

**A G E N D A**  
**JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE**  
**REGULAR MEETING**  
**Building A Large Conference Room**  
**101 Mounts Bay Road, Williamsburg, VA 23185**  
**January 23, 2019**  
**4:00 PM**

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**A. CALL TO ORDER**

**B. ROLL CALL**

**C. MINUTES**

1. December 19, 2018 Meeting Minutes

**D. OLD BUSINESS**

**E. NEW BUSINESS**

1. C-18-0118. 4704 Lady Slipper Fence
2. C-18-0124. 3889 News Road, The Village at Ford's Colony

**F. ADJOURNMENT**

**ITEM SUMMARY**

DATE: 1/23/2019

TO: The Development Review Committee

FROM: Paul D. Holt, III, Secretary

SUBJECT: December 19, 2018 Meeting Minutes

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**ATTACHMENTS:**

	Description	Type
	Minutes of the December 19, 2018 Meeting	Cover Memo

**REVIEWERS:**

Department	Reviewer	Action	Date
Development Review Committee	Cook, Ellen	Approved	1/17/2019 - 1:16 PM
Development Review Committee	Holt, Paul	Approved	1/17/2019 - 2:24 PM
Publication Management	Daniel, Martha	Approved	1/17/2019 - 2:32 PM
Development Review Committee	Holt, Paul	Approved	1/17/2019 - 2:50 PM

**MINUTES**  
**JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE**  
**REGULAR MEETING**  
**Building A Large Conference Room**  
**101 Mounts Bay Road, Williamsburg, VA 23185**  
**December 19, 2018**  
**4:00 PM**

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**A. CALL TO ORDER**

Mr. Danny Schmidt called the meeting to order at 4:00 p.m.

**B. ROLL CALL**

**Present:**

Jack Haldeman  
Danny Schmidt  
Frank Polster

**Absent:**

Rich Krapf, Chair

**Staff:**

Ellen Cook, Principal Planner  
Thomas Wysong, Senior Planner  
Katie Pelletier, Community Development Assistant

**C. MINUTES**

1. October 24, 2018 Meeting Minutes

Mr. Schmidt asked if there were any further comments.

Mr. Frank Polster made a motion to approve the minutes.

The minutes were approved by a vote of 3-0.

**D. OLD BUSINESS**

There was no old business.

**E. NEW BUSINESS**

1. C-18-0110. Hazelwood Farms

Mr. Schmidt opened the discussion.

Ms. Ellen Cook stated that staff received a conceptual plan for Hazelwood Farms consisting of two areas north and south of the I-64 interchange, Village Center and Enterprise Center. She explained the proposal is a consideration item in preparation for future legislative cases, with no action required at this time.

Mr. Tim Trant, representing the applicant from Kaufman & Canoles law firm, gave an introduction of the applicants, history of the property and overview of the proposal. Mr. Trant explained the applicants were interested in identifying a use for the property that would represent their family's heritage, legacy and stewardship of the property. Mr. Trant stated the

County has had an interest in developing the area over time as a significant economic center. The project team, at the direction of the applicants, embraced that idea and began thinking of strategies for positioning the property for sale and development, beginning with a Comprehensive Plan Future Land Use Map Change Application to bring all portions of the property into the County's Primary Service Area while also proposing a Land Use Designation of Economic Opportunity. The Village Center (north parcel), zoned B1, has maintained a Mixed Use Comprehensive Plan Land Use Designation with commercial emphasis.

Mr. Trant stated that following the approval of the Comprehensive Plan change the applicants invested in extensive land development studies such as soil analysis, environmental impact assessments, archeological studies and survey and title work, to understand the development potential of the property and any regulatory constraints. Mr. Trant said their team concluded the land is well-suited for commercial development in the Village Center (north parcel) and economic development (office, light industrial and warehousing) in the Enterprise Center (south parcel). Mr. Trant stated they continue to work with local and state economic development interests such as Virginia Economic Development Partnership and the County's Office of Economic Development in order to elevate the property's profile in state ranking tiers, to make the site more competitive and attractive to users such as corporate campuses, manufacturing facilities or light industrial centers. Mr. Trant explained the tier system is based on various criteria such as availability and suitability of land and environmental conditions. He said the property has reached almost a Tier 3 status, but reaching the top Tier 5 level would require zoning and utilities. Mr. Trant said they have worked on a zoning initiative and an extension of utilities to elevate the property's ranking.

Mr. Trant told the committee what they are proposing through this conceptual plan is a preliminary review of what will mature into a rezoning of the Enterprise Center (south parcel) from General Business District (B-1) and General Agricultural (A-1) to Economic Opportunity (EO), as the first EO zoning in the County. The Village Center (north parcel) would require a Special Use Permit that would position the property for development as a commercial or retail center. Mr. Trant expressed that the applicants hope to invest and position the property for a higher and better use, a meaningful development for the mutual benefit of their family and the County.

Mr. Larry Hazelwood, applicant and member of Hazelwood Farms, LLC, explained to the committee that he and his siblings are focused on getting something in place to position the property for the next generation. They hope to interview developers for the best interests of the community. Mr. Hazelwood emphasized the property is uniquely situated and could serve as a gateway to James City County. It is also located in a foreign-trade zone (FTZ), he explained, which adds a new dimension with built-in incentives and benefits. Mr. Hazelwood cited examples of coffee bean importers, auto parts, raw lumber and ecommerce as potential businesses which could import raw or starter material tax-free into the FTZ. He also stressed the site's strategic location, where businesses could import and manipulate products then use nearby interstates and ports, rather than add congestion to Lightfoot, Richmond Road or Rochambeau Drive corridors. Mr. Hazelwood said they would seek a developer with global perspective to bring high-tech/skilled and high-paying jobs to the County.

Mr. Jack Haldeman asked for clarification of the Virginia Business Ready Sites Program tier system regarding utilities.

Mr. Arch Marston and Mr. Jason Grimes, AES Consulting Engineers, explained: Tier 1 is raw land with an interested seller; a site controlled and marketed for development is Tier 2; Tier 3 is zoned industrial/commercial with due diligence complete; certified as "infrastructure ready" is Tier 4; and Tier 5 is "shovel ready" with permits in place.

Mr. Hazelwood stated they have also been in discussion with the regional collaboration



organization GO Virginia, whose Growth and Opportunity Board is responsible for awarding allotted funds to relevant projects. He said there are many opportunities and grant money for economic development.

Mr. Trant acknowledged this is a speculative zoning initiative, with no definitive end-user. Conceptual, draft design guidelines have been submitted to show the intent and frame a vision, in order to find appropriate end users and ensure design guidelines are met.

Mr. Hazelwood stated they would offer other developments and existing businesses in the area, currently on septic tank and well, the opportunity to connect as ancillary or environmental benefits of the project.

Mr. Schmidt inquired about the specifics of the FTZ.

Mr. Hazelwood answered the entire project area would fall within the FTZ and that businesses would qualify and apply themselves.

Mr. John Hopke, Architect from Hopke and Associates, discussed the conceptual plan design guidelines. He stated the two parcels and their proposed uses would complement rather than compete with one another. Mr. Hopke pointed out the northern, smaller parcel could be the “downtown” of Stonehouse. Their group envisions a development with the architecture, character and feel of a small village, with guidelines encouraging small entrances for example, and a circulation pattern that promotes pedestrian activity. Mr. Hopke stated the development would not only market to traffic from the interstate, but also provide for citizens living at that end of the County and surrounding areas. In addition to entertainment, places to eat and shop, and potentially a hotel, Mr. Hopke proposed a passive park could be built through the wetlands.

Mr. Hopke then discussed the larger parcel south of the interstate intended for large-footprint users. He noted this area is naturally divided by Resource Protection Areas (RPAs) and wetlands, which could serve as natural buffers to subdivide the property or industrial park. The larger areas could be used for industrial warehouses, distribution or fulfillment centers, with a main spine road to organize uses and collect traffic. Commercial and residential uses would be located near Old Stage Road, as the EO zone’s urban residential core. Architecture here would be more contemporary or mid-century modern revival, to match the industrial character. Mr. Hopke also pointed out the proximity to Upper County Park as an ideal transitional use. Greenspace could be accessed perhaps with footpaths through the wetlands.

Mr. Hazelwood stated there is no connection to Barnes Road from the spine road, based on Planning staff recommendations, but he would like to see emergency service access. He said there would be pedestrian and bike connectivity to Barnes Road.

Mr. Trant stated there is a traffic engineer on the project team. Given the scale of the property and nature of the proposed uses, the team quickly determined the transportation infrastructure may not support larger-scale development such as high-rise office buildings, intense manufacturing or corporate campus uses. Mr. Trant said they sized the scale of the project to match the character of the area and with what the transportation network could accommodate with reasonable traffic improvements. He stated that larger-scale traffic improvements such as widening bridges or additional ramps are beyond the scope of this project. Mr. Trant expressed their desire to accomplish a meaningful yet manageable level of development within a reasonable set of traffic improvements such as turn lanes and traffic signals.

Mr. Hopke stated bike lanes and multi-use trails are somewhat problematic in certain areas, but along the spine road they would be good augmentation to the whole biking system.

Mr. Grimes stated they envision the spine road as a large-scale boulevard with medians and landscaping, in order to accommodate large trucks utilizing the large-footprint sites. Mr. Grimes addressed questions and concerns regarding road crossings and impacts to RPAs, stating they understand they will need to mitigate impacts.

Mr. Trant stated the roads are positioned to create the massing needed to create large footprints for manufacturing and distribution uses.

Mr. Marston stressed the County has an opportunity rarely found in the state to offer a site able to accommodate uses with such a large footprint.

Regarding the Village Center (north parcel), Mr. Grimes stated that utilities exist in Stonehouse near Mill Pond Road, with Stonehouse having its own water system. He said they have had initial conversations with the James City Service Authority (JCSA) regarding potential interconnectivity or extensions of water and sewer from that location. However, he said, no agreement has been finalized and this would be a great undertaking before any major-scale development in the area.

Regarding the Enterprise Center (south parcel), Mr. Trant noted there is adequate water and sewer capacity in the right-of-way, near the entrance to Stonehouse Commerce Park on La Grange Parkway.

Mr. Grimes said JCSA noted potential improvements or upgrades may be necessary on the Fieldstone Parkway line. He stated that more planning and coordination with JCSA would be required.

Mr. Polster noted the use or type of facility would determine the capacity requirements for water and sewer.

Mr. Grimes said more discussion is needed on how utilities would be phased. He said their team looked at reasonable uses which would not be high water or sewer generators.

Mr. Haldeman inquired about the vision for the residential area.

Mr. Trant said there has been a lot of conversation about how to respect the County's comprehensive plan and EO zoning district to create something functional and practical. He said they envision multi-family housing in the area south of the spine road, which would largely consume the entire residential core area of the southern pod. Mr. Trant said they envision the northern pod as a commercial center, different in scale and design from the commercial Village Center north of the interstate. He said that this area is designed to serve the industrial park, with a mix of neighborhood commercial services such as eateries or package shipping. Mr. Trant explained they designed the residential center to be walkable and bikeable from those areas.

Mr. Hopke said tenants in this commercial area of the Enterprise Center (south parcel) would likely want to capture business from the interstate as well, but this may be difficult in Mixed Use buildings. He said the EO guidelines strongly encourage use of Mixed Use buildings, but this area may not be enough to meet the minimum economy-of-scale or justify Mixed Use buildings.

Mr. Grimes noted that bringing manufacturing uses and jobs to the area would create a residential demand. In this location the residential area would act as a buffer between the commercial area and other residential areas off of Old Stage Road, as well as provide access to Upper County Park to residents.

Mr. Hazelwood asked for clarification of the EO parameters for residential.

Mr. Trant said commercial and residential uses in an EO zone can total 15% of land area, only 10% of which can be residential in character. He said they have scaled the square footages of the project to fit within those parameters.

Mr. Schmidt asked for the team's vision of a buffer between the interstate and the industrial parks, to protect the wooded character along the corridor from Richmond.

Mr. Grimes stated there is a 100-foot buffer off the interstate.

Mr. Hazelwood noted the issue of interstate exposure would be addressed later in the process.

Mr. Polster said a landscape buffer would be indicated. Regarding the design guidelines, he asked how much would be enforceable or changeable over time.

Ms. Cook said they would need to meet the EO zoning district regulations and buffer requirements. Final development plans would be reviewed to ensure consistency with design guidelines if a commitment to adhering to the design guidelines was included in the proffers.

Mr. Polster noted the property contains the headwaters for the Diascund Creek Watershed. He expressed concern regarding steep slopes and asked the applicant team how they might mitigate any erosion.

Mr. Marston replied an aggressive erosion and sediment control plan would be needed. Regarding flow attenuation and water quality, he said while they don't have an exact layout, there would be regional facilities or ponds that would accomplish both water quality and water quantity. There would also be low impact development features on individual sites, such as additional ponds, bio-retentions or other infiltration facilities.

Mr. Grimes said previous development on the interstate may have already damaged the natural stream, before current Stormwater regulations were in place. Their project would adhere to all of the new Stormwater guidelines and potentially add some protections.

Mr. Polster then inquired about the traffic analysis.

Mr. Trant said they cannot assume any changes to the existing, approved Stonehouse master plan when they accomplish their traffic analysis. They also consider general growth estimates. He said their traffic impact projections are conservative.

Mr. Polster said he likes the idea of connecting the Upper County Park trail system with walking and bike paths through the development's buffered area.

Mr. Hazelwood commented their family supports connectivity between any project and Upper County Park.

Mr. Schmidt inquired about the RPA on the south side of the property, whether they would fill in ravines and add culverts.

Mr. Hopke answered yes.

Ms. Deborah Drudge, applicant and member of Hazelwood Farms, LLC, said they have had the Corps of Engineers provide documentation.

Mr. Polster inquired about the three archeological sites referred to in the planner's comments.

Ms. Drudge said there was mention of a trash site and sawmill.

Mr. Grimes said they were sites of limited interest or archeological significance.

Mr. Trant said the sites were near the Village Center of the northern parcel, located mostly on the opposite, Stonehouse side of Route 30. The region of potential influence extends to a portion of the property and also exists near the potential hotel site.

Mr. Grimes said the most significant site in the area (not on the project property) is a tavern visited by George Washington on the other side of Route 30, which recently had a highway marker installed.

Mr. Hazelwood mentioned there is also an old brick home which was their grandparents' home.

Mr. Trant clarified the three archeological sites in the area. He said the first is a single-family dwelling first identified in state records in 1983 with no associated data, unverified to determine eligibility for further excavation. Mr. Trant described the second site as a nineteenth-century dam identified by Colonial Williamsburg in 1985 but not recommended for the National Register of Historic Places. He stated the third is Byrd's tavern site across Route 30, where there had likely been troop encampments with artifacts within a geographic radius that would extend onto the project property.

Mr. Schmidt asked if there were any further comments.

Mr. Hazelwood said they appreciate the committee's comments.

## **F. ADJOURNMENT**

Mr. Polster made a motion to adjourn the meeting.

Mr. Schmidt adjourned the meeting at 5:25 p.m.

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Mr. Danny Schmidt, Acting Chair

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Mr. Paul Holt, Secretary

**ITEM SUMMARY**

DATE: 1/23/2019

TO: The Development Review Committee

FROM: Alex Baruch, Senior Planner

SUBJECT: C-18-0118. 4704 Lady Slipper Fence

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**ATTACHMENTS:**

	Description	Type
☐	Staff Report	Staff Report
☐	Location Map	Backup Material
☐	DRC Conditions	Backup Material
☐	Graylin Woods Section 1B Subdivision Plat	Backup Material
☐	Graylin Woods Section 1B Subdivision Plat with fence markup	Backup Material
☐	Narrative provided by the applicant	Backup Material

**REVIEWERS:**

Department	Reviewer	Action	Date
Development Review Committee	Cook, Ellen	Approved	1/17/2019 - 12:01 PM
Development Review Committee	Holt, Paul	Approved	1/17/2019 - 1:00 PM
Publication Management	Daniel, Martha	Approved	1/17/2019 - 1:48 PM
Development Review Committee	Holt, Paul	Approved	1/17/2019 - 1:55 PM

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**CONCEPTUAL PLAN-18-0118. 4704 Lady Slipper Fence****Staff Report for the January 23, 2019, Development Review Committee**

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**SUMMARY FACTS**

Applicant: Ms. Melissa Butler

Land Owners: Ms. Melissa Butler and Mr. Ryan Joyce

Reason for Development Review Committee (DRC) Review: Construct a fence within a scenic easement located at the rear of the property, which abuts John Tyler Highway.

Location: 4704 Lady Slipper Fence

Tax Map/Parcel No.: 4710500001

Project Acreage: ± 0.52

Current Zoning: R1, Limited Residential

Comprehensive Plan: Low Density Residential

Primary Service Area: Inside

Staff Contact: Alex Baruch, Senior Planner

**PUBLIC HEARING DATES**

DRC: January 23, 2019, 4:00 p.m.  
Planning Commission: February 6, 2019, 6:00 p.m. (tentative)

**FACTORS FAVORABLE**

1. No trees would be removed with the proposed fence installation.

**FACTORS UNFAVORABLE**

1. Potential disturbance to the view-shed along John Tyler Highway Community Character Corridor as the fence is proposed to be six to 10 feet from the rear property line. This rear property line abuts the right-of-way line for John Tyler Highway.
2. The intent of the scenic easement is to not have structures constructed in the easement area.

**STAFF RECOMMENDATION**

If the DRC recommends approval of allowing a fence within the scenic easement, staff would recommend the conditions found in Attachment No. 2. After the DRC makes a recommendation to the Planning Commission (PC) and the PC votes on this proposal, County Administration will take the recommendations into consideration and make a final decision.

**PROJECT DESCRIPTION**

- Graylin Woods was developed in the early 1980s with most of the houses completed between 1990 and 1996.
- A scenic easement exists for the length of the property along John Tyler Highway. The scenic easement is located in the rear yard of an individual property owner's property. There was not a requirement at the time to make the easement area or buffers owned by the homeowners association unlike today where this

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*This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.*

## CONCEPTUAL PLAN-18-0118. 4704 Lady Slipper Fence

### Staff Report for the January 23, 2019, Development Review Committee

buffer would be required to be within homeowners association property.

- The scenic easement was not dedicated to any entity on the plat or by deed and therefore defaults to ownership and enforcement by the County. At the time of the original subdivision case, the County had a Subdivision Review Committee which reviewed subdivision plans. It appears to staff that this Subdivision Review Committee required the easement as part of the subdivision review and approval and provided such a recommendation to the PC. Since the Subdivision Review Committee no longer exists, the most equivalent subcommittee to review the current request would be the DRC.
- The owner of Lot No. 1, Ms. Melissa Butler, has applied to fence in her backyard within a scenic easement located in her backyard (Attachment No. 3).
- Construct a 6-foot-tall wood, dog eared, panel fence on the interior of the tree line. The fence would be set back from the road about six to 10 feet. (Attachment No. 4).
- Applicant has met with a company that would build the fence and has determined that no trees would need to be disturbed with the fence construction.

#### SURROUNDING ZONING AND DEVELOPMENT

- All surrounding properties are zoned R-1, General Residential and designated Low Density Residential on the Comprehensive Plan.
- Across the street, the Westray Downs subdivision, which developed around the same time as Graylin Woods, also has a

scenic easement along the rear of the properties that abut John Tyler Highway.

#### COMPREHENSIVE PLAN AND ZONING

The Comprehensive Plan designates this parcel as Low Density Residential. John Tyler Highway has been designated as a Greenbelt since the 1975 Comprehensive Plan. During the 1997 Comprehensive Plan update and Zoning Ordinance revisions, Greenbelts were changed to Community Character Corridors.

#### PUBLIC IMPACTS

- Anticipated impact on public facilities and services: None.
- Anticipated impact on environmental, cultural and historic resources: None.
- Anticipated Land Use impact on nearby and surrounding properties: None.

#### STAFF RECOMMENDATION

If the DRC recommends approval of allowing a fence within the scenic easement, staff would recommend the conditions found in Attachment No. 2. After the DRC makes a recommendation to the Planning Commission and the Planning Commission votes on this proposal, County Administration will take the recommendations into consideration and make a final decision.

AB/md  
CP18-118LdySlipr

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*This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.*

**CONCEPTUAL PLAN-18-0118. 4704 Lady Slipper Fence**

**Staff Report for the January 23, 2019, Development Review Committee**

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Attachments:

1. Location Map
2. DRC Conditions
3. Graylin Woods Section 1B Subdivision Plat
4. Graylin Woods Section 1B Subdivision Plat with fence markup
5. Narrative provided by the applicant

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*This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.*



# JCC C-18-0118

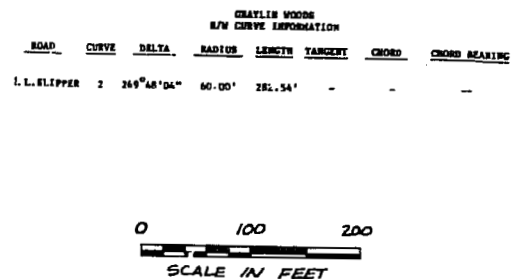
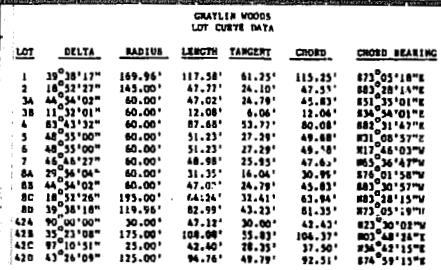
## 4704 Lady Slipper Path Fence





**Development Review Committee Conditions for the January 23, 2019 Development Review Committee**

1. No trees shall be removed to install the fence.
2. The fence shall remain the natural wood color and allowed to achieve a weathered look (shall not be stained or painted) so it does not stand out among the trees in the scenic easement.
3. Staff shall be contacted prior to construction commencing. The fence location shall be marked or flagged and inspected by Planning staff prior to construction.
4. The fence shall be a six-foot tall, wood, dog-eared, panel fence with deviations considered through review by the Planning Director and appeals of the Planning Director's decision to the Development Review Committee which shall forward a recommendation to the Planning Commission.
5. A copy of these conditions shall be recorded as a deed of restrictive covenants against the Property in the James City County Williamsburg Circuit Court within thirty (30) days of approval by the Planning Commission. Proof of recordation shall be provided to the Zoning Administrator.



## AREA TABULATION

AREA OF RAW	39,387	#	0.9074	Ac.
AREA OF COMMUNITY USE/ ENVIRONMENT PROTECTION ZONE	—	#	—	
AREA OF LOTS	343,110	#	787.67	Ac.
TOTAL AREA SUBDIVIDED	382,417	#	8.7791	Ac.
# OF LOTS			9	
AVERAGE LOT SIZE	38,123	#	0.8752	Ac.
LARGEST LOT (#7)	71,371	#	1.6385	Ac.
: SMALLEST LOT (#1)	22,717	#	0.522	Ac.
LOT YIELD	1.03		LOTS/GROSS	Ac.

BUILDING RESTRICTIONS:

PROPERTY IS ZONED LIMITED AGRICULTURAL, DISTRICT. A-2  
LOTS ARE SERVED BY PUBLIC WATER AND SEWER  
MINIMUM LOT SIZE ALLOWANCE IS 17,500 SF, 0.4411 AC

FOUNTAIN REQUIREMENTS:

- LOTS OF 43,560 SF SHALL HAVE A MINIMUM WIDTH AT THE SETBACK  
LINE OF 100 FEET.
- LOTS OF 43,560 SF OR MORE SHALL HAVE A MINIMUM WIDTH AT THE SETBACK  
OF 150 FEET.

YARD REGULATIONS:

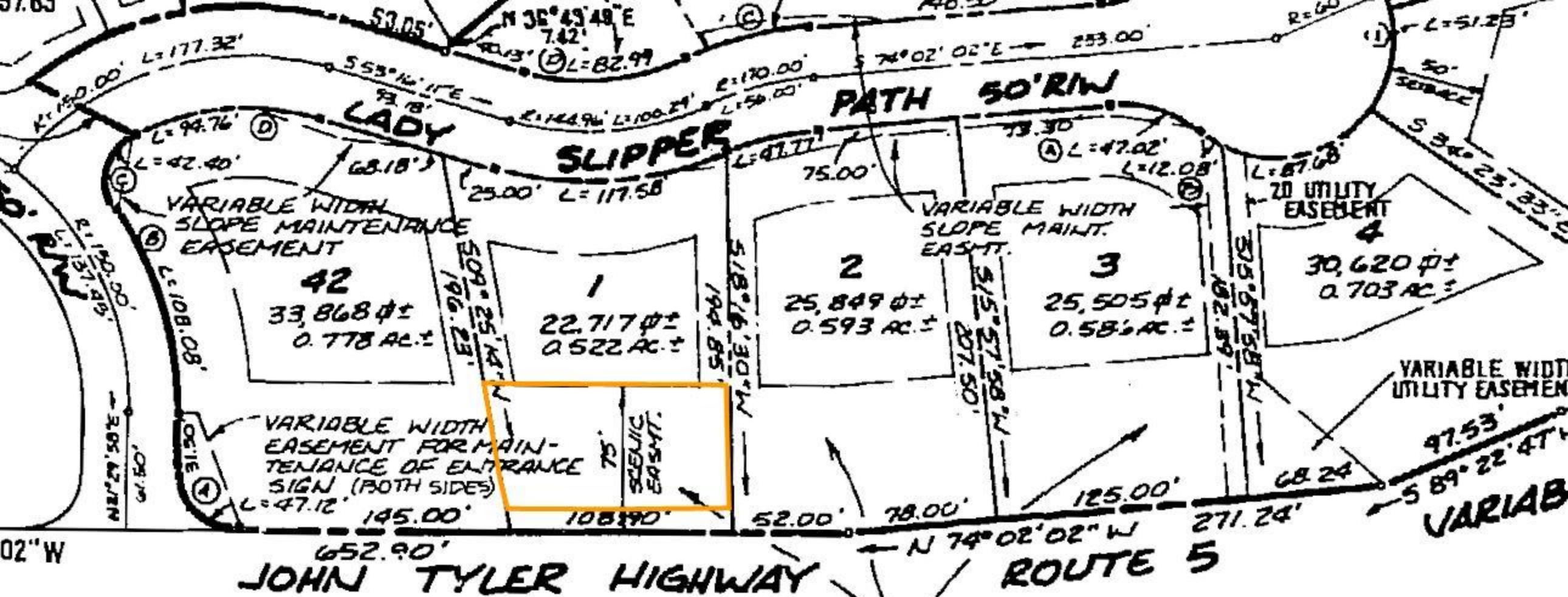
FRONT: 35' MINIMUM; EXCEPTIONS: AS SHOWN ON PLAT

SIDES: 15' MINIMUM FOR EACH SIDE YARD

REAR: 35' MINIMUM

Designed JHB	Drawn YMB
Scale 1"=100'	Date AUG 25, 1986
Project No. 5774	
Drawing No. 1 of 1	

Architecture, Engineering, Surveying, Planning



 = Fence

NO TREES TO BE REMOVED  
NOR STRUCTURES TO BE CONSTRUCTED  
IN 75' SCENIC EASEMENT

Applicant Narrative:

I would like to apply to put a fence on my property, 4704 Lady Slipper Path. There is a "scenic easement" noted on the 1985 Graylin Woods Plat, but through communication with Christy Parrish on December 3, 2018, she informed me that there is no enforcement agency listed on the plat, and as such, defaults to the county. We would like to build a 6ft wood, dog-eared, panel fence on the interior of the tree line (set back from the road so as to preserve the wooded setting). We have met with the installing company, who has drawn up the fence line so that no trees will be disturbed by the placement, and it will maximize the greenbelt-like wooded setting from John Tyler Highway.

**ITEM SUMMARY**

DATE: 1/23/2019

TO: The Development Review Committee

FROM: Alex Baruch, Senior Planner

SUBJECT: C-18-0124. 3889 News Road, The Village at Ford's Colony

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**ATTACHMENTS:**

	Description	Type
☐	Staff Report	Staff Report
☐	Conceptual Master Plan	Backup Material
☐	Land Use Narrative	Backup Material
☐	Brochure	Backup Material
☐	Illustrative Plan from Z-0008-2007	Backup Material
☐	Approved Master Plan MP-0006-2007	Backup Material

**REVIEWERS:**

Department	Reviewer	Action	Date
Development Review Committee	Cook, Ellen	Approved	1/17/2019 - 11:56 AM
Development Review Committee	Holt, Paul	Approved	1/17/2019 - 1:14 PM
Publication Management	Daniel, Martha	Approved	1/17/2019 - 1:50 PM
Development Review Committee	Holt, Paul	Approved	1/17/2019 - 1:55 PM

## MEMORANDUM

DATE: January 23, 2019

TO: The Development Review Committee

FROM: Alex Baruch, Senior Planner

SUBJECT: Case No. C-18-0124. 3889 News Road, The Village at Ford's Colony

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Mr. Tim Trant has submitted a conceptual plan for a master plan amendment to Case No. Z-0008-2007, The Village at Ford's Colony (Ford's Colony Section 37).

### **The Village at Ford's Colony**

This area is south of the Firestone Road entrance into Ford's Colony and located on News Road between its intersections with Centerville Road and Monticello Avenue. The property is approximately 180 acres and is currently zoned R-4 and is designated Low Density Residential by the 2035 Comprehensive Plan. To date the applicant has submitted a conceptual master plan, land use narrative and brochure. The previously approved master plan shows 741 senior housing units (206 independent living cottages and townhouses, 390 independent living apartments, 85 assisted living beds and 60 skilled nursing beds). The conceptual master plan shows a decrease in units to the following: 550 senior housing units (230 independent living cottages and townhomes for sale and rent, 180 independent living apartments, 60 assisted living beds, 40 memory care beds and 40 skilled nursing beds). With Ordinance updates in the years since 2007, this development would fall under the use Continuing Care Retirement Community as it is an age-restricted development that is planned, designed and operated to provide a full range of accommodations for senior citizens, including independent living, assisted living and skilled nursing components.

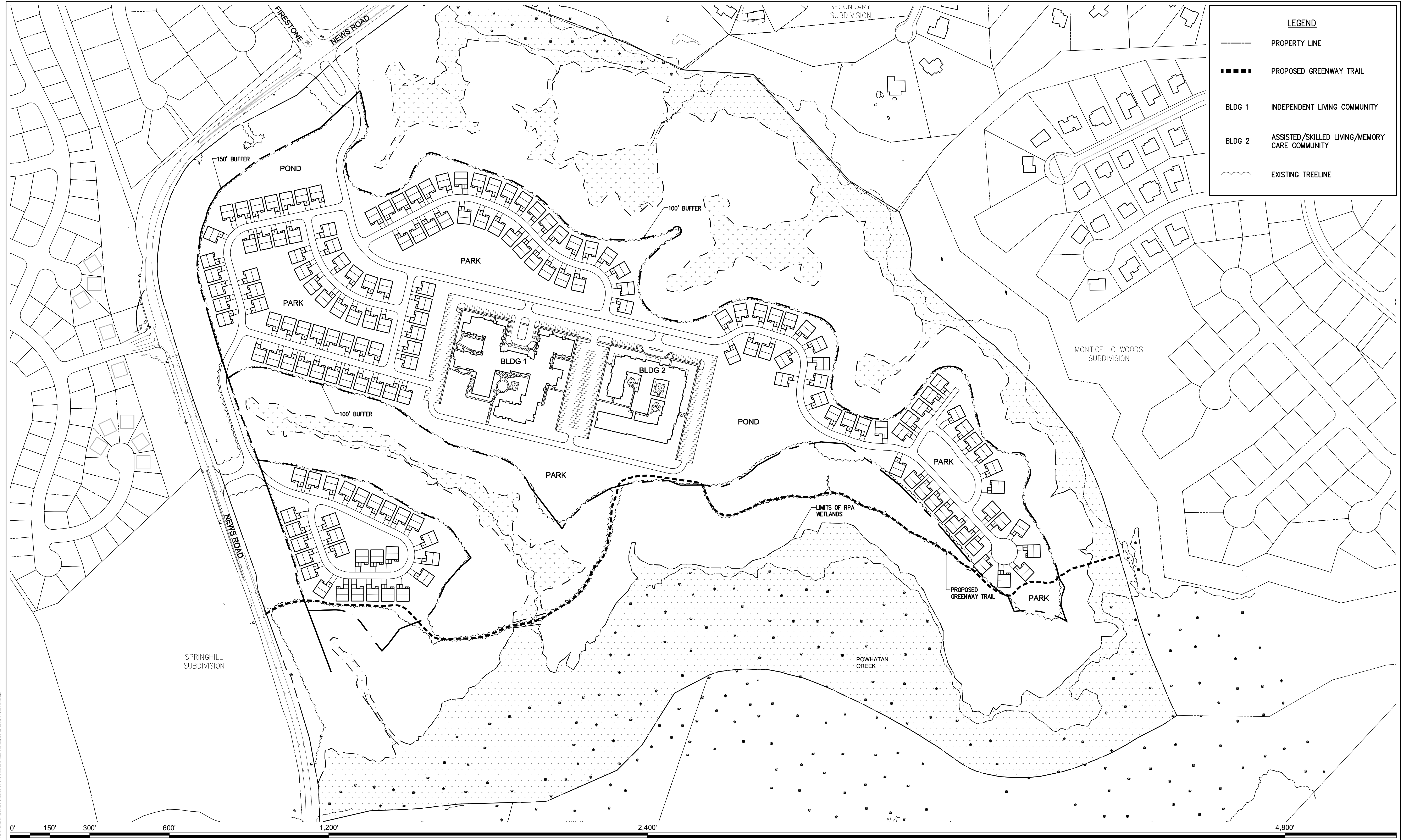
The applicant has requested that this item be placed on the Development Review Committee (DRC) agenda in order to discuss the project and seek input and questions from the DRC members. No action by the DRC is required.

AB/nb  
C18-0124-3889NewsRd-mem

### Attachments:

1. Conceptual Master Plan
2. Land Use Narrative
3. Brochure
4. Illustrative Plan from Z-0008-2007
5. Approved Master Plan MP-0006-2007





**LEGEND**

- PROPERTY LINE
- PROPOSED GREENWAY TRAIL
- BLDG 1 INDEPENDENT LIVING COMMUNITY
- BLDG 2 ASSISTED/SKILLED LIVING/MEMORY CARE COMMUNITY
- EXISTING TREELINE



**RETIREMENT UNLIMITED**

**LAND USE NARRATIVE**

**3889 News Road**

**December 20, 2018**

The subject property contains approximately 180 acres and is currently approved for a continuing care retirement community containing approximately 741 senior housing units (206 independent living cottages and townhouses, 390 independent living apartments, 85 assisted living beds, and 60 skilled nursing beds). The property was approved for a senior housing community in 2008 but the project was never built.

The applicant has recently contracted to purchase the property in hopes of bringing to life the vision for a new senior community on the property. The applicant is proposing various changes to the approved master plan which would require a formal master plan amendment application. Prior to submitting the formal master plan amendment application, the applicant would like preliminary feedback from County Planning Staff and the Development Review Committee on its concept.

The primary change proposed by the applicant is the unit mix. The applicant is proposing a total of approximately 550 units comprised of 230 independent living cottages and townhomes (for sale and for rent), 180 independent living apartments, 60 assisted living beds, 40 memory care beds, and 40 skilled nursing beds.

Please see attached brochure and concept plan for a more detailed description of the applicant and its vision for the project.

17054457v1

17054457v2



AT FORD'S COLONY

INDEPENDENT LIVING, ASSISTED LIVING, MEMORY CARE, AND SKILLED NURSING

PURPOSEFUL LIVING

# RUI FOUNDERS STORY

## A FOUNDATION ROOTED IN VIRGINIA AND FAMILY

In 1962, after years of working together in building construction, Virginia entrepreneurs and friends Horace Fralin and Elbert Waldron joined forces to begin Fralin and Waldron, a major economic force in southwestern Virginia. Seeing a growing need for senior housing, they branched out in the 1970s to form Medical Facilities of America, a company that has built and operated skilled nursing facilities.

## A NEW VISION IN SENIOR LIVING

A passion for providing exceptional customer service as well as an enriching and luxurious lifestyle for the senior population led to the creation of Retirement Unlimited, Incorporated (RUI) in 1984. RUI strives to take the senior living experience to the next level by offering diverse enrichment programs, social experiences, and levels of care in a comfortable and elegant setting.

## CONTINUING THE TRADITION

Now in its third generation of leadership, RUI continues to be a family run Virginia business, keeping the values and traditions set forth by Mr. Fralin and Mr. Waldron's dreams of providing the best for our loved ones.



# PROPOSED CAMPUS DESIGN

The [Community Name] at Ford's Colony will be a full continuum campus located on 180 acres across from the Ford's Colony resort, golf course and residential community. The master planned gated continuing care and retirement community will provide Purposeful Living to 55+ adults that want to maintain an Active and Independent Lifestyle while bringing peace of mind by having various levels of care available on the same campus. Within this community structure couples are able to be on different levels of care or services while remaining in the same residence.

The Retirement Unlimited, Inc. project will include three main living options:

- Cottages/townhouses/quadplex (including rental and for-sale)
- Independent Living building
- Assisted Living, Memory Care, and Skilled Nursing and Rehabilitation in the same building

These services will all be available for monthly fees versus the buy-in model.

The rental cottages will include interior and exterior maintenance, a call light, access to campus building and outside amenities and the ability to buy additional services a la carte (housekeeping, laundry, personal care, meals).

The for-sale cottages will be part of a HOA that has access to campus building and outside amenities and include a discounted membership for food services. A similar discount program would be created for Ford's Colony residents as well.

The Independent Living building will include first floor "club house" features for the cottage and Independent Living residents including a spa and salon, pool, fitness, RUI University, bistro/café and two different dining venues with a full service bar. An additional dining venue will be located upstairs for Independent Living building residents should they want to dine separately.

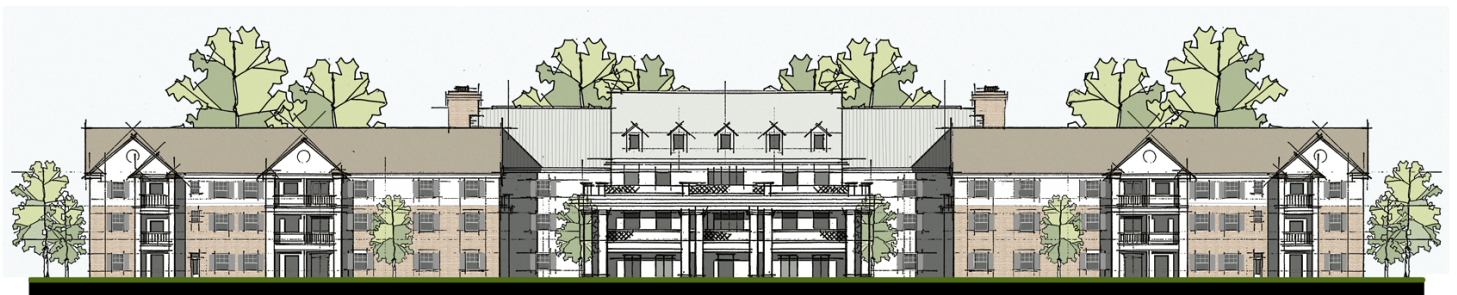
In addition to the care and services, there will be a guarded gate entrance as well as fob access.

# LIVING OPTIONS

## COTTAGE STYLE LIVING



## INDEPENDENT LIVING





# ASSISTED LIVING/MEMORY CARE SKILLED NURSING





## WHAT IS *INSPIRITAS*?

The word *Inspiritas* means “to infuse spirit and enliven quite so.”

*Inspiritas* offers an innovative and truly compassionate approach to a superior-quality experience for our residents with dementia. It is an all-encompassing culture and environment in which our residents are set up to flourish. *Inspiritas* is comprised of wellness, life enrichment, dietary, and most importantly, the residents and their families who are engaged in our environment and activities — moment to moment and day to day.

Everyone has an important role to play in our residents’ lives and all are essential to success. Our *Inspiritas* team focuses on what the resident can do for themselves and provides thoughtful support with knowledgeable coordination of services in our spacious, inviting, state-of-the-art communal areas and private units. We are here to celebrate life with our residents while maintaining their safety and comfort.

Our *Inspiritas* “neighborhood” is secured for resident safety yet still offers beautifully designed life havens, interactive art, as well as private garden and courtyard areas. Each resident receives compassionate care to meet their emotional, social, physical, spiritual, and cognitive needs. Above all, we provide our residents with smiles, personalized attention, encouragement, hugs, and family members with peace of mind.









# BON APPÉTIT

## Fine Dining Experience

Every day is a special occasion in our restaurant-style dining rooms. Residents are greeted by our host and escorted to their table adorned with crisp white linens.

Maintaining a hallmark of modern day fine dining, our Executive Chef prepares unique meals daily with high quality foods, often locally sourced. Monthly lunch and dinner menus are distributed to all residents and posted online. Friends and family are always welcome to dine with residents.



# RUI UNIVERSITY

## INCREASE YOUR KNOWLEDGE AND EXPLORE NEW INTERESTS AT RUI UNIVERSITY.

Lifelong learning provides intellectual stimulation and social connections. That's why we've developed RUI University to offer residents and the surrounding community the opportunity to increase their knowledge and explore new interests.

Our partnerships with skilled professionals and college/university instructors allow not only residents but also the surrounding community the opportunity to enroll in a variety of courses of their choosing.

Courses are taught by outside professionals in our own classroom, and include a diverse course catalog, from Sign Language for Beginners to Lessons of the Virginia Historical Society and Creative Writing to Essential Oils.

Enjoy the rewards of continuing your education at RUI University.

Register for what will surely be an exciting new journey in purposeful living. Please see a member of our Life Enrichment team for more information.



## REGISTER NOW FOR RUI UNIVERSITY SPRING SESSION COURSES



### INCREASE YOUR KNOWLEDGE AND EXPLORE NEW INTERESTS AT RUI UNIVERSITY

A few of the many courses offered include:

#### **"Best of Broadway"**

*Series taught by Robert Glenn*

#### **"Your Neighborhood Emergency Department – How to Use It, When to Go?"**

*Presented by Dr. Rahel Yirga, MD*

#### **"Learn to Découpage"**

*Series of 3 classes led by Susan Virnelson*

#### **"The 5 W's of Skilled Nursing:**

**Who, What, Where, When & Why to Go"**

*Presented by Inova Loudoun Nursing and Rehabilitation Center*

**Financial Planning Seminars • Wellness Workshops**





# LIFE ENRICHMENT

A variety of social, educational, and cultural opportunities are available to all our residents. From exercise classes to movies and day trips to socials, our life enrichment programs are designed to help promote healthy and active living as well as foster personal relationships and develop a sense of community among our residents. Each day residents can participate in any number of activities, both in and outside of the community.

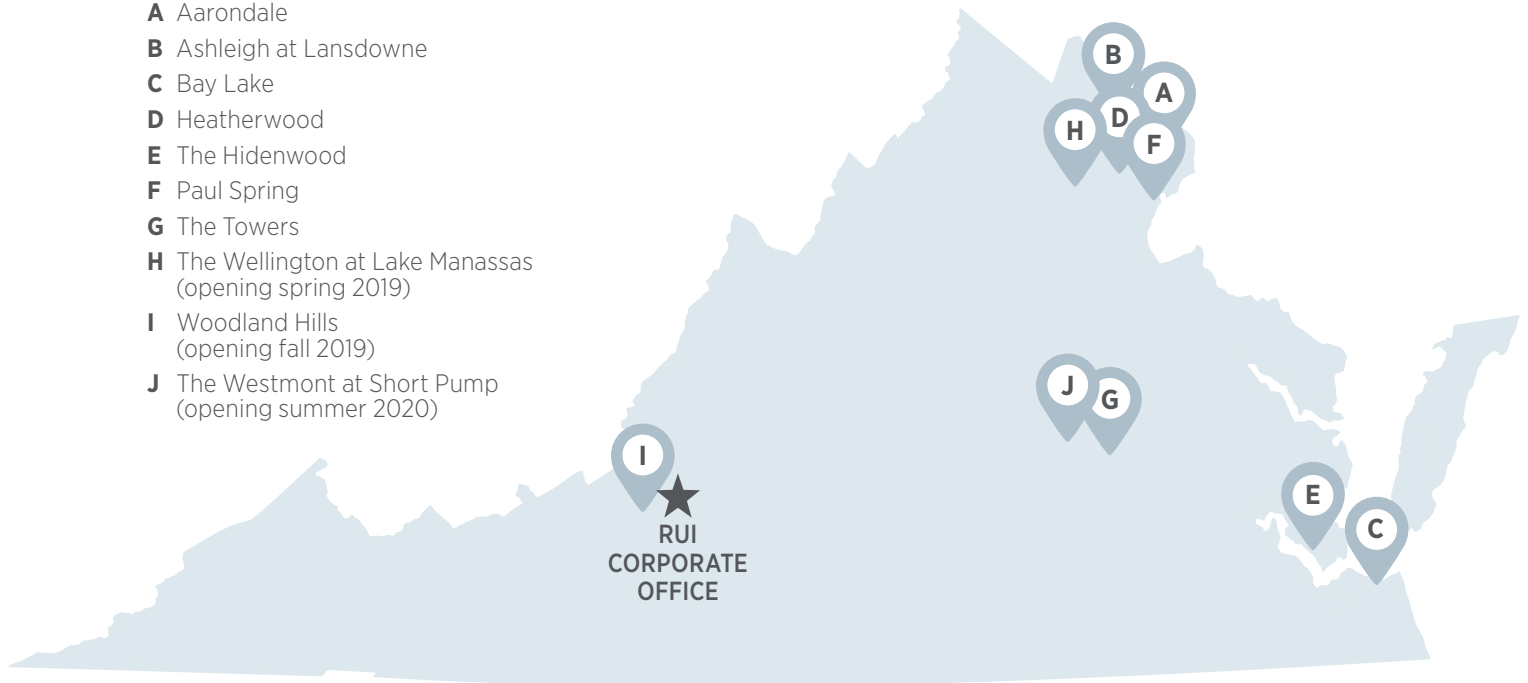
Life Enrichment calendars are distributed to residents on a monthly basis, and are available online. We also organize special one-on-one customized activities. All residents are encouraged to participate in life enrichment based on their individual interests and ability.



# OUR COMMUNITIES

Retirement Unlimited, Inc.'s seven distinctive communities provide Independent Living, Assisted Living, and Memory Care, and are designed to allow our residents to get the most out of their new home. With opportunities to engage in life enriching programs and a sense of security and true well-being, our residents are able to live in one of our communities with peace of mind for the future.

- A** Aarondale
- B** Ashleigh at Lansdowne
- C** Bay Lake
- D** Heatherwood
- E** The Hidenwood
- F** Paul Spring
- G** The Towers
- H** The Wellington at Lake Manassas  
(opening spring 2019)
- I** Woodland Hills  
(opening fall 2019)
- J** The Westmont at Short Pump  
(opening summer 2020)



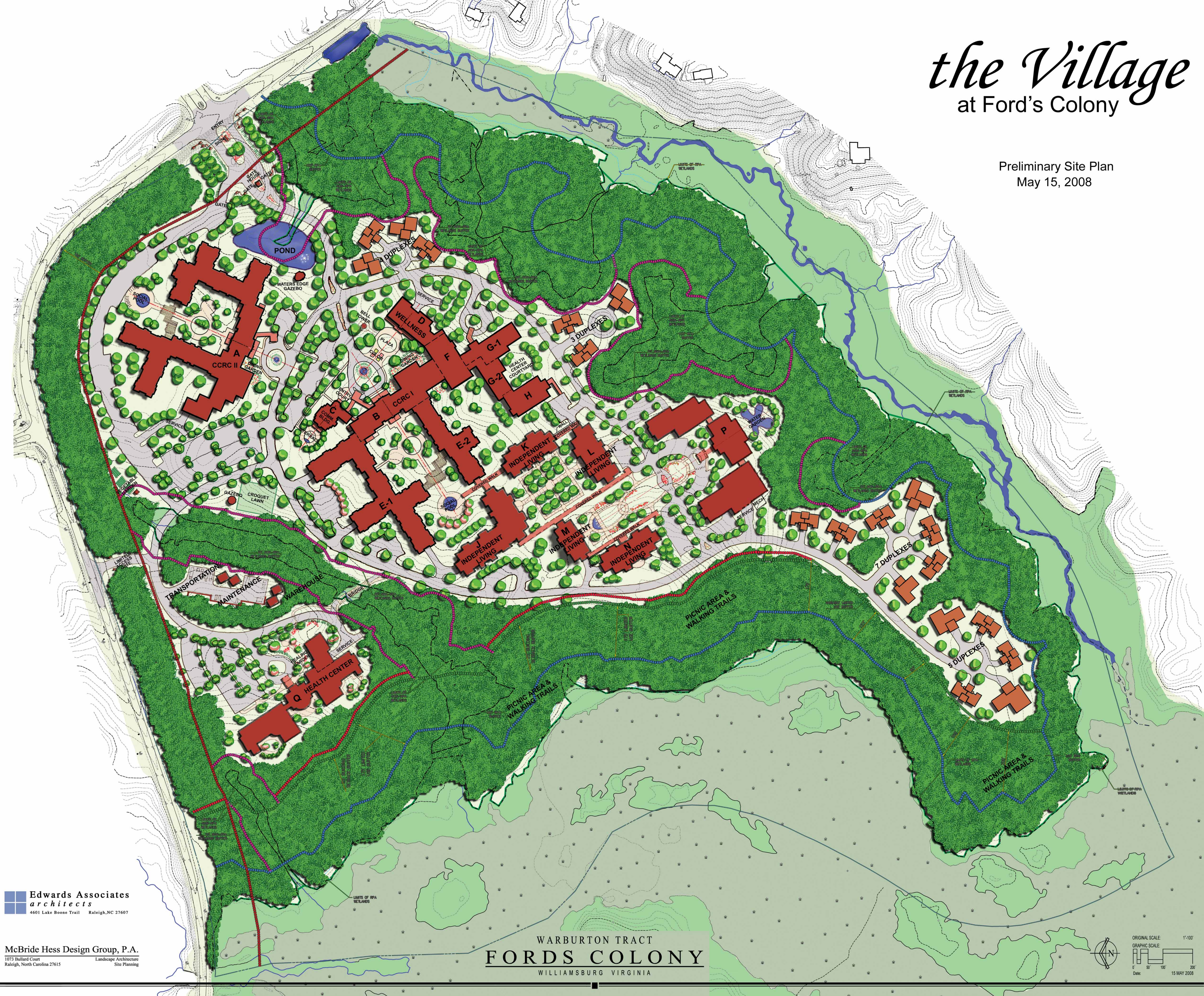
Medical Facilities of America (MFA) Affiliated Company is the regional leader in providing quality skilled nursing and rehabilitation care. For over 45 years, MFA has grown to more than 40 centers throughout Virginia and North Carolina.



# the Village

at Ford's Colony

Preliminary Site Plan  
May 15, 2008



Edwards Associates  
architects  
4601 Lake Boone Trail Raleigh, NC 27607

McBride Hess Design Group, P.A.  
1073 Bullard Court  
Raleigh, North Carolina 27615  
Landscape Architecture  
Site Planning

WARBURTON TRACT  
**FORDS COLONY**  
WILLIAMSBURG VIRGINIA

ORIGINAL SCALE: 1"=100'  
GRAPHIC SCALE:  
0 50 100 200  
Date: 15 MAY 2008





# NON RESIDENTIAL AMENITY AND SERVICE SITES

100 HOTEL CONDOMINIUMS, EXECUTIVE MEETING FACILITIES AND GOLF ACADEMY	4.71 AC.
GOLF CLUB AND PRO SHOP	5.05 AC.
INFORMATION AND SALES CENTER	1.81 AC.
ADMINISTRATIVE BUILDING	3.50 AC.
PUBLIC SERVICE AREA *	28.05 AC.
GOLF MAINTENANCE	3.90 AC.
COMMUNITY CLUB	7.72 AC.
PROJECT MAINTENANCE	10.59 AC.
DRIVING RANGE/CART STORAGE	10.34 AC.
ADDITIONAL RECREATION AREA	6.36 AC.
ADDITIONAL PUBLIC SERVICE AREA	6.76 AC.
CONTINUING CARE RETIREMENT COMMUNITY (CCRC)	180.7 AC.
TOTAL	289.49 AC.

\* NOTE: 1.21 AC. PORTION OF ORIGINAL 30.0 AC. P.S.A. SOLD TO FORD'S COLONY

## LEGEND

- RESIDENTIAL "A"
- RESIDENTIAL "B"
- RESIDENTIAL "D"
- OPEN SPACE
- WILLIAMSBURG WEST SUBDIVISION AND APARTMENTS NOT A PORTION OF MASTER PLAN

NOTE:  
VARIABLE WIDTH (25' MIN)  
BUFFER ALONG THE FORD'S  
COLONY TRACT WHERE IT  
ADJOINS CENTERVILLE ROAD  
SHALL BE RESERVED FOR  
FUTURE WIDENING AND  
REALIGNMENT OF S.R. 614

## GENERAL NOTES:

- RECORDATION OF THIS PLAN IS SOLELY FOR THE PURPOSE OF IDENTIFYING THE LAND COVERED BY THE PROFFERS RECORDED HEREWITH AND DOES NOT CONSTITUTE A PLAT OF SUBDIVISION NOR DOES IT DEDICATE TO PUBLIC OR PRIVATE USE ANY ROADS, COMMON AREAS, GREEN AREAS, OR RECREATION AREAS.
- THE PROPERTY SHOWN ON THIS PLAN IS COVERED BY PROTECTIVE COVENANTS OF RECORD IN THE CLERK'S OFFICE IN THE COURTHOUSE OF JAMES CITY COUNTY, VIRGINIA, WHICH PROVIDE FOR THE MAINTENANCE OF COMMON OPEN SPACE, RECREATION AREAS, SIDEWALKS, PARKING, PRIVATE STREETS AND OTHER PRIVATELY OWNED, BUT COMMON FACILITIES SERVING THIS PROJECT.
- LOTS NUMBERED REPRESENT RECORDED SECTIONS OR SECTIONS THAT HAVE RECEIVED PRELIMINARY APPROVAL.
- THE 2008 MASTER PLAN AMENDMENT WILL BE CONSIDERED A STAND ALONE PROJECT FOR THE PURPOSES OF STORMWATER MANAGEMENT POINTS AND CREDITS.

## LAND USE TABULATION

	2008	2004
<b>RESIDENTIAL "A"</b>		
TOTAL NUMBER OF UNITS	2,856 UNITS	2,856 UNITS
GROSS AREA OF RESIDENTIAL "A"	1,868.77± AC.=(63.09%)	1,868.77± AC.=(67.19%)
PERMITTED DENSITY	4.00 UNITS/ ACRE	4.00 UNITS/ ACRE
UNIT DENSITY	1.53 UNITS/ ACRE	1.53 UNITS/ ACRE
<b>RESIDENTIAL "B"</b>		
TOTAL NUMBER OF UNITS	80 UNITS	80 UNITS
GROSS AREA OF RESIDENTIAL "B"	22.9± AC.=(0.77%)	22.9± AC.=(0.79%)
PERMITTED DENSITY	9.60 UNITS/ ACRE	9.60 UNITS/ ACRE
UNIT DENSITY	3.49 UNITS/ ACRE	3.49 UNITS/ ACRE
<b>RESIDENTIAL "D"</b>		
TOTAL NUMBER OF UNITS	314 UNITS	314 UNITS
GROSS AREA OF RESIDENTIAL "D"	31.82 AC.=(1.07%)	31.82 AC.=(1.14%)
PERMITTED DENSITY	18.00 UNITS/ ACRE	18.00 UNITS/ ACRE
UNIT DENSITY	9.67 UNITS/ ACRE	9.87 UNITS/ ACRE
<b>C.C.R.C. "B"</b>		
TOTAL NUMBER OF UNITS	38 UNITS	N/A
GROSS AREA OF C.C.R.C. "B"	10.97± AC.=(0.37%)	N/A
PERMITTED DENSITY	9.60 UNITS/ ACRE	N/A
UNIT DENSITY	3.46 UNITS/ ACRE	N/A
<b>C.C.R.C. "D"</b>		
TOTAL NUMBER OF UNITS	558 UNITS	N/A
GROSS AREA OF C.C.R.C. "D"	57.33 AC.=(1.94%)	N/A
PERMITTED DENSITY	18.00 UNITS/ ACRE	N/A
UNIT DENSITY	9.73 UNITS/ ACRE	N/A
<b>OPEN SPACE</b>		
WITHIN NON-RESIDENTIAL AMENITY AND SERVICE SITES	150.27 AC.	39.27 AC.
* GOLF COURSE, LAKES AND BUFFERS, MARSH RESERVE	844.71 AC.	844.71 AC.
OPEN SPACE WITHIN RESIDENTIAL "A"	514.12 AC.	514.12 AC.
OPEN SPACE WITHIN RESIDENTIAL "B" & "D"	38.77 AC.	38.77 AC.
TOTAL AREA OF OPEN SPACE	1,547.87 AC.	1,436.87 AC.
TOTAL AREA OF PROJECT	2,962.24 AC.	2,781.49 AC.
% OF OPEN AREA	52.3%	51.7%
<b>OVERALL DENSITY</b>		
TOTAL PROJECT AREA	2,962.28 AC.	2,781.49 AC.
TOTAL NUMBER OF RESIDENTIAL UNITS	3,846 UNITS	3,250 UNITS
OVERALL PROJECT DENSITY	1.30 UNITS/ AC.	1.17 UNITS/ AC.

\* NOTES  
MARSH RESERVES, LAKES AND BUFFERS  
GOLF COURSE (INCLUDES LAKES IN PLAY)  
RESERVED FOR ROUTE 199  
ASSOCIATED GREENBELTS NATURAL OPEN SPACE IN 1993 ADDITION  
OPEN SPACE IN 1995 ADDITION  
OPEN SPACE IN 1998 ADDITION  
OPEN SPACE IN 2008 ADDITION

278.12 AC.  
491.09 AC.  
20.0 AC.  
3.30 AC.  
5.00 AC.  
47.20 AC.  
111.0 AC.

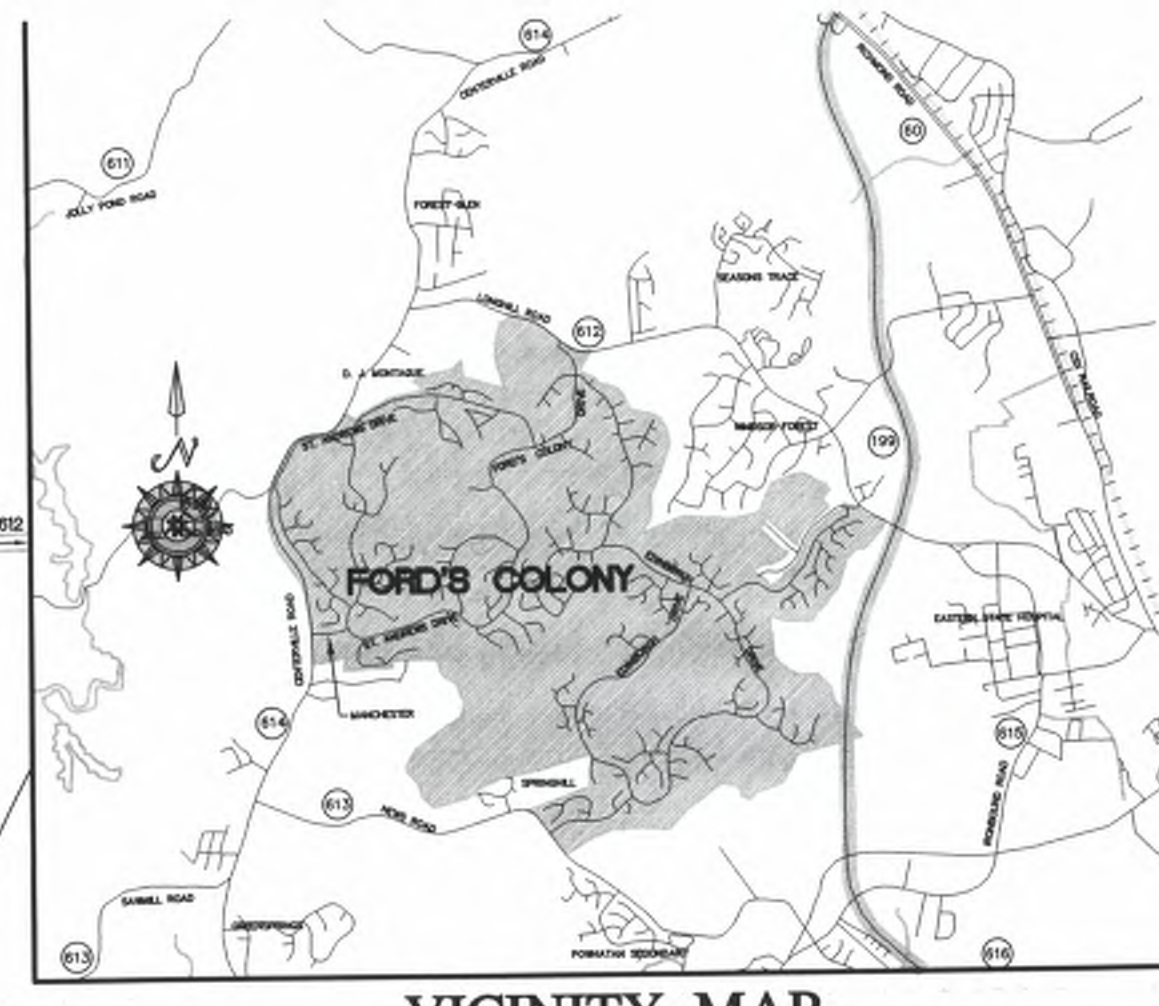
2008 LAND USE MASTER PLAN  
FORD'S COLONY  
AT WILLIAMSBURG  
OWNER / DEVELOPER : REALTEC, INCORPORATED  
JAMES CITY COUNTY  
POWATAN DISTRICT  
VIRGINIA

Designed  
AES  
Scale  
1"= 600'  
Drawn  
AES  
Date  
2/4/08  
Project No.  
5652-70  
Drawing No.  
2

CONSULTING ENGINEERS  
WILLIAMSBURG • RICHMOND • GLOUCESTER

5248 Old Towne Road, Suite 1  
Williamsburg, Virginia 23186  
(757) 253-0080  
Fax (757) 220-8994

NO.	DATE	REVISION / COMMENT	BY
1	4/14/08	REVISIONS PER ACC. COMMENTS DATED MARCH 20, 2008	WSP
2	5/20/08	REVISIONS PER RELOCATION OF BUILDINGS	ASJ



VICINITY MAP  
SCALE 1"= 4000'



ENVIRONMENTAL IMPACTS	
TIDAL WETLANDS:	NONE
TIDAL SHORES:	NONE
100 FT RPA BUFFER:	5,685 S.F.; 0.13 AC.
NON-TIDAL WETLANDS IN RMA:	17,055 S.F.; 0.39 AC.
NON-TIDAL WETLANDS IN RPA:	16,703 S.F.; 0.38 AC.
HYDRIC SOILS:	NOT MODIFIED
25% OR GREATER SLOPES:	14,600 S.F.; 0.34 AC.
NON-RPA BUFFERS:	51,548 S.F.; 1.19 AC.

SITE DATA:	
TOTAL SITE AREA=	7,871,302 S.F.; 180.7 AC±
DISTURBED AREA=	3,036,968 S.F.; 69.7 AC±
	(38.6% OF TOTAL SITE)
SITE IMPERVIOUS COVER**=	1,237,421 S.F.; 28.41 AC±
	(15.7% OF TOTAL SITE)
BUILDING IMPERVIOUS COVER=	565,425 S.F.; 12.98 AC±
ROAD & PARKING IMPERVIOUS COVER**=	517,772 S.F.; 11.89 AC±
SIDEWALK IMPERVIOUS COVER=	154,224 S.F.; 3.54 AC±
UNDISTURBED SITE AREA =	4,834,334 S.F.; 111.0 AC±
	(61.4% OF TOTAL SITE)

\*\* The 6.43 AC of parking and road surface has been designed as pervious surface. 2.57 AC (40%) of the pervious surface is designated as impervious for the purpose of this calculation.

SEE SHEET 7 FOR CONSERVATION EASEMENT INFORMATION.

WETLAND IMPACT 3= 16,703 S.F.; 0.38 AC.  
PILE SEWER BRIDGE  
51 LF OF STREAM  
IMPACT  
RPA BUFFER IMPACT= 5,685 S.F.; 0.13 AC.

WETLAND IMPACT 4= 4,000 S.F.; 0.09 AC.  
PILE BRIDGE X-ING  
NON-RPA BUFFER IMPACT= 10,660 S.F.; 0.25 AC

WETLAND IMPACT 1= 6,875 S.F.; 0.16 AC.  
ROAD & BMP  
NON-RPA BUFFER IMPACT= 30,412 S.F.; 0.70 AC.

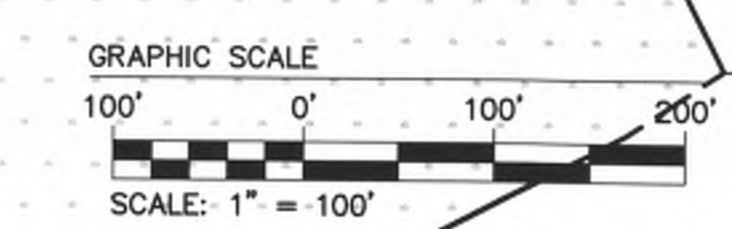
WETLAND IMPACT 5= 6,000 S.F.; 0.14 AC.  
ROAD CROSSING  
NON-RPA BUFFER IMPACT= 10,476 S.F.; 0.24 AC.

STEEP SLOPE IMPACT= 14,600 S.F.; 0.34 AC.

WETLAND IMPACT 6= 180 S.F.; 0.004 AC.  
TRAIL CROSSING

	RPA WETLAND
	NON-RPA WETLAND
	RPA BUFFER (100')
	ZONE 2 RIPARIAN BUFFER (VARIABLE WIDTH)
	ZONE 3 IMPERVIOUS COVER SETBACK (25')
	NON-RPA BUFFER (50')
	WETLAND (STORMWATER) IMPACTS
	ROAD WETLAND IMPACTS
	WETLAND IMPACTS (PILE CONSTRUCTION)
	STEEP SLOPE IMPACTS

NOTE: SITE CONTAINS SOILS CLASSIFIED AS C AND D HYDROLOGIC GROUP. (11C SOILS HAVE BEEN CONSIDERED GROUP C FOR THE PURPOSES OF CALCULATIONS) SOILS TESTING IS BEING PERFORMED TO DETERMINE INFILTRATION RATES ON SITE.



No.	DATE	REVISION / COMMENT / NOTE	REVIEWED BY	DATE
2	5/20/08	REVISIONS PER RELOCATION OF BUILDINGS	AES	JAG
1	4/14/08	REVISIONS PER JCC COMMENTS DATED MARCH 25, 2008	AES	JAG

**Edwards Associates**  
architects

**ES**  
CONSULTING ENGINEERS

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Surveyors  
Planners  
Landscape Architects

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Williamsburg, Virginia 23188  
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**Cahill Associates**  
ENVIRONMENTAL CONSULTANTS

ENVIRONMENTAL INVENTORY OF  
**THE VILLAGE**  
at  
FORD'S COLONY OF WILLIAMSBURG  
for  
REALTEC INCORPORATED

POWATAN DISTRICT JAMES CITY COUNTY VIRGINIA

Designed  
AES

Scale  
1"=100'

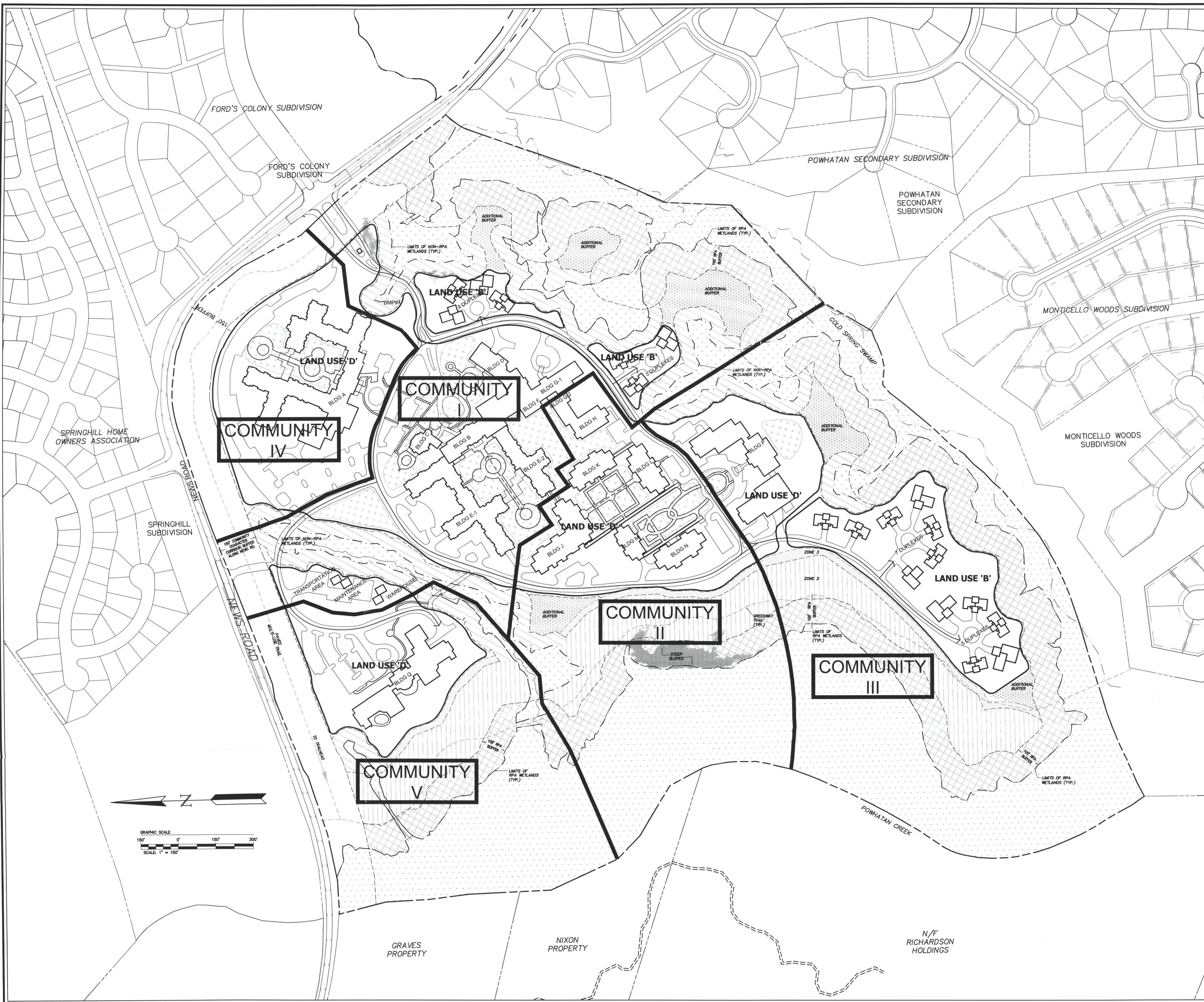
Drawn  
AES

Date  
2/4/08

Project No.  
5652-22

Drawing No.  
3





**REVELOPMENT TABULATIONS:**  
PROPOSED ZONING (AND LAND USE DESIGNATION) R-4 (B & D)  
EXISTING ZONING: R-8

**DENSITY TABULATIONS:**  
GROSS ACREAGE: 180.79 AC. +/-  
LESS RPA WETLANDS: 42.20 AC. +/-  
LESS 25% SLOPES: 1.4 AC. +/-  
TOTAL NON-DEVELOPABLE AREA: 43.60 AC. +/- (24.1% OF TOTAL PARCEL)

**LAND-USE TABULATIONS:**  
TOTAL PARCEL: 180.79 AC. +/-  
LANDUSES B & D (1): 68.30 AC. +/-  
OPEN SPACE: 112.49 AC. +/-  
RPA WETLANDS: 42.20 AC. +/-  
NON-RPA WETLANDS: 9.23 AC. +/-  
BUFFER AREAS (2): 61.06 AC. +/-

**LEGEND:**  
RPA WETLAND (42.20 AC. ±)  
NON-RPA WETLAND (9.23 AC. ±)  
RPA BUFFER (100') (22.00 AC. ±)  
ZONE 2 RIPARIAN BUFFER (11.87 AC. ±) (VARIABLE WIDTH)  
ZONE 3 RIPARIAN BUFFER (25') (1.77 AC. ±)  
NON-RPA BUFFER (50') (9.96 AC. ±)  
LAND-USE "B"  
LANDUSE BOUNDARIES (68.30 AC. ±)  
ADDITIONAL BUFFER (4.55 AC. ±)  
APPROX. LOCATIONS OF RECREATIONAL-AMENITY OPEN SPACE (9 AC. ±)  
SLOPES 25% OR GREATER  
VEHICULAR CIRCULATION  
PEDESTRIAN CIRCULATION

**NOTE: 15 FT. BUILDING SETBACK TO RPA BUFFER ALONG COLD SPRING SWAMP.**  

Land Use Density Chart	Max. # Units	Area Density	Max. Non-Residential Floor Space	Maximum Acreage
B - Townhomes	38	0.17 Dwelling Units (du) per Acre	N/A	180.8 Acres
D - Independent Living Units	558	3.44	N/A	
D - Common Areas (1) Dining Areas Administration Service/Loading Dock Wellness Center Other Amenities Other Limited Commercial Uses (3)			297,800 gsf	
D - Health Care Center (2) Assisted Living Skilled Nursing Auxiliary Grant Program	83 Rooms 60 Beds 2 Beds	N/A	N/A	
TOTALS:	596	3.30 du / ac.	297,800 gsf	180.8 Acres

Note (1): Excludes of "Community Buildings" (identified as Building "C" on the Illustrative Masterplan).  
Note (2): Health Care Center units not part of Land Use Density Tabulation.  
Note (3): Limited commercial uses to include but not be limited to doctor's office, book store, pharmacy, deli, farmers market, craft store for use by residents only.

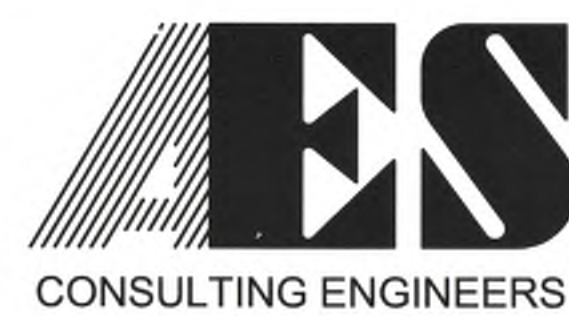
**COMMUNITY BREAKDOWN**  
COMMUNITY 1: BUILDINGS B, C, D, E-1/E-2, F, G-1, 14 DUPLEXES, WAREHOUSE, STORAGE & EMPLOYEE PARKING  
TOTAL INDEPENDENT LIVING UNITS = 230; TOTAL BEDS/ROOMS = 54  
COMMUNITY 2: BUILDINGS G-2, H, J, K, L, M & N  
TOTAL INDEPENDENT LIVING UNITS = 168; TOTAL BEDS/ROOMS = 54  
COMMUNITY 3: BUILDING P, 24 DUPLEXES  
TOTAL INDEPENDENT LIVING UNITS = 60; TOTAL BEDS/ROOMS = 0  
COMMUNITY 4: BUILDING A  
TOTAL INDEPENDENT LIVING UNITS = 138; TOTAL BEDS/ROOMS = 0  
COMMUNITY 5: BUILDING Q  
TOTAL INDEPENDENT LIVING UNITS = 0; TOTAL BEDS/ROOMS = 35





No.	DATE	REVISION / COMMENT / NOTE	DESIGNED BY	DRAWN BY
2	5/20/08	REVISIONS PER RELOCATION OF BUILDINGS	AES	JAG
1	4/14/08	REVISIONS PER JCC COMMENTS DATED MARCH 25, 2008	AES	JAG


**Edwards  
Associates**  
*architects*



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**Cahill Associates**  
 ENVIRONMENTAL CONSULTANTS

BINDING MASTER PLAN of  
**THE VILLAGE**  
 FORD'S COLONY OF WILLIAMSBURG  
 for  
 REALTEC INCORPORATED

POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

Designed AES	Drawn AES
Scale 1"=100'	Date 2/4/08
Project No. 5652-22	Drawing No. 5





- NOTE:
- TO LIMIT WETLANDS AND RPA BUFFER IMPACTS 2 UNITS WILL BE SERVED BY A DUPLEX GRINDER PUMP. THIS UNIT WILL BE OWNED AND MAINTAINED BY THE CCRC FACILITY.
  - TWO BRIDGES WILL BE UTILIZED TO SEWER THE PROJECT. THE ONE BRIDGE WHICH WILL IMPACT RPA WETLANDS, ALSO SERVES AS A PEDESTRIAN CONNECTION FOR THE COUNTY TRAIL SYSTEM.
  - ALL UTILITIES ON-SITE TO REMAIN PRIVATE (UNLESS OTHERWISE NOTED).

NOTE: ALL BUILDINGS SHALL BE PROTECTED BY FIRE SUPPRESSION SYSTEMS. ADDITIONAL FIRE HYDRANTS WILL BE PLACED AT THE TIME OF SITE PLAN ONCE THE LOCATIONS OF FIRE DEPARTMENT CONNECTIONS ARE ESTABLISHED

No.	DATE	REVISION / COMMENT / NOTE	DESIGNED BY	CHECKED BY
2	5/20/08	REVISIONS PER RELOCATION OF BUILDINGS	AES	JAG
1	4/14/08	REVISIONS PER JCC COMMENTS DATED MARCH 25, 2008	AES	JAG

Edwards Associates architects

ENGINEERS  
SURVEYORS  
PLANNERS  
LANDSCAPE ARCHITECTS  
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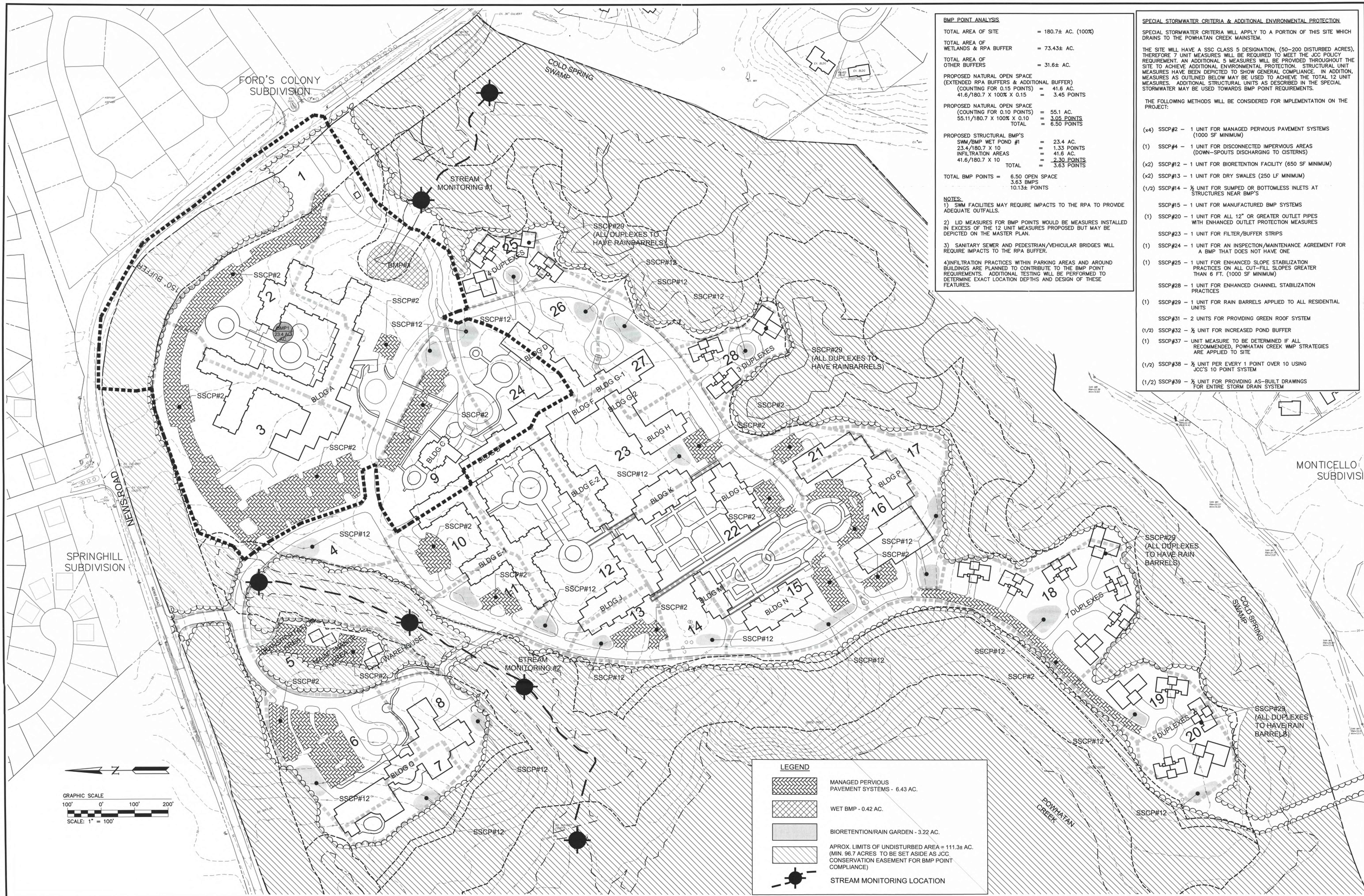
Cahill Associates ENVIRONMENTAL CONSULTANTS

MASTER UTILITY PLAN of THE VILLAGE at FORD'S COLONY OF WILLIAMSBURG REALTEC INCORPORATED  
POWhatan DISTRICT JAMES CITY COUNTY VIRGINIA

Designed AES	Drawn AES
Scale 1"=100'	Date 2/4/08
Project No. 5652-22	Drawing No. 6



S:\Jobs\SSCP\22-Waterbury Treadway\Planning\Rezeoning\Layout\Progress Layout 2008-01-02\07 - Stormwater.dwg, 5/21/2008, 2:02:46 PM, leanne.griffin



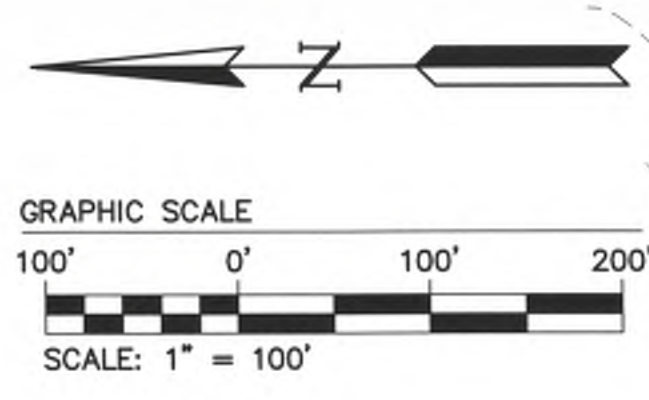
BMP POINT ANALYSIS	
TOTAL AREA OF SITE	= 180.7± AC. (100%)
TOTAL AREA OF WETLANDS & RPA BUFFER	= 73.43± AC.
TOTAL AREA OF OTHER BUFFERS	= 31.6± AC.
PROPOSED NATURAL OPEN SPACE (EXTENDED RPA BUFFERS & ADDITIONAL BUFFER) (COUNTING FOR 0.15 POINTS)	= 41.6 AC.
41.6/180.7 X 100% X 0.15	= 3.45 POINTS
PROPOSED NATURAL OPEN SPACE (COUNTING FOR 0.10 POINTS)	= 55.1 AC.
55.1/180.7 X 100% X 0.10	= 3.05 POINTS
TOTAL	= 6.50 POINTS
PROPOSED STRUCTURAL BMP'S	
SWM/BMP WET POND #1	= 23.4 AC.
23.4/180.7 X 10	= 1.33 POINTS
INFILTRATION AREAS	= 41.6 AC.
41.6/180.7 X 10	= 2.30 POINTS
TOTAL	= 3.63 POINTS
TOTAL BMP POINTS =	6.50 OPEN SPACE 3.63 BMP'S 10.13± POINTS

NOTES:  
1) SWM FACILITIES MAY REQUIRE IMPACTS TO THE RPA TO PROVIDE ADEQUATE OUTFALLS.  
2) LID MEASURES FOR BMP POINTS WOULD BE MEASURES INSTALLED IN EXCESS OF THE 12 UNIT MEASURES PROPOSED BUT MAY BE DEPICTED ON THE MASTER PLAN.  
3) SANITARY SEWER AND PEDESTRIAN/VEHICULAR BRIDGES WILL REQUIRE IMPACTS TO THE RPA BUFFER.  
4) INFILTRATION PRACTICES WITHIN PARKING AREAS AND AROUND BUILDINGS ARE PLANNED TO CONTRIBUTE TO THE BMP POINT REQUIREMENTS. ADDITIONAL TESTING WILL BE PERFORMED TO DETERMINE EXACT LOCATION DEPTHS AND DESIGN OF THESE FEATURES.

**SPECIAL STORMWATER CRITERIA & ADDITIONAL ENVIRONMENTAL PROTECTION**  
SPECIAL STORMWATER CRITERIA WILL APPLY TO A PORTION OF THIS SITE WHICH DRAINS TO THE POWHATAN CREEK MAINSTEM.  
THE SITE WILL HAVE A SSC CLASS 5 DESIGNATION, (50-200 DISTURBED ACRES), THEREFORE 7 UNIT MEASURES WILL BE REQUIRED TO MEET THE JCC POLICY REQUIREMENT. AN ADDITIONAL 5 MEASURES WILL BE PROVIDED THROUGHOUT THE SITE TO ACHIEVE ADDITIONAL ENVIRONMENTAL PROTECTION. STRUCTURAL UNIT MEASURES HAVE BEEN DEPICTED TO SHOW GENERAL COMPLIANCE. IN ADDITION, MEASURES AS OUTLINED BELOW MAY BE USED TO ACHIEVE THE TOTAL 12 UNIT MEASURES. ADDITIONAL STRUCTURAL UNITS AS DESCRIBED IN THE SPECIAL STORMWATER MAY BE USED TOWARDS BMP POINT REQUIREMENTS.  
THE FOLLOWING METHODS WILL BE CONSIDERED FOR IMPLEMENTATION ON THE PROJECT:  
(x4) SSCP#2 - 1 UNIT FOR MANAGED PERVIOUS PAVEMENT SYSTEMS (1000 SF MINIMUM)  
(1) SSCP#4 - 1 UNIT FOR DISCONNECTED IMPERVIOUS AREAS (DOWN-SPOUTS DISCHARGING TO CISTERN)  
(x2) SSCP#12 - 1 UNIT FOR BIORETENTION FACILITY (650 SF MINIMUM)  
(x2) SSCP#13 - 1 UNIT FOR DRY SWALES (250 LF MINIMUM)  
(1/2) SSCP#14 - 1/2 UNIT FOR SUMPED OR BOTTOMLESS INLETS AT STRUCTURES NEAR BMP'S  
SSCP#15 - 1 UNIT FOR MANUFACTURED BMP SYSTEMS  
(1) SSCP#20 - 1 UNIT FOR ALL 12" OR GREATER OUTLET PIPES WITH ENHANCED OUTLET PROTECTION MEASURES  
SSCP#23 - 1 UNIT FOR FILTER/BUFFER STRIPS  
(1) SSCP#24 - 1 UNIT FOR AN INSPECTION/MAINTENANCE AGREEMENT FOR A BMP THAT DOES NOT HAVE ONE  
(1) SSCP#25 - 1 UNIT FOR ENHANCED SLOPE STABILIZATION PRACTICES ON ALL CUT-FILL SLOPES GREATER THAN 6 FT. (1000 SF MINIMUM)  
SSCP#28 - 1 UNIT FOR ENHANCED CHANNEL STABILIZATION PRACTICES  
(1) SSCP#29 - 1 UNIT FOR RAIN BARRELS APPLIED TO ALL RESIDENTIAL UNITS  
SSCP#31 - 2 UNITS FOR PROVIDING GREEN ROOF SYSTEM  
(1/2) SSCP#32 - 1/2 UNIT FOR INCREASED POND BUFFER  
(1) SSCP#37 - 1 UNIT MEASURE TO BE DETERMINED IF ALL RECOMMENDED, POWHATAN CREEK WMP STRATEGIES ARE APPLIED TO SITE  
(1/2) SSCP#38 - 1/2 UNIT PER EVERY 1 POINT OVER 10 USING JCC'S 10 POINT SYSTEM  
(1/2) SSCP#39 - 1/2 UNIT FOR PROVIDING AS-BUILT DRAWINGS FOR ENTIRE STORM DRAIN SYSTEM

**LEGEND**

- MANAGED PERVIOUS PAVEMENT SYSTEMS - 6.43 AC.
- WET BMP - 0.42 AC.
- BIORETENTION/RAIN GARDEN - 3.22 AC.
- APROX. LIMITS OF UNDISTURBED AREA = 111.3± AC. (MIN. 96.7 ACRES TO BE SET ASIDE AS JCC CONSERVATION EASEMENT FOR BMP POINT COMPLIANCE)
- STREAM MONITORING LOCATION



2	5/20/08	REVISIONS PER RELOCATION OF BUILDINGS	AES	JAG
1	4/14/08	REVISIONS PER JCC COMMENTS DATED MARCH 25, 2008	AES	JAG
No.	DATE	REVISION / COMMENT / NOTE	REVISED BY	REVISED DATE

**Edwards Associates architects**

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**Cahill Associates ENVIRONMENTAL CONSULTANTS**

MASTER STORMWATER MANAGEMENT PLAN of  
**THE VILLAGE**  
at  
**FORD'S COLONY OF WILLIAMSBURG**  
for  
**REALTEC INCORPORATED**  
POWATAN DISTRICT JAMES CITY COUNTY VIRGINIA

Designed AES	Drawn AES
Scale 1"=100'	Date 2/4/08
Project No. 5652-22	Drawing No. 7





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8