



Town of Dumfries  
Council Meeting

Meeting Date: September 17, 2013

Agenda Item# VII - B

### AGENDA ITEM FORM

**TYPE OF AGENDA ITEM:**

- CONSENT AGENDA
- PRESENTATION
- ACTION ITEM
- TOWN MANAGER & STAFF COMMENTS
- PUBLIC HEARING
  - Duly Advertised

**PURPOSE OF ITEM:**

- INFORMATION ONLY
- DISCUSSION ONLY
- DISCUSSION AND/OR DECISION
  - Introduction     Resolution
  - Ordinance       Grant/MOU
  - By Motion         Bylaws
  - Certificate

**PRESENTER:** Richard West

**PRESENTER TITLE:** Director of Public Works

**AGENDA ITEM:** Potomac Cove/Piccard Homes, LLC

**BACKGROUND / SUMMARY:**

Summary of the status of closeout for Piccard Homes Sections 2 and 3, and issues regarding Section 1

**ATTACHMENTS:**

Memorandum to Mayor and Town Council dated 11 September 2013

**REQUESTED ACTION:**

NO ACTION REQUESTED

**FOR MORE INFORMATION, CONTACT:**

Name: Richard West

Phone#: 703 221-3400

E-mail: rwest@dumfriesva.gov

**FOR USE DURING MEETING**

**VOTE:**

PASSED

NOT PASSED

Y	N		Y	N		Y	N	
<input type="checkbox"/>	<input type="checkbox"/>	Brewer	<input type="checkbox"/>	<input type="checkbox"/>	Foreman	<input type="checkbox"/>	<input type="checkbox"/>	Forrester
<input type="checkbox"/>	<input type="checkbox"/>	Reynolds	<input type="checkbox"/>	<input type="checkbox"/>	Toney	<input type="checkbox"/>	<input type="checkbox"/>	Washington
<input type="checkbox"/>	<input type="checkbox"/>	Wood						



DUMFRIES, VIRGINIA  
Virginia's Oldest Continuously Chartered Town  
CHARTERED 1749 INCORPORATED 1961

17755 Main Street  
Dumfries, Virginia 22026-2386  
Tel: 703-221-3400 / Fax: 703-221-3544  
www.dumfriesva.gov

## M E M O R A N D U M

Date: 11 September 2013  
To: Mayor and Town Council  
C: Dan Taber, Town Manager  
From: Richard West, Director of Public Works  
Re: Potomac Cove Closeout Status  
Piccard Homes, LLC

### **SECTIONS II AND III (TWIST COURT AND TWEEZER COURT)**

As previously reported, the developer intends to perform landscaping and sidewalk work starting late this month. Public Works has requested confirmation of the schedule.

### **SECTION I (OVERLOOK ROAD)**

Bonds for Section I were released several years ago, and no Home Owners Association was ever established.

After researching several Town files regarding Potomac Cove, the Deed of Subdivision, Resubdivision, Dedication and Easements, dated 27 August 2003, was located. The plat attached to the deed, referred to as "Subdivision and Easement Plat for POTOMAC COVE, Section One, DB 2339 PG. 0986, Dumfries Managerial District, Prince William County, Virginia", dated October 7, 2002, was also located. The deed lists several easements, subject to certain conditions. Condition e. states, in part:

"The fee simple owner of Parcel A shall maintain the drainage, storm water management and best practices facilities and systems placed within the SWM/BMP Easement to ensure that they function properly. . . .The fee title owner shall be responsible for grass mowing with reasonable frequency, if applicable, and for the removal of debris and other matter that has impeded or threatens to impede the free flow of storm water."

The owner of record is Piccard Homes, LLC.

Public Works will proceed with them regarding maintenance of the storm water management facility accordingly.