



BALZER
& ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

15871 City View Drive
Suite 200
Midlothian, VA 23113
804.794.0571
www.balzer.cc

Roanoke
Richmond
New River Valley
Shenandoah Valley

September 7, 2022

Lewie Lawrence
Executive Director
Middle Peninsula Planning District Commission
PO Box 286
Saluda, VA 23149

Re: Captain Sinclair Property
Final Summary

Mr. Lawrence,

Balzer and Associates, Inc. has completed the Master Plan of Development (MPOD) and Preliminary Architectural and Engineering Report (PAER) for the Captain Sinclair property in Gloucester County. The primary focus of this document, which was prepared as a joint report, was to evaluate areas of potential development for residential and commercial use within the property. Multiple studies were performed to obtain a range of information regarding the development potential of different areas of the site. Studies included structural analysis of existing buildings, wetland delineation, geotechnical study, and soil study among others. The findings of these studies were included incorporated into the reports and provided as separate documents as needed.

Additional detail on the studies and findings is included in the overall report or is listed below.

Wetland Confirmation – A wetland delineation has been completed on portions of the site identified as potential residential development. A preliminary jurisdictional determination (PJD) package was submitted to the Corps of Engineers for confirmation. The Corps followed up with a site visit and we are currently awaiting a confirmation letter from Keith Goodwin. The PJD package is included separately with this summary and the results of the delineation have been incorporated into the PAER and MPOD.

Soils Report – The results of the soils investigation on the residential lots and other areas of the site have been incorporated into the MPOD and PAER in Sections III.a-d. These results generally found that the individual lots are not suitable for conventional systems and that a community system for multiple lots may be the most efficient option for the single-family units. In addition, modifications to the existing system or a new system may be required for any commercial development associated with the main house or pool house, Section III.e-f.

Geotechnical Report – A geotechnical report was conducted by a subconsultant on the individual lots and at the main house. A summary of the results are included in Section II of the MPOD and PAER. The full report is provided as an attachment to that report in Section VI and is provided separately.

Phase 1 ESA – The Phase 1 Environmental Site Assessment was completed for the Captain Sinclair property on August 16, 2022. The report was not included in the MPOD or PAER and is provided separately.



Historical and Archaeological Assessment – This assessment was not completed at the direction of staff. If required, this assessment can be done and provided separately.

Topographic Map – A topographic survey was only performed within the single family lots with potential for homes and the area outside of the wetlands north of Lands End Road. The topography has been provided with the MPOD and PAER as part of the schematic layout and the individual lot plans. The individual lot plans and analysis is found in Section III.a-d. in the MPOD/PAER.

Final Survey – A final survey has been provided for each of the individual lots. This survey shows lot dimensions, wetlands, buildable area based on setbacks, and RPA among other standard survey items.

MPOD/PAER – These documents were completed as a joint report to further consolidate the information collected throughout the study. Additional information was provided in the MPOD/PAER that is not listed above and includes structural analysis of the main house and pool house, architectural schematics for residential uses in the main house and pool house, land use plan around the existing buildings, and analysis of zoning for potential uses.

The above information summarizes the work completed for the Middle Peninsula Planning District Commission on the Captain Sinclair property. The information is provided to guide future decisions on the development, renovation, and use of the property and existing buildings. As the project progresses from preliminary to design and construction stages it is important to keep local and State officials aware of all construction permits, change in uses, and land disturbance to ensure all required permits and authorizations are received prior to beginning work.

Please do not hesitate to reach out if there are any questions regarding the reports or supplemental information provided.

Sincerely,
Balzer and Associates, Inc.

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