

**RICHMOND AMERICAN HOMES
CREEKSIDE AT ROUND HILL (WOODGROVE VILLAGE)
ZMAP 2004-0001
SECOND RESPONSE TO REFERRAL COMMENTS
October 26, 2004**

INTRODUCTION

On June 15, 2004, the Applicant met with representatives of Loudoun County and the Town of Round Hill for an all-day joint working session/design charrette. It was the Applicant's goal to ascertain what type of community would be acceptable to both the County and the Town and to produce a concept plan that incorporated the desired elements. The charrette group was able to arrive at a Concept Plan that satisfied the requirements and concerns of all members of the group. The Applicant accordingly revised its proposal and submitted a new set of plans consistent with the Concept Plan approved by the charrette group.

With the benefit of the original joint working session as well as subsequent cooperation between the Applicant and the Town of Round Hill as well as other County agencies, the Applicant has been able to produce a Plan that meets all applicable planning requirements as well as specific Town and County concerns. The redesigned plan incorporates responses to public input received from Town residents in particular, as the Town of Round Hill has expressed its intention to take dedication of all common areas as the project is developed, and to annex the property fully in the future. The new Plan features reduced density and provision of Affordable Dwelling Units. The community lay-out has been revised to more closely resemble the development patterns found within the Town of Round Hill, and provides a smoother transition between the Town and the Villages at Round Hill to the north. Patio homes have been more thoroughly interspersed among conventional units within the development. The revised lay-out provides more specific information regarding open space and recreation areas, as well as maintenance of the entire southern portion of the site as open space and recreation area. There is also a new civic/public use site available to the Town. Natural drainage patterns have been utilized in stormwater management, and environmental impact has been reduced through re-design of the community's primary road and entrance onto Route 719.

Along with this response to the second round of referral comments, the Applicant submits a revised set of Zoning Map Amendment Application plans, a revised Statement of Justification and a draft Proffer Statement.

The community has been re-named Creekside at Round Hill to avoid conflict with the existing historic village of Woodgrove, and these documents refer to "Creekside at Round Hill (Woodgrove Village)" for the sake of clarity.

