

**SPEX 2009-0032 ARCOLA SUBSTATION
DRAFT CONDITIONS OF APPROVAL
(September 9, 2010)**

1. Substantial Conformance. The development of the Special Exception Use, utility substation, distribution, in the TR-3UBF and TR-3LF (Transitional Residential-3) zoning districts, shall be in substantial conformance with the Special Exception Plat entitled "Arcola Substation" Sheets 1 of 5 through 5 of 5, prepared by Dewberry & Davis LLC, dated November 20, 2009, as revised through August 23, 2010, (the "Plat"), and the Revised 1993 Loudoun County Zoning Ordinance. Approval of this application for Tax Map Number 105/////////4A (PIN# 251-47-5326) and an approximately 3.34 acre portion of the adjacent Tax Map Number 105/////////4/ (PIN# 208-27-0686) (the "Property") shall not relieve the Applicant or the owners of the Property from the obligation to comply with and conform to any other Zoning Ordinance, Codified Ordinance, or applicable regulatory requirement.
2. Lighting. Lighting on the Property shall be designed, constructed, and installed to minimize light trespass off-site and to limit the view of lighting from off-site, and, specifically, exterior light fixtures shall be "full cutoff outdoor lighting fixtures" as defined by the Illuminating Engineering Society of North America (IESNA). Lights will be fully shielded, and will be directed inward and downward toward the interior of the Property, away from the public streets and adjacent properties.
3. Boundary Line Adjustment. A boundary line adjustment consolidating the existing 0.54 acre substation parcel (PIN# 251-47-5326) and an approximately 3.34 acre portion of the adjacent (PIN# 208-27-0686) into a single 3.88 acre parcel in the configuration substantially as shown on the Plat shall be completed prior to site plan approval.

**SPMI 2009-0010 ARCOLA SUBSTATION
DRAFT CONDITIONS OF APPROVAL
(September 9, 2010)**

1. Landscape Buffer. Pursuant to any development of the Special Exception Use, utility substation, distribution, landscaping shall be installed in substantial conformance with the landscaping shown on Sheets 1 of 5 and 4 of 5 of the Special Exception Plat entitled "Arcola Substation" Sheets 1 of 5 through 5 of 5, prepared by Dewberry & Davis LLC, dated November 20, 2009, as revised through August 23, 2010, (the "Plat"), and the Revised 1993 Loudoun County Zoning Ordinance. Approval of this application for Tax Map Number 105/////////4A (PIN# 251-47-5326) and an approximately 3.34 acre portion of the adjacent Tax Map Number 105/////////4/ (PIN# 208-27-0686) (the "Property") shall not relieve the Applicant or the owners of the Property from the obligation to comply with and conform to any other Zoning Ordinance, Codified Ordinance, or applicable regulatory requirement. All landscaping shall be maintained in good health, and dead or diseased materials shall be replaced.
2. Future Road Alignment. In the event that the future Northstar Boulevard is constructed according to the Countywide Transportation Plan, with the result that the public road shifts away from the site and increased frontage width comes under

ownership and control of the Applicant (the "Increased Frontage Width") the Applicant shall install a full Type 4 landscape buffer along the resulting road frontage as required by the Zoning Ordinance, to the extent allowed by the Increased Frontage Width.