



# **WATER QUALITY IMPACT ANALYSIS**

**5800 WILLOW CREEK WAY**

**BALZER PROJECT NUMBER: 59160004.00**

**FEBRUARY 9, 2016**

**Prepared By:**

Balzer and Associates, Inc.  
15871 City View Drive Suite 200  
Midlothian, VA 23113  
Phone: (804) 794-0571 / Fax: (804) 794-2635

---

S. Taylor Goodman, P.E.  
**Vice President**

Emily Salkind  
Environmental Technician

**Attachments:**

- 1) Cover Letter
- 2) Assessment Photographs
- 3) Application for Relief from the Requirements of the CBPP
- 4) Site Map (11" x 17" Plans)



February 8, 2016

The Bureau of Permits and Inspections  
Department of Community Development  
900 E. Broad Street, Room 110  
Richmond, VA 23219

Re: **5800 Willow Creek Way – Water Quality Impact Assessment**  
Balzer and Associates Project No. 59160004.00

Dear Project Manager,

Balzer and Associates, Inc. is submitting on behalf of our client, RCS Group, LLC, a Water Quality Impact Assessment (WQIA) and an application for an exception for relief from the requirements of the Chesapeake Bay Preservation Program on a residential property in the City of Richmond, Virginia. The subject property is a 0.468-acre lot located at 5800 Willow Creek Way (Parcel ID: C0050302006) within the Willow Creek Subdivision.

### **Project Narrative**

The subject property is located in a cul-de-sac at the eastern end of Willow Creek Way. There is a perennial tributary to Powhite Creek flowing through the property which has been previously piped as 72” RCP through the limits of the lot. A perennial flow determination was made for this onsite channel in 2004. The property was determined by DCR and the City of Richmond to be perennial. A 100-foot buffer forms the Resource Protection Area (RPA) established on each side of the perennial stream.

On behalf of our client, Balzer and Associates, Inc. is submitting this WQIA and application for exception from the Chesapeake Bay Preservation Program requirements to request encroachment within the landward and seaward portions of the RPA to construct a proposed single family dwelling on the 0.468-acre residential lot. The lot was recorded with the Willow Creek subdivision in 1985. This recordation pre-dates the implementation of the Chesapeake Bay Preservation Act (CBPA).

According to City Code 50-340(C)(1) the following six findings are presented to meet the requirements for the CBPA exception request:

- 1. The requested exception to the criteria is the minimum necessary to afford relief.*

The encroachment into the 50-foot seaward includes a total of 1500 square feet for the footprint of the single family dwelling. The remaining impact into the seaward 50 feet is the result of driveway construction for access to the dwelling. The existing location of easements and setbacks within the lot limit the buildable area of the lot to portions within the 50-foot seaward RPA buffer.

2. *Granting the exception will not confer upon the applicant any special privileges that are denied by the ordinance to other property owners who are subject to its provisions and who are similarly situated.*

This lot was recorded as a buildable lot prior to the implementation of the Chesapeake Bay Preservation Act. All other houses within the neighborhood were constructed prior to the implementation of the CBPA and therefore were not subject to these restrictions. Homes on similar lots within the subdivision are of equal or greater size than the proposed single family dwelling on the subject property. Due to the size of the lot and limited building area, there are no special privileges afforded to this property.

3. *The exception request is in harmony with the purpose and intent of the Ordinance and is not of substantial detriment to water quality.*

The purpose and intent of the Ordinance is to protect water quality and protect the right of property owners. Since this lot was recorded prior to the CBPA, the Ordinance allows for the property owner to construct within a reasonable building area. The majority of this property is within the RPA and the encroachment is of reasonable size and location to achieve a comparable building area to other homes within the area.

4. *The exception request is not based upon conditions or circumstances that are self-created or self-imposed.*

The exception request is based on the existing conditions of the lot, there are no conditions to which the owners contributed or created.

5. *Reasonable and appropriate conditions are imposed, as warranted, to prevent the proposed activity from causing degradation of water quality.*

Erosion and sediment control measures will be utilized to prevent erosion during construction. Additional landscaping will be provided in disturbed areas in order to create a more effective filter from runoff of this property and adjacent property that drains through the buffer.

6. *Other findings and conditions, required by the City have been met.*

There are no other conditions required by the City at this time.

The encroachment into the RPA includes a total of approximately 4,616 square feet of disturbance. The encroachment is shown on the included Plan. This encroachment is the minimum necessary to construct the dwelling, driveway and associated grading for drainage.

### **Current Condition of RPA**

The entire property is located within the RPA. There is no additional area within the lot to offset the impact to the RPA with additional area. Landscaping will be provided in disturbed areas within the RPA as it is feasible to provide additional vegetation on the lot. The landscaping proposed will help filter runoff and will also protect the property against erosion. The undisturbed portions of the seaward 50-feet of the RPA are moderately vegetated and will remain in place. The existing vegetation on site is young mixed deciduous

forest with a dominance of poplar, oak, and holly less than 6" in caliper. Herbaceous vegetation within the site consists predominantly of English ivy and honeysuckle.

Approximately 114 of the 136 linear feet of perennial stream on the property is currently piped as 72" RCP. Areas of proposed disturbance are located nearest the piped portions on the stream. As the stream is not in its natural state and proper erosion and sediment control measures will be utilized for the proposed project, no significant detriment to water quality is anticipated.

The total site area is 0.468 acres. The proposed impervious area, including the house, driveway and sidewalk is 0.057 acres. The total impervious area of the lot is 12%. This is below the threshold of 16% allowable impervious area; there is no requirement to provide pollutant removal for the property.

Site reconnaissance photographs and a site plan are provided with this cover letter.

Balzer and Associates, Inc. would like to request an exemption for the relief of the requirements of the Chesapeake Bay Preservation Program within the limits of the subject property. Please contact us if there are any questions or concerns, or if additional information is needed.

Sincerely,

Balzer and Associates, Inc.

A handwritten signature in blue ink, appearing to read "S. Taylor Goodman". The signature is written in a cursive style and is positioned above a horizontal line.

S. Taylor Goodman, P.E.  
Vice President



Typical condition of RPA on-site



Typical condition of RPA within proposed disturbed area



Upstream reach of perennial stream at southern boundary of site



Upstream reach of perennial stream through 72" RCP on-site



Downstream reach of perennial stream through 72" RCP on-site and storm pipe outfall from adjacent Riverside Heights subdivision



Downstream reach of perennial stream at northern boundary of site





**APPLICATION  
FOR RELIEF FROM REQUIREMENTS OF THE  
CHESPEAKE BAY PRESERVATION PROGRAM  
EXCEPTIONS, WAIVERS, EXEMPTIONS AND  
BUFFER ENCROACHMENTS**

To: The Bureau of Permits and Inspections  
Department of Community Development  
900 E. Broad Street, Room 110  
Richmond, Virginia 23219  
Phone (804) 646-6440 Fax (804) 646-6948

Date: 2/8/16

Type of Relief Requested (check one)

Exception       Waiver       Encroachment       Exemption

Please attach required documents.  
Requests for exceptions also require an application fee payable to "City of Richmond".

Property Address(es): 5800 WILLOW CREEK WAY

Tax Parcel No(s): COO5 030 2006

Brief Description of Exception: EXCEPTION FOR THE CONSTRUCTION OF A  
SINGLE FAMILY DWELLING

Applicant/Contact Person: TAYLOR GOODMAN, BALZER + ASSOCIATES, INC.  
Mailing Address: 15871 CITY VIEW DR. SUITE 200 MIDLOTHIAN, VA 23113  
Telephone: ( 804 ) 794-0571 Fax: ( 804 ) 794-2635  
Email address: tgoodman@balzer.cc

Property Owner: COLEMAN LITTLE  
Mailing Address: 16251 HUNTER RIDGE LN, MOSELEY, VA 23120  
Telephone: ( 804 ) 641-9781 Fax: ( 804 ) 231-9613  
Property Owner's Signature: [Signature]

The signatures of all owners of the property are required. Please attach additional sheets as required. If a legal representative signs for a property owner, please attach an executed power of attorney.

**Project Information** (check appropriate boxes)

**Current Use of Property** (check one)–

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Vacant Land to be developed | <input type="checkbox"/> Commercial/Office/Industrial   |
| <input type="checkbox"/> Single Family Residential              | <input type="checkbox"/> Parking or other paved surface |
| <input type="checkbox"/> Other: _____                           | <input type="checkbox"/> Multi-family residential       |

**Subdivision Name, Lot and Section Number:** Willow Creek, Lot 7

**Lot was last recorded:**

- Prior to October 1989  
 Between October 1989 and February 2002  
 After February 2002

**Area of Property (square footage)**

Within RPA: 20369      Outside RPA: 0      Total: 20369

**Activity requiring relief is located in** (check all that apply)

- Resource Protection Area Buffer land ward 50 feet  
 Resource Protection Area Buffer seaward 50 feet  
 Slopes greater than \_\_\_ percent  
 Wetlands  
 Resource Management Area

**Activity requiring relief involves** (check all that apply)

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Construction of New principal structure | <input type="checkbox"/> Paved pathways                     |
| <input type="checkbox"/> Accessory (detached) structure                     | <input checked="" type="checkbox"/> Tree/vegetation removal |
| <input type="checkbox"/> Addition to principal structure                    | <input type="checkbox"/> Utilities                          |
| <input checked="" type="checkbox"/> Parking area, or driveway, or roadway   | <input type="checkbox"/> Other: _____                       |

**Total square footage of RPA impacted:** 4,616

Are there any additional approvals or permits from local, state, or federal agencies required for any portion of this project (zoning variances, wetland permits, etc)?

- No  
 Yes, Please describe: \_\_\_\_\_

**Description of the Activity and reason for the request:**

Proposed construction of a single-family dwelling and driveway with an exception in the 50' seaward portion of the RPA buffer due to the lot size and location of the perennial stream and existing easements.

For **Exceptions**, Please complete the following

**APPLICANT'S JUSTIFICATION FOR THE REQUESTED EXCEPTION**

In accordance with Section 50-340(c) (1) of the Richmond City code, An exception cannot be granted unless specific findings are made. Please describe how the particular CBPA exception request would meet these six findings:

1. The requested exception to the criteria is the minimum necessary to afford relief;
2. Granting the exception will not confer upon the applicant any special privileges that are denied by the ordinance to other property owners who are subject to its provisions and who are similarly situated;
3. The exception request is in harmony with the purpose and intent of the Ordinance and is not of substantial detriment to water quality;
4. The exception request is not based upon conditions or circumstances that are self-created or self-imposed;
5. Reasonable and appropriate conditions are imposed, as warranted, to prevent the proposed activity from causing degradation of water quality;
6. Other findings and conditions, required by the City have been met.

See attached WQIA Letter.

---

---

---

---

---

For **EXCEPTIONS** and **ENROACHMENTS**, please complete the following.

Describe all mitigation measures, including BMPs and vegetation enhancement\*,

*See attached.*

---

---

---

---

---

---

---

---

---

---

- Note: all vegetation enhancement should be in accordance with the Riparian Buffers Modification and Mitigation Manual available at [www.dcr.virginia.gov/chesapeake\\_bay\\_local\\_assistance/publica.shtml#Anchor-18776](http://www.dcr.virginia.gov/chesapeake_bay_local_assistance/publica.shtml#Anchor-18776)

-----  
Do not mark below this line

Fee Required \$ \_\_\_\_\_

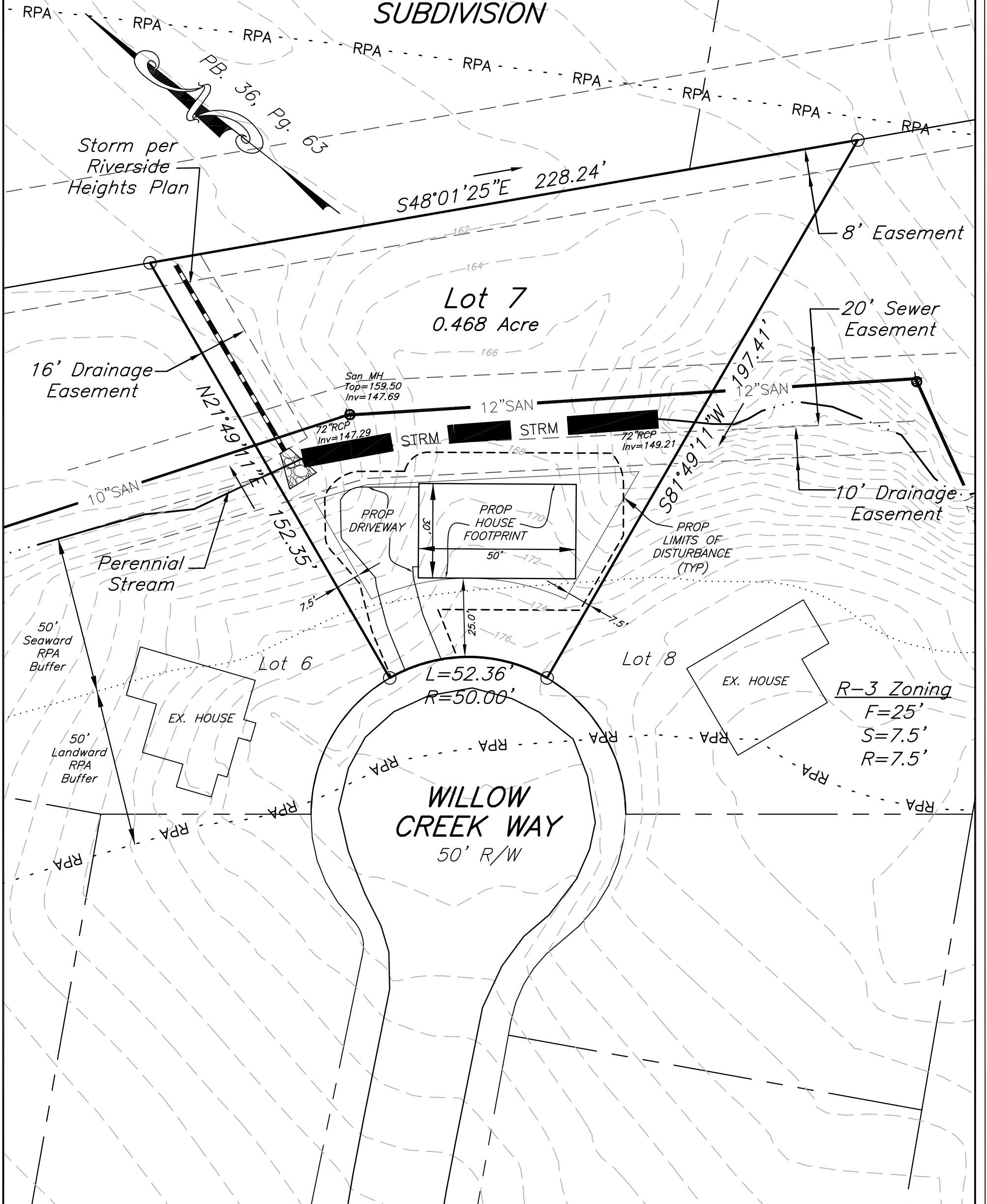
Approvals

Program Administrator \_\_\_\_\_ Date \_\_\_\_\_

City Planning Commission \_\_\_\_\_ Date \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# RIVERSIDE HEIGHTS SUBDIVISION



DATE: 2-8-16  
 SCALE: 1" = 30'  
 JOB NO: 59160004.00  
 SOURCE: GIS + FIELD SURVEY

## 5800 WILLOW CREEK WAY WATER QUALITY IMPACT ANALYSIS RICHMOND, VA

PLANNERS • ARCHITECTS • ENGINEERS • SURVEYORS •  
 15871 City View Drive • Suite 200 • Midlothian, Virginia 23113 • Phone (804) 794-0571 • Fax (804) 794-2635

