RECEIVED
NOV 26 2008
PLANNING DEPARTMENT

LOUDOUN COUNTY
LAND DEVELOPMENT APPLICATION

(1) *This application form must be filled out in its entirety.*
(2) *An incomplete application form will result in rejection of the application prior to checklist review.*
(3) *If additional space is needed to complete any section of this application, attach a separate sheet containing all the required information and refer to such where appropriate on the form.*
(4) *Do not write in shaded areas.*
(5) *See attached Instructions for completing the Land Development Application.*

PLEASE PRINT IN INK OR USE TYPEWRITE

TYPE OF APPLICATION	Application Number Assigned
_____ 1972 Zoning Ordinance	Fee Amount Paid
_____ 1993 Zoning Ordinance	Receipt Number
__X__ Revised 1993 Zoning Ordinance	Date of Official Acceptance

Calculations of Bond (CPAP, CPAP REVISION, REST, STPL, STPR & STMP)

Total Number of Cross-Sections (FPAL Type II & FPST)

Project Name:	Subdivision Name (*if different from project name*):
White's Ford Park	Subdivision Section: Lot Numbers:

Description of Proposed Project: (*Must be completed*)
CMPT: Approval of a commission permit to allow a regional park.
SPEX: Approval of a boat ramp and/or pier to provide water access to the Potomac River.
MSPEX: Approval of a campground to allow overnight stays in tents, cabins or other types of shelters.

Number and Types of Proposed Lots

Residential	_____
Non-residential	_____
Conservancy	_____
Open Space	_____
Other (Specify type)	1-park
Total Lots	1

PROPOSED RESIDENTIAL UNITS (*This section is to be completed for all residential applications*).

	Total Units	Quantity Affordable	Quantity Elderly
Detached			
Semi-detached			
Townhouse			
Multi-family			
Other (*specify*)			
Total	No homes are proposed with this application.		

PROPOSED NON-RESIDENTIAL SQUARE FOOTAGE *This section must be completed for all non-residential applications and non-residential components of residential applications. Describe the type (s) in the appropriated category and the total square footage for the category:*

Category	Description of Use	Square Footage
Ag-Residential		
Sales & Service		
Office		
Industrial		
Gov't., Utilities & Public Service		
Recreation & Special Interests	Park	
Transportation & Communications		
Education & Training		
Other (specify)		
Total Square Footage		

PROJECT LOCATION

Property Address:	**Property Location:**	**Adjacent Roads**
43646 Hibler Rd. Leesburg, VA 20176	Hibler Road bisects the property, which is east of Rt. 15 and adjacent to the Potomac River.	Hibler Road

ELECTION DISTRICT(S)	Catoctin Election District

PROPERTY TAX MAP, ACREAGE AND ZONING INFORMATION

Tax Map Number(s) or Pin Number Reference(s)	**Zoning District(s)**	**Acreage**	**Zoning Status**	
			Existing	**Proposed**
077365320	AR-1	294.58	AR-1	AR-1

SURROUNDING LAND USES AND ZONING

List all surrounding land uses and zoning districts adjacent to the property, including those across roads.

	LAND USE	ZONING
NORTH	Rural - 20	AR-1
SOUTH	Potomac River	Potomac River
EAST	Rural - 20	AR-1
WEST	Rural - 20	AR-1

APPLICANT(S)

Company Name	Northern Virginia Park Authority	Company Name	
Name of Person & Title	Thaddeus E. Hafner Planning & Development Director	Name of Person & Title	
Mailing Address	5400 Ox Road	Mailing Address	
City, State, Zip Code	Fairfax Station, VA 22039	City, State, Zip Code	
Daytime Telephone	(703) 352-5900	Daytime Telephone	
E-mail Address	thafner@nvrpa.org	E-mail Address	
Correspondent?	Yes (No)	Correspondent?	Yes No

PROPERTY O R(S)

Company Name	QDP LLC	Company Name	
Name of Person & Title	c/o Barbara Clougherty	Name of Person & Title	
Mailing Address	3043 Jeannie Anna Ct.	Mailing Address	
City, State, Zip Code	Oak Hill, VA 20171	City, State, Zip Code	
Daytime Telephone	n/a 703-925-9899	Daytime Telephone	
E-mail Address	n/a	E-mail Address	
Correspondent?	Yes (No)	Correspondent?	Yes No

REPRESENTATIVE(S)

Company Name	Cooley Godward Kronish LLP	Company Name	
Name of Person & Title	Molly M. Novotny Senior Urban Planner	Name of Person & Title	
Mailing Address	11951 Freedom Drive, #1500	Mailing Address	
City, State, Zip Code	Reston, VA 20190	City, State, Zip Code	
Daytime Telephone	(703) 456-8105	Daytime Telephone	
E-mail Address	mnovotny@cooley.com	E-mail Address	
Correspondent?	(Yes) No	Correspondent?	Yes No

CERTIFICATIONS

APPLICANT(S):
The information provided is accurate to the best of my knowledge. I acknowledge that any percolation tests, topographic studies, or other requirements of the Health Official, Director of Building and Development, or Zoning Administrator will be carried out at my expense. I understand that the County may deny, approve, or conditionally approve that for which I am applying. I certify that all property corners have been clearly staked and flagged.

Thaddeus E. Hafner Printed Name of Applicant	Printed Name of Applicant
Thaddeus E. Hafner 11-24-08 Signature of Applicant Date	Signature of Applicant Date

PROPERTY OWNER(S) *(to be signed by all property owners)*:
I have read this completed application, understand its intent, and freely consent to its filing. Furthermore, I grant permission to the Department of Building and Development and/or Planning and other authorized government agents to enter the property and make such investigations and tests as they deem necessary.

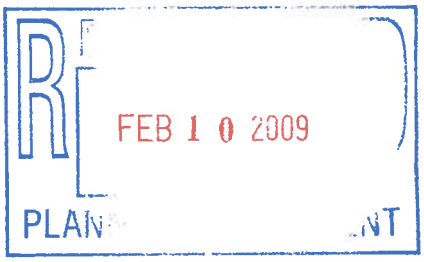
William J. Clougherty, Managing Member QDP LLC Printed Name of Property Owner	Printed Name of Property Owner
21 Nov 08 Signature of Property Owner Date	Signature of Property Owner Date

Updated 3/9/2007

Cooley
GODWARD KRONISH LLP

Molly M. Novotny
(703) 456-8105
mnovotny@cooley.com

VIA MAIL



February 9, 2009

Wini Polis
Planner
Loudoun County
1 Harrison St. SE 3rd floor
PO Box 7000
Leesburg, VA 20177-7000

RE: SPEX 2008-0061, SPEX 2008-0062 and CMPT 2008-0020, White's Ford Park

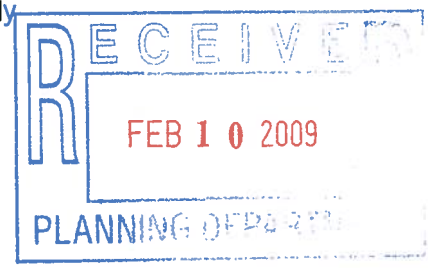
Dear Wini:

I understand you will be reviewing the above-referenced applications in Ginni Van Horn's absence.

Enclosed, you will find all of the materials that Ginni has requested, except for the additional archeology study. As noted in my letter to Ginni dated January 28, 2009, the Applicant has contracted with Thunderbird to perform a Phase 1A archeology study for the portion of the property adjacent to the Potomac River. We are waiting for the snow to melt to perform this study. The weather forecast gives us hope that Thunderbird will be able to start the study on February 9. We should have the report to the County within a week from the day the study is started.

With the information included here, we are hopeful the County will accept the applications and begin the review. Enclosed you will find:

1. One (1) CD of the below-listed documents
2. Fourteen (14) copies of the statement of justification
3. One (1) copy of the traffic study with appendices (A CD is enclosed at the back of this document that contains the traffic study and appendices electronically.)
4. Two (2) copies of the wetland survey
5. Two (2) copies of the completed phase I archeology study
6. Seventeen (17) copies of the revised plat



Sincerely,

Molly Novotny

Molly M. Novotny

cc: Ginni Van Horn, Loudoun County Planning
Todd Hafner, Northern Virginia Regional Park Authority
Kate Rudacille, Northern Virginia Regional Park Authority
Brian Nolan, Christopher Consultants
Colleen Gillis Snow, Cooley Godward Kronish LLP

392500 v1/RE

From: Ginni VanHorn
To: mnovotny@cooley.com
CC: Merrithew, John; Siebentritt, Heidi; Steele, Nicole
Date: 2/3/2009 6:14 PM
Subject: Fwd: NVRPA White's Ford Application
Attachments: Attachment1_NVRPATaxReceipt.pdf; Attachment2_NVRPAArche-mail.txt; Attachmen t3_NVRPATreeStudy.txt; NVRPA_-_White_s_Ford_resubmittal.pdf; Ginni VanHorn. vcf

Molly,

Just to confirm with you that we are waiting on the archeology report from Thunderbird and the items as requested in my December 23, 2008 letter to you. (restated below)

"Please submit 17 hard copies of the revised plat, 14 additional hard copies of the statement of justification, 1 additional copy of the traffic study with appendices and disk (electronic copy), 2 additional copies of the wetland survey and 2 additional copies of the Phase I. Also, please submit 3 copies of the Phase I Survey requested above. Please include on CD in Adobe/pdf format: the plat, the wetland study, both Phase I surveys and in MSWord format the statement of justification."

The application will be accepted and sent on referral soon after receiving the requested materials.

I will be out of town until February 17. If you have any questions in my absence, please contact John.

Ginni

~~~~~~~~~~~~~~~~~~~~~~~~
Ginni Van Horn, Land Use Review Planner
Loudoun County Dept of Planning
1 Harrison Street, 3rd Floor
Leesburg, VA 20177
703-777-0647
703-777-0441 fax
ginni.vanhorn@loudoun.gov
~~~~~~~~~~~~~~~~~~~~~~~~

>>> "Novotny, Molly" <mnovotny@cooley.com> 1/28/2009 12:01 PM >>>
Ginni,
I hope you're staying warm.
Attached is a letter regarding NVRPA's White's Ford Application and several attachments referenced in the letter.
The snow has kept me at home this morning. When I arrive in the office this afternoon, I'll send you a signed copy of this letter.
Thanks much,
Molly

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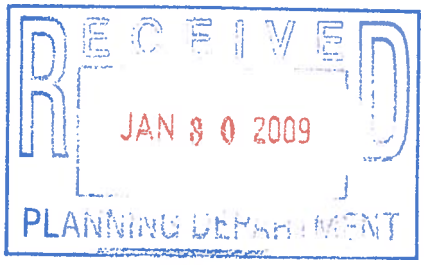
Cooley
GODWARD KRONISH LLP

Molly M. Novotny
(703) 456-8105
mnovotny@cooley.com



January 28, 2009

Ginni Van Horn
Department of Planning
1 Harrison Street, 3rd Floor
Leesburg, VA 20177

RE: SPEX 2008-0061, SPEX 2008-0062 and CMPT 2008-0020 White's Ford Park

Dear Ginni:

Enclosed you will find the additional information you have requested for the above-referenced applications. In your letter dated December 23, 2008, you highlighted four areas that needed additional information.

Your first comment addressed property taxes and requested evidence that taxes for 2008 had been paid. Enclosed as Attachment 1 you will find verification that the second half of the real estate taxes have been paid for the property.

Your second comment spoke to adjacent property information. As we discussed on the phone, the adjacent property information required in Checklist Item K3 and K8 was included in our initial submission. That information can be found on the right side of Sheet 2 of the Special Exception Plat.

Your third comment requests a Phase 1 Archeological Survey be conducted on the property south of Hibler Road. As much of this land is in the floodplain and will not be developed, a study had not been conducted. Some spot areas had previously been reviewed and areas that could prove significant were designated as "no-build areas" on the concept plan. However, following discussions with you and County archeologist Heidi Siebentritt, the Northern Virginia Regional Park Authority (the "Applicant", "NVRPA") has engaged Thunderbird Archeology to study that portion of the site.

Thunderbird archeologist Kim Snyder spoke with Heidi regarding NVRPA's application, and Heidi said the submittal of a preliminary survey of the land would be sufficient for the County to accept the application. I have attached an e-mail from Heidi to Kim that explains this modified requirement as Attachment 2.

Thunderbird was prepared to conduct this Phase 1A study starting today, but the weather has made that impossible. Once the study is started, Kim anticipates it taking just about a week from start until submittal. Therefore, we respectfully request that you review our application for acceptance without this study, with our pledge that as soon as the snow melts and Thunderbird can access the site, the study will commence. As you must know, we are anxious for the review process to begin.

Cooley
GODWARD KRONISH LLP

Your fourth and final comment speaks to a forest management plan. The Applicant's engineers met with Dana Malone to discuss Checklist Item K12b and this comment. Attachment 3 is an e-mail Dana sent to you January 7, 2009, outlining what will be required of the Applicant. Per that e-mail, we are creating a Tree Conservation Plan that will describe the tree stands by forest type. This document is underway currently, but is not yet available and will be submitted following the application's acceptance. It is our understanding that this is acceptable to both you and Dana.

We trust that the information enclosed will enable the County to accept NVRPA's application to create White's Ford Park. Please contact me with any questions or comments.

Sincerely,

Molly Novotny

Molly M. Novotny

cc: Todd Hafner, Northern Virginia Regional Park Authority
Kate Rudacille, Northern Virginia Regional Park Authority
Kim Snyder, Thunderbird Archeology
Brian Nolan, Christopher Consultants
Colleen Gillis Snow, Cooley Godward Kronish

391145 v1/RE

Attachment 2

Novotny, Molly

From: Kim Snyder [ksnyder@wetlandstudies.com]
Sent: Thursday, January 29, 2009 9:34 AM
To: Novotny, Molly
Subject: FW: Hibler Road property/NVA Park Authority SPEX

-----Original Message-----
From: Heidi Siebentritt [mailto:Heidi.Siebentritt@loudoun.gov]
Sent: Wednesday, January 21, 2009 4:09 PM
To: Kim Snyder
Subject: Re: Hibler Road property/NVA Park Authority SPEX

Kim,
I telework on Wednesdays and am not in the office today. I will likely be reviewing the docs for this case. The applicant has asked for a waiver of the arch study. While the county will not waive the study, we will accept the results of a prelim survey in the form of a management summary with survey map(s) at the time of application submission with the anticipation of a formal report to follow. As you know, this portion of the property is major floodplain, so the stratigraphy and depth of soil deposition will dictate your methods and we can talk about this as the survey proceeds. I know that in the 70's a lot of the floodplain soils in the lost corner area were mined, but I don't know about this particular spot. I knew Lloyd Fry who lived on the property and I am so glad that NVRPA is pursing the park idea. Mr. Fry died 3 or so years ago, so I wonder how the house is faring. We will be looking at the treatment of the potentially eligible sites identified on the adjacent portion of the property where the house is as the application proceeds, since the concept plan shows possible impacts.
Anyway, give me an e-mail back, or I can call you tomorrow if that suits.
Heidi

Heidi E. Siebentritt
Historic Preservation Planner
Department of Planning
3rd Floor
1 Harrison Street, SE
Leesburg, VA 20177
(703) 777-0246
>>> "Kim Snyder" <ksnyder@wetlandstudies.com> 01/21/09 2:54 PM >>>
Hi Heidi

I have left you a voice mail as well. I would like to discuss this with you as soon as possible. Please give me a call or let me know if Mike is the one reviewing it. Thanks so much!

Take care

Kim

Kimberly Snyder, RPA
Thunderbird Archeology
a Division of Wetland Studies and Solutions, Inc.
5300 Wellington Branch Drive
Suite 100
Gainesville, Virginia 20155
(703) 679-5614
(703) 679-5601 (Fax)

ksnyder@wetlandstudies.com

Ginni VanHorn - NVRPA's White's Ford Park

From: "Lou Canonico" <loucanonico@ccl-eng.com>
To: <jmerrith@loudoun.gov>
Date: 1/13/2009 5:42 PM
Subject: NVRPA's White's Ford Park
CC: "TODD HAFNER" <THAFNER@nvrpa.org>, "KATE RUDACILLE" <KRUDACIL@nvrpa.org>, "Molly Novotny" <mnovotny@cooley.com>, <briannolan@ccl-eng.com>, <Ginni.VanHorn@loudoun.gov>

Hey John:

Hope all is well. I am writing in regards to the applications that were filed by NVRPA in regards to the White's Ford property and their plans for a park on the property. The applications included 2 Special Exceptions and a Commission Permit. The applications were not accepted due to 2 concerns, one dealing with a tree survey and the second was that the archeological study only included the portion of the property outside the floodplain.

In terms of the tree survey we met with Dana and came to an agreement on what needed to be done. NVRPA is moving forward meeting Dana's desires in terms of the tree survey. Dana indicated he was fine with the applications being accepted in advance of the tree survey being submitted. In terms of the archeological study, the study was done when this property was going to be developed for residential use. It had been no development activity proposed in the floodplain so the study didn't include that area. While the park use proposes activities in the flood plain area their impacts will be minimal. The other thing that has happened since the original plan to develop the property is that the entire property, both in and out of the floodplain, has been put under a VOF easement. That easement specifies certain areas that cannot be disturbed including areas in the floodplain. Regardless, I understand Ginni talked to Heidi and that she is still going to require an archeological survey of the floodplain area. NVRPA will move forward with the additional archeological work. However, we again would ask that the applications be accepted with the understanding the additional archeological work will be completed and submitted to the County as soon as possible.

Please let me know your thoughts on getting the applications accepted in advance of the tree survey and additional archeological work being completed. If we need to put this in the form of an official letter request I would be happy to do so. Thank you for your attention to this matter.

Louis Canonico, P.E.
Regional Vice President
loucanonico@ccl-eng.com

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engineering - surveying - land planning
Twenty-Five Years of Excellence
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suite 160
ashburn, virginia 20147
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Ginni VanHorn - NVRPA application

From: "Novotny, Molly" <mnovotny@cooley.com>
To: "Ginni VanHorn" <Ginni.VanHorn@loudoun.gov>
Date: 1/13/2009 3:29 PM
Subject: NVRPA application
CC: "Brian Nolan" <briannolan@ccl-eng.com>

Ginni,
I've left you several voicemails regarding our planned resubmission of the NVRPA application. We are trying to resubmit the application for acceptance, but we have a few questions we wanted to run by you before we resubmit.

1. Brian Nolan has met with Dana Malone regarding the forest management plan. Dana then sent you an e-mail outlining his desires for the property. We are working on the Tree Conservation Plan Dana has requested, but would like to be able to submit the application for approval without this being completed, recognizing that it will be submitted. Is this OK with you?

2. Little development is planned for the area for the property that has not been studied for archaeology. Some individual surveys have been done, and where they have identified cultural resources, those areas have been further identified as "no-build zones". We would like to work with you on whether a full Phase 1 archaeological survey is needed on the remaining acreage, or if we can submit the supplemental reports for your review.

I look forward to hearing from you.
Thanks much,
Molly

Molly Novotny
Senior Urban Planner
Cooley Godward Kronish LLP • One Freedom Square • Reston Town Center
11951 Freedom Drive • Reston, VA 20190-5656
Direct: (703) 456-8105 • Fax: (703) 456-8100
Bio: www.cooley.com/mnovotny • Practice: www.cooley.com/realestate

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Attachment 3

From: Dana Malone [Dana.Malone@loudoun.gov]

Sent: Wednesday, January 07, 2009 4:18 PM

To: Ginni VanHorn

Cc: Brian Nolan; Chris Glassmoyer; William Marsh

Subject: White's Ford Park Waiver, SPEX 2008-0061

Ginni,

After reviewing the environmental data and conceptual sketch pertaining to this project and then meeting Brian Nolan and Chris Glassmoyer with Christopher Consultants, I offer the following comments:

1. Submit a Tree Conservation Plan (TCP) on the plans set that includes a stand description by forest type with field referenced
digital support for each type. There will be no need to provide an inventory as described in Checklist Item K 12b. There also will be no need for
a Tree Protection component given the lack of intrusion into areas of existing forest cover.

2. Preserve the full extent of the existing forest riparian buffer along the Potomac River, apart from the installation of the boat launch, which in
itself should only marginally impact the Potomac River riparian buffer.

3. Include a statement on the plans set that the applicant will systematically remove and/or treat all invasive plant material. Supplemental planting
of native deciduous trees in areas where invasive vegetation has been removed is highly recommended in order to maintain the function and
integrity of forest riparian corridors.

4. An oak of substantial size was noted near the Colonel White House in the Interpretive Area. Please note the limits of it's critical root zone
(c.r.z.) and include a statement that any enhancements or renovations to the Colonel White House and/or the surrounding area will not impact in
any way the c.r.z. of this tree.

Dana

Loudoun County, Virginia
Department of Planning
1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000
Telephone (703) 777-0246 • Fax (703) 777-0441

December 23, 2008

Molly M. Novotny, Senior Urban Planner
Cooley Godward Kronish LLP
11951 Freedom Drive, #1500
Reston, VA 20190

Re: SPEX 2008-0061, SPEX 2008-0062 & CMPT 2008-0020
White's Ford Park

Dear Ms. Novotny:

This letter serves to inform you that the above referenced application has been reviewed for minimum checklist submission compliance. The following material has not been provided or needs to be clarified before the application can be officially accepted for processing:

1. Please provide evidence verifying that real estate taxes have been fully paid. As of this date, current County real estate records for the 2nd half of 2008 show the tax status as not paid.
2. Please revise the Plat package to include all adjacent property information as requested in Checklist Item K3 and K8.
3. Thank you for submitting the Phase I Archeological Survey of 150 acres. Please submit a Phase I for the additional 145 acres subject to the special exception.
4. Also, as stated in the waiver response, please submit a forest management plan.

Once this information is revised, please submit 17 hard copies of the revised plat, 14 additional hard copies of the statement of justification, 1 additional copy of the traffic study with appendices and disk (electronic copy), 2 additional copies of the wetland survey and 2 additional copies of the Phase I. Also, please submit 3 copies of the Phase I Survey requested above. Please include on CD in Adobe/pdf format: the plat, the wetland study, both Phase I surveys and in MSWord format the statement of justification. Should you have any questions regarding the review and processing of your application, please feel free to contact me at 703-777-0647 or by email ginni.vanhorn@loudoun.gov.

Sincerely,

Ginni Van Horn
Land Use Planner

cc. John Merrithew, Assistant Director

Loudoun County, Virginia
Department of Planning
1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000
Telephone (703) 777-0246 • Fax (703) 777-0441

December 23, 2008

Brian Nolan
christopher consultants, ltd.
20110 Ashbrook Place, Suite 160
Ashburn, VA 20147

Re: SPEX 2008-0061, SPEX 2008-0062 & CMPT 2008-0020
White's Ford Park Waiver

Dear Mr. Nolan:

I am responding to your letter dated November 24, 2008 in which you ask that the County waive a number of checklist requirements associated with a special exception (SPEX) application. We will agree that K6a and 6b can be waived prior to acceptance. The areas delineated on the SPEX plat dated November 26, 2008, are acceptable at this time. We also agree to waive Item K7 as note 22 on the cover sheet on the submitted plat sufficiently meets the checklist requirement at this time. After discussion with Dana Malone, the County Arborist, Checklist Item K12a and b can not be waived at this time. Please provide a forest management plan identifying the type of tree cover on the site as well as an inventory of as described in 12b. If you have any additional questions about this requirement, please contact Dana Malone in the Department of Building and Development.

As always, this waiver does not preclude staff from requesting the waived information if it becomes necessary during their review of the application.

If you have any questions please feel free to contact me.

Sincerely,

Ginni Van Horn
Land Use Planner

cc. John Merrithew, Assistant Director

Cooley
GODWARD KRONISH LLP

Molly M. Novotny
(703) 456-8105
mnovotny@cooley.com

November 26, 2008

Michelle Motture
Department of Planning
1 Harrison St. 3rd Floor
Leesburg, Virginia 20177

RE: Northern Virginia Regional Park Authority - White's Ford Park Application

Dear Michelle:

On behalf of the Northern Virginia Regional Park Authority (the "Applicant" or "NVRPA"), I am pleased to submit the enclosed application for a Minor Special Exception for campgrounds, a Special Exception for a boat ramp and a Commission Permit. The submission package includes the following application documents:

1. A completed and signed Minimum Submission Requirements for a Special Exception Application Form.
2. A completed and signed Land Development Application Form.
3. A Certificate of Payment of Taxes for the property subject to this application.
4. Statement indicating that the land is included in the County's Use Value Assessment program.
5. A completed, signed and notarized Disclosures of Real Parties in Interest Form.
6. NVRPA's Land Development Fee Waiver approval letter from Loudoun County.
7. A record of the Pre-Application Conference.
8. Three (3) copies of the Statement of Justification, which includes a project summary.
9. One (1) copy of the Wetland Study prepared by Bowman Consulting.
10. One (1) copy of the Phase 1 Archeological Study prepared by Thunderbird Archeology.
11. A statement regarding community meetings.
12. Two (2) sets of pre-printed mailing labels with the addresses of adjacent property owners.

13. A completed Commission Permit Application Form.

14. A waiver addressing checklist items that were not specifically addressed on the Special Exception Plans.

15. Three (3) copies of the Concept Sketch.

16. Three copies of the Traffic Impact Analysis.

17. Three (3) copies of the Special Exception Plans.

Please let me know when the acceptance review has been completed and we will provide you with the appropriate number of plans and other documents for staff review. Do not hesitate to call or e-mail me if you have any questions or need additional information.

Thank you in advance for your attention to this matter.

Sincerely,

Molly Novotny

Molly M. Novotny

cc: Todd Hafner, Northern Virginia Regional Park Authority
Kate Rudacille, Northern Virginia Regional Park Authority
Colleen Gillis Snow, Cooley Godward Kronish LLP
Lou Canonico, christopher consultants
Brian Nolan, christopher consultants

385486 v1/RE

christopher consultants
engineering · surveying · land planning

RECEIVED
NOV 26 2008
PLANNING DEPARTMENT

November 24, 2008

Mr. John Merrithew
Land Use Review Division
Loudoun County Department of Planning
1 Harrison Street, S.E.
Leesburg, VA 20177-7000

RE: Request for Waiver of Special Exception Checklist Items
White's Ford Park (Northern Virginia Regional Park Authority)

Dear Mr. Merrithew:

Northern Virginia Regional Park Authority (the "Applicant" or "NVRPA") is currently filing a special exception to permit a campground use and boat launch associated with a proposed park to be located north of the Town of Leesburg along the Potomac River. The Applicant respectfully requests a Waiver of item F – Fees, item G – Building Design, item K – Number 6 (a) and (b), item K – Number 7, and item K - Number 12 (a) and (b) for the following reasons:

The Site

The property, which is subject to the Special Exception Application, is located toward the eastern end of Hibler Road (Route 656) at 43646 Hibler Road, Leesburg, VA (the "Property"). The Property is zoned AR-1 and is subject to a Virginia Outdoor Foundation open space conservation easement.

Item F – Fees

NVRPA was granted a blanket fee waiver for land development applications including site plans, special exceptions, variances, grading permits inspection fees, etc. by the Loudoun County Board of Supervisors on January 20, 1993. Please see attachment.

Item G – Building Design and
Item K – Special Exception Plat

Number 6 (a) Show location and area footprint, height of proposed use and identify use. Dimensions must be drawn to scale.

Number 6 (b) Parking/loading areas: building and parking setbacks (front, side and rear). Dimensions must be drawn to scale.

Number 7 The proposed location, lighting, and type of sign.

The proposed Special Exception Application is for the development of a campground and boat launch associated with a proposed passive park. The exact size and locations of structures have

christopher consultants, ltd.
20110 ashbrook place, suite 160
ashburn, virginia 20147

voice 571.209.5950
fax 571.209.5951
web site www.christopherconsultants.com

not been finalized at this time, as NVRPA continues to develop the park program and overall conceptual layout. The general locations of uses, based on preliminary design, will be shown illustratively on the Special Exception Plat.

Number 12 (a) A description of type and extent of tree cover that identifies canopy, understory growth and other flora;

Number 12 (b) An inventory of evergreen trees with calipers of 14 inches or larger and deciduous trees with calipers of 22 inches or larger (measured 4.5 feet above the ground)

The Property is approximately 300 acres, much of which is open pasture and agricultural fields. Existing tree cover is limited to the perimeter of the site, along streams and fence lines, around existing structures, and along the stream bank of the Potomac River. It is the Applicant's intent to locate the proposed campground, boat launch and other park amenities so as to minimize disturbance to the existing natural systems of the site. Due to the size of the Property, and the minimal disturbance to the existing tree cover, the Applicant requests a Waiver of this requirement.

Understanding that NVRPA has a long-standing partnership with Loudoun County staff, and seeing its intent to maintain the environmental resources located on and adjacent to the Property and the preliminary nature of the project, we respectfully request a Waiver for the aforementioned Special Exception Checklist items. If you should have any further questions regarding this matter, please feel free to contact me. Thank you for your consideration of this request.

Sincerely,

Brian Nolan

BN/dml

cc: Mr. Todd Hafner, NVRPA
Ms. Kate Rudacille, NVRPA
Ms. Molly Novotny, Cooley Godward, LP

RECEIVED
NOV 26 2008
PLANNING DEPARTMENT

SPEX

SPECIAL EXCEPTION APPLICATION*

Checklist of Minimum Requirements

Loudoun County Zoning Ordinance Section 6-1303(A):

> **Pre-Application Conference**. Prior to filing an application, an applicant shall meet with the Director of Planning and discuss his intentions with regard to a given application and questions regarding the procedures or substantive requirements of this Ordinance. In connection with all such conferences, the Zoning Administrator shall be consulted as appropriate. A request for a pre-application conference shall be made in writing to the Director of Planning and shall be accompanied by a sketch map(s) of the site, a description of the existing environmental, topographical and structural features on the site, the proposed project or use, graphics that illustrate the scale, location, and design of any buildings or structures, and a list of the issues to be discussed at the conference. No matters discussed at said meeting shall be binding on either the applicant or the County. The Director of Planning shall respond to each written request for a pre-application conference within fifteen (15) calendar days. If a pre-application conference is not scheduled within thirty (30) calendar days of a request for such conference, then the applicant may request a waiver of the conference. The Planning Director may waive the pre-application conference requirement in cases where the Director finds such a waiver is not detrimental to the applicant or the County.

For uses processed under the 1993 Zoning Ordinance, refer to the Fee Schedule adopted 6/16/93.

Category 1	$ 460
Category 2	$2,530
Category 3	$4,830
Category 4	$7,360

Section 6-1310, Issues for Consideration, lists factors considered by the Planning Commission and Board of Supervisors in their review. The applicant is encouraged to read this section before completing this application.

*There are specialized checklists for the following types of special exceptions: MDOD (Mountainside Development Overlay); Tenant Dwelling for Seasonal Labor; Small Business in A-3, A-10, A-25; and Removal of Non-conformities. For Special Exceptions to remove nonconforming status or to amend a Concept Development Plan (CDP), pertinent information relating to the application will be discussed at the pre-application meeting. See page 2, Applicant Responsibilities.

LOUDOUN COUNTY DEPARTMENT OF PLANNING
1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177 Local (703) 777-0246

MINIMUM SUBMISSION REQUIREMENTS FOR SPECIAL EXCEPTION APPLICATION

Application No.

TO BE COMPLETED BY THE APPLICANT

Project Name: White's Ford Park

Proposed Use: Passive Park with campgrounds and a boat ramp

Project Location: 43646 Hibler Road, Leesburg, Virginia 20176

Catoctin Election District

Tax Map #(s): 31-5 Parcel #(s): 077-36-5320

Parcel Owner(s): QDP LLC Telephone No.: n/a

Applicant/Authorized Agent: Molly Novotny Telephone No.: 703-456-8105

Engineer/Surveyor: christopher consultants Telephone No.: 571-209-5950

Attorney: Colleen Gillis Snow Telephone No.: 703-456-8114

Signature of Person Completing Checklist: Molly Novotny Date: 11-25-2008

****

TO BE COMPLETED BY THE PLANNING OFFICE PERSONNEL

Date Received: Date Reviewed:

Reviewed by: Date Accepted/Not Accepted:

Reason(s) For Not Accepting:

MCPI Number(s):

A. APPLICANT RESPONSIBILITIES. The applicant must complete all of the Special Exception information contained in this checklist, or present written approval for any deviation therefrom. Written approval from the designated department for any deviation from mandatory requirements must be obtained prior to application submission.

Where proposed project information is requested in this checklist for adjacent property to the proposal, this information may be limited to projects on file with the County or with an adjacent incorporated town or surrounding jurisdiction.

All plats or plans submitted with this application shall be folded to a size of approximately 8½" x 11" with the title block visible.

If the application is judged incomplete, the staff will identify in writing the deficiencies that must be corrected. The application will not be accepted for processing. The fee and materials will be returned to the applicant.

All required forms are available in the Department of Planning.

Approved Deviations:

The Applicant has submitted a waiver for checklist items F, G, K6a, K6b, K7, K12a, K12b. In addition, the Applicant has submitted the letter from Loudoun County waiving all development fees for NVRPA projects.

B. LAND DEVELOPMENT APPLICATION FORM. Submit a completed land development application form, including the following:	SUBMITTED		
	YES	NO	N/A
1. Name of the applicant(s).	X		
2. Applicant(s) address: city/state/zip.	X		
3. Applicant(s) telephone number(s).	X		
4. Authorized representative.	X		
5. Representative's address: city/state/zip code.	X		
6. Representative's telephone number(s).	X		
7. Property owner(s).	X		
8. Property owner(s) address: city/state/zip code.	X		
9. Property owner(s) telephone number(s).	X		
10. Present zoning classification(s).[2]	X		
11. Project location.	X		
12. Tax map & parcel number(s); MCPI number(s).	X		
13. Proposed name of the subdivision, development or business.			X
14. Election district(s) in which the proposed special exception is located.	X		

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning

	SUBMITTED		
	YES	NO	N/A
15. Signature of the applicant.	X		
16. Signature of the owner.	X		
C. CERTIFICATE OF PAYMENT OF TAXES. Provide a certificate verifying that real estate taxes have been paid for all property included in the application. (*A certificate of payment of taxes is available from the Treasurer's Office.*)	X		
D. USE VALUE ASSESSMENT PROGRAM. Provide a statement which identifies any parcel(s) currently subject to the County's Use Value Assessment that are included as part of this application. (*A Land Use certificate is available from the Department of Financial Services.*)	X		
E. DISCLOSURE OF REAL PARTIES IN INTEREST. Provide completed disclosure form(s).	X		
F. FEES. Provide a check made payable to the County of Loudoun.		X	
G. BUILDING DESIGN. Provide 15 copies of floor plans and elevations for the front, sides, and rear of any on-site structures proposed.		X	
H. RECORD OF PRE-APPLICATION CONFERENCE. Provide a copy of the documentation provided at the conference.	X		
I. STATEMENT OF JUSTIFICATION. Provide 15 copies of a written Statement of Justification describing the project and detailing the reason(s) why the granting of a special exception is appropriate. The statement must address the issues for consideration in Section 6-1310 of the Zoning Ordinance including a description of the proposed development's compliance with the environmental, cultural, land use, economic and fiscal, and design goals and policies of the Comprehensive Plan.	X		
J. VICINITY MAP. Provide 15 copies of a map labeled "Vicinity Map" at a scale of 1" = 1000', 8½" x 11" in size with approximate Virginia coordinate grid information with the proposal's property centered on the map.[1] Include the following information on the map:	X		
1. Approximate location of arterial and collector streets and any local streets connecting to the proposed project and street names or numbers; major streams or rivers; the Potomac River; the W&OD Trail.[1]	X		
2. Project boundaries and all existing lot boundaries (as shown on the County parcel maps) within the project and surrounding the project within the vicinity map area.[1]	X		
3. For adjacent property within 200 feet including property across the road from project, include the following: a. Approved and proposed projects or subdivision names, lot lines, section and lot numbers[1] and zoning[2]. b. Existing and proposed land uses at time of submission; lots; existing structures within 200 feet of the proposed project.[1] c. Adjacent open space easements, park and recreation land.	X		
4. Jurisdictional boundaries.[1]	X		

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning

K. SPECIAL EXCEPTION PLAT. Submit 15 copies of the plan at a scale of 1 inch = 200 feet.[1] If the proposed plan is not submitted at 1" = 200', a deviation to a more meaningful scale may be requested. At least three (3) plans must be provided at 1" = 200'. Four (4) copies are required when floodplain or mountainside exists on a site. To facilitate review of issues for consideration in Section 6-1310 of the Zoning Ordinance, the special exception plat shall include the following information:

	SUBMITTED		
	YES	NO	N/A
1. The scale, north point and date.[1]	X		
2. The boundary of the property showing bearings and distances.[1]	X		
3. Owner's names and zoning of adjacent property.[2]	X		
4. Signature of the property owner or applicant.	X		
5. Archaeological or historical features included in the State or National Register of Historic Places. a. Existing and proposed buildings; structures, walls, and fences on site.[1] For buildings and structures, indicate their date of construction, as determined by record search and visual survey, and whether it is planned that they be retained or demolished. b. The applicant must also conduct a survey of historic architecture, known and potential historic and archaeological sites. Identify any known grave, object, or structure marking a place of burial, as determined by record search and visual survey.	X		
6. a. Show location and area footprint, height of proposed use and identify use. Dimensions must be drawn to scale. b. Parking/loading areas: building and parking setbacks (front, side and rear).[2] Dimensions must be drawn to scale.		X	
7. The proposed location, lighting and type of sign.		X	
8. Adjacent property information including property across the road from project: a. Approved and proposed projects or subdivision names, lot lines, section and lot numbers and zoning.[1] b. Existing and proposed land uses at time of submission; lots; existing structures within 200' of the proposed project.[1] c. Existing and proposed abutting roads and their right-of-way widths.[1] d. Existing nonresidential access points, existing and proposed roadway intersections and median breaks.[1] f. Major roads identified in the County Transportation Plan and roads identified in the current Loudoun County/VDOT six-year plan.[4]	X		
9. Location of proposed/existing well and septic system. Provision of evidence that application has been made to the County Health Department for proposed project's sewer and water systems if Loudoun County Sanitation Authority service is not available.	X		

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning

	SUBMITTED		
	YES	NO	N/A
10. On-site roadway information including:[1] a. Existing and proposed access points to existing state road system including roadway entrance widths. b. Existing and proposed locations of internal through public street network and right-of-way widths; access points with adjacent parcels.	X		
11. Include parking/loading areas.	X		
12. The location and general description of vegetation and existing tree cover including: a. A description of type and extent of tree cover that identifies canopy, understory growth and other flora; b. An inventory of evergreen trees with calipers of 14 inches or larger and deciduous trees with calipers of 22 inches or larger (measured 4.5 feet above the ground); and c. Endangered species habitat[5]. d. The nature and extent of existing and/or proposed landscaping, screening or buffering on the site.	X		
13. Topography at contours not more than five (5) feet. *Note: The Director may request a two (2) foot contour.*	X		
14. The location of any steep slopes.	X		
15. The location and type of any fuel and fuel storage and a listing, if known, of all hazardous or toxic substances 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.	X		
16. Where applicable, the limits of floodplain boundaries are to be delineated. The plan shall utilize and identify the source as the Floodplain Map of Loudoun County.	X		
17. Limits of any overlay districts on the property (HCC, AI, FOD, MDOD).[2]	X		
18. If requested by the Planning Director the applicant shall provide: a. A minimum of two cross-sections where a grade change of 3 feet or more is proposed or where buildings are proposed. The cross-sections shall illustrate existing and proposed topography, height and density of vegetation and the dimensions of proposed buildings. b. For projects adjacent to existing residentially zoned or used property, three-dimensional sketches providing a "bird's eye" (45°) view and at least two eye-level perspectives (30°) of the project illustrating the relationship between the proposed development and the surrounding community. *Note: The cross-sections and/or sketches shall be provided no later than the applicant's response to the initial agency comments (referrals).*			X

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning

5. Information available from the State Department of Natural Resources

	SUBMITTED		
	YES	NO	N/A
19. Identification of any Federal or State permits or conditions that directly limit development on the subject property.	X		
L. TRAFFIC STUDY. Provide 6 copies of a traffic analysis indicating the relationship of the proposed development to traffic, road and transit use and plans according to FSM Section 4-200B including the following elements:	X		
1. Study area.	X		
2. Traffic count locations.	X		
3. Trip generation.	X		
4. Traffic volume projections.	X		
5. Level of service analysis.	X		
6. Minimum roadway/intersection level of service standards.	X		
7. Background traffic assumptions.	X		
8. Traffic/trip distribution.	X		
9. Level of service calculation assumptions.	X		
10. Mode choice.	X		
11. Safety locations.	X		
12. Traffic mitigation measures.	X		

M. COMMUNITY MEETINGS. The applicant must submit a list or schedule of meetings between the applicant and the surrounding communities either held or scheduled to be held.

N. MAILING LABELS. The applicant must submit two (2) sets of pre-printed address/mailing labels with addresses of all adjacent property owners.

O. CERTIFICATION OF APPLICATION SUBMISSION. I hereby certify that the above stated information is included in the attached special exception application and accompanying materials. Further, I have included on the site plan any conditions required by proffers of an approved rezoning for this site, or required by a variance approval, special agreements or covenants.

APPLICANT SIGNATURE Mally Nowotny DATE 11/25/08

Application: _____ Accepted _____ Rejected

Checklist Reviewer

Date

385495 v1/RE

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NOV 26 2008
PLANNING DEPARTMENT

CMPT

COMMISSION PERMIT

Checklist of Minimum Requirements

The Loudoun County Zoning Ordinance requires that any street, park, public area, public structure, public utility, public building or public service corporation (other that railroads), whether publicly or privately owned, must have the general or approximate location, character, and extent approved by the Planning Commission as being substantially in accord with the adopted comprehensive plan before the public facility can be constructed or established. The Board of Supervisors may ratify the Planning Commission's decision or overrule the Commission by a majority vote. (See Section 905 of the 1972 Zoning Ordinance or Section 6-1100 of the 1993 Zoning Ordinance as applicable.)

Pre-Application Conference. It is recommended that the applicant meet first with the Planning Department staff prior to submission of a proposal, to determine which documents and information must be submitted. This conference is at no charge to the applicant. If the Planning staff allows any deviation from any requirement, it is the applicant's responsibility to indicate and/or provide documentation of those deviations with the initial submission.

The Current submission fee is $770.00.

Revised December 1991
Reformatted November 2000

APPLICANT RESPONSIBILITIES. The applicant must complete all of the information contained in this checklist, or present written approval for any deviation therefrom. Written approval from the designated department for any deviation from mandatory requirements must be obtained prior to application submission.

Where proposed project information is requested in this checklist for adjacent property to the proposal, this information may be limited to projects on file with the County or with an adjacent incorporated town or surrounding jurisdiction.

All plats or plans submitted with this application shall be folded to a size of approximately 8½ " x 11" with the title block visible.

If the application is judged incomplete, the staff will identify in writing the deficiencies that must be corrected. The application will not be accepted for processing until the deficiencies are resolved.

All required forms are available in the Department of Planning.

A. LAND DEVELOPMENT APPLICATION FORM. Submit a completed land development application form, including the following:	SUBMITTED		
	YES	NO	N/A
1. Applicant's name and address and ownership interest in the subject property.	X		
2. The name and address, and signed written consent of all those having an ownership interest, if different than the applicant filing the application.	X		
3. The names and addresses of all consultants representing the applicant with respect to the proposed development plan.	X		
4. The tax map identification number; MCPI number.	X		
5. Signature of Property Owner.	X		
B. STATEMENT OF JUSTIFICATION. One copy of a Statement of Justification detailing the proposed use.	X		
C. SITE PLAN. Provide 15 copies of a site plan at a scale of 1"=200', or request a deviation for a more meaningful scale. At least three (3) plans must be provided at 1"=200'. Four copies are required when floodplain exists on the site. Include the following information on the plan:	X		
1. Where applicable, the limits of floodplain boundaries are to be delineated. The plat shall utilize and identify the source as the Floodplain Map of Loudoun County.	X		
2. The scale, north point, and date.	X		
3. The boundary of the property showing bearings and distances.	X		
4. The owners' names and zoning of adjacent property.	X		
5. The location and dimensions of all structures, parking/loading areas, and signs, existing and proposed.	X		
6. The location of any structures within 500' of the proposed structure/use.	X		
7. The property owner's signature.	X		
8. An insert vicinity map showing the location within the general area.	X		

Attachment 1

Loudoun County Real Estate Tax, Assessment & Parcel Database

Home | Search By | Contact Us

Map It | Recent Sales | Pay Taxes | Assessment

Real Estate Tax - 2008
Owner and Legal

PIN: 077-36-5320-000	**Tax Map:** /31/////////5/
Current Owner Name& Address: Q D P LLC ATTN: BARBARA CLOUGHERTY 3043 JEANNIE ANNA CT OAK HILL VA 20171-4071	**Jan 1 Owner Name& Address::** Q D P LLC ATTN: BARBARA CLOUGHERTY 3043 JEANNIE ANNA CT OAK HILL VA 20171-4071
Legal Description: POTOMAC 200712060084868 OSE 200504040034294 200708070058707	**Acreage:** 294.58 **Land Use: Yes**
Annual Taxable Assessment: $ 612,720	

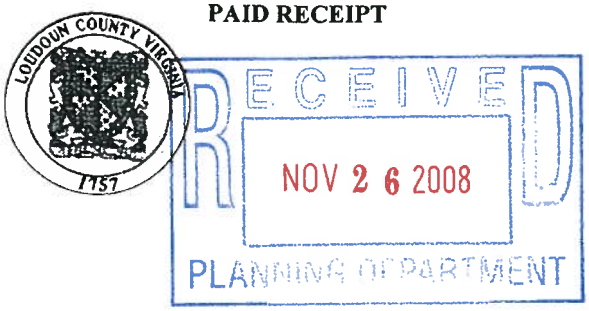
District: Regular		**Supplement:**		**Tax Rate:** $1.14 per $100 assessed value	
1st Half		**Original Due Date:** 2008-06-05		**Date Levied:** 2008-04-09	
Taxable Assessment: $ 306,360		**Waiver Date:**		**Date Last Paid:** 2008-05-29	
	Tax Amount	**Late Penalty**	**Interest Amount**	**Fees**	**Total Amount**
Levied:	$ 3,492.50				$ 3,492.50
Paid:	$ 3,492.50	$ 0.00	$ 0.00	$ 0.00	$ 3,492.50
Refunded:	$ 0.00	$ 0.00	$ 0.00	$ 0.00	$ 0.00
Due:	$ 0.00	$ 0.00	$ 0.00	$ 0.00	$ 0.00

District: Regular		**Supplement:**		**Tax Rate:** $1.14 per $100 assessed value	
2nd Half		**Original Due Date:** 2008-12-05		**Date Levied:** 2008-04-09	
Taxable Assessment: $ 306,360		**Waiver Date:**		**Date Last Paid:** 2009-01-05	
	Tax Amount	**Late Penalty**	**Interest Amount**	**Fees**	**Total Amount**
Levied:	$ 3,492.50				$ 3,492.50
Paid:	$ 3,492.50	$ 349.25	$ 63.77	$ 0.00	$ 3,905.52
Refunded:	$ 0.00	$ 0.00	$ 0.00	$ 0.00	$ 0.00

Due:	$ 0.00	$ 0.00	$ 0.00	$ 0.00	$ 0.00

Date of Query: 01/20/2009

PAID RECEIPT



Account: /31/////////5/ **Pin:** 077365320000
Parcel Desc/Acres: POTOMAC 294.58
Owner as of Jan 1, 2008: Q D P LLC
Mortgage Info:

Include Account Number on Your Check: /31/////////5/

Checks Payable to: **County of Loudoun**

Q D P LLC
ATTN: BARBARA CLOUGHERTY
3043 JEANNIE ANNA CT
OAK HILL, VA 20171-4071

Mail to: **H. Roger Zurn, Jr.**
Treasurer of Loudoun County
P.O. Box 347
Leesburg, VA 20178-0347

County of Loudoun Real Property Tax Bill - First Half

Account Information		Annual Assessment Information		First Half Amount Due	
Tax Year:	2008	**Improvement:**	$258,400	**Tax Amount (a):**	$3,492.50
Half:	1	**Land Value:**	$4,418,700	**10% Late Penalty:**	$0.00
Supplement:		**Land Use:**	$354,320	**Interest Due:**	$0.00
District:	REGULAR	**Taxable Assessment:**	$612,720	**Collection Fee:**	$0.00
Tax Relief:	NO	**Land Use Program:**	YES	**Total Paid (b):**	$3,492.50

(a) Tax rate per $100 assessed value is: $1.1400
(b) Applied to tax; if paid after the due date, payment also applied to penalty, interest and fees.

Interest accrues on both the tax and late payment penalty at a rate of 10% annually.

TOTAL AMOUNT DUE
$0.00

Call the Treasurer's Office at (703) 777-0280
or e-mail taxes@loudoun.gov, if you have:
1) Questions concerning payments
2) Questions concerning 10% late payment penalty
3) Questions concerning payment due date
4) Questions concerning OTHER DELINQUENT TAXES DUE
5) Questions concerning 10% APR interest calculation

Call the Office of the County Assessor at (703) 777-0267
or e-mail assessor@loudoun.gov, if you have:
1) Questions concerning the annual assessment
2) Questions concerning the land use program
3) Questions concerning property owner address change

Call the Commissioner of the Revenue's Office at (703) 737-8557
or e-mail trcor@loudoun.gov, if you have:
1) Questions concerning qualifying for Tax Relief for the Elderly and Disabled

Pay online at www.loudoun.gov

Keep this portion for your records. Your cancelled check is your receipt.

PAID RECEIPT *Detach this portion and mail with your payment.* **RE TAX**

Account: /31/////////5/ **Pin:** 077365320000
Tax Year: 2008 **Half:** 1 **District:** 1 **Supp:**
Parcel Desc/Acres: POTOMAC 294.58
Taxable Assessment: $612,720 **Land Use:** YES
Owner as of Jan 1, 2008: Q D P LLC
Mortgage Info:

Printed: 2008-11-25 3129

JUNE 5 TAX	$3,492.50
TAX PAID	$3,492.50

Q D P LLC
ATTN: BARBARA CLOUGHERTY
3043 JEANNIE ANNA CT
OAK HILL, VA 20171-4071

Total Amount Due: **$0.00**

Checks Payable to: County of Loudoun
H. Roger Zurn, Jr., Treasurer of Loudoun County
P.O. Box 347, Leesburg, VA 20178-0347

LC RD 0773653200000020081l 00 00000000 000000 060508 0000000000 N

Loudoun County Real Estate Tax, Assessment & Parcel Database

Tax History - Residential

Map It | Recent Sales | Pay Taxes | Assessment

Jan 1 2008 Owner: Q D P LLC
Current Owner: Q D P LLC
Tax Map Number: /31/////////5/
PIN: 077-36-5320-000

For details on total taxes paid, click on the applicable year. If UNPAID status indicated, click on applicable year for total amount now due, including late payment penalty, interest or other applicable fees.

Levy Year	Tax District	Supplement	Annual Taxable Assessment	Tax Rate	Annual Tax Levied	1st Half Pay Status	2nd Half Pay Status
2008	Regular		$612,720	$1.14	$6,985.00	Fully Paid	Unpaid
2007	Regular		$578,130	$0.917	$5,301.45	Fully Paid	Fully Paid
	Fire/EMS		$578,130	$0.043	$248.60	Fully Paid	Fully Paid
2006	Regular		$587,650	$0.89	$5,230.09	Fully Paid	Fully Paid
2005	Regular		$556,180	$1.04	$5,784.27	Fully Paid	Fully Paid
2004	Regular		$508,540	$1.1075	$5,632.08	Fully Paid	Fully Paid
2003	Regular		$451,800	$1.11	$5,014.98	Fully Paid	Fully Paid
2002	Regular		$463,590	$1.05	$4,867.70	Fully Paid	Fully Paid
2001	Regular		$371,140	$1.08	$4,008.31	Fully Paid	Fully Paid
2000	Regular		$300,670	$1.08	$3,247.24	Fully Paid	Fully Paid
1999	Regular		$324,870	$1.11	$3,606.06	Fully Paid	Fully Paid
1998	Regular		$366,350	$1.11	$4,066.49	Fully Paid	Fully Paid
1997	Regular		$349,250	$1.06	$3,702.05	Fully Paid	Fully Paid
1996	Regular		$374,340	$1.03	$3,855.70	Fully Paid	Fully Paid
1995	Regular		$357,230	$0.99	$3,536.58	Fully Paid	Fully Paid
1994	Regular		$358,260	$1.02	$3,654.25	Fully Paid	Fully Paid
1993	Regular		$354,510	$1	$3,545.10	Fully Paid	Fully Paid
1992	Regular		$373,850	$0.96	$3,588.96	Fully Paid	Fully Paid
1991	Regular		$403,820	$0.94	$3,795.91	N/A	Fully Paid
1990	Regular		$404,720	$0.85	$3,440.12	N/A	Fully Paid
1989	Regular		$310,190	$0.88	$2,729.67	N/A	Fully Paid
1988	Regular		$288,320	$0.95	$2,739.04	N/A	Fully Paid
1987	Regular		$261,160	$0.88	$2,298.21	N/A	Fully Paid

Loudoun County Real Estate Tax, Assessment & Parcel Database

Map It | Recent Sales | Pay Taxes | Assessment

Real Estate Tax - 2008
Owner and Legal

PIN: 077-36-5320-000	**Tax Map:** /31/////////5/
Current Owner Name& Address: Q D P LLC ATTN: BARBARA CLOUGHERTY 3043 JEANNIE ANNA CT OAK HILL VA 20171-4071	**Jan 1 Owner Name& Address::** Q D P LLC ATTN: BARBARA CLOUGHERTY 3043 JEANNIE ANNA CT OAK HILL VA 20171-4071
Legal Description: POTOMAC 200712060084868 OSE 200504040034294 200708070058707	**Acreage:** 294.58 **Land Use: Yes**
Annual Taxable Assessment: $ 612,720	

District: Regular		**Supplement:**		**Tax Rate:** $1.14 per $100 assessed value	
1st Half		**Original Due Date:** 2008-06-05		**Date Levied:** 2008-04-09	
Taxable Assessment: $ 306,360		**Waiver Date:**		**Date Last Paid:** 2008-05-29	
	Tax Amount	**Late Penalty**	**Interest Amount**	**Fees**	**Total Amount**
Levied:	$ 3,492.50				$ 3,492.50
Paid:	$ 3,492.50	$ 0.00	$ 0.00	$ 0.00	$ 3,492.50
Refunded:	$ 0.00	$ 0.00	$ 0.00	$ 0.00	$ 0.00
Due:	$ 0.00	$ 0.00	$ 0.00	$ 0.00	$ 0.00

District: Regular		**Supplement:**		**Tax Rate:** $1.14 per $100 assessed value	
2nd Half		**Original Due Date:** 2008-12-05		**Date Levied:** 2008-04-09	
Taxable Assessment: $ 306,360		**Waiver Date:**		**Date Last Paid:**	
	Tax Amount	**Late Penalty**	**Interest Amount**	**Fees**	**Total Amount**
Levied:	$ 3,492.50				$ 3,492.50
Paid:	$ 0.00	$ 0.00	$ 0.00	$ 0.00	$ 0.00
Refunded:	$ 0.00	$ 0.00	$ 0.00	$ 0.00	$ 0.00

Due:	$ 3,492.50	$ 0.00	$ 0.00	$ 0.00	**$ 3,492.50**

Date of Query: 11/25/2008

Loudoun County, Virginia
www.loudoun.gov

The Office of the County Assessor
1 Harrison Street, SE, 5th Floor, P.O. Box 7000, Leesburg, VA 20177-7000
703.777.0267 • Fax 703.771.5234

LAND USE CERTIFICATE

Date: 11/25/2008

The following property, **077-36-5320-000**, is **IN** the Land Use Program.
Tax Map/PIN Number

Alison L. Burns

Signature
Alison L. Burns, Land Use Coordinator

The following property, _____, is **NOT IN** the Land Use Program.
Tax Map/PIN Number

_____

Signature

RECEIVED
NOV 26 2008
PLANNING DEPARTMENT

LOUDOUN COUNTY
DISCLOSURES OF REAL PARTIES IN INTEREST AND LAND USE PROCEEDINGS

A. INTRODUCTION

Under the mandatory provisions of Va. Code Ann. § 15.2-2287.1, each member of the Board of Supervisors, Planning Commission, and the Board of Zoning Appeals must make a full public disclosure of any business or financial relationship (including gifts or donations received as described in this Affidavit) that the member has or has had with the applicant, title owner, contract purchaser, or lessee of the land or their agent within twelve months prior to a hearing. This Code Section is specifically applicable only to Loudoun County.

In addition, pursuant to Va. Code Ann. § 15.2-2289, the Board of Supervisors for Loudoun County had previously adopted an ordinance requiring the submission of a completed Disclosure of Real Parties in Interest Form. *See* 1993 Revised Zoning Ordinance, Section 6-403(A).

The Loudoun County Board of Supervisors has directed County Staff to prepare land use affidavit forms to be used with rezoning, special exception, and variance applications, and reaffirmation procedures for affidavits. **The "Affidavit" and "Reaffirmation of Affidavit" forms shall not be altered or modified in any way. Any form that is altered or modified in any way will not be accepted.**

With the submission of any such zoning application, you are required to submit an Affidavit. Prior to a public hearing, you will be required to reaffirm your Affidavit in accordance with the reaffirmation procedures.

B. INSTRUCTIONS

1. Fill out the Affidavit and file with Application.

2. All listings which include PARTNERSHIPS, CORPORATIONS, or TRUSTS, must include the names of beneficiaries, broken down successively until: (a) only individual persons are listed or (b) the listing is a corporation having more than 100 shareholders that has no shareholder owning 10% or more of any class of stock. In the case of an Applicant, title owner, contract purchaser, or lessee of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all its partners (general and limited), of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the applicant, title owner, contract purchaser, or lessee of the land.

3. **Limited liability companies and real estate investment trusts and their equivalents are treated as corporations**, with members being deemed the equivalent of shareholders; managing members shall also be listed.

4. Prior to each and every public hearing on a Zoning Map Amendment, Zoning Concept Plan Amendment, Zoning Ordinance Modification, Special Exception, Commission Permit, Certificate of Appropriateness or Variance, and prior to Board action, the Applicant shall review the affidavit and provide any changed or supplemental information including business or financial relationships of the type described above, that arise on or after the date of this application. A "Reaffirmation of Affidavit" form is available for your use online at: http://inetdocs.loudoun.gov/planning/docs/documentsandfor_/index.htm

5. As used in these forms "real parties in interest" shall include all sole or joint property owners, parties who have legal interest in the protection of the property such as a trustee or executor, parties who have an equitable or beneficial interest in the property, such as beneficiaries of a trust, and, in the case of corporations, all stockholders, officers, and directors. Pursuant to Va. Code Ann. § 15.2-2289, the requirement of listing names of stockholders, officers, and directors shall not apply to a corporation whose stock is traded on a national or local stock exchange and having more than 500 shareholders.

6. In the case of a condominium, the requirements shall apply only to the title owner, contract purchaser, or lessee if they own 10% or more of the units in the condominium.

I, Molly M. Novotny, do hereby state that I am an

___ Applicant

_X_ Applicant's Authorized Agent listed in Section C.1. below

in Application Number(s): _____

and that to the best of my knowledge and belief, the following information is true:

C. DISCLOSURES: REAL PARTIES IN INTEREST AND LAND USE PROCEEDINGS

1. *REAL PARTIES IN INTEREST*

The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS** and **LESSEES** of the land described in the application* and if any of the forgoing is a **TRUSTEE**** each **BENEFICIARY** of such trust, and all **ATTORNEYS,** and **REAL ESTATE BROKERS, and all AGENTS of any of the foregoing.**

All relationships to the persons or entities listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together (ex. Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc.) For a multiple parcel application, list the Parcel Identification Number (PIN) of the parcel(s) for each owner(s).

PIN	*NAME (First, M.I., Last)*	*ADDRESS (Street, City, State, Zip Code)*	*RELATIONSHIP (Listed in bold above)*
	Northern Virginia Regional Park Authority - Thaddeus E. Hafner - Katherine H. Rudacille - Paul E. McCray - Paul A. Gilbert - Joan G. Rokus - James I. Mayer - Su A. Webb	5400 Ox Road Fairfax Station, VA 22039	Applicant
	christopher consultants, ltd. - Brian G. Nolan - Louis (nmi) Canonico - Christopher D. Glassmoyer	9900 Main Street, 4th Floor Fairfax, VA 22031	Civil Engineer/Agents
	Gorove/Slade Associates, Inc. - Christopher M. Tacinelli - Daniel B. VanPelt - Sonya I. Viera	3914 Centreville Road Suite 330 Chantilly, VA 20151	Traffic Engineer/Agents
077-36-5320	QDP, LLC - William J. Clougherty	3043 Jeannie Anna Court Oak Hill, VA 20171	Owner

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** In the case of a TRUSTEE, list Name of Trustee, name of Trust, if applicable, and name of each beneficiary.

Check if applicable:

_X_ There are additional Real Parties in Interest. *See* Attachment to Paragraph C-1.

I, Molly M. Novotny, do hereby state that I am an

___ Applicant

_X_ Applicant's Authorized Agent listed in Section C.1. below

in Application Number(s): _____

and that to the best of my knowledge and belief, the following information is true:

C. DISCLOSURES: REAL PARTIES IN INTEREST AND LAND USE PROCEEDINGS

1. *REAL PARTIES IN INTEREST*

The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS** and **LESSEES** of the land described in the application* and if any of the forgoing is a **TRUSTEE**** each **BENEFICIARY** of such trust, and all **ATTORNEYS,** and **REAL ESTATE BROKERS, and all AGENTS of any of the foregoing.**

All relationships to the persons or entities listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together (ex. Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc.) For a multiple parcel application, list the Parcel Identification Number (PIN) of the parcel(s) for each owner(s).

PIN	*NAME (First, M.I., Last)*	*ADDRESS (Street, City, State, Zip Code)*	*RELATIONSHIP (Listed in bold above)*
	Cooley Godward Kronish LLP -Antonio J. Calabrese -Mark C. Looney -Colleen P. Gillis Snow -Jill D. Switkin -Brian J. Winterhalter -Shane M. Murphy -Jeffrey A. Nein -Molly M. Novotny -Ben I. Wales	11951 Freedom Drive, Suite 1500 Reston, VA 20190-5656	Attorney/Agents

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** In the case of a TRUSTEE, list Name of Trustee, name of Trust, if applicable, and name of each beneficiary.

Check if applicable:

___ There are additional Real Parties in Interest. *See* Attachment to Paragraph C-1.

2. *CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)*

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

Gorove/Slade Associates, Inc., 3914 Centreville Road, Suite 330, Chantilly, VA 20151

Description of Corporation:

_X_ *There are 100 or fewer shareholders and all shareholders are listed below.*

___ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

___ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

____*There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of Shareholders:

SHAREHOLDER NAME (First, M.I., Last)	*SHAREHOLDER NAME (First, M.I., Last)*
Christopher M. Tacinelli	
Chad A. Baird	
Daniel B. VanPelt	

Names of Officers and Directors:

NAME (First, M.I., Last)	*Title (e.g. President, Treasurer)*
Christopher M. Tacinelli	President
Chad A. Baird	Vice President
Daniel B. VanPelt	Vice President

Check if applicable:

_X_ There is additional Corporation Information. *See* Attachment to Paragraph C-2.

2. *CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)*

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

Northern Virginia Regional Park Authority, 5400 Ox Road, Fairfax Station, VA 22039

Description of Corporation:

___ *There are 100 or fewer shareholders and all shareholders are listed below.*

___ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

___ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

____ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of Shareholders:

SHAREHOLDER NAME (First, M.I., Last)	*SHAREHOLDER NAME (First, M.I., Last)*
The Northern Virginia Regional Park Authority, established in 1959, is a body politic and corporate formed under the Virginia Park Authorities Act of the Code of Virginia. The Authority is comprised of six participating political subdivisions as follows: City of Alexandria, Arlington County, City of Fairfax, Fairfax County, City of Falls Church, Loudoun County The Authority is governed by a 12-member Board with each participating jurisdiction appointing two members each.	

Names of Officers and Directors:

NAME (First, M.I., Last)	*Title (e.g. President, Treasurer)*
James I. Mayer	Chairman
Su A. Webb	Vice Chairman
Brian D. Knapp	Treasurer
Paul (nmi) Ferguson	Board Member
Jean R. Packard	Board Member
Judy (nmi) Braus	Board Member
Jeffrey (nmi) Tarbert	Board Member
Barry D. Buschow	Board Member
Arthur F. Little	Board Member
William C. Dickinson	Board Member
David M. Pritzker	Board Member
Joan G. Rokus	Board Member

Check if applicable:

_X_ There is additional Corporation Information. *See* Attachment to Paragraph C-2.

2. *CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)*

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

christopher consultants, ltd., 9900 Main Street, 4th Floor, Fairfax, VA 22031

Description of Corporation:

_X_ *There are 100 or fewer shareholders and all shareholders are listed below.*

___ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

___ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

____*There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of Shareholders:

SHAREHOLDER NAME (First, M.I., Last)	*SHAREHOLDER NAME (First, M.I., Last)*
Christopher W. Brown	
William R. Goldsmith, Jr.	
Louis (nmi) Canonico	
William R. Zink	
Ruth R. Fields	

Names of Officers and Directors:

NAME (First, M.I., Last)	*Title (e.g. President, Treasurer)*
Christopher W. Brown	President
William R. Goldsmith, Jr.	Exec. V.P./Secretary
Louis (nmi) Canonico	Vice President
William R. Zink	Vice President
Ruth R. Fields	Treasurer

Check if applicable:

_X_ There is additional Corporation Information. *See* Attachment to Paragraph C-2.

2. *CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)*

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

QDP, LLC, 3043 Jeannie Anna Court, Oak Hill, VA 20171

Description of Corporation:

_X_ *There are 100 or fewer shareholders and all shareholders are listed below.*

___ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

___ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

___ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of Shareholders:

SHAREHOLDER NAME (First, M.I., Last)	*SHAREHOLDER NAME (First, M.I., Last)*
Barbara M. Clougherty	
William J. Clougherty	
Michael A. Magnotti	
Robert H. Schwarzmann	
Lawrence E. Tucker	
Stephen M. Turner	

Names of Officers and Directors:

NAME (First, M.I., Last)	*Title (e.g. President, Treasurer)*
William J. Clougherty	Managing Member

Check if applicable:

___ There is additional Corporation Information. *See* Attachment to Paragraph C-2.

3. *PARTNERSHIP INFORMATION*

The following constitutes a listing of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in the affidavit.

Partnership name and address: (complete name, street address, city, state, zip)

Cooley Godward Kronish LLP, 11951 Freedom Drive, Suite 1500, Reston, VA 20190

_X_ (check if applicable) The above-listed partnership has no limited partners.

Names and titles of the Partners:

NAME (First, M.I., Last)	*Title (e.g. General Partner, Limited Partner, etc)*
Jane K. Adams	Partner
Gian-Michele a Marca	Partner
Maureen P. Alger	Partner
Gordon C. Atkinson	Partner
Michael A. Attanasio	Partner
Jonathan P. Bach	Partner
Celia Goldwag Barenholtz	Partner
Frederick D. Baron	Partner
James A. Beldner	Partner

Check if applicable:
_X_ Additional Partnership information attached. *See* Attachment to Paragraph C-3.

NAME (First, M.I., Last)	Title (e.g. General Partner, Limited Partner, etc)	NAME (First, M.I., Last)	Title (e.g. General Partner, Limited Partner, etc)
Keith J. Berets	Partner	Lester J. Fagen	Partner
Laura A. Berezin	Partner	Brent D. Fassett	Partner
Russell S. Berman	Partner	David J. Fischer	Partner
Laura Grossfield Birger	Partner	M. Wainwright Fishburn, Jr.	Partner
Barbara L. Borden	Partner	M. Manuel Fishman	Partner
Jodie M. Bourdet	Partner	Keith A. Flaum	Partner
Wendy J. Brenner	Partner	Grant P. Fondo	Partner
Matthew J. Brigham	Partner	Daniel W. Frank	Partner
Robert J. Brigham	Partner	Richard H. Frank	Partner
John P. Brockland	Partner	William S. Freeman	Partner
James P. Brogan	Partner	Steven L. Friedlander	Partner
Nicole C. Brookshire	Partner	Thomas J. Friel, Jr.	Partner
Alfred L. Browne, III	Partner	Koji F. Fukumura	Partner
Matthew D. Brown	Partner	James F. Fulton, Jr.	Partner
Matthew T. Browne	Partner	Philip J. Gall	Partner
Robert T. Cahill	Partner	William S. Galliani	Partner
Antonio J. Calabrese	Partner	Stephen D. Gardner	Partner
Linda F. Callison	Partner	John M. Geschke	Partner
Roel C. Campos	Partner	Kathleen A. Goodhart	Partner
William Lesse Castleberry	Partner	Lawrence C. Gottlieb	Partner
Lynda K. Chandler	Partner	Shane L. Goudey	Partner
Dennis (nmi) Childs	Partner	William E. Grauer	Partner
Ethan E. Christensen	Partner	Jonathan G. Graves	Partner
Richard E. Climan	Partner	Kimberley J. Kaplan-Gross	Partner
Samuel S. Coates	Partner	Paul E. Gross	Partner
Alan S. Cohen	Partner	Kenneth L. Guernsey	Partner
Thomas A. Coll	Partner	Patrick P. Gunn	Partner
Joseph W. Conroy	Partner	Zvi (nmi) Hahn	Partner
Jennifer B. Coplan	Partner	John B. Hale	Partner
Carolyn L. Craig	Partner	Andrew (nmi) Hartman	Partner
John W. Crittenden	Partner	Bernard L. Hatcher	Partner
Janet L. Cullum	Partner	Matthew B. Hemington	Partner
Nathan K. Cummings	Partner	Cathy Rae Hershcopf	Partner
John A. Dado	Partner	John (nmi) Hession	Partner
Craig E. Dauchy	Partner	Gordon K. Ho	Partner
Darren K. DeStefano	Partner	Suzanne Sawochka Hooper	Partner
Scott D. Devereaux	Partner	Mark M. Hrenya	Partner
Jennifer Fonner DiNucci	Partner	Christopher R. Hutter	Partner
James J. Donato	Partner	Jay R. Indyke	Partner
Michelle C. Doolin	Partner	Craig D. Jacoby	Partner
John C. Dwyer	Partner	Eric C. Jensen	Partner
Robert L. Eisenbach, III	Partner	Robert L. Jones	Partner

Check if applicable:

_X_ Additional information for Item C-3 is included on an additional copy of page C-3.

NAME (First, M.I., Last)	Title (e.g. General Partner, Limited Partner, etc)	NAME (First, M.I., Last)	Title (e.g. General Partner, Limited Partner, etc)
Barclay J. Kamb	Partner	Timothy J. Moore	Partner
Richard S. Kanowitz	Partner	Webb B. Morrow, III	Partner
Jeffrey S. Karr	Partner	Kevin P. Mullen	Partner
Scott L. Kaufman	Partner	Frederick T. Muto	Partner
Sally A. Kay	Partner	Ryan (nmi) Naftulin	Partner
J. Michael Kelly	Partner	Stephen C. Neal	Partner
Jason L. Kent	Partner	James E. Nesland	Partner
James C. Kitch	Partner	Alison (nmi) Newman	Partner
Michael J. Klisch	Partner	William H. O'Brien	Partner
Michael H. Knight	Partner	Thomas D. O'Connor	Partner
Jason (nmi) Koral	Partner	Vincent P. Pangrazio	Partner
Barbara A. Kosacz	Partner	Timothy G. Patterson	Partner
Kenneth J. Krisko	Partner	Anne H. Peck	Partner
John G. Lavoie	Partner	D. Bradley Peck	Partner
Robin J. Lee	Partner	Susan Cooper Philpot	Partner
Shira Nadich Levin	Partner	Benjamin D. Pierson	Partner
Alan (nmi) Levine	Partner	Frank V. Pietrantonio	Partner
Michael S. Levinson	Partner	Mark B. Pitchford	Partner
Elizabeth L. Lewis	Partner	Michael L. Platt	Partner
Michael R. Lincoln	Partner	Christian E. Plaza	Partner
James C. T. Linfield	Partner	Lori R.E. Ploeger	Partner
David A. Lipkin	Partner	Thomas F. Poche	Partner
Chet F. Lipton	Partner	Anna B. Pope	Partner
Cliff Z. Liu	Partner	Marya A. Postner	Partner
Samuel M. Livermore	Partner	Steve M. Przesmicki	Partner
Douglas P. Lobel	Partner	Seth A. Rafkin	Partner
J. Patrick Loofbourrow	Partner	Frank F. Rahmani	Partner
Mark C. Looney	Partner	Marc (nmi) Recht	Partner
Robert B. Lovett	Partner	Thomas Z. Reicher	Partner
Andrew P. Lustig	Partner	Eric M. Reifschneider	Partner
Michael X. Marinelli	Partner	Michael G. Rhodes	Partner
John T. McKenna	Partner	Michelle S. Rhyu	Partner
Daniel P. Meehan	Partner	Julie M. Robinson	Partner
Beatriz (nmi) Mejia	Partner	Ricardo (nmi) Rodriguez	Partner
Thomas C. Meyers	Partner	Adam C. Rogoff	Partner
Erik B. Milch	Partner	Jane (nmi) Ross	Partner
Robert H. Miller	Partner	Richard S. Rothberg	Partner
Chadwick L. Mills	Partner	Adam J. Ruttenberg	Partner
Brian E. Mitchell	Partner	Adam (nmi) Salassi	Partner
Patrick J. Mitchell	Partner	Thomas R. Salley, III	Partner
Ann M. Mooney	Partner	Richard S. Sanders	Partner
Gary H. Moore	Partner	Glen Y. Sato	Partner

Check if applicable:

_X_ Additional information for Item C-3 is included on an additional copy of page C-3.

NAME (First, M.I., Last)	Title (e.g. General Partner, Limited Partner, etc)	NAME (First, M.I., Last)	Title (e.g. General Partner, Limited Partner, etc)
Martin S. Schenker	Partner	John H. Toole	Partner
Joseph A. Scherer	Partner	Robert J. Tosti	Partner
Paul H. Schwartz	Partner	Michael S. Tuscan	Partner
Renee (nmi) Schwartz	Partner	Edward Van Geison	Partner
William J. Schwartz	Partner	Miguel J. Vega	Partner
Brent B. Siler	Partner	Erich E. Veitenheimer, III	Partner
Gregory A. Smith	Partner	Aaron J. Velli	Partner
Whitty (nmi) Somvichian	Partner	Robert R. Vieth	Partner
Mark D. Spoto	Partner	Lois K. Voelz	Partner
Wayne O. Stacy	Partner	Craig A. Waldman	Partner
Neal J. Stephens	Partner	Kent M. Walker	Partner
Donald K. Stern	Partner	David A. Walsh	Partner
Michael D. Stern	Partner	David M. Warren	Partner
Anthony M. Stiegler	Partner	Steven K. Weinberg	Partner
Steven M. Strauss	Partner	Thomas S. Welk	Partner
Myron G. Sugarman	Partner	Christopher A. Westover	Partner
Christopher J. Sundermeier	Partner	Francis R. Wheeler	Partner
Ronald R. Sussman	Partner	Brett D. White	Partner
C. Scott Talbot	Partner	Peter J. Willsey	Partner
Mark P. Tanoury	Partner	Nancy H. Wojtas	Partner
Philip C. Tencer	Partner	Jessica R. Wolff	Partner
Gregory C. Tenhoff	Partner	Nan (nmi) Wu	Partner
Michael E. Tenta	Partner	John F. Young	Partner
Timothy S. Teter	Partner	Kevin J. Zimmer	Partner
ADDITIONS:			
Elias J. Blawie	Partner		
Renee R. Deming	Partner		
Sonya F. Erickson	Partner		
Alison J. Freeman-Gleason	Partner		
Jon E. Gavenman	Partner		
Kevin F. Kelly	Partner		
Natasha V. Leskovsek	Partner		
Mark A. Medearis	Partner		
Keith A. Miller	Partner		
Amy E. Paye	Partner		
John W. Robertson	Partner		
John H. Sellers	Partner		
Mark B. Weeks	Partner		
Mark (nmi) Windfield-Hansen	Partner		
Mavis L. Yee	Partner		

Check if applicable:

_X_ Additional information for Item C-3 is included on an additional copy of page C-3.

4. *ADDITIONAL INFORMATION*

a. One of the following options **must** be checked:

___ In addition to the names listed in paragraphs C. 1, 2, and 3 above, the following is a listing of any and all other individuals who own in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

_X_ Other than the names listed in C. 1, 2 and 3 above, no individual owns in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Check if applicable:
___ Additional information attached. *See* Attachment to Paragraph C-4(a).

b. That no member of the Loudoun County Board of Supervisors, Planning Commission, Board of Zoning Appeals or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or though an interest in a partnership owning such land, or as beneficiary of a trust owning such land.

EXCEPT AS FOLLOWS: (If none, so state). None.

Check if applicable:
___ Additional information attached. *See* Attachment to Paragraph C-4(b).

c. That within the twelve-month period prior to the public hearing for this application, no member of the Loudoun County Board of Supervisors, Board of Zoning Appeals, or Planning Commission or any member of his immediate household, either individually, or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation (as defined in the Instructions at Paragraph B.3) in which any of them is an officer, director, employee, agent or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has or has had any business or financial relationship (other than any ordinary customer or depositor relationship with a retail establishment, public utility, or bank), including receipt of any gift or donation having a value of $100 or more, singularly or in the aggregate, with or from any of those persons or entities listed above.

EXCEPT AS FOLLOWS: (If none, so state). None.

Check if applicable:
___ Additional information attached. *See* Attachment to Paragraph C-4(c).

D. COMPLETENESS

That the information contained in this affidavit is complete, that all partnerships, corporations (as defined in Instructions, Paragraph B.3), and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, OR LESSEE of the land have been listed and broken down, and that prior to each hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including any gifts or business or financial relationships of the type described in Section C above, that arise or occur on or after the date of this Application.

WITNESS the following signature:

Molly Novotny

check one: [ ] Applicant or [*X*] Applicant's Authorized Agent

Molly M. Novotny, Senior Urban Planner

(Type or print first name, middle initial and last name and title of signee)

Subscribed and sworn before me this 25th day of November 20 08, in the State/Commonwealth of Virginia, in the County/City of Fairfax.

Judith M. Wolf

Notary Public

My Commission Expires: 3/31/2011

385022 v2/RE

JUDITH M. WOLF
Notary Public
Commonwealth of Virginia
273145
My Commission Expires Mar 31, 2011

Loudoun County, Virginia
Department of Planning
1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000
Telephone (703) 777-0246 • Fax (703) 777-0441

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RECORD OF PRE-APPLICATION CONFERENCE

PRE-APPLICATION CASE NUMBER/NAME/CASE TYPE	**PRAP 2008-0083** **SPEX (minor)** Northern Virginia Regional Park Authority Park with Camping facility, boat ramp
DATE OF CONFERENCE	8/26/08 10:00am

ATTENDANCE LISTING

NAME	AFFILIATION
VAN ARMSTRONG	LOUDOUN CO. PLANNING DEPT.
BRIAN NOLAN	CHRISTOPHER CONSULTANTS
Lou Canonico	christopher consultants, ltd.
Molly Novotny	Cooley Godward Kronish LLP
Kate Rudacille	NVRPA
Paul Gilbert	NVRPA
Su Webb	V-Chair, NVRPA Board
J.D. Kirby	B+D Zoning Administration
Marie Gehovese	Community Planning
Noreh Oeel	Transportation Services

I verify that a pre-application conference on the above-referenced proposal has been conducted in accordance with *Article VI* of the *Loudoun County Zoning Ordinance*. No matters discussed shall be binding on either the applicant or the County. A copy of this form shall be submitted by the applicant with the official application for checklist review. A summary of issues discussed is not required to be submitted with the official application.

Director, Department of Planning or Designee: Van Armstrong — PUBLIC PARKS

Date: 8/26/08

Application Fee: FEE WAIVED

Loudoun County, Virginia
Department of Planning
1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000
Telephone (703) 777-0246 • Fax (703) 777-0441

SYNOPSIS OF PRE-APPLICATION CONFERENCE ISSUES DISCUSSED

PRE-APPLICATION CASE NUMBER/NAME/CASE TYPE	**PRAP 2008-0083** **SPEX (minor)** Northern Virginia Regional Park Authority Park with Camping facility, boat ramp 8/26/08 10:00am
DATE OF CONFERENCE	

1. ISSUES RAISED BY THE APPLICANT
PROPOSED REGIONAL PARK SITE of 286 AC. ALONG POTOMAC RIVER.
SITE HAS A VOF EASEMENT W/ USE RESTRICTIONS. POTENTIAL
PURCHASE BY NVRPA.
USES PROPOSED TO INCLUDE: PARK OFFICE, CAMPING, CABINS, PICNIC PAVILIONS,
PLAYGROUND / RECREATION AREAS, CONCESSIONS, BOAT LAUNCH & RENTAL,
HISTORIC MUSEUM, TRAILS. - TIE INTO POT. RIVER SCENIC TRAIL.
SOME USES SEASONAL

2. COMPREHENSIVE PLANNING ISSUES DISCUSSED
R.C.P. - RURAL POLICY AREA. PRESERVE CHARACTER, BE
COMPATIBLE W/ USES. CONSIDER/PROTECT ENVIRONMENTAL RESOURCES -
STEEP SLOPES, FLOODPLAIN - PROVIDE 50' MGMT BUFFER.
CONDUCT ARCHEOLOGY ANALYSIS, TREE INVENTORY. POTENTIAL
WETLANDS ON SITE. PLAN POLICY LIMITS BOAT LAUNCH USES TO
NON-POWERED BOATING.

3. ZONING ISSUES DISCUSSED ___1972 ___1993 ✓ Revised 1993 Zoning Ordinance
AR-1 ZONED. CONFIRM USES, SEASONAL NATURE OF EACH.
SUGGEST FUTURE MEETING TO DEFINE/CATEGORITE USES W/ ZONING
STAFF/NVRPA. CAMPGROUND AS MINOR SPEX.

4. TRANSPORTATION ISSUES DISCUSSED
TRAFFIC STUDY NEEDED. PROVIDE R-O-W DEDICATION FOR EXISTING
PUBLIC ROAD. SHOW COMMERCIAL ENTRANCES/LOCATIONS. DEPICT INTERNAL
ROADS/TRAILS, CIRCULATION. SPECIAL EVENTS? CIVIL WAR
CAMPS, RE-ENACTMENTS? EXISTING CONDITION OF HIBLER ROAD
STATUS TO BE DETERMINED/CONCERN W/ TRIP CAPACITY.
To scope traffic study, contact George Phillips, Office of Transportation Services 703-737-8624.

5. OTHER ISSUES DISCUSSED
MEET W/ HEALTH DEPT. ON CAPACITY OF PUBLIC UTILITIES-
WATER/SEPTIC.

6. REVIEW AND PROCESSING PROCEDURES DISCUSSED
CMPT/SPEX PROCESS ~ 120-180 DAYS W/ 2 PUBLIC HEARINGS
TO THE PLANNING COMMISSION & B.O.S.

Conference Coordinator: Van Artz

Date: 8/26/08

NORTHERN VIRGINIA REGIONAL PARK AUTHORITY

SPECIAL EXCEPTION APPLICATION

STATEMENT REGARDING COMMUNITY MEETINGS

After acceptance of the application, the Applicant will keep the residents in the vicinity of the property informed as to the substance of the minor special exception application and hold meetings, as appropriate, with adjacent neighbors. Notice of any such meeting will be provided to the County's project manager, and to the Planning Commissioner and Supervisor for the Catoctin District.

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Easy Peel™ Labels
Use Avery® Template 5160®

Feed Paper

Bend along line to
expose Pop-Up Edge™

AVERY® 5660®

077-36-5320
QDP LLC
Attn: Barbara Clougherty
3043 Jeannie Anna Ct.
Oak Hill, VA 20171-4071

076-17-4711
Marsha Jolene Wood
43686 Hibler Road
Leesburg, VA 20176-5608

076-46-8118
Steven C. Cox & Avis A. Renshaw
43702 Hibler Road
Leesburg, VA 20176-5610

105-40-4600
Three Flags Associates LLC
43445 Spinks Ferry Road
Leesburg, VA 20176

105-20-2250
Jeffrey T. Judge & Lori McKeever
15126 Harrison Hill Ln.
Leesburg, VA 20176-5618

105-10-1882
Lori L. McKeever & Jeffrey T. Judge
15126 Harrison Hill Ln.
Leesburg, VA 20176-5618

106-29-9468
Yun-An & Hui-Chin Tang
43486 Hibler Road
Leesburg, VA 20176-5604

077-45-2239
Douglas C. Brassel
43508 Hibler Road
Leesburg, VA 20176-5606

Maryland Dept. of Natural Resources
580 Taylor Avenue
Tawes State Office Building
Annapolis, MD 21401

TO: T. Whaiten,
M. Shepherd
D. Winston

COUNTY of LOUDOUN

SERVICE · EXCELLENCE · INTEGRITY

OFFICE OF THE COUNTY ADMINISTRATOR
18 NORTH KING STREET, LEESBURG, VIRGINIA 22075-2891
(703) 777-0200, METRO 478-8405

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At a meeting of the Board of Supervisors of Loudoun County, Virginia, held in the County Administration Building, Board of Supervisors' Meeting Room, 18 North King Street, Leesburg, Virginia, on Wednesday, January 20, 1993 at 9:00 a.m.

PRESENT: George L. Barton, IV, Chairman
Charles Scaggs, Vice Chairman
Charles D. Grant
Richard Roberts
Joan Rokus
George E. Washington
H. Roger Zurn, Jr.

ABSENT: Thomas S. Dodson
Steven D. Whitener

IN RE: LAND DEVELOPMENT FEE WAIVER/NORTHERN VIRGINIA REGIONAL PARK AUTHORITY

Mr. Scaggs moved that the Northern Virginia Regional Park Authority be granted a blanket fee waiver for land development applications including site plans, special exceptions, variances, grading permits, inspection fees, etc.

Seconded by Mrs. Rokus.

Voting on the Motion: Supervisors Barton, Grant, Roberts, Rokus, Scaggs, Washington and Zurn - Yes; None - No; Dodson and Whitener - Absent.

A COPY TESTE:

COUNTY ADMINISTRATOR FOR THE
LOUDOUN COUNTY BOARD OF SUPERVISORS

PLM:REJAN20A.93

Receipt of Payment

Receipt Number :	080016965	**Date:**	2008-12-03
Transaction Number :	A000000005526	**Amount:**	$2,530.00
Payment Method:	NONCTY WVR	**Check Escrow Flag:**	N
Check Number:		**Check Writer:**	

Detail Information

2,530.00	SPEX-2008-0061	TOTAL FEE