



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

February 17, 2023

**PRELIMINARY JURISDICTIONAL DETERMINATION**

Northern Virginia Regulatory Section  
NAO-2023-00164 (Williams Creek)

Jim Cahoon  
Bay Environmental, Inc.  
648 Independence Parkway, Suite 100  
Chesapeake, VA 23320

Dear Mr. Cahoon:

This letter is in regard to your request for a preliminary jurisdictional determination of the aquatic resources (e.g., wetlands, streams, and ponds), on an approximately 51-acre site located on the north line of Route 206, generally southeast of Route 624, in King George County, Virginia, and hereinafter referred to as project area.

The map entitled "Figure 2 A: Site Conditions Map, Wetland Delineation, Walnut Hill, King George County, Virginia", by Bay Environmental, Inc., and dated February 2, 2023 (copy enclosed), provides the locations of the aquatic resources within the project area referenced above. This letter is not confirming the Cowardin classifications of these aquatic resources.

These aquatic resources exhibit wetland criteria as defined in the 1987 Corps of Engineers Wetland Delineation Manual and the Atlantic and Gulf Coastal Plain Regional Supplement. This site also contains aquatic resources with an ordinary high-water mark.

This preliminary jurisdictional determination and associated aquatic resource delineation map may be submitted with a permit application.

Please be aware that you may be required to obtain a Corps permit for any discharge of dredged and/or fill material, either temporary or permanent, into a water of the U.S. In addition, you may be required to obtain a Corps permit for certain activities occurring within, under, or over a navigable water of the U.S. subject to the Section 10 of the Rivers and Harbors Act. Furthermore, you may be required to obtain state and local authorizations, 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 delineation and preliminary jurisdictional determination may not be valid for the Wetland Conservation Provisions of the Food Security Act of 1985, as amended. Therefore, if you or your tenant are US Department of Agriculture (USDA) program

participants, or anticipate participation in USDA programs, you should discuss the applicability of a certified wetland determination with the local USDA service center, prior to starting work.

The Norfolk District has relied on the information and data provided by the or agent to make this preliminary determination. If we determine that such information and data are false or incomplete, we may require a new preliminary determination.

This is a preliminary jurisdictional determination and is not a legally binding determination regarding whether Corps jurisdiction applies to the aquatic resources in question. To determine Corps' jurisdiction, you may request and obtain an approved jurisdictional determination.

This delineation of aquatic resources can be relied upon for no more than five years from the date of this letter. New information may warrant revision. Enclosed is a copy of the "Preliminary Jurisdictional Determination Form". Please review the document, sign, and return one copy to the Corps by email at [silvia.b.gazzera@usace.army.mil](mailto:silvia.b.gazzera@usace.army.mil)

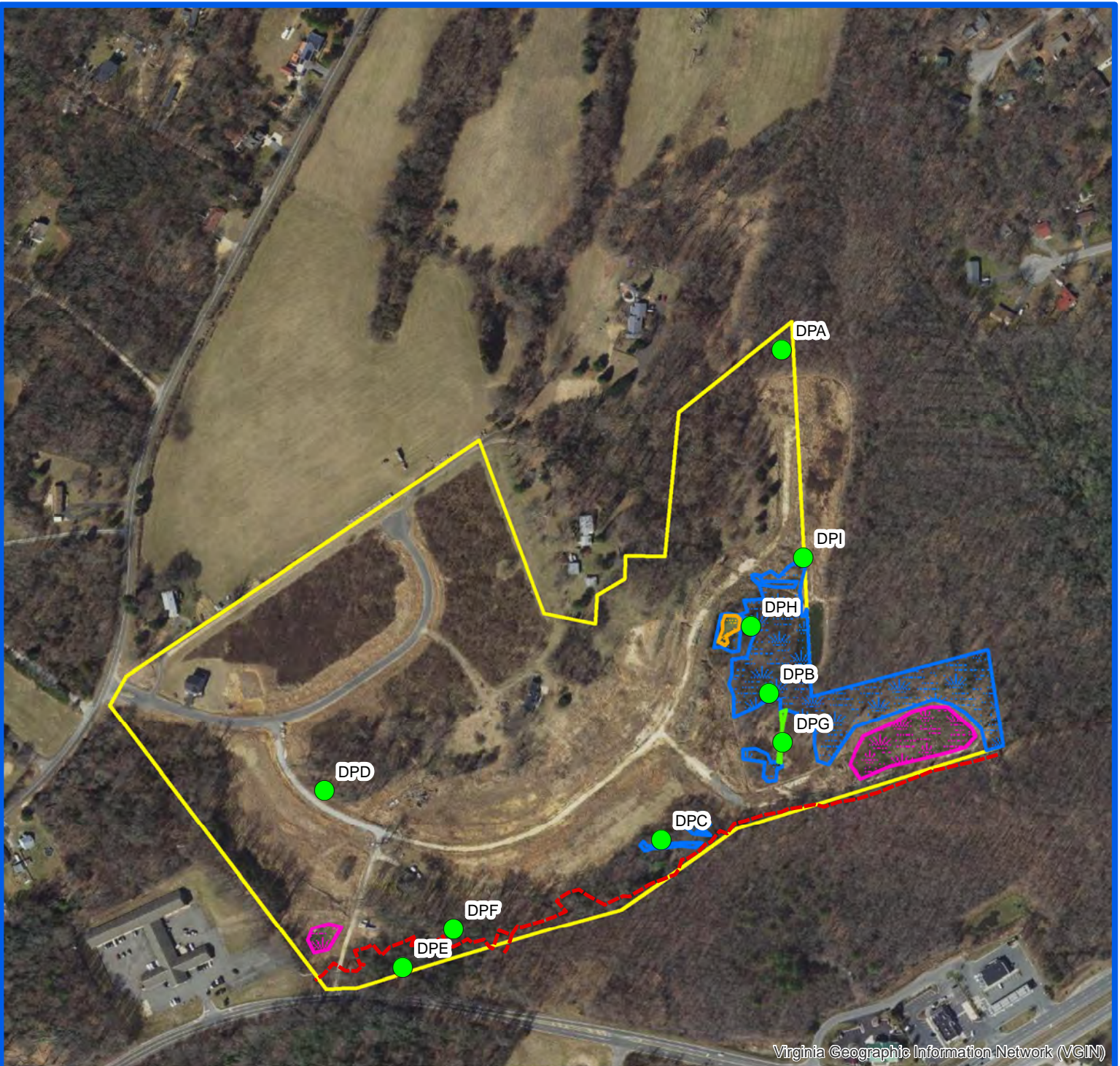
If you have any questions, please contact the office either by telephone at (804)212-6817 or by email at [silvia.b.gazzera@usace.army.mil](mailto:silvia.b.gazzera@usace.army.mil).

Sincerely,

Silvia. B. Gazzera, Ph.D.  
Northern Virginia  
Regulatory Section

Enclosure(s):

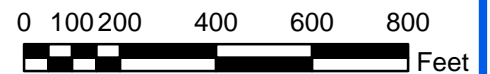
cc: DEQ



Virginia Geographic Information Network (VGIN)

**Legend** NOTE: This map is preliminary and has not been reviewed by the U.S. Army Corps of Engineers

- Study Area ~ 51.16 acres
- Stormwater Pond ~ 1.05 acres
- Data Point
- PEM Wetland ~ 0.019 acres
- PUB Wetlands ~ 0.067 acres
- PFO Wetland ~ 3.69 acres
- Waters of the U.S. ~ 2,515.98 linear feet



Source: State of Virginia Parcel Data; State of Virginia 2021 Orthophotographs; Wetlands and Data Points located using ArcGIS Field Maps R1 GPS.

Scale: 1 in = 400 ft  
 Bay #: 22-404-01  
 Date: 02/02/2023  
 Prepared by: DCW  
 Reviewed by: CJC  
 VA PWD#: 3402000100

Figure 2 A: Site Conditions Map  
 Wetland Delineation  
 Walnut Hill  
 King George County, Virginia  
 TPIN: 9101, 9102, 9103, 9104, 9105, 9106, 9107, 9108, 9109, 91010, 91011, 91012, 91013, 91014, 91015, 91016, 91017, 91018, 91019, 91020, 91021, 91022, 91023, 91024, 91025, 91026, 91027, 91028, 91029, 91030, 91031, 91032, 91033, 91034, 91035, 91036, 91037, 91038, 91039, 91040, 91041, 91042, 934A, 910A, 910B, 910C, & 910D

