

SPECIAL EXCEPTION / COMMISSION PERMIT

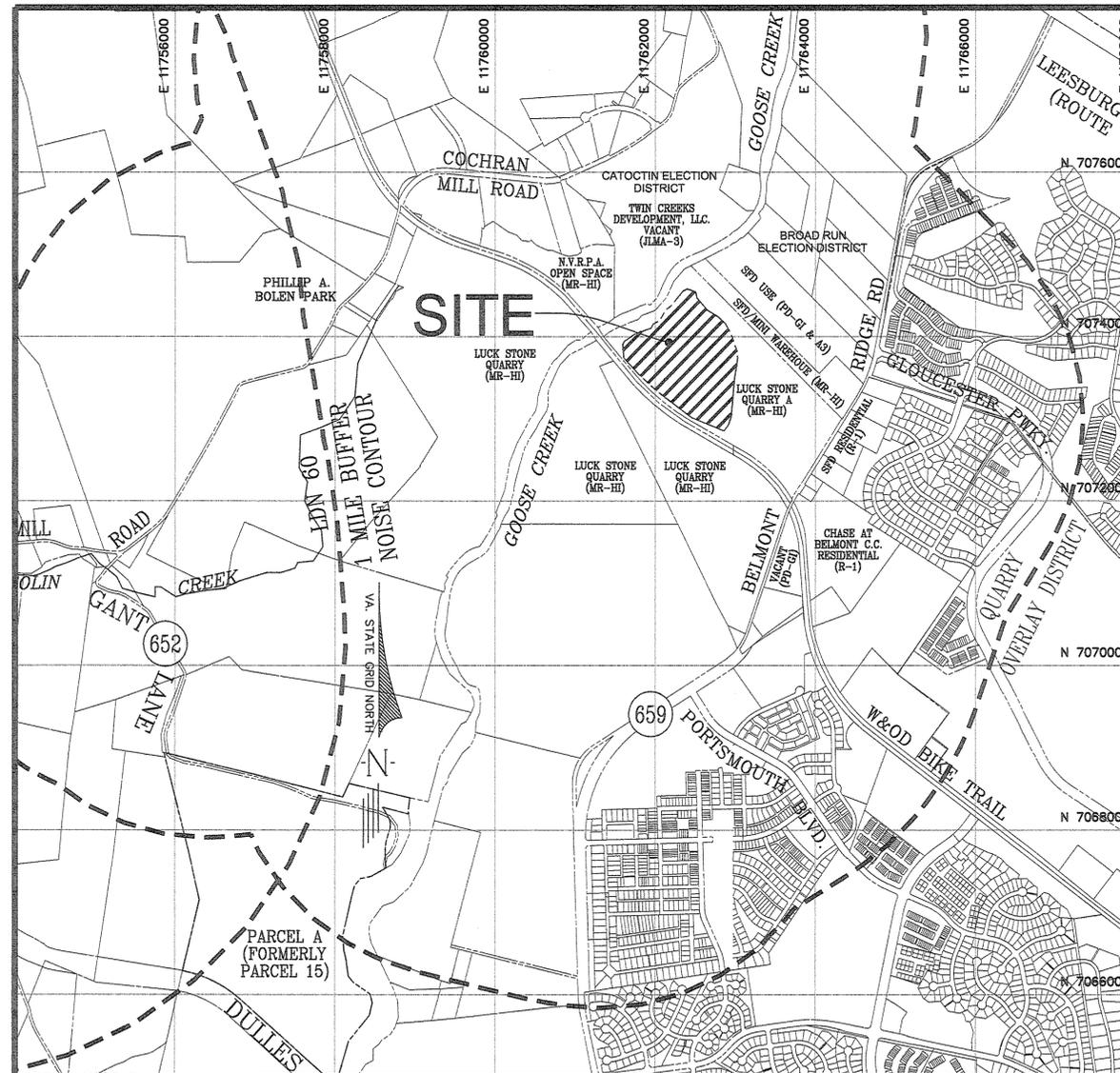
SPEX 2009-0020 & CMPT 2009-0006

LOUDOUN WATER: QUARRY A WATER STORAGE FACILITY

BROAD RUN ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

GENERAL NOTES

1. THE SPECIAL EXCEPTION AREA IS PART OF THE SUBJECT PARCEL SHOWN HEREON WHICH IS LOCATED ON LOUDOUN COUNTY TAX MAP /61777777/29/ (MCPI #114-25-8156) AND IS CURRENTLY ZONED MR-HI. LAST RECORDED WITH INSTR #200808260051895P. THE SUBJECT PARCEL IS ADMINISTERED UNDER THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.
2. THE PURPOSE OF THIS APPLICATION IS TO ESTABLISH A WATER STORAGE TANK OR SIMILAR FACILITY WITHIN THE EXISTING QUARRY "A" WALLS AS A SPECIAL EXCEPTION USE [PER THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE 3-100(CD)] FOR THE PURPOSES OF STORING AN ESTIMATED 1 BILLION GALLONS OF RAW WATER PRIOR TO WITHDRAWING THE WATER FOR TREATMENT AT AN OFF-SITE WATER TREATMENT PLANT. THE SPECIAL EXCEPTION AREA MEASURES 33.77 ACRES.
3. THE SPECIAL EXCEPTION AREA IS PRESENTLY AN ACTIVE QUARRY. MINING OPERATIONS ARE ONGOING AND ARE ANTICIPATED TO CONTINUE UNTIL APPROXIMATELY YEAR 2015-2020. THE SPECIAL EXCEPTION USE SHOWN HEREON SHALL NOT BEGIN OPERATIONS UNTIL SUCH TIME AS THE QUARRY AND MINING OPERATIONS HAVE CEASED.
4. BOUNDARY INFORMATION AS SHOWN HEREON WAS COMPILED FROM A BOUNDARY SURVEY BY J.K. TIMMONS AND ASSOCIATES DATED AUGUST 13, 1971 WITH NOTES FROM PRIOR SURVEY BY B. CALVIN BURNS DATED OCTOBER 21, 1952 AND SUPPLEMENTED BY INFORMATION CONTAINED IN EMST-2008-006 PREPARED BY TIMMONS GROUP DATED OCTOBER 17, 2007 WHICH IS THE LAST RECORDED INSTRUMENT (200808260051895P) IN THE CHAIN OF TITLE. LOUDOUN COUNTY TAX RECORDS INDICATE THAT THE PRESENT AREA OF THIS PARCEL IS 80.61 ACRES.
5. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM COUNTY INFORMATION PROVIDED BY THE OFFICE OF MAPPING AND GEOGRAPHIC INFORMATION, VIRGINIA STATE PLANE (NORTH), ZONE 4501, DATUM NAD83 HARN, U.S. SURVEY FOOT UNITS.
6. SOILS INFORMATION SHOWN HEREON IS TAKEN FROM DIGITAL MAPS PROVIDED BY LOUDOUN COUNTY.
7. PORTIONS OF THE SPECIAL EXCEPTION AREA LIE WITHIN AREAS OF THE MINOR AND MAJOR 100-YR FLOODPLAIN. FLOODPLAIN LINES SHOWN HEREON ARE TAKEN FROM LOUDOUN COUNTY GIS INFORMATION. THE SPECIAL EXCEPTION AREA UNDER THE FLOODPLAIN OVERLAY DISTRICT AND IS SUBJECT TO SECTION 4-1500 OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.
8. ALL STRUCTURES WITHIN 500 FEET OF THE SPECIAL EXCEPTION AREA HAVE BEEN SHOWN ON THE EXISTING CONDITIONS MAP.
9. THE APPLICANT HAS RECEIVED A WAIVER OF THE ARCHEOLOGICAL ANALYSIS AS THE SPECIAL EXCEPTION AREA IS PRESENTLY USED AS A QUARRY AND THE PROPOSED SPECIAL EXCEPTION USE DOES NOT RESULT IN FURTHER DISTURBANCE WITHIN THE EXISTING QUARRY.
10. ALL LIGHTING, WILL CONFORM TO THE REQUIREMENTS SET FORTH IN SECTION 5-1500 (PERFORMANCE STANDARDS) OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE AND CHAPTER 7 OF THE FACILITIES STANDARDS MANUAL. LOCATIONS WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN.
11. UTILITIES INCLUDING, BUT NOT LIMITED TO: TELEPHONE, ELECTRIC, CABLE MAY BE EXTENDED TO THE SPECIAL EXCEPTION AREA IF THEY ARE NOT ALREADY PRESENT.
12. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES WITHIN THE SPECIAL EXCEPTION AREA.
13. THERE ARE MODERATELY STEEP SLOPES (15%-25%) AND VERY STEEP SLOPES (>25%) WITHIN THE SPECIAL EXCEPTION AREA ACCORDING TO LOUDOUN COUNTY'S GIS SYSTEM. STEEP SLOPE DESIGNATIONS SHOWN HEREON ARE BASED ON 5-FOOT COUNTY TOPOGRAPHY.
14. ACCESS TO THE SPECIAL EXCEPTION AREA IS PROVIDED VIA EX. JACKPIT LANE.
15. THE SPECIAL EXCEPTION AREA IS NOT LOCATED WITHIN THE AIRPORT OVERLAY DISTRICT.
16. THE SPECIAL EXCEPTION AREA IS NOT LOCATED WITHIN THE MOUNTAIN DEVELOPMENT OVERLAY DISTRICT.
17. THE SPECIAL EXCEPTION AREA IS LOCATED WITHIN THE QUARRY NOTIFICATION OVERLAY DISTRICT.
18. OTHER THAN INSTALLATION OF A PERIMETER FENCE AND UTILITY PIPING, THERE WILL BE NO FURTHER CLEARING/GRADING WITHIN THE LIMITS OF THE QUARRY WALLS ONCE MINING OPERATIONS HAVE CEASED. ACCESS TO THE SPECIAL EXCEPTION AREA WILL BE PROVIDED VIA EXISTING JACKPIT LANE, A PRIVATE STREET, WHICH IS ACCESSED VIA EXISTING BELMONT RIDGE ROAD (ROUTE 659), A PUBLIC STREET. A PERMANENT, NON-EXCLUSIVE ACCESS EASEMENT OVER THE EXISTING PRIVATE ROADWAY SHALL BE GRANTED BY THE LANDOWNER TO THE BENEFIT OF LOUDOUN WATER.
19. THE APPLICANT HAS RECEIVED A WAIVER OF THE WETLANDS INVESTIGATION AS THE SPECIAL EXCEPTION AREA IS PRESENTLY USED AS A QUARRY AND THE PROPOSED SPECIAL EXCEPTION USE DOES NOT RESULT IN FURTHER DISTURBANCE WITHIN THE EXISTING QUARRY.
20. THE SPECIAL EXCEPTION AREA IS ADJACENT TO GOOSE CREEK AND IS SUBJECT TO THE SCENIC CREEK VALLEY REGULATIONS OF THE REVISED 1993 ZONING ORDINANCE.
21. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS REQUIRED FOR OPERATION OF A WATER STORAGE/REMOVAL FACILITY AT THIS LOCATION.
22. THE LAND OWNER HAS OBTAINED A RECLAMATION PLAN PERMIT FROM THE VIRGINIA DEPARTMENT OF CONSERVATION AND ECONOMIC DEVELOPMENT - DIVISION OF MINED LAND RECLAMATION (PERMIT #223), WHICH ALLOWS THE PUMPING OUT OF ACCUMULATED WATER FROM THE QUARRY.



VICINITY MAP
SCALE: 1"= 1000'

SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITIONS
3. ZONING REQUIREMENTS
4. SPECIAL EXCEPTION PLAT

OWNER / DEVELOPER

LUCK STONE CORP
P.O. BOX 29682
RICHMOND, VA 23242-0682
(800) 898-5825

Mark E. Peterson
SIGNATURE: MARK E. PETERSON, REAL ESTATE MANAGER

APPLICANT

LOUDOUN COUNTY SANITATION AUTHORITY D.B.A.
LOUDOUN WATER
44865 LOUDOUN WATER WAY
ASHBURN, VIRGINIA 20146
(571) 291-7700

Dale C. Hammes
SIGNATURE: DALE C. HAMMES, LCSA GENERAL MANAGER

COVER SHEET

LOUDOUN WATER: QUARRY A
WATER STORAGE FACILITY
BROAD RUN ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA

SCALE: AS NOTED DATE: APRIL, 2009

SHEET
1
OF
4

FILE No.
RZ-12533

PLAN DATE
06-01-09

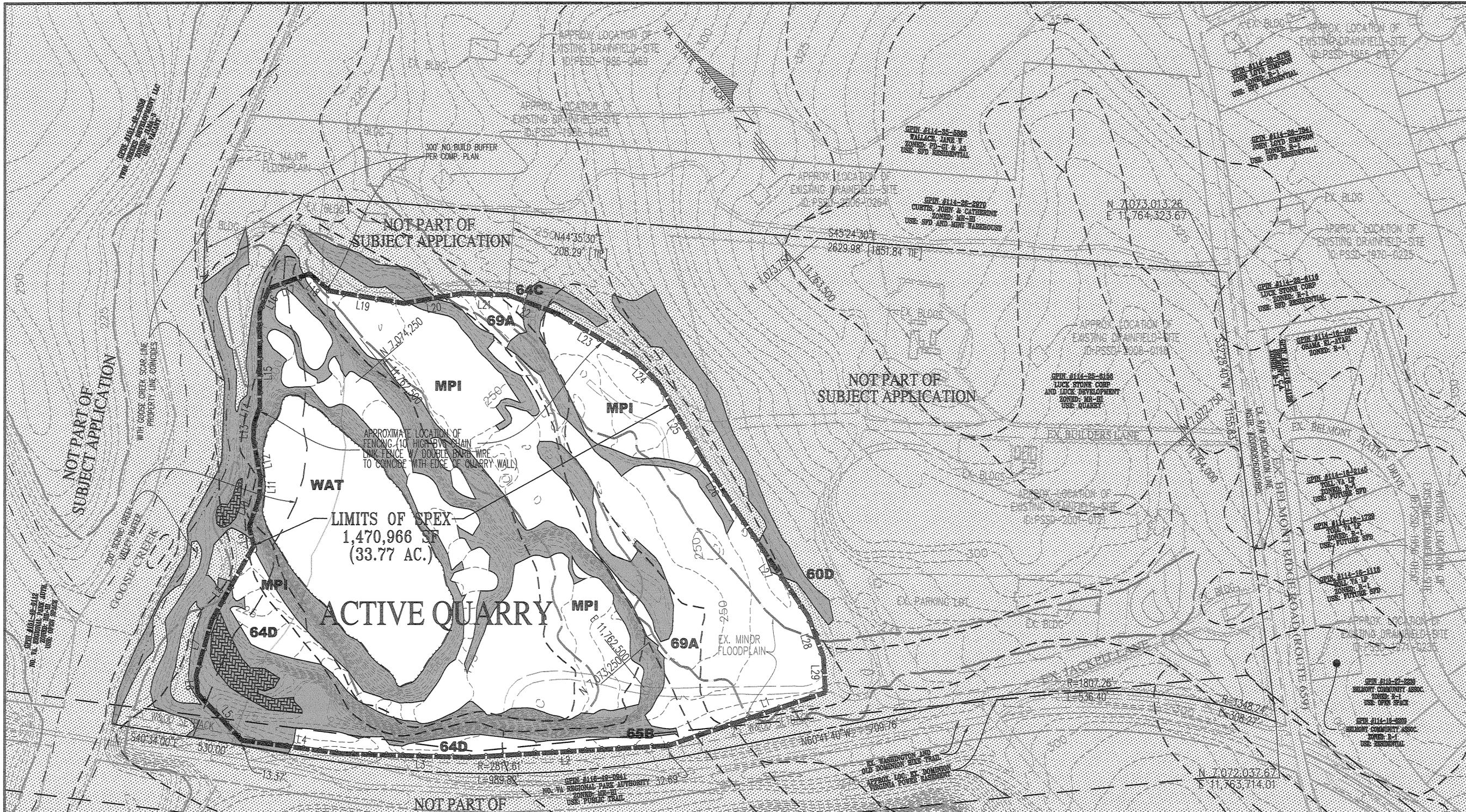
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urban
Planners-Engineers-Landscape Architects-Land Surveyors



STATE OF VIRGINIA
Robert W. Brown
Lic. No. 037041
06/01/09
PROFESSIONAL

REVISIONS



SOILS INFORMATION

NUMBER	NAME	CLASS
60D	CATLETT GRAVELLY SILT LOAM (15-25%)	III RS
64C	LEGORE LOAM (8-15%)	II R
64D	OAKHILL GRAVELLY SILT LOAM (15-25%)	III RS
65B	MONTALTO SILTY CLAY LOAM (3-8%)	I
69A	ELBERT SILTY CLAY LOAM (0-3%)	IV PW
WAT	BODY OF WATER (STREAMS, RIVERS, LAKES, ETC.)	N/A
MPI	MISCELLANEOUS AREAS: QUARRY	N/A

SOILS NOTES :

1. THE SUBJECT DEVELOPMENT SITE CONTAINS CLASS III and IV SOILS, PER THE LATEST COUNTY SOILS MAP AND AS IDENTIFIED BY THE INTERPRETATIVE GUIDE TO SOILS MAPS, LOUDOUN COUNTY, VIRGINIA.
2. STEEP SLOPE AREAS WITHIN THE SPECIAL EXCEPTION AREA ARE THE RESULT OF ON-GOING QUARRY/MINING OPERATIONS.

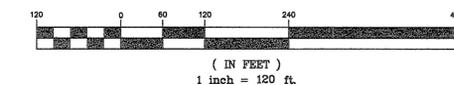
GENERAL NOTES :

1. THE SPECIAL EXCEPTION AREA IS AN ACTIVE QUARRY OPERATION AND THEREFORE LIES WITHIN THE QUARRY OVERLAY NOTIFICATION DISTRICT.
2. THE APPLICANT HAS RECEIVED A WAIVER FOR MAPPING EXISTING VEGETATION MAP AND WETLANDS WITHIN THE SPECIAL EXCEPTION AREA.

LEGEND

- EXISTING TREE LINE
- EXISTING 5 FOOT CONTOUR
- GOOSE CREEK SCAR LINE
- 100 YEAR MAJOR/MINOR FLOODPLAIN LIMITS
- 300' NO BUILD BUFFER PER COMP. PLAN
- 200' SCENIC CREEK VALLEY BUFFER
- EX. ACCESS ROADS
- EXISTING BOUNDARY
- LIMITS OF SPECIAL EXCEPTION
- PROPOSED SECURITY FENCE
- QUARRY OVERLAY DISTRICT LIMITS
- SOILS BOUNDARY AND DESIGNATION
- MODERATE STEEP SLOPES (15%-25%)
- VERY STEEP SLOPES (>25%)

GRAPHIC SCALE



EXISTING CONDITIONS

LOUDOUN WATER: QUARRY A WATER STORAGE FACILITY
 BROAD RUN ELECTION DISTRICT
 LOUDOUN COUNTY, VIRGINIA

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Planners: Engineers, Landscape Architects, Land Surveyors

Urban

Professional Seal: Robert W. Brothman, No. 70300, State of Virginia, Professional Engineer, dated 06/16/09.

DATE: APRIL, 2009

SCALE: 1"=120'

CI. = 2

SHEET 2 OF 4

FILE No. RZ-12533

PLAN DATE	NO.	DATE	DESCRIPTION
06-01-09			

