

Powhatan Crossing HOA
Storm Drains, Swales and associated piping

January 20, 2016

The following is a list and description of the storm drains, swales and associated piping systems that based on research with the county and review of James City County plat records the Powhatan Crossing Home Owners Association is responsible to maintain. The research was done in part by Roy Hartley, Judith Fuss and Jeffery Whitaker all members of the PC HOA Board. Please see the last page for definitions that will help you understand the notation used.

1. Iron Bound Berm. There is a 15 inch concrete drainage pipe that leads from the swale on the back side of the berm to the VDOT owned drainage ditch along Ironbound road. The pipe is approximately 30 feet long and is located on the north end of the berm next to the lot 3379 Ironbound road.

2. 4417 Powhatan Crossing storm drain pipe. This is a 12 inch steel/corrugated metal pipe that is approximately 9 feet long. It runs from a small swale into the storm drain SS2 located on the left side of the property at 4417 Powhatan Crossing.

3. 4437 Powhatan Crossing storm drain pipe. This is a 24 inch (inside diameter) concrete pipe approximately 10 feet long that leads from SS6 located between 4437 and 4441 Powhatan Crossing. It empties into a concrete swale (see #4 below for a description of this swale)

4. 4437 Powhatan Crossing Concrete Swale. This concrete structure is approximately 155 feet long for the section inside PC subdivision. It continues beyond the PC Subdivision and empties into a small stream. There are approximately 14 sections that form the concrete swale. The lengths starting at the street and leading away from PC are as follows: 77", 128", 133", 131", 132", 132", 138", 141", 126", 130", 115", 235", 124", 132". See schematic 1.

5. 3440 Hunters Ridge storm drain pipe. There is a 24 inch (inside diameter) concrete RCP approximately 84 feet long that leads from SS 2-2 to the concrete swale that is described in #6 below and located on the left had side of 3440 Hunters Ridge. See plat 2-3, drawing 2 for details, also see the schematic 2.

6. 3440 Hunters Ridge Concrete Swale. This concrete structure is approximately 75 feet long and runs along the left hand side of 3440 Hunters Ridge. It consists of 7 sections within the Powhatan Crossing subdivision. Additional sections extend approximately 225 feet into the Powhatan Resort property where it dumps into a stream. The lengths of the sections starting at the flared inlet to the swale and leading away from HR are as follows: 190", 132", 123", 122", 136", 151", and 124". See schematic 2 for details of the swale and also plat 2-3 drawing 2.

7. 3445 Hunters Ridge Concrete Swale. This concrete structure is approximately 140 feet long and runs along the left hand side of 3445 Hunters Ridge. It consists of 14 sections. The lengths of the sections starting at the anti-suction drain box and leading away from Hunters Ridge towards the back of the property are as follows: 110", 109", 121", 115", 124", 115", 111", 114", 118", 131", 126", 132", 129", and 122". The anti-suction drain is approximately 66 inches long. There is approximately 33 feet of 15 inch inside diameter RCP that leads over to SS 2-3. See schematic 3 for details of the swale.
8. 3464 Hunters Ridge storm drain pipe. There is a 24 inch (inside diameter) concrete RCP approximately 150 feet long that leads from SS 2-6 to a 15 foot long apron that has rip rap (rocks) that leads to a rip rap lined stream. This stream is the same one as listed in #6 above. This storm drain pipe runs along the right side of the property of 3464 Hunter's Ridge. See plat 2-3, drawing 2.
9. 3461 Hunters Ridge storm drain and pipe. This is an open steel grate that drains the low area of 3461 Hunters ridge into a concrete box. The concrete box has a 15 inch diameter concrete RCP that is approximately 6 feet long and leads to SS 2-7.
10. 3424 Deerlope storm drain pipe. This storm drain pipe runs from SS 1-12 on the cul-de-sac of Deerlope to the storm drain piping on Hunter's Ridge. It consist of 185 feet of 15 inch RCP starting at Deerlope and extending to the back yard of 3453 Hunter's Ridge and SS-2-9 where it changes to 125 feet of 18 inch RCP and connects to the storm drain piping on Hunter's Ridge at the far right corner of 3453 Hunter's Ridge. See plat 2-3 drawing 2
11. 3508 Hunter's ridge storm drain pipe. This storm drain pipe runs from SS 2-20 to SS-2-19A and then continues into the BMP. There is an open grate located at SS 2-19A on the right rear side of the property 3508 Hunter's Ridge. The first section is approximately 165 feet long and is 15 inch RCP. The second section is approximately 65 feet of 15 inch RCP and runs from the open grate to the BMP. See plat 2-3 drawing 3.
12. 4476 Powhatan Crossing storm drain pipe. This storm drain pipe runs from SS 2-25 back along the right side of 4476 Powhatan Crossing and then makes a turn and runs directly into the end of the BMP. It crosses 4480 Powhatan Crossing at the back of the lot. It is a 24 inch RCP that is approximately 315 feet in total length. See plat 2-3 drawing 3.
13. 4488 Powhatan Crossing storm drain pipe. This storm drain pipe runs from SS3-3 located on the left side of 4488 Powhatan Crossing and terminates into the BMP. It is approximately 175 feet of 15 inch RCP.

Definitions and descriptions

BMP: Best Management Practice or stormwater management system retention pond

Drawings: Show specific areas within a plat and are labeled on the ends of the plat descriptions.

JCC: James City County

HR: Hunter's Ridge

PC: Powhatan Crossing

Plats: Diagrams registered with James City County that show lot layouts and piping systems

RCP: Rigid concrete pipe

Schematic: refers to the word document that diagrams the concrete swales

SS: Is storm sewers that are located at the edge of the street. These storm sewers are VDOT responsibility and collect the runoff from the street and direct it to the concrete swales or the BMP. The numbers (SS6) are taken from the plats.