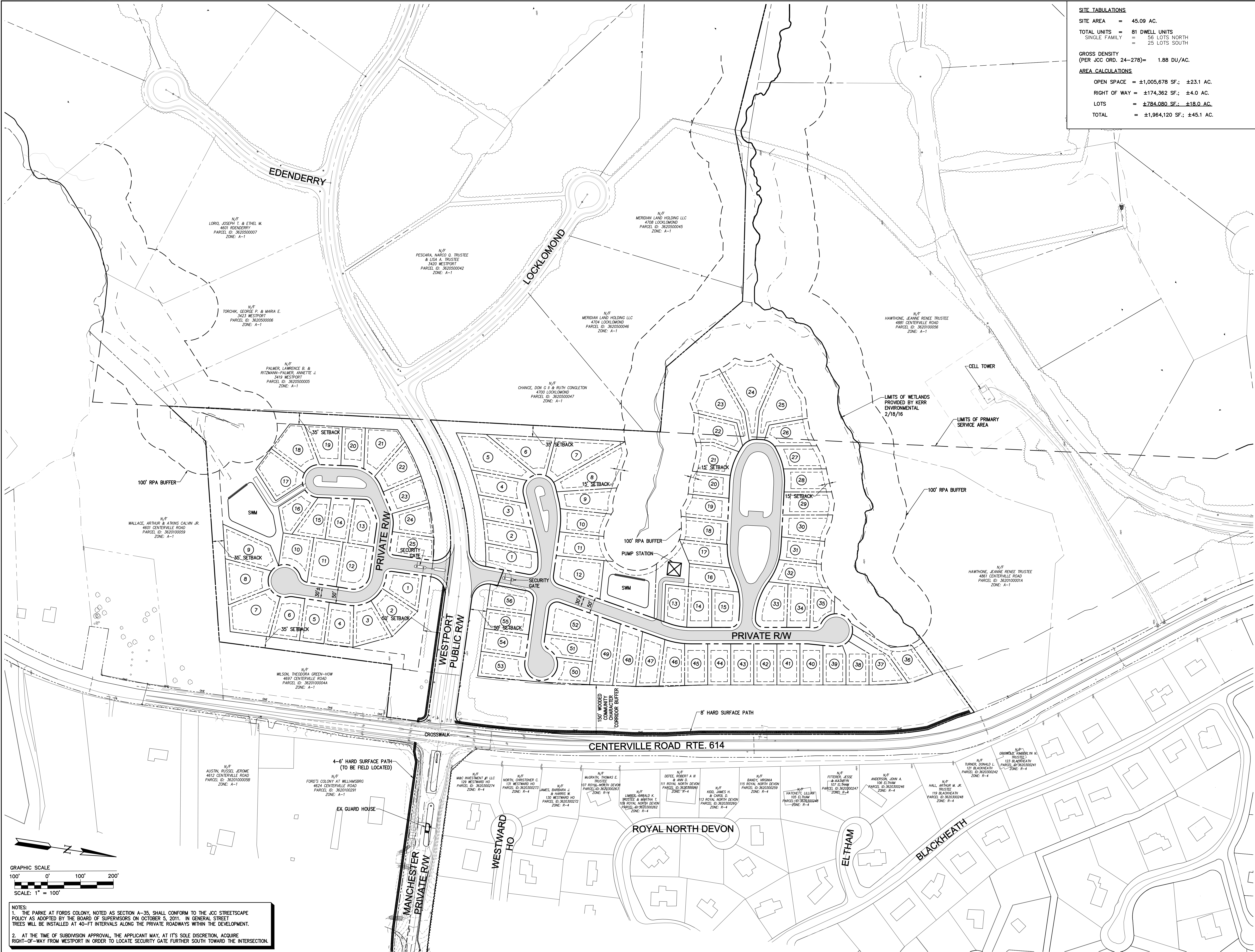




SITE TABULATIONS	
SITE AREA	= 45.09 AC.
TOTAL UNITS	= 81 DWELL. UNITS
SINGLE FAMILY	= 56 LOTS NORTH 25 LOTS SOUTH
GROSS DENSITY (PER JCC ORD. 24-278)	= 1.88 DU/AC.
AREA CALCULATIONS	
OPEN SPACE	= ±1,005,678 SF.; ±23.1 AC.
RIGHT OF WAY	= ±174,362 SF.; ±4.0 AC.
LOTS	= ±784,080 SF.; ±18.0 AC.
TOTAL	= ±1,964,120 SF.; ±45.1 AC.

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
3	10/6/17	JAMES CITY COUNTY COMMENTS

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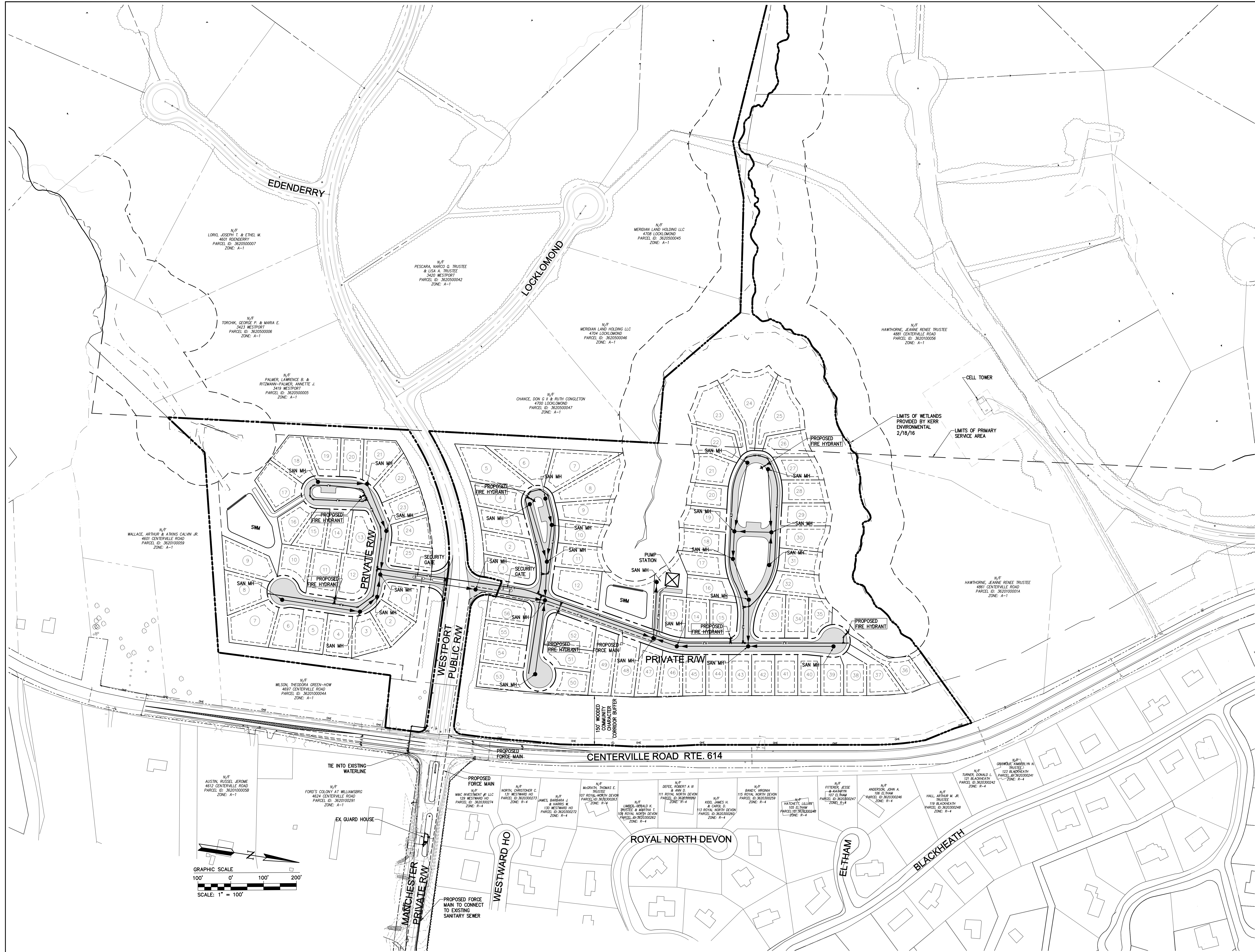
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MASTER PLAN FOR REZONING
OF
THE PARKE
AT
FORD'S COLONY
POWhatan District JAMES CITY COUNTY VIRGINIA

Project Contacts: JAG
Project Number: W10145-03
Scale: 1"=100' Date: 9/10/17
Sheet Title: PARKE AT FORD'S COLONY MASTER PLAN
Sheet Number: 5

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Rev.	Date	Description
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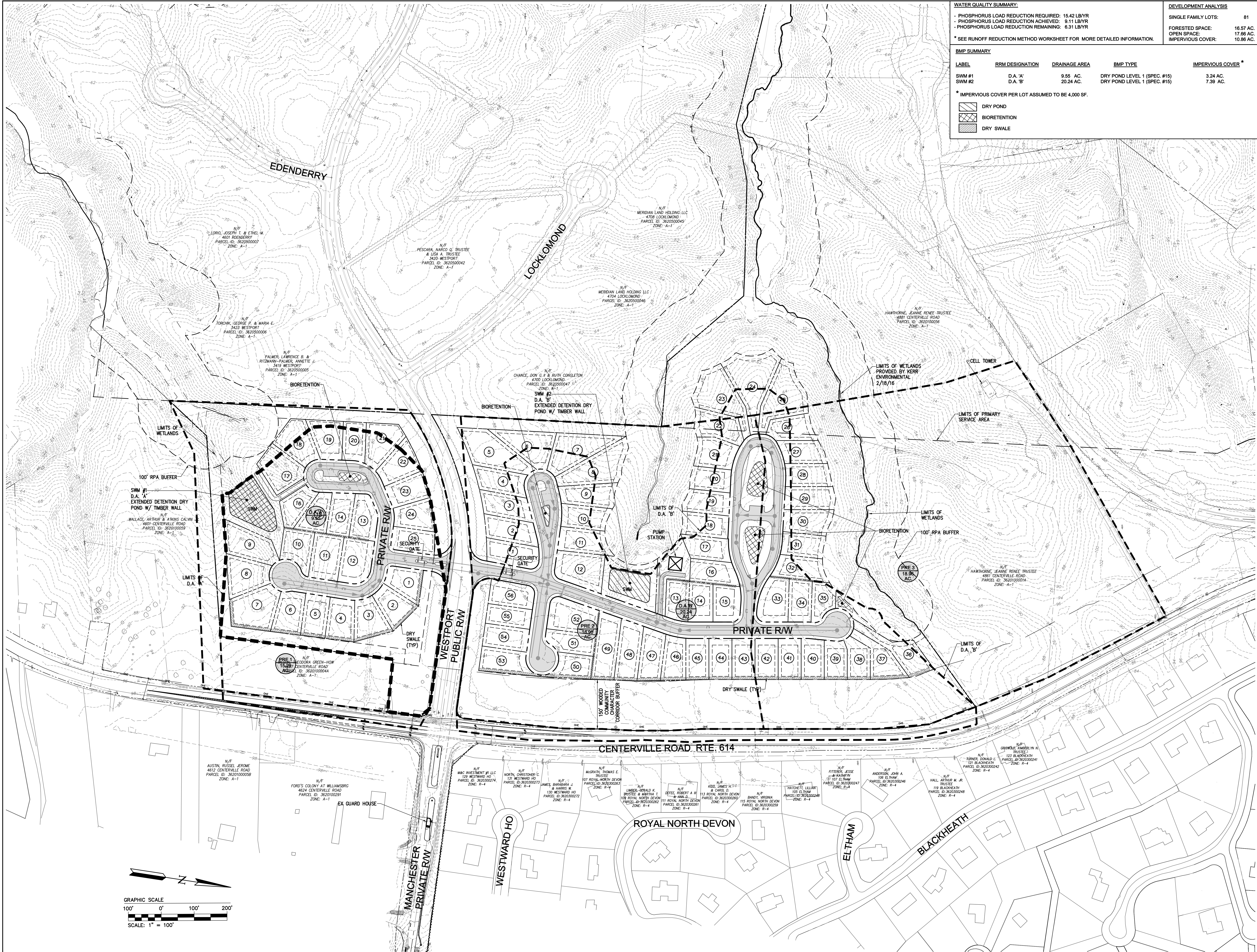
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MASTER PLAN FOR REZONING
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Project Contacts: JAG
Project Number: W10145-03
Scale: 1"=100' Date: 9/10/17
Sheet Title: UTILITIES MASTER PLAN



WATER QUALITY SUMMARY:				
- PHOSPHORUS LOAD REDUCTION REQUIRED: 15.42 LB/YR				
- PHOSPHORUS LOAD REDUCTION ACHIEVED: 9.11 LB/YR				
- PHOSPHORUS LOAD REDUCTION REMAINING: 6.31 LB/YR				
* SEE RUNOFF REDUCTION METHOD WORKSHEET FOR MORE DETAILED INFORMATION.				
BMP SUMMARY				
LABEL	RRM DESIGNATION	DRAINAGE AREA	BMP TYPE	IMPERVIOUS COVER *
SWM #1	D.A. 'A'	9.55 AC.	DRY POND LEVEL 1 (SPEC. #15)	3.24 AC.
SWM #2	D.A. 'B'	20.24 AC.	DRY POND LEVEL 1 (SPEC. #15)	7.39 AC.
* IMPERVIOUS COVER PER LOT ASSUMED TO BE 4,000 SF.				
	DRY POND			
	BIORETENTION			
	DRY SWALE			

DEVELOPMENT ANALYSIS	
SINGLE FAMILY LOTS:	81
FORESTED SPACE:	16.57 AC.
OPEN SPACE:	17.66 AC.
IMPERVIOUS COVER:	10.86 AC.

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Project Contacts: JAG
Project Number: W10145-03
Scale: 1"=100'
Date: 9/10/17
Sheet Title: STORMWATER
MANAGEMENT
MASTER PLAN
Sheet Number: 7