

Response: See response to Comment 26 above. The Applicant, subject to approval by the Town as part of the cooperative design process, will use appropriate standards to ensure that quality playing field(s) are constructed.

29. Comment: Proffer V.B.2. and 3. states the certain trails and open space areas will be dedicated to the Town of Round Hill or to an HOA if the Town prefers that the elements not be dedicated to the Town. However, Section 4-111(B) does not appear to include the dedication of the Open Space and common facilities to the Town as an option.

Response: The Applicant will request a modification of Section 4-111(B) of the Zoning Ordinance to permit public dedication of trails and open spaces to the Town of Round Hill.

30. Comment: Proffer V.C should be revised to clarify what is meant by "all significant trees." Otherwise, the proffer is vague and unenforceable. In addition, Note 14 on Sheet 2 of Exhibit A and this Proffer should be revised to be consistent. It is also recommended that the second sentence be deleted, as this is a judgement and not a proffer.

Response: See response to Comment 14(D) above. Note 14 on Sheet 2 of Exhibit A has been revised to be consistent. The second sentence of proffer V.C. has been deleted.

31. Comment: Proffer VI.A. should be revised to specify when the civic/public safety use site will be dedicated to the Town.

Response: Proffer VI.A. has been revised to clarify that the Civic/Public Use Lot will be dedicated to the Town at the time of record plat approval.

IV. OFFICE OF TRANSPORTATION SERVICES

(Dated August 25, 2004)

1. Comment: The applicant's transportation improvements should include fair share contributions to traffic signals at the intersections of Route 7 with Evening Star Drive and Route 719. Provided the full installation costs of these signals have been proffered including signal warrant studies this issue would be resolved.

Response: This comment is acknowledged.

2. **Comment:** The road feature close to Route 719 is a roundabout that should be replaced with a t-intersection with Route 719 including turn lanes as required by VDOT. The applicant's cooperation is appreciated. Issue resolved subject to VDOT concurrence on the intersections design.

Response: This comment is acknowledged.

3. **Comment:** Discuss improving Route 719 as a two lane suburban street with VDOT and the Town of Round Hill. Provide frontage improvements to Route 719 consistent with the ultimately agreed upon typical section. The Town of Round Hill has indicated it does not want Route 719 to be a suburban street. The trail and crosswalk improvements are appreciated. Issue resolved.

Response: This comment is acknowledged.

4. **Comment:** Discuss locating a multi-purpose trail along Evening Star Drive between Route 7 and Route 719 rather than along Route 719 with VDOT and the Town of Round Hill. Issue resolved.

Response: This comment is acknowledged.

5. **Comment:** Evening Star Drive is currently a two lane road between Route 7 and Route 719 north of Round Hill. Proffers from the Villages of Round Hill will provide at build out \$671,000 not including interest toward the provision of the remaining half section of Evening Star Drive. As of October 29, 2003, \$378,600.06 had been collected from Round Hill Associates.

In the meantime, the cost estimate for completion of Evening Star Drive has risen to an estimated \$1.21 million. This leaves a deficit of \$600,000 to complete the road. Complicating the situation is that the County has expected an agreement with VDOT in which the County guarantees the completion of Evening Star Drive as a four lane road.

It would be reasonable for this application to contribute toward the completion of Evening Star Drive. If this application were responsible for the total gap in Evening Star Drive funding that would amount to \$6,316 per dwelling unit (95 total dwelling units proposed).

Response: The Applicant has offered to construct Evening Star Drive to four lanes with turn lanes as needed, from Magic Mountain Drive to business Route 7.

V. **VIRGINIA DEPARTMENT OF TRANSPORTATION**
(Dated July 26, 2004)

1. **Comment:** Frontage improvement including one-half section and turning lanes on Woodgrove Road, Route 719 should be provided and shown. Additional right-of-way required for the frontage improvement consistent with the adjacent development (north) should also be dedicated.

Response: The Town of Round Hill does not want to enlarge Route 719 in this location, and such widening or turning lanes would not be consistent with the Town's Comprehensive Plan. Therefore, these improvements will not be provided or shown. The Applicant will dedicate additional right-of-way along the Property as necessary to maintain uniform road width.

2. **Comment:** What are the elements of the "Proposed Traffic Calming Intersection Improvements"? Details should be provided on the plan.

Response: Concrete paver crosswalks will be used as a traffic calming measure at the intersection of Greenwood Drive and Route 719.

3. **Comment:** The length of a street serving a cul-de-sac should equal the normal width of a lot along the intersecting street. (Example: Cul-de-sac at Lots 16,17,18 & 19)

Response: The cul-de-sac serving Lots 16 through 19 has been redesigned.

4. **Comment:** Turning lanes may also be required on Evening Star Drive, if not existing already.

Response: The Applicant has offered to construct Evening Star Drive to a four lane standard from Magic Mountain Drive to business Route 7. The Applicant will construct turning lanes to serve Greenwood Drive as necessary as a part of this construction.

VI. **LOUDOUN COUNTY PARKS, RECREATION AND COMMUNITY SERVICES**
(Dated September 4, 2004)

1. **Comment:** Please provide more information on the possibility of annexation of this property into the Town of Round Hill. Proffer V.B.3; suggest the property could be annexed into the Town.