



CERTIFICATE OF AUTHENTICITY

THIS IS TO CERTIFY THAT THE FOLLOWING ELECTRONIC RECORDS ARE TRUE AND ACCURATE REPRODUCTIONS OF THE ORIGINAL RECORDS OF JAMES CITY COUNTY GENERAL SERVICES DEPARTMENT- STORMWATER DIVISION; WERE SCANNED IN THE REGULAR COURSE OF BUSINESS PURSUANT TO GUIDELINES ESTABLISHED BY THE LIBRARY OF VIRGINIA AND ARCHIVES; AND HAVE BEEN VERIFIED IN THE CUSTODY OF THE INDIVIDUAL LISTED BELOW.

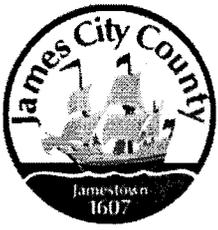
BMP NUMBER: 99144

DATE VERIFIED: September 17, 2012

QUALITY ASSURANCE TECHNICIAN: Leah Hardenbergh



LOCATION: WILLIAMSBURG, VIRGINIA



Stormwater Division

MEMORANDUM

DATE: March 12, 2010
TO: Michael J. Gillis, Virginia Correctional Enterprises Document Management Services
FROM: Tina Cantwell, Stormwater
PO: 270712
RE: Files Approved for Scanning

General File ID or BMP ID: 99144

PIN:

Subdivision, Tract, Business or Owner

Name (if known):

Association at Stonehouse, Inc. (The)

Property Description:

General File

Site Address:

Stonehouse – Legends Golf Course

(For internal use only)

Box 13

Drawer: 9

Agreements: (in file as of scan date)

N

Book or Doc#:

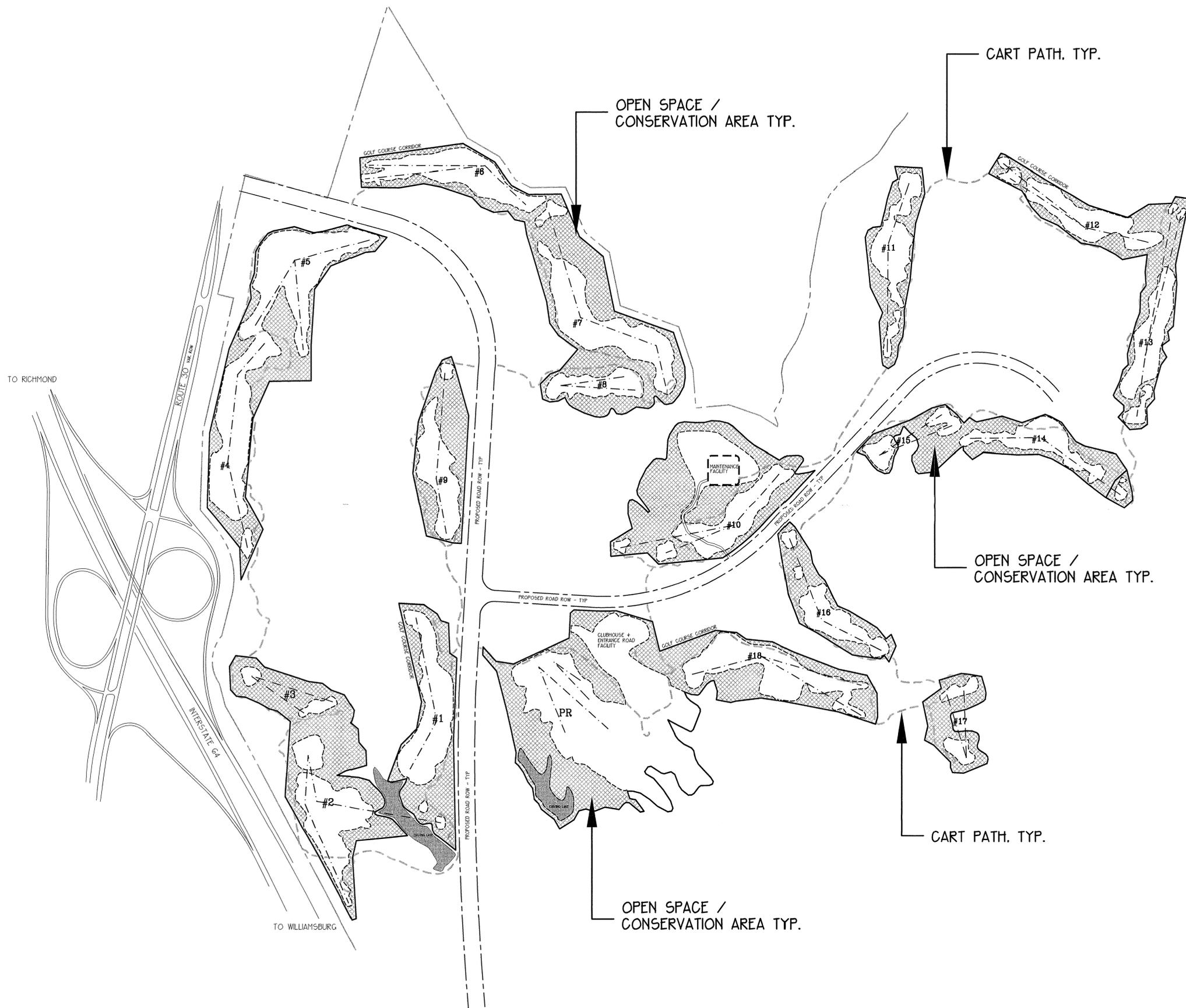
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Comments

Contents for Stormwater Management Facilities As-built Files

Each File is to contain:

- 1. Maintenance Agreement
- 2. Construction certification
- 3. As-Built plan
- 4. Design Calculations
- 6. Correspondence
- 7. Inspection records
- 8. Miscellaneous

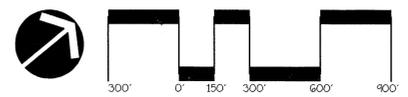


LEGEND:

#16	GOLF HOLE NUMBER		OPEN SPACE / CONSERVATION AREA
	GOLF HOLE CENTERLINE		CART PATH
	NEW GOLF CORRIDOR		

- TOTAL OPEN SPACE INCLUDES:
1. UNMAINTAINED OPEN AREAS
 2. WOODED AREAS
 3. PLANTED BUFFERS
 4. SELECT CLEARING

	TOTAL CORRIDOR	DEVELOPED AREA	OPEN SPACE
APPROVED PLAN	244 AC.	91.4 AC.	152.6 AC.
CURRENT PLAN	211 AC.	111.6 AC.	99.4 AC.
DIFFERENCE	33 AC.		53.2 AC.



WILLIAMSBURG ENVIRONMENTAL GROUP, INC.
 Environmental Consultants
 516-B SOUTH HENRY STREET
 WILLIAMSBURG, VIRGINIA 23186
 (757) 230-6888



**OPEN SPACE / CONSERVATION EASEMENT
 THE LEGENDS AT STONEHOUSE
 JAMES CITY COUNTY, VIRGINIA**

REVISIONS:

DATE	DESCRIPTION
8/26/96	ADDED CART PATH
2/20/97	ADDED NEW CORRIDOR LINE

DRAWN BY: TCR/ACAD
 DATE: 6/19/96
 DESIGNED BY: TCR/ACAD
 CHECKED BY: BLF/RB
 SHEET: 1
 JOB #: 318

Scott Thomas

From: Scott Thomas
Sent: Thursday, February 07, 2002 3:43 PM
To: Darryl Cook; Joan Etchberger; Gerry Lewis
Cc: Pat Menichino
Subject: Stonehouse Legends Golf Course

I have probed and sifted through the Legends of Stonehouse Golf Course files, which were slated for closeout. Joan had drafted a letter (but not sent) authorizing release of \$ 25,000 for erosion and sediment control bond being held for the project. This golf course, the maintenance facility, and the clubhouse are inclusive to this plan.

The original project plan for the Legends at Stonehouse Golf Course was approved as SP-92-94. This plan showed 5 BMPs for the project as a whole. The list is as follows:

BMP # 1 (WC 033) Existing Lake Modified per Plan SP-92-94
BMP # 2 (WC 049) Existing Lake Modified in a subsequent plan for the Maintenance Facility SP-34-95
BMP # 3 (WC 050) Dry Pond with Shallow Marsh for the Maintenance facility. Constructed in a subsequent plan for the Maintenance facility SP-34-95.
BMP # 4 (WC 051) Wetland Enhanced Forebay at Golf Course Hole 12.
BMP # 5 (WC 052) Wetland Enhanced Forebay at Golf Course Hole 13.
(Note: Also, somewhere along the line improvements to the offsite Coat's Pond came about. It was an offsite dam improvements for the Legends Golf Course due to downstream owner complaints.

I have successfully sorted through everything and logged these facilities into the BMP databases and created as-built files. The Coats Pond, because it was improved per approved plans, was logged as a private dam facility. It will be inventoried by not considered a BMP.

Based on what I see, the original plan SP-92-94 required as-built drawings for all detention facilities. Note # 21 on Sheet 20 of the approved plan has a note which required the as-builts. In addition, under our division's review of SP-92-94, Comment # 3 stated "As-built drawings must be provided for detention facilities upon completion". For BMP # 2 and BMP # 3 which were constructed in subsequent plan SP-34-95 for the Maintenance facility, a newer version of the note was present. Note # 18 on Sheet 5 required both as-builts and construction certification.

In summary, BMPs # 1, # 4 and # 5 required as-builts only. BMPs # 2 and # 3 required as-builts and construction certification. I have searched all our possible places in the active and as-built files and do not see where any of these were provided. Per my usual review process, the normal would be to notify the owner that we cannot proceed with release of the bond until the as-builts and construction certifications as such are reviewed and approved.

This is my recommendation. Please advise if this is the mutual decision and who should notify the owner. I would presume that once we received these, we would perform a final inspection and either approve or send a letter if there were any field related comments.

Scott

October 11, 1995

Mr. Michael Freda
Department of Development Management
P.O. Box 8784
Williamsburg, Virginia 23187-8784



RE: Case No. SP-92-94, Legends at Stonehouse Golf Course

Dear Mr. Freda:

Enclosed are ten sets of site plans and hydrological/hydraulic computations for BMP #1 for the Legends at Stonehouse Golf Course. In reference to your letter of November 22, 1994, preliminary site plan approval was not granted by the Development Review Committee on September 14, 1994, but was left to the county staff to work through their comments with the Legends Group. These comments were address sufficiently by November 22, and a Land Disturbance Permit was issued. Thus, the preliminary site plan approval should be valid until November 1995. The plans have been revised to satisfy County review comments outlined in your letter of November 22, 1994 and to obtain final site plan approval.

Other changes include replacing culverts 8-1, 8-2, and 9-1 with cart bridges as well as making minor adjustments to other cart path bridge alignments. Secondly, storm sewer PR-1 has been added to the plans on sheet 10 and has been sized to accommodate future development of the clubhouse. The ravine immediately south of the Hole #11 green is now being filled and piped through a 24-inch stormsewer. This drainage revision is made possible through permits obtained from the U.S. Army Corps of Engineers (94-01864-16) and the Virginia Department of Environmental Quality (94-0816). Furthermore, stormsewer 11-1 has been removed from the plan.

Also the BMP previously proposed adjacent to the Hole #10 green has been deleted from the plans due to architectural desires of the client. The BMP was not treating any impervious cover and was originally proposed to mitigate the impacts of the encroachment of the #10 green into the 50/50 buffer. Removal of the BMP has a negligible effect on the Master Stormwater Plan lowering the 10-point total from 9.66 to 9.48.

BMP #4 has been replaced with two marsh BMPs within golf holes #12 and #13 which provide the same water quality treatment benefits. Finally, due to the removal of the Ware Creek watershed from the County's Reservoir Protection Overlay District, the wildlife mix previously specified on the Sensitive Area Treatment Plan has been deleted and these areas are now specified to receive buffer replacement mix. The following are itemized responses to County comments dated November, 22 1994 (also attached).

Code Compliance

Hole #8

The bunker has been removed near the green in the 50/50 buffer.

Hole #9

A detail has been added to sheet 19 which shows a cross-section of the cart path with cut and fill slopes. Cart paths will not impact any slopes in excess of 25 percent and grades will not exceed 15 percent.

Hole #10

This BMP has been deleted from the plans due to architectural desires of the client. The BMP was not treating any impervious cover and was originally proposed to mitigate the impacts of the encroachment of the #10 green into the 50/50 buffer. Removal of the BMP from the Master Stormwater Plan lowers the 10-point total from 9.66 to 9.48. A drainage depression has been constructed adjacent to the green and will likely function as a dry detention basin. However, it has not been designed as a BMP.

Hole #13

1. Pipe 13-1 has been extended to the bottom of the slope in the basin.
2. Details for this BMP (now BMP #4) are included in the plans on sheet 22.
3. A second BMP has been included on Hole #12 with details shown on sheet 22.

Hole #15

The bunker has been removed at the green.

James City Service Authority

Because the County has vacated the Reservoir Protection Overlay District for Stonehouse, no additional species have been added to the buffer.

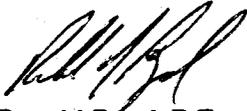
Hole #10

As with the previous comment response, elimination of clearing within the 50/50 reservoir buffer is not necessary.

Mr. Michael Freda
October 11, 1995
Page 3

These plans are being submitted for your review for final site plan approval. If you need additional information, feel free to call. Otherwise, please let us know as soon as final site plan approval is granted. Thank you for your continued assistance on this matter.

Sincerely,



Ronald Boyd, P.E.
President

RJB/jw

Enclosures



FILE -
STONEHOUSE & C.

Environmental Consultants

FACSIMILE TRANSMITTAL

File LEGENDS AT STONEHOUSE

Date 10-5-94

To WAYLAND BASS

From ERIK ALLEN

Phone Number of Receiving
Fax Machine 253-6850

Number of Pages Following 2

If you do not receive all pages of this transmittal, please contact _____
at (804) 220-6869 as soon as possible.

Special Instructions

WAYLAND,

ENCLOSED IS THE 10-PT

WORKSHEET YOU REQUESTED FOR

THE LEGENDS AT STONEHOUSE. WE ARE

TRYING TO GET PLANS IN ON FRIDAY

SO PLEASE LET US KNOW WHAT YOUR

COMMENTS ARE. THIS INFORMATION WILL

BE ON OUR PLANS

THANKS

ERIK

OPEN SPACE CREDIT

	Area (ac)	Area (%)
Wooded Area	84	34%
Planted Buffer	22	9%
Select Clearing	48	20%
Total	154	63%

**APPROXIMATE BMP SIZE
SIZED FOR GOLF ONLY**

	Type of BMP	Corridor Drainage Area (ac)	Rv Rv	Required Volume (cf)	BMP Points
BMP #1	Existing Wet Pond	35.5	0.06	12780	11
BMP #2	Existing Wet Pond	22.7	0.2	27380	11
BMP #3	Wetlands Enhanced Dry Pond	4.5	0.25	4090	9
BMP #4	Wet Pond	3.7	0.06	1330	9
BMP #5	Wet Pond	11.5	0.06	4140	9

@ HOLE #1
 @ PUTTING RANGE
 @ MAINTENANCE FACU.
 @ HOLE #10 GREEN
 @ HOLE #12 GREE

**APPROXIMATE BMP SIZE
SIZED FOR FUTURE DEVELOPMENT**

	Type of BMP	Corridor Drainage Area (ac)	Rv Rv	Required Volume (cf)	BMP Points
BMP #1	Existing Wet Pond	144	0.18	161600	11
BMP #2	Existing Wet Pond	41	0.28	69640	11
BMP #3	Wetlands Enhanced Dry Pond	4.5	0.25	4090	9
BMP #4	Wet Pond	3.7	0.06	1330	9
BMP #5	Wet Pond	35	0.19	40040	9

wc033
 wc049
 N(15)
 wc051
 wc054

**Stonehouse - Legends Golf Course
Stormwater Mangement Facilities**

JCC BMP ID	BMP	Plan No.	Name/Location	Drainage Area (ac.)	BMP Points
WC 033	BMP # 1	SP-92-94	Lake at GC Hole1 & 2	144	11
WC 049	BMP # 2	SP-92-94 SP-34-95	Lake near Clubhouse and Well Lot	44	11
WC 050	BMP # 3	SP-92-94 SP-35-95	Marsh Enhanced Dry Pond at Maintenance Area and GC Hole 10	4.5	9
WC 051	BMP # 4	SP-92-94	Wetland Enhanced Forebay at GC Hole 12	5.7	9
WC 052	BMP # 5	SP-92-94	Wetland Enhanced Forebay at GC Hole 13	4.5	9
WC 053	Private Dam-Pond	Offsite Dam Improvements	Existing Farm Pond-Improved	118	n/a

Worksheet For BMP Point System

Legends at Stonehouse

A. STRUCTURAL BMP POINT ALLOCATION

<u>BMP</u>	<u>BMP Points</u>		<u>Fraction of Site Served By BMP</u>		<u>Weighted BMP Points</u>
<u>Existing Lake</u>	<u>11</u>	x	<u>24%</u>	=	<u>2.64</u>
<u>Maintenance BMP & Hole 10 BMP</u>	<u>9</u>	x	<u>3%</u>	=	<u>0.30</u>
<u>Hole 12 and 13 BMP's</u>	<u>9</u>	x	<u>5%</u>	=	<u>0.42</u>
		x		=	
	<u>TOTAL WEIGHTED BMP POINTS:</u>				<u>3.36</u>

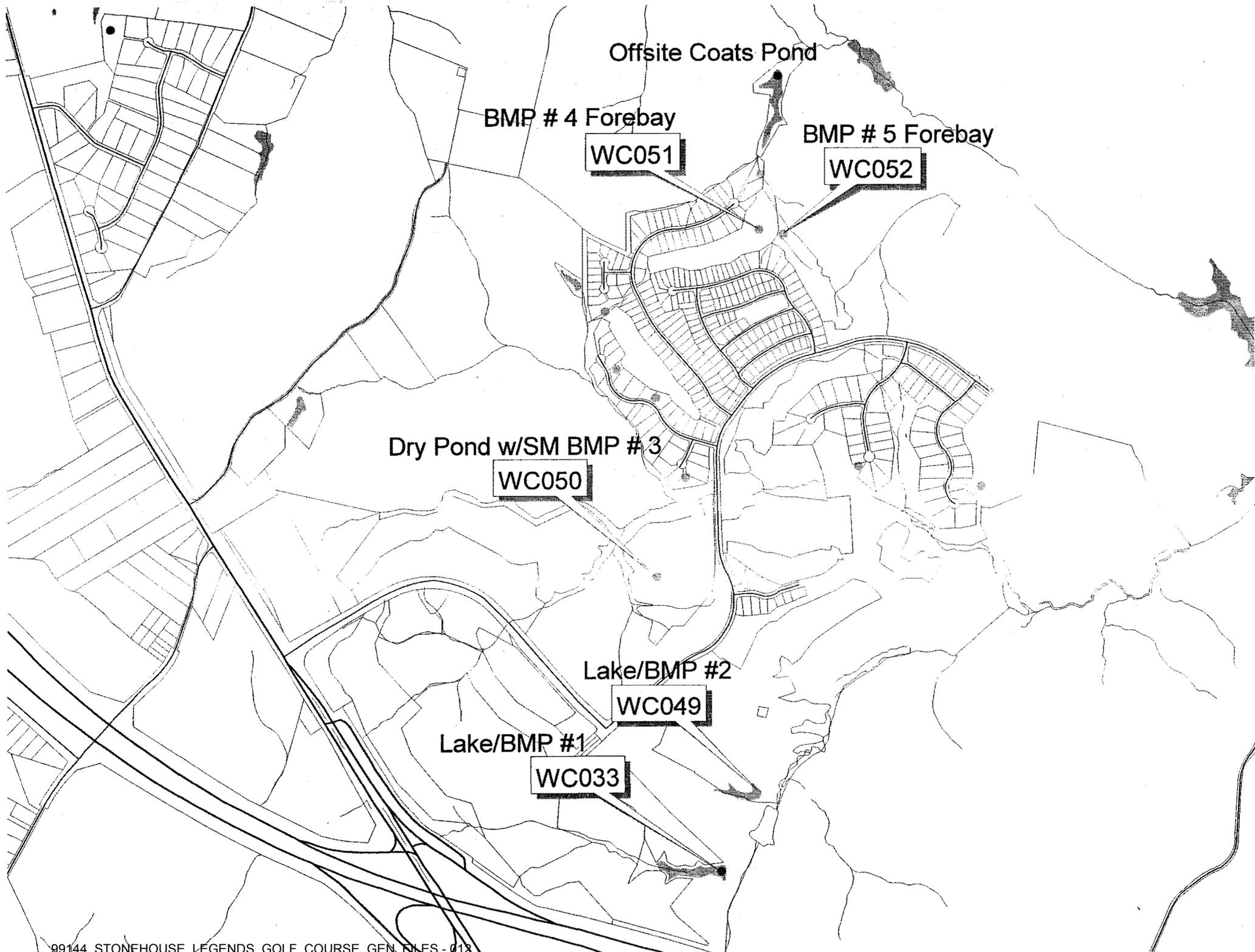
B. NATURAL OPEN SPACE CREDIT

<u>Fraction of Site</u>		<u>Natural Open Space Credit</u>		<u>Points for Natural Open Space</u>
<u>63%</u>	x	<u>0.10</u>	=	<u>6.29</u>

C. TOTAL WEIGHTED POINTS

<u>3.36</u>		<u>6.29</u>	=	<u>9.66</u>
<u>Structural BMP Points</u>		<u>Natural Open Space Points</u>		<u>Total</u>

Total Site = 245 acres



Offsite Coats Pond

BMP # 4 Forebay

WC051

BMP # 5 Forebay

WC052

Dry Pond w/SM BMP #3

WC050

Lake/BMP #2

WC049

Lake/BMP #1

WC033