DEVELOPMENT AREA SUMMARY

NEIGHBORHOOD	D.U.	AC.	(%)
MOUNTAIN VALLEY	245	73.4	
SINGLE-FAMILY DETACHED	177		
TOWNHOMES	68		
THE VILLAGE	423	124.2	
SINGLE-FAMILY DETACHED	308		
TOWNHOMES	115		
COMMERCIAL 150,000 S.F.		(13.0)	
LAKEPOINT	419	150.5	
SINGLE-FAMILY DETACHED	327		
TOWNHOMES	92		
TOTAL	**1087**	**348.1**	**(26%)**
OPEN SPACE		958.0	(72%)
OPEN SPACE EASEMENT LOTS	13	(722.2)	
REGIONAL ROADS (R.O.W.)		23.2	(2%)
GRAND TOTAL	**1100**	**1329.3**	**(100%)**

OPEN SPACE SUMMARY

LAND USE	ACRES	(%)
OPEN SPACE EASEMENTS	722.2	
COMMUNITY OPEN SPACE	27.2	
OPEN SPACE PARK/BUFFER	4.5	
KETOCTIN CHURCH BUFFER	7.5	
NATURE PRESERVE	16.5	
AREA PARKS		
NEIGHBORHOOD PARKS	38.6	
NATURE PRESERVE	7.0	
SLEETER LAKE	84.5	
COMMUNITY PARK	30.0	
ELEMENTARY SCHOOL	20.0	
TOTAL ACRES	**958.0**	**(72%)**

KETOCTIN CHURCH OPEN SPACE/BUFFER 7.5 AC.

OPEN SPACE EASEMENT 434.1 AC. 50 ACRE OR MORE LOTS

NATURE PRESERVE 16.5 AC.

OPEN SPACE EASEMENT (93.7 AC.) TOTAL: 187.3 AC. 3 - 50 ACRE OR MORE LOTS

COMMUNITY PARK 30.0 AC. DEDICATED TO COUNTY OF LOUDOUN

ELEMENTARY SCHOOL 20.0 AC. DEDICATED TO COUNTY OF LOUDOUN

OPEN SPACE EASEMENT (93.6 AC.)

MOUNTAIN VALLEY NEIGHBORHOOD 73.4 AC.

U.G.A.

PARK 24.1 AC.

THE VILLAGE 124.2 AC.

OPEN SPACE 10.0 AC.

150' BUFFER

OPEN SPACE BUFFER 4.5 AC.

100' BUFFER (3.2 AC.)

NOTE: CIRCUMFERENTIAL ROAD TO BE EXTENDED; ALIGNMENT TO BE DETERMINED

ROAD PHASE LINE – SOUTH: PHASE 1, NORTH: PHASE 2

TO LEESBURG & WASHINGTON D.C.

W & OD TRAIL

OPEN SPACE 3.4 AC.

BYPASS

LEESBURG PIKE

PD-CH

PD-CH
• COMMERCIAL – 13.0 ACRES

OPEN SPACE 7.0 AC.

HARDWOOD FOREST - CONSERVATION EASEMENT FROM LAKE EDGE TO 15' EAST OF SANITARY SEWER EASEMENT

ROUTE

TOWN OF ROUND HILL

300' SETBACK

OPEN SPACE 6.8 AC.

50' BUILDING SETBACK ON EAST & WEST SIDE OF SLEETER LAKE

PARK 2.5 AC.

TO WINCHESTER

NATURE PRESERVE 7.0 AC.

PARK 11.0 AC. DEDICATED TO TOWN OF ROUNDHILL

PARK 1.0 AC.

LAKEPOINT NEIGHBORHOOD 150.5 AC.

SLEETER LAKE 84.5 AC.

OPEN SPACE EASEMENT 100.8 AC. 50 ACRES OR MORE LOTS

LAND USE PLAN

1600 800 400 0 — 0 400 800 1600

88174

ROUND HILL

LOUDOUN COUNTY, VIRGINIA

A PROJECT FOR
ROUND HILL ASSOCIATES, INC.
CYP, Inc. Architecture & Planning

8-1-90

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PLANNING, ZONING & COMMUNITY DEVELOPMENT