



## 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:** PC149

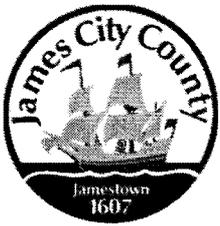
**DATE VERIFIED:** June 6, 2012

**QUALITY ASSURANCE TECHNICIAN:** Leah Hardenbergh

*Leah Hardenbergh*

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**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

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**BMP ID or General File ID** PC149

**PIN:** 3720200001B

**Subdivision, Tract, Business or Owner**

**Name (if known):**

Fords Colony

**Property Description:**

Blue Heron Course Holes 1-4 & 14-18

**Site Address:**

*(For internal use only)*

**Box:** FC001

**Drawer:** 1

**Agreements:** (in file as of scan date)

N

**Book or Doc#:**

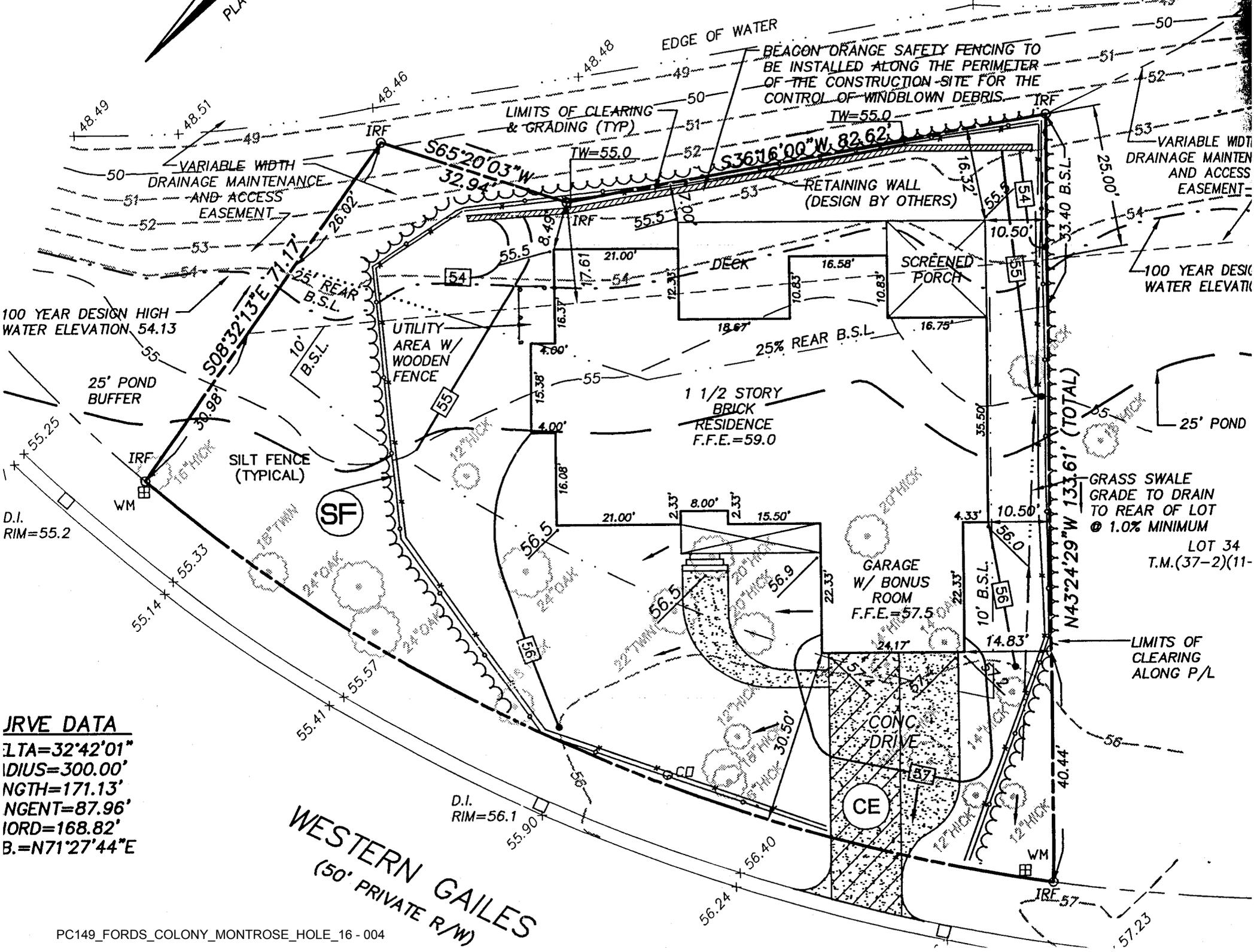
**Page:**

**Comments:**



**IRVE DATA**  
 ΔTA=32°42'01"  
 ΔDIUS=300.00'  
 ΔNGTH=171.13'  
 ΔNGENT=87.96'  
 ΔIORD=168.82'  
 ΔB.=N71°27'44"E

**WESTERN GAILES**  
 (50' PRIVATE R/W)



100 YEAR DESIGN WATER ELEVATION 54.13

25' POND BUFFER

25' POND

GRASS SWALE GRADE TO DRAIN TO REAR OF LOT @ 1.0% MINIMUM

LOT 34 T.M.(37-2)(11-

LIMITS OF CLEARING ALONG P/L

BEACON ORANGE SAFETY FENCING TO BE INSTALLED ALONG THE PERIMETER OF THE CONSTRUCTION SITE FOR THE CONTROL OF WINDBLOWN DEBRIS.

LIMITS OF CLEARING & GRADING (TYP)

VARIABLE WIDTH DRAINAGE MAINTENANCE AND ACCESS EASEMENT

VARIABLE WIDTH DRAINAGE MAINTENANCE AND ACCESS EASEMENT

RETAINING WALL (DESIGN BY OTHERS)

UTILITY AREA W/ WOODEN FENCE

1 1/2 STORY BRICK RESIDENCE F.F.E.=59.0

GARAGE W/ BONUS ROOM F.F.E.=57.5

CONC DRIVE

D.I. RIM=55.2

D.I. RIM=56.1

N43°24'29"W 133.61' (TOTAL)

S65°20'03"W 32.94'

S36°16'00"W 82.62'

S08°32'13"E 71.17'

100 YEAR DESIGN HIGH WATER ELEVATION 54.13

25' POND BUFFER

SILT FENCE (TYPICAL)

SF

CE

CE

WM

IRF 57

IRF

IRF

IRF

WM

54

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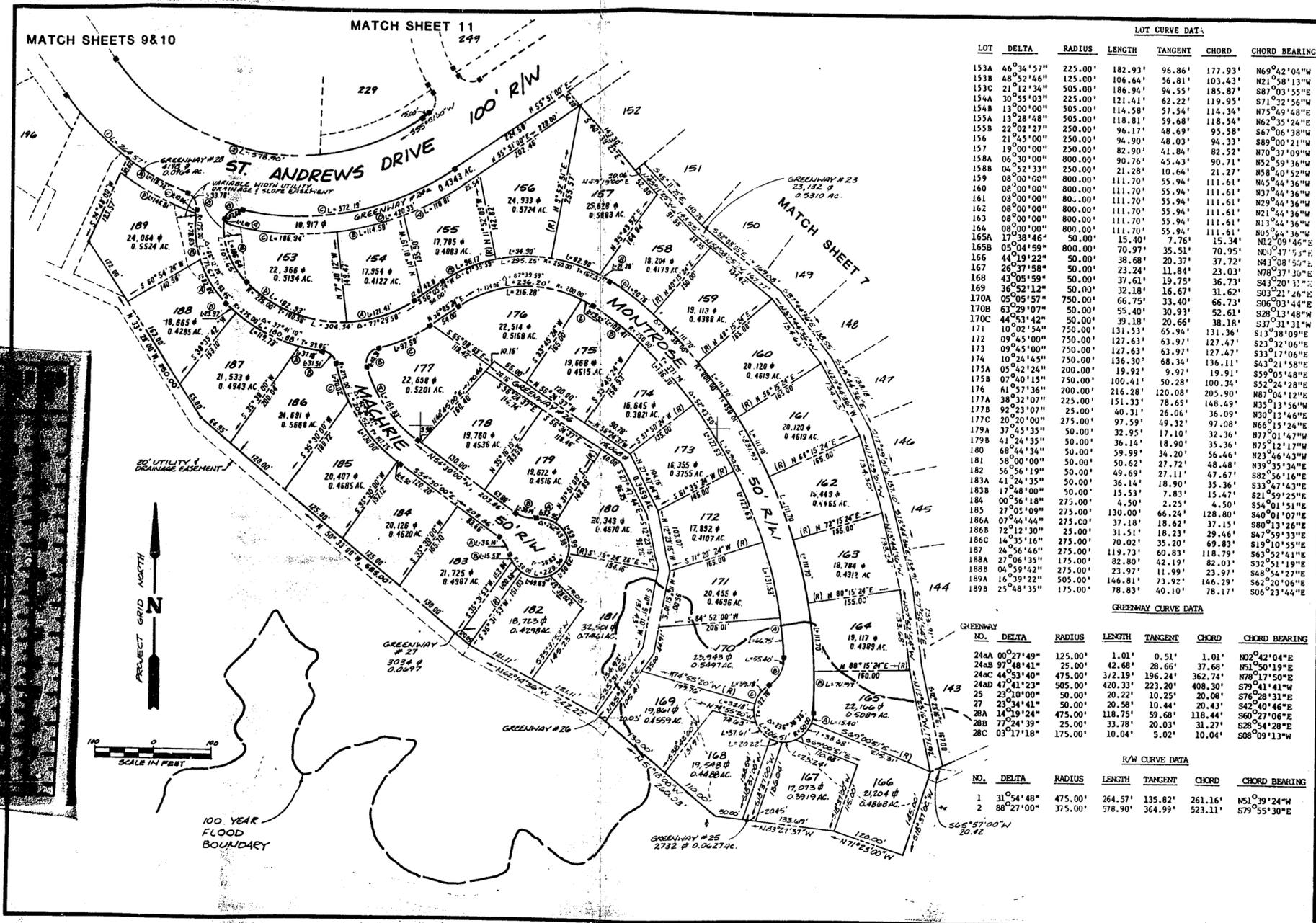
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LOT CURVE DATA						
LOT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
153A	46°34'57"	225.00'	182.93'	96.86'	177.93'	N69°42'04"W
153B	48°52'46"	125.00'	106.64'	56.81'	103.43'	N21°58'13"W
153C	21°12'36"	505.00'	186.94'	94.55'	185.87'	S87°03'55"E
154A	30°55'03"	225.00'	121.41'	62.22'	119.95'	S71°22'36"W
154B	13°00'00"	505.00'	114.58'	57.54'	114.36'	N75°59'48"E
155A	13°28'48"	505.00'	118.81'	59.68'	118.54'	N62°35'24"E
155B	22°02'27"	250.00'	96.17'	48.69'	95.58'	S67°06'38"W
156	21°45'00"	250.00'	94.90'	48.03'	94.33'	S89°00'21"W
157	19°00'00"	250.00'	82.90'	41.84'	82.52'	N70°37'09"W
158A	08°30'00"	800.00'	90.76'	45.43'	90.71'	N52°59'36"W
158B	04°52'33"	250.00'	21.28'	10.64'	21.27'	N58°40'52"W
159	08°00'00"	800.00'	111.70'	55.94'	111.61'	N42°44'36"W
160	08°00'00"	800.00'	111.70'	55.94'	111.61'	N29°44'36"W
161	08°00'00"	800.00'	111.70'	55.94'	111.61'	N21°44'36"W
162	08°00'00"	800.00'	111.70'	55.94'	111.61'	N13°44'36"W
163	08°00'00"	800.00'	111.70'	55.94'	111.61'	N05°44'36"W
164	08°00'00"	800.00'	111.70'	55.94'	111.61'	N12°09'46"E
165A	17°38'46"	50.00'	70.97'	37.72'	70.95'	N00°47'53"E
165B	05°04'59"	800.00'	70.97'	37.72'	70.95'	N40°08'50"E
166	44°19'22"	50.00'	38.68'	20.37'	37.72'	N40°08'50"E
167	26°37'58"	50.00'	23.24'	11.84'	23.03'	N70°37'09"W
168	43°05'59"	50.00'	37.61'	19.75'	36.73'	S42°20'12"E
169	36°52'12"	50.00'	32.18'	16.67'	31.62'	S03°21'26"E
170A	05°05'57"	750.00'	66.75'	33.40'	66.73'	S06°03'44"E
170B	63°29'07"	50.00'	55.40'	30.93'	52.61'	S28°13'48"W
170C	44°53'42"	50.00'	39.18'	20.66'	38.18'	S37°31'31"W
171	10°02'36"	750.00'	131.53'	65.94'	131.36'	S13°38'09"E
172	09°45'00"	750.00'	127.63'	63.97'	127.47'	S23°32'06"E
173	09°45'00"	750.00'	127.63'	63.97'	127.47'	S33°17'06"E
174	10°24'45"	750.00'	136.30'	68.34'	136.11'	S43°01'18"E
175A	05°42'24"	200.00'	19.92'	9.97'	19.91'	S59°05'48"E
175B	07°40'15"	750.00'	100.41'	50.28'	100.34'	S52°24'28"E
176	61°57'36"	200.00'	216.28'	120.08'	205.90'	N87°04'12"E
177A	38°32'07"	25.00'	151.33'	78.65'	148.49'	N35°13'56"W
177B	92°23'07"	275.00'	40.31'	26.06'	36.09'	N30°13'46"E
177C	20°20'00"	50.00'	97.59'	49.32'	97.08'	N66°15'24"E
179A	37°45'35"	50.00'	32.95'	17.10'	32.36'	N77°01'47"W
179B	41°24'35"	50.00'	36.14'	18.90'	35.36'	N75°21'17"W
180	68°44'34"	50.00'	59.99'	34.20'	56.46'	N23°46'43"W
181	58°00'00"	50.00'	50.62'	27.72'	48.48'	N39°35'34"W
182	56°56'19"	50.00'	49.69'	27.11'	47.67'	S82°56'16"E
183A	41°24'35"	50.00'	36.14'	18.90'	35.36'	S33°47'43"E
183B	17°48'00"	50.00'	15.53'	7.83'	15.47'	S21°59'25"E
184	00°56'18"	275.00'	4.50'	2.25'	4.50'	S54°01'51"E
185	27°05'09"	275.00'	130.00'	66.24'	128.80'	S40°01'07"E
186A	07°44'44"	275.00'	37.18'	18.62'	37.15'	S80°13'26"E
186B	72°12'30"	25.00'	31.51'	18.23'	29.46'	S47°59'33"E
186C	16°35'16"	275.00'	70.02'	35.20'	69.83'	S19°10'55"E
187	24°56'46"	275.00'	119.73'	60.83'	118.79'	S63°52'41"E
188A	21°06'35"	175.00'	82.80'	42.19'	82.03'	S32°51'19"E
188B	06°59'42"	275.00'	23.97'	11.99'	23.97'	S48°54'27"E
189A	16°39'22"	505.00'	146.81'	73.92'	146.29'	S62°20'06"E
189B	25°48'35"	175.00'	78.83'	40.10'	78.17'	S06°23'46"E

GREENWAY CURVE DATA						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
24aA	00°27'49"	125.00'	1.01'	0.51'	1.01'	N02°42'04"E
24aB	9°48'41"	25.00'	42.68'	28.66'	37.68'	N51°50'19"E
24aC	4°53'40"	475.00'	312.15'	196.24'	362.74'	N78°17'50"E
24aD	47°11'23"	505.00'	420.33'	223.20'	408.30'	S79°41'41"W
25	23°10'00"	50.00'	20.22'	10.25'	20.08'	S76°28'31"E
27	23°34'41"	50.00'	20.58'	10.44'	20.43'	S42°40'46"E
28A	14°19'24"	475.00'	118.75'	59.68'	118.44'	S60°27'06"E
28B	77°24'39"	25.00'	33.78'	20.03'	31.27'	S28°54'28"E
28C	03°17'18"	175.00'	10.04'	5.02'	10.04'	S08°09'13"W

R/W CURVE DATA						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	31°04'48"	475.00'	264.57'	135.82'	261.16'	N51°39'24"W
2	88°27'00"	375.00'	578.90'	364.99'	523.11'	S79°55'30"E

NO.	DATE	REVISION / COMMENT / NOTE	BY



**AES**, a professional corporation  
 1761 Jamestown Road  
 Williamsburg, Virginia, 23185  
 804-253-0040  
 Engineering, Planning, Surveying



**PLAT OF FORD'S COLONY AT WILLIAMSBURG**  
 SECTION II  
 LOT 153 TO LOT 199  
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

Designed AES/LCA	Drawn ALL
Scale 1"=100'	Date FEB. 1985
Project No. 5652	
Drawing No. 8 of 13	

S-119-84 8 of 13



1. Murphy  
Fire Department  
ment

14-5  
15-7  
16-8  
17-6  
18-4  
19-2 Preston Orange Course  
102 Royal Musselburgh  
20-100 Royal Musselburgh  
21-101 North Berwick  
1 Buryh Course  
22-3  
23-5  
24-4  
25-7 Buryh Course

12-6  
13-7  
14-5  
15-3  
16-1  
17-105 Links Leith  
101 Glencairn  
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110 Glencairn  
115 Links Leith  
101  
117 Glencairn

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74-100 Carnoustie  
75-103 Links Leith  
76-115  
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79-121  
80-123

96-114  
97-108  
98-104  
99-100 Muirfield  
100-103 Links Leith  
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108-108  
109-108

**MEMORANDUM**

DATE: January 24, 1985

TO: The Board of Supervisors

FROM: Victoria Gussman, Director of Planning

SUBJECT: Board of Supervisors Agenda Items/

**ACTION**

Approved

RECEIVED  
JAN 28 1985

**MEMORANDUM**

**AGENDA ITEM # F-2**

DATE: January 23, 1985

TO: The Honorable Chairman and Members of the Board of Supervisors

FROM: Victoria Gussman, Director of Planning

SUBJECT: Case No. S-119-84, Ford's Colony Section II

Mr. Paul C. Small has applied on behalf of Ford's Colony at Williamsburg, Inc. for approval to subdivide 168.79 acres into 253 lots. The property is located in Ford's Colony adjacent to Section I. This subdivision must obtain Board of Supervisors approval. Plans have been reviewed by all reviewing agencies and the following comments have been received:

**VDHIT:**  
Plans have been forwarded to the VDHIT for their review. The Highway Department will review these plans for their impact on the main entrance to Ford's Colony. Comments are not available at this time.

**HEALTH DEPT:**  
Recommendations approval.

**FIRE DEPT:**  
Street names need to be shown.

**PUBLIC WORKS:**

1. A Land Disturbing Permit application shall be submitted to the Department of Public Works.
2. A Sitation Agreement, with surety, shall be submitted to the Department of Public Works and approved by the County Attorney prior to the issuance of a Land Disturbing Permit.
3. A Subdivision Agreement, with surety, shall be submitted to the Department of Public Works and approved by the County Attorney prior to recording lots.
4. Standard County design shall be used for all water meters 1 1/2" or larger.
5. Stone Check Dams shall be provided downstream from the culverts and drainage ditches which outfall directly into Powhatan Creek.
6. A sanitary sewer connection shall be provided to the guard house.

**RESOLUTION**

CASE NO. S-119-84  
FORD'S COLONY SECTION II

WHEREAS, it is understood that all conditions of the consideration of this application have been met;

WHEREAS, the Planning Commission has, in accordance with the staff and Subdivision Review Committee recommendations, recommended approval of this subdivision with the conditions listed herein; and this resolution and has further recommended approval of the requested waivers;

THEREFORE, BE IT RESOLVED by the Board of Supervisors of James City County that approval be granted for Case No. S-119-84, Ford's Colony Section II with the conditions listed below and that approval be granted for the requested waivers to allow 11 subdivisions on lots of 400' in length.

- (1) VDHIT requirements for the main entrance at Longhill Road shall be met.
- (2) Street names shall be shown on plans.
- (3) A Land Disturbing Permit shall be submitted to the Department of Public Works.
- (4) A Sitation Agreement, with surety, shall be submitted to the Department of Public Works and approved by the County Attorney prior to the issuance of a Land Disturbing Permit.
- (5) A Subdivision Agreement, with surety, shall be submitted to the Department of Public Works and approved by the County Attorney prior to recording lots.
- (6) Standard County design shall be used for all water meters 1 1/2" or larger.
- (7) Stone Check Dams shall be provided downstream from the culverts and drainage ditches which outfall directly into Powhatan Creek.
- (8) A sanitary sewer connection shall be provided to the guard house.
- (9) The engineer shall certify that filling in the flood plain will not increase the elevation of the 100 year flood.
- (10) Manhole #47 shall be lowered to achieve a 4' depth.
- (11) Erosion and sediment control measures shall be shown around the proposed pump station.
- (12) A fiberglass underground fuel tank shall be specified for the sewage pump station.
- (13) The trim of the pump station exterior shall be painted a color to be specified by the James City Service Authority.
- (14) The pump station building walls shall be insulated.
- (15) Sediment basin design sheets (page III-87 of the E/S Handbook) shall be submitted to the Department of Public Works for each of the proposed detention basins.
- (16) Gate valves shall be shown on the 12" water main at 1000' intervals.

(17) Water tight frame and covers shall be specified and provided for all manholes within the 100 year flood boundary.

(18) Final approval of Section II shall be contingent on the approval of the master plan and bonding of all unfinished public improvements in Section I.

(19) The applicant must demonstrate that a property owners' community association or similar organization has been legally established under a deed covering the lots within the area of this plan will be assessed for the cost of maintaining private streets, and that such assessments shall constitute a 25% lien upon the individual lots shown on the final plan. Such documentation shall be reviewed and approved by the County Attorney.

(20) John Page Drive East shall be re-surfaced.

(21) The extent of the 100 year flood plain shall be clearly shown on the record plat. The elevation of the finished surface of the ground at each building location shall be shown.

(22) Road H, C, D shall be realigned or the space between the intersections shall be increased.

(23) The typical sections shall indicate a pavement slope of 1/4" to one foot for this type of road surface.

(24) The left turn lane on Middle Plantation Drive at John Page Drive East shall be increased in length to provide a 200' left turn lane with a 200' taper.

(25) The curves on John Page Drive East and Middle Plantation Drive shall be super-elevated.

ATTEST:

Jayce B. Oliver, Jr.  
Clerk to the Board

Adopted by the Board of Supervisors, James City County, Virginia, this 28th day of January, 1985.

VG/pe  
BOS/1

SUBMITTER	DATE
ENGINEER	AYE
DEPT. OF	AYE
ENGINEER	AYE
MANHOLE	AYE
TAPER	AYE

COPY

Case No. S-119-84, Ford's Colony Section II  
January 23, 1985  
Page Two

7. The engineer shall certify that filling in the flood plain will not increase the elevation of the 100 year flood.
8. Manhole #47 shall be lowered to achieve a 4' depth.
9. Erosion and sediment control measures shall be shown around the proposed pump station.
10. A fiberglass underground fuel tank shall be specified for the sewage pump station.
11. The trim of the pump station exterior shall be painted a color to be specified by the James City Service Authority.
12. The pump station building walls shall be insulated.
13. Sediment basin design sheets (page III-87 of the E/S Handbook) shall be submitted to the Department of Public Works for each of the proposed detention basins.
14. Gate valves shall be shown on the 12" water main at 1000' intervals.
15. Water tight frame and covers shall be specified and provided for all manholes within the 100 year flood boundary.

**PLANNING DEPT:**

1. The staff has received a master plan revision to Ford's Colony which was presented to the Planning Commission on the 22nd of January. The proposed master plan revision designates this area as an "A" area for single family homes. This subdivision is well within the density limitations provided in the Zoning Ordinance "A" designated areas.

Final approval of this subdivision must be conditioned on approval of the revised master plan and bonding of all unfinished public improvements in Section I.

2. The Zoning Ordinance allows for the waiver or modification of Subdivision Ordinance requirements or standards by the Board of Supervisors, where the applicant can justify such a waiver or modification in accordance with criteria established in Section 20-80.2 (F). The submittal will require waivers for 11 cul-de-sacs which exceed 400' in length.

The waivers are justified because of the topographic and boundary limitations of the property. The existence of steep topography and the proposed golf course prevents linking these streets. The street layout proposed affords the maximum efficient use of the property.

In summary, the waivers are justified under the criteria established in the ordinance. There are physical conditions unique to this property which necessitate these modifications. Finally, there is precedent for such waivers in Ford's Colony Section I and in other communities, i.e. Kingsmill.

DEPARTMENT OF PUBLIC WORKS  
PLAN REVIEW S-119-84  
FORD'S COLONY SECTION II  
January 14, 1985

Land Disturbing Permit application shall be filled out and returned.

Sitation Agreement, with surety, shall be executed prior to issuance of a Land Disturbing Permit.

Subdivision Agreement, with surety, shall be executed prior to recording lots.

Standard County design for 1 1/2" water meters and larger.

Stone check dams downstream from the culverts and drainage ditches which outfall directly into Powhatan Creek.

A sanitary sewer connection to the guard house.

**MEMORANDUM**

DATE: January 14, 1985

TO: The Honorable Chairman and Members of the Subdivision Review Committee

FROM: Allen J. Murphy, Planner

SUBJECT: Case No. S-119-84, Ford's Colony Section II

Mr. Paul C. Small has applied on behalf of Ford's Colony at Williamsburg, Inc. for approval to subdivide 168.79 acres into 253 lots. The property is located in Ford's Colony adjacent to Section I.

**COMMENTS:**

Case No. S-119-84, Ford's Colony Section II  
January 14, 1985  
Page Two

2. The Zoning Ordinance allows for the waiver or modification of Subdivision Ordinance requirements or standards by the Board of Supervisors, where the applicant can justify such a waiver or modification in accordance with criteria established in Section 20-80.2 (F). The submittal will require waivers for 11 cul-de-sacs which exceed 400' in length.

The waivers are justified because of the topographic and boundary limitations of the property. The existence of steep topography and the proposed golf course prevents linking these streets. The street layout proposed affords the maximum efficient use of the property.

In summary, the waivers are justified under the criteria established in the ordinance. There are physical conditions unique to this property which necessitate these modifications. Finally, there is precedent for such waivers in Ford's Colony Section I and in other communities, i.e. Kingsmill.

Case No. S-119-84, Ford's Colony Section II  
January 14, 1985  
Page Three

- C. The left turn lane on Middle Plantation Drive at John Page Drive East should be increased in length to provide a 200' left turn lane with a 200' taper.
- D. The curves on John Page Drive East and Middle Plantation Drive should be super-elevated.

The applicant has agreed to comply with Mr. Goodloe's recommendations.

**RECOMMENDATION:**

The staff recommends preliminary approval conditioned upon the comments contained in this memorandum and any VDHIT requirements. The staff further recommends that a recommendation of approval be forwarded to the Board of Supervisors on the requested waivers.

DEPARTMENT OF PUBLIC WORKS  
PLAN REVIEW S-119-84  
FORD'S COLONY SECTION II  
January 14, 1985

1. A Land Disturbing Permit application shall be filled out and returned.
2. A Sitation Agreement, with surety, shall be executed prior to issuance of a Land Disturbing Permit.
3. A Subdivision Agreement, with surety, shall be executed prior to recording lots.
4. Use standard County design for 1 1/2" water meters and larger.
5. Provide stone check dams downstream from the culverts and drainage ditches which outfall directly into Powhatan Creek.
6. Provide a sanitary sewer connection to the guard house.

345-510

Scott Thomas

From: Ronald Smith [rmsmith\_99@yahoo.com]  
Sent: Tuesday, February 01, 2005 6:33 PM  
To: Scott Thomas  
Subject: Variance-Lot 35, Section 31, Western Gailes, Fords Colony

FILE  
PC191

Mr. Thomas,

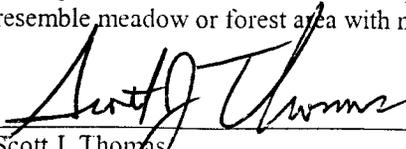
As indicated by our builder, Larry Kitchens, the purpose of this email is to request a variance for the building of our house on the above cited lot by permitting the setting of our house approximately 9 (nine) feet into the pond buffer zone behind our lot. We understand and acknowledge that disturbed areas beyond that necessary for the house will have to be restored. Thank you in advance for your assistance. Should you have questions, we can be reached locally at 757-345-5728.

Ronald M. and Barbara A. Smith  
2/1/05

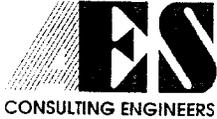
Do you Yahoo!?  
Yahoo! Mail - 250MB free storage. Do more. Manage less.  
[http://info.mail.yahoo.com/mail\\_250](http://info.mail.yahoo.com/mail_250)

*LOCATION: Lot 35, Ford's Colony, Section XXXI, 111 Western Gailes (County BMP ID Code: PC 191)*

Variance request as submitted by the Owner for clearing, grading, filling and permanent structures in the pond buffer and design high water elevation for the adjacent pond and the engineer's analyses of no effect to the existing BMP (dated February 24, 2005) reviewed and found to be acceptable. Efforts should be made to limit fills in the design high water area to the greatest extent possible and to limit clearing and preserve existing trees and vegetation in the 25 ft. pond buffer/setback and landscape or stabilize impacted design high water area and associated buffer area to resemble meadow or forest area with native trees, shrubs and ground cover to the greatest extent possible.

  
\_\_\_\_\_  
Scott J. Thomas  
Senior Engineer  
Environmental Division

02-28-05  
\_\_\_\_\_  
Date



5248 Olde Towne Road, Suite 1, Williamsburg, VA 23188  
614 Moorefield Park Drive, Richmond, VA 23236

(757) 253-0040  
(804) 330-8040  
www.aesva.com

February 24, 2005

Mr. Scott J. Thomas, P.E.  
Civil Engineer  
James City County  
101-E Mounts Bay Road  
Williamsburg, VA 23187

**RE: Lot 35, Section XXXI  
Smith Residence – Larry Kitchens Builder  
AES Project No. 24446**

Dear Mr. Thomas:

AES Consulting Engineers, on behalf of Larry Kitchens Builder, hereby submits an analysis of the 100-year water surface elevation (WSEL) of the pond known as, BMP #1, in Ford's Colony Section XXXI-A. The revisions are required because of the proposed grading activities on Lot 35, Section XXXI-A of Ford's Colony, which lessens the volume of BMP #1.

To provide a baseline, AES researched the design files and identified the 100-year WSEL to be 54.14 ft. According to the current development plan, the grading for the lot will result in altering down to an elevation of 52.5. Our calculations show that the total net loss in volume due to the planned impact will be approximately 2,867 cu. ft., which translates to a change of approximately one and a half percent in the total storage volume of the pond. The change in the WSEL due to the 100-year storm is negligible (less than five hundredths of a foot).

It is our judgment that the grading activities will not have any effects, adverse or otherwise on the area surrounding the pond. Please feel free to call if you have any questions or concerns regarding this project.

Sincerely,

AES Consulting Engineers

Charles B. Records, P.E.  
Project Manager

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**Scott Thomas**

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345-5728

**From:** Ronald Smith [rmsmith\_99@yahoo.com]  
**Sent:** Tuesday, February 01, 2005 6:33 PM  
**To:** Scott Thomas  
**Subject:** Variance-Lot 35, Section 31, Western Gailles, Fords Colony

Mr. Thomas,

As indicated by our builder, Larry Kitchens, the purpose of this email is to request a variance for the building of our house on the above cited lot by permitting the setting of our house approximately 9 (nine) feet into the pond buffer zone behind our lot. We understand and acknowledge that disturbed areas beyond that necessary for the house will have to be restored. Thank you in advance for your assistance. Should you have questions, we can be reached locally at 757-345-5728.

Ronald M. and Barbara A. Smith  
2/1/05

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**Scott Thomas**

**From:** Charles Records [crecords@aesva.com]  
**Sent:** Thursday, February 24, 2005 5:43 PM  
**To:** Scott Thomas  
**Cc:** 'Drew Mulhare'  
**Subject:** RE: SF Question - Lot 35 Sec 31 Ford's Colony

Scott,

Please see the attached engineer's analyses for the building encroachment as you requested. A hard copy will follow by mail. Please let me know if you have any questions or need any additional information.

Charles B. Records, P.E.  
Project Manager

AES Consulting Engineers  
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----- Original Message -----

**From:** Scott Thomas  
**To:** Drew Mulhare  
**Cc:** Earl Croft Jr.  
**Sent:** Wednesday, February 09, 2005 1:27 PM  
**Subject:** RE: SF Question - Lot 35 Sec 31 Ford's Colony

I really don't have much to say about your notes as it appears to be FC-ECC business and I do not review SF plans for grading, drainage and E&S. That is Earl's task. I only get involved with pond buffer/design high water related issues for review of SF applications. However, I do concur with the design high water elevation of the BMP (based on available records) and the variance from JCC Environmental (once I get all required items) will be for encroachment into the pond buffer and design high water elevation of the BMP.

I still need the engineer's analyses for encroachment into the design high water elevation to process this application.

*Scott J. Thomas, P.E.*  
*James City County*  
*Environmental Division*

-----Original Message-----

**From:** Drew Mulhare [mailto:[dmulhare@fordscolony.com](mailto:dmulhare@fordscolony.com)]  
**Sent:** Tuesday, February 08, 2005 3:45 PM  
**To:** Scott Thomas  
**Cc:** Earl Croft Jr.; Records, Charles  
**Subject:** Re: SF Question - Lot 35 Sec 31 Ford's Colony

2/28/2005

Thanks for your note. I may have misunderstood the builder, but he gave me the impression that you approved the variance. I am inclined to support the variance with conditions. I drafted some thoughts and would appreciate your feedback if you are inclined to support the variance request. Thanks, Drew

Drew R. Mulhare  
President  
Realtec Community Services, Inc.  
100 Manchester Drive  
Williamsburg, Va. 23188  
757-258-4230  
FAX-258-4065  
[dmulhare@fordscolony.com](mailto:dmulhare@fordscolony.com)

----- Original Message -----

**From:** Scott Thomas  
**To:** [dmulhare@fordscolony.com](mailto:dmulhare@fordscolony.com)  
**Cc:** Earl Croft Jr.  
**Sent:** Tuesday, February 08, 2005 1:15 PM  
**Subject:** SF Question - Lot 35 Sec 31 Ford's Colony

Drew

I left a message for you. If this doesn't answer your question you can call me. For this particular lot, there were three main issues. First, the single family plan submitted for review did not show the design high water elevation and pond buffer/setback which are both present on the lot. Second, clearing-grading-house placement in the design high water elevation of the adjacent BMP. Third, clearing-grading-house placement in the pond buffer/setback.

So far, we have got the revised SF plan back and I have gotten the variance request for the pond buffer encroachment from the home owner (Ronald Smith). The thing we are missing is the engineer's analyses for placement of fill/structures in the design high water of the BMP.

We cannot sign-off on the SF plan until this issue is resolved.

*(Attached are the actual comments on the SF plan for the proposed house. This was forwarded to the builder.)*

**Scott J. Thomas, P.E.**  
*James City County  
Environmental Division*

Visit:  
[http://www.james-city.va.us/resources/devmgmt/div\\_devmgmt\\_environ.html](http://www.james-city.va.us/resources/devmgmt/div_devmgmt_environ.html)  
and  
[www.protectedwithpride.org](http://www.protectedwithpride.org)

2/28/2005



**James City County**  
**Environmental Division**  
*Single Family Plan Submittal - Miscellaneous*

**Lot 35, Ford's Colony Section 31 (111 Western Gales)**

Clearing, grading, filling and permanent structures are shown within the design high water elevation area of the BMP and 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 100-year design high water surface elevation for the adjacent dry pond stormwater management facility (BMP # 1, County BMP ID Code: PC 191) is at Elevation 54.13.

Reconfigure the plan to avoid being situated within the pond's design high water elevation and conform with current setback/buffer requirements; or alternatively, submit a written request for waiver to the Environmental Division with supporting information including: correct delineation and labels for the design high water; correct delineation and labels for the 25 ft. pond buffer/setback; proposed horizontal and vertical separations to design high water; an engineering analyses that the proposed lot fill material and placement of the structure will have no adverse impact on the storage volume or function of the stormwater management facility; and the intent for landscaping/restoration of impacted design high water and pond buffer/setback area.

The variance request needs to be from the owner or tenant, current or future, rather than the builder or contractor.

Ford's Colony  
Master Plan Study  
BMP Points

Given: Ford's Colony Total Site Acreage	=	2,483.61 Acres
Additional Land Acquisition (Sec. 3, Casey, Carter, Wilford-New)	=	286.13 Acres
Less Grandfathered Areas:		
Original 18 Hole Golf Course	=	(178.85)
Additional 9 Hole "Links" Course	=	(77.68)
Ford's Colony BMP Watershed	=	<u>2,513.21 Acres</u>
Total Golf		497.21 Acres ±

A. Structural BMP Point Allocation

<u>No.</u>	<u>BMP (Design Type)</u>	<u>BMP Points</u>	<u>Pond Volume Provided (CF)</u>	<u>Total % Of Site Served</u>	<u>Weighted BMP Points</u>	
1.	Dam # 6 (6)	8	360,000	0.48%	0.04	
2.	Dam # 2 (5)	6	1,880,000	5.85%	0.35	
3.	Pond North of Dam #7 (5)	6	400,000	1.52%	0.09	
4.	Pond Northeast of Dam # 7 (5)	6	248,000	1.28%	0.08	
5.	Dam # 7 (5)	6	840,000	2.20%	0.13	0.18
6.	Dam # 7 (6)	8	840,000	0.68%	0.05	
7.	Dam #1 (6)	8	3,920,000	3.49%	0.28	0.65
8.	Dam # 1 (7)	9		4.07%	0.37	
9.	Pond A, B & C (5)	6	1,850,000	9.29%	0.56	
10.	Pond E (5)	6	420,000	1.04%	0.06	
11.	Pond in Sec 18 (5)	6	720,000	6.66%	0.40	
12.	Dam # 3 (5)	6	1,850,000	4.59%	0.28	
13.	Dam # 4 (6)	8	8,188,000	11.26%	0.09	1.64
14.	Dam # 4 (7)	9		8.17%	0.74	
15.	17 <sup>th</sup> Hole Pond (6)	8	1,208,000	2.17%	0.17	
16.	Pond Northeast of Pond D (5)	6	450,000	2.04%	0.12	
17.	Pond D (5)	6	1,050,000	4.22%	0.25	0.31
18.	Pond D (6)	8		6.68%	0.06	
19.	Series of Basins Southeast of Sec2 on the Golf Course (5)	6	1,032,000	5.25%	0.32	
20.	Southeastern Pond in Sec 6B @ Hole #6 (6)	10	704,000	1.33%	0.13	
21.	Northwestern Pond in Section 6B @ Longhill Swamp (5)	10		1.41%	0.14	
22.	Northwestern Pond in Section 6B @ Longhill Swamp (6)	8	472,000	1.33%	0.11	0.25

<u>No.</u>	<u>BMP (Design Type)</u>	<u>BMP Points</u>	<u>Volume Provided (CF)</u>	<u>Total % Of Site Served</u>	<u>Weighted BMP Points</u>
23.	Lake in Chisel Run Swamp between Sec 6 & 11 (5)	6	2,400,000	7.92%	0.48
24.	Lake in Sec XIII-C (6)	8	648,000	1.15%	0.09
25.	Easternmost Lake between Sections XIII-A & XIII-B (6)	8	1,344,000	1.89%	0.15
26.	Westernmost Lake between Sections XIII-A & XIII-B (5)	10		1.87%	0.19
27.	Westernmost Lake between Sections XIII-A & XIII-B (6)	10	1,522,000	1.96%	0.20
28.	Lake between Sec 6B & 14 A (5)	6		3.83%	0.23
29.	Lake between Sec 6B & 14A (7)	10	1,250,000	0.98%	0.10
30.	Pond at Hole 13 (5)	10	120,000	0.50%	0.05
31.	Lake in Sec VII (5)	6	910,000	3.36%	0.20
32.	Lake in Sec IX-B (6)	8	900,000	1.08%	0.09
33.	Pond at News Road Section VII (5)	6	230,000	1.37%	0.08
34.	Lake at Sec IX-A (6)	8	784,000	1.55%	0.13
35.	Lake at Sec XVI (6)	8	770,000	1.10%	0.09
36.	Casey Property	6		0.92%	0.06
37.	Carter Property	6		1.81% -45	0.11
38.	Additional Pond Sec VIII	9		0.08%	0.01
39.	Wilford New -Sec 31	6		1.04%	0.06
		10		0.48%	0.05
		6		0.46%	0.03
		9		0.83%	0.07

Total Structural BMP Point Allocation: **8.11**

B. Natural Open Space 10% Golf Course = 1.98%  
Streams & Other = 16.93%

18.91% x 0.1 = 1.89

C. Total Weighted Points 8.14 + 1.89 = **10.00**

April 9, 1999

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