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: **PC096**

DATE VERIFIED: **May 30, 2012**

QUALITY ASSURANCE TECHNICIAN: **Leah Hardenbergh**

Leah Hardenbergh

LOCATION: WILLIAMSBURG, VIRGINIA

Stormwater Division

MEMORANDUM

DATE: February 24, 2010

TO: Michael J. Gillis, Virginia Correctional Enterprises Document Management Services

FROM: Jo Anna Ripley, Stormwater

PO: 270712

RE: Files Approved for Scanning

BMP ID or General File ID PC096

PIN: 3811100045

Subdivision, Tract, Business or Owner Name (if known): Fords Colony

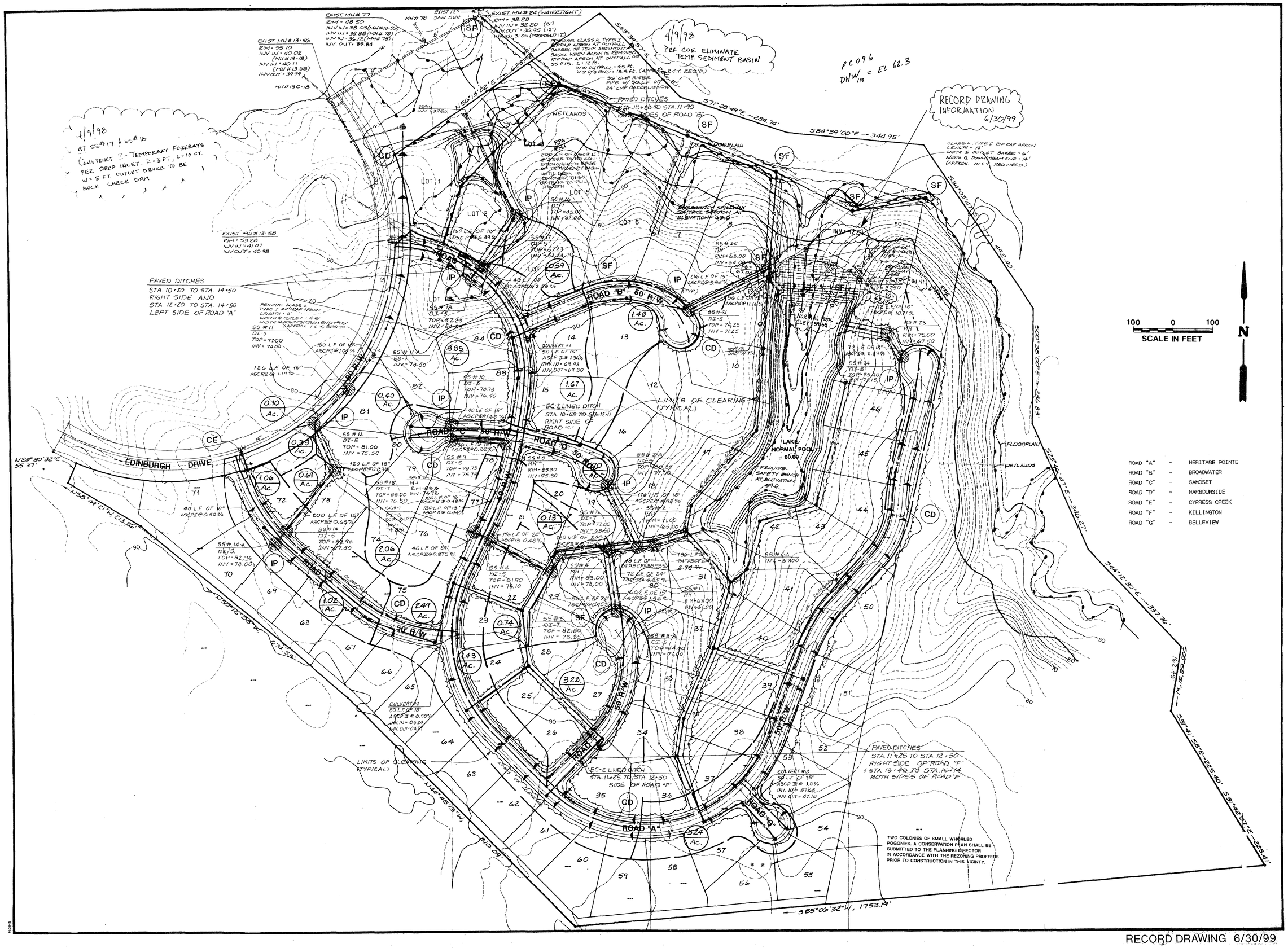
Property Description: Lot 45 Section 16

Site Address: 205 Heritage Pointe

(For Internal use only) **Box:** FC001 **Drawer:** 1

Agreements: (in file as of scan date) **N** **Book or Doc#:** **Page:**

Comments:



ROAD "A"	-	HERITAGE POINTE
ROAD "B"	-	BROADWATER
ROAD "C"	-	SAMOSET
ROAD "D"	-	HARBOURSIDE
ROAD "E"	-	CYPRESS CREEK
ROAD "F"	-	KILLINGTON
ROAD "G"	-	BELLEVIEW

No.	DATE	REVISION / COMMENT / NOTE	BY
3	6/30/99	RECORD DRAWING	SOW
2	4/9/98	ADDED FOREBAYS TO SS#17 & 18 / ELIM. SED. BASIN	SAW
1	10/15/93	REVISED PER J.C.C. COMMENTS	SEW

PC096
5-65-93

COMMONWEALTH OF VIRGINIA
STEVEN O. WIGLEY
No. 019307
10-5-93
PROFESSIONAL ENGINEER

5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(804) 253-0040
Fax (804) 220-8994
CONSULTING ENGINEERS

DRAINAGE AND EROSION & SEDIMENT CONTROL PLAN
FORD'S COLONY @ WILLIAMSBURG
SECTION 16-A, LOTS 1-85
OWNER/DEVELOPER: REALTEC INCORPORATED
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Designed	Drawn
SOW/CAH	VMB/KEG
Scale 1"=100'	Date AUG. 1993
Project No. 5652	
Drawing No. 4	

RECORD DRAWING 6/30/99

AES CONSULTING ENGINEERS
Engineering, Surveying and Planning
5248 Olde Towne Road, Suite 1
WILLIAMSBURG, VIRGINIA 23188

(757) 253-0040
FAX (757) 220-8994

LETTER OF TRANSMITTAL

PC 096

DATE 7.6.99	JOB NO. 5652-16
ATTENTION DAVID MEADOR	
RE: FC SECTION 16 DAM AS-BLTS	

TO JCC
ENVIRONMENTAL DEPT

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
4			COPIES "AS-BUILT" DWG

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval

☒ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution

☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints

☐ For review and comment ☐ _____

☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

COPY TO _____ SIGNED: Leindre Fields

If enclosures are not as noted, kindly notify us at once.

PC096
S-65-93
D+W 100 = 62.3

LOT CURVE DATA

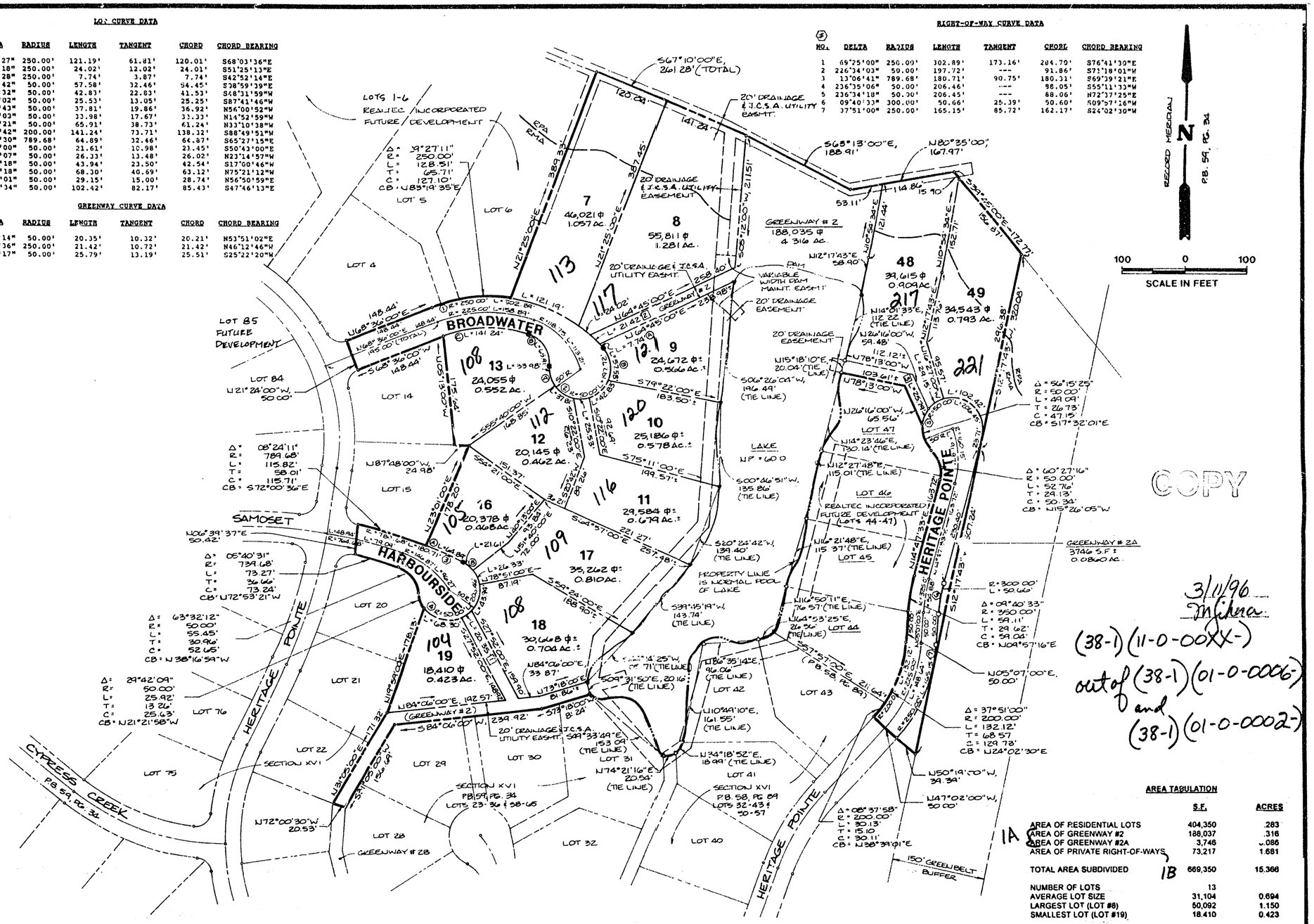
# LOT NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
7	27°46'27"	250.00'	121.19'	61.81'	120.01'	S68°03'36"E
8	05°30'18"	250.00'	24.02'	12.02'	24.01'	S51°25'13"E
9A	01°46'28"	250.00'	7.74'	3.87'	7.74'	S42°52'14"E
9B	65°58'42"	50.00'	57.58'	32.46'	54.45'	S38°59'39"E
10	49°04'32"	50.00'	42.83'	22.83'	41.53'	S48°31'59"W
11	29°15'02"	50.00'	25.53'	13.05'	25.25'	S87°41'46"W
12	43°19'43"	50.00'	37.81'	19.86'	36.92'	N56°00'52"W
13A	38°56'03"	50.00'	33.98'	17.67'	33.33'	N14°52'59"W
13B	75°31'21"	50.00'	65.91'	38.73'	61.24'	N33°10'38"W
13C	40°27'42"	200.00'	141.24'	73.71'	138.32'	S88°49'51"W
16A	04°42'30"	789.68'	64.89'	32.46'	64.87'	S65°27'15"E
16B	24°46'00"	50.00'	21.61'	10.98'	23.45'	S50°43'00"E
17	30°10'07"	50.00'	26.33'	13.48'	26.02'	N23°14'57"W
18	50°21'18"	50.00'	43.94'	23.50'	42.54'	S17°00'46"W
19	78°16'18"	50.00'	68.30'	40.69'	63.12'	N75°21'12"W
48	33°24'01"	50.00'	29.15'	15.00'	28.74'	N56°50'59"E
49	117°21'34"	50.00'	102.42'	82.17'	85.43'	S47°46'13"E

GREENWAY CURVE DATA

#	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	23°19'14"	50.00'	20.35'	10.32'	20.21'	N53°51'02"E
2	04°54'36"	250.00'	21.42'	10.72'	21.42'	N46°12'46"W
3	29°33'17"	50.00'	25.79'	13.19'	25.51'	S25°22'20"W

RIGHT-OF-WAY CURVE DATA

#	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	69°25'00"	250.00'	302.89'	173.16'	284.70'	S76°41'30"E
2	226°34'03"	50.00'	197.72'	---	91.86'	S71°18'01"W
3	13°06'41"	789.68'	180.71'	90.75'	180.31'	S69°39'21"W
4	236°35'06"	50.00'	206.46'	---	98.05'	S55°11'33"W
5	236°34'18"	50.00'	206.45'	---	98.06'	N72°37'25"E
6	09°40'33"	300.00'	50.66'	25.39'	50.60'	S09°57'16"W
7	37°51'00"	250.00'	165.15'	85.72'	162.17'	S24°02'30"W



AREA TABULATION

	S.F.	ACRES
AREA OF RESIDENTIAL LOTS	404,350	.283
AREA OF GREENWAY #2	188,037	.316
AREA OF GREENWAY #2A	3,746	.086
AREA OF PRIVATE RIGHT-OF-WAYS	73,217	1.681
TOTAL AREA SUBDIVIDED	669,350	15.366
NUMBER OF LOTS	13	
AVERAGE LOT SIZE	31,104	0.694
LARGEST LOT (LOT #8)	50,092	1.150
SMALLEST LOT (LOT #19)	18,410	0.423
GROSS LOTS/ACRE	0.846 LOTS/ACRE	

1A
1B

3/11/96
M Chinn
(38-1)(11-0-00XX-)
out of (38-1)(01-0-0006-)
and
(38-1)(01-0-0002-)

ES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(804) 253-0040
Fax (804) 220-8994

PLAT OF FORD'S COLONY AT WILLIAMSBURG

SECTION XVI, LOTS 7-13, 16-19, AND 48 & 49

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

COMMONWEALTH OF VIRGINIA
11-13-95
G. T. WILSON, JR.
CERTIFICATE No. 1183
CERTIFIED LAND SURVEYOR

No.	DATE	REVISION / COMMENT / NOTE	BY

Designed MHDG/AES	Drawn RMJ
Scale 1"=100'	Date 11/13/95
Project No. 5652	
Drawing No. 2 of 2	

2/2

CURVE DATA

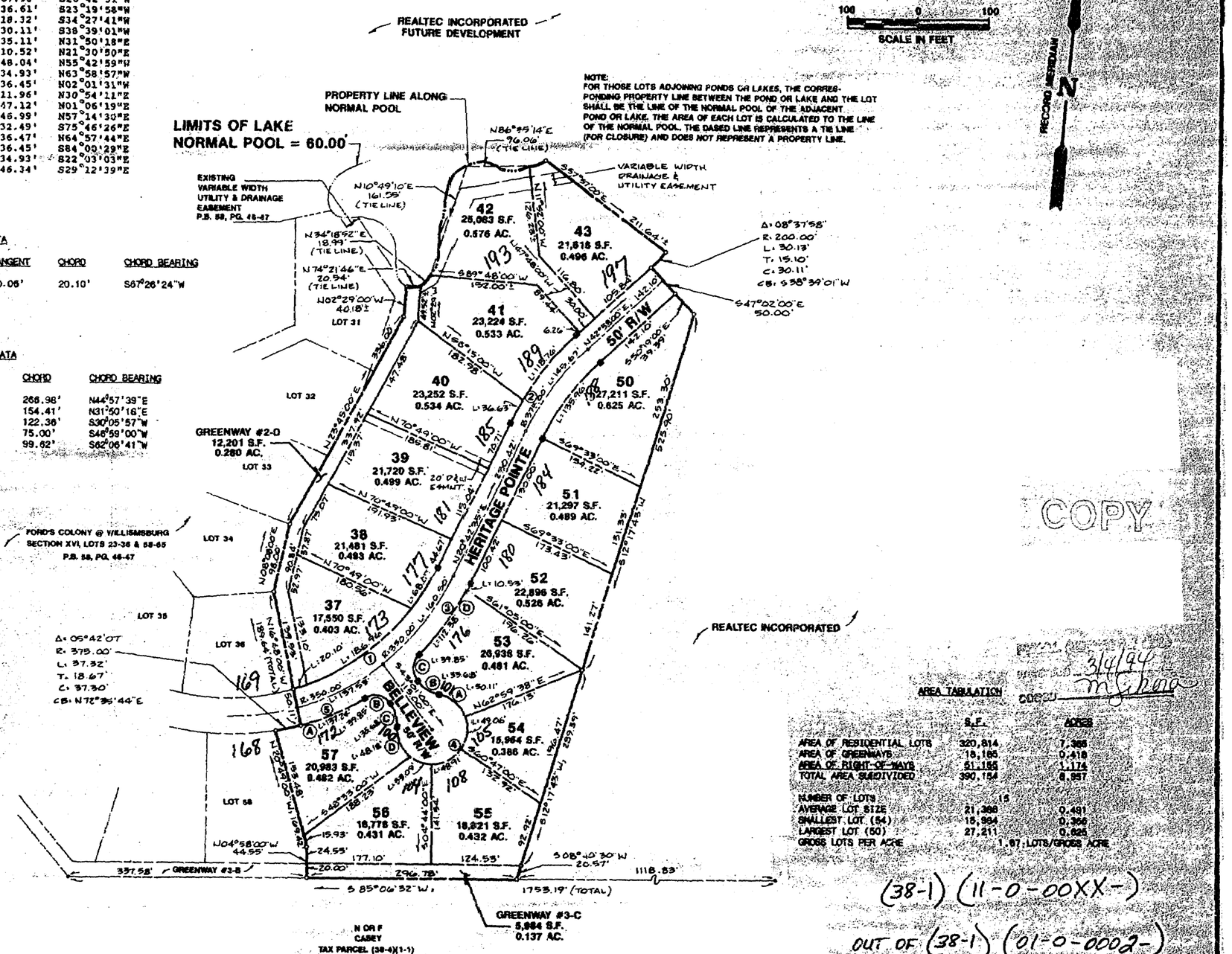
LOT NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
37	32°57'37"	325.00'	186.96'	96.15'	184.39'	S49°11'15"W
38	11°59'52"	325.00'	68.05'	34.15'	67.93'	S26°42'31"W
40	05°14'46"	400.00'	36.63'	18.33'	36.61'	S23°19'58"W
41	17°00'39"	400.00'	118.76'	59.82'	118.32'	S34°27'41"W
43	08°37'58"	200.00'	30.13'	15.10'	30.11'	S38°39'01"W
50	22°15'25"	350.00'	135.96'	68.85'	135.11'	N31°50'18"E
52	01°36'29"	375.00'	10.53'	5.26'	10.52'	N21°30'50"E
53A	57°25'12"	50.00'	50.11'	27.39'	48.04'	N55°42'59"W
53B	40°53'15"	50.00'	35.68'	18.64'	34.93'	N63°58'57"W
53C	83°01'38"	27.50'	39.85'	24.34'	36.45'	N02°01'31"W
53D	17°10'14"	375.00'	112.38'	56.62'	111.96'	N30°54'11"E
54	56°13'22"	50.00'	49.06'	26.71'	47.12'	N01°06'19"E
55	56°03'00"	50.00'	48.91'	26.61'	46.99'	N57°14'30"E
56	37°55'08"	50.00'	33.09'	17.18'	32.49'	S75°46'26"E
57A	20°58'05"	375.00'	137.24'	69.39'	136.47'	N64°57'44"E
57B	83°01'38"	27.50'	39.85'	24.34'	36.45'	S84°00'29"E
57C	40°53'15"	50.00'	35.68'	18.64'	34.93'	S22°03'03"E
57D	55°12'16"	50.00'	48.18'	26.14'	46.34'	S29°12'39"E

GREENWAY CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
GREENWAY 2-D	03°32'40"	325.00'	20.10'	10.06'	20.10'	S67°26'24"W

RIGHT-OF-WAY CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	48°30'08"	325.00'	275.11'	145.41'	266.98'	N44°57'39"E
2	22°15'25"	400.00'	155.39'	78.68'	154.41'	N31°50'18"E
3	18°48'43"	375.00'	122.91'	62.01'	122.36'	S30°05'57"W
4	262°49'09"	50.00'	229.35'	—	75.00'	S46°59'00"W
5	15°15'59"	375.00'	99.92'	50.26'	99.62'	S62°06'41"W



COPY

3/4/94

AREA TABULATION

	S.F.	ACRES
AREA OF RESIDENTIAL LOTS	320,814	7.366
AREA OF GREENWAYS	18,185	0.418
AREA OF RIGHT-OF-WAYS	51,155	1.174
TOTAL AREA SUBDIVIDED	390,154	8.957
NUMBER OF LOTS	15	
AVERAGE LOT SIZE	21,388	0.491
SMALLEST LOT (54)	15,964	0.366
LARGEST LOT (50)	27,211	0.625
GROSS LOTS PER ACRE	1.67 LOTS/GROSS ACRE	

(38-1) (11-0-00XX-)

OUT OF (38-1) (01-0-0002-)

ES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(804) 253-0040
Fax (804) 220-8994

PLAT OF FORD'S COLONY @ WILLIAMSBURG SECTION XVI,

LOTS 37-43 & LOTS 50-57

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

COMMONWEALTH OF VIRGINIA — G. T. WILSON, JR. — CERTIFICATE No. 1163 — CERTIFIED LAND SURVEYOR

No.	DATE	REVISION / COMMENT / NOTE	BY

Designed LCA/AES	Drawn CMA
Scale 1" = 100'	Date JAN. 1994
Project No. 5652	
Drawing No. 2 OF 2	

S-65-93
PC 096
DHW NO = EL 62.3

LOT CURVE DATA

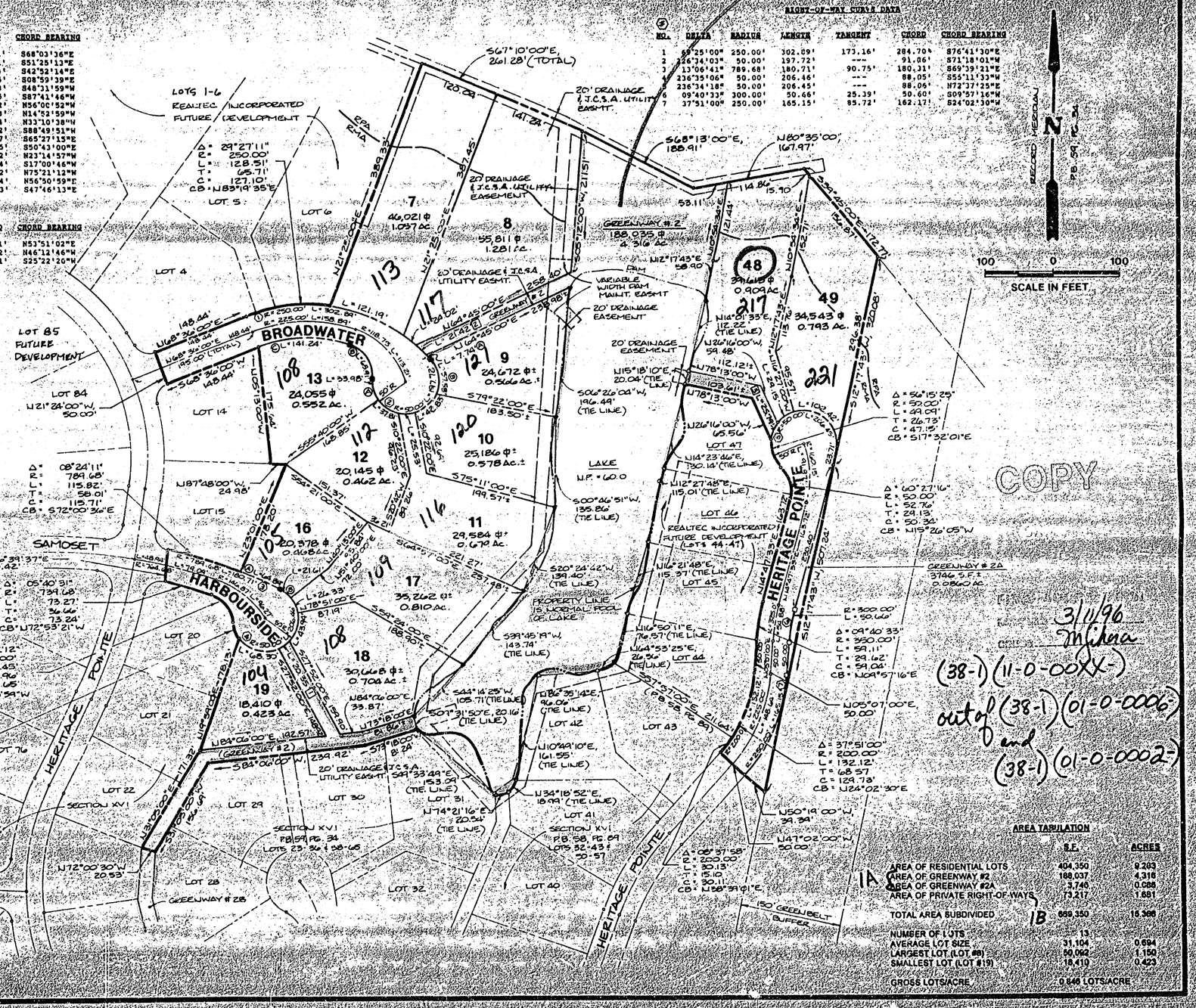
LOT NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
7	27°46'27"	250.00'	121.19'	61.81'	120.01'	S68°03'36"E
8	05°30'18"	250.00'	24.02'	12.02'	24.01'	S51°25'13"E
9A	01°46'28"	250.00'	7.74'	3.87'	7.74'	S42°52'14"E
9B	65°58'42"	50.00'	57.58'	32.46'	54.45'	S08°59'39"E
10	49°04'32"	50.00'	42.83'	22.83'	41.53'	S48°31'59"W
11	29°13'02"	50.00'	25.53'	13.05'	25.25'	S87°41'46"W
12	43°19'43"	50.00'	37.81'	19.86'	36.92'	N56°00'52"W
13A	38°56'03"	50.00'	33.98'	17.67'	33.33'	N14°52'59"W
13B	75°31'21"	50.00'	65.91'	38.73'	61.24'	N33°10'38"W
13C	40°27'42"	200.00'	141.24'	73.71'	138.32'	S88°49'51"W
16A	04°42'30"	789.68'	64.89'	32.46'	64.87'	S65°27'15"E
16B	24°46'00"	50.00'	21.61'	10.98'	21.45'	S50°43'00"E
17	30°10'07"	50.00'	26.33'	13.48'	26.02'	N23°14'57"W
18	50°21'18"	50.00'	43.94'	23.50'	42.54'	S17°00'46"W
19	78°16'18"	50.00'	68.30'	40.69'	63.12'	N75°21'12"W
48	33°24'01"	50.00'	29.15'	15.00'	28.74'	N56°50'59"E
49	117°21'34"	50.00'	102.42'	82.17'	85.43'	S47°46'13"E

GREENWAY CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	22°19'14"	50.00'	20.35'	10.32'	20.21'	N51°51'02"E
2	04°54'36"	250.00'	21.42'	10.72'	21.42'	N46°12'46"W
3	29°33'17"	50.00'	25.79'	13.19'	25.51'	S25°22'20"W

RIGHT-OF-WAY CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	69°25'00"	250.00'	302.89'	173.16'	284.70'	S76°41'30"E
2	126°34'03"	50.00'	197.72'	---	91.06'	S71°18'01"W
3	13°06'41"	789.68'	180.71'	90.75'	180.31'	S69°39'21"E
4	236°35'06"	50.00'	206.46'	---	88.05'	S55°11'33"W
5	236°34'18"	50.00'	206.45'	---	88.06'	N72°17'25"W
6	09°40'33"	300.00'	50.66'	25.39'	50.60'	S09°57'16"W
7	37°51'00"	250.00'	165.15'	85.72'	162.17'	S24°02'30"W



AREA TABULATION

	S.F.	ACRES
AREA OF RESIDENTIAL LOTS	404,350	9.283
AREA OF GREENWAY #2	188,037	4.316
AREA OF GREENWAY #2A	3,746	0.086
AREA OF PRIVATE RIGHT-OF-WAYS	73,217	1.681
TOTAL AREA SUBDIVIDED	659,350	15.366
NUMBER OF LOTS	13	
AVERAGE LOT SIZE	31,104	0.694
LARGEST LOT (LOT #9)	50,092	1.150
SMALLEST LOT (LOT #19)	18,410	0.423
GROSS LOTS/ACRE	0.846 LOTS/ACRE	

1A
1B

3/11/96
Mihra
(38-1)(11-0-00XX-)
out of (38-1)(01-0-0006-)
and
(38-1)(01-0-0002-)

ES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(804) 253-0040
Fax (804) 220-8994

PLAT OF FORD'S COLONY AT WILLIAMSBURG

SECTION XVI, LOTS 7-13, 16-19, AND 48 & 49

BERKELEY DISTRICT — JAMES CITY COUNTY — VIRGINIA

COMMONWEALTH OF VIRGINIA
11-13-95
E. T. WILSON, JR.
CERTIFICATE NO. 1183
CERTIFIED LAND SURVEYOR

No.	DATE	REVISION / COMMENT / NOTE	BY

Designed: MHDG/AES
Drawn: RMJ
Scale: 1"=100'
Date: 11/13/95
Project No. 5652
Drawing No. 2 of 2

EXISTING ADDRESS:
193 HERITAGE POINTE
JAMES CITY COUNTY, VA

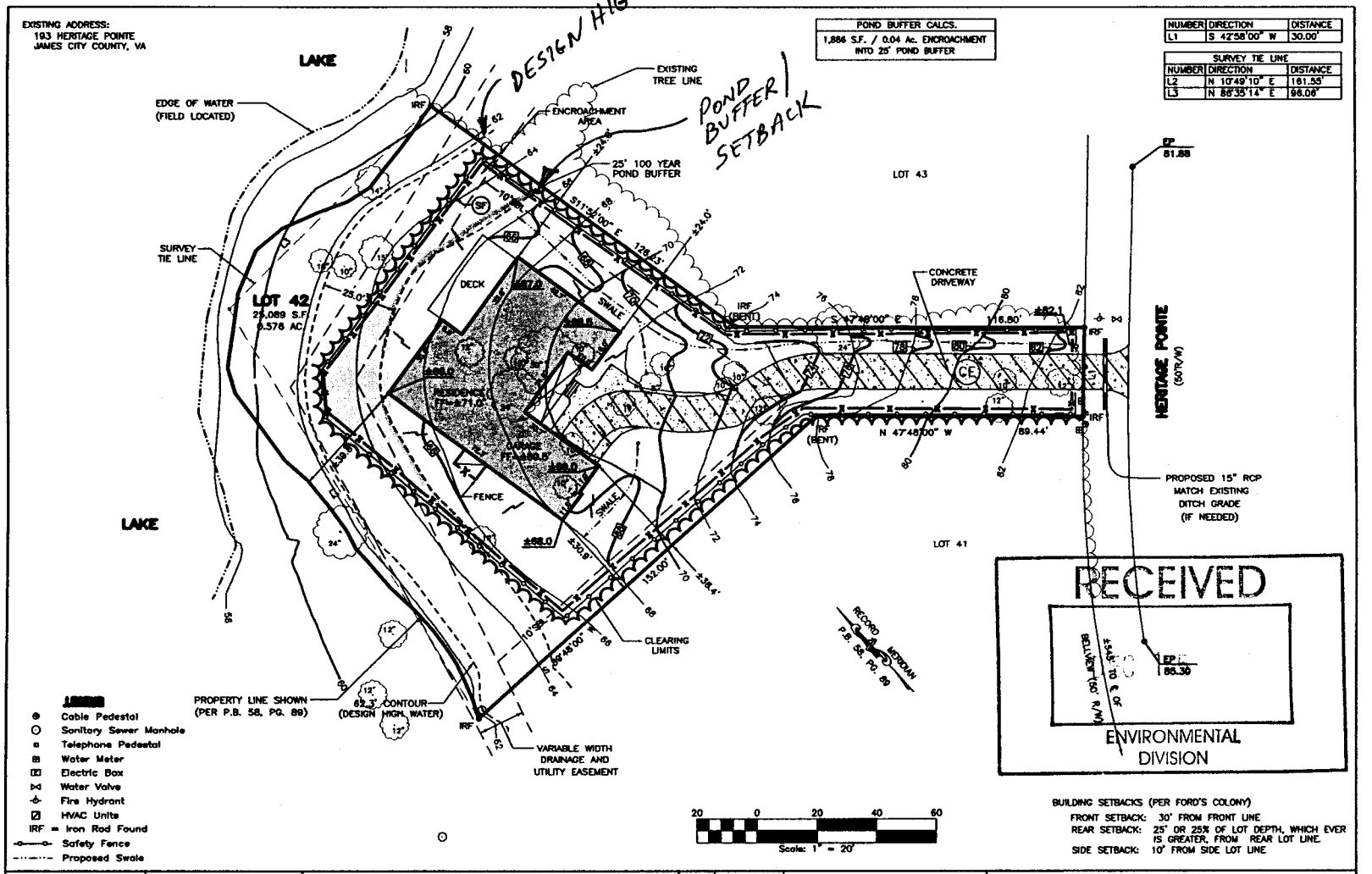
DESIGN HIGH WATER

POND BUFFER SETBACK

POND BUFFER CALCS.
1,886 S.F. / 0.04 Ac. ENCROACHMENT INTO 25' POND BUFFER

NUMBER	DIRECTION	DISTANCE
L1	S 42°58'00" W	30.00'

SURVEY TIE LINE		
NUMBER	DIRECTION	DISTANCE
L2	N 10°49'10" E	161.55'
L3	N 86°35'14" E	96.06'



BUILDING SETBACKS (PER FORD'S COLONY)
FRONT SETBACK: 30' FROM FRONT LINE
REAR SETBACK: 25' OR 25% OF LOT DEPTH, WHICHEVER IS GREATER, FROM REAR LOT LINE.
SIDE SETBACK: 10' FROM SIDE LOT LINE

COMMONWEALTH OF VIRGINIA
MATTHEW R. CONNOLLY
No. 002053
LAND SURVEYOR

DATE: 10/18/06
DRAWN BY: DMS
PROJECT No. 06-371
FILE NAME: 06-371.DWG
REFERENCES:
P.B. 58, PGS. 88-89

PRELIMINARY LAYOUT
LOT 42, SECTION XVI-A, FORD'S COLONY
FOR
WALK WRIGHT CONSTRUCTION L.L.C.
PAGE 2 OF 2
JAMES CITY COUNTY, VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE
1	12/14/06	POND BUFFER INFORMATION

LandTech Resources, Inc.
Surveying • GPS • Engineering
5810-F Mooretown Road, Williamsburg, Virginia 23188
Telephone: 757-565-1677 Fax: 757-565-0782
Web: landtechresources.com

PDF created with pdfFactory trial version www.pdffactory.com

GENERAL NOTES

1. BOUNDARY, EASEMENTS AND SETBACK INFORMATION AS SHOWN WAS TAKEN FROM RECORD PLAT. TOPOGRAPHY AS SHOWN IS BASED UPON A CURRENT FIELD SURVEY. NO UNDERGROUND UTILITIES HAVE BEEN LOCATED WITH THE EXCEPTION OF VISIBLE STRUCTURES WHICH MAY BE SHOWN. CONTRACTOR TO CONTACT "MISS UTILITY" PRIOR TO ANY LAND DISTURBANCE.
2. HOUSE DIMENSIONS ARE BASED UPON INFORMATION SUPPLIED BY THE OWNER AND/OR BUILDER. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ALIGNMENTS AND PROVISIONS SHOWN HEREON PRIOR TO BEGINNING CONSTRUCTION.
3. ALL TREES MAY BE REMOVED WITHIN THE CLEARING LIMITS SHOWN HEREON.
4. TREES LARGER THAN 3" IN DIAMETER AND OUTSIDE THE CLEARING LIMITS MAY NOT BE REMOVED WITHOUT THE CONSENT OF FORD'S COLONY.
5. SILT FENCE TO BE PROVIDED ON DOWNSLOPE SIDE OF ALL DISTURBED AREAS
6. ENTIRE PERIMETER OF DISTURBED AREA TO BE ENCLOSED BY 4' SCREENING FENCE TO SCREEN CONSTUCTION ACTIVITIES AND CONTROL WINDBLOWN DEBRIS.
7. CONTRACTOR TO PROVIDE STANDARD V.D.O.T. COARSE AGGREGATE #1 STONE CONSTRUCTION ENTRANCE AND 15" RCP UNLESS SHOWN OTHERWISE.
8. CURB & GUTTER SECTIONS WILL REQUIRE (2) SCHEDULE 40-4" CONDUITS PLACED 3' BELOW GRADE, OR AS LOW AS POSSIBLE TO NOT CONFLICT WITH OTHER UTILITIES, DIRECTLY BEHIND THE CURB FOR FUTURE WIRES/CABLES. SECTIONS: 3B, 8A, 8B, 10, 12, 13A, 13B, 14A, 14B, 15, 17, 18, 30, 31, 32.
9. THE LICENSED SURVEYOR SHOWN HEREON SHALL NOT BE CONSIDERED AS THE "RESPONSIBLE LAND DISTURBER".

I HEREBY CERTIFY THAT THIS PLAT IS BASED UPON A CURRENT FIELD SURVEY. ALL ELEVATIONS ARE RELATIVE TO THE BENCHMARK SHOWN.

I HAVE BEEN ENGAGED TO STAKE, AT A MINIMUM, THE BUILDING ENVELOPE AND ANY DETACHED ACCESSORY STRUCTURES.

A.D. Sebert 04/17/2006

A.D. SEBERT, L.S.

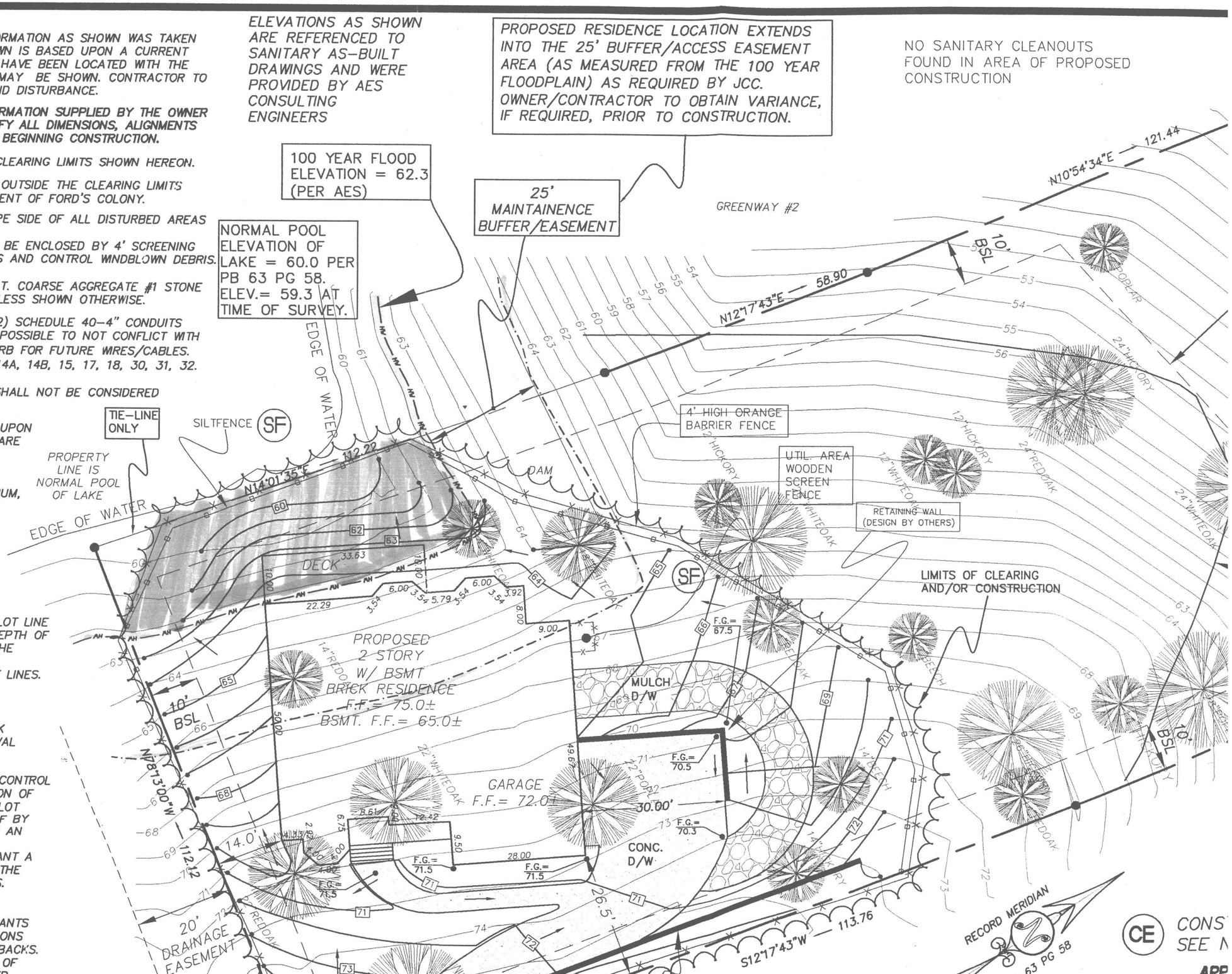
BUILDING SETBACK LIMITS

1. FRONT SETBACK: 30' FROM THE FRONT LOT LINE
2. REAR SETBACK: 25' OR 25% OF THE DEPTH OF THE LOT, WHICHEVER IS GREATER, FROM THE REAR LOT LINE.
3. SIDE SETBACKS: 10' FROM THE SIDE LOT LINES.

BUILDING SETBACK LINES AS SHOWN ARE BASED UPON THE FORD'S COLONY PURCHASER'S HANDBOOK. ALL SETBACK LIMITS SHOWN ARE SUBJECT TO APPROVAL BY THE FORD'S COLONY E.C.C.

4. IN THE EVENT THAT THE ENVIRONMENTAL CONTROL COMMITTEE SHALL DETERMINE THAT APPLICATION OF THE AFORESAID SETBACKS TO A PARTICULAR LOT WOULD UNREASONABLY LIMIT THE USE THEREOF BY THE OWNER AND EFFECTIVELY DEPRIVE HIM OF AN APPROPRIATE CONSTRUCTION SITE, THE ENVIRONMENTAL CONTROL COMMITTEE MAY GRANT A VARIANCE TO THE OWNER OF SAID LOT FROM THE PROVISIONS OF THESE SETBACK REQUIREMENTS.

THE OWNER AND/OR THE CONTRACTOR SHALL REFER TO FORD'S COLONY PROTECTIVE COVENANTS FOR MORE COMPLETE DEFINITIONS AND LOCATIONS OF ADDITIONAL EXISTING EASEMENTS AND SETBACKS. THE AFORESAID DOCUMENTS AND THE REVIEW OF FORD'S COLONY E.C.C. TAKE PRECEDENCE OVER



S-65-93
PC 096
DHW NO = E

LOT CURVE DATA

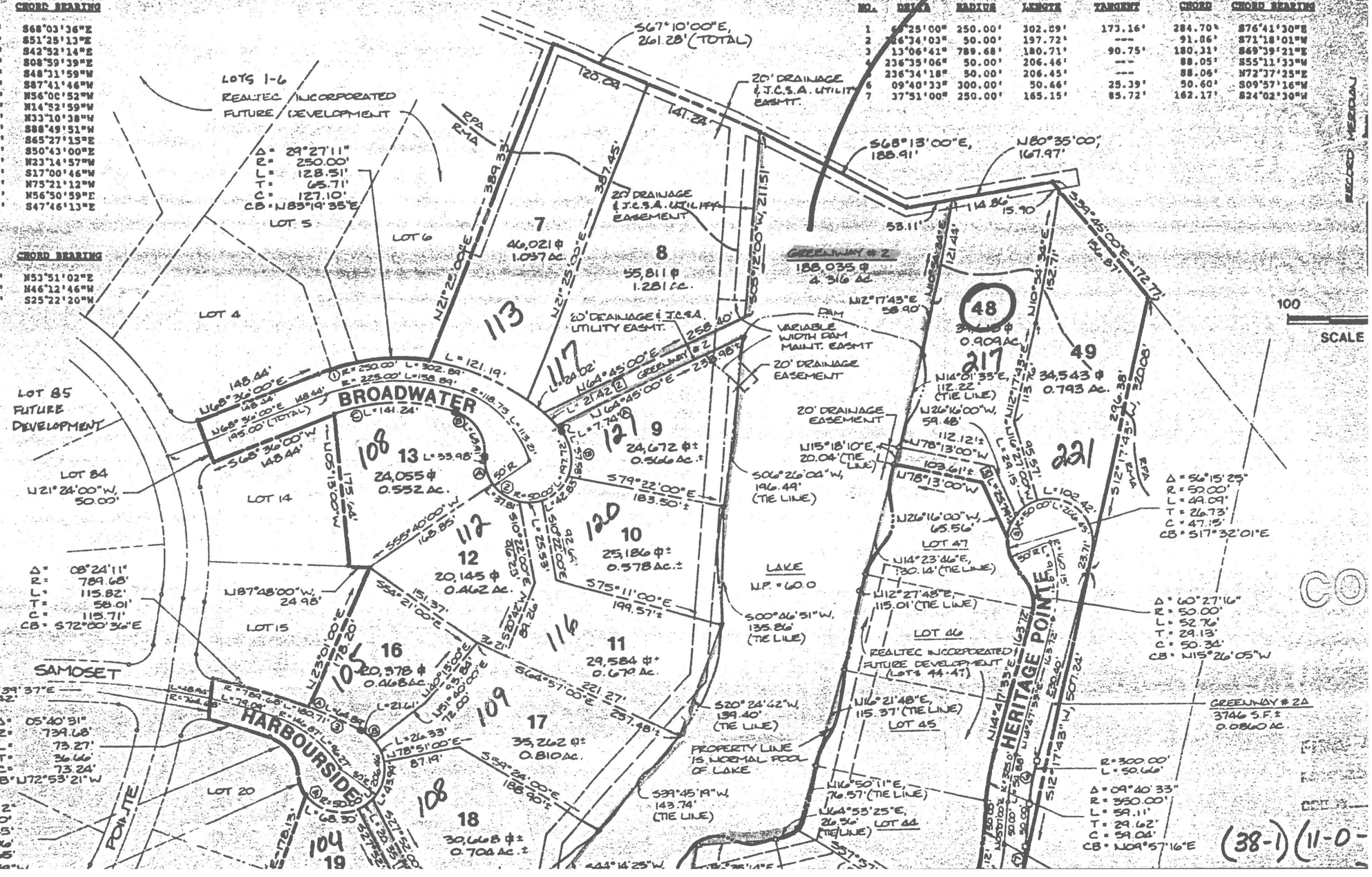
LOT NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
7	27°46'27"	250.00'	121.19'	61.81'	120.01'	S68°03'36"E
8	05°30'18"	250.00'	24.02'	12.02'	24.01'	S51°25'13"E
9A	01°46'28"	250.00'	7.74'	3.87'	7.74'	S42°52'14"E
9B	65°58'42"	50.00'	57.58'	32.46'	54.45'	S08°59'39"E
10	49°04'32"	50.00'	42.83'	22.83'	41.53'	S48°31'59"W
11	29°15'02"	50.00'	25.53'	13.05'	25.25'	S87°41'46"W
12	43°29'43"	50.00'	37.81'	19.86'	36.92'	N56°00'52"W
13A	38°56'03"	50.00'	33.98'	17.67'	33.33'	N14°52'59"W
13B	75°31'21"	50.00'	65.91'	38.73'	61.24'	N33°10'38"W
13C	40°27'42"	200.00'	141.24'	73.71'	138.32'	S88°49'51"W
16A	04°42'30"	789.68'	64.89'	32.46'	64.87'	S65°27'15"E
16B	24°46'00"	50.00'	21.61'	10.98'	21.45'	S50°43'00"E
17	30°10'07"	50.00'	26.33'	13.48'	26.02'	N23°14'57"W
18	50°21'18"	50.00'	43.94'	23.50'	42.54'	S17°00'46"W
19	78°16'18"	50.00'	68.30'	40.69'	63.12'	N75°21'12"W
48	33°24'01"	50.00'	29.15'	15.00'	28.74'	N56°50'59"E
49	117°21'34"	50.00'	102.42'	82.17'	85.43'	S47°46'13"E

GREENWAY CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	23°19'14"	50.00'	20.35'	10.32'	20.21'	N53°51'02"E
2	04°54'36"	250.00'	21.42'	10.72'	21.42'	N46°12'46"W
3	29°33'17"	50.00'	25.79'	13.19'	25.51'	S25°22'20"W

RIGHT-OF-WAY CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	69°25'00"	250.00'	302.89'	173.16'	284.70'	S76°41'30"E
2	26°34'03"	50.00'	197.72'	---	91.86'	S71°18'01"W
3	13°06'41"	789.68'	180.71'	90.75'	180.31'	S69°39'21"E
4	236°35'06"	50.00'	206.46'	---	88.05'	S55°11'33"W
5	236°34'18"	50.00'	206.45'	---	88.06'	N72°37'25"E
6	09°40'33"	300.00'	50.66'	25.39'	50.60'	S09°57'16"W
7	37°51'00"	250.00'	165.15'	85.72'	162.17'	S24°02'30"W



(38-1) (11-0-

PC096
5-65-93

Design of Pond 16-A
Ford's Colony at Williamsburg
Section A-16

Detemining a pre-development discharge rate (i.e., pre-development 2-year 24-hour storm peak discharge rate) for Pond 16-A

Pre-Development Conditions

-- Drainage Area = 26.25 Ac.

-- Soil Type Breakdown

Hydro. Group	Pre-dev. Use	CN Assigned	Acres	CN * Ac.
A	Woods, fair condition	36	0.72	25.9
B	Woods, fair condition	60	8.62	517.1
C	Woods, fair condition	73	15.90	1160.7
D	Woods, fair condition	79	1.01	80.1
TOTALS			26.25	1783.8
Weighted CN =				67.9

-- Time of Concentration

Overland flow

T=((0.007*(n*L)^0.8)/((P^0.5)*(s^0.4))
where
T=travel time (hours)

n=Manning's roughness coefficient	=	0.50
L=flow length (feet)	=	200.00
P=2-year, 24-hour rainfall (inches)	=	3.50
s=slope of hyd. grade line (ft/ft)	=	0.03

T= 0.61 hours

Design of Pond 16-A
Ford´s Colony at Williamsburg
Section A-16

Shallow concentrated flow

T=L/(3600*V)
where
T=travel time (hours)
L=flow length (feet) = 550.00
V=average velocity (ft/sec) = 0.75

T= 0.20 hours

Channel flow

T=L/(3600*V)
where
T=travel time (hours)
L=flow length (feet) = 1030.00
V=average velocity (ft/sec) = 2.00

T= 0.14 hours

Total time concentration (sum of travel times)

Tc= 0.95 hours

-- Ave. basin slope= 3.00 %

Design of Pond 16-A
Ford's Colony at Williamsburg
Section A-16

Post-Development Conditions

-- Drainage Area = 35.22 Ac.

-- Soil Type Breakdown

Hydro. Group	Pre-dev. Use	CN Assigned	Acres	CN * Ac.
A	Road w/ open ditch	83	0.30	24.9
	1/2 acre lots	54	2.73	147.4
B	Road w/ open ditch	89	2.41	214.5
	1/2 acre lots	70	11.83	828.1
C	Road w/ open ditch	92	1.61	148.1
	1/2 acre lots	80	14.10	1128.0
	Lake	100	1.23	123.0
D	Lake	100	1.01	101.4
TOTALS			35.22	2715.42
Weighted CN =				77.1

Design of Pond 16-A
Ford´s Colony at Williamsburg
Section A-16

-- Time of Concentration

Overland flow

T=((0.007*(n*L)^0.8)/((P^0.5)*(s^0.4))
where
T=travel time (hours)

n=Manning´s roughness coefficient	=	0.60
L=flow length (feet)	=	100.00
P=100-year, 24-hour rainfall (inches)	=	8.10
s=slope of hyd. grade line (ft/ft)	=	0.03

T= 0.26 hours

Shallow concentrated flow

T=L/(3600*V)
where
T=travel time (hours)

L=flow length (feet)	=	0.00
V=average velocity (ft/sec)	=	1.00

T= 0.00 hours

Channel flow

T=L/(3600*V)
where
T=travel time (hours)

L=flow length (feet)	=	1680.00
V=average velocity (ft/sec)	=	1.75

T= 0.27 hours

Total time concentration (sum of travel times)

Tc= 0.53 hours

Design of Pond 16-A
Ford's Colony at Williamsburg
Section A-16

-- Ave. basin slope= 3.00 %

Proposed estimated pond volume by elevation

Elevation	Depth	Area (sq. ft.)	Volume (cu. ft.)	Volume (cu. yd.)	Sum Volume (cu. ft.)	Sum Volume (cu. yd.)
44	0	97				
46	2	2921	3018	112	3018	112
48	2	9815	12736	472	15754	583
50	2	17619	27434	1016	43188	1600
52	2	66249	83868	3106	127056	4706
54	2	75751	142000	5259	269056	9965
56	2	85648	161399	5978	430455	15943
58	2	96342	181990	6740	612445	22683
60	2	107412	203754	7546	816199	30230
62	2	133860	241272	8936	1057471	39166
64	2	161529	295389	10940	1352860	50106

Sediment storage

-- Necessary sediment storage

(67 cy)*(35.22 Ac.)*(27 cf/cy)= 63720 cu. ft.
2360 cu. yd.

Elevation of sediment level = 50.5

Design of Pond 16-A
Ford's Colony at Williamsburg
Section A-16

Required volume for 10-point BMP (10.0 Vr)

Vol. of pond = 10*(1/2"/Acre)*(Drainage Area)*Vr

Vr = 0.05 + (0.009)*(% of impervious post development area)

Impervious post development area

Impervious lot area	7.0 Ac.
Impervious lake area	3.1 Ac.
Impervious road development	2.9 Ac.
Total impervious area	13.0 Ac.

% impervious post development area = 36.9 %

Vr = 0.38

Vol. of pond = 5.65 Ac. ft.
246297 cu. ft.
9122 cu. yd.

Volume of proposed pond from sediment elevation to normal pool elevation = 752479 cu. ft.

NOTE:
Pond has necessary volume for water quality to qualify as a **10-point BMP**.

SUMMARY TABLE AND HYDROGRAPHS FOLLOW
Pre-Development, Post-Development,
and Post-Development/Reservoir Routed

Design of Pond 16-A
Ford´s Colony at Williamsburg
Section A-16

SUMMARY TABLE

STORM EVENT	RAINFALL (INCHES)	PRE-DEV. PEAK RUNOFF (cfs)	POST-DEV. PEAK RUNOFF (cfs)	POST-DEV. RES. ROUTED RUNOFF (cfs)	POOL ELEVATION (ft)
2-YR.	3.5	11.7	42.0	~~7.6~~ 4.7	60.8
10-YR.	5.7	35.6	96.7	~~38.4~~ 33.2	61.6
100-YR.	8.1	66.0	160.9	~~86.1~~ 77.7	62.3

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IMMM
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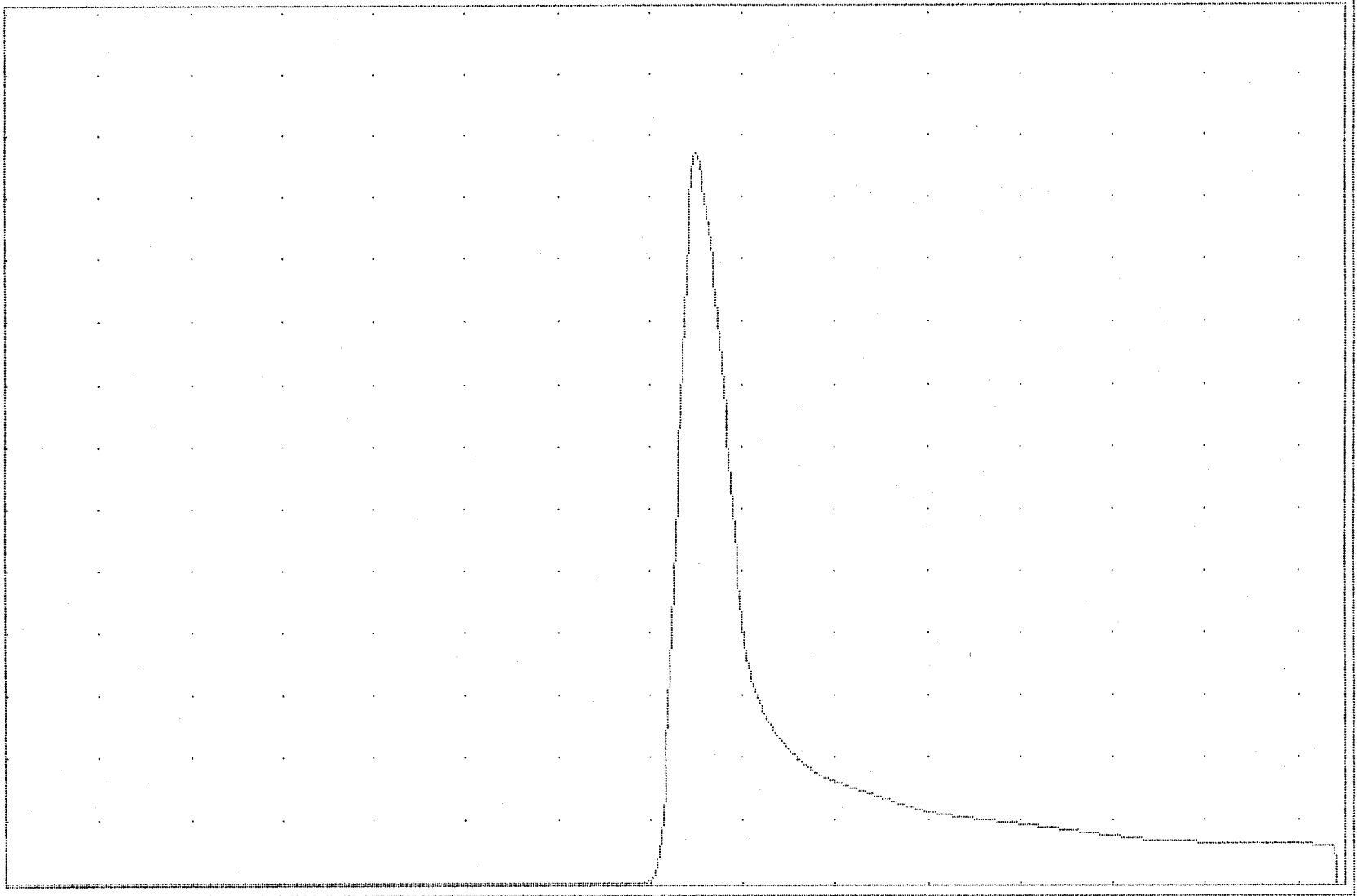
Qp = 11.7 S.C.S. RUNOFF 2 Yr

2-YEAR 24-HOUR STORM PRE-DEVELOPMENT



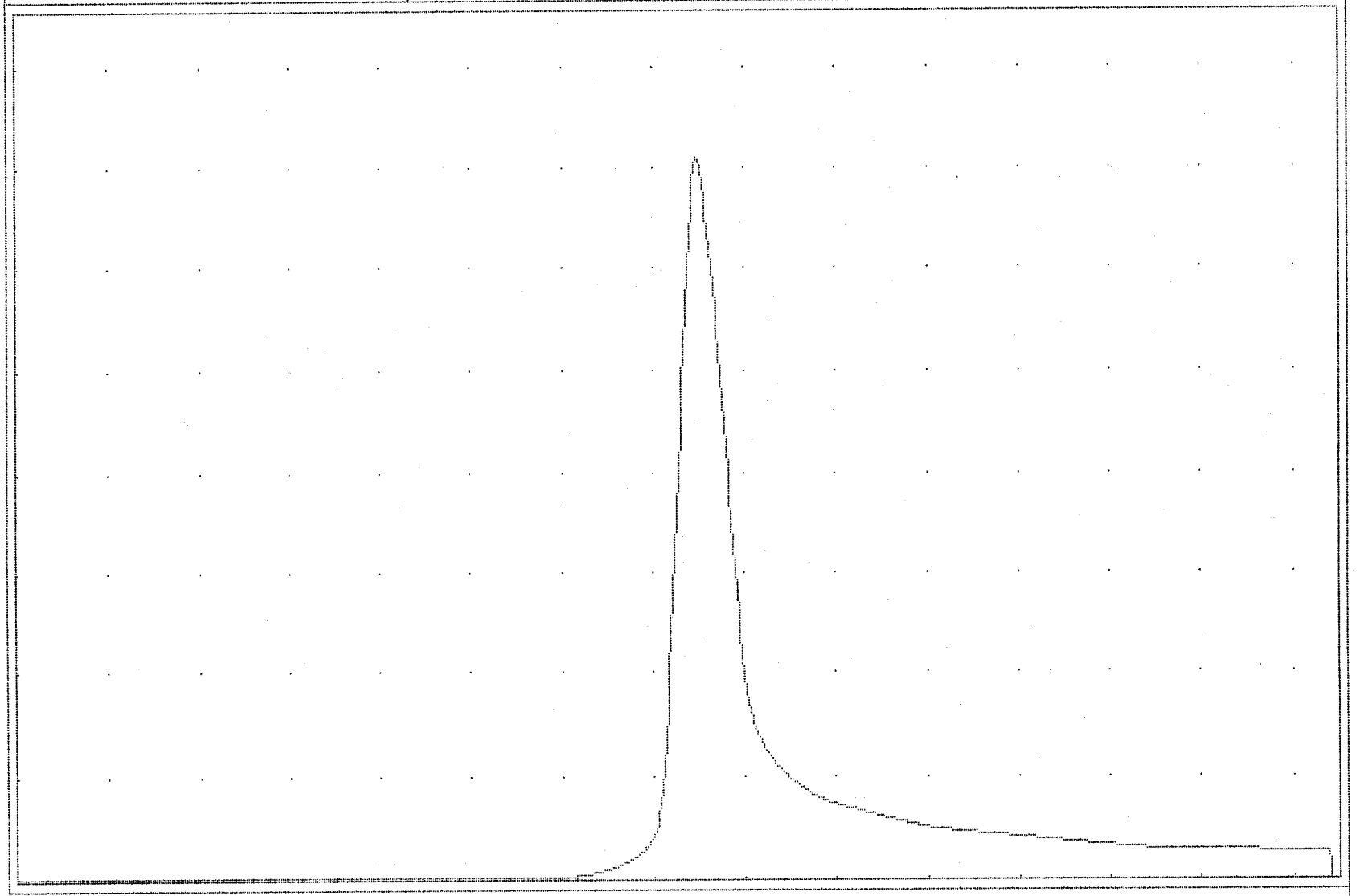
HGU = 100 min 1 VGU = 1.0 cfs

VOL = (cuft/acft) = 83285 / 1.912

```
I=================================================================================================;
;                                                                                                 ;
; 1. HYDROGRAPH No. = 3............                  8. 24 HR PRECIPITATION = 5.7.               ;
;                                                                                                 ;
; 2. HYDROGRAPH DESCRIPTION                          9. RETURN PERIOD = 10.                      ;
;                                                                                                 ;
;       A. Ford's Colony.A-16....                    10. DISTRIBUTION = 3....                    ;
;       B. 10-Yr. storm pre-dev..                                                                 ;
;       C. Pond 16a..............                       1. I      2. IA     3. II               ;
;                                                                                                 ;
; 3. AREA (ac) = 26.25.............                    4. III    5. SYNTH  6. MAN              ;
;                                                                                                 ;
; 4. BASIN SLOPE (%) = 3...........                    7. IIA    8. SOMERSET                     ;
;                                                                                                 ;
; 5. HYDRAULIC LENGTH (ft) = 1780..                  11. STORM DUR (hrs) = 0..                   ;
;                                                                                                 ;
; 6. CURVE NUMBER = 67.9...........                                                               ;
;                                                                                                 ;
; 7. TIME INTERVAL (min) = 2.......                                                               ;
;                                                                                                 ;
;                                                                                                 ;
;                                                                                                 ;
H=================================================================================================<
Change item number: 0
```

Qp = 35.6 S.C.S. RUNOFF 10 Yr

10-YEAR 24-HOUR STORM PRE-DEVELOPMENT



HGU = 100 min 3 VGU = 5.0 cfs

VOL = (cuft/acft) = 222374 / 5.105

S.C.S. HYDROGRAPH 5652A16.GP1

1. HYDROGRAPH No. = 5.....

2. HYDROGRAPH DESCRIPTION

A. Ford's Colony.A-16....
B. 100-Yr. storm pre-dev.
C. Pond 16a.....

3. AREA (ac) = 26.25.....

4. BASIN SLOPE (%) = 3.....

5. HYDRAULIC LENGTH (ft) = 1780..

6. CURVE NUMBER = 67.9.....

7. TIME INTERVAL (min) = 2.....

8. 24 HR PRECIPITATION = 8.1.

9. RETURN PERIOD = 100

10. DISTRIBUTION = 3....

1. I 2. IA 3. II

4. III 5. SYNTH 6. MAN

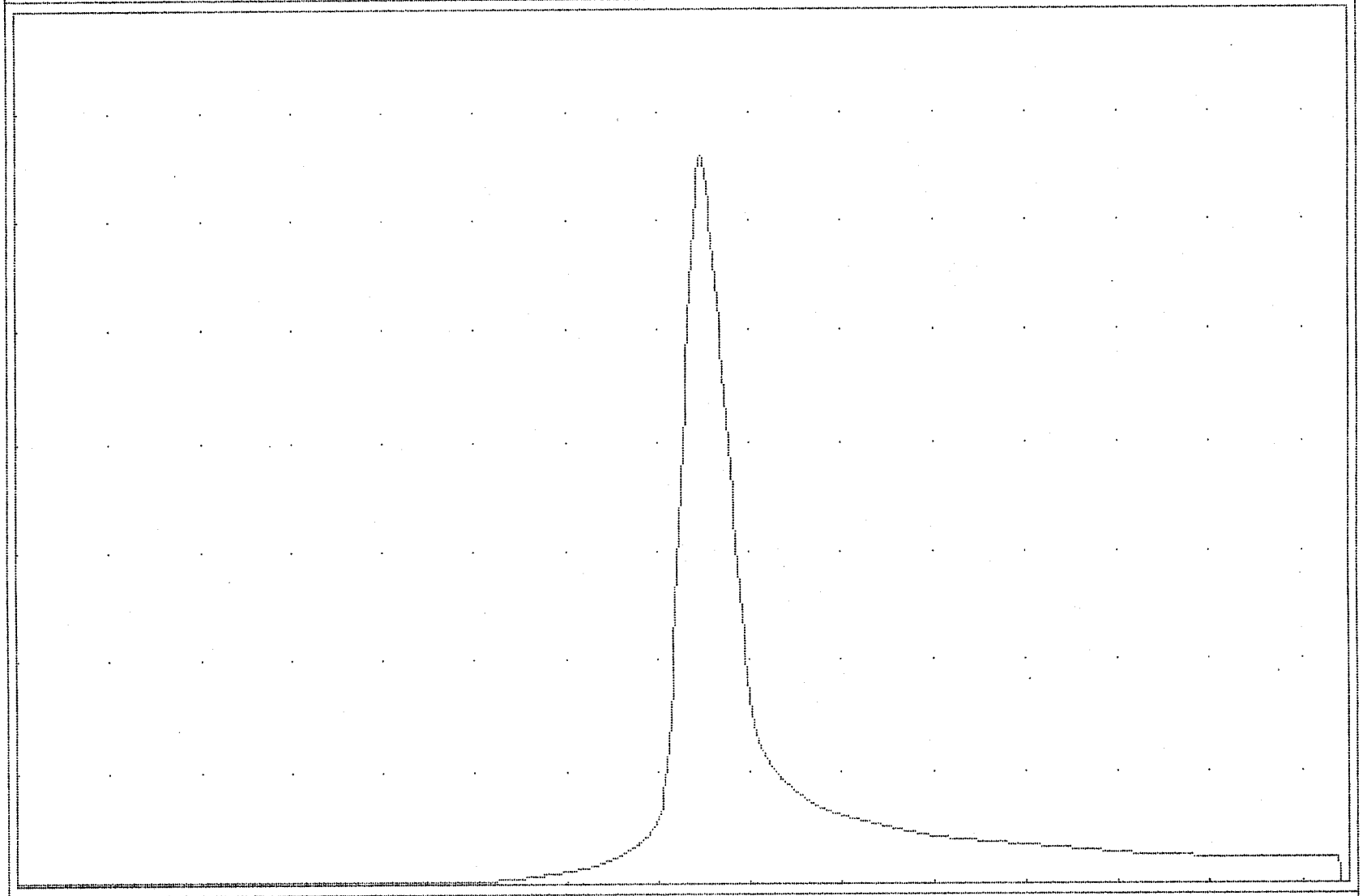
7. IIA 8. SOMERSET

11. STORM DUR (hrs) = 0..

Change item number: 0

Qp = 66.0 S.C.S. RUNOFF 100 Yr

100-YEAR 24-HOUR STORM PRE-DEVELOPMENT



HGU = 100 min 5 VGU = 10.0 cfs

VOL = (cuft/acft) = 402500 / 9.240

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IMMM
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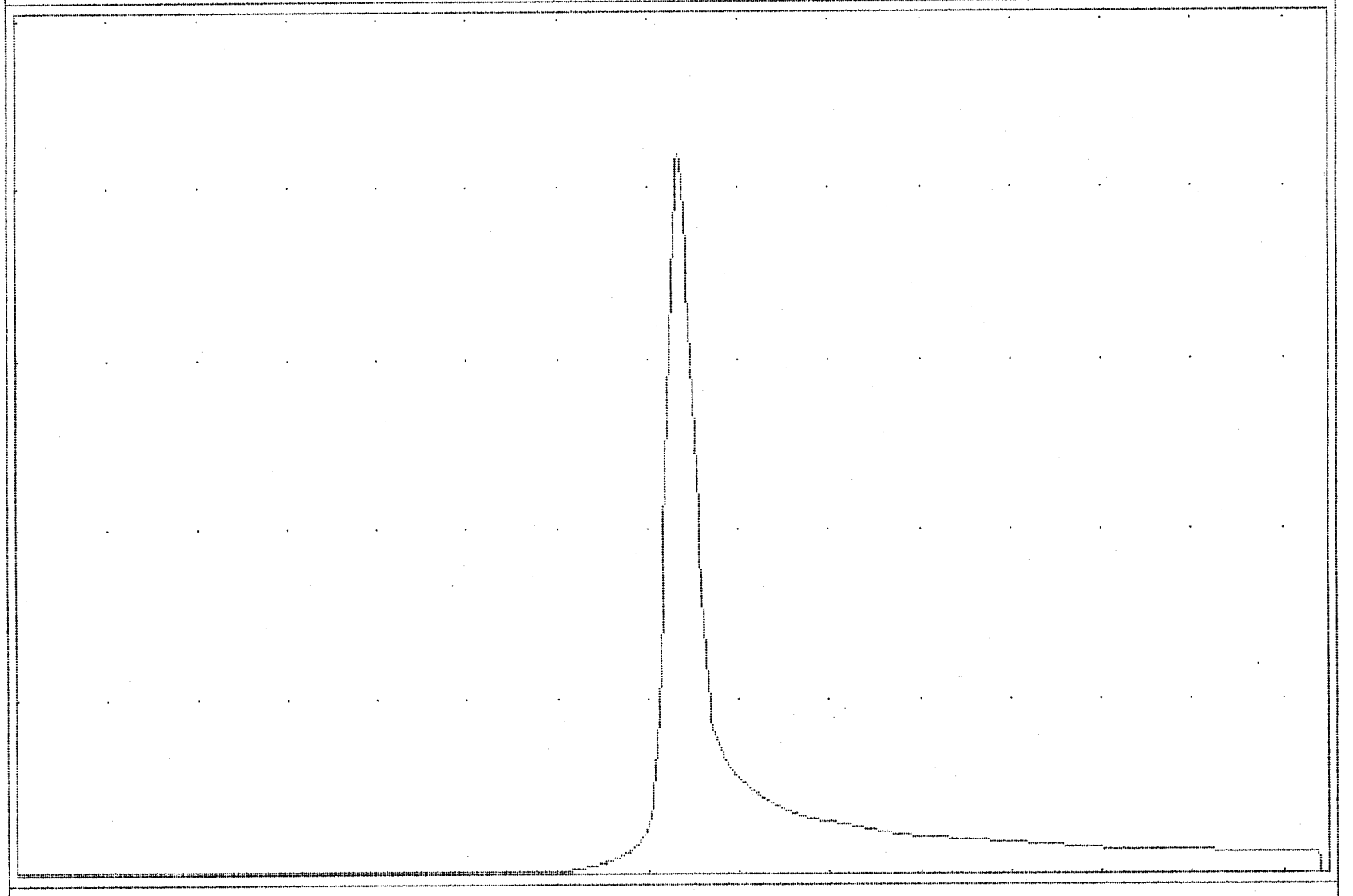
Qp = 42.0 S.C.S. RUNOFF 2 Yr

2-YEAR 24-HOUR STORM POST-DEVELOPMENT



HGU = 100 min 2 VGU = 10.0 cfs

VOL = (cuft/acft) = 184488 / 4.235

S.C.S. HYDROGRAPH 5652A16.GP1

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IMMM
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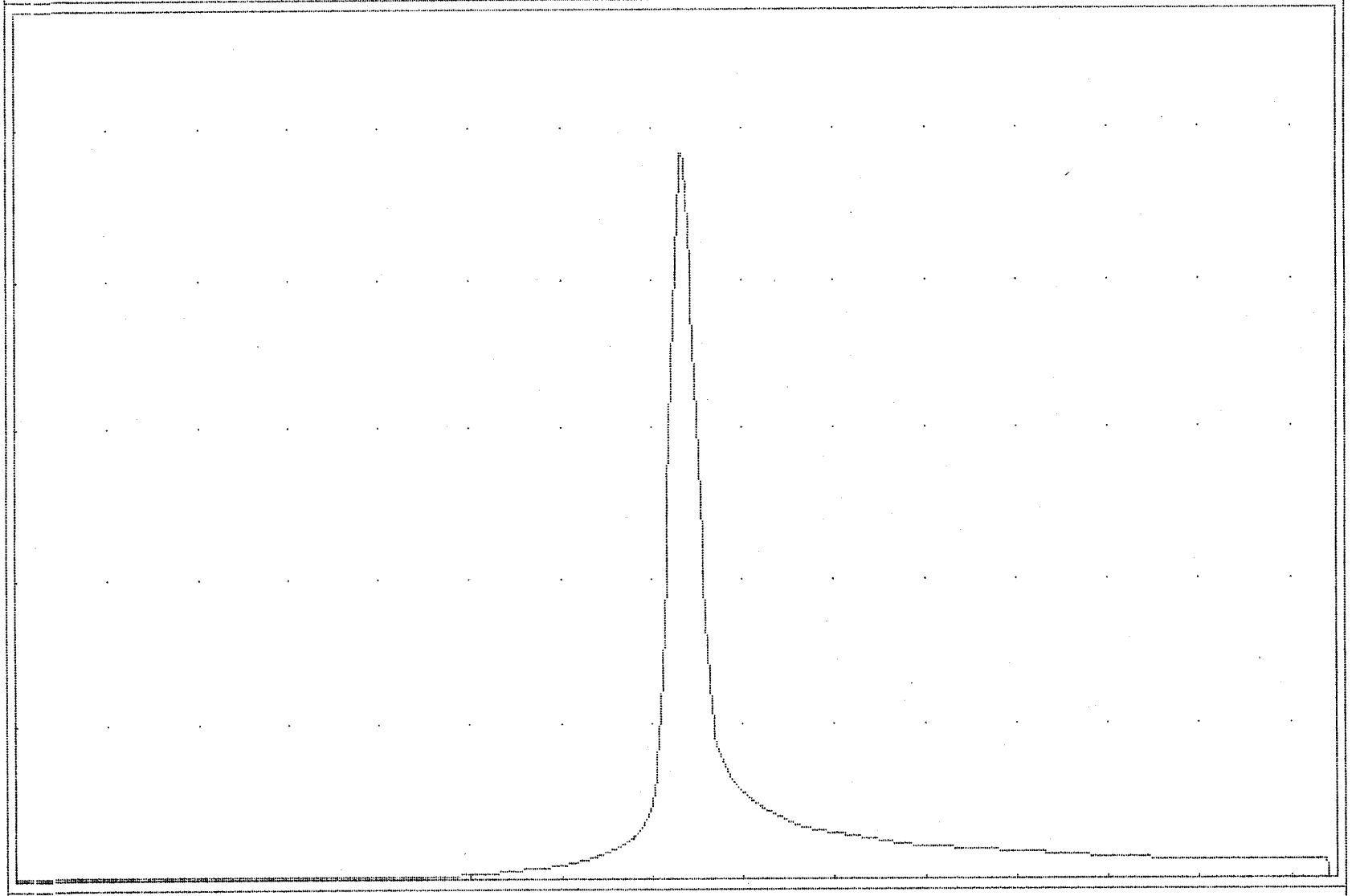
Qp = 96.7 S.C.S. RUNOFF 10 Yr

10-YEAR 24-HOUR STORM POST-DEVELOPMENT



HGU = 100 min 4 VGU = 20.0 cfs

VOL = (cuft/acft) = 414956 / 9.526

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IMMM
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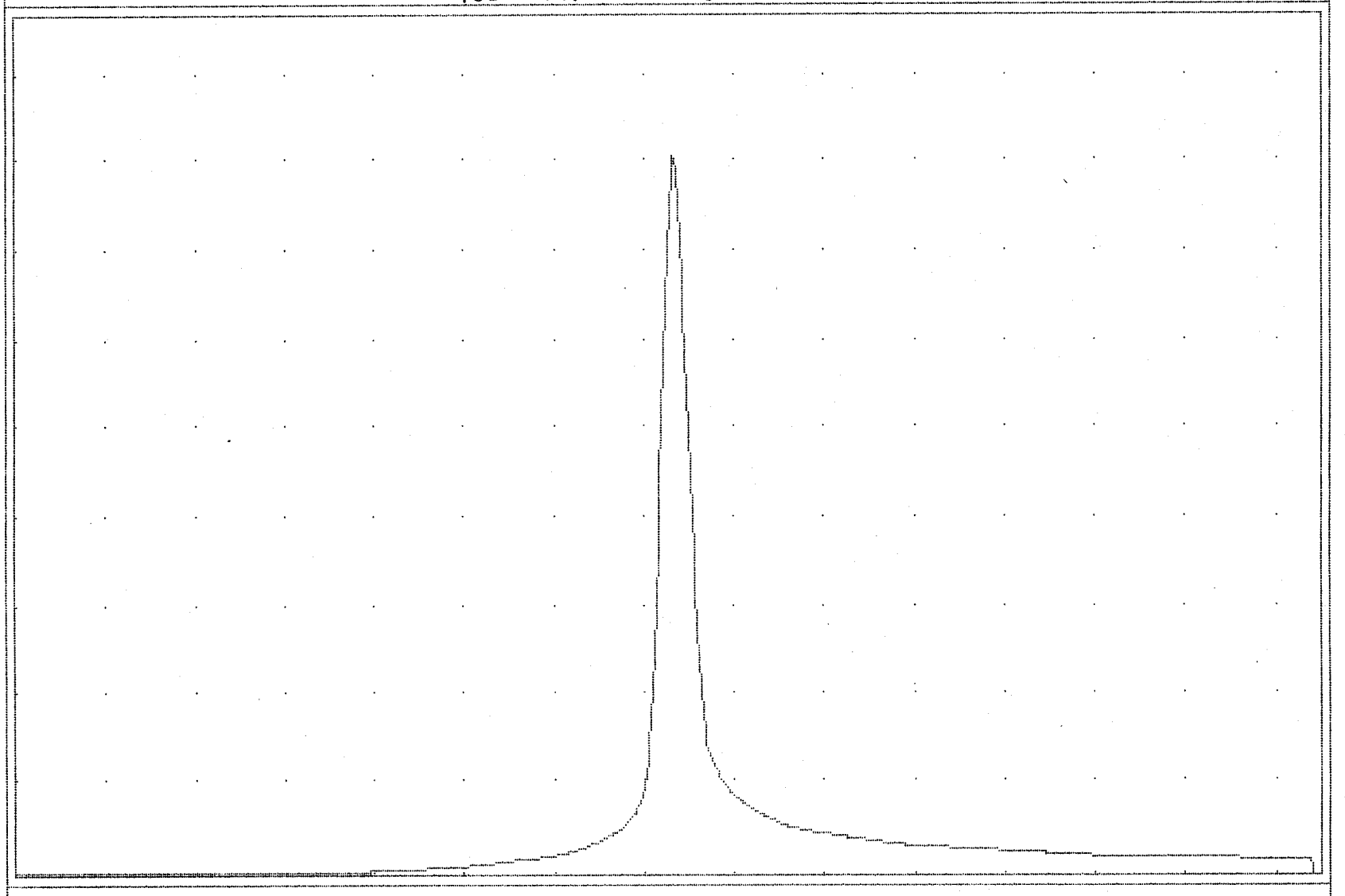
Qp = 160.9 S.C.S. RUNOFF 100 Yr

100-YEAR 24-HOUR STORM POST-DEVELOPMENT



HGU = 100 min 6 VGU = 20.0 cfs

VOL = (cuft/acft) = 691742 / 15.880

REV. 9-23-93

HYDROLOGIC REPORT

STAGE / STORAGE / DISCHARGE

RESERVOIR NUMBER = 1

RESERVOIR NAME = Pond 16a.... (* Controlled by Culv Structure A)
STORAGE VALUES WERE INPUT MANUALLY

DISCHARGE VALUES: CULVERT STRUCT A. Q = .6 *A*[2gh/k]^.5 * 1
CULVERT STRUCT B. Q = .6 *A*[2gh/k]^.5 * 0
* WEIR STRUCT A. Q = 2.63 * 12.6 * H ^ 1.5
WEIR STRUCT B. Q = 2.63 * 2.5 * H ^ 1.5

ELEVATION	DISCHARGE (cfs) CULVERT A	CULVERT B	WEIR A	WEIR B
60.00	60.50	0.00	0.00	0.00
62.00	64.17	0.00	40.87	18.60
64.00	67.35	0.00	185.26	52.60
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

STAGE	ELEVATION	INC STOR cu ft	TOT STOR cu ft	OUTFLOW cfs
0.00	60.00	0	0	0.00
2.00	62.00	241272	241272	59.46
4.00	64.00	295389	536661	119.95
0.00	0.00	0	0	0.00
0.00	0.00	0	0	0.00
0.00	0.00	0	0	0.00
0.00	0.00	0	0	0.00
0.00	0.00	0	0	0.00
0.00	0.00	0	0	0.00
0.00	0.00	0	0	0.00
0.00	0.00	0	0	0.00

Reservoir No. 1 OUTLET STRUCTURES REV. 9-23-93

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IMMM
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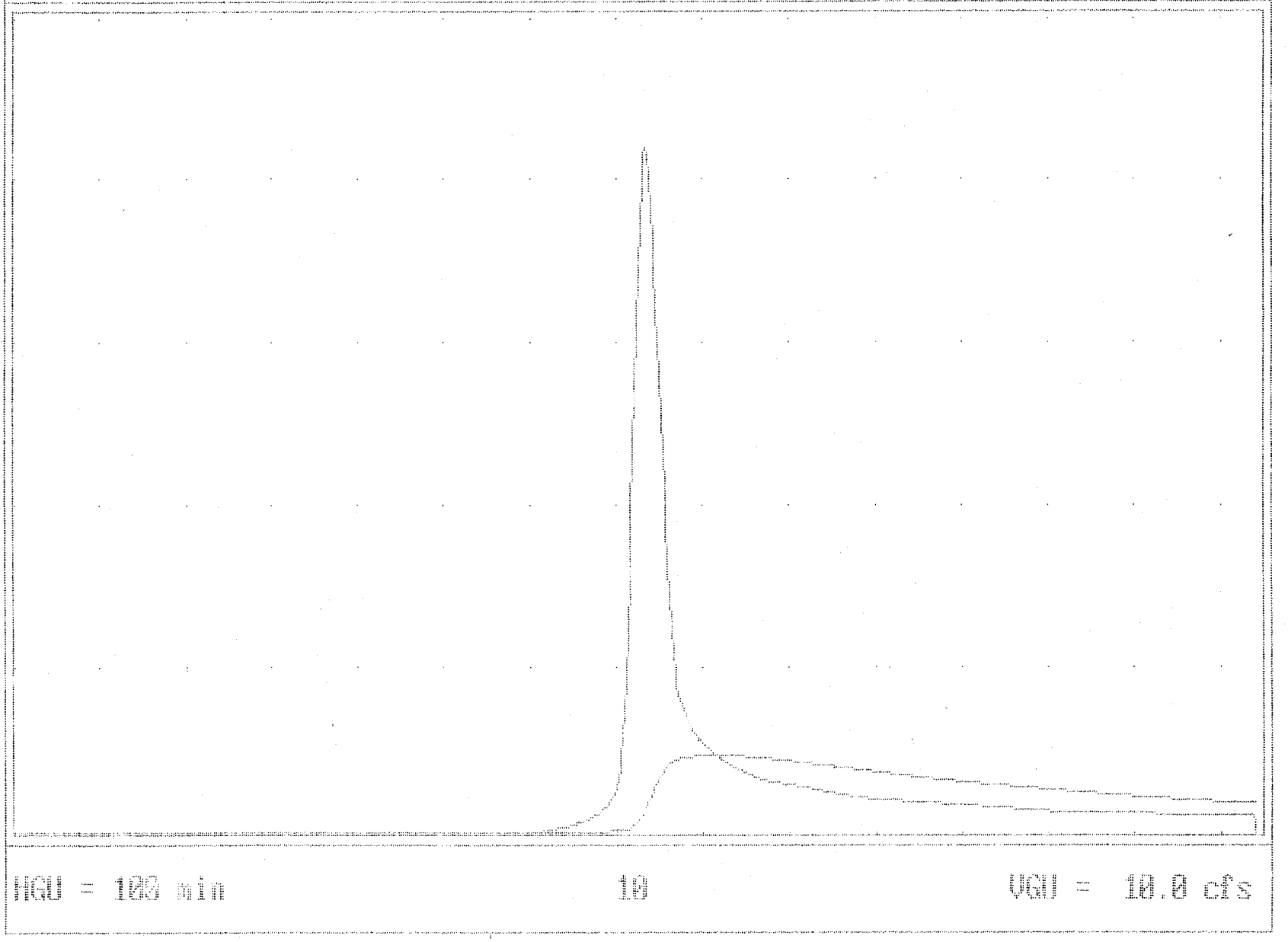
REV. 9-23-93

Qp = 4.7 RESERVOIR ROUTE 2 Yr

2-YEAR 24 HOUR STORM POST-DEV.



MAX STORAGE = 95837

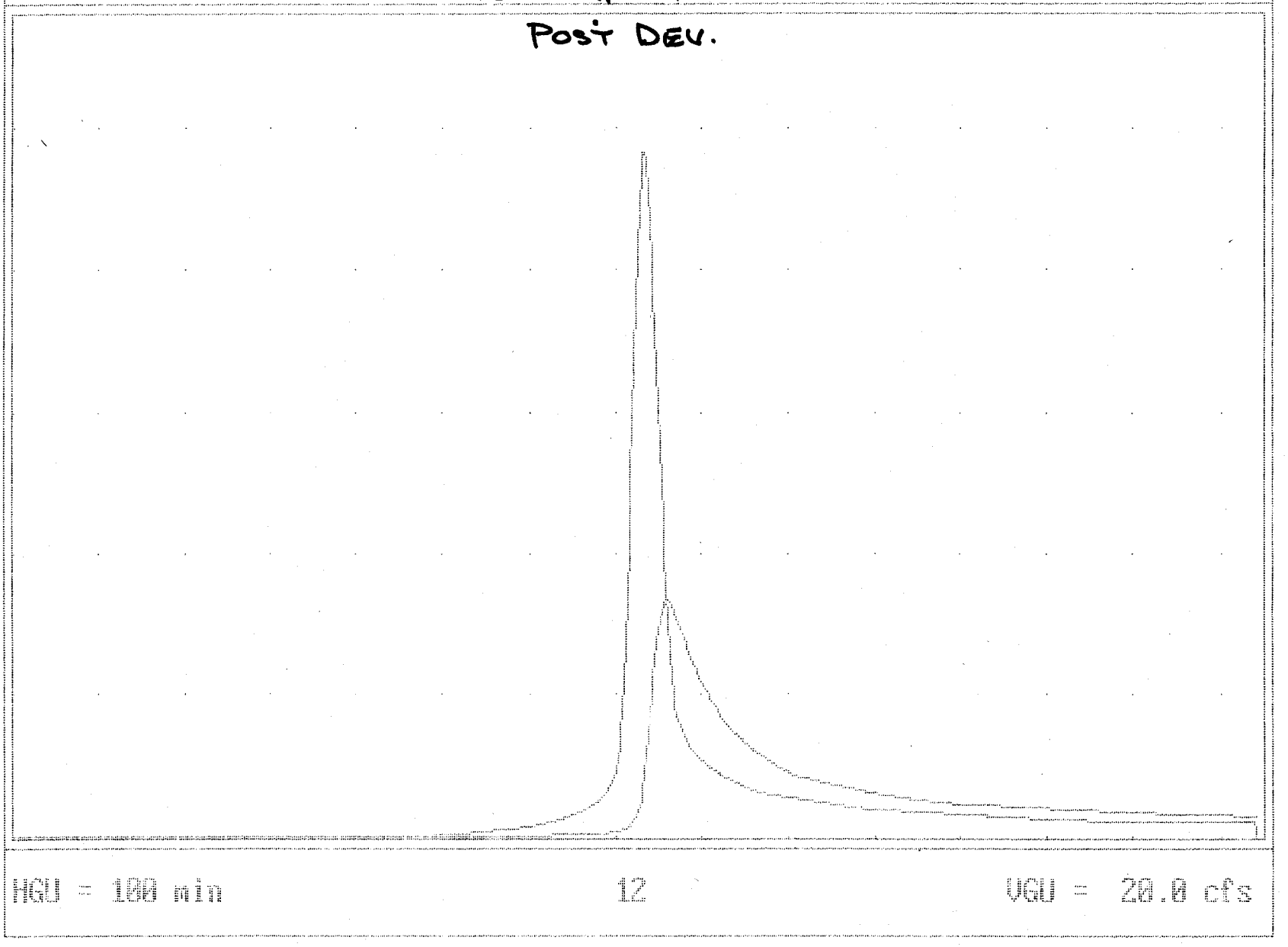
MAX ELEVATION = 68.79

REV. 9-23-93

Qp = 33.2 RESERVOIR ROUTE 10 Yr

10-YEAR 24-HOUR STORM

POST DEV.



MAX STORAGE = 189252

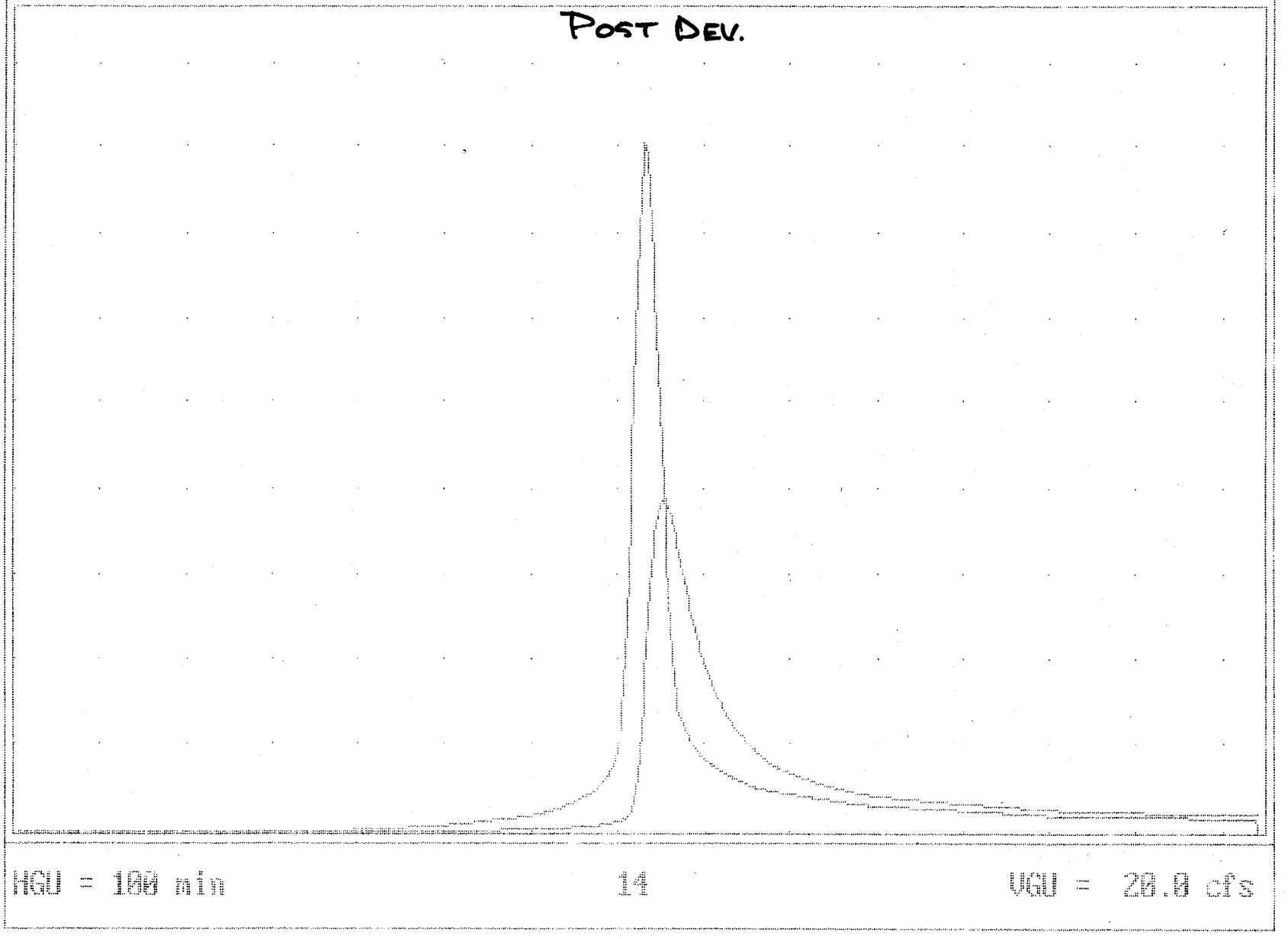
MAX ELEVATION = 61.57

REV. 9-23-93

Qp = 77.7 RESERVOIR ROUTE 100 Yr

100-YEAR 24-HOUR STORM

POST DEV.



MAX STORAGE = 279310

MAX ELEVATION = 62.26 DHL

Scott Thomas

From: Frank Osterle [foesterle@goqpi.com]
Sent: Wednesday, December 13, 2006 3:26 PM
To: Scott Thomas
Subject: Fwd: Development of 193 Heritage Point Drive, Lot 42, Ford's Colony

Attachments: 193 Heritage Pointe Drive - Eco System.pdf

193 Heritage Pointe Drive - Ec...

>Scott:
>
>Enclosed please find a request for a construction variance on the
>existing property. If you need further information, please contact me
>via e-mail or call 540-548-4050 (office), 540-752-0560 (residence).
>
>Thanks,
>Frank

FRANK & SHIRLEY OESTERLE
7 ROSEHAVEN STREET
STAFFORD, VA 22556

December 13, 2006

Ref: 193 Heritage Pointe Drive, Section 16, Lot 42, Ford's Colony, James County, VA

Dear Mr. Thomas:

The undersigned are requesting a variance for construction into 25-foot buffer around the storm drain pond situated at the rear of the reference property.

It is understood that by this encroachment appropriate and necessary measures will be taken to ensure the stability of the existing ecological system.

Frank Oesterle Shirley Oesterle

LOCATION: Lot 42, Ford's Colony Section 16A, 193 Heritage Pointe (County BMP ID Code: PC 096)

Variance request as submitted by Owner dated December 13, 2006 for clearing in the pond buffer/setback was reviewed and found to be acceptable. Efforts should be made to preserve existing trees and vegetation in the buffer during construction, to landscape or stabilize impacted buffer to resemble meadow or forest area with native trees, shrubs and ground cover, and to refrain from turfing to the water's edge to the greatest extent possible.

Scott J. Thomas
Chief Engineer - Stormwater
Environmental Division

12-15-06
Date

FRANK & SHIRLEY OESTERLE
7 ROSEHAVEN STREET
STAFFORD, VA 22556

December 13, 2006

Ref: 193 Heritage Pointe Drive, Section 16, Lot 42, Ford's Colony, James County, VA

Dear Mr. Thomas:

The undersigned are requesting a variance for construction into 25-foot buffer around the storm drain pond situated at the rear of the reference property.

It is understood that by this encroachment appropriate and necessary measures will be taken to ensure the stability of the existing ecological system.

Frank Oesterle Shirley Oesterle

DEVELOPMENT MANAGEMENT

101-E MOUNTS BAY ROAD, P.O. BOX 8784, WILLIAMSBURG, VIRGINIA 23187-8784
(757) 253-6671 Fax: (757) 259-4032 E-MAIL: devtman@james-city.va.us

ENVIRONMENTAL DIVISION (757) 253-6670 environ@james-city.va.us
PLANNING (757) 253-6685 planning@james-city.va.us
COUNTY ENGINEER (757) 253-6678
MOSQUITO CONTROL (757) 259-4116

LOCATION: Lot 48, Ford's Colony Section 16, 217 Heritage Pointe (County BMP ID Code: PC 096)

Variance request as submitted by Owner dated March 28th 2005 for clearing, grading and a permanent structure in the pond buffer/setback and the engineer's analyses dated May 9, 2006 for filling within the 100-year design high water elevation (El. 62.3 for BMP PC 096) was reviewed and found to be acceptable. Efforts should be made to preserve existing trees and vegetation in the buffer during construction, to landscape or stabilize impacted buffer to resemble meadow or forest area with native trees, shrubs and ground cover, and refrain from using turf to the water's edge to the greatest extent possible.

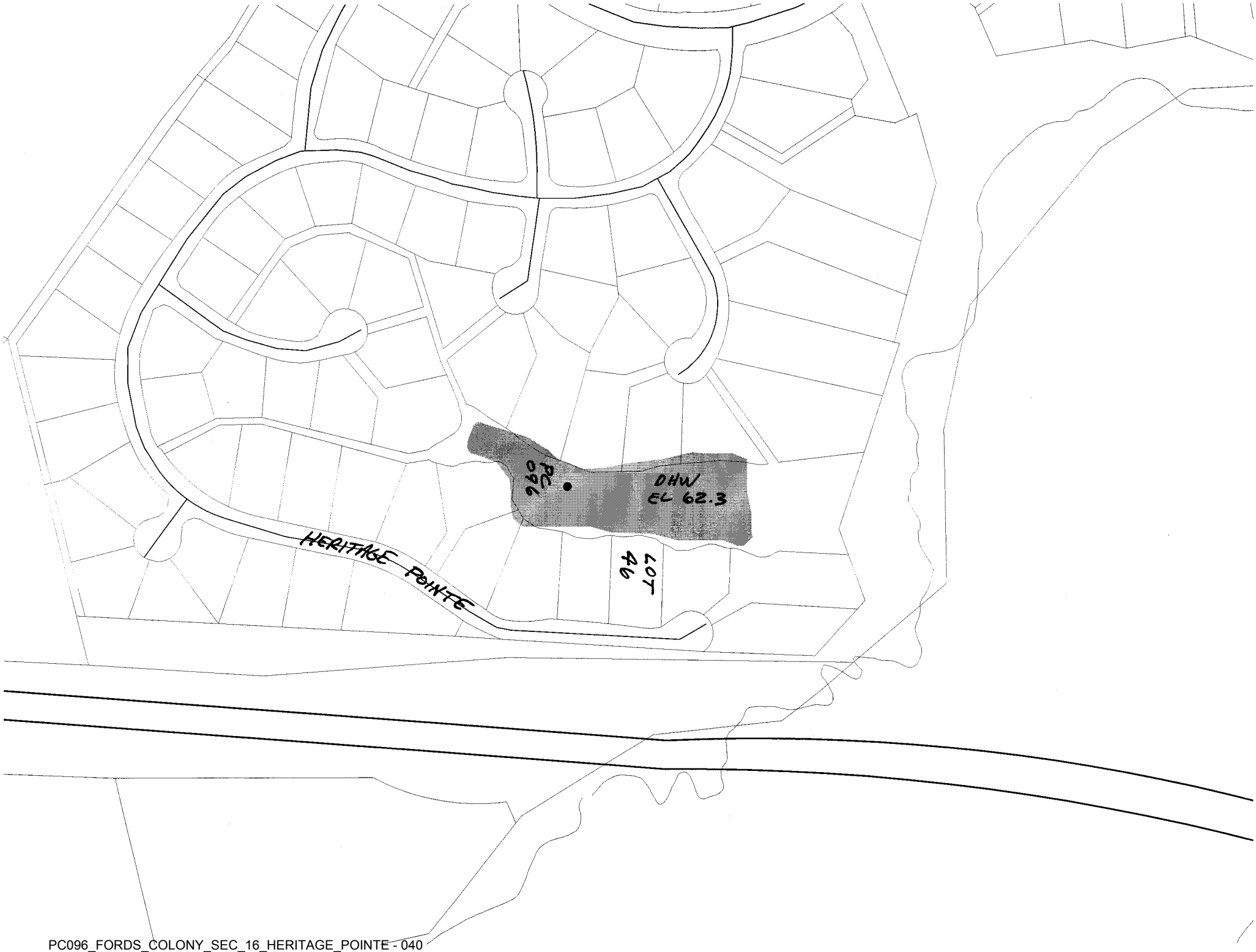
Scott J. Thomas
Chief Engineer - Stormwater
James City County Environmental Division

5-24-06
Date

WATERSHED	PC	MAINTENANCE PLAN	No	CTRL STRUC DESC	RCP Riser
BMP ID NO	096	SITE AREA acre	2400	CTRL STRUC SIZE inches	48
PLAN NO	S-65-93	LAND USE	Res Planned Com	OTLT BARRL DESC	RCP Barrel
TAX PARCEL	(38-01)(11-1A)	old BMP TYP	Wet Pond	OTLT BARRL SIZE inch	24
PIN NO	3811100001A	JCC BMP CODE			
CONSTRUCTION DATE	10/1/1995	POINT VALUE	8	EMERG SPILLWAY	Yes
PROJECT NAME	Fords Colony Section 16			DESIGN HW ELEV	62.3
FACILITY LOCATION	Wet Pond West of Heritage Pointe			PERM POOL ELEV	59.65
CITY-STATE	Williamsburg, Va. 23188	SVC DRAIN AREA acres	35.22	2-YR OUTFLOW cfs	4.70
CURRENT OWNER	Realtec Inc.			10-YR OUTFLOW cfs	33.20
OWNER ADDRESS	One Fords Colony Drive			REC DRAWING	Yes
OWNER ADDRESS 2		SERVICE AREA DESCRI	SF Lots & Roadways		
CITY-STATE-ZIP CODE	Williamsburg, Va. 23188	IMPERV AREA acres	13.00	CONSTR CERTI	No
OWNER PHONE		RECV STREAM	UT of Powhatan Creek		
MAINT AGREEMENT	Yes	EXT DET-WQ-CTRL	Yes	LAST INSP DATE	8/23/2000
EMERG ACTION PLAN	No	WTR QUAL VOL acre-ft	17.27	INTERNAL RATING	4
		CHAN PROT CTRL	No	MISC/COMMENTS	
		CHAN PROT VOL acre-ft	0		
		SW/FLOOD CONTROL	Yes		
		GEOTECH REPORT	No		

Get Last BMP No

Return to Menu


PC 096
DHW
EL 62.3
LOT 46
HERITAGE POINTE

James City County
Environmental Division
Single Family Plan Submittal - Miscellaneous

Lot 42, Ford's Colony Section 16-A (193 Heritage Pointe)

Clearing is shown within the design high water elevation and clearing, grading and permanent structures are proposed within the pond setback/buffer as required per page 38 of the James City County BMP manual. A pond buffer should be provided that extends 25 feet outward from the maximum water surface elevation of the pond. Based on information as available in our record files, it appears the permanent pool elevation and 100-year design high water surface elevation for the adjacent stormwater management facility (Section 16 Lake, County BMP ID Code: PC 096) is at Elevation 59.65 and Elevation 62.3, respectively.

Show the correct location of design high water elevation (El. 62.3) and the pond buffer setback, ensuring that site topography and spot elevations are correctly tied to associated lake elevations. Reconfigure the plan to avoid disturbance to design high water and pond buffer/setback locations; or alternatively, submit a written request for waiver to the Environmental Division to impact design high water and/or the pond buffer setback. Supporting information shall include: correct delineation of the design high water and 25 ft. buffer/setback on the single-family plan; acknowledgment from the owner/tenant; proposed horizontal and vertical separations from the structure to design high water. If filling design high water, then provide an engineering analyses that the proposed lot fill material will have no adverse impact on the storage volume or function of the stormwater management facility.

The variance request needs to be from the owner or tenant, current or future, rather than the builder contractor. Efforts should be made to preserve existing trees and vegetation in the buffer during construction and to stabilize or landscape disturbed buffer area back to meadow or forest condition using native trees, shrubs or ground cover to the greatest extent possible.

CONSULTING ENGINEERS

5248 Olde Towne Road • Suite 1 • Williamsburg, Virginia 23188
(757) 253-0040 • Fax (757) 220-8994 • E-mail aes@aesva.com

May 9, 2006

Mr. Darryl E. Cook
James City County Environmental Division
101-E Mounts Bay Road
P.O. Box 8784
Williamsburg, Virginia 23187-8784

RE: Lot 48, Section XVI – 100 year storm elevation

Dear Mr. Cook;

AES was requested to investigate the impacts to the pond at Section 16 for the construction of a 2-story home on lot 48. The design elevation of the 100-year storm is 62.3 feet, which will be impacted by the lot grading associated with the home construction.

Based on the drawing provided to AES, approximately 500 cubic feet of dirt will be added to the pond between elevations 60 and 62. This results in a loss of 0.05% of the total volume at the pond. These impacts should have no noticeable impact on the 100-year storm elevation (less than 0.1' change). Therefore it is AES's opinion that the grading activities, as displayed on the Residential Site Plan as prepared by Sebert Surveying and Layout, LLC, would not present an adverse impact to the existing properties surrounding the pond or the impact the functionality of the pond as a stormwater management feature.

If you have any questions or concerns, feel free to contact me at any time.

Sincerely,

AES Consulting Engineers

Jason A. Grimes, P.E.
Project Manager
jgrimes@aesva.com

cc: Art Sebert, Sebert Surveying and Layout, LLC.

James City County
Environmental Division
P.O.Box 8784
Williamsburg, VA 23187-8784
253-6670 (Office)
259-4032 (Fax)

RECEIVED
APR 2 5 2006
ENVIRONMENTAL DIVISION

Single Family Sensitive Area Activity Application For Exceptions and Waivers to the Chesapeake Bay Preservation Ordinance

Property Owner Information:

Name: ROBERT W. AND CAROLYN D. KOPPE

Address: 2806 CAMERON ROAD FALLS CHURCH, VA 22042

Phone: (703) 533-0563 Fax: (703)533-0563 Email: bobkoppe@verizon.net

Project Address: 217 HERITAGE POINTE, WILLIAMSBURG VA 23188

Subdivision Name, Lot and Section Number FORD'S COLONY, LOT 48, SECTION 16

Parcel Identification Number or Tax Map Number (38-1)(11-48)

Lot was platted: ☐ prior to August 6, 1990

☑ between August 6, 1990 and January 1, 2004

~~☐ after January 1, 2004~~

Is Resource Protection Area (RPA) line shown on plat? (Yes) No

Activity in (check all that apply): ☐ Slopes ≥ 25% ☐ RPA - landward 50' ☐ conservation easement
☐ RPA - seaward 50' (also use form B) ☑ other 25' MAINT. BUFFER EASMI

Activity involves (check all that apply): ☐ Tree/vegetation removal ☑ New principal structure construction
☐ Addition to principal structure ☐ Path ☐ Sightline
☐ Accessory (detached) structure construction
☑ Other 25' MAINTAINANCE BUFFER EASEMENT

Description of requested activity and reason for request:

PROPOSED SINGLE FAMILY DWELLING WITHIN THE 25' MAINT. BUFFER EASEMENT OF 100 YR FLOODPLAIN PER JCC. VIEW FROM RESIDENCE, OF LAKE, IS FROM LOCATION AS SHOWN ON PROPOSED SITE PLAN.

RPA area impacted (in square feet): Ø

Amount of Impervious cover (roof, pavement, etc.) _____

Number of Trees removed: 1

Approximate % tree canopy reduction: 225 SF

Slopes ≥ 25% area impacted (in square feet): Ø

Form B

3. What measures will be used to minimize site impacts?
THE USE OF SILT FENCE AND 4' HIGH ORANGE BARRIER FENCE AS SHOWN ON SITE PLAN. DRAINAGE CONTROL AND IMPROVEMENTS AS NEEDED OR REQUIRED.

4. Proposed mitigation measures:

Note: All mitigations measure must be shown in detail on a mitigation plan. Show both location of mitigation measures and plant species if applicable.

A. Vegetation/ground cover enhancement of buffer

- ☑ Number of canopy trees 1
- ☐ Number of understory trees
- ☑ Number of shrubs 6
- ☐ Square feet of ground cover
- ☐ Square feet of mulch

B. Best Management Practices (BMPs)

- ☐ Bioretention planting bed
- ☐ Dry well / French drain
- ☑ Gravel under deck (3" of gravel over synthetic filter fabric under entire deck area)
- ☐ Outlet protection for control of water at end of pipes or swales
- ☐ Wet retention pond
- ☐ Extended detention dry pond
- ☐ Other:

For applications that must go to the Chesapeake Bay Board, a $100 processing fee must be submitted with the application.

Property owner signature Robert W Koppe Marilyn D Koppe Date 4/24/2006

Rev 5/05

Form A

Are permits from other local, state or federal agencies required for any portion of this project? (Yes) No
(If yes, please explain) BUILDING PERMIT FOR NEW CONSTRUCTION

Submission Requirements:

- ☐ Please attach plan with all required elements. (Refer to instructions for required elements)
- ☐ Please attach Form B if necessary. (Refer to instructions to determine necessary forms)
- ☐ If the project impacts the seaward 50 foot buffer and involves construction of a principal or accessory structure, the request must go to the Chesapeake Bay Board. Please attach a $100 processing fee for the Chesapeake Bay Board payable to the James City County Treasurer.
- ☐ Please attach mitigation plan if necessary. (Refer to instructions for necessary plans)

I understand that:
(1) mitigation for the above activity may be required in the form of native species plantings,
(2) all steep slopes must be covered with EC-2 (degradable) erosion control matting, and
(3) the 100-foot RPA buffer shall be marked on the property in two locations on the side or rear property lines with signs approved by the Environmental Division.

Property owner signature [signature] Date 4/24/2006

Exception/Waiver granted by _____ Date _____
Environmental Director

Rev 5/05

James City County
Environmental Division
P.O.Box 8784
Williamsburg, VA 23187-8784
253-6670 (Office)
259-4032 (Fax)

Single Family Sensitive Area Activity Application – Water Quality Impact Assessment

Property Owner Information:

Name: ROBERT W. KOPPE AND CAROLYN D. SAVAGE-KOPPE

Address: 2806 CAMERON RD FALLS CHURCH, VA 22042

Phone: (703) 533-0563 Fax: (703)533-0563 Email: bobkoppe@verizon.net

Project Address: 217 HERITAGE POINTE, WILLIAMSBURG VA 23188

Subdivision Name, Lot and Section Number FORD'S COLONY, LOT 48, SECTION 16

Parcel Identification Number or Tax Map Number (38-1) (11-48)

Lot was platted: ☐ prior to August 6, 1990

☑ between August 6, 1990 and January 1, 2004

~~☒ after January 1, 2004~~

Is Resource Protection Area (RPA) line shown on plat? (Yes) No

Water Quality Impact Assessment

The purpose of a water quality impact assessment is to demonstrate that the project will result in the removal of no less than 75% of sediments and 40% of nutrients from post-development stormwater run-off and that it will retard runoff, prevent accelerated erosion, promote infiltration, and filter non-point source pollution equivalent to the full undisturbed 100-foot buffer.

1. Why is this encroachment necessary? Is there anywhere else structures can be placed to stay out of the buffer area?

LOT WAS PURCHASED TO UTILIZE VIEW OF LAKE. PLACEMENT AS SHOWN ON SITE PLAN IS CRITICAL TO THE FLOOR PLAN AND DOOR/WDW LOCATIONS. IF STRUCTURE IS MOVED NORTH, IT WILL GET CLOSER TO THE RPA AS SHOWN.

2. What measures will be used to minimize impervious area?

THE UTILIZATION OF SILT FENCE AND 4' HIGH ORANGE BARRIER FENCE AS SHOWN ON SITE PLAN. DRAINAGE CONTROL AND IMPROVEMENTS, AS NEEDED.