

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 turn 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.

Response: The Town of Round Hill has expressed its intention to annex the Property upon completion of the County/Town Joint Annexation Agreement. The Applicant supports the Town's desire to annex the Property. Proffer IX has been added to the Proffer Statement to memorialize these facts.

2. **Comment:** Proffer V.B 2 states that the active recreation area (three youth soccer fields) will be conveyed to the Town of Round Hill or a non-profit organization of the Town's choice. Please clarify.

Response: The active recreation area will be conveyed to the Town of Round Hill, as the Town has requested.

3. **Comment:** The proposed youth soccer fields under their current configuration (size) do not meet Loudoun County Parks Recreation and Community services (PRCS) design standards. PRCS standard dimension for soccer fields is 400 x 400' (360 x 225' minimum).

Response: The playing field will be conveyed to the Town. The Town of Round Hill has expressed a preference for a high quality playing field no matter what the size. The Applicant plans to work with the Town in accommodating their preference with respect to the playing field. The Concept Plan has been revised to depict a single 360' x 225' playing field.

4. **Comment:** Proffer V.B.2 states Creekside Preserve (8.0 acres passive/open space) and the Village Green (1.75 acre Passive Park) would be conveyed to the Town if requested. Please clarify.

Response: The Applicant will convey the Creekside Preserve and the Village Green to the Town, as the Town has requested.

5. **Comment:** There appears to be no parking provided for the active recreation area. Please provide more information on accessibility and use of this area.

Response: There is on-street parking available along Greenwood Drive to serve the active recreation area, as depicted on Sheet 10 of the Concept Plan.

6. **Comment:** Proffer IV.B.1.d should be revised to read a width of 8 feet if uses other than pedestrian are proposed (bicycle, etc.) see Facility Standards Manual (FSM) 4.600 (C) Trails.

Response: Uses other than pedestrian uses are not proposed for the trail to connect to Park Heights Circle.

7. **Comment:** Staff recommends that any trails crossing wetlands be constructed as a raised boardwalk to limit the impact of the trail on the wetlands.

Response: No trails will cross wetlands.

8. **Comment:** Under the Land Development Policies (Chapter 4) of the Countywide Bicycle and Pedestrian Mobility Master Plan, (B.6), *„All land development applications shall provide bicycle and pedestrian access through the development in various directions, so as to prevent it from becoming a barrier between other trip origins and destinations in the community“*;...(B.7) *“All land development applications shall provide a sufficient number of bicycle and pedestrian access points to ensure efficient connections to and from the various activity nodes within the development and linkages to existing or future adjacent developments.”* The applicant has provided pedestrian access to and through the development however, it is not clear how bicycle accommodations are being met. Please clarify.

Response: The trail through the Creekside Preserve will be 8 feet wide to accommodate bicycles. Bicycles may also safely and conveniently utilize the street network provided in the development, and all “activity nodes” (the Creekside Preserve, Active Recreation, and Village Green areas) are easily accessible from Greenwood Drive. The development’s road network, far from creating a barrier between other trip origins and destinations within the community, provides a convenient new way to travel between points within the Town center and the out-lying areas.

VII. LOUDOUN COUNTY DEPARTMENT OF FIRE-RESCUE
(Dated September 13, 2004)

1. **Comment:** Thank you for the opportunity to review the applicant’s response to our previous comments. The referral comments dated April 2, 2004 raised some issues that needed clarification. The information provided by the Applicant’s second submission addressed our concerns. While the Department of Fire and Rescue Services currently has a minimum requirement of five buildable acres to construct a fire station, we appreciate the Applicant’s contribution of a two-acre parcel. The proffer document indicates that the parcel may serve any public safety or civic use and would be dedicated to the Town of Round Hill. We defer to the Round Hill Volunteer Fire and Rescue in coordination with the Town of Round Hill to assess the potential use of this proffered land.

Response: This comment is acknowledged. The Civic/Public Use Lot will be dedicated to the Town of Round Hill.