



## ENGINEERING AND RESOURCE PROTECTION REVIEW COMMENTS

499 Jolly Pond Road (Colonial Heritage)

COUNTY PLAN NO. LU-003-14

June 9, 2014

### General:

1. This parcel is situated within both Subwatershed 105 and the nontidal subwatershed of the Yarmouth Creek watershed management plan. The watershed management plan was adopted in October 2003 and readopted/revised in October 2006.
2. This parcel is subject to the approved master stormwater management plan (MSWMP) for Colonial Heritage SWM-01-05. Per the MSWMP, much of this parcel is intended to be in dedicated natural open space for stormwater compliance purposes.
3. The parcel is currently a portion of the previously approved special use permit application SUP-21-04 (Boy Scout Property Rural Cluster) for 50 lots zoned A-1. Environmental conditions on this SUP included a 282 acre conservation easement for stormwater management purposes, master stormwater management plan requirements, building structure and limit of work separations (setbacks) from steep slopes, and separation (setbacks) from RPA.
4. In general, staff is not opposed to public sewer service being extended to serve the previously approved 50 lot, A-1 rural cluster under the provision of no increase in lot yield/density (from the 50). Although public sewer service could be seen as a benefit from the potential from nonpoint source pollution associated with failed or failing septic drainfield systems, increased lots/density would result in an increase from other forms of nonpoint source pollution such as impervious cover. *(Note: This is under the presumption that eventually there may be the chance or potential for failed or failing septic drainfield systems. However, there is no evidence to support that these systems will advance to a failed or failing mode and there is no evidence to support the claim that properly designed, permitted (VDH), constructed and maintained septic drainfield systems will be a significant source contributor of nonpoint source pollution to downstream water resources for the 50-lot A-1 rural cluster.)*
5. Our Division is not supportive of any proposal which results in the need for mass clearing and grading of land bays within the defined land tract - especially within areas intended to be within the A-1 rural cluster area or dedicated natural open spaces. *(Note: does not include those land bay portions already approved by the master plan and master stormwater management plan).*
6. Any new development from this land use application within the PSA would be subject to the County's Special Stormwater Criteria (SSC). It would also be subject to the provisions of the readopted and revised Yarmouth Creek watershed management plan (October 2006) which would require 50 ft. intermittent stream and nontidal wetlands buffers as well as the variable width (up to 300 ft.) mainstem buffers.
7. The PSA exhibit map as supplied with the land use permit application is incorrect in that it states by legend and hatch pattern that the far west side of the land tract is "Existing Conservation Open Space

(282 acres)". Our Division has not received a conservation easement plat or deed of easement for this parcel; however, as previously indicated it is intended to be dedicated by SUP-21-04 and the approved master stormwater management plan SWM-01-05.