

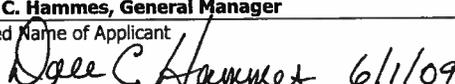
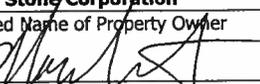
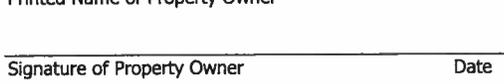


LOUDOUN COUNTY LAND DEVELOPMENT APPLICATION

- (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 TYPEWRITER

TYPE OF APPLICATION <u>CMPT/SPEX</u> <input type="checkbox"/> 1972 Zoning Ordinance <input type="checkbox"/> 1993 Zoning Ordinance <input checked="" type="checkbox"/> Revised 1993 Zoning Ordinance	Application Number Assigned: _____ Fee Amount Paid: _____ Receipt Number: _____ Date of Official Acceptance: _____																												
Calculations of Bond (CPAP, CPAP REVISION, REST, STPL, STPR & STMP)																													
Total Number of Cross-Sections (FPAL Type II & FPST)																													
Estimated Square Feet of Land Disturbance (SPEX)																													
Project Name: "Quarry A" Water Storage Facility	Subdivision Name (if different from project name): Subdivision Section: Lot Numbers:																												
Description of Proposed Project: (Must be completed) Seeking Commission Permit and Special Exception Approval to use an existing quarry for water storage once mining operations have ceased																													
Number and Types of Proposed Lots Residential <u>N/A</u> Non-residential <u>N/A</u> Conservancy <u>N/A</u> Open Space <u>N/A</u> Other (Specify type) _____	PROPOSED RESIDENTIAL UNITS (This section is to be completed for all residential applications). <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>Total Units</th> <th>Quantity Affordable</th> <th>Quantity Elderly</th> </tr> </thead> <tbody> <tr> <td>Detached</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Semi-detached</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Townhouse</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Multi-family</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Other (specify)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td>N/A</td> <td></td> <td></td> </tr> </tbody> </table>		Total Units	Quantity Affordable	Quantity Elderly	Detached				Semi-detached				Townhouse				Multi-family				Other (specify)				Total	N/A		
	Total Units	Quantity Affordable	Quantity Elderly																										
Detached																													
Semi-detached																													
Townhouse																													
Multi-family																													
Other (specify)																													
Total	N/A																												
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	Water Storage in Existing Quarry (Water Storage Tank)	N/A																											
Recreation & Special Interests																													
Transportation & Communications																													
Education & Training																													
Other (specify)																													
Total Square Footage																													
PROJECT LOCATION																													
Property Address: None	Property Location: North of the W&OD Trail; east side of Goose Creek; approximately 1,140 ft. west of Belmont Ridge Road, Rt. 659	Adjacent Roads Jackpit Lane, Belmont Ridge Rd., Rt. 659																											
ELECTION DISTRICT(S) Broad Run District																													
PROPERTY TAX MAP, ACREAGE AND ZONING INFORMATION																													
Tax Map Number(s) or Pin Number Reference(s) MCPI 114-25-6156	Zoning District(s) MR-HI District	Acreeage 33.77 ac – SPEX area; 80.61 ac – Parcel area																											
		Zoning Status <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Existing</th> <th>Proposed</th> </tr> <tr> <td>MR-HI</td> <td>MR-HI</td> </tr> </table>	Existing	Proposed	MR-HI	MR-HI																							
Existing	Proposed																												
MR-HI	MR-HI																												

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	Residential	MR-HI	
SOUTH	W&OD Trail; South of W&OD Trail - vacant	MR-HI	
EAST	Quarry related commercial uses; across Belmont Ridge Rd, Rt. 659 - residential	MR-HI; across Belmont Ridge Rd. - R-1	
WEST	Goose Creek; across Goose Creek - Vacant land	TR-10	
APPLICANT(S)			
Company Name	Loudoun County Sanitation Authority (d/b/a Loudoun Water)	Company Name	
Name of Person & Title	Dale C. Hammes General Manager	Name of Person & Title	
Mailing Address	44865 Loudoun Water Way	Mailing Address	
City, State, Zip Code	Ashburn VA 20146	City, State, Zip Code	
Daytime Telephone	571.291.7700	Daytime Telephone	
E-mail Address	dhammes@loudounwater.org	E-mail Address	
Correspondent?	Yes No <input checked="" type="checkbox"/>	Correspondent?	Yes No
PROPERTY OWNER(S)			
Company Name	Luck Stone Corporation	Company Name	
Name of Person & Title	Mark E. Peterson Manager	Name of Person & Title	
Mailing Address	P.O. Box 29682	Mailing Address	
City, State, Zip Code	Richmond, VA 23242-0682	City, State, Zip Code	
Daytime Telephone	800.898.5825	Daytime Telephone	
E-mail Address	mpeterson@luckstone.com	E-mail Address	
Correspondent?	Yes No <input checked="" type="checkbox"/>	Correspondent?	Yes No
REPRESENTATIVE(S)			
Company Name	McGuire Woods LLP	Company Name	
Name of Person & Title	Jonathan P. Rak Attorney	Name of Person & Title	
Mailing Address	1750 Tysons Boulevard STE 1800	Mailing Address	
City, State, Zip Code	McLean, VA 22102-4215	City, State, Zip Code	
Daytime Telephone	703.712.5411	Daytime Telephone	
E-mail Address	jrak@mcguirewoods.com	E-mail Address	
Correspondent?	Yes <input checked="" type="checkbox"/> No	Correspondent?	Yes No
CERTIFICATIONS			
<p>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.</p>			
Loudoun County Sanitation Authority, d/b/a Loudoun Water Dale C. Hammes, General Manager Printed Name of Applicant		Printed Name of Applicant	
 Signature of Applicant		 Signature of Applicant	
Dale C. Hammes 6/1/09 Date		Date	
<p>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.</p>			
Mark E. Peterson, Manager Luck Stone Corporation Printed Name of Property Owner		Printed Name of Property Owner	
 Signature of Property Owner		 Signature of Property Owner	
Mark E. Peterson 6/01/09 Date		Date	

March 2, 2009

McGuireWoods LLP
1750 Tysons Boulevard
Suite 1800
McLean, VA 22102-4215
Phone: 703.712.5000
Fax: 703.712.5050
www.mcguirewoods.com

Jonathan P. Rak
Direct: 703.712.5411

McGUIREWOODS

jrak@mcguirewoods.com
Direct Fax: 703.712.5231

Via Hand Delivery

July 15, 2009



Ginni Van Horn, Land Use Review Planner
Loudoun County Department of Planning
1 Harrison Street, S.E., Third Floor
Leesburg, Virginia 20177

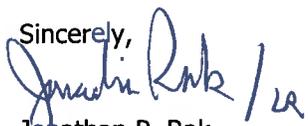
Re: **SPEX 2009-0020/CMPT 2009-0006** – Loudoun County Sanitation Authority
(d/b/a Loudoun Water) Water Storage Facility

Dear Ms. Van Horn:

On behalf of Loudoun Water, please find enclosed additional application submission materials that supplement our original submission dated June 1, 2009:

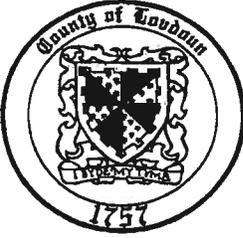
1. Fifteen (15) hard copies and of the SPEX Statement of Justification;
2. Fifteen (15) hard copies of the SPEX Plat package;
3. One (1) electronic copy of the SPEX Plat package; and
4. One (1) revised original of the Disclosure of Real Parties in Interest Form.

Please feel free to call me if you have any questions regarding these submission materials. We look forward to working with you on these applications.

Sincerely,

Jonathan P. Rak

cc: Dale C. Hammes, Loudoun Water
Mark E. Peterson, Luck Stone Corporation
J. Randall Minchew, Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.

\9667415.1



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

June 26, 2009

Mr. Jonathan P. Rak, Attorney
McGuire Woods, LLP
1750 Tysons Boulevard, Suite 1800
McLean, VA 22102-4215

**RE: SPEX 2009-0020 & CMPT 2009-0006
Loudoun Water – Water Storage Facility**

Dear Mr. Rak:

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 revise the Disclosure of Real Parties in Interest Form to include Patton, Harris, Rust and Associates, Inc. in the table on C1. Also, please provide C2 pages for Luck Stone Corporation.

After this information is revised, please submit the original disclosure, 15 additional paper copies of the statement of justification, 15 additional paper copies of the plat, and the SPEX plat package in electronic format on a disk (or email to ginni.vanhorn@loudoun.gov). 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 at ginni.vanhorn@loudoun.gov.

Sincerely,

Ginni Van Horn
Land Use Review Planner

cc: John Merrithew, Assistant Director, Department of Planning

McGuireWoods LLP
1750 Tysons Boulevard
Suite 1800
McLean, VA 22102-4215
Phone: 703.712.5000
Fax: 703.712.5050
www.mcguirewoods.com

Jonathan P. Rak
Direct: 703.712.5411

McGUIREWOODS

jrak@mcguirewoods.com

June 1, 2009

John Merrithew
Loudoun County Department of Planning
1 Harrison Street SE, 3rd Floor
Leesburg, VA 21075

RECEIVED
JUN 2 2009

BUILDING AND DEVELOPMENT

RE: Submission of SPEX application; Loudoun County Sanitation Authority (dba Loudoun Water); PIN 114-25-615 (part)

Dear Mr. Merrithew:

Please accept the attached submissions provided in support of this SPEX application for a water storage facility on 33.77 acres of the above referenced parcel.

Per Section 6-402(C) of the Revised 1993 Loudoun County Zoning Ordinance, the fees associated with this application are waived for the Loudoun County Sanitation Authority.

Filed concurrently with this application are two other applications, a rezoning and a special exception, for other property in proximity to the above referenced parcel. All three applications work in concert to support the Potomac River Water Supply and Raw Water Storage Program, a system of withdrawing water from the Potomac River and storing it for future processing into drinking water. The relationship between these three applications is fully described in the statement of justification.

Please feel free to call me if you have any questions regarding these submissions. We look forward to working with you and your staff on these applications.

Sincerely,



Jonathan P. Rak

cc: Dale C. Hammes, Loudoun County Sanitation Authority

cover letter Quarry A SPEX #9190313 (v.1).doc

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: Quarry A Water Storage

Proposed Use: Future Use of a Retired Quarry for Water Storage (Water Storage Tank)

Project Location: East of Goose Creek, North of the W & OD Trail, approximately 1,141 ft. west of Belmont Ridge Road , Rt. 659

Tax Map #(s): TM 61 (MCPI 114-25-6156)

Parcel #(s): Parcel 29

Parcel Owner(s): Luck Stone Corporation

Telephone No.: 800.898.5825

Applicant/Authorized Agent: Loudoun Water/Jonathan P. Rak

Telephone No.: 591.291.7700

Engineer/Surveyor: Eric Siegel, Urban Ltd

Telephone No.: 703.642.2306

Attorney: Jonathan P. Rak, McGuire Woods

Telephone No.: 703.712.5411

Signature of Person Completing Checklist: Karen Axtell Arnold

Date: June 1, 2009

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:

1. **Applicant has requested and received approval to deviate from standard submission requirements for a traffic study. The Traffic Statement enclosed in this submission is based on a scope of work which was approved by George R. Phillips, Loudoun County Office of Transportation Services on May 12, 2009. See Attachment 1.**
2. **Applicant has requested and received approval to deviate from standard submission requirements to provide information per Checklist Items G, K5, K12, K19. See Attachment 2.**

B. LAND DEVELOPMENT APPLICATION FORM. Submit a completed land development application form, including the following: See Attachment 3	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. <i>(A certificate of payment of taxes is available from the Treasurer's Office.)</i>			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. <i>(A Land Use certificate is available from the Department of Financial Services.)</i> Attachment 4	X		
E. DISCLOSURE OF REAL PARTIES IN INTEREST. Provide completed disclosure form(s). Attachment 5	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. Waived per Attachment 2			X
H. RECORD OF PRE-APPLICATION CONFERENCE. Provide a copy of the documentation provided at the conference. Attachment 6	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. Attachment 7	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

<p>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:</p>			
	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		
<p>5. Archaeological or historical features included in the State or National Register of Historic Places. Waived per Attachment 2</p> <p>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.</p> <p>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.</p>			X
<p>6. a. Show location and area footprint, height of proposed use and identify use. Dimensions must be drawn to scale.</p> <p>b. Parking/loading areas: building and parking setbacks (front, side and rear).² Dimensions must be drawn to scale.</p>	X		
7. The proposed location, lighting and type of sign.	X		
<p>8. Adjacent property information including property across the road from project:</p> <p>a. Approved and proposed projects or subdivision names, lot lines, section and lot numbers and zoning.¹</p> <p>b. Existing and proposed land uses at time of submission; lots; existing structures within 200' of the proposed project.¹</p> <p>c. Existing and proposed abutting roads and their right-of-way widths.¹</p> <p>d. Existing nonresidential access points, existing and proposed roadway intersections and median breaks.¹</p> <p>f. Major roads identified in the County Transportation Plan and roads identified in the current Loudoun County/VDOT six-year plan.⁴</p>	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

	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: Waived per Attachment 2 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. <i>Note: The Director may request a two (2) foot contour.</i>	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. <i>Note: The cross-sections and/or sketches shall be provided no later than the applicant's response to the initial agency comments (referrals).</i>			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. Waived per Attachment 2	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: Modified per Attachment 1	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. **Attachment 8**

N. **MAILING LABELS.** The applicant must submit two (2) sets of pre-printed address/ mailing labels with addresses of all adjacent property owners. **Attachment 9**

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.

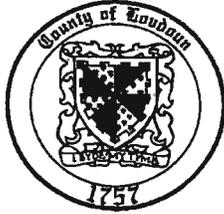
APPLICANT SIGNATURE 

DATE June 1, 2009

Application: _____ Accepted _____ Rejected _____

Checklist Reviewer _____

Date _____



Loudoun County, Virginia

Department of Planning
1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, MSC #62
Leesburg, VA 20177-7000
Telephone (703) 777-0246 • Fax (703) 777-0441

May 19, 2009

Karen Arnold
Loudoun Water
44865 Loudoun Water Way
PO Box 4000
Ashburn, Virginia 20146

Ms. Arnold:

We have reviewed your memo dated May 14, 2009 requesting certain waivers to the special exception application checklist and conclude that we can grant the requested waivers based on the information and the alternative materials you have agreed to provide. The following waivers are granted:

Special Exception Application for a Water Treatment Plant

Checklist Item G: floor plans and elevations for the front, side, and rear elevations of any on-site structures.

The applicant will provide a building envelope and information concerning the maximum size and height of all buildings; a materials palette; and cross sections or "bird's eye view" illustrations sufficient to evaluate the relationship of the building(s) to adjoining properties.

Special Exception Application for Use of a Quarry for Water Storage -

- G, floor plans and elevations for the front, side, and rear elevations of any on-site structures.
- K5, Archaeological or historical features included in the State or National Register of Historic Places.
- K12, The location and general description of vegetation and existing tree cover and animal habitat.
- K19: Identification of any Federal or State permits or conditions that directly limit development on the subject property.

These waivers do not prevent staff from asking for the information should the need arise during the application review. Please include a copy of this letter with your submittal material and please feel free to call if you have questions.

Sincerely,

John Merrithew
Assistant Director of Planning.

cc. Ginni VanHorn, Planning Department

Memo

To: John Merrithew
From: Karen Arnold
Date: May 14, 2009
Re: Request for Waiver of Specific Submission Checklist Items

The purpose of this memo is to request a waiver of specific items on the Special Exception Application Checklist for two applications that will be filed by Loudoun Water in June.

Special Exception Application for a Water Treatment Plant – Pt. Parcel A (formerly pt. of Parcel 15 - TM 61; MCPI# 153-35-5865)

Checklist Item G: Waiver is requested relative to the requirement to submit floor plans and elevations for the front, side, and rear elevations of any on-site structures.

A specific design for the water treatment plant has not yet been initiated. Treatment technologies under consideration are required to undergo pilot testing. Loudoun Water will be working with the Virginia Department of Health to obtain approval of the water treatment technology and related design criteria selected for the water treatment plant. However, a “maximum coverage” scenario has been considered in determining the development envelope, FAR calculation, and height limits for the use on the Special Exception Plat, and these will be committed to.

In lieu of providing the specified plans and elevations, Loudoun Water will submit one or more sections to illustrate the relationship that potential structures have with surrounding natural and manmade features.
Examples of well designed water treatment plants

will be provided to portray the level of design quality that can be anticipated for the proposed facility. Loudoun Water will commit to a comparable level of quality in its own facility. A list of building materials will also be submitted with the application, and Loudoun Water will agree to choose from among these materials when building design and architecture have been determined.

Special Exception Application for Use of a Quarry for Water Storage - Parcel 29 (TM 61; MCPI# 114-25-6156)

Checklist Items G, K5, K12, K19: Waiver is requested relative to requirements to submit floor plans and building elevations, an archeological analysis, tree cover inventory, waters of the U.S./wetland delineation, phase I environmental analysis, and endangered species analysis for this proposed special exception use.

As discussed in the April 16, 2009 meeting that Loudoun Water attended with County staff, the boundary limits of the proposed special exception plat will be limited to the rim of "Quarry A" with just enough area beyond the rim to allow for security fencing once water storage begins. The quarry is being actively mined now and land disturbing activities will continue until mining operations cease. The quarry will be used for water storage as proposed thereafter.

Conclusion

Early County action is needed with regard to these proposed special exception uses because they are critical components in the overall program schedule and first phase of Loudoun Water's Central Water Supply Program. Numerous decision points depend upon the outcome of the County's decision process.

The Central Water Supply Program is an initiative to secure a sufficient, sustainable supply of water that meets projected demand for eastern Loudoun County over the next 30 years. Phase I alone of the Program is estimated to cost over \$200 million.

Thank you for your assistance in this matter.

Loudoun County Real Estate Tax, Assessment & Parcel Database

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[Recent Sales](#)
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[Assessment](#)

Real Estate Tax - 2009
Owner and Legal

PIN: 114-25-6156-000	Tax Map: /61/////////29/
Current Owner Name& Address: LUCK STONE CORP & LUCK DEVELOPMENT 515 STONE MILL DR MANAKIN SABOT VA 23103-3261	Jan 1 Owner Name& Address:: LUCK STONE CORP & LUCK DEVELOPMENT 515 STONE MILL DR MANAKIN SABOT VA 23103-3 26 1
Legal Description: BELMONT,TRAP ROCK 200808260051895P 200611010092487 (3) 635--715	Acreeage: 80.61 Land Use: NO
Annual Taxable Assessment: \$ 3,756,700	

District: Regular		Supplement:		Tax Rate: \$1.245 per \$100 assessed value	
1st Half		Original Due Date: 2009-06-05		Date Levied: 2009-04-08	
Taxable Assessment: \$ 1,878,350		Waiver Date:		Date Last Paid: 2009-06-03	
	Tax Amount	Late Penalty	Interest Amount	Fees	Total Amount
Levied:	\$ 23,385.46				\$ 23,385.46
Paid:	\$ 23,385.46	\$ 0.00	\$ 0.00	\$ 0.00	\$ 23,385.46
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: \$1.245 per \$100 assessed value	
2nd Half		Original Due Date: 2009-12-07		Date Levied: 2009-04-08	
Taxable Assessment: \$ 1,878,350		Waiver Date:		Date Last Paid:	
	Tax Amount	Late Penalty	Interest Amount	Fees	Total Amount
Levied:	\$ 23,385.46				\$ 23,385.46
Paid:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Refunded:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Due:	\$ 23,385.46	\$ 0.00	\$ 0.00	\$ 0.00	\$ 23,385.46



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: 05/26/2009

The following property, _____, is IN the Land Use Program.
Tax Map/PIN Number

Signature

Alison L. Burns, Land Use Coordinator

The following property, 114-25-6156-000, is NOT IN the Land Use Program.
Tax Map/PIN Number

Alison L. Burns

Signature

Signature

Alison L. Burns, Land Use Coordinator

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

I, Lori R. Greenlief, do hereby state that I am an
 ___ Applicant

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

in Application Number(s): SPEX 2009-0020/CMPT 2009-0006

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).

<i>PIN</i>	<i>NAME (First, M.I., Last)</i>	<i>ADDRESS (Street, City, State, Zip Code)</i>	<i>RELATIONSHIP (Listed in bold above)</i>
	Loudoun County Sanitation Authority d/b/a Loudoun Water Dale C. Hammes Karen Arnold Timothy Coughlin	44865 Loudoun Water Way Ashburn, VA 20146	Applicant/Lessee
114-25-6156	Luck Stone Corporation	P.O. Box 29682 Richmond, VA 23242-0682	Title Owner
	McGuireWoods LLP Jonathan P. Rak, Esq. Lori R. Greenlief, Planner	1750 Tysons Boulevard, Suite 1800 McLean, VA 22102	Attorney/Planner/ Agent for Applicant
	Urban, Ltd. Eric Siegel	4200 D Technology Court Chantilly, VA 20151	Engineer/Agent

	Patton Harris Rust and Associates, Inc. Douglas Kennedy John F. Callow Laurie Butakis	14532 Lee Road Chantilly, VA 20151	Transportation Consultant/Agent
--	---	---------------------------------------	------------------------------------

* 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)

Loudoun County Sanitation Authority d/b/a Loudoun Water, 44865 Loudoun Water Way, Ashburn, VA 20147

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:

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>
Loudoun Water is a political subdivision of the state. In May of 1959, the Loudoun County Board of Supervisors created Loudoun Water by a resolution, through the Water and Waste Authorities Act, for the sole purpose of providing water and wastewater service to residents of the unincorporated areas of Loudoun County.	

Names of Officers and Directors:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>
Fred Jennings	Chairman
Dale Hammes	General Manager and Board Treasurer
Rick Thoesen	Deputy General Manage and Asst. Treasurer
Edward Burrell, Charles Harris, Dimitri Kesari, Charles McKinney, Leonard Mitchel, Patti Psaris, Johnny Rocca, John Whitmore	Board Members

Check if applicable:

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

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)

Luck Stone Corporation, P.O. Box 29682, Richmond, VA 23242-0682

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 <i>(First, M.I., Last)</i>	SHAREHOLDER NAME <i>(First, M.I., Last)</i>
C.S. Luck, III	
C.S. Luck, IV	
Terrell L. Harrigan	
True F. Luck	
Cynthia L. Haw	

Names of Officers and Directors:

NAME <i>(First, M.I., Last)</i>	Title <i>(e.g. President, Treasurer)</i>
C.S. Luck, III	Chairman
C.S. Luck, IV	President/CEO
J.H. Parker, III	Vice President
John N. Pullen	Vice President
Donald Jones	Vice President

Check if applicable:

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)

Urban, Ltd., 4200D Technology Court, Chantilly, VA 20151

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:

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>
Barry B. Smith	
J. Edgar Sears, Jr.	
Brian A. Sears	

Names of Officers and Directors:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>

Check if applicable:

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)

Patton Harris Rust and Associates, Inc., 14532 Lee Road, Chantilly, VA 20151

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:

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>
Fred D. Ameen, Jr., Michael A. Hammer	John D. Reno, Michael C. Glickman
Michael G. Baker, Christopher Holt	Michael G. Reimer, John C. Loyd
Thirumalainivas Bhakthavatsaiam	Thomas D. Rust, Ronald A. Mislowsky
John F. Callow, Paul Dec Holt, Jr.	David J. Saunders, Robert A. Munse
Helman A. Castro, Mark Jerrusi	Karl V. Schaeffer, Patricia D. Monday
Frank H. Donaldson, Ralph T. Jones	Paul D. Noursi, James C. Slora
Timothy F. Fletcher, John O. Jorgensen	Thomas R. Smith, Thomas L. Osborne
Bruce J. Frederick, Douglas R. Kennedy	David H. Steigler, Peter J. Stone
Graeme C. Lake, L. Nathaniel Ballard	Kevin D. Wood, Earl R. Sutherland
Mark A. Thomas, Kevin D. Vaughn	Edward G. Venditti, John D. Vergeres
Scott R. Wolford, Susan S. Wolford	John D. Wright, William L. Wright

Names of Officers and Directors:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>

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)

McGuireWoods LLP, 1750 Tysons Boulevard, Suite 1800, McLean, VA 22102

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

Names and titles of the Partners:

<i>NAME</i> (First, M.I., Last)	<i>Title</i> (e.g. General Partner, Limited Partner, etc)
Gordon R. Alphonso	Equity Partner
Arthur E., II Anderson	Equity Partner
Mark E. Anderson	Equity Partner
Hubert Andre-Dumont	Equity Partner
Terrence M. Bagley	Equity Partner
Brian D. Barger	Equity Partner
John W. Barnum	Equity Partner
John S. Barr	Equity Partner
Scott L. Becker	Equity Partner
Thomas L. Becket	Equity Partner
Marshall H. Beil	Equity Partner

Check if applicable:

X Additional Partnership information attached. See Attachment to Paragraph C-3.

Equity Partners of McGuireWoods LLP

Dennis I. Belcher	Richard S. Grant	James P. McElligott
Craig D. Bell	Richard T. Greenberg	Robert G. McElroy
Richard A. Beresford	John T. Grieb	Robert W. McFarland
R. Eric Bilik	Jonathan P. Harmon	Charles Wm. McIntyre
Jonathan T. Blank	T. Craig Harmon	J. Dickson McLean
J. William Boland	Yvette (nmi) Harmon	Emery B. McRill
Irving M. Brenner	David L. Hartsell	Robert A. Muckenfuss
Edwin E. Brooks	Patrick L. Hayden	Sean F. Murphy
Thomas C. Brown, Jr.	Dion W. Hayes	Christopher S. Nesbit
Jonathan E. Buchan	George H. Heberton	Daniel B. Nunn, Jr.
Stephen D. Busch	Patrick T. Horne	Clive R. G. O'Grady
Thomas E. Cabaniss	Patricia F. Hosmer	John B. O'Grady
Kimberly Q. Cacheris	Benne Cole Hutson	James P. O'Hare
Scott S. Cairns	Fred T. Isaf	David N. Oakey
Jeffrey R. Capwell	J. Brian Jackson	Scott C. Oostdyk
Alan C. Cason	Richard L. Jarashow	John D. Padgett
Rebecca S. Chaffin	Brenton D. Jeffcoat	David H. Pankey
John H. Cobb	Barbara Christie Johnston	Brian K. Parker
John V. Cogbill, III	Sidney (nmi) Kanazawa	H.W. Phears
Peter J. Covington	Joanne (nmi) Katsantonis	Robert S. Plotkin
Robert W. Cramer	Mark L. Keenan	William F. Potts, Jr.
Richard J. Cromwell	Wade M. Kennedy	Robert H. Pryor
Craig R. Culbertson	Donald E. King	David P. Pusateri
Richard (nmi) Cullen	Sally Doubet King	Jonathan P. Rak
Emmanuel de Cannart d'Hamale	Steven D. Kittrell	Robert B. Rakison
Patrick A. De Ridder	Timothy H. Kratz	Joseph K. Reid, III
Dorothea W. Dickerman	Kurt J. Krueger	David L. Richardson
Michael J. DiMattia	Bradley R. Kutrow	Gregory A. Riegler
Kathleen H. Dooley	Mark J. La Fratta	Lawrence E. Rifken
Keith A. Dorman	Ava E. Lias-Booker	James B. Riley, Jr.
Scott P. Downing	Richard E. Lieberman	Brian C. Riopelle
Elizabeth F. Edwards	Nancy R. Little	Manley W. Roberts
Douglas W. Ey, Jr.	William M. Long	Stephen W. Robinson
Howard (nmi) Feller	Amy B. Manning	Marvin L. Rogers
John C. Fennebresque	William B. Marianes	Thomas P. Rohman
Douglas M. Foley	Robert G. Marks	Dana L. Rust
Charles D. Fox, IV	Gary S. Marshall	Rodney A. Satterwhite
Bonnie M. France	Harrison L. Marshall, Jr.	P. Christian Scheurer
Mark E. Freedlander	Leonard J. Marsico	Michael J. Schewel
Joy C. Fuhr	Cecil E. Martin, III	Gilbert E. Schill, Jr.
E. Duncan Getchell, Jr.	George Keith Martin	Gordon W. Schmidt
Donald J. Gibson, Jr.	Peter W. Martinez	Jane Whitt Sellers
Margaret M. Glassman	Richard J. Mason	Patrick M. Shelley
Scott L. Glickson	Eugene E. Mathews, III	L. D. Simmons, II
Stephen (nmi) Gold	William C. Mayberry	Robert W. Simmons
Philip (nmi) Goldstein	Steven C. McCallum	Halcyon E. Skinner
Alan B. Gordon	John G. McDonald	Daniel K. Slone

Check if applicable:

Additional Partnership information attached. See Attachment to Paragraph C-3.

Equity Partners of McGuireWoods LLP

Thomas E. Spahn
Joel H. Spitz
Thomas J. Stallings
Bruce M. Steen
Marta A. Stein
Jacquelyn E. Stone
David I. Swan
Michael O. Tackley
Samuel L. Tarry, Jr.
James A. Thornhill
Joseph G. Tirone
Howard C. Vick, Jr.
Richard W. Viola
H. Landis Wade, Jr.
John Tracy Walker, IV
James H. Walsh
Stephen H. Watts, II
Leslie M. Werlin
Scott E. Westwood
David B. Whelpley, Jr.
H. Ramsey White, III
Walter H. White, Jr.
Steven R. Williams
Ernest G. Wilson
James M. Wilson
Elizabeth G. Wren
Kevin J. Young
W. Carter Younger

Check if applicable:

Additional Partnership information attached. *See Attachment to Paragraph 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:

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:

L.R. Greenleaf

check one: Applicant or Applicant's Authorized Agent

Lori R. Greenleaf, Planner

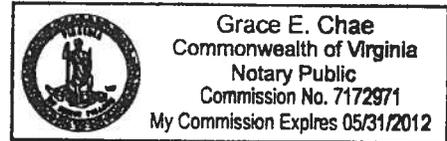
(Type or print first name, middle initial and last name and title of signee)

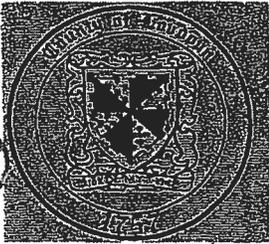
Subscribed and sworn before me this 14th day of July, 2009, in the State/Commonwealth of Virginia, in the County/City of Fairfax.

Grace E. Chae

Notary Public

My Commission Expires: 5/31/2012





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

RECORD OF PRE-APPLICATION CONFERENCE

PRE-APPLICATION CASE NUMBER/NAME/CASE TYPE	PRAP 2009-0024	SPEX/CMPT/ZMAP
DATE OF CONFERENCE	Loudoun Water - Rezone to MR-HI, Permit Water Treatment Plant,	03/10/09 1:00pm

ATTENDANCE LISTING

NAME	AFFILIATION
Jonathan Rahn	Mr. Green Woods (Loudoun Water)
TIM COUGHLIN	LOUDOUN WATER
KAREN AXELL ARNOLD	LOUDOUN WATER
Todd Taylor	Bldg. & Dev. - ERT
Eric S. Siegel	Urban, Ltd.
Norah Ocel	OTS
Amy Lohr	B&D, Zoning
JOE GORNEY	LOUDOUN COUNTY PLANNING
DOUG KENNEDY	PHR+A
Dennis Cumbio	B&D WRT
M. M. Botby Victor	BOS - Buxton

(Cover)

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:

John Merrithew

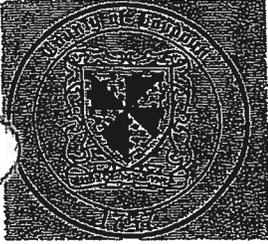
Date:

10 March 2009

Application Fee: _____

M

William Marsh - B&D - Environmental Review Team
Alex Blackburn - B&D - Deputy Div. Chief - Engineering
DAVID WARD - B&D - Water Resources Team



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 2009-0024 Loudoun Water - Rezone to MR-HI, Permit Water Treatment Plant,	SPEX/CMPT/ZMAP 03/10/09 1:00pm
DATE OF CONFERENCE		

1. ISSUES RAISED BY THE APPLICANT

Proposal is part of Loudoun Water long range water supply plan. 1. Use Potomac River as main water supply; 2. Quarries near Goose Creek as water 'banking' / storage. Quarries are the bank. Use quarry water during low water periods in Potomac River or bad water days. Proposing series of applications: water treatment plant on Parcel 15 - 50 acres of total site - joint rezoning application to MR-HI, SPEX & CMPT for treatment plant. Rezoning for full 168 acres; SPEX for 50 acres. Transmission line follows powerline easement. Quarry A (RT US9) - CMPT ~~perm~~ ^{and} SPEX for quarry facility. River Intake @ River Creek - no action required.

2. COMPREHENSIVE PLANNING ISSUES DISCUSSED

Plans protect quarry industry. Site is Transition and Suburban policy areas Parcel 15 is Lower Sycolin. Land use is acceptable. Compatibility with development impacts would be focus of review.

- Ensure viability of Potomac River should be protected. (Withdrawal permit reviewed by VA, Md, ACZ, other localities).
- Other plan policies - surface water, steep slopes, vegetation, habitat policies need to be considered. Treatment plant within ~~be~~ voluntary buffer for Goose Creek.

3. ZONING ISSUES DISCUSSED 1972 1993 Revised 1993 Zoning Ordinance

6-1100 CMPT; 6-1200 Regnig; 6-1300 SPEX - review matters of conidivator. Parcel 15 zoned TR-10 can only refer to MR-H1 if contiguous to MR-H1. Transmission lines must stay out of A-3 and A-10 districts. Steep slope maybe an issue - lines have to be in road R.O.W. Ordinance definition refers to water from Fairfax City. Subject to FOD (Floodplain), 5-621 set standards for utilities. Scenic Creek Valley Buffer apply to Potomac River & Goose Creek (5-1000)

4. TRANSPORTATION ISSUES DISCUSSED

No major transportation comments. 20 employees at water treatment plant. Application should include circulation plan.

To scope traffic study, contact George Phillips, Office of Transportation Services 703-737-8624.

5. OTHER ISSUES DISCUSSED

Treatment plant phase 1 - 20 mgd; ultimate 40 mgd.

20 employees.

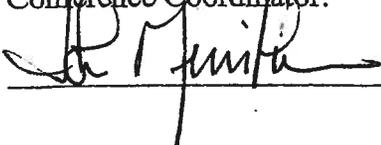
Encourage reforestation of unused open areas.

Goose Creek planned to have trail connection to Potomac Heritage Trails.

Steep slope impact intake pipe at Potomac River. ZCPA 1994-0001 refers to River Buffer a concept plan.

6. REVIEW AND PROCESSING PROCEDURES DISCUSSED

Conference Coordinator:



Date:

10 March 2009

ERT

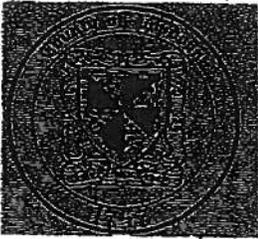
steeper slope @ water intake a Potomac - encourage directional drilling. otherwise may require additional SPEX Restoration & impact a wetlands & stream. Mitigation should occur at a close to impact site BIA Chapter 5 - reservoir protection standards. Any consideration of using STP treated effluent to fill quarries?

Storage - Quarry A - 1 billion gallons available 2017-2020.

Quarry B or C - each 4 billion gallons

Board adopting Chesapeake Bay standard - will require 100-foot buffer along streams.

Sediment out of water - is there a PCB issue? Any monitoring or groundwater protection.



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-9246 • Fax (703) 777-0441

RECORD OF PRE-APPLICATION CONFERENCE

PRE-APPLICATION CASE NUMBER/NAME/CASE TYPE	PRAP 2009-0025 Luck Stone Corp. - Rezone to MR-HI, SPEX for Stone Quarry Use and Amend 4 Conditions	SPEX/ ZMAP
DATE OF CONFERENCE	03/10/09 2:00pm	

ATTENDANCE LISTING

NAME	AFFILIATION
Jonathan Red	McGuire Woods (Loudoun Water)
Tim Covettlin	LOUDOUN WATER
KAREN ADRI ARNOLD	LOUDOUN WATER
Bill Fissel	Deuberry
Nanny Shaha	Luck Stone
DAVID WARD	B+D water Resource Team
Dennis Cumbis	B+D WRT
Alex Blackburn	B&D environmental teams
William March	B&D Environmental Review Team
MARK BETHORY VIDAVEK	BOS - Buxton

Randy Mischen / Bill Keefe WASH COLUCCI

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:

John Merrifield

Date:

10 March 2009

Application Fee: \$90,137.60

Base Fee \$27,120

per acre sur

200 acres 445.84 * \$140/ac = \$62,417.60

(CONT)

DONG KENNEDY

Mark Peterson

~~ANDREW~~ ANDREW PRINTELL

Dennis Phillips

Amy Lohr

JOE GORNEY

PHRTA

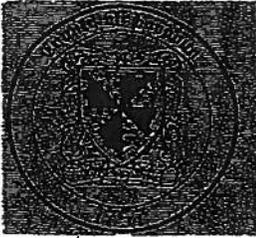
Luck Stone

WASH COUCL

Loudoun County Transportation

BTD, zoning

LOUDOUN COUNTY PLANNING



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 2009-0025 SPEX/ ZMAP
DATE OF CONFERENCE	Luck Stone Corp. - Rezone to MR-HL, SPEX for Stone Quarry Use and Amend 4 Conditions 03/10/09 2:00pm

1. ISSUES RAISED BY THE APPLICANT

Quarries controlled by Luck Stone since 1971. Quarry A not yet started. Quarries A & B still active. Parcel 15 acquired by Loudoun Water - later all but 50 acres returned to Luck Stone. Luck Stone was acquired to parcel to north. City of Fairfax parcels - west side of reservoir may also be included - rezoning. May also consider rezoning PD-61 sites to MR-HL (from previous Luck Stone rezoning). Proposal may also consider tunnel under Goose Creek as alternative to approved conveyor belt. SPEX needed for quarrying operation. County will have to initiate rezoning to expand Quarry notification overlay district.

2. COMPREHENSIVE PLANNING ISSUES DISCUSSED

Transition policy area - will have to show conformance to policies related to environmental impacts - buffering and compatibility

3. ZONING ISSUES DISCUSSED 1972. 1993 Revised 1993 Zoning Ordinance

11208 for ZMAP ; 6-1300 for SPEX. Support including
periphery parcels. Convey-belt/tunnel proposed require
new SPEX for Quarry D. Quarry Utilization Overlay District
ZMAP must parallel MK-HI zoning. Changes PD 61 to MK-HI ~~remove~~
split zoned parcel but must be consistent with Plan.

4. TRANSPORTATION ISSUES DISCUSSED

Access to west quarry will still be by Rt. 659.
Toll Road expanding to eight lanes - probably within existing ROW(?)
Traffic information via letter with trip generation
comparison may satisfy Traffic Study.

To scope traffic study, contact George Phillips, Office of Transportation Services 703-737-8624.

5. OTHER ISSUES DISCUSSED

SPEX will ask for longer sunset clause (>20 years).
May use Ridgewater zoning environmental documents if
still valid.
County approval should precede withdrawal permits.

*ZMAP -

SPEX (1) quarry, (2) *Treatment plan, (3) Amend quarry D
CMPT (1) Treatment plant (2) Quarry A.

6. REVIEW AND PROCESSING PROCEDURES DISCUSSED

Staff would encourage ~~repealing~~ ^{supervening} older SPEX's with
new SPEX.

Conference Coordinator:

Date:

JH

Applicant proposal is to submit regarding ad treatment plant applications as one application. Quarry SPEX's will follow:

Quarry A CMPT: - separate application

Fee - London Water property & application subject to blanket fee waiver.

Revised General Plan, Chapter 2

The County will plan for the development of central sewer and water facilities and allow for the orderly extension of these facilities in the Suburban and Transition Policy Areas. The County will encourage LCSA to serve this area in the most efficient and effective manner possible. In particular, the County will work with LCSA to encourage the extension of central utilities to existing communities within the Suburban Policy Area and promote the use of the best utility system in the Transition Policy Area. (Refer to LCSA Water and Sewer Lines Map, pg. 2-17.) Town central systems will continue to be the major service providers for the Towns' JLMAs.

In the Transition Policy Area and in the Rural Policy Area (including the Landfill Water Service Area District), the County will continue to focus its efforts on protecting public health by maintaining groundwater quality and quantity.

2. The County will evaluate further development proposals based upon the County's ability to treat, transmit, and distribute a safe and adequate potable water supply in accordance with the land use policies of this Plan.
3. Water and wastewater treatment and conveyance facilities will be planned, designed, and maintained to be compatible with County development and environmental goals while functioning at a high level of efficiency.
4. In planning for future central wastewater and water treatment facilities, the County will use water and sewer design capacity standards established by the LCSA. Where a standard has not been established by the LCSA, the County will use those established by the Virginia Department of Health and the Virginia Department of Environmental Quality and comply with the Clean Water Act and other federal standards. However, within the powers delegated to it by the state, where state standards are considered too lenient or otherwise inappropriate in relation to the County's goals and policies, the County may apply more stringent standards.
5. The County will continue to identify, survey and quantify areas in need of improvements to sewage disposal and water supply systems and will work with communities to identify and implement appropriate solutions such as installing systems, upgrade or replace failing systems, and, where appropriate, design, build and install communal systems.
6. The County, in cooperation with LCSA, will develop long-range plans for wastewater treatment and water supply that establish criteria for siting future wastewater treatment facilities and impoundment sites. The County will pursue this effort according to the sewer and water policies of this plan.
7. LCSA will continue to be responsible for the provision and extensions of public water and sewer service in the Suburban Policy Area and Transition Policy Area. The LCSA may enter into short- or long-term wastewater service agreements with neighboring jurisdictions if mutually agreed to by the County and LCSA.
12. New central wastewater and water lines and facilities should be constructed in a manner that causes the least environmental risk and visual disruption. Disturbed areas (excluding permanent access easements to reach a facility) should be stabilized with native vegetation. New treatment facilities should be screened with trees, berms, and/or shrubs.

12. New central wastewater and water lines and facilities should be constructed in a manner that causes the least environmental risk and visual disruption. Disturbed areas (excluding permanent access easements to reach a facility) should be stabilized with native vegetation. New treatment facilities should be screened with trees, berms, and/or shrubs.

Revised General Plan, Chapter 5

Surface Water Policies

1. The County will fully protect, through easement, fee simple acquisition, regulatory measures or other sufficient measures, the lands that are critical to the quality of key water supplies. These areas will be re-naturalized, if necessary, to restore filtration and erosion control functions.
5. The County will establish appropriate standards including adoption of the Virginia Stormwater Management Handbook to protect natural streams from the harmful effects of increased stormwater volume and velocity resulting from development.
6. The County recognizes that soil erosion and deposits of sediment in receiving streams and water bodies is the single largest contributor to degradation of stream water quality and loss of aquatic habitat. The County will establish appropriate standards by which to regulate erosion and sedimentation.
7. The County will establish appropriate standards and land uses to protect drinking water supplies from depletion and pollution.
9. The County will develop and implement a watershed management plan and a watershed overlay district for all public water supply reservoir watersheds, establishing more stringent development guidelines and performance standards to protect water quality.
10. The County will protect public water supply reservoirs by defining a protection area for all reservoirs as a 300-foot no-build buffer or the RSCOD, whichever is greater. Development potential may be transferred from this buffer area according to density transfer guidelines provided by this Plan. The RSCOD performance standards, best management practice requirements and list of permitted uses will be applied to the no-build buffer.
11. In cooperation with the LCSA, the County will set the limits of the 300-foot no-build buffer for reservoirs based on their projected expansion, so that when the proposed expansion occurs the 300-foot buffer will already be established and the area protected from development.

Mineral Resource Extraction Areas

Diabase is a hard, brittle rock used as a base component for construction of roads and for building foundations. There are defined belts of this rock, also known as trap rock, south of Leesburg and near Washington Dulles International Airport. These resource areas should be protected from incompatible land uses, particularly residential. Soils with high shrink-swell characteristics often lie on top of these diabase belts and can cause cracked foundations and severe structural damage to buildings.

The crushed-stone quarries that extract diabase are a substantial economic resource. Loudoun County diabase is some of the best rock for concrete and road base material found on the East Coast. Continuing construction activities in the greater Washington area will also ensure that diabase continues to be an important local economic resource.

Quarrying operations and related activities in diabase resource areas present a challenge to County land use planning, because, although they contribute greatly to the County's economy, they may also threaten groundwater and surface water quality. They are also a heavy industrial use and generate

heavy truck traffic. The site-specific nature of extraction industries may help the County focus protection on key diabase resource areas. Encouraging buffers or compatible uses on adjacent tracts and adequate transportation routes is part of this effort. The County may also minimize the long-term result of diabase extraction by looking for ways to reclaim abandoned quarries for other uses. The County will establish and maintain zoning regulations for a protective quarry zoning district, and will emphasize the continued viability and compatibility of this important industry.

Mineral Resource Extraction Policies

1. Quarrying is an industry based on the natural resources of the County and shall be encouraged and the resource protected.
2. The County will recognize and protect its viable extraction industry. The County will protect viable quarries and its diabase resource areas from incompatible neighboring uses. New development will take existing quarries into account.
3. The County will foster efficient use of its diabase resource. To help achieve this goal, the County will maintain a quarry zoning district that should provide a total of at least 800 acres in Loudoun County to be set aside for extraction and associated activities. The quarry zoning district will make quarrying a permissible use. No residential uses other than watchman's quarters will be permitted in this district. Non-residential uses will be limited to low coverage, heavy industrial uses that will not be adversely affected by quarry operations.
4. Quarry zoning districts should be located on areas where quarries presently exist and/or in industrial communities where the diabase is within the Ldn 65-noise contour of an airport. Areas within the 65 Ldn noise contour and adjoining existing quarries should be preserved for this purpose.
5. The County will facilitate the long-range planning of quarry sites, including setting aside sufficient land for extraction and creating an environment that will be attractive for future users once the quarrying use is no longer viable.
6. The County will develop and apply standards that seek to protect existing and planned neighboring uses from the negative impacts of resource extraction activities. Such negative impacts might include threats to property values, public health and safety, as well as short- and long-term environmental degradation. Such impacts will be mitigated by buffer requirements, noise mitigation requirements, and other mitigation techniques.
7. Diabase extraction activities must be located with direct access to roads that are constructed to industrial standards. These standards will be applied so that quarries have adequate roads linking them to the regional road network.
8. The County will encourage the innovative and sensitive reuse of quarries and resource extraction sites.
9. An application to permit the development of new quarries or the expansion of existing quarries will include a concept plan for use of the site after extraction is complete.

Steep Slopes and Moderately Steep Slopes

Steep slopes and moderately steep slopes occupy an area of approximately 53,000 acres in the County. (Refer to Steep Slopes Map, pg. 5-29) Moderately steep slopes are areas with a 15 to 25 percent grade (identified by Slope Class D on Loudoun County soil maps). Steep slopes refer to more environmentally critical slopes of greater than 25 percent (identified by Slope Class E on Loudoun County soil maps). If improperly used and disturbance occurs, these areas could experience erosion, building and/or road failure, downstream flooding, and other hazards. For this reason, the grade of a steep slope is often a factor of unstable soils. Development on steep slopes often requires high volumes of clearing and "cut and fill." Such earth moving is subject to erosion and sedimentation that

causes adverse effects on surface water quality and aquatic habitat.

Steep slopes represent a resource as well as a constraint to development. Steep slopes protected as part of a river and stream corridor or mountainside often serve as forested and vegetative areas that filter stormwater run-off and support various plant and wildlife habitats.

The Steep Slope and Moderately Steep Slope policies apply to all steep and moderately steep slopes in the County that are not "adjacent" to a river and stream corridor (as defined in the RSCOD) or located on the mountainside. River and Stream Corridor Resource and/or Mountainside policies govern steep slopes located in those areas.

Steep Slope and Moderately Steep Slope Policies

1. The County will prohibit land disturbance on slopes with a grade of more than 25 percent and/or with the soil Slope Class of E.
2. The County will prohibit construction of roads on slopes with grades over 25 percent with the exception of access easements to existing lots where no other access is possible. Performance standards will be applied to protect the soils, vegetation and other environmental features in areas in which these roads are allowed by special exception.
3. Special performance standards are to be used to protect slopes with grades from 15 to 25 percent and/or with the soil Slope Class of D. These standards will include best management practices, locational clearances for clearing and grading, and approval of natural drainageways.
4. There will be no building on unstable soils, including soil series Morven (soil mapping unit 13), Airmont (27 and 59), Lew (88), and Springwood (90 and 91) as described in the County's Interpretive Guide to the Use of Soils Maps in Loudoun County, Virginia.
5. The County will encourage development rights to be sold, donated or proffered from land with a 15-to-25 percent grade.

Forests, Trees and Vegetation Policies

2. Forests and indigenous vegetation will be preserved on steep slopes (greater than 25 percent). On moderately steep slopes (15-to-25 percent grade), clearing will be limited to only essential clearing necessary for home construction, road construction and utility installation. Silviculture activities may be allowed on moderately steep slopes provided that an approved Forest Management Plan is implemented.
3. The submittal and approval of a Forest Management Plan will be required prior to any land development. This plan will demonstrate a management strategy that ensures the long-term sustainability of any designated tree save areas.

Plant and Wildlife Habitats Policies

2. One strategy the County will pursue to protect rare, threatened, and endangered plant and animal species is to preserve their habitat in open space, passive recreation, or nature preserves.
4. The County will conserve and protect wildlife habitat through the preservation of a broad range of natural resources such as indigenous vegetation, forest cover, woodlands, floodplains, streams and stream corridors, wetlands, and undeveloped areas associated with steep slopes.
5. The County promotes the preservation and management of existing vegetative cover, and riparian, habitat and wildlife travel corridors (i.e., fencerows and stream valleys) for their native biological diversity and to protect wildlife access to streams and other water sources. Planting of indigenous vegetation will be encouraged and priority will be given to those corridors that connect

one or more large, intact nature preserves.

7. The County promotes the protection of the County's vegetative and wildlife resources and the creation of wildlife habitats by encouraging the incorporation of indigenous vegetation into the landscape design of new development and encouraging a compact, concentrated development pattern.
6. The County will establish and implement guidelines and/or incentives to protect wildlife habitat in an effort to protect a broad range of natural resources that cover large areas such as river and stream corridors and mountainsides.
3. Light-Industrial uses will be limited to those that do not require outside storage and which have negligible emissions (i.e., noise, odor, vibration).

Revised General Plan, Chapter 6

Light-Industrial Use Policies

2. The County will require that industrial uses provide sufficient buffering from nearby residential areas and business uses to ensure that the effects of noise, vibration, odor, or other emissions that may be associated with the industry do not exceed specified levels.

General Industrial Use Policies

9. Heavy Industry uses will be buffered from residential uses. This separation may be accomplished by locating less-intensive employment uses permitted in Regional Office or Light Industrial areas in transitional areas adjoining the Heavy Industry use. The width of the transition area adjoining the Heavy Industrial use will be determined on a case-by-case basis. The County may consider the existence of natural or manmade barriers between the uses (such as streams and floodplains or major collector or arterial roads, existing buffers or greenbelts and topographic features of the area).
10. Heavy Industry uses should have access to, but be screened from, views along arterial roads. Outdoor activities such as equipment parking and material storage should be screened from view from adjoining roads.
12. The County will protect the Luck Stone Quarry from incompatible neighboring uses by ensuring that encroaching new development not hinder the operation of the quarry.

Revised General Plan, Chapter 8

Lower Sycolin and Middle Goose Subareas

Luck Stone Quarry, located within the Lower Sycolin subarea, will continue to be protected from encroaching residential development. Also, the creation of a buffer and voluntary open space area that is consistent with the RSCOD policies is a priority in this subarea.

Community Design Policies

26. The County will protect the Bull Run Quarry in the Lower Bull Run subarea and the Luck Stone Quarry in the Lower Sycolin subarea from incompatible uses by ensuring that encroaching new development does not hinder the quarry operation.

Joe Gorney, Planning Department, 703-777-0246

Community Meetings

Loudoun Water has taken the following measures to reach out to community interests with regard to Loudoun Water's Central Water Supply Program:

- Public information meetings – Information sessions for customers and local civic and environmental groups were advertised in local newspapers and held on September 24, 2008 for the purpose of introducing the Central Water Supply Program;
- Planning Commission - Presentation made at the Commission's February 12, 2009 worksession;
- Mailings – Water Supply Plan information and updates have been mailed to all Central Water Supply System customers several times, as part of a quarterly newsletter published by Loudoun Water;
- Newspaper and on-line articles:
 - Washington Post, January 27, 2009
 - Washingtonpost.com, January 29, 2009
 - The Connection Papers, January 27, 2009
 - The American society of Civil Engineers ASCE Spart Brief, January 29, 2009
 - Loudoun Times Mirror, February 4, 2009
 - Loudoun Independent, February 4, 2009
- Radio – WTOP News Interview, February 19, 2009
- Web Site – The Water Supply Plan has its own page on Loudoun Water's web site. It can be accessed at <http://www.loudounwater.org/projects/centralwaterplan.cfm>.
- Personal Contact – Many community and civic groups have been personally contacted to offer a presentation, include the following groups:

Environmental Regional

- Potomac Conservancy
- Chesapeake Bay Foundation
- American Canoe Association
- Nature Conservancy
- Potomac Riverkeepers
- Anacostia Watershed Society
- Sierra Club
- Friends of the Earth
- Earth Justice

Environmental Local

- Goose Creek Scenic Advisory Commission
- Goose Creek Association
- Eco Stewards Alliance
- Loudoun Wildlife Conservancy
- Audubon Naturalist Society
- Rust Nature Center
- Alice Ferguson Foundation
- Leesburg Environmental Advisory Commission
- Friends of the Blue Ridge Mountains

- Keep Loudoun Beautiful
- Broadlands Nature Center
- Claude Moore Park
- Piedmont Environmental Council

Home Owner's Associations

- Ashburn Farms
- Ashburn Manor
- Ashburn Village
- Broadlands
- Cascades
- Connemara Woods
- Falcons Landing
- South Riding
- Lerner (Dulles Town Center property)
- West Maren Condos
- Belmont Community
- Belmont Green
- Cascades Overlook
- Chatham Green
- Countryside
- Colonnade at Dulles Town Center
- Courts and Ridges of Ashburn
- Dominion Station
- Forest Ridge
- Grove at Flynn's Crossing
- Newberry Condos
- Parkside at Ashburn
- Remington
- River Bend
- Seneca Ridge
- Sugarland Run
- Villages at Potomac Falls

As the application review process continues, Loudoun Water will continue its proactive community outreach effort with these and other groups.

Attachment 9

Mailing Labels

Attached please find two sets of pre-printed address/ mailing labels with addresses of all adjacent property owners.

ADJACENT PROPERTY OWNER INFORMATION (Quarry "A")

(Properties within a 500' radius; minimum of 25 listings)

- 1) **MCPI #:** 151-10-4563
Name: Luck Stone Corporation
ATTN: Real Estate Department
Address: PO Box 29682
Richmond, VA 23242-0682

- 2) **MCPI #:** 152-39-5797
Name: Luck Stone Corporation
ATTN: Real Estate Department
Address: PO Box 29682
Richmond, VA 23242-0682

- 3) **MCPI #:** 151-37-7403
Name: Luck Stone Corporation
ATTN: Real Estate Department
Address: PO Box 29682
Richmond, VA 23242-0682

- 4) **MCPI #:** 115-35-0563
Name: Darrell S Lunceford
Address: PO Box 581
Ashburn, VA 20146-0581

- 5) **MCPI #:** 115-35-2762
Name: KOTD Holdings
Address: 42978 Coralbells Pl.
Leesburg, VA 20176-1677

- 6) **MCPI #:** 115-35-5426
Name: Loudoun County School Board
Address: 21000 Education Court #400
Broadlands, VA 20148-5526

- 7) **MCPI #:** 115-35-5896
Name: Luck Development Partners, LLC
Address: 515 Stone Mill Drive
Manakin Sabot, VA 23103-3261

- 8) **MCPI #:** 115-45-6439
Name: Luck Development Partners, LLC
Address: 515 Stone Mill Drive
Manakin Sabot, VA 23103-3261

- 9) **MCPI #:** 115-27-2230
Name: Belmont Community Association
Address: 3103 Philmont Avenue
Huntingdon Valley, PA 19006-4263

- 10) **MCPI #:** 151-49-0112
Name: Northern VA Regional Park Authority
Address: 5400 Ox Road
Fairfax Station, VA 22039-1022
- 11) **MCPI #:** 151-49-4358
Name: Twin Creeks Development, LLC
Address: 45690 Elmwood Court
Sterling, VA 20166-4215
- 12) **MCPI #:** 113-15-1711
Name: Scenic River Properties, LLC
Address: 1751 Pinnacle Drive, Suite #700
McLean, VA 22102-4003
- 13) **MCPI #:** 114-26-2970
Name: John R Curtis
Address: 19877 Belmont Ridge Road
Ashburn, VA 20147-3002
- 14) **MCPI #:** 114-35-5868
Name: Jane W Wallace
Address: 19817 Belmont Ridge Road
Ashburn, VA 20147-3001
- 15) **MCPI #:** 114-36-2774
Name: Ved P Gupta & Ajaib S Toor
Address: 10719 Ox Croft Court
Fairfax Station, VA 22039-1663
- 16) **MCPI #:** 114-45-5543
Name: Ansha Ann Fadul
Address: 43121 Goose Glen Lane
Ashburn, VA 20147-3008
- 17) **MCPI #:** 114-27-2542
Name: Belmont Land LP
Toll Brothers
Address: 19775 Belmont Executive Plaza, Suite #250
Ashburn, VA 20147-7601
- 18) **MCPI #:** 114-26-8763
Name: John Loyd Simpson
Address: 19820 Belmont Ridge Road
Ashburn, VA 20147-3000
- 19) **MCPI #:** 114-26-7541
Name: John Loyd Simpson
Address: 19820 Belmont Ridge Road
Ashburn, VA 20147-3000
- 20) **MCPI #:** 114-26-6116
Name: Luck Stone Corporation
Address: PO Box 29682
Richmond, VA 23242-0682

- 21) MCPI #: 114-16-4126
Name: Belmont Community Association
Address: 3103 Philmont Avenue
Huntingdon Valley PA 19006-4263
- 22) MCPI #: 114-16-4065
Name: Osama El-Atari
Address: 19946 Belmont Station Drive
Ashburn, VA 20147
- 23) MCPI #: 114-16-4647
Name: Osama El-Atari
Address: 19950 Belmont Station Drive
Ashburn, VA 20147
- 24) MCPI #: 114-16-2145
Name: Toll VA LP
c/o Toll Brothers Inc.
Address: 19775 Belmont Executive Plaza, Suite #250
Ashburn, VA 20147
- 25) MCPI #: 114-16-1729
Name: Toll VA LP
c/o Toll Brothers Inc.
Address: 19775 Belmont Executive Plaza, Suite #250
Ashburn, VA 20147
- 26) MCPI #: 114-16-1118
Name: Toll VA LP
c/o Toll Brothers Inc.
Address: 19775 Belmont Executive Plaza, Suite #250
Ashburn, VA 20147
- 27) MCPI #: 114-16-0209
Name: Belmont Community Association
Address: 3103 Philmont Avenue
Huntingdon Valley PA 19006-4263
- 28) MCPI #: 114-16-6065
Name: Alexandras Grove at Belmont HOA
c/o TWC Association Management
Address: 12110 Sunset Hills Road, Suite #60
Reston, VA 20190
- 29) MCPI #: 115-46-8385
Name: Belmont Community Association
Address: 3103 Philmont Avenue
Huntingdon Valley PA 19006-4263
- 30) MCPI #: 114-16-3126
Name: Toll VA LP
c/o Toll Brothers Inc.
Address: 19775 Belmont Executive Plaza, Suite #250
Ashburn, VA 20147

- 31) **MCPI #:** 114-16-2715
Name: Toll VA LP
c/o Toll Brothers Inc.
Address: 19775 Belmont Executive Plaza, Suite #250
Ashburn, VA 20147
- 32) **MCPI #:** 114-16-2504
Name: Toll VA LP
c/o Toll Brothers Inc.
Address: 19775 Belmont Executive Plaza, Suite #250
Ashburn, VA 20147
- 33) **MCPI #:** 115-46-3472
Name: Belmont Community Association
Address: 3103 Philmont Avenue
Huntingdon Valley PA 19006-4263
- 34) **MCPI #:** 114-16-4504
Name: Toll VA LP
c/o Toll Brothers Inc.
Address: 19775 Belmont Executive Plaza, Suite #250
Ashburn, VA 20147
- 35) **MCPI #:** 114-16-0102
Name: Christian Yi
Address: 19971 Belmont Station Drive
Ashburn, VA 20147-6605
- 36) **MCPI #:** 115-46-0289
Name: Paik K Choe
Address: 19975 Belmont Station Drive
Ashburn, VA 20147-6605
- 37) **MCPI #:** 115-46-0476
Name: Benny Singh
Address: 19979 Belmont Station Drive
Ashburn, VA 20147-6605
- 38) **MCPI #:** 115-46-0564
Name: Vijiyakumar Kolli
Address: 19983 Belmont Station Drive
Ashburn, VA 20147-6605
- 39) **MCPI #:** 114-26-9310
Name: David M Young
Address: 43213 Lindsay Marie Court
Ashburn, VA 20147-3111
- 40) **MCPI #:** 114-26-9924
Name: Michael F Cura
Address: 43212 Lindsay Marie Court
Ashburn, VA 20147-3111

- 41) **MCPI #:** 114-27-0533
Name: Francis A Prezio
Address: 43241 Katie Leigh Court
Ashburn, VA 20147-3109
- 42) **MCPI #:** 114-27-0743
Name: Delia Olufokunbi Sam
Address: 43236 Katie Leigh Court
Ashburn, VA 20147-3109
- 43) **MCPI #:** 114-27-1351
Name: Kevin L Fleming II
Address: 43240 Katie Leigh Court
Ashburn, VA 20147-3109
- 44) **MCPI #:** 114-27-4650
Name: Alexandras Grove at Belmont HOA
c/o TWC Association Management
Address: 12110 Sunset Hills Road, Suite #60
Reston, VA 20190

ADJACENT PROPERTY OWNER INFORMATION (Quarry "A")

(Properties within a 500' radius; minimum of 25 listings)

- 1) **MCPI #:** 151-10-4563
Name: Luck Stone Corporation
ATTN: Real Estate Department
Address: PO Box 29682
Richmond, VA 23242-0682
- 2) **MCPI #:** 152-39-5797
Name: Luck Stone Corporation
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- 6) **MCPI #:** 115-35-5426
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- 7) **MCPI #:** 115-35-5896
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- 8) **MCPI #:** 115-45-6439
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- 9) **MCPI #:** 115-27-2230
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- 10) **MCPI #:** 151-49-0112
Name: Northern VA Regional Park Authority
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- 11) **MCPI #:** 151-49-4358
Name: Twin Creeks Development, LLC
Address: 45690 Elmwood Court
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- 12) **MCPI #:** 113-15-1711
Name: Scenic River Properties, LLC
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- 13) **MCPI #:** 114-26-2970
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- 14) **MCPI #:** 114-35-5868
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- 15) **MCPI #:** 114-36-2774
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- 16) **MCPI #:** 114-45-5543
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- 17) **MCPI #:** 114-27-2542
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- 18) **MCPI #:** 114-26-8763
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- 19) **MCPI #:** 114-26-7541
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- 20) **MCPI #:** 114-26-6116
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- 21) MCPI #: 114-16-4126
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- 22) MCPI #: 114-16-4065
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- 23) MCPI #: 114-16-4647
Name: Osama El-Atari
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- 24) MCPI #: 114-16-2145
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- 25) MCPI #: 114-16-1729
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- 26) MCPI #: 114-16-1118
Name: Toll VA LP
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- 27) MCPI #: 114-16-0209
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- 28) MCPI #: 114-16-6065
Name: Alexandras Grove at Belmont HOA
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- 29) MCPI #: 115-46-8385
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- 30) MCPI #: 114-16-3126
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- 31) MCPI #: 114-16-2715
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- 32) MCPI #: 114-16-2504
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- 33) MCPI #: 115-46-3472
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- 34) MCPI #: 114-16-4504
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- 38) MCPI #: 115-46-0564
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- 42) **MCPI #:** 114-27-0743
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- 43) **MCPI #:** 114-27-1351
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- 44) **MCPI #:** 114-27-4650
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- 45) **MCPI #:** 116-49-0941
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