

COUNTY OF YORK

MEMORANDUM

DATE: April 27, 2012 (PC Mtg. 5/9/12)

TO: York County Planning Commission

FROM: Timothy C. Cross, AICP, Principal Planner

SUBJECT: Application No. PD-32-12, The Reserve at Williamsburg LLC and Centrum-Williamsburg Limited Partnership

ISSUE

This application seeks to amend the conditions of approval for The Reserve at Williamsburg Planned Development by adding townhouses and assisted living units to the list of permitted housing types and deleting the sequencing requirements for commercial and residential space. The Reserve at Williamsburg, located at the intersection of Reserve Way and Mooretown Road (Route 603) approximately 2,030 feet from the intersection of Mooretown Road and Waller Mill Road (Route 713), is a 63-acre senior housing development and 7.7-acre commercial center approved by the Board of Supervisors September 5, 2006 through the adoption of Ordinance No. 06-18(R). The property is zoned PD (Planned Development) and is designated Economic Opportunity in the Comprehensive Plan.

DESCRIPTION

- Property Owners: Centrum-Williamsburg Limited Partnership and The Reserve at Williamsburg LLC
- Location: Intersection of Reserve Way and Mooretown Road (Route 603)
- Area: 70.7 acres
- Frontage: 1,420 feet on Mooretown Road
- Utilities: Public water and sewer
- Topography: Moderate slopes are present on much of the property with some steep slopes
- 2025 Land Use Map Designation: Economic Opportunity
- Zoning Classification: PD – Planned Development
- Existing Development: 63-acre independent living senior housing development with a 7.7-acre commercial center

- Surrounding Development:

North: Wyndham Governor's Green timeshare resort

East: Undeveloped watershed property

South: Wyndham Kingsgate timeshare resort

West: Retail development along Richmond Road in the City of Williamsburg
(across Mooretown Road and the CSX railroad tracks)

- Proposed Development: Townhouses and assisted living units within an approved senior housing development

BACKGROUND

The Reserve at Williamsburg is a senior housing/independent living Planned Development approved by the Board of Supervisors on September 5, 2006 through the adoption of Ordinance No. 06-18(R). The development, located on the east side of Mooretown Road between two timeshare resorts, was approved as a 63-acre independent living senior housing community with up to 459 dwelling units and a 7.7-acre commercial center (including a future fire station site proffered by the developer) along Mooretown Road. The first phase of the project (Verena at Williamsburg), consisting of 120 rental apartment units, has been completed. Under the current approvals, the remaining units can be any mix of rental apartments, condominium apartments, duplexes, and single-family detached homes, all of which must be age-restricted (age 55 and older). The opportunity for a variety and mix of housing types was intended to allow the developer to respond over time to changing market conditions. In approving the Planned Development, the Board approved three alternative master plan concepts (and a fourth concept plan was subsequently approved as an administrative Limited Deviation) designating different residential portions of the development as either "Condominium/Apartment" or "Single-Family/Duplex."

For various reasons, primarily the national economic slump, the project has not proceeded as quickly as the developer expected. According to the application submittals from the original rezoning request in 2006, the project was to be fully built out by 2011; to date, a total of 120 of the 459 approved units have been built. The developer hopes to improve the marketability of the project by adding townhouses and assisted living units to the list of permitted senior housing uses, which can only be done through an amendment to the original conditions of Planned Development approval.

CONSIDERATIONS/CONCLUSIONS

1. The Reserve at Williamsburg was approved as a Senior Housing-Independent Living Facility. The difference between "independent living" and "assisted living" in the Zoning Ordinance is that assisted living facilities offer personal and health care services, 24-hour supervision, and various types of assistance, both scheduled and unscheduled, in daily living. Independent living facilities, in contrast, offer no health or other services through a centralized management structure. The performance standards for senior housing set forth in Section 24.1-411 of the Zoning Ordinance

include only the following three standards that apply specifically to assisted living facilities:

- Congregate Care and Assisted Living facilities must be accommodated in buildings having enclosed or covered corridors leading to all dwelling units and public/common use spaces.
- Congregate Care and Assisted Living Facilities must be accommodated in buildings having access through a main entrance which must be monitored at all times.
- Where a senior housing project will involve offering board, lodging, and nursing services under an agreement for the life of the individual or for more than one year, or where such services are offered in consideration of the payment of an entrance fee, all applicable provisions and requirements of Chapter 49, Continuing Care Provider Registration and Disclosure, of the *Code of Virginia* (1950) must be observed.

In addition, parking requirements are somewhat lower for assisted living facilities than for independent living facilities since assisted living residents are generally less likely to drive:

- Independent Living Facility One (1) space per unit plus one space per six (6) units for visitor parking
- Assisted Living Facility One (1) space per two (2) units plus one space per six (6) units for visitors

Otherwise, the material difference between independent living and assisted living from the County's standpoint is that the latter can be expected to place a heavier demand on the County's emergency services since assisted living residents are more likely to need medical attention than are independent living residents. The property is conveniently located just 3.4 miles from Sentara Williamsburg Regional Medical Center, which is also on Mooretown Road. The development is located in Fire Station District 5, with primary emergency response from the Skimino station on Newman Road. The closest fire stations are on Lafayette Street in the City of Williamsburg and on Olde Towne Road in James City County. York County has mutual aid agreements with both localities. In addition, emergency response to the development will be enhanced if a fire station is eventually constructed on the site proffered by the developer for that purpose as part of the original Planned Development application. The Department of Fire and Life Safety has reviewed this application and has expressed no concerns.

2. It is not uncommon to have mixtures of different housing types in Planned Developments (e.g., Coventry, Kiln Creek, Willow Lakes), sometimes in close proximity to one another, as in Willow Lakes, where duplexes and single-family detached homes exist on adjacent lots. The addition of a townhouse option in areas

already approved for rental and condominium apartments, duplexes, and single-family detached homes would not appear to create any conflict or incompatibility between housing types. Furthermore, the addition of an assisted living facility, which also would be compatible, would provide opportunities for residents of the independent living units to stay in the community as their needs for assistance change. The applicants have submitted a sketch plan showing a possible layout for townhouses on the property. It should be noted that this plan, like the original 2006 sketch plan, is a non-binding conceptual plan and that even if this application is approved, the developers could decide not to build townhouses or an assisted living facility. As was the case in 2006, the applicant has not decided on a final layout for the project. Marketing studies and detailed site analysis will determine the exact mix and location of unit types within the development. It should also be emphasized that the applicants are not requesting to increase the number of residential units; allowing townhouses in areas previously designated for single-family detached homes or duplexes would not increase the number of dwelling units above the original approved limit of 459 units.

3. In the event that this application is approved and the developer decides to build townhouses, the applicants have requested a deviation from the required 30-foot minimum setback requirement from any public or private street right-of-way (essentially a front yard setback requirement). Specifically, they are requesting that the setback requirement be reduced to twenty feet (20') for townhouses that have a covered porch with a depth of at least six feet (6') and a width of at least eight feet (8'). The purpose of the reduced setback is to accommodate deeper townhouses with first-floor master bedrooms and garages while maintaining the required twenty-foot (20') building separation and adequate back yards. A similar deviation was requested and approved as part of the original 2006 Planned Development approval, which allows a twenty-foot (20') setback for single-family and duplex units with six-foot (6') porches. Staff supported that deviation, noting that one of the defining characteristics of age-restricted housing – and one of the principal attractions for older residents considering relocation – is that the yards are smaller and require less maintenance, and also that for a development of this type, the reduced yard requirements would provide for an appealing streetscape and an attractive, cohesive, and walkable neighborhood. In staff's opinion, the same reasoning would also apply to the proposed townhouses and the requested deviation is appropriate. It should also be noted that when the City of Williamsburg sold the property to the developer, a condition of the sale was that impervious surface associated with the development – buildings, streets, walkways, parking, etc. – cannot exceed 45% of the total land area. This ensures that there will be a significant amount of green space and open area in the development, regardless of the type of housing units or building setback requirements.
4. The current PD approval includes development sequencing requirements to ensure that the project will include both the proposed commercial and residential elements at certain project milestones. Pursuant to these sequencing requirements, construction of at least 11,200 square feet of commercial space must be complete and ready for individual tenant fit-out and customization prior to the issuance of the Building Permit for the 230th residential unit in the project; at least an additional 18,800 square

feet of commercial space must be complete and ready for individual tenant fit-out and customization prior to the issuance of the Building Permit for the 367th residential unit in the project. These requirements were established by the Board of Supervisors out of a concern about rezoning the subject property from its former EO-Economic Opportunity commercial designation to a residential one. Although they resemble the phasing requirements set forth in the Zoning Ordinance PDMU provisions applicable to mixed-use development, it should be emphasized that The Reserve is not a mixed-use development and does not fall under the PDMU provisions.

The applicants note that they have been marketing the commercial parcel for well over a year and have received no interest from potential buyers. The applicants and their commercial broker believe that the commercial parcel will not become attractive to buyers until the local resident population reaches a critical mass and that it “could be devastating to the project to begin residential construction and gain sales momentum only to be forced to stop due to the development sequencing requirements.”

RECOMMENDATION

Staff believes the addition of townhouses and/or assisted living units would have no negative impacts on either the project or the County and would likely improve the marketability of the project and its chances of success. Townhouses are compatible with the other approved housing types, and it is not uncommon for assisted living and independent living facilities to operate successfully within a single senior housing project, as in a Continuing Care Retirement Community. Williamsburg Landing in James City County, which offers not just independent and assisted living but also skilled nursing and a variety of housing unit types, is a good local example.

With regard to the proposed elimination of the commercial sequencing requirements, staff believes it would be appropriate to eliminate the requirement that ties the construction of residential units to the completion of specified levels of commercial construction. Part of the original rationale for rezoning this property from a commercial designation to one that is primarily residential was its relatively isolated location in a transitional area of Mooretown Road between vacant watershed property and the tourist-oriented commercial development along Bypass Road. The 2006 staff report noted this location’s limited attractiveness for both office and retail development compared to the existing commercial node located at the north end of Mooretown Road. For office development, the International Center Business Park offers much better access to and from major highways (Interstate 64 and Route 199) and proximity to shopping, services, and the Sentara Williamsburg Regional Medical Center complex in an attractive business park environment with a range of business sites available for offices and light industry. For retail development, the Williamsburg MarketCenter shopping center located adjacent to the International Center offers similar competitive advantages over the subject property. These conditions still exist today and are, in fact, compounded by an extraordinarily weak commercial real estate market and a nationwide economic downturn that further diminish the marketability of The Reserve location for commercial development. The International Center currently has nine vacant parcels totaling 49 acres and a tenth parcel that has been cleared and is ready for development but on which

development has stalled, leaving three undeveloped sites approved for a total of almost 100,000 square feet of office space. Likewise, the Williamsburg MarketCenter offers six undeveloped out-parcels and nine (9) vacant retail spaces with a combined total of 84,000 square feet. With the vast amount of existing retail and office space nearby that is ready for occupancy, as well as the many nearby development sites that are ready for construction as the economy recovers, staff believes that adherence to sequencing requirements for commercial development in The Reserve would most likely result in either a partially finished project or a finished project with an empty shopping center, neither of which is in the best interest of the applicants or the County.

Based on the considerations and conclusions as noted, staff recommends that the Commission forward this application to the Board of Supervisors with a recommendation of approval through the adoption of proposed Resolution No. PC12-11.

TCC

Attachments:

- Zoning Map
- Applicant's Explanation of Requested Amendments
- Letter dated April 24, 2012
- Project Description (13 pages)
- 2006 Conceptual Plans (4 pages)
- 2012 Conceptual Plans (5 pages)
- Townhouse Elevation
- Proposed Resolution No. PC12-11

APPLICANT

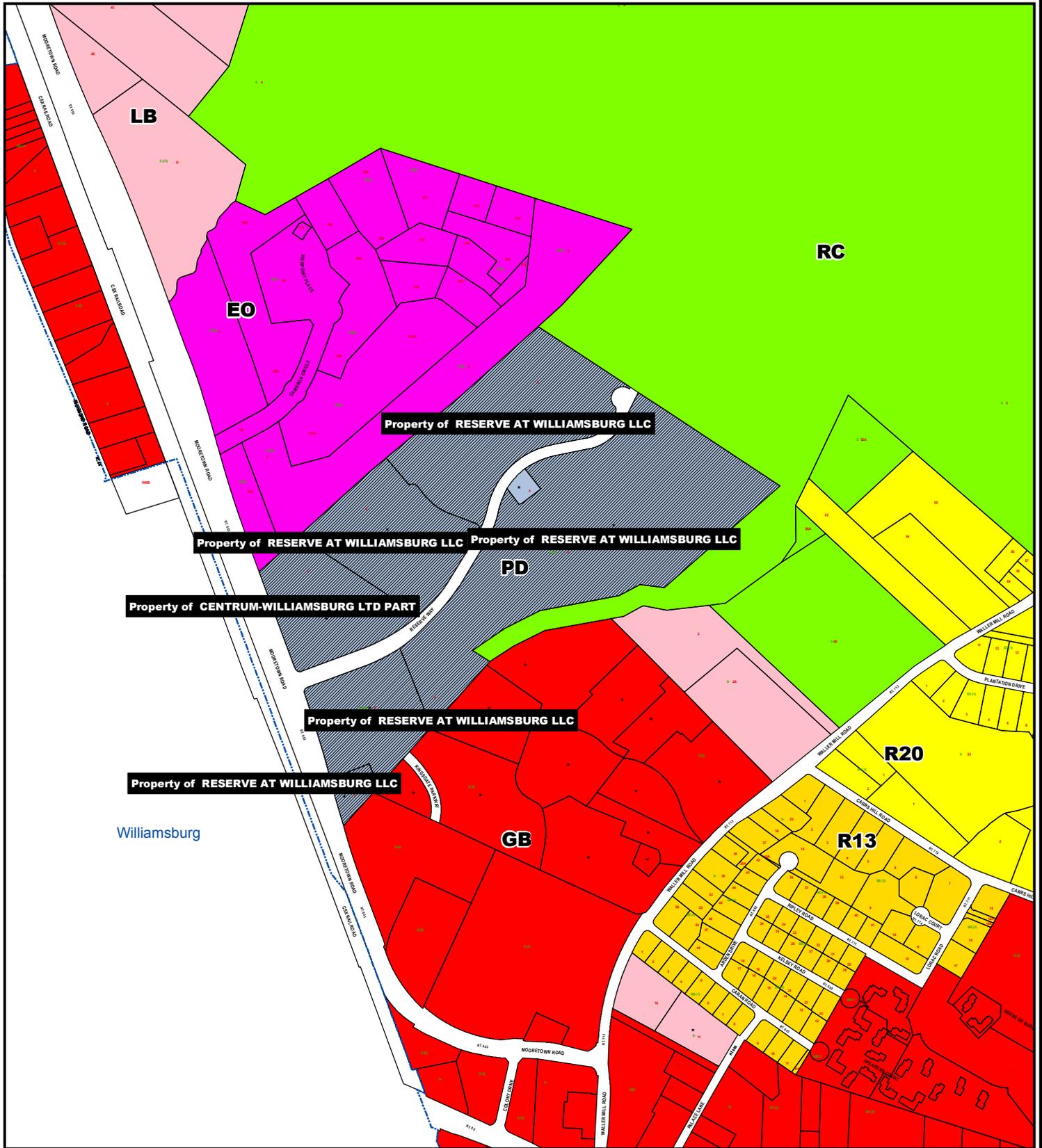
The Reserve at Williamsburg LLC & Centrum-Williamsburg LP

Amend conditions of Planned Development approval

D16c-0531-0677, D16c-0176-0313, D16c-1123-1278, D15a-0315-4341, D15a-0393-4728, D16c-1552-0671

ZONING MAP

APPLICATION NUMBER: PD-32-12



★ = Conditional Zoning



Printed on April 18, 2012



SOURCE: YORK COUNTY GIS PARCEL DATA and ZONING COVERAGE

THIS IS NOT A LEGAL PLAT. This map should be used for information purposes only. It is not suitable for detailed site planning.

EXPLANATION OF REQUESTED AMENDMENTS

1. Addition of Townhouses. The approved PD zoning of the Property allows a mix of single family detached, duplex, apartment, and condominium units. Townhouse units are a compatible unit type that are selling well in the market. The applicant seeks the flexibility to offer townhouse units in the project to better meet current market preferences.

2. Addition of Senior Housing – Assisted Living Facility. The applicant seeks the ability to add Senior Housing – Assisted Living Facility as a permitted use. The addition of such a facility would allow residents of the existing independent living units that develop the need for assisted living services to move into an assisted living setting without leaving the community and their friends. The applicant submits that the addition of assisted living would be a logical and beneficial addition to the community

3. Elimination of the Development Sequencing Requirements. The applicant, through its commercial real estate broker, RJS & Associates, has been marketing the commercial parcel for well over a year and has received no interest from potential buyers. The applicant and its broker believe that the commercial parcel will not become attractive to buyers in this market until there is a substantial number of residents living in the project. It could be devastating to the project to begin residential construction and gain sales momentum only to be forced to stop due to the development sequencing requirements. The applicant submits continued residential development here will benefit existing businesses along the Mooretown Road corridor and make the commercial parcel on the property more marketable.

PROPOSED USE OR ACTIVITY

This application seeks to amend the previously approved Planned Development zoning of the property (Application PD-17-06) (Ordinance No. 06-18R) in three respects as follows:

1. To permit the development of townhouse units in the areas shown on the Amended Master Plan submitted herewith.
2. To permit the development of Senior Housing-Assisted Living Facility (as defined in the County Zoning Ordinance) in the areas shown on the Amended Master Plan.
3. To eliminate the requirements of Section 7, Development Sequencing of Ordinance No. 06-18R.

April 24, 2012

Mr. Timothy Cross, AICP
Principal Planner, York County Planning
P.O. Box 532
Yorktown, VA 23690-0532

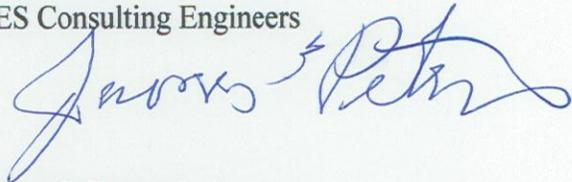
Re: The Reserve at Williamsburg Case # PD-32-12
AES Project No. W09128-10

Mr. Cross:

Based on our phone conversation yesterday, AES Consulting Engineers, agents for The Reserve at Williamsburg, LLC and Centrum-Williamsburg Limited Partnership, requests the inclusion of an additional condition to amendment PD-32-12. Condition #2 (h) makes provisions for a 20' setback from any public or private street for single-family detached and duplex units provided these units include a covered porch having a depth of at least six feet and a width of fifteen feet. We respectfully request that the same setback from a street be permitted for townhome units that provide a covered porch of at least six feet in depth and a width of eight feet. This setback reduction is requested with the expectation that townhome units with first floor master bedrooms and garages will likely be deeper than typical townhome units. When townhome units back up to each other as we expect some will, a twenty-foot building separation between units can be a challenge when drainage easements are added. The additional 10' of flexibility at the front will be mitigated with the inclusion of usable front porches and the additional space at the rear of the units will make for more comfortable and appealing backyard spaces for these units. Thank you for your consideration of this request.

Sincerely,

AES Consulting Engineers



James S. Peters, L.A.
Land Planner / Landscape Architect

JSP:gcs

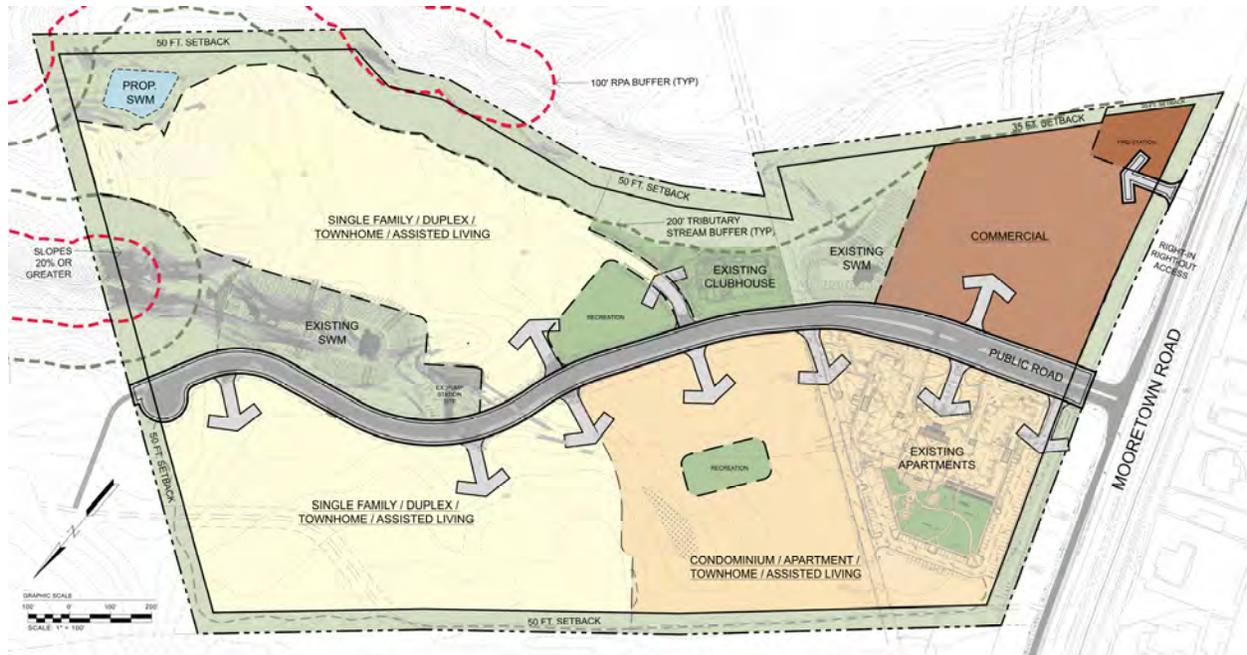
cc: Morgan Burkett
Edward C. Denton

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Master Plan and Zoning Amendment

for

The Reserve at Williamsburg A Master Planned Active Adult Community



Prepared For

*The Reserve at Williamsburg, LLC,
Centrum-Williamsburg Limited Partnership*

*21400 Ridgetop Circle, Suite 250
Sterling, Virginia 20166
703-406-3471*

April 2, 2012

Prepared by



Master Plan and Zoning Amendment

For

The Reserve at Williamsburg A Master Planned Active Adult Community

Prepared For

The Reserve at Williamsburg, LLC, Centrum-Williamsburg Limited Partnership

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April 2, 2012

AES Project Number 9128-10

Prepared by:



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I. INTRODUCTION

The Reserve at Williamsburg LLC and Centrum-Williamsburg Limited Partnership propose to amend the zoning and Master Plan for the Reserve at Williamsburg, a 70.00± acres Planned Development District in the Bruton District of York County Virginia. The approved Master Plan for The Reserve at Williamsburg permits a total of 459 Independent Living/Senior Housing units with a mix of single family detached units, duplex units, apartments and condominiums on approximately 63 acres, with a small 7 acre commercial center fronting Mooretown Road. The Master Plan Amendment, if approved, would allow for the inclusion of townhome units and assisted living as permitted uses without alteration of the maximum density of 459 total units. The applicant further wishes to remove condition #7, Development Sequencing from the ordinance approving the Planned Development District zoning of the property. This condition set limits on the number of residential units that can be constructed before certain predetermined square footages of commercial space were prepared and enclosed and ready for tenant build-out. This request is made due to current economic conditions not conducive to commercial development but with a continued dedication to providing the additional “roof-tops” that can and will support future commercial development.

The property is located on the east side of Mooretown Road, approximately 3000 feet north of Waller Mill road and a little over one mile south of Airport Road. A vicinity map is included with this narrative. The purpose of this narrative is to summarize and organize the planning efforts of the project team into a cohesive package for Staff review, addressing the pertinent planning issues and the requirements of the Planned Development zoning district and performance standards for Senior Housing.

II. THE PROJECT TEAM

The organizations that only participated in the preparation of the original rezoning (*) and those responsible for preparing this amendment are as follows:

- Developer - The Reserve at Williamsburg, LLC,
Centrum-Williamsburg Limited Partnership
- Civil Engineering - AES Consulting Engineers
- Attorney - Geddy, Harris, Franck & Hickman, LLP
- Land Planning - AES Consulting Engineers
- Architect - Hopke and Associates
- Environmental/Wetlands - Williamsburg Environmental Group*
- Traffic - DRW & Associates*
- Architect - Archon Associates. Inc*
- Archaeology - Circa~ Cultural Resources Management, LLC*
- Fiscal - The Wessex Group, Ltd.*

III. EXISTING CONDITIONS

Site Location- See Figure 1, Vicinity Map, page 5

Master Plan Amendment Sheet 2 - Existing Conditions shows the extent of development at the Reserve since its initial approval as a Planned Development district in 2005. This development includes the entrance and access road, Mooretown Road improvements, a 120 unit apartment building, a clubhouse and pool facility, recreation areas, two stormwater management facilities, and a sewage pumping station. This sheet further shows topography, soils, slopes, and wetlands on the remaining undeveloped areas and their relationship to surrounding properties and buffers.

IV. PROJECT DESCRIPTION

The Reserve at Williamsburg is a Planned Development District that makes provisions for up to 459 age restricted, independent living units and a small commercial center on 70 acres subdivided from a 132 acre parent tract previously owned by the City of Williamsburg. The 63 acre independent living community was to include apartments, condominiums, single family homes, and duplex units. A small commercial center arranged on the property to complement the site and fit within the context of surrounding development is also planned on approximately 7 acres fronting on Mooretown Road. The amended Master Plan proposes the potential addition of townhome style units and assisted living as part of a community mix that will not exceed the previously approved 459 units. The townhome units provide another housing option for potential buyers and the assisted living is another service that The Reserve at Williamsburg would like to have available for its residents. The design intent is to promote architecture that unifies the look of the community while providing interest and individuality through the use of varying facades, varying housing types and a lively landscaped streetscape along with generous open space and recreation areas that meet and exceed the York County Standards for Senior Housing. As stated above, it is hoped that the market for some complementary commercial uses will improve in the near future so that the 7 acre commercial site can begin to contribute to the development of the Reserve and the surrounding community. The potential for the fiscal benefits and services provided by an assisted living center is viewed by the Reserve at Williamsburg LLC and Centrum – Williamsburg LLC as viable even under current economic conditions.

Figure 1



COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER:20505137

APPROXIMATE SCALE 1" = 2000'

VICINITY MAP
for
The Reserve at Williamsburg
A Master Planned Active Adult Community
4300 Mooretown Road
Williamsburg, Virginia

V. ANALYSIS OF IMPACTS TO PUBLIC FACILITIES AND SERVICES

A. Public Water Facilities

A preliminary water model has been evaluated to insure that the proposed development will have sufficient flow and pressure to provide adequate fire flow to the project. The results of a 2008 fire flow test are provided in the appendix.

B. Public Sewer Facilities

Sanitary sewer service is provided to the site by a proposed on site gravity sewer collection system which conveys wastewater flows to an on-site sewage pumping station. This sewage pumping station conveys the wastewater through a 6 inch force main which will tie into the existing 6 inch force main along Mooretown Road, which conveys the wastewater from the adjacent Governor’s Green timeshare resort to the HRSD force main.

All system components shall be designed to York County standards for acceptance into the York County system. Please find below “Table 1” which shows the anticipated sewage flows for the project.

Table 1 – Projected Wastewater Flows from The Reserve at Williamsburg

Type of Development	No. of Units	Flow (GPD/Unit)	Average Daily Flow (GPD)	Duration (hrs)	Avg. Flow (GPM)	Peak Flow (GPM)
RESIDENTIAL						
Single Family/ Townhome/Condo.	339	225	76,275	24	53.0	132.4
Apartments	120	150	18,000	24	12.5	31.3
Subtotal	459		94,275		65.5	163.7
NON-RESIDENTIAL						
Retail	22,400 sf	0.2	4,480	12	6.2	15.6
Restaurant	200 seats	35	7,000	16	7.3	18.2
Fire Station	8,850 sf	0.1	885	24	0.6	1.5
Subtotal			12,365		14.1	35.3
TOTAL			106,640		79.6	199.0

C. Fire Protection and Emergency Services

There are currently six (6) fire stations providing fire protection and Emergency Medical Services (EMS) services to York County with support from James City County and the City of Williamsburg. Four (4) stations are located within a reasonable distance to the project site from the three Jurisdictions. Two of the four stations are located in York County, one in James City County, and one in the City of Williamsburg. The closest fire station to the subject site within York County is the “Bruton” Station 3, located at 114 Hubbard Lane, just over 3.1 miles southeast of this project site. However, the project

site falls within the “Skimino” Station 5, 2000 Newman Road, fire protection district, which is just over 4.1 miles North West of the subject property.

The two fire stations closest to the subject site are the City of Williamsburg’s station located on Lafayette Street and James City County’s Station 4 located on 5312 Olde Towne Road. The City of Williamsburg station is located approximately 1.5 miles South East of the subject property, while the James City County Station 4 is located approximately 1.9 miles North West of the subject property. Response time to the site is within appropriate limits if an emergency event occurs which requires additional fire and life safety support. The mutual aid agreement between these municipalities affords the future residents of the project more than adequate response to potential emergencies. It is important to note that the applicant has dedicated a site within the commercial area for a future York County station.

D. Solid Waste

The proposed development on the subject property will generate solid wastes that will require collection and disposal to promote a safe and healthy environment. Reputable, private contractors, hired by the Homeowners Association will handle the collection of solid waste. Both trash and recyclable material will be removed from this site to a solid waste transfer station.

E. Utility Service Providers

Virginia Natural Gas, Dominion Virginia Power, Cox Communications, and Verizon Communications provide, respectively, natural gas, electricity, cable TV service, and telephone service to this area. The current policy of these utility service providers is to extend service to the development at no cost to the developer when positive revenue is identified; plus, with new land development, these utility service providers are required to place all new utility service underground.

F. Schools

Because the proposed land use is senior housing and no school age children will be permitted to reside in the community, there will be no direct impacts on the local school system.

VI. ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Preliminary Wetland Determination

Investigations were conducted by Williamsburg Environmental Group (WEG) in the fall of 2005 for the property. The extent of wetland features is shown on Master Plan Sheet 2- Existing Conditions. The U.S. Army Corps of Engineers confirmation of delineated wetlands is contained in the Appendix.

Based on the investigation by WEG and field surveying by AES, approximately 0.43 acres of wetlands are present on the property. In the Master Plan for the proposed development, some disturbance of the wetland environment is shown. One isolated non-forested wetland will be affected by the development of internal roads and lots. One upper reach on a non-contributing stream containing 0.22 acres of wetlands will be impacted with the construction of a stormwater management facility serving the commercial site and some of the residential area near Mooretown Road. In addition, there may be some temporary disturbances of some steep slopes associated with the construction of an on-site sanitary sewer pump station and the stormwater management facility in a ravine at the eastern edge of the site. All of the above described items may require proper state and federal permitting prior to the issuance of York County Land Disturbance Permits. The uppermost reach of a tributary stream that has been determined to be perennial is located below the stormwater management facility in the ravine leading to that stream. The facility and the proposed grading to construct it lie outside of the 100' RPA and 200' watershed protection buffers.

B. Resource Protection Areas

The property contains Resource Protection Areas (RPA) and associated buffers in two locations which are shown on Master Plan Sheet 2- Existing Conditions. Also illustrated is the 200' watershed protection buffer along the perennial stream identified by WEG along the southern property line.

C. Soils

The Soil Survey of James City and York Counties and the City of Williamsburg, Virginia (USDA 1985) shows several soil types within the property boundary. This property is predominantly situated on well-drained soils of Craven-Uchee, Emporia Complex, Emporia, and Slagle soil types. Soils mapping can be seen on Master Plan Sheet 2- Existing Conditions.

VII. ANALYSIS OF STORMWATER MANAGEMENT

This project is located in the York County Watershed Management and Protection Area Overlay District and thus is subject to special storm water management criteria. These criteria will be met primarily through the installation of three wet ponds. These facilities will provide both flow attenuation and pollutant removal for the project. York County uses the CBLAD method of calculating pollutant removal and this plan achieves the required pollutant removal from these three ponds. The City of Williamsburg, the seller of the property, has placed development restrictions on the property which limit the impervious cover to be placed thereon. The limit has been set at 45% impervious cover and has been reflected in the preliminary pollutant removal calculations. Other restrictions in regard to buffers, land use, and the use of Low Impact Development (LID) techniques have also been imposed. A copy of these restrictions is included in the appendix.

Using the CBLAD calculation method the pre-development phosphorous load is 31.25 lbs., while the post development pollutant load is 73.30 lbs., which yields a net pollutant removal required of 42.05 lbs. Per the sales agreement for this property, an additional factor of 45/40 has been applied to the pollutant removal requirement creating a total of 47.31 lbs. The total pounds of phosphorous removed by the three ponds are 51.13 lbs. Please refer to the attached master storm water management plan as well as the BMP Pollutant Removal Calculation Summary (located on the master storm water management plan) for more information.

In addition to the wet ponds, the master storm water management plan indicates potential locations for LID methods to be utilized. These methods may include bioretention cells, infiltration trenches, dry swales, grass swales, or other recognized techniques. In addition, an infiltration component similar to those incorporated in the ponds at the Sentara Williamsburg Regional Medical Center campus is planned. While the wet ponds alone provide the necessary pollutant removal, these LID measures will provide an additional pollutant removal component which will exceed the York County Storm water requirements while meeting the contractual requirements stipulated by the City of Williamsburg.

VIII. ANALYSIS OF IMPACTS TO TRAFFIC

A Traffic Study was prepared by DRW & Associates with the original application. Since there are no more units proposed with this amendment than the 459 originally proposed, there are no additional traffic impacts with the plan as amended. In fact, if an assisted living component is included, traffic to and from the site will be somewhat reduced.

IX. FISCAL IMPACT STUDY

A fiscal impacts analysis was prepared by the Wessex Group with the original application. While a delay in the development of the commercial area may delay some fiscal benefits, an assisted living component would have a positive fiscal benefit that was not originally accounted for. Overall, the project will remain fiscally positive.

X. CONCLUSIONS

The Reserve at Williamsburg, as amended, represents an appropriate mix of land uses on this site in York County. The community provides a logical transition between surrounding land uses, including the timeshares to the east and west of the property. The small commercial component can and will serve the residents of the Reserve as well as the surrounding community. The 459 units proposed represent a net density (exclusive of retail component) of approximately 8 units per acre and the projected senior population of 765 residents will not burden area schools. Of equal importance, the Reserve at Williamsburg helps fill a growing regional need by providing active adults with the opportunity to downsize homes while continuing to live in the local area. The inclusion of an assisted living component fills current and projected needs for the residents of the Reserve at Williamsburg.

This proposed community meets the intent of the Planned Development District with assurances for the provision of ample open space and its efficient use. The applicant's development experience assures the county of high standards of design, layout, and construction. The Reserve will provide a model for the development of superior housing in York County; and, the variety of housing types and the commercial center achieve a strong mix of complementary land uses.

The Traffic Study concludes that this project will not burden the existing area road system now and into the future. The original Fiscal Analysis concluded a net positive fiscal impact to the County, at build out, of approximately \$458,000 per year.

There are adequate public utilities with capacity to serve this project. Fire and life safety issues have been addressed with this application and through meetings between First Centrum and the Fire Marshall.

Finally, the careful planning of this project with regard to open space, buffers, carefully planned stormwater management systems, and limits on impervious surfaces assures the County and the City of Williamsburg that the Waller Mill Reservoir will be protected.

APPENDIX

- Townhome Exhibit
- March 6, 2008 Fire Flow Test

- To reference the following items please refer to original application.
 - City of Williamsburg Property Restrictions titled: Exhibit B, Development Restrictions, Limitations and Requirements
 - Wetlands Jurisdictional Confirmation from the U.S. Army COE
 - Fire Flow Data from 2008 Flow Test
 - Cultural Resources Study (In progress-Submittal upon completion)
 - First Centrum Parking Ratio Data

The Reserve at Williamsburg

Reserve at Williamsburg, LLC

AES Project No. 9128-08



Recorded By: Ryan S.
Date & Time: March 6, 2008 9:30 AM

Attendees:

Ryan Stephenson, AES	Static & Residual
Rick Smith, AES	Static & Residual
Jim Dishner, Y.C.F.D.	Static & Residual
Alan Turner, Y.C.F.D.	Flow Hydrant 1
Mark Swilley, Y.C. EDS	Flow Hydrant 1
Jeff Dunn, Y.C. EDS	Flow Hydrant 1
Aaron Small, AES	Flow Hydrant 2
Sharon Epperson, Y.C. EDS	Flow Hydrant 2

Test Location:

Static & Residual Hydrant: Fire Hydrant @ Fairfield / Reserve Property Line
 First Flow Hydrant: Fire Hydrant @ Entrance to Fairfield
 Second Flow Hydrant: Fire Hydrant @ End of Line on Mooretown Road
 Third Flow Hydrant: _____

Test Data:

Static Hydrant:	<u>45</u>	PSI		
Residual Hydrant:	<u>35</u>	PSI	<u>1,845</u>	GPM Total
First Flow Hydrant:	<u>30.5</u>	PSI =	<u>928</u>	GPM
Second Flow Hydrant:	<u>37</u>	PSI =	<u>917</u>	GPM
Residual Hydrant:	<u>29</u>	PSI	<u>2,231</u>	GPM Total
First Flow Hydrant:	<u>27.5</u>	PSI =	<u>881</u>	GPM
Second Flow Hydrant:*	<u>20</u>	PSI =	<u>1,350</u>	GPM
Residual Hydrant:	<u>23</u>	PSI	<u>2,892</u>	GPM Total
First Flow Hydrant:** *	<u>23</u>	PSI =	<u>1,611</u>	GPM
Second Flow Hydrant:*	<u>18</u>	PSI =	<u>1,281</u>	GPM

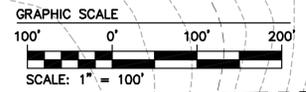
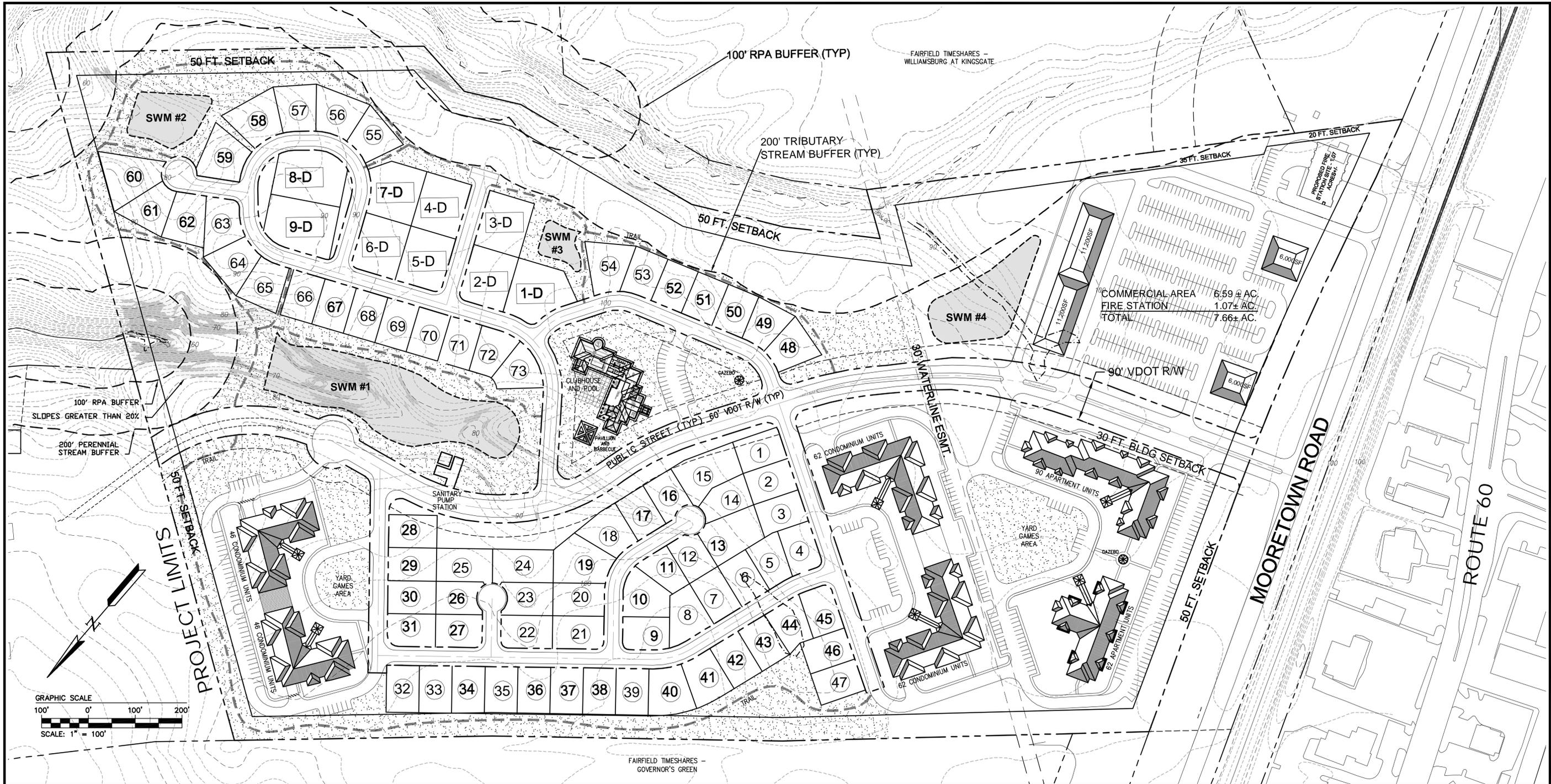
Note: The third test is not considered in the average flow value provided as there was an error during the test.

Availability at 20 psi:

Test #1 (1 FH): 3,026 GPM @ 20 psi
 Test #2 (2 FH): 2,839 GPM @ 20 psi
 Test #3 (3 FH): 3,099 GPM @ 20 psi
 Average: 2,988 GPM @ 20 psi

* - Both hose connections flowing
 ** - Estimated due to gauge failure (rocks)

Average of Test #1 and #2 is:	<u>2,933</u> GPM @ 20 psi
-------------------------------	---------------------------



ILLUSTRATIVE PLAN TABULATIONS

EXISTING ZONING: ECONOMIC OPPORTUNITY (EO)
 PROPOSED ZONING: PLANNED DEVELOPMENT (PD)
 APPROXIMATE TOTAL ACREAGE: 70.66 ACRES
 INDEPENDENT LIVING SENIOR HOUSING: 63 ACRES
 COMMERCIAL CENTER: 7.66 ACRES

SENIOR HOUSING COMPONENT COMPOSITION- 459 UNITS
 PROPOSED DENSITY: 6.9 ± UNITS PER ACRE
 SINGLE FAMILY DETACHED PATIO HOMES: 73
 DUPLEX PATIO HOMES: 18
 APARTMENTS: 152
 CONDOMINIUMS: 216

COMMERCIAL COMPONENT COMPOSITION
 RETAIL: 22,400 SF
 SIT DOWN RESTAURANTS: 2 AT 6,000 SF = 12,000 SF

RESIDENTIAL COMPONENT RECREATION AND OPEN SPACE
 COMMON ACTIVE/PASSIVE OUTDOOR RECREATION AREA REQUIRED: 200 SF PER DWELLING UNIT (459) = 91,800 SF (2.1 ACRES)
 PROVIDED: 12.10 ACRES RECREATION AMENITIES SHALL INCLUDE: WALKING TRAILS, FOUNTAINS (2), BENCHES (10), PAVILION AND BARBECUE, POOL, TRELLISES (3), YARD GAME AREAS AND GAZEBO'S (2).

RESIDENTIAL COMPONENT PARKING (459 UNITS)
 REQUIRED: 1 PER UNIT PLUS 1 PER 6 UNITS FOR VISITOR PARKING = 536 SPACES
 PROVIDED: 629 SPACES
 SINGLE FAMILY DETACHED PATIO HOMES: 146 SPACES
 DUPLEX PATIO HOMES: 36 SPACES
 APARTMENTS: 128 SPACES
 CONDOMINIUMS: 319 SPACES

COMMERCIAL COMPONENT PARKING
 REQUIRED
 RETAIL: 22,400 SF AT 1 SPACE PER 250 SF = 90 SPACES
 RESTAURANT: 12,000 SF AT 1 SPACE PER 100SF = 120 SPACES
 PROVIDED
 RETAIL: 136 SPACES
 RESTAURANT: 240 SPACES

No.	DATE	REVISION / COMMENT / NOTE	TRC	GMW
2	5/12/08	FIRE STATION ADDITION	TRC	GMW
			REVIEWED BY	REVIEWED BY

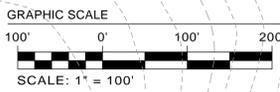
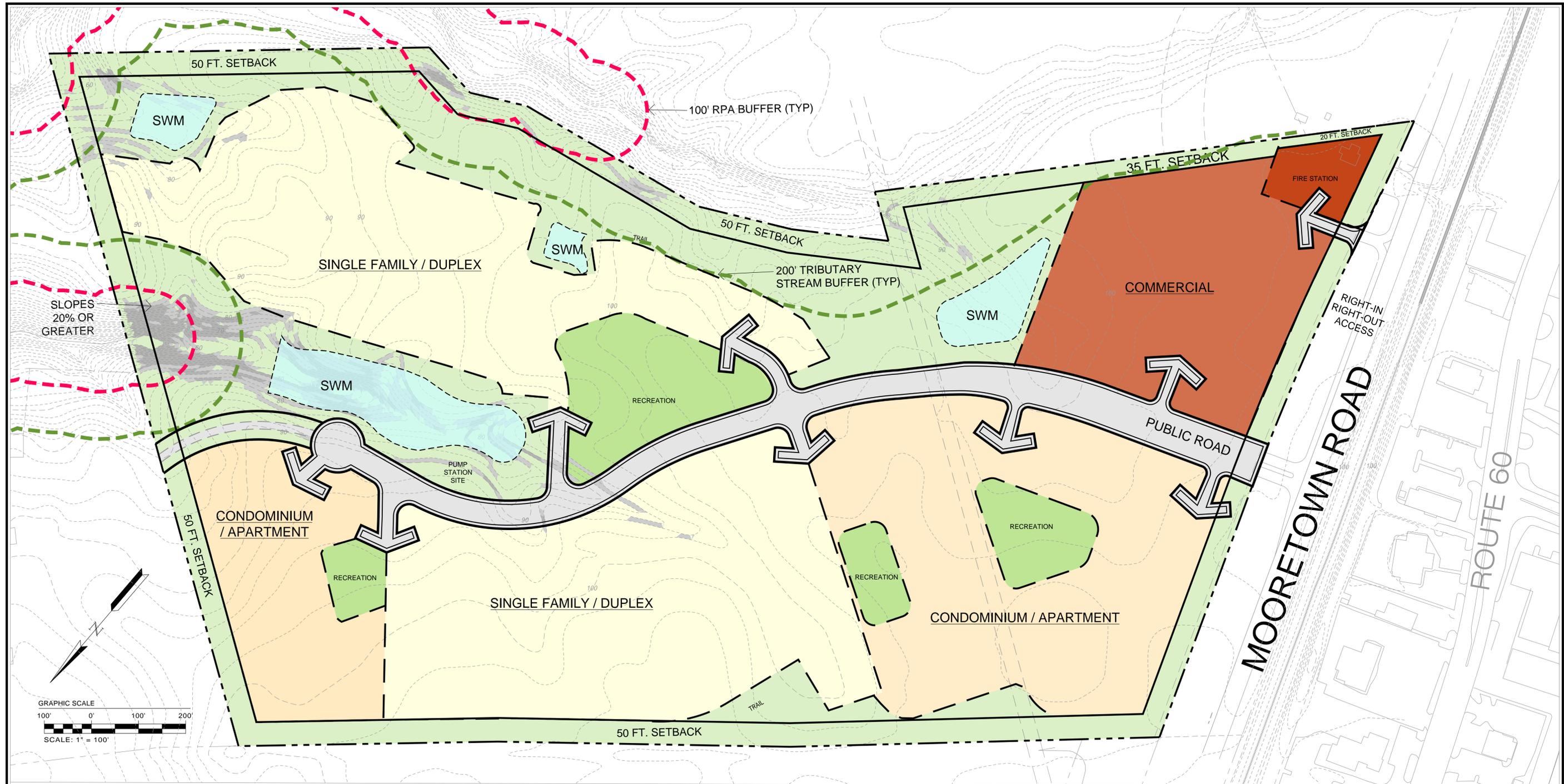


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 Fax (757) 220-8994

NON-BINDING ILLUSTRATIVE PLAN
 for
 THE RESERVE AT WILLIAMSBURG
 FOURTH CENTRUM OF VIRGINIA, INC.
 BRUTON DISTRICT YORK COUNTY VIRGINIA

Designed JSP/TRC	Drawn KJU/GRR
Scale 1"=100'	Date 02/28/06
Project No. 9128-05	
Drawing No. 6	

S:\Jobs\9128\05-Royals Tract-LandUseStudy\dwg\Plan\REZONING\00 RESUBMITTAL 5-12-06\9128-05p06 Illustrative Plan A.dwg, 5/11/2006 3:12:25 PM, KSU



LEGEND

-  ACCESS ROADWAY
-  SINGLE FAMILY / DUPLEX
-  CONDOMINIUMS / APARTMENTS
-  RECREATION AREA
-  OPEN SPACE
-  COMMERCIAL AREA

	NUMBER OF UNITS	APPROXIMATE ACREAGE
ACCESS ROADWAY	N/A	3.89 AC.
SINGLE FAMILY / DUPLEX	91	20.68 AC.
CONDOMINIUMS / APARTMENTS	368 459	13.29 AC.
RECREATION AREA		2.20 AC. MINIMUM
OPEN SPACE		24.08 AC.
COMMERCIAL AREA		6.52 AC.
TOTAL ACREAGE:		70.66 AC.

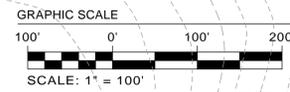
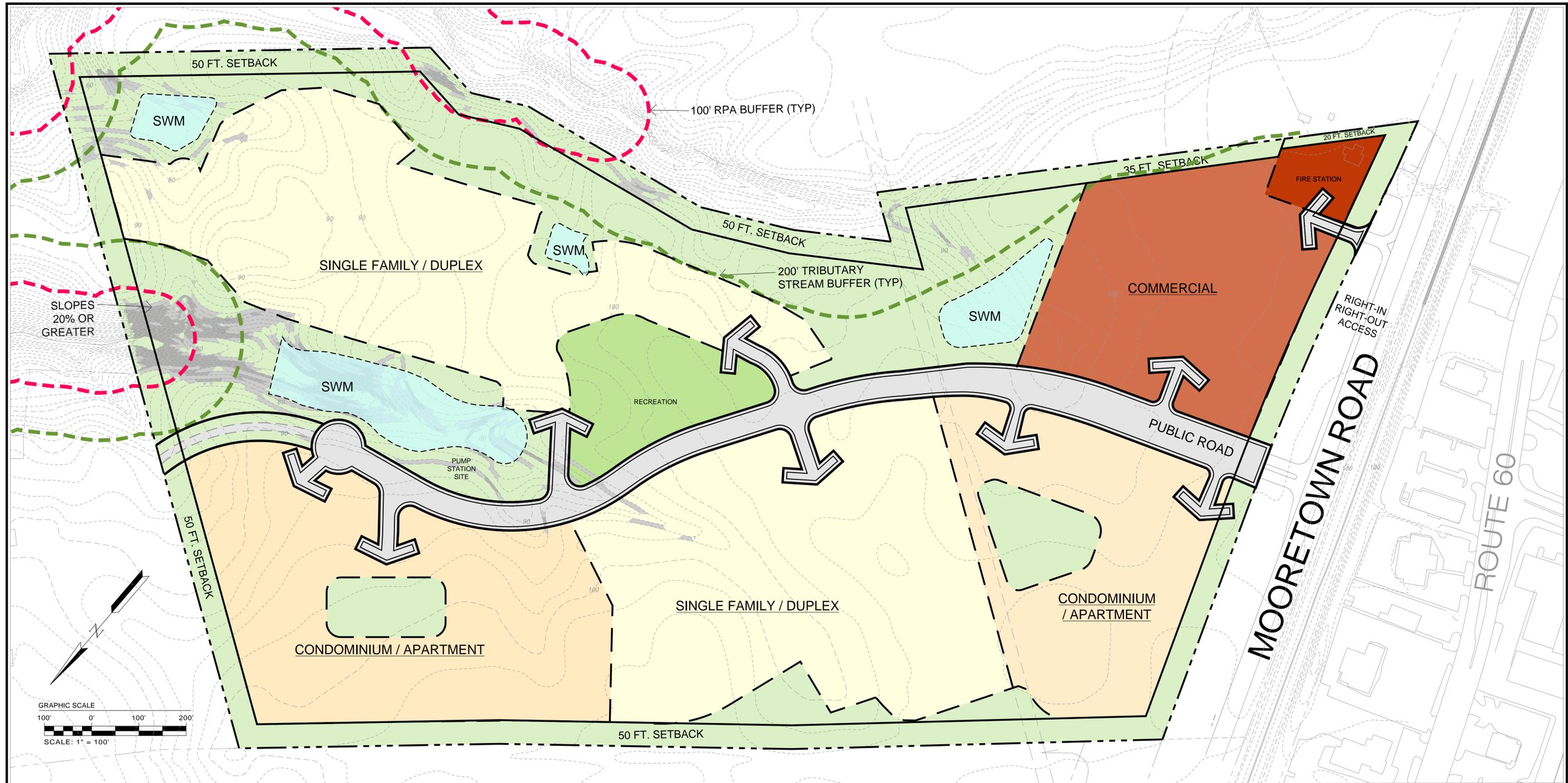
No.	DATE	REVISION / COMMENT / NOTE	TRC REVISOR	JSP REVIEWED BY
2	5/12/06	REVISED PER COMMENTS	TRC	JSP



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MAP OF
MASTER PLAN, ALTERNATIVE A
 THE RESERVE AT WILLIAMSBURG
 for
 FOURTH CENTRUM OF VIRGINIA, INC.
 BRUTON DISTRICT YORK COUNTY VIRGINIA

Designed JSP	Drawn KSU/GRR
Scale 1"=100'	Date 2/28/06
Project No. 9128-05	
Drawing No. 3	



LEGEND



ACCESS ROADWAY
SINGLE FAMILY / DUPLEX
CONDOMINIUMS / APARTMENTS
RECREATION AREA
OPEN SPACE
COMMERCIAL AREA

	NUMBER OF UNITS	ACREAGE
ACCESS ROADWAY	N/A	3.89 AC
SINGLE FAMILY / DUPLEX	91	20.68 AC
CONDOMINIUMS / APARTMENTS	368 459	13.29 AC
RECREATION AREA		2.20 AC
OPEN SPACE		24.08 AC
COMMERCIAL AREA		6.52 AC
TOTAL ACREAGE:		70.66 AC

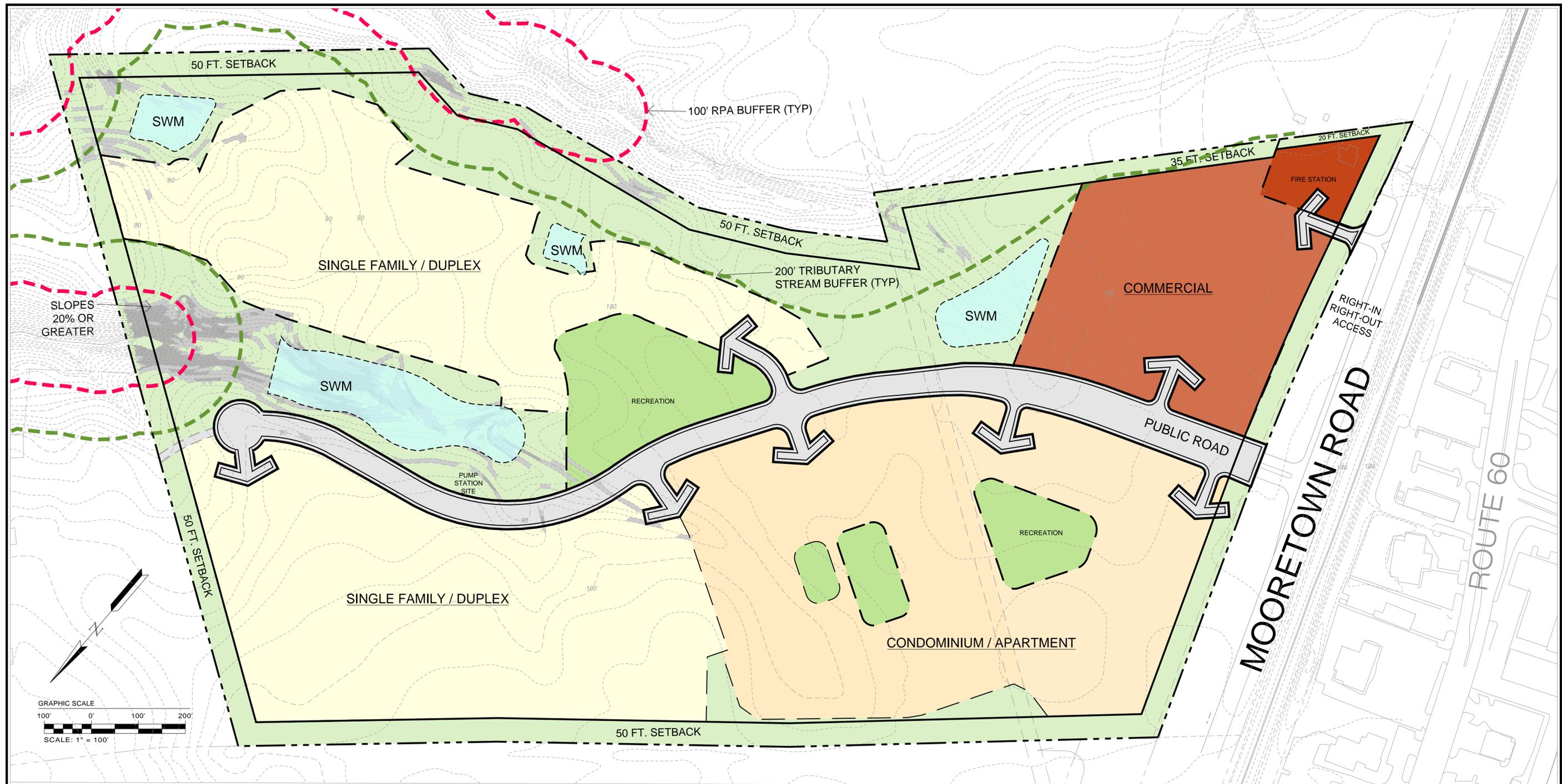
No.	DATE	REVISION / COMMENT / NOTE	KSU REVISOR	JSP REVIEWER
2	5/12/06	REVISED PLAN PER COMMENTS	KSU	JSP



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MAP OF
MASTER PLAN, ALTERNATIVE B
THE RESERVE AT WILLIAMSBURG
for
FOURTH CENTRUM OF VIRGINIA, INC.
BRUTON DISTRICT YORK COUNTY VIRGINIA

Designed JSP	Drawn KSU/GRR
Scale 1"=100'	Date 2/28/06
Project No. 9128-05	
Drawing No. 4	



LEGEND

- ACCESS ROADWAY
- SINGLE FAMILY / DUPLEX
- CONDOMINIUMS / APARTMENTS
- RECREATION AREA
- OPEN SPACE
- COMMERCIAL AREA

	NUMBER OF UNITS	ACREAGE
ACCESS ROADWAY	N/A	3.89 AC
SINGLE FAMILY / DUPLEX	90	21.31 AC
CONDOMINIUMS / APARTMENTS	368 459	12.66 AC
RECREATION AREA		2.20 AC
OPEN SPACE		24.08 AC
COMMERCIAL AREA		6.52 AC
TOTAL ACREAGE:		70.66 AC

No.	DATE	REVISION / COMMENT / NOTE	KSU REVISOR	JSP REVIEWER
2	5/12/06	ALTERNATIVE MASTER PLAN	KSU	JSP



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MAP OF
MASTER PLAN, ALTERNATIVE C
THE RESERVE AT WILLIAMSBURG
for
FOURTH CENTRUM OF VIRGINIA, INC.
BRUTON DISTRICT YORK COUNTY VIRGINIA

Designed JSP	Drawn KSU/GRR
Scale 1"=100'	Date 5/03/06
Project No. 9128-05	
Drawing No. 5	

MASTER PLAN AMENDMENT FOR The Reserve at Williamsburg A MASTER PLANNED ACTIVE ADULT COMMUNITY

BRUTON MAGISTERIAL DISTRICT YORK COUNTY VIRGINIA



VICINITY MAP (APROX. SCALE 1"=2000')

INDEX OF SHEETS:

SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS
3	MASTER PLAN AMENDMENT
4	NON-BINDING ILLUSTRATIVE PLAN
5	MASTER STORMWATER MANAGEMENT PLAN

ORIGINAL SUBMITTAL DATE: APRIL 02, 2012

PREPARED FOR

Reserve at Williamsburg, LLC and Centrum - Williamsburg Limited Partnership

21400 RIDGETOP CIRCLE, SUITE 250
STERLING, VIRGINIA 20166

Rev.	Date	Description	Revised By



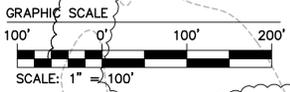
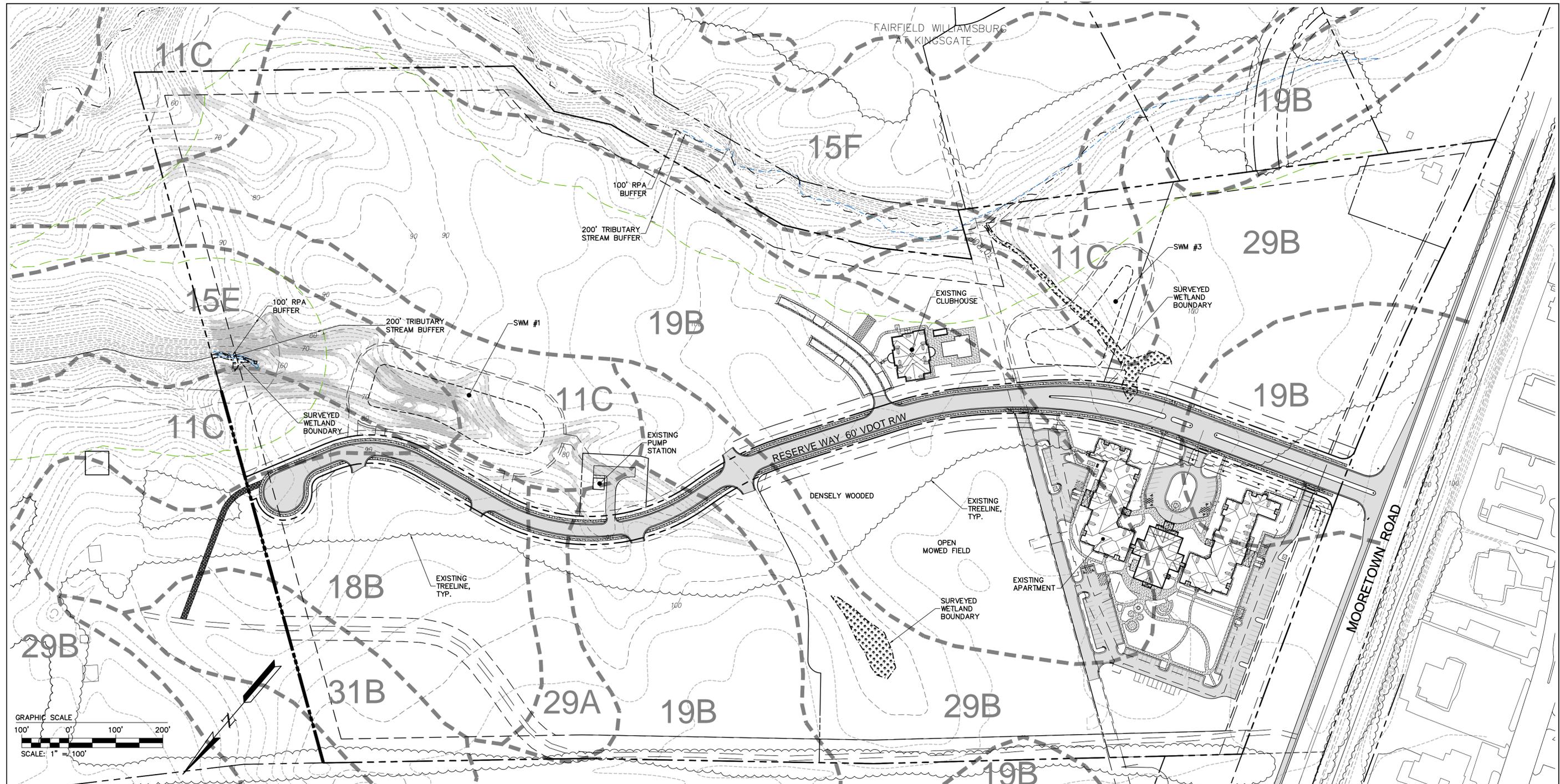
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The Reserve at Williamsburg
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for
Reserve at Williamsburg LLC,
and Centrum-Williamsburg Limited Partnership
BRUTON DISTRICT YORK COUNTY VIRGINIA

Project Contacts:	JSP / HWP
Project Number:	9128-10
Scale:	Date:
AS NOTED	4-02-12
Sheet Title:	COVER SHEET
Sheet Number:	1



SOIL LEGEND*	
11C-CRAVEN-UCHEE COMPLEX, 6 TO 10% SLOPES. CONSISTS OF MODERATELY WELL DRAINED CRAVEN AND UCHEE SOILS. AREAS OF LOCATION ARE ON SIDES OF SLOPES AND NARROW RIDGE TOPS. LOW TO MODERATE WATER POTENTIAL, WITH RAPID SURFACE RUNOFF AND HIGH EROSION POTENTIAL.	19B-KEMPSVILLE-EMPORIA FINE SANDY LOAMS, 2-6% SLOPES. CONSISTS OF DEEP, GENTLY SLOPING, WELL-DRAINED SOILS. AREAS OF LOCATION ARE MEDIUM TO BROAD UPLAND RIDGES AND SIDE SLOPES. MODERATE PERMEABILITY, WATER CAPACITY, AND EROSION POTENTIAL.
15E-EMPORIA COMPLEX, 15 TO 25% SLOPES. DEEP, MODERATELY STEEP AND WELL DRAINED. FOUND ON SIDE SLOPES ALONG RIVERS, CREEKS, AND DRAINAGEWAYS. MODERATE WATER CAPACITY AND RAPID SURFACE RUNOFF WITH HIGH EROSION POTENTIAL.	29A-SLACLE FINE SANDY LOAM COMPLEX, 0-2% SLOPES. CONSISTS OF NEARLY LEVEL AND WELL-DRAINED SOILS. WATER CAPACITY IS MODERATE FOR THIS COMPLEX, AND RUN-OFF IS MINIMAL. PERMEABILITY IS MODERATE FOR HIGHER SOILS, AND SLOW FOR LOWER SOILS.
15F-EMPORIA COMPLEX, 25-50% SLOPES. CONSISTS OF DEEP, VERY STEEP, WELL DRAINED SOILS. FOUND ON SIDE SLOPES ALONG RIVERS, CREEKS, AND DRAINAGEWAYS. TYPICALLY FOUND WOODDED, SO RUN-OFF IS NOT RAPID. MODERATE WATER CAPACITY IN THE HIGHER LEVELS OF SOIL, POOR WATER CAPACITY DEEPER.	29B-SLACLE FINE SANDY LOAM COMPLEX, 2-6% SLOPES. CONSISTS OF DEEP, GENTLY ROLLING, AND MODERATELY WELL-DRAINED SOILS. AVAILABLE WATER CAPACITY IS MODERATE, AND RUN-OFF IS MEDIUM. THE EROSION POTENTIAL IS MODERATE. RELATIVELY WEAK SOIL.
18B-KEMPSVILLE COMPLEX, 2-6% SLOPES. CONSISTS OF DEEP, GENTLY SLOPING, WELL-DRAINED SOILS. FOUND ON MEDIUM TO BROAD UPLAND RIDGES AND SIDE SLOPES. SURFACE RUNOFF IS MEDIUM AND THE WATER CAPACITY IS MODERATE.	31B-SUFFOLK FINE SANDY LOAM COMPLEX, 2-6% SLOPES. CONSISTS OF DEEP, GENTLY SLOPING AND WELL-DRAINED SOILS. MODERATE PERMEABILITY AND MODERATE WATER CAPACITY. SUBSTRATUM IS RAPIDLY PERMEABLE. EROSION HAZARD IS MEDIUM FOR THIS COMPLEX.

LEGEND	
	SLOPES 20% TO 30%
	SLOPES 30% OR GREATER
	WETLAND BOUNDARY
	RPA BUFFER
	SOIL TYPE BOUNDARY

WETLAND AND PERENNIAL STREAM DETERMINATION WERE ESTABLISHED THROUGH ONSITE OBSERVATION AND BY WILLIAMSBURG ENVIRONMENTAL GROUP.

Rev.	Date	Description	Revised By



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CONSULTING ENGINEERS

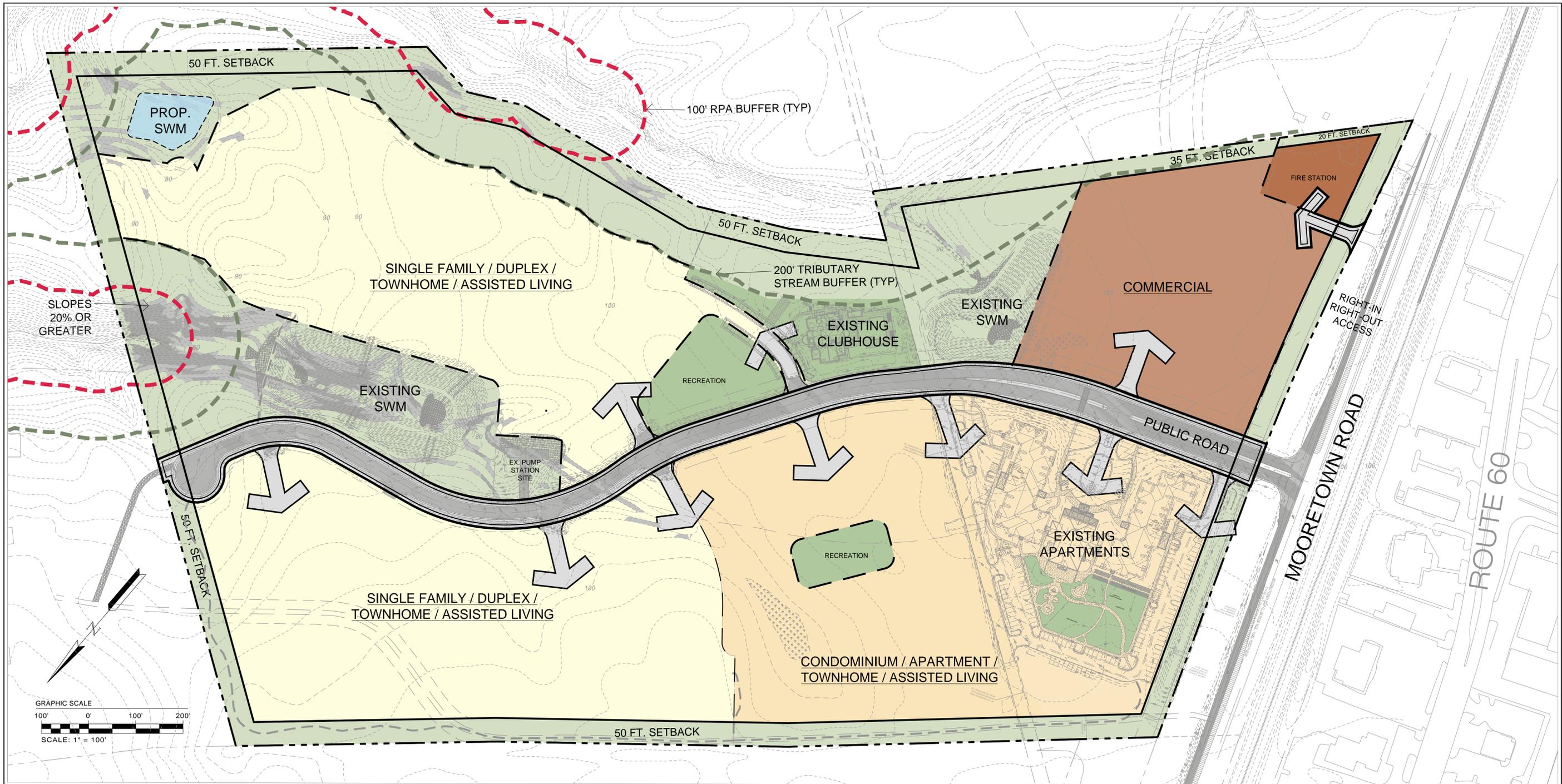
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EXISTING CONDITIONS
The Reserve at Williamsburg
A MASTER PLANNED ACTIVE ADULT COMMUNITY
for
Reserve at Williamsburg LLC,
and Centrum-Williamsburg Limited Partnership

BRUTON DISTRICT YORK COUNTY VIRGINIA

Project Contacts:	JSP / HWP
Project Number:	9128-10
Scale:	Date:
1"=100'	4-02-12
Sheet Number	
2	



LEGEND

- ACCESS ROADWAY
 - SINGLE FAMILY / DUPLEX / TOWNHOME / ASSISTED LIVING
 - CONDOMINIUMS / APARTMENTS / TOWNHOME / ASSISTED LIVING*
 - RECREATION AREA
 - OPEN SPACE
 - COMMERCIAL AREA
- *INCLUDES 120 EXISTING APARTMENTS

	NUMBER OF UNITS		ACREAGE
	MIN.	MAX.	
		N/A	3.89 AC
	92	300	21.31 AC
	190*	369*	12.66 AC
		459 (MAX. # OF UNITS)	2.20 AC (MIN.)
			24.08 AC
			6.52 AC
TOTAL ACREAGE:			70.66 AC

Rev.	Date	Description	Revised By



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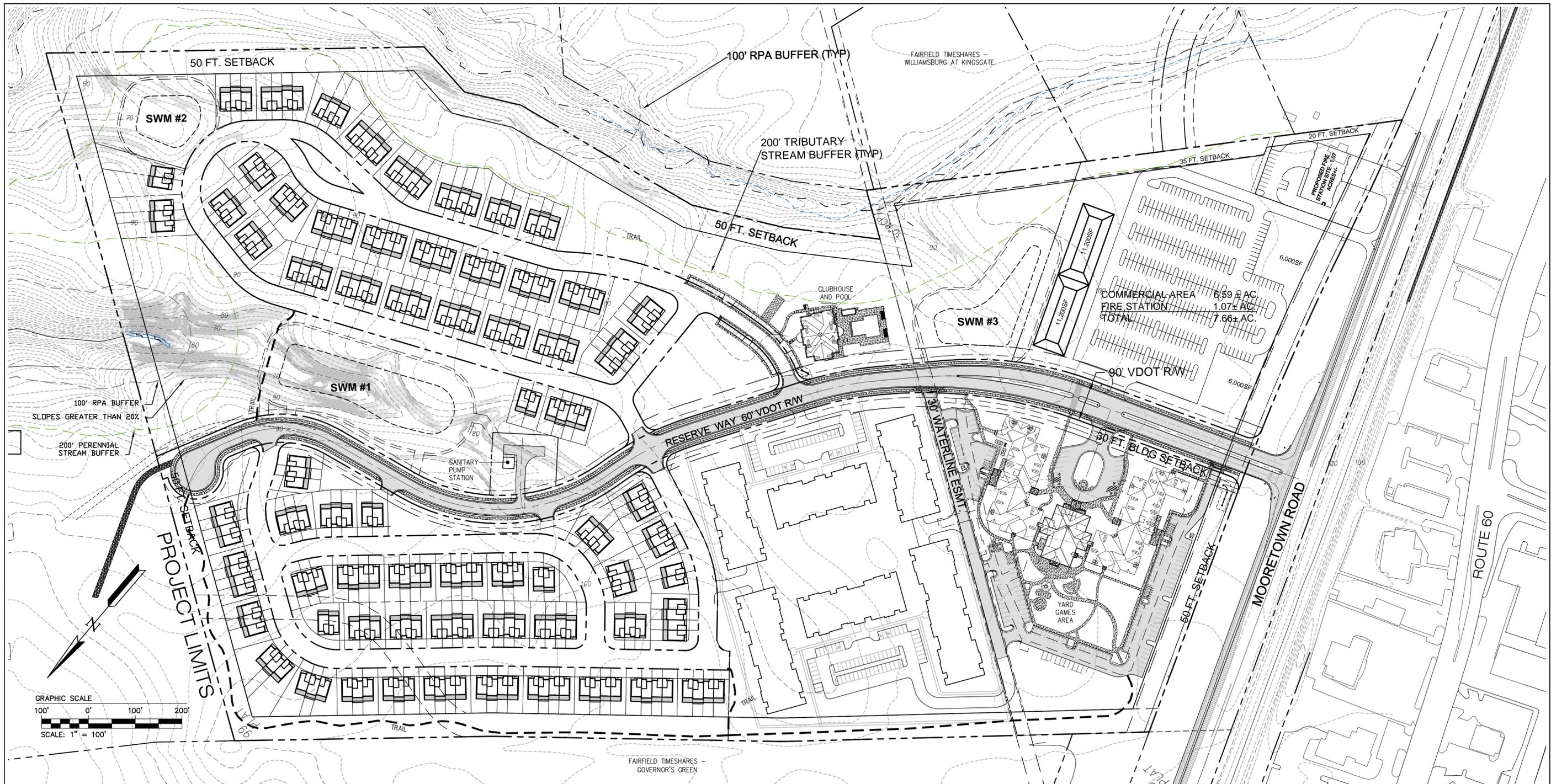
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MASTER PLAN AMENDMENT
The Reserve at Williamsburg
A MASTER PLANNED ACTIVE ADULT COMMUNITY
for
The Reserve at Williamsburg LLC,
and Centrum-Williamsburg LLC

BRUTON DISTRICT YORK COUNTY VIRGINIA

Project Contacts:	JSP / HWP
Project Number:	9128-10
Scale:	1"=100'
Date:	4-02-12
Sheet Number	3



ILLUSTRATIVE PLAN TABULATIONS

EXISTING ZONING: PLANNED DEVELOPMENT (PD)

APPROXIMATE TOTAL ACREAGE : 70.66 ACRES
 INDEPENDENT LIVING SENIOR HOUSING: 63 ACRES
 COMMERCIAL CENTER: 7.66 ACRES

SENIOR HOUSING COMPONENT COMPOSITION- 459 UNITS
 PROPOSED DENSITY: 6.9 ± UNITS PER ACRE
 SINGLE FAMILY DETACHED PATIO HOMES
 DUPLEX PATIO HOMES
 TOWNHOMES
 APARTMENTS
 CONDOMINIUMS
 ASSISTED LIVING

COMMERCIAL COMPONENT COMPOSITION
 RETAIL: 22,400 SF
 SIT DOWN RESTAURANTS: 2 AT 6,000 SF = 12,000 SF

RESIDENTIAL COMPONENT RECREATION AND OPEN SPACE
 COMMON ACTIVE/PASSIVE OUTDOOR RECREATION AREA REQUIRED: 200 SF PER DWELLING UNIT (459) = 91,800 SF (2.1 ACRES)
 PROVIDED: 12.10 ACRES RECREATION AMENITIES SHALL INCLUDE: WALKING TRAILS, FOUNTAINS (2), BENCHES (10), PAVILLION AND BARBECUE, POOL, TRELLISES (3), YARD GAME AREAS AND GAZEBOS (2).

RESIDENTIAL COMPONENT PARKING (459 UNITS)
 REQUIRED: 1 PER UNIT PLUS 1 PER 6 UNITS FOR VISITOR PARKING = 536 SPACES

COMMERCIAL COMPONENT PARKING
 REQUIRED
 RETAIL: 22,400 SF AT 1 SPACE PER 250 SF = 90 SPACES
 RESTAURANT: 12,000 SF AT 1 SPACE PER 100SF = 120 SPACES
 PROVIDED
 RETAIL: 136 SPACES
 RESTAURANT: 240 SPACES

Rev.	Date	Description	Revised By



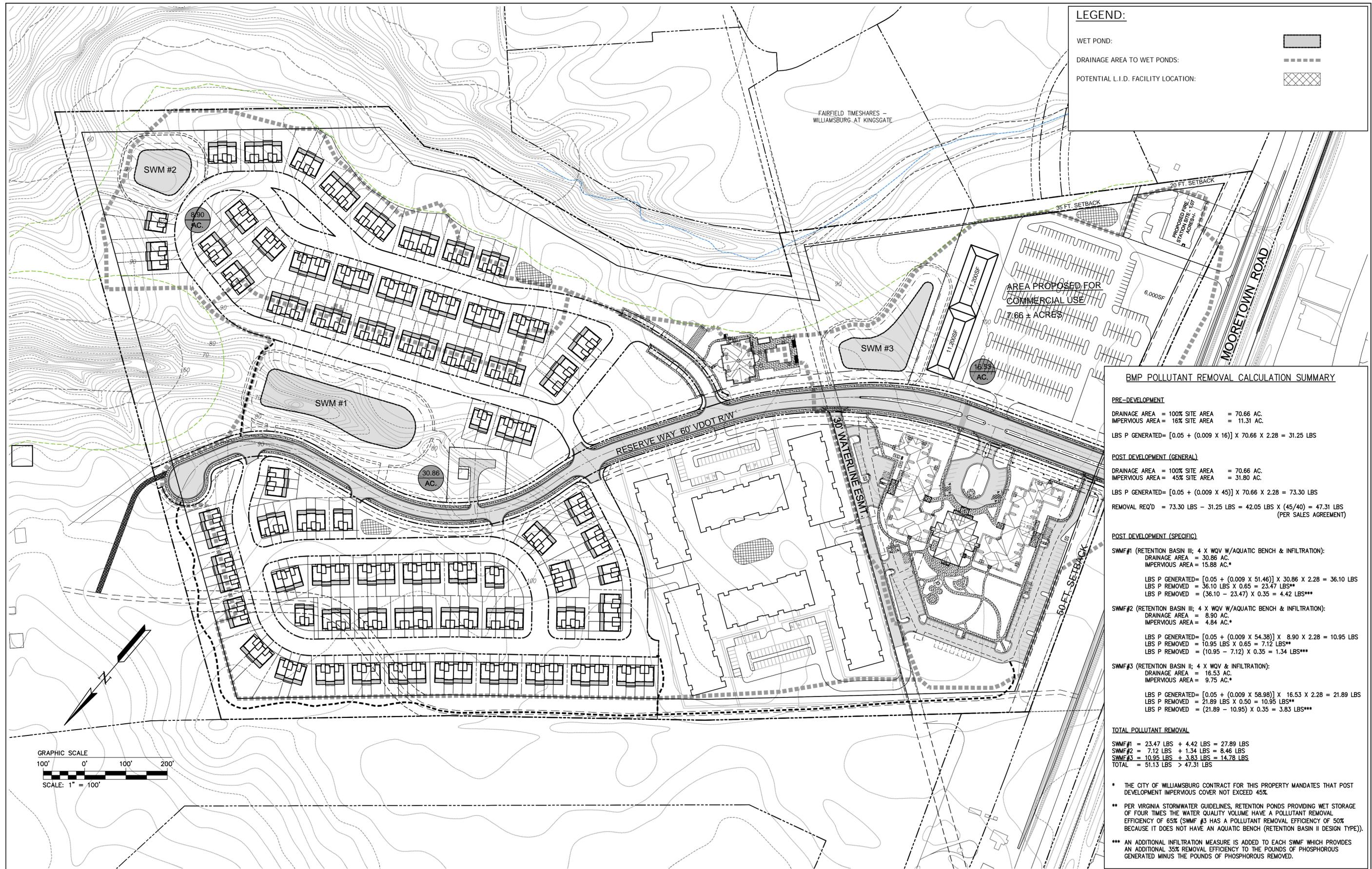
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NON-BINDING ILLUSTRATIVE PLAN
The Reserve at Williamsburg
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 for
 Reserve at Williamsburg LLC,
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BRUTON DISTRICT YORK COUNTY VIRGINIA

Project Contacts:	JSP / HWP
Project Number:	9128-10
Scale:	1"=100'
Date:	4-02-12
Sheet Number	4



LEGEND:

WET POND:

DRAINAGE AREA TO WET PONDS:

POTENTIAL L.I.D. FACILITY LOCATION:

BMP POLLUTANT REMOVAL CALCULATION SUMMARY

PRE-DEVELOPMENT
 DRAINAGE AREA = 100% SITE AREA = 70.66 AC.
 IMPERVIOUS AREA = 16% SITE AREA = 11.31 AC.
 LBS P GENERATED = $[0.05 + (0.009 \times 16)] \times 70.66 \times 2.28 = 31.25$ LBS

POST DEVELOPMENT (GENERAL)
 DRAINAGE AREA = 100% SITE AREA = 70.66 AC.
 IMPERVIOUS AREA = 45% SITE AREA = 31.80 AC.
 LBS P GENERATED = $[0.05 + (0.009 \times 45)] \times 70.66 \times 2.28 = 73.30$ LBS
 REMOVAL REQ'D = 73.30 LBS - 31.25 LBS = 42.05 LBS (45/40) = 47.31 LBS (PER SALES AGREEMENT)

POST DEVELOPMENT (SPECIFIC)

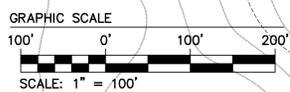
SWMF #1 (RETENTION BASIN III; 4 X WO V/AQUATIC BENCH & INFILTRATION):
 DRAINAGE AREA = 30.86 AC.
 IMPERVIOUS AREA = 15.88 AC.*
 LBS P GENERATED = $[0.05 + (0.009 \times 51.46)] \times 30.86 \times 2.28 = 36.10$ LBS
 LBS P REMOVED = 36.10 LBS \times 0.65 = 23.47 LBS**
 LBS P REMOVED = $(36.10 - 23.47) \times 0.35 = 4.42$ LBS***

SWMF #2 (RETENTION BASIN III; 4 X WO V/AQUATIC BENCH & INFILTRATION):
 DRAINAGE AREA = 8.90 AC.
 IMPERVIOUS AREA = 4.84 AC.*
 LBS P GENERATED = $[0.05 + (0.009 \times 54.38)] \times 8.90 \times 2.28 = 10.95$ LBS
 LBS P REMOVED = 10.95 LBS \times 0.65 = 7.12 LBS**
 LBS P REMOVED = $(10.95 - 7.12) \times 0.35 = 1.34$ LBS***

SWMF #3 (RETENTION BASIN II; 4 X WO V & INFILTRATION):
 DRAINAGE AREA = 16.53 AC.
 IMPERVIOUS AREA = 9.75 AC.*
 LBS P GENERATED = $[0.05 + (0.009 \times 58.98)] \times 16.53 \times 2.28 = 21.89$ LBS
 LBS P REMOVED = 21.89 LBS \times 0.50 = 10.95 LBS**
 LBS P REMOVED = $(21.89 - 10.95) \times 0.35 = 3.83$ LBS***

TOTAL POLLUTANT REMOVAL
 SWMF #1 = 23.47 LBS + 4.42 LBS = 27.89 LBS
 SWMF #2 = 7.12 LBS + 1.34 LBS = 8.46 LBS
 SWMF #3 = 10.95 LBS + 3.83 LBS = 14.78 LBS
 TOTAL = 51.13 LBS > 47.31 LBS

* THE CITY OF WILLIAMSBURG CONTRACT FOR THIS PROPERTY MANDATES THAT POST DEVELOPMENT IMPERVIOUS COVER NOT EXCEED 45%.
 ** PER VIRGINIA STORMWATER GUIDELINES, RETENTION PONDS PROVIDING WET STORAGE OF FOUR TIMES THE WATER QUALITY VOLUME HAVE A POLLUTANT REMOVAL EFFICIENCY OF 65% (SWMF #3 HAS A POLLUTANT REMOVAL EFFICIENCY OF 50% BECAUSE IT DOES NOT HAVE AN AQUATIC BENCH (RETENTION BASIN II DESIGN TYPE)).
 *** AN ADDITIONAL INFILTRATION MEASURE IS ADDED TO EACH SWMF WHICH PROVIDES AN ADDITIONAL 35% REMOVAL EFFICIENCY TO THE POUNDS OF PHOSPHOROUS GENERATED MINUS THE POUNDS OF PHOSPHOROUS REMOVED.



Rev.	Date	Description	Revised By



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MASTER STORMWATER MANAGEMENT PLAN
 The Reserve at Williamsburg
 A MASTER PLANNED ACTIVE ADULT COMMUNITY
 for
 Reserve at Williamsburg LLC,
 and Centrum-Williamsburg Limited Partnership

BRUTON DISTRICT YORK COUNTY VIRGINIA

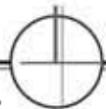
Project Contacts: JSP / HWP
 Project Number: 9128-10
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 Sheet Number
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THE RESERVE AT WILLIAMSBURG

TOWNHOME ELEVATIONS

YORK COUNTY VA



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29 MAR 2012



OPKE & ASSOCIATES, INC.

PLANNING COMMISSION
COUNTY OF YORK
YORKTOWN, VIRGINIA

Resolution

At a regular meeting of the York County Planning Commission held in the Board Room, York Hall, Yorktown, Virginia, on the ____ day of _____, 2012:

Present

Vote

M. Sean Fisher, Chair
Richard M. Myer, Jr. , Vice Chair
Christopher A. Abel
Alexander T. Hamilton
Mario C. Buffa
Melissa S. Magowan
Mark B. Suiter

On motion of _____, which carried ____, the following resolution was adopted:

AN ORDINANCE TO APPROVE AN APPLICATION TO AMEND THE CONDITIONS OF APPROVAL FOR A PREVIOUSLY APPROVED PLANNED DEVELOPMENT (THE RESERVE AT WILLIAMSBURG ON MOORETOWN ROAD) TO ADD TOWNHOUSES AND ASSISTED LIVING UNITS TO THE LIST OF PERMITTED HOUSING TYPES AND TO DELETE THE SEQUENCING REQUIREMENTS FOR COMMERCIAL AND RESIDENTIAL SPACE

WHEREAS, the York County Board of Supervisors on September 5, 2006 approved Application No. PD-17-06 to authorize the establishment of a Planned Development consisting of a 63-acre independent living senior housing development with a 7.7-acre commercial center on property located on the east side of Mooretown Road approximately 2,030 feet west of the intersection of Mooretown Road (Route 603) and Waller Mill Road (Route 713) and further identified as Assessor’s Parcel Nos. 5-18-1 (GPIN D16c-0176-0313), 5-18-2 (GPIN D16c-0531-0677), 5-18-3 (GPIN D16c-1123-1278), and 5-18-5 (GPIN D16c-1552-0671); and

WHEREAS, The Reserve at Williamsburg LLC and Centrum-Williamsburg Limited Partnership, have submitted Application No. PD-32-12 to amend the

conditions of approval for the above-referenced Planned Development, set forth in Ordinance No. 06-18(R) and revised by Ordinance No. 09-20, to add townhouses and assisted living units to the list of permitted housing types in the development and delete the sequencing requirements for commercial and residential space; and

WHEREAS, said application has been forwarded to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application; and

WHEREAS, the Commission has carefully considered the public comments and Planning Commission recommendation with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the ___ day of _____, 2012, that Application No. PD-32-12 be, and it is hereby, transmitted to the York County Board of Supervisors with a recommendation of approval to amend Ordinance No. 06-18(R), as amended by Ordinance No. 09-20, by adding townhouses and assisted living units to the list of permitted housing types and deleting the sequencing requirements for commercial and residential space within the previously approved Reserve at Williamsburg Planned Development located on the east side of Mooretown Road (Route 603) approximately 2,030 feet west of its intersection with Waller Mill Road (Route 713) and further identified as Assessor's Parcel Nos. 5-18-1 (GPIN D16c-0176-0313), 5-18-2 (GPIN D16c-0531-0677), 5-18-3 (GPIN D16c-1123-1278), and 5-18-5 (GPIN D16c-1552-0671), as set forth below:

1. Age Restriction

The residential component of this Planned Development shall be developed and operated as age-restricted senior housing in accordance with the definitions of Senior Housing-Independent Living Facility and, as applicable, Senior Housing-Assisted Living Facility set forth in Section 24.1-104 of the York County Zoning Ordinance. Furthermore, no resident of any of the units in the development shall be under the age of nineteen (19).

2. General Layout, Design, and Density

- a) A site plan, prepared in accordance with the provisions of Article V of the Zoning Ordinance, shall be submitted to and approved by the Department of Environmental and Development Services, Division of Development and Compliance prior to the commencement of any land clearing or construction activities on the site. Said site plan shall be in substantial conformance with the conceptual plans titled "Master Plan Amendment for The Reserve at Williamsburg, Alternatives ~~A, B, or C~~" prepared by AES Consulting Engineers; and dated ~~February 28, 2006~~ April 2, 2012,

~~and revised May 12, 2006,~~ except as modified herein. Substantial deviation, as determined by the Zoning Administrator, from the general design and layout as depicted on the “Non-Binding Illustrative Plan” or amended herein shall require resubmission and approval in accordance with all applicable provisions as established by the York County Zoning Ordinance. Limited deviations from the “Non-Binding Illustrative Plan” as depicted on ~~the plans~~ titled ~~“Master Plan Amendment,” “Alternative A,” “Master Plan, Alternative B,” and “Master Plan, Alternative C,”~~ all prepared by AES Consulting Engineers, dated ~~February 28, 2006, and revised May 12, 2006~~ April 2, 2012 shall be permitted.

- b) Architectural design of all residential structures, including the clubhouse, shall be in substantial conformance with the building elevations submitted by the applicant and titled “Architectural Renderings: The Reserve at Williamsburg,” dated May 12, 2006, ~~and~~ “BLDG, ‘A’-Verena at Williamsburg,” dated July 1, 2009, ~~and~~ “The Reserve at Williamsburg: Townhome Elevations,” dated March 29, 2012, copies of which shall be kept on file in the York County Planning Division.
- c) The layout and design of the residential development shall be in conformance with the performance standards for senior housing set forth in Section 24.1-411 of the York County Zoning Ordinance, except as modified herein.
- d) The commercial center shall be developed in accordance with the standards for nonresidential uses within the PD district set forth in Section 24.1-361(h) of the Zoning Ordinance. Commercial uses in the development shall be consistent with the list of uses permitted in the EO-Economic Opportunity district, subject to the exclusions contained in the proffer statement submitted by the applicant and referenced herein. Furthermore, under no circumstance shall tattoo parlors, pawn shops or payday loan establishments be permitted on the property.
- e) The maximum number of residential units shall be 459.
- f) The maximum building height shall be 69 feet for rental apartment buildings and 72 feet for condominium apartment buildings.
- g) The minimum building separation for single-family detached, townhouse, and duplex units shall be twenty feet (20’).
- h) In areas designated for single-family detached homes and/or duplexes, the minimum distance between any principal building and any public or private street right-of-way shall be twenty feet (20’), provided that such single-family structure includes a covered front porch having a depth of at

least six feet (6') and a width of at least fifteen feet (15'). In the event a front porch is not provided on the structure, the minimum setback shall be thirty feet (30').

i) In areas designated for townhouses, the minimum distance between any principal building and any public or private street right-of-way shall be twenty feet (20'), provided that such single-family structure includes a covered front porch having a depth of at least six feet (6') and a width of at least eight feet (8'). In the event a front porch is not provided on the structure, the minimum setback shall be thirty feet (30').

ii) Freestanding signage for the residential portion of the project shall be limited to a single monument-type community identification sign along Mooretown Road measuring no greater than 32 square feet in area and six feet (6') in height. Signage for the commercial parcel shall be in accordance with the provisions for LB-Limited Business districts, as established in Section 24.1-703 of the Zoning Ordinance.

iii) For any rental apartment building, a minimum of one (1) off-street parking space per residential unit shall be required and no additional spaces shall be required for visitor parking provided that, pursuant to Section 24.1-604(b) of the Zoning Ordinance, an area equal to one-half of the difference between the number of parking spaces provided and the number that would otherwise be required in accordance with the requirements set forth in the Zoning Ordinance shall be reserved for a period of five (5) years following the issuance of a Certificate of Occupancy for such building and shall be maintained as landscaped open space during that time.

3. Streets and Circulation

- a) In order to provide for safe, convenient, and continuous pedestrian circulation throughout the development, a four-foot (4') wide sidewalk shall be constructed on at least one side of all private residential streets within the development and shall include pedestrian connections to off-road walkways and walking trails and to the commercial center.
- b) Street lighting shall be provided at each street intersection and at other such locations determined by the subdivision agent to maximize vehicle and pedestrian safety. The design of the street lighting shall be consistent with the design and character of the development.
- c) The developer shall install a 200-foot left-turn lane with a 200-foot taper and appropriate transitions on southbound Mooretown Road at the main road, as well as northbound right turn tapers on Mooretown Road at both

the main road and the right-turn in/right-turn out driveway (150' tapers), if such additional driveway is determined to be acceptable in accordance with Zoning Ordinance requirements. The right-turn in/right-turn out driveway shall be constructed with an appropriate channelizing island.

- d) The main entrance shall include one dedicated left-turn lane and one dedicated right-turn lane for egress.
- e) The spacing from the edge of Mooretown Road to the first internal access point shall be 200 feet or greater, unless otherwise approved by the Virginia Department of Transportation.
- f) Pursuant to Section 24.1-255(b) of the Zoning Ordinance, the developer shall provide a transit bus shelter and pullout, the design and location of which shall be subject to the approval of the Williamsburg Area Transport.
- g) Pursuant to Section 24.1-252(b)(2) of the Zoning Ordinance, the right-turn in/right-turn out entrance to the commercial center depicted on the referenced plan shall be permitted only if the need for and safety of such is substantiated by a traffic impact analysis prepared in accordance with Section 24.1-251(b) of the Zoning Ordinance.

4. Utilities and Drainage

- a) Public sanitary sewer service shall serve this development, the design of which shall be subject to approval by the County Administrator or his designated agent in consultation with the Department of Environmental and Development Services and in accordance with all applicable regulations and specifications. The applicant shall grant to the County all easements deemed necessary by the County for the maintenance of such sewer lines.
- b) A public water supply and fire protection system shall serve the development, the design of which shall be subject to approval by the County Administrator or his designated agent in consultation with the Department of Environmental and Development Services and the Department of Fire and Life Safety in accordance with all applicable regulations and specifications. The applicant shall grant to the County or the City of Williamsburg all easements deemed necessary by the County for maintenance of such water lines.
- c) The development shall be served by a stormwater collection and management system, the design of which shall be approved by the County Administrator or his designated agent in consultation with VDOT and in accordance with applicable regulations and specifications. Any easements

deemed necessary by the County for maintenance of the stormwater system shall be dedicated to the County; however, the County shall bear no responsibility for such maintenance.

- d) The property owners' association(s) shall own and be responsible for the perpetual maintenance of all stormwater retention facilities serving the Planned Development.

5. Open Space and Recreation

- a) The location and arrangement of open space shall be generally as depicted on the plan titled "Master Plan for The Reserve at Williamsburg," prepared by AES Consulting Engineers, dated February 28, 2006, and revised May 12, 2006 and April 2, 2012.
- b) A minimum of 200 square feet of common active/passive outdoor recreation area per dwelling unit shall be provided. Said area(s) shall include, at a minimum, the following facilities and amenities:
- Swimming pool (indoor or outdoor)
 - Covered pavilion
 - Barbecue/picnic area
 - Walking trails
 - Fountains (2)
 - Benches (10)
 - Trellises (3)
 - Yard game areas
 - Gazebos (2)
- c) Indoor recreational amenities shall consist of, at a minimum, a combined total of 8,250 square feet of indoor recreation space, including 2,775 square feet in the rental apartments and 2,475 square feet in the condominium apartments and a 3,000-square foot clubhouse/recreation center, each with an exercise room, multi-purpose community room, bistro-style (non-commercial) kitchen, fireplace, and other amenities as set forth in written materials supplied by the applicant and dated May 12, 2006.
- d) All common and public improvements within the development shall be subject to the standards governing timing, performance agreements, and surety requirements set forth in Sections 24.1-362(b)(3) and (4) of the Zoning Ordinance.
- e) The location and manner of development for the recreation area shall be fully disclosed in plain language to all home purchasers in this development prior to closing.

- f) All common open space and recreational facilities shall be protected and perpetual maintenance guaranteed by appropriate covenants as required in the York County Zoning Ordinance and submitted with development plans for the project.

6. Fire and Life Safety

- a) In conjunction with the site plan submittals for this project, the developer shall submit a detailed description of the proposed features of the project and building design related to protection and safety of the residents, as well as operational procedures to ensure and facilitate the safety of the residents in the event of fire or other emergencies.
- b) All rental and condominium apartment units shall be equipped with an approved (NFPA 13) fire suppression system throughout (including attic areas), underground vault(s), PIV(s), and FDC(s).

~~7. Development Sequencing~~

- ~~a) Prior to the issuance of the Building Permit for the 230th residential unit in the project, construction of at least 11,200 square feet of commercial space shall be complete and ready for individual tenant fit out and customization to their individual needs.~~
- ~~b) Prior to the issuance of the Building Permit for the 367th residential unit in the project, construction of at least an additional 18,800 square feet of commercial space (for an aggregate total of at least 30,000 square feet) shall be complete and ready for individual tenant fit out and customization to their individual needs.~~

~~8.7. Proffered Conditions~~

~~The reclassification shall be subject to the conditions voluntarily proffered by the property owners in the proffer statement titled “Conditions Voluntarily Proffered for the Reclassification of Property Identified as a Portion of Tax Parcel 05-00-00-052, GPIN D16c-1780-1578,” signed by Jackson C. Tuttle, Williamsburg City Manager, and dated May 25, 2006, except as modified herein.~~

~~9.8. Restrictive Covenants~~

~~Prior to final plan approval, the applicant shall submit restrictive covenants for review by the County Attorney for their consistency with the requirements of Section 24.1-497 of the Zoning Ordinance.~~