

MASTER PLAN FOR REZONING
THE PARKE
AT
FORD'S COLONY

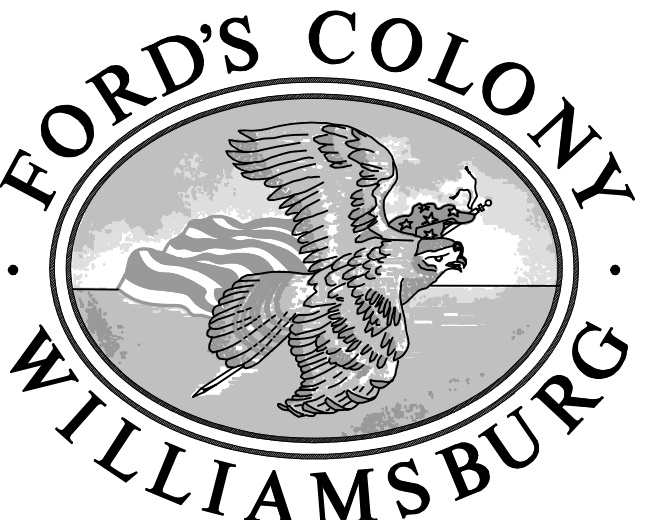
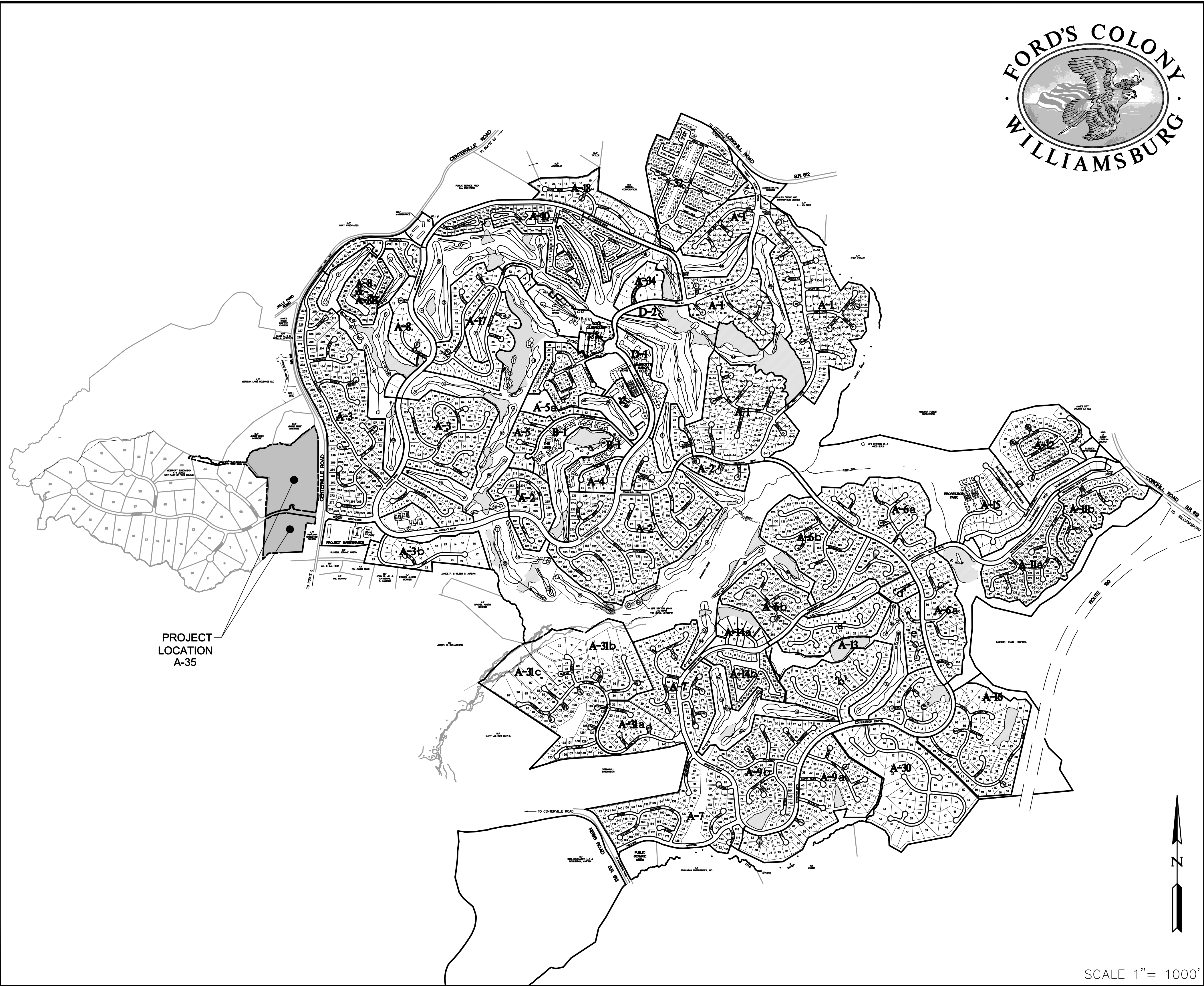
JAMES CITY COUNTY, VIRGINIA
POWHATAN DISTRICT
JCC CASE NO. Z-0002-2017

GENERAL NOTES FOR REZONING

1. REZONING APPROXIMATELY 45.0 ACRES OF GENERAL AGRICULTURAL, A-1 TO RESIDENTIAL PLANNED COMMUNITY DISTRICT, R4
2. PARCEL NUMBERS AND OWNERS:
- PARCEL #3620100060
PARCEL #3620100061
PARKE AT WESTPORT, LLC
2250 OLD BRICK ROAD STE 200
GLEN ALLEN, VA 23060-6008
CONTACT: RICHARD E. CORE, JR.
(804) 217-6937
3. PARCEL NUMBERS AND PROPERTY ADDRESSES:
- PARCEL #3620100060
3401 WESTPORT
WILLIAMSBURG, VA 23188
- PARCEL #3620100061
3400 WESTPORT
WILLIAMSBURG, VA 23188
4. EXISTING ZONING:
- A-1: PARCEL #3620100060
PARCEL #3620100061
5. TOPOGRAPHIC INFORMATION IS BASED ON 2-FOOT CONTOUR INTERVALS PROVIDED BY AN AERIAL SURVEY FLOWN IN 1973.
6. SHEET 4, ENVIRONMENTAL INVENTORY, INDICATES 25% SLOPES, SOIL INVENTORY, WETLANDS, THE APPROXIMATE LOCATION OF RESOURCE PROTECTION AREAS (RPA) AND ASSOCIATED BUFFERS, AND PERENNIAL STREAM DETERMINATIONS. FOR FURTHER INFORMATION ON THE ENVIRONMENTAL INVENTORY, REFER TO THE COMMUNITY IMPACT STATEMENT.
8. SITE LIES WITHIN THE CENTERVILLE ROAD COMMUNITY CHARACTER AREA AS DESCRIBED ON THE JCC COMPREHENSIVE PLAN.
9. THIS PROJECT IS LOCATED WITHIN THE POWHATAN CREEK WATERSHED IN SUB-WATERSHEDS 203 AND 204. ALSO GORDON CREEK WATERSHED AND PROPERTIES ARE LOCATED WITHIN SUBWATERSHED WITHIN SUB-WATERSHEDS 104 AND 202 PER KCI TECHNOLOGIES, INC. MANAGEMENT PLAN REPORT.
10. CURB AND GUTTER STREETS ARE PROPOSED.
11. ALL PUBLIC STREETS WITHIN THE DEVELOPMENT WILL BE DESIGNED PER APPLICABLE VDOT STANDARDS.
12. PRIVATE STREETS, IF CONSTRUCTED, SHALL MEET VDOT REQUIREMENTS PER SECTION 24-62 (B).
13. PRIVATE STREETS WILL COMPLY WITH "ADMINISTRATIVE GUIDELINES FOR CERTIFICATION OF PRIVATE STREET CONSTRUCTION" PROGRAM REQUIREMENTS AT DEVELOPMENT PLAN.
14. THIS PROPERTY IS IN FLOOD ZONE "X" AS SHOWN ON MAP NUMBER 51095C109D, 51095C0116D, 51095C0117D AND 51095C0119D EFFECTIVE 12/16/2015, OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA. ZONE "X" IS DEFINED AS AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN.
15. THE PARKE AT FORD'S COLONY, NOTED AS SECTION A-35, SHALL CONFORM TO THE JCC STREETSCAPE POLICY AS ADOPTED BY THE BOARD OF SUPERVISORS ON OCTOBER 5, 2011. IN GENERAL STREET TREES WILL BE INSTALLED AT 40-FT INTERVALS ALONG THE PRIVATE ROADWAYS WITHIN THE DEVELOPMENT.
16. HYDROLOGIC UNIT CODES
JL29 CHICKAOMINY RIVER, MORRIS CREEK
JL31 POWHATAN CREEK

LEGEND

EXISTING	PROPOSED
W	W
S	S
EX. FM	FM
MANHOLE	MANHOLE
CURB DROP INLET	CURB DROP INLET
YARD DROP INLET	YARD DROP INLET
VALVE	VALVE
FIRE HYDRANT ASSEMBLY	FIRE HYDRANT ASSEMBLY
BLOW-OFF ASSEMBLY	BLOW-OFF ASSEMBLY
AIR RELEASE VALVE	AIR RELEASE VALVE
CLEAN OUT	CLEAN OUT
WATER METER	WATER METER
CENTERLINE/BASELINE	CENTERLINE/BASELINE
RIGHT OF WAY	RIGHT OF WAY
PROPERTY LINE	PROPERTY LINE
DITCH/SWALE	DITCH/SWALE
TREELINE/LIMITS OF CLEARING & GRADING	TREELINE/LIMITS OF CLEARING & GRADING
GROUND ELEVATION	GROUND ELEVATION
CONTOUR ELEV.	CONTOUR ELEV.



INDEX OF SHEETS

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Rev.	Date	Description
1	9/15/17	REVISED PER JAMES CITY COUNTY COMMENTS
2	9/28/17	REVISED PER OWNER REQUEST AND JAMES CITY COUNTY COMMENTS
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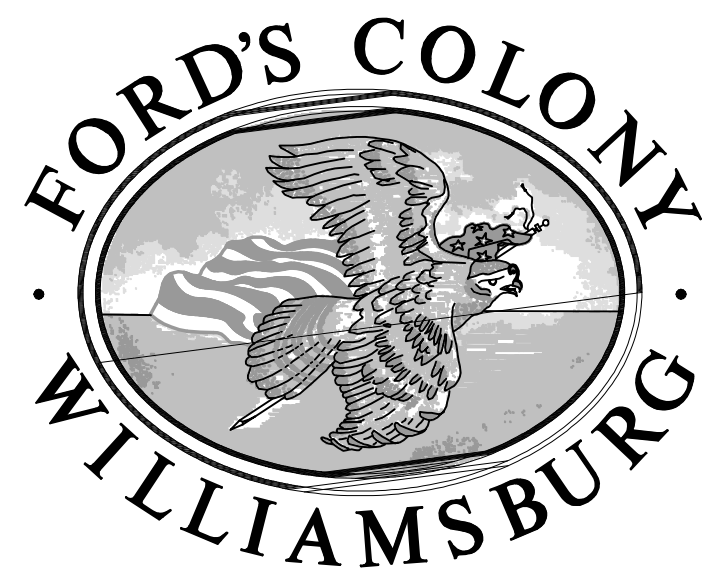
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MASTER PLAN FOR REZONING
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POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	JAG
Project Number:	W10145-03
Scale:	AS NOTED
Date:	9/10/17
Sheet Title:	COVER SHEET

Sheet Number
1



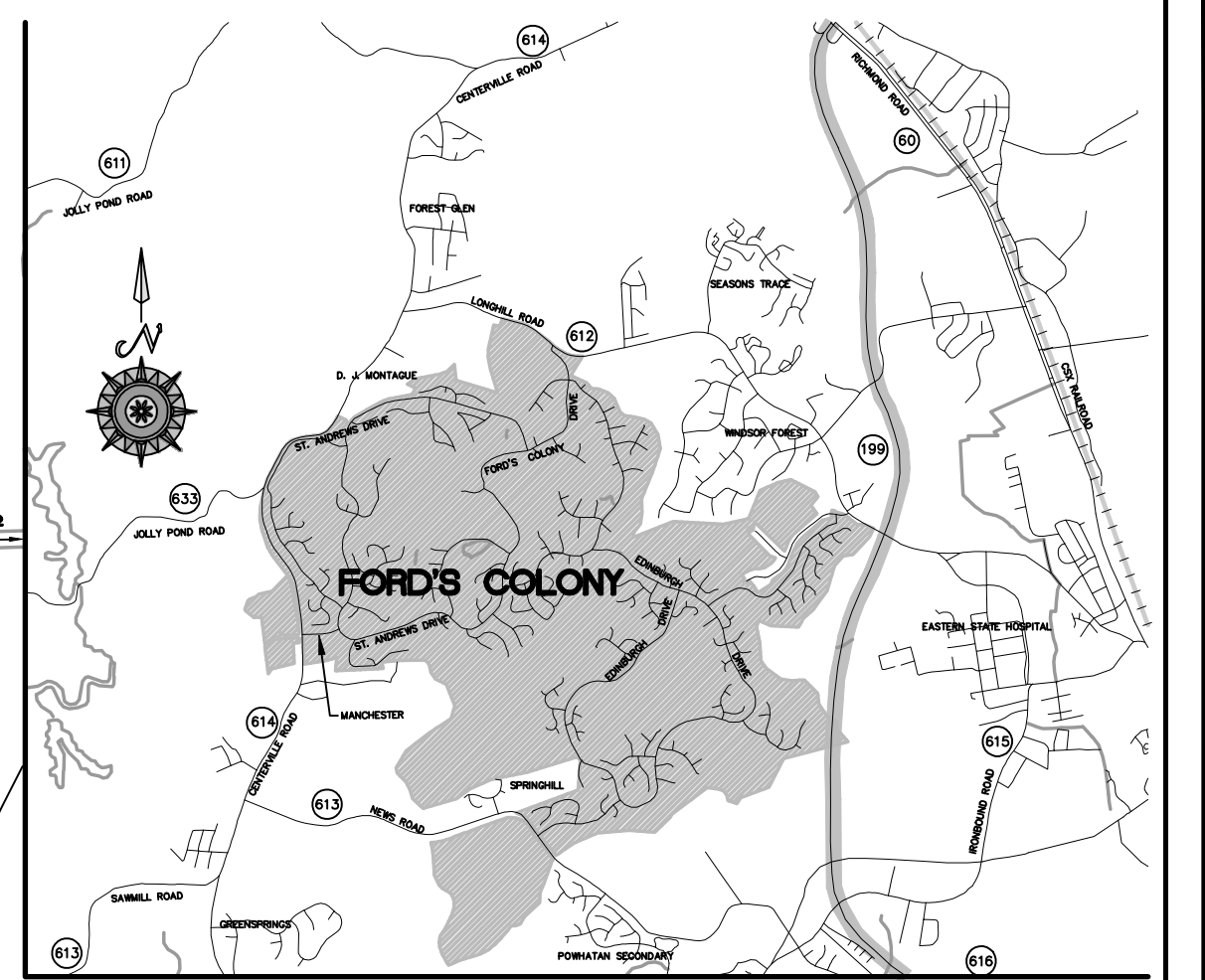
NON RESIDENTIAL AMENITY AND SERVICE SITES

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



VICINITY MAP
SCALE 1"= 4000'



LAND USE TABULATION

	2017	2008
RESIDENTIAL "A"		
TOTAL NUMBER OF UNITS	2,937 UNITS	2,856 UNITS
GROSS AREA OF RESIDENTIAL "A"	1,913.96± AC.=(63.64%)	1,868.77± AC.=(63.09%)
PERMITTED DENSITY	4.00 UNITS/ ACRE	4.00 UNITS/ ACRE
UNIT DENSITY	1.54 UNITS/ ACRE	1.53 UNITS/ ACRE
RESIDENTIAL "B"		
TOTAL NUMBER OF UNITS	80 UNITS	80 UNITS
GROSS AREA OF RESIDENTIAL "B"	22.9± AC.=(0.77%)	22.9± AC.=(0.77%)
PERMITTED DENSITY	9.60 UNITS/ ACRE	9.60 UNITS/ ACRE
UNIT DENSITY	3.48 UNITS/ ACRE	3.48 UNITS/ ACRE
RESIDENTIAL "D"		
TOTAL NUMBER OF UNITS	314 UNITS	314 UNITS
GROSS AREA OF RESIDENTIAL "D"	31.82 AC.=(1.07%)	31.82 AC.=(1.07%)
PERMITTED DENSITY	18.00 UNITS/ ACRE	18.00 UNITS/ ACRE
UNIT DENSITY	9.67 UNITS/ ACRE	9.67 UNITS/ ACRE
C.C.R.C. "B"		
TOTAL NUMBER OF UNITS	38 UNITS	38 UNITS
GROSS AREA OF C.C.R.C. "B"	10.97± AC.=(0.37%)	10.97± AC.=(0.37%)
PERMITTED DENSITY	9.60 UNITS/ ACRE	9.60 UNITS/ ACRE
UNIT DENSITY	3.46 UNITS/ ACRE	3.46 UNITS/ ACRE
C.C.R.C. "D"		
TOTAL NUMBER OF UNITS	558 UNITS	558 UNITS
GROSS AREA OF C.C.R.C. "D"	57.33 AC.=(1.94%)	57.33 AC.=(1.94%)
PERMITTED DENSITY	18.00 UNITS/ ACRE	18.00 UNITS/ ACRE
UNIT DENSITY	9.73 UNITS/ ACRE	9.73 UNITS/ ACRE
OPEN SPACE		
WITHIN NON-RESIDENTIAL AMENITY AND SERVICE SITES	150.27 AC.	150.27 AC.
* GOLF COURSE, LAKES AND BUFFERS, MARSH RESERVE	844.71 AC.	844.71 AC.
OPEN SPACE WITHIN RESIDENTIAL "A"	±537.22 AC.	514.12 AC.
OPEN SPACE WITHIN RESIDENTIAL "B" & "D"	38.77 AC.	38.77 AC.
TOTAL AREA OF OPEN SPACE	1,570.97 AC.	1,547.87 AC.
TOTAL AREA OF PROJECT	3,007.34 AC.	2,962.24 AC.
% OF OPEN AREA	52.2%	52.3%
PROJECT DENSITY		
GROSS AREA OF MASTER PLAN	3,007.34± AC.	2,962.24 AC.
NON-DEVELOPABLE AREA	735± AC. (24%)	724± AC. (24%)
GROSS DEVELOPABLE AREA	2,272.34± AC. (76%)	2,238.24± AC. (76%)
GROSS DENSITY (PER SECTION 24-278)	1.37 UNITS/AC	1.36 UNITS/AC
TOTAL NUMBER OF RESIDENTIAL UNITS	3,927 UNITS	3,846 UNITS

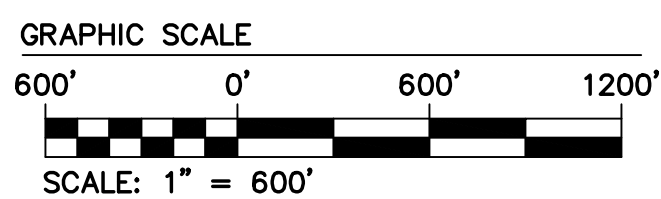
* NOTES

- 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 1993 ADDITION
- OPEN SPACE IN 1998 ADDITION
- OPEN SPACE IN 2008 ADDITION
- OPEN SPACE IN 2017 ADDITION

- 27812 AC.
- 491.09 AC.
- 20.0 AC.
- 3.30 AC.
- 5.00 AC.
- 47.20 AC.
- 111.0 AC.
- 231 AC.

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.



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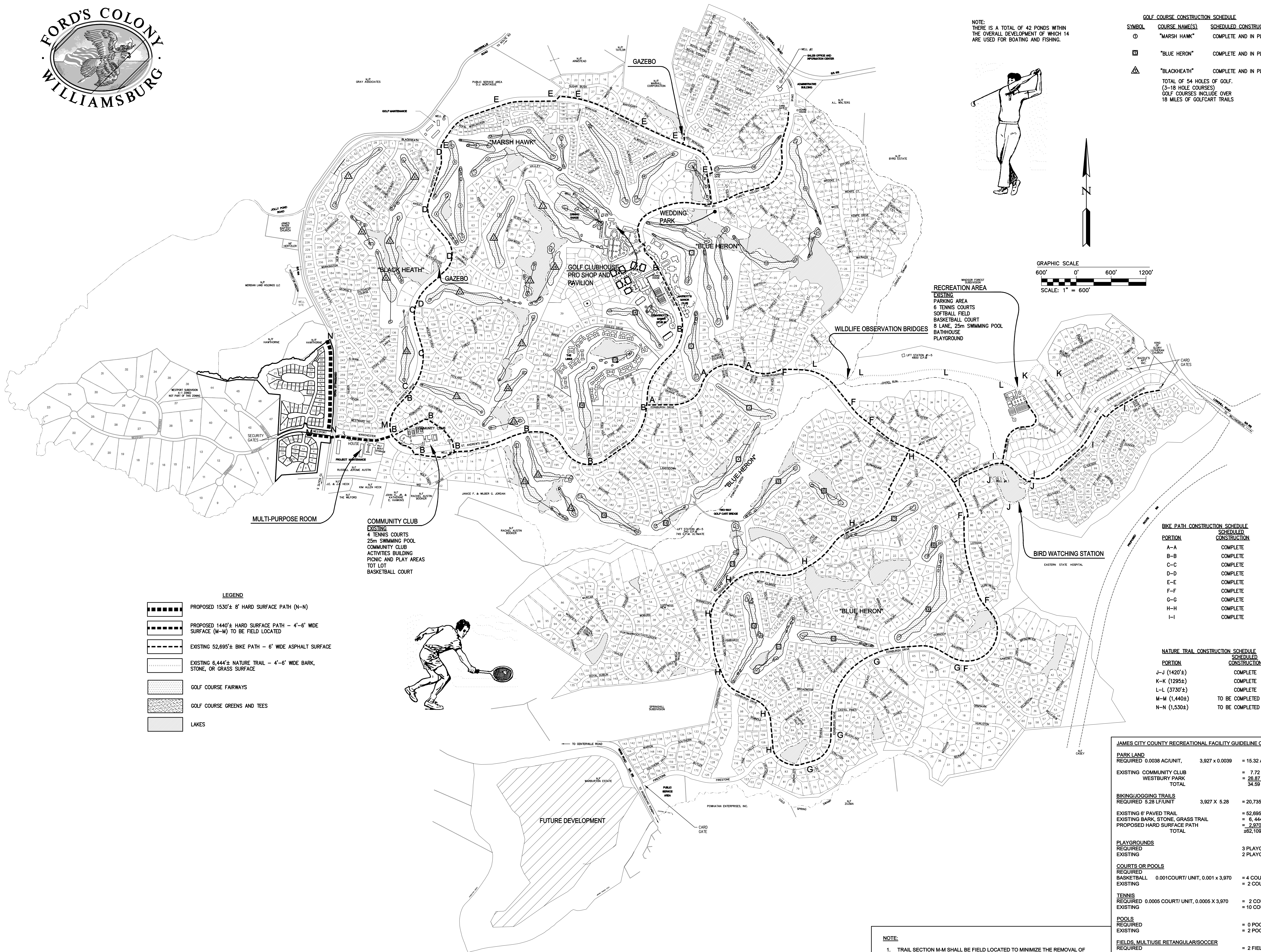
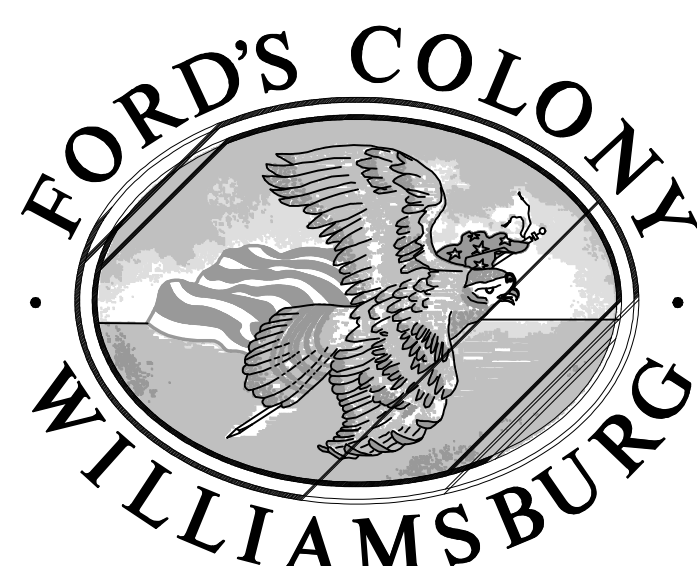
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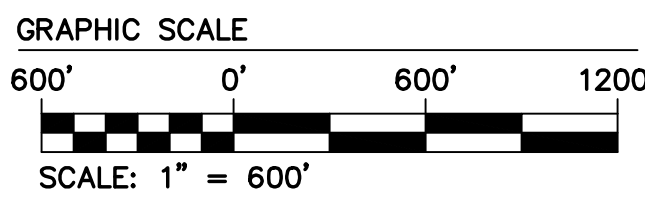
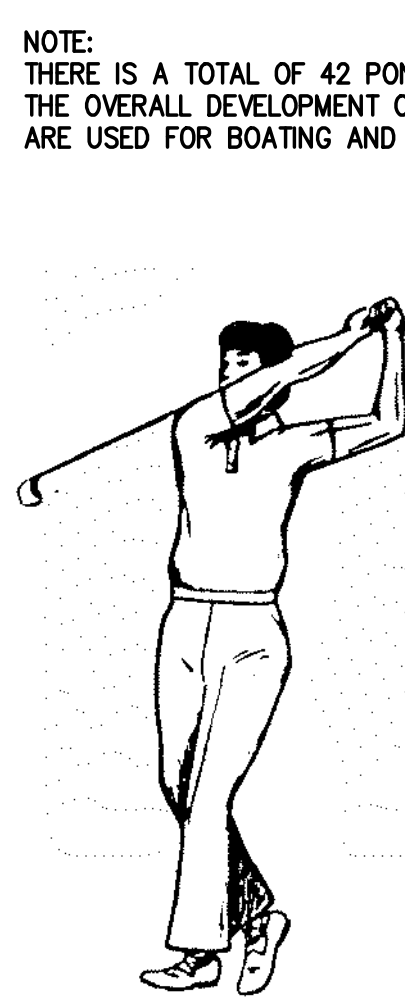
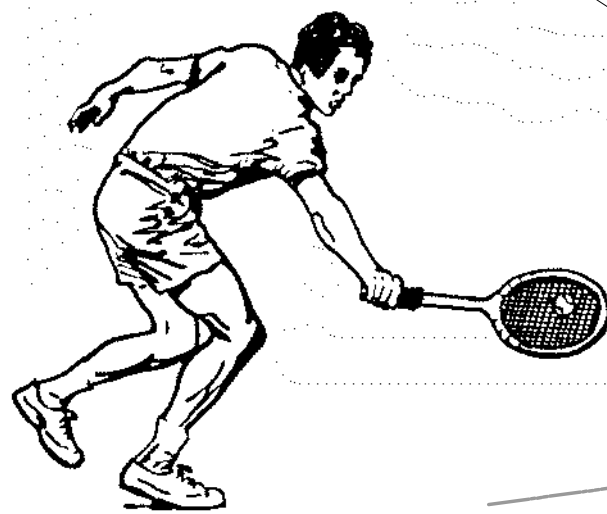
POWATAN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	JAG
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Scale:	AS NOTED
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Sheet Title:
2017 LAND USE
MASTER PLAN



- LEGEND**
- PROPOSED 1530'± 8' HARD SURFACE PATH (N-N)
 - PROPOSED 1440'± HARD SURFACE PATH - 4'-6" WIDE SURFACE (M-M) TO BE FIELD LOCATED
 - EXISTING 52,695'± BIKE PATH - 6' WIDE ASPHALT SURFACE
 - EXISTING 6,444'± NATURE TRAIL - 4'-6" WIDE BARK, STONE, OR GRASS SURFACE
 - GOLF COURSE FAIRWAYS
 - GOLF COURSE GREENS AND TEES
 - LAKES



NOTE:
THERE IS A TOTAL OF 42 PONDS WITHIN
THE OVERALL DEVELOPMENT OF WHICH 14
ARE USED FOR BOATING AND FISHING.

GOLF COURSE CONSTRUCTION SCHEDULE		
SYMBOL	COURSE NAME(S)	SCHEDULED CONSTRUCTION
○	"MARSH HAWK"	COMPLETE AND IN PLAY
□	"BLUE HERON"	COMPLETE AND IN PLAY
△	"BLACKHEATH"	COMPLETE AND IN PLAY
TOTAL OF 54 HOLES OF GOLF. (3-18 HOLE COURSES) GOLF COURSES INCLUDE OVER 18 MILES OF GOLF CART TRAILS		

RECREATION AREA
EXISTING
PARKING AREA
6 TENNIS COURTS
SOFTBALL FIELD
BASKETBALL COURT
8 LANE, 25m SWIMMING POOL
BATHHOUSE
PLAYGROUND

WILDLIFE OBSERVATION BRIDGES

BIRD WATCHING STATION

BIKE PATH CONSTRUCTION SCHEDULE	
PORTION	SCHEDULED CONSTRUCTION
A-A	COMPLETE
B-B	COMPLETE
C-C	COMPLETE
D-D	COMPLETE
E-E	COMPLETE
F-F	COMPLETE
G-G	COMPLETE
H-H	COMPLETE
I-I	COMPLETE

NATURE TRAIL CONSTRUCTION SCHEDULE	
PORTION	SCHEDULED CONSTRUCTION
J-J (1420'±)	COMPLETE
K-K (1295'±)	COMPLETE
L-L (3730'±)	COMPLETE
M-M (1,440'±)	TO BE COMPLETED 2018
N-N (1,530'±)	TO BE COMPLETED 2018

JAMES CITY COUNTY RECREATIONAL FACILITY GUIDELINE CALCULATIONS

PARK LAND REQUIRED 0.0038 AC/UNIT, 3,927 x 0.0039	= 15.32 AC
EXISTING COMMUNITY CLUB WESTBURY PARK TOTAL	= 7.72 AC = 26.87 AC = 34.59 AC
BIKING/JOGGING TRAILS REQUIRED 5.28 LF/UNIT, 3,927 x 5.28	= 20,735 LF
EXISTING 6" PAVED TRAIL EXISTING BARK, STONE, GRASS TRAIL PROPOSED HARD SURFACE PATH TOTAL	= 52,895 LF = 6,444 LF = 2,970 LF = 62,309 LF
PLAYGROUNDS REQUIRED EXISTING	3 PLAYGROUNDS 2 PLAYGROUNDS
COURTS OR POOLS REQUIRED BASKETBALL EXISTING	0.001COURT/ UNIT, 0.001 x 3,970 = 4 COURTS = 2 COURTS
TENNIS REQUIRED EXISTING	0.0005 COURT/ UNIT, 0.0005 x 3,970 = 2 COURTS = 10 COURTS
POOLS REQUIRED EXISTING	= 0 POOLS = 2 POOLS
FIELDS, MULTIUSE RECTANGULAR/SOCCER REQUIRED EXISTING	= 2 FIELDS = 1 FIELD

- NOTE:**
- TRAIL SECTION M-M SHALL BE FIELD LOCATED TO MINIMIZE THE REMOVAL OF MATURE VEGETATION.
 - TRAIL SECTION N-N SHALL GENERALLY BE LOCATED WITHIN EXISTING CLEARING. HOWEVER, REMOVAL OF VEGETATION WITHIN COMMUNITY CORRIDOR BUFFER MAY BE REQUIRED.

FINANCIAL CONTRIBUTION TO FCHOA TO BE USED FOR RECREATION AMENITIES AND FACILITIES (LOCATION TO BE DETERMINED)

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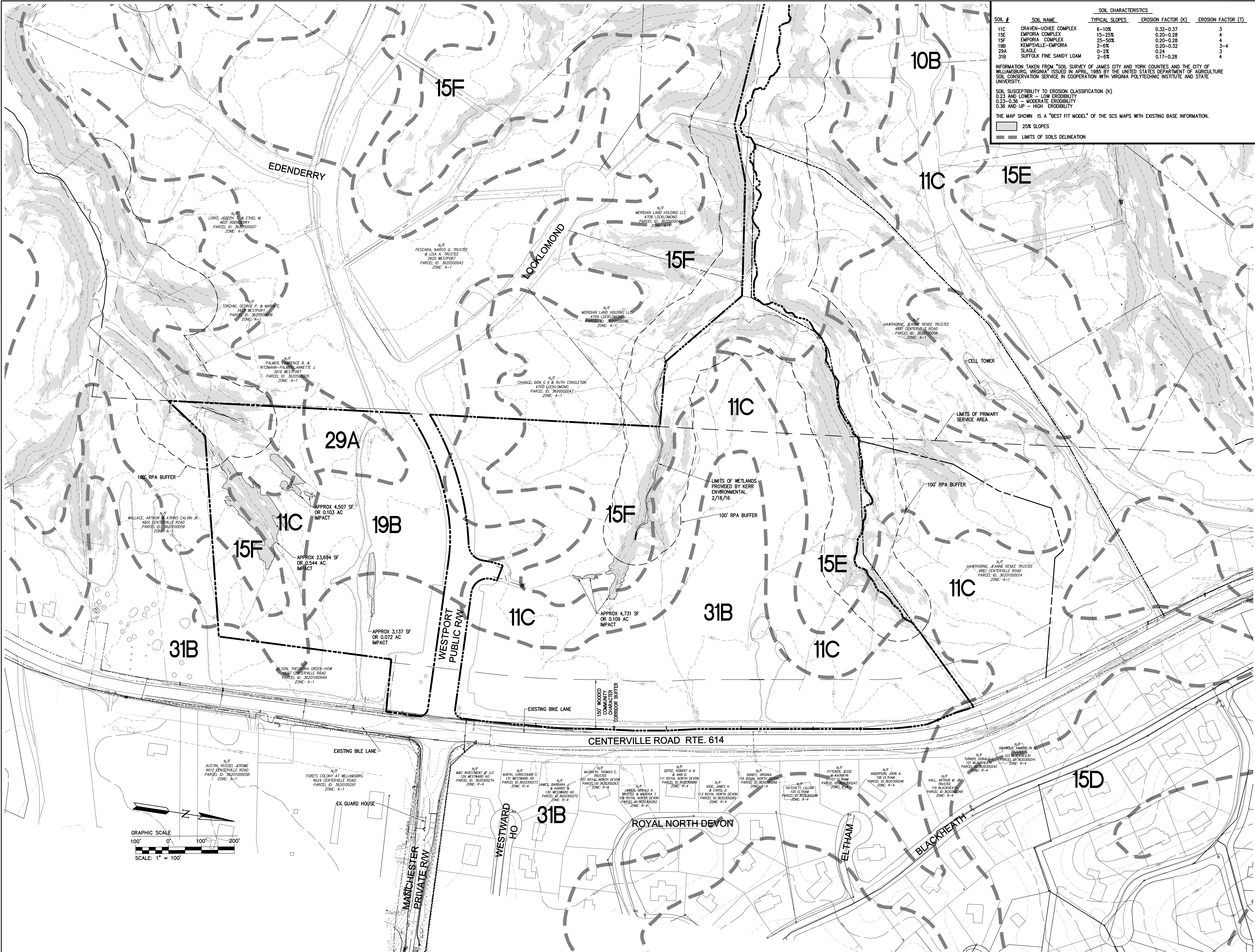
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Scale: 1"=600'
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SOIL CHARACTERISTICS				
SOIL #	SOIL NAME	TYPICAL SLOPES	EROSION FACTOR (K)	EROSION FACTOR (T)
11C	CRAYEN-UCHEE COMPLEX	6-10%	0.32-0.37	3
15E	EMPORIA COMPLEX	15-25%	0.20-0.28	4
15F	EMPORIA COMPLEX	25-50%	0.20-0.28	4
19B	KEMPSVILLE-EMPORIA	2-6%	0.20-0.32	3-4
29A	SLAKE	0-2%	0.24	3
31B	SUFFOLK FINE SANDY LOAM	2-6%	0.17-0.28	4

INFORMATION TAKEN FROM "SOIL SURVEY OF JAMES CITY AND YORK COUNTIES AND THE CITY OF WILLIAMSBURG, VIRGINIA" ISSUED IN APRIL, 1985 BY THE UNITED STATES DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE IN COOPERATION WITH VIRGINIA POLYTECHNIC INSTITUTE AND STATE UNIVERSITY.

SOIL SUSCEPTIBILITY TO EROSION CLASSIFICATION (K)
0.23 AND LOWER - LOW ERODIBILITY
0.23-0.35 - MODERATE ERODIBILITY
0.36 AND UP - HIGH ERODIBILITY

THE MAP SHOWN IS A "BEST FIT MODEL" OF THE SCS MAPS WITH EXISTING BASE INFORMATION.

25% SLOPES
LIMITS OF SOILS DELINEATION

LEA	REVISION	DATE	DESCRIPTION
3	10/6/17	JAMES CITY COUNTY COMMENTS	
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