

Major Subdivision Status											
Name of Subdivision (Magisterial District)	Tax Map #(s)	Total acreage	Zoning By Right or By Rezoning (Case #)	Number of Lots	Average lot size	Entrances	* Preliminary Approval	Development Plans	Public Water/Sewer or On-site Well/Septic	Final Plat Approval	Applicant
Pine Mill Section 4-7 (Petersworth)	22-168 22-168A	187 acres	SC-1 by right	67 lots proposed for all sections	2 acres	1. Existing Pinetta Rd entrance 2. New entrance on Pinetta Road - North of existing entrance	7/11/02 w/conditions		On-site well/septic	See Below	HC "Chic" Lamborn 3307 NC 150E Greensboro, NC 37455 (336) 207-8294
Pine Mill Section 4 (Petersworth)	22-168 22-168A	46.22 acres	SC-1 by right	15 lots	2.94	Woodhaven Dr & Deerwood Ct	7-11-02 w/conditions	Approved 8/10/2006	On-site well/septic	11/7/2007	HC "Chic" Lamborn 3307 NC 150E Greensboro, NC 37455 (336) 207-8294
Pine Mill Section 5 (Petersworth)	22-168 22-168A	39.951 acres	SC-1 by right	15 lots	2.458 acres	Established new entrance on Pinetta Road (SR 610)	7/11/02 w/conditions	Approved 6/24/2003	On-site well/septic Letters received	Septic 7/1/2004	HC "Chic" Lamborn 3307 NC 150E Greensboro, NC 37455 (336) 207-8295 (336)643-7506
Pine Mill Section 6 (Petersworth)	22-168A in pt	65.09 acres	SC-1 by right	20 lots	2.01 acres	Poplar Ridge Drive (new road established)	7/11/02 w/conditions	Approved 4/19/2005	On-site well/septic	11/18/2005	Sunnyside Development of Grafton LLC HC "Chic" Lamborn 118 Anchor Lane Grafton VA 23692 (757) 872-8571
Pine Mill Section 7 (Petersworth)	22-168	38.012 acres	SC-1 by right	11 lots	2.01 acres	Poplar Ridge Drive (new road established)	7/11/02 w/conditions	Approved 10/17/2007	On-site well/septic		Sunnyside Development of Grafton LLC HC "Chic" Lamborn 118 Anchor Lane Grafton VA 23692 (757) 872-8571
Bray Woods formerly Twin Island Farms (Gloucester Point)	50-84	10.74 acres	SF-1 by right	15 lots	20,000 sq ft	One entrance on Bray Road	9/5/2002	Approved 6/9/2003	Public water Sewer Dry Lines(future connection) On-site Septic	11/10/2005	Regent Ent Inc P O Box 606 Hayes VA 23072 804-642-8800 804-642-8803 fax
Riverwatch (formerly Riverwood Estates) (Petersworth)	12-20B 12-68 12-72C in pt 12D(1)-1 thru 7 & 9	374.19 acres	SC-1 (Z-02-03)	Proffer Limits number to 100. Soil Conditions Limit it to 75 - 80.	2+ acres	1. Existing Hell Neck Rd entrance 2. New entrance on Hell Neck Rd	10/3/2002		On-site well/septic	See Below	Riverwatch Development Co LLC 14700 Village Square Pl Midlothian VA 23112 Hank Meyer, Mgr 804-739-3800
Riverwatch Section 1 (Petersworth)	12-20B in pt 12-68 in pt 12-72C	109.08 acres	SC-1 (Z-02-03)	27 lots	2+ acres	1. Existing Hell Neck Rd entrance	10/3/2002 w/conditions	Approved	On-site well/septic	10/10/2003	Riverwatch Development Co LLC 14700 Village Square Pl Midlothian VA 23112 Hank Meyer, Mgr 804-739-3800
Riverwatch Section 2 (Petersworth)	12-20B in pt 12-68 in pt	94.94 acres	SC-1 (Z-02-03)	24 lots	varies from 2 - 3+ acres with a few 5 acre lots	1. New road - Riverwatch Dr w/2 cul-de-sacs	12/4/2003	Approved 8/18/2004	On-site well/septic	9/20/2004	Riverwatch Development Co LLC 14700 Village Square Pl Midlothian VA 23112 Hank Meyer, Mgr 804-739-3800
Riverwatch Section 3 -Phase 1 and 2 (Petersworth)	12-20B in pt 12-68 in pt	104.93 acres Phase I - 88.29 acres	SC-1 (Z-02-03)	Preliminary - 26 lots - Phase I final - 20 lots	varies from 2 to 5 acres	Riverwatch Drive off of Hell Neck Road (SR 608)	12/2/2004	Approved 8/23/2005	On-site well/ septic	3-16-06 Phase I 6-28-06 Phase II	Riverwatch Development Co LLC 14700 Village Square Pl Midlothian VA 23112 Hank Meyer, Mgr 804-739-3800
Riverwatch Section 4 (Petersworth)	12-20B in pt 12-68 in pt	65.31 acres	SC-1 (Z-02-03)	17 lots	varies from 2 - 3+ acres	Riverwatch Drive off of Hell Neck Road (SR 608)	2-10-05 w/conditions	Approved 11/22/2006	On-site well/septic	11/14/2006	Riverwatch Development Co LLC 14700 Village Square Pl Midlothian VA 23112 Hank Meyer, Mgr 804-739-3800
Beckwith Farms (Gloucester Point)	51-253 51-253A thru D 51-254 51-254G & H 51-254J & K	31 acres	SF-1 by right	77 lots	10,000 sq ft	1. Entrance onto Lillaston Lane 2. Entrance onto Tidemill Rd	12/4/2003	Approved 6/14/2004	Public water/sewer	8/7/2006	PACE 341 Edwin Dr Va Beach VA 23462 Jim Morris 757-490-7000
Seawell's Trace Section 3 (York)	45-372 45-372A 45-372B 45-375	40.6 acres	SF-1 by right	95 lots	10,000 sq ft	1. Existing entrance into Seawell's Trace Section 1 2. New Entrance Route 17 - North of Ordinary Post Office	11/6/2003	Approved 3/17/2006	Public water/sewer	7/19/2007	The Ordinary Land Trust Dr John Hogg 734 Thimble Shoals Blvd Newport News VA 23606 757-876-6252
Gloucester Town Commons (formerly Waverton) (Ware)	25-10F	13-67 acres	SF-1 by right	35 lots	10,000 sq ft	Main entrance onto Main St	8/1/2003	Approved 6/3/2005	Public water/sewer	9/7/2005	Waverton Associates Inc 4021 Seaboard Crt Portsmouth VA 23701 Joseph W Carney Jr

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Rivers Edge formerly Riverwatch (Gloucester Point)	50-33	9.18 acres	SF-1 <i>by right</i>	8 lots	30,000 sq ft	One entrance off of Carmine's Island	7/8/2004	Approved 3/29/2005	On-site well/septic	8/18/2005	Susan Stanaway Kingstan Corp P O Box 1204 Hayes VA 23072 804-642-3444
Robinson's Pond (Ware)	32A2(1)BK T-13E 32A2(8)-13-15	16.8 acres	SF-1 <i>by right</i>	21 lots	10,000 sq ft	Extension of Mann Ave in existing Robinson Springs Subd	12/4/2003 w/conditions	Approved 8/18/2004	On-site water/sewer	11/15/2005	Associated Developers Inc 5300 Mercury Blvd Drawer 18, Parkview Station Newport News VA 23605 Henry Stephens, President 757-838-2739
Hawthorn Green (Gloucester Point)	51-258A	10.73 acres	SF-1 <i>by right</i>	17 lots	10,000 sq ft to 18,200 sq ft	Lillaston Ln entrance	5/5/2005 w/conditions, Extended to 7/15/2009, Extended to 07/1/2014	Approved 10/20/2005	Public water/sewer	7/16/2009	Wilmik-Zimmerman LLC 1736 Va Beach Va Bch, VA 757-422-0122
Courthouse Square (Abingdon/Ware)	32-2 31-157 31-158	97.4 acres	SF-1 <i>by right</i>	84 lots	20,000 sq ft to 23,000 sq ft lots	At least 2 entrances off of Belroi Rd	1/6/2005	Approved 4/12/2006	Public water/sewer	10/6/2006	Heirs of Ruth M Kerns Mid-Atlantic Communities, LLC 1730-F George Washington Memorial Highway Yortown VA 23693 757-867-8777
Hutcheson's Subdivision Section 2 Part 2	31-153 in pt, 31C(2)- lots 67-70 & 73-77	7.22 acres	SF-1 <i>by right</i>	9 existing lots	30,000 sq ft	Extension of Woody Road from previously platted subdivision	prior to existing subdivision ordinance	Approved 8/02/2004	Public water/sewer	8/31/2004	Sovereign Properties II, LLC P O Box 625 Hayes VA 23072
The River Club at Twin Islands (Gloucester Point)	50-129A 50-130,50-131 & portion of 50E(7) lots 1 & 4-8	38.921 acres	PUD-1 <i>rezoned</i> (Z-04-05)	117	min lot size of 3,825 sq ft	Three entrances off of Stokes Dr - one being divided	2/10/2005 w/conditions	Approved 1/11/2006 Condos under review	Public water/sewer	6-29-06 in part Condos under review	Tre-Suz-Ann Development 6609 Main St Gloucester VA 23061 693-7200
Courthouse Spring (Abingdon)	31-158 & 31-157 in pt	32.888 acres	SF-1 <i>by right</i>	34 lots	range from 10,000 sq ft to 24,177 sq ft	One entrance off Belroi Road	2/10/2005 w/conditions	Approved 10/24/2006	Public water/sewer	3/12/2007	Heirs of Ruth M Kerns Mid-Atlantic Communities, LLC 1730-F George Washington Memorial Highway Yortown VA 23693 757-867-8777
The Reserve (Petersworth)	22-126	91.932 acres	SC-1 <i>by right</i>	50	range from 3/4 to 1 acre	New Roads - Lexington Rd, Stratford Ln, Wexford Ln & Woodgate Rd off existing Pinetta Rd	3/3/2005, Extended to 4/21/2009, Extended to 07/1/2014	Approved 4/23/2007	On-site well/septic		Henry R. Starks, Trustee Pinetta Land Trust 6904 1/2 Windsor Mill Rd Baltimore MD 21207
Robin's Woods (Petersworth)	17-16F	23.59 acres	SC-1 <i>by right</i>	10	2.23 acres avg lot size	Ryan's Way off Fletcher Road	6/6/2005	Approved 5/24/2006	On-site well/septic	7/27/2006	Sovereign Properties II, LLC P O Box 625 Hayes VA 23072 Tracy Foster 725-6603 Jim Leigh 694-9845
Churchill (Petersworth)	16-51	57.9 acres	SC-1 <i>by right</i>	31	range from 3/4 to 1 acre	New Roads - Petersworth Circle, The Glebe Avenue, Stubbs Street off Route 17	Phase I 5/5/2005 w/conditions Phase II under review, Extended to 7/11/2009, Extended to 7/1/2014	Approved 1-15-08	On-site well/septic	Phase I Conservation Parcel Approved 7/16/07	Jeffrey Gray Watkins P O Box 515 Gloucester VA 23061 804-693-2825

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Yonder (York)	51-317, 318 & 319 & 51H(3)-1 & 2	13.41 acres	SF-1 by right	12	30,000 sq ft	Yonder Point	12/1/2005 w/conditions, Extended to 5/22/2009, Extended to 7/1/2014	Approved 5/22/08	Public water/sewer		David Bowditch Irrevocable Trust 112 Meadowrue Dr Williamsburg VA 23185 757-229-9716
Woodville Estates (Abingdon)	38-84	27.07 acres	SC-1 by right	11	2 acres	Woodville Lane off Aberdeen Creek	12/1/2005 w/conditions	Approved 8/18/2006	On-site well/septic	5/21/2007	Out Back Construction Inc P O Box 1043 White Marsh VA 23183 804-694-4582
Woods of Ark (Petersworth)	29-35 & 25-38A	42.73 acres	SC-1 by right	18 lots with a 25.77 acre residual	2 acres	Ark Road (Route 606)	3/2/2006 Extended to 1/28/2009, Extended to 07- 1-2014				Out Back Construction Inc P O Box 1043 White Marsh VA 23183 804-694-4582
Pinebrook formerly <i>The Meadows</i> (Ware)	19-25 & 19-26, 26-26, 19B(1) - 102 and 104	372.46 acres	SC-1 by right	170	cluster (3/4 to 1 acre)	Off Figg Shop Road Pasture Lane & Sheppards Trail add'l 9 interior roads	5/4/2006 w/cond	Phase I Approved 5/25/07 revised 8/14/07	On-site well/septic Cert letters received	Phase I Approved 8-6-08	Gloucester Land Development LLC 1643 Merrimac Trail Williamsburg VA 23185 757-897-0447 973-923-8413 Fax
Patriots Walk formerly <i>Villages at Cow Creek</i> (Ware)	26-24, 25, 27A, 28, 29, 30, 33 & 34	522.3 acres	SC-1 by right	182	cluster (3/4 to 1 acre lot)	Off Rt 3/14 w/ 8 internal roads proposed	6/1/2006 w/ cond	Phase I approved Phase II Under Review	On-site well/septic Cert letters received	Phase I Approved 2-7-08	Ashley Logging Co 26712 The Trail Mattaponi VA 23110
Yorkshire Woods (Petersworth)	22-126A	24.0006 acres	SC-1 by right	9	2 acres	Rt 610 (Pinetta Rd) s/o Rt 613	11/2/2006	Approved 1/9/09	On-site well/septic		Moody, James & Verline 11301 New Kent Highway Lanexa VA 23089 804-966-2749
Dove Field Farms (Abingdon)	38-43	37.33 acres	SC-1 by right	17	2 acres	Gum Fork Rd (Rt 631) w/ 2 internal roads	9/13/2006 w/cond	Under Review	On-site well/septic	Phase I 12/28/08	Wonza Leigh Walton 5443 Concord Ln. Gloucester VA 23061 695-9051
Dunston Hall (Abingdon)	32-58	73.42 acres	SF-1 (court ordered)	90	20,000 sq ft	Short Lane w/ 4 internal roads	6/30/2006	Approved Phasel 12/19/06 Phase II & III 4/13/07	Public water/sewer	Phase I Appr'vd 12/28/06 Phase II - 8/14/07 Phase III - Under Review	Dunwood Holdings, LLC 4794 George Washington Memorial Highway Hayes VA 23072 642-9900
Hutch Creek (Ware)	31-153 in part	15 acres	SF-1 by right	15 lots	25,000 sq ft	1. Existing entrance into Hutcheson's Subd Sect 2, Scott Rd 2. Improvement of Woody Rd (previously platted) in Hutcheson's Subd_Sect 2	12/4/2003	7/21/2005	Public water/sewer	12/12/2005	Sovereign Properties II, LLC P O Box 625 Hayes VA 23072
Christopher Crossing (Petersworth)	15-48	46.44 acres	SC-1 by right	12 lots	3.7 acres	Millers Landing Rd	10/5/06 w/cond Extended to 7/7/2009 Extended to 7/1/2014	Under Review	On-site well/septic		Norman Sibley 5771 Claybank Rd Gloucester VA 23061 804-642-6126 804-642-0437
The Ponds (Ware)	18-80 & 80A	56.77 acres	SC-1 by right	21 lots	2 acres	e/s/o Figg Shop Rd (Rt 603)	1/4/2007, Extended to 7/1/2009, Extended to 7/1/2014	Under Review	On-site well/septic		Michael Baust Gloucester Land Development, LLC 1643 Merrimac Trail Williamsburg VA 23185 757-476-3000

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Canton Phase II (Petsworth)	05-35 & 06-1 & 2	125 acres	C-1 by right	21 lots	2 & 5 acre lots	extension of Elizabeth Curtis Lane	prior to existing subdivision ordinance	8/30/2000	On-site well/septic	7/16/2001	Michael Winebarger PO Box 2285 Gloucester VA 23061 804-693-7922
Fiddler's Green (Ware)	31-149	133.44 acres	SF-1 (conditional) rezoning 87-14	88 lots	20,000 up to approx 24,000 sq ft	s/s/o Rt 619 Fiddler's Green Rd (7 New Roads 2 Entrances)	6/7/2007 w/cond Extended to 7/14/2009, Extended to 07/1/2014	Under Review	Public Water/Sewer		Fiddler's Green Associates LLC c/o Charles Wornom 734 Thimble Shoals Blvd Newport News VA 23606 757-870-3242
Bedford Falls Addition to Seawell's Trace (York)	45-348, 349, 350, 351, 351A, 356A, 367, & 367A	27.51 acres	SF-1 by right	43 lots	11,185 sq ft	w/s/o Rt 17, between Seawell's Trace Section 3 and SR 667 Ernest Lane	3/6/2008 Extended to 3/6/2010, Extended to 7/1/2014	Under Review	Public Water/Sewer		Regent Enterprises, Inc c/o George Woodhouse 4794 George Washington Memorial Hwy Hayes, VA 23072 804- 642-8800
Bailey's Wharf (Abingdon)	33-158	27.8 acres	C-2 by right	5 lots	Approx 5.5 acres	Zanoni bounded by State Route 705 (Ray Brown Jr. Lane) and State Route 626 (Baileys Wharf Road)	12/4/2008		On- site well/septic		Southern Starters, LLC 8614 Victory Hill Lane Hayes, VA 23072 757-870-3242
Ryan's Run (Abingdon)	30-140, 141	29.85 acres	SC-1 by right	13 lots	Approx 2 to 2.81 acres	Situated between Belroi Road State Route 616 and Belroi Village subdivision (off Hickory Fork Road)	3/6/2008 Extended to 3/6/2010, Extended to 7/1/2014		On- site well/septic		Infiniti Homes LLC Post Office Box 1976 Gloucester, VA 23061 757-303-4744
Timberneck Farm (York)	On Borden Road (45-59; 45-63; 45-63C; 45-63B; 45-63A; 45-54A; 44-92; 44-87 and portions of 45-64: 44-91; 44-90 and 44-89)	644.45 acres	PUD-1 (Rezoning Conditional) (Z-08-02)	49 lots	Approx 3 acre minimum	Borden Road	5/5/2009 Extended to 07/1/2014 (Per Section 15-3.1 primiliminary plats are not required for PUDs)	Road Plans Under Review	On-site well/septic		Timberneck LLC 11832 Rocklanding Drive Suite 106, Newport News, VA 23606 Contact Ben Williams 757-240- 5647