BELMONT GLEN VILLAGE
ZONING CONCEPT PLAN AMENDMENT

ZCPA 2009-0007
ZMOD 2009-0004

DULLES ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA

GENERAL NOTES

1. BOUNDARY INFORMATION FOR THIS SITE IS TAKEN FROM A PLAT OF SURVEY PREPARED BY DEWBERRY APRIL, 2005 ENTITLED "PLAT OF SURVEY OF THE PROPERTY OF BAYSHIRE LC" (PB-172-LC).

2. THIS SITE IS DELINEATED ON TAX ASSESSMENT MAP NO.78, PARCEL 9, PIN 195-19-3084

3. THIS PROPERTY IS CURRENTLY ZONED PDH-3 (PLANNED DEVELOPMENT HOUSING 3) ADMINISTERED UNDER THE R-8 DISTRICT UNDER THE TRADITIONAL DESIGN OPTION UNDER THE REVISED 1993 ZONING ORDINANCE.

4. THE TOTAL AREA OF THE SITE IS +/- 143 ACRES. THE PROPOSED ZONING IS SFD RESIDENTIAL PD-H3 ADMINISTERED AS STANDARD R-8.

5. OFFSITE TOPOGRAPHIC INFORMATION SHOWN HEREON WAS TAKEN FROM LOUDOUN COUNTY PCT MAPS. CONTOUR INTERVAL IS 5 FEET. ALL ELEVATIONS ARE BASED ON U.S.G.S. OR U.S.C. & G.S. MEAN SEA LEVEL DATUM. ONSITE TOPOGRAPHIC INFORMATION WAS PROVIDED BY AIR SURVEY CORPORATION, DATUM: NGVD 29, CONTOUR INTERVAL: 2', GRID TICKS ARE BASED ON NAD 27 COORDINATE SYSTEM.

6. THE SITE WILL BE HAVE SEWER AND WATER SUPPLIED BY LOUDOUN WATER FROM THE EXISTING AND PROPOSED PUMP STATION.

7. 100-YEAR FLOODPLAIN SHOWN HEREON IS BASED ON THE FLOODPLAIN MAP OF LOUDOUN COUNTY.

8. SOILS INFORMATION WAS OBTAINED FROM THE LOUDOUN COUNTY SOILS OVERLAY MAPS.

9. ALL PUBLIC STREETS SHOWN HEREON SHALL BE CONTAINED WITHIN A DEDICATED RIGHT-OF-WAY.

10. ARCHEOLOGICAL, NATURAL OR HISTORIC FEATURES, CEMETERIES AND HISTORIC LANDMARKS WERE IDENTIFIED ON THE SITE BY A PHASE 1 ARCHEOLOGICAL STUDY THAT WAS PERFORMED BY THUNDERBIRD ARCHEOLOGICAL ASSOC. DATED MAY 2002.

11. A TRAFFIC IMPACT ANALYSIS WAS PREPARED BY WELLS & ASSOC. DATED MARCH 13, 2002.

12. ALL CONSTRUCTION SHALL CONFORM TO CURRENT LOUDOUN COUNTY, LOUDOUN WATER, AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

13. STORM WATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE FACILITY STANDARDS MANUAL IN EFFECT AT THE TIME OF ACCEPTANCE OF THE CONSTRUCTION PLANS AND PROFILES.

14. TREE SAVE AND OR TREE PLANTING AND REPLACEMENT TO CONFORM TO THE LOUDOUN COUNTY FSM SECTION 7.300 AND SECTION 5-1300 OF THE REVISED 1993 ZONING ORDINANCE.

15. SUBDIVISION STREET INTERSECTION LIGHTING WILL BE PROVIDED IN ACCORDANCE WITH LOUDOUN COUNTY FSM SECTION 7-100.

16. ALL OPEN SPACE NOT DEDICATED TO THE COUNTY SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED PRIOR TO THE APPROVAL OF THE FIRST RECORD PLAT FOR THE PROPERTY IN A FORM APPROVED BY THE COUNTY.

17. ALL EXISTING WELLS AND SEPTIC TANKS WILL BE ABANDONED PROPERLY UNDER PERMIT ISSUED BY THE HEALTH DEPARTMENT.

18. ANY RESIDENTIAL STRUCTURES THAT ARE TO BE CONSTRUCTED ON POORLY DRAINED HYDRIC SOILS SHALL, AT A MINIMUM, HAVE PERIMETER FOUNDATION DRAINS WHICH DRAIN BY GRAVITY. THESE STRUCTURES SHALL ALSO CONTAIN BASEMENT SUMP PUMPS AS BACK-UP. ENGINEERING MEASURES DESIGNED TO ADDRESS HYDRIC SOILS WILL BE SUBMITTED WITH THE CONSTRUCTION PLANS AND PROFILES. THE PRESENCE OF HYDRIC SOILS WILL BE INDICATED IN A NOTE ON THE RECORD PLAN AND WILL INCLUDE A DESCRIPTION OF WHAT THIS MEANS AND THE MEASURES USED TO REMEDY ANY POTENTIAL PROBLEMS.

19. ALL EXISTING STRUCTURES WILL BE REMOVED CONCURRENT WITH THE SITE WORK ON THE PROPERTY.

20. THE BOUNDARIES OF JURISDICTIONAL WETLANDS AND OTHER WATERS OF THE U.S. (WOUS) ON THE BELMONT GLEN SITE WERE DELINEATED AND SURVEY-LOCATED BY WETLAND STUDIES AND SOLUTIONS, INC. (WSSI) IN MARCH AND APRIL 2004. THE RESULTS OF THE DELINEATIONS ARE DESCRIBED IN A REPORT ENTITLED "ROUSE PROPERTY, WATERS OF THE U.S. (INCLUDING WETLANDS) DELINEATION," DATED APRIL 2, 2004. THE U.S. ARMY CORPS OF ENGINEERS (COE) CONFIRMED THIS STUDY WITH A JURISDICTIONAL DETERMINATION (JD), WHICH WAS ISSUED ON MAY 25, 2004 (COE #04-R1241).

21. NO TOXIC SUBSTANCES OR HAZARDOUS WASTE AS DEFINED BY TITLE 40, CODE OF FEDERAL REGULATIONS AND AS SET FORTH IN THE COMMONWEALTH OF VIRGINA DEPT. OF WASTE MANAGEMENT WERE IDENTIFIED ON SUBJECT PROPERTY.

22. NO CLEARING, GRADING, MINING OF TOPSOIL OR EARTH FILL, SOIL STOCKPILING, STAGING OF EQUIPMENT OR MATERIALS, DISPOSAL OF SOIL OR WASTE MATERIALS, OR DUMPING IS PERMITTED ON LAND THAT IS TO BE DEDICATED TO THE COUNTY FOR THE PURPOSES OF PUBLIC PARKS, CONSERVATION AND PASSIVE OPEN SPACE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DIRECTOR OF THE DEPARTMENT OF PARKS, RECREATION, AND COMMUNITY SERVICES, WITH THE EXCEPTION OF ANY EASEMENTS RETAINED BY THE APPLICANT THAT ARE REQUIRED BY THE COUNTY.

23. THE PROPERTY IS CURRENTLY PROPOSED TO BE SERVED BY THE FOLLOWING PUBLIC FACILITIES, HOWEVER SCHOOL ATTENDANCE BOUNDARIES ARE SUBJECT TO CHANGE:

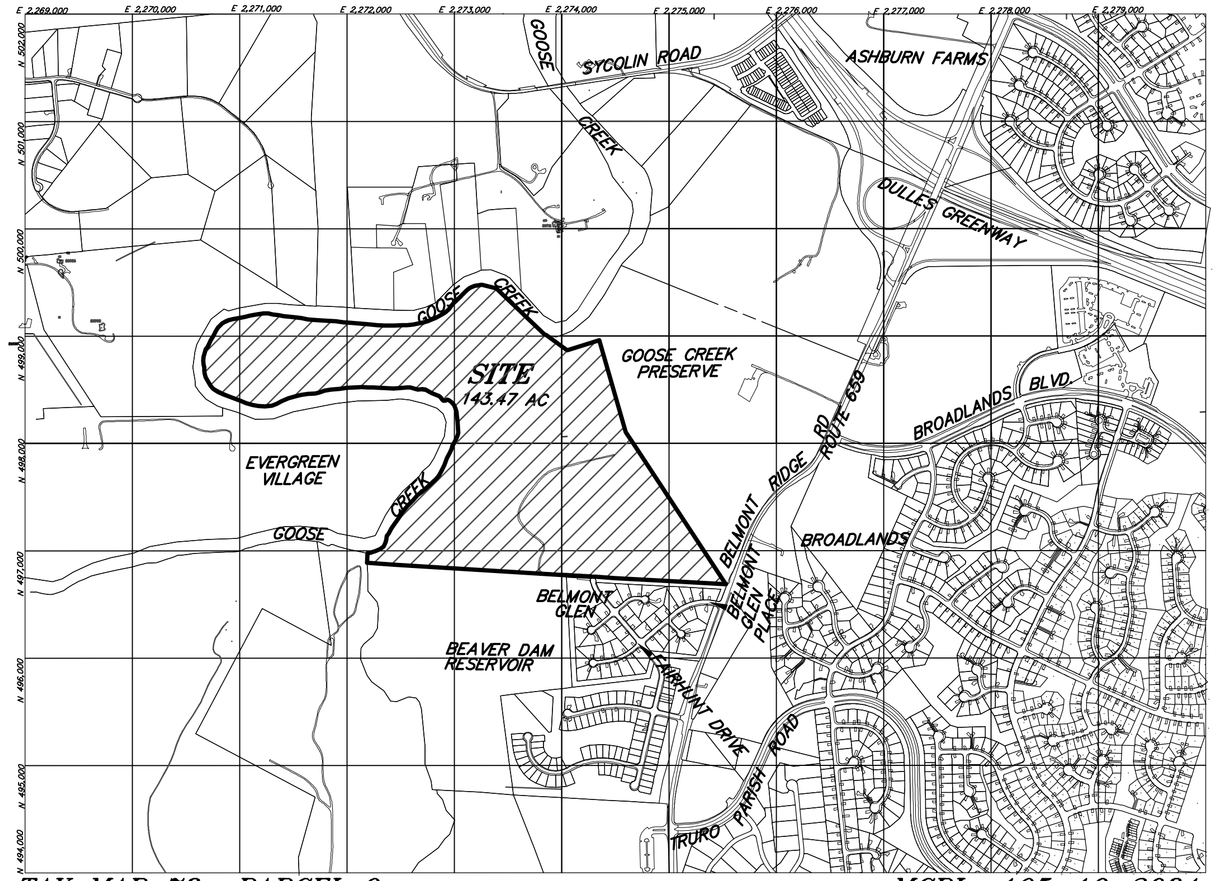
- ELEMENTARY SCHOOL: CREIGHTON'S CORNER
- MIDDLE SCHOOL: EAGLE RIDGE
- HIGH SCHOOL: BRIAR WOODS
- FIRE/RESCUE: ASHBURN
- LIBRARY: ASHBURN
- PARKS/RECREATION: BRAMBLETON REGIONAL PARK, TILLETT PARK
- GOVERNMENT/SOCIAL SERVICES: LOUDOUN COUNTY
- REFUSE COLLECTION: H.O.A.

24. THE HOMEOWNERS ASSOCIATION DOCUMENTS SHALL INCORPORATE A PROVISION THAT RESTRICTS THE CONVERSION OF GARAGES TO LIVING SPACE OR OTHER USES THAT MIGHT RESTRICT THEIR USE FOR VEHICLE PARKING.

25. THE PROPERTY WILL COMPLY WITH THE SIGN REGULATIONS CONTAINED IN SECTION 5-1200 OF THE REVISED 1993 ZONING ORDINANCE.

26. AS PER SECTION 3-510 OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE, ALL UTILITY DISTRIBUTION LINES IN THE R-8 DISTRICT SHALL BE PLACED UNDERGROUND.

27. STEEP SLOPES ARE LOCATED ON THE PROPERTY AND APPLICANT WILL COMPLY WITH SECTION 5-1508 OF THE REVISED 1993 ZONING ORDINANCE. STEEP SLOPES WERE DERIVED FROM 2 FOOT TOPO COMPILED BY AERIAL PHOTOGRAPHY 11/7/2003.



TAX MAP 78 PARCEL 9 MCPI 195-19-3084

VICINITY MAP
SCALE: 1" = 1000'

SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITIONS & REZONING PLAT
3. CONCEPT DEVELOPMENT PLAN
4. VEHICULAR / PEDESTRIAN CIRCULATION PLAN
5. SANITARY SEWER, OPEN SPACE & UNIT TYPE DESIGNATION PLAN
6. COMPOSITE LAND USE PLAN OVERLAY
7. TYPICAL SECTIONS, PLAN ENLARGEMENTS & MODIFICATIONS

ATTACHMENTS: REFORESTATION PLAN SHEETS A, B & C

OWNER/APPLICANT

BAYSHIRE LC/ESDC, INC
1355 BEVERLY ROAD, SUITE 240
MCLEAN, VIRGINIA 22101-3649

RICHARD D. ENTSMINGER, MANAGER DATE

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COVERSHEET

TAX MAP: 78 PARCEL 9 MCPI: 195-19-3084

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Dulles Election District Loudoun County, Virginia

DATE	NOTE	BY
11/6/09	1st SUBMISSION COMMENTS	RTB
1/22/10	2nd SUBMISSION COMMENTS	RTB

REVISION

DRAWN BY: RTB
CHECKED BY: WEF
DATE: 6-12-09
SCALE: AS SHOWN

SHEET: 1 Of 7
FILE NO: RZ-122-LC

SOIL TYPE DESCRIPTION

Type	Name	Group	Slope	Class
2A	Codorus silt loam	C	0-3%	# IV
3A	Comus silt loam	B	0-3%	# IV
60C	Sycoline-Catlett complex	C/D	7-15%	# II
60D	Catlett gravelly silt loam	D	15-25%	# III
60E	Catlett-Rock outcrop complex	D	25-45%	# IV
62B	Kelly-Sycoline complex	D/C	3-8%	# III
64B	Legore loam	B	3-8%	# II
64C	Legore loam	B	8-15%	# II
64D	Oakhill gravelly silt loam, very stoney	C	15-25%	# III
65B	Montalto silty clay loam	C	3-8%	# I
79A	Albano Silt Loam	D	0-3%	# IV

LEGEND

- SITE BOUNDARY
- EXISTING VEGETATION — Refer to WSSI report for detailed vegetation analysis
- 300' GOOSE CREEK SCENIC EASEMENT
- 50' MANAGEMENT BUFFER — Per: RGP River & Stream Corridor Policy 2
- VERY STEEP SLOPES >25%
- MODERATE STEEP SLOPES 15% -25%
- 100 YEAR FLOODPLAIN — Per Loudoun County Mapping
- SOILS
- WETLANDS — Source: WSSI Report dated 4/25/07
- INTERMITTENT STREAM — State & federal permits will be secured at time of final engineering and prior to construction.
- EXISTING ROADS
- EXISTING BUILDINGS

LINE TABLE

Course	Bearing	Distance
L1	N 06°43'24" E	91.86'
L2	N 87°08'24" E	45.92'
L3	N 64°21'16" E	97.93'
L4	N 33°25'52" E	64.51'
L5	N 13°05'51" E	75.00'
L6	N 34°40'35" E	314.63'
L7	N 45°06'29" E	456.31'
L8	N 23°46'38" E	376.17'
L9	N 04°05'38" W	225.29'
L10	N 32°30'42" W	139.83'
L11	N 71°44'56" W	279.46'
L12	N 85°59'28" W	518.24'
L13	S 83°04'31" W	394.89'
L14	S 80°29'37" W	258.19'
L15	S 66°27'04" W	116.82'
L16	S 33°20'02" W	42.42'
L17	S 74°51'56" W	72.05'
L18	N 75°58'32" W	47.15'
L19	S 82°20'46" W	80.05'
L20	N 82°15'37" W	81.51'
L21	N 69°53'58" W	294.88'
L22	N 62°04'04" W	150.68'
L23	N 21°53'08" W	164.59'
L24	N 10°03'59" E	171.98'
L25	N 24°03'22" E	153.73'
L26	N 33°51'54" E	196.89'
L27	N 81°32'49" E	420.98'
L28	S 80°40'59" E	479.16'
L29	S 85°34'46" E	281.95'
L30	S 87°42'32" E	427.56'
L31	S 73°52'47" E	46.63'
L32	N 79°28'41" E	313.09'
L33	N 62°16'49" E	126.53'
L34	N 44°57'26" E	337.77'
L35	N 71°25'25" E	127.26'
L36	N 88°20'46" E	72.16'
L37	S 67°33'39" E	33.83'
L38	S 47°43'50" E	219.07'
L39	S 41°53'24" E	173.06'
L40	S 36°20'09" E	74.71'
L41	S 49°25'25" E	107.59'
L42	S 49°33'39" E	117.00'
L43	S 53°44'40" E	231.00'
L44	N 72°45'20" E	313.50'

REVISION

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1/22/10	2nd SUBMISSION COMMENTS	RTB

DRAWN BY: RTB
CHECKED BY: WEF
DATE: 6-12-09
SCALE: 1" = 200'
NORTH
SHEET: 2 OF 7
FILE NO: RZ-122-LC

BELMONT GLEN VILLAGE
ZONING CONCEPT PLAN AMENDMENT
ZCPA 2009-0007 & ZMOD 2009-0004

Dulles Election District — Loudoun County, Virginia

EXISTING CONDITIONS AND REZONING PLAT

TAX MAP: 78 PARCEL 9 — MCPI: 195-19-3084

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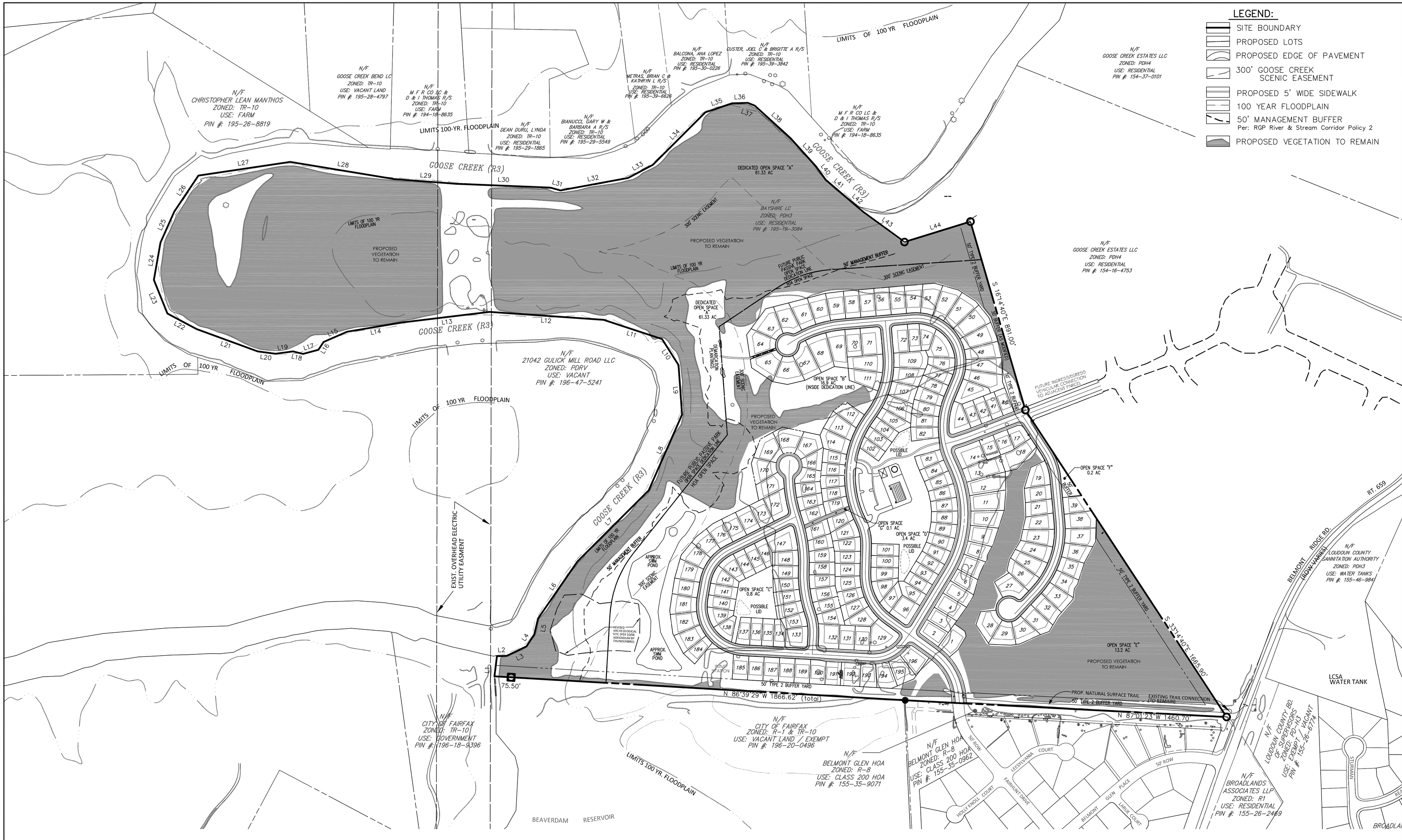

OVERALL SITE TABULATION SUMMARY

TAX MAP:	78
PARCEL:	9
MCPI:	195-19-3084
ACREAGE:	+/- 143 AC
EXISTING ZONE:	PD-H3 AS TRADITIONAL R-8
PROPOSED ZONE:	PD-H3 AS STANDARD R-8
PROPOSED DU'S =	196 SFD
PROPOSED TOTAL DU'S PER ACRE =	1.37

TOTAL AREA IN ROW/RESIDENTIAL USE = 47.2 AC (32%)

ACTIVE RECREATION SUMMARY

5,000 SF (first 10 units)
+ 18,600 SF (186 units x 100 SF)
23,600 SF REQUIRED
156,637 SF PROPOSED (3.6 AC VILLAGE GREEN W/POOL)

PARKING SUMMARY

REQUIRED	PROPOSED
3.0 SP/UNIT (588 SP.) (PER TABLE 5-1102 REVISED 1993 LCZO)	4.0 SP/UNIT (784 SP.) (2 GARAGE, 2 DRIVEWAY)

LOT REQUIREMENTS PER SECTION 3-506

LOTS	REQUIRED	PROPOSED
MINIMUM LOT AREA:	6,000 sq. ft.	6,000 sq. ft.
MINIMUM LOT WIDTH:	50'	50'
YARDS	**REQUIRED**	**PROPOSED**
FRONT YARD:	25' MIN.	25' MIN. (15' MIN. LOTS 1-13 & 193-196)
SIDE YARD:	8'	6'*
REAR YARD:	25' MIN.	25' MIN.
BUILDINGS	**REQUIRED**	**PROPOSED**
LOT COVERAGE:	50% Max.	50% Max.
HEIGHT:	40' Max. Ht.	40' Max. Ht.

* SEE SHEET 7 FOR PROPOSED MODIFICATION

OPEN SPACE SUMMARY

DEDICATED OPEN SPACE	+/- 61.33 AC
COMMON OPEN SPACE	+/- 31.2 AC
VILLAGE GREEN	+/- 3.4 AC
TOTAL PROP. OPEN SPACE:	+/- 95.9 AC. (67 %)
TOTAL REQ. OPEN SPACE:	+/- 42.9 AC. (30 %)

NOTES

- THE ROAD PROVIDING ACCESS TO LOTS 19-39 SHALL UTILIZE A CON-SPAN CROSSING TO AVOID IMPACTING STEEP SLOPES.

OPEN SPACE DETAIL

OPEN SPACE "A"	+/- 61.33 AC
OPEN SPACE "B"	+/- 16.9 AC
OPEN SPACE "C"	+/- 0.8 AC
OPEN SPACE "D"	+/- 3.4 AC
OPEN SPACE "E"	+/- 13.2 AC
OPEN SPACE "F"	+/- 0.2 AC
OPEN SPACE "G"	+/- 0.1 AC

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CONCEPT DEVELOPMENT PLAN

TAX MAP: 78 PARCEL 9 MCPI: 195-19-3084

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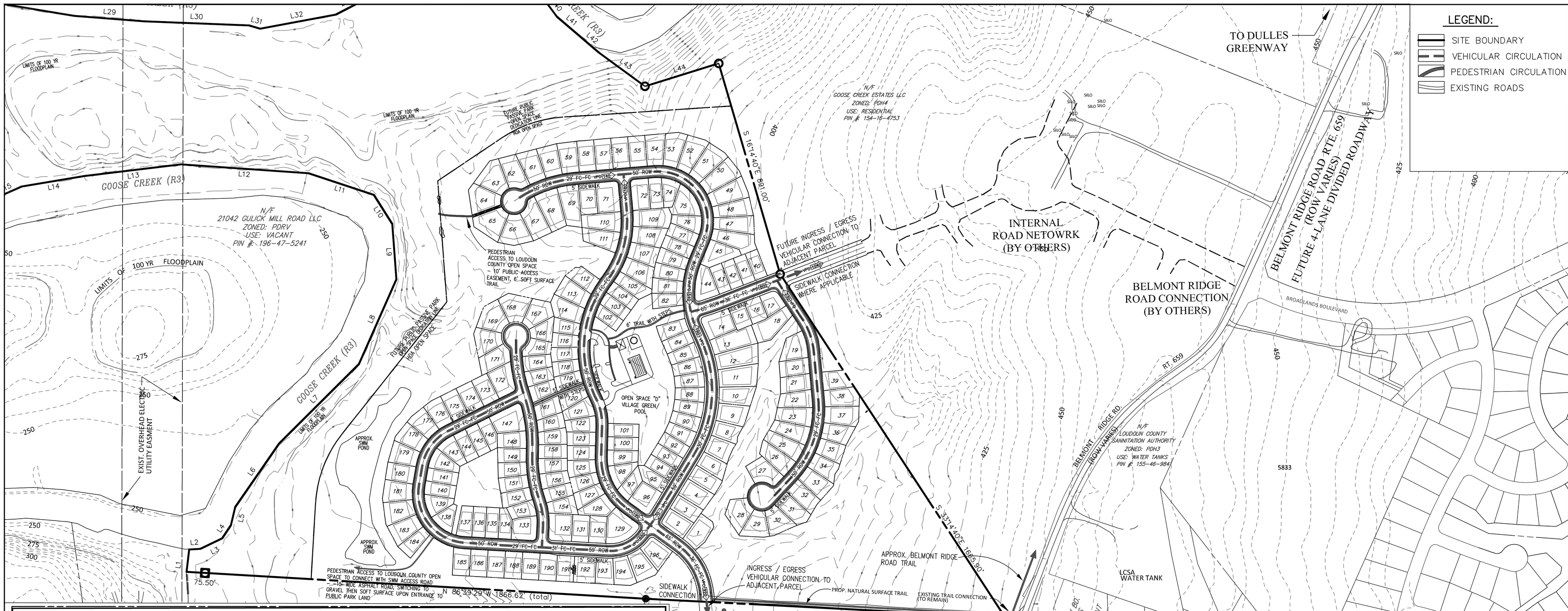

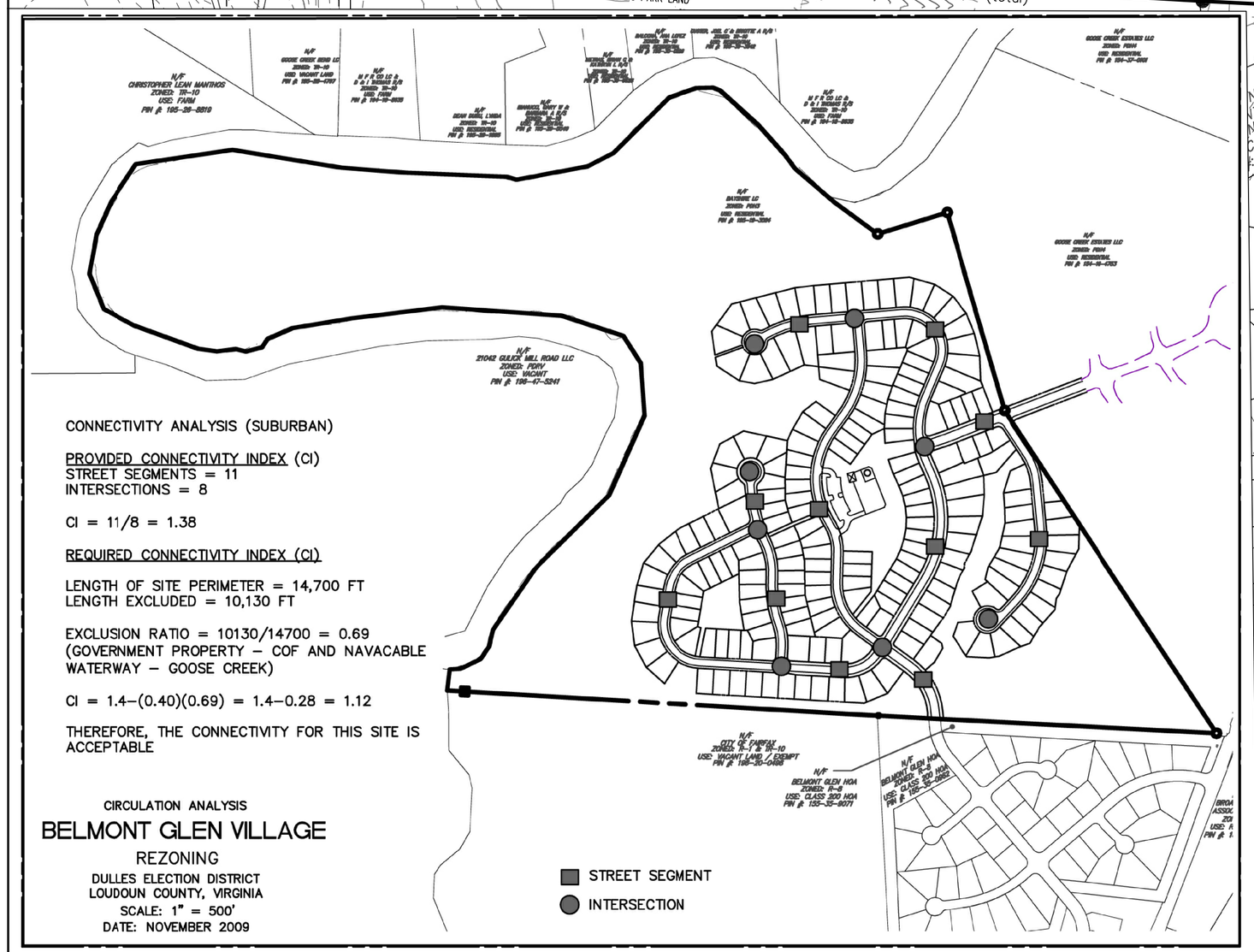

CIRCULATION NOTES

1. ACCESS SHALL BE PROVIDED WITH A PUBLIC STREET CONNECTION WITH BELMONT GLEN SUBBDIVISION AND AN INTER-PARCEL CONNECTION WITH GOOSE CREEK PRESERVE ALONG THE NORTHEAST BOUNDARY.
2. A 5' WIDE CONCRETE SIDEWALK SHALL BE PROVIDED AS SHOWN ON THIS PLAN.
3. A PROPOSED NATURAL SURFACE DRIVE LOCATED ALONG THE SOUTHERN BOUNDARY SHALL PROVIDE PEDESTRIAN ONLY ACCESS FROM THE COMMUNITY TO THE BELMONT RIDGE ROAD TRAIL.

LEGEND:
- SITE BOUNDARY
- VEHICULAR CIRCULATION
- PEDESTRIAN CIRCULATION
- EXISTING ROADS

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VEHICULAR/PEDESTRIAN CIRCULATION PLAN

TAX MAP: 78 PARCEL 9 MCPI: 195-19-3084

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SANITARY SEWER
OPEN SPACE &
UNIT TYPE DESIGNATION PLAN

TAX MAP: 78 PARCEL 9 MCPI: 195-19-3084

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7/27/10	2nd SUBMISSION COMMENTS	RTB

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SCALE: 1" = 100'
NORTH
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Plotted: Jan 29, 2010 at 3:17pm
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COMPOSITE LAND USE PLAN
OVERLAY

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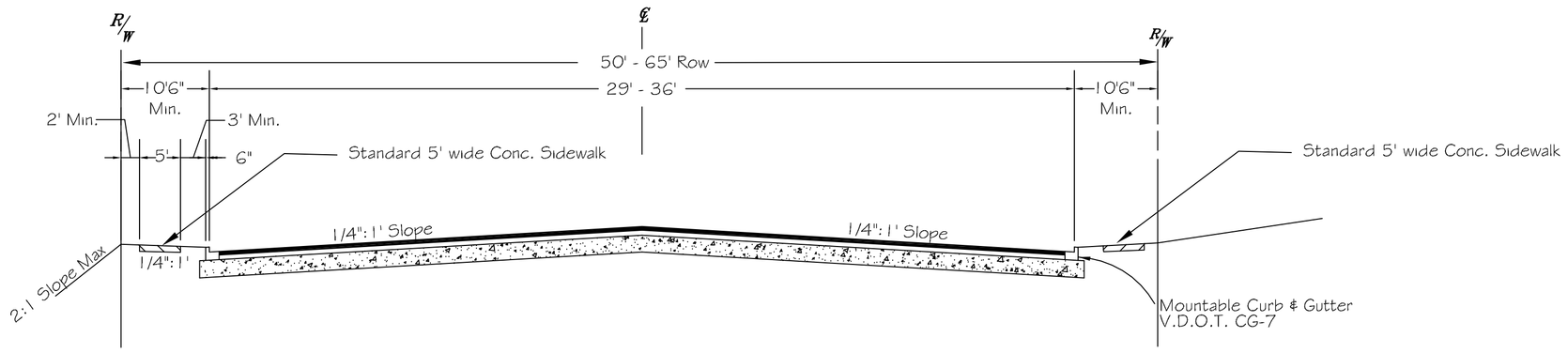
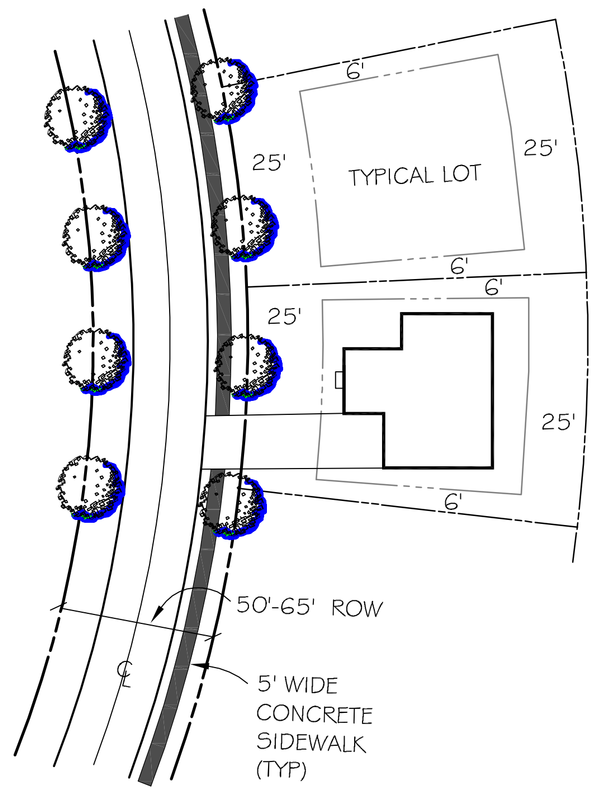


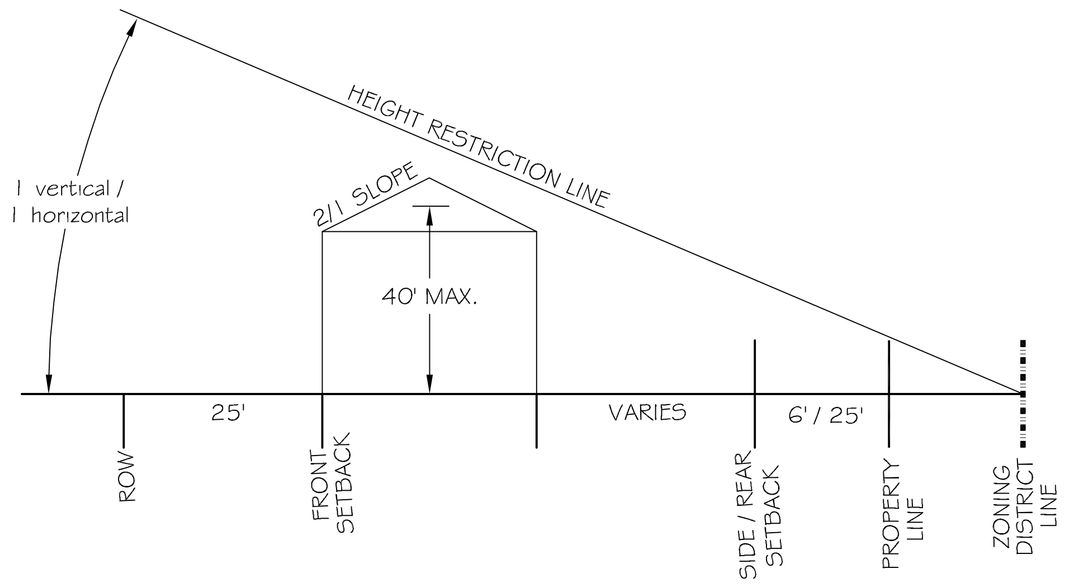
TYPICAL ROADWAY SECTION

Not To Scale



TYPICAL SINGLE FAMILY DETACHED LOT

Not To Scale

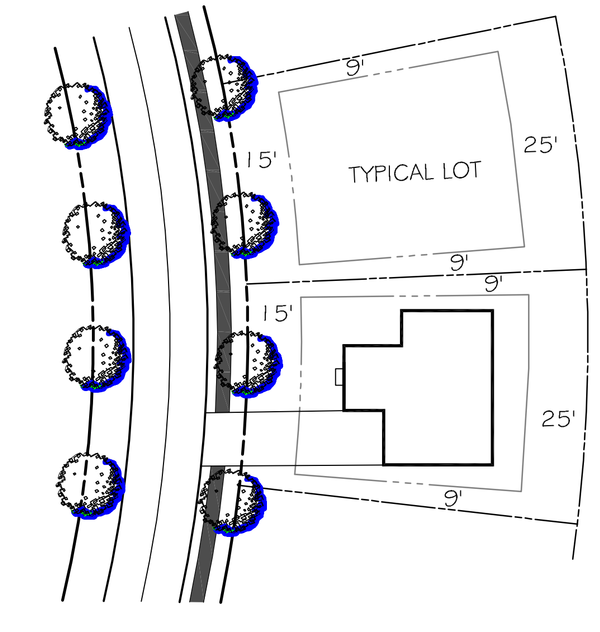


HEIGHT RESTRICTION DIAGRAM *

Not To Scale

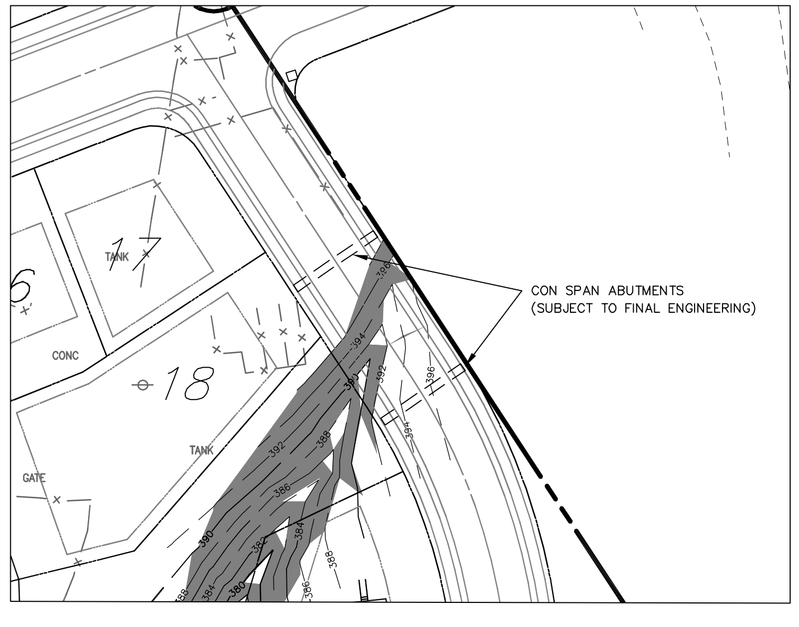
* NOTE: BUILDING HEIGHT

THE APPLICANT SHALL SUBMIT WITH EACH ZONING PERMIT APPLICATION FOR LOTS 38 & 39 AS SHOWN ON SHEET 3 OF THE CDP A DRAWING DEMONSTRATING CONFORMANCE WITH SECTION 4-109 (E) OF THE ZONING ORDINANCE, HEIGHT LIMITATIONS AT EDGES OF PD-H DISTRICTS. THESE DRAWINGS SHALL PROVIDE THE SAME INFORMATION DISPLAYED IN THE HEIGHT RESTRICTION DIAGRAM ON SHEET 7 OF THE CDP.



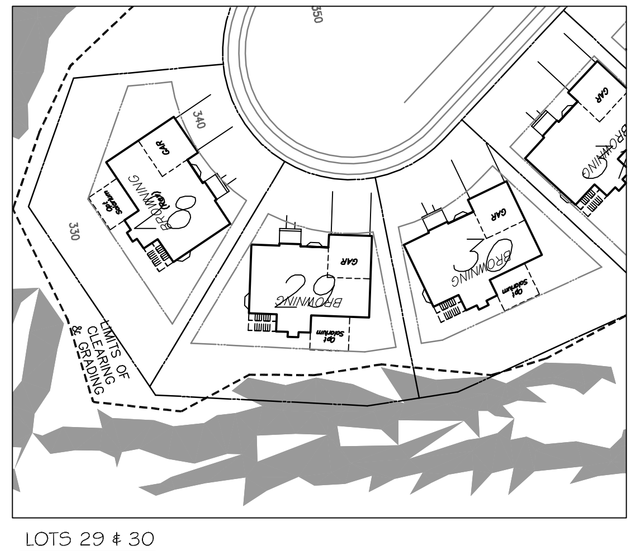
TYPICAL SINGLE FAMILY LOT # 1-13 & 193-196

Not To Scale

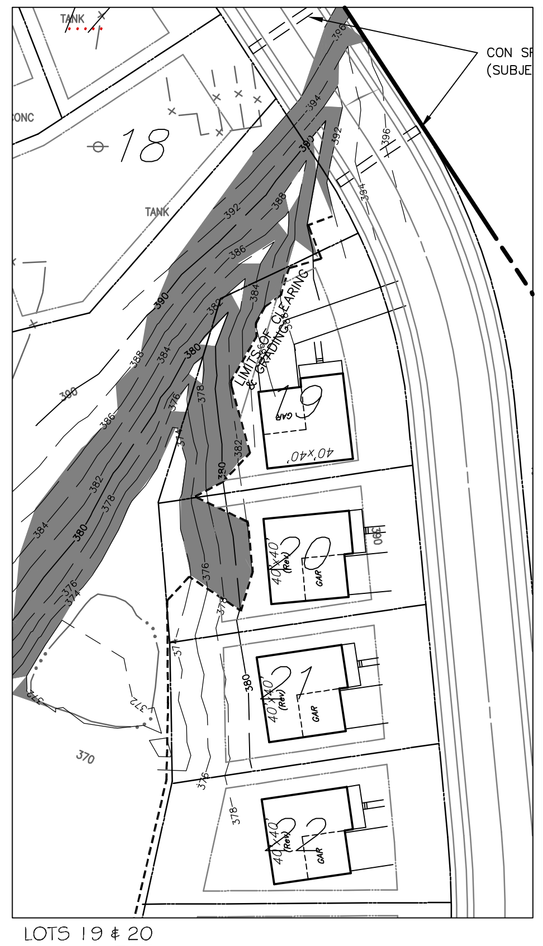


STEEP SLOPE ROAD CROSSING ENLARGEMENT

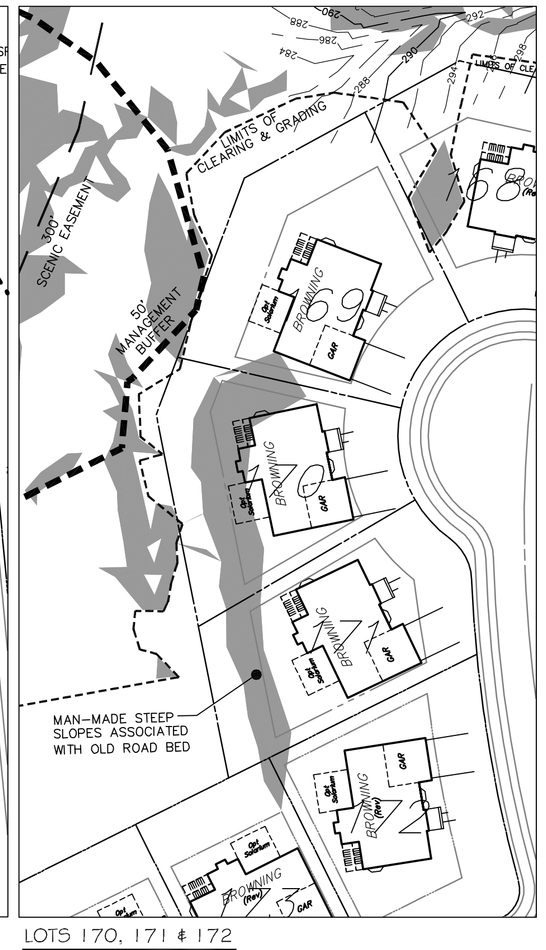
1" = 50' (FIELD RUN TOPO BY DEWBERRY 11/14/2005)



LOTS 29 & 30



LOTS 19 & 20



LOTS 170, 171 & 172

CLEARING & GRADING STEEP SLOPE ENLARGEMENT

1" = 50'

ZONING ORDINANCE MODIFICATIONS

1. MODIFICATION OF REQUIRED BUFFER ADJACENT TO RESIDENTIAL DEVELOPMENT

Section 3-509(C) R-8 Single Family Residential District/Additional Development Standards. Minimum Buffer.

Section 4-109(C) Site Planning - External Relationships
Uses adjacent to single-family, agricultural, or residential districts or land bays allowing residential uses.

- Along the boundary that adjoins the Goose Creek Preserve property to the northeast, the applicant proposes to provide:
- A minimum 25-foot permanent open space buffer along lot 37, a lot containing a minimum of 10,000 square feet;
- A minimum 30-foot permanent open space buffer along lots 48-50, lots containing a minimum of 9,000 square feet;
- A 25-foot rear yard along lots 38 and 39, lots containing a minimum of 7,500 square feet; lot 38 also has some permanent open space buffer less than 50 feet in dimension;
- A 25-foot yard plus 50-foot street right-of-way along lots 17, 18 and 19; lot 19 also has permanent open space buffer less than 50 feet in dimension between the street right-of-way and the zoning district boundary.

2. MODIFICATION OF SINGLE FAMILY DETACHED LOT YARD REQUIREMENTS

Section 3-506(C)(1) Lot Requirements - Single Family Detached Dwellings Front and Side Yards

For lots 1-13 & 193-196 only, the applicant proposes a 15 foot minimum front yard and a 9 foot minimum side yard. For the remainder of the lots the applicant proposes a 6 foot minimum side yard with a 12 foot minimum distance between dwellings.

3. MODIFICATION OF ADU REQUIREMENTS TO PERMIT CASH IN LIEU OF UNITS

Section 7-103(A)(1) Single Family Detached and Single Family Attached Units.
- The applicant proposes to permit the cash in lieu buyout of required Affordable Dwelling Units (ADU's), pursuant to Section 7-108(A) (3)

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TYPICAL SECTIONS
PLAN ENLARGEMENTS
& MODIFICATIONS

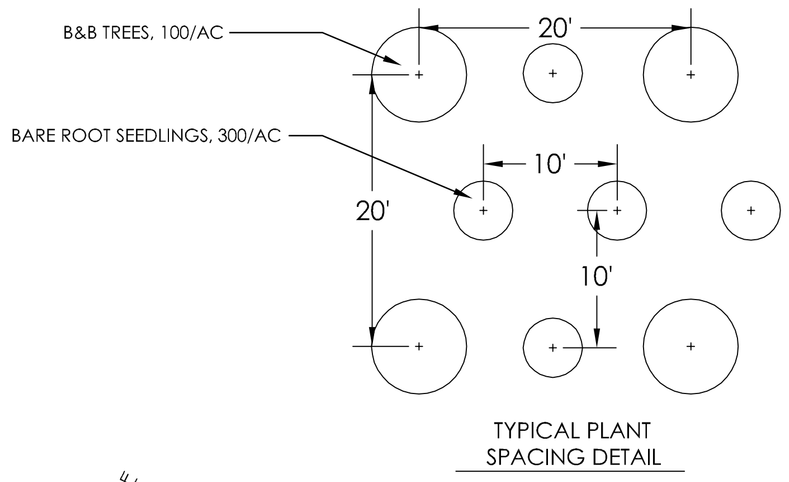
TAX MAP: 78 PARCEL 9 MCPI: 195-19-3084

BELMONT GLEN VILLAGE
ZONING CONCEPT PLAN AMENDMENT
ZCPA 2009-0007 & ZMOD 2009-0004
Dulles Election District Loudoun County, Virginia

DATE	NOTE	REVISION	BY
11/6/09	1st SUBMISSION COMMENTS		RTB
1/22/10	2nd SUBMISSION COMMENTS		RTB

DRAWN BY: RTB
CHECKED BY: WEF
DATE: 6-12-09
SCALE: N.T.S.

SHEET: 7 Of 7
FILE NO: RZ-122-LC

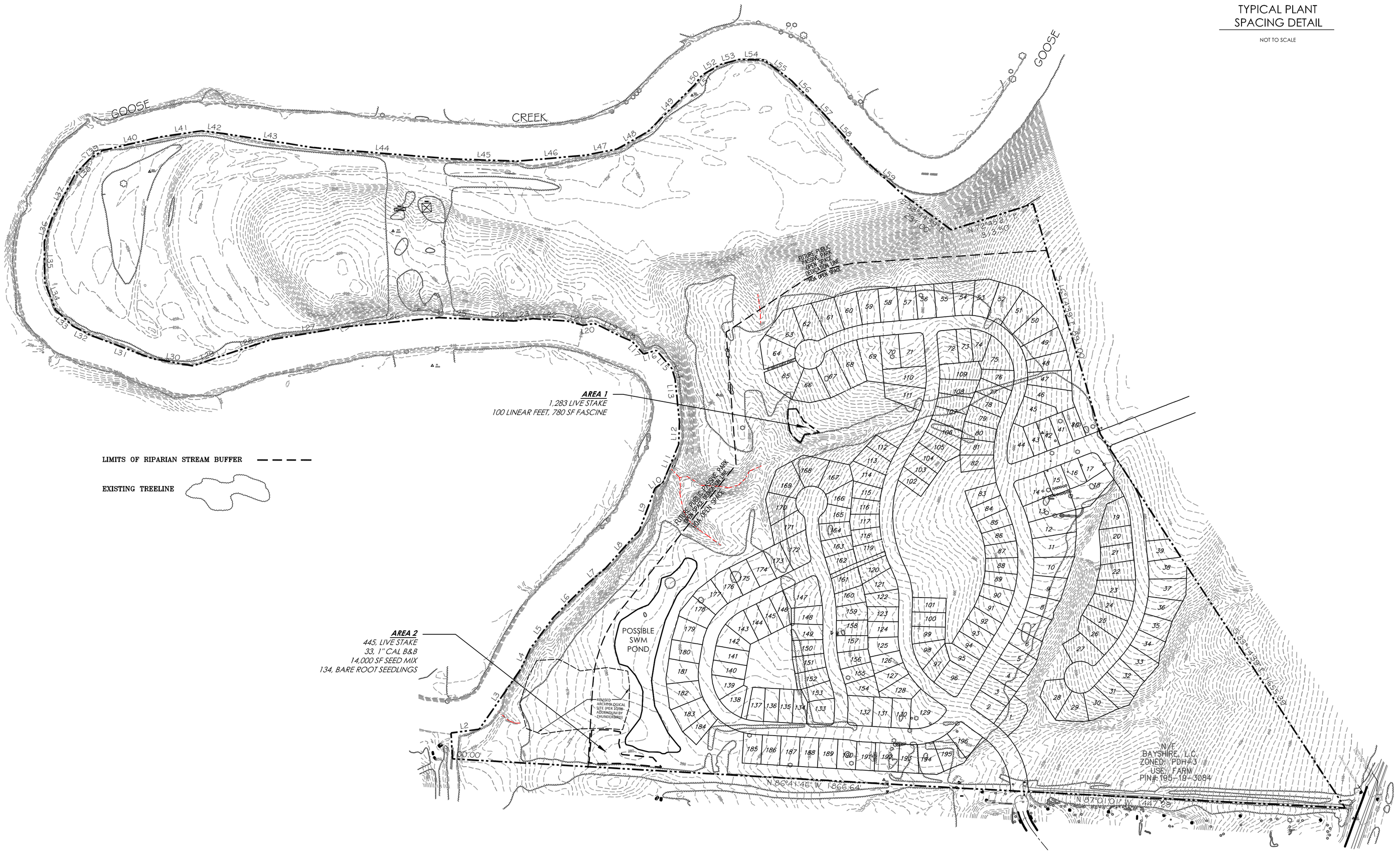


TYPICAL PLANT SPACING DETAIL

NOT TO SCALE

PLANT SCHEDULE

KEY	QUAN.	NAME	SIZE
FASCINES/WATTLES (4"–5"THICK x 6' LONG)			
--	--	SALIX DISCOLOR PUSSY WILLOW	--
--	--	CORNUS AMOMUM SILKY DOGWOOD	--
--	--	CEPHALANTHUS OCCIDENTALIS BUTTONBUSH	--
--	--	CORNUS STOLONIFERA RED OSIER DOGWOOD	--
		±100 LINEAR FEET TOTAL LENGTH ±780 SQUARE FEET TOTAL AREA	
LIVE STAKES (2'–3' LONG x 2'–6' OC)			
SN	346	SALIX NIGRA BLACK WILLOW	2' – 3' LONG
SN	346	ALNUS INCANA SSP. RUGOSA SPECKLED ALDER	2' – 3' LONG
SN	346	ACER RUBRUM RED MAPLE	2' – 3' LONG
SN	345	FRAXINUS PENNSYLVANICA GREEN ASH	2' – 3' LONG
SN	345	CARYA OVATA SHAGBARK HICKORY	2' – 3' LONG
	1,728	TOTAL	
1" CAL B&B			
SN	8	SALIX NIGRA BLACK WILLOW	1" CAL
SN	8	ALNUS INCANA SSP. RUGOSA SPECKLED ALDER	1" CAL
SN	9	ACER RUBRUM RED MAPLE	1" CAL
SN	8	FRAXINUS PENNSYLVANICA GREEN ASH	1" CAL
	33	TOTAL	
BARE ROOT PLANTS (SPACE 10–20' OC)			
AR	22	ACER RUBRUM RED MAPLE	1–2 YEAR SAPLINGS
CA	22	CORNUS AMOMUM SILKY DOGWOOD	1–2 YEAR SAPLINGS
FP	23	FRAXINUS PENNSYLVANICA GREEN ASH	1–2 YEAR SAPLINGS
QP	23	QUERCUS PALUSTRIS PIN OAK	1–2 YEAR SAPLINGS
VD	22	VIBURNUM DENTATUM ARROWWOOD	1–2 YEAR SAPLINGS
LS	22	VIBURNEM TRILOBUM AMERICAN CRANBERRY	1–2 YEAR SAPLINGS
	134	TOTAL	



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REFORESTATION PLAN

TAX MAP: 78 PARCEL 9 MCPI: 195-19-3084

BELMONT GLEN VILLAGE

ZONING CONCEPT PLAN AMENDMENT

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Dulles Election District Loudoun County, Virginia

DATE	NOTE	BY
11/6/09	1st SUBMISSION COMMENTS	RTB
1/22/10	2nd SUBMISSION COMMENTS	RTB

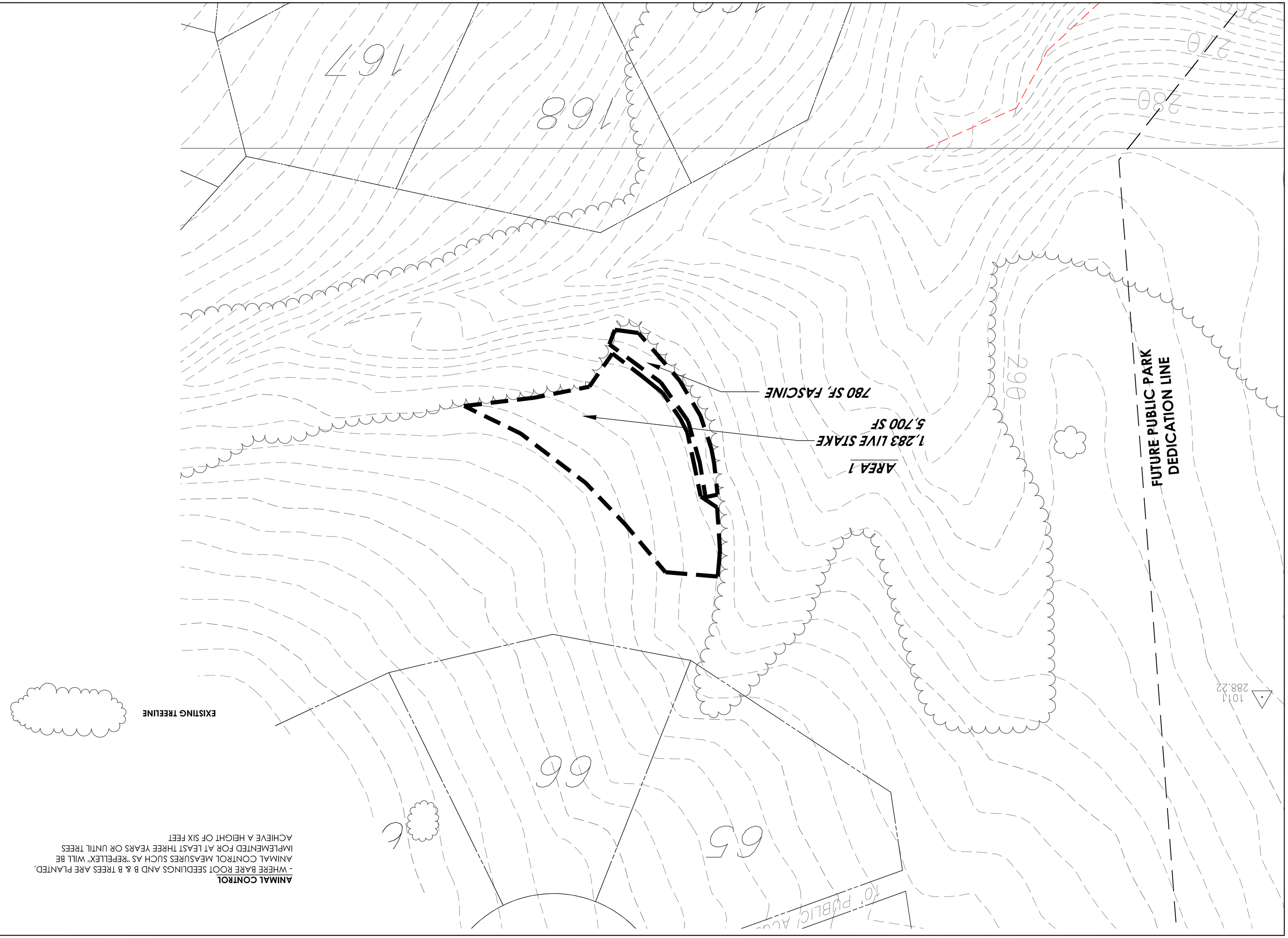
DRAWN BY: RTB
CHECKED BY: WEF

DATE: 6-12-09

SCALE: 1" = 200'

SHEET: A Of A

FILE NO: RZ-122-LC



SHEET: B OF B

FILE NO: RZ-122-LC

SCALE: 1" = 20'

DATE: 6-12-09

DRAWN BY: RTB
CHECKED BY: WEF

NO#	REVISION	DATE	BY
1	1st SUBMISSION COMMENTS	1/16/09	RTB
2	2nd SUBMISSION COMMENTS	1/22/10	RTB

BELMONT GLEN VILLAGE

ZONING CONCEPT PLAN AMENDMENT
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Dulles Election District — Loudoun County, Virginia

REFORESTATION PLAN
AREA 1

TAX MAP: 78 PARCEL 9 — MCPI: 195-19-3084

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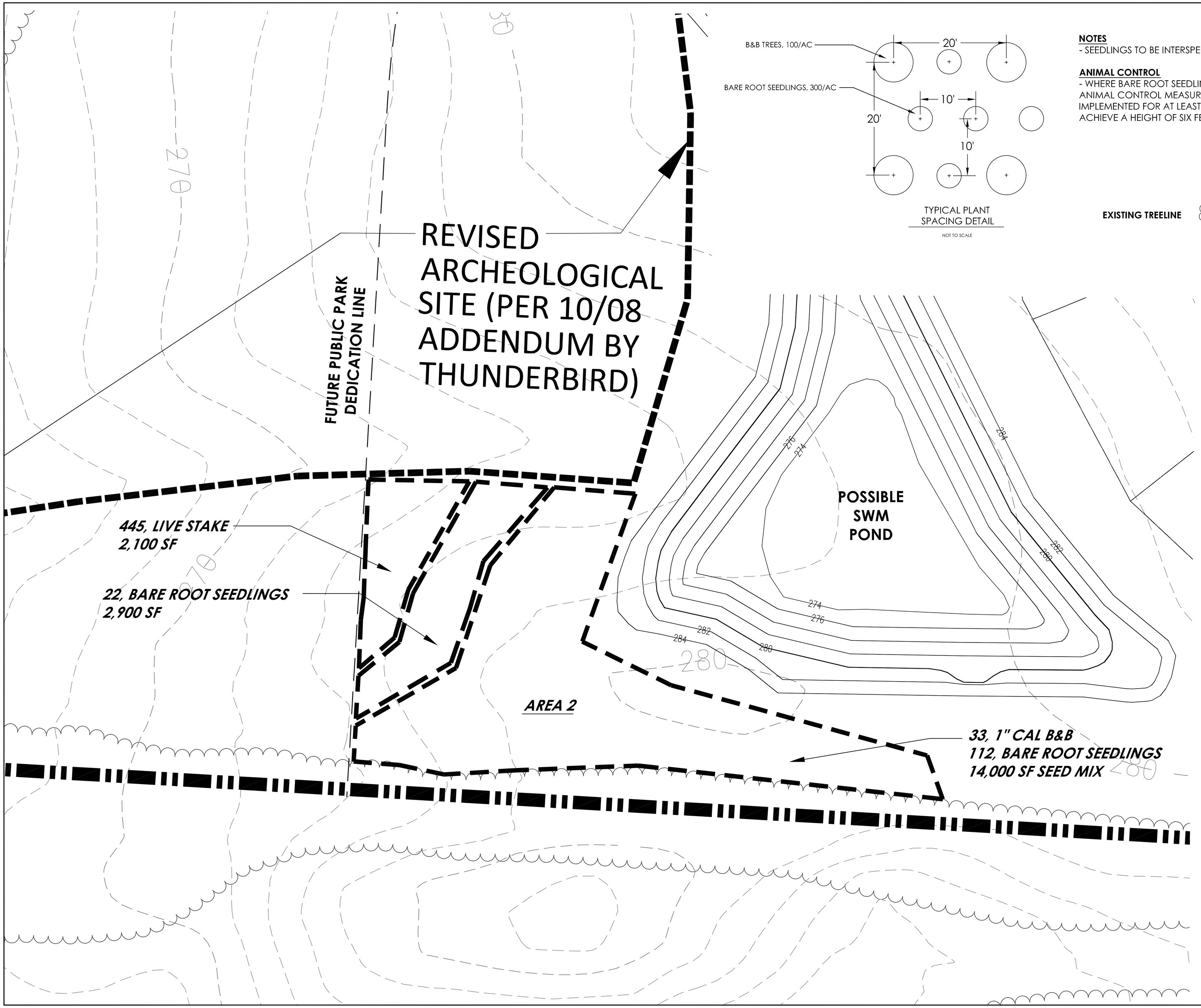

TYPICAL PLANT SPACING DETAIL

NOT TO SCALE

NOTES

- SEEDLINGS TO BE INTERSPERSED WITH B & B TREES

ANIMAL CONTROL

- WHERE BARE ROOT SEEDLINGS AND B & B TREES ARE PLANTED, ANIMAL CONTROL MEASURES SUCH AS "REPELLEX" WILL BE IMPLEMENTED FOR AT LEAST THREE YEARS OR UNTIL TREES ACHIEVE A HEIGHT OF SIX FEET

EXISTING TREELINE

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REFORESTATION PLAN AREA 2

TAX MAP: 78 PARCEL 9 MCPI: 195-19-3084

BELMONT GLEN VILLAGE
ZONING CONCEPT PLAN AMENDMENT
ZCPA 2009-0007 & ZMOD 2009-0004

Dulles Election District Loudoun County, Virginia

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11/6/09	1st SUBMISSION COMMENTS	RTB
1/22/10	2nd SUBMISSION COMMENTS	RTB

REVISION

DRAWN BY: RTB
CHECKED BY: WEF

DATE: 6-12-09

SCALE: 1" = 20'

SHEET: C Of C

FILE NO: RZ-122-LC