



Stormwater Division

MEMORANDUM

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

General File ID or BMP ID: WC066

PIN: 1340600001A

Subdivision, Tract, Business or Owner

Name (if known):

Mirror Lake Estates

Property Description:

Mirror Lake - small pond

Site Address:

(For internal use only)

Box 20

Drawer: 8

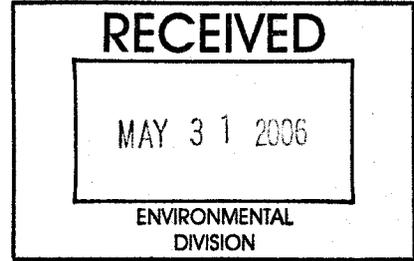
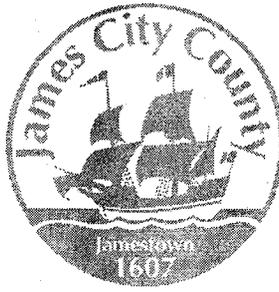
Agreements: (in file as of scan date) N

Book or Doc#:

Page:

Comments

As of 3/12/10 owner of the parcel/lake is Wellington Estates Homeowners Association



James City County, Virginia
Environmental Division

Stormwater Management / BMP Facilities
Record Drawing and Construction Certification Forms

(Note: In accordance with the requirements of the Chesapeake Bay Preservation Ordinance, Chapter 23, Section 23-10(4), BMP's shall be designed and constructed in accordance with the manual entitled James City County Guidelines for Design and Construction of Stormwater Management BMP's. Erosion and sediment control policy and approved plans generally require that at the completion of the project and prior to release of surety, an "as-built" plan prepared by a registered Professional Engineer or Certified Land Surveyor must be provided for the drainage system for the project, including any Best Management Practice (BMP) facilities. In addition, for BMP facilities involving the construction of an impounding structure or dam embankment, certification is required by a Professional Engineer who has inspected the structure during its construction. Currently there are over 20 water quality type BMP's accepted by the County.)

Section 1 - Site Information:

Project Name: WELLINGTON SECTION V
Structure/BMP Name: JCC BMP WCO66
Project Location: SOUTH OF ROCHAMBEAU ROAD
BMP Location: EAST OF DUNBARTON CIR, BETWEEN WELLINGTON, SEC 5, AND MIRROR LAKES
County Plan No.: S - - 03

Project Type: Residential Business Commercial Office Institutional Industrial Public Roadway Other
Tax Map/Parcel No.: _____
BMP ID Code (if known): WCO66
Zoning District: R-1
Land Use: RESIDENTIAL
Site Area (sf or acres): _____

Brief Description of Stormwater Management/BMP Facility: RECONSTRUCTED WET POND WITH INSTALLATION OF SEDIMENT FOREBAYS

Nearest Visible Landmark to SWM/BMP Facility: NONE

Nearest Vertical Ground Control (if known):
 JCC Geodetic Ground Control USGS Temporary Arbitrary Other
Station Number or Name: 302
Datum or Reference Elevation: 80.80
Control Description: MAIN STATION
Control Location from Subject Facility: ON ROCHAMBEAU ROAD AT STAGE ROAD

Section 2 - Stormwater Management / BMP Facility Construction Information:

PreConstruction Meeting Held for Construction of SWM/BMP Facility: Yes No Unknown
Approx. Construction Start Date for SWM/BMP Facility: UNKNOWN
Facility Monitored by County Representative during Construction: Yes No Unknown
Name of Site Work Contractor Who Constructed Facility: AMERICAN EASTERN
Name of Professional Firm Who Routinely Monitored Construction: UNKNOWN
Date of Completion for SWM/BMP Facility: 6/7/05
Date of Record Drawing/Construction Certification Submittal: 5/23/06

(Note: Record Drawing and Construction Certifications are required within thirty (30) days of the completion of Stormwater Management and/or BMP facility construction. Record Drawings and Construction Certifications must be reviewed and approved by the James City County Environmental Division prior to final inspection, acceptance and bond or surety release.)

Section 3 - Owner / Designer / Contractor Information:

Owner/Developer: (Note: Site Owner or Applicant responsible for development of the project.)

Name: AMERICAN EASTERN
Mailing Address: 632 HAMPTON HIGHWAY
YORKTOWN, VIRGINIA 23693
Business Phone: 757-867-8800 Fax: 757-867-7188
Contact Person: DICK ASHE Title: PRESIDENT

Design Professional: (Note: Professional Engineer or Certified Land Surveyor responsible for the design and preparation of plans and specifications for the Stormwater Management / BMP facility.)

Firm Name: AES CONSULTING ENGINEERS
Mailing Address: 5248 OLDE TOWNE ROAD SUITE 1
WILLIAMSBURG, VA 23188
Business Phone: 757-253-0040
Fax: 757-220-9994
Responsible Plan Preparer: V. MARC BENNETT
Title: SENIOR PROJECT MANAGER
Plan Name: WELLINGTON, SECTION 5
Firm's Project No. 822309
Plan Date: 10/29/03
Sheet No.'s Applicable to SWM/BMP Facility: 10 | 18 | 1 | 1

BMP Contractor: (Note: Site Work Contractor directly responsible for construction of the Stormwater Management / BMP facility.)

Name: AMERICAN EASTERN INC
Mailing Address: 632 HAMPTON HIGHWAY
YORKTOWN, VA 23693
Business Phone: 757-867-0800
Fax: 757-867-7188
Contact Person: DICK ASHE
Site Foreman/Supervisor: MATT LUSK
Specialty Subcontractors & Purpose (for BMP Construction Only): _____

Section 4 - Professional Certifications:

Certifying Professionals: (Note: A Registered Professional Engineer or Certified Land Surveyor is responsible for preparation of a Record Drawing, sometimes referred to as an As-Built plan, for the drainage system for the project including any Stormwater Management/BMP Facilities. A Registered Professional Engineer is responsible for the inspection, monitoring and certification of Stormwater Management / BMP facilities during its construction.)

Record Drawing and Construction Certifications for Stormwater Management / BMP Facilities

Record Drawing Certification

Firm Name: _____
Mailing Address: _____

Business Phone: _____
Fax: _____

Name: _____
Title: _____

Signature: _____
Date: _____

I hereby certify to the best of my knowledge and belief that this record drawing represents the actual condition of the Stormwater Management / BMP facility. The facility appears to conform with the provisions of the approved design plan, specifications and stormwater management plan, except as specifically noted.

Construction Certification

Firm Name: ECS Mid-Atlantic, LLC
Mailing Address: 108 Ingram Rd, Suite 1
Williamsburg, VA 23188
Business Phone: (757) 229-6677
Fax: (757) 227-9978

Name: Michael J. Galli, P.E.
Title: Principal Engineer

Signature: [Signature]
Date: 2/6/06

I hereby certify to the best of my knowledge and belief that this Stormwater Management/BMP facility was monitored and constructed in accordance with the provisions of the approved design plan, specifications and stormwater management plan, except as specifically noted.



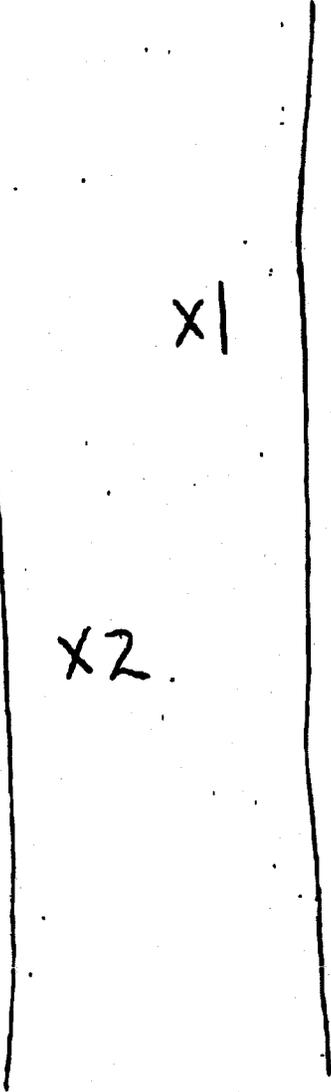
(Seal)
Virginia Registered Professional Engineer
or Certified Land Surveyor

(Seal)
Virginia Registered
Professional Engineer

LOCATION: WELLINGTON BMP
TECHNICIAN: JOHN
DATE: 3-14-05



SITE DRAWING
ECS PROJECT NAME: SEC. 5 WELLINGTON
ECS PROJECT NO.: 7445
WORK ORDER ID #: 6085





ECS - Mid-Atlantic, LLC

108 Ingram Road
Suite 1
Williamsburg, VA 23188
(757) 229-6677

FIELD REPORT

Project **Wellington Section 5 Testing**
Location **James City County, VA**
Client **American Eastern, Inc. - H. R. Ashe**
Contractor **American Eastern, Inc. - H. R. Ashe**

Project No. **07:7445**
Report No. **6**
Day & Date **Monday 03/14/2005**
Weather **45° Cloudy**
On-Site Time **1.50**
Lab Time **0.50**
Travel Time* **1.00**
Total **3.00**
Re Obs.Time **0.00**

Remarks

Trip Charges*

Tolls/Parking*

Mileage*

Time of Arrival Departure
09:30A 11:00A

Chargeable Items

* Travel time and mileage will be billed in accordance with the contract.

Summary of Services Performed (field test data, locations, elevations & depths are estimates) & Individuals Contacted.

The undersigned arrived on site, as requested, to observe:

The placement and compaction of soils for the dam shell . Please see the attached sketch. Utilizing the nuclear test method to check the compaction of soils; test results indicated that the compacted material, at the areas and elevations tested, met or exceeded the project requirements of 95% of the maximum dry density as obtained in our laboratory using the Standard Proctor Method (ASTM D-698). Locations and elevations of all tests are based on stakeout provided by others. We cannot be responsible for structures located off of the observed engineered pad, misaligned utilities or stakeout errors causing uncontrolled fill to be placed in structural areas. The soils observed on this date appeared to be placed in accordance with project drawings and specifications with regard to lift thickness and moisture content.

By **John Schoenberger**

1700

67839



Field Compaction Summary, ASTM D2922, D3017

Project No: 7445

Project Name: Wellington Section 5 Testing

Date: 03/14/05

Client: American Eastern, Inc.

ECS - MID-ATLANTIC, LLC

Contractor: American Eastern, Inc.

Technician: John Schoenberger

Test Method	
Nuclear Gauge No. 1	
Make	humbolt
Model	
Ser. No.	
Density Std	.NULL.
Moisture Std	.NULL.

Sample: A	Description: New	Proctor Method: Standard	Uncorrected Max. Density: 106.20				Uncorrected Opt. MC: 18.00			
			Corrected Maximum Dry Density (pcf)	Corrected Optimum Moisture Content (%)	Wet Density (pcf)	Dry Density (pcf)	Moisture Content (%)	Percent Comp. (%)	P / F	Comments
1	DT 6 dam shell		106.20	18.00	123.1	102.4	20.1	96.4	P	
2	DT 6 dam shell		106.20	18.00	124.4	101.8	22.2	95.9	P	

Test Mode: DT = Direct Transmission

BS = Back Scatter

**STORMWATER MANAGEMENT / BMP FACILITIES
RECORD DRAWING CHECKLIST**

(Key for Checklist is as follows: XX Acceptable N/A Not Applicable INC Incomplete)

I. Methods and Presentation: (Required for all Stormwater Management / BMP facilities.)

- N/A 1. All constructed facilities meet approved design plans, unless otherwise shown. Record information or deviations from approved design plan shown in clearly annotated format and/or boxed beside design values.
- XX 2. Elevations to the nearest 0.1' unless higher accuracy is needed to show positive drainage.
- XX 3. All plan sheets labeled with "RECORD DRAWING" in large text in lower right hand corner (Approved County Plan Number and BMP ID Code can be included if known).
- XX 4. All plan sheet revision blocks modified to indicate date and record drawing status.
- XX 5. All plan sheets have certification statements and certifying professional's signature and seal.

II. Minimum Standards: (Required for all Stormwater Management / BMP facilities, as applicable.)

- XX 1. All requirements of Section I (Methods and Presentation) apply to this section.
- XX 2. Plan Views: Show general location, arrangement and dimensions. Location and alignment shall generally match approved design plans.
- INC 3. Profile or elevations along top or berm of the facility. At a minimum, elevations are required at each end, at intervals not to exceed 50 feet and where low spots may be present. Top of embankment or berm elevations must be no less than design elevation plus any settlement allowances.
- XX 4. Top widths, berm widths and embankment side slopes.
- INC 5. Show length, width and depth of facility or grading, contours or spot elevations as required to verify permanent pool and design storage volumes were met or were reasonably close to the approved design. Evaluation of as-built grading, contours, spot elevations, or cross-sections, may be necessary by the professional to ensure approved design configurations, depths and volumes were closely maintained. If grading or elevations are significantly different from the approved plan, the Environmental Division shall be contacted immediately to determine whether the variation is acceptable or whether further evidence will be required. Facilities which do not closely resemble approved plan grades, elevations or configurations may require regrading by the Contractor; check volumetric computations; and/or a check hydraulic routing to ensure approved design water surface elevations, discharges or freeboard were closely maintained.
- XX 6. Cross-section of the embankment through the principal spillway or outlet barrel. Must extend at least 100 ft. downstream of the pipe outlet or to recorded site property line, whichever is closer. Proper correlation is required between principal spillway (control structure) crest, emergency spillway crest, orifice and weirs and the top of the dam or facility. All elevations and dimensions must reasonably match the design plan or be sequentially relative to each other and the facility must reflect the required design storage volume(s) and/or design depth.
- XX 7. Profile or elevations along the entire centerline of the emergency spillway. Emergency spillway may be steeper, but no flatter or narrower than design.
- XX 8. Elevation of the principal spillway crest or outlet crest of the structure.

- XX 9. Primary control structure (riser) diameter or dimensions, height, type of material and base size. ~~Indicate provisions for access that are present such as steps, ladders, etc.~~
- XX 10. Dimensions, locations and elevations of outlet orifices, weirs, slots and drains.
- INC 11. Type and size of anti-vortex and trash rack device. Height, diameter, dimensions, bar spacings (if applicable) and elevations relative to the principal spillway crest. Indicate if lockable hatch is present or not.
- INC 12. Type, location, size and number of anti-seep collars or documentation of other methods utilized for seepage control. **May need to obtain this information during construction.**
- INC 13. Top of impervious core embankment, core trench limits and elevation of cut-off trench bottom. **May need to obtain this information during construction.**
- XX 14. Elevation of the principal spillway barrel (outlet pipe) inlet and outlet invert.
- XX 15. Outlet barrel diameter, length, slope, type and ~~thickness class of material~~ and type of flared end sections, headwall or endwall.
- XX 16. Outfall protection dimension, type and depth of rock and if underlain filter fabric is present.
- INC 17. BMP interior and periphery landscaping zones conform with arrangements and requirements of the approved design plan. **NO AQUATIC BENCH**
- XX 18. Maintenance plan taken from approved design plan transposed onto record drawing set.
- N/A 19. Fencing location and type, if applicable to facility.
- XX 20. BMP vicinity properly cleaned of stockpiles and construction debris.
- XX 21. No visual signs of erosion or channel degradation immediately downstream of facility.
- XX 22. Any other information formally requested by the Environmental Division specific to the constructed SWM/BMP facility.

**STORMWATER MANAGEMENT / BMP FACILITIES
RECORD DRAWING CHECKLIST**

(Key for Checklist is as follows: XX Acceptable N/A Not Applicable Inc Incomplete)

III. Group A - Wet Ponds (Includes A-1 Small Wet Ponds; A-2 Wet Ponds; A-3 Wet Ext Det Ponds.)

- INC A1. All requirements of Section II, Minimum Standards, apply to Group A facilities.
- INC A2. Principal spillway consists of reinforced concrete pipe with O-Ring gaskets for watertight joint construction.
- XX A3. Sediment forebays or pretreatment devices provided at inlets to pond. Generally 4 to 6 ft. deep.
- INC A4. Access for maintenance and equipment is provided to the forebay(s). Access corridors are at least 12 ft. wide, have a maximum slope of 15 percent and are adequately stabilized to withstand heavy equipment or vehicle use.
- INC A5. Adequate fixed vertical sediment depth markers installed in the forebay(s) for future sediment monitoring purposes.
- N/A A6. Pond liner (if required) provided. Either clay liners, polyliners, bentonite liners or use of chemical soil additives based on requirements of the approved plan.
- INC A7. Minimum 6 percent slope safety bench extending a minimum of 15 feet outward from normal pool edge and/or an aquatic bench extending a minimum of 10 feet inward from the normal shoreline with a maximum depth of 12 inches below the normal pool elevation, if applicable, per the approved design plans. (Note: Safety benches may be waived if pond side slopes are no steeper than 4H:1V).
- XX A8. No trees are present within a zone 15 feet around the embankment toe and 25 feet from the principal spillway structure.
- XX A9. Wet permanent pool, typically 3 to 6 feet deep, is provided and maintains level within facility.
- XX A10. Low flow orifice has a non-clogging mechanism.
- XX A11. A pond drain pipe with valve was provided.
- XX A12. Pond side slopes are not steeper than 3H:1V, unless approved plan allowed for steeper slope.
- N/A A13. End walls above barrels (outlet pipe) greater than 48 inch in diameter are fenced to prevent a fall hazard.

**STORMWATER MANAGEMENT / BMP FACILITIES
RECORD DRAWING CHECKLIST**

(Key for Checklist is as follows: XX Acceptable N/A Not Applicable Inc Incomplete)

IV. Group B - Wetlands (Includes B-1 Shallow Marsh; B-2 Ext Det Shallow Wetlands; B-3 Pond Wetland System and B-4 Pocket Wetland)

- N/A B1. Same requirements as Group A Wet Ponds.
- N/A B2. Minimum 2:1 length to width flow path provided across the facility.
- N/A B3. Micropool provided at or around outlet from BMP (generally 3 to 6 ft. deep).
- N/A B4. Wetland type landscaping provided in accordance with approved plan. Includes correct pondscaping zones, plant species, planting arrangements, wetland beds, etc. Wetland plants include 5 to 7 emergent wetland species. Individual plants at 18 inches on center in clumps.
- N/A B5. Adequate wetland buffer provided (Typically 25 ft. outward from maximum design water surface elevation and 15 ft. setback to structures).
- N/A B6. No more than one-half (1/2) of the wetland surface area is planted.
- N/A B7. Topsoil or wetland mulch provided to support vigorous growth of wetland plants.
- N/A B8. Planting zones staked or flagged in field and locations subsequently established by appropriate field surveying methods for record drawing presentation.

**STORMWATER MANAGEMENT / BMP FACILITIES
RECORD DRAWING CHECKLIST**

(Key for Checklist is as follows: XX Acceptable N/A Not Applicable Inc Incomplete)

V. Group C - Infiltration Practices

(Includes C-1 Infiltration Trench; C-2 Infiltration Trench;
C-3 Infiltration Basin; and C-4 Infiltration Basin)

- N/A C1. All requirements of Section II, Minimum Standards, apply to Group C facilities as applicable.
- N/A C2. Facility is not located on fill slopes or on natural ground in excess of six (6) percent.
- N/A C3. Pretreatment devices provided prior to entry into the infiltration facility. Acceptable pretreatment devices include sediment forebays, sediment basins, sediment traps, sump pits or inlets, grass channels, plunge pools or other acceptable measures.
- N/A C4. Three (3) or more of the following pretreatment devices provided to protect long term integrity of structure: grass channel; grass filter strip; bottom sand layer; upper filter fabric layer; use of washed bank run gravel aggregate.
- N/A C5. Sides of infiltration practice lined with filter fabric.
- N/A C6. Facility was not used for erosion and sediment control purposes and sediment was prevented from entering the facility to the greatest extent possible during construction.
- N/A C7. Stabilization and acceptable vegetative cover established over contributing drainage area prior to conveyance of stormwater to the facility.
- N/A C8. Minimum one hundred (100) foot separation horizontally from any known water supply well and minimum one hundred (100) foot separation upslope from any building.
- N/A C9. Minimum twenty-five (25) foot separation down gradient from any structure.
- N/A C10. Stormwater outfalls provided for overflow associated with larger design storms.
- N/A C11. No visual signs of erosion or channel degradation immediately downstream of facility.
- N/A C12. Facility does not currently cause any apparent surface or subsurface water problems to downgrade properties.
- N/A C13. Observation well provided.
- N/A C14. Adequate, direct access provided to the facility for future maintenance, operation and inspection.

**STORMWATER MANAGEMENT / BMP FACILITIES
RECORD DRAWING CHECKLIST**

(Key for Checklist is as follows: XX Acceptable N/A Not Applicable Inc Incomplete)

VI. Group D - Filtering Systems (Includes D-1 Bioretention Cells; D-2 Surface Sand Filters; D-3 Underground Sand Filters; D-4 Perimeter Sand Filters; D-5 Organic Filters; and D-6 Pocket Sand Filters)

- N/A D1. All requirements of Section II, Minimum Standards, apply to Group D facilities.
- N/A D2. Sediment pretreatment devices provided.
- N/A D3. For D-1 BMPs (Bioretention Cells), pretreatment consisting of a grass filter strip below level spreader (deflector); a gravel diaphragm; and mulch and planting soil layers were provided.
- N/A D4. For D-1 BMPs (Bioretention Cells), plantings consist of native plant species; vegetation provided was based on zones of hydric tolerances; trees and understory of shrubs and herbaceous materials were provided; woody vegetation is absent from inflow locations; and trees are located around facility perimeter.
- N/A D5. Facility was not used for erosion and sediment control purposes and sediment was prevented from entering the facility to the greatest extent possible during construction.
- N/A D6. No visible signs of accumulated silt/sediment were present in the facility following construction or alternately, accumulated silt/sediment was properly removed .
- N/A D7. Filtering system is off-line from storm drainage conveyance system.
- N/A D8. Overflow outlet has adequate erosion protection.
- N/A D9. Deflector, diversion, flow splitter or regulator structure provided to divert the water quality volume to the filtering structure.
- N/A D10. Minimum four (4) inch perforated underdrain provided in a clean aggregate envelope layer beneath the facility.
- N/A D11. Minimum fifty (50) foot separation from any slope fifteen (15) percent or greater. Minimum one hundred (100) foot separation horizontally from any known water supply well. Minimum one hundred (100) foot separation upslope and twenty-five (25) foot separation downslope from any building.
- N/A D12. Stabilization and acceptable vegetative cover established over contributing drainage area prior to conveyance of stormwater to the facility.
- N/A D13. No visual signs of erosion or channel degradation immediately downstream of facility.
- N/A D14. Adequate, direct access provided to the pretreatment area and/or filter bed for future maintenance.

**STORMWATER MANAGEMENT / BMP FACILITIES
AS-BUILT PLAN CHECKLIST**

(Key for Checklist is as follows: XX Acceptable N/A Not Applicable Inc Incomplete)

VII. Group E - Open Channel Systems (Includes E-1 Wet Swales (Check Dams); E-2 Dry Swales; and E-3 Biofilters)

- N/A E1. All requirements of Section II, Minimum Standards, apply to Group E facilities as applicable.
- N/A E2. Open channel system has constructed longitudinal slope of less than four (4) percent.
- N/A E3. No visual signs of erosion in the open channel system's soil and/or vegetative cover.
- N/A E4. Open channel side slopes are no steeper than 2H:1V at any location. Preferred channel sideslope is 3H:1V or flatter.
- N/A E5. No visual signs of ponding are present at any location in the open channel system, except at rock check dam locations for E-1 systems (Wet Swales).
- N/A E6. For E-2 BMPs (Dry Swales), an underdrain system was provided.
- N/A E7. Treated timber or rock check dams provided as pretreatment devices for the open channel system.
- N/A E8. Gravel diaphragm provided in areas where lateral sheet flow from impervious surfaces are directly connected to the open channel system.
- N/A E9. Grass cover/stabilization in the open channel system appears adaptable to the specific soils and hydric conditions for the site and along the channel system.
- N/A E10. Open channel system areas with grass covers higher than four (4) to six (6) inches were properly mowed.
- N/A E11. Facility was not used for erosion and sediment control purposes and sediment was prevented from entering the facility to the greatest extent possible during construction.
- N/A E12. No visible signs of accumulated silt/sediment were present in the facility following construction or alternately, accumulated silt/sediment was properly removed and no adverse affects to the function of the facility are anticipated.
- N/A E13. For E-3 BMPs (Biofilters), the bottom width is six (6) feet maximum at any location.
- N/A E14. For E-3 BMPs (Biofilters), sideslopes are 3H:1V maximum at any location.
- N/A E15. For E-3 BMPs (Biofilters), the constructed channel slope is less than or equal to three (3) percent at any location.
- N/A E16. For E-3 BMPs (Biofilters), the constructed grass channel is approximately equivalent to the constructed roadway length.

**STORMWATER MANAGEMENT / BMP FACILITIES
RECORD DRAWING CHECKLIST**

(Key for Checklist is as follows: XX Acceptable N/A Not Applicable Inc Incomplete)

VIII. Group F - Extended Dry Detention (Includes F-1 Timber Walls; and F-2 Dry Extended Detention with Forebay)

- N/A F1. All requirements of Section II, Minimum Standards, apply to Group F facilities.
- N/A F2. Basin bottom has positive slope and drainage from all basin inflow points to the riser (or outflow) location.
- N/A F3. Timber wall BMP used in intermittent stream only. (ie. Prohibited in perennial streams.)
- N/A F4. Forebay provided approximately 20 ft. upstream of the facility. Forebays generally 4 to 6 feet in depth.
- N/A F5. A reverse slope pipe, vertical stand pipe or mini-barrel and riser was provided to prevent clogging.
- N/A F6. Principal spillway and outlet barrel provided consisting of reinforced concrete pipe with O-Ring gaskets for watertight joint construction.
- N/A F7. Mini-barrel and riser, if used, contains a removable trash rack to reduce clogging.
- N/A F8. Low flow orifice, if used, has a minimum diameter of three (3) inches or two (2) inches if internal orifice control was utilized and a small, cage type external trash rack.
- N/A F9. Timbers properly reinforced or concrete footing provided if soil conditions were prohibitive.
- N/A F10. Timber wall cross members extended to a minimum depth of two (2) feet below ground elevation.
- N/A F11. Protection against erosion and scour from the low flow orifice and weir-flow trajectory provided.
- N/A F12. Stilling basin or standard outlet protection provided at principal spillway outlet.
- N/A F13. Adequate, direct access provided to the facility. Access corridor to facility is at least ten (10) feet wide, slope is less than twenty (20) percent and appropriate stabilization provided for equipment and vehicle use. Access extends to forebay, standpipe and timber wall, as applicable.
- N/A F14. No visual signs of undercutting of timber walls or clogging of the low orifice were present.
- N/A F15. No visual signs of erosion or channel degradation immediately downstream of facility.
- N/A F16. No visible signs of accumulated silt/sediment were present in the facility following construction or alternately, accumulated silt/sediment was properly removed and no adverse affects to the function of the facility are anticipated.

**STORMWATER MANAGEMENT / BMP FACILITIES
RECORD DRAWING CHECKLIST**

(Key for Checklist is as follows: **XX** Acceptable **N/A** Not Applicable **Inc** Incomplete)

IX. Group G - Open Spaces (Includes All Open Space Types G-1; G-2; and G-3)

- N/A G1. All requirements of Section II, Minimum Standards, apply to Group G facilities as applicable.
- N/A G2. Constructed impervious areas appear to conform with locations indicated on the approved plan and appear less than sixty (60) percent impervious in accordance with the requirements of the James City County Chesapeake Bay Preservation Ordinance.
- N/A G3. Dedicated open space areas are in undisturbed common areas, conservation easements or are protected by other enforceable instruments that ensures perpetual protection.
- N/A G4. Provisions included to clearly specify how the natural vegetated areas utilized as dedicated open space will be managed and field identified (marked).
- N/A G5. Adequate protection measures were implemented during construction to protect the defined dedicated open space areas.
- N/A G6. Dedicated open space areas were not disturbed during construction (ie. cleared, grubbed or graded).

**STORMWATER MANAGEMENT / BMP FACILITIES
RECORD DRAWING CHECKLIST**

(Key for Checklist is as follows: XX Acceptable N/A Not Applicable Inc Incomplete)

X. Storm Drainage Systems (Associated with BMP's Only)

(Includes all incidental stormwater drainage conveyance systems associated with SWM/BMP facilities such as onsite or offsite storm drains, open channels, inlets, manholes, junctions, outlet protections, deflectors, etc. These facilities are external to the treatment function of, but are directly associated with drainage to and/or from a constructed SWM/BMP facility. The intent of this portion of the certification is to accurately identify the type and quantity of inflow or outflow points associated with the facility for future reference. The Professional may use his/her own discretion to determine inclusive facilities to meet the intent of this section. As a general rule, storm drainage systems would include incidental facilities to the nearest access structure upslope or downslope from the normal physical limits of the facility or 800 feet of storm drainage conveyance system length, whichever is less.)

- INC. SD1. All requirements of Section II, Minimum Standards, apply to Storm Drainage Systems.
- XX SD2. Horizontal location of all pipe and structures relative to the SWM/BMP facility.
- XX SD3. Type, top elevation and invert elevation of all access type structures (inlets, manholes, etc.).
- XX SD4. Material type, size or diameter, class, invert elevations, lengths and slopes for all pipe segments.
- XX SD5. Class, length, width and depth of riprap and outlet protections or dimensions of special energy dissipation structures.

XII. Other Systems

(Includes any non-typical, specialty, manufactured or innovative stormwater management/BMP practices or systems generally accepted for use as or in conjunction with other acceptable stormwater management / BMP practices. Requires evidence of prior satisfactory industry use and prior Environmental Division approval, waiver or exception .)

- N/A O1. All requirements of Section II, Minimum Standards, apply to this section.
- N/A O2. Certification criteria to be determined on a case-by-case basis by the Environmental Division specific to the proposed SWM/BMP facility.

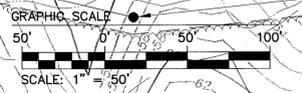
**STORMWATER MANAGEMENT / BMP FACILITIES
RECORD DRAWING CHECKLIST**

XIII. References *(The James City County Record Drawing and Construction Certification Forms and Checklists for Stormwater Management / BMP facilities were developed using the following sources and references.)*

- Baltimore County, Maryland Soil Conservation District, As-Built Stormwater Management Pond Checklist.
- James City County, Virginia, Guidelines for Design and Construction of Stormwater Management BMP's (October 1999).
- James City County, Virginia, Stormwater Detention/Retention Basin Design Checklist and Erosion and Sediment Control and Stormwater Management Design Plan Checklists.
- James City County Stormwater Policy Framework, Final Report of the James City County BMP Policy Project, October 1998, The Center for Watershed Protection.
- Prince Georges County, Maryland, As-Built Requirements Retention or Detention Pond/Basin.
- Prince William County, Virginia, Stormwater Management Fact Sheet.
- Stafford County, Virginia, As-Built Plan Checklist.
- Stormwater Management Design Manual, NRCS Maryland Code No. 378, Pond Standards and Specifications.
- USEPA/Watershed Management Institute, Stormwater Management Inspection Forms.
- Virginia Impounding Structure Regulations (Dam Safety), Department of Conservation & Recreation, 1997.
- Virginia Erosion and Sediment Control Handbook, Third Edition 1992, Virginia Department of Conservation and Recreation, Division of Soil and Water Conservation.
- Virginia Stormwater Management Handbook, 1999 edition, Virginia Department of Conservation and Recreation, Division of Soil and Water Conservation.

HEREBY CERTIFY TO THE BEST OF MY JUDGEMENT, KNOWLEDGE AND BELIEF THAT THIS RECORD DRAWING REPRESENTS THE CONDITIONS OF THE SITE ON THE DATE IT WAS SURVEYED. THE SITE APPEARS TO CONFORM WITH THE PROVISIONS OF THE APPROVED DESIGN PLAN.

Van Marc Bennett
 5/3/04
 VAN MARC BENNETT
 PROFESSIONAL ENGINEER
 No. 26628



CONSERVATION AREA GRASS SEED MIXTURE

51%	Elymus virginicus	VA Wild Rye
11%	Smilacina roscososa	False Solomon's Seal
6%	Aster pilosus	Heath Aster
5%	Anemone virginiana	Thimbleweed
5%	Lespedeza bicolor	---
5%	Lespedeza sericea	---
3%	Gnaphalium roscososa	Black Cohosh
3%	Aquilegia canadensis	Eastern Columbine
3%	Artemisia triphyllum	Jack-In-The-Pulpit
3%	Pteridium reptans	Greek Valerian

PS AREAS DISTURBED BY THE INSTALLATION OF THE UTILITIES SHALL BE STABILIZED AND SEEDED ONCE UTILITY CONSTRUCTION IN THAT AREA IS COMPLETE. ADDITIONALLY, ALL CLEARING WITHIN THE RPA BUFFER SHALL BE SEEDED WITH A SPECIALIZED CONSERVATION AREA GRASS SEED MIXTURE AS PRESCRIBED ON THE PLANS.



NO.	DATE	REVISION / COMMENT / NOTE
1	7/7/04	REVISIONS BASED ON IJC COMMENTS RECEIVED 12/09/03
2	9/23/04	REVISIONS BASED ON IJC COMMENTS RECEIVED 8/10/04
3	11/19/04	REVISIONS BASED ON IJC COMMENTS RECEIVED 10/12/04
4	4/22/05	MODIFY SS#5-2 TOP ELEV
5	6/7/05	RECORD DRAWING



5248 Old Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994



BMP ASBUILT
WELLINGTON
 SECTION V
 OWNER/DEVELOPER: WELLINGTON, L.L.C.

Designed	Drawn
VMB/JAG	AWT
Scale	Date
1" = 50'	10/29/03
Project No.	
8223-09	
Drawing No.	
10	

STORMWATER MANAGEMENT/ BMP FACILITY MAINTENANCE PLAN

PROPER MAINTENANCE OF THIS FACILITY IS ENCOURAGED TO PREVENT THE INTRODUCTION OF DEBRIS AND SEDIMENT INTO THE FACILITY, SPILLWAYS AND DOWNSTREAM WATERWAYS. FOLLOWING INSTALLATION OF THE FACILITY AND ESTABLISHMENT OF VEGETATION IN DISTURBED AREAS, INSPECTIONS FOR SEDIMENT BUILDUP WILL BE PERFORMED AT LEAST QUARTERLY. IT IS ANTICIPATED THAT UNDER NORMAL CONDITIONS, SEDIMENT REMOVAL FROM THE FACILITY WILL BE REQUIRED ONCE EVERY 10 YEARS. IF OTHER CONSTRUCTION OR RELATED ACTIVITIES ARE PERFORMED ON UPSLOPE PARCELS, ADEQUATE PROTECTION SHOULD BE PROVIDED AND INSPECTIONS PERFORMED AT LEAST ONCE WEEKLY OF THESE NEWLY DISTURBED AREAS AS WELL AS INSPECTIONS FOR ACCUMULATED SEDIMENTS AT THE BMP FACILITY.

A DESIGNATED REPRESENTATIVE OF THE OWNER WILL INSPECT THE BMP STRUCTURE AFTER EACH SIGNIFICANT RAINFALL EVENT OR THE FOLLOWING WORKING DAY IF A WEEKEND OR HOLIDAY OCCURS. A SIGNIFICANT RAINFALL FOR THIS STRUCTURE IS DEFINED AS ONE (1) INCH OR MORE OF GAUGED RAINFALL WITHIN A 24 HOUR PERIOD. ONCE PER YEAR, A REPRESENTATIVE OF THE COUNTY MAY JOINTLY INSPECT THE STRUCTURE. APPROPRIATE ACTION, PERFORMED AT THE COST OF THE OWNER, WILL BE TAKEN TO ENSURE APPROPRIATE MAINTENANCE KEYS TO LOCKED ACCESS POINTS SHALL BE MADE AVAILABLE TO COUNTY INSPECTION PERSONNEL UPON REQUEST. INSPECTION AND MAINTENANCE OF THE FACILITY WILL CONSIST OF THE FOLLOWING ADDITIONAL MEASURES:

- THE INSPECTION FOR SEDIMENT BUILDUP WILL BE PERFORMED BY VISUAL INSPECTION AND A PHYSICAL DETERMINATION OF SEDIMENT DEPTH WITHIN THE STORAGE AREA. SEDIMENT REMOVAL IS REQUIRED USING A RUBBER-WHEELED BACKHOE. AT THE SAME TIME, OR AT LEAST ONCE PER YEAR, THE RISER BOTTOM AND OUTLET PIPE SHALL BE CLEANED OF ACCUMULATED SEDIMENTS. DISPOSE OF SEDIMENTS REMOVED FROM THE FACILITY AT AN ACCEPTABLE DISPOSAL AREA. SEDIMENT SHALL NOT BE ALLOWED TO ACCUMULATE IN DEPTHS GREATER THAN 1-FOOT. NO SEDIMENT SHALL BE ALLOWED TO ACCUMULATE TO PREVENT THE PROPER FUNCTION OF ANY PIPE OR CULVERT.
- PERFORM MAINTENANCE MOWING OF GRASSED AREAS AT LEAST TWICE EACH YEAR. GRASSES SUCH AS TALL FESCUE SHOULD BE MOWED IN EARLY SUMMER AFTER EMERGENCE OF THE HEADS ON COOL SEASON GRASSES AND IN LATE FALL TO PREVENT SEEDS OF ANNUAL WEEDS FROM MATURING. MOWING OF LEGUMES CAN BE LESS FREQUENT. TREES AND SHRUBS SHOULD NOT BE PERMITTED TO GROW ON ANY PART OF THE GRADED EMBANKMENT.
- PERFORM SOIL SAMPLING ON STABILIZED BMP SOIL AREAS ONCE EVERY FOUR (4) YEARS. SOIL SAMPLING AND TESTING SHOULD BE PERFORMED BY A QUALIFIED INDEPENDENT TESTING LABORATORY. APPLY ADDITIONAL LIME AND FERTILIZER IN ACCORDANCE WITH TEST RECOMMENDATIONS.
- IN STABILIZED BMP AREAS, IF VEGETATION COVERS LESS THAN 40% FERTILIZE AND SEED IN ACCORDANCE WITH RECOMMENDATIONS FOR NEW SEEDINGS, AS LISTED IN DAM CONSTRUCTION NOTES. VEGETATION COVERS MORE THAN 40% SURFACES, LIME FERTILIZE AND OVERSEED IN ACCORDANCE WITH CURRENT SEEDING RECOMMENDATIONS.
- PERFORM QUARTERLY INSPECTIONS OF THE RELEASE STRUCTURES, RISER SECTION AND CREST OF SPILLWAY FOR THE OBSERVANCE OF COLLECTED DEBRIS. IMMEDIATELY REMOVE ANY DEBRIS TO MAINTAIN THE INTEGRITY OF THE STRUCTURE AND PROVIDE AN ATTRACTIVE APPEARANCE. DURING QUARTERLY INSPECTIONS, THE POND DRAIN VALVE, USUALLY LEFT IN THE VALVE "CLOSED" POSITION, SHALL BE INSPECTED AND OPERATED THROUGH TWO COMPLETE FULL-OPEN TO FULL-CLOSE TO FULL-OPEN CYCLES.
- PERFORM YEARLY STRUCTURAL INSPECTIONS OF THE FACILITY FOR DAMAGE. STRUCTURAL INSPECTION SHALL BE PERFORMED ON THE CONCRETE RISER, ANTI-VORTEX DEVICE, TRASH RACK, ORIFICE/WEIR(S), OUTLET BARREL, AND POND EMBANKMENT. IF DAMAGE IS EVIDENT, FURTHER INVESTIGATION BY A PROFESSIONAL ENGINEER MAY BE REQUIRED TO ASSESS THE CONTINUED INTEGRITY OF THE STRUCTURE.
- PERFORM QUARTERLY INSPECTIONS OF THE GRADED SIDE SLOPES OF THE FACILITY FOR SIGNS OF ANIMAL/RODENT BORROWS OR SLOPE EROSION. IMMEDIATELY PERFORM NECESSARY REPAIRS, REVEGETATION OR RESEEDING AS APPROPRIATE.
- RECORD KEEPING. THE LANDOWNER OR DESIGNATED REPRESENTATIVE SHALL KEEP REASONABLE, ACCURATE WRITTEN RECORDS OR INSPECTIONS PERFORMED FOR THE STRUCTURE. RECORDS SHALL DOCUMENT ROUTINE MAINTENANCE AND/OR REPAIRS PERFORMED. COPIES SHALL BE PROVIDED TO THE COUNTY UPON REQUEST.
- THE FACILITY SHALL NOT BE MODIFIED IN ANY WAY WITHOUT PRIOR CONSENT/APPROVAL OF THE COUNTY.

GENERAL NOTES FOR CONSTRUCTION OF STORMWATER BASINS

- THE CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS NEEDED TO CONSTRUCT THE STORMWATER BASIN, STORMWATER MANAGEMENT PONDS, BEST MANAGEMENT PRACTICES, SEDIMENT BASINS AND SEDIMENT TRAPS. THE WORK SHALL INCLUDE ALL LABOR, EQUIPMENT AND MATERIALS NEEDED FOR THE COMPLETION OF GRADING AND EARTHWORK ASSOCIATED WITH THE CONSTRUCTION.
- THE CONTRACTOR SHALL CONSULT AND PROVIDE FOR THE SERVICES OF A GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL PROVIDE TEST RESULTS ON PLACED DAM MATERIALS, IDENTIFYING SOIL CLASSIFICATION, PERMEABILITY, PLASTICITY INDEX, AND COMPACTION. ALL TESTS SHALL BE IN CONFORMANCE WITH ASTM STANDARDS. THE COST OF THE SERVICES OF THE GEOTECHNICAL ENGINEER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. SATISFACTORY GEOTECHNICAL RESULTS ARE NEEDED PRIOR TO FINAL APPROVAL.
- ALL INSPECTIONS REQUIRED FOR THE WORK SHALL BE PERFORMED BY A GEOTECHNICAL ENGINEER AT THE EXPENSE OF THE GENERAL CONTRACTOR.
- ON-SITE EXCAVATED MATERIAL, IF DETERMINED SUITABLE FOR USE IN DAM CONSTRUCTION BY A GEOTECHNICAL ENGINEER, MAY BE USED FOR DAM CONSTRUCTION. SHOULD ADDITIONAL MATERIAL BE REQUIRED, THE CONTRACTOR SHALL IDENTIFY THE NEED FOR MATERIAL TO THE OWNER, AS ADDITIONAL BORROW MATERIAL MAY BE AVAILABLE ON-SITE. ALL EXCAVATED MATERIAL DETERMINED BY THE GEOTECHNICAL ENGINEER TO BE UNSUITABLE SHALL BE DISPOSED OF PROPERLY AT THE CONTRACTOR'S EXPENSE. ALL EXCAVATED MATERIAL NOT REQUIRED FOR BACKFILLING SHALL EITHER BE DEPOSITED IN ANOTHER AREA ON THE SITE AS DIRECTED BY THE OWNER. THE CONTRACTOR SHALL PROVIDE PROPER STABILIZATION, AND EROSION AND SEDIMENT CONTROL MEASURES AS MAY BE REQUIRED TO CONTROL EROSION AND SEDIMENTATION AT EARTHWORK AND STOCKPILE LOCATIONS PER THE VESCH THIRD EDITION.
- UNDERCUT FOR THE FOUNDATION OF THE DAM EMBANKMENT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATION. THE FOUNDATION SHALL BE BACKFILLED WITH SOILS CLASSIFIED AS SM, SC, OR CL UNDER THE UNIFIED SOIL CLASSIFICATION SYSTEM. SOILS SHALL HAVE A MINIMUM OF 15% BY WEIGHT FINES, HAVING A PLASTICITY INDEX OF 30% AND A PERMEABILITY OF 0.0004 IN./SEC. OR LESS. FILL SHALL BE COMPACTED IN 12-INCH LIFTS, OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER, TO A DRY DENSITY OF 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698). EXCAVATION FOR THE DAM KEY SHALL BE IN ACCORDANCE TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATION. HEIGHT, DEPTH, AND WIDTH OF THE KEY SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. THE KEY SHALL BE FORMED USING SOILS CLASSIFIED AS SC OR CL, WITH A PERMEABILITY OF 0.0004 IN./SEC. OR LESS.
- THE DAM CORE SHALL BE AS CONSTRUCTED WITH NON-EXPANSIVE SC OR CL CLAYEY MATERIAL WITH PERMEABILITY OF 0.0004 IN./SEC. OR LESS. THE FILL OF THE CORE SHALL BE MADE IN 12-INCH LIFTS, OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER, TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698). SIZE, SHAPE, WIDTH, DEPTH, AND HEIGHT OF THE DAM CORE SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. TO COVER THE DAM CORE, A SILTY FINE SAND OR CLAYEY SOIL (SM, SC, OR CL) SHALL BE PLACED. A VEGETATIVE COVER USING VDOT EC-2 EROSION CONTROL BLANKETS SHALL BE PLACED ON DAM SLOPES AND CREST TO PREVENT EROSION.
- UPON COMPLETION, THE CONSTRUCTION OF THE DAM WILL BE CERTIFIED BY A GEOTECHNICAL ENGINEER WHO HAS INSPECTED THE STRUCTURE DURING CONSTRUCTION.
- A RECORD DRAWING (AS-BUILT) SHALL BE SUBMITTED, REVIEWED, AND APPROVED PRIOR TO RELEASE OF THE POSTED BOND / SURETY.

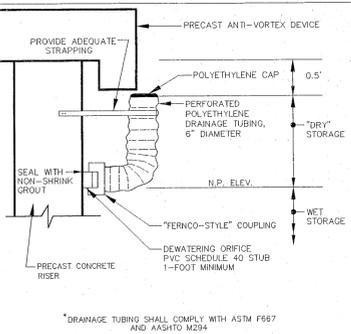
CONVERSION OF SEDIMENT BASIN INTO BMP FACILITIES

JCC BMP #WC066 WILL BE RECONSTRUCTED PRIOR TO ANY SITE DISTURBANCE. THE STONE FOREBAY SHALL BE INSTALLED AT THE TIME OF THE POND RECONSTRUCTION. THE FACILITY WILL INITIALLY FUNCTION AS A SEDIMENT BASIN UNTIL J.C.C. ENVIRONMENTAL DIVISION GIVES CONCURRENT TO MODIFY THE SEDIMENT BASIN. AT SUCH TIME ANY EXCESS EARTH OR SEDIMENT SHALL BE REMOVED AND DISPOSED OF BY CONTRACTOR. POND CONTOURS SHALL BE REGRADED TO FINAL DESIGN (PER PLANS). THE RIP-RAP FOREBAY SHALL BE MONITORED FOR SEDIMENT BUILDUP THROUGHOUT THE CONSTRUCTION PROCESS AND ONCE CONSTRUCTION IS COMPLETE.

I HEREBY CERTIFY TO THE BEST OF MY JUDGEMENT, KNOWLEDGE, AND BELIEF THAT THIS RECORD DRAWING REPRESENTS THE CONDITIONS OF THE SITE ON THE DATE IT WAS SURVEYED. THE SITE APPEARS TO CONFORM WITH THE PROVISIONS OF THE APPROVED DESIGN PLAN.



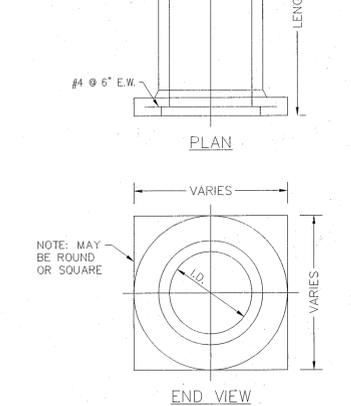
Van Marc Bennett 5/4/06



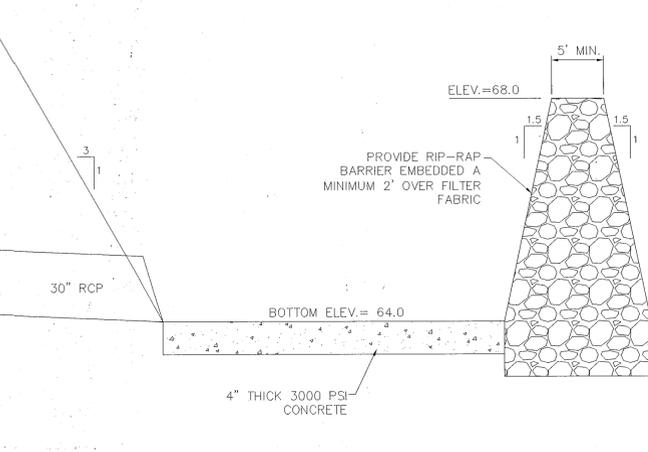
DEWATERING PIPE FOR SEDIMENT BASIN

NOTE: ORANGE TUBING SHALL COMPLY WITH ASTM F567 AND AASHTO M294

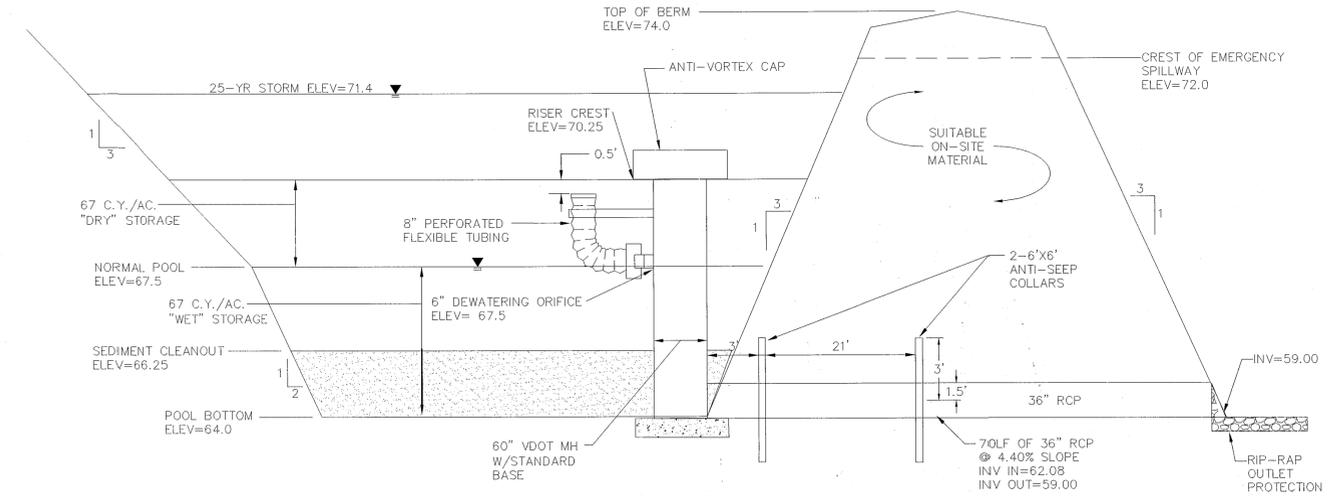
NOTE: LOCATE AT LEAST 2' FROM PIPE JOINTS.



PRE-CAST CONCRETE ANTI-SEEP COLLAR



SEDIMENT FOREBAY

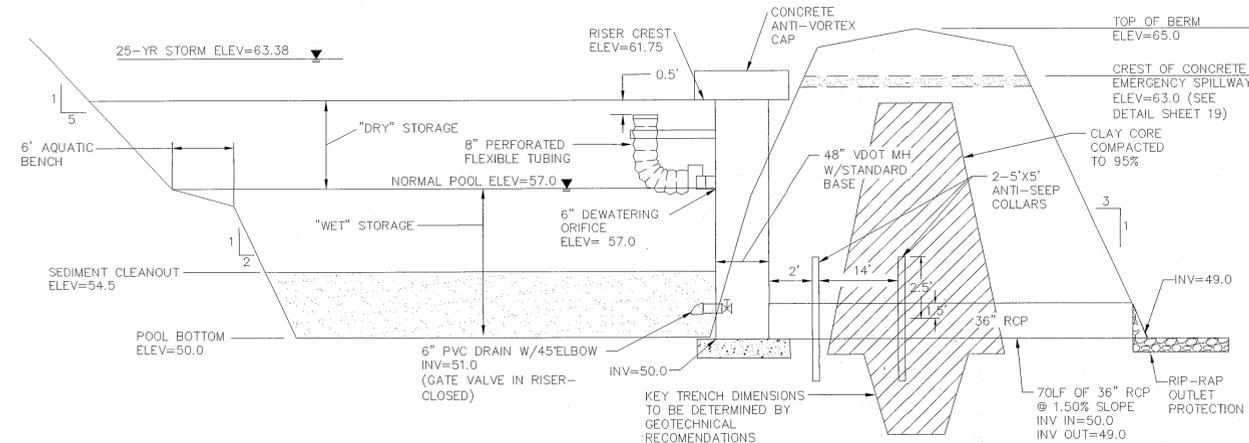


TEMPORARY SEDIMENT BASIN NO. 1 DESIGN ELEVATIONS

N.T.S.

POND NOTES:

- RISER AND BARREL PIPE SHALL BE WATERTIGHT CLASS III CONCRETE MEETING THE REQUIREMENTS OF ASTM C361.
- DUE TO THE DUAL PURPOSE FUNCTION OF THE WET POND BMP, INTERIM CONSTRUCTION CERTIFICATION WILL BE REQUIRED. REFER TO CURRENT COUNTY GUIDELINES FOR REQUIREMENTS.



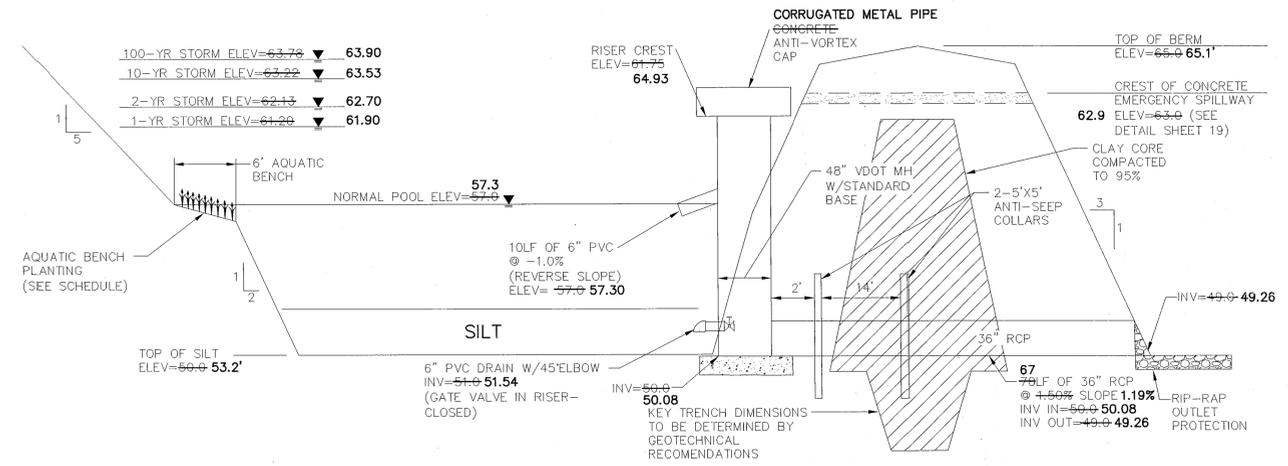
TEMPORARY SEDIMENT BASIN #3 (JCC BMP WC066)

N.T.S.

POND NOTES:

- RISER AND BARREL PIPE SHALL BE WATERTIGHT CLASS III CONCRETE MEETING THE REQUIREMENTS OF ASTM C361.
- DUE TO THE DUAL PURPOSE FUNCTION OF THE WET POND BMP, INTERIM CONSTRUCTION CERTIFICATION WILL BE REQUIRED. REFER TO CURRENT COUNTY GUIDELINES FOR REQUIREMENTS.

PLANT SCHEDULE (AQUATIC BENCH)				
KEY	QTY.	BOTANICAL NAME	ROOT	COMMENT
WETLAND GRASSES:	200 EA.	ARROW ARUM BULLRUSH PICKERELWEED	RICE CUT GRASS NOTE TO SET THREE SQUARE USE 1/2 S.F. OF AQ. BENCH FOR QUANTITY	CLUMP 18" O.C.



FINAL WET POND DESIGN ELEVATIONS (JCC BMP WC066)

N.T.S.

NO.	DATE	REVISION / COMMENT / NOTE	BY
1	6/7/05	RECORD DRAWING	TCS
2	11/15/04	MODIFY SIZES-2 TOP ELEV	VMB
3	11/15/04	REVISIONS BASED ON JCC COMMENTS RECEIVED 10/12/04	VMB
4	9/25/04	REVISIONS BASED ON JCC COMMENTS RECEIVED 8/10/04	VMB
5	1/7/04	REVISIONS BASED ON JCC COMMENTS RECEIVED 12/09/03	VMB



5248 Old Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

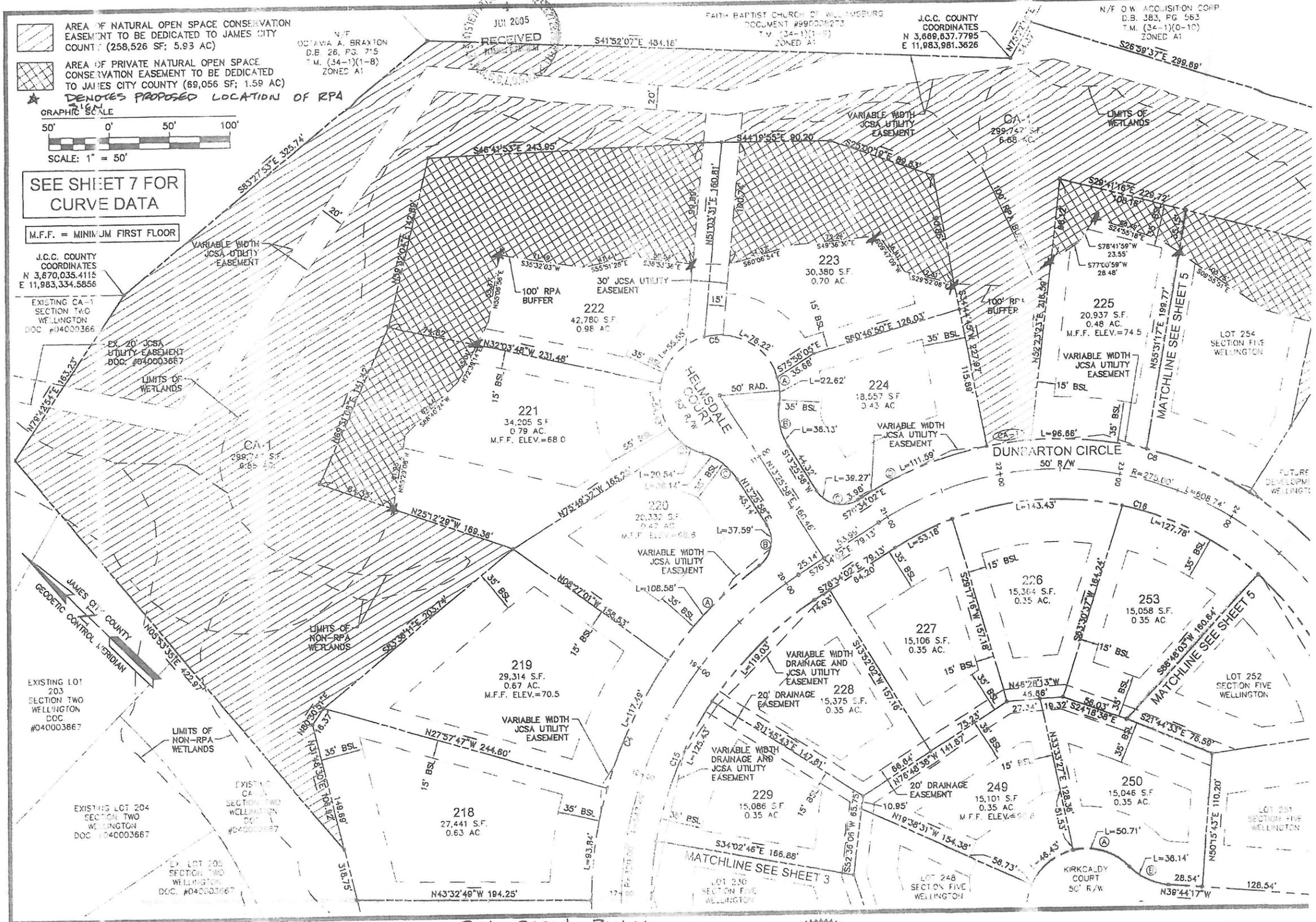


BMP ASBUILT WELLINGTON SECTION V
OWNER/DEVELOPER: WELLINGTON, LLC.

Designed	Drawn
VMB/JAG	AWT
Scale	Date
N/A	10/29/03
Project No.	
8223-09	
Drawing No.	
18	

W.C. Cole

5-29-05



AREA OF NATURAL OPEN SPACE CONSERVATION EASEMENT TO BE DEDICATED TO JAMES CITY COUNTY (258,526 SF; 5.93 AC)

AREA OF PRIVATE NATURAL OPEN SPACE CONSERVATION EASEMENT TO BE DEDICATED TO JAMES CITY COUNTY (69,056 SF; 1.59 AC)

★ DENOTES PROPOSED LOCATION OF RPA

GRAPHIC SCALE
50' 0' 50' 100'

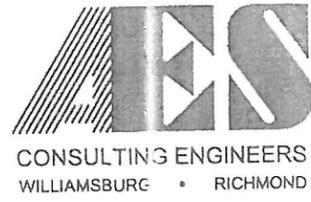
SCALE: 1" = 50'

SEE SHEET 7 FOR CURVE DATA

M.F.F. = MINIMUM FIRST FLOOR

J.C.C. COUNTY COORDINATES
N 3,670,035.4115
E 11,983,334.5856

EXISTING CA-1 SECTION TWO WELLINGTON DOC #040003667



5248 Old Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

RPA SIGN PLAN

PLAT OF SUBDIVISION
WELLINGTON
SECTION FIVE
LOTS 124-131, 210-254, 258-270 (65 LOTS)
BEING THE PROPERTY OF
WELLINGTON, L.L.C.

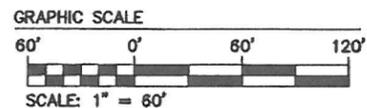
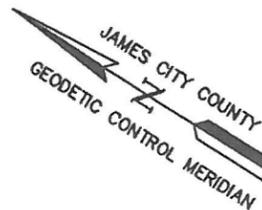
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
1	5/4/05	REVISED PER J.C.C. COMMENT LETTER DATED 4/27/05	VMB

Designed	Drawn
VMB/JAG	AM
Scale	Date
1"=50'	2/2'
Project No.	
8223-9	
Drawing No.	
4 of 7	

20067



— NATURAL OPEN SPACE EASEMENT HEREBY DEDICATED TO JAMES CITY COUNTY

NOTE: THE PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CODES, AND RESTRICTIONS MADE ON FEBRUARY 28, 2000

NOTE: JAMES CITY COUNTY COORDINATES REFERENCED ON THIS PLAN ARE BASED UPON JAMES CITY COUNTY CONTROL MONUMENT #302.

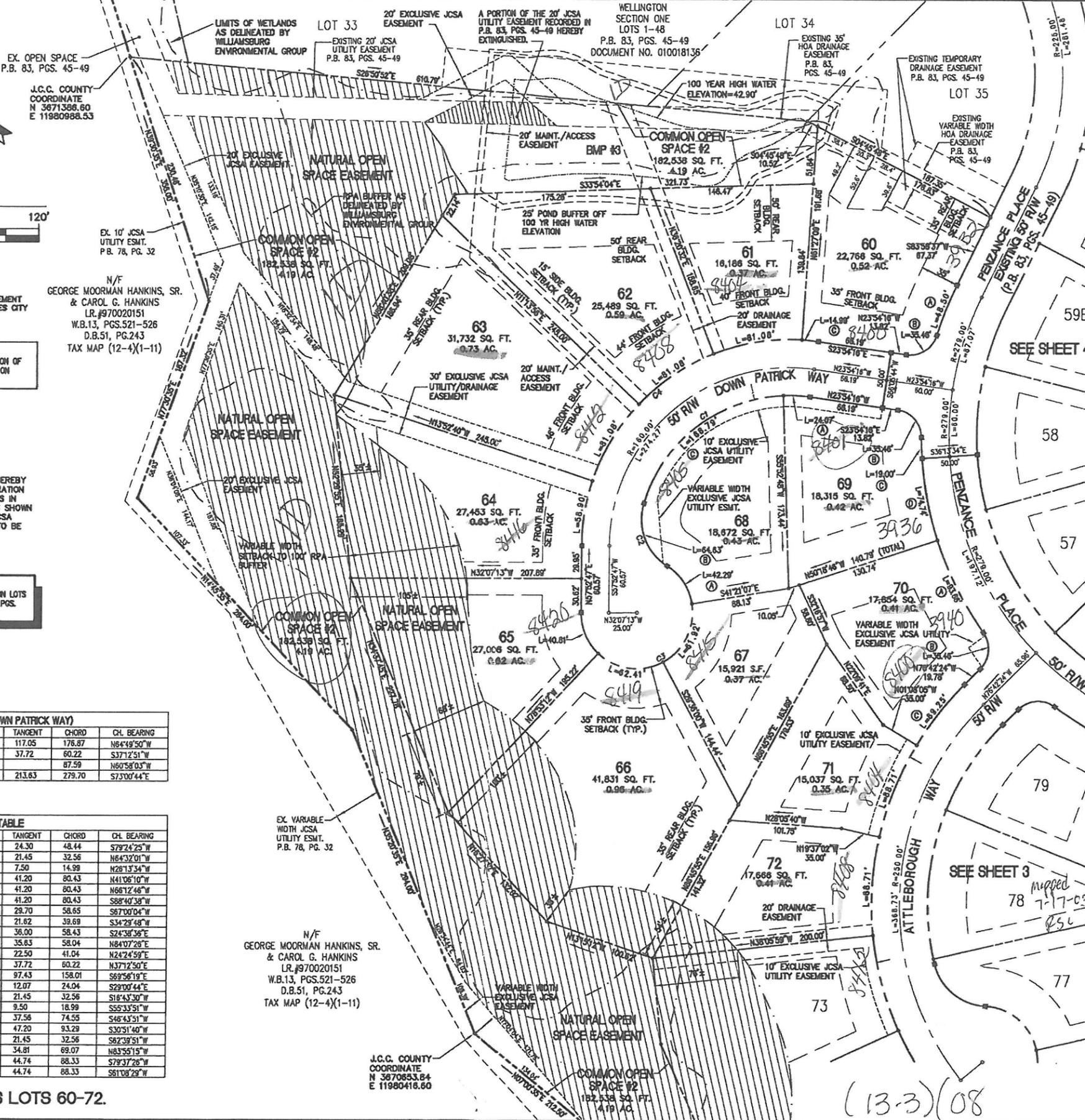
NOTE: A FIVE FOOT LANDSCAPE EASEMENT IS HEREBY DEDICATED TO THE HOMEOWNER'S ASSOCIATION ALONG THE RIGHT OF WAY OF ALL ROADS IN SECTION THREE EXCEPT IN THOSE AREAS SHOWN TO BE EASEMENTS DEDICATED TO THE JCSA IN WHICH CASE THE SAID FIVE FOOT IS TO BE ADJACENT TO THE JCSA EASEMENT.

NOTE: ADDITIONAL EASEMENTS HAVE BEEN CREATED ON LOTS 33-35 OF WELLINGTON SECTION ONE, P.B. 83, PGS. 45-19 (DOC. NO. 01001838)

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHL. BEARING
C1	81°51'09"	135.00	192.86	117.05	176.87	N64°49'50"W
C2	74°03'29"	50.00	64.63	37.72	60.22	S37°12'51"W
C3	237°41'41"	50.00	207.43	87.59	180°58'03"W	
C4	98°12'56"	185.00	317.13	213.63	279.70	S73°00'44"E

LOT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHL. BEARING
60A	9°08'24"	304.00	48.50	24.30	48.44	S79°24'25"W
60B	81°15'31"	25.00	35.46	21.45	32.56	N64°32'01"W
60C	4°38'35"	185.00	14.99	7.50	14.99	N28°13'34"W
61	25°08'36"	185.00	81.08	41.20	80.43	N41°06'10"W
62	25°08'36"	185.00	81.08	41.20	80.43	N66°12'46"W
63	25°08'36"	185.00	81.08	41.20	80.43	S88°40'38"W
64	181°4'33"	185.00	58.90	29.70	58.65	S67°00'04"W
65	48°45'59"	50.00	40.81	21.62	39.69	S34°28'48"W
66	71°30'48"	50.00	62.41	36.00	58.43	S24°38'36"E
67	70°57'07"	50.00	61.92	35.63	58.04	N84°07'28"E
68A	48°27'47"	50.00	42.29	22.50	41.04	N24°24'59"E
68B	74°03'27"	50.00	64.63	37.72	60.22	N37°12'50"E
68C	71°38'13"	135.00	168.79	97.43	158.01	S69°56'19"E
69A	101°2'56"	135.00	24.07	12.07	24.04	S29°00'44"E
69B	81°15'31"	25.00	35.46	21.45	32.56	S18°43'30"W
69C	3°34'49"	304.00	19.00	9.50	18.99	S58°33'51"W
69D	14°05'13"	304.00	74.74	37.56	74.58	S48°43'51"W
70A	17°39'09"	304.00	93.66	47.20	93.28	S30°51'40"W
70B	81°15'31"	25.00	35.46	21.45	32.56	S62°39'51"W
70C	14°25'41"	275.00	69.23	34.81	69.07	N83°55'15"W
71	18°28'57"	275.00	88.71	44.74	88.33	S79°37'28"W
72	18°28'57"	275.00	88.71	44.74	88.33	S61°08'29"W

THIS SHEET ADDRESSES LOTS 60-72.



N/F
GEORGE MOORMAN HANKINS, SR.
& CAROL G. HANKINS
LR.#970020151
W.B.13, PGS.521-526
D.B.51, PG.243
TAX MAP (12-4)(1-11)

J.C.C. COUNTY
COORDINATE
N 3671388.60
E 11980988.53

No.	DATE	REVISION / COMMENT / NOTE	BY
1	4/17/03		JFS



CONSULTING ENGINEERS
5248 Old Towne Road, Suite 1
Williamsburg, Virginia 23188
(767) 253-0040
Fax (767) 220-8994

PLAT OF SUBDIVISION
WELLINGTON SECTION THREE
LOTS 49-58, 59A, 59B, 60-89 AND 132-140
BEING THE PROPERTY OF
WELLINGTON, L.L.C.

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Designed HWP	Drawn JFS
Scale 1"=60'	Date 3/17/03
Project No. 8223-6	
Drawing No. 2 OF 4	

JFS 03.21.03-1356 822306P02.dwg

Date Record Created:

Created By:

WS_BMPNO:

WC066

Print Form

PRINTED ON:
Friday, March 12, 2010
12:47:50 PM

WATERSHED

WC

BMP ID NO

066

PLAN NO

TAX PARCEL

PIN NO 1340600001A

CONSTRUCTION DATE

Mirror Lakes

PROJECT NAME

FACILITY LOCATION

CITY-STATE

CURRENT OWNER

OWNER ADDRESS

OWNER ADDRESS 2

CITY-STATE-ZIP CODE

OWNER PHONE

MAINT AGREEMENT

EMERG ACTION PLAN

[Get Last BMP No](#)

[Return to Menu](#)

MAINTENANCE PLAN

SITE AREA acre

LAND USE

old BMP TYP

JCC BMP CODE

POINT VALUE

No

Wet Pond

A2 Wet Pond

CTRL STRUC DESC

CTRL STRUC SIZE inches

OTLT BARRL DESC

OTLT BARRL SIZE inch

No

EMERG SPILLWAY

DESIGN HW ELEV

PERM POOL ELEV

2-YR OUTFLOW cfs

10-YR OUTFLOW cfs

REC DRAWING

35

0.00

0.00

No

SERVICE AREA DESCRI

IMPERV AREA acres

RECV STREAM

EXT DET-WQ-CTRL

WTR QUAL VOL acre-ft

CHAN PROT CTRL

SW/FLOOD CONTROL

GEOTECH REPORT

0.00

CONSTR CERTIF

No

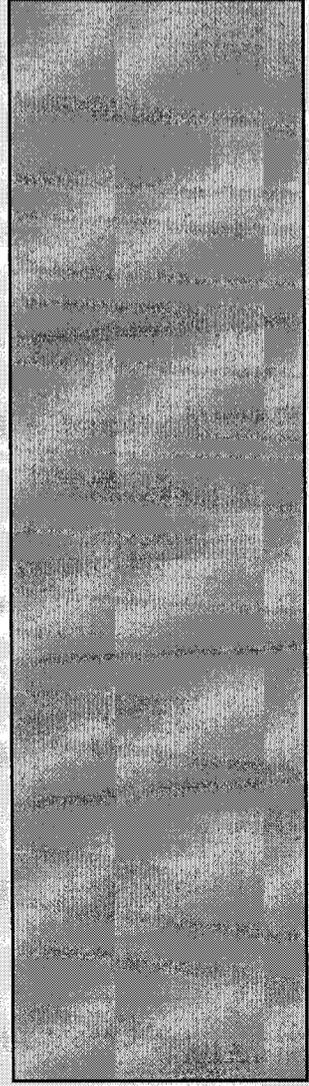
LAST INSP DATE

INTERNAL RATING

MISCOMMENTS

Inspected by:

Additional Comments:



Wellington
Last BMB

Wellington Estates



WC084
Maintenance Agreement
Dated 12/24/02

WC082
Maintenance Agreement
Dated 12/24/02

WC102
Maintenance Agreement
Dated 3/6/08

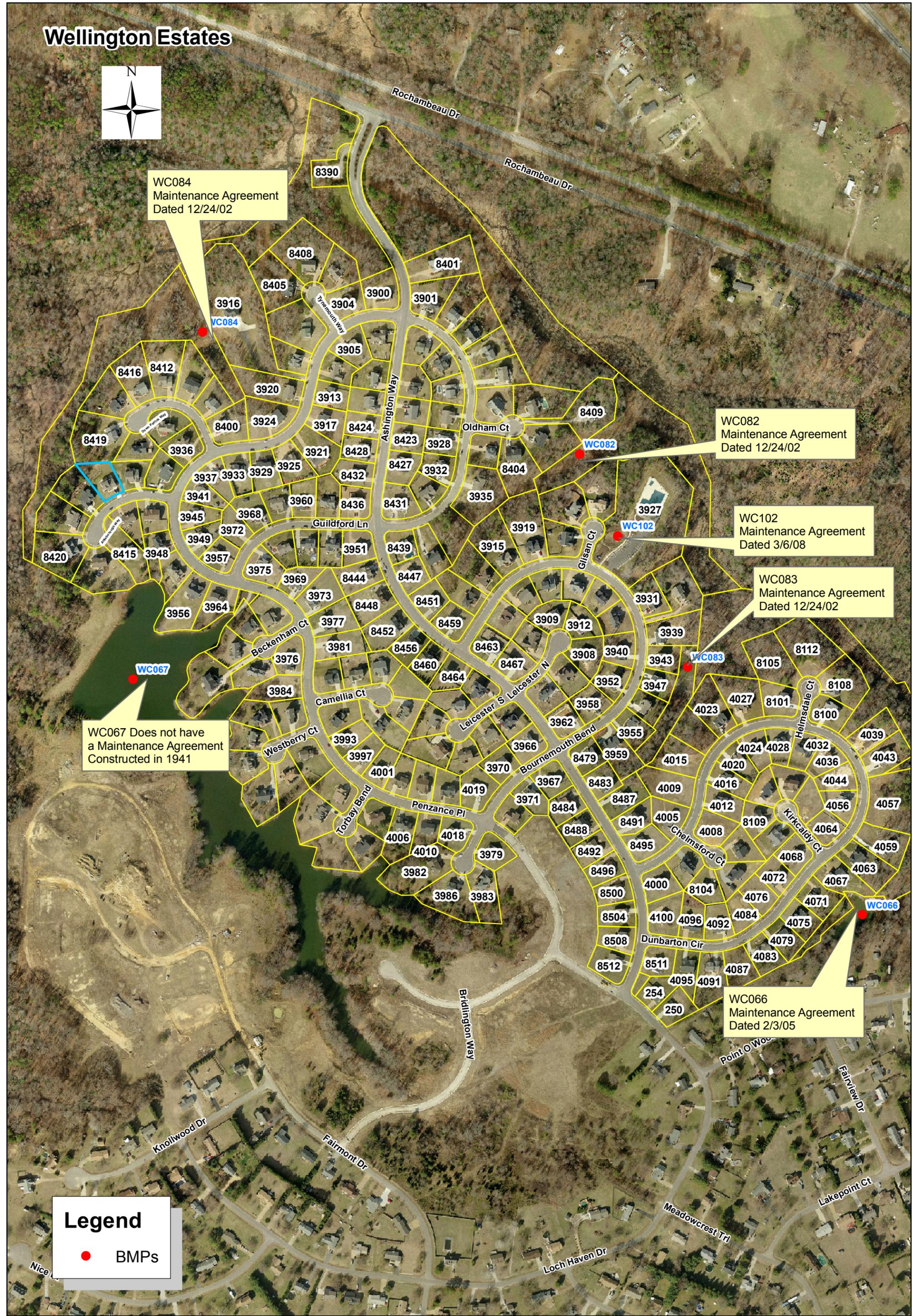
WC083
Maintenance Agreement
Dated 12/24/02

WC067 Does not have
a Maintenance Agreement
Constructed in 1941

WC066
Maintenance Agreement
Dated 2/3/05

Legend

● BMPs



WC066, WC 082, WC083, WC084, WC102, WC 067
James City County - Stormwater Division

Wellington Estates



✓ WC084
Maintenance Agreement
Dated 12/24/02

✗ Sec 1
WC082
Maintenance Agreement
Dated 12/24/02

✓ Clubhouse
WC102
Maintenance Agreement
Dated 3/6/08

✗ Sec 2
WC083
Maintenance Agreement
Dated 12/24/02

✗ Mirror Lake
WC066
Maintenance Agreement
Dated 2/3/05

WC067 Does not have
a Maintenance Agreement
Constructed in 1941

Behind Section 3

Beckman
Apt 100
Apt 101
Apt 102
Apt 103
Apt 104
Apt 105
Apt 106
Apt 107
Apt 108
Apt 109
Apt 110
Apt 111
Apt 112
Apt 113
Apt 114
Apt 115
Apt 116
Apt 117
Apt 118
Apt 119
Apt 120
Apt 121
Apt 122
Apt 123
Apt 124
Apt 125
Apt 126
Apt 127
Apt 128
Apt 129
Apt 130
Apt 131
Apt 132
Apt 133
Apt 134
Apt 135
Apt 136
Apt 137
Apt 138
Apt 139
Apt 140
Apt 141
Apt 142
Apt 143
Apt 144
Apt 145
Apt 146
Apt 147
Apt 148
Apt 149
Apt 150
Apt 151
Apt 152
Apt 153
Apt 154
Apt 155
Apt 156
Apt 157
Apt 158
Apt 159
Apt 160
Apt 161
Apt 162
Apt 163
Apt 164
Apt 165
Apt 166
Apt 167
Apt 168
Apt 169
Apt 170
Apt 171
Apt 172
Apt 173
Apt 174
Apt 175
Apt 176
Apt 177
Apt 178
Apt 179
Apt 180
Apt 181
Apt 182
Apt 183
Apt 184
Apt 185
Apt 186
Apt 187
Apt 188
Apt 189
Apt 190
Apt 191
Apt 192
Apt 193
Apt 194
Apt 195
Apt 196
Apt 197
Apt 198
Apt 199
Apt 200

Legend

- BMPs

