

**MINIMUM LOT REQUIREMENTS (PD-H4 ADMINISTERED AS R-8)**

**SINGLE FAMILY DETACHED - LAND BAY 1**  
(AS ADU PER Z.O. SECTION 7-800)

|                 |             |
|-----------------|-------------|
| LOT SIZE        | NO MINIMUM  |
| WIDTH           | 40 FEET     |
| FRONT YARD      | 15 FEET     |
| SIDE YARD       | 8 FEET      |
| REAR YARD       | 25 FEET     |
| LOT COVERAGE    | 50% MAXIMUM |
| BUILDING HEIGHT | 40 FEET     |

**SINGLE FAMILY ATTACHED - LAND BAY 2**  
(AS ADU PER Z.O. SECTION 7-800)

|                 |   |
|-----------------|---|
| LOT SIZE        | NO MINIMUM  |
| WIDTH           | 14 FEET FOR INTERIOR UNITS;<br>22 FEET FOR END UNITS. |
| FRONT YARD      | 15 FEET   |
| SIDE YARD       | 8 FEET; 0 FEET FOR INTERIOR UNITS                     |
| REAR YARD       | 15 FEET   |
| LOT COVERAGE    | 75% MAXIMUM   |
| BUILDING HEIGHT | 45 FEET   |

**OVERALL SITE TABULATIONS (PD-H4)**

| AREA TABULATION          |                                 |
|--------------------------|---------------------------------|
| LANDBAY 1 =              | 9.57 Ac.                        |
| LANDBAY 2 =              | 11.02 Ac.                       |
| <b>TOTAL SITE AREA =</b> | <b>20.59 Ac.</b>                |
| UNIT TYPE                |                                 |
| LANDBAY 1 =              | 20 SFD                          |
| LANDBAY 2 =              | 43 TOWNHOMES AND 1 EXISTING SFD |

**MODERATE DENSITY AREA**

| TOTAL SITE AREA =           | 20.59 Ac.         |
|-----------------------------|-------------------|
| TOTAL NUMBER OF UNITS =     | 64                |
| DENSITY =                   | 64 D.U./20.59 Ac. |
|                             | = 3.11 D.U./Ac.   |
| ADU CALCULATIONS            |                   |
| (20 SFD + 43 SFA) X 0.125 = | 8 ADU UNITS       |

**NOTES**

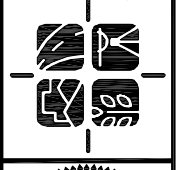
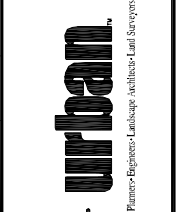
- ACTIVE RECREATIONAL AND CIVIC AMENITIES WILL CONSIST OF ONE OR MORE TOT LOTS, AN INFORMAL PLAY FIELD/VOLLEYBALL COURT, PEDESTRIAN TRAILS AND A PICNIC PAVILION WITH TABLES AND BENCHES.
- THE LOCATION OF RECREATIONAL FACILITIES IS ILLUSTRATIVE. THE LOCATION OF TOT LOT(S) AND THE PAVILION MAY BE ADJUSTED AT THE TIME OF DESIGN DEVELOPMENT AND FINAL ENGINEERING TO ADDRESS ISSUES SUCH AS GRADING, TREES AND WETLANDS.
- THE LOCATION OF TRAILS IS APPROXIMATE. FINAL LOCATION WILL BE DETERMINED IN THE FIELD IN ORDER TO MINIMIZE IMPACT ON TREES AND WETLANDS.
- SPECIMEN TREES TO BE SAVED IF POSSIBLE. FINAL DETERMINATION TO BE MADE AT TIME OF FINAL ENGINEERING. TREES MAY BE REMOVED IF IMPACTED BY GRADING. SIGHT DISTANCE REQUIREMENTS AND LOCATION OF UTILITIES OR STORM WATER MANAGEMENT MEASURES. ANY SPECIMEN TREES THAT CAN BE SAVED WILL BE PROTECTED BY SUPER SILT FENCING AND SIGNAGE. REMEDIAL EFFORTS MAY INCLUDE ROOT PRUNING, CROWN PRUNING, MULCHING AND FERTILIZATION.
- EASTERN RED CEDAR FENCE ROW TO BE PRESERVED TO THE EXTENT POSSIBLE SUBJECT TO CLEARING FOR UTILITIES AND TRAILS.
- AN ENTRY FEATURE MAY BE PROVIDED WHICH MAY CONSIST OF LANDSCAPING, MASONRY PIERS, WALLS AND/OR SIGNAGE.
- THAT PORTION OF GRAVES LANE WITHIN THE SUBJECT PROPERTY WILL BE IMPROVED TO MEET PRIVATE STREET FSM STANDARDS (CATEGORY 'A' ROADWAY).
- THE LOCATION AND SHAPE OF PROPOSED REFORESTATION AREAS ARE ILLUSTRATIVE AND SUBJECT TO MODIFICATION WITH FINAL ENGINEERING. REFORESTATION WILL CONSIST OF A COMBINATION OF SEEDLINGS AND TREES OF 1" TO 2" CALIPER.

**LEGEND**

- EXISTING TREE LINE
- EXISTING 2 FOOT CONTOUR
- EXISTING STREAM
- 50' BUFFER
- 100 YEAR FLOODPLAIN LIMITS
- PROPOSED REZONING BOUNDARY/  
LANDBAY BOUNDARY
- WETLANDS/WATERS (JD#02-B0122)
- POTENTIAL SPECIMEN TREES  
(SEE SHEET #9 FOR NARRATIVE)
- PROPOSED 6' TRAIL
- PROPOSED 5' SIDEWALK
- LIMITS OF DISTURBANCE  
(APPROX., SUBJECT TO FINAL ENGINEERING)
- TREE CONSERVATION AREAS
- WATER WELL
- SEPTIC SYSTEM
- TREE STAND BOUNDARIES
- POSSIBLE TOT LOT LOCATION
- ACTIVE RECREATION
- REFORESTATION AREA
- LANDBAY DIVIDE LINE

| PLAN DATE | DESCRIPTION     | NO. | DATE     |
|-----------|-----------------|-----|----------|
| 7/11/11   | 7th SUBMISSION  | 7   | 11-11-11 |
| 6/27/11   | 6th SUBMISSION  | 6   | 09-16-10 |
| 5/10/11   | 5th SUBMISSION  | 5   | 07-14-10 |
| 4/03/11   | 4th SUBMISSION  | 4   | 03-08-10 |
| 3/10/11   | 3rd SUBMISSION  | 3   | 10-16-09 |
| 2/10/11   | 2nd SUBMISSION  | 2   | 09-15-09 |
| 1/05/11   | 1st SUBMISSION  | 1   | 05-19-09 |
| 07/16/10  | 8th SUBMISSION  | 8   | 07-16-10 |
| 09-16-10  | 9th SUBMISSION  | 9   | 09-16-10 |
| 11-11-10  | 10th SUBMISSION | 10  | 11-11-10 |

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CONCEPT DEVELOPMENT PLAN  
**BELMONT ESTATES**  
**REZONING APPLICATION**  
DULLES ELECTION DISTRICT  
LOUDOUN COUNTY, VIRGINIA

DATE: MAY, 2009  
SCALE: 1"=40'  
SHEET 6 OF 9  
FILE No. ZP-1936