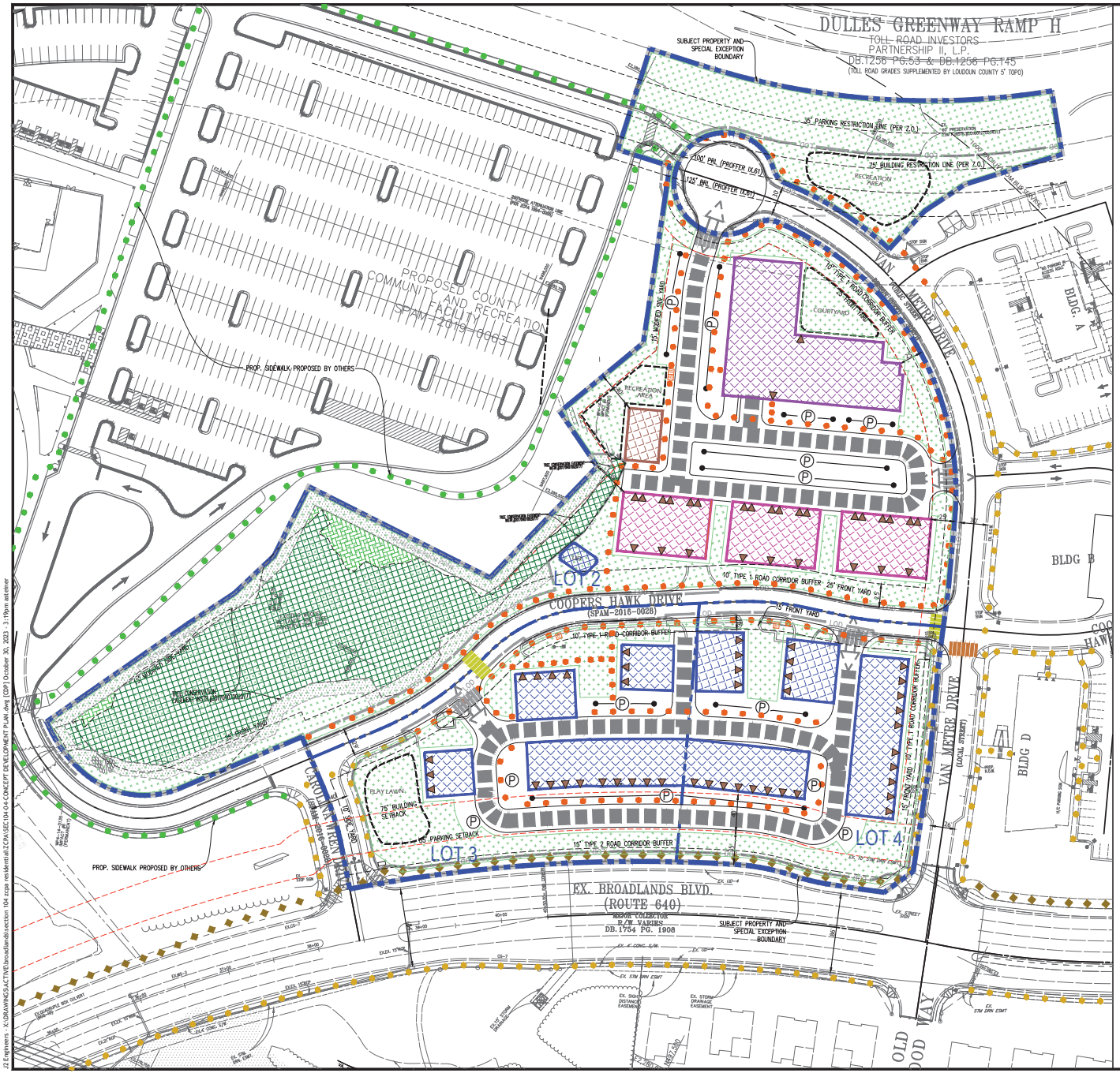


## LEGEND:

- SUBJECT PROPERTY AND SPECIAL EXCEPTION BOUNDARY (PROP. ZONING PDH-3 ADMINISTERED AS R-16 ADU)
- LIMITS OF DISTURBANCE
- APPROXIMATE LOCATION OF PROPOSED ATTACHED MULTIFAMILY UNITS
- APPROXIMATE LOCATION OF PROPOSED STACKED MULTIFAMILY/TRIPLEX UNITS
- APPROXIMATE LOCATION OF PROPOSED SINGLE FAMILY ATTACHED UNITS
- APPROXIMATE LOCATION OF PROPOSED CLUBHOUSE / LEASING CENTER
- APPROXIMATE LOCATION OF PROPOSED OPEN SPACE (±4.1 AC.)
- EXISTING TREE CONSERVATION AREA (±1.18 AC.)
- PROPOSED TREE CONSERVATION AREA (±0.08 AC.)
- PROTECTED ROOT ZONE
- APPROXIMATE LOCATION OF PROPOSED LID
- APPROXIMATE LOCATION OF PROPOSED RECREATION AREAS
- PROPOSED VEHICULAR CIRCULATION (PRIVATE ACCESS DRIVE)
- PROPOSED 5' SIDEWALK
- PROPOSED SIDEWALK BY OTHERS
- EXISTING SIDEWALK
- EXISTING 10' ASPHALT TRAIL
- PRIMARY BUILDING ENTRANCE
- PROPOSED BIKE RACK
- VEHICULAR ENTRANCES
- INTERNAL CROSSWALK
- COOPERS HAWK DRIVE - POTENTIAL NON-SIGNALIZED CROSSWALK LOCATION
- VAN METRE DRIVE - POTENTIAL NON-SIGNALIZED CROSSWALK LOCATION (SUBJECT TO VDOT APPROVAL)
- P — PROPOSED PARKING

NOTES:

1. ATTACHED MULTIFAMILY BUILDING WILL CONSIST OF 1 LEVEL OF PODIUM PARKING + 4 LEVELS OF RESIDENTIAL ABOVE AND WITH ELEVATOR. THEREFORE, THE REQUIREMENTS OF ARTICLE 7 OF THE REVISED 1993 ZONING ORDINANCE DO NOT APPLY TO THIS BUILDING PURSUANT TO SECTION 7-102(D)(1).
2. STACKED MULTI-FAMILY (TRIPLEX) UNITS WILL CONSIST OF FOUR (4) STORIES WITHOUT ELEVATOR.
3. THE APPLICANT WILL WORK WITH LOUDOUN COUNTY TRANSIT SERVICES AND OPERATIONS TO IDENTIFY LOCATIONS FOR TWO (2) BUS SHELTERS PRIOR TO SUBMISSION OF THE SITE PLAN.
4. SIDEWALK CONNECTIONS FROM EACH BUILDING WILL BE PROVIDED WITH FINAL LOCATION DETERMINED AT TIME OF SITE PLAN.
   - 4.1. ATTACHED MULTIFAMILY BUILDING WILL PROVIDE CONNECTION TO PEDESTRIAN NETWORK FROM PRIMARY BUILDING ENTRANCE(S) AND EGRESS STAIRS.
   - 4.2. STACKED MULTIFAMILY BUILDINGS WILL PROVIDE ONE (1) SIDEWALK CONNECTION FROM FRONT. BUILDING ENTRANCES AT REAR WILL BE ALIGNED WITH ACCESS ISLAND LOCATED BETWEEN DRIVEWAY PARKING SPACES.
   - 4.3. SINGLE FAMILY ATTACHED UNITS WITH REAR LOAD GARAGES WILL PROVIDE A SIDEWALK CONNECTION FROM PRIMARY BUILDING ENTRANCE TO EITHER AN EXISTING OR PROPOSED SIDEWALK.

GRAPHIC SCALE
0 25 50 100
( IN FEET )
1 INCH = 50 FEET

TURN EVEN AND EASY TO N

J2 Engineers, Inc.
4080 Lafayette Center Drive
Suite 330
Chantilly, VA 20151
703.361.1550 (office)
703.956.6845 (fax)
www.j2engineers.com

PLAN# VM21 I 2
DATE: NOVEMBER, 2021
CONTOUR INT.= 2'
SCALE: AS NOTED

| PLAN DATE |
|---|
| 11-22-2021 |
| 01-24-2022 |
| 02-15-2023 |
| 05-11-2023 |
| 06-30-2023 |
| 07-27-2023 |
| 09-21-2023 |
| 10-02-2023 |

CONCEPT DEVELOPMENT PLAN & SPECIAL EXCEPTION PLAT
# ZONING CONCEPT PLAN AMENDMENT
# BROADLANDS SECTION 104
ASHBURN ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | REVISIONS |

SHEET
03
OF
07

J2 Engineers - X:\DRAWINGS\ACTIVE\broadlandssection 104 zcpa resubmittal\ZCPA\SECTION 04 CONCEPT DEVELOPMENT PLAN.dwg (CDP) October 30, 2023 - 3:19pm astevner