

Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, Va 20177-7000
 Telephone (703) 777-0246 • Metro 478-8416 • Fax (703) 777-0441

RECORD OF PRE-APPLICATION CONFERENCE

PRE-APPLICATION CASE NUMBER/NAME/ CASE TYPE	PRAP-2003-0030 Mark Trostle c/o Richmond American Homes Round Hill (alternative development)	SPEX 3/25/03 4:00 pm
DATE OF CONFERENCE		

ATTENDANCE LISTING

NAME	AFFILIATION
Van Armstrong	Loudoun Co. Planning
STEVE MONTAGHAN	CHAIRMAN, ROUND HILL PLANNING COMM.
Kelly Gost	Town Administrator, Town of Round Hill
Shahder Assad	Transportation
Mark Neffs	Counsel
Susan Hill	Loudoun Planning
MARK THOMAS	PLMA
Michelle Lehr	Zoning
Mark Trostle	Richmond Arq.

I verify that a pre-application conference on the above referenced proposal has been conducted in accordance with Article VI of the Loudoun County Zoning Ordinance. No matters discussed shall be binding on either the applicant or the County. A copy of this form shall be submitted by the applicant with the official application for checklist review. A summary of issues discussed is not required to be submitted with the official application.

Director, Department of Planning or
 Designee:

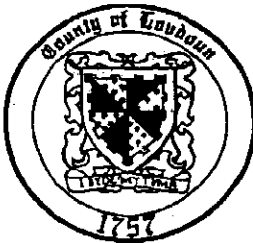
Van Armstrong

Date:

3/25/03

Application Fee:

ZMAP: \$15,730.00 / SPEX FOR JLMA: TO BE DETERMINED



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SYNOPSIS OF PRE-APPLICATION CONFERENCE ISSUES DISCUSSED

PRE-APPLICATION CASE TYPE/NUMBER/NAME	PRAP-2003-0030 SPEX Mark Trostle c/o Richmond American Homes
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1. ISSUES RAISED BY THE APPLICANT

ASSEMBLAGE OF PARCELS IN/ADJACENT TO TOWN OF ROUND HILL. PROPOSE DEVELOPMENT OF JMLA AREA ON 37 ACRES. REQUESTING UP TO 2.5 D.U./AC. PER ROUND HILL PLAN & ALTERNATIVE DEVELOPMENT STANDARDS, JMLA-1, IF APPLICABLE.
 PREVIOUSLY MET W/ TOWN TO DISCUSS PROPOSAL.

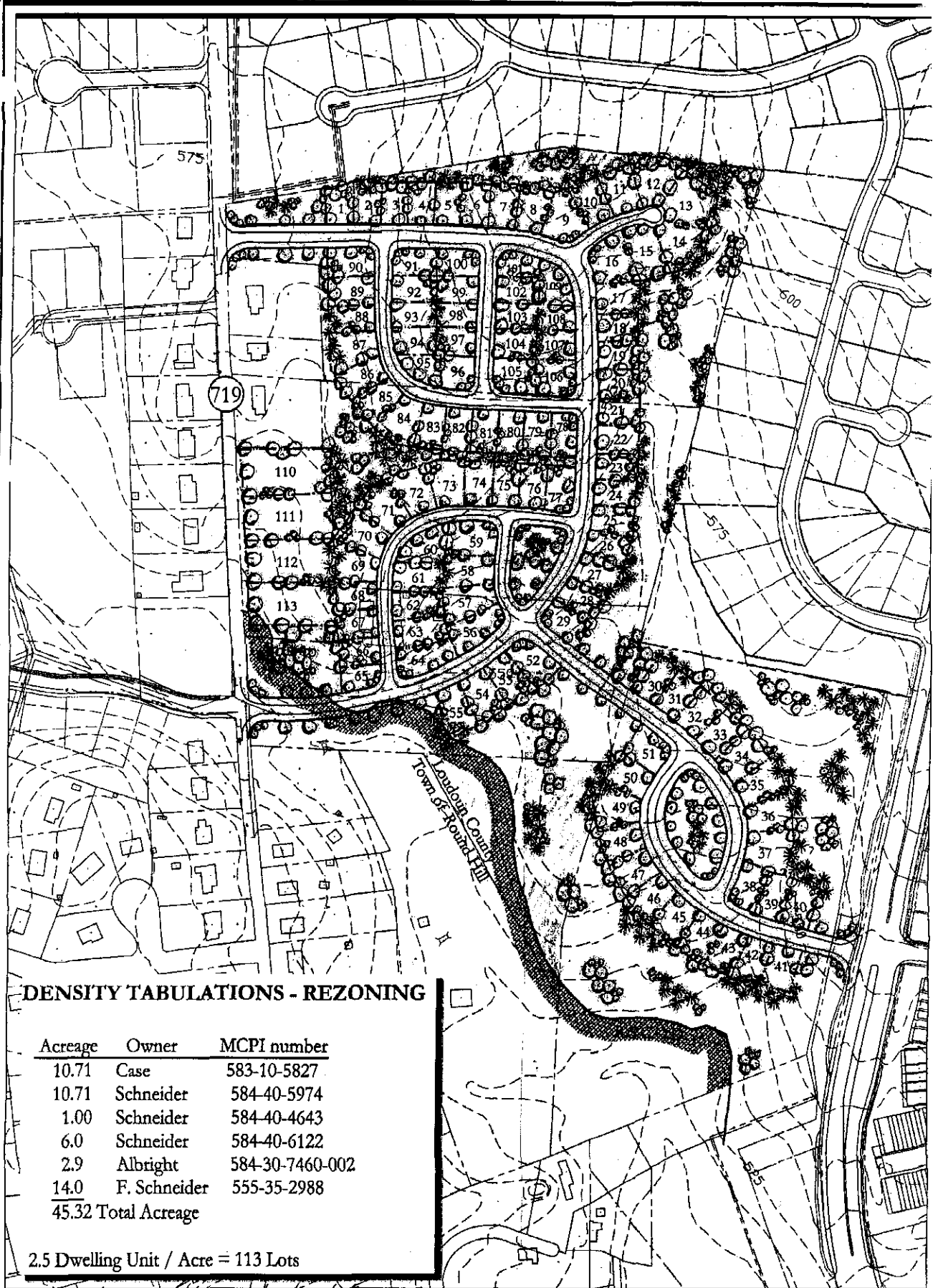
2. COMPREHENSIVE PLAN ISSUES DISCUSSED

SUBJECT TO R.H. AMP - BASE DENSITY OF 1 DU/AC. W/ OPTIONS TO INCREASE DENSITY (LANEBAY A), UP TO 1.3 DU/AC OR UP TO 2.5 DU/AC (W/ OPENSOURCE CONTRIBUTIONS AND FACILITIES SUPPORTIVE TO AREA/TOWN). REVISED GEN'AL PLAN - RECOMMENDS CONSERVATION DESIGN THRU CLUSTERED DEVELOPMENT, PRESERVATION OF ENVIRON. FEATURES.
 LOOK TO TOWN FOR UTILITIES. ~~FROM TOWN~~ NEED "WILL SERVE" LETTER. COMPATIBILITY

3. TRANSPORTATION ISSUES DISCUSSED

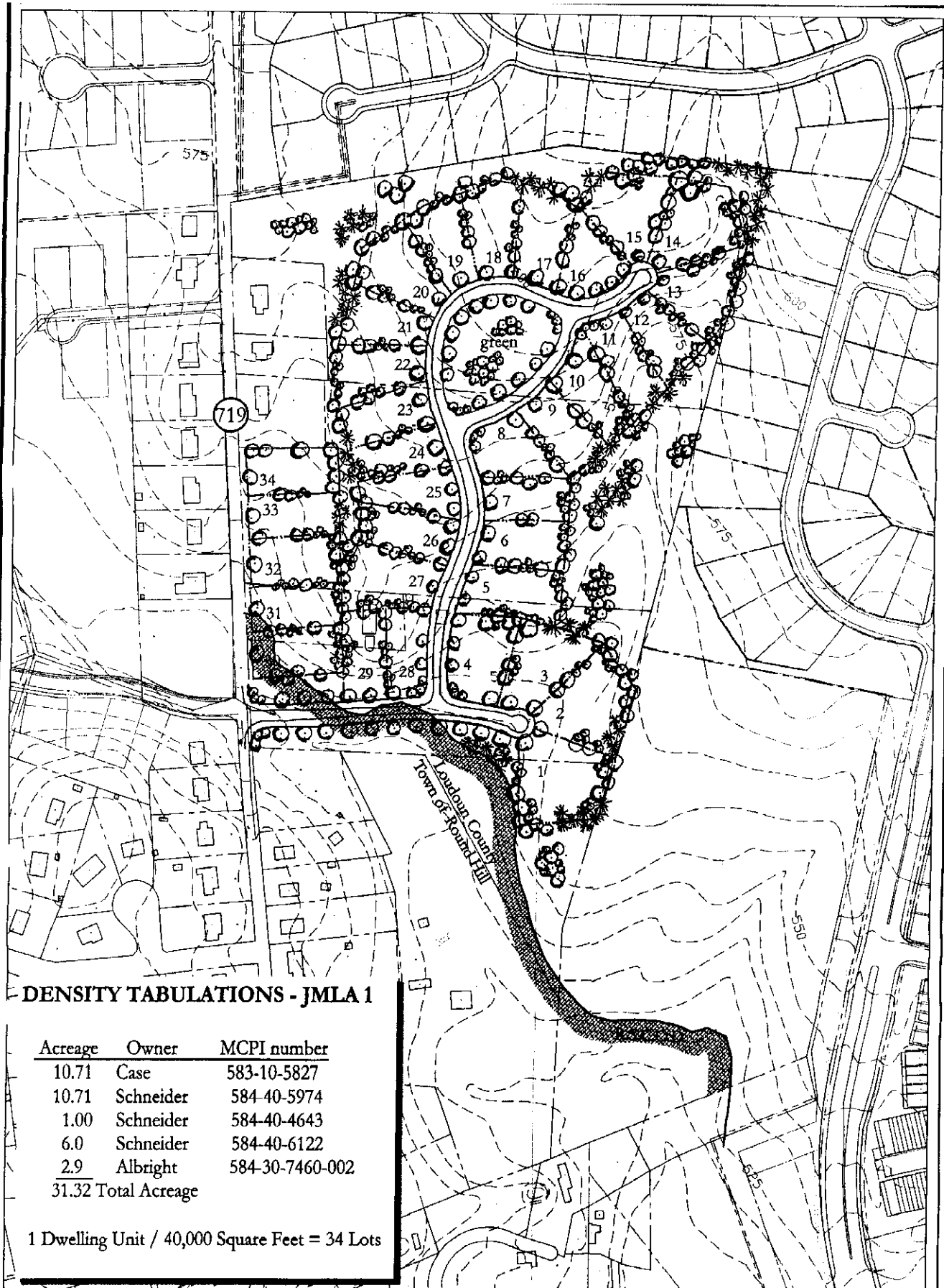
INTERPARCEL CONNECTION TO BE CONSIDERED ^{BETWEEN} ~~FROM~~ RT. 719 AND EVENING STAR DRIVE FOR DISPERSAL OF TRAFFIC AROUND TOWN. RT. 719 RURAL/SCENIC ROAD. INTEREST IN BIKE/PEDESTRIAN ACCESS UTILIZING SHOULDER AREAS. CONNECTIVITY TO TOWN FABRIC. CONSIDER TRAFFIC CALMING ON RT. 719. RT. 719 CARRIES 1300 TRIPS CURRENTLY. NEW PROPOSAL WILL GENERATE ADDITIONAL 1130 TRIPS. SCOPING MEETING W/ D.T.S. FOR TRAFFIC ANALYSIS.

w/ Town concerning Design, Devc. Pattern



Round Hill Assemblage

Town of Round Hill- Loudoun County, Virginia
 Preliminary Subdivision Layout - Concept C



DENSITY TABULATIONS - JMLA 1

Acreage	Owner	MCPI number
10.71	Case	583-10-5827
10.71	Schneider	584-40-5974
1.00	Schneider	584-40-4643
6.0	Schneider	584-40-6122
2.9	Albright	584-30-7460-002
31.32 Total Acreage		

1 Dwelling Unit / 40,000 Square Feet = 34 Lots



Round Hill Assemblage

Town of Round Hill- Loudoun County, Virginia
 Preliminary Subdivision Layout - Concept A