



TOWN OF WARRENTON

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

November 22, 2016

Michael Johnson, PE
14307 Broughton Place
Gainesville, VA 20155

**RE: Approval Letter for Winchester Chase Site Development Plan (SDP 2014-07,
GPINs 6984-37-2639-000, 6984-38-3140-000, 6984-38-2398-000)
Property Owner: Jeffery K. Rizer and Terenda K. Rizer**

Dear Mr Johnson:

This letter is to inform you that the Site Development Plan for Winchester Chase Residential Development is approvable, as submitted. Please submit, at a minimum, five (5) clean copies, with all corrections made per our discussion, for the signatures of the Public Works Director and Planning Director. Our office will need to keep two (2) signed copies.

There are a number of items that will be required to be submitted prior to issuance of a Land Disturbance Permit, which are not included in this Site Plan submittal. Please note the following:

- a. No Land Disturbance Permit shall be issued until the following items are received and approved. All of these items should be included in the bond estimates and tabulations:
 - i. Lighting Photometric Plan
 - ii. Striping Plan (road improvements)
 - iii. Certified Planting Plans for Bioretention Facilities/Stormwater Management Facilities
 - iv. Stormwater Maintenance Agreement along with deeds and plat(s) for any required easements
 - v. SWM Maintenance Plan/VSMP Permit

- vi. HOA Agreement
 - vii. Bond estimates and tabulation sheets
 - viii. Bonding agreement
- b. As a part of any land disturbance application, or if the layout changes, we would need to see the steep slope analysis in order to verify areas that could be impacted, and could require other permits.

Sincerely,



Brandie M. Schaeffer
Planning Director
Town of Warrenton
Planning & Community Development

cc: File
Jeffery K. Rizer
Whitson W. Robinson, Town Attorney
John Foote, Esq.