

MEMORANDUM

DATE: May 24, 2022

TO: Building and Development
Building and Development
Economic Development
Finance & Budget

Fire, Rescue & Emergency Services

Health Services, Environmental
Housing & Community Development
Library Administration
Loudoun Water
MHSADS
Northern Virginia Regional Park Authority
Parks, Recreation & Community Services
Planning & Zoning, Comprehensive
Planning & Zoning, Preservation
Planning & Zoning, Proffer Review
Planning & Zoning, Zoning Admin
Public School Admin/School Board
Transportation & Capital Infrastructure
Virginia Department of Transportation
Broad Run District Board of Supervisor
Broad Run District Planning Commissioner

Natural Resources Division
Ronald Dunbar
Katy Lowitz/Alex Gonski/Bobby Klancher
Truman Horwitz/Kathryn Miller/
Megan Bourke
Maria Taylor/Christopher Richardson/
Chris Barry/Kevin Federline
Mark Sharrer
Rebekah King/Brian Reagan
Chang Liu
Julie Atwell/Aubrie Richardson
Lisa Snider
Michael DePue
Mark Novak
Randall Farren
Steve Thompson
Proffer Referral
Zoning Referral Email
Ajay Rawat
Lou Mosurak
Yao Lu
Sylvia R. Glass
Michelle Frank

FROM: Zach Pyle, Project Manager

RE: ZMAP-2022-0003, SPEX-2022-0015, ZMOD-2022-0015, TILLETTS VIEW

Comment Due Date: July 8, 2022.

Please provide referral comments (both MS Word and PDF) to Zach.Pyle@loudoun.gov and copy Avril.Andrews@loudoun.gov. For more information, please call 703-737-8862.

Please find the enclosed information for your review:

1. Information Sheet
2. Statement of Justification dated April 21, 2022
3. Concept Development Plan dated April 21, 2022
4. Traffic Checklist Acceptance dated March 25, 2022
5. Traffic Impact Study dated March 14, 2022
6. Technical Appendix dated September 8, 2021
7. Threatened and Endangered Species Review dated January 19, 2022
8. Phase I Archaeological Survey dated March 2022

NOTE: Please see WebLMIS to view application materials. Agencies outside the County can view documents at www.loudoun.gov/lola

**ZMAP-2022-0003, SPEX-2022-0015, ZMOD-2022-0015,
TILLET'S VIEW**

APPLICANT: Pulte Home Company LLC
David C. DeMarco
Vice President of Land Acquisitions & Development - MidAtlantic
9302 Lee Highway, Suite 1000
Fairfax, VA 22031

PROPERTY OWNER: William P. Tillett
William P. Tillett
Trustee of the Bill Tillett Revocable Declaration of Trust
42656 Waxpool Road
Ashburn, VA 20148-4518

Tillet Charitable Foundation
William P. Tillett
Chairperson/President
42656 Waxpool Road
Ashburn, VA 20148-4518

REPRESENTATIVE: Cooley LLP
Colleen Gillis, Esq.
11951 Freedom Drive, Suite 1400
Reston, VA 20190
703-456-8114
cgillis@cooley.com

PIN: 156-26-4485
156-36-8717
156-36-3643
156-47-3301

ZONING DISTRICT: Residential 1 (R-1)

PROPOSALS: A **Zoning Map Amendment (ZMAP-2022-0003)** a rezoning of 31 acres to R-8 and the remaining 18.9 acres to R-16. Applicant proposes (54) single-family, (111) single-family detached, (133) single-family attached and (108) multi-family units.

A **Special Exception (SPEX-2022-0015)** to permit modifications of Section 7-903(C) yard requirements. Applicant proposes to allow a reduction to the multi-family minimum front yard setback and corner lot side yard setback from 25-feet to 15-feet.

A **Zoning Modification (ZMOD-2022-0015)** to permit modifications of Section 5-1403(B) which requires a 100-foot setback from "Other Arterial Roads". Applicant proposes to modify the requirement from 100-feet to 75-feet adjacent to Belmont Ridge Road.

PROPERTY LOCATION: East side of Belmont Ridge Road, west of Ashburn Tillett Drive, north of Waxpool Road, and on both sides of Black Angus Drive.

SURROUNDING ZONING/LAND USE:

NORTH	Residential/School	Residential 1 (R-1)
SOUTH	Residential	Residential 1 (R-1)
EAST	Residential	Planned Development Housing – 4 (PD-H4)
WEST	Vacant Land	Planned Development Housing – 4 (PD-H4)

ELECTION DISTRICT: Broad Run

Tillett's View

Statement of Justification

ZMAP-2022-0003

SPEX 2022-0015

ZMOD 2022-0015

April 21, 2022

I. Introduction

Pulte Home Company, LLC (the “Applicant”) seeks to rezone approximately 49.6 acres of under-developed land from R-1 Single Family Residential to the R-8 Single Family Residential ADU (“R-8”) and R-16 Townhouse/Multifamily ADU (“R-16”) districts. The property is specifically identified as Loudoun County Parcel Identification Numbers 156-26-4485, 156-36-8717, 156-36-3643, and 156-47-3301 (collectively, the “Property”).

Located in the Broad Run Election District, the Property is located to the east of the Beaverdam Creek, west of the Reserve at Waxpool, north of Waxpool Road, and south of Waxpool Elementary School. This portion of Loudoun County is largely built out with communities of single family detached homes, such as Broadlands, the Village at Waxpool, and the Reserve at Waxpool. Thus, the Property is governed today by the R-1 Single Family Residential (“R-1”) zoning district regulations under the Revised 1993 Loudoun County Zoning Ordinance (the “Zoning Ordinance”).

¹

However, with the adoption of the Loudoun County 2019 General Plan (the “General Plan”) the Property was specifically recommended for future development as a more walkable neighborhood with a mix of housing types under the Suburban Compact Neighborhood place type. Accordingly, with this rezoning, the Applicant is proposing development of the Property with a variety of unit types in a strategic layout that prioritizes appropriate transitions and integrated, high-quality open spaces. Given the Property’s location immediately adjacent to Waxpool Elementary and Edgar Tillett Memorial Park, the proposal presents an important opportunity to create a pedestrian-oriented and housing-diverse community that is carefully designed to integrate seamlessly with those existing public spaces, as well as the adjacent established neighborhoods.

II. Rezoning Request

The Applicant’s proposal would specifically rezone approximately 31 acres of the Property northeast of Black Angus Drive to R-8 and the remaining 18.6 acres of the Property southwest of Blank Angus Drive along Belmont Ridge Road to R-16. The proposed R-8 and R-16 zoning districts allow up to 8 and 16 dwelling units per acre, respectively, to permit the development of a neighborhood that is consistent with the General Plan recommendations for the Property.

¹ Note that a portion of PIN Number 156-36-3643 is zoned to the Rural Commercial district.

Housing Diversity

Specifically, the Applicant proposes fifty-four (54) single-family attached units and one hundred and eleven (111) single-family detached units within the R-8 District and one hundred and thirty-three (133) single-family attached units and one hundred and eight (108) multi-family units within the R-16 District (the “Proposed Development” or “Tillett’s View”). Importantly, this development explicitly addresses Loudoun’s need for a more diverse range of housing types in this area of the County to address affordability as articulated in the Unmet Housing Needs Strategic Plan endorsed by the Board of Supervisors. In addition to the affordable by design nature of the variety of housing types proposed, this application offers an opportunity for the County to obtain specific affordable housing units in this location (“ADUs”). The Applicant recognizes the importance of affordable housing within the County and is committed to provide ADUs in accordance with Article 7 of the Zoning Ordinance thereby generating a meaningful number of ADU units.

Site Design

Beyond the mix of unit types, Tillett’s View is thoughtfully planned to respect and enhance its surroundings. The Applicant plans to build rear-loaded single-family attached townhomes and two-over-two multi-family units situated around the existing pond along Belmont Ridge Road within the R-16 District. These unit types are most suitable along Belmont Ridge Road adjacent to the existing school but will be set back off this roadway appropriately and oriented more towards the community’s internal travelways to create activated streetscapes. Mindful of the lower density residential uses to the east, the Applicant placed comparable residential uses in the R-8 District buffered by landscaped open spaces adjacent to these existing communities to allow for a smooth transition in building scale as envisioned in the General Plan.

Also incorporated into the site design are approximately 11 acres of open space throughout the Property and quality sidewalks/trails providing connectivity between those spaces. In addition to preserving the existing pond at the corner of Belmont Ridge Road and Waxpool Road, the Applicant plans to add recreation space in this area along with a pool and community center/clubhouse for the residents. The Applicant envisions this roughly 5-acre corner of the project as a programmed extension of the residences that will provide a place for entertainment and fun, but more importantly, a place that will encourage opportunities for the neighborhood to get together and create a deep sense of community between all housing types.

III. Compliance with the General Plan

The Property is within the Suburban Policy Area (“SPA”) under the General Plan. The General Plan map of the Suburban Policy Area Place Types designates the Property specifically as the Suburban Compact Neighborhood (“SCN”) place type. Under this designation, the General Plan recommends up to 100% residential development, between eight (8) and twenty-four (24) dwelling units to the acre and four (4) stories in height. Additionally, the General Plan specifically encourages infill neighborhoods offering a mix of housing types including single-family detached, single-family attached and multi-family residences, near traditional suburban neighborhoods, with at least fifteen percent open space, and within close proximity to existing public and civic amenities.

This application will allow development of the Property squarely within these General Plan recommendations. Being in close proximity to the Beaverdam Reservoir boat launch, Waxpool Elementary and Eagle Ridge Middle Schools, Edgar Tillett Memorial Park, Parsells Field, Mt. Hope Baptist Church, and the parks at Brambleton West and East, the Property is surrounded by a wide array of public and civic amenities (some walkable and some within a short drive). With strategic placement of the unit types throughout the project, Tillett's View is designed to complement the adjacent public and civic uses, as well as the adjacent established neighborhoods. The design also prioritizes quality recreation areas and open spaces to encourage activity and a sense of community throughout Tillett's View. Overall, approximately 11 acres of open space are provided with the Proposed Development, which is well above the 15% open space recommended by the General Plan at 22% (when broken out by district, the open space percentages are 32.3% for the R-16 District and 16% for the R-8 District). Additionally, the proposed pedestrian walkways will provide appropriate connectivity between the unit types, the recreation spaces, and adjacent public/civic uses.

More generally, this application is a meaningful opportunity to address the dearth of attainable housing options for Loudoun's growing workforce as articulated in the General Plan. Loudoun will be facing a serious housing shortage in the years to come, which, if not addressed, will hamper the ability of Loudoun's businesses to grow and thrive and the County's ability to attract new business. The availability of a Loudoun-based talent pool is essential to business attraction and retention. This project does its part to address this issue and provide attractive, attainable housing in an appropriate location.

In short, the Proposed Development is consistent with every relevant policy of the General Plan and is precisely the type and style of development envisioned by the County for this Property.

IV. Zoning Ordinance Modifications and Special Exception Requests

The Applicant requests the following modifications and special exceptions to the Zoning Ordinance to implement the Proposed Development in accordance with the General Plan:

Zoning Modifications

1. Section 5-1403 (B) Buffering and Screening: Requires 100-foot setback from "Other Arterial Roads."

Proposed Modification: Reduce the building setback from 100 feet to 75 feet adjacent to Belmont Ridge Road.

Justification: The Applicant respectfully requests a reduction in the building setback to 75 feet along Belmont Ridge Road to facilitate the more compact residential layout desired for this Property under the General Plan. In order to achieve the type of housing-diverse neighborhood with quality open spaces and connectivity called for by the General Plan some of the required setbacks must be amended.

Special Exceptions

2. Section 7-903(C)(2)(a) requiring a 25-foot minimum setback for multi-family front yards.

3. Section 7-903(C)(2)(b) requiring a 25-foot minimum setback for multi-family side yards on corner lots.

Proposed Special Exception: Pursuant to Section 7-903(C)(3) yard requirements for the R-16 District may only be modified by the Board of Supervisors through special exception request. Accordingly, the Applicant seeks a special exception to each section above within the proposed R-16 District to allow a reduction to the required multi-family minimum front yard setback and corner lot side yard setback from 25-feet to 15-feet.

Justification: The Applicant respectfully requests these two special exceptions to reduce the front and side yards in order to develop the Property in accordance the General Plan recommendations. The Applicant proposes to develop the Property with a diverse variety of housing options at attainable price points in a compact, pedestrian-friendly residential community. The existing yard setback requirements under Section 7-903 of the Zoning Ordinance run counter to the Applicant's design and affordability objectives by requiring larger lots than necessary to achieve a well-designed layout with high-quality architecture and streetscapes. Furthermore, by strategically reducing the side and front yards in the area planned for multi-family units on the Property, the Applicant can accommodate a layout that also preserves and enhances the existing pond on the Property to create an attractive amenity space for the community.

V. Conclusion

In all, the Applicant looks to provide this area of the County with a vibrant residential community that will integrate well with the adjacent public/civic uses and the existing, established neighborhoods. Furthermore, and as described in detail herein, Tillett's View is exactly what the County envisioned for this Property as most compatible and beneficial for the surrounding community when it drafted the General Plan in 2019. Therefore, the Applicant respectfully requests the County's support for the requested rezoning, special exception, and zoning ordinance modification applications to facilitate the Proposed Development.

Issues for Consideration: Zoning Map Amendments (Section 6-12010 (E))

1. *Appropriateness of the proposed uses based on the Comprehensive Plan, trends in growth and development, the current and future requirements of the community as to land for various purposes as determined by population and economic studies and other studies and the encouragement of the most appropriate use of land throughout the locality.*

As discussed in Section II and III above, the Property is within the Suburban Policy Area and designated within the General Plan for development under the SCN place type. SCN calls for both single-family and multi-family residences. Therefore, the application conforms to the General Plan by proposing to develop the existing underutilized land with this variety of residential uses that seamlessly integrates into the surrounding community.

2. *The existing character and use of the subject property and suitability for various uses, compatibility with uses permitted and existing on other property in the immediate vicinity, and conservation of land values.*

The Property is surrounded by residential uses to the east and south across Waxpool and Iannis Spring Drive. This proposal looks to complement the existing character of the community with single- family and multi-family residences with high-quality architecture. The neighborhood will complement the surrounding uses and create pedestrian access to Waxpool Elementary School, located north of the Property.

3. *Adequacy of sewer and water, transportation, and other infrastructure to serve the uses that would be permitted on the property if it were reclassified to a different zoning district.*

The Proposed Development will utilize multiple access points on Belmont Ridge Road, Waxpool Road, and Black Angus Drive. The proposed site entrances operate at acceptable levels of service with minimal queuing. Hence, no additional mitigations are required for the site entrances. A Traffic Impact Study prepared by Gorove Slade is enclosed with this application. The Applicant will ensure the appropriate connections to public infrastructure, as the Property is served by public water and sewer.

4. *The requirements for airports, housing, schools, parks, playgrounds, recreational areas and other public services.*

The Property is currently served by Waxpool Elementary School, Eagle Ridge Middle School, and Briar Woods High School. Waxpool Elementary is directly north of the Property and is therefore within walking distance. According to Loudoun County Public School Board Adopted FY 2020 - FY 2025 Capital Improvement Program Capital Asset Preservation Program, all three aforementioned schools are expected to remain under capacity over the course of the next three academic years. Therefore, we anticipate a negligible impact on the existing school system. The Proposed Development is proximate to several existing parks and recreation spaces in this area and will also provide approximately 48,000 square feet of open space throughout the site for the residents to enjoy for recreation.

Overall, the Proposed Development generates a negligible impact on the airports, schools, parks, playgrounds, recreational areas and/or other public services. Rather, the Proposed Development will provide the County with a tremendous opportunity to enhance the lack of housing diversity and affordable housing products.

5. *Potential impacts on the environment or natural features including but not limited to wildlife habitat, wetlands, vegetation, water quality (including groundwater), topographic features, air quality, scenic, archaeological, and historic features, and agricultural and forestall lands and any proposed mitigation of those impacts.*

The Property does include moderate steep slope and floodplain areas. Accordingly, the Proposed Development will meet all County, State and Federal requirements relating to mitigating any impacts and protecting these features (and any other environmental or natural features present), including the specific requirements of Section 5-1508 of the Zoning Ordinance as it relates to steep slopes.

6. *The protection of life and property from impounding structure failures.*

The Proposed Development will meet all required County and State standards.

Issues for Consideration: Special Exceptions (Section 6-1309)

1. *Whether the proposed minor special exception or special exception is consistent with the Comprehensive Plan*

The Property is designated within the General Plan as SCN and is planned for both single-family and multi-family residences. The special exceptions requested will allow the Proposed Development to be more closely in compliance with SCN place type recommendations for a pedestrian-oriented community.

2. *Whether the level and impact of any noise, light, glare, odor or other emissions generated by the proposed use will negatively impact surrounding uses.*

The special exceptions requested will not have an impact on the noise, light, glare, odor, or any other emission and therefore will not negatively impact the surrounding uses.

3. *Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and on adjacent parcels.*

The proposed residential uses are directly compatible with other existing uses as the surrounding area consists of primarily residential uses with a school directly to the north of the Property.

4. *Whether the proposed special exception or minor special exception adequately protects and mitigates impacts on the environmental or natural features including, but not limited to, wildlife habitat, vegetation, wetlands, water quality including groundwater), air quality, topographic, scenic, archaeological or historic features, and agricultural and forestal*

lands.

The requested special exceptions help the Applicant to design a layout that preserves the existing stormwater pond, which will facilitate enhancement of this area of the Property and provide connectivity to the adjacent nature preserve across Belmont Ridge Road.

5. *Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public.*

The special exceptions requested will allow the Applicant to design a layout for the Proposed Development that is more consistent with the General Plan recommendations. Fulfilling these General Plan recommendations for the Property will necessarily contribute to the welfare and convenience of the residents in this area of the County.

6. *Whether the proposed special exception can be served adequately by public utilities and services, roads, pedestrian connections and other transportation services and, in rural areas, by adequate on-site utilities.*

The special exception requests do not require any additional utilities beyond what is required for the Proposed Development.

NOTES:

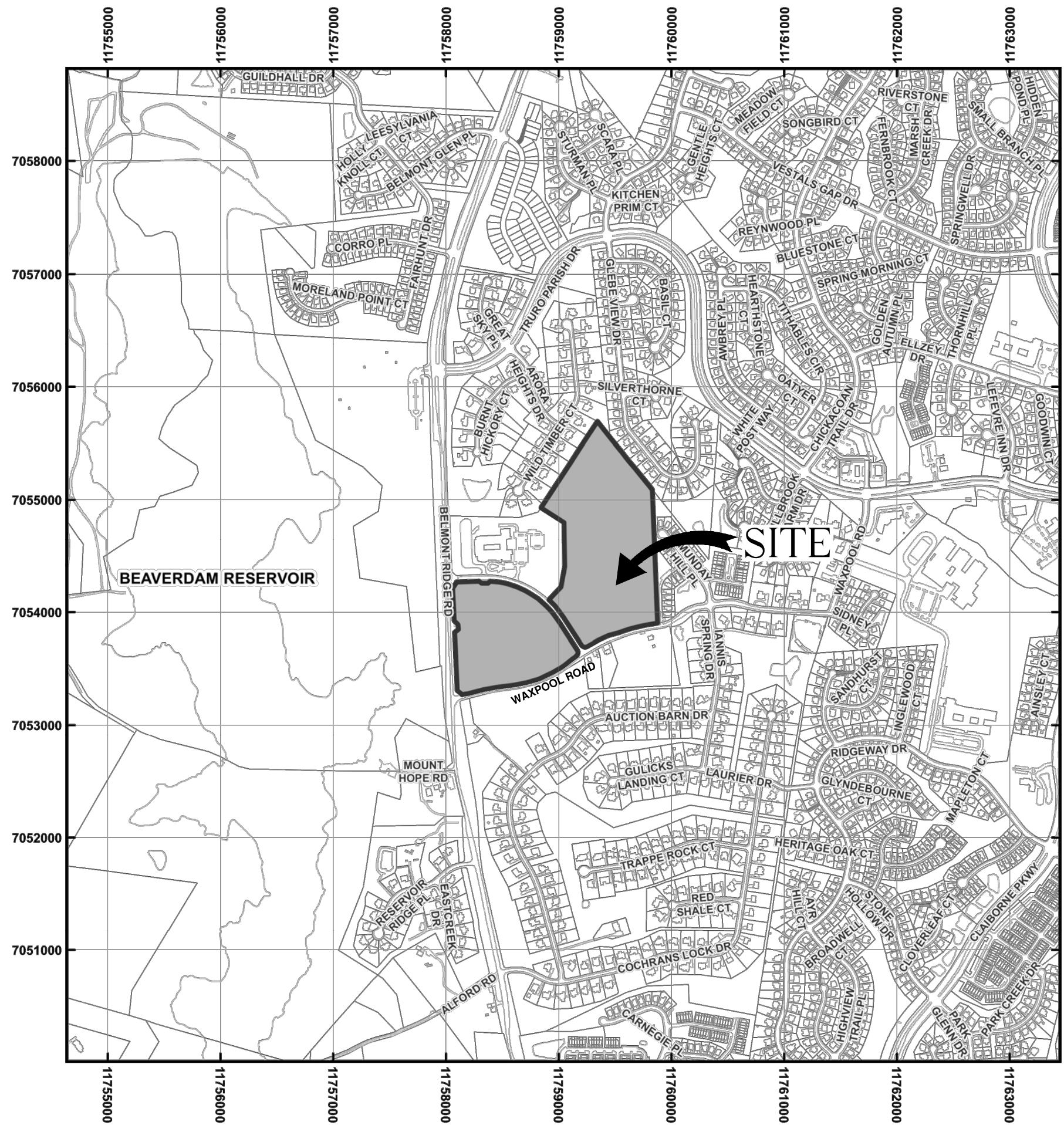
1. CURRENT OWNER INFORMATION WAS TAKEN FROM THE LOUDOUN COUNTY REAL ESTATE TAX ASSESSMENT AND PARCEL DATABASE. THE PROJECT IS COMPOSED OF THE FOLLOWING PARCELS AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA (THE "PROPERTY")
- | MCPI# | TAX MAP# | PARCEL | DB & PG/INST.# | OWNER | ACRES |
|-------------|---------------|--------|-----------------|--|--------------|
| 156-47-3301 | /78/////38/ | | 201811080065189 | TILLET, WILLIAM P TR & BILL TILLET
REVOCABLE DECLARATION OF TRUST | 31.39 |
| 156-36-8717 | /78/////37/ | | 201811080065189 | TILLET, WILLIAM P TR & BILL TILLET
REVOCABLE DECLARATION OF TRUST | 4.36 |
| 156-26-4485 | /78//2/////3/ | | 201811080065189 | TILLET, WILLIAM P TR & BILL TILLET
REVOCABLE DECLARATION OF TRUST | 7.16 |
| 156-36-3643 | /78//2/////2/ | | 202108180087796 | TILLET CHARITABLE FOUNDATION | 6.72 |
| | | | | | TOTAL: 49.63 |
2. THIS PROPERTY IS CURRENTLY ZONED RC, RURAL COMMERCIAL DISTRICT, R-1, SINGLE FAMILY RESIDENTIAL WITH FLOODPLAIN OVERLAY DISTRICT - MINOR (FOD) OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE. THE PORTION OF THE PROPERTY THAT IS ZONED RC, RURAL COMMERCIAL IS CURRENTLY SUBJECT TO REZONING ZMAP-0000-0263.
3. THE PROPOSED ZONING OF THE PROPERTY IS R-8 ADU (ZO SEC. 3-500 & 7-800) AND R-16 ADU (3-600 & 7-900) PER THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.
4. THE BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM A PLAT SHOWING ALTA / NSPS LAND TITLE SURVEY ON THE PROPERTY OF WILLIAM P. TILLET, OR HIS SUCCESSORS, AS TRUSTEE OF THE BULL TILLET REVOCABLE DECLARATION OF TRUST, INSTRUMENT 20181108-0065189 AND TILLET CHARITABLE FOUNDATION, INSTRUMENT 20210818-0087796 PERFORMED BY THIS FIRM DATED JANUARY 7, 2022. THE COORDINATE SYSTEM IS BASED ON VIRGINIA COORDINATE SYSTEM, NORTH ZONE, NAD 83.
5. TOPOGRAPHIC INFORMATION SHOWN IS BASED ON GROUND AND AERIAL SURVEY COMPLETED IN DECEMBER 2021. ELEVATIONS DEPICTED ARE BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. THE CONTOUR INTERVAL IS 2 FEET. THE PROPERTY CONTAINS MODERATELY STEEP SLOPES.
6. THE PROPERTY CONTAINS MINOR FLOODPLAIN THAT IS THE SUBJECT OF THIS APPLICATION. THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) OF LOUDOUN COUNTY COMMUNITY PANEL NUMBER, FOR THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION IS 51107C0245E AND 51107C0244E, EFFECTIVE FEBRUARY 17, 2017.
7. SOILS INFORMATION SHOWN HEREON IS FROM LOUDOUN COUNTY GIS DATA. THE SITE CONTAINS CLASS IV AND HYDRIC SOILS.
8. THE SITE WILL BE SUPPLIED WITH PUBLIC WATER BY AN EXISTING ON SITE WATERLINE. THE SITE WILL BE SUPPLIED WITH PUBLIC SANITARY SEWER BY AN EXISTING ON SITE SANITARY SEWER.
9. ALL NEW UTILITY DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND.
10. FIRE HYDRANT INSTALLATION/COVERAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF LOUDOUN WATER AND THE LOUDOUN COUNTY FACILITIES STANDARDS MANUAL.
11. BUFFER YARDS AND LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH ZO SEC. 5-1400 UNLESS MODIFIED.
12. ALL STORMWATER RUNOFF CONTROLS WILL BE PROVIDED ON SITE PER APPLICABLE STATE AND LOCAL REQUIREMENTS.
13. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT LOUDOUN COUNTY, LOUDOUN WATER, AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
14. ALL PRIVATE STREETS SHALL CONFORM TO ZO SEC. 3-511(A). PRIVATE STREETS SHALL BE OWNED AND MAINTAINED BY THE APPLICABLE OWNERS ASSOCIATION.
15. THERE ARE EXISTING WELLS AND DRAINFIELDS WITHIN THE APPLICATION AREA PER LOUDOUN COUNTY GIS INFORMATION. ALL EXISTING WELLS AND DRAINFIELDS LOCATED ON THE PROPERTY WILL BE ABANDONED IN ACCORDANCE WITH STATE AND LOCAL HEALTH DEPARTMENT REQUIREMENTS.
16. NO FEDERAL OR STATE PERMITS OR CONDITIONS DIRECTLY LIMIT DEVELOPMENT OF THIS PROPERTY.
17. AFFORDABLE DWELLING UNITS (ADUS) WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE VII OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE. PROPOSED ADUS WILL BE OF A BUILDING TYPE AND ARCHITECTURAL STYLE COMPATIBLE WITH THE MARKET RATE UNITS AND SHALL BE LOCATED AND INTERSPERSED AMONG THE PROPOSED MARKET RATE UNITS.
18. THE WATERS OF THE U.S., INCLUDING WETLANDS, WITHIN THE PROJECT WERE DELINEATED BY THIS FIRM ON DECEMBER 14 & 17, 2021 (REPORT AND MAP DATED JANUARY 28, 2022). THE FLAGGED BOUNDARIES SHOWN ON THIS PLAN WERE FIELD-LOCATED USING A HANDHELD GPS CAPABLE OF SUBMETER ACCURACY, AND SHOULD BE CONSIDERED PRELIMINARY UNTIL APPROVED BY THE U.S. ARMY CORPS OF ENGINEERS DURING A JURISDICTIONAL DETERMINATION.
19. A THREATENED AND ENDANGERED SPECIES REVIEW WAS CONDUCTED BY THIS FIRM DATED JANUARY 19, 2022. NO FEDERAL OR STATE-LISTED THREATENED OR ENDANGERED SPECIES OR HABITAT ARE ANTICIPATED TO BE ADVERSELY AFFECTED BY THE PROPOSED DEVELOPMENT ACTIVITIES AT THE PROJECT
20. A PHASE 1 ARCHAEOLOGICAL SURVEY FOR THE NORTHWEST PORTION OF THE SITE, TITLED PHASE I CULTURAL RESOURCES INVESTIGATION WAS PERFORMED BY THUNDERBIRD ARCHEOLOGY DATED DECEMBER, 2017. TWO ARCHEOLOGICAL SITES WERE IDENTIFIED ON THE SITE CONSISTING OF REFUSE SCATTERS ASSOCIATED WITH TWO PREVIOUSLY RECORDED ARCHITECTURAL RESOURCES, NEITHER OF WHICH ARE CONSIDERED ELIGIBLE FOR LISTING IN NRHP. NO KNOWN OR READILY VISIBLE GRAVES OR CEMETERIES OR STRUCTURES MARKING A PLACE OF BURIAL WERE IDENTIFIED WITHIN THE LIMITS OF THIS INVESTIGATION.
A SECOND PHASE 1 ARCHAEOLOGICAL SURVEY FOR THE REMAINDER OF THE SITE, TITLED PHASE I CULTURAL RESOURCE SURVEY OF THE TILLET'S VIEW PROJECT AREA IN LOUDOUN COUNTY, VIRGINIA WAS PERFORMED BY DOVETAIL CULTURAL RESOURCE GROUP DATED MARCH, 2022. TWO NEW ARCHEOLOGICAL SITES WERE IDENTIFIED ON THE SITE AND WITHIN LIMITS OF THE INVESTIGATION CONSISTING OF STONE RUINS AND A STONE WELL. SIX PREVIOUSLY RECORDED ARCHITECTURAL RESOURCES WERE IDENTIFIED. ONE RESOURCE LOCATED ON THE SITE WAS NO LONGER EXTANT. FIVE RESOURCES ARE ADJACENT TO THE SITE. NONE OF THESE ARCHITECTURAL RESOURCES ARE CONSIDERED ELIGIBLE FOR LISTING IN NRHP. NO KNOWN OR READILY VISIBLE GRAVES OR CEMETERIES OR STRUCTURES MARKING A PLACE OF BURIAL WERE IDENTIFIED WITHIN THE LIMITS OF THIS INVESTIGATION.
20. NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES WERE IDENTIFIED ON THE SITE AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT.
21. EXISTING VEGETATION AND TREE INVENTORY FIELD WORK WAS CONDUCTED ON DECEMBER 17, 2021 BY THIS FIRM AND IS PROVIDED ON SHEET 7.
22. A TRAFFIC IMPACT ANALYSIS WAS PERFORMED BY GOROVE SLADE ASSOCIATES DATED MARCH 14, 2022.
23. DEVELOPMENT OF THE PROPERTY WILL BE DETERMINED BY MARKET DEMAND. IF THE DEVELOPMENT IS PHASED, IT SHALL BE IN ACCORDANCE WITH ZO SEC. 7-102(C).
24. SITE SIGNAGE SHALL COMPLY WITH ZO SEC. 5-1200 INCLUDING THE SIGN REQUIREMENTS MATRIX (ZO SEC. 5-1204(D)).
25. THE APPLICATION WILL COMPLY WITH THE PARKING SPACE REQUIREMENTS IN ZO SEC. 5-1100.
26. SWM/BMP WILL BE PROVIDED IN ACCORDANCE WITH STATE AND COUNTY REQUIREMENTS.

TILLET'S VIEW
ZONING MAP AMENDMENT, SPECIAL EXCEPTION &
ZONING MODIFICATION

ZMAP-2022-0003, SPEX-2022-0015 & ZMOD-2022-0015

BROAD RUN ELECTION DISTRICT

LOUDOUN COUNTY, VIRGINIA



VICINITY MAP

1"=1000'



OWNERS

TILLET, WILLIAM P TR & BILL TILLET
REVOCABLE DECLARATION OF TRUST
42656 WAXPOOL ROAD
ASHBURN, VA, 20148

TILLET CHARITABLE FOUNDATION
42656 WAXPOOL ROAD
ASHBURN, VA, 20148

APPLICANT

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FAIRFAX, VA 22031

ATTORNEY

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(703) 456-8000

ENGINEER/ENVIRONMENTAL

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101 SOUTH STREET SE
LEESBURG, VA 20175
(703) 443-2400

ARCHAEOLOGY

DOVETAIL CULTURAL RESOURCE GROUP
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FREDERICKSBURG, VA 22408
(540) 899-9170

TRANSPORTATION

GOROVE/SLADE
3914 CENTERVILLE ROAD
SUITE 330
CHANTILLY, VA 20151
(703) 787-9595

PROPOSED ZONING
ORDINANCE MODIFICATIONS

DISTRICT/ CATEGORY	SECTION (APPLICATION NUM.)	MODIFICATION REQUEST
REVISED 1993 ZONING ORDINANCE		
BUFFERING & SCREENING	5-1403(B) (ZMOD-2022-00XX)	REDUCE THE BUILDING SETBACK FROM 100 FEET TO 75 FEET ADJACENT TO "OTHER ARTERIAL ROADS" (BELMONT RIDGE ROAD).

PROPOSED SPECIAL
EXCEPTIONS

DISTRICT/ CATEGORY	SECTION (APPLICATION NUM.)	MODIFICATION REQUEST
REVISED 1993 ZONING ORDINANCE		
R-16 ADU	7-903(C)(2)(a) (SPEX-2022-00XX)	REDUCE THE MULTI-FAMILY FRONT YARD REQUIREMENT FROM 25 FEET TO 15 FEET.
R-16 ADU	7-903(C)(2)(b) (SPEX-2022-00XX)	REDUCE THE MULTI-FAMILY SIDE YARD REQUIREMENT ON CORNER LOTS FROM 25 FEET TO 15 FEET.

SHEET INDEX

- 1 COVER SHEET
- 2 SITE CONTEXT MAP
- 3 CONCEPTUAL DEVELOPMENT PLAN
- 4 CONCEPTUAL LANDSCAPE PLAN &
MODIFICATION EXHIBIT
- 5 ILLUSTRATIVE
- 6 EXISTING CONDITIONS AND
REZONING PLAT
- 7 EXISTING VEGETATION MAP
- 8 EXISTING VEGETATION NOTES

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COVER SHEET
TILLET'S VIEW
ZONING MAP AMENDMENT, SPECIAL EXCEPTION &
ZONING MOFICATION APPLICATION
BROAD RUN ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

PROJECT NUMBER
ZMAP - 2022 - 0003

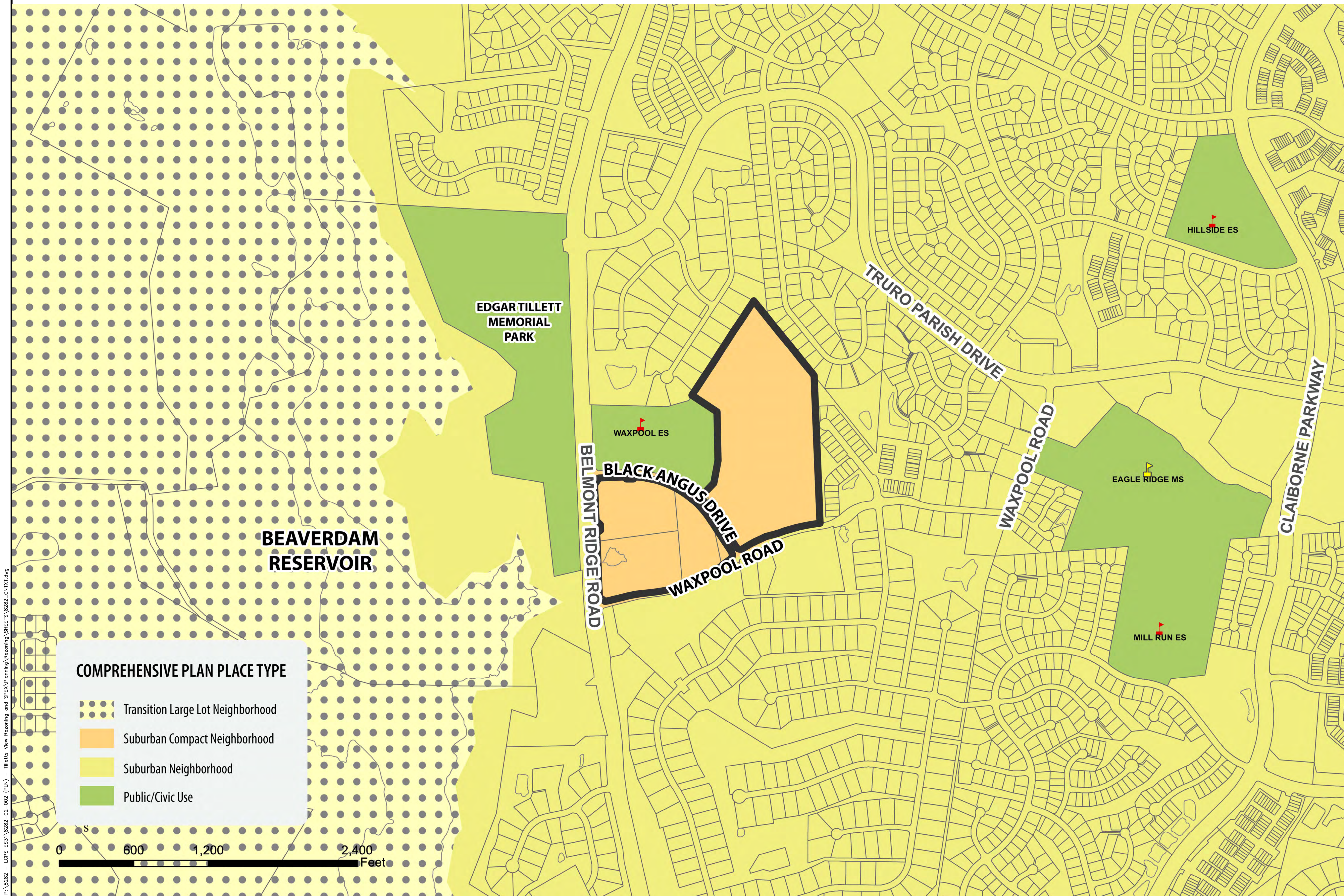
PLAN STATUS
04/21/22 REV. PER CHECKLIST

DATE	DESCRIPTION
BBR DESIGN	DR DRAWN
	BBR CHKD

SCALE: H: AS' SHOWN
V:

JOB NO: 8282-02-002
DATE: MARCH 2022
FILE NO: 8282-D-ZP-003

SHEET 1 OF 8



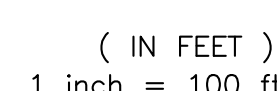


PROPOSED PROJECT DENSITY:
ZONING ORDINANCE

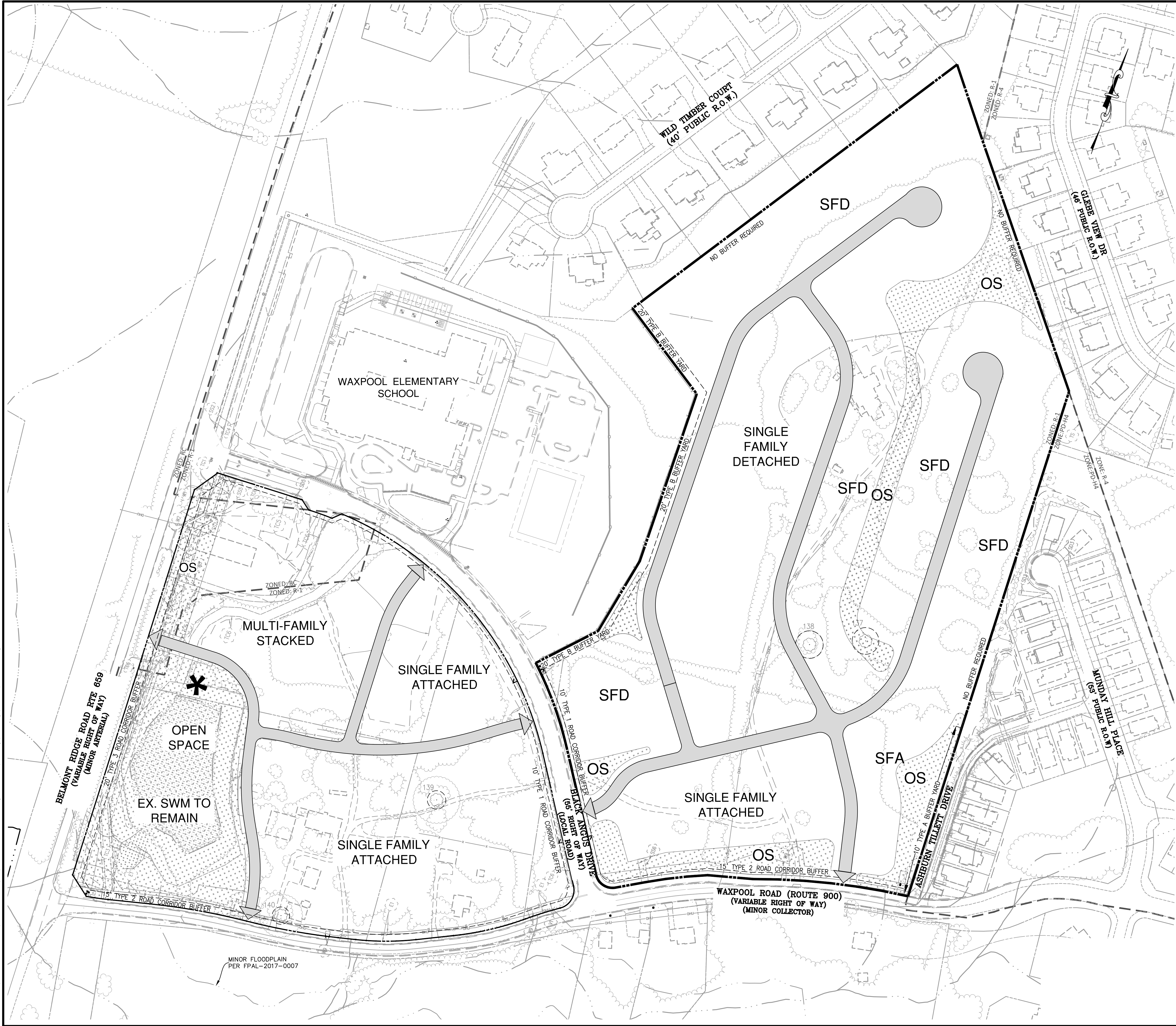
R-16 (ADU) (ZO SEC. 3-600 & 7-900)

ROAD CORRIDOR BUFFERS & SETBACKS

OTHER ARTERIAL ROADS (BELMONT RIDGE ROAD):	REQUIRED	PROVIDED
	100' BUILDING SETBACK	75' BUILDING SETBACK (ZMOD-2022-0015)
	75' PARKING SETBACK	75' PARKING SETBACK

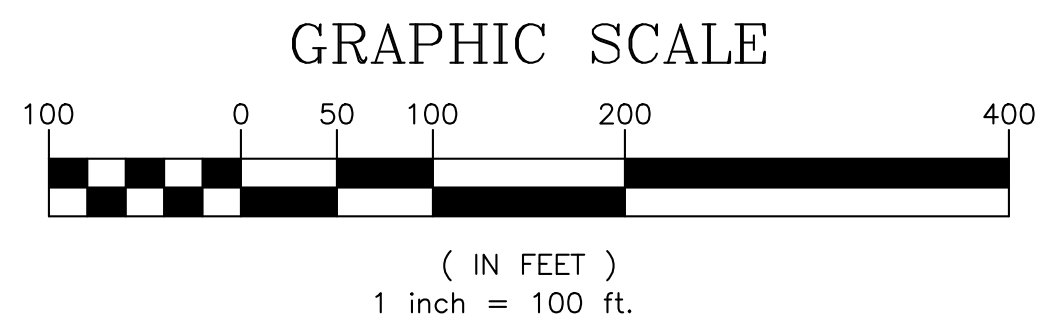


FILE PATH: P:\8282 - LPS ES3\8282-02-002 (PLAN) - Tilletts View Rezoning\Resoning\Sheets\8282_LSP.dwg



LEGEND

- SITE BOUNDARY/LIMITS OF APPLICATION
- EXISTING BUILDING
- EXISTING PAVEMENT
- EXISTING LOT BOUNDARY
- EXISTING TREELINE
- EXISTING FLOODPLAIN
- PROPOSED CIRCULATION (APPROXIMATE)
- EXISTING TREE 30" DBH OR LARGER & CRITICAL ROOT ZONE
- PROPOSED OPEN SPACE / ACTIVE RECREATION SPACE
- COMMUNITY CENTER / POOL



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CONCEPTUAL LANDSCAPE PLAN & MODIFICATION EXHIBIT

TILLETTS VIEW

ZONING MAP AMENDMENT, SPECIAL EXCEPTION &
ZONING MODIFICATION APPLICATION

BROAD RUN ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

PROJECT NUMBER
ZMAP - 2022 - 0003

PLAN STATUS
04/21/22 REV. PER CHECKLIST

DATE	DESCRIPTION
BBR DESIGN	DR BBR
	DRAWN CHKD

SCALE: H: 1" = 100'
V:

JOB NO: 8282-02-002
DATE: MARCH 2022
FILE NO: 8282-D-ZP-003

SHEET 4 OF 8

FILE PATH: P:\8282 - LOPS 553\8282-02-002 (PLAN) - Tilletts View Rezoning and SPEX Planning\Rezoning\Sheets\8282_ILL.dwg



PROJECT NUMBER

ZMAP - 2022 - 0003

PLAN STATUS

04/21/22 REV. PER CHECKLIST

DATE

BBR DESIGN

DESCRIPTION

DR DRAWN

SCALE:

H: NTS

JOB NO:

8282-02-002

DATE:

MARCH 2022

FILE NO:

8282-D-ZP-003

ILLUSTRATIVE

TILLETTS VIEW

ZONING MAP AMENDMENT, SPECIAL EXCEPTION & ZONING MOIFICATION APPLICATION

BROAD RUN ELECTION DISTRICT

LOUDOUN COUNTY, VIRGINIA

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SHEET

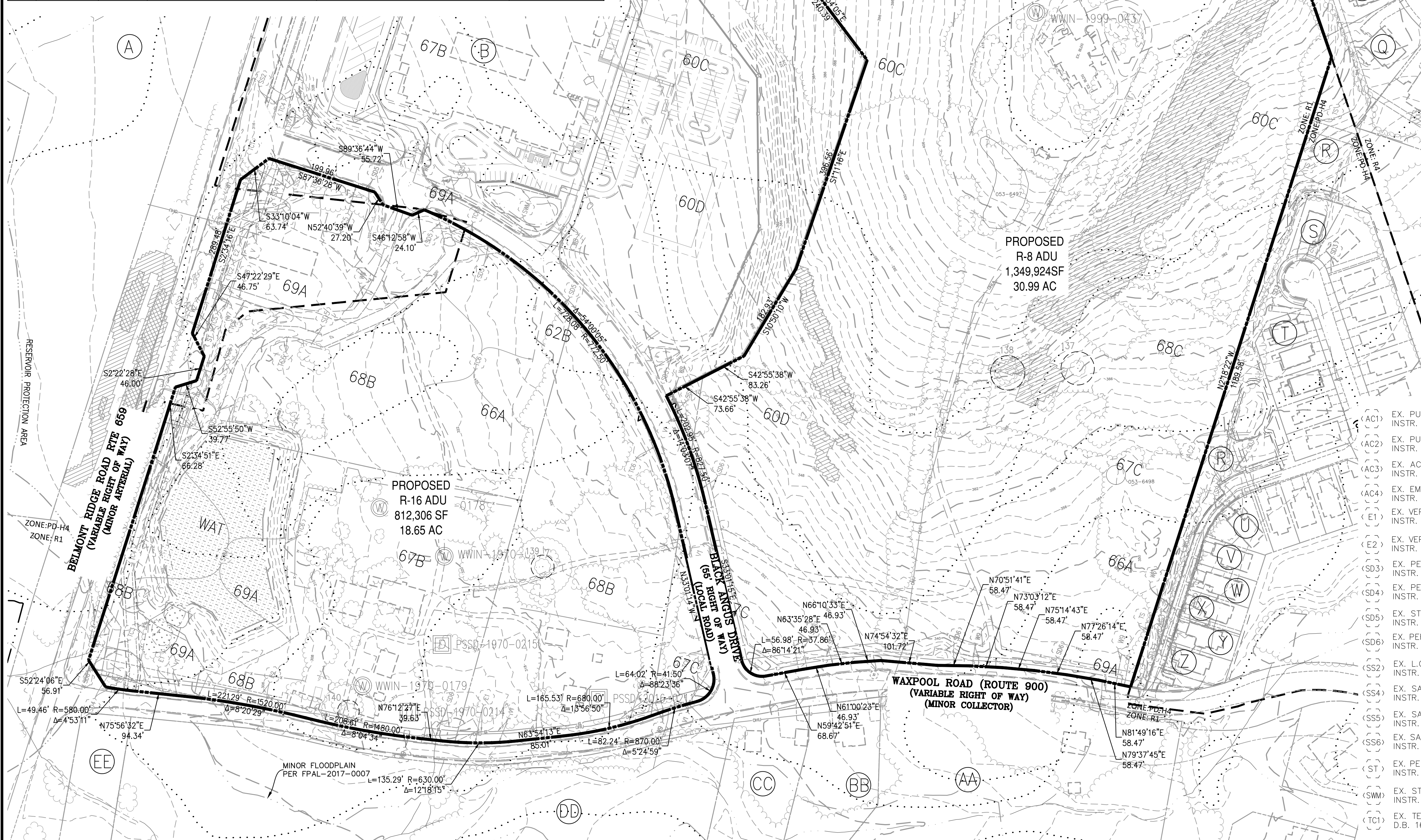
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OF

8

FILE PATH: P:\0282 - LPS E33\0282-02-002 (PLAN) - Tilletts View Rezoning and SPEX Planning\Rezoning\Sheets\0282_EXC.dwg

MAP ID	PIN	TAX MAP	OWNER	OWNER ADDRESS	USE
(A)	156-45-5900	178/111111/121	LOUDOUN COUNTY BOARD OF SUPERVISORS	PO BOX 7000 MSC 01, LEESBURG VA 20177-7000	COUNTY OWNED RECREATIONAL
(B)	156-36-3683	178/112/111/1	LOUDOUN COUNTY SCHOOL BOARD	21000 EDUCATION CT, ASHBURN VA 20148-5626	COUNTY OWNED EDUCATIONAL
(C)	156-46-7496	178/8/19/111/201	SPARROW, JASON BROOK ET AL TEES JASON BROOK SPARROW & EMILY DETAMORE REV FAMILY TRUST	21562 WILD TIMBER CT, BROADLANDS VA 20148-3635	URBAN SINGLE FAMILY
(D)	156-46-8208	178/8/19/111/211	HERBERT, THOMAS W & KATIE	21558 WILD TIMBER CT, ASHBURN VA 20148-3635	URBAN SINGLE FAMILY
(E)	156-46-8921	178/8/19/111/221	OROURKE, WILLIAM H III & MELISSA RS	21554 WILD TIMBER CT, BROADLANDS VA 20148-3635	URBAN SINGLE FAMILY
(F)	156-46-9733	178/8/19/111/231	PAINTER, ROBBIE I & CARIN	21550 WILD TIMBER CT, BROADLANDS VA 20148-3635	URBAN SINGLE FAMILY
(G)	156-47-0445	178/8/19/111/241	VEATCH, CHARLES A III & LISA O	21546 WILD TIMBER CT, BROADLANDS VA 20148-3635	URBAN SINGLE FAMILY
(H)	156-47-1256	178/8/19/111/251	YOUNG, KENNETH & CHERYL	21542 WILD TIMBER CT, BROADLANDS VA 20148-3635	URBAN SINGLE FAMILY
(I)	156-47-2068	178/8/19/111/261	LEE, CHRISTOPHER C & AMY E	21538 WILD TIMBER CT, ASHBURN VA 20148-3635	URBAN SINGLE FAMILY
(J)	155-17-2980	178/8/19/111/271	FRANCO, ALEXANDER & DIANA M R/S	21534 WILD TIMBER CT, BROADLANDS VA 20148-3635	URBAN SINGLE FAMILY
(K)	156-47-5386	178/196/111/101	MILLER, BRUCE	21513 GLEBE VIEW DR, ASHBURN VA 20148-3625	URBAN SINGLE FAMILY
(L)	156-47-6080	178/196/111/109	CHEN, JOHN A & JEAN O	21517 GLEBE VIEW DR, BROADLANDS VA 20148-3625	URBAN SINGLE FAMILY
(M)	156-47-6672	178/196/111/110	QAMAR, ATTIQUE & RANIA	21521 GLEBE VIEW DR, BROADLANDS VA 20148-3625	URBAN SINGLE FAMILY
(N)	156-47-7265	178/196/111/111	YU, QING & JUN XIE	21525 GLEBE VIEW DR, BROADLANDS VA 20148-3625	URBAN SINGLE FAMILY
(O)	156-47-7858	178/196/111/121	GOMES, ANTHONY & SHELLIE E	21529 GLEBE VIEW DR, BROADLANDS VA 20148-3625	URBAN SINGLE FAMILY
(P)	156-47-8350	178/196/111/131	SHOCKLEY, DONNA L TR & DONNA LEIGH SHOCKLEY REVOCABLE LIVING TRUST	21533 GLEBE VIEW DR, ASHBURN VA 20148	URBAN SINGLE FAMILY
(Q)	156-47-8940	178/196/111/141	FARAG, ADEL N & LILIAN B	21537 GLEBE VIEW DR, BROADLANDS VA 20148-3625	URBAN SINGLE FAMILY
(R)	156-38-2938	178/192/111/111	RESERVE AT WAXPOOL HOOWNERS ASSOCN	21355 RIDGETOP CIR STE 220, STERLING VA 20166-8503	CLASS 100 HOA
(S)	156-47-9079	178/192/111/131	SNIVELY, DANIEL T & BARBARA A	21700 MUNDAY HILL PL, ASHBURN VA 20148-3640	URBAN SINGLE FAMILY
(T)	156-37-9260	178/192/111/135	OSBORNE, THOMAS R & TYMEAN D	21713 MUNDAY HILL PL, ASHBURN VA 20148-3641	URBAN SINGLE FAMILY
(U)	156-37-9555	178/192/111/136	VIUONG, KHANH D & PHEBE HANG	42709 ASHBURN TILLET DR, BROADLANDS VA 20148-3642	URBAN SINGLE FAMILY
(V)	156-37-9718	178/192/111/145	MOHAMED, ABDUL LATHEEF JAMAL ET UX	42705 ASHBURN TILLET DR, ASHBURN VA 20148-3642	URBAN SINGLE FAMILY
(W)	156-37-9713	178/192/111/146	MULA, ARAVIND & MOUNIKA REDDY KANCHARLA	42701 ASHBURN TILLET DR, ASHBURN VA 20148-3642	URBAN SINGLE FAMILY
(X)	156-37-9708	178/192/111/147	HYRES, DAVID P & DEBRA A	42697 ASHBURN TILLET DR, ASHBURN VA 20148-3643	URBAN SINGLE FAMILY
(Y)	156-37-9703	178/192/111/148	CRISMAN, LAYLA RAHNAMA & CRISMAN, KIPP C	42693 ASHBURN TILLET DR, ASHBURN VA 20148-3643	URBAN SINGLE FAMILY
(Z)	156-37-9798	178/192/111/149	NILAK, JAYESH	807 RIDGE DR, MCLEAN VA 22101-1625	URBAN SINGLE FAMILY
(AA)	156-27-7791	178/111111/1351	42W LLC	46400 BENEDICT DR STE 201, STERLING VA 20164-8606	SSUBURBAN SINGLE FAMILY
(BB)	156-27-4993	178/111111/135A	RKB HOLDING LLC	1819 DIMMOCKS MILL RD, HILLSBOROUGH NC 27278-7358	SSUBURBAN SINGLE FAMILY
(CC)	156-27-3480	178/111111/1361	ROMERO, JUAN ROLAN ILLESCA	42639 WAXPOOL RD, ASHBURN VA 20148-4508	SSUBURBAN SINGLE FAMILY
(DD)	156-27-2930	178/12/21111/1E1	VILLAGE OF WAXPOOL HOA INC SEQUOIA MANAGEMENT CO, ATTN SHANNON COOK	13698 PARKEAST CIR, CHANTILLY VA 20151-2283	CLASS 100 HOA
(EE)	156-26-2031	178/12/11111/1D1	LOUDOUN COUNTY SANITATION AUTHORITY	PO BOX 4000, ASHBURN VA 20146-2591	EXEMPT
(FF)	197-39-9758	178/111111/12A	LOUDOUN COUNTY SANITATION AUTHORITY	PO BOX 4000, ASHBURN VA 20146-2591	EXEMPT



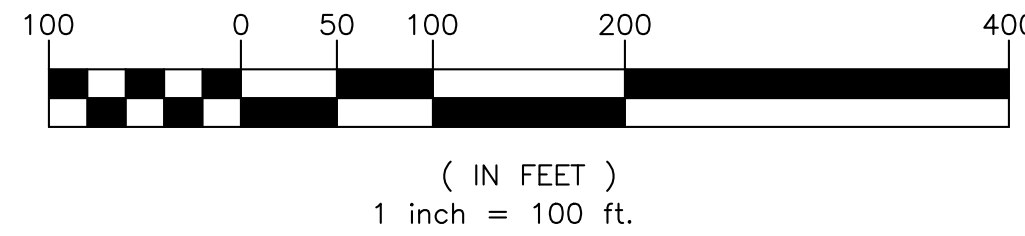
SOILS DESCRIPTIONS

TYPE	NAME	GROUP	SLOPE	CLASS	HYDRIC
60C	SYCOLINE - CATLETT COMPLEX	C/D	7-15%	II R	N
60D	CATLETT GRAVELLY SILT LOAM	D	15-25%	III RS	N
62B	KELLY - SYCOLINE COMPLEX	D/C	3-8%	III W	N
66A	WAXPOOL SILT LOAM	D	0-3%	IV PW	Y
67B	HAYMARKET AND JACKLAND SOILS	D	3-8%	IV P	N
67C	HAYMARKET AND JACKLAND SOILS	D	8-15%	IV P	N
68B	HAYMARKET AND JACKLAND SOILS	D	3-8%	IV P	N
69A	ELBERT SILTY CLAY LOAM	D	0-3%	IV PW	Y

LEGEND

- SITE BOUNDARY
- EXISTING ZONING BOUNDARY
- EXISTING BUILDING
- EXISTING ROAD
- EXISTING TREE LINE
- EXISTING FOUR FOOT CONTOUR
- EXISTING TEN FOOT CONTOUR
- SOIL BOUNDARY AND LABEL
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING OVERHEAD UTILITY LINE
- RESERVOIR PROTECTION AREA
- EXISTING SOIL DRAIN
- EXISTING FLOODPLAIN
- (W) EXISTING WELL
- (D) EXISTING DRAINFIELD
- [Pattern] EXISTING PAULSTRINE EMERGENT WETLANDS
- [Pattern] EXISTING PALUSTRINE OPEN WATER EMERGENT WETLANDS
- (053-6497) ARCHAEOLOGICAL SITE & DHR NUMBER
- [Pattern] VERY STEEP SLOPES
- [Pattern] MODERATE STEEP SLOPES

GRAPHIC SCALE



EASEMENT LEGEND

(AC1)	EX. PUBLIC ACCESS EASEMENT INSTR. 20050223-0019739	(TC2)	EX. TEMPORARY CONSTRUCTION EASEMENT D.B. 1651, PG. 3
(AC2)	EX. PUBLIC ACCESS EASEMENT INSTR. 20110527-0032478	(TC3)	EX. TEMPORARY CONSTRUCTION EASEMENT D.B. 1651, PG. 12
(AC3)	EX. ACCESS EASEMENT INSTR. 20110527-0032478	(TC4)	EX. TEMPORARY CONSTRUCTION EASEMENT INSTR. 20040616-0060992
(AC4)	EX. EMERGENCY ACCESS EASEMENT INSTR. 20180711-0039912	(TC5)	EX. TEMPORARY CONSTRUCTION EASEMENT INSTR. 20180206-0006781
(E1)	EX. VEPCO EASEMENT INSTR. 20181022-0061364	(TC6)	EX. TEMPORARY CONSTRUCTION EASEMENT INSTR. 20180711-0039912
(E2)	EX. VEPCO EASEMENT INSTR. 20180228-0011195	(TS)	EX. TREE SAVE AREA INSTR. 20110527-0032478
(SD3)	EX. PERMANENT DRAINAGE EASEMENT INSTR. 20110527-0032478	(V)	EX. VERIZON EASEMENT INSTR. 20180130-0005365
(SD4)	EX. PERMANENT DRAINAGE EASEMENT INSTR. 20180206-0006781	(V1)	EX. VERIZON EASEMENT INSTR. 20181001-0057226
(SD5)	EX. STORM DRAINAGE EASEMENT INSTR. 20180711-0039912	(W1)	EX. L.C.S.A. WATERLINE EASEMENT D.B. 1650, PG. 2497
(SD6)	EX. PERMANENT DRAINAGE EASEMENT INSTR. 20180723-0042189	(W2)	EX. L.C.S.A. WATERLINE EASEMENT D.B. 1651, PG. 5
(SS2)	EX. L.C.S.A. SANITARY SEWER EASEMENT INSTR. 20040616-0060992	(W3)	EX. L.C.S.A. WATERLINE EASEMENT D.B. 1651, PG. 8
(SS4)	EX. SANITARY SEWER EASEMENT INSTR. 20110527-0032478	(W4)	EX. L.C.S.A. WATERLINE EASEMENT INSTR. 20040616-0060992
(SS5)	EX. SANITARY SEWER EASEMENT INSTR. 20180711-0039912	(W6)	EX. WATERLINE EASEMENT INSTR. 20110527-0032478
(SS6)	EX. SANITARY SEWER EASEMENT INSTR. 20180723-0042189	(W7)	EX. L.C.S.A. WATERLINE EASEMENT INSTR. 20180206-0006781
(ST)	EX. PERPETUAL STREET EASEMENT INSTR. 20180206-0006781	(W8)	EX. L.C.S.A. WATERLINE EASEMENT INSTR. 20180711-0039912
(SWM)	EX. STORMWATER MAINTENANCE EASEMENT INSTR. 20180711-0039912	(W9)	EX. WATERLINE EASEMENT INSTR. 20180723-0042189
(TC1)	EX. TEMPORARY CONSTRUCTION EASEMENT D.B. 1650, PG. 2495		

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EXISTING CONDITIONS AND REZONING PLAT

TILLET'S VIEW

ZONING MAP AMENDMENT, SPECIAL EXCEPTION &
ZONING MOFICATION APPLICATION

BROAD RUN ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

PROJECT NUMBER
ZMAP - 2022 - 0003

PLAN STATUS
04/21/22 REV. PER CHECKLIST

DATE	DESCRIPTION
BBR DESIGN	DR DRAWN
BBR	CHKD

SCALE: H:1" = 100'
v:

JOB NO: 8282-02-002
DATE: MARCH 2022
FILE NO: 8282-D-ZP-003

SHEET 6 OF 8

FILE PATH: P:\8282 - LPS ES3\8282-02-002 (PLAN) - Tilletts View Rezoning and SPEX Planning\Rezoning\Sheets\8282_EX_VEG.dwg



TREE INVENTORY							
DATE OF SITE VISIT: CERTIFIED ARBORIST:			DATE OF SURVEY DECEMBER 17, 2021 DAVID RONDINA, MA-6321-A				
TREE # (PLAN)	TAG # (FIELD)	BOTANICAL NAME	COMMON NAME	CALIPER (DBH)	ISA CONDITION RATING	SPECIES RATING	COMMENT
137	137	PLATANUS OCCIDENTALIS	SYCAMORE	30 INCH	85	65	REMOVE
138	138	QUERCUS PALUSTRIS	PIN OAK	31 INCH	75	80	REMOVE
139	139	QUERCUS PHELLOS	WILLOW OAK	41.5 INCH	80	80	REMOVE
140	140	JUGLANS NIGRA	BLACK WALNUT	39 INCH	70	85	REMOVE
NOTES: 1. CONDITION RATING IS BASED ON THE GUIDE FOR PLANT APPRAISAL PUBLISHED BY THE ISA. 2. SPECIES RATING BASED ON FORMULA PROVIDED BY THE MID-ATLANTIC TREE SPECIES RATING GUIDE PUBLISHED BY THE ISA. 3. ALL TREES WITH A MINIMUM 30-INCH DBH WERE INVENTORIED AND RATED WITHIN 50 FEET OF THE LIMITS OF CLEARING AND GRADING.							

LEGEND

SITE BOUNDARY

EXISTING BUILDING

EXISTING ROAD

EXISTING TREE LINE

EXISTING TWO FOOT CONTOUR

EXISTING TEN FOOT CONTOUR

EXISTING STREAM

EXISTING TREE 30"+ DBH

APPROXIMATE EXTENTS OF ROOT SYSTEM

EXISTING VEGETATION AREA BOUNDARY AND LABEL

- NOTES:
1. REFER TO SHEET 8 FOR VEGETATION AREA DESCRIPTIONS.

2. VEGETATION AREAS AND TREES WITH A D.B.H. OF 30" OR GREATER WERE SURVEYED AND IDENTIFIED DURING A SITE VISIT BY DAVID RONDINA, CERTIFIED ARBORIST, MA-6321A ON DECEMBER 17, 2021.

GRAPHIC SCALE

1000 0 50 100 200 400

(IN FEET)

1 inch = 100 ft.

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EXISTING VEGETATION MAP

TILLETTS VIEW

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SHEET 7 OF 8

