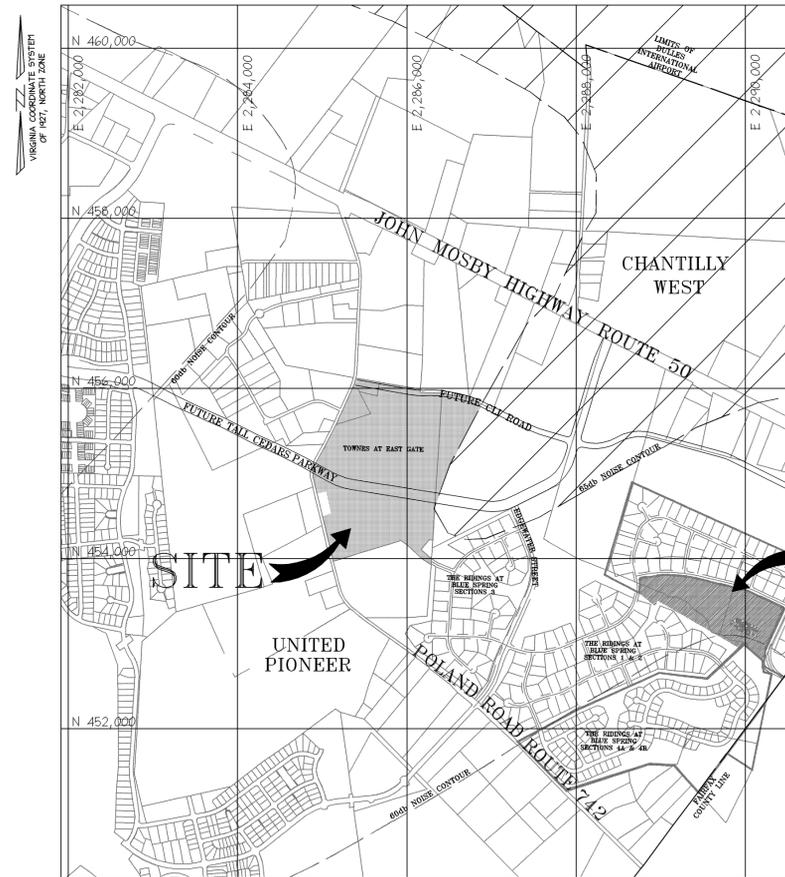


TOWNES AT EAST GATE (FORMALLY THE GATES OF LOUDOUN) REZONING APPLICATION

DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA
ZMAP 2009-0010
(FORMERLY ZMAP 2002-0022)

No.	DESCRIPTION	DATE
1	REV. PER CHECKLIST COMMENTS	11/20/02
2	COUNTY COMMENTS	7/10/03
3	REFERRAL AGENCY 2nd REVIEW	10/10/03
4	COUNTY COMMENTS 2ND REVIEW	9/10/04
5	COUNTY COMMENTS 3RD REVIEW	1/17/05
6	COUNTY ATTORNEY COMMENTS	2/23/05
7	COUNTY COMMENTS 4TH REVIEW	4/5/05
8	COUNTY COMMENTS 5TH REVIEW	4/22/05
9	PC COMMENTS	7/29/05
10	COUNTY ATTORNEY COMMENTS	8/12/05
11	ADDED SWIMMING POOL & TRAFFIC SIGNAL	10/7/05
12	IDENTIFIED SWIMMING POOL LOCATION	10/14/05
13	RESUBMITTED FOR PROFFER AMENDMENT ONLY, NO CHANGES TO THIS SHEET	12/1/09
14	UPDATED OWNERSHIP AND PARCEL INFO	1/14/10



STORM WATER MANAGEMENT FACILITY FOR THIS APPLICATION PROVIDED AT RIDINGS AT BLUE SPRING

VICINITY MAP
SCALE 1" = 1000'

OWNERS/APPLICANT
MCPI # 128-10-4864
TAX MAP #107, PARCEL 40
PULTE HOME CORPORATION
10600 ARROWHEAD DRIVE #225
FAIRFAX, VIRGINIA 22030

SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITIONS PLAT
3. CONCEPT DEVELOPMENT PLAT (1" = 100')
- 3A. CONCEPT DEVELOPMENT PLAT (1" = 200')
4. LAND USE MAP
5. UTILITY/PHASING PLAN
6. CONCEPTUAL TRANSPORTATION IMPROVEMENTS
7. LANDSCAPE PLAN
- 7A. BUFFER YARDS EXHIBITS
- 7B. RECREATIONAL IMPROVEMENTS EXHIBIT
8. TOWNHOUSE ELEVATIONS AND PRIVATE ROAD SECTIONS
8. SINGLE-FAMILY ARCHITECTURE ELEVATIONS AND PUBLIC ROAD CROSS SECTIONS
- 9.

COVER SHEET

**TOWNES AT EAST GATE
REZONING APPLICATION**

DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

PROJECT NO: 09-23-08
SCALE: AS NOTED
DATE: 10-1-08
DESIGN: GDS DRAWN: PPC CHECKED: GDS
SHEET No. 1 OF 9



christopher consultants
engineering · surveying · land planning
christopher consultants, inc.
45940 horsehoe drive (suite 100) · sterling, virginia 20166
703.444.3707 · fax 703.444.5230

NOTES

- SUBJECT PROPERTY IS REFERENCED ON LOUDOUN COUNTY TAX MAP 107, AS PARCEL 40.
- TOPOGRAPHIC INFORMATION IS BASED ON LOUDOUN COUNTY DIGITAL MAP TILES #128 AND #97. THE CONTOUR INTERVAL IS FIVE (5) FEET.
- BOUNDARY INFORMATION BASED ON AVAILABLE RECORDS. NO BOUNDARY SURVEY HAS BEEN PERFORMED. AREA SUBJECT TO REZONING IS APPROXIMATELY 59.1 ACRES +/-.
- SOILS INFORMATION BASED ON THE LATEST LOUDOUN COUNTY SOILS MAP, AND AS IDENTIFIED BY THE INTERPRETIVE GUIDE TO SOILS MAPS, LOUDOUN COUNTY, VIRGINIA (2000 EDITION).
- THE PROPERTY CONTAINS NO STEEP SLOPES.
- THE PROPERTY IS NOT LOCATED WITHIN THE HISTORIC OVERLAY DISTRICT (HOC), RIVER AND STREAM CORRIDOR DEVELOPMENT OVERLAY DISTRICT (RSCOD), OR MOUNTAIN SIDE DEVELOPMENT OVERLAY DISTRICT (MDO). THE SUBJECT PROPERTY LOCATED NORTH OF THE PROPOSED TALL CEDARS PARKWAY IS LOCATED IN THE QUARRY OVERLAY DISTRICT AND IDENTIFIED AS CHANTILLY CRUSH STONE NOTE AREA.
- PROPERTY IS FULLY ENCOMPASSED IN THE AIRPORT IMPACT OVERLAY DISTRICT (AI). THE SITE IS LOCATED WITHIN THE AREA OF LDN 60, WITH THE EASTERN AREA PROTRUDING IN THE LDN 65, BASED ON LOUDOUN COUNTY RECORDS.
- 30" + DBH TREE LOCATIONS BASED ON FIELD INSPECTION BY WETLAND STUDIES AND SOLUTIONS, INC.
- THE PROPERTY CONTAINS NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355 OR IN VIRGINIA DEPARTMENT OF WASTE MANAGEMENT REGULATIONS.
- THERE ARE NO KNOWN FEDERAL OR STATE PERMITS OR CONDITIONS THAT LIMIT DEVELOPMENT ON THE PROPERTY.
- THE PROPERTY CONTAINS NO KNOWN GRAVES, OBJECTS OR STRUCTURES MARKING BURIAL PLACES AS DETERMINED BY VISUAL SURVEY.
- WETLAND INFORMATION BASED ON FIELD INSPECTION DONE BY WETLAND STUDIES AND SOLUTIONS, INC. ALL DEVELOPMENT WILL BE IN CONFORMANCE WITH APPLICABLE STATE AND FEDERAL REGULATIONS.
- A PHASE I ARCHEOLOGICAL STUDY WAS COMPLETED BY THUNDERBIRD ARCHEOLOGICAL ASSOC., A RECOMMENDATION WAS MADE FOR A PHASE II ARCHEOLOGICAL STUDY FOR SITE 44LD834.
- THERE IS A VERY LOW PROBABILITY OF ENDANGERED SPECIES BEING PRESENT WITHIN THE SITE, BASED ON ENDANGERED AND THREATENED SPECIES HABITAT EVALUATION PROVIDED BY WETLAND STUDIES AND SOLUTIONS, INC. DATED JULY 25, 2002.

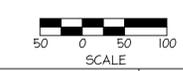
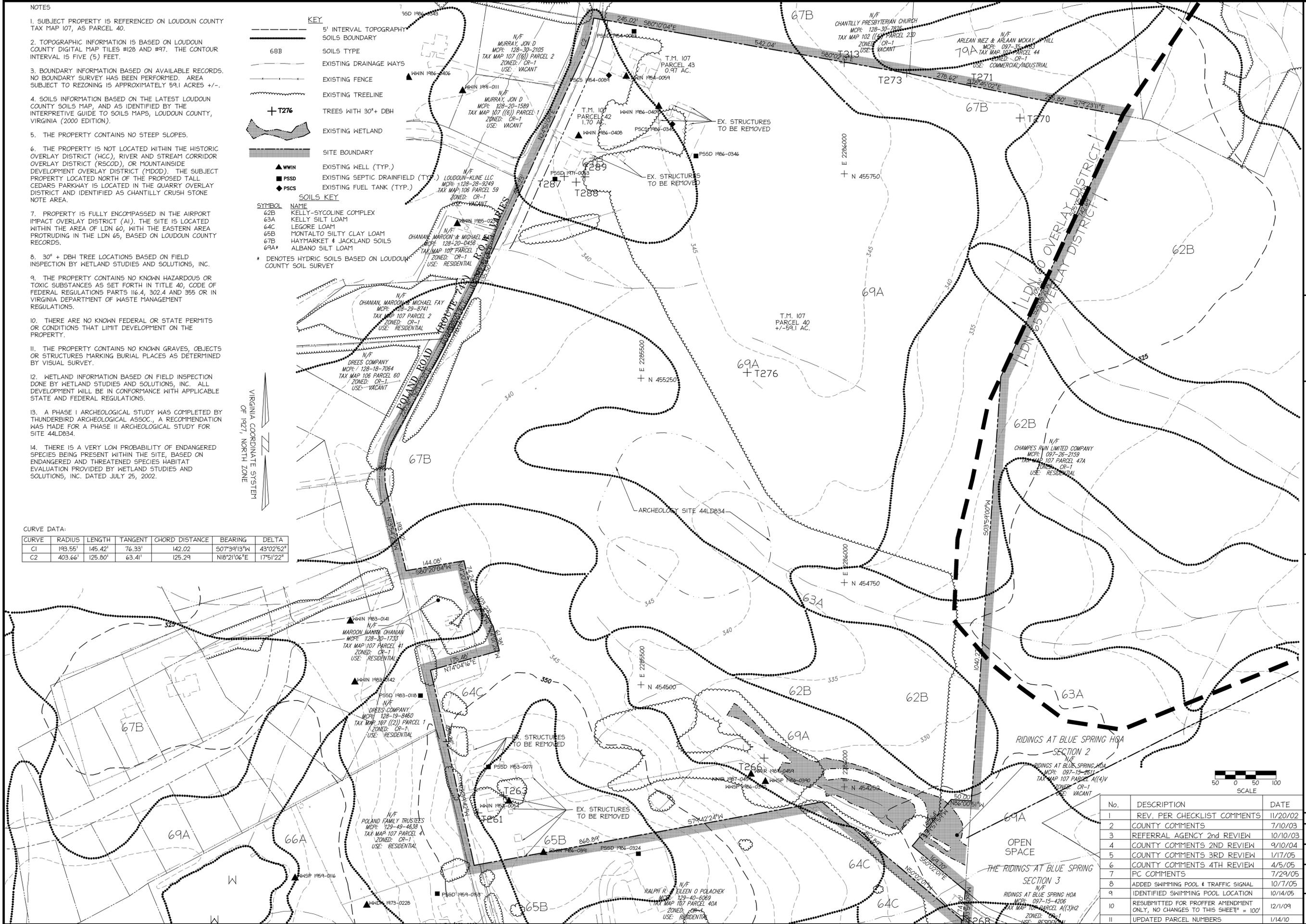
- KEY**
- 5' INTERVAL TOPOGRAPHY
 - SOILS BOUNDARY
 - 68B SOILS TYPE
 - EXISTING DRAINAGE WAYS
 - EXISTING FENCE
 - EXISTING TREELINE
 - TREES WITH 30" + DBH
 - EXISTING WETLAND
 - SITE BOUNDARY
 - EXISTING WELL (TYP.)
 - EXISTING SEPTIC DRAINFIELD (TYP.)
 - EXISTING FUEL TANK (TYP.)

- SOILS KEY**
- | SYMBOL | NAME |
|--------|----------------------------|
| 62B | KELLY-SYCOLINE COMPLEX |
| 63A | KELLY SILT LOAM |
| 64C | LEGORE LOAM |
| 65B | MONTALTO SILTY CLAY LOAM |
| 67B | HAYMARKET # JACKLAND SOILS |
| 69A | ALBANO SILT LOAM |
- * DENOTES HYDRIC SOILS BASED ON LOUDOUN COUNTY SOIL SURVEY

VIRGINIA COORDINATE SYSTEM OF 1927, NORTH ZONE

CURVE DATA:

CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	BEARING	DELTA
C1	193.55'	145.42'	76.33'	142.02	S07°34'13"W	43°02'52"
C2	403.66'	125.80'	63.41'	125.29	N18°21'06"E	17°51'22"



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9	IDENTIFIED SWIMMING POOL LOCATION	10/14/05
10	RESUBMITTED FOR PROFFER AMENDMENT ONLY, NO CHANGES TO THIS SHEET* = 100'	12/1/09
11	UPDATED PARCEL NUMBERS	1/14/10

TOWNES AT EAST GATE
REZONING APPLICATION

EXISTING CONDITIONS PLAT

DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

PROJECT NO: 01-29-08
SCALE: 1"=100'
DATE: 10-2-01
DESIGN: MJD
DRAWN: PPG
CHECKED: GDS
SHEET No. **2** OF **9**

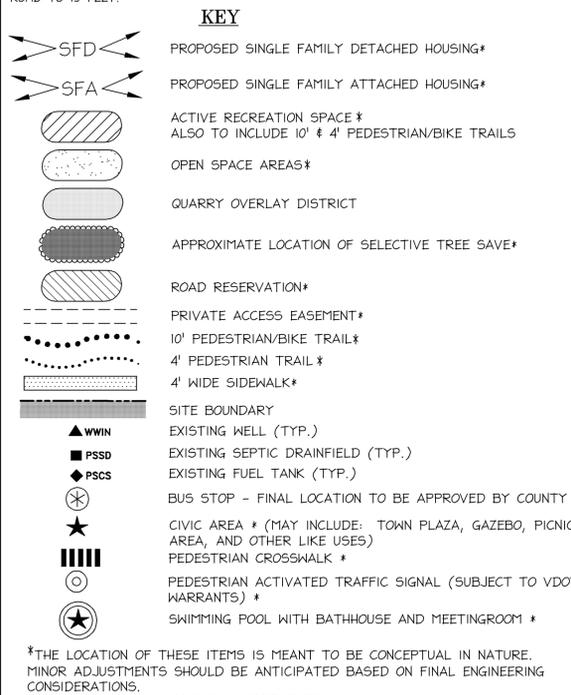
christopher consultants
engineering · surveying · land planning
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45940 horsehoe drive (suite 100) · sterling, virginia 20166
703.444.3707 · fax 703.444.5230

- NOTES**
- THE PROPERTY DELINEATED HEREON IS LOCATED ON LOUDOUN COUNTY TAX MAP 107, AS PARCEL 40. TOTAL AREA = 54.1 ACRES, EXISTING LAND USE IS RESIDENTIAL. PARCEL 40 IS CURRENTLY ZONED CRI COUNTRYSIDE RESIDENTIAL AND IS GOVERNED BY THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.
 - THE OWNERS OF RECORD ARE

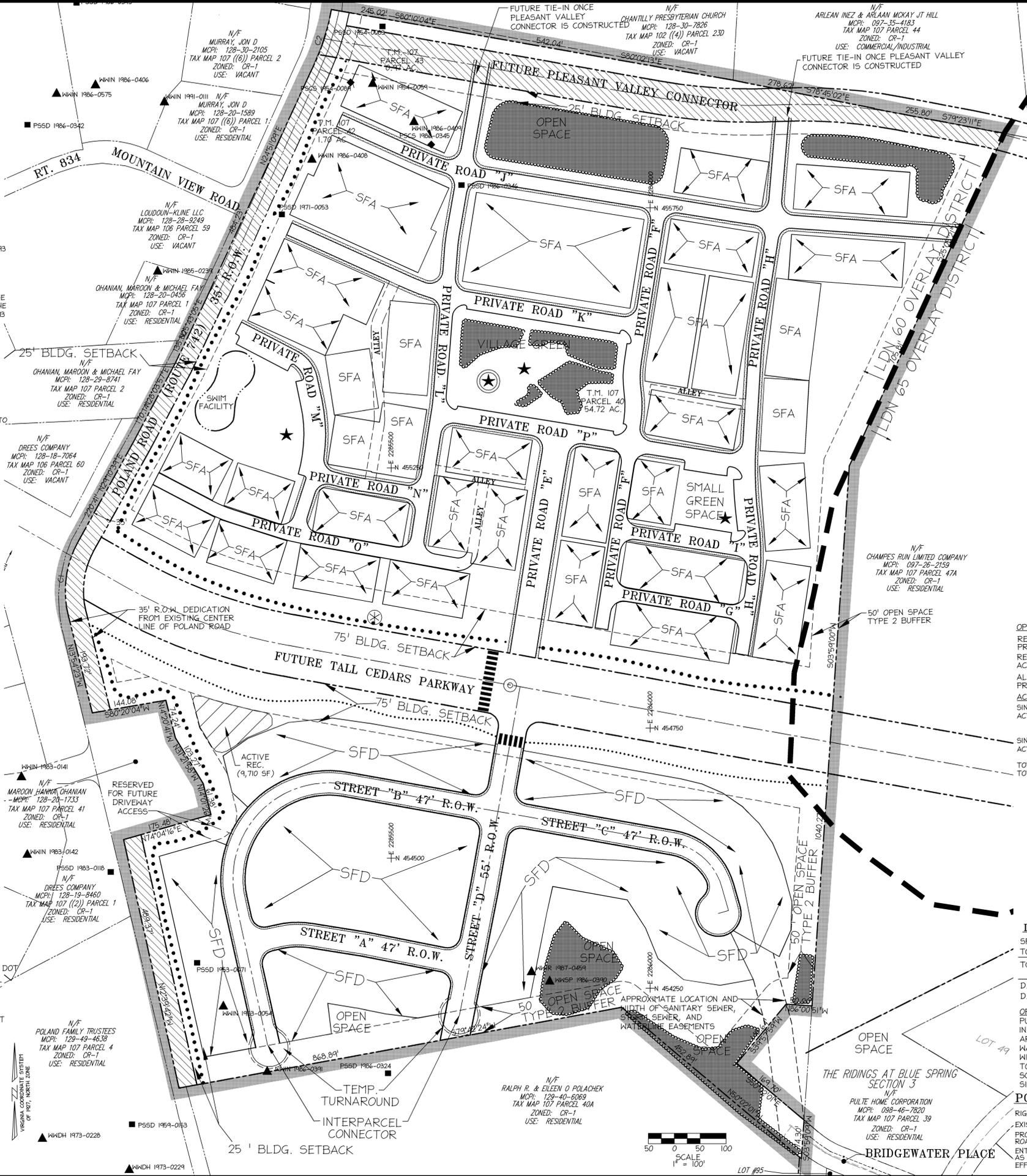
PARCEL	OWNER	D.B. # PG.
40	PULTE HOME CORPORATION	D.B 2315 PG. 873
 - BOUNDARY INFORMATION BASED ON AVAILABLE RECORDS.
 - THE SUBJECT PROPERTY IS CURRENTLY ZONED CRI AND CL1.
 - THE PROPOSED ZONING IS PDH-6, ADMINISTERED AS R-8.
 - THE LAND IS WITHIN THE DULLES SOUTH AREA MANAGEMENT PLAN, PLANNING AREA, WHICH IDENTIFIES THE SITE AS BEING SUITABLE FOR MODERATE DENSITY RESIDENTIAL DEVELOPMENT.
 - THE SITE IS NOT LOCATED IN THE ROUTE 28 HIGHWAY TRANSPORTATION IMPROVEMENT DISTRICT.
 - MAXIMUM NUMBER OF LOTS IS 57 SINGLE FAMILY DETACHED AND 267 SINGLE FAMILY ATTACHED RESIDENTIAL LOTS.
 - DEVELOPMENT AND CONSTRUCTION SHALL CONFORM TO THE LOUDOUN COUNTY REVISED 1993 ZONING ORDINANCE, LAND SUBDIVISION AND DEVELOPMENT ORDINANCE, AND FACILITIES STANDARDS MANUAL.
 - ALL EXISTING AND PROPOSED UTILITY LINES WILL BE PLACED UNDERGROUND.
 - PROPERTY IS FULLY ENCOMPASSED IN THE AIRPORT IMPACT OVERLAY DISTRICT (A1). THE SITE IS LOCATED WITHIN THE AREA OF LDN 60, WITH THE EASTERN AREA PROTRUDING IN THE LDN 65, BASED ON LOUDOUN COUNTY RECORDS. SECTION 4-1404 (A)(1) OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE REQUIRING A FULL DISCLOSURE STATEMENT TO ALL PROSPECTIVE PURCHASERS WILL BE COMPLIED WITH. THE SUBJECT PROPERTY LOCATED NORTH OF THE PROPOSED TALL CEDARS PARKWAY IS LOCATED IN THE QUARRY OVERLAY DISTRICT AND IDENTIFIED AS CHANTILLY CRUSH STONE NOTE AREA.
 - AFFORDABLE DWELLING UNITS (ADU'S) WILL BE PROVIDED FOR THIS APPLICATION IN ACCORDANCE WITH ART. III OF THE REVISED 1993 ZONING ORDINANCE.
 - THE REQUIRED 2.5 PARKING SPACES PER DWELLING UNIT WILL BE PROVIDED THROUGH A COMBINATION OF DRIVEWAY, ON STREET AND GARAGE PARKING SPACES.
 - DEVELOPMENT AND CONSTRUCTION SHALL CONFORM TO ALL OF THE REQUIREMENTS OF SECTION 5-1200 OF THE LOUDOUN COUNTY REVISED 1993 ZONING ORDINANCE AS IT RELATES TO SIGNAGE.
 - DEVELOPMENT AND CONSTRUCTION SHALL CONFORM TO ALL OF THE REQUIREMENTS OF SECTION 5-1300 OF THE REVISED 1993 ZONING ORDINANCE. TREES MUST BE PLANTED OR REPLANTED TO THE EXTENT THAT, AT MATURITY OF TEN YEARS, MINIMUM TREE CANOPY SHALL BE 20 PERCENT.
 - THE SITE WILL BE SUPPLIED WITH PUBLIC WATER AND SEWER SYSTEMS BY EXTENSIONS OF EXISTING LCSA FACILITIES.
 - ALL OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - THE PROPERTY WILL BE SERVED BY THE FOLLOWING PUBLIC FACILITIES:

ELEMENTARY SCHOOL:	LITTLE RIVER
MIDDLE SCHOOL:	FRANKLIN
HIGH SCHOOL:	BROAD RUN
FIRE/RESCUE:	ARCOLA
LIBRARY:	MIDDLEBURG
 - WHERE EXISTING VEGETATION DOES NOT MEET THE INTENT OF A TYPE 2 BUFFER YARD, THE PERIMETER ONSITE IS TO BE LANDSCAPED SUCH THAT A CATEGORY 2 BUFFER YARD IS ACHIEVED IN ACCORDANCE WITH SECTION 5-1416B OF THE ZONING ORDINANCE.

ZONING MODIFICATIONS:
 1. SECTION 3-511(A): REDUCE THE REQUIRED 25-FOOT FRONT YARD SETBACK FROM PUBLIC ROAD TO 15-FEET.



EQUINOX INVESTMENTS, LLC
 APPLICANT NAME:
 DATE: 10/7/05
 SIGNATURE:
 43571 JOHN MOSBY HWY
 CHANTILLY, VA 20152
 ADDRESS:



No.	DESCRIPTION	DATE
1	REV. PER CHECKLIST COMMENTS	11/20/02
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12	UPDATED PARCEL # & OWNERSHIP	1/14/10

SECTION 7-800 R-8 SINGLE FAMILY DETACHED
 MIN. LOT SIZE: NO MINIMUM
 WIDTH: 40 FEET MINIMUM
 YARDS:
 FRONT: 15 FEET MINIMUM
 SIDE: 8 FEET MINIMUM
 REAR: 25 FEET MINIMUM
 LENGTH / WIDTH RATIO: 4:1 MAX
 LOT COVERAGE: 60 PERCENT MAX
 BUILDING HEIGHT: 35 FEET MAX

SECTION 7-800 R-8 SINGLE FAMILY ATTACHED
 MIN. LOT SIZE: NO MINIMUM
 WIDTH: 22 FEET MINIMUM, END UNIT
 14 FEET MINIMUM, INTERIOR UNIT
 YARDS:
 FRONT: 15 FEET MINIMUM
 SIDE: 8 FEET MINIMUM, END UNIT ONLY
 REAR: 16 FEET MINIMUM
 LENGTH / WIDTH RATIO: 6:1 MAX
 LOT COVERAGE: 60 PERCENT MAX
 BUILDING HEIGHT: 35 FEET MAX
 UNITS PER BUILDING: 8 UNITS MAXIMUM PER BUILDING

ON SITE LAND USE MATRIX **

USE	ACRES	SITE %
LOTS	22.2 ±	37.6 %
R.O.W.	9.0 ±	15.3 %
CLI ROAD RESERVATION	1.7 ±	2.9 %
POLAND ROAD DEDICATION	1.5 ±	2.6 %
TALL CEDARS PARKWAY R.O.W.	4.1 ±	6.9 %
OPEN SPACE*	20.5 ±	34.7 %
TOTAL	59.0 ±	100.0 %

*OPEN SPACE IS EXCLUSIVE OF MAJOR FLOODPLAIN, ROADS, AND STEEP SLOPES.
 **ALL AREAS ARE APPROXIMATE & ARE SUBJECT TO SLIGHT VARIATIONS DUE TO FINAL ENGINEERING.
 OPEN SPACE AREAS:
 INTERIOR = 10.5 AC. +/-
 BUFFER = 10.0 AC. +/-
 TOTAL = 20.5 AC. +/- = 34.7 % OF SITE AREA

OPEN SPACE TABULATIONS FOR GENERAL PLAN POLICY:
 REQUIRED OPEN SPACE = 30% x 59.0 = 17.7 AC.
 PROVIDED OPEN SPACE = 14.8 AC.
 REQUIRED INTERIOR OPEN SPACE = 75% x 17.7 = 13.3 AC.
 ACTUAL INTERIOR OPEN SPACE = 10.5 AC. +/- (75.0%)
 ALLOWABLE BUFFER OPEN SPACE = 25% x 17.7 = 4.3 AC.
 PROVIDED BUFFER OPEN SPACE = 4.3 AC. +/- (25.0%)

ACTIVE RECREATION SPACE TABULATION:
 SINGLE FAMILY DETACHED
 ACTIVE RECREATION SPACE REQUIRED: BASE (10 UNITS) = 5,000 S.F.
 ACTIVE RECREATION SPACE REQUIRED: (100 S.F. x 47 UNITS) = 4,700 S.F.
 SINGLE FAMILY ATTACHED
 ACTIVE RECREATION SPACE REQUIRED: (200 S.F. x 267 UNITS) = 53,400 S.F.

TOTAL ACTIVE RECREATION SPACE REQUIRED: 63,100 S.F.
 TOTAL ACTIVE RECREATION SPACE PROVIDED: 63,100 S.F.
GENERAL PLAN POLICY ANALYSIS:
 GROSS SITE AREA: 59.0 AC. ±
 ROW AREA: 16.3 AC. ±
 NET SITE AREA: 42.7 AC. ±
 RESIDENTIAL (30% MIN./60 % MAX.): 22.2 AC. ± (51.2%)
 PUBLIC/CIVIC (10% MIN.): 2.8 AC. ± (6.6%)
 PUBLIC PARK/OPEN SPACE (30% MIN.): 14.0 AC. ± (32.8%)

ADU CALCULATION
 TOTAL UNITS: 324 UNITS
 REQUIREMENT: X 6.25%
 ADU'S REQUIRED: 21 UNITS

DENSITY TABULATION
 SFD: 57 UNITS
 TOWNHOUSES: 267 UNITS
 TOTAL GROSS: 324 UNITS
 TOTAL: 59.0 AC. ±
 D.U./ACRE: 5.49
 D.U.(WITHOUT ADU'S)/ACRE: 5.13

PARKING TABULATION
 (SPACES REQ. 2.5 PER UNIT)
 SFD: 57 x 2.5 = 143
 TOWNHOUSES: 267 x 2.5 = 668
 TOTAL: 324 = 811
 OPEN SPACE, ACTIVE RECREATION AREAS:
 PURSUANT TO THE DEFINITION OF OPEN SPACE, ACTIVE RECREATION IN ARTICLE 8 OF THE ZONING ORDINANCE THE ACTIVE RECREATION AREA FOR THIS PROJECT WILL INCLUDE PLAY LOTS AND WALKING/BIKING TRAILS. WHERE SUCH FACILITIES ARE LOCATED WITHIN EXISTING VEGETATED AREAS THEY WILL BE PLACED SO AS TO MINIMIZE DISTURBANCE OF EXISTING VEGETATION INCLUDING SCRUB AND UNDERSTORY TREES. THE TOTAL AREAS OF THESE SITES WILL BE 63,100 SQ. FT.

POLAND ROAD ROUTE 742
 RIGHT-OF-WAY: 30' VARIABLE
 EXISTING PAVEMENT SECTION: 2 LANE RURAL
 PROPOSED PAVEMENT: 2 LANE 24' WIDE PAVEMENT SECTION IN 70' R.O.W. ROADWAY TO BE RURAL ROADWAY SECTION.
 ENTRANCE LOCATION AND SITE STREET LAYOUT SUBJECT TO MINOR CHANGES AS DICTATED BY FINAL ENGINEERING CONSIDERATIONS AND STANDARDS IN EFFECT AT TIME OF SUBDIVISION

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TOWNES AT EAST GATE
 REZONING APPLICATION
 CONCEPT DEVELOPMENT
 PLAN
 EXHIBIT A

PROJECT NO: 01-29-08
 SCALE: 1"=100'
 DATE: 10-2-08
 DESIGN: CRS
 DRAWN: EML
 CHECKED: GDS
 SHEET No. 3 OF 9

DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

NOTES

- THE PROPERTY DELINEATED HEREON IS LOCATED ON LOUDOUN COUNTY TAX MAP 107, AS PARCEL 40. TOTAL AREA = 591 ACRES. EXISTING LAND USE IS RESIDENTIAL. PARCEL 40 IS CURRENTLY ZONED CRI COUNTRY/SIDE RESIDENTIAL AND IS GOVERNED BY THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.
 - THE OWNERS OF RECORD ARE
- | PARCEL | OWNER | D.B. # PG. |
|--------|------------------------|------------------|
| 40 | FULTE HOME CORPORATION | D.B 2315 PG. 873 |
- BOUNDARY INFORMATION BASED ON AVAILABLE RECORDS.
 - THE SUBJECT PROPERTY IS CURRENTLY ZONED CRI AND CLI.
 - THE PROPOSED ZONING IS PDH-6, ADMINISTERED AS R-8.
 - THE LAND IS WITHIN THE DULLES SOUTH AREA MANAGEMENT PLAN, PLANNING AREA, WHICH IDENTIFIES THE SITE AS BEING SUITABLE FOR MODERATE DENSITY RESIDENTIAL DEVELOPMENT.
 - THE SITE IS NOT LOCATED IN THE ROUTE 28 HIGHWAY TRANSPORTATION IMPROVEMENT DISTRICT.
 - MAXIMUM NUMBER OF LOTS IS 57 SINGLE FAMILY DETACHED AND 267 SINGLE FAMILY ATTACHED RESIDENTIAL LOTS.
 - DEVELOPMENT AND CONSTRUCTION SHALL CONFORM TO THE LOUDOUN COUNTY REVISED 1993 ZONING ORDINANCE, LAND SUBDIVISION AND DEVELOPMENT ORDINANCE, AND FACILITIES STANDARDS MANUAL.
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 - PROPERTY IS FULLY ENCOMPASSED IN THE AIRPORT IMPACT OVERLAY DISTRICT (A1). THE SITE IS LOCATED WITHIN THE AREA OF LDM 60, WITH THE EASTERN AREA PROTRUDING IN THE LDM 65, BASED ON LOUDOUN COUNTY RECORDS. SECTION 4-1404 (A)(1) OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE REQUIRING A FULL DISCLOSURE STATEMENT TO ALL PROSPECTIVE PURCHASERS WILL BE COMPLIED WITH. THE SUBJECT PROPERTY LOCATED NORTH OF THE PROPOSED TALL CEDARS PARKWAY IS LOCATED IN THE QUARRY OVERLAY DISTRICT AND IDENTIFIED AS CHANTILLY CRUSH STONE NOTE AREA.
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 - ALL OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - THE PROPERTY WILL BE SERVED BY THE FOLLOWING PUBLIC FACILITIES:
 ELEMENTARY SCHOOL: LITTLE RIVER
 MIDDLE SCHOOL: FRANKLIN
 HIGH SCHOOL: BROAD RUN
 FIRE/RESCUE: ARCOLA
 LIBRARY: MIDDLEBURG
 - WHERE EXISTING VEGETATION DOES NOT MEET THE INTENT OF A TYPE 2 BUFFER YARD, THE PERIMETER ONSITE IS TO BE LANDSCAPED SUCH THAT A CATEGORY 2 BUFFER YARD IS ACHIEVED IN ACCORDANCE WITH SECTION 5-1414B OF THE ZONING ORDINANCE.

KEY

- PROPOSED SINGLE FAMILY DETACHED HOUSING*
- PROPOSED SINGLE FAMILY ATTACHED HOUSING*
- ACTIVE RECREATION SPACE *
ALSO TO INCLUDE 10' & 4' PEDESTRIAN/BIKE TRAILS
- OPEN SPACE AREAS*
- QUARRY OVERLAY DISTRICT
- PRIVATE ACCESS EASEMENT*
- 10' PEDESTRIAN/BIKE TRAIL*
- 4' PEDESTRIAN TRAIL *
- 4' WIDE SIDEWALK*
- SITE BOUNDARY
- WWIN EXISTING WELL (TYP.)
- PSDD EXISTING SEPTIC DRAINFIELD (TYP.)
- PSCS EXISTING FUEL TANK (TYP.)
- BUS STOP - FINAL LOCATION TO BE APPROVED BY COUNTY DOT
- CIVIC AREA * (MAY INCLUDE: TOWN PLAZA, GAZEBO, PICNIC AREA, AND OTHER LIKE USES)
- PEDESTRIAN CROSSWALK *
- PEDESTRIAN ACTIVATED TRAFFIC SIGNAL (SUBJECT TO VDOT WARRANTS) *
- SWIMMING POOL WITH BATHHOUSE AND MEETINGROOM *

* THE LOCATION OF THESE ITEMS IS MEANT TO BE CONCEPTUAL IN NATURE. MINOR ADJUSTMENTS SHOULD BE ANTICIPATED BASED ON FINAL ENGINEERING CONSIDERATIONS.

POLAND ROAD ROUTE 742

RIGHT-OF-WAY: 30' VARIABLE
 EXISTING PAVEMENT SECTION: 2 LANE RURAL
 PROPOSED PAVEMENT: 2 LANE 24' WIDE PAVEMENT SECTION IN 70' R.O.W. ROADWAY TO BE RURAL ROADWAY SECTION.
 ENTRANCE LOCATION AND SITE STREET LAYOUT SUBJECT TO MINOR CHANGES AS DICTATED BY FINAL ENGINEERING CONSIDERATIONS AND STANDARDS IN EFFECT AT TIME OF SUBDIVISION
 PHASING- ALL INFRASTRUCTURE TO SUPPORT DEVELOPMENT WILL BE INSTALLED DURING ONE CONSTRUCTION SEASON. ALL LOTS TO BE RECORDED AT ONE TIME.

EQUINOX INVESTMENTS, LLC
 APPLICANT NAME:
 SIGNATURE: _____ DATE: 10/7/05
 43571 JOHN MOSBY HWY
 CHANTILLY, VA 20152
 ADDRESS:



No.	DESCRIPTION	DATE
1	REV. PER CHECKLIST COMMENTS	11/20/02
2	COUNTY COMMENTS	7/10/03
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12	UPDATED PARCEL # & OWNERSHIP	1/14/10

SECTION 7-800 R-8 SINGLE FAMILY DETACHED

MIN. LOT SIZE: NO MINIMUM
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 FRONT: 15 FEET MINIMUM
 SIDE: 8 FEET MINIMUM
 REAR: 25 FEET MINIMUM
 LENGTH / WIDTH RATIO: 4:1 MAX
 LOT COVERAGE: 60 PERCENT MAX
 BUILDING HEIGHT: 35 FEET MAX

SECTION 7-800 R-8 SINGLE FAMILY ATTACHED

MIN. LOT SIZE: NO MINIMUM
 WIDTH: 22 FEET MINIMUM, END UNIT 14 FEET MINIMUM, INTERIOR UNIT
 YARDS:
 FRONT: 15 FEET MINIMUM
 SIDE: 8 FEET MINIMUM, END UNIT ONLY 16 FEET MINIMUM
 REAR: 16 FEET MINIMUM
 LENGTH / WIDTH RATIO: 6:1 MAX
 LOT COVERAGE: 60 PERCENT MAX
 BUILDING HEIGHT: 35 FEET MAX
 UNITS PER BUILDING: 8 UNITS MAXIMUM PER BUILDING

ON SITE LAND USE MATRIX **		
USE	ACRES	SITE %
LOTS	22.2 ±	37.6 %
R.O.W.	9.0 ±	15.3 %
CLI ROAD RESERVATION	1.7 ±	2.9 %
POLAND ROAD DEDICATION	1.5 ±	2.6 %
TALL CEDARS PARKWAY R.O.W.	4.1 ±	6.9 %
OPEN SPACE*	20.5 ±	34.7 %
TOTAL	59.0 ±	100.0 %

*OPEN SPACE IS EXCLUSIVE OF MAJOR FLOODPLAIN, ROADS, AND STEEP SLOPES.
 **ALL AREAS ARE APPROXIMATE & ARE SUBJECT TO SLIGHT VARIATIONS DUE TO FINAL ENGINEERING.

OPEN SPACE AREAS:
 INTERIOR = 10.5 AC. +/-
 BUFFER = 10.0 AC. +/-
 TOTAL = 20.5 AC. +/- = 34.7 % OF SITE AREA

OPEN SPACE TABULATIONS FOR GENERAL PLAN POLICY:

REQUIRED OPEN SPACE = 30% x 59.0 = 17.7 AC.
 PROVIDED OPEN SPACE = 14.8 AC.

REQUIRED INTERIOR OPEN SPACE = 75% x 17.7 = 13.3 AC.
 ACTUAL INTERIOR OPEN SPACE = 10.5 AC. +/- (75.0%)

ALLOWABLE BUFFER OPEN SPACE = 25% x 17.7 = 4.3 AC.
 PROVIDED BUFFER OPEN SPACE = 4.3 AC. +/- (25.0%)

ACTIVE RECREATION SPACE TABULATION:

SINGLE FAMILY DETACHED
 ACTIVE RECREATION SPACE REQUIRED: BASE (10 UNITS) = 5,000 S.F.
 (100 S.F. + 47 UNITS) = 4,700 S.F.

SINGLE FAMILY ATTACHED
 ACTIVE RECREATION SPACE REQUIRED: (200 S.F. + 267 UNITS) = 53,400 S.F.

TOTAL ACTIVE RECREATION SPACE REQUIRED: 63,100 S.F.
 TOTAL ACTIVE RECREATION SPACE PROVIDED: 63,100 S.F.

GENERAL PLAN POLICY ANALYSIS:

GROSS SITE AREA: 59.0 AC. ±
 ROW AREA: 16.3 AC. ±
 NET SITE AREA: 42.7 AC. ±

RESIDENTIAL (30% MIN./60 % MAX.): 22.2 AC. ± (51.2%)
 PUBLIC/CIVIC (10% MIN.): 2.8 AC. ± (6.6%)
 PUBLIC PARK/OPEN SPACE (30% MIN.): 14.0 AC. ± (32.8%)

ADU CALCULATION

TOTAL UNITS: 324 UNITS
 REQUIREMENT: X 6.25%
 ADU'S REQUIRED: 21 UNITS

DENSITY TABULATION

SFD: 57 UNITS
 TOWNHOUSES: 267 UNITS
 TOTAL GROSS: 324 UNITS
 = 59.0 AC.

PARKING TABULATION

(SPACES REQ. 2.5 PER UNIT)
 SFD: 57 x 2.5 = 143
 TOWNHOUSES: 267 x 2.5 = 668
 TOTAL: 324 = 811

D.U./ACRE 5.49
 D.U.(WITHOUT ADU'S)/ACRE 5.13

OPEN SPACE, ACTIVE RECREATION AREAS:

PURSUANT TO THE DEFINITION OF OPEN SPACE, ACTIVE RECREATION IN ARTICLE 8 OF THE ZONING ORDINANCE THE ACTIVE RECREATION AREA FOR THIS PROJECT WILL INCLUDE PLAY LOTS AND WALKING/BIKING TRAILS. WHERE SUCH FACILITIES ARE LOCATED WITHIN EXISTING VEGETATED AREAS THEY WILL BE PLACED SO AS TO MINIMIZE DISTURBANCE OF EXISTING VEGETATION INCLUDING SCRUB AND UNDERSTORY TREES. THE TOTAL AREAS OF THESE SITES WILL BE 63,100 SQ. FT.



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CONCEPT DEVELOPMENT
 PLAN

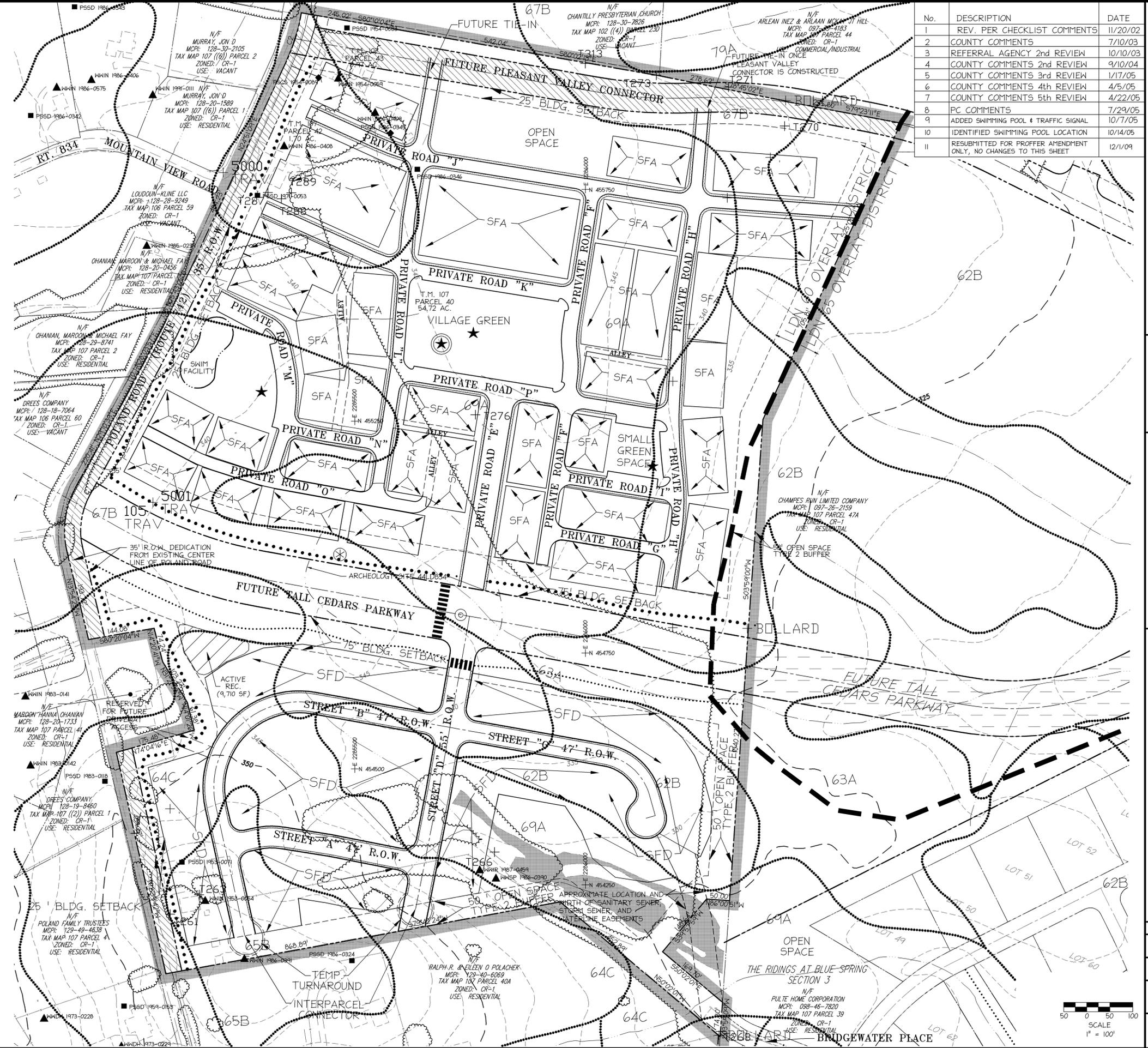
TOWNES AT EAST GATE
 REZONING APPLICATION
 DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

PROJECT NO: 01-23-08
 SCALE: 1"=100'
 DATE: 10-1-05
 DESIGN: CRS
 DRAWN: EML
 CHECKED: GDS
 SHEET No.
3A OF **9**
 LC-3000

KEY

- 5' INTERVAL TOPOGRAPHY
- 68B SOILS TYPE
- EXISTING DRAINAGE WAYS
- EXISTING FENCE
- EXISTING TREELINE
- TREES WITH 30'+ DBH
- EXISTING WETLAND
- PROPOSED SINGLE FAMILY DETACHED HOUSING*
- PROPOSED SINGLE FAMILY ATTACHED HOUSING*
- OPEN SPACE AREAS *
- ACTIVE RECREATION SPACE *
- ROAD RESERVATION*
- 10' PEDESTRIAN/BIKE TRAIL*
- 4' PEDESTRIAN TRAIL *
- 4' WIDE SIDEWALK*
- SITE BOUNDARY
- EXISTING WELL (TYP.)
- EXISTING SEPTIC DRAINFIELD (TYP.)
- EXISTING FUEL TANK (TYP.)
- BUS STOP - FINAL LOCATION TO BE APPROVED BY COUNTY DOT
- CIVIC AREA * (MAY INCLUDE: TOWN PLAZA, GAZEBO, POOL WITH BATHHOUSE, PICNIC AREA, AND OTHER LIKE USES)
- PEDESTRIAN CROSSWALK *
- PEDESTRIAN ACTIVATED TRAFFIC SIGNAL (SUBJECT TO VDOT WARRANTS) *

*THE LOCATION OF THESE ITEMS IS MEANT TO BE CONCEPTUAL IN NATURE. MINOR ADJUSTMENTS SHOULD BE ANTICIPATED BASED ON FINAL ENGINEERING CONSIDERATIONS.



No.	DESCRIPTION	DATE
1	REV. PER CHECKLIST COMMENTS	11/20/02
2	COUNTY COMMENTS	7/10/03
3	REFERRAL AGENCY 2nd REVIEW	10/10/03
4	COUNTY COMMENTS 2nd REVIEW	9/10/04
5	COUNTY COMMENTS 3rd REVIEW	1/17/05
6	COUNTY COMMENTS 4th REVIEW	4/5/05
7	COUNTY COMMENTS 5th REVIEW	4/22/05
8	PC COMMENTS	7/29/05
9	ADDED SWIMMING POOL & TRAFFIC SIGNAL	10/7/05
10	IDENTIFIED SWIMMING POOL LOCATION	10/14/05
11	RESUBMITTED FOR PROFFER AMENDMENT ONLY, NO CHANGES TO THIS SHEET	12/1/09

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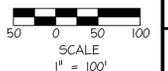


LAND USE AND CIRCULATION WITH EXISTING CONDITIONS

TOWNES AT EAST GATE
 ZONING APPLICATION

DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

PROJECT NO: 01-29-08
 SCALE: 1"=100'
 DATE: 10-1-01
 DESIGN: MJD
 DRAWN: PPG
 CHECKED: GDS
 SHEET No. **4** OF **9**





No.	DESCRIPTION	DATE
1	REV. PER CHECKLIST COMMENTS	11/20/02
2	COUNTY COMMENTS	7/10/03
3	REFERRAL AGENCY 2nd REVIEW	10/10/03
4	COUNTY COMMENTS 2nd REVIEW	9/10/04
5	COUNTY COMMENTS 3rd REVIEW	1/17/05
6	COUNTY COMMENTS 4th REVIEW	4/5/05
7	PC COMMENTS	7/29/05
8	ADDED SWIMMING POOL & TRAFFIC SIGNAL	10/7/05
9	IDENTIFIED SWIMMING POOL LOCATION	10/14/05
10	RESUBMITTED FOR PROFFER AMENDMENT ONLY, NO CHANGES TO THIS SHEET	12/1/09

KEY

- SITE BOUNDARY
- PROPOSED SEWER LINE*
- PROPOSED WATER LINE*
- RESIDENTIAL PHASING LINE*
- ROAD RESERVATION

* APPROXIMATE LOCATION AND SUBJECT TO CHANGE AT FINAL ENGINEERING

PHASING MATRIX**

	# SFD	# SFA
PHASE 1	34 UNITS	80 UNITS
PHASE 2	23 UNITS	87 UNITS
PHASE 3		100 UNITS
TOTAL	57 UNITS	267 UNITS

** NOTE: MAXIMUM NUMBER OF UNITS IN ANY PHASE MAY BE ADJUSTED BY 10% AS LONG AS THE TOTAL NUMBER OF UNITS DOES NOT EXCEED 57 SFD UNITS AND 267 SFA UNITS.

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PHASING AND UTILITIES PLAN

TOWNES AT EAST GATE
 REZONING APPLICATION

DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

PROJECT NO: 01-23-08
 SCALE: 1"=100'

DATE: 10-2-01

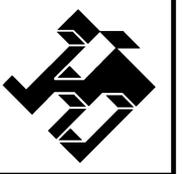
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 DRAWN: EML
 CHECKED: GDS

SHEET No. **5** OF **9**

LC-3000

No.	DESCRIPTION	DATE
1	COUNTY COMMENTS	7/10/03
2	REFERRAL AGENCY 2nd REVIEW	10/10/03
3	COUNTY COMMENTS 2nd REVIEW	9/10/04
4	COUNTY COMMENTS 3rd REVIEW	1/17/05
5	COUNTY COMMENTS 4th REVIEW	4/5/05
6	ADDED SWIMMING POOL & TRAFFIC SIGNAL	10/7/05
7	IDENTIFIED SWIMMING POOL LOCATION	10/14/05
8	PER PROFFER AMENDMENT REMOVED ROUTE 50 IMPROVEMENT	12/1/09

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CONCEPTUAL
 TRANSPORTATION
 IMPROVEMENTS

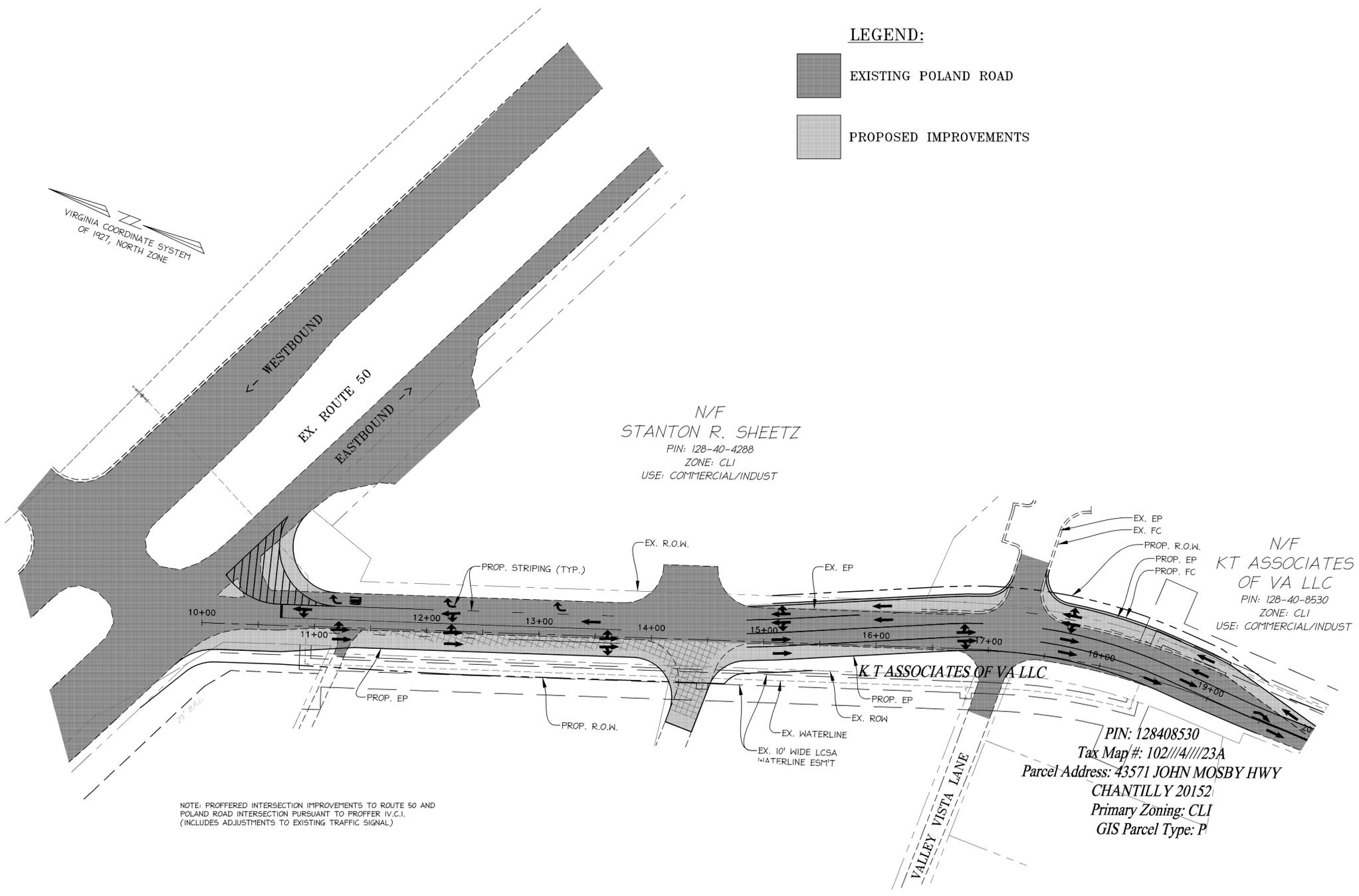
TOWNES AT EAST GATE
 REZONING APPLICATION

DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

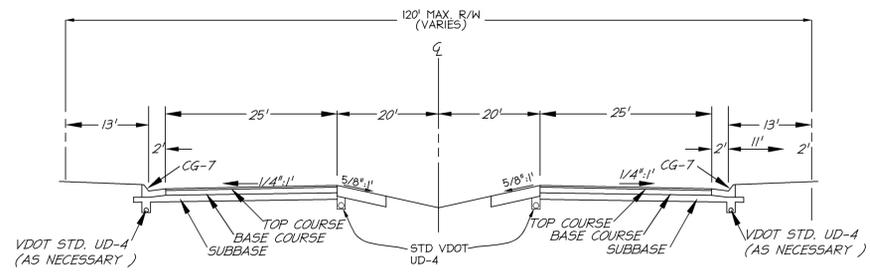
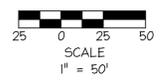
PROJECT NO: 01-23-08
 SCALE: 1"=100'
 DATE: 10-1-01
 DESIGN:
 DRAWN: eds
 CHECKED: gds
 SHEET No.
6 OF **9**

LEGEND:

- EXISTING POLAND ROAD
- PROPOSED IMPROVEMENTS

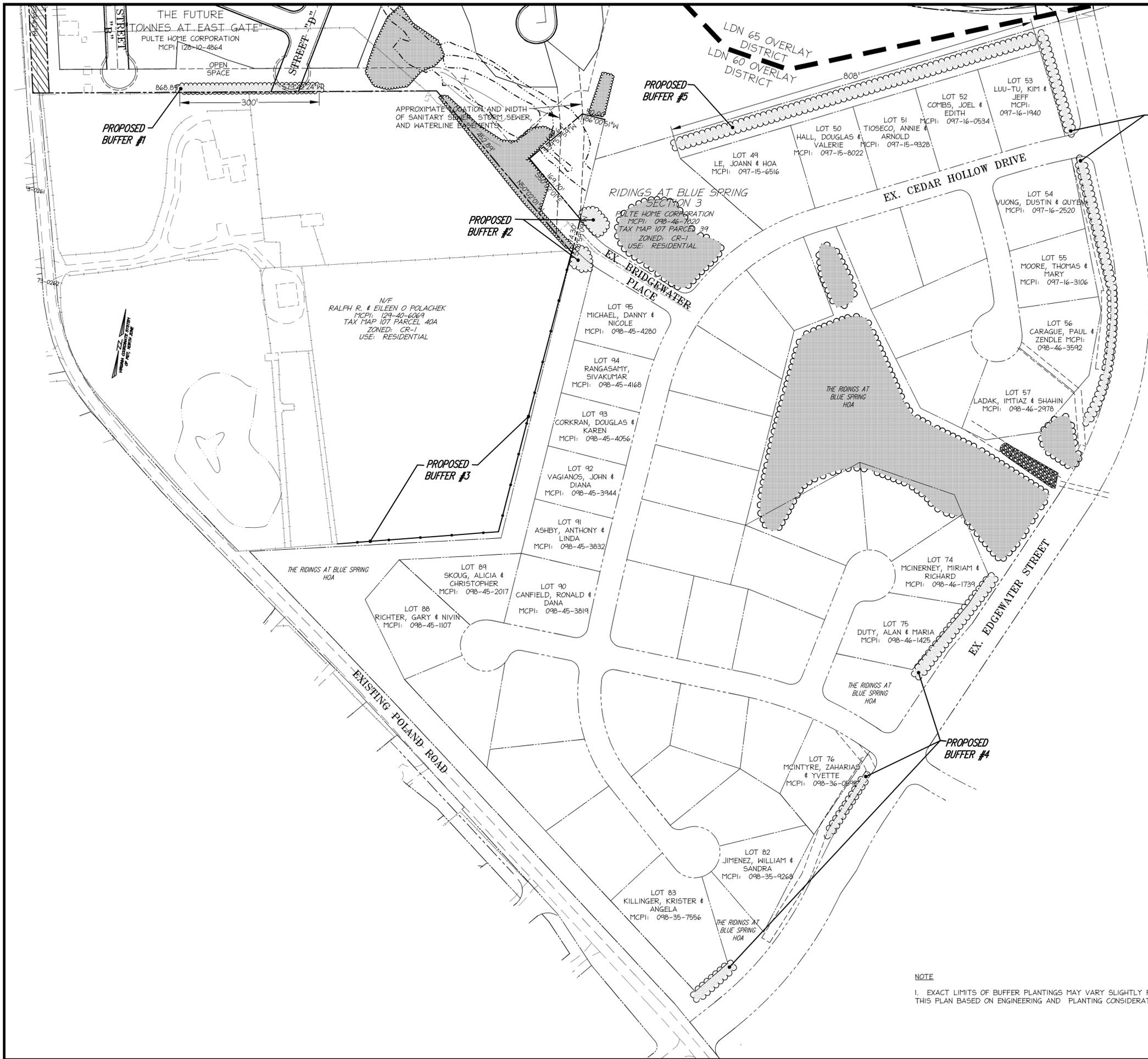


NOTE: PROFFERED INTERSECTION IMPROVEMENTS TO ROUTE 50 AND POLAND ROAD INTERSECTION PURSUANT TO PROFFER IV.C.1. (INCLUDES ADJUSTMENTS TO EXISTING TRAFFIC SIGNAL)



TYPICAL SECTION TALL CEDARS PARKWAY
 (DRAWING NOT TO SCALE)

THE APPLICANT WILL CONSTRUCT THIS TYPICAL SECTION FROM POLAND ROAD TO THE INTERSECTION OF TALL CEDARS PARKWAY AND EDGEMATER STREET PURSUANT TO THE PROFFER V.C.2.



No.	DESCRIPTION	DATE
1	PC COMMENTS	7/29/05
2	COUNTY ATTORNEY COMMENTS	8/12/05
3	ADDED SWIMMING POOL & TRAFFIC SIGNAL	10/7/05
4	IDENTIFIED SWIMMING POOL LOCATION	10/14/05
5	RESUBMITTED FOR PROFFER AMENDMENT ONLY, NO CHANGES TO THIS SHEET	12/1/09

KEY

- EXISTING FENCE
- - - EXISTING EASEMENT
- - - EXISTING WETLAND
- - - PROPOSED PEDESTRIAN/BIKE TRAIL
- - - PROPOSED EASEMENT
- - - PROPOSED FENCE*
- APPROXIMATE LOCATION OF SELECTIVE TREE SAVE PER APPROVED RBS SECT. 3 CFP...
- PROPOSED LANDSCAPE BUFFER*

* THE LOCATION OF THESE ITEMS ARE MEANT TO BE CONCEPTUAL IN NATURE. MINOR ADJUSTMENTS SHOULD BE ANTICIPATED BASED ON FIELD LOCATIONS AND FINAL ENGINEERING CONSIDERATIONS.

NOTES

***PROPOSED BUFFER # 1**
 BUFFER # 1, AS SHOWN, FOR 300', SHALL SUPPLEMENT THE 50' TYPE 2 SIDE YARD BUFFER REQUIRED PER SECTIONS 4-110(1)(2) & 5-141(A) OF THE LOUDOUN COUNTY 1993 REVISED ZONING ORDINANCE. THE BUFFER TAB BELOW ILLUSTRATES THE NUMBER OF TREES PROVIDED FOR THE LENGTH OF THE BUFFER. PLANT SPECIES SHALL BE EASTERN RED CEDAR (JUNIPERUS VIRGINIANA). THE ADJACENT PROPERTY OWNERS SHALL DECIDE ON THE PLACEMENT OF THE SUPPLEMENT PLANT MATERIAL ADJACENT TO THEIR PROPERTY. LANDSCAPE BUFFER # 1 LENGTH: 300 L.F.

PLANT TYPE	TOTAL NUMBER REQUIRED	NUMBER PROVIDED PER 100 L.F.	TOTAL NUMBER PROVIDED	PLANT SIZE
EVERGREEN TREES	0	6	50	6'-7' HT.

***PROPOSED BUFFER # 2**
 BUFFER # 2 DEPICTS THE APPROXIMATE LOCATION OF PROPOSED REFORESTATION. THESE REFORESTATION AREAS SHALL BE LOCATED OUTSIDE OF ANY EASEMENTS REQUIRED FOR THE CONSTRUCTION OF UTILITIES AND SHALL CONSIST OF NATIVE CANOPY, EVERGREEN, & UNDERSTORY TREES. TREES SHALL BE SPACED ON A 15' X 20' GRID PATTERN USING A COMBINATION OF PLANT SPECIES FROM THE LIST BELOW. ADDITIONALLY, THE APPLICANT SHALL PROVIDE TEN (10) 6'-7' EVERGREEN TREES TO CREATE ADDITIONAL SCREENING FOR LOT 95.

PLANT LIST

CANOPY:
 RED MAPLE (ACER RUBRUM)
 PIN OAK (QUERCUS PALUSTRIS)

EVERGREEN:
 EASTERN RED CEDAR (JUNIPERUS VIRGINIANA)

UNDERSTORY:
 SHAD BLOW SERVICE BERRY (AMELANCHIER CANADENSIS)
 EASTERN REDBUD (CERCIS CANADENSIS)
 SWEET BAY MAGNOLIA (MAGNOLIA VIRGINIANA)

***PROPOSED BUFFER # 3**
 BUFFER # 3 SHALL CONSIST OF A 3-BOARD FENCE EXTENDED ALONG THE WESTERN BOUNDARY OF THE POLACHEK PROPERTY FROM BRIDGEWATER PLACE TO THE EXISTING FENCE, LOCATED OUTSIDE OF THE EXISTING ELECTRIC FENCE. THE FENCE SHALL BE CONSTRUCTED OF OAK WOOD, WITH THE BOARDS PLACED ON THE INSIDE OF THE POSTS. POSTS SHALL BE PRESSURE-TREATED, AND THE FENCE SHALL BE PAINTED BLACK.

***PROPOSED BUFFER # 4**
 BUFFER # 4 SHALL SUPPLEMENT THE EXISTING STREET TREES LOCATED ALONG EDGEWATER STREET. THE PROPOSED TREES SHALL BE FIELD LOCATED BY APPLICANT, OUTSIDE OF ANY REQUIRED SIGHT DISTANCE EASEMENTS, UTILITY EASEMENTS, AND EXISTING TREE SAVE AREAS. THE BUFFER TAB BELOW ILLUSTRATES THE NUMBER OF TREES PROVIDED FOR THE AGGREGATE LENGTH OF THE PROPERTY LINES EXPOSED TO EDGEWATER STREET. PLANT SPECIES SHALL CONSIST OF THE FOLLOWING EVERGREEN TREES:

EASTERN RED CEDAR (JUNIPERUS VIRGINIANA)
 NORWAY SPRUCE (PICEA ABIES), OR
 EASTERN WHITE PINE (PINUS STROBUS)
 LANDSCAPE BUFFER # 4
 LENGTH: 1,515 L.F.

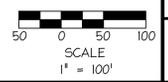
PLANT TYPE	TOTAL NUMBER REQUIRED	NUMBER PROVIDED PER 100 L.F.	TOTAL NUMBER PROVIDED
EVERGREEN TREES	0	10	152

PROPOSED BUFFER # 5
 BUFFER # 5 SHALL SUPPLEMENT ANY EXISTING VEGETATION. THE BUFFER TAB BELOW ILLUSTRATES THE NUMBER OF TREES PROVIDED FOR THE LENGTH OF THE BUFFER. RIDINGS AT BLUE SPRING, SECTION 3 PROPERTY OWNERS SHALL DECIDE BETWEEN THREE PLANT SPECIES LISTED BELOW, AND THE PLACEMENT OF THE PLANT MATERIAL BEHIND THEIR RESPECTIVE HOMES.

EASTERN RED CEDAR (JUNIPERUS VIRGINIANA)
 NORWAY SPRUCE (PICEA ABIES), OR
 EASTERN WHITE PINE (PINUS STROBUS)
 LANDSCAPE BUFFER # 5
 LENGTH: 800 L.F.

PLANT TYPE	TOTAL NUMBER REQUIRED	NUMBER PROVIDED PER 100 L.F.	TOTAL NUMBER PROVIDED
EVERGREEN TREES	0	10	81

NOTE
 1. EXACT LIMITS OF BUFFER PLANTINGS MAY VARY SLIGHTLY FROM THIS PLAN BASED ON ENGINEERING AND PLANTING CONSIDERATIONS.

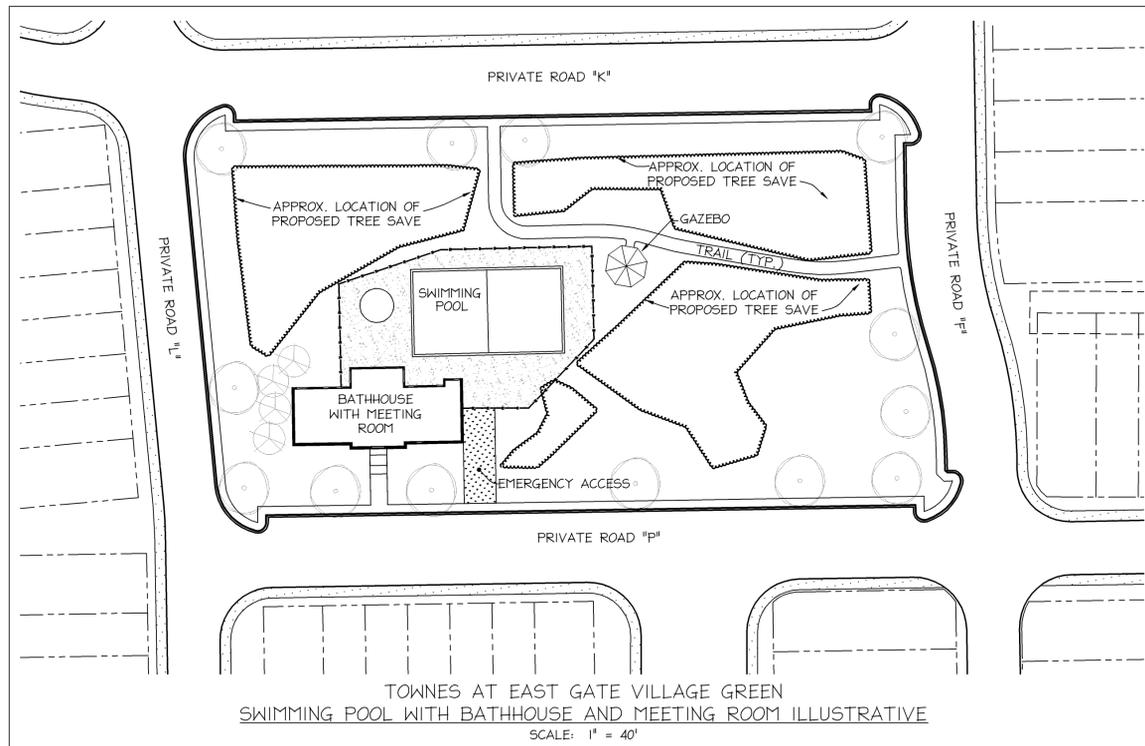
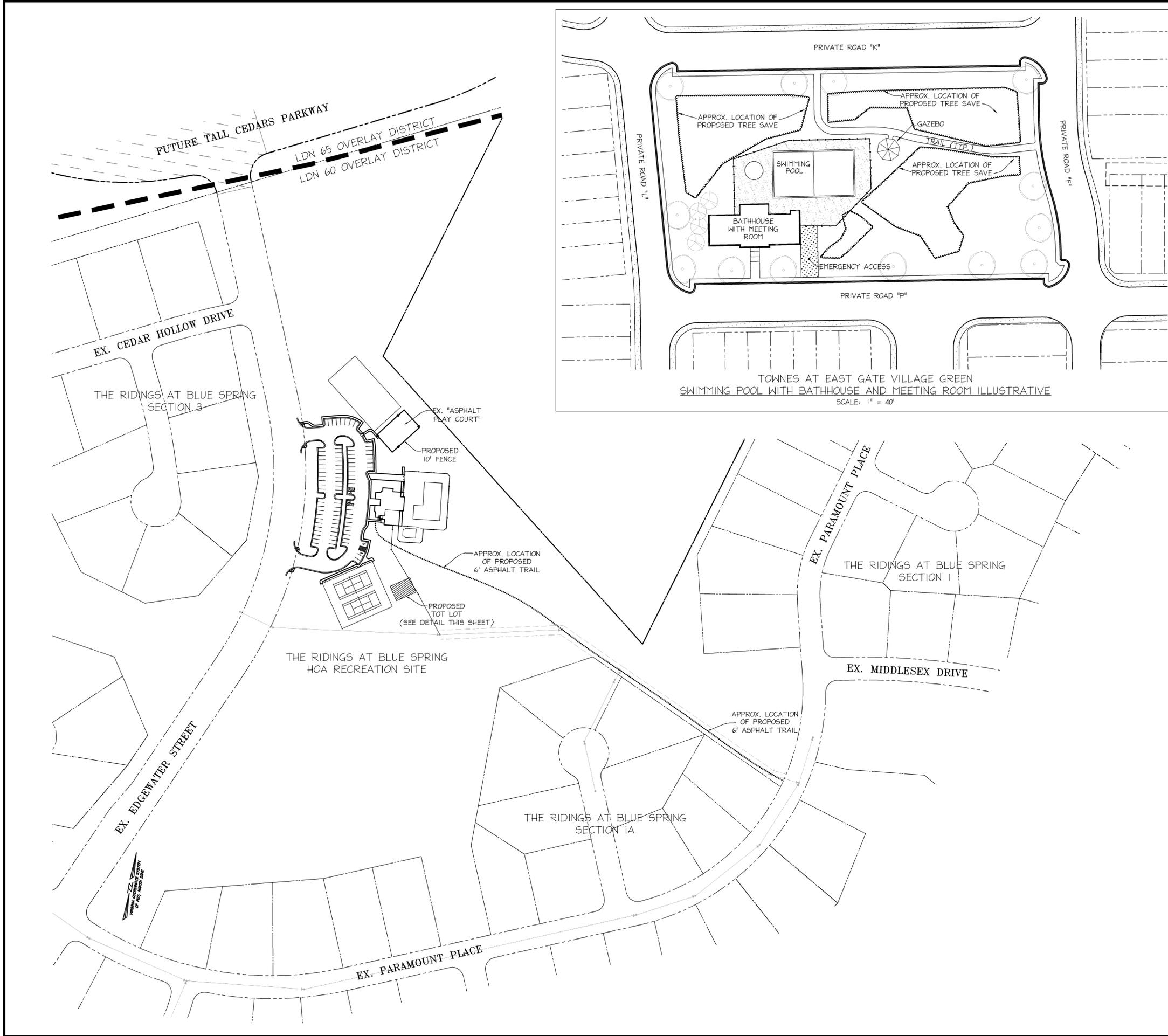


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BUFFER YARDS EXHIBITS

TOWNES AT EAST GATE
 REZONING APPLICATION
 DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

PROJECT NO: 0-23-08
 SCALE: 1"=100'
 DATE: 10-1-01
 DESIGN: CRS
 DRAWN: EML
 CHECKED: GDS
 SHEET No.
7A OF **9**
 LC-3000



No.	DESCRIPTION	DATE
1	PC COMMENTS	7/29/05
2	COUNTY ATTORNEY COMMENTS	8/12/05
3	ADDED SWIMMING POOL & TRAFFIC SIGNAL	10/7/05
4	IDENTIFIED SWIMMING POOL LOCATION	10/14/05
5	RESUBMITTED FOR PROFFER AMENDMENT ONLY, NO CHANGES TO THIS SHEET	12/1/09

KEY

	EXISTING FENCE
	EXISTING EASEMENT
	EXISTING FLOODPLAIN
	PROPOSED PEDESTRIAN/BIKE TRAIL
	PROPOSED FENCE

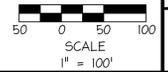
TOT LOT DETAIL #1:

0402 CHALLENGERS/PLAYMAKERS
350-0402 CHALLENGERS/500-0402 PLAYMAKERS (shown)
Play Events: 3
Capacity: Challenges 10 to 20 children ages 5 to 12 yrs; Playmakers up to 12 children ages 5 to 12 yrs.
Size: Challenges 21' x 21' x 10' (K10) or 21' x 21' x 10' (K10) or 21' x 21' x 10' (K10)
Playmakers 21' x 21' x 10' (K10) or 21' x 21' x 10' (K10)
Use Zone: Challenges 15' x 15' (15' x 15' x 10') or 15' x 15' (15' x 15' x 10')
Playmakers 15' x 15' (15' x 15' x 10') or 15' x 15' (15' x 15' x 10')
Weight: Challenges 1025 lbs. (463kg); Playmakers 2250 lbs. (1020kg)
Installation: Challenges Approx. 25 hrs; Playmakers Approx. 41 hrs
Material: All steel parts; Also available with Recycled Aluminum parts.
All play equipment must be installed over an impact-absorbing surface.
www.playworldsystems.com

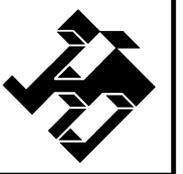
TOT LOT DETAIL #2:

0403 CHALLENGERS/PLAYMAKERS
350-0403 CHALLENGERS/500-0403 PLAYMAKERS (shown)
Play Events: 3
Capacity: Challenges 10 to 20 children ages 5 to 12 yrs; Playmakers up to 12 children ages 5 to 12 yrs.
Size: Challenges 21' x 21' x 10' (K10) or 21' x 21' x 10' (K10) or 21' x 21' x 10' (K10)
Playmakers 21' x 21' x 10' (K10) or 21' x 21' x 10' (K10)
Use Zone: Challenges 15' x 15' (15' x 15' x 10') or 15' x 15' (15' x 15' x 10')
Playmakers 15' x 15' (15' x 15' x 10') or 15' x 15' (15' x 15' x 10')
Weight: Challenges 1025 lbs. (463kg); Playmakers 2250 lbs. (1020kg)
Installation: Challenges Approx. 25 hrs; Playmakers Approx. 41 hrs
Material: All steel parts; Also available with Recycled Aluminum parts.
All play equipment must be installed over an impact-absorbing surface.
www.playworldsystems.com

- NOTES**
1. PROPOSED TOT LOT TO BE OF EQUIVALENT SIZE, STYLE, AND SPECIFICATIONS AS SHOWN ABOVE IN THE TWO TOT LOT DETAILS. ONE OF THOSE, OR THEIR SIMILAR WILL BE INSTALLED WHERE SPECIFIED ON THIS SHEET.
 2. FINAL LOCATION OF TOT LOT AND PROPOSED TRAIL MAY VARY MAY VARY SLIGHTLY FROM THIS PLAN BASED ON ENGINEERING CONSIDERATIONS.



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RECREATIONAL
IMPROVEMENTS EXHIBIT

TOWNES AT EAST GATE
REZONING APPLICATION
DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

PROJECT NO: 0-23-08
SCALE: 1"=100'
DATE: 10-2-09
DESIGN: CRS
DRAWN: EML
CHECKED: GDS
SHEET No.
7B OF **9**
LC-3000

No.	DESCRIPTION	DATE
1	REFERRAL AGENCY 2nd REVIEW	10/10/03
2	COUNTY COMMENTS 2nd REVIEW	9/10/04
3	COUNTY COMMENTS 4th REVIEW	4/5/05
4	ADDED SWIMMING POOL & TRAFFIC SIGNAL	10/7/05
5	IDENTIFIED SWIMMING POOL LOCATION	10/14/05
6	RESUBMITTED FOR PROFFER AMENDMENT ONLY, NO CHANGES TO THIS SHEET	12/1/09



(TYPICAL REAR LOAD
BRICKSIDE ELEVATION)



(TYPICAL REAR LOAD
BRICKSIDE ELEVATION)

PRIVATE STREET "E" SECTION

(FOR ILLUSTRATIVE PURPOSES ONLY)

SCALE: 1"=10'

A

A'



TYPICAL SCHEME REAR LOAD TOWNHOUSES

(FOR ILLUSTRATIVE PURPOSES ONLY)

SCALE: 1"=10'

B



(TYPICAL REAR LOAD
BRICKSIDE ELEVATION)

PRIVATE STREET "G" SECTION

(FOR ILLUSTRATIVE PURPOSES ONLY)

SCALE: 1"=10'

B'



TYPICAL SCHEME FRONT LOAD TOWNHOUSES

(FOR ILLUSTRATIVE PURPOSES ONLY)

SCALE: 1"=10'

NOTES

- TOWNHOUSE ELEVATION SCHEMES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL ELEVATION STYLES TO BE DETERMINED AT THE TIME OF CONSTRUCTION AND IN GENERAL CONFORMITY WITH THESE STYLES.
- ELEVATION SCHEMES ARE TO MEET BUILDERS ARCHITECTURAL MONOTONY CODE AS DESCRIBED IN THE APPROVED PROFFERS FOR TOWNES AT EAST GATE.
- SIDE FACADES OF ALL TOWNHOUSES FACING TALL CEDARS, POLAND ROAD, AND PRIVATE STREETS E, F, & G SHALL BE A MINIMUM OF EIGHTY (80) PERCENT BRICK. EXCLUSIVE OF WINDOWS, TRIM AND DOOR.

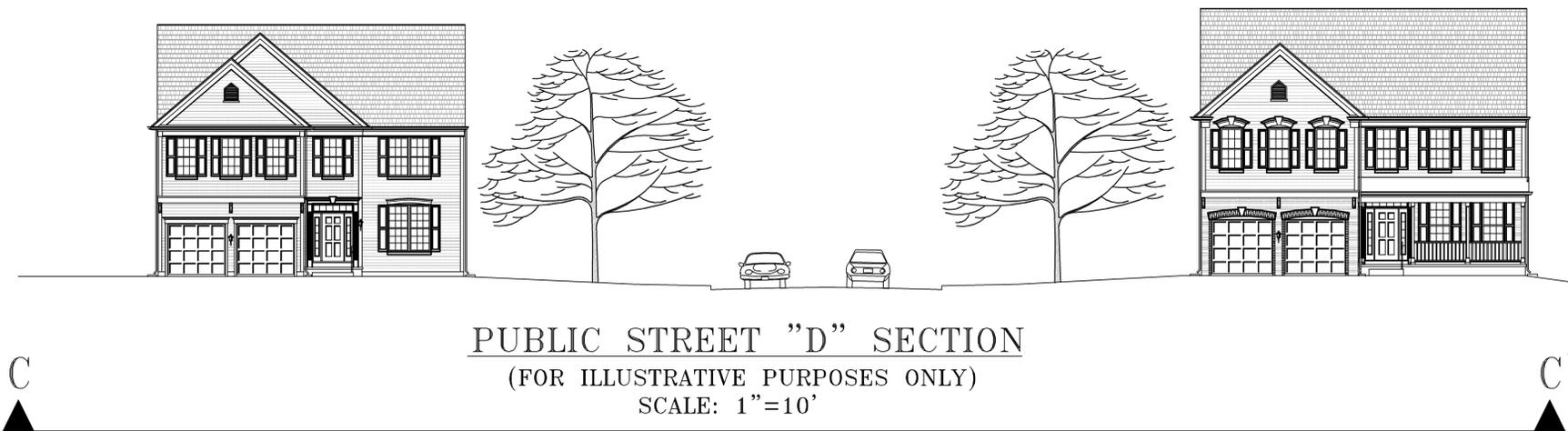
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TOWNHOUSE
ELEVATIONS AND
PRIVATE ROAD SECTIONS

TOWNES AT EAST GATE
REZONING APPLICATION
DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

PROJECT NO:	01-23-08
SCALE:	1"=10'
DATE:	10-2-01
DESIGN:	CRS
DRAWN:	CRS
CHECKED:	GDS
SHEET No.	8 OF 9

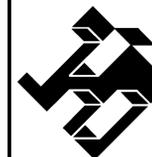
No.	DESCRIPTION	DATE
1	REFERRAL AGENCY 2nd REVIEW	10/10/03
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3	COUNTY COMMENTS 4th REVIEW	4/5/05
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6	RESUBMITTED FOR PROFFER AMENDMENT ONLY, NO CHANGES TO THIS SHEET	12/1/09



NOTES

1. SINGLE-FAMILY DETACHED ELEVATION SCHEMES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL ELEVATION STYLES TO BE DETERMINED AT THE TIME OF CONSTRUCTION AND IN GENERAL CONFORMITY WITH THESE STYLES.
2. ELEVATION SCHEMES ARE TO MEET BUILDERS ARCHITECTURAL MONOTONY CODE AS DESCRIBED IN THE APPROVED PROFFERS FOR TOWNES AT EAST GATE.

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SINGLE-FAMILY
DETACHED HOME
ELEVATIONS AND
SECTIONS

TOWNES AT EAST GATE
REZONING APPLICATION

DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

PROJECT NO: 01-23-08

SCALE: 1"=10'

DATE: 10-2-09

DESIGN: CRS
DRAWN: CRS
CHECKED: GDS

SHEET No.

9 OF **9**