4			
5			
6			
7			
8			
9			
10			
11			
12			
	100	=Total Cover	

Woody Vine Stratum (Plot Size:)			
1 *N/A*			
2			
3			
4			
5			
	0	=Total Cover	

Dominance Test Worksheet:

Number of Dominant Species that Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:

OBL Species	0	x1=	0
FACW Species	0	x2=	0
FAC Species	100	x3=	300
FACU Species	0	x4=	0
UPL Species	0	x5=	0
Column Totals:	100 (A)		300 (B)

Prevalence Index = B/A = **3.00**

Hydrophytic Vegetation Indicators:

- ___ Rapid Test for Hydrophytic Vegetation
- **X** Dominance Test is > 50%
- **X** Prevalence Index is ≤3.0[1]
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1] Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants, excluding woody vines, approximately 20 ft (6m) or more in height and 3 in. (7.6cm) or larger in diameter at breast height (DBH).

Sapling - Woody plants, excluding woody vines, approximately 20 ft (6m) or more in height and less than 3 in. (7.6cm) DBH.

Shrub - Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6m) in height.

Herb - All herbaceous (non-woody) plants, including herbaceous vines, regardless of size. Includes woody plants, except woody vines, less than approximately 3 ft (1m) in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (If observed, list morphological adaptations below.)

SOIL

Sampling Point: **UPL 1**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

	Matrix		Redox Features					
Depth (Inches)	Color (moist)	%	Color (Moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-18	10YR 5/4	100%					Sandy Loam	

[1] Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.

[2] Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- _____ Histosol (A1)
- _____ Histic Epipedon (A2)
- _____ Black Histic (A3)
- _____ Hydrogen Sulfide (A4)
- _____ Stratified Layers (A5)
- _____ Organic Bodies (A6) **(LRR P. T, U)**
- _____ 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- _____ Muck Presence (A8) **(LRR U)**
- _____ 1 cm Muck (A9) **(LRR P, T)**
- _____ Depleted Below Dark Surface (A11)
- _____ Thick Dark Surface (A12)
- _____ Coast Prairie Redox (A16) **(MLRA 150A)**
- _____ Sandy Mucky Mineral (S1) **(LRR O, S)**
- _____ Sandy Gleyed Matrix (S4)
- _____ Sandy Redox (S5)
- _____ Stripped Matrix (S6)
- _____ Dark Surface (S7) **(LRR P, S, T, U)**
- _____ Polyvalue Below Surface (S8) **(LRR S, T, U)**
- _____ Thin Dark Surface (S9) **(LRR S, T, U)**
- _____ Loamy Mucky Mineral (F1) **(LRR O)**
- _____ Loamy Gleyed Matrix (F2)
- _____ Depleted Matrix (F3)
- _____ Redox Dark Surface (F6)
- _____ Depleted Dark Surface (F7)
- _____ Redox Depressions (F8)
- _____ Marl (F10) **(LRR U)**
- _____ Depleted Ochric (F11) **(MLRA 151)**
- _____ Iron-Manganese Masses (F12) **(LRR O, P, T)**
- _____ Umbric Surface (F13) **(LRR P, T, U)**
- _____ Delta Orhic (F17) **(MLRA 151)**
- _____ Reduced Vertic (F18) **(MLRA 150A, 150B)**
- _____ Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- _____ Anomalous Bright Loamy Soils (F20) **(MLRA 149A, 153C, 153D)**

Indicators for Problematic Hydric Soils[3]:

- _____ 1 cm Much (A9) **(LRR 0)**
- _____ 2 cm Muck (A10) **(LRR S)**
- _____ Reduced Vertic (F18) **(outside MLRA 150A, B)**
- _____ Piedmont Floodplain Soils (F19) **(LRR P, S, T)**
- _____ Anomalous Bright Loamy Soils (F20) **(MLRA 153B)**
- _____ Red Parent Material (TF2)
- _____ Very Shallow Dark Surface (TF12)
- _____ Other (Explain in **Remarks**)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed:)

Type: N/A

Depth (inches): _____

Hydric Soil Present? **Yes** _____ **No** **X**

Remarks:

No redox features or depletions noted

WETLAND DETERMINATION DATA FORM - Atlantic Gulf Coastal Plain Region

Project/Site:	King William Sand & Gravel	**City/County:**	King William County, VA	**Date:**	6/18/2020
Applicant/Owner:		**State:** VA	**Sampling Point:**	PFO 13	
Investigator(s):	R. Hayler & K. Donovan	**Section, Township, Range:**	King William		
Landform (hillslope, terrace, etc.):	Flat	**Local relief (concave, convex, none):**	None	**Slope (%):**	0-2%
Subregion (LRR or MLRA):	LRR P	**Lat:**	37.695773 **Long:** -77.227267	**Datum:**	NAD83
Soil Map Unit Name:	30A - Tomotley fine sandy loam, 0 to 2 percent slopes			**NWI Classification:**	PFO

Are climate/hydrologic conditions on the site typical for this time of the year? Yes X No ____ (If no, explain in **Remarks**)

Are vegetation No , soil No , or hydrology No significantly disturbed? Are "Normal Circumstances present?) Yes X No ____

Are vegetation No , soil No , or hydrology No naturally problematic? (If needed, explain any answers in **Remarks.**)

Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc

Hydrophytic Vegetation present?	Yes X	No ____			
Hydric Soil present?	Yes X	No ____	**Is the Sampled Area within a Wetland?**	Yes X	No ____
Wetland Hydrology Present?	Yes X	No ____			

Remarks:

Small PEM area located in a slight depression directly adjacent to gravel drive.

Hydrology

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

X	Surface Water (A1)	____	Aquatic Fauna (B13)	____	Surface Soil Cracks (B6)
X	High Water Table (A2)	____	Marl Deposits (B15) **(LRR U)**	____	Sparsely Vegetated Concave Surface (B8)
X	Saturation (A3)	____	Hydrogen Sulfide Odor (C1)	____	Drainage Patterns (B10)
____	Water Marks (B1)	____	Oxidized Rhizospheres on Living Roots (C3)	____	Moss Trim Lines (B16)
____	Sediment Deposits (B2)	____	Presence of Reduced Iron (C4)	____	Dry-Season Water Table (C2)
____	Drift Deposits (B3)	____	Recent Iron Reduction in Tilled Soils (C8)	____	Crayfish Burrows (C8)
____	Algal Mat or Crust (B4)	____	Thin Muck Surface (C7)	____	Saturation Visible on Aerial Imagery (C9)
____	Iron Deposits (B5)	____	Other (Explain in **Remarks**)	____	Stunted or Stressed Plants (D1)
____	Inundation Visible on Aerial Imagery (B7)			X	Geomorphic Position (D2)
X	Water-Stained Leaves (B9)			____	Shallow Aquitard (D3)
				X	FAC-Neutral Test (D5)
				____	Sphagnum moss (D8) **(LRR T, U)**

Secondary Indicators (minimum of two required)

Field Observations:

Surface Water Present?	Yes X	No ____	Depth (Inches): 2	
Water Table Present?	Yes X	No ____	Depth (Inches): 5	**Wetland Hydrology Present?**
Saturation Present?	Yes X	No ____	Depth (Inches): 5	**Yes X** **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants.

Sampling Point: **PFO 13**

Tree Stratum (Plot Size:)	Absolute % Cover	Dominant Species?	Indicator Status
1 *Salix nigra*	20	Y	
2			
3			
4			
5			
6			
7			
	20	=Total Cover	

Sapling Statum (Plot Size:)			
1 *N/A*			
2			
3			
4			
5			
6			
7			
	0	=Total Cover	

Shrub Stratum (Plot Size:)			
1 *Cephalanthus occidentalis*	20	Y	OBL
2			
3			
4			
5			
6			
7			
	20	=Total Cover	

Herb Stratum (Plot Size:)			
1 *Typha spp*	25	Y	OBL
2 *Carex lupulina*	20	Y	OBL
3 *Alisma subcordatum*	10	N	OBL
4			
5			
6			
7			
8			
9			
10			
11			
12			
	55	=Total Cover	

Woody Vine Stratum (Plot Size:)			
1 *N/A*			
2			
3			
4			
5			
	0	=Total Cover	

Dominance Test Worksheet:

Number of Dominant Species that Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: **75%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:

OBL Species	75	x1=	75
FACW Species	0	x2=	0
FAC Species	0	x3=	0
FACU Species	0	x4=	0
UPL Species	0	x5=	0
Column Totals:	75 (A)		75 (B)

Prevalence Index = B/A = **1.00**

Hydrophytic Vegetation Indicators:

- ___ Rapid Test for Hydrophytic Vegetation
- **X** Dominance Test is > 50%
- **X** Prevalence Index is ≤3.0[1]
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1] Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants, excluding woody vines, approximately 20 ft (6m) or more in height and 3 in. (7.6cm) or larger in diameter at breast height (DBH).

Sapling - Woody plants, excluding woody vines, approximately 20 ft (6m) or more in height and less than 3 in. (7.6cm) DBH.

Shrub - Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6m) in height.

Herb - All herbaceous (non-woody) plants, including herbaceous vines, regardless of size. Includes woody plants, except woody vines, less than approximately 3 ft (1m) in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (If observed, list morphological adaptations below.)

SOIL

Sampling Point: **PFO 13**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

	Matrix		Redox Features					
Depth (Inches)	Color (moist)	%	Color (Moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-18	10YR 4/2	95%	7.5YR 5/6	5%	C	M	Sandy Loam	

[1] Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.

[2] Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- ____ Histosol (A1)
- ____ Histic Epipedon (A2)
- ____ Black Histic (A3)
- ____ Hydrogen Sulfide (A4)
- ____ Stratified Layers (A5)
- ____ Organic Bodies (A6) **(LRR P. T, U)**
- ____ 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- ____ Muck Presence (A8) **(LRR U)**
- ____ 1 cm Muck (A9) **(LRR P, T)**
- ____ Depleted Below Dark Surface (A11)
- ____ Thick Dark Surface (A12)
- ____ Coast Prairie Redox (A16) **(MLRA 150A)**
- ____ Sandy Mucky Mineral (S1) **(LRR O, S)**
- ____ Sandy Gleyed Matrix (S4)
- ____ Sandy Redox (S5)
- ____ Stripped Matrix (S6)
- ____ Dark Surface (S7) **(LRR P, S, T, U)**
- ____ Polyvalue Below Surface (S8) **(LRR S, T, U)**
- ____ Thin Dark Surface (S9) **(LRR S, T, U)**
- ____ Loamy Mucky Mineral (F1) **(LRR O)**
- ____ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ____ Redox Dark Surface (F6)
- ____ Depleted Dark Surface (F7)
- ____ Redox Depressions (F8)
- ____ Marl (F10) **(LRR U)**
- ____ Depleted Ochric (F11) **(MLRA 151)**
- ____ Iron-Manganese Masses (F12) **(LRR O, P, T)**
- ____ Umbric Surface (F13) **(LRR P, T, U)**
- ____ Delta Orhic (F17) **(MLRA 151)**
- ____ Reduced Vertic (F18) **(MLRA 150A, 150B)**
- ____ Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- ____ Anomalous Bright Loamy Soils (F20) **(MLRA 149A, 153C, 153D)**

Indicators for Problematic Hydric Soils[3]:

- ____ 1 cm Much (A9) **(LRR 0)**
- ____ 2 cm Muck (A10) **(LRR S)**
- ____ Reduced Vertic (F18) **(outside MLRA 150A, B)**
- ____ Piedmont Floodplain Soils (F19) **(LRR P, S, T)**
- ____ Anomalous Bright Loamy Soils (F20) **(MLRA 153B)**
- ____ Red Parent Material (TF2)
- ____ Very Shallow Dark Surface (TF12)
- ____ Other (Explain in **Remarks**)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed:)

Type: N/A

Depth (inches): ____

Hydric Soil Present? **Yes** **X** **No** ____

Remarks:

Note: this data point was taken in a wetland that contained standing water

WETLAND DETERMINATION DATA FORM - Atlantic Gulf Coastal Plain Region

Project/Site:	King William Sand & Gravel	**City/County:**	King William County, VA	**Date:**	6/18/2020
Applicant/Owner:		**State:** VA	**Sampling Point:**	PFO 14	
Investigator(s):	R. Hayler & K. Donovan	**Section, Township, Range:**	King William		
Landform (hillslope, terrace, etc.):	Flat	**Local relief (concave, convex, none):**	None	**Slope (%):**	0-2%
Subregion (LRR or MLRA):	LRR P	**Lat:**	37.697818 **Long:** -77.222723	**Datum:**	NAD83
Soil Map Unit Name:	30A - Tomotley fine sandy loam, 0 to 2 percent slopes			**NWI Classification:**	PFO

Are climate/hydrologic conditions on the site typical for this time of the year? Yes X No ____ (If no, explain in **Remarks**)

Are vegetation No , soil No , or hydrology No significantly disturbed? Are "Normal Circumstances present?) Yes X No ____

Are vegetation No , soil No , or hydrology No naturally problematic? (If needed, explain any answers in **Remarks.**)

Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc

Hydrophytic Vegetation present?	Yes X	No ____			
Hydric Soil present?	Yes X	No ____	**Is the Sampled Area within a Wetland?**	Yes X	No ____
Wetland Hydrology Present?	Yes X	No ____			

Remarks:

Hydrology

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (minimum of two required)
X Surface Water (A1)	____ Aquatic Fauna (B13)	____ Surface Soil Cracks (B6)
X High Water Table (A2)	____ Marl Deposits (B15) **(LRR U)**	____ Sparsely Vegetated Concave Surface (B8)
X Saturation (A3)	____ Hydrogen Sulfide Odor (C1)	____ Drainage Patterns (B10)
____ Water Marks (B1)	____ Oxidized Rhizospheres on Living Roots (C3)	____ Moss Trim Lines (B16)
____ Sediment Deposits (B2)	____ Presence of Reduced Iron (C4)	____ Dry-Season Water Table (C2)
____ Drift Deposits (B3)	____ Recent Iron Reduction in Tilled Soils (C8)	____ Crayfish Burrows (C8)
____ Algal Mat or Crust (B4)	____ Thin Muck Surface (C7)	____ Saturation Visible on Aerial Imagery (C9)
____ Iron Deposits (B5)	____ Other (Explain in **Remarks**)	____ Stunted or Stressed Plants (D1)
____ Inundation Visible on Aerial Imagery (B7)		X Geomorphic Position (D2)
____ Water-Stained Leaves (B9)		____ Shallow Aquitard (D3)
		X FAC-Neutral Test (D5)
		____ Sphagnum moss (D8) **(LRR T, U)**

Field Observations:					
Surface Water Present?	Yes X	No ____	Depth (Inches): 2		
Water Table Present?	Yes X	No ____	Depth (Inches): 2	**Wetland Hydrology Present?**	
Saturation Present?	Yes X	No ____	Depth (Inches): 2	**Yes X**	**No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants.

Sampling Point: **PFO 14**

Tree Stratum (Plot Size:)	Absolute % Cover	Dominant Species?	Indicator Status
1 *Salix nigra*	10	Y	OBL
2 *Acer rubrum*	10	Y	FAC
3			
4			
5			
6			
7			
	20	=Total Cover	

Sapling Statum (Plot Size:)			
1 *N/A*			
2			
3			
4			
5			
6			
7			
	0	=Total Cover	

Shrub Stratum (Plot Size:)			
1 *N/A*			
2			
3			
4			
5			
6			
7			
	0	=Total Cover	

Herb Stratum (Plot Size:)			
1 *Carex lupulina*	90	Y	OBL
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
	90	=Total Cover	

Woody Vine Stratum (Plot Size:)			
1 *N/A*			
2			
3			
4			
5			
	0	=Total Cover	

Dominance Test Worksheet:

Number of Dominant Species that Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:

OBL Species	100	x1=	100
FACW Species	0	x2=	0
FAC Species	10	x3=	30
FACU Species	0	x4=	0
UPL Species	0	x5=	0
Column Totals:	110 (A)		130 (B)

Prevalence Index = B/A = **1.18**

Hydrophytic Vegetation Indicators:

- ___ Rapid Test for Hydrophytic Vegetation
- **X** Dominance Test is > 50%
- **X** Prevalence Index is ≤3.0[1]
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1] Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants, excluding woody vines, approximately 20 ft (6m) or more in height and 3 in. (7.6cm) or larger in diameter at breast height (DBH).

Sapling - Woody plants, excluding woody vines, approximately 20 ft (6m) or more in height and less than 3 in. (7.6cm) DBH.

Shrub - Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6m) in height.

Herb - All herbaceous (non-woody) plants, including herbaceous vines, regardless of size. Includes woody plants, except woody vines, less than approximately 3 ft (1m) in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (If observed, list morphological adaptations below.)

SOIL

Sampling Point: **PFO 14**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

	Matrix		Redox Features					
Depth (Inches)	Color (moist)	%	Color (Moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 4/3	80%	5YR 4/8	20%	C	M	Sandy Loam	
8-18	10YR 4/2	70%	5YR 4/8	30%	C	M	Sandy Loam	

[1] Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.

[2] Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- ____ Histosol (A1)
- ____ Histic Epipedon (A2)
- ____ Black Histic (A3)
- ____ Hydrogen Sulfide (A4)
- ____ Stratified Layers (A5)
- ____ Organic Bodies (A6) **(LRR P. T, U)**
- ____ 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- ____ Muck Presence (A8) **(LRR U)**
- ____ 1 cm Muck (A9) **(LRR P, T)**
- ____ Depleted Below Dark Surface (A11)
- ____ Thick Dark Surface (A12)
- ____ Coast Prairie Redox (A16) **(MLRA 150A)**
- ____ Sandy Mucky Mineral (S1) **(LRR O, S)**
- ____ Sandy Gleyed Matrix (S4)
- ____ Sandy Redox (S5)
- ____ Stripped Matrix (S6)
- ____ Dark Surface (S7) **(LRR P, S, T, U)**
- ____ Polyvalue Below Surface (S8) **(LRR S, T, U)**
- ____ Thin Dark Surface (S9) **(LRR S, T, U)**
- ____ Loamy Mucky Mineral (F1) **(LRR O)**
- ____ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ____ Redox Dark Surface (F6)
- ____ Depleted Dark Surface (F7)
- X Redox Depressions (F8)
- ____ Marl (F10) **(LRR U)**
- ____ Depleted Ochric (F11) **(MLRA 151)**
- ____ Iron-Manganese Masses (F12) **(LRR O, P, T)**
- ____ Umbric Surface (F13) **(LRR P, T, U)**
- ____ Delta Orhic (F17) **(MLRA 151)**
- ____ Reduced Vertic (F18) **(MLRA 150A, 150B)**
- ____ Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- ____ Anomalous Bright Loamy Soils (F20) **(MLRA 149A, 153C, 153D)**

Indicators for Problematic Hydric Soils[3]:

- ____ 1 cm Much (A9) **(LRR 0)**
- ____ 2 cm Muck (A10) **(LRR S)**
- ____ Reduced Vertic (F18) **(outside MLRA 150A, B)**
- ____ Piedmont Floodplain Soils (F19) **(LRR P, S, T)**
- ____ Anomalous Bright Loamy Soils (F20) **(MLRA 153B)**
- ____ Red Parent Material (TF2)
- ____ Very Shallow Dark Surface (TF12)
- ____ Other (Explain in **Remarks**)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed:)

Type: N/A

Depth (inches): ____

Hydric Soil Present? **Yes** **X** **No** ____

Remarks:

APPENDIX D

JURISDICTIONAL DETERMINATION INFORMATION SUMMARY

NORFOLK DISTRICT REGULATORY OFFICE
PRE-APPLICATION AND/OR JURISDICTIONAL WATERS DETERMINATION REQUEST FORM

This form is used when you want to determine if areas on your property fall under regulatory requirements of the U.S. Army Corps of Engineers (USACE). Please supply the following information and supporting documents described below. This form can be filled out online and/or printed and then mailed, faxed, or e-mailed to the Norfolk District. Submitting this request authorizes the US Army Corps of Engineers to field inspect the property site, if necessary, to help in the determination process. **THIS FORM MUST BE SIGNED BY THE PROPERTY OWNER TO BE CONSIDERED A FORMAL REQUEST.**

The printed form and supporting documents should be mailed to:

U.S. Army Corps of Engineers, Norfolk District
Regulatory Branch
803 Front Street
Norfolk, Virginia 23510-1096

Or faxed to (757) 201-7678

Or sent via e-mail to: CENAO.REG_ROD@usace.army.mil

Additional information on the Regulatory Program is available on our website at:
http://www.nao.usace.army.mil/
Please contact us at 757-201-7652 if you need any assistance with filling out this form.

Location and Information about Property to be subject to a Jurisdictional Determination:

1. Date of Request: 07/15/2020
2. Project Name: King William Sand & Gravel
3. City or County where property located: King William County, Virginia
4. Address of property and directions (attach a map of the property location and a copy of the property plat):

   As the parcel is currently an agricultural property, it does not have an address. However, the parcel resides on the southern side of Dabney's Mill road at the coordinates: 37.697548°N Latitude, -77.223815°W Longitude.

   Directions from Gloucester, VA: Take Route 615 and travel 0.5 miles. Turn right onto US-17 N and travel approximately 10 miles and turn left onto VA-14 W and travel approximately 6 miles. Continue onto VA-14 W/ VA-33 W for approximately 5 miles. Turn right onto Main Street and travel 0.5 miles then continue onto VA-30 W / King William Ave and travel for approximately 17 miles. Turn left onto State Route 629 and travel 1.8 miles. Continue onto State Route 618 for 5.7 miles and tun left to stay on State Route 618. Turn left onto US-360 W and travel 2.1 miles

and turn right onto State Route 604 and travel approximately 3 miles and the parcel will be on the left.

5. Coordinates of property (if known): 37.697548°N Latitude, -77.223815°W Longitude
6. Size of property in acres: property size: 456.3 acres; approximate project area: 98 acres
7. Tax Parcel Number / GPIN (if available): 32-4
8. Name of Nearest Waterway: Pamunkey River
9. Brief Description of Proposed Activity, Reason for Preapplication Request, and/or Reason for Jurisdictional Waters Determination Request:

   The proposed project entails the construction of a sand and gravel mine.

10. Has a wetland delineation/determination been completed by a consultant or the Corps on the property previously? ☐ YES ☐ NO ☒UNKNOWN

    If yes, please provide the name of the consultant and/or Corps staff and Corps permit number, if available:

Property Owner Contact Information:
Property Owner Name: Cambell Virginia Properties
ATTN: Eugene Campbell
Mailing Address: P.O. Box 95
City: State: Zip: King William, VA 23086

If the person requesting the Jurisdictional Determination is **NOT** the Property Owner, please also supply the Requestor's contact information here:

Requestor Name: King William Sand & Gravel
Mailing Address: P.O. Box 69
City: State: Zip: Manquin, VA 23106
Daytime Telephone: 804-400-2609
E-mail Address: chrishight.emv@gmail.com

Additionally, if you have any of the following information, please include it with your request: wetland delineation map, other relevant maps, drain tile survey, topographic survey, and/or site photographs.

CERTIFICATION: I am hereby requesting a preapplication consultation or jurisdictional waters and/or wetlands determination from the U.S. Army Corps of Engineers, for the property(ies) I have described herein. I agree to allow the duly authorized representatives of the Norfolk District Corps of Engineers and other regulatory or advisory agencies to enter upon the premises of the project site at reasonable times to evaluate inspect and photograph site conditions. This consent to enter the property is superior to, takes precedence over, and waives any communication to the contrary. For example, if the property is posted as "no trespassing" this consent specifically supercedes and waives that prohibition and grants permission to enter the property despite such posting. I hereby certify that the information contained in the Request for a Jurisdictional Determination is accurate and complete:

_____ _____
Property Owner's Signature Date

NORFOLK DISTRICT REGULATORY OFFICE
PRE-APPLICATION AND/OR JURISDICTIONAL WATERS DETERMINATION REQUEST FORM

This form is used when you want to determine if areas on your property fall under regulatory requirements of the U.S. Army Corps of Engineers (USACE). Please supply the following information and supporting documents described below. This form can be filled out online and/or printed and then mailed, faxed, or e-mailed to the Norfolk District. Submitting this request authorizes the US Army Corps of Engineers to field inspect the property site, if necessary, to help in the determination process. **THIS FORM MUST BE SIGNED BY THE PROPERTY OWNER TO BE CONSIDERED A FORMAL REQUEST.**

The printed form and supporting documents should be mailed to:

U.S. Army Corps of Engineers, Norfolk District
Regulatory Branch
803 Front Street
Norfolk, Virginia 23510-1096

Or faxed to (757) 201-7678

Or sent via e-mail to: CENAO.REG_ROD@usace.army.mil

Additional information on the Regulatory Program is available on our website at:
http://www.nao.usace.army.mil/
Please contact us at 757-201-7652 if you need any assistance with filling out this form.

Location and Information about Property to be subject to a Jurisdictional Determination:

1. Date of Request: 07/15/2020
2. Project Name: King William Sand & Gravel
3. City or County where property located: King William County, Virginia
4. Address of property and directions (attach a map of the property location and a copy of the property plat):

   As the parcel is currently an agricultural property, it does not have an address. However, the parcel resides on the southern side of Dabney's Mill road at the coordinates: 37.697548°N Latitude, -77.223815°W Longitude.

   Directions from Gloucester, VA: Take Route 615 and travel 0.5 miles. Turn right onto US-17 N and travel approximately 10 miles and turn left onto VA-14 W and travel approximately 6 miles. Continue onto VA-14 W/ VA-33 W for approximately 5 miles. Turn right onto Main Street and travel 0.5 miles then continue onto VA-30 W / King William Ave and travel for approximately 17 miles. Turn left onto State Route 629 and travel 1.8 miles. Continue onto State Route 618 for 5.7 miles and tun left to stay on State Route 618. Turn left onto US-360 W and travel 2.1 miles

and turn right onto State Route 604 and travel approximately 3 miles and the parcel will be on the left.

5. Coordinates of property (if known): 37.697548°N Latitude, -77.223815°W Longitude
6. Size of property in acres: property size: 456.3 acres; approximate project area: 98 acres
7. Tax Parcel Number / GPIN (if available): 32-4
8. Name of Nearest Waterway: Pamunkey River
9. Brief Description of Proposed Activity, Reason for Preapplication Request, and/or Reason for Jurisdictional Waters Determination Request:

   The proposed project entails the construction of a sand and gravel mine.

10. Has a wetland delineation/determination been completed by a consultant or the Corps on the property previously? ☐ YES ☐ NO ☒ UNKNOWN

    If yes, please provide the name of the consultant and/or Corps staff and Corps permit number, if available:

Property Owner Contact Information:
Property Owner Name: Cambell Virginia Properties
ATTN: Eugene Campbell
Mailing Address: P.O. Box 95
City: State: Zip: King William, VA 23086

If the person requesting the Jurisdictional Determination is **NOT** the Property Owner, please also supply the Requestor's contact information here:

Requestor Name: King William Sand & Gravel
Mailing Address: P.O. Box 69
City: State: Zip: Manquin, VA 23106
Daytime Telephone: 804-400-2609
E-mail Address: chrishight.emv@gmail.com

Additionally, if you have any of the following information, please include it with your request: wetland delineation map, other relevant maps, drain tile survey, topographic survey, and/or site photographs.

CERTIFICATION: I am hereby requesting a preapplication consultation or jurisdictional waters and/or wetlands determination from the U.S. Army Corps of Engineers, for the property(ies) I have described herein. I agree to allow the duly authorized representatives of the Norfolk District Corps of Engineers and other regulatory or advisory agencies to enter upon the premises of the project site at reasonable times to evaluate inspect and photograph site conditions. This consent to enter the property is superior to, takes precedence over, and waives any communication to the contrary. For example, if the property is posted as "no trespassing" this consent specifically supercedes and waives that prohibition and grants permission to enter the property despite such posting. I hereby certify that the information contained in the Request for a Jurisdictional Determination is accurate and complete:

Property Owner's Signature

7-20-2020
Date

TRAFFIC IMPACT STUDY

Proposed Queenfield Farm Quarry

March 2007

Prepared for

King William Sand & Gravel Company
Aylett, Virginia

Dominion Development Services, Inc.
1906-A N. Hamilton Street
Richmond, Virginia 23220

1. INTRODUCTION

The King William Sand & Gravel Company of Aylett, Virginia is considering the construction of a mining quarry operation in the County of King William, Virginia. The proposed project is located on the northwest quadrant of the Route 360 and Route 604 Dabney's Mill Road, on a parcel of land known as Queenfield Farm. King William Sand & Gravel Company identified a significant mineral deposit at project site and is proposing to produce up to 1,000,000 tons per year. The proposed mining areas have a combined size of approximately 633 acres. For the purposes of this study, the development will be known as Queenfield Farm Quarry.

Dominion Development Services, Inc. (DDS) has been retained to undertake a traffic impact study (TIS) for the proposed project. The purpose of this Traffic Impact Study is to:

- Review the existing transportation network in the vicinity of the site
- Develop traffic forecasts for the quarry operations
- Examine the potential accesses and haul routes to service the site
- Determine the impact of the traffic anticipated by the site on the roadways used by the quarry operations
- Recommend improvements, if necessary, to mitigate the project's impacts as it relates to transportation issues.

The findings of this study will be presented in the following scenarios:

- Existing Traffic Conditions
- Future Traffic Conditions Without the Quarry Development (Background Conditions)
- Future Traffic Conditions With the Quarry Development (Project Conditions)

2. EXISTING AND PROPOSED LAND USES

The development is located on the northwest quadrant of US Route 360 and Route 604 Dabney's Mill Road, on approximately 633 acres in King William County, Virginia. The property comprising the proposed development is essentially vacant and is used for agricultural purposes. The proposed land use will have approximately 633 acres of mining area and the associated facilities to support the quarry operations. It is anticipated that the office facilities will accommodate approximately 20 employees with operations commencing six (6) months after all permit approvals are obtained. For the purposes of traffic impact projections, the study will use a five (5)-year build-out scenario, using year 2012 as future condition year.

With the recent redevelopment in the vicinity of the site, it should be noted that a mixed-use commercial retail development across from the proposed site, at the northeast corner of US Route 360 and Route 604 Dabney's Mill Road is being constructed. It is anticipated that at full build out around year 2012, this Commercial Development will consist of approximately 35,000 square feet of retail/commercial land uses including convenience center with 16 pumps, a hardware store and approximately 16,000 square feet of miscellaneous retail land uses. Access to this commercial site is initially on US Route 360 and at build-out, is anticipated to have another access on Route 604 Dabney's Mill Road.

3. SITE ACCESS AND SURROUNDING ROADWAY NETWORK

Direct access to Queenfield Farm Quarry will be at a proposed site entrance (Site Entrance) on Route 604 Dabney's Mill Road, just north of the US Route 360/Route 604 Dabney's Mill Road intersection. US Route 360 is presently a four-lane divided highway with a 55mph speed limit. Route 604 Dabney's Mill Road is presently a two-lane undivided roadway with a 45mph speed limit. The existing intersection of US Route 360/Route 604 Dabney's Mill Road is an unsignalized intersection with the proposed Quarry Site Entrance located approximately 1,000 feet from the intersection, without significant vertical or horizontal alignment restrictions. The site location and surrounding roadway network are illustrated in Figure 1.

4. STUDY AREA AND DATA EVALUATION

Study area was selected based on those intersections that could potentially be impacted by the proposed development. Based on several discussions with VDOT, King William County staff and evaluation of the proposed Commercial Development, it was agreed that the study scenarios would include years 2007 (present conditions) and 2012 (future conditions) and will incorporate the following locations where applicable:

- US Route 360/Route 604 Dabney's Mill Road (Study Years 2007, 2012)
- Route 604 Dabney's Mill Road/Site Entrance (Study Year 2012)
- Route 604 Dabney's Mill Road/Site Entrance/Commercial Development Entrance (Study Year 2012)

Twelve hour counts were conducted in February 2007 for peak-hour directional turn movement volumes at the intersection of US Route 360/Route 604 Dabney's Mill Road. Existing 2007 traffic data is illustrated on Figure 2.

5. BACKGROUND FUTURE TRAFFIC–BACKGROUND CONDITIONS

Future Background Traffic is the existing traffic on the surrounding roadway network projected ahead for a period of five years (2012), with a 5% annual growth rate applied. The growth rate accounts for future growth of undeveloped properties adjacent to the subject parcel as well as anticipated growth along the US Route 360 corridor and Route 604 Dabney's Mill Road. The growth has the consensus of VDOT and King William County planning staff. Future 2012 Background Traffic Volumes are depicted in Figure 2.

In addition, it is anticipated that due to the immediate proximity of the planned Commercial Development to the project site as well as anticipated higher traffic volumes associated with the proposed retail uses at full development, the total background traffic will need to be adjusted to account for this Commercial Development. Therefore, the Commercial Development traffic is generated separately based on anticipated land uses zoned for the adjacent land parcels and assigned onto the surrounding roadway network, based on the distribution factors derived from the existing background traffic directional counts and surrounding land uses. It is anticipated that direct access to this Commercial Development will be via a right-in/right-out entrance on US Route 360 and another entrance on Route 604 Dabney's Mill Road. The Commercial Development distribution assignment is shown on Figure 3. Traffic projections for the Commercial Development are shown on Table 1. Commercial Development traffic volumes are assigned onto the surrounding roadway network as shown on Figure 4. It is anticipated at full build out the Commercial Development will generate approximately 99 entering and 104 exiting trips during the higher PM peak hour.

The combination of 2012 Future Background Traffic shown on Figure 2 and Proposed Commercial Development Traffic from Figure 4 produced the Future 2012 Total Background Traffic conditions as shown on Figure 5. These traffic projections will be used to analyze the conditions of the surrounding roadway network in the year 2012 to determine the traffic levels of service before the impacts of the Queenfield Farm Quarry project.

6. SITE TRIP DISTRIBUTION

Based on King William Sand & Gravel anticipated market areas, it is anticipated that 85% of the Queenfield Farm Quarry traffic will be going to and from the Richmond metropolitan area to the west and 15% of quarry traffic will be assigned to the east on US Route 360. Therefore, it is assumed that 85% of the site generated traffic would enter and exit from US Route 360 from the west and 15% of the site-generated traffic would enter and exit on US Route 360 from the east via its intersection with Route 604 Dabney's Mill Road. The site traffic will be distributed via one fully functional intersection on Route 604 Dabney's Mill Road (Quarry Site Entrance). This portion of Route 604 Dabney's Mill Road fronting the site, north of US Route 360 is not anticipated to be

upgraded in the near future and thus will remain a two-lane undivided road, allowing full directional access to the Quarry Site Entrance. Site trip distribution is illustrated in Figure 6.

7. TRIP GENERATION

The accepted standard for trip generation on various land uses is the current 7th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. However, trip generation data is not available for "quarry land use" and therefore, trip generation was developed based on information gathered from King William Sand & Gravel Company on the anticipated operational usage of the development.

It is anticipated that at full build out, the Queenfield Farm Quarry will produce approximately one million tons of high quality sand a year. With the assumed 250 operational days a year, Queenfield Farm Quarry is anticipated to produce 4,000 tons a day to be carried by 40% 40-Ton trucks and 60% 20-Ton trucks. Based on the above assumptions, it is anticipated that Queenfield Farm Quarry will generate daily production of 160 truckloads. The quarry operations will be conducted between the hours of 6AM to 6PM, mainly on weekdays. Based on the information above, it is anticipated that during the peak hour of the morning and evening periods, approximately 35% or 56 trucks will be using the facilities in the morning peak hour and 30% or 48 trucks will be using the facilities during the evening peak hour. This will produce approximately 56 entering/56 exiting trips during the AM and 48 entering/48 exiting vehicle truck trips during the PM peak hours.

This study will assume that majority of the 20 anticipated employees and a few vendors will be arriving and leaving the facilities during the morning and evening peak hours. These additional employees/vendors vehicle trips are included as part of the total Queenfield Farm Site Traffic. Site Trip Generation Data for Queenfield Farm Quarry is illustrated in Table 1 and intersection trip-generation assignment is illustrated on Figure7.

Based on the above assumptions, Queenfield Farm Quarry is anticipated to generate approximately 76 entering and 61 exiting trips during the AM peak hour and 53 entering and 68 exiting trips during the PM peak hour.

8. TOTAL FUTURE TRAFFIC – PROJECT CONDITIONS

Total Future Traffic or project conditions is combination of future 2012 background traffic, the future Commercial Development traffic and the traffic anticipated to be generated by the proposed Queenfield Farm Quarry development. Total Future Traffic is the traffic engineer's tool for estimating future traffic impacts under 'project conditions" on the surrounding roadway network. Total future traffic volumes are illustrated in Figures 8 and represent year 2012 build-out project conditions.

9. PLANNED IMPROVEMENT ASSUMPTIONS

It is assume that there will not be major improvements to the surrounding public roadway network by the future year 2012. Several improvements at the Commercial Development site are assumed to be completed by 2012, including two site accesses, one on Route 604 Dabney's Mill Road and one on US Route 360.

10. ANALYSIS AND RECOMMENDATIONS

Traffic impacts are measured by facility capacity analyses, computed in accordance with procedures outlined in the *2000 Highway Capacity Manual (HCM),* published by the Transportation Research Board. In general, analyses' results are a measure of the ability of a facility, in this case, intersection, to process vehicles and the resulting delays. The results are identified as Levels of Service (LOS) which range from "A" through "F" describing the average amount of control delay, measured in seconds, per vehicle as defined in the HCM. LOS A is the best traffic operating condition, and drivers experience minimal delay at an intersection operating at that level. LOS E and F representing marginal to unacceptable delays. The LOS ranges for both signalized and un-signalized intersections are shown in Table 2.

Using Version 5.2 of the Highway Capacity Software (HCS Plus), the following intersections were analyzed as isolated actuated signal controlled or unsignalized:

Existing Conditions – Year 2007

- US Route 360 and Route 604 Dabney's Mill Road – Unsignalized, no geometric improvements.

Background Future Conditions – Year 2012

- US Route 360 and Route 604 Dabney's Mill Road – Signalized, with auxiliary lane improvements

Total Future Project Conditions – Year 2012

- US Route 360 and Route 604 Dabney's Mill Road – Signalized, with auxiliary lane improvements
- Route 604 Dabney's Mill Road and Quarry Site Entrance – Unsignalized, full movement access

The purpose of the analysis is to detail existing, background and future traffic operations based on future traffic projects outlined previously. A summary of traffic capacity analysis for the Existing 2007, Background Traffic 2012 and Total Project Traffic 2012 are included in Table 3. Recommended roadway geometrics are included on Figure 9.

Existing Conditions - 2007

- US Route 360 and Route 604 Dabney's Mill Road Unsignalized Intersection – Based on the 2007 existing volumes and existing geometry, this unsignalized intersection has overall acceptable levels of service with LOS D for some movements on northbound and southbound Route 604. This is due to the single approach lane configuration of Route 604.

Background Future Conditions – 2012

- **US Route 360 & Route 604 Dabney's Mill Road - Unsignalized Scenario** – With just the background traffic in year 2012 and without the any roadway lane improvements, this intersection will resulting in several unacceptable levels of service of LOS E and LOS F for Route 604 northbound and southbound approaches. These delays will be improved with a combination of additional auxiliary lane and signalization.

Total Future Project Conditions – 2012

- **US Route 360 & Route 604 Dabney's Mill Road – Signalized Scenario, With Auxiliary Lane Improvements** - With the assumption that this intersection be signalized by 2012 and the addition of a southbound right turn lane on Route 604 Dabney's Mills Road, this intersection will operate at an acceptable overall intersection LOS of D.

  It is recommended that the existing eastbound left turn lanes on US Route 360 be lengthen as indicated on Figure 9 to provide adequate queuing storage capacity for the higher traffic turning north onto Route 604.

- **Route 604 Dabney's Mill Road & Quarry Site Entrance & Commercial Entrance - Unsignalized Scenario** – The Quarry Site Entrance/Commercial Development Entrance on Route 604 is analyzed as an unsignalized intersection and has overall acceptable LOS A & B with all approaches.

All capacity analysis and traffic data worksheets are included in the Appendix.

11. CONCLUSIONS AND RECOMMENDATIONS SUMMARY

Based on the assumptions and analysis indicated in this study, the conclusions and recommendations of this study are as follow:

1. **US Route 360/Route 604 Dabney's Mill Road Intersection**
   A. 2007 Existing Conditions- Unsignalized:
   Acceptable LOS C & LOS D. No improvements needed.

   B. 2012 Future Background Traffic Conditions- Unsignalized:
   With just the anticipated Background Traffic in year 2012, this intersection will have several unacceptable LOS E & LOS F for the traffic on Route 604 as an unsignalized intersection. With the addition of the Quarry Site Traffic, it is anticipated that the LOS will further deteriorated as an unsignalized intersection.

   Recommendation:
   - Install Traffic Signal

   C. 2012 Future Total Project Conditions- Signalized:
   Unacceptable LOS F as unsignalized intersection. As a signalized intersection, will have overall acceptable intersection LOS D, under the Total Traffic Project Conditions of years 2012.

   Recommendation:
   - Install Traffic Signal
   - Add Southbound Right-turn Lane on Route 604
   - Lengthen Eastbound Left-turn Lane on US Route 360 to 200' Storage

2. **Route 604 Dabney's Mill Road & Quarry Site Entrance**
   A. 2012 Future Background Traffic Conditions- Unsignalized:
   Intersection will operate at acceptable LOS under stop control for the site road approach. No turn lanes are required on Route 604 Dabney's Mill Road to accommodate the site traffic.

   Recommendation:
   - Unsignalized, Stop Control on the approaches from Quarry Site Entrance & Commercial Development Entrance
   - If desired, provide a turn pocket on Route 604 for left turning vehicles into Quarry Site Entrance. This is not necessary based on the capacity analysis.

With the proposed improvements outlined above, it is concluded that the roadway network will be operating at acceptable conditions in the 2012 build-out with the anticipated growth in background, adjacent known developments and the proposed Queenfield Farm Quarry.

Table 1

VEHICLE TRIP GENERATION

Queenfield Farm Quarry

King William County, Virginia

NOTES:

(A) Commercial Development: ITE Trip Generation, 7th Edition, Rates used

(B) Quarry Operation Assumptions:
1,000,000 tons/year production
250 days/year operation
4000 tons/day production
40 tons truck: 40%
20 tons truck: 60%
35% of trucks arrive and depart AM, evenly split
30% of trucks arrive and depart PM, evenly split

LAND USE	ITE CODE	SQUARE FT.	ADT	AM DIRECTIONAL DISTRIBUTION ENTER	AM DIRECTIONAL DISTRIBUTION EXIT	AM TRIPS ENTER	AM TRIPS EXIT	PM DIRECTIONAL DISTRIBUTION ENTER	PM DIRECTIONAL DISTRIBUTION EXIT	PM TRIPS ENTER	PM TRIPS EXIT
COMMERCIAL DEVELOPMENT (A)											
Hardware Store	816	15,000	769	50%	50%	8	8	48%	52%	32	34
Convenience Store w/ Gas Pumps	853	4,000	2,170	50%	50%	34	34	50%	50%	38	38
Retail Shopping	820	16,000	687	61%	39%	10	6	48%	52%	29	31
				Truck size	Truck mix	No. of Tuck Load /Day		No. of tons/Day			
Subtotal Commercial Development		**35,000**	**3,626**	40-ton 20-ton	40% 60%	40 trucks 120 trucks 160 trucks/Day	**52** **49**	1200 tons 2800 tons 4000 tons/Day		**99**	**104**
QUEENFIELD FARM QUARRY (B)						AM		PM			
Sand Quarry - Quarry Daily Usage					No. Daily Trucks	Enter	Exit	Enter	Exit		
Daily Production 160 Truckloads 4000 tons/Day	n/a	160 Trucks	n/a	50%	160 trucks 50%	56	56	48	48	48	48
20 Employees/Vendors		20			na	20	5	5	20		
Quarry Employees/Vendors	n/a	Employees 5 vendors	n/a	90%	10%	76 20	61 5	53 10%	68 90%	5	20
Subtotal Quarry Traffic						**76**	**61**			**53**	**68**

Table 2

LEVELS OF SERVICE RANGES
Queenfield Farm Quarry
King William County, Virginia

LOS	Control Delay (Seconds) Signalized	Control Delay (Seconds) Unsignalized
A	< 10	< 10
B	10 – 20	10 - 15
C	20 – 35	15 - 25
D	35 – 55	25 - 35
E	55 – 80	35 - 50
F	> 80	> 50

Source: Highway Capacity Manual

Table 3

TRAFFIC IMPACT STUDY OPERATIONAL SERVICE LEVEL SUMMARY
Queenfield Farm Quarry - King William County, Virginia

US ROUTE 360/ROUTE 604												
BACKGOUND TRAFFIC ONLY									BACKGOUND PLUS SITE			
	2007 (Unsignalized)				2012 (Unsignalized)					2012 (Sign		
Approach	AM		PM		AM		PM		Approach	AM		
	LOS	Delay (s)	LOS	Delay (s)	LOS	Delay (s)	LOS	Delay (s)		LOS	Delay (s)	
EB	B	13.0	A	8.5	C	17.0	A	9.1	EB	B	19.2	
WB	A	8.3	B	12.4	A	8.4	B	13.3	WB	D	52.5	
NB	C	18.8	D	29.3	D	35.0	E	46.8	NB	D	46.8	
SB	D	25.3	B	14.9	F	54.4	D	31.4	SB	D	48.9	
									Overall LOS	D	44.1	

ROUTE 604/QUARRY SITE ENTRANCE								
	BACKGROUND TRAFFIC CONLY				BACKGROUND PLUS SITE TRAFFIC			
	2012 (Unsignalized)				2012 (Unsignalized)			
Approach	AM		PM		AM		PM	
	LOS	Delay (s)	LOS	Delay (s)	LOS	Delay (s)	LOS	Delay (s)
EB					A	7.4	A	7.4
WB	A	7.3	A	7.5	A	7.3	A	7.5
NB					B	10.9	B	11.3
SB	A	9.0	A	9.4	B	8.7	A	8.7

APPENDICES

APPENDIX A

US ROUTE 360/ROUTE 604 TRAFFIC COUNTS
February 2004
DDS

Appendix A
Queenfield Farm Quarry

RT360/604 INTERSECTION COUNTS, King William County
[redacted] counts 2/20/07-2/22/07

Time	Northbound: Rt 604			Southbound: Rt 604			Eastbound: Rt 360			Westbound: Rt 360		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
6-6:15 am	1	0	0	0	0	15	0	22	0	0	213	1
6:15-6:30	2	0	0	0	0	3	0	31	0	0	303	0
6:30-6:45	3	0	1	1	0	4	2	54	0	0	336	1
6:45-7	4	0	2	4	0	4	0	80	1	0	346	1
7-7:15	0	0	0	1	1	3	1	74	0	3	392	1
7:15-7:30	1	0	0	0	0	3	2	105	0	0	379	2
7:30-7:45	5	0	1	4	3	3	0	120	0	0	355	2
7:45-8	3	0	0	2	0	5	3	128	1	0	302	3
8-8:15	1	0	0	0	0	1	4	115	2	0	255	1
8:15-8:30	4	0	0	2	0	2	1	91	2	1	216	4
8:30-8:45	1	0	1	1	0	4	6	103	0	0	207	2
8:45-9	2	0	1	0	0	0	5	84	2	2	149	2
AM PEAK:												
7:00-8:00	**9**	**0**	**1**	**7**	**4**	**14**	**6**	**427**	**1**	**3**	**1428**	**8**
2012	**10**	**0**	**1**	**8**	**4**	**15**	**7**	**465**	**1**	**3**	**1557**	**9**
9-9:15 am	1	0	1	0	0	4	1	94	0	0	139	1
9:15-9:30	0	0	1	0	0	5	6	83	0	0	153	1
9:30-9:45	1	0	0	3	0	4	4	80	0	1	141	0
9:45-10	0	0	0	1	0	0	1	93	2	0	132	0
10-10:15	0	1	0	3	0	0	3	100	0	0	116	4
10:15-10:30	1	0	0	2	0	0	2	100	1	1	157	3
10:30-10:45	2	2	0	2	0	3	4	88	1	0	115	1
10:45-11	0	0	0	3	0	2	5	94	2	0	124	1
11-11:15	1	0	0	1	0	0	3	103	0	1	122	2
11:15-11:30	0	0	2	2	0	4	4	115	0	0	96	2
11:30-11:45	0	2	1	1	0	4	7	98	0	2	99	0
11:45-noon	0	0	1	2	0	7	4	89	0	0	101	0
noon-12:15	0	0	0	2	0	0	8	112	2	0	126	2
12:15-12:30	1	0	0	0	0	3	3	101	0	1	213	0
12:30-12:45	1	0	0	1	0	1	6	127	0	1	100	4
12:45-1 pm	2	0	1	1	0	1	4	118	1	1	94	5
1-1:15	1	0	0	1	0	6	3	122	0	1	100	1
1:15-1:30	0	0	1	0	0	3	4	130	3	0	115	1
1:30-1:45	1	0	1	1	0	8	1	98	0	1	113	1
1:45-2	1	0	0	2	0	1	3	115	2	0	103	2
2-2:15	1	0	1	2	0	2	1	142	1	1	99	2
2:15-2:30	0	1	1	1	0	0	1	137	2	2	89	1
2:30-2:45	2	1	1	1	0	1	5	166	1	0	98	2
2:45-3	4	0	0	2	1	4	5	153	2	1	100	0
3-3:15	2	0	2	4	0	3	2	155	0	2	106	1
3:15-3:30	0	0	1	4	0	14	1	150	1	0	128	6
3:30-3:45	1	0	0	2	0	3	8	202	1	0	119	1
3:45-4 pm	0	1	1	5	0	2	4	198	2	0	133	4
4-4:15 pm	1	0	0	1	0	7	6	272	4	0	142	2
4:15-4:30	2	0	0	4	0	8	0	284	1	1	119	1
4:30-4:45	1	0	0	2	0	6	6	313	4	2	129	3
4:45-5	2	0	1	0	1	2	2	314	2	2	122	1
5-5:15	0	0	0	5	0	5	4	369	2	0	118	2
5:15-5:30	0	0	0	5	0	3	2	343	2	3	110	4
5:30-5:45	2	0	1	3	0	3	6	257	1	0	114	4
5:45-6	0	0	0	3	0	6	5	245	1	0	99	1
PM PEAK:												
4:30-5:30	**3**	**0**	**1**	**12**	**1**	**16**	**14**	**1339**	**10**	**7**	**479**	**10**
2012	**3**	**0**	**1**	**13**	**1**	**17**	**15**	**1460**	**11**	**8**	**522**	**11**

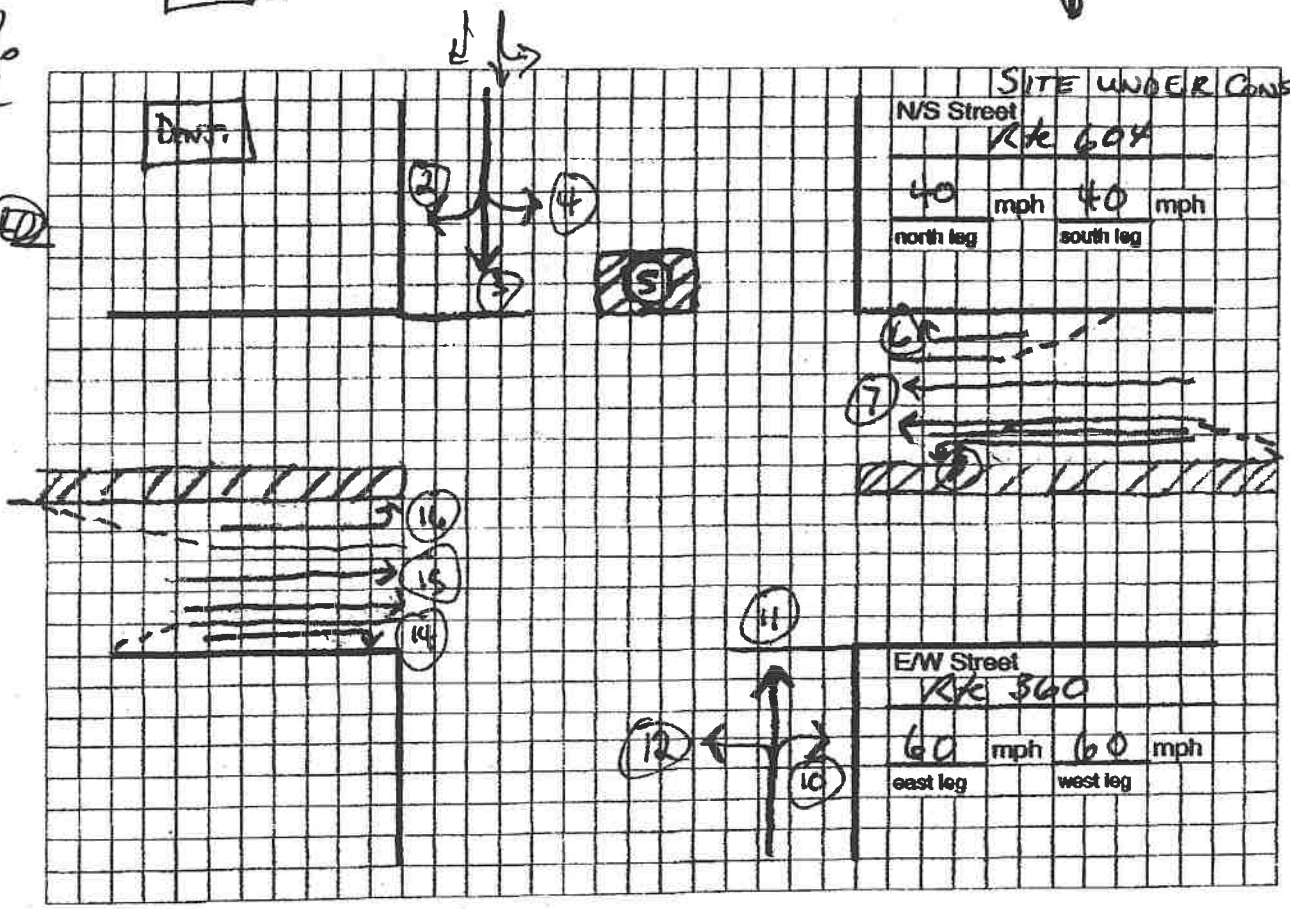
TOTAL 12 HR:	58	8	24	87	6	172	158	6767	49	30	7737	86

6-7:00 AM	10	0	3	5	0	26	2	187	1	0	1198	3
7-8:00AM	9	0	1	7	4	14	6	427	1	3	1428	8
8-9:00AM	8	0	2	3	0	7	16	393	6	3	827	9
9-10:00 AM	2	0	2	4	0	13	12	350	2	1	565	2
10-11:00 AM	3	3	0	10	0	5	14	382	4	1	512	9
11-NOON	1	2	4	6	0	15	18	405	0	3	418	4
NOON-1:00PM	4	0	1	4	0	5	21	458	3	3	538	11
1-2:00PM	3	0	2	4	0	18	11	465	5	2	441	5
2-3:00 PM	7	2	3	6	1	7	12	598	6	4	386	5
3-4:00 PM	3	1	4	15	0	22	15	705	4	2	486	12
4-5:00 PM	6	0	1	7	1	23	14	1183	11	5	512	7
5-6:00 PM	2	0	1	16	0	17	17	1214	6	3	441	11

INTERSECTION: Rte 360 & 604 - King William Co.
INTERSECTION NO: 1
DATE: 2/20/07 - 2/22/07
FIELD REVIEWER(S): Ken Gleason
Proj. Site.

85% ← Rte

15% East



PEDESTRIAN CROSSWALKS	Y / (N)	Show on Figure
PEDESTRIAN VOLUMES?	low med (hi)	
PEDESTRIAN SIGNAL	Y / (N)	Which approach(es)?
ON-STREET PARKING	Y / (N)	Show on Figure Restrictions?
BUS STOPS	Y / (N)	Where?
BUS TRAFFIC	Y / (N)	Where?

DENOTE: Driveway Locations
Median Type and Location
Shoulders Used For Turning
General Pedestrian Activity
Left/Right Turn Lane Lengths (Taper)
Lane Configurations

MISC. NOTES: Grass Medians
SW and NE Shoulders used for Turns

EB left turn lane: 120', 75' taper
EB Right turn Lane: 360', 90' taper
WB Left turn lane: 120', 90' taper
WB Right Turn lane: 120', 90' taper

APPENDIX B

CAPACITY ANALYSES

TWO-WAY STOP CONTROL SUMMARY

Analyst: DDS
Agency/Co.: DDS
Date Performed: 3/28/2007
Analysis Time Period: AM Peak
Intersection: Rt 360/604
Jurisdiction: King William Co
Units: U. S. Customary
Analysis Year: 2007
Project ID: King William Sand and Gravel Quarry
East/West Street: Rt 360
North/South Street: Rt 604
Intersection Orientation: EW Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	6	427	1	3	1428	8
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR	6	427	1	3	1428	8
Percent Heavy Vehicles	5	--	--	5	--	--
Median Type/Storage	Raised curb			/ 1		
RT Channelized?			No			No
Lanes	1	2	1	1	2	1
Configuration	L	T	R	L	T	R
Upstream Signal?		No			No	

Minor Street: Approach	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume	9	0	1	7	4	14
Peak Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR	9	0	1	7	4	14
Percent Heavy Vehicles	5	5	5	5	5	5
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage			No /			No /
Lanes	0	1	0	0	1	0
Configuration		LTR			LTR	

Delay, Queue Length, and Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	L	L		LTR			LTR	
v (vph)	6	3		10			25	
C(m) (vph)	454	1107		271			202	
v/c	0.01	0.00		0.04			0.12	
95% queue length	0.04	0.01		0.11			0.42	
Control Delay	13.0	8.3		18.8			25.3	
LOS	B	A		C			D	
Approach Delay				18.8			25.3	
Approach LOS				C			D	

Appendix D

TWO-WAY STOP CONTROL SUMMARY

Analyst: DDS
Agency/Co.: DDS
Date Performed: 3/28/2007
Analysis Time Period: PM Peak
Intersection: Rt 360/604
Jurisdiction: King William Co
Units: U. S. Customary
Analysis Year: 2007
Project ID:
East/West Street: Rt 360
North/South Street: Rt 604
Intersection Orientation: EW Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	14	1339	10	7	479	10
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR	14	1339	10	7	479	10
Percent Heavy Vehicles	5	--	--	5	--	--
Median Type/Storage	Raised curb			/ 1		
RT Channelized?			No			No
Lanes	1	2	1	1	2	1
Configuration	L	T	R	L	T	R
Upstream Signal?		No			No	

Minor Street: Approach	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume	3	0	1	12	1	16
Peak Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR	3	0	1	12	1	16
Percent Heavy Vehicles	5	5	5	5	5	5
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage		No	/		No	/
Lanes	0	1	0	0	1	0
Configuration		LTR			LTR	

Delay, Queue Length, and Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	L	L		LTR			LTR	
v (vph)	14	7		4			29	
C(m) (vph)	1050	491		152			391	
v/c	0.01	0.01		0.03			0.07	
95% queue length	0.04	0.04		0.08			0.24	
Control Delay	8.5	12.4		29.3			14.9	
LOS	A	B		D			B	
Approach Delay				29.3			14.9	
Approach LOS				D			B	

HCS+: Unsignalized Intersections Release 5.2

TWO-WAY STOP CONTROL SUMMARY

Analyst: DDS
Agency/Co.: DDS
Date Performed: 3/28/2007
Analysis Time Period: AM Peak
Intersection: Rt 360/604
Jurisdiction: King William Co
Units: U. S. Customary
Analysis Year: 2012 Background Only
Project ID: King William Sand and Gravel Quarry
East/West Street: Rt 360
North/South Street: Rt 604
Intersection Orientation: EW Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	99	465	1	3	1569	12
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR	99	465	1	3	1569	12
Percent Heavy Vehicles	5	--	--	5	--	--
Median Type/Storage	Raised curb			/ 1		
RT Channelized?			No			No
Lanes	1	2	1	1	2	1
Configuration	L	T	R	L	T	R
Upstream Signal?		No			No	

Minor Street: Approach	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume	9	1	1	30	5	26
Peak Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR	9	1	1	30	5	26
Percent Heavy Vehicles	5	5	5	5	5	5
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage		No	/		No	/
Lanes	0	1	0	0	1	0
Configuration		LTR			LTR	

Delay, Queue Length, and Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	L	L		LTR			LTR	
v (vph)	99	3		11			61	
C(m) (vph)	398	1071		131			131	
v/c	0.25	0.00		0.08			0.47	
95% queue length	0.97	0.01		0.27			2.11	
Control Delay	17.0	8.4		35.0-			54.4	
LOS	C	A		D			F	
Approach Delay				35.0-			54.4	
Approach LOS				D			F	

HCS+: Unsignalized Intersections Release 5.2

TWO-WAY STOP CONTROL SUMMARY

Analyst: DDS
Agency/Co.: DDS
Date Performed: 3/28/2007
Analysis Time Period: PM Peak
Intersection: Rt 360/604
Jurisdiction: King William Co
Units: U. S. Customary
Analysis Year: 2012 Background Only
Project ID: King William Sand and Gravel Quarry
East/West Street: Rt 360
North/South Street: Rt 604
Intersection Orientation: EW Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	112	1460	11	8	549	16
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR	112	1460	11	8	549	16
Percent Heavy Vehicles	5	--	--	5	--	--
Median Type/Storage	Raised curb			/ 1		
RT Channelized?			No			No
Lanes	1	2	1	1	2	1
Configuration	L	T	R	L	T	R
Upstream Signal?		No			No	

Minor Street: Approach	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume	3	1	1	60	2	44
Peak Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR	3	1	1	60	2	44
Percent Heavy Vehicles	5	5	5	5	5	5
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage		No	/		No	/
Lanes	0	1	0	0	1	0
Configuration		LTR			LTR	

Delay, Queue Length, and Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	L	L		LTR			LTR	
v (vph)	112	8		5			106	
C(m) (vph)	982	440		91			240	
v/c	0.11	0.02		0.05			0.44	
95% queue length	0.38	0.06		0.17			2.11	
Control Delay	9.1	13.3		46.8			31.4	
LOS	A	B		E			D	
Approach Delay				46.8			31.4	
Approach LOS				E			D	

Appendix B

Analyst: DDS
Agency: DDS
Date: 3/29/2007
Period: AM PEAK
Project ID: KING WILLIAM SAND AND GRAVEL QUARRY
E/W St: RT 360

Inter.: RT 360/RT 604
Area Type: All other areas
Jurisd: KING WILLIAM CO
Year : 2012 BACKGROUND & SITE
N/S St: RT 604

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	2	1	1	2	1	0	1	0	0	1	1
LGConfig	L	T	R	L	T	R		LTR			LT	R
Volume	99	465	1	3	1569	23	9	1	1	39	5	80
Lane Width	12.0	12.0	12.0	12.0	12.0	12.0		12.0			12.0	12.0
RTOR Vol			0			0			0			8

Duration 0.25 Area Type: All other areas

Signal Operations

Phase Combination		1	2	3	4			5	6	7	8
EB	Left	A				NB	Left	A			
	Thru		A				Thru	A			
	Right		A				Right	A			
	Peds						Peds				
WB	Left	A				SB	Left		A		
	Thru		A				Thru		A		
	Right		A				Right		A		
	Peds						Peds				
NB	Right					EB	Right				
SB	Right					WB	Right				
Green		17.3	50.0	0.0				4.9	8.8	0.0	
Yellow		3.0	3.0					3.0	3.0		
All Red		2.0	2.0					2.0	2.0		

Cycle Length: 101.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
L	294	1719	0.37	0.17	37.9	D		
T	1705	3445	0.30	0.50	15.3	B	19.2	B
R	761	1538	0.00	0.50	12.9	B		
Westbound								
L	294	1719	0.01	0.17	34.8	C		
T	1705	3445	1.02	0.50	53.1	D	52.5	D
R	761	1538	0.03	0.50	13.1	B		
Northbound								
LTR	83	1718	0.14	0.05	46.8	D	46.8	D
Southbound								
LT	151	1733	0.32	0.09	44.6	D	48.9	D
R	134	1538	0.60	0.09	51.5	D		

Intersection Delay = 44.1 (sec/veh) Intersection LOS = D

HCS+: Signalized Intersections Release 5.2

Analyst: DDS
Agency: DDS
Date: 3/29/2007
Period: PM PEAK
Project ID: KING WILLIAM SAND AND GRAVEL QUARRY
E/W St: RT 360

Inter.: RT 360/RT 604
Area Type: All other areas
Jurisd: KING WILLIAM CO
Year : 2012 BACKGROUND & SITE
N/S St: RT 604

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	2	1	1	2	1	0	1	0	0	1	1
LGConfig	L	T	R	L	T	R		LTR			LT	R
Volume	112	1460	11	8	549	24	3	1	1	70	2	102
Lane Width	12.0	12.0	12.0	12.0	12.0	12.0		12.0			12.0	12.0
RTOR Vol			0			0			0			10

Duration 0.25 Area Type: All other areas

Signal Operations

Phase Combination		1	2	3	4			5	6	7	8
EB	Left	A				NB	Left	A			
	Thru		A				Thru	A			
	Right		A				Right	A			
	Peds						Peds				
WB	Left	A				SB	Left		A		
	Thru		A				Thru		A		
	Right		A				Right		A		
	Peds						Peds				
NB	Right					EB	Right				
SB	Right					WB	Right				
Green		17.3	47.0	0.0				4.9	11.8	0.0	
Yellow		3.0	3.0					3.0	3.0		
All Red		2.0	2.0					2.0	2.0		

Cycle Length: 101.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
L	294	1719	0.42	0.17	38.4	D		
T	1603	3445	1.01	0.47	52.4	D	51.2	D
R	716	1538	0.02	0.47	14.6	B		
Westbound								
L	294	1719	0.03	0.17	34.9	C		
T	1603	3445	0.38	0.47	17.7	B	17.8	B
R	716	1538	0.04	0.47	14.7	B		
Northbound								
LTR	83	1709	0.06	0.05	46.2	D	46.2	D
Southbound								
LT	202	1725	0.40	0.12	42.6	D	44.7	D
R	180	1538	0.57	0.12	46.3	D		

Intersection Delay = 42.4 (sec/veh) Intersection LOS = D

Appendix

TWO-WAY STOP CONTROL SUMMARY

Analyst: DDS
Agency/Co.: DDS
Date Performed: 3/28/2007
Analysis Time Period: AM Peak
Intersection: Rt 604/Site Entrance
Jurisdiction: King William Co
Units: U. S. Customary
Analysis Year: 2012 Background
Project ID: King William Sand and Gravel Quarry
East/West Street: Rt 360
North/South Street: Rt 604
Intersection Orientation: NS Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume		16	31	1	27	
Peak-Hour Factor, PHF		1.00	1.00	1.00	1.00	
Hourly Flow Rate, HFR		16	31	1	27	
Percent Heavy Vehicles		--	--	5	--	--
Median Type/Storage	Undivided			/		
RT Channelized?						
Lanes		1	0	0	1	
Configuration		TR		LT		
Upstream Signal?		No			No	

Minor Street: Approach	Westbound			Eastbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume	36	0	1			
Peak Hour Factor, PHF	1.00	1.00	1.00			
Hourly Flow Rate, HFR	36	0	1			
Percent Heavy Vehicles	5	0	0			
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage			No /			/
Lanes	0	1	0			
Configuration		LTR				

Delay, Queue Length, and Level of Service

Approach	NB	SB	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Config		LT		LTR				
v (vph)		1		37				
C(m) (vph)		1541		940				
v/c		0.00		0.04				
95% queue length		0.00		0.12				
Control Delay		7.3		9.0				
LOS		A		A				
Approach Delay				9.0				
Approach LOS				A				

HCS+: Unsignalized Intersections Release 5.2

TWO-WAY STOP CONTROL SUMMARY

Analyst: DDS
Agency/Co.: DDS
Date Performed: 3/28/2007
Analysis Time Period: PM Peak
Intersection: Rt 604/Site Entrance
Jurisdiction: King William Co
Units: U. S. Customary
Analysis Year: 2012 Background
Project ID: King William Sand and Gravel Quarry
East/West Street: Rt 360
North/South Street: Rt 604
Intersection Orientation: NS Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume		26	80	1	31	
Peak-Hour Factor, PHF		1.00	1.00	1.00	1.00	
Hourly Flow Rate, HFR		26	80	1	31	
Percent Heavy Vehicles		--	--	5	--	--
Median Type/Storage	Undivided			/		
RT Channelized?						
Lanes		1 0		0	1	
Configuration		TR		LT		
Upstream Signal?		No			No	

Minor Street: Approach	Westbound			Eastbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume	75	0	1			
Peak Hour Factor, PHF	1.00	1.00	1.00			
Hourly Flow Rate, HFR	75	0	1			
Percent Heavy Vehicles	5	0	0			
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage			No /			/
Lanes	0	1 0				
Configuration		LTR				

Delay, Queue Length, and Level of Service

Approach	NB	SB	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Config		LT		LTR				
v (vph)		1		76				
C(m) (vph)		1467		893				
v/c		0.00		0.09				
95% queue length		0.00		0.28				
Control Delay		7.5		9.4				
LOS		A		A				
Approach Delay				9.4				
Approach LOS				A				

Appendix B

HCS+: Unsignalized Intersections Release 5.2

TWO-WAY STOP CONTROL SUMMARY

Analyst:	DDS
Agency/Co.:	DDS
Date Performed:	3/28/2007
Analysis Time Period:	AM Peak
Intersection:	Rt 604/Site Entrance
Jurisdiction:	King William Co
Units: U. S. Customary	
Analysis Year:	2012 Background plus Site
Project ID:	King William Sand and Gravel Quarry
East/West Street:	Rt 360
North/South Street:	Rt 604
Intersection Orientation:	NS
Study period (hrs):	0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	76	16	31	1	27	1
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR	76	16	31	1	27	1
Percent Heavy Vehicles	5	--	--	5	--	--
Median Type/Storage	Undivided /					
RT Channelized?						
Lanes	0	1	0	0	1	0
Configuration		LTR			LTR	
Upstream Signal?		No			No	

Minor Street: Approach	Westbound			Eastbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume	36	1	1	1	1	61
Peak Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR	36	1	1	1	1	61
Percent Heavy Vehicles	5	0	0	5	0	0
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage		No /			No /	
Lanes	0	1	0	0	1	0
Configuration		LTR			LTR	

Delay, Queue Length, and Level of Service

Approach	NB	SB	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	LTR	LTR		LTR			LTR	
v (vph)	76	1		38			63	
C(m) (vph)	1566	1541		644			1034	
v/c	0.05	0.00		0.06			0.06	
95% queue length	0.15	0.00		0.19			0.19	
Control Delay	7.4	7.3		10.9			8.7	
LOS	A	A		B			A	
Approach Delay				10.9			8.7	
Approach LOS				B			A	

Appendix B

HCS+: Unsignalized Intersections Release 5.2

TWO-WAY STOP CONTROL SUMMARY

Analyst:	DDS
Agency/Co.:	DDS
Date Performed:	3/28/2007
Analysis Time Period:	PM Peak
Intersection:	Rt 604/Site Entrance
Jurisdiction:	King William Co
Units: U. S. Customary	
Analysis Year:	2012 Background plus Site
Project ID:	King William Sand and Gravel Quarry
East/West Street:	Rt 360
North/South Street:	Rt 604
Intersection Orientation:	NS
Study period (hrs):	0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	53	26	80	1	31	1
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR	53	26	80	1	31	1
Percent Heavy Vehicles	5	--	--	5	--	--
Median Type/Storage	Undivided /					
RT Channelized?						
Lanes	0	1	0	0	1	0
Configuration		LTR			LTR	
Upstream Signal?		No			No	

Minor Street: Approach	Westbound			Eastbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume	75	1	1	1	1	68
Peak Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR	75	1	1	1	1	68
Percent Heavy Vehicles	5	0	0	5	0	0
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage		No	/		No	/
Lanes	0	1	0	0	1	0
Configuration		LTR			LTR	

Delay, Queue Length, and Level of Service

Approach	NB	SB	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	LTR	LTR		LTR			LTR	
v (vph)	53	1		77			70	
c(m) (vph)	1561	1467		646			1032	
v/c	0.03	0.00		0.12			0.07	
95% queue length	0.11	0.00		0.40			0.22	
Control Delay	7.4	7.5		11.3			8.7	
LOS	A	A		B			A	
Approach Delay				11.3			8.7	
Approach LOS				B			A	

APPENDIX C

SIGNAL WARRANT ANALYSIS

Warrants Volume

Information

Analyst	DDS	Intersection	RT 360/RT 604
Agency/Co	DDS	Jurisdiction	KING WILLIAM CO
Date Performed	3/29/2007	Units	U.S. Customary
Project ID	KING WILLIAM SAND AND GRAVEL	Time Period Analyzed	6:00AM TO 6:00PM
East/West Street	RT 360	North/South Street	RT 604
File Name	Warrants1	Major Street	East-West

Project Description *KING WILLIAM SAND AND GRAVEL*

Warrant 1

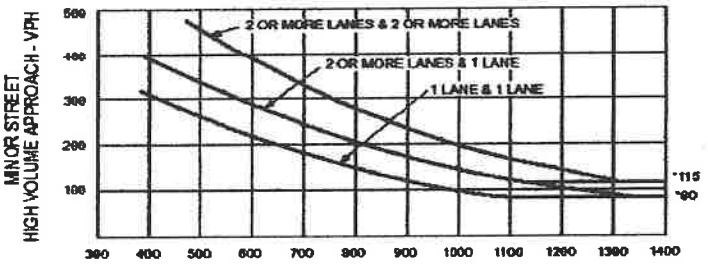
Condition A - Minimum Vehicular Volume

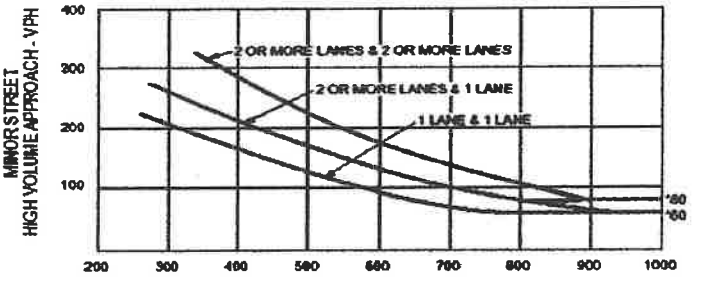
Number of lanes for moving traffic on each approach		Vehicles per hour on major street (total of both approaches)			Vehicles per hour on higher-volume minor-street approach (one direction only)		
Major Street	Minor Street	100%*	80%*	70%*	100%*	80%*	70%*
1	1	500	400	350	150	120	105
2 or more	1	600	480	420	150	120	105
2 or more	2 or more	600	480	420	200	160	140
1	2 or more	500	400	350	200	160	140

Condition B - Interruption of Continuous Traffic

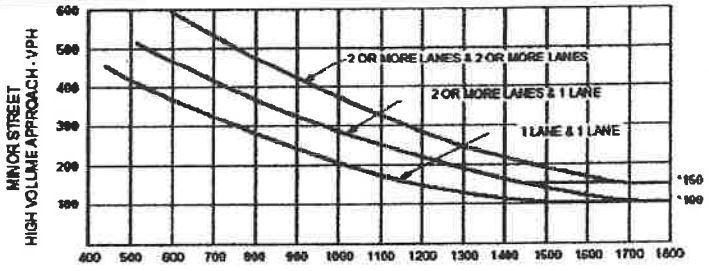
Number of lanes for moving traffic on each approach		Vehicles per hour on major street (total of both approaches)			Vehicles per hour on higher-volume minor-street approach (one direction only)		
Major Street	Minor Street	100%*	80%*	70%*	100%*	80%*	70%*
1	1	750	600	525	75	60	53
2 or more	1	900	720	630	75	60	53
2 or more	2 or more	900	720	630	100	80	70
1	2 or more	750	600	525	100	80	70

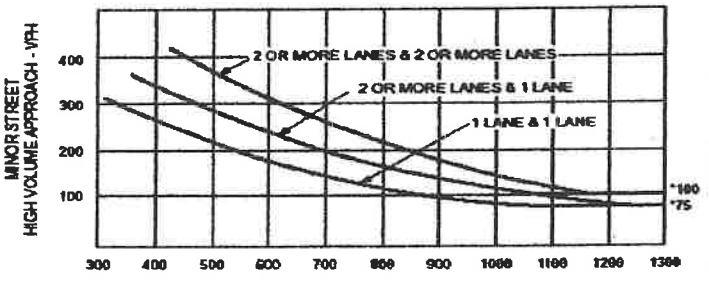
Warrant 2





Warrant 3





Volume Summary

Major Street Lanes 2+ **Minor Street Lanes** 1 **Speed** 45 **Population** 10000+

Hours	Major Volume	Minor Volume	Total Volume	1A (70%)	1A (56%)	1B (70%)	1B (56%)	2 (70%)	3A (70%)	3B (70%)
06-07	1391	31	1435	No	No	No	No	No	No	No
07-08	1873	25	1908	No	No	No	No	No	No	No
08-09	1254	10	1274	No	No	No	No	No	No	No
09-10	932	17	953	No	No	No	No	No	No	No
10-11	922	15	943	No	No	No	No	No	No	No
11-12	848	21	876	No	No	No	No	No	No	No
12-13	1029	9	1043	No	No	No	No	No	No	No
13-14	919	22	946	No	No	No	No	No	No	No
14-15	1011	14	1037	No	No	No	No	No	No	No
15-16	1224	37	1269	No	No	No	No	No	No	No
16-17	1732	31	1770	No	No	No	No	No	No	No
17-18	1692	33	1728	No	No	No	No	No	No	No
Totals	14827	265	15182	0	0	0	0	0	0	0

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8 A. Weekday Volume (Peak hour total –and– projected warrants 1, 2 or 3) –or–	☐
8 B. Weekend Volume (Five hours total)	☐

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Warrants Summary

Information			
Analyst	DDS	Intersection	RT 360/RT 604
Agency/Co	DDS	Jurisdiction	KING WILLIAM CO
Date Performed	3/29/2007	Units	U.S. Customary
Project ID	KING WILLIAM SAND AND GRAVEL	Time Period Analyzed	6:00AM TO 6:00PM
East/West Street	RT 360	North/South Street	RT 604
File Name	Warrants1	Major Street	East-West

Project Description *KING WILLIAM SAND AND GRAVEL*

General				Roadway Network	
Major Street Speed (mph)	45	☐	Population < 10,000	Two Major Routes	☐
Nearest Signal (ft)	0	☐	Coordinated Signal System	Weekend Count	☐
Crashes (per year)	0	☐	Adequate Trials of Alternatives	5-yr Growth Factor	5

Geometry and Traffic	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of lanes, N	1	2	1	1	2	1	0	1	0	0	1	0
Lane usage	L	T	R	L	T	R		LTR			LTR	
Vehicle Volume Averages (vph)	13	563	4	2	644	7	4	0	2	7	0	14
Peds (ped/h) / Gaps (gaps/h)	–	/	–	–	/	–	–	/	–	–	/	–
Delay (s/veh) / (veh-hr)	–	/	–	–	/	–	–	/	–	–	/	–

Warrant 1: Eight-Hour Vehicular Volume	☐
1 A. Minimum Vehicular Volumes (Both major approaches –and– higher minor approach) –or–	☐
1 B. Interruption of Continuous Traffic (Both major approaches –and– higher minor approach) –or–	☐
1 80% Vehicular –and– Interruption Volumes (Both major approaches –and– higher minor approach)	☐
Warrant 2: Four-Hour Vehicular Volume	☐
2 A. Four-Hour Vehicular Volumes (Both major approaches –and– higher minor approach)	☐
Warrant 3: Peak Hour	☐
3 A. Peak-Hour Conditions (Minor delay –and– minor volume –and– total volume) –or–	☐
3 B. Peak- Hour Vehicular Volumes (Both major approaches –and– higher minor approach)	☐
Warrant 4: Pedestrian Volume	☐
4 A. Pedestrian Volumes (Four hours –or– one hour) –and–	☐
4 B. Gaps Same Period (Four hours –or– one hour)	☐
Warrant 5: School Crossing	☐
5. Student Volumes –and–	☐
5. Gaps Same Period	☐
Warrant 6: Coordinated Signal System	☐
6. Degree of Platooning (Predominant direction or both directions)	☐
Warrant 7: Crash Experience	☐
7 A. Adequate trials of alternatives, observance and enforcement failed –and–	☐
7 B. Reported crashes susceptible to correction by signal (12-month period) –and–	☐
7 C. 80% Volumes for Warrants 1A, 1B –or– 4 are satisfied	☐

Warrant 8: Roadway Network	☐

APPENDIX D

TURN LANE STORAGE AND TAPER ANALYSIS

Appendix D

LEFT-TURN LANES

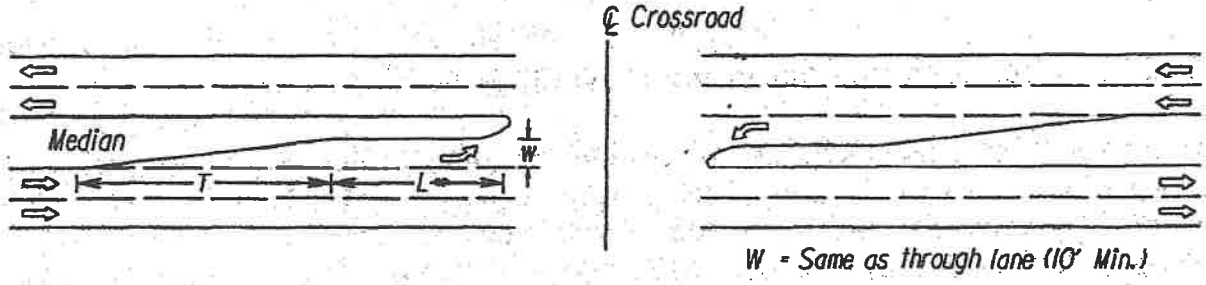
As a general policy, left-turn lanes are to be provided for traffic in both directions in the design of all median crossovers on non-access controlled divided highways using controls as shown in Figure C-1-1. Left-turn lanes should also be established on two-lane highways where needed for storage of left-turn vehicles and/or prevention of thru-traffic delay.

LENGTH OF STORAGE	
Rural - For Design Speeds 50 MPH or Higher	*L - 200' min. (For 240 or fewer vehicles during peak hour, making turn)
- For Design Speeds Less than 50 MPH	*L - 100' min. (For 60 or fewer vehicles during peak hour, making turn)
	*Distance L to be adjusted upward as determined by capacity analysis for Left-Turn Storage.
Urban - Length determined by capacity analysis for Left-Turn Storage	
TAPER - Rural and Urban	
- For Design Speeds 35 MPH or Higher	**T - 200' Min.
- For Design Speeds Less than 35 MPH	**T - 100' Min.
	**Tapers are to be straight-line unless local policy requires reverse curves. In congested areas the taper length may be reduced to increase storage length.

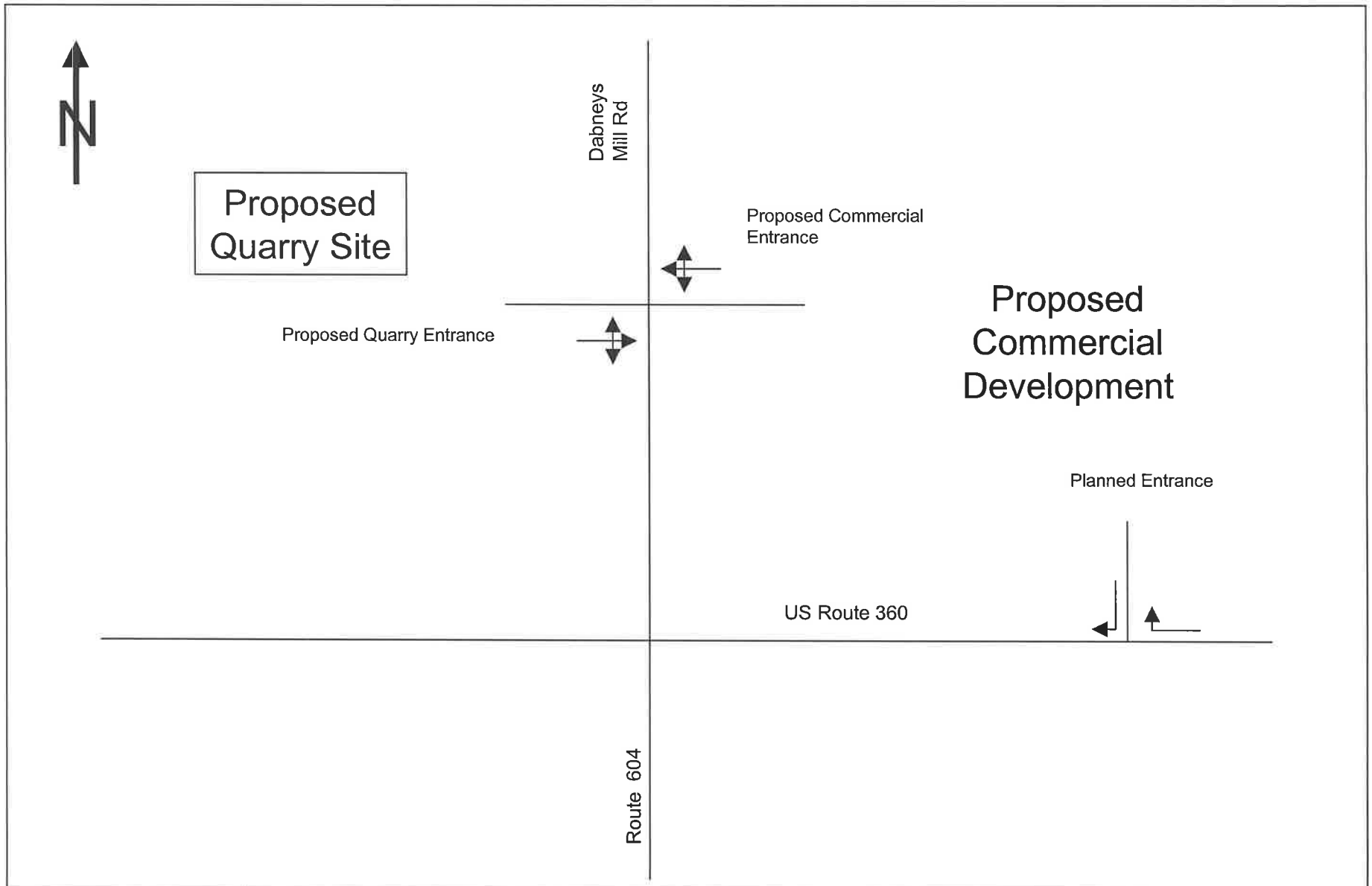
FIGURE C-1-1

Dimension "L" to be adjusted upward as determined by Figure C-1-1.1 or by capacity analysis for left-turn storage.

A capacity analysis is defined as a detailed analysis of the location in accordance with the guidelines contained in the current issue of the Highway Capacity Manual for intersection capacity and signalization requirements.



SOURCE: Road Design Manual, VDOT 1998

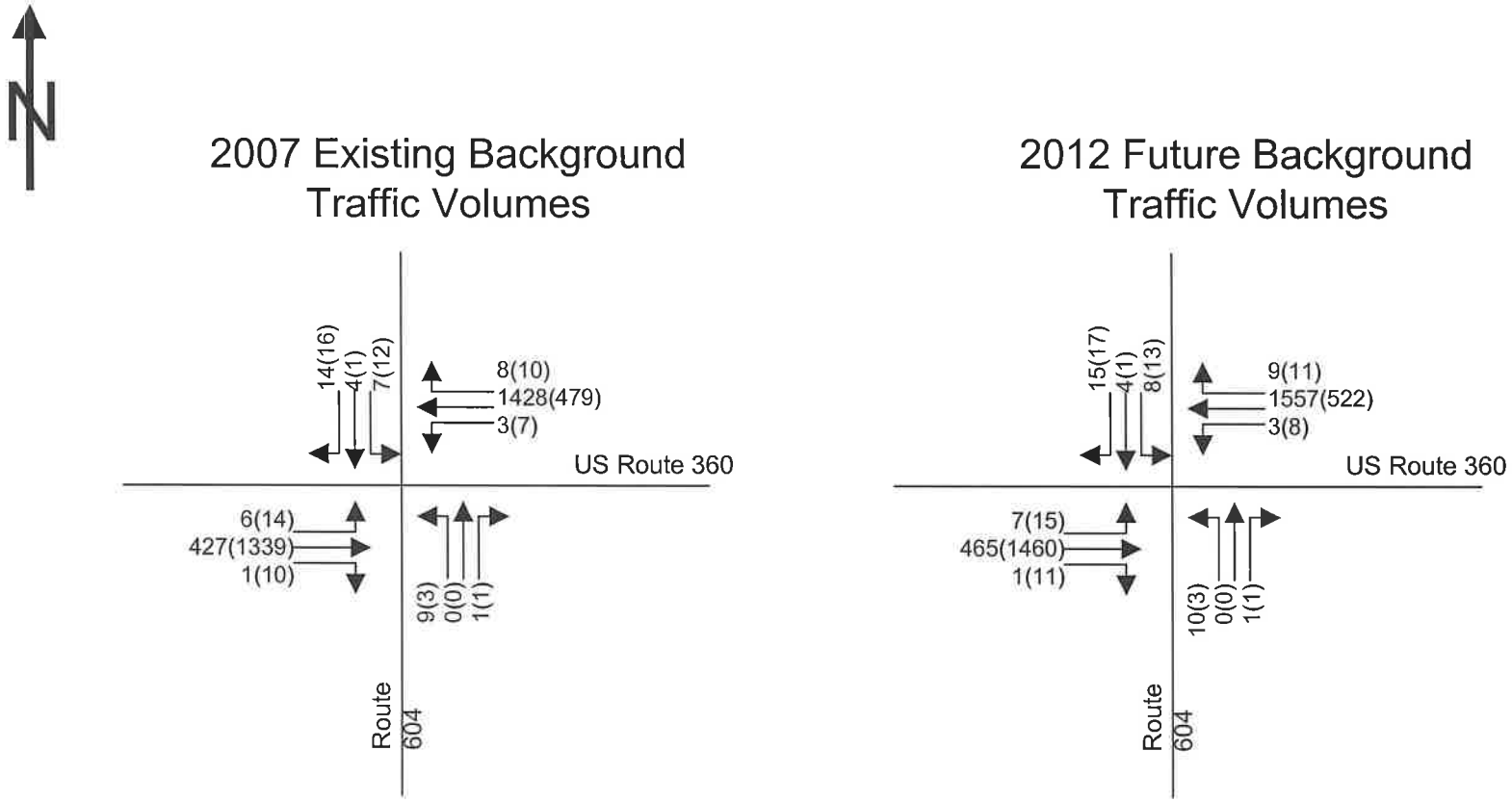


DOMINION Development Services Inc.

Site Location

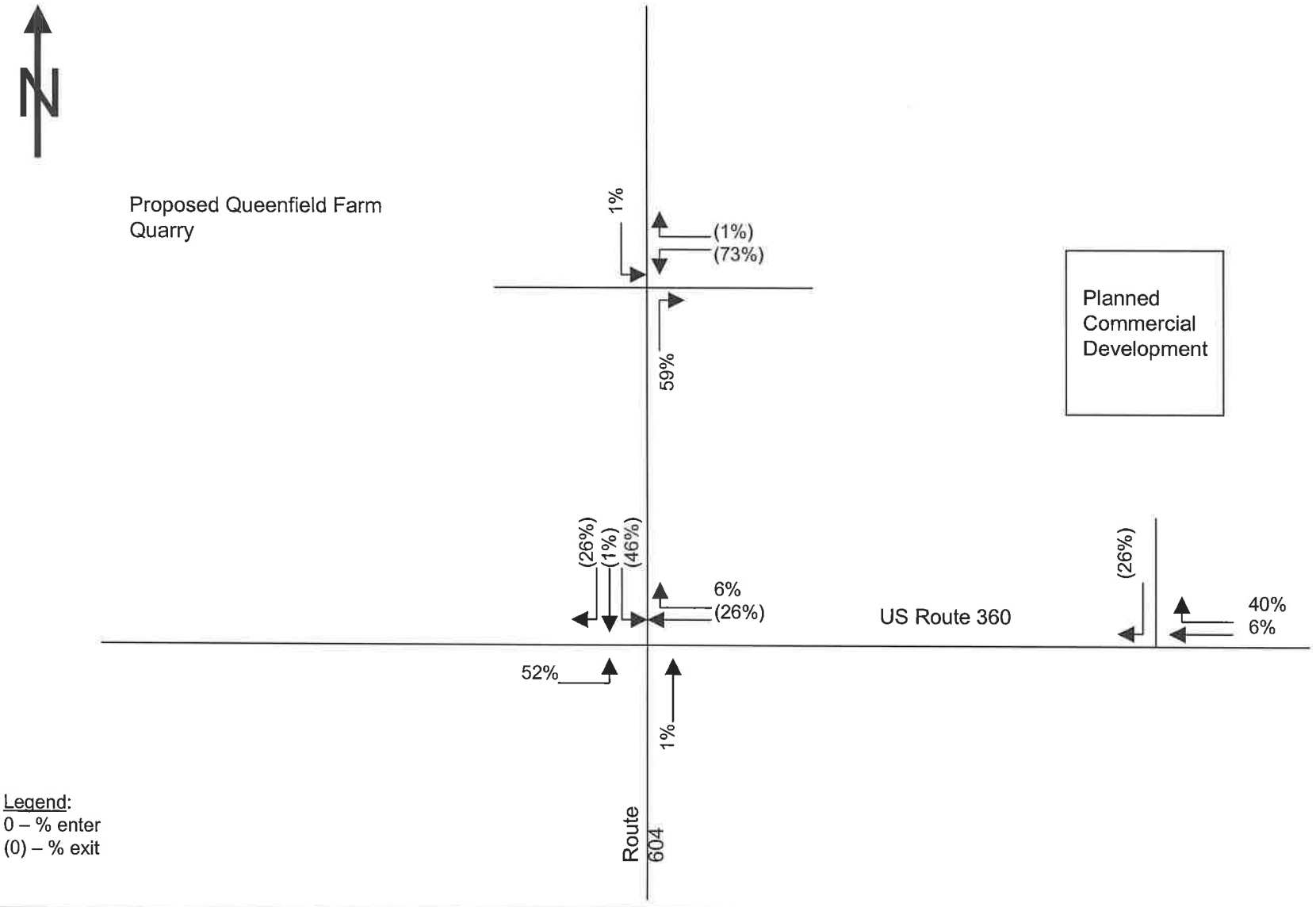
Proposed Queenfield Farm Quarry – King William County, Virginia

Figure 1



Legend:
0 – am peak
(0) – pm peak
Assumed 5% annual growth rate.

DOMINION Development Services Inc.	**Background Traffic Volumes** Queenfield Farm Quarry Project – King William County, Virginia	Figure 2

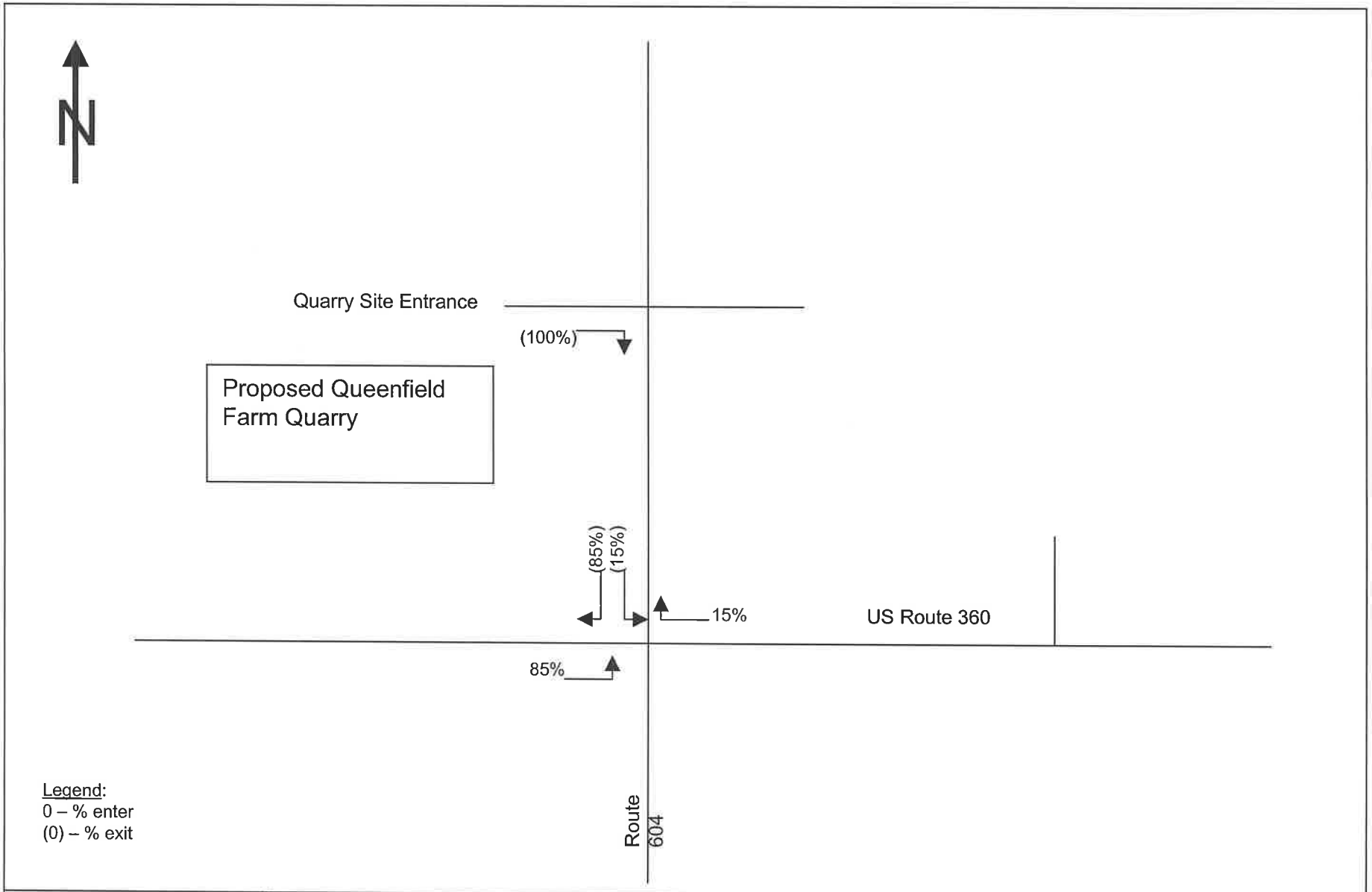


DOMINION Development Services Inc.

Proposed Commercial Development Percent Distribution

Queenfield Farm Quarry Project – King William County, Virginia

Figure 3

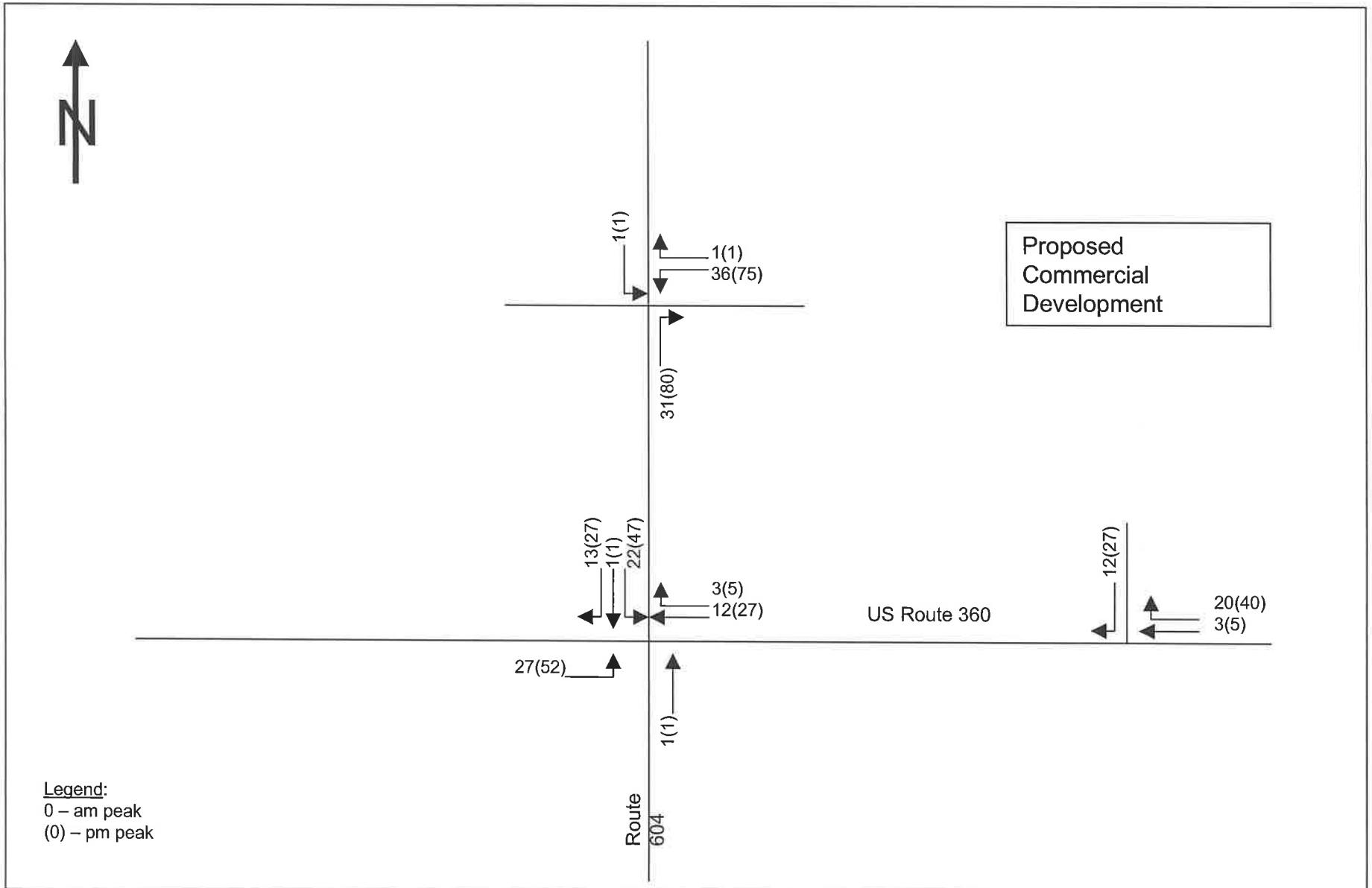


DOMINION Development Services Inc.

Proposed Quarry Site Percent Distribution

Queenfield Farm Quarry Project – King William County, Virginia

Figure 6

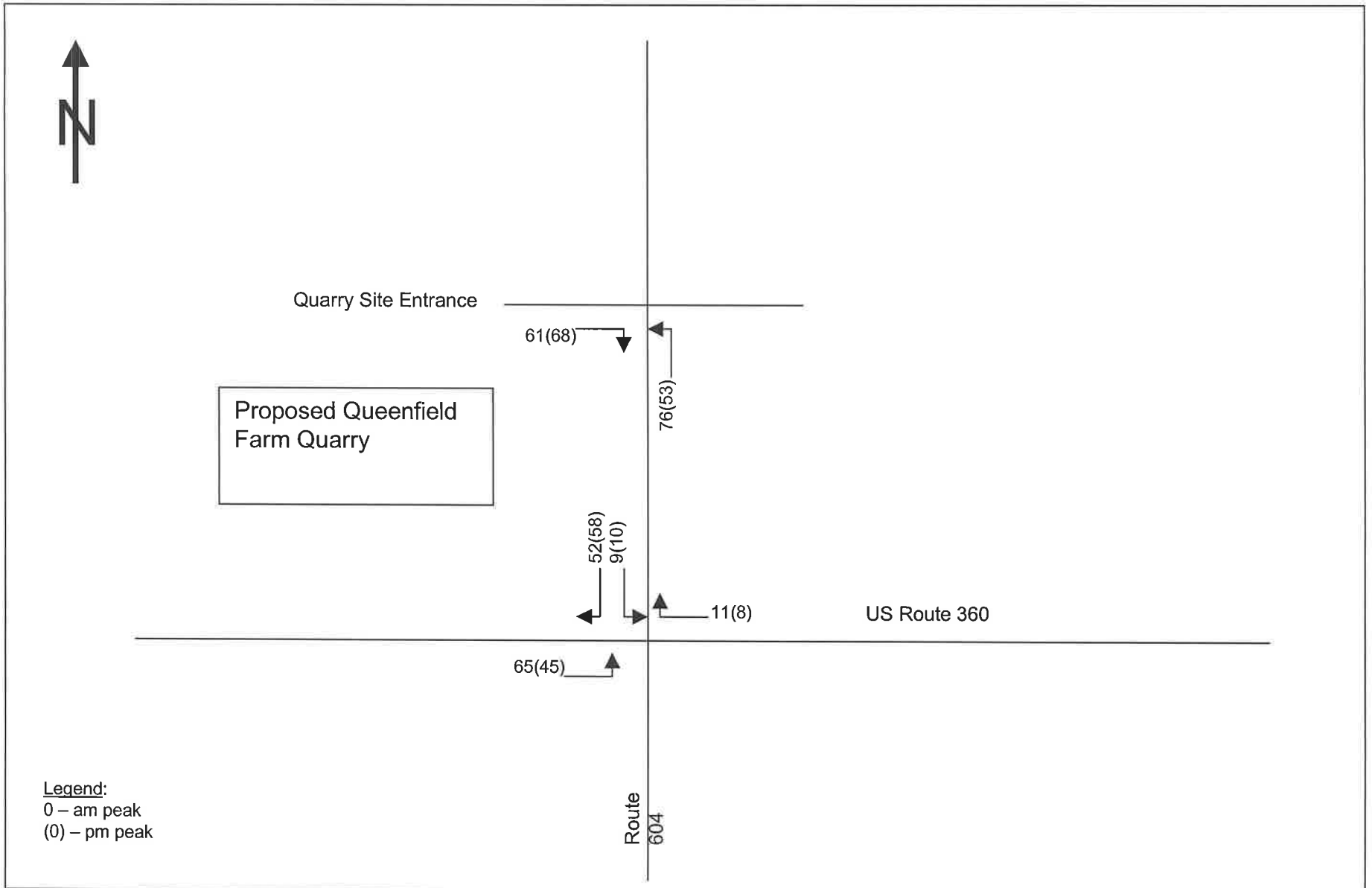


DOMINION Development Services Inc.

Proposed Commercial Development Traffic

Queenfield Farm Quarry Project – King William County, Virginia

Figure 4

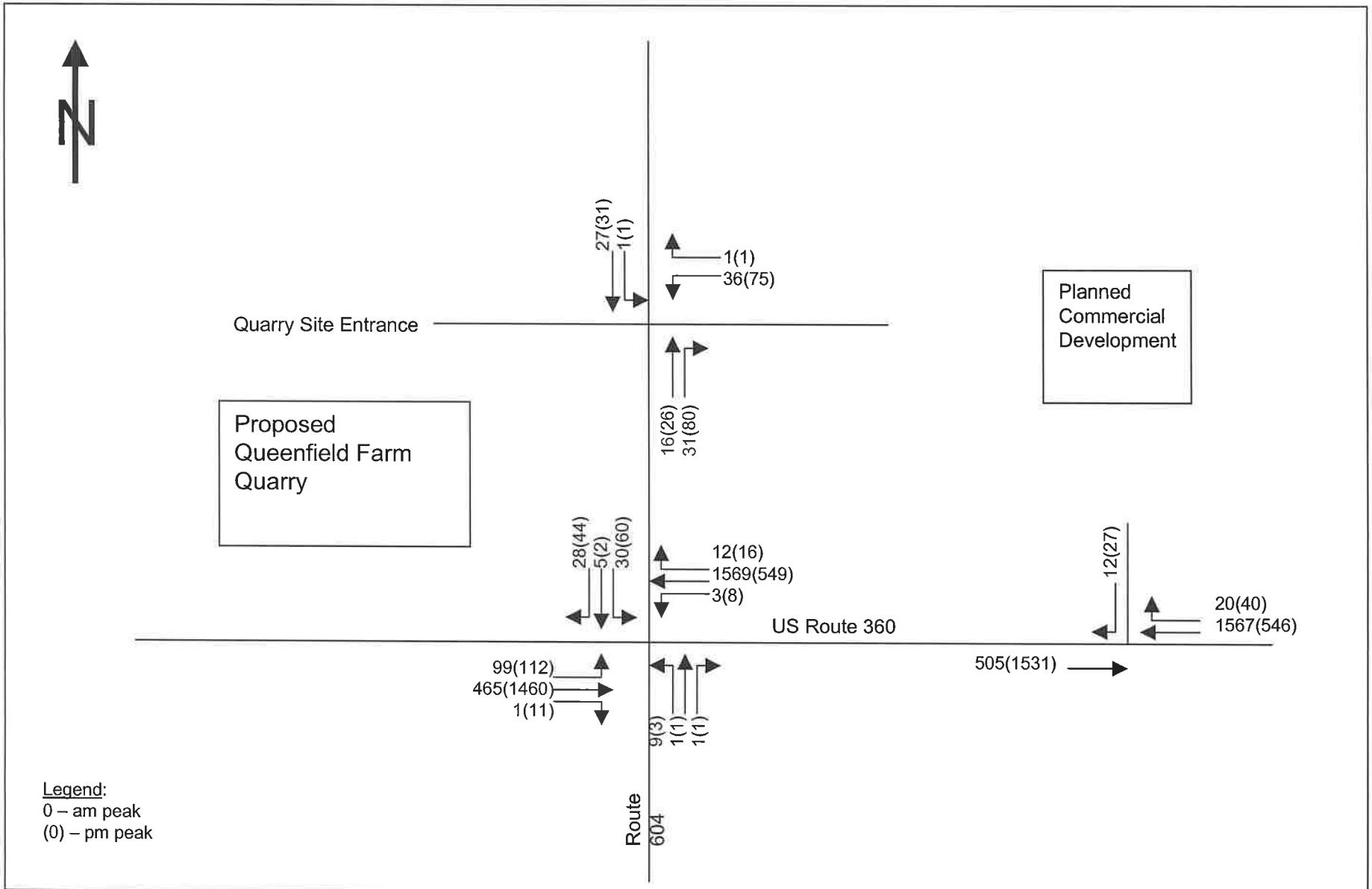


DOMINION Development Services Inc.

Proposed Quarry Site Traffic

Queenfield Farm Quarry Project – King William County, Virginia

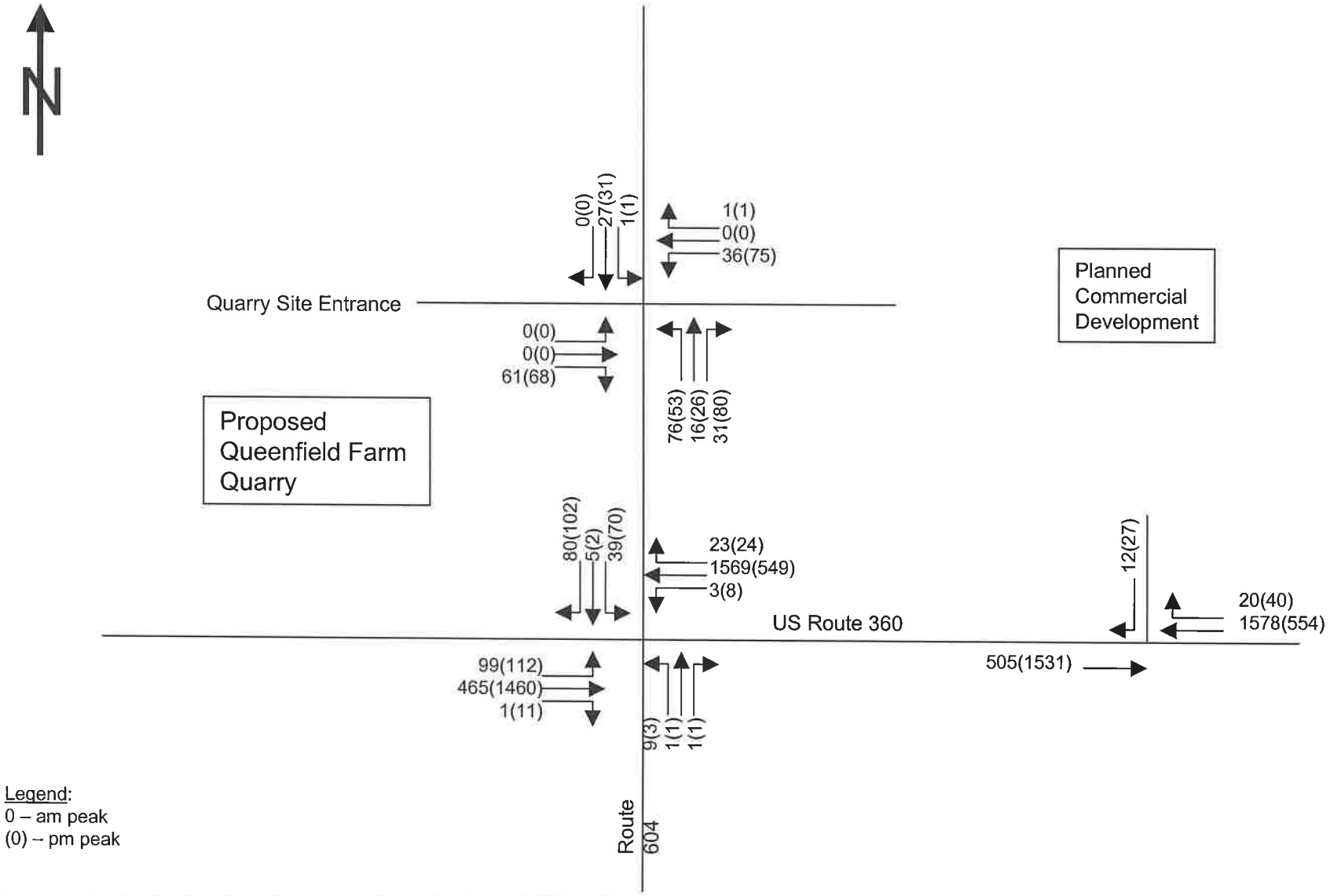
Figure 7



2012 Total Background Traffic (Background & Commercial)

Queenfield Farm Quarry Project – King William County, Virginia

Figure 5

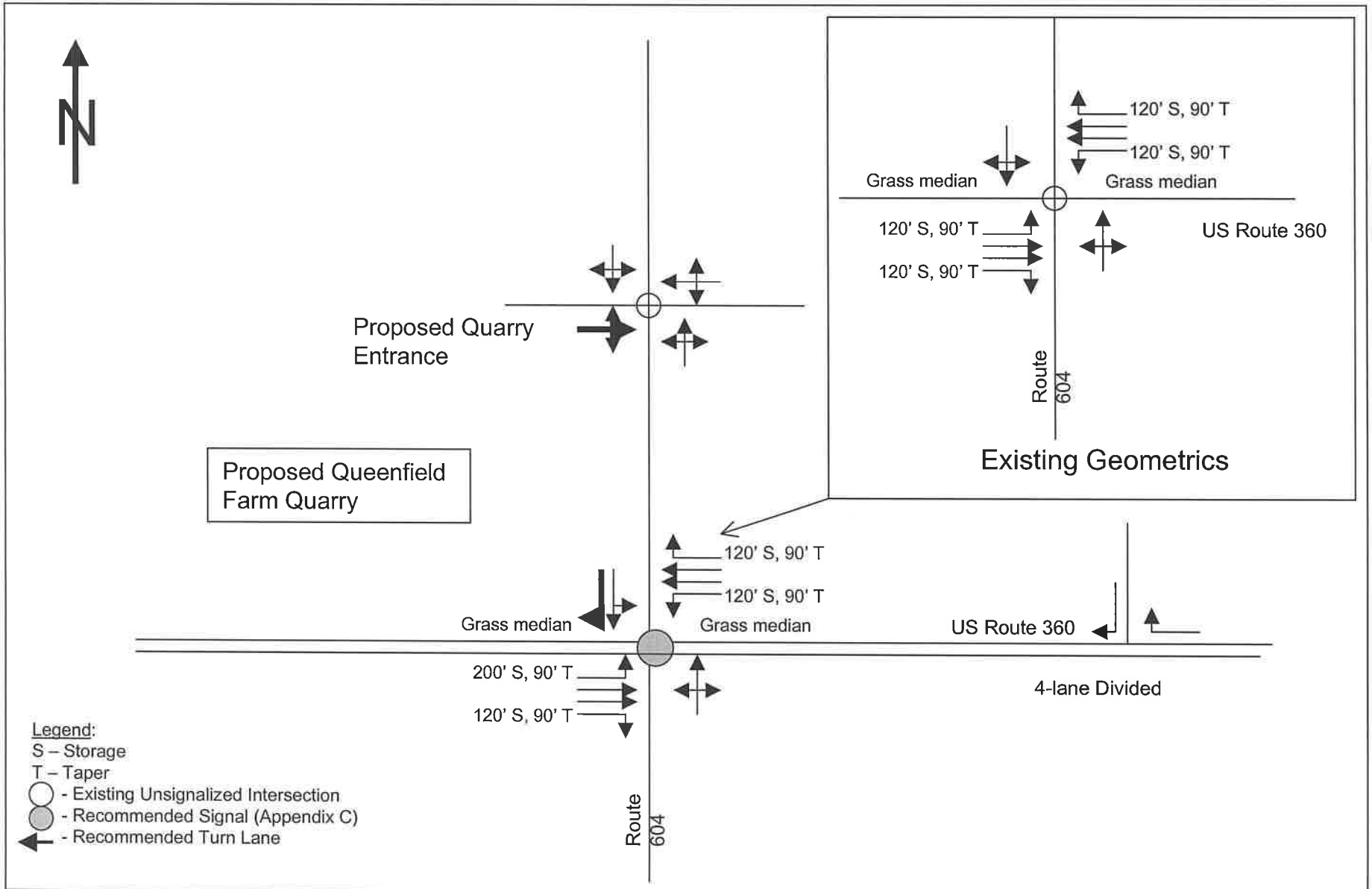


DOMINION Development Services Inc.

2012 Total Traffic (Background, Commercial & Quarry)

Queenfield Farm Quarry – King William County, Virginia

Figure 8



DOMINION Development Services Inc.

Recommended Roadway Geometrics

Queenfield Farm Quarry – King William County, Virginia

Figure 9

Turn lane Site Access Analysis -
King William + Sand Quarry

SUBDIVISION & COMMERCIAL ENTRANCE WORKSHEET
FOR TWO-LANE HIGHWAYS

ENTRANCE LOCATION: *Rte. 604 Site Entrance*

ENTER / SELECT THESE FOUR KNOWN CRITERIA:

HIGHWAY POSTED SPEED (MPH) †	40	3
HIGHWAY TRAFFIC VOLUME (VPD)	2,000	4
HIGHWAY FUNCTIONAL CLASSIFICATION	SECONDARY LOCAL ROAD	
TRAFFIC GENERATED BY SITE (VPD)	300	4

SITE ACCESS GUIDELINES
CATEGORY = B

MIN. ENTR. RADIUS = 25'
MIN. CONN. RADIUS = 50'
MIN. INT. SIGHT DIST. = 500'
(Design Speed = Posted Speed plus 5 MPH)

RIGHT TURN LANE*
MIN. TAPER = 150'
MIN. DECEL. = NONE

Click Here for Traffic Engineering Data

LEFT TURN LANE **
MIN. STORAGE (L1) = NONE
MIN. TAPER (T2) = NONE

* See "Min. Std's. of Entrs. to State Highways" for additional Entrance requirements

** See Road Design Manual, Figure C-1-1.20 or Illustration in Site Access Guidelines Manual

LANE SHIFT TRANSITION TO LTL**
IF ALL WIDENING IS ON ONE SIDE OF CL: TAPER (T1) LENGTH = NONE
IF WIDENING IS EQUAL ON BOTH SIDES OF CL: TAPER (T1) LENGTH = NONE

REMARKS (Optional):

FULL FRONTAGE DEVELOP. REQ'D.? NO

† For *UNPOSTED* SECONDARY ROADS, Average Running Speed may be entered, by approval

NOTES:
1. Data MUST be entered in ALL FOUR "KNOWN CRITERIA" Cells ("Boxes")
2. Use "Tab" Key to move to next Cell
3. Select Printer Icon to Print

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Ref 5/11/07 VDOT comments

Warrants Volume 2012 Background + Site - Warrants 1, 2+3 Met

Warrants Volume

2/2

Information

Analyst	DDS	Intersection	RT 360/RT 604
Agency/Co	DDS	Jurisdiction	KING WILLIAM CO
Date Performed	3/29/2007	Units	U.S. Customary
Project ID	KING WILLIAM SAND AND GRAVEL	Time Period Analyzed	6:00AM TO 6:00PM
East/West Street	RT 360	North/South Street	RT 604
File Name	Warrants2012total	Major Street	East-West

Project Description *KING WILLIAM SAND AND GRAVEL*

Warrant 1

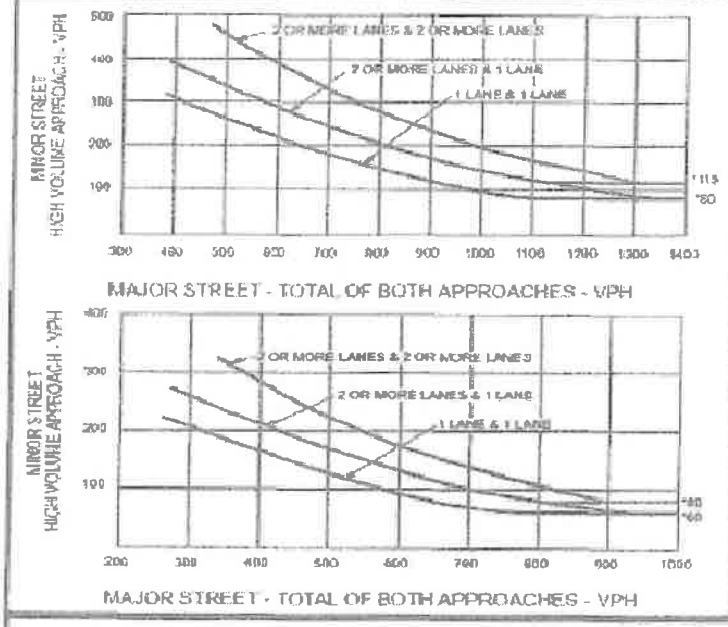
Condition A - Minimum Vehicular Volume

Number of lanes for moving traffic on each approach		Vehicles per hour on major street (total of both approaches)			Vehicles per hour on higher-volume minor-street approach (one direction only)		
Major Street	Minor Street	100%*	80%*	70%*	100%*	80%*	70%*
1	1	500	400	350	150	120	105
2 or more	1	600	480	420	150	120	105
2 or more	2 or more	600	480	420	200	160	140
1	2 or more	500	400	350	200	160	140

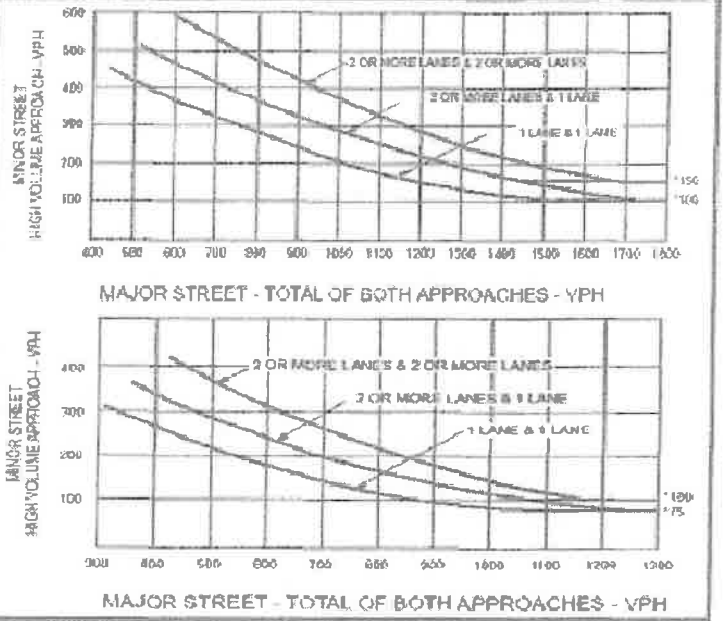
Condition B - Interruption of Continuous Traffic

Number of lanes for moving traffic on each approach		Vehicles per hour on major street (total of both approaches)			Vehicles per hour on higher-volume minor-street approach (one direction only)		
Major Street	Minor Street	100%*	80%*	70%*	100%*	80%*	70%*
1	1	750	600	525	75	60	53
2 or more	1	900	720	630	75	60	53
2 or more	2 or more	900	720	630	100	80	70
1	2 or more	750	600	525	100	80	70

Warrant 2



Warrant 3



Volume Summary

Major Street Lanes 2+ | Minor Street Lanes 1 | Speed 45 | Population 10000+

Hours	Major Volume	Minor Volume	Total Volume	1A (70%)	1A (56%)	1B (70%)	1B (56%)	2 (70%)	3A (70%)	3B (70%)
06-07	1516	33	1563	No	No	No	No	No	No	No
07-08	2070	61	2143	No	No	Yes	Yes	Yes	No	No
08-09	1366	11	1388	No	No	No	No	No	No	No
09-10	1016	18	1038	No	No	No	No	No	No	No
10-11	1004	16	1026	No	No	No	No	No	No	No
11-12	924	23	954	No	No	No	No	No	No	No
12-13	1121	9	1135	No	No	No	No	No	No	No
13-14	1001	24	1030	No	No	No	No	No	No	No
14-15	1102	16	1131	No	No	No	No	No	No	No
15-16	1388	112	1509	Yes	Yes	Yes	Yes	Yes	No	Yes
16-17	1887	34	1929	No	No	No	No	No	No	No
17-18	1845	36	1884	No	No	No	No	No	No	No
Totals	16240	393	16730	1	1	2	2	2	0	1

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Warrants Summary 2012 Background + Site - Warrants

Warrants Summary 1, 2 + 3 MET 1/2

Information			
Analyst	DDS	Intersection	RT 360/RT 604
Agency/Co	DDS	Jurisdiction	KING WILLIAM CO
Date Performed	3/29/2007	Units	U.S. Customary
Project ID	KING WILLIAM SAND AND GRAVEL	Time Period Analyzed	6:00AM TO 6:00PM
East/West Street	RT 360	North/South Street	RT 604
File Name	Warrants2012total	Major Street	East-West

Project Description *KING WILLIAM SAND AND GRAVEL*

General				Roadway Network	
Major Street Speed (mph)	45	☐	Population < 10,000	Two Major Routes	☐
Nearest Signal (ft)	0	☐	Coordinated Signal System	Weekend Count	☐
Crashes (per year)	0	☐	Adequate Trials of Alternatives	5-yr Growth Factor	5

Geometry and Traffic	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of lanes, N	1	2	1	1	2	1	0	1	0	0	1	0
Lane usage	L	T	R	L	T	R		LTR			LTR	
Vehicle Volume Averages (vph)	20	614	4	2	702	8	5	0	2	13	0	18
Peds (ped/h) / Gaps (gaps/h)	--	/	--	--	/	--	--	/	--	--	/	--
Delay (s/veh) / (veh-hr)	--	/	--	--	/	--	--	/	--	--	/	--

Warrant 1: Eight-Hour Vehicular Volume	☑
1 A. Minimum Vehicular Volumes (Both major approaches --and-- higher minor approach) --or--	☑
1 B. Interruption of Continuous Traffic (Both major approaches --and-- higher minor approach) --or--	☑
1 80% Vehicular --and-- Interruption Volumes (Both major approaches --and-- higher minor approach)	☐
Warrant 2: Four-Hour Vehicular Volume	☑
2 A. Four-Hour Vehicular Volumes (Both major approaches --and-- higher minor approach)	☐
Warrant 3: Peak Hour	☑
3 A. Peak-Hour Conditions (Minor delay --and-- minor volume --and-- total volume) --or--	☐
3 B. Peak- Hour Vehicular Volumes (Both major approaches --and-- higher minor approach)	☑
Warrant 4: Pedestrian Volume	☐
4 A. Pedestrian Volumes (Four hours --or-- one hour) --and--	☐
4 B. Gaps Same Period (Four hours --or-- one hour)	☐
Warrant 5: School Crossing	☐
5. Student Volumes --and--	☐
5. Gaps Same Period	☐
Warrant 6: Coordinated Signal System	☐
6. Degree of Platooning (Predominant direction or both directions)	☐
Warrant 7: Crash Experience	☐
7 A. Adequate trials of alternatives, observance and enforcement failed --and--	☐
7 B. Reported crashes susceptible to correction by signal (12-month period) --and--	☐
7 C. 80% Volumes for Warrants 1A, 1B --or-- 4 are satisfied	☐

Warrant 8: Roadway Network	☐
8 A. Weekday Volume (Peak hour total --and-- projected warrants 1, 2 or 3) --or--	☐
8 B. Weekend Volume (Five hours total)	☐

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Warrants Volume

Information

Analyst	DDS	Intersection	RT 360/RT 604
Agency/Co	DDS	Jurisdiction	KING WILLIAM CO
Date Performed	3/29/2007	Units	U.S. Customary
Project ID	KING WILLIAM SAND AND GRAVEL	Time Period Analyzed	6:00AM TO 6:00PM
East/West Street	RT 360	North/South Street	RT 604
File Name	Warrants	Major Street	East-West

Project Description *KING WILLIAM SAND AND GRAVEL*

Warrant 1

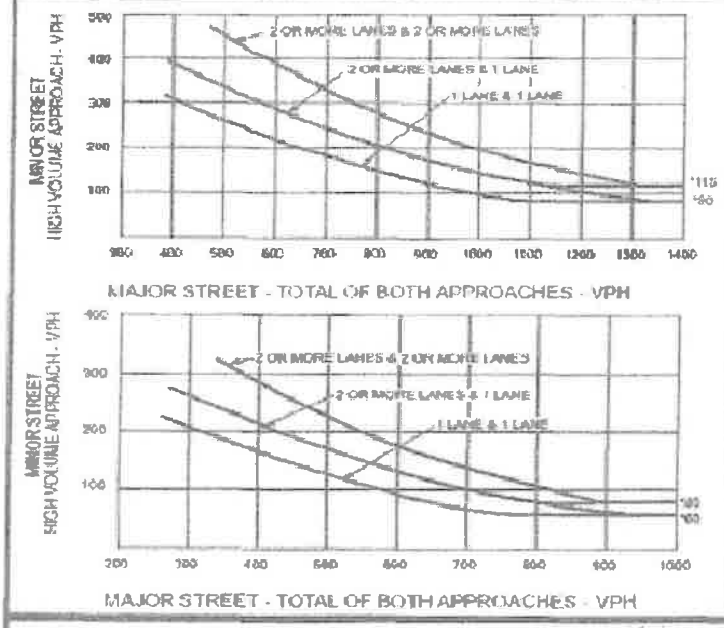
Condition A - Minimum Vehicular Volume

Number of lanes for moving traffic on each approach		Vehicles per hour on major street (total of both approaches)			Vehicles per hour on higher-volume minor-street approach (one direction only)		
Major Street	Minor Street	100%*	80%*	70%*	100%*	80%*	70%*
1	1	500	400	350	150	120	105
2 or more	1	600	480	420	150	120	105
2 or more	2 or more	600	480	420	200	160	140
1	2 or more	500	400	350	200	160	140

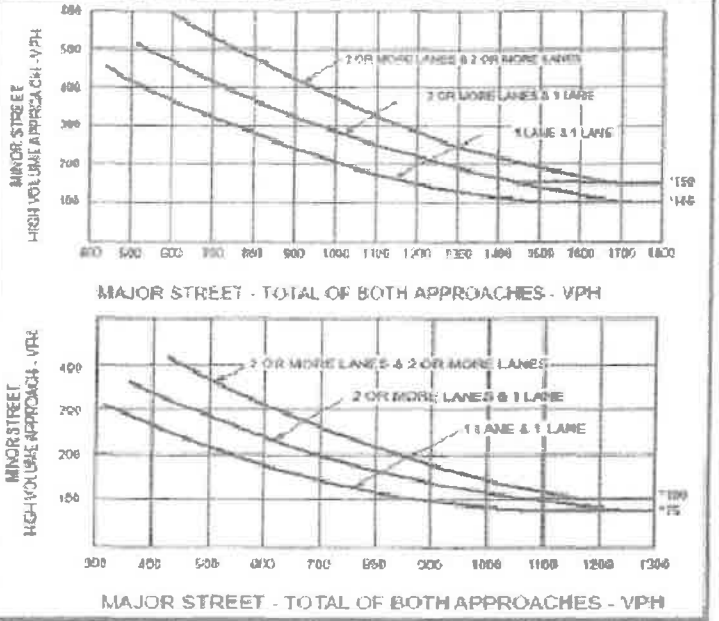
Condition B - Interruption of Continuous Traffic

Number of lanes for moving traffic on each approach		Vehicles per hour on major street (total of both approaches)			Vehicles per hour on higher-volume minor-street approach (one direction only)		
Major Street	Minor Street	100%*	80%*	70%*	100%*	80%*	70%*
1	1	750	600	525	75	60	53
2 or more	1	900	720	630	75	60	53
2 or more	2 or more	900	720	630	100	80	70
1	2 or more	750	600	525	100	80	70

Warrant 2



Warrant 3



Volume Summary

Major Street Lanes 2+ | Minor Street Lanes 1 | Speed 45 | Population 10000+

Hours	Major Volume	Minor Volume	Total Volume	1A (70%)	1A (56%)	1B (70%)	1B (56%)	2 (70%)	3A (70%)	3B (70%)
06-07	1391	31	1435	No	No	No	No	No	No	No
07-08	1873	25	1908	No	No	No	No	No	No	No
08-09	1254	10	1274	No	No	No	No	No	No	No
09-10	932	17	953	No	No	No	No	No	No	No
10-11	922	15	943	No	No	No	No	No	No	No
11-12	848	21	876	No	No	No	No	No	No	No
12-13	1029	9	1043	No	No	No	No	No	No	No
13-14	919	22	946	No	No	No	No	No	No	No
14-15	1011	14	1037	No	No	No	No	No	No	No
15-16	1224	37	1269	No	No	No	No	No	No	No
16-17	1732	31	1770	No	No	No	No	No	No	No
17-18	1692	33	1728	No	No	No	No	No	No	No
Totals	14827	265	15182	0	0	0	0	0	0	0

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Warrants Summary

Information			
Analyst	DDS	Intersection	RT 360/RT 604
Agency/Co	DDS	Jurisdiction	KING WILLIAM CO
Date Performed	3/29/2007	Units	U.S. Customary
Project ID	KING WILLIAM SAND AND GRAVEL	Time Period Analyzed	6:00AM TO 6:00PM
East/West Street	RT 360	North/South Street	RT 604
File Name	Warrants	Major Street	East-West

Project Description *KING WILLIAM SAND AND GRAVEL*

General				Roadway Network	
Major Street Speed (mph)	45	☐	Population < 10,000	Two Major Routes	☐
Nearest Signal (ft)	0	☐	Coordinated Signal System	Weekend Count	☐
Crashes (per year)	0	☐	Adequate Trials of Alternatives	5-yr Growth Factor	5

Geometry and Traffic	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of lanes, N	1	2	1	1	2	1	0	1	0	0	1	0
Lane usage	L	T	R	L	T	R		LTR			LTR	
Vehicle Volume Averages (vph)	13	563	4	2	644	7	4	0	2	7	0	14
Peds (ped/h) / Gaps (gaps/h)	–	/	–	–	/	–	–	/	–	–	/	–
Delay (s/veh) / (veh-hr)	–	/	–	–	/	–	–	/	–	–	/	–

Warrant 1: Eight-Hour Vehicular Volume	☐
1 A. Minimum Vehicular Volumes (Both major approaches –and– higher minor approach) –or–	☐
1 B. Interruption of Continuous Traffic (Both major approaches –and– higher minor approach) –or–	☐
1 80% Vehicular –and– Interruption Volumes (Both major approaches –and– higher minor approach)	☐
Warrant 2: Four-Hour Vehicular Volume	☐
2 A. Four-Hour Vehicular Volumes (Both major approaches –and– higher minor approach)	☐
Warrant 3: Peak Hour	☐
3 A. Peak-Hour Conditions (Minor delay –and– minor volume –and– total volume) –or–	☐
3 B. Peak- Hour Vehicular Volumes (Both major approaches –and– higher minor approach)	☐
Warrant 4: Pedestrian Volume	☐
4 A. Pedestrian Volumes (Four hours –or– one hour) –and–	☐
4 B. Gaps Same Period (Four hours –or– one hour)	☐
Warrant 5: School Crossing	☐
5. Student Volumes –and–	☐
5. Gaps Same Period	☐
Warrant 6: Coordinated Signal System	☐
6. Degree of Platooning (Predominant direction or both directions)	☐
Warrant 7: Crash Experience	☐
7 A. Adequate trials of alternatives, observance and enforcement failed –and–	☐
7 B. Reported crashes susceptible to correction by signal (12-month period) –and–	☐
7 C. 80% Volumes for Warrants 1A, 1B –or– 4 are satisfied	☐

Warrant 8: Roadway Network	☐
8 A. Weekday Volume (Peak hour total –and– projected warrants 1, 2 or 3) –or–	☐
8 B. Weekend Volume (Five hours total)	☐

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HCS+: Signalized Intersections Release 5.2

Appendix B
Rev. per 5/11/07
VDOT Comments

Analyst: DDS
Agency: DDS
Date: 3/29/2007
Period: PM PEAK
Project ID: KING WILLIAM SAND AND GRAVEL QUARRY
E/W St: RT 360

Inter.: RT 360/RT 604
Area Type: All other areas
Jurisd: KING WILLIAM CO
Year : 2012 BACKGROUND & SITE
N/S St: RT 604

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	2	1	1	2	1	0	1	0	0	1	1
LGConfig	L	T	R	L	T	R		LTR			LT	R
Volume	112	1460	11	8	549	24	3	1	1	70	2	102
Lane Width	12.0	12.0	12.0	12.0	12.0	12.0		12.0			12.0	12.0
RTOR Vol			0			0			0			25

Duration 0.25 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4			5	6	7	8
EB Left	A				NB	Left	A			
Thru		A				Thru	A			
Right		A				Right	A			
Peds						Peds				
WB Left	A				SB	Left		A		
Thru		A				Thru		A		
Right		A				Right		A		
Peds						Peds				
NB Right					EB	Right				
SB Right					WB	Right				
Green	17.0	47.0	0.0				7.0	9.0	0.0	
Yellow	4.0	4.0					4.0	4.0		
All Red	2.0	2.0					2.0	2.0		

Cycle Length: 104.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
L	278	1703	0.42	0.16	40.1	D		
T	1542	3413	1.00	0.45	50.5	D	49.5	D
R	689	1524	0.02	0.45	15.8	B		
Westbound								
L	278	1703	0.03	0.16	36.6	D		
T	1542	3413	0.37	0.45	19.0	B	19.1	B
R	689	1524	0.04	0.45	15.9	B		
Northbound								
LTR	110	1632	0.05	0.07	45.5	D	45.5	D
Southbound								
LT	149	1726	0.51	0.09	48.3	D	51.1	D
R	133	1538	0.61	0.09	53.7	D		

Intersection Delay = 42.0 (sec/veh) Intersection LOS = D

Appendix B
Rev. Rec 5/11/07
VDOT comments

HCS+: Signalized Intersections Release 5.2

Analyst: DDS
Agency: DDS
Date: 3/29/2007
Period: AM PEAK
Project ID: KING WILLIAM SAND AND GRAVEL QUARRY
E/W St: RT 360

Inter.: RT 360/RT 604
Area Type: All other areas
Jurisd: KING WILLIAM CO
Year : 2012 BACKGROUND & SITE
N/S St: RT 604

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	2	1	1	2	1	0	1	0	0	1	1
LGConfig	L	T	R	L	T	R		LTR			LT	R
Volume	99	465	1	3	1569	23	9	1	1	39	5	80
Lane Width	12.0	12.0	12.0	12.0	12.0	12.0		12.0			12.0	12.0
RTOR Vol			0			0			0			8

Duration 0.25 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4			5	6	7	8
EB Left	A				NB	Left	A			
Thru		A				Thru	A			
Right		A				Right	A			
Peds						Peds				
WB Left	A				SB	Left		A		
Thru		A				Thru		A		
Right		A				Right		A		
Peds						Peds				
NB Right					EB	Right				
SB Right					WB	Right				
Green	17.3	50.0	0.0				4.9	8.8	0.0	
Yellow	4.0	4.0					4.0	4.0		
All Red	2.0	2.0					2.0	2.0		

Cycle Length: 105.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
L	281	1703	0.37	0.16	39.8	D		
T	1625	3413	0.30	0.48	16.9	B	20.9	C
R	726	1524	0.00	0.48	14.4	B		
Westbound								
L	281	1703	0.01	0.16	36.7	D		
T	1625	3413	1.02	0.48	54.1	D	53.5	D
R	726	1524	0.03	0.48	14.7	B		
Northbound								
LTR	76	1639	0.14	0.05	48.9	D	48.9	D
Southbound								
LT	145	1732	0.32	0.08	46.5	D	50.7	D
R	129	1538	0.59	0.08	53.3	D		

Intersection Delay = 45.3 (sec/veh) Intersection LOS = D

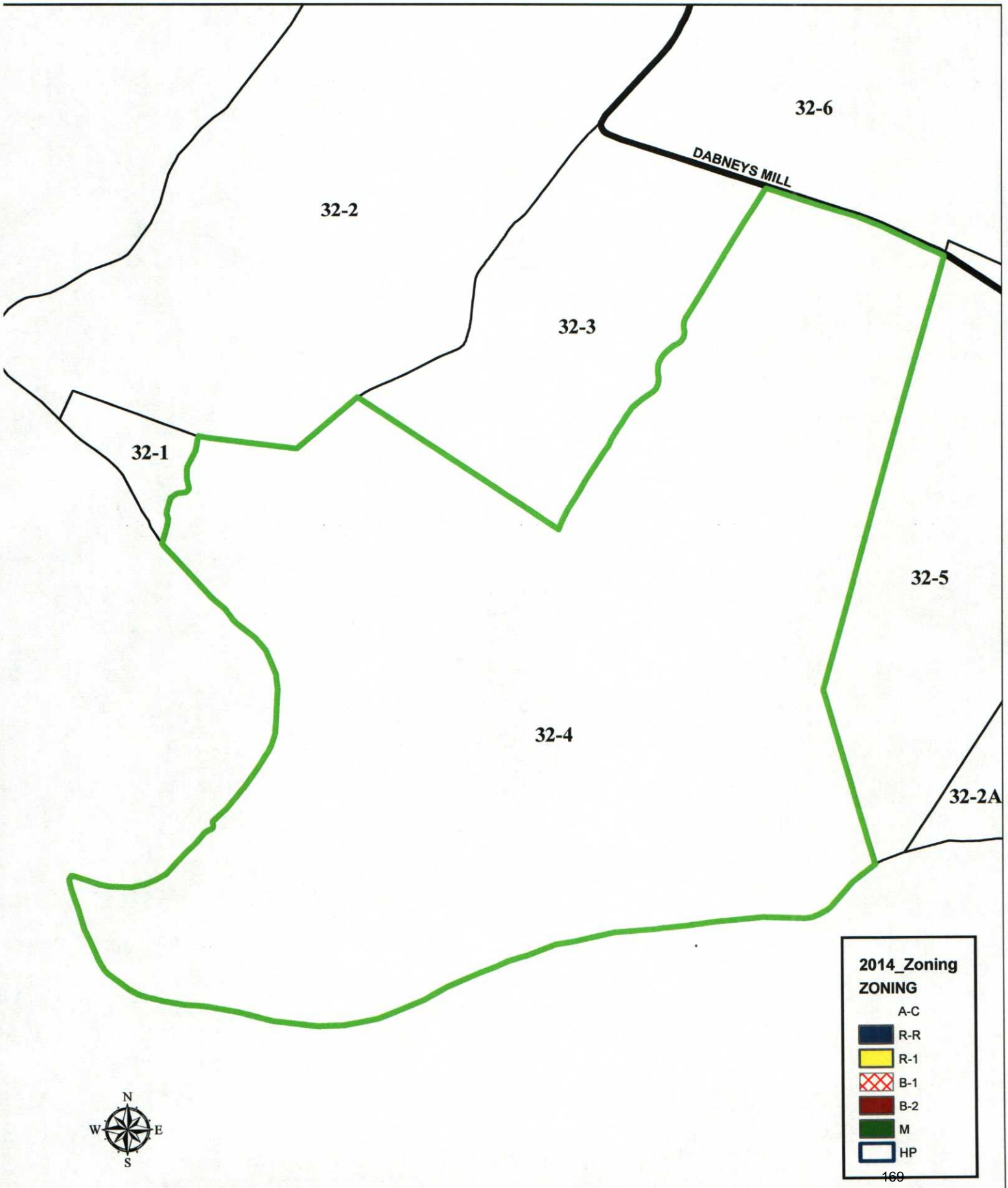
TABLE 2
KING WILLIAM SAND AND GRAVEL QUARRY TRAFFIC IMPACT STUDY SUMMARY

RT 360/RT 604													
BACKGOUND TRAFFIC ONLY									BACKGOUND PLUS SITE TRAFFIC - Rev per 5/11/07 Comments				
	2007 (Unsignalized)				2012 (Unsignalized)					2012 (Signalized)			
Approach	AM		PM		AM		PM		Approach	AM		PM	
	LOS	Delay (s)	LOS	Delay (s)	LOS	Delay (s)	LOS	Delay (s)		LOS	Delay (s)	LOS	Delay (s)
EB	B	13.0	A	8.5	C	17.0	A	9.1	EB	C	20.9	D	49.5
WB	A	8.3	B	12.4	A	8.4	B	13.3	WB	D	53.5	B	19.1
NB	C	18.8	D	29.3	D	35.0	E	46.8	NB	D	48.9	D	45.5
SB	D	25.3	B	14.9	F	54.4	D	31.4	SB	D	50.7	D	51.1
									Overall LOS	D	45.3	D	42.0

RT 604/QUARRY SITE ENTRANCE								
	BACKGROUND TRAFFIC CONLY				BACKGROUND PLUS SITE TRAFFIC			
	2012 (Unsignalized)				2012 (Unsignalized)			
Approach	AM		PM		AM		PM	
	LOS	Delay (s)	LOS	Delay (s)	LOS	Delay (s)	LOS	Delay (s)
EB					A	7.4	A	7.4
WB	A	7.3	A	7.5	A	7.3	A	7.5
NB					B	10.9	B	11.3
SB	A	9.0	A	9.4	B	8.7	A	8.7

Revised per VDOT 5/11/07 comments.

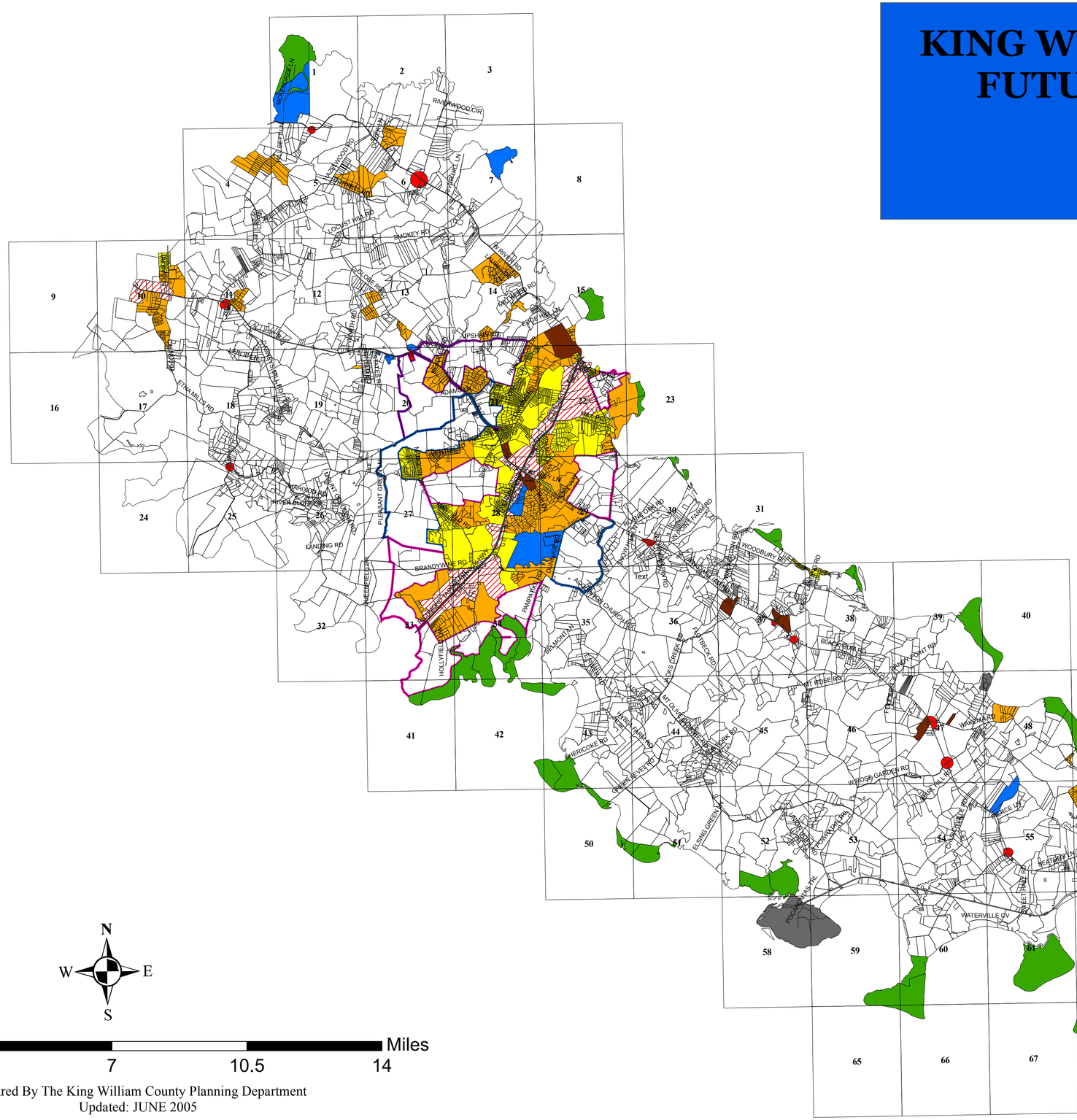
CUP-04-2021
APPLICANT: KING WILLIAM SAND AND GRAVEL COMPANY, INC.
OWNER: CAMPBELL VIRGINIA PROPERTIES, LLC
TAX MAP: 32-4



CUP-04-2021
APPLICANT: KING WILLIAM SAND AND GRAVEL COMPANY, INC.
OWNER: CAMPBELL VIRGINIA PROPERTIES, LLC
TAX MAP: 32-4



KING WILLIAM COUNTY
FUTURE LAND USE



Future Land Use

Future Land Use

- High Density Residential
- Medium Density Residential
- Urban Residential
- Industrial
- Commercial
- Rural Commercial
- Agricultural Conservation
- Public/Semi-Public
- Area Not Subject to County Land Use Regulations
- General Chesapeake Bay Preservation Area

Growth_study

Growth Study Area

- 2020
- 2015
- 2010

N
W E
S

0 1.75 3.5 7 10.5 14 Miles

Prepared By The King William County Planning Department
Updated: JUNE 2005

K:\Engineering\20008-001_King William Sand and Gravel Mine\CAD\Concepts\Sheets\CUP_EXHIBIT_SHEET 2.dwg | 11/13/20 8:56am | smueller

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord
C1	245.90'	1961.95'	007° 10' 52"	245.74'	S68° 14' 40"E
C2	82.67'	1318.18'	003° 35' 37"	82.66'	S62° 51' 26"E

PHASE IV MINING AREA

PHASE V MINING AREA

PHASE II MINING AREA

DABNEYS MILL ROAD
STATE ROUTE 302

PROPOSED BERM

CONVEYOR

CONVEYOR CROSSING

LEASE LINE

SITE PERMIT LIMITS, TYP.

S71°50'08"E 546.14'

S64°36'14"E 387.12'

N31°25'51"E 2186.47'

S16°37'05"W 3044.38'

S19°08'51"W 818.24'

N35°29'10"W 818.24'

N32°24'30"W 310.87'

N10°51'03"W 178.58'

N74°48'26"W 496.33'

NAD 83

LEGEND

- EXISTING SITE PERMIT LIMIT
- PROPOSED PERMIT EXPANSION (100.35 ACRES)
- PROPOSED EXTRACTION LIMITS (78.87 ACRES)
- WETLANDS
- RESOURCE PROTECTION AREA (RPA)
- FLOODPLAIN
- STREAM
- EXISTING BERM
- PROPOSED BERM

GRAPHIC SCALE

200 0 100 200 400

1 inch = 200 feet

KOONTZ BRYANT JOHNSON WILLIAMS
1703 North Parham Road, Suite 202 Henrico, Virginia 23229
(804) 740-9200 FAX (804) 740-7338 www.KBJWgroup.com

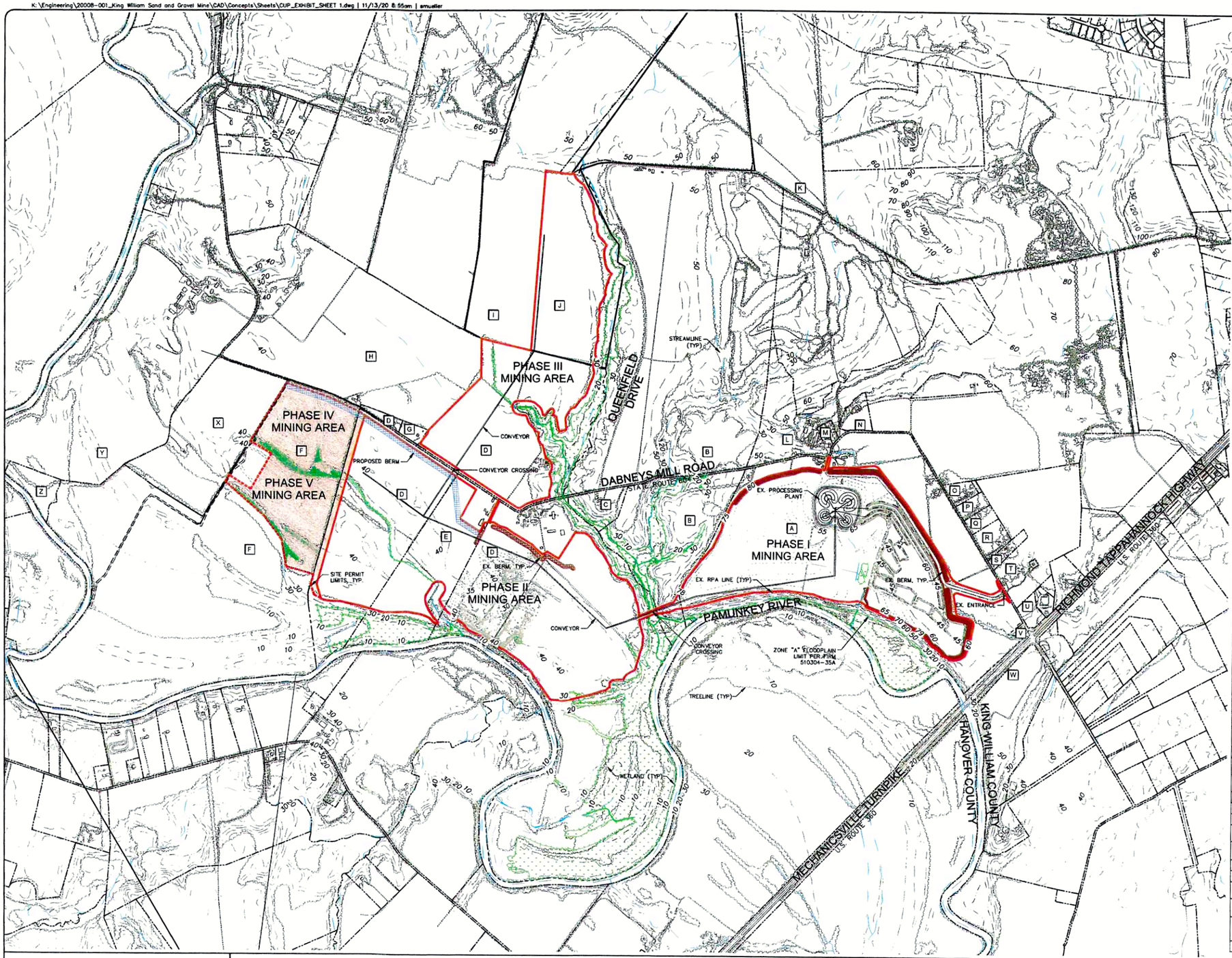
KING WILLIAM SAND & GRAVEL

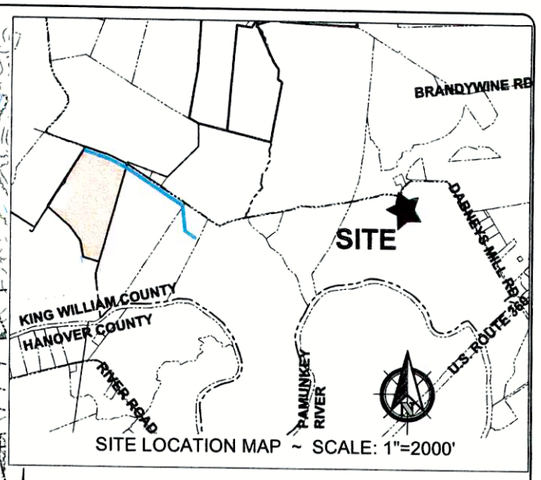
CONDITIONAL USE PERMIT EXHIBIT

KING WILLIAM COUNTY, VA

DATE:	REVISION DATE	REVISION DESCRIPTION
NOVEMBER 12, 2020		
KBJW PROJECT #: 20008-001		
SHEET #: 2 OF 2		

K:\Engineering\20008-001_King William Sand and Gravel Mine\CAD\Concepts\Sheets\CUP_EXHIBIT_SHEET 1.dwg | 11/13/20 8:55am | smueller





SITE LOCATION MAP ~ SCALE: 1"=2000'

LEGEND

- EXISTING SITE PERMIT LIMIT
- PROPOSED PERMIT EXPANSION (100.35 ACRES)
- WETLANDS
- RESOURCE PROTECTION AREA (RPA)
- FLOODPLAIN
- STREAM
- EXISTING BERM
- PROPOSED BERM

NAD83

EXISTING PROPERTY SUMMARY
(NOW OR FORMERLY)

SYM.	OWNER(S)	GPIN/TAX MAP	ZONED	ACRES	LEGAL DESCRIPTION
A	QUEENFIELD FARM	33-2	A-C	±701.51	QUEENFIELD L U APP #16-43
B	QUEENFIELD FARM AND JAMES P TOWNSEND	33-1	A-C	±343.1	PART MARSHALL FARM L U APP#19-138
C	TOWNSEND HOWARD	33-1A	A-C	±10.3	PART MANSKIN LODGE REVAL-16 LU 15-43
D	TOWNSEND HOWARD A ET AL	32-5	A-C	±550.32	ALSO PARCELS 5 MANSKIN LODGE L U APP #19-80
E	TOWNSEND HOWARD A SR	32-2A	A-C	±77.2	PART MANSKIN LODGE REVAL-16 LU 18-22
F	CAMPBELL VIRGINIA PROPERTIES LLC	32-4	A-C	±430	REVAL 2016 LU 19-132
G	TOWNSEND HOWARD A	32-5A	A-C	±1.3	PART MANSKIN LODGE
H	H BARNES TOWNSEND JR FAMILY ASSOC.	32-6	A-C	±200	PART MANSKIN LODGE L U APP#17-16
I	TOWNSEND H BARNES JR FAMILY ASSOC LLC	27-15	A-C	±228	PART MARSHALL FARM PARCEL 1 L U APP#19-162
J	TOWNSEND HOWARD	27-15A	A-C	±228	PART MARSHALL FARM PARCEL 2 REVAL-16 L U #18-21
K	JOHN N MILLS & SONS	27-16	A-C	±1045.51	MT COLUMBIA,NUNS #2226 LOTS 16 & 18
L	QUEENFIELD FARM	33-2	A-C	±701.51	QUEENFIELD L U APP #16-43
M	TOWNSEND REBECCA G	33-2A	A-C	±1.8	PART QUEENFIELD
N	TOWNSEND LANGDON P	33-2D	A-C	±6.03	PARCEL 2D LU 17-95
O	PERKINS JULIAN ALLEN JR AND PERKINS JANE CAROL	33-5A	A-C	±4.07	PART PRESLEY ALSO LOT C
P	HUBER JAMES E JR	33-5D	A-C	±3.46	PART PRESLEY
Q	HUBER JAMES E SR	33-5B	A-C	±5	PART PRESLEY
R	GUYTON RUSSELL A	33-5E	A-C	±5.17	PART PRESLEY
S	ROZELL RICHARD L AND ROZELL PENNY H	33-5F	A-C	±5	PART PRESLEY
T	QUEENFIELD FARM, A VIRGINIA GENERAL	33-5	A-C	±62.32	PART PRESLEY L U APP#19-137
U	A C PROPERTIES OF VA LLC	33-5H1	B-2	±5	PARCEL 2
V	TOWNSEND DAVID E	33-2B	B-1	±1.5	ADJ QUEENFIELD
W	KIRBY KEVIN AND KIRBY APRIL	33-14	A-C	±47.1	OLD VIRGINIA LOT 1
X	TOWNSEND H BARNES JR FAMILY ASSOC	32-3	A-C	±88	ADJ DABNEYS FERRY L U #15-37
Y	TOWNSEND HOWARD A ET AL	32-2	A-C	±550.32	ALSO PARCELS 5 MANSKIN LODGE L U APP #19-80
Z	TOWNSEND HUGH BARNES JR	32-1	A-C	±10	ADJ HANOVER TOWN FERRY

KJBJW
KOONTZ BRYANT JOHNSON WILLIAMS
1703 North Parham Road, Suite 202 Henrico, Virginia 23229
(804) 740-5200 FAX (804) 740-7338 www.KBJWgroup.com

GRAPHIC SCALE
800 0 400 800 1600
1 inch = 800 feet

KING WILLIAM SAND & GRAVEL

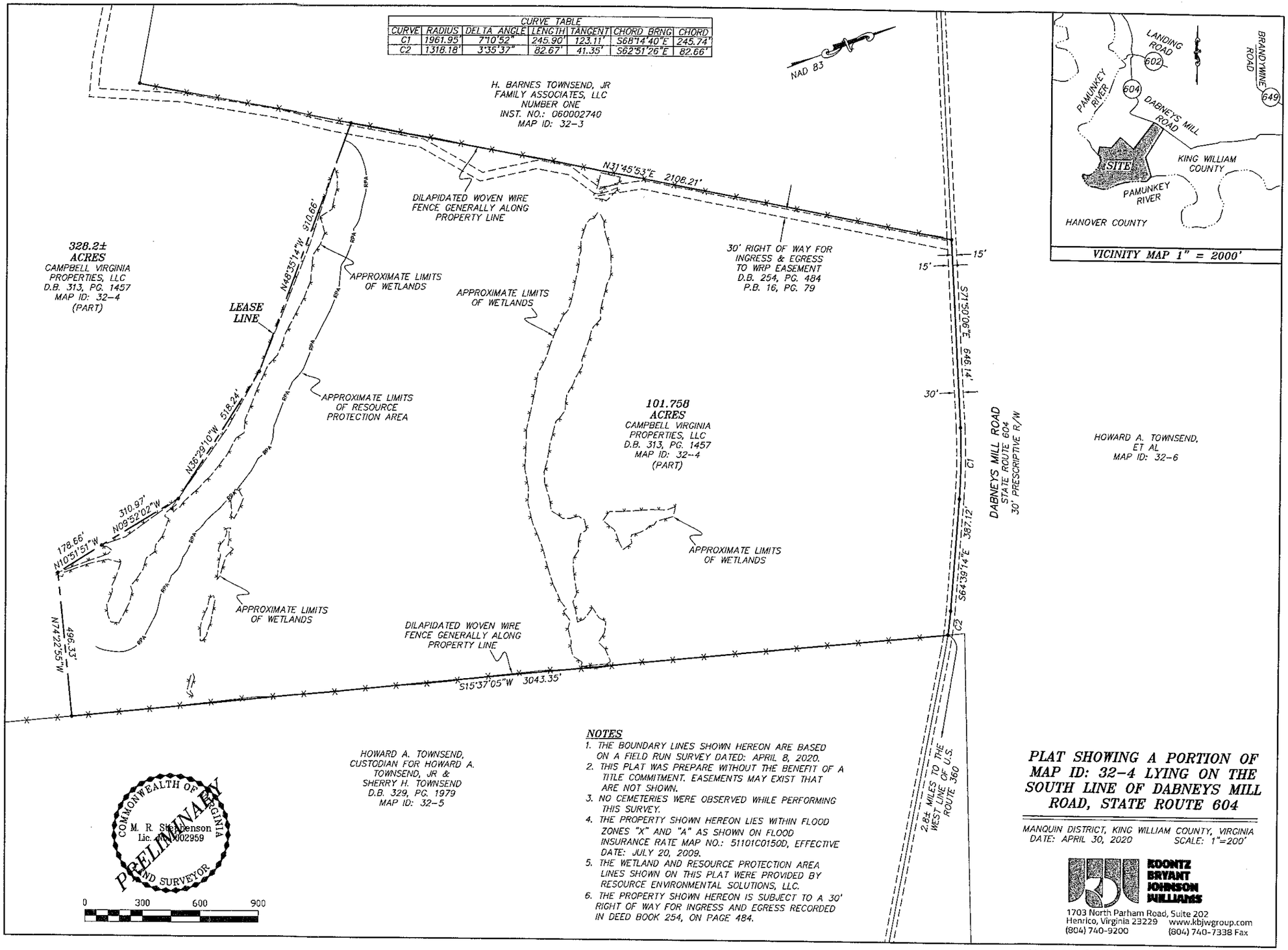
CONDITIONAL USE PERMIT EXHIBIT

KING WILLIAM COUNTY, VA

DATE: NOVEMBER 12, 2020
KBJW PROJECT #: 20008-001
SHEET #: 1 OF 2

REVISION DATE	REVISION DESCRIPTION

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	LENGTH	TANGENT	CHORD BRNG	CHORD
C1	1961.95'	7°10'52"	245.90'	123.11'	S68°14'40"E	245.74'
C2	1318.18'	3°35'37"	82.67'	41.35'	S62°51'26"E	82.66'



VICINITY MAP 1" = 2000'

PRELIMINARY

COMMONWEALTH OF VIRGINIA
M. R. Stephenson
Lic. No. 002959
LAND SURVEYOR

NOTES

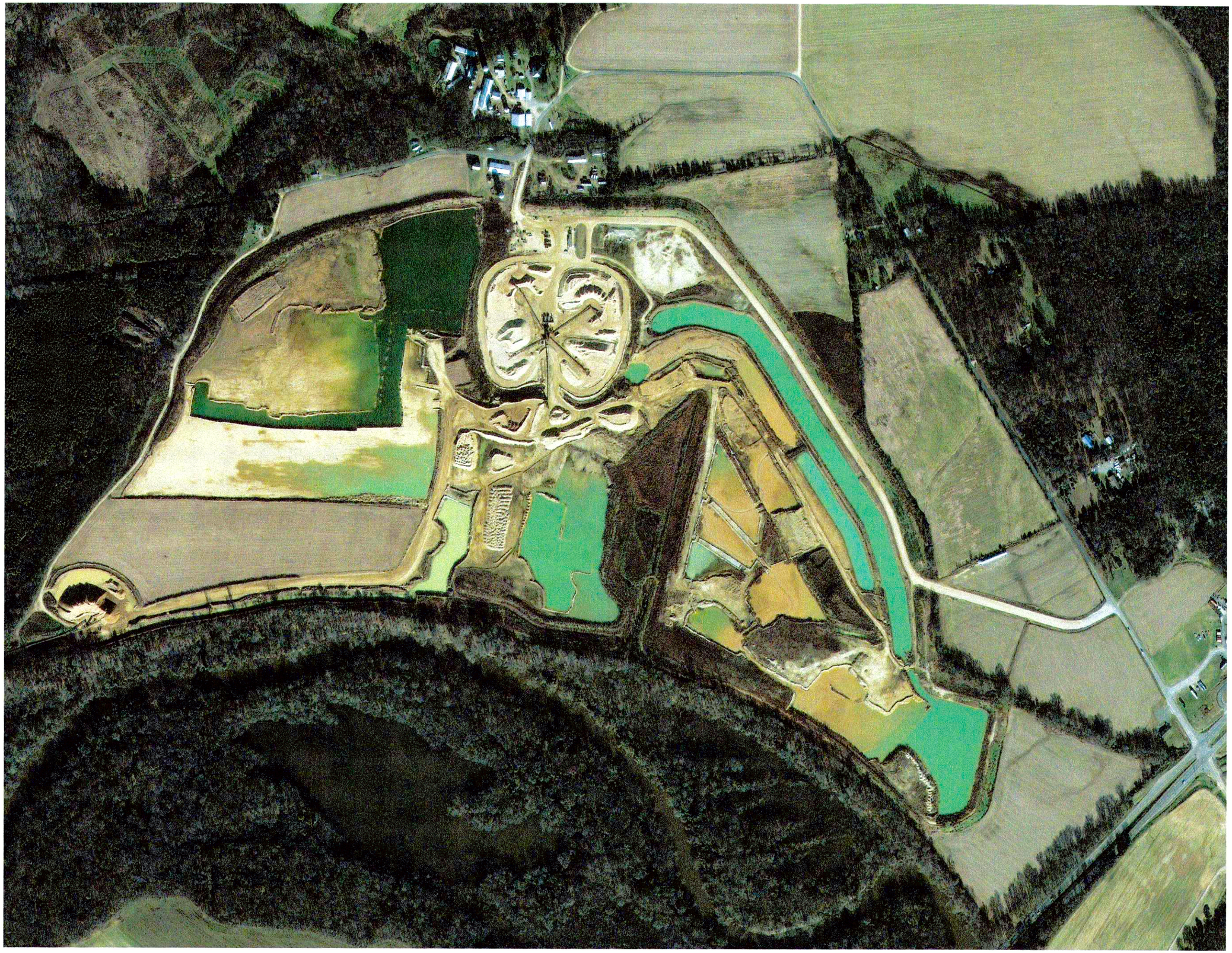
1. THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A FIELD RUN SURVEY DATED: APRIL 8, 2020.
2. THIS PLAT WAS PREPARE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS MAY EXIST THAT ARE NOT SHOWN.
3. NO CEMETERIES WERE OBSERVED WHILE PERFORMING THIS SURVEY.
4. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONES "X" AND "A" AS SHOWN ON FLOOD INSURANCE RATE MAP NO.: 51101C0150D, EFFECTIVE DATE: JULY 20, 2009.
5. THE WETLAND AND RESOURCE PROTECTION AREA LINES SHOWN ON THIS PLAT WERE PROVIDED BY RESOURCE ENVIRONMENTAL SOLUTIONS, LLC.
6. THE PROPERTY SHOWN HEREON IS SUBJECT TO A 30' RIGHT OF WAY FOR INGRESS AND EGRESS RECORDED IN DEED BOOK 254, ON PAGE 484.

PLAT SHOWING A PORTION OF MAP ID: 32-4 LYING ON THE SOUTH LINE OF DABNEYS MILL ROAD, STATE ROUTE 604

MANQUIN DISTRICT, KING WILLIAM COUNTY, VIRGINIA
DATE: APRIL 30, 2020 SCALE: 1"=200'

KOONTZ BRYANT JOHNSON WILLIAMS
1703 North Parham Road, Suite 202
Henrico, Virginia 23229 www.kbjwgroup.com
(804) 740-9200 (804) 740-7338 Fax

20008-001_BNDY.DWG JN 20008-001





Legend

Proposed Site Permit Limit

N

0 250 500 750 1,000 ft

1 inch = 700



Lapis Global LLC 25065 NW 175th Lane, High Springs, FL 32643, USA - Burghaldenstrasse 19, 5600 Lenzburg, Switzerland Info@LapisGlobalConsulting.com

LAPIS GLOBAL CONSULTING

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Drawn By: Erik Warm	Boundary Data: Phase 1, Phase 2: RES, LLC. Campbell Extension: Koontz, Bryant, Johnson, Williams
Checked By:	Background/Imagery Data: Apollo Imagery, 12-13-2020.
Created on: 2021-03-16	Coordinate System: NAD83 / Virginia South (ft US)

King William Sand & Gravel
205 Dabneys Mill Road
Manquin, VA 23106 USA

1505.1 Queenfield Mine
205 Dabneys Mill Road
Manquin, VA 23106 USA

Campbell Virginia Tract

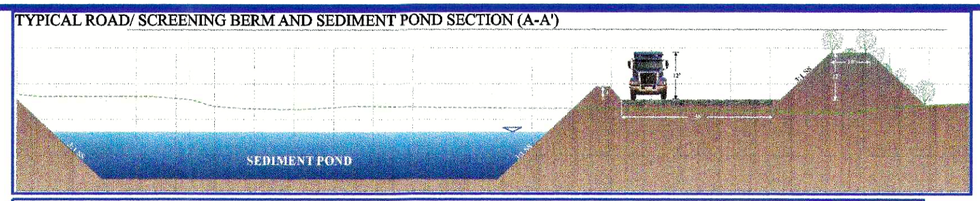
Project No.: 1505.1.2021.2

Extension Area

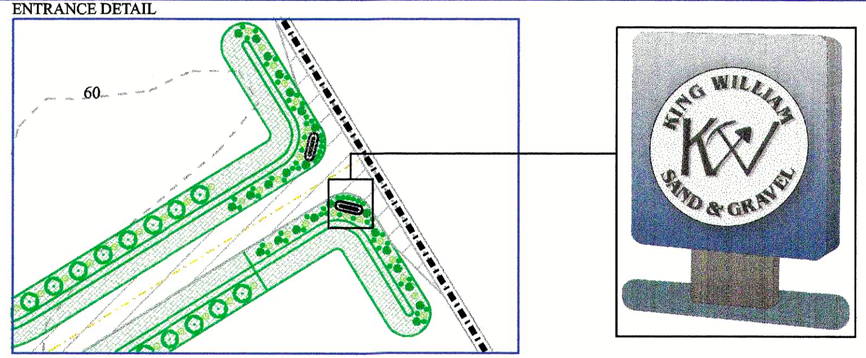
LEGEND:

- RPA
- STREAM LIMITS
- PROJECT LIMITS
- PROPOSED MINING AREAS
- SEDIMENT POND
- SIGHT SCREENING BERM
- FORESTED WETLANDS
- EMERGENT WETLANDS
- SCRUB SHRUB
- PROPOSED ROADS
- PROPERTY AND RIGHT OF WAY BUFFER

TYPICAL ROAD/ SCREENING BERM AND SEDIMENT POND SECTION (A-A')



ENTRANCE DETAIL



1" = 100'

PARCEL # 2515
MAP PIN # 27-23A
OWNER - HOWARD TOWNSEND
TYPE - VACANT
AREA = 249.62 AC.

PARCEL # 5229
MAP PIN # 32-2A
OWNER - H. BARNES TOWNSEND JR.
TYPE - DWELLING
AREA = 240.01 AC.

PARCEL # 2515
MAP PIN # 27-23A
OWNER - JAMES P. TOWNSEND
TYPE - DWELLING
AREA = 2.01 AC.

PARCEL # 5261
MAP PIN # 32-2A
OWNER - HOWARD TOWNSEND
TYPE - DWELLING
AREA = 11.82 AC.

PARCEL # 4868
MAP PIN # 33-1
OWNER - QUEENFIELD FARM
AREA = 484.89 AC.

PHASE III
MINING AREA
= 166.22 ACRES

PHASE II
MINING AREA
= 290.16 ACRES

PHASE I
MINING AREA
= 166.22 ACRES

ROUTE 604

PROPOSED CONVEYOR BELT LOCATION

MAP PIN # 32-2A

PARCEL # 5024
MAP PIN # 32-2
OWNER - HOWARD A. TOWNSEND ET AL
TYPE - DWELLING
AREA = 655.22 AC.

PARCEL # 5378
MAP PIN # 32-2
OWNER - QUEENFIELD FARM
TYPE - DWELLING
AREA = 702.87 AC.

PROPOSED CONVEYOR BELT LOCATION

PAMUNKEY RIVER

PAMUNKEY RIVER

ZONE 'A' FLOODPLAIN LIMITS
PER FIRM PANEL 510304-35A

ZONE 'A' FLOODPLAIN LIMITS
PER FIRM PANEL 510304-35A

PARCEL # 5406
MAP PIN # 33-2
OWNER - CAROLE E. CONNOR
AREA = 126.29 AC.

PARCEL # 384
MAP PIN # 33-2
OWNER - JULIAN ALLEN PERRINE, JR.
TYPE - DWELLING
AREA = 3.95 AC.

PARCEL # 5226
MAP PIN # 33-2C
OWNER - JULIAN ALLEN PERRINE, JR.
TYPE - DWELLING
AREA = 0.37 AC.

PARCEL # 5227
MAP PIN # 33-2
OWNER - WOODLAND INVESTMENT PROPERTIES
AREA = 10.64 AC.

PARCEL # 328
MAP PIN # 33-2D
OWNER - ALFRED T. JONES, JR.
AREA = 9.64 AC.

PARCEL # 5256
MAP PIN # 33-2B
OWNER - ALFRED T. JONES, JR. TRUSTEE
TYPE - DWELLING
AREA = 1.00 AC.

PARCEL # 5230
MAP PIN # 33-2
OWNER - WOODLAND INVESTMENT PROPERTIES
AREA = 47.47 AC.

PARCEL # 5100
MAP PIN # 33-2
OWNER - RICHARD L. ROZELL
AREA = 45.44 AC.

PARCEL # 5255
MAP PIN # 33-2
OWNER - WILLIAM GUY TOWNSEND
AREA = 1.00 AC.

PARCEL # 5254
MAP PIN # 33-2
OWNER - STEVEN M. RUSSELL
AREA = 1.00 AC.

PARCEL # 5253
MAP PIN # 33-2
OWNER - PROPERTIES ON 33 LLC
AREA = 1.00 AC.

PARCEL # 5252
MAP PIN # 33-2
OWNER - H. BARNES TOWNSEND JR.
AREA = 1.00 AC.

RTE 360 WEST
RTE 360 EAST

CONTOUR INTERVAL = 5.0'
GRAPHIC SCALE: 1" = 600'

NORTH 600' 0' 600' 1200'

NOTES:

1. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY KING WILLIAM COUNTY GIS DEPARTMENT.
2. WETLAND LIMITS ARE APPROXIMATE AND HAVE NOT BEEN CONFIRMED BY THE U.S. ARMY CORPS OF ENGINEERS.
3. LIMITS OF RPA (RESOURCE PROTECTION AREA) ARE PRELIMINARY AND HAVE NOT BEEN APPROVED BY KING WILLIAM PLANNING DEPARTMENT.

ANGLER Environmental
Aquatic Resource Specialists
12801 Randolph Ridge Ln. Manassas, Va. 20109 ph: (703) 393-4844 fax: (703) 393-2934
106 North Thompson St. Richmond, Va. 23221 ph: (804) 353-6017 fax: (804) 353-6018

CO-APPLICANTS: KWS&G/QUEENFIELD, LLC.
KWS&G/MANSKIN, LLC.

PROJECT: PAMUNKEY RIVER SITE

PRELIMINARY SITE PLAN

KING WILLIAM COUNTY, VIRGINIA

PRELIMINARY

PROJECT MANAGER:	JC
DESIGNED:	JC,CC
DRAWN:	JL, CC
DESIGN FILE:	2237-SHEET2.DGN
DATE:	3/30/07
REVISIONS:	

6b.

CUP-05-21

James Chester

King William
County
Est. 1702

Board of Supervisors

Office of the Director of
Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Jr., Fifth District

TO: Planning Commission

FROM: Sherry Graham, Interim Director of Planning

SUBJECT: CUP 05-21

DATE: April 6, 2021

Summary of Request for CUP 05-21

The applicants, James G. and Kimberly Chester, are requesting a Conditional Use Permit in order to install a mobile home on their property to be used as an accessory dwelling for a family member. The proposed accessory dwelling is to be located at 3806 Custis Millpond Road, Tax Map Parcel 46-6-4. The property consists of approximately 5 acres. There is currently a single-family home located on the property. The property is zoned A-C, (Agricultural-Conservation) and is located in the Sweet Hall District.

Attachments

Application
Receipt
Public Hearing Notice
Adjacent Property Owners List and Letters
Property Owner Letters
Zoning Map
GIS View
Future Land Use Map
Pictures

Analysis

This area consists of single-family residential homes and farmland, predominately on lots over 5 acres.

2016 Comprehensive Plan

One of the goals in the Comprehensive Plan is to encourage the development of a variety of housing types to accommodate current and future citizens of varying ages, stations in life, and income levels.

One of the implementation strategies is to "Consider revisions to the County Ordinance that permits options for accessory/secondary housing for family members requiring care".

Conditional Use Permit Analysis

The designation of a use as a conditional use in a zoning district means that the use may not be appropriate in all cases, depending upon whether CUP conditions can be met.

Article X, Section 86-452 provides general guide and standards for obtaining a Conditional Use Permit. The Zoning Ordinance, Section 86-456 states that a conditional use should be approved if it is found that:

1. The location is appropriate and not in conflict with the comprehensive plan.
   Staff Comment: The property is zoned A-C and is designated Agricultural in the 2016 Future Land Use Map of the Comprehensive Plans.

2. The public health, safety, morals, and general welfare will not be adversely affected.
   Staff Comment: There is an existing single-family dwelling located on the property. The accessory dwelling will be constructed on the left side of the property next to the existing dwelling and is for the mother/mother-in-law.

3. Adequate utilities and off-street parking facilities will be provided.
   Staff Comment: The property is on well water and a private septic system. The homeowners will need to obtain approval from the Health Department for the accessory dwelling. The property currently provides adequate off-street parking.

4. Necessary safeguards will be provided for the protection of surrounding property, persons, and the neighborhood values.
   Staff Comment: The accessory dwelling will be constructed approximately 90 ft. from the front property line and 150 ft. from the left side property line. The property is surrounded by trees and will not be easily visible. A certified plat will be required before a building permit can be obtained.

The Planning Commission may recommend reasonable conditions to the Board of Supervisors, as it believes necessary to accomplish the objectives of this chapter.

Recommendation

Staff recommends a favorable decision on this application to the Planning Commission and Board of Supervisors.

If approved, Staff recommends the following conditions:

1. The accessory dwelling shall be occupied by immediate family only.

CONDITIONAL USE PERMIT APPLICATION

King William County
Department of Community Development
180 Horse Landing Rd. #4 King William, VA 23086
Phone (804) 769-4980 **Fax** (804) 769-2235

1. Owner: James Glenn Chester
   Name: James Glenn Chester
   Address: 3806 Custis Millpond Road; West Point, VA 23181
   Phone Number: 804 437-4631

2. Applicant:

   Name: _____
   Address: _____
   Phone Number: _____

3. Property description:
   (a) Size (acres): 5 Road frontage: _____

   (b) Deed recorded in Deed Book _____ at Page _____

   Plat recorded in Plat Book 19 at Page 114

   Tax Map: 46 Section 6, Parcel 4

   (c) Zoning District: 03 District - West Point

4. Hours of operation of the planned facility: 1 Bedroom single wide dwelling located on our property and it will occupied year around

5. Describe water supply plans: We will hook up to our existing well

6. Describe sewage disposal plans: A seperate system will installed and we have Geoenvironmental, Inc. coming out to site survey to see if we can have system hooked up to the existing drain field or if it will require its own drain field .

7. Attach a statement describing how specific conditions stated in Article X, Sec. 86-451, of the Zoning Ordinance for the type of project planned will be met.

I hereby certify that the information presented in this application and on the accompanying site plan is complete and accurate to the best of my knowledge. County officials and employees are authorized to enter upon the property described herein during regular working hours for the purpose of performing assigned duties in connection with this application.

Signature of Owner or Applicant: _____

****

STATE OF: VIRGINIA **COUNTY OF:** HANOVER, to-wit:

The foregoing instrument was acknowledged before me this 30TH day of September, 2021.

_____
Notary Public

My Commission Expires September 30, 2023

_____
My Commission Expires

MOODY MAKRAM SHUKRALLAH
NOTARY PUBLIC
MY COMMISSION NUMBER 7502679
COMMONWEALTH OF VIRGINIA

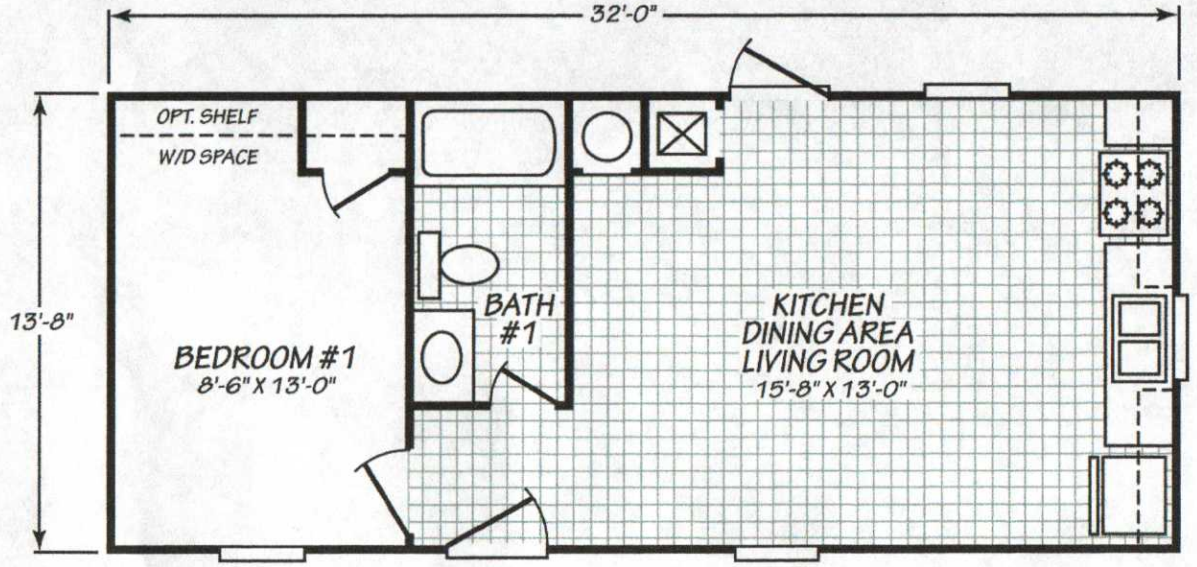
Thrifty 1

Expo Lite Series

437 SQ. FT. (Approximate) 1 Bedroom, 1 Bath

Factory Expo
"Factory Direct Pricing" HOME CENTERS

Last Updated: 2-2-21



*Special Value Home, Limit 1 per Customer

FACTORY EXPO HOME CENTERS
90 Weaver Street
Rocky Mount, VA 24151

FactoryExpoMobileHomes.com | 1-800-574-8523

IMPORTANT: Alta Cima Corp reserves the right to modify, cancel or substitute products or features of this event at any time without prior notice or obligation. Pictures and other promotional materials are representative and may depict or contain floor plans, square footages, elevations, options, upgrades, extra design features, decorations, floor coverings, specialty light fixtures, custom paint and wall coverings, window treatments, landscaping, sound and alarm systems, furnishings, appliances, and other designer/decorator features and amenities that are not included as part of the home and/or may not be available at all locations. Home, pricing and community information is subject to change, and homes to prior sale, at any time without notice or obligation. ©2020 Alta Cima Corp. All rights reserved.

MANUFACTURED BY:

Fleetwood HOMES

I authorize Factory Expo Home Centers to build my house, per this plan.

X _____ _____

Customer Signature/Date



February 26, 2021

1:1,129

0 40 80 160 ft

0 12.5 25 50 m

Provisioning Boundary

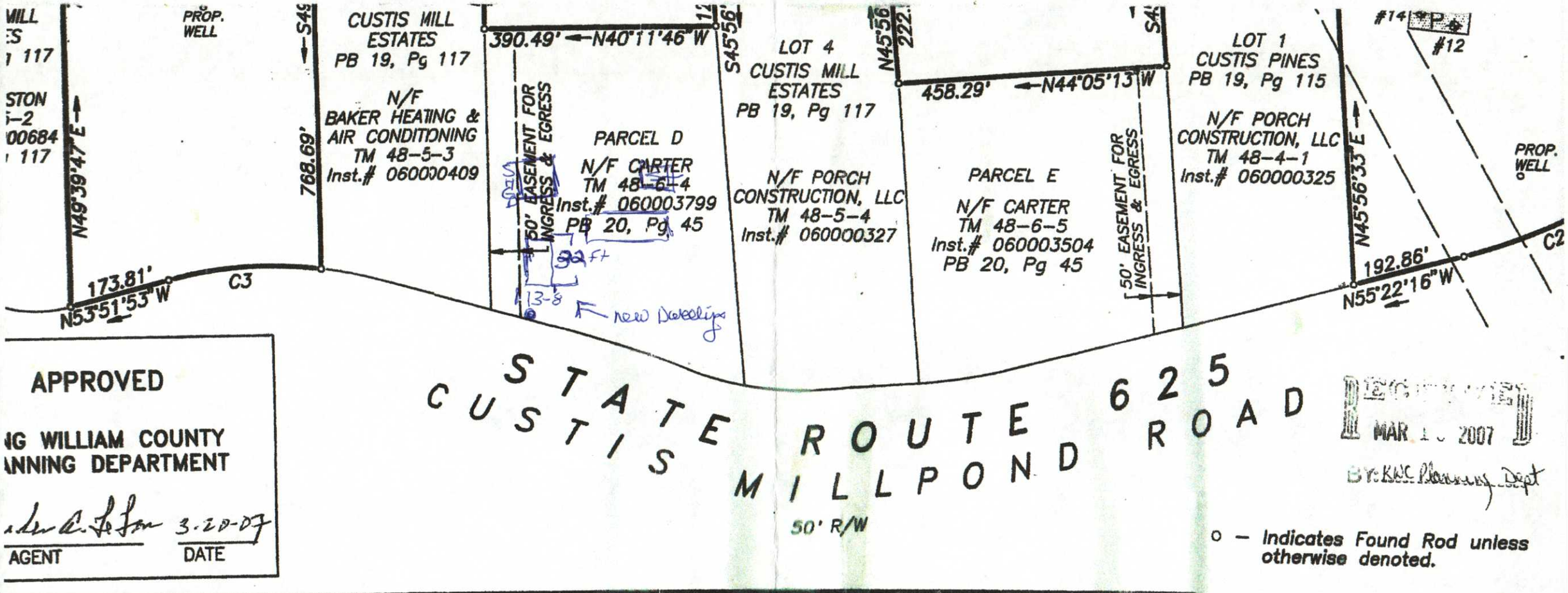
Site Address Points

County Boundary

Road Centerline

West Point Boundary

Virginia Geographic Information Network (VGIN)



APPROVED

NG WILLIAM COUNTY
ANNING DEPARTMENT

3-20-07

AGENT DATE

MAR 2007

BY: KWC Planning Dept

o — *Indicates Found Rod unless otherwise denoted.*

Revenue Transmittal Planning/Building Department
King William County, VA

2/24/2021
Date

Name: [illegible] **Subdivision:** _____

Permit No: _____

Address: [illegible] **Tax Map No:** 47-6-1

Dept.	Description	Amount
COPIES	Sale Of Copies (Maps, Data, Etc.)	$_____
CONUSE	Conditional Use/Rezoning Ap.	$2500
VARINC	Variance Applications	$_____
APPEAL	Appeals Fees-Zoning Decisions	$_____
HISREV	Hist. Pres. & Architectural Review Bd.	$_____
SITE	Site Plan	$_____
SIGN	911 Road Sign Maintenance	$_____
BOND	Escrow Acct. for Cash Bonds	$_____
ERSE	Erosion/Sediment Control	$_____
PROF	Cash Proffers	$_____
SUBD	Subdivision Application	$_____
WETL	Wetlands Board	$_____
ZPER	Zoning Permits	$_____
BPER	Building Permits	$_____
SURC	Building Permit Surcharge	$_____
PLNR	Building Plans Review Fee	$_____
RENSP	Re-Inspection Fee / Penalty	$_____
FPCP	Fire Prevention	$_____
_____	_____	$_____
_____	_____	$_____

PD CK #117152

TOTAL REMITTANCE TO TREASURER $2500

[illegible] 2/24/2021

Signature and Date
Planning Office

[illegible] 2/24/2021

Signature and Date
Treasurer's Office

White-Applicant Canary-Treasurer Pink-Planning Revised 05/14

King William County
Public Hearing Notice

The Planning Commission of King William County, Virginia will hold a Public Hearing on Tuesday, April 6, 2021, at 7:00 p.m., or as soon thereafter, in the Board Meeting Room of the County Administration Building, 180 Horse Landing Road, King William, Virginia, **via Zoom** to receive public comments on the following matters:

CUP-04-21: Applicant – King William Sand and Gravel Company, Inc.
Owner – Campbell Virginia Properties LLC

A request for a modification of Conditional Use Permit 01-07 in order to expand the site of the Queenfield Mine by adding approximately 100.35 acres of additional and contiguous property referred to herein as the Campbell Expansion site. King William Sand and Gravel Company, Inc is also requesting modifications to seven conditions that were required under CUP 01-07. The property is located west of the existing operation on Dabney's Mill Road, tax map parcel 32-4. The property is zoned A-C, (Agricultural-Conservation) and located in the Manquin District.

CUP 05-21: Applicant/Owner – James G. and Kimberly Chester

A request for a conditional use permit in order to install an accessory dwelling on their property located at 3806 Custis Millpond Road, tax map parcel 48-6-4. The property consists of 5 acres and is zoned A-C (Agricultural-Conservation). The property is located in the Sweet Hall District.

CUP 06-21: Applicant/Owner - Christopher W. Quann

A request for a conditional use permit in order to construct an accessory dwelling on his property located at 1053 W. Chinquapin Road, tax map parcel 36-6-4. The property consists of 10.2 acres and is zoned A-C (Agricultural-Conservation). The property is located in the Courthouse District

CUP 07-21: Applicant/Owner – Coastal Farm Service LLC/Matt Crabbe

A request for a conditional use permit in order to install a 3500' grass airstrip on his property located on Landing Road, tax map number 26-48. The property consists of 127 acres and is zoned A-C (Agricultural-Conservation) and is located in the Manquin District.

All interested persons may appear and present their views via **Zoom Meeting** as applicable. If a member of the public cannot attend, comments may be submitted by mail to 180 Horse Landing Road, #4, King William, VA 23086; by email to sgraham@kingwilliamcounty.us or by calling 804-769-4980. Comments received by 12:00 noon on the day of the hearing will be distributed to Commission members and made a part of the public record. All records pertaining to this matter may be viewed in the Office of Community Development at 180 Horse Landing Road, King William, VA during regular business hours. Anyone needing assistance or accommodations under the provisions of the American with Disabilities Act should contact the Office of Community Development at (804)769-4978 or sgraham@kingwilliamcounty.us.

By Authority of
Sherry L. Graham
Director of Community Development
Ad to run March 24th and March 31, 2021

James Chester
3806 Custis Millpond Road
West Point, VA 23181
Tax Map Parcel 48-6-4
5 acres, Zoned A-C
CUP 05-21

Christopher P. Vincent, Jr.
3849 Custis Millpond Road
West Point, VA 23181
Tax Map # 48-26B1
25.2 acres, Zoned A-C

John A. and Yvonne C. Stone, Jr.
3911 Custis Millpond Road
West Point, VA 23181
Tax Map # 48-24E
13 acres, Zoned A-C

Jefferson S. and Cheryl W. Selden
P.O. Box 1130
West Point, VA 23181
Tax Map # 48-26B
5.18 acres, Zoned A-C

Justin K. Capece
3795 Custis Millpond Road
West Point, VA 23181
Tax Map # 48-26B2
25.3 acres, Zoned A-C

Bunnie B. Brown
3806 Custis Millpond Road
West Point, VA 23181
Tax Map # 48-26B2
25.3 acres, Zoned A-C

Noah A. and Jaqueline C. Lane
3938 Custis Millpond Road
West Point, VA 23181
Tax Map # 48-5-3
5 acres, Zoned A-C

Rose Plantation, LLC
3656 Custis Millpond Road
West Point, VA 23181
Tax Map # 48-6-6
34.26 acres, Zoned A-C

King William
County
Est. 1702

Office of
Community Development

Board of Supervisors

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Jr., Fifth District

March 25, 2021

Mr. Christopher P. Vincent, Jr.
3849 Custis Millpond Road
West Point, VA 23181

RE: Notice to Adjacent Property Owners
Request for Conditional Use Permit 05-21
Tax Map Parcel: 48-6-4
Owner/ Applicant: James and Kimberly Chester

Dear Property Owner:

The King William County Planning Commission will hold a Public Hearing on Tuesday, April 6, 2021, at 7:00 p.m., or as soon thereafter, in the Board Meeting Room of the County Administration Building, 180 Horse Landing Road, King William, Virginia and via Zoom to receive public comment on the following matter:

A request for a Conditional Use Permit in order to install an accessory dwelling on their property located at 3806 Custis Millpond Road, tax map parcel 48-6-4. The property consists of approximately 5 acres and is zoned A-C (Agricultural-Conservation).

You are being notified of this hearing because your property is adjacent to or in close proximity to the above-stated request. All interested persons may appear and present their views at the above time and place, or via the Zoom Meeting, as applicable. If a member of the public cannot attend, comments may be submitted by mail to 180 Horse Landing Road, #4, King William, VA 23086; by email to sgraham@kingwilliamcounty.us or by calling 804-769-4980. Comments received by 12:00 noon on the day of the hearing will be distributed to Commission Members and made a part of the public record. All records pertaining to this matter may be viewed in the Office of Community Development at 180 Horse Landing Road, King William, VA during regular business hours. Anyone needing assistance or accommodations under the provisions of the American with Disabilities Act should contact the Office of Community Development at (804)769-4978 or sgraham@kingwilliamcounty.us.

Sherry L. Graham
Interim Director of Planning

King William
County
Est. 1702

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March 25, 2021

Mr. and Mrs. John Stone, Jr.
3911 Custis Millpond Road
West Point, VA 23181

RE: Notice to Adjacent Property Owners
Request for Conditional Use Permit 05-21
Tax Map Parcel: 48-6-4
Owner/ Applicant: James and Kimberly Chester

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March 25, 2021

Mr. and Mrs. Jefferson S. Selden
P.O. Box 1130
West Point, VA 23181

RE: Notice to Adjacent Property Owners
Request for Conditional Use Permit 05-21
Tax Map Parcel: 48-6-4
Owner/ Applicant: James and Kimberly Chester

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Interim Director of Planning

King William
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C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Jr., Fifth District

March 25, 2021

Mr. Justin K. Capece
3795 Custis Millpond Road
West Point, VA 23181

RE: Notice to Adjacent Property Owners
Request for Conditional Use Permit 05-21
Tax Map Parcel: 48-6-4
Owner/ Applicant: James and Kimberly Chester

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Sherry L. Graham
Interim Director of Planning

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March 25, 2021

Ms. Bunnie B. Brown
3806 Custis Millpond Road
West Point, VA 23181

RE: Notice to Adjacent Property Owners
Request for Conditional Use Permit 05-21
Tax Map Parcel: 48-6-4
Owner/ Applicant: James and Kimberly Chester

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Sherry L. Graham
Interim Director of Planning

King William
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March 25, 2021

Mr. and Mrs. Noah A. Lane
3938 Custis Millpond Road
West Point, VA 23181

RE: Notice to Adjacent Property Owners
Request for Conditional Use Permit 05-21
Tax Map Parcel: 48-6-4
Owner/ Applicant: James and Kimberly Chester

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Sherry L. Graham
Interim Director of Planning

King William
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Est. 1702

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March 25, 2021

Rose Plantation, LLC
3656 Custis Millpond Road
West Point, VA 23181

RE: Notice to Adjacent Property Owners
Request for Conditional Use Permit 05-21
Tax Map Parcel: 48-6-4
Owner/ Applicant: James and Kimberly Chester

Dear Property Owner:

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Sherry L. Graham
Interim Director of Planning

King William County
Est. 1702

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C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Jr., Fifth District

March 26, 2021

Mr. James Chester
3806 Custis Millpond Road
West Point, Virginia 23181

RE: Application for a Conditional Use Permit

Dear Mr. Chester:

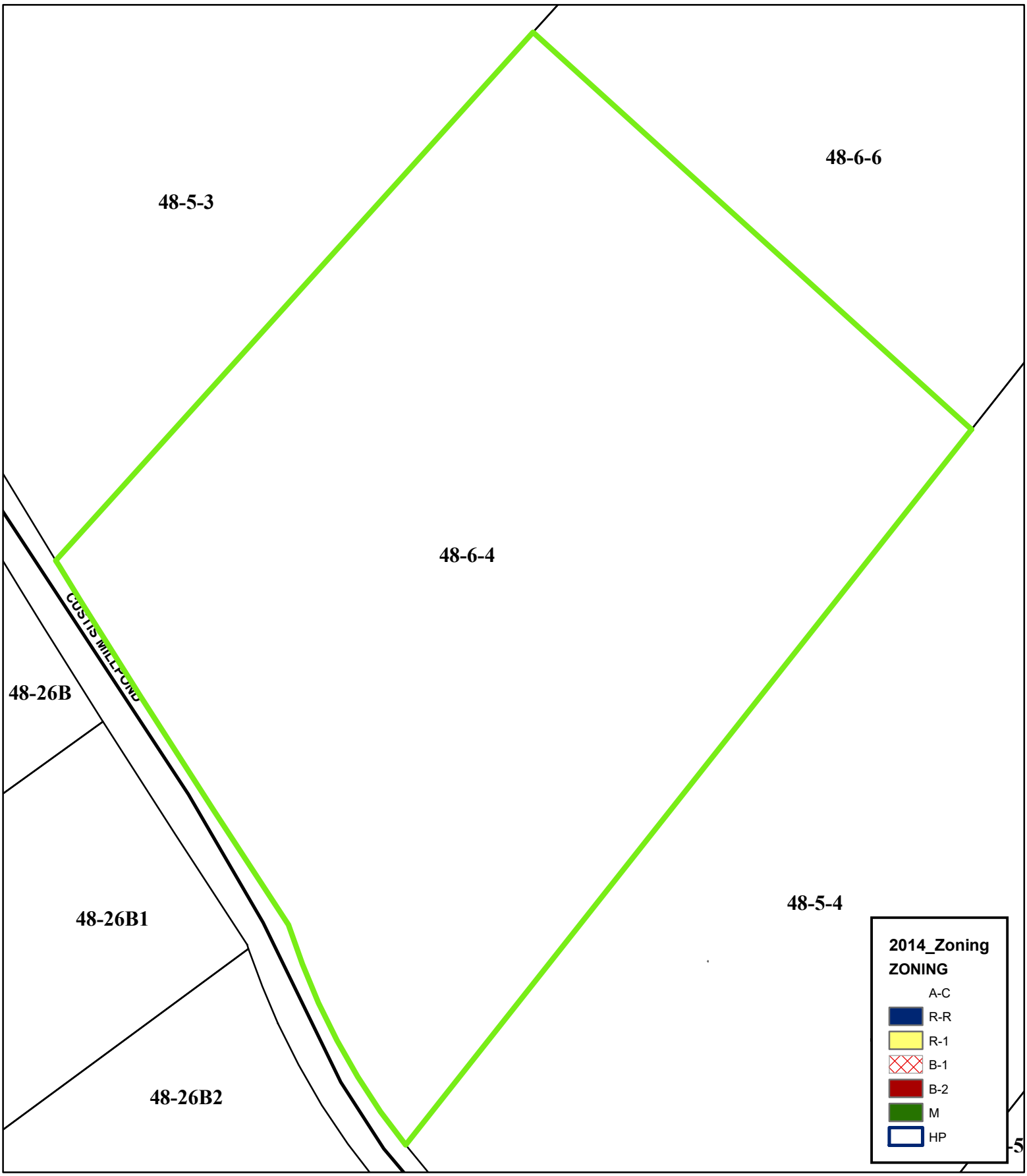
The Planning Commission will hold a Public Hearing on Tuesday, April 6, 2021, at 7:00 p.m. in the Board Meeting Room of the County Administration Building, 180 Horse Landing Road, King William, Virginia and via Zoom to consider your request for a conditional use permit in order to have an accessory dwelling on your property located at 3806 Custis Millpond Road, tax map number 48-6-4.

Although your attendance is not mandatory, it is strongly encouraged. If you have any questions, please do not hesitate to call.

Sincerely,

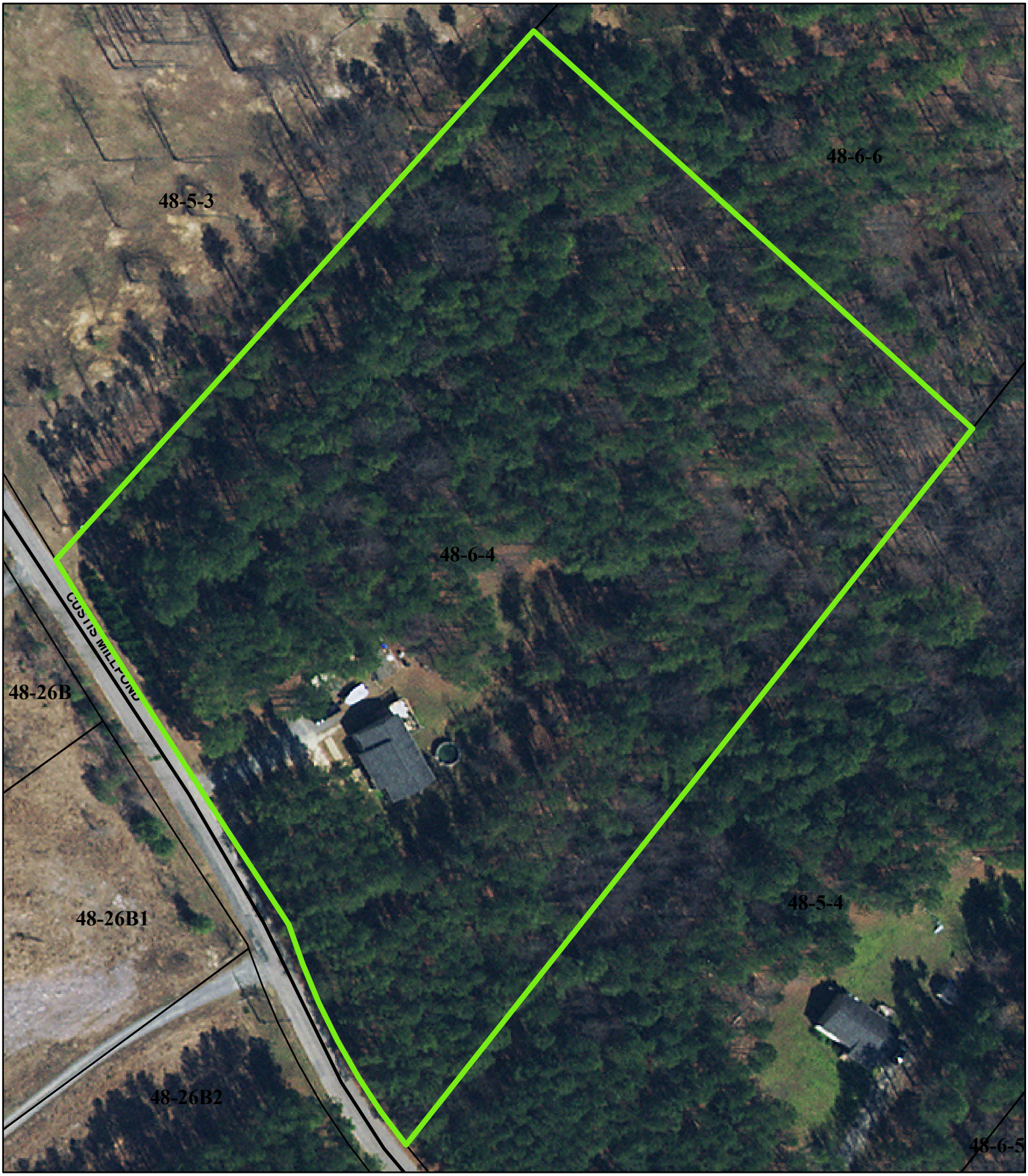
Sherry L. Graham
Interim Director of Planning

CUP-05-2021
OWNER/APPLICANT: JAMES & KIMBERLY CHESTER
TAX MAP: 48-6-4



MAP CREATED 03/23/2021 BY BETTY BROOKS
THIS MAP WAS CREATED FOR PLANNING PURPOSES ONLY

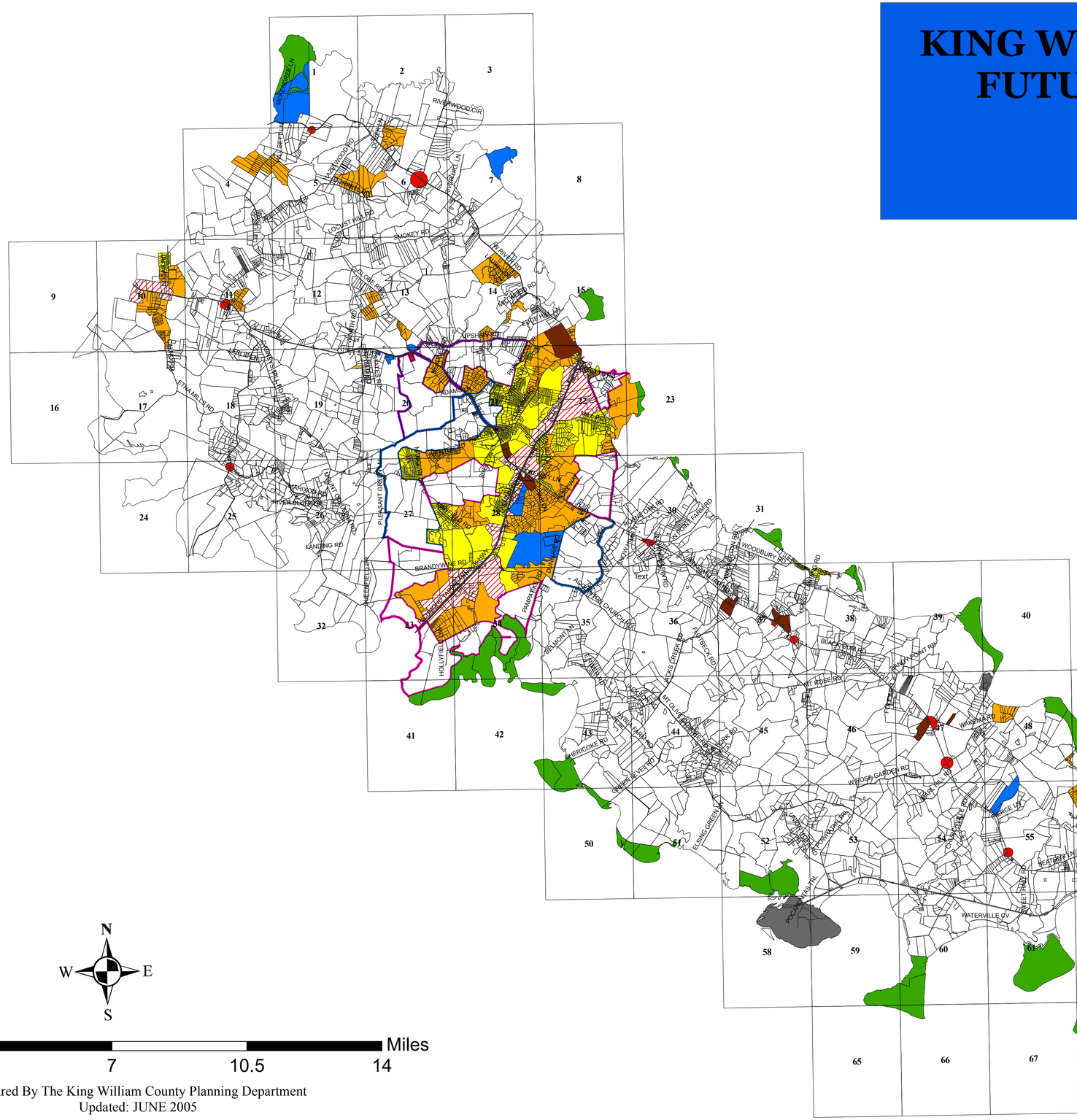
CUP-05-2021
OWNER/APPLICANT: JAMES & KIMBERLY CHESTER
TAX MAP: 48-6-4



N
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MAP CREATED 03/23/2021 BY BETTY BROOKS
THIS MAP WAS CREATED FOR PLANNING PURPOSES ONLY

KING WILLIAM COUNTY
FUTURE LAND USE



Future Land Use

Future Land Use

- High Density Residential
- Medium Density Residential
- Urban Residential
- Industrial
- Commercial
- Rural Commercial
- Agricultural Conservation
- Public/Semi-Public
- Area Not Subject to County Land Use Regulations
- General Chesapeake Bay Preservation Area

Growth_study

Growth Study Area

- 2020
- 2015
- 2010

N
W E
S

0 1.75 3.5 7 10.5 14 Miles

Prepared By The King William County Planning Department
Updated: JUNE 2005

6c.

CUP-06-21

Chris Quann

King William
County
Est. 1702

Office of the Director of
Community Development

Board of Supervisors

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Jr., Fifth District

TO: Planning Commission

FROM: Sherry Graham, Interim Director of Planning

SUBJECT: CUP 06-21

DATE: April 6, 2021

Summary of Request for CUP 06-21

The applicant, Chris Quann, is requesting a Conditional Use Permit in order to construct an accessory dwelling on his property for a family member. The proposed accessory dwelling is to be located at 1053 W. Chinquapin Road, Tax Map Parcel 36-6-4. The property consists of approximately 10.2 acres. There is currently a single-family home located on the property. The property is zoned A-C, (Agricultural-Conservation) and is located in the Courthouse District.

Attachments

Application
Receipt
Public Hearing Notice
Adjacent Property Owners List and Letters
Property Owner Letters
Health Department Approval
Zoning Map
GIS View
Future Land Use Map
Pictures

Analysis

This area consists of single-family residential homes and farmland, predominately on lots over 5 acres.

2016 Comprehensive Plan

One of the goals in the Comprehensive Plan is to encourage the development of a variety of housing types to accommodate current and future citizens of varying ages, stations in life, and income levels.

One of the implementation strategies is to "Consider revisions to the County Ordinance that permits options for accessory/secondary housing for family members requiring care".

Conditional Use Permit Analysis

The designation of a use as a conditional use in a zoning district means that the use may not be appropriate in all cases, depending upon whether CUP conditions can be met.

Article X, Section 86-452 provides general guide and standards for obtaining a Conditional Use Permit. The Zoning Ordinance, Section 86-456 states that a conditional use should be approved if it is found that:

1. The location is appropriate and not in conflict with the comprehensive plan.
   Staff Comment: The property is zoned A-C and is designated Agricultural in the 2016 Future Land Use Map of the Comprehensive Plans.

2. The public health, safety, morals, and general welfare will not be adversely affected.
   Staff Comment: There is an existing single-family dwelling located on the property. The accessory dwelling will be constructed to the rear of the existing house and is to be used for a family member.

3. Adequate utilities and off-street parking facilities will be provided.
   Staff Comment: The property is on well water and a private septic system. The homeowners have obtained approval from the Health Department for the accessory dwelling. The property currently provides adequate off-street parking.

4. Necessary safeguards will be provided for the protection of surrounding property, persons, and the neighborhood values.
   Staff Comment: The accessory dwelling will be constructed approximately 360 ft. from the front property line and 50 ft. from the left side property line. The property is surrounded by trees and will not be easily visible. A certified plat will be required before a building permit can be obtained.

The Planning Commission may recommend reasonable conditions to the Board of Supervisors, as it believes necessary to accomplish the objectives of this chapter.

Recommendation

Staff recommends a favorable decision on this application to the Planning Commission and Board of Supervisors.

If approved, Staff recommends the following conditions:

1. The accessory dwelling shall be occupied by immediate family only.

CONDITIONAL USE PERMIT APPLICATION
King William County
Department of Community Development
180 Horse Landing Rd. #4 King William, VA 23086
Phone (804) 769-4980 **Fax** (804) 769-2235

1. Owner: Christopher W. Quann
   Name: Christopher W. Quann
   Address: 1053 W. Chinquapin Rd King William VA 23086
   Phone Number: 804-769-1034

2. Applicant:

   Name: Christopher W. Quann
   Address: 1053 W. Chinquapin Rd King William VA 23086
   Phone Number: 804-769-1034

3. Property description:
   (a) Size (acres): 10 Road frontage: 480'

   (b) Deed recorded in Deed Book 39 at Page 265

   Plat recorded in Plat Book 20 at Page 117

   Tax Map: 36 Section 6, Parcel 4

   (c) Zoning District: A-C

4. Hours of operation of the planned facility: 24/7 residence

5. Describe water supply plans: Installation of new well

6. Describe sewage disposal plans: Installation of new septic system

Accessory dwelling for family (parents)

Advantage

Soil and Environmental Services, LLC

AOSE/PE Report For:

Well and Septic Construction Permit

Location of Property: Location of Property: From Health Department: Turn right onto 30 – Go 4 miles. Turn left onto SR-616 – Go 1.1 miles and property is located adjacent to 1053 W. Chinquapin Road	**Lot:** Parcel A **Section:** N/A, **Subdivision:** N/A **County:** King William **Property Identification (GPIN or TM#):** TM#: 36-6-4 **Latitude/Longitude:** N/A **Dimension/Size of Property:** 10.2 Acres
Applicant: Chris Quann **Address:** 1053 W. Chinquapin Road, King William, VA 23086 **Telephone:** 1-540-569-0941	**Prepared by A. O. S. E.:** Bryan F. Johnson, A. O. S. E. Telephone: 804-370-2104 Address: 44 Little Woodbury Road, Walkerton, VA 23177
Date of Report: 3-10-21 **Revision Date:** N/A	**AOSE Job Number:** N/A **Health Dept. I. D.#:**
Contents/Index of this Report: Soil Information Summary, Soil Profile Descriptions, Water Supply Design Specifications, Primary/Reserve Design Specifications, Construction Drawings, Site sketch, Product Specification Information	
Certification Statement: I hereby certify that the evaluations and/or designs contained herein were conducted in accordance with the Sewage Handling and Disposal Regulations (12 VAC5-610), the Private Well Regulations (12 VAC5-630), and other applicable laws, regulations and policies implemented by the Virginia Department of Health. I further certify I currently possess any professional license required by the laws and regulations of the Commonwealth that have been duly issued by the applicable agency charged with licensure to perform the work contained herein. The work attached to this cover page has been conducted under an exemption to the practice of engineering, specifically the exemption in ( ) of Virginia Section 54.1-402.11 I recommend a permit be approved	**Submitted By:** Advantage Soil and Environ. Services, LLC **Address:** 44 Little Woodbury Road, Walkerton, VA 23177 **Phone Number:** 804 - 370 - 2104 **AOSE:** Bryan F. Johnson, A. O. S. E. **Date:** 3-10-21

1/15

Addendum to AOSE/PE Certification Statement
For Private Well Construction Permit

Instructions: Please check one box in 1-3 below. Statement templates for item #2 and #3 are on the following pages.

The proposed well site shown herein,

☐ 1. Is located a minimum of 50 feet from all property lines.

☑ 2. Is located within 50 feet of the adjacent property line(s) but I have determined that the adjacent property is not used for an agricultural operation.

- ☐ i. Written affirmation from the adjacent property owner(s) that their property is not used for an agricultural operation.
- ☑ ii. Other confirmation that land use is not an agricultural operation, please describe: Adjacent Property is VDOT Hwy

☐ 3. Is located within 50 feet of an adjacent property line where the property is used for an agricultural operation. For confirmation, I have attached the appropriate documentation pursuant to § 32.1-176.5:2 of the *Code of Virginia*. (check one below)

- ☐ i. Written permission from the adjacent property owner(s) for the well construction.
- ☐ ii. I certify that no other site on the property complies with the Board's Regulations for the construction of a private well.

3/15

SEWAGE DISPOSAL SYSTEM CONSTRUCTION SPECIFICATIONS

GENERAL INFORMATION

New __X__ Repair _____ Expanded _____

Owner Chris Quann

Address 1053 W. Chinquapin Road, King William, VA 23086

For a Type II Sewage Disposal System which is to be constructed on/: From Health Department: Turn right onto 30 – Go 4 miles. Turn left onto SR-616 – Go 1.1 miles and property is located adjacent to 1053 W. Chinquapin Road

Estimated water use: 450 gal/day

DESIGN SPECIFICATIONS

Water Supply:

_____ Existing

__X__ To be installed: Class IIIB well, as shown on site sketch; Cased: 100'; Grouted: 50' .

Building Sewer:

4 inch SCH 40 PVC, or equivalent: Slope 1.25" per 10' (minimum)

Septic Tank: Capacity 1000 Gal.;

Other: **Use 1000-gallon water tight septic tank**

Inlet-Outlet Structure:

SCH 40 PVC, 4" tees or equivalent

Pump and Pump Station:

No ___ Yes __X__ describe and show design if yes: **Use 1000-gallon water tight top-seam pump chamber w/ MVP S1 DM Orenco Panel**

Gravity Mains: 3" or larger I.D., minimum 6" fall per 100', 1500 lb. Crush strength or equivalent

Other:

Distribution Box:

Precast concrete with 9 ports

Other: Use concrete d-box

Header Lines:

Material: 4" I.D. 1500lb. Crush strength plastic or equivalent from distribution box to 2' into absorption trench. Slope 2" minimum.

Other:

Percolation Lines:

Gravity 4" plastic 1000 lb. per foot bearing load or equivalent, slope 2" 4" (min. max.) per 100'.

Other:

Absorption trenches:

Square ft. required 900; depth from ground surface to bottom of trench 28-30"; trench width 3';

Depth of aggregate 13"; Trench length 60; Number of trenches 5;

Additional Notes: Use 9' centers;

5 of 15

BRYAN F. JOHNSON
Alternative Onsite Soil Evaluator
License No. 000046

GOULDS PUMPS



Submersible Effluent Pump

MODEL 3885

WE Series

PROSURANCE AVAILABLE FOR RESIDENTIAL APPLICATIONS.

APPLICATIONS

Specifically designed for the following uses:

- Homes
- Farms
- Trailer courts
- Motels
- Schools
- Hospitals
- Industry
- Effluent systems

SPECIFICATIONS

Pump

- Solids handling capabilities: ¾" maximum.
- Discharge size: 2" NPT.
- Capacities: up to 140 GPM.
- Total heads: up to 128 feet TDH.
- Temperature: 104°F (40°C) continuous. 140°F (60°C) intermittant.
- See order numbers on reverse side for specific HP, voltage, phase and RPM's available.

FEATURES

- Impeller: Cast iron, semi-open, non-clog with pump-out vanes for mechanical seal protection. Balanced for smooth operation. Silicon bronze impeller available as an option.
- Casing: Cast iron volute type for maximum efficiency. 2" NPT discharge.
- Mechanical Seal: SILICON CARBIDE VS. SILICON CARBIDE sealing faces. Stainless steel metal parts. BUNA-N elastomers.
- Shaft: Corrosion-resistant, stainless steel. Threaded design. Locknut on all models to guard against component damage on accidental reverse rotation.
- Fasteners: 300 series stainless steel.
- Capable of running dry without damage to components.
- Designed for continuous operation when fully submerged.

MOTORS

- Fully submerged in high-grade turbine oil for lubrication and efficient heat transfer.
- Class B insulation on ½-1½ HP models.
- Class F insulation on 2 HP models.

Single phase (60 Hz):

- Capacitor start motors for maximum starting torque.
- Built-in overload with automatic reset.
- SJTOW or STOW severe-duty oil and water resistant power cords.
- ½ and ¾ HP models have NEMA three prong grounding plugs.
- 1 HP and larger units have bare lead cord ends.

Three phase (60 Hz):

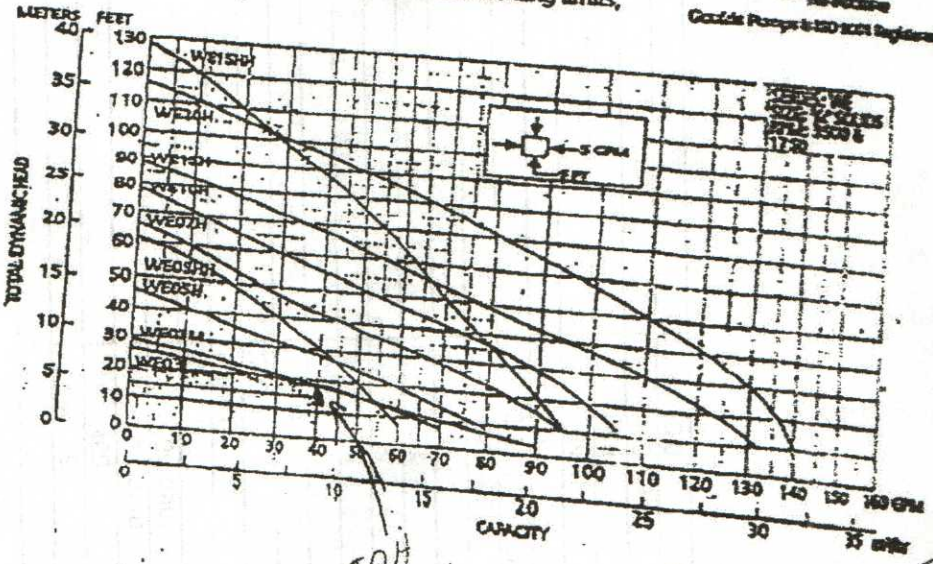
- Class 10 overload protection must be provided in separately ordered starter unit.
- STOW power cords all have bare lead cord-ends.

- Designed for Continuous Operation: Pump ratings are within the motor manufacturer's recommended-working limits, can be operated continuously without damage when fully submerged.
- Bearings: Upper and lower heavy duty ball bearing construction.
- Power Cable: Submersible type rated, oil and water resistant. Epoxy seal on motor end provides secondary moisture barrier in case of cable jacket damage and to prevent oil wicking. Standard cord is 20'. Optional lengths are available.
- O-ring: Assures positive sealing against contaminants and oil leakage.

AGENCY LISTINGS



Goulds Pumps is ISO 9001 Registered.



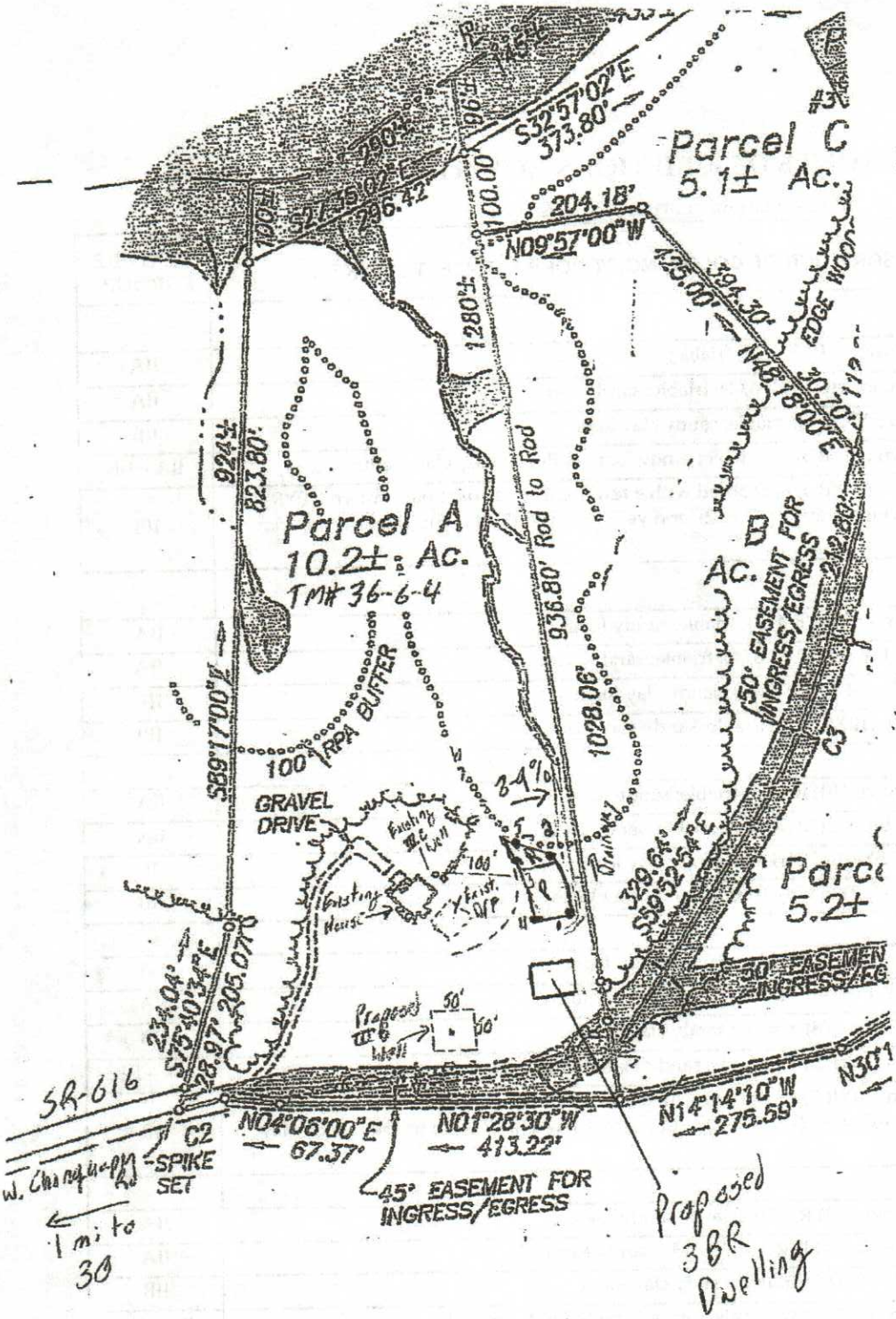
TDH = 14.6

©2003 Goulds Pumps
Effective July 2003
93885

www.goulds.com

Goulds Pumps
ITT Industries

7/15



Site Sketch
TM# 36-6-4
Parcel A
10.2± Acres

No other known existing wells, sewage systems, springs, or structural features within 200' of the proposed D/F Area

Scale: 1" = 200'

12 of 15

SOIL SUMMARY REPORT

GENERAL INFORMATION

Date 2-24-21 Submitted to King William County Health Department

Owner Chris Quann Telephone 1-540-569-0941

Address 1053 W. Chinquapin Road, King William, VA 23086

Directions to Property From Health Department: Turn right onto 30 – Go 4 miles. Turn left onto SR-616 – Go 1.1 miles and property is located adjacent to 1053 W. Chinquapin Road

Subdivision N/A Section N/A Block N/A Lot Parcel A

Other Property Identification TM#: 36-6-4

Dimension/Size of Property 10.2 Acres

SOIL INFORMATION SUMMARY

Position in Landscape: Satisfactory X Unsatisfactory _____ Slope: 8-9%

Description: Proposed drainfield occupies an upland topographic position and has good surface drainage.

Depth to Rock or Impervious Strata: None X Max. _____ Min. _____ Inches

System Type: Conventional

Depth to Seasonal Water Table (Gray Mottling or Gray Matrix Color): None 48 inches

Free Water Present: No X ; Range: N/A Inches

Soil Percolation Rate 35 min/inch Estimated X Field Test _____; Soil Texture Group IIB

Permeability Test Performed: No X Yes _____

Recommended Trench Bottom 28-30 Inches

Reserve Drainfield Required: Yes X No _____ Percent Available Area 100% - Alternative

System Type: Gravity _____ Pump Enhanced Flow X

Water Supply: Public ___ ; Class IIIA _____ ; Class IIIB X ; Class IIIC _____

NOTE: See the site sketch for the location of the homesite, drainfield, well, and driveway (when applicable).

10/15

ABBREVIATED DESIGN FORM – Primary Area

DESIGN BASIS

A.	a. Estimated Percolation Rate:	35 min/inch
	b. Recommended trench bottom	28-30 in
	c. Depth of perched water table or other restrictive features	48 in
	d. Minimum separation required	18 in
	e. Separation distance in inches provided in design (Ac-Ab)	18 in
	f. Minimum trench bottom due to slope [(% slope-10/2 + (12 or 18)]	18 in
	g. Is the slope greater than 10%	No
	h. If Ag is Yes, does greater than 24 inches to rock exist below Ab	N/A
	i. If yes to Ah, add 1 ft. to the minimum center to center spacing beginning at 20% slope and continue for each 10% slope increase above 20%. If no to Ah, add 1 ft. to the minimum center to center spacing beginning at 10% slope and continue for each 10% slope increase above 10%. (Report the value of the increase in center-to-center spacing above the minimum.)	N/A
B.	Trench bottom area required per bedroom (From Table 4.6 based on Gravity X LPD ____):	286 sq.ft.
C.	Number of bedrooms:	3

TRENCH CALCULATIONS

D.	Length of Trench	60 ft.	Length of Available Area	65 ft.
E.	Width of Trench	3 ft.		
F.	Number of Trenches	5		
G.	Center-to-Center Spacing	9 ft.		
H.	Width Required	49 ft.	Width of Available Area	50 ft.
I.	Total Area Required (B x C)	858 sq.ft.		
J.	Design Area (D x E x F)	900 sq.ft.		

K. Reserve Area Required? Yes X No _____

a. Percent required 100%

b. Percent available 100% - Alternative – Puraflo to Pad

c. Area available 30' L X 20'W

13/15

CERTIFICATION STATEMENT

County: King William County, Virginia Date: 3-10-21

Property Identification: King William – 10.2Acres – TM#: 36-6-4 – Parcel A – 3-bedroom conventional with pump

Submitted By: **Advantage Soil and Environmental Services, LLC**

This is to certify according to Section 32.1-163 of the *Code of Virginia* that work submitted for the referred property is in accordance to and complies with *the Sewage Handling and Disposal Regulations* of the Virginia Department of Health.

I recommend a **Permit** be **Approved.**

AOSE: Date: 3-10-21

Address: 44 Little Woodbury Road, Walkerton, VA 23177

Phone number: 804 - 370 - 2104

15 of 15

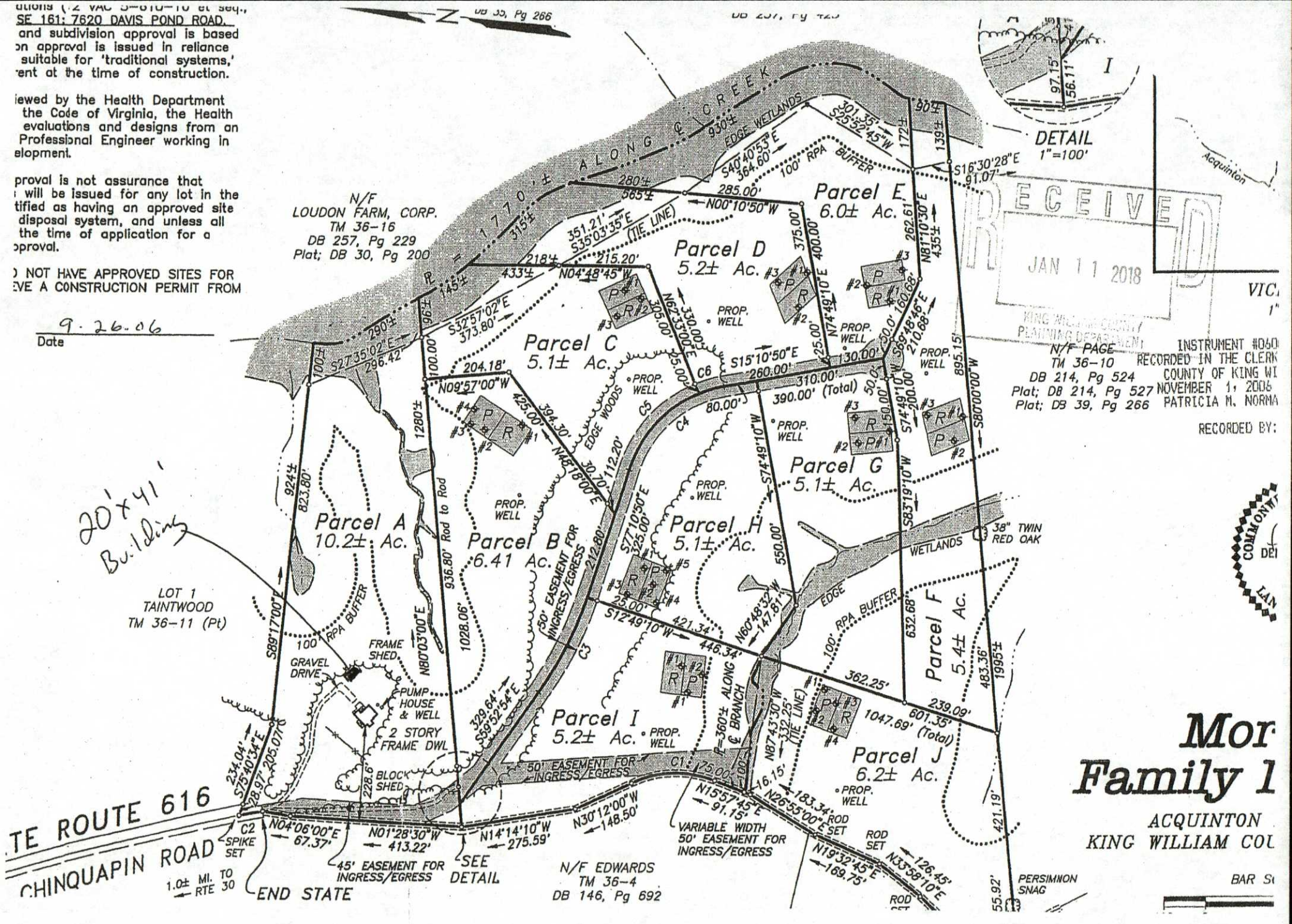
ations (12 VAC 5-610-10 et seq.,
SE 161; 7620 DAVIS POND ROAD.
and subdivision approval is based
on approval is issued in reliance
suitable for 'traditional systems,'
ent at the time of construction.

iewed by the Health Department
the Code of Virginia, the Health
evaluations and designs from an
Professional Engineer working in
elopment.

proval is not assurance that
will be issued for any lot in the
tified as having an approved site
disposal system, and unless all
the time of application for a
proval.

) NOT HAVE APPROVED SITES FOR
EVE A CONSTRUCTION PERMIT FROM

9.26.06
Date



20'x41' Building

William G Cox

Revenue Transmittal Planning/Building Department
King William County, VA

3.10.2021
Date

Name: Christopher Ewan
1053 W. Chinquapin Rd.
Address: King William, VA 23086

Subdivision: _____
Permit No: _____
Tax Map No: 36 4 4

Dept.	Description	Amount
COPIES	Sale Of Copies (Maps, Data, Etc.)	$
CONUSE	Conditional Use/Rezoning Ap.	$ 2,546.00
VARINC	Variance Applications	$
APPEAL	Appeals Fees-Zoning Decisions	$
HISREV	Hist. Pres. & Architectural Review Bd.	$
SITE	Site Plan	$
SIGN	911 Road Sign Maintenance	$
BOND	Escrow Acct. for Cash Bonds	$
ERSE	Erosion/Sediment Control	$
PROF	Cash Proffers	$
SUBD	Subdivision Application	$
WETL	Wetlands Board	$
ZPER	Zoning Permits	$
BPER	Building Permits	$
SURC	Building Permit Surcharge	$
PLNR	Building Plans Review Fee	$
RENSP	Re-Inspection Fee / Penalty	$
FPCP	Fire Prevention	$
_____	_____	$ 2059
_____	_____	$
TOTAL REMITTANCE TO TREASURER		$ 2,546.00

Paid Ck #2059

K. Cole 3.10.21
Signature and Date
Planning Office

Kim Bentley
Signature and Date
Treasurer's Office

White-Applicant Canary-Treasurer Pink-Planning

Revised 05/14

King William County
Public Hearing Notice

The Planning Commission of King William County, Virginia will hold a Public Hearing on Tuesday, April 6, 2021, at 7:00 p.m., or as soon thereafter, in the Board Meeting Room of the County Administration Building, 180 Horse Landing Road, King William, Virginia, **via Zoom** to receive public comments on the following matters:

CUP-04-21: Applicant – King William Sand and Gravel Company, Inc.
Owner – Campbell Virginia Properties LLC

A request for a modification of Conditional Use Permit 01-07 in order to expand the site of the Queenfield Mine by adding approximately 100.35 acres of additional and contiguous property referred to herein as the Campbell Expansion site. King William Sand and Gravel Company, Inc is also requesting modifications to seven conditions that were required under CUP 01-07. The property is located west of the existing operation on Dabney's Mill Road, tax map parcel 32-4. The property is zoned A-C, (Agricultural-Conservation) and located in the Manquin District.

CUP 05-21: Applicant/Owner – James G. and Kimberly Chester

A request for a conditional use permit in order to install an accessory dwelling on their property located at 3806 Custis Millpond Road, tax map parcel 48-6-4. The property consists of 5 acres and is zoned A-C (Agricultural-Conservation). The property is located in the Sweet Hall District.

CUP 06-21: Applicant/Owner - Christopher W. Quann

A request for a conditional use permit in order to construct an accessory dwelling on his property located at 1053 W. Chinquapin Road, tax map parcel 36-6-4. The property consists of 10.2 acres and is zoned A-C (Agricultural-Conservation). The property is located in the Courthouse District

CUP 07-21: Applicant/Owner – Coastal Farm Service LLC/Matt Crabbe

A request for a conditional use permit in order to install a 3500' grass airstrip on his property located on Landing Road, tax map number 26-48. The property consists of 127 acres and is zoned A-C (Agricultural-Conservation) and is located in the Manquin District.

All interested persons may appear and present their views via **Zoom Meeting** as applicable. If a member of the public cannot attend, comments may be submitted by mail to 180 Horse Landing Road, #4, King William, VA 23086; by email to sgraham@kingwilliamcounty.us or by calling 804-769-4980. Comments received by 12:00 noon on the day of the hearing will be distributed to Commission members and made a part of the public record. All records pertaining to this matter may be viewed in the Office of Community Development at 180 Horse Landing Road, King William, VA during regular business hours. Anyone needing assistance or accommodations under the provisions of the American with Disabilities Act should contact the Office of Community Development at (804)769-4978 or sgraham@kingwilliamcounty.us.

By Authority of
Sherry L. Graham
Director of Community Development
Ad to run March 24th and March 31, 2021

Christopher Quann
1053 W. Chinquapin Road
Tax Map Parcel 36-6-4
10.2 acres, Zoned A-C
CUP 06-21

James E. Campbell, III
125 Alton Lane
King William, VA 23086
Tax Map # 36-6-5
6.41 acres, Zoned A-C

Sterling J. Matthews
411 Alton Lane
King William, VA 23086
Tax Map # 36-6-6
5.1 acres, Zoned A-C

David and Tammala Carson, Jr.
94 Alton Lane
King William, VA 23086
Tax Map # 36-6-12
5.2 acres, Zoned A-C

George R. Edwards
6125 Green Haven Drive
Mechanicsville, VA 23111
Tax Map # 36-4
56 acres, Zoned A-C

Steven R. Tillson
1039 W. Chinquapin Road
King William, VA 23086
Tax Map # 36-6-3
8 acres, Zoned A-C

Mattaponi Volunteer Rescue Squad
P.O. Box 15
Walkerton, VA 23177
Tax Map # 36-16
38.75 acres, Zoned A-C

King William
County
Est. 1702

Board of Supervisors

Office of
Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Jr., Fifth District

March 25, 2021

Mr. James E. Campbell, III
125 Alton Lane
King William, VA 23086

RE: Notice to Adjacent Property Owners
Request for Conditional Use Permit 06-21
Tax Map Parcel: 36-6-4
Owner/Applicant: Christopher Quann

Dear Property Owner:

The King William County Planning Commission will hold a Public Hearing on Tuesday, April 6, 2021, at 7:00 p.m., or as soon thereafter, in the Board Meeting Room of the County Administration Building, 180 Horse Landing Road, King William, Virginia and via Zoom to receive public comment on the following matter:

A request for a conditional use permit in order to construct an accessory dwelling on his property located at 1053 W. Chinquapin Road, tax map parcel 36-6-4. The property consists of 10.2 acres and is zoned A-C (Agricultural-Conservation

You are being notified of this hearing because your property is adjacent to or in close proximity to the above-stated request. All interested persons may appear and present their views at the above time and place, or via the Zoom Meeting, as applicable. If a member of the public cannot attend, comments may be submitted by mail to 180 Horse Landing Road, #4, King William, VA 23086; by email to sgraham@kingwilliamcounty.us or by calling 804-769-4980. Comments received by 12:00 noon on the day of the hearing will be distributed to Commission Members and made a part of the public record. All records pertaining to this matter may be viewed in the Office of Community Development at 180 Horse Landing Road, King William, VA during regular business hours. Anyone needing assistance or accommodations under the provisions of the American with Disabilities Act should contact the Office of Community Development at (804)769-4978 or sgraham@kingwilliamcounty.us.

Sherry L. Graham
Interim Director of Planning

King William
County
Est. 1702

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Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Jr., Fifth District

March 25, 2021

Mr. Sterling Matthews
411 Alton Lane
King William, VA 23086

RE: Notice to Adjacent Property Owners
Request for Conditional Use Permit 06-21
Tax Map Parcel: 36-6-4
Owner/Applicant: Christopher Quann

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Sherry L. Graham
Interim Director of Planning

King William
County
Est. 1702

Board of Supervisors

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Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Jr., Fifth District

March 25, 2021

Mr. and Mrs. David Carson, Jr.
94 Alton Lane
King William, VA 23086

RE: Notice to Adjacent Property Owners
Request for Conditional Use Permit 06-21
Tax Map Parcel: 36-6-4
Owner/Applicant: Christopher Quann

Dear Property Owner:

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Sherry L. Graham
Interim Director of Planning

King William
County
Est. 1702

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Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Jr., Fifth District

March 25, 2021

Mr. George R. Edwards
6125 Green Haven Drive
Mechanicsville, VA 23111

RE: Notice to Adjacent Property Owners
Request for Conditional Use Permit 06-21
Tax Map Parcel: 36-6-4
Owner/Applicant: Christopher Quann

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Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Jr., Fifth District

March 25, 2021

Mr. Steven R. Tillson
1039 W. Chinquapin Road
King William, VA 23086

RE: Notice to Adjacent Property Owners
Request for Conditional Use Permit 06-21
Tax Map Parcel: 36-6-4
Owner/Applicant: Christopher Quann

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Sherry L. Graham
Interim Director of Planning

King William
County
Est. 1702

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Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Jr., Fifth District

March 25, 2021

Mattaponi Volunteer Rescue Squad
P.O. Box 15
Walkerton, VA 23177

RE: Notice to Adjacent Property Owners
Request for Conditional Use Permit 06-21
Tax Map Parcel: 36-6-4
Owner/Applicant: Christopher Quann

Dear Property Owner:

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Sherry L. Graham
Interim Director of Planning

King William County
Est. 1702

Office of
Community Development

Board of Supervisors

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Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Jr., Fifth District

March 26, 2021

Mr. Christopher W. Quann
1053 W. Chinquapin Road
King William, VA 23086

RE: Application for a Conditional Use Permit

Dear Mr. Quann:

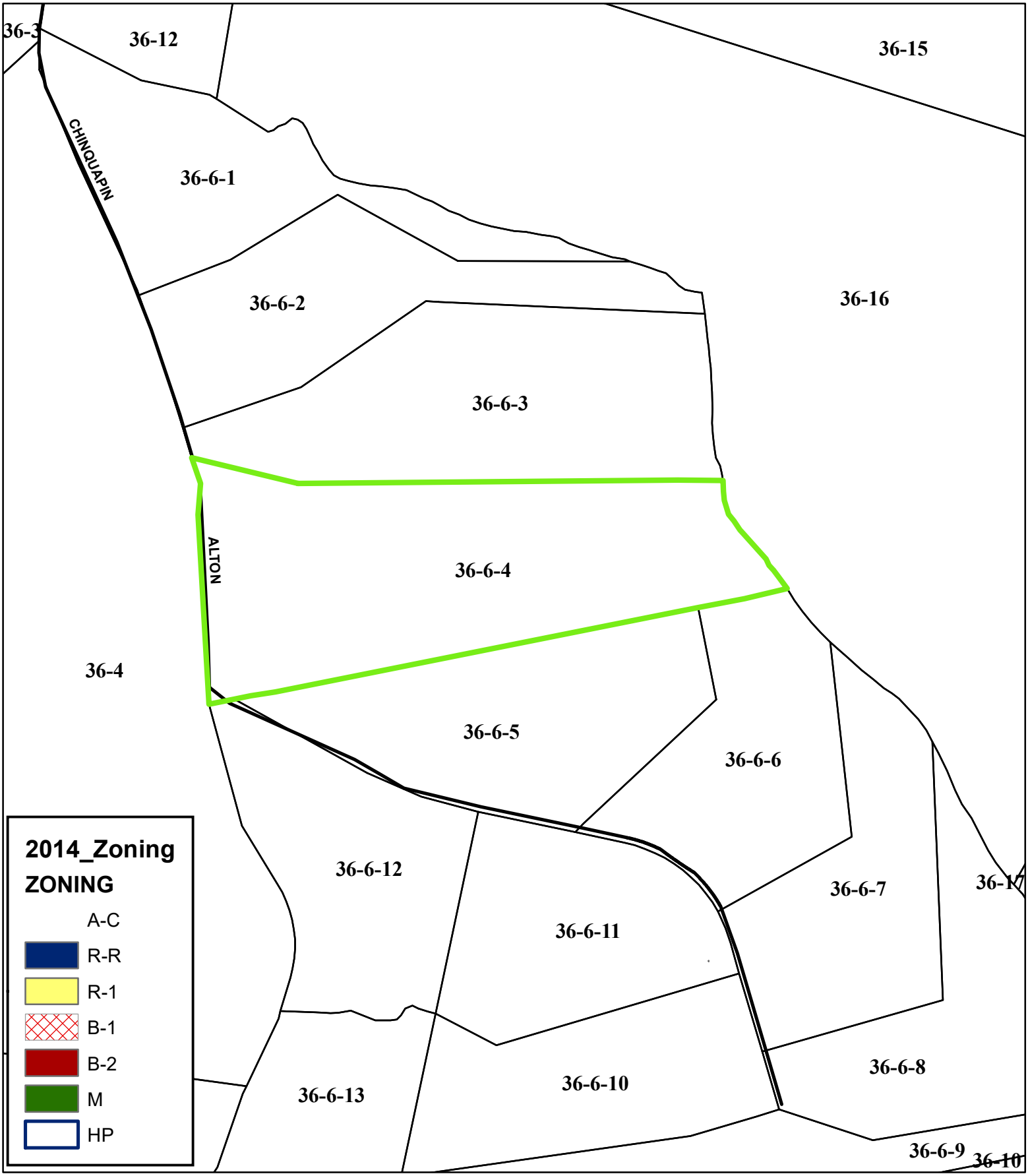
The Planning Commission will hold a Public Hearing on Tuesday, April 6, 2021, at 7:00 p.m. in the Board Meeting Room of the County Administration Building, 180 Horse Landing Road, King William, Virginia and via Zoom to consider your request for a conditional use permit in order to have an accessory dwelling on your property located at 1053 W. Chinquapin Road, tax map number 36-6-4.

Although your attendance is not mandatory, it is strongly encouraged. If you have any questions, please do not hesitate to call.

Sincerely,

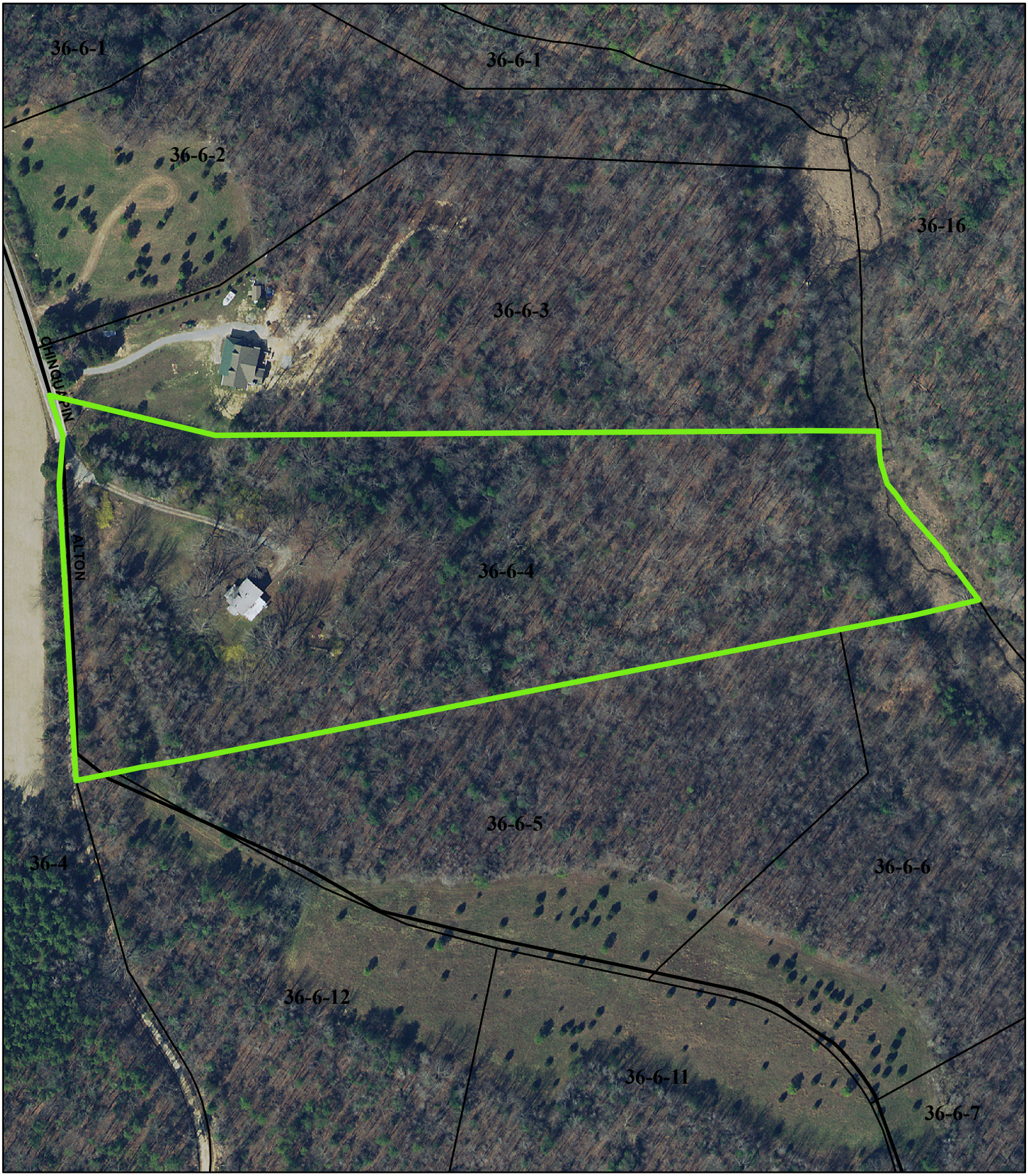
Sherry L. Graham
Interim Director of Planning

CUP-06-2021
OWNER/APPLICANT: CHRISTOPHER W. QUANN
TAX MAP: 36-6-4



MAP CREATED 03/23/2021 BY BETTY BROOKS
THIS MAP WAS CREATED FOR PLANNING PURPOSES ONLY

CUP-06-2021
OWNER/APPLICANT: CHRISTOPHER W. QUANN
TAX MAP: 36-6-4



MAP CREATED 03/23/2021 BY BETTY BROOKS
THIS MAP WAS CREATED FOR PLANNING PURPOSES ONLY

6d.

CUP-07-21

Coastal Farm Service

King William County
Est. 1702

Office of
Community Development

Board of Supervisors

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Jr., Fifth District

TO: Planning Commission

FROM: Sherry Graham

SUBJECT: CUP 07-2021, Coastal Farm Service, LLC

DATE: April 6, 2021

Request

This is a request for a Conditional Use Permit to operate a business for Agricultural Commodity Production, installation of a 3500' grass air-strip and to operate an Agricultural Aerial Application Service located at 173 Landing Road, Tax Map Parcel 26-48. The property consists of 127 acres and is zoned A-C (Agricultural-Conservation). Coastal Farm Service, LLC would like the ability to operate up to 5 aircrafts from this strip. They would like to be able to operate from dawn to dusk when in season, plan to follow standard aviation patterns and take-off and landings will be from the north unless very strong winds are present.

Analysis

There are no deed restrictions barring the proposed use of the property. As is readily seen in the aerial views, the subject property is mostly farmland. The houses across from the subject property on Landing Road will have some visibility. There will also be visibility from Landing Road and Mount Columbia Road. The property to the east is farmland, the other parcels surrounding the property are wooded. This application and preliminary site plan appear to contain measures to preserve the rural character of the area.

Public Notice

Legal ads were run in the Tidewater Review on March 24th and March 31st for the Planning Commission's Public Hearing. Notices to adjacent property owners were mailed on March 25, 2021. Staff posted a sign in front of the property indicating there is a pending zoning action and provided contact information.

2016 Comprehensive Plan

On page 43 of the 2016 Comprehensive Plan, it is stated in the "Goals and Implementation Strategies:

Goal:

Protect, enhance, and expand opportunities for existing and future agricultural enterprises and industries in the County.

Implementation Strategies:

1) Work with VDACS and citizens who own and are employed by agricultural operations in the County to support better agricultural planning and management through grants and programs.

2) Revise County ordinances to encourage new and innovative types of agricultural enterprises to locate in the County through clear guidelines and a streamlined permitting process.

3) Collaborate with citizen groups, business owners, and other local stakeholders to brainstorm ideas for promoting agricultural products and tourism in the County.

As it stands, this application is in compliance with the 2016 Comprehensive Plan direction as indicated above.

Conditional Use Permit Analysis

The designation of a use as a conditional use in a zoning district means that the use may not be appropriate in all cases, depending upon whether CUP conditions can be met.
Article X, Section 86-452 provides a general guide and standards for obtaining a Conditional Use Permit. The Zoning Ordinance, Section 86-456 states that a conditional use should be approved if it is found that:

1. The location is appropriate and not in conflict with the comprehensive plan.

Staff Comment: Complies. Property is zoned A-C and is designated Rural in the 2016 Future Land Use Map of the Comprehensive Plan.

2. The public health, safety, morals, and general welfare will not be adversely affected.

Staff Comment: There appears to be no issues posed by this application.

3. Adequate utilities and off-street parking facilities will be provided.

Staff Comment: The Conceptual Layout depicts the location of the grassed airstrip and existing building in relation to adjacent properties. Adequate area for parking exists on the property and there will be limited additional trips in and out of the property. The Applicant will need to obtain all Federal Aviation Administration, FAA permitting and approvals.

4. Necessary safeguards will be provided for the protection of surrounding property, persons, and the neighborhood values.

Staff Comment: The Conceptual Layout depicts the location of the grassed airstrip and existing building in relation to adjacent properties. The existing building currently meets all setback regulations and is located where it is buffered by existing trees from the adjacent properties. The proposed airstrip cannot be seen from most of the adjacent properties.

The Planning Commission may recommend reasonable conditions to the Board of Supervisors, as it believes necessary to accomplish the objectives of this chapter.

Recommendation

Staff recommends approval of the Conditional Use Permit with the following conditions:

1) The applicant is limited to five (5) spray planes; three (3) fixed wings, one (1) helicopter and one private plane.
2) The applicant will need to obtain all required approvals and permits prior to operation.
3) Development shall proceed after a site plan has been submitted and approved.
4) The applicant will only be allowed to operate from dawn to dusk with the exception of an emergency.
5) The applicant is to follow standard aviation pattern from the north

Attachments

Application
Adjacent property owner list and letters
Property owner letter
Public Notice
County Ordinance
Comprehensive Plan
Zoning map
GIS map
Future Land Use Map
Maps and plat submitted by applicant
Pictures

CONDITIONAL USE PERMIT APPLICATION

King William County
Department of Community Development
180 Horse Landing Rd. #4 King William, VA 23086
Phone (804) 769-4980 **Fax** (804) 769-2235

1. Owner: Coastal Farm Service LLC
   Name: Matt Crabbe
   Address: P.O. Box 534 Mechanicsville VA 23111
   Phone Number: 804-334-7370

2. Applicant:

   Name: Matt Crabbe
   Address: P.O. Box 534 Mechanicsville VA 23111
   Phone Number: 804-334-7370

3. Property description:
   (a) Size (acres): 127± Road frontage: _____

   (b) Deed recorded in Deed Book 89 at Page 160

   Plat recorded in Plat Book ~~13~~ 12 at Page 19

   Tax Map: 26 Section 48, Parcel _____

   (c) Zoning District: Mangohick

4. Hours of operation of the planned facility: Dawn to Dusk IN Season

5. Describe water supply plans: N/A

6. Describe sewage disposal plans: N/A

Runway 3500'

Revenue Transmittal Planning/Building Department
King William County, VA

CUP 07-21

Date

Name: _____ **Subdivision:** _____

Permit No: _____

Address: _____ **Tax Map No:** 26-48

Dept.	Description	Amount
COPIES	Sale Of Copies (Maps, Data, Etc.)	$ – Per Sherry Graham
CONUSE	Conditional Use/Rezoning Ap.	$ 3,900
VARINC	Variance Applications	$
APPEAL	Appeals Fees-Zoning Decisions	$
HISREV	Hist. Pres. & Architectural Review Bd.	$
SITE	Site Plan	$
SIGN	911 Road Sign Maintenance	$
BOND	Escrow Acct. for Cash Bonds	$
ERSE	Erosion/Sediment Control	$
PROF	Cash Proffers	$
SUBD	Subdivision Application	$
WETL	Wetlands Board	$
ZPER	Zoning Permits	$
BPER	Building Permits	$
SURC	Building Permit Surcharge	$
PLNR	Building Plans Review Fee	$
RENSP	Re-Inspection Fee / Penalty	$
FPCP	Fire Prevention	$
_____	_____	$
_____	_____	$
TOTAL REMITTANCE TO TREASURER		$ 3,900

PD CK# 1704

_____ 3/10/21
Signature and Date
Planning Office

_____ 3/12/21
Signature and Date
Treasurer's Office

White-Applicant Canary-Treasurer Pink-Planning

Revised 05/14

Gmail

Matt Crabbe <crabav@gmail.com>

Coastal Farm Service LLC would like the ability to operate a business for Agricultural Commodity Production and operate a Agricultural Aerial Application Service located at 173 Landing Road, Tax map 26-48 which consist of 127ac +/-

1 message

Matt Crabbe <crabav@gmail.com> Fri, Mar 12, 2021 at 1:07 PM
To: Matt Crabbe <crabav@gmail.com>

Coastal Farm Service LLC would like the ability to operate a business for Agricultural Commodity Production and operate a Agricultural Aerial Application Service located at 173 Landing Road, Tax map 26-48 which consist of 127ac +/-
This site is a registered with the Federal Aviation Administration as a Private grass airstrip.
I would like the ability to operate up to 5 aircraft from this strip.
I would like to be able to operate from dawn to dusk when in season.
I will follow standard aviation pattern: take-off and landings will be from the north unless very strong winds are present.

Thank you for your consideration,

Matt Crabbe

3500' grass air strip

Coastal Farm Service LLC/Matt Crabbe
Landing Road
Tax Map Parcel 26-48
127 Acres, Zoned A-C
CUP 07-21

John P. and Sandra H. Hudnall, Sr.
426 Landing Road
Manquin, VA 23106
Tax Map # 26-47
11.96 acres, Zoned A-C

William A. and Julie S. Hudnall
426 Landing Road
Manquin, VA 23106
Tax Map # 26-47F
5.44 acres, Zoned A-C

Rodney L. and Ellen S. McKenney
384 Landing Road
Manquin, VA 23106
Tax Map # 26-47E
5.0 acres, zoned A-C

Michael W. Talbert
334 Landing Road
Manquin, VA 23106
Tax Map # 26-47A
5.35 acres, zoned A-C

John E. Kovacik
4218 Dabney's Mill Road
Manquin, VA 23106
Tax Map # 26-47B
5.35 acres, zoned A-C

Campbell Virginia Properties, LLC
P.O. Box 95
King William, VA 23086
Tax Map # 26-74
168 acres, zoned A-C

Barbara C. Campbell
4416 Dabney's Mill Road
Manquin, VA 23106
Tax Map # 26-45
33.8 acres, zoned A-C

Jonathan N. Givens
10083 Holly Road
Mechanicsville, VA 23116
Tax Map # 26-51
5.82 acres, zoned A-C

King William
County
Est. 1702

Board of Supervisors

Office of
Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Jr., Fifth District

March 25, 2021

Mr. and Mrs. John P. Hudnall, Sr.
426 Landing Road
Manquin, VA 23106

RE: Notice to Adjacent Property Owners
Request for Conditional Use Permit 07-21
Tax Map Parcel: 26-48
Owner/Applicant: Coastal Farm Service, LLC

Dear Property Owner:

The King William County Planning Commission will hold a Public Hearing on Tuesday, April 6, 2021, at 7:00 p.m., or as soon thereafter, in the Board Meeting Room of the County Administration Building, 180 Horse Landing Road, King William, Virginia and via Zoom to receive public comment on the following matter:

A request for a conditional use permit in order to install a 3500' grass airstrip on the property located on Landing Road, tax map number 26-48. The property consists of 127 acres and is zoned A-C (Agricultural-Conservation).

You are being notified of this hearing because your property is adjacent to or in close proximity to the above-stated request. All interested persons may appear and present their views at the above time and place, or via the Zoom Meeting, as applicable. If a member of the public cannot attend, comments may be submitted by mail to 180 Horse Landing Road, #4, King William, VA 23086; by email to sgraham@kingwilliamcounty.us or by calling 804-769-4980. Comments received by 12:00 noon on the day of the hearing will be distributed to Commission Members and made a part of the public record. All records pertaining to this matter may be viewed in the Office of Community Development at 180 Horse Landing Road, King William, VA during regular business hours. Anyone needing assistance or accommodations under the provisions of the American with Disabilities Act should contact the Office of Community Development at (804)769-4978 or sgraham@kingwilliamcounty.us.

Sherry L. Graham
Interim Director of Planning

King William
County
Est. 1702

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C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Jr., Fifth District

March 25, 2021

Mr. and Mrs. William A. Hudnall
426 Landing Road
Manquin, VA 23106

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Request for Conditional Use Permit 07-21
Tax Map Parcel: 26-48
Owner/Applicant: Coastal Farm Service, LLC

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Edwin H. Moren, Jr., Fifth District

March 25, 2021

Mr. and Mrs. Rodney L. McKenney
384 Landing Road
Manquin, VA 23106

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Tax Map Parcel: 26-48
Owner/Applicant: Coastal Farm Service, LLC

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March 25, 2021

Mr. Michael W. Talbert
334 Landing Road
Manquin, VA 23106

RE: Notice to Adjacent Property Owners
Request for Conditional Use Permit 07-21
Tax Map Parcel: 26-48
Owner/Applicant: Coastal Farm Service, LLC

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Edwin H. Moren, Jr., Fifth District

March 25, 2021

Mr. John E. Kovacik
4218 Dabney's Mill Road
Manquin, VA 23106

RE: Notice to Adjacent Property Owners
Request for Conditional Use Permit 07-21
Tax Map Parcel: 26-48
Owner/Applicant: Coastal Farm Service, LLC

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March 25, 2021

Campbell Virginia Properties, LLC
P.O. Box 95
King William, VA 23086

RE: Notice to Adjacent Property Owners
Request for Conditional Use Permit 07-21
Tax Map Parcel: 26-48
Owner/Applicant: Coastal Farm Service, LLC

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C. Stewart Garber, Jr., Fourth District
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March 25, 2021

Ms. Barbara C. Campbell
4416 Dabney's Mill Road
Manquin, VA 23106

RE: Notice to Adjacent Property Owners
Request for Conditional Use Permit 07-21
Tax Map Parcel: 26-48
Owner/Applicant: Coastal Farm Service, LLC

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Sherry L. Graham
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King William
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William L. Hodges, First District
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Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Jr., Fifth District

March 25, 2021

Mr. Jonathan N. Givens
10083 Holly Road
Mechanicsville, VA 23116

RE: Notice to Adjacent Property Owners
Request for Conditional Use Permit 07-21
Tax Map Parcel: 26-48
Owner/Applicant: Coastal Farm Service, LLC

Dear Property Owner:

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Sherry L. Graham
Interim Director of Planning

King William County
Est. 1702

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Board of Supervisors

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Jr., Fifth District

March 26, 2021

Mr. Matt Crabbe
Coastal Farm Service, LLC
P. O. Box 534
Mechanicsville, VA 23111

RE: Application for a Conditional Use Permit

Dear Mr. Crabbe:

The Planning Commission will hold a Public Hearing on Tuesday, April 6, 2021, at 7:00 p.m. in the Board Meeting Room of the County Administration Building, 180 Horse Landing Road, King William, Virginia and via Zoom to consider your request for a conditional use permit in order to install a 3500' grass runway on Landing Road, tax map number 26-48.

Although your attendance is not mandatory, it is strongly encouraged. If you have any questions, please do not hesitate to call.

Sincerely,

Sherry L. Graham
Interim Director of Planning

King William County
Public Hearing Notice

The Planning Commission of King William County, Virginia will hold a Public Hearing on Tuesday, April 6, 2021, at 7:00 p.m., or as soon thereafter, in the Board Meeting Room of the County Administration Building, 180 Horse Landing Road, King William, Virginia, **via Zoom** to receive public comments on the following matters:

CUP-04-21: Applicant – King William Sand and Gravel Company, Inc.
Owner – Campbell Virginia Properties LLC

A request for a modification of Conditional Use Permit 01-07 in order to expand the site of the Queenfield Mine by adding approximately 100.35 acres of additional and contiguous property referred to herein as the Campbell Expansion site. King William Sand and Gravel Company, Inc is also requesting modifications to seven conditions that were required under CUP 01-07. The property is located west of the existing operation on Dabney's Mill Road, tax map parcel 32-4. The property is zoned A-C, (Agricultural-Conservation) and located in the Manquin District.

CUP 05-21: Applicant/Owner – James G. and Kimberly Chester

A request for a conditional use permit in order to install an accessory dwelling on their property located at 3806 Custis Millpond Road, tax map parcel 48-6-4. The property consists of 5 acres and is zoned A-C (Agricultural-Conservation). The property is located in the Sweet Hall District.

CUP 06-21: Applicant/Owner - Christopher W. Quann

A request for a conditional use permit in order to construct an accessory dwelling on his property located at 1053 W. Chinquapin Road, tax map parcel 36-6-4. The property consists of 10.2 acres and is zoned A-C (Agricultural-Conservation). The property is located in the Courthouse District

CUP 07-21: Applicant/Owner – Coastal Farm Service LLC/Matt Crabbe

A request for a conditional use permit in order to install a 3500' grass airstrip on his property located on Landing Road, tax map number 26-48. The property consists of 127 acres and is zoned A-C (Agricultural-Conservation) and is located in the Manquin District.

All interested persons may appear and present their views via **Zoom Meeting** as applicable. If a member of the public cannot attend, comments may be submitted by mail to 180 Horse Landing Road, #4, King William, VA 23086; by email to sgraham@kingwilliamcounty.us or by calling 804-769-4980. Comments received by 12:00 noon on the day of the hearing will be distributed to Commission members and made a part of the public record. All records pertaining to this matter may be viewed in the Office of Community Development at 180 Horse Landing Road, King William, VA during regular business hours. Anyone needing assistance or accommodations under the provisions of the American with Disabilities Act should contact the Office of Community Development at (804)769-4978 or sgraham@kingwilliamcounty.us.

By Authority of
Sherry L. Graham
Director of Community Development
Ad to run March 24th and March 31, 2021

Sec. 86-452. - General guides and standards.

A conditional use should be approved only if it is permitted as a conditional use in the district regulations and only if it is found that the location is appropriate and not in conflict with the comprehensive plan, that the public health, safety, morals and general welfare will not be adversely affected, that adequate utilities and off-street parking facilities will be provided, and that necessary safeguards will be provided for the protection of surrounding property, persons and the neighborhood values, and further provided that the additional standards of this article are complied with. In approving a conditional use the board of supervisors may impose such reasonable conditions as it believes necessary to accomplish the objectives of this chapter. Unless otherwise specified in this article or specified as a condition of approval, the height limits, yard spaces, lot area and sign requirements shall be the same as for other uses in the district in which the proposed conditional use is located.

(Ord. of 8-28-1995, § 10-402)

Sec. 86-453. - Procedures and site plan required.

The procedures for approval of a conditional use area generally are the same as those prescribed for changes and amendments elsewhere in this chapter, article XVI, including public hearing and report by the planning commission. In addition, the procedures and requirements for approval of site plans are also set forth elsewhere in this chapter, article XI.

(Ord. of 8-28-1995, § 10-403)

Sec. 86-454. - Annotation of zoning map.

The area included in an approved conditional use shall be noted on the zoning district map by means of a special symbol.

(Ord. of 8-28-1995, § 10-404)

Sec. 86-455. - Existing conditional uses.

Any use listed as requiring approval as a conditional use, and which use legally exists at the effective date of the ordinance from which this chapter is derived, shall be considered a nonconforming use unless it has been approved as a conditional use by the board of supervisors.

(Ord. of 8-28-1995, § 10-405)

Sec. 86-456. - Specific guides and standards.

(a) *Generally.* Approval of conditional uses shall comply with the specific guides and standards for particular uses which are permitted as conditional uses as contained in the district regulations.

Uses listed in this section which require approval as a conditional use shall comply with the following specific standards in subsection (b) of this section, unless there is a specific finding by the planning commission that compliance with the standard is clearly unnecessary to the purposes of this chapter.

(b) *Manufactured home park.*

(1) The park shall contain not less than two contiguous acres and shall be under single ownership or control, except that minimum area may be one acre where the proposed park is to be located adjacent to an existing manufactured home park containing an area of one acre or more.

(2) The minimum width and/or depth for a manufactured home park shall be 200 feet.

(3) A portion of a manufactured home park consisting of not more than 25 percent of the area of the park may be designated for temporary parking of travel trailers, campers or other recreational vehicles.

(4) The overall density of the manufactured home park shall not exceed six units per gross acre and the net density of any particular acre within such park, whether used for manufactured homes or travel trailers, shall not exceed 12 units per acre. Land subject to flooding or otherwise unsuitable for residential use shall be excluded from density computations.

(5) The minimum site area for individual manufactured homes shall be 3,600 square feet, and no manufactured home shall occupy more than 25 percent of the area of the lot on which it is situated. The minimum width for each lot shall be 2.5 times the width of the manufactured home, or 25 feet, whichever is greater. Minimum lot widths shall be measured at right angles to the long axis of the lot at the setback line or rear of the parking stand, whichever is less. No more than one manufactured home shall be parked on any one site, and no manufactured homes shall be offered for sale or sold. The minimum site area for travel trailer or camper sites shall be 2,500 square feet.

(6) The manufactured home park shall comply with all sanitary and other requirements prescribed by law or regulations. Each manufactured homesite shall be provided with individual water and sewer connections to central sewer and water systems designed to serve the entire manufactured home park.

(7) Each manufactured homesite shall be provided with electrical outlets installed in accordance with applicable codes and ordinances.

(8) No manufactured home shall be parked closer than 75 feet from a public street or road, ten feet from an interior access drive, or 25 feet from any other manufactured home or service building, and no part of a manufactured home shall extend closer than five feet to the boundaries of the individual manufactured homesite.

(9) Access to the manufactured home park shall not be from a minor residential street. Number and location of access drives shall be controlled for traffic safety and protection of

surrounding properties, and no manufactured home space shall be designed for direct access to a street outside the boundaries of the park. Interior access drives shall be properly lighted and at least 50 feet in width, hard surfaced and maintained at least 20 feet in width in accord with applicable county specifications and ordinances. Turning radius at the end of a cul-de-sac shall be 35 feet.

(10) At least one off-street parking space shall be provided on each manufactured homesite, and in addition one off-street parking space shall be provided per manufactured home in other locations convenient to groups of homes. No parking shall be permitted on the street.

(11) The topography of the site shall be such as to facilitate drainage, and adequate drainage facilities shall be provided.

(12) The overall design shall evidence a reasonable effort to preserve the natural amenities of the site.

(13) The manufactured home park shall be surrounded by a landscaped or wooded strip of at least 50 feet wide along all street or road frontage and along all exterior boundary lines.

(14) Each manufactured home park shall provide not less than one multiple purpose developed recreational area of at least 10,000 square feet in area for the use of occupants of the park.

(15) Any part of the manufactured home park not used for buildings or other structures, off-street parking, recreation uses, drying yards, or garbage and trash collection stations or other uses shall be planted with appropriate ground cover, trees, flowers, shrub and grass lawns, all of which shall be properly maintained.

(16) Each manufactured homesite shall provide an appropriate outdoor living space to supplement limited interior space of a manufactured home. The minimum size of each such space shall be 250 square feet. Every such space shall be convenient to the entrance of the manufactured home, appropriately related to open areas of the lot and other facilities, adapted to terrain and natural features and related to anticipated manufactured home models.

(17) The park owner shall require and the unit owner shall ensure that open space beneath each manufactured home shall be skirted with approved material in accordance with the requirements of the zoning administrator.

(18) Corners for each manufactured homesite shall be clearly defined by permanent ground markers corresponding to the approved site plan.

(19) All utilities shall be underground, except control instruments and substations which must be screened by planting or ornamental walls or fences. No overhead wires shall be permitted within the park.

(20) No existing manufactured home park shall be enlarged or extended unless the entire park is brought into substantial compliance with all requirements for a new manufactured home park.

(c) *Campgrounds or camping area.*

(1) The area shall contain not less than two contiguous acres.

(2) The overall density of camping sites shall not exceed 20 units per acre, and no site shall be less than 2,000 square feet in area.

(3) The camping area shall be properly located with respect to access roads and existing and future developed areas.

(4) The camping area shall comply with all sanitary and other requirements prescribed by law or regulations.

(5) The overall design shall evidence a reasonable effort to preserve the natural amenities of the site.

(6) Accessory structures or recreation facilities, washrooms, swimming pools, game courts and the like shall not be located closer than 100 feet to any campground boundary or closer than 200 feet to any lot in an R-1 suburban residence district.

(d) *Marina or yacht club.*

(1) The marina or yacht club shall comply with all other codes, regulations, laws and ordinances, including the requirements of the U.S. Army Corps of Engineers.

(2) The proposed design shall be satisfactory as regards such safety features as location of fueling points, fuel stations, effect on navigation and possibilities for water pollution.

(3) The marina or yacht club shall be properly located with respect to access roads and existing and future developed areas.

(4) The location of piers, docks, ramps and other facilities and dredged areas shall be such as to minimize damage to wetlands.

(e) *Attached single-family dwellings.*

(1) The minimum size area for two-family dwellings is two times the required lot area for a single-family dwelling.

(2) For townhouses for sale and similar attached development types, the development or project shall consist of at least ten dwelling units with no less than three and no more than six units contiguous to one another. Public water and public sewer service shall be provided.

(3) Overall project density shall not exceed six dwelling units per acre including public or commonly used rights-of-way constructed to serve the project.

(4) Each townhouse shall be erected or placed on a specifically designated land area or on a lot containing not less than 2,500 square feet. The remaining area required to meet minimum project density shall be incorporated into useable and accessible common open space or spaces and/or private vehicular access or parking areas.

(5) The development or project shall be designed to promote harmonious relationships with surrounding adjacent and nearby developed properties and to this end may employ such

design techniques as may be appropriate to a particular case, including use of building types, orientation and spacing and setback of buildings, maintenance of natural vegetation, location of access points, open spaces and parking areas, grading, landscaping and screening.

(f) *Excavation or filling, borrow pits, extraction, processing and removal of sand, or gravel and stripping of topsoil.* Excavation or filling, borrow pits, extraction, processing and removal of sand, or gravel and stripping of topsoil and other major excavations in a district where listed as a conditional use permit and subject to the following conditions for major borrow pits, clay pits, mines, quarries, sand and gravel mining and similar operations:

(1) The excavations shall be confined to areas distant at least 50 feet from all adjoining property lines, at least 100 feet from any and all adjoining property lines in any residential or any business district, and distant at least 200 feet from any dwelling or any and all property lines in any platted subdivision except that excavations may be conducted within such limits, provided that the written consent of the owners of such adjoining properties is secured.

(2) The excavation shall be confined to areas distant at least 200 feet from the right-of-way lines of any existing or platted street, road or highway, except that where the ground level is higher than the road, the board may permit excavations down to the road level.

(3) Any building containing power-driven or power-producing machinery or equipment shall be distant at least 600 feet from all adjacent property in any residential or business district or the right-of-way lines of any existing or platted street, road or highway.

(4) Access shall not be from a minor residential street. All roadways on and all vehicular entrances and exits from the premises on which such operations are conducted to any public roads shall be located to secure public safety, lessen congestion and facilitate transportation, and shall be so maintained as to eliminate any nuisance from dust to neighboring properties.

(5) All equipment used for the production or transportation of materials shall be constructed, maintained and operated in such a manner as to eliminate as far as practicable noises, vibrations or dust which are injurious or annoying to persons living in the vicinity.

(6) A specific plan of systematic operation and simultaneous rehabilitation shall be submitted to and approved by the board of supervisors which shall provide in all respects for the adequate safeguarding and protection of other nearby interests and the general public health, safety, convenience, prosperity and welfare, and which shall include a satisfactory plan and program showing, by contour maps and otherwise how the land is to be restored to a safe, stable, usable and generally attractive condition by regrading, draining, planting or other suitable treatment to resist erosion and conform substantially with adjacent land characteristics.

(7) Whenever the special use exception permit issued by the board of supervisors shall have expired, or whenever the operation shall have ceased for any period exceeding 12 consecutive months, then all plants, buildings, structures (except fences), stockpiles and

equipment shall be entirely removed from the premises, and the premises shall be restored as required in this subsection (f).

(8) The board of supervisors may renew a permit, after a public hearing, provided that an application therefor is filed within 60 days before its expiration date, in the same manner as for an original permit, provided that the applicant is carrying out the requirements of the existing permit in good faith.

(g) *Solar power stations*.

(1) *Application requirements*. Each applicant requesting a conditional use permit under this supplementary regulation shall submit the following:

a. A complete conditional use permit application form.

b. Twelve sets (11 inches × 17 inches or larger), one reduced copy (8½ inches × 11 inches) and one electronic copy of site plans, including elevations and landscape plans if required. Site plans shall meet the requirements of section 86-494 "Requirements; content and form."

c. An identification card for the subject property from the office of the commissioner of the revenue for the county, tax bill or title showing the ownership of the subject parcel.

d. Proof that the applicant has authorization to act upon the owner's behalf.

e. Identification of the intended utility company who will interconnect to the facility.

f. An estimated construction schedule.

g. List of all adjacent property owners, their tax map numbers and addresses.

h. Aerial imagery which shows the proposed location of the power station, fenced area and driveways with the closest distance to all adjacent property lines and dwellings.

i. Estimates for the cost of decommissioning and scrap value of the facility.

j. The county may require other information deemed necessary to assess compliance with this section.

(2) *Public notice*.

a. *Community meeting*: A community meeting shall be held by the applicant prior to the public hearing with the planning commission.

1. The applicant shall inform the community development department and adjacent property owners in writing of the date, time and location of the meeting, at least seven but no more than 14 days, in advance of the meeting date.

2. The date, time and location of the meeting shall be advertised in the county's newspaper of record by the applicant, at least seven but no more than 14 days, in advance of the meeting date.

3. The meeting shall be held within the county, at a location open to the general public with adequate parking and seating facilities which may accommodate persons with

disabilities.

4. The meeting shall give members of the public the opportunity to review application materials, ask questions of the applicant and provide feedback.
5. The applicant shall provide to the community development department a summary of any input received from members of the public at the meeting.

(3) *Development standards* .

a. The minimum lot size is 40 contiguous acres.

b. The design of support buildings and related structures shall, to the extent possible, use materials, colors, textures, screening and landscaping that will blend the facilities to the natural setting and surrounding structures.

c. No signage of any type may be placed on the facility other than notices, warnings, and identification information required by law.

d. Maximum height of primary structures and accessory buildings shall generally be 15 feet as measured from the finished grade at the base of the structure to its highest point, including appurtenances. The board of supervisors may approve a greater height based upon a demonstration of a significant need where the impacts of increased height are mitigated.

e. All facilities must meet or exceed the standards and regulations of the Federal Aviation Administration ("FAA"), State Corporation Commission ("SCC") or equivalent, and any other agency of the local, state or federal government with the authority to regulate such infrastructure that are in force at the time of the application or which applies retroactively.

f. To ensure the structural integrity of the infrastructure, the owner shall ensure that it is designed and maintained in compliance with standards contained in applicable local, state and federal building codes and regulations that were in force at the time of the permit approval.

g. All newly installed utilities including but not limited to, electric, fiber, CATV and telephone serving the site which are visible from the ground-level view of adjacent properties zoned residential, agricultural, PUD Planned Unit Development, R-C Rural Conservation, dwellings not owned by the owner of the subject property and public rights-of-ways, shall be screened from view or placed underground, unless prohibited by the state or federal agency regulating such utilities. Screening requirements may be reduced if agreed to in writing by the adjacent property owner who the screening would serve.

h. The facilities shall be enclosed by security fencing not less than six feet in height.

i. The facilities, including fencing, shall be significantly screened from the ground-level view of adjacent properties zoned residential, agricultural, PUD Planned Unit Development, R-C Rural Conservation, dwellings not owned by the owner of the subject property and public

rights-of-way by a buffer zone at least four feet wide that shall be landscaped with plant materials, except to the extent that existing vegetation or natural land forms on the site provide such screening. In the event existing vegetation or land forms providing the screening are disturbed, new plantings shall be provided which accomplish the same. Fencing may be used to supplement other screening methods, but shall not be the primary method. Screening requirements may be reduced if agreed to in writing by the adjacent property owner who the screening would serve.

j. Lighting shall be the minimum necessary for safety and/or security purposes and shall use shielded fixtures to minimize off-site glare.

k. No facility shall produce glare that would constitute a nuisance to the public.

l. The minimum setback to property lines of properties zoned residential, agricultural, PUD Planned Unit Development, R-C Rural shall generally be 100 feet. Facilities may be located closer to such property lines based on mitigating their impacts by a reduced height, alternative designs, camouflaging or screening, however a power station may not be in any case located closer than 25 feet to such properties. The minimum setback to the property lines of properties zoned industrial, commercial or to any other property owned by the same owner as the subject property shall be that required by the zoning ordinance for other primary structures in that zoning district. Setback requirements may be reduced if agreed to in writing by the adjacent property owner but shall not be reduced below the minimum required by the zoning ordinance for other primary structures in that zoning district.

m. Any other condition added by the board of supervisors as part of a conditional use permit approval.

(4) *Coordination of local emergency services* . Applicants for new solar power stations shall coordinate with the county's emergency services staff to provide materials, education and/or training to the departments serving the property with emergency services in how to safely respond to on-site emergencies.

(5) *Decommissioning* . Any solar power station that is not in active use for a continuous period of 24 months shall be considered abandoned, and the owner of any such facility, the land owner of the property on which a station is located upon or their successors or assigns shall remove the facilities within six months of receipt of notice from the county. Decommissioning includes the removal of the solar systems, buildings, cabling, electrical components, roads, foundations, pilings, and fencing to a depth of 36 inches. Any agricultural land upon which the facility was located shall be restored to tillable soil suitable for agricultural use, forestry, ponds and/or wetlands. The zoning administrator may permit the fence, underground cables, roads and support buildings to remain with the property owner's approval so long as they continue to be screened as required. When a facility is deemed to be abandoned, an owner wishing to extend the time for removal shall submit an application stating the reason for such

extension. The zoning administrator may extend the time for removal or reactivation up to an additional six months upon a showing of good cause. If the facility is not removed within the specified time, the county may contract for removal. Thereafter, the county may cause removal of the facility with costs being borne by the owner of the facilities and/or the land owner. All costs there of shall be charged to the landowner and become a lien on the property on which the facility was located. The owner of the facility shall secure the costs of decommissioning by providing and keeping in force a decommissioning agreement and financial surety in a form agreed to by the county attorney. The owner of the facilities shall every five years submit updated cost estimates for decommissioning the facilities and scrap value, adjusted for changes in inflation, scrap value and other factors. At its option, the county may require the surety amount be increased based on the net cost of decommissioning.

(h) *Pet crematories.*

(1) The minimum lot size is ten contiguous acres.

(2) The minimum setback to existing off-site dwellings not owned by the subject property owner shall be 200 feet.

(3) The minimum setback to property lines and/or rights-of-way not owned by the subject property owner shall be 100 feet.

(4) The unit may not be used for disposal of waste, household trash or garbage.

(5) Only one animal may be cremated at a time.

(6) The unit shall either be fully concealed within a building to appear as a garage, shed, barn or other permitted residential or agricultural accessory structure or shall be fully screened from view from adjacent properties not owned by the subject property owner and any public roads, rights-of-way or easements, by an opaque fence, new evergreen plantings, existing vegetation or natural topography, which must be maintained or replaced as needed to screen the unit.

(7) The unit shall be located or constructed so that pets delivered and picked up for cremation shall not be at any time visible from adjacent properties not owned by the subject property owner and any public roads, rights-of-way or easements.

(8) Animals not cremated immediately upon delivery shall be kept in refrigerated storage to prevent decomposition.

(9) There shall be no on-site burials of pets.

(10) No on-site advertising signage shall be permitted for the use.

(11) The use shall not produce hazardous, objectionable or offensive conditions at or beyond property line boundaries by reasons of dust, odor, lint, smoke, cinders, fumes, noise, vibration, heat, glare, solid and liquid wastes, and

(12) The use shall comply with all local, state and federal requirements, including, but not limited

to, EPA and DEQ standards for air quality emissions.

(Ord. of 8-28-1995, § 10-406; Ord. No. 15-02(R), 4-27-2015; Ord. No. 15-09(R), 9-28-2015)

7) DMME, Three Rivers Health Department, Department of Agriculture, etc.).
8) Revise County ordinances to ensure that the permitting and development process for heavy industry and manufacturing operations is clear, fair, and organized.
7) Amend County ordinances and Future Land Use Map to encourage the location of heavy manufacturing and industry in areas away from homes, schools, businesses, and environmentally-sensitive areas.

Goal:

Attract new commercial enterprises and expand existing ones, both in the retail and service sector, to serve the County's needs and create new employment opportunities in these fields.

Implementation Strategies

1) Work with the Economic Development Authority and local business owners to offer enhanced business development and "incubator" services for start-up and expanding businesses.
2) Make information readily available via the County website or other media for individuals and companies interested in starting or locating a business in King William.
3) Amend County ordinances to include more flexible business and commercial zoning, and signage regulations to clarify and streamline permitting process for home-based businesses and cottage industries.

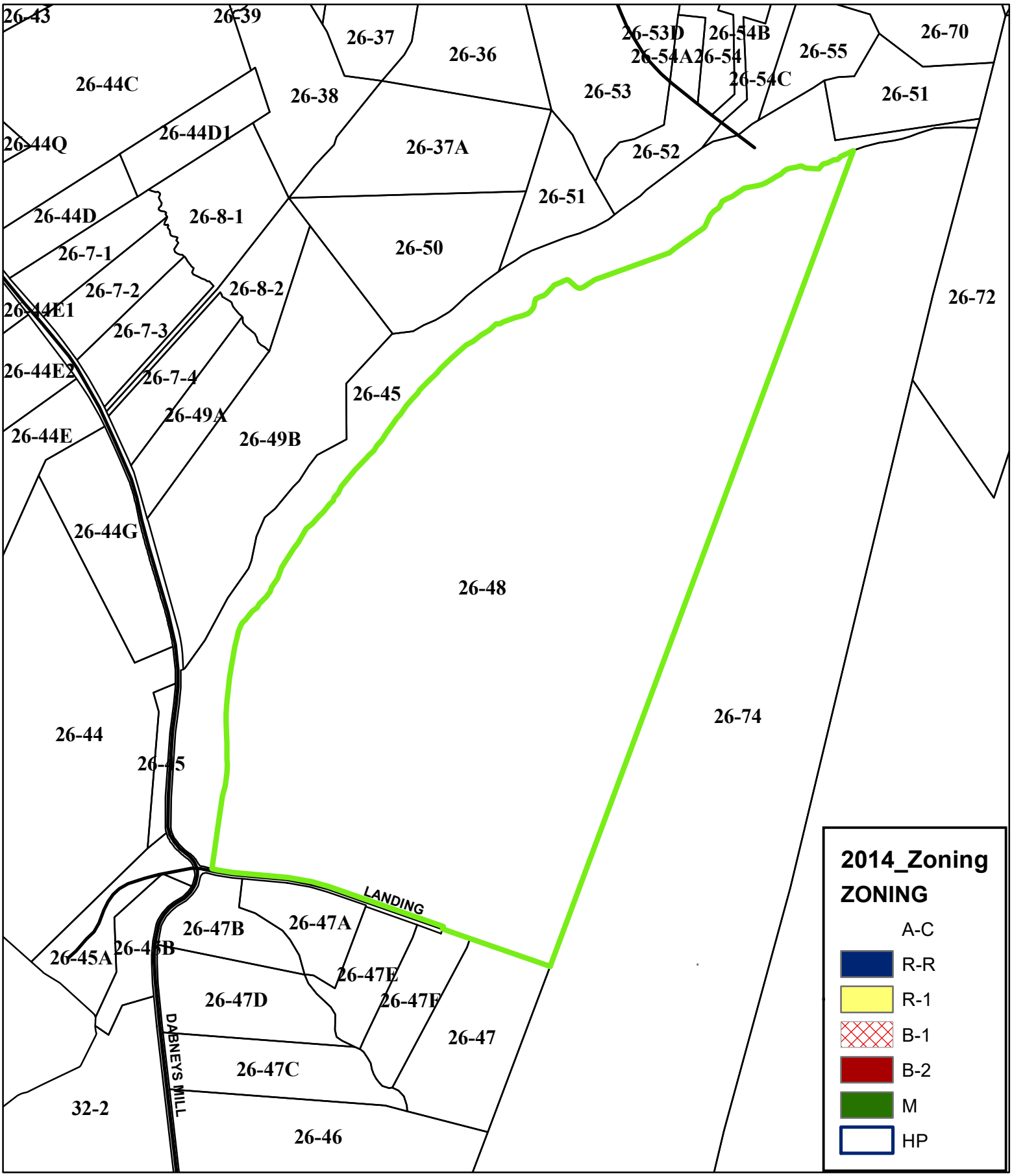
Goal:

Protect, enhance, and expand opportunities for existing and future agricultural enterprises and industries in the County.

Implementation Strategies:

1) Work with VDACS and citizens who own and are employed by agricultural operations in the County to support better agricultural planning and management through grants and programs.
2) Revise County ordinances to encourage new and innovative types of agricultural enterprises to locate in the County through clear guidelines and a streamlined permitting process.
3) Collaborate with citizen groups, business owners, and other local stakeholders to brainstorm ideas for promoting agricultural products and tourism in the County.

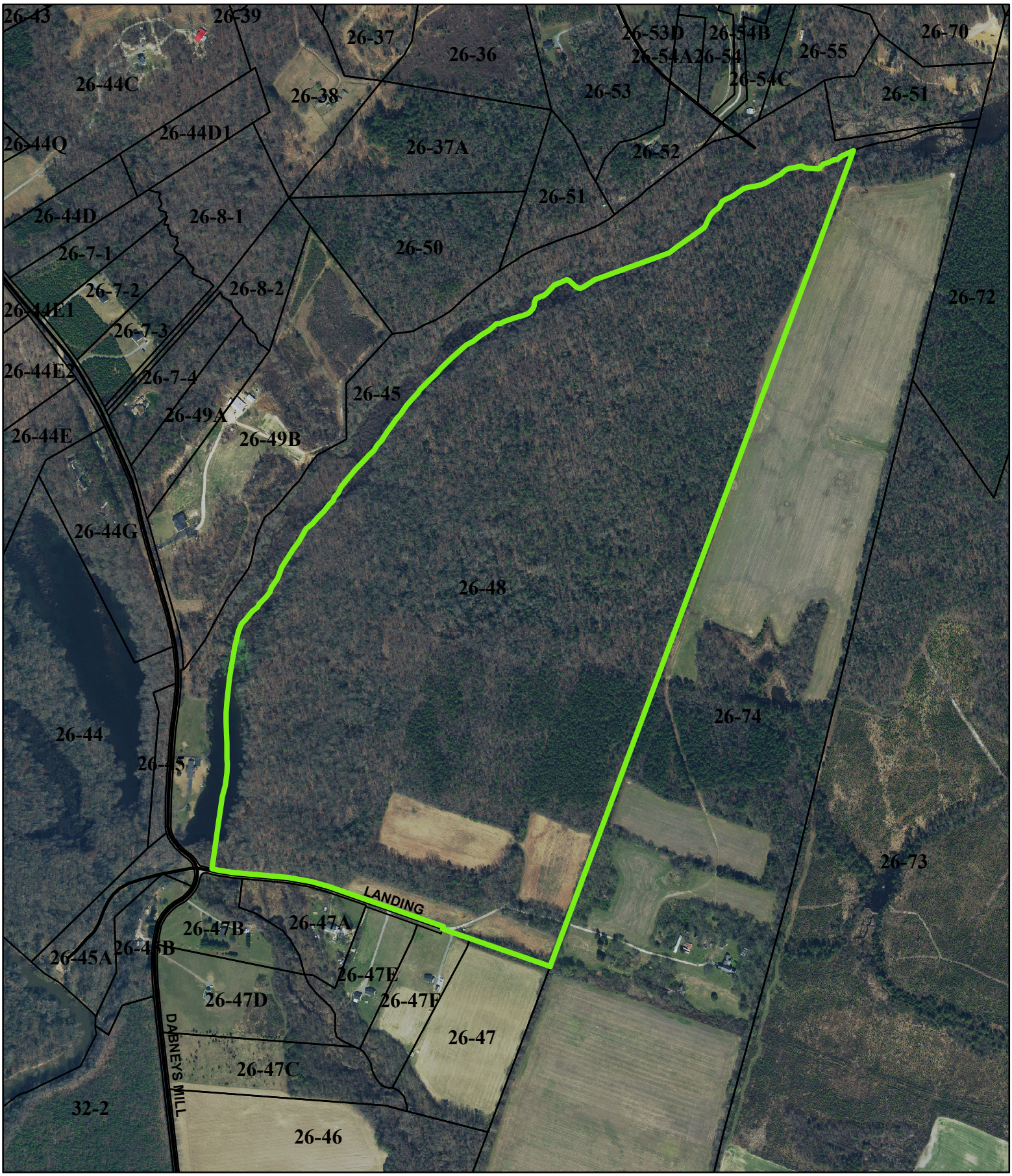
CUP-07-2021
OWNER/APPLICANT: COSTAL FARM SERVICE LLC/MATT CRABBE
TAX MAP: 26-48



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MAP CREATED 03/23/2021 BY BETTY BROOKS
THIS MAP WAS CREATED FOR PLANNING PURPOSES ONLY

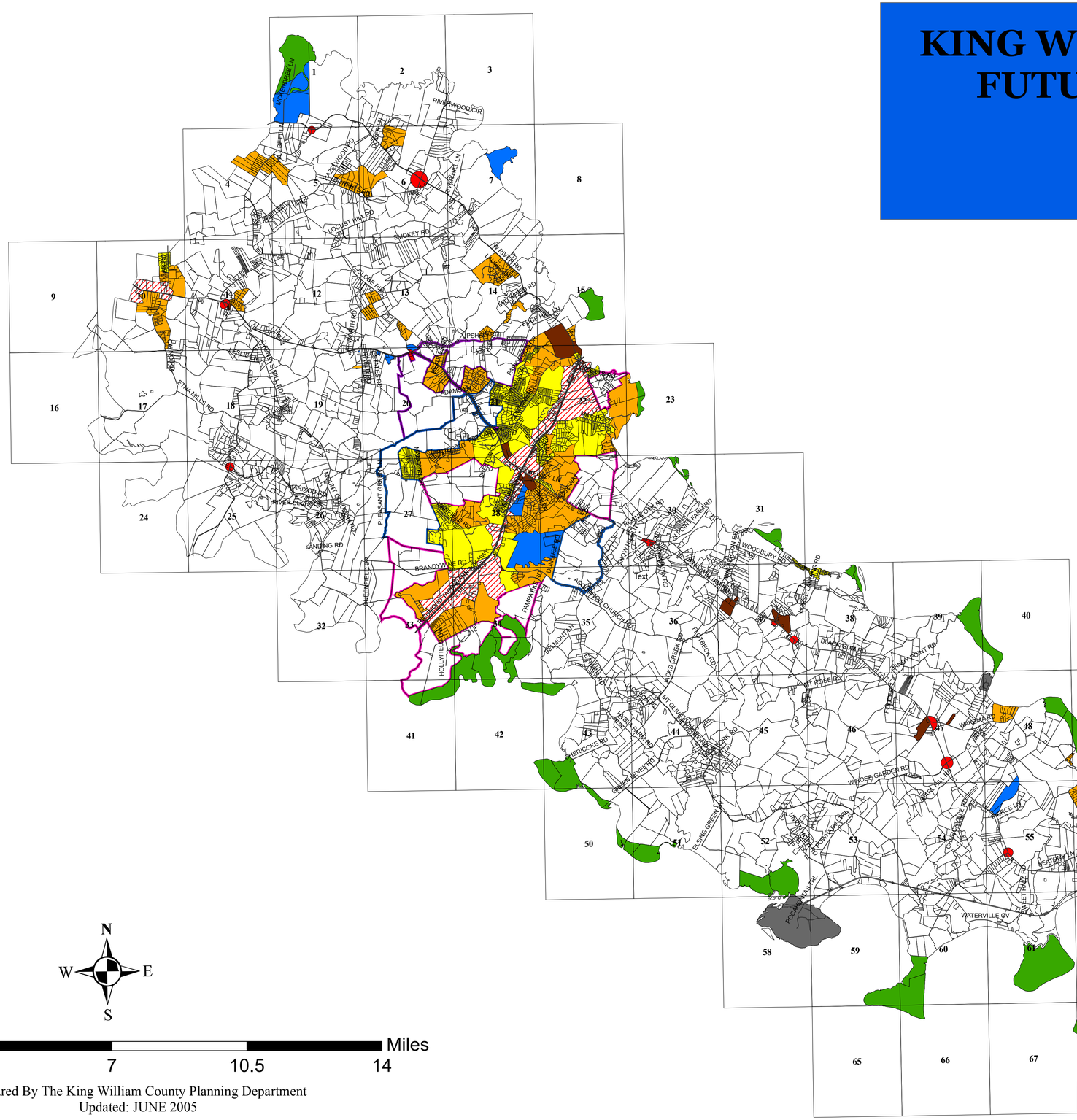
CUP-07-2021
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TAX MAP: 26-48



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MAP CREATED 03/23/2021 BY BETTY BROOKS
THIS MAP WAS CREATED FOR PLANNING PURPOSES ONLY

KING WILLIAM COUNTY
FUTURE LAND USE



Future Land Use

Future Land Use

- High Density Residential
- Medium Density Residential
- Urban Residential
- Industrial
- Commercial
- Rural Commercial
- Agricultural Conservation
- Public/Semi-Public
- Area Not Subject to County Land Use Regulations
- General Chesapeake Bay Preservation Area

Growth_study

Growth Study Area

- 2020
- 2015
- 2010

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0 1.75 3.5 7 10.5 14 Miles

Prepared By The King William County Planning Department
Updated: JUNE 2005

King William County, Virginia

Legend

- County Boundary
- Parcel Boundaries
- Hidden WestPoint_Streets 18056

Coastal Farm Service LLC



Feet

0 500 1000 1500 2000

Title:

Date: 12/19/2019

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 King William County, VA is not responsible for its accuracy or how current it may be.

Minor Sub 4 lots 5 Ac min w/ 300' Road Public | 30% Lots / 70% Conservation

1 of Flag Lot

or 25 AC Except FL

Zoned A-C

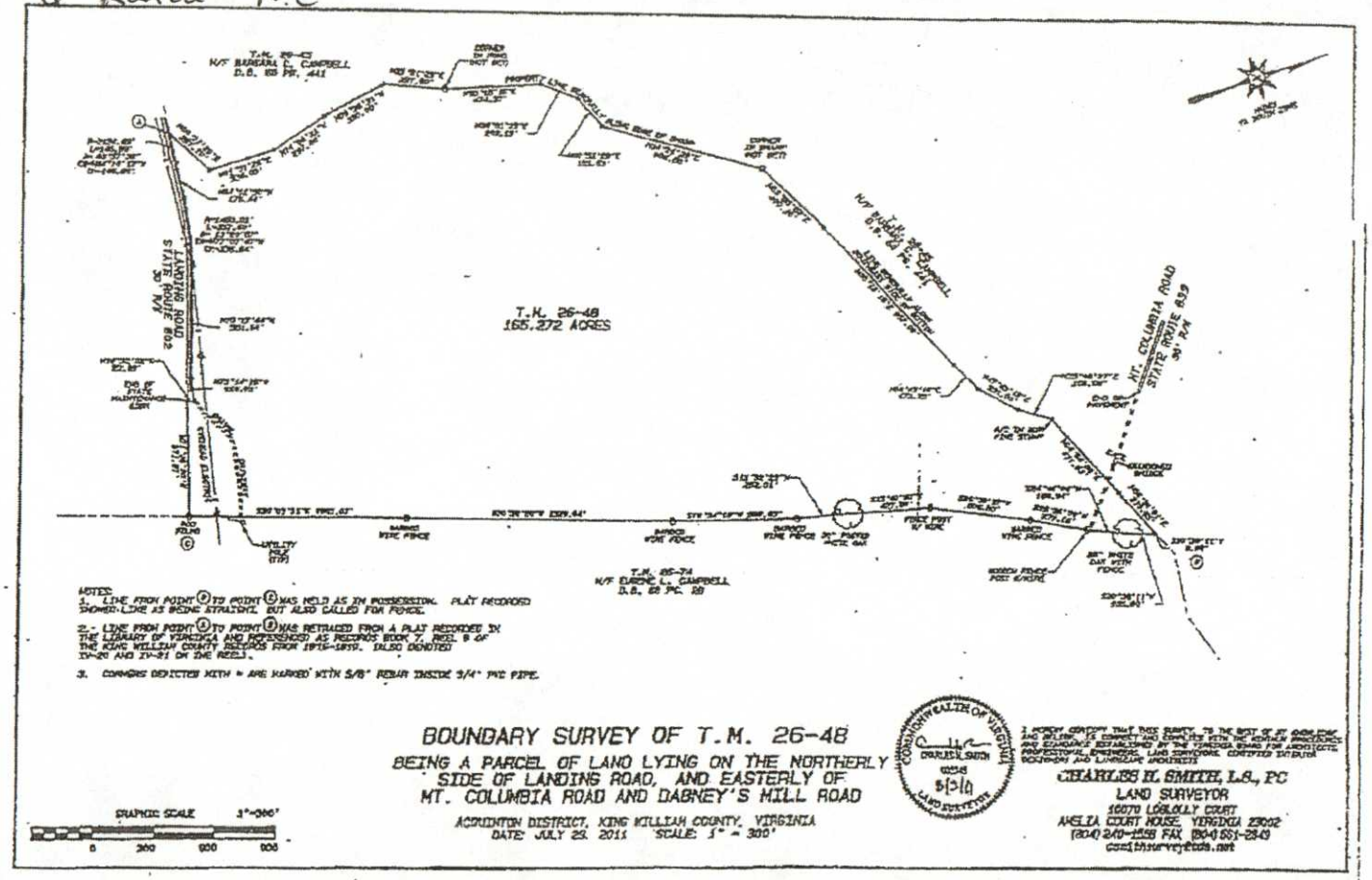


EXHIBIT A

C 19-28

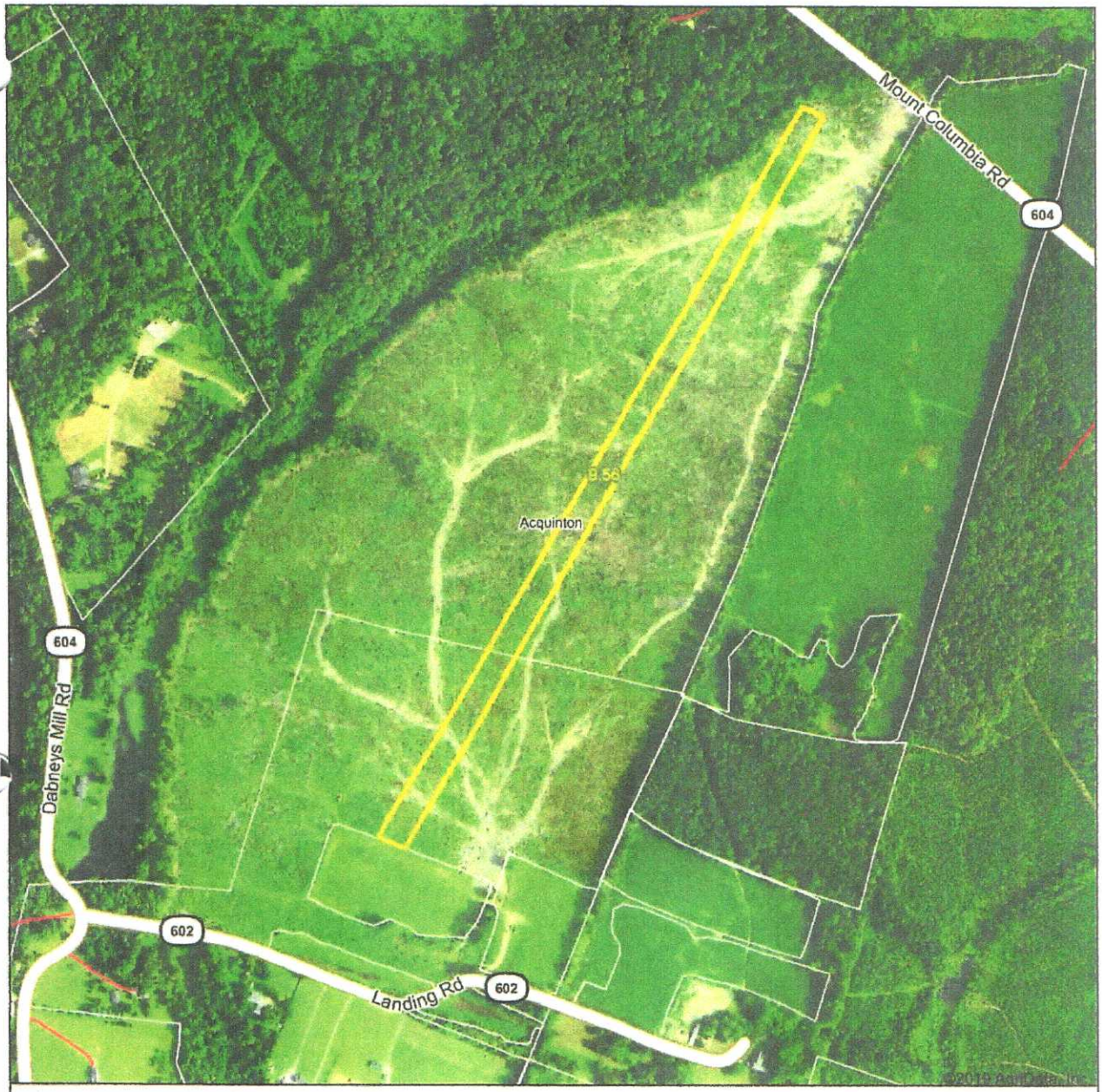
2016 Paid 576,250.00

2 1054.24 per 6 mos

Tax As 2396000 127 AC

260

Aerial Map



CRABBE AVIATION LLC
"When You Need Experience"
www.crabbeaviation.com
804-334-7370 Mechanicsville, VA
252-264-7370 Elizabeth City, NC
matt@crabbeaviation.com

Field borders provided by Farm Service Agency as of 5/21/2008.

King William County
Virginia

Maps Provided By
surety CUSTOMIZED ONLINE MAPPING
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map center: 37° 43.2393', -77° 13.2659'
scale: 7721

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9/10/2019

9a.

March Zoning Log

DATE	NAME OF APPLICANT	ADDRESS	TAX MAP NUMBER	SUBDIVISION NAME	TYPE OF PERMIT (Z /E&S/BLDG)	AREA OF DISTURBANCE	DATE TO ZONING/E & S	DATE APPROVED ZONING/ E & S	DATE TO BLDG PLAN REVIEW	DATE APPROVED BY BLDG	NOTES/COMMENTS
3.1.2021	Darrell Kellum	662 Sharon Rd. King William, VA	28-4-7	n/a	Z/BLDG	n/a	3.2.2021	3.3.2021	3.2.2021	3.12.2021	NEW DETACHED GARAGE
3.2.2021	Sigora Solar	PO Box 7543 Charlottesville, VA	27-1-1	n/a	BLDG	n/a	n/a	n/a	3.3.2021	3.10.2021	ROOF MOUNTED SOLAR PANELS
3.4.2021	Bay Companies	8500 Bell Creek Rd. Mechanicsville, VA	22-20J	Kennington	Z/BLDG	n/a	3.5.2021		3.5.2021		OFFICE AND COMMERCIAL WAREHOUSE (KENNINGTON)
3.5.2021	Richard Carlton	1557 Riverview Farm Rd. West point, VA	60-9	n/a	Z/BLDg	n/a	3.5.2021	3.8.2021	3.5.2021	3.12.2021	inground Swimming pool
3.8.2021	Haley Builders	10102 Whitesel Rd. Ashland, VA	44-1-3	n/a	Z/BLDG	n/a	3.8.2021		3.8.2021	3.10.2021	ADDITION
3.8.2021	Darrell Kellum	662 Sharon Rd. King William, VA	6-40-A4	n/a	Z/BLDg	n/a	3.8.2021	3.12.2021	3.8.2021	3.10.2021	DETACHED GARAGE
3.10.2021	Convert Solar	5825 Ward Ct. Virginia Beach, VA	27-24C	n/a	Z/BLDg	n/a	3.10.2021	3.10.2021	3.10.2021	3.10.2021	SOLAR GROUND MOUNT
3.10.2021	Sigora Solar	PO Box 7543 Charlottesville, VA	27-3C-11	n/a	BLDG	n/a	n/a	n/a	3.10.2021	3.10.2021	ROOF MOUNTED SOLAR PANELS
3.3.201	Balducci Builders	10173 Chamberlayne Rd. Mech, VA	22-5	Deckers Folly	Z/BLDG	10,000	3.3.2021	3.17.2021	3.3.2021	3.4.2021	New Dwelling
3.4.2021	Darrell Kellum	662 Sharon Rd. King William, VA	13-31E	Smokedale	Z/E&S/BLDG	n/a	3.10.2021	3.18.2021	3.4.2021	3.5.2021	New Dwelling
3.4.2021	Darrell Kellum	662 Sharon Rd. King William, VA	13-31D	Smokedale	Z/E&S/BLDG	n/a	3.10.2021	3.15.2021	3.4.2021	3.5.2021	New Dwelling
3.4.2021	Darrell Kellum	662 Sharon Rd. King William, VA	13-31F	Smokekdale	Z/E&S/BLDG	n/a	3.10.2021	3.18.2021	3.4.2021	3.5.2021	New Dwelling
	T Morgan Construction		22-20J	Kennington			N/A	N/A	3.12.2021	3.23.2021	Plans for Grinder Pump, Pump Station Force Main/2"Water Line
3.11.2021	S&C Building Co.	PO BOX 38, Aylett, VA 23009	21-12-B-32	Parkwood Estates	Z/E&S/BLDG	8,000 SQ.FT.	3.11.2021		3.17.2021	3.24.2021	New Dwelling
3.11.2021	S&C Building Co.	PO BOX 38, Aylett, VA 23009	21-12-A-22	Parkwood Estates	Z/BLDG	N/A	3.11.2021		3.17.2021	3.22.2021	New Dwelling
3.12.2021	Thomas Fontaine	12765 King William Rd, King William, VA 23086	29A-1-6	Goodwyn Grove	Z/BLDG	N/A	3.12.2021		3.17.2021	3.24.2021	Metal Garage
3.16.2021	James/Candice Modlin	1468 Mahixon Road, Manquin, VA 23106	26-1-6	N/A	Z/BLDG	N/A	3.17.2021		3.17.2021	3.24.2021	Metal Garage
3.17.2021	Queenfield Farms	1042 Dabneys Mill Road, Manquin, VA 23106	33-5G	N/A	Z/BLDG	N/A	3.17.2021	3.24.2021	3.17.2021	3.24.2021	Replacement of Tower Structures
3.17.2021	William R. Stevens Jr.	626 Cherry Hill Drive Aylett, VA	21E-23				3.23.2021	3.26.2021	3.17.2021	3.24.2021	
3.17.2021	Baker Heating & Air	2301 Wakema Rd. West Point, VA	56-1-11B	Fixes Reach	Z/BLDG	n/a	3.23.2021		3.23.2021	3.25.2021	NEW DWELLING
3.18.2021	Mike Nolan	40 River Court Aylett, VA	22D-1-11	Braxtons Landing	Z/BLDG	n/a	3.23.2021	3.24.2021	3.23.2021	3.24.2021	Convert existing 18x20 carport into a 26x30 garage
3.19.2021	Balducci Builders	10173 Chamberlayne Rd. Mech, VA	21-13-36	McCauley Park	Z/BLDG	n/a	3.23.2021	3.24.2021	3.23..2021	3.24.2021	NEW DWELLING
3.19.2021	Balducci Builders	10173 Chamberlayne Rd. Mech, VA	21-13-41	McCauley Park	Z/BLDG	n/a	3.23.2021	3.24.2021	3.23.2021		NEW DWELLING
3.19.2021	HHHunt Homes, LLC	11237 Nuckols Road, Glen Allen, VA 23059	28-8-2B-15	Central Crossing II	Z/E&S/BLDG	9,900 SQ.FT.	3.24.2021		3.24.2021		NEW DWELLING
3.19.2021	HHHunt Homes, LLC	11237 Nuckols Road, Glen Allen, VA 23059	28-8-2B-17	Central Crossing II	Z/E&S/BLDG	9,400 SQ. FT.	3.24.2021		3.24.2021		NEW DWELLING
3.19.2021	HHHunt Homes, LLC	11237 Nuckols Road, Glen Allen, VA 23059	28-8-2B-18	Central Crossing II	Z/E&S/BLDG	7,800 SQ. FT.	3.24.2021		3.24.2021	3.25.2021	NEW DWELLING
3.19.2021	HHHunt Homes, LLC	11237 Nuckols Road, Glen Allen, VA 23059	28-8-2B-19	Central Crossing II	Z/E&S/BLDG	10,450 SQ. FT.	3.24.2021		3.24.2021		NEW DWELLING
3.23.2021	Devinn Thomas	192 King William Estates Lane King William, VA	29B-1-41	n/a	Z/BLDg	n/a	3.23.2021		3.23.2021		Metal Carport Building
3.23.2021	Pla-Mor Construction	Po Box 295 Mechanicsville, VA	12-11B	n/a	Z/BLDG	n/a	3.24.2021	3.26.2021	3.24.2021		INGROUND FIBERGLASS POOL 15'X40'
3.23.2021	HHHunt Homes, LLC	11237 Nuckols Road, Glen Allen, VA 23059	28-8-2B-21	Central Crossing II	Z/E&S/BLDG	8,100 SQ.FT.	3.24.2021		3.24.2021		NEW DWELLING
3.24.2021	HHHunt Homes, LLC	11237 Nuckols Road, Glen Allen, VA 23059	28-8-2B-20	Central Crossing II	Z/E&S/BLDG	7,125 SQ.FT.	3.24.2021		3.24.2021		NEW DWELLING
3.24.2021	Cody Garris	11577 Mount Olive Cohoke Rd. West Point, VA	54-29A	n/a	E&S	3,000 sq ft.	MORE INFO (EMAILED)		N/A	N/A	LAND DISTURBANCE
3.24.2021	Baker Heating & Air	2301 Wakema Rd. West Point, VA	55A-9	n/a	E&S	21,780	3.24.2021	3.25.2021	n/a	n/a	LAND DISTURBANCE
3.24.2021	Champion Window Co.	10510 Northlake Park Drive, Ashland, VA 23005	18-82E1	N/A	Z/BLDG		3.26.2021		03.24.2021	03.26.2021	SUNROOM ON NEW DECK

9b.

Violation Log

2021 Violation Log | Ongoing | Specified Violation Has Been Addressed | No zoning violations discovered at time of complaint

Date	Complainant	Caller's Phone #/Address	Address of Possible Violation	Tax Map Number	Property Owner	Issue	First Property Inspection	Date Courtesy Letter Sent	Courtesy Letter Deadline	Follow Up	Date First Violation Letter Sent	First Violation Deadline	Follow up	Date 15-day Notice Sent	15-day Deadline	Follow up
1/19/2021	Yvonne Broaddus		153 Manquin Drive	27B-2-B-10	Stephen/Cindy McCray	Rubbish/Garbage/Weeds	1/14/2021	1/19/2021	2/19/2021	3/11/2021	3/11/2021					
1/19/2021	Yvonne Broaddus		104 Sharon Road	28-65	Fleetwood Motors/David Howell	Screened fence has not been repaired/several inoperable vehicles in front of business	1/14/2021	1/19/2021	2/22/2021	Mr. Howell called on 2/22/2021 requesting an extension						
1/21/2021			66 Hills Fork Road	44-114	Luberta Hill c/o Shirley Harris	Camper being used for permanent living	10/20/2020	re-sent letter 1/21/2021	2/21/2021	Harris called on 3/11/2021 regarding taking care of the camper.						
1/21/2021	Zoning Officer		15589 King William Road	30-56B	Curtis Mason	Storage of repair shop equipment/sign does not meet TCO requirements	1/21/2021	1/22/2021	2/22/2021	Sign was installed on the building- Repair shop to work on a plan for storage/sales of equipment and resubmit for zoning.						
3/3/2021	Gloria Dean	380-5618	next to 126 Indian Church Road	29-46A	Charles Faulkner	old trailer, buildings, etc. brush at road	3/4/2021	3/11/2021								
				34-1-2/34-1-5	Montalbano Family Invest	storage lot for vehicles		3/11/2021	4/11/2021							
				34-1-3	Corey & Ian Acquisitions	storage lot for vehicles		3/11/2021	4/11/2021							
				34-1-4	Sladedale, LLC	storage lot for vehicles		3/11/2021	4/11/2021							

9c.

March Building Report

(Provided at Meeting)