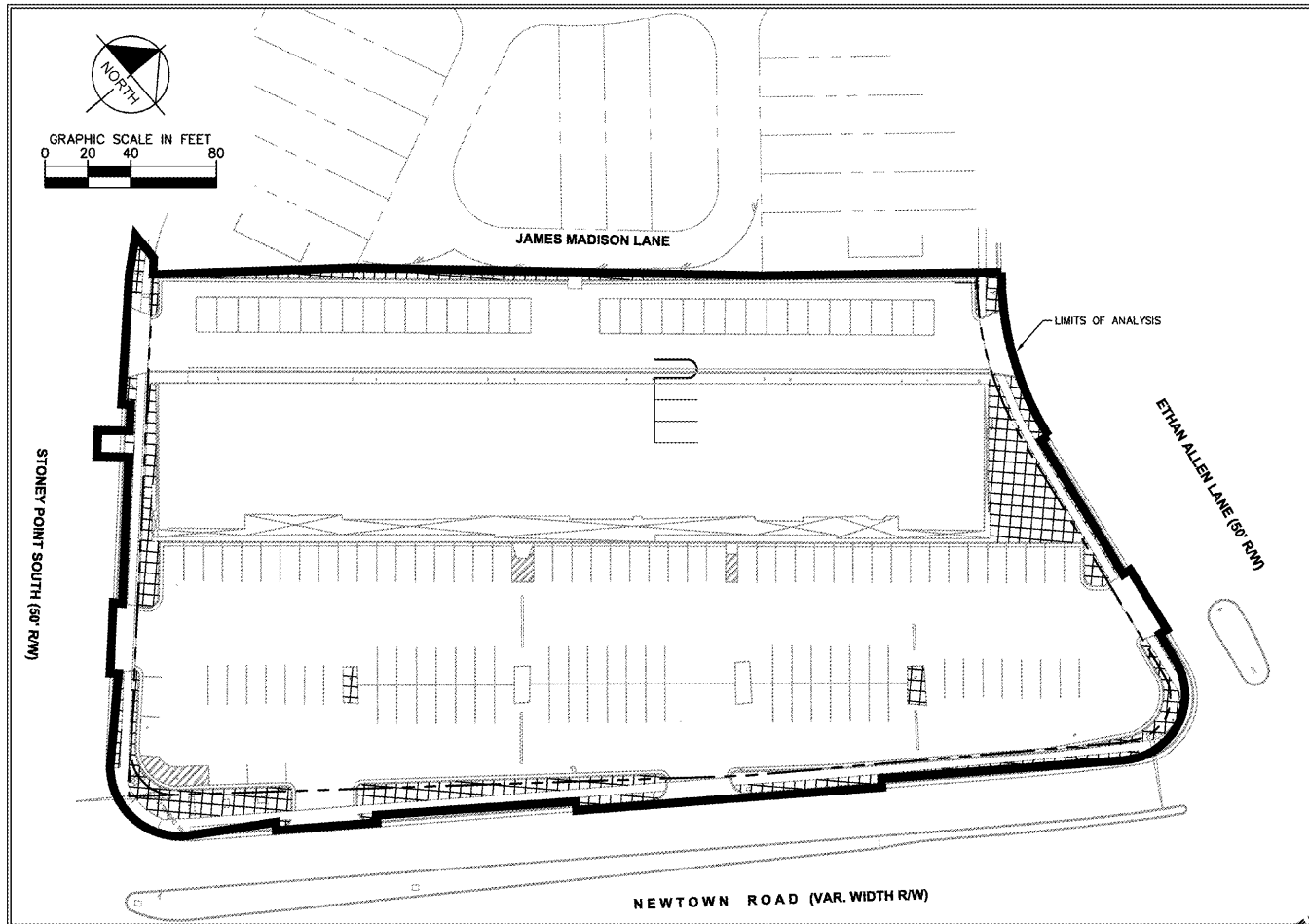
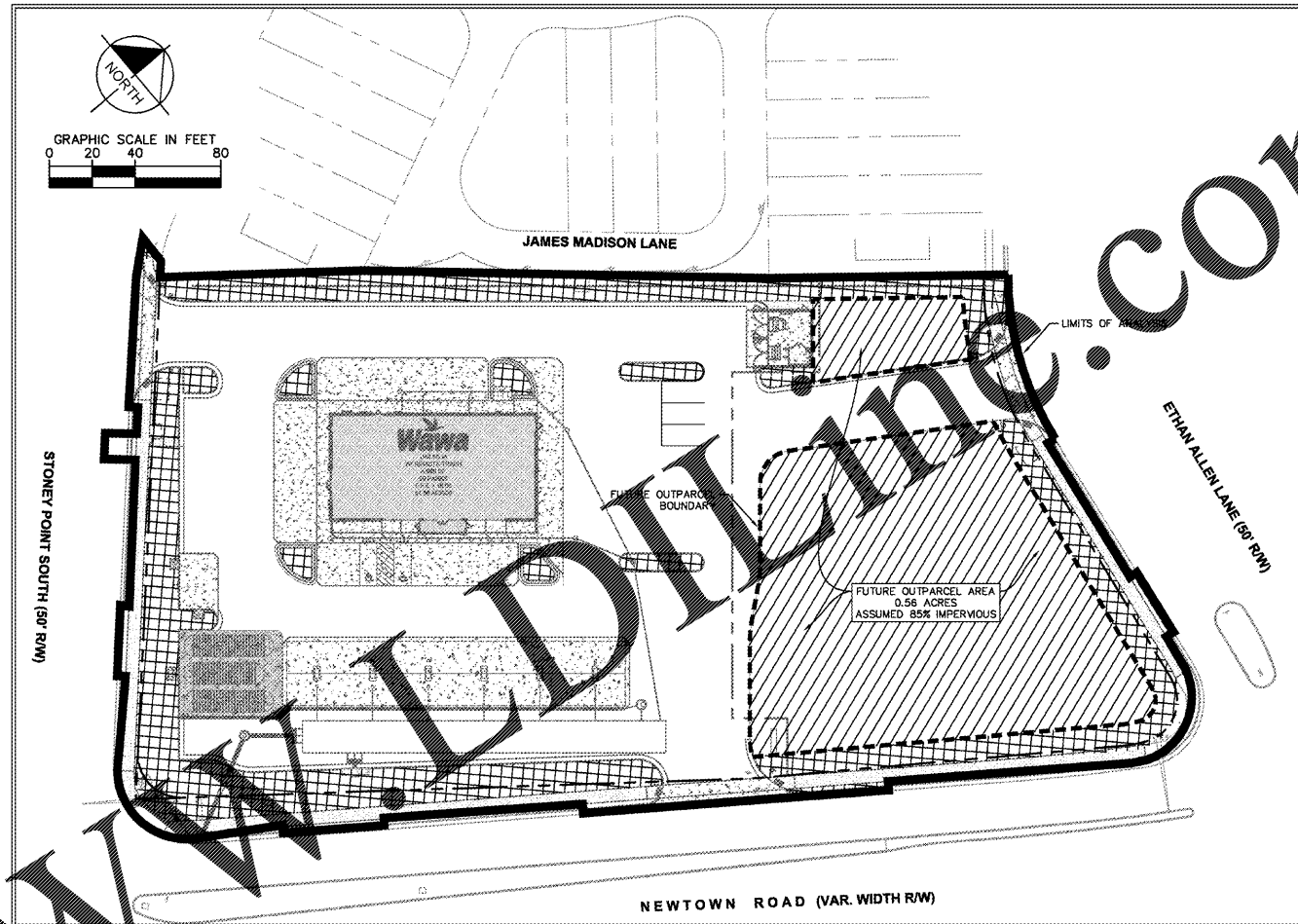


PRE-DEVELOPMENT



POST-DEVELOPMENT



STORMWATER QUALITY NARRATIVE

THE LIMITS OF ANALYSIS FOR THE WATER QUALITY CALCULATIONS (2.58 ACRES) INCLUDES THE ENTIRE DISTURBED AREA FOR THE DEVELOPMENT. A FUTURE OUTPARCEL AREA IS INCLUDED IN THE LIMITS OF ANALYSIS, AND THIS FUTURE DEVELOPMENT IS ACCOUNTED FOR IN THE WATER QUALITY CALCULATIONS AT 85% IMPERVIOUS. PRE-DEVELOPMENT REQUIREMENTS FOR DISTURBED AREAS GREATER THAN 1 ACRE, THE ULTIMATE DEVELOPMENT (INCLUDING FUTURE OUTPARCEL DEVELOPMENT AT 85% IMPERVIOUS) REQUIRES PHOSPHORUS LOAD REDUCTION OF 20% WHICH EQUATES TO 0.52 LBS / YEAR.

TO SATISFY REQUIREMENTS FOR WATER QUALITY ON SITE, WAWA PLANS TO PURCHASE 0.52 LBS OF NONPOINT PHOSPHORUS CREDITS FROM CRANSTON'S MILL POND NUTRIENT BANK. ONCE THE CREDITS HAVE BEEN PURCHASED, THE AGREEMENT WILL BE PROVIDED TO THE CITY PRIOR TO FINAL SITE PLAN APPROVAL.

WATER QUALITY PLAN LEGEND

- IMPERVIOUS COVER
- MANAGED TURF
- FUTURE OUTPARCEL AREA (ASSUMED 85% IMPERVIOUS)
- LIMITS OF ANALYSIS (2.58 ACRES)
- LIMITS OF FUTURE OUTPARCEL (0.56 ACRES; 85% IMPERVIOUS)

NUTRIENT AVAILABILITY LETTER

**C.B.N.L.T.**  
Chesapeake Bay Nutrient Land Trust, LLC

July 11, 2018

Kimley-Horn and Associates, Inc.  
ATTN: Kelsey Westwood, EIT  
1700 Willow Lawn Drive, Suite 200  
Richmond, VA 23230

RE: CBNLT/Cranston's Mill Pond - Nutrient Credit Availability  
Chesapeake Bay Nutrient Land Trust, LLC

Project Reference: Intersection of Stoney Point and Newtown Road, City of Norfolk

Attention Ms. Westwood:

This letter is to confirm the availability of authorized Nutrient Credits sufficient to meet your project requirements at our Cranston's Mill Pond facility, which is registered with the Virginia Department of Environmental Quality (DEQ) and the Virginia Department of Conservation and Recreation (DCR). These Nutrient Credits are generated and managed under the terms of the Cranston's Mill Pond Nutrient Reduction Implementation Plan dated April 30, 2010 which was authorized by the Virginia Department of Environmental Quality (DEQ) and the Virginia Department of Conservation and Recreation (DCR) on July 13, 2010.

The Cranston's Mill Pond project has been authorized to provide Nutrient Credits for use in the James River watershed. These Credits are transferable to those entities regulated under DEQ's Stormwater Management Program in accordance with VA Code § 62.1-44.15.35. Currently our Cranston's Mill Pond facility has **274.83** pounds of Phosphorus Credits available and will be able to meet your project's phosphorus requirement of up to **0.52** pounds.

If we can provide further assistance please feel free to contact our office.

Sincerely,

Chesapeake Bay Nutrient Land Trust, LLC

By its Manager  
EarthSource Solutions, Inc.

Scott A. Reed  
Scott A. Reed  
Vice President

Chesapeake Bay Nutrient Land Trust, LLC • 6735 S. Lakeshore Avenue • Richmond, VA 23231 • P: (804) 222-6114 • www.cbntl.com

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) →	2.58
Maximum reduction required:	20%
The site's net increase in impervious cover (acres) is:	0
Post-Development TP Load Reduction for Site (lb/yr):	0.52

Pre-Development Land Cover (acres)					
	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be		0.19			0.19
Impervious Cover (acres)		2.39			2.39
					2.58

Post-Development Land Cover (acres)					
	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be		0.50			0.50
Impervious Cover (acres)		2.08			2.08
Area Check	OK	OK	OK	OK	2.58

Order Plans

DATE: \_\_\_\_\_ BY: \_\_\_\_\_

REVISIONS: \_\_\_\_\_

No. \_\_\_\_\_

**Kimley»Horn**

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1700 WILLOW LAWN DR., SUITE 200, RICHMOND, VA 23230  
PHONE: 804-673-3882  
WWW.KIMLEY-HORN.COM

KHA PROJECT: 116607003

DATE: 08/24/2018

SCALE: AS SHOWN

DESIGNED BY: LEY

DRAWN BY: LEY

CHECKED BY: JY

**WATER QUALITY SHEET**

**WAWA AT NEWTOWN AND STONEY POINT**

PREPARED FOR **WAWA**

CITY OF NORFOLK VIRGINIA

SHEET NUMBER **CG-202**