

## MEMORANDUM

TO: Mike Johnson, County Administrator  
FROM: Beth Lewis, Community Development Director  
DATE: February 11, 2011  
RE: Brookview Estates subdivision

At the February 10, 2011 meeting of the Planning Commission, they unanimously recommended approval of the revised Brookview Estates subdivision. The 15-lot subdivision originally received final plat approval in 2008, but the property owner did not get the plat recorded in the required 60 days. Therefore, the approval was void and the review and approval process needed to start again.

Unlike the Shady Brook subdivision reviewed and approved in January, this subdivision was reviewed under the previous subdivision ordinance. Therefore, the resubmitted Brookview subdivision was required to meet the standards set in the subdivision ordinance as it was amended in 2009. These ordinance changes included:

- changes to the submittal requirements for a preliminary plat,
- amended bonding requirements for infrastructure installation,
- increased stormwater drainage information,
- water and sewer requirement changes,
- requirements for underground installation of utilities,
- the provision of street lights, and
- the requirement for a five foot easement along all property lines.

This preliminary plan meets all of the requirements for a preliminary plat approval.

In summary, this plan provides for fifteen single family residential lots. The property has an R-1 zoning classification and is within the single family residential classification in the Courtland Planning Area of the Comprehensive Plan. The property has had the R-1 zoning classification, so no zoning map amendment was requested and no proffers were provided. The minimum lot size of 20,000 square feet is met, as public/community water is provided through a community well. All of the lots are of sufficient size to accommodate a typical single family residence while meeting the required setbacks. Street trees are provided, as well as landscaping at the entrance to be maintained by the developer. Four streetlights are provided within the subdivision. Current erosion and sediment control measures are provided, as well as current stormwater management features. Utilities will be installed underground. An estimate of infrastructure costs has been provided with the plan, so a letter of credit or bond can be provided so the County can complete the improvements should the developer fail to do so, as provided in the subdivision ordinance.

The proposed subdivision, while originally approved in 2008, has been amended and upgraded to meet the current requirements. Once the preliminary plat has been approved, the bond/letter of credit will be submitted by the property owner based on the estimated costs listed at the lower left corner of the cover sheet and the Planning Commission and the Board of Supervisors can review the project again. Once final approval is granted, the owner will again have sixty (60) days to record the final plat.



*COMMONWEALTH of VIRGINIA*

DEPARTMENT OF TRANSPORTATION  
1700 North Main Street  
SUFFOLK, VIRGINIA 23434

Greg Whirley  
COMMISSIONER

December 8, 2010

Ms Beth Lewis  
Director of Community Development  
Southampton County  
26022 Administration Ctr. Dr.  
P.O. Box 400  
Courtland, VA 23837

**Re:** Shady Brook Subdivision  
Shady Brook Trail (Route 650)

Dear Beth,

We have completed a review of the subject site plan resubmitted on December 3, 2010. Since this is the same plan that was approved in 2008, approval of the plan is recommended. This recommendation is based on the fact that the subject plan falls into the category that can be grandfathered to use VDOT's 2005 Subdivision Street Requirements (SSR) instead of the 2009 Secondary Street Acceptance Requirements (SSAR). If the later were to be used, the connectivity requirements would not be met. I would be more than happy to assist in explaining the details in case the County decides to use the 2009 SSAR.

A VDOT Land Use Permit will be required prior to commencing construction within state right of way.

Should you have any questions, please feel free to contact this office at 757-925-3686.

Sincerely,

A handwritten signature in black ink, appearing to be 'YFang', written in a cursive style.

Yingwu Fang, P.E., Ph.D.  
Area Land Use Engineer  
VDOT Hampton Roads District