

County of Loudoun
Department of Planning
MEMORANDUM

DATE: November 30, 2009

TO:	Building & Development, ERT	William Marsh	MS 60
	Building & Development, Zoning	Marilee Siegfried	MS 60
	Fire, Rescue & Emergency Services	Maria Taylor (3)	MS 61
	Health Services, Environmental	Alan Brewer	MS 68
	Office of Transportation Services	Terri Smithson	MS 69
	Planning, Comprehensive	Cindy Keegan	MS 62
	Prince William County, VA	Stephen Griffin	n/a
	VA Dept. of Conservation & Recreation	S. René Hypes	n/a
	Virginia Department of Transportation	Tom Van Poole (3)	MS 00
	Board of Supervisors	Stevens Miller	MS 01
	Planning Commission	Sandra Chaloux	MS 62

FROM: Sophia Fisher, Project Manager

RE: **SPEX 2009-0032, SPMI 2009-0010, and CMPT 2009-0011**
Arcola Substation

COMMENT

DUE DATE: **December 30, 2009**
(Note: Please provide referral comments, one paper copy as well as one electronic copy to sophia.fisher@loudoun.gov, by the due date. If you have any questions, please contact me at 703-771-5538.)

Please find the enclosed information for your review:

1. Information Sheet
2. Checklist Waiver letter dated November 23, 2009
3. Statement of Justification
4. Traffic Statement November 19, 2009
5. Plat dated November 20, 2009.

NOTE: Please see LMIS application documents if no hard copy is attached.
Agencies outside the County can view documents at www.loudoun.gov/lola.

**SPEX 2009-0032, SPMI 2009-0010, and CMPT 2009-0011
Arcola Substation**

APPLICANT: NOVEC
George Coutts
5399 Wellington Branch Drive
Gainesville, VA 20155-1616
703-754-6725

OWNERS: South Auburn Limited Partnership
c/o Meredith K. Light
25992 Lightridge Farm Road
Aldie, VA 20105-2618

Tri-County Electric Coop
aka Northern VA Elect Coop
PO Box 2710
Manassas, VA 20108-0875

REPRESENTATIVE: Mr. Ignacio Licht
Dewberry
10525 Battleview Parkway
Manassas, VA 20109
703-369-4933
ilicht@dewberry.com

PROPOSAL: A **Special Exception and Commission Permit** to allow a utility substation and expansion pursuant to Section 2-1502 in the TR3LF and TR3UBF Zoning Districts.
A **Minor Special Exception** to allow a buffer modification pursuant to Section 5-616(D).

PROPERTY LOCATION: East side of Lightridge Farm Road, Aldie, VA 20105 near the Prince William County, VA boundary.

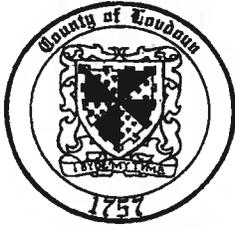
TAX MAP/PARCEL: Tax Map - 105/////////4/ MCPI - 208-27-0686-000
Tax Map - 105/////////4A MCPI - 251-47-5326-000

CURRENT ZONING: TR3LF and TR3UBF

SURROUNDING ZONING/LAND USE:

NORTH	TR3LF	Farm/Residential
SOUTH	TR3LF & TR3UBF	State Corporation Commission/Vacant
EAST	TR3LF	Farm/Residential
WEST	TR3UBF	Farm/Vacant

ELECTION DISTRICT: Dulles



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

November 23, 2009

Mr. Ignacio Licht
Dewberry
10525 Battleview Parkway
Manassas, VA 20109

RE: SPEX 2009-0032, SPMI 2009-0010 & CMPT 2009-0011 - Arcola Substation

Dear Mr. Licht:

After reviewing the request from Lauren McKee, dated November 10, 2009, to waive the Phase I Archaeological Survey, the Director has agreed to waive the checklist requirement prior to acceptance. The agreement to waive this requirement was also discussed with the Environmental Review Team Archeologist, Michael Clem. Because of the minimal disturbance and with consideration of the surrounding area, topography and general conditions of the property, it was determined that there is a low probability of finding anything of significance.

I have also reviewed the request from Gifford R. Hampshire, dated November 17, 2009 and November 20, 2009, to waive the vegetation and existing tree cover and the endangered species, respectively. The Director has also agreed to waive these checklist requirements prior to acceptance. The plat resubmission that was received in our office on November 20, 2009, is acceptable in lieu of these requirements.

A waiver is also appropriate for the scale deviation as requested by Lauren McKee, dated November 10, 2009. The plat resubmission that received in our office on November 20, 2009, is acceptable in lieu of this requirement.

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

Sincerely,

Ginni Van Horn
Planner

cc: John Merrithew, Assistant Director, Department of Planning

Gifford R. Hampshire
Email: ghampshire@bklawva.com

November 20, 2009



Ms. Wini Polis, Planner
Loudoun County Department of Planning
1 Harrison Street, S.E., 3rd Floor
P. O. Box 7000
Leesburg, VA 20177-7000

Re: SPEX 2009-0032, SPMI 2009-0010 and CMT 2009-0011
Arcola Substation

Dear Wini:

Please regard this as a request or waiver on checklist item K.5 requiring a report on an endangered species habitat. In support of the waiver, NOVEC states that the proposal is for the expansion of a substation that has existed on the property for many years. The expanded area, furthermore, is only 3.4 acres and has been used for many years as working cattle farm. The expansion area is a pasture area that has been used for the cattle operation. The balance of the property is nearly 400 acres providing plenty of area for any endangered species to live; however, this property has also been used as a cattle farm for many years. Given the existing uses of existing substation and cattle farm and the very large area of property left in its current state following the expansion, we feel that a waiver of the endangered species habitat report is justified and appropriate.

Thank you for your kind consideration of this waiver request.

Sincerely yours,



Gifford R. Hampshire

GRH:bh

cc: George Coutts, Real Estate Administrator, NOVEC
Ignacio Licht, Dewberry

Gifford R. Hampshire
Email: ghampshire@bklawva.com

November 19, 2009

Ms. Wini Polis, Planner
Loudoun County Department of Planning
1 Harrison Street, S.E., 3rd Floor
P. O. Box 7000
Leesburg, VA 20177-7000

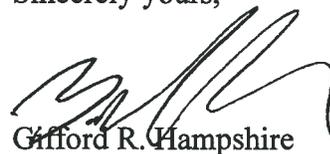


Re: SPEX 2009-0032, SPMI 2009-0010 and CMT 2009-0011
Arcola Substation

Dear Ms. Polis:

In response to your minimum checklist compliance letter dated November 6, 2009, please find enclosed a revised Disclosure of Real Parties in Interest. This revised Disclosure includes information for Blankingship & Keith, P.C., Dewberry & Davis, Sevila, Saunders, Huddleston & White, PC and The Belva E. Light Irrevocable Trust. Please contact me with any questions or if you need additional information.

Sincerely yours,


Gifford R. Hampshire

GRH/klb
Enclosure: As stated

cc: George Coutts, Real Estate Administrator, NOVEC (w/enclosure)
Ignacio Licht, Dewberry (w/enclosure)

Gifford R. Hampshire
Email: ghampshire@bklawva.com

November 17, 2009



John E. Merrthew
Assistant Director of Planning
Loudoun County
Floor 3, MSC #62
P.O. Box 7000
Leesburg, VA 20177-7000

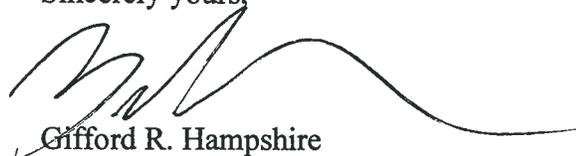
Re: SPX 2009-0032, SPMI 2009-0010 and CMT 2009-0011
Arcola Substation

Dear Mr. Merrthew:

The referenced application has been reviewed by Ms. Wini Polis, Planner, for minimum checklist submission compliance. Item 13 of her November 6, 2009 letter requests the Applicant to “[p]rovide the location and general description of vegetation and existing tree cover.” The purpose of this letter is to request a waiver from this requirement based on the fact that there is no tree cover on site. Part of the site is an existing substation while the other part of the site is an open pasture with no tree cover. Therefore, the Applicant requests a waiver from checklist item K.12.

I look forward to receiving your response to this waiver request. In the meantime, I remain

Sincerely yours,



Gifford R. Hampshire

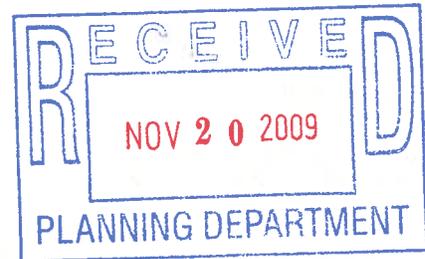
GRH/klb

cc: George Coutts, Real Estate Administrator, NOVEC
Ignacio Licht, Dewberry
Wini Polis, Planner

November 19, 2009

George Phillips
Senior Transportation Engineer
Office of Transportation Services
1 Harrison Street, S.E., 4th Floor
Leesburg, VA 20177-7000

Re: **NOVEC - Arcola Substation
Traffic Statement**



Mr. Phillips,

On behalf of our client, we are requesting an exception from the requirement to conduct a Traffic Study, per Checklist Item L.1-L.12.

The proposed development consists of an addition to an existing substation located on Lightridge Farm Road, VA Route 705, approximately 2 miles south of Braddock Road. Light Ridge Farm Road is currently a two-lane, paved road. There is an existing paved entrance to the substation that will be used to access the expansion, therefore no construction will be performed within the VDOT right of way and no entrance permit will be required.

The existing site is shown to have adequate sight distance, and an exhibit will be shown in the plan set, proving this fact.

No known safety issues exist for the existing entrance and none will be added to the entrance with the proposed development.

One vehicle per month currently uses the entrance to perform maintenance functions and with the expansion of the substation, there will be no additional trips.

Therefore, we believe that this letter sufficient as a traffic statement and that Checklist Items L.1-L.12 should be waived for this project.

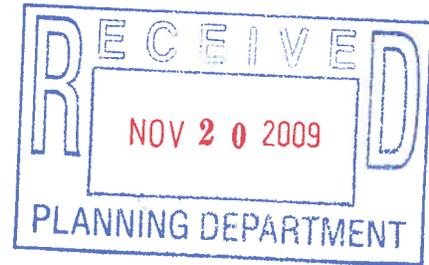
Sincerely,

A handwritten signature in blue ink, appearing to read "Lauren McKee".

Lauren McKee
Project Engineer
Dewberry

November 10, 2009

John Merrithew AICP
Division Manager, Land Use Review
Department of Planning
1 Harrison Street, S.E.
Box 7000
Leesburg, VA 20177-7000



Re: Arcola Substation
Request for Waiver of Phase 1 Archaeological Survey

Dear Mr. Merrithew:

On behalf of our client, we are requesting an exception from the requirement to conduct a Phase 1 Archaeological and Environmental Survey for the improvement to the NOVEC Arcola Substation. Justification of our request is based on the following information:

1. Due to the fact that there are no water, storm, or sanitary sewer utilities entering this site, the subterranean impacts are minimal.
2. When completed, the substation is unmanned and normally requires only semi-monthly inspections eliminating the requirement for a parking area.
3. This site is not within the limits of any floodplain overlay district according to the F.E.M.A. flood insurance rate map (51107C0235D) for Loudoun County.
4. There are no wetlands or wells located within the limits of this site.

If additional information is required, please notify this office.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lauren McKee".

Lauren McKee
Project Engineer
Dewberry

November 10, 2009

Loudoun County
Department of Planning
1 Harrison Street, S.E.
Box 7000
Leesburg, VA 20177-7000



Re: Arcola Substation
Request for Commission Permit/Special Exception Plat Scale Deviation

To Whom It May Concern:

This letter is being submitted as a request to submit the Commission Permit and Special Exception Plat at a scale of 1"=30' rather than the standard site plan scale of 1"=200'. This 1"=30' scale is more meaningful for the following reasons:

- The actual site construction area includes only a small area within the overall development parcel. The exhibit, which is being submitted, displays the construction area at a size sufficient to adequately display the proposed facilities. A smaller scale would reduce the level of detail being presented.
- The entire development parcel, which includes future development, is displayed on a single drawing. This facilitates a better picture of how the site relates to the overall development tract.
- This submission is not a site plan, but rather an exhibit for attachment to a Commission Permit and Special Exception. It is essentially a conceptual layout, rather than a detailed site plan. A particular scale, therefore, is not essential for serving its purpose.

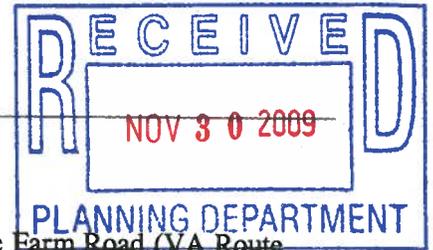
For the reasons stated above, we respectfully request that the exhibit at a scale of 1"=30' be accepted with the Commission Permit and Special Exception Plat.

Sincerely,



Lauren McKee
Project Engineer
Dewberry

NORTHERN VIRGINIA ELECTRIC COOPERATIVE ARCOLA SUBSTATION EXTENDED PROJECT JUSTIFICATION



Arcola Substation is an existing substation located along Light Ridge Farm Road (VA Route 705) approximately 2 miles south of Braddock Road. These special exception, minor special exception and commission permits propose the addition of six (6) new distribution circuits to maintain the capacity of the substation in the rapidly growing area of southern Loudoun County. The Commission Permit is requested because the existing substation does not currently have one. The Special Exception is requested for expansion of the existing substation. The Minor Special Exception is for a modification of the usual wall and deciduous canopy tree buffer with an eight-foot chain link fence and evergreen tree buffer.

Chapter 3 of the County's Comprehensive Plan calls for an emphasis on growth in the Dulles South Planning Area. In order to meet the Plan's goals of more residential development, additional transformers will be required to meet the new power loadings. The proposed substation expansion complies with the environmental, cultural, land use, economic and fiscal policies of the Comprehensive Plan by facilitating residential growth where the Comprehensive Plan envisions it. By increasing the availability of power to meet development envisioned by the Comprehensive Plan, the proposed substation expansion also will contribute to the welfare and convenience of the public and will facilitate enlargement of the tax base.

This expansion of the Arcola Substation is also consistent with the applicable issues raised by Section 6-1300 of the Zoning Ordinance. The proposal provides adequate safety from fire hazards and will have effective measures of fire control. There will be an automatic relay designed to isolate the equipment affected by any fire. Further, NOVEC has developed a standard protocol in the event of the automatic relays are not sufficient to contain the fire. This protocol is also set forth in the Brambleton Substation Commission Permit. The protocol is as follows:

In the event there is a fire in the substation, NOVEC would notify Loudoun County Fire and Rescue (via 911 or other direct means) of the situation and advise them not to enter the station until a NOVEC substation crew has arrived on site and assessed the situation. Fire personnel would also be advised to stay clear of the fence and all power lines entering or exiting the substation. NOVEC would advise that all lines shall be considered energized until a NOVEC representative advises them otherwise. With the exception of the mineral oil in the transformers, the substation contains little in the way of combustible fuel. However, because of the small amount of mineral oil in the transformers, water is not the best option for putting out the fire. In most cases, the fire is allowed to burn until the fuel is exhausted. NOVEC would not consider there to be any salvage value to equipment and its efforts would be concentrated on containing the fire through contained burn-out, as opposed to fire suppression. Likewise, NOVEC would

advise Loudoun County Fire and Rescue that it should be most concerned with containment and preventing any fire from spreading. NOVEC suggests a condition to the permits requested that would reflect a commitment to the automatic fire-containment relays and the above fire-fighting protocol, subject to approval of Loudoun County Fire and Rescue.

Other applicable issues set for the in Section 6-1300 are addressed by the application. There will be no noise, light or glare emanating from the site. Further, the proposed use, being an expansion of an existing substation, is compatible with the existing substation use and the farm that the substation adjoins. The expansion will add buffers from the adjoining farm where none exist for the existing substation. The proposed substation expansion will not have any adverse impact on animal habitat, vegetation, water quality or air quality. Furthermore, there are no known topographic, physical, natural, scenic, archeological or scenic features of significant importance with which the proposed substation expansion will interfere. As the expansion area is area is but a small component of a nearly 400-acre cattle farm of open pasture, and the use does not result in any human activity on site, the expansion will not damage existing animal habitat, vegetation, water quality or air quality. The proposed expansion will contribute to and promote the welfare of the public by providing additional electric distribution capacity in the area. The proposed expansion will not have any adverse impact on the surrounding road network because no additional vehicle trips will be generated from the site. The traffic generated from the site will remain at one vehicle per month. Therefore, item "J" in Section 6-1310—whether the traffic expected to be generated by the proposed use will be adequately and safely served by roads, pedestrian connections and other transportation services—does not apply. There are no existing structures that will be converted to a use requiring a special exception. Therefore, item "K" of in Section 6-1310 does not apply. Item "L" in Section 1310 does not apply because the use will not require public facilities and services other than the existing Lightridge Farm Road. The proposed substation expansion will not have any impact on groundwater supply. Nor will it affect the structural capacity of the soils. The proposed substation expansion will not negatively impact orderly and safe road development because no additional roadway infrastructure is needed for the expansion. The expanded area will continue to be served by existing Lightridge Farm Road. The expansion will assist in providing desirable employment and enlarging the tax base by providing additional electric distribution capacity for any economic development activities consistent with the Comprehensive Plan. Similarly, the additional electric distribution capacity that would be provided considers the needs of agriculture, industry and businesses in future growth. The proposed expansion will not require any additional on or off-site infrastructure. Therefore, Item "R" of Section 6-1310 does not apply. No odors will be generated from the site. Construction of the substation expansion will not impact existing neighborhoods or school areas because the existing substation is located in a rural area away from such areas.

Arcola Substation is located in the central part of the Cooperative's service area in southern Loudoun County, just north of the Prince William County boundary line. The substation is served by Dominion Virginia Power's 115 kV transmission line Circuit 49 from their adjacent Loudoun Substation. Presently, Arcola Substation is equipped with one 30 MVA, 115-13.2 kV transformer with four distribution circuits serving the fast growing area along Braddock Road and Gum Springs Road.

Arcola Substation is the primary source for all current and future residential and commercial developments along Lightridge Road including: South Riding, Marbury, Seven Hills, Treburg, The Estates at Elk Run, Kirkpatrick, Stone Ridge, Westport, Stratshire Crossing and Marrwood At Stone Ridge. It is anticipated that the final load of these developments will be in the range of 80 to 100 MW.

The anticipated final load in this area will be shared by NOVEC's Pleasant Valley Substation with three circuits (20 MW), Cub Run Substation with two circuits (12 MW), Brambleton Substation with two circuits (12 MW), and Arcola Substation with ten circuits (60 MW).

The load projected for the next three years to be served by Arcola Substation exceeds the capacity of the station, hence the need for expansion. This project will provide 30 MVA of additional capacity with 6 new distribution circuits needed to serve this fast growing area as well as improving reliability through the addition of adding a second transformer.

The impact of the project other surrounding areas will be minimal, due to the fact that this is not a new construction of a substation, but an expansion of an existing substation. The new construction will improve the screening of the existing site. No buffers or storm water management was required for the site when the current substation was built; however, with this special exception, buffers will be provided. A modification to the buffer requirement in Section 5-616(D) of the Revised 1993 Zoning Ordinance will substitute evergreen trees for canopy trees to ensure a year round screening for the site. Storm water management and best management practices will also be used in the design to minimize any impact on the surrounding properties. Therefore, the proposal provides sufficient screening and buffering on the site to adequately screen surrounding uses.

November 19, 2009

George Phillips
Senior Transportation Engineer
Office of Transportation Services
1 Harrison Street, S.E., 4th Floor
Leesburg, VA 20177-7000

Re: **NOVEC - Arcola Substation
Traffic Statement**

Mr. Phillips,

On behalf of our client, we are requesting an exception from the requirement to conduct a Traffic Study, per Checklist Item L.1-L.12.

The proposed development consists of an addition to an existing substation located on Lightridge Farm Road, VA Route 705, approximately 2 miles south of Braddock Road. Light Ridge Farm Road is currently a two-lane, paved road. There is an existing paved entrance to the substation that will be used to access the expansion, therefore no construction will be performed within the VDOT right of way and no entrance permit will be required.

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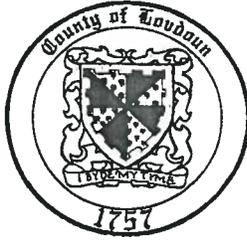
One vehicle per month currently uses the entrance to perform maintenance functions and with the expansion of the substation, there will be no additional trips.

Therefore, we believe that this letter sufficient as a traffic statement and that Checklist Items L.1-L.12 should be waived for this project.

Sincerely,

Lauren McKee
Project Engineer
Dewberry

This is acceptable for this application
Dennis Phillips
OTS 11/20/09



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

November 30, 2009

Mr. Ignacio Licht
Dewberry
10525 Battleview Parkway
Manassas, VA 20109

**RE: SPEX 2009-0032, SPMI 2009-0010, and CMPT 2009-0011
Arcola Substation**

Dear Mr. Licht:

This letter serves to inform you that the above referenced land development application has been officially accepted for processing as of November 30, 2009. I have been asked to serve as the Project Manager and look forward to working with your team. Should you wish to review the public file, a hard copy is available in the file room located in the Department of Building and Development or to access documents electronically, please go to www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications. If you have any further questions regarding the review and processing of this application, please feel free to contact me.

Sincerely,

Sophia Fisher
Project Manager

cc: Van Armstrong, Land Use Review Program Manager, Department of 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

November 30, 2009

**RE: SPEX 2009-0032, SPMI 2009-0010, and CMPT 2009-0011
Arcola Substation**

Dear Adjacent Property Owner:

This letter serves to inform you that the above referenced land development application has been officially accepted for processing as of November 30, 2009. Should you wish to review the public file, a hard copy is available in the file room located in the Department of Building and Development or to access documents electronically, please go to www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications. If you have any further questions regarding the review and processing of this application, please feel free to contact me.

Sincerely,

Sophia Fisher
Project Manager

cc:

Van Armstrong, Land Use Review Program Manager, Department of Planning

Attachment on back

**SPEX 2009-0032, SPMI 2009-0010, and CMPT 2009-0011
Arcola Substation**

APPLICANT: NOVEC
George Coutts
5399 Wellington Branch Drive
Gainesville, VA 20155-1616
703-754-6725

OWNERS: South Auburn Limited Partnership
c/o Meredith K. Light
25992 Lightridge Farm Road
Aldie, VA 20105-2618

Tri-County Electric Coop
aka Northern VA Elect Coop
PO Box 2710
Manassas, VA 20108-0875

REPRESENTATIVE: Mr. Ignacio Licht
Dewberry
10525 Battleview Parkway
Manassas, VA 20109
703-369-4933
ilicht@dewberry.com

PROPOSAL: A **Special Exception and Commission Permit** to allow a utility substation and expansion pursuant to Section 2-1502 in the TR3LF and TR3UBF Zoning Districts.
A **Minor Special Exception** to allow a buffer modification pursuant to Section 5-616(D).

PROPERTY LOCATION: East side of Lightridge Farm Road, Aldie, VA 20105 near the Prince William County, VA boundary.

TAX MAP/PARCEL: Tax Map - 105/////////4/ MCPI - 208-27-0686-000
Tax Map - 105/////////4A MCPI - 251-47-5326-000

CURRENT ZONING: TR3LF and TR3UBF

SURROUNDING ZONING/LAND USE:

NORTH	TR3LF	Farm/Residential
SOUTH	TR3LF & TR3UBF	State Corporation Commission/Vacant
EAST	TR3LF	Farm/Residential
WEST	TR3UBF	Farm/Vacant

ELECTION DISTRICT: Dulles



10525 Battleview Parkway
Manassas, VA 20109

Transmittal

To: 1 Harrison Street, SE
3rd Floor
Leesburg, VA 20175

Date: 11-20-2009 Project No: 99-05
Project: NOVEC - Arcola Substation
Reference:
cc:

Attention: Wini Polis

We Transmit:

- as per your request
- under separate cover
- by mail
- by messenger
- by pick up
- by overnight carrier

the following:

- prints
- copies
- reports
- studies
- reproducibles
- product literature
- computations

for:

- your approval
- your review and comment
- your file/use
- revision and submission
- distribution

as requested by

as approved by

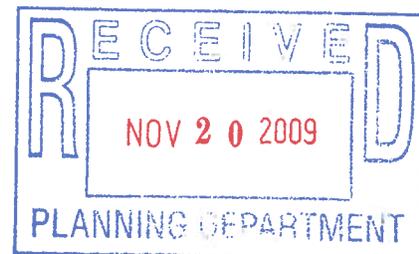
as submitted for approval by

Copies	Date	Number	Description
1	11-20-2009		Resubmission Package for SPEX, CMPT, SPMI

Comments:

Signed: 
 Lauren McKee, EIT
 703.631.3430 Phone
 703.631.2834 Fax

If enclosures are not as noted, please notify us at once



November 20, 2009

VIA HAND DELIVERY

Wini Polis, Planner
Loudoun County Department of Building and Development
Land Development Application Counter
1 Harrison Street, S.E.
2nd Floor
Leesburg, VA 20177-7000

Re: SPEX, CMPT, and SPMI Applications for NOVEC - Arcola Substation

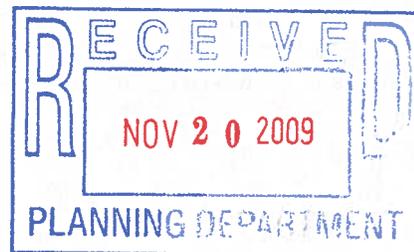
Enclosed, please find the following for the above referenced applications:

1. Response Letter
2. 2 sets of the revised SPEX, CMPT, SPMI plat
3. Revised Statement of Justification
4. Traffic Statement
5. Request for Scale Deviation
6. Request for waiver of Phase 1 Archeological Report
7. Request for waiver of Endangered Species Report
8. Request for waiver of Existing Vegetation Report
9. 2 sets of updated adjoining owner mailing labels

If you have any questions please do not hesitate to call me. Thank you for your assistance.



Lauren McKee
Project Engineer
Dewberry



cc: Ignacio Licht, Project Manager, Dewberry
George Coutts, NOVEC

November 20, 2009

Ms. Wini Polis, Planner
Loudoun County
Department of Planning
1 Harrison Street, S.E.
Box 7000
Leesburg, VA 20177-7000



**Re: SPEX-2009-0032, SPMI-2009-0010, CMPT-2009-0011 - Arcola Substation
Response to Comments made on November 6, 2009**

Ms. Polis,

1. Please revise the statement of Justification to address all issues for consideration in Section 6-1300 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.
Response: The statement of justification has been updated to address all issues referenced in Section 6-1300 of the zoning Ordinance and the relevant policies of the Comprehensive Plan. See the attached, revised Statement of Justification.
2. Please include in the statement of justification a description detailing the proposed modification of the minimum Type Four (4) buffer yard.
Response: The Statement of Justification has been revised to include a description of the buffer modification that is being requested with the SPEX application.
3. Please revise the Disclosure of Real Parties in Interest to include the mandatory disclosure of all parties in interest for Sevila, Saunders, Huddleston & White, P.C., Blankingship & Keith, P.C., Dewberry & Davis, and The Belva E. Light Irrevocable Trust on the disclosure form last revised October 21, 2008. **The "Affidavit" form shall not be altered or modified in any way. Any form that is altered or modified in any way will not be accepted.** This form may be downloaded from the County's Internet site at: <http://www.loudoun.gov/Default.aspx?tabid=327&fmpath=/DocumentsandForms> (Checklist Item E.)
Response: The disclosure of Real Parties of Interest has been revised to include all parties of interest. See the revised Real Parties of Interest sent by mail from Gifford Hampshire of Blankingship & Keith.
4. Please provide a traffic letter to address trip generation, safety issues, and road description. George Phillips, Senior Transportation Planner, in our Office of Transportation Services reviews the Traffic Study for all legislative applications prior to acceptance. This application will not be accepted for review until Mr. Phillips has cleared it for acceptance. Please contact George Phillips at 703-777-0122 to discuss any questions you may have regarding traffic issues.
Response: A traffic statement has been prepared and has been attached to this letter along with George Phillips approval of the letter by email.
5. Please submit the archaeological waiver request letter or submit a report detailing any archaeological or historical features, and endangered habitat as required in Checklist Item K.5 This letter was not included in the application materials.
Response: An additional copy of the signed waiver request has been attached to this response letter.
6. Please submit the scale deviation waver request letter. This letter was not included in the application package.
Response: An additional copy of the signed waiver request has been attached to this response letter.
7. Include on Page 1 of the plat and updated vicinity map with boundaries and all existing lot boundaries (as shown on the County parcel map) within the project and surrounding the project within the vicinity map area.
Response: the boundaries of all parcels adjoining parcel PIN# 208-27-0686 have been shown on the vicinity map. See sheet 1 of 4.

8. Please provide on a separate sheet all adjacent parcels of land including property across the road from the project. Include a table with approved or proposed projects or subdivision names, lot numbers zoning, existing and proposed land uses at the time of submission; lots; existing structures within 200' of the proposed project.

Response: Sheet 2 of 4 has been revised to a larger scale of 1"=500' in order to show the entire parcel, PIN# 208-17-0686. All adjacent parcels, as well as the parcels across Lightridge Farm Road, have been shown and labeled with the appropriate tax map information. All existing structures within 200 feet of the subject parcels have been added to the plat, as shown on the Loudoun County GIS Mapper.

9. Include on the plat the boundary of the property showing bearing and distances of the subject parcel MCPI 208-27-0686-000, owned by South Auburn LLC.

Response: The bearings and distances have been shown on the plat for the 3.88 acres SPEX subject parcel. Per an email from Wini Polis dated, the bearings and distances for the 389.50 acre parcel, PIN# 208-27-0686, are not required.

10. Please provide the limits of the floodplain boundaries or a note on the plat; the source of the floodplain should be the floodplain map of Loudoun County. Add an additional note or show the location of any zoning overlay districts on the plat.

Response: the minor and major floodplains have been shown on the property based upon the Loudoun County GIS Mapper. Note #27 has been added to plat, stating that floodplains are located on the property but are not within the limits of the SPEX. See Sheet 1 of 4. Additional notes that address the zoning overlay districts are Notes # 11, 14, 27, 28, and 29.

11. Provide on the 200-scale plan, Page 2 of 4 adjacent property information on parcel numbers MCPI 290-48-0329, MCPI 250-29-1275, and MCPI 251-29-6919.

Response: All adjacent property information has been provided for all parcels adjoining PIN# 208-17-0686. See Sheet 2 of 4 for the property information of all parcels adjoining PIN# 208-27-0686.

12. Show on the existing condition plan, page 3 of 4, all adjacent parcels of land to the subject parcels. Labels each soil mapping unit.

Response: All adjoining parcels of PIN# 208-2-0686 have been shown on sheet 2 of 4. The soils mapping unit has been shown on the existing conditions plan. See Sheet 3 of 4.

13. Provide the location and general description of vegetation and existing tree cover.

Response: A waiver has been submitted for this item. See the attached existing vegetation cover waiver.

14. Please provide two (2) sets of pre-printed address/mailling labels and addressed of all adjacent property owners. This includes parcels surrounding the subject parcels and those parcels across the road from the project.

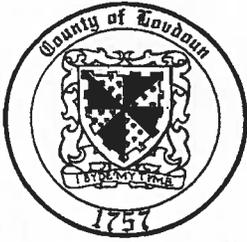
Response: Two sets of mailing labels for all parcels adjoin in PIN# 208-27-0686 have been included in this submission. See attached mailing labels.

Sincerely,



Lauren McKee
Project Engineer
Dewberry

cc: Ignacio Licht, Dewberry
George Coutts, NOVEC
Gifford Hampshire, Blankingship & Keith



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

November 6, 2009

Mr. Ignacio Licht
Dewberry
10525 Battleview Parkway
Manassas, VA 20109

RE: SPEX 2009-0032, SPMI 2009-0010 & CMPT 2009-0011 - Arcola Substation

Dear Mr. Licht:

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 Statement of Justification to address all issues for consideration in Section 6-1300 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. (Checklist Item I.)
2. Please include in the Statement of Justification a description detailing the proposed modification of the minimum Type Four (4) buffer yard.
3. Please revise the Disclosure of Real Parties in Interest to include the mandatory disclosure of all parties in interest for Sevila, Saunders, Huddleston & White, P.C., Blankingship & Keith, P.C., Dewberry & Davis, and The Belva E. Light Irrevocable Trust on the disclosure form last revised October 21, 2008. **The "Affidavit" form shall not be altered or modified in any way. Any form that is altered or modified in any way will not be accepted.** This form may be downloaded from the County's Internet site at:
<http://www.loudoun.gov/Default.aspx?tabid=327&fmpath=/DocumentsandForms>
(Checklist Item E.)
4. Please provide a traffic letter to address trip generation, safety issues, and road description. George Phillips, Senior Transportation Planner, in our Office of Transportation Services reviews the Traffic Study for all legislative applications prior to acceptance. This application will not be accepted for review until Mr. Phillips has cleared it for acceptance. Please contact George Phillips at 703-777-0122 to discuss any questions you may have regarding traffic issues.

SPEX 2009-0032, SPMI 2009-0010 & CMPT 2009-0011 - Arcola Substation

November 6, 2009

Page 2

5. Please submit the archaeological waiver request letter or submit a report detailing any archaeological or historical features, and endangered species habitat as required in Checklist Item K.5. This letters was not included in the application materials.
6. Please submit the scale deviation waiver request letter. This letter was not included in the application package.
7. Include on Page 1 of the plat and updated vicinity map with project boundaries and all existing lot boundaries (as shown on the County parcel map) within the project and surrounding the project within the vicinity map area.
8. Please provide on a separate sheet all adjacent parcels of land including property across the road from the project. Include a table with approved or proposed projects or subdivision names, lot numbers, zoning, existing and proposed land uses at the time of submission; lots; existing structures within 200' of the proposed project. (Checklist Items K.8.a and b)
9. Include on the plat the boundary of the property showing bearing and distances of the subject parcel MCPI Number 208-27-0686-000.
10. Please provide the limits of the floodplain boundaries or a note on the plat; the source of the floodplain should be the Floodplain Map of Loudoun County. Add an additional note or show the location of any zoning overlay districts on the plat.
11. Provide on the 200-scale plan, Page 2 of 4 adjacent property information on parcel numbers MCPI: 290480329, MCPI: 250291275, and MCPI: 251296919.
12. Show on the existing condition plan, Page 3 of 4 all adjacent parcels of land to the subject parcels. Label each soil mapping unit.
13. Provide the location and general description of vegetation and existing tree cover. (Checklist Item K.12)
14. Please provide two (2) sets of pre-printed address/ mailing labels with addresses of all adjacent property owners. This includes parcels surrounding the subject parcels and those parcels across the road from the project.

After this information is revised, please submit 2 copies of the revised plat and revised statement of justification. Should you have any questions regarding the review and processing of you application, please feel free to contact me at 703-737-8446 or by email at wini.polis@loudoun.gov.

Sincerely,



Wini Polis, Planner

cc: Van Armstrong, Land Use Review Program Manager, Department of Planning

October 5, 2009

VIA HAND DELIVERY

Loudoun County Department of building and Development
Land Development Application Counter
1 Harrison Street, S.E.
2nd Floor
Leesburg, VA 20177-7000

Re: SPEX and CMPT Applications for NOVEC - Arcola Substation

Enclosed, please find the following for the above referenced applications:

1. CMPT Checklist
2. SPEX Checklist
 - a. Executed Land Development Application
 - b. Tax record with evidence of payment of taxes
 - c. Land Use Certificate
 - d. Executed Disclosure of Real Parties of Interest form
 - e. Application Fee Check # 237428 for \$7,865.00 and Application Fee Check # 240281 for \$7,885.00 (Total = \$15,750.00)
 - f. Building Design Elevations provided on Sheet 3 of 3 of the submitted plans.
 - g. Record of Pre-Application Conference
 - h. 15 Copies of Statement of Justification
 - i. 15 Sets of SPEX/CMT plans including the vicinity map, dated September 21, 2009
 - j. Traffic Statement located on submitted plans
 - k. Archaeological waiver request letter
 - l. Scale deviation waiver request letter
 - m. Record of community meetings
 - n. 2 sets of mailing labels

If you have any questions please do not hesitate to call me. Thank you for your assistance.



Lauren McKee
Project Engineer
Dewberry



RECEIVED
LAND DEVELOPMENT COUNTER

OCT 06 2009

LOUDOUN COUNTY
BUILDING & DEVELOPMENT

Cc: Ignacio Licht, Project Manager, Dewberry
George Coutts, NOVEC

CMPT

COMMISSION PERMIT

Checklist of Minimum Requirements

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

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

The Current submission fee is \$6,990.00.



RECEIVED
LAND DEVELOPMENT COUNTER

OCT 06 2009

LOUDOUN COUNTY
BUILDING & DEVELOPMENT

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

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

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

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

All required forms are available in the Department of Planning.

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

OCT 06 2009

SPEX

SPECIAL EXCEPTION APPLICATION*

Checklist of Minimum Requirements

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

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

For uses processed under the 1993 Zoning Ordinance, refer to the Fee Schedule adopted March 2, 2009.

Approval of use with no land disturbance	\$5,955.00
Approval of use with 1-10,000 SF disturbance, no environmentally sensitive areas	\$6,570.00
Approval of use with disturbance > 10,000 SF or environmentally sensitive areas	\$15,750.00
Zoning Ordinance modifications specified to be processed as special exceptions	\$10,805.00

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

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



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

MINIMUM SUBMISSION REQUIREMENTS FOR SPECIAL EXCEPTION APPLICATION

Application No. _____

TO BE COMPLETED BY THE APPLICANT

Project Name: NOVEC – Arcola Substation

Proposed Use: Electrical Substation

Project Location: 25992 Lightridge Farm Road Aldie, VA 20105

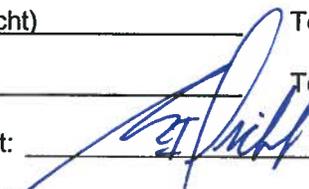
Tax Map #(s): 105////////4/ and 105////////4A Parcel #(s): 208-27-0686 and 251-47-5326

Parcel Owner(s): South Auburn Limited Partnership/NOVEC Telephone No.: 703-777-5700
(c/o Larry Schonberger)

Applicant/Authorized Agent: NOVEC/George Coutts Telephone No.: 703-754-6725

Engineer/Surveyor: Dewberry (Ignacio Licht) Telephone No.: 703-631-3430

Attorney: Gifford R. Hampshire Telephone No.: 703-365-9945

Signature of Person Completing Checklist:  Date: 9-22-2009

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:

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

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.	✓		
16. Signature of the owner.	✓		
C. <u>CERTIFICATE OF PAYMENT OF TAXES</u> . 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>	✓		
D. <u>USE VALUE ASSESSMENT PROGRAM</u> . 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>	✓		
E. <u>DISCLOSURE OF REAL PARTIES IN INTEREST</u> . Provide completed disclosure form(s).	✓		
F. <u>FEES</u> . Provide a check made payable to the County of Loudoun.	✓		
G. <u>BUILDING DESIGN</u> . Provide 15 copies of floor plans and elevations for the front, sides, and rear of any on-site structures proposed.	✓		
H. <u>RECORD OF PRE-APPLICATION CONFERENCE</u> . Provide a copy of the documentation provided at the conference.	✓		
I. <u>STATEMENT OF JUSTIFICATION</u> . 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.	✓		
J. <u>VICINITY MAP</u> . 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:	✓		
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	✓		
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	✓		
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.	✓		
4. Jurisdictional boundaries. ¹	✓		

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
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:			
1. The scale, north point and date. ¹	✓		
2. The boundary of the property showing bearings and distances. ¹	✓		
3. Owner's names and zoning of adjacent property. ²	✓		
4. Signature of the property owner or applicant.	✓		
5. Archaeological or historical features included in the State or National Register of Historic Places. a. Existing and proposed buildings; structures, walls, and fences on site. ¹ For buildings and structures, indicate their date of construction, as determined by record search and visual survey, and whether it is planned that they be retained or demolished. b. The applicant must also conduct a survey of historic architecture, known and potential historic and archaeological sites. Identify any known grave, object, or structure marking a place of burial, as determined by record search and visual survey.	✓ * WAIVER		✓
6. a. Show location and area footprint, height of proposed use and identify use. Dimensions must be drawn to scale. b. Parking/loading areas: building and parking setbacks (front, side and rear). ² Dimensions must be drawn to scale.	✓ ✓		
7. The proposed location, lighting and type of sign.	✓		
8. Adjacent property information including property across the road from project: a. Approved and proposed projects or subdivision names, lot lines, section and lot numbers and zoning. ¹ b. Existing and proposed land uses at time of submission; lots; existing structures within 200' of the proposed project. ¹ c. Existing and proposed abutting roads and their right-of-way widths. ¹ d. Existing nonresidential access points, existing and proposed roadway intersections and median breaks. ¹ f. Major roads identified in the County Transportation Plan and roads identified in the current Loudoun County/VDOT six-year plan. ⁴	✓ ✓ ✓ ✓ ✓ ✓		
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.			✓

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

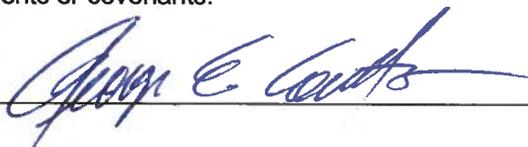
	SUBMITTED		
	YES	NO	N/A
<p>10. On-site roadway information including:¹</p> <ul style="list-style-type: none"> a. Existing and proposed access points to existing state road system including roadway entrance widths. b. Existing and proposed locations of internal through public street network and right-of-way widths; access points with adjacent parcels. 			
11. Include parking/loading areas.	✓		
<p>12. The location and general description of vegetation and existing tree cover including:</p> <ul style="list-style-type: none"> 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 habitat⁵. d. The nature and extent of existing and/or <u>proposed landscaping, screening or buffering on the site.</u> 	✓		✓ ✓ ✓ ✓
<p>13. Topography at contours not more than five (5) feet. <i>Note: The Director may request a two (2) foot contour.</i></p>	✓		
14. The location of any steep slopes.			✓
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.			
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.			✓
17. Limits of any overlay districts on the property (HCC, AI, FOD, MDOD). ²			✓
<p>18. If requested by the Planning Director the applicant shall provide:</p> <ul style="list-style-type: none"> 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. <p><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></p>			✓ ✓

- 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.			✓
L. <u>TRAFFIC STUDY</u> . 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:		1 VPM	✓
1. Study area.			✓
2. Traffic count locations.			✓
3. Trip generation.			✓
4. Traffic volume projections.			✓
5. Level of service analysis.			✓
6. Minimum roadway/intersection level of service standards.			✓
7. Background traffic assumptions.			✓
8. Traffic/trip distribution.			✓
9. Level of service calculation assumptions.			✓
10. Mode choice.			✓
11. Safety locations.			✓
12. Traffic mitigation measures.			✓

- M. COMMUNITY MEETINGS. The applicant must submit a list or schedule of meetings between the applicant and the surrounding communities either held or scheduled to be held.
- N. MAILING LABELS. The applicant must submit two (2) sets of pre-printed address/ mailing labels with addresses of all adjacent property owners.
- O. CERTIFICATION OF APPLICATION SUBMISSION. I hereby certify that the above stated information is included in the attached special exception application and accompanying materials. Further, I have included on the site plan any conditions required by proffers of an approved rezoning for this site, or required by a variance approval, special agreements or covenants.

APPLICANT SIGNATURE 

DATE 5/20/09

Application: _____ Accepted _____ Rejected

Checklist Reviewer _____

Date _____



RECEIVED
LAND DEVELOPMENT COUNTER
OCT 06 2009
LOUDOUN COUNTY
BUILDING & DEVELOPMENT

LOUDOUN COUNTY DEPARTMENT OF BUILDING & DEVELOPMENT
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 check/list review.
- (3) If additional space is needed to complete any section of this application, attach a separate sheet containing all the required information and refer to such where appropriate on the form.
- (4) Do not write in shaded areas.
- (5) See attached Instructions for completing the Land Development Application.

PLEASE PRINT IN INK OR USE TYPEWRITE

TYPE OF APPLICATION	Application Number Assigned _____
_____ 1972 Zoning Ordinance	Fee Amount Paid _____
_____ 1993 Zoning Ordinance	Receipt Number _____
<input checked="" type="checkbox"/> Revised 1993 Zoning Ordinance	Date of Official Acceptance _____

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

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

Project Name:	Subdivision Name (if different from project name): N/A
Arcola Substation	Subdivision Section: N/A Lot Numbers: N/A

Description of Proposed Project: (Must be completed)

The proposed project consists of an expansion of an existing electrical substation along Lightridge Farm Road.

Number and Types of Proposed Lots

	Quantity	Quantity Affordable	Quantity Elderly
Residential	0	0	0
Non-residential	1	0	0
Conservancy	0	0	0
Open Space	0	0	0
Other (Specify type)	0	0	0
Total Lots	1	0	0

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

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	Electrical Substation	165,092.40 sf
Recreation & Special Interests		
Transportation & Communications		
Education & Training		
Other (specify)		
Total Square Footage		165,092.40 sf

PROJECT LOCATION

Property Address:	Property Location:	Adjacent Roads
25986 Lightridge Farm Road Aldie, VA 20105	Lightridge Farm Road, north of the Prince William County/Loudoun County Border	
ELECTION DISTRICT(S)	Dulles	

PROPERTY TAX MAP, ACREAGE AND ZONING INFORMATION

Tax Map Number(s) or Pin Number Reference(s)	Zoning District(s)	Acreeage	Existing Zoning Status	Proposed Zoning Status
208-27-0686 (Tax Map# 105/////////4/)	TR3LF, TR3UBF	3.34 ac.	TR3LF, TR3UBF	TR3LF, TR3UBF
251-47-5326 (Tax Map # 108/////////4A)	TR3LF, TR3UBF	0.45 ac.	TR3LF, TR3UBF	TR3LF, TR3UBF

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	100+ acre Farm	TR3LF, TR3UBF
SOUTH	Vacant/Electrical Substation	TR3LF, TR3UBF
EAST	Vacant	TR3LF, TR3UBF
WEST	100+ acre Farm	TR3LF, TR3UBF

APPLICANT(S)

Company Name	NOVEC	Company Name	
Name of Person & Title	George Coutts	Name of Person & Title	
Mailing Address	5399 Wellington Branch Drive	Mailing Address	
City, State, Zip Code	Gainesville, VA 20155-1616	City, State, Zip Code	
Daytime Telephone	703-754-6725	Daytime Telephone	
E-mail Address	gcoutts@novec.com	E-mail Address	
Correspondent?	Yes X No	Correspondent?	Yes No

PROPERTY OWNER(S)

Company Name	South Auburn Limited Partnership	Company Name	NOVEC
Name of Person & Title	Meredith K. Light Owner	Name of Person & Title	Stan Feuerberg, CEO
Mailing Address	25992 Lightridge Farm Road	Mailing Address	5399 Wellington Branch Drive
City, State, Zip Code	Aldie, VA 20105	City, State, Zip Code	Gainesville, VA 20155-1616
Daytime Telephone	703-777-5700	Daytime Telephone	703-754-6725
E-mail Address	N/A	E-mail Address	N/A
Correspondent?	Yes No X	Correspondent?	Yes No X

REPRESENTATIVE(S)

Company Name	Dewberry	Company Name	Blankingship and Keith PC.
Name of Person & Title	Ignacio Licht	Name of Person & Title	Gifford Hampshire
Mailing Address	10525 Battleview Parkway	Mailing Address	9300 West Courthouse Road Suite 201
City, State, Zip Code	Manassas, VA 20109	City, State, Zip Code	Manassas, VA 20110
Daytime Telephone	703-369-4933	Daytime Telephone	703-365-9945
E-mail Address	ilicht@dewberry.com	E-mail Address	ghampshire@bklava.com
Correspondent?	Yes X No	Correspondent?	Yes X No

CERTIFICATIONS

APPLICANT(S):

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

George Coutts	
Printed Name of Applicant	
	7/23/07
Signature of Applicant	Date

PROPERTY OWNER(S) (to be signed by all property owners):

I have read this completed application, understand its intent, and freely consent to its filing. Furthermore, I grant permission to the Department of Building and Development and/or Planning and other authorized government agents to enter the property and make such investigations and tests as they deem necessary.

Meredith K. Light / Runsey Light	
Printed Name of Property Owner	
 Runsey Light	10/2/09
Signature of Property Owner	Date

Stan Feuerberg	
Printed Name of Property Owner	
 Stan Feuerberg	7/30/07
Signature of Property Owner	Date

Loudoun County Real Estate Tax, Assessment & Parcel Database

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OCT 06 2009

Tax History - Residential

Map It Recent Sales Pay Tables

LOUDOUN COUNTY
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PLANNING DEPARTMENT

Jan 1 2009 Owner: SOUTH AUBURN LIMITED PARTNERSHIP
Current Owner: SOUTH AUBURN LIMITED PARTNERSHIP
Tax Map Number: 105/////////4/
PIN: 208-27-0686-000

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

Levy Year	Tax District	Supplement	Annual Taxable Assessment	Tax Rate	Annual Tax Levied	1st Half Pay Status	2nd Half Pay Status
<u>2009</u>	Regular		\$669,650	\$1.245	\$8,337.14	Fully Paid	Unpaid
<u>2008</u>	Regular		\$524,030	\$1.14	\$5,973.94	Fully Paid	Fully Paid
<u>2007</u>	Regular		\$693,510	\$0.917	\$6,359.49	Fully Paid	Fully Paid
	Fire/EMS		\$693,510	\$0.043	\$298.21	Fully Paid	Fully Paid
<u>2006</u>	Regular		\$698,080	\$0.89	\$6,212.91	Fully Paid	Fully Paid
<u>2005</u>	Regular		\$453,530	\$1.04	\$4,716.71	Fully Paid	Fully Paid
<u>2004</u>	Regular		\$579,940	\$1.1075	\$6,422.84	Fully Paid	Fully Paid
<u>2003</u>	Regular		\$471,700	\$1.11	\$5,235.87	Fully Paid	Fully Paid
<u>2002</u>	Regular		\$478,710	\$1.05	\$5,026.46	Fully Paid	Fully Paid
<u>2001</u>	Regular		\$413,820	\$1.08	\$4,469.26	Fully Paid	Fully Paid
<u>2000</u>	Regular		\$379,390	\$1.08	\$4,097.41	Fully Paid	Fully Paid
<u>1999</u>	Regular		\$404,470	\$1.11	\$4,489.62	Fully Paid	Fully Paid
<u>1998</u>	Regular		\$437,500	\$1.11	\$4,856.25	Fully Paid	Fully Paid
<u>1997</u>	Regular		\$434,620	\$1.06	\$4,608.97	Fully Paid	Fully Paid
<u>1996</u>	Regular		\$439,260	\$1.03	\$4,524.38	Fully Paid	Fully Paid
<u>1995</u>	Regular		\$429,140	\$0.99	\$4,248.49	Fully Paid	Fully Paid
<u>1994</u>	Regular		\$429,600	\$1.02	\$4,381.92	Fully Paid	Fully Paid
<u>1993</u>	Regular		\$428,830	\$1	\$4,288.30	Fully Paid	Fully Paid
<u>1992</u>	Regular		\$467,320	\$0.96	\$4,390.27	Fully Paid	Fully Paid
<u>1991</u>	Regular		\$449,700	\$0.94	\$4,227.18	N/A	Fully Paid
<u>1990</u>	Regular		\$449,770	\$0.85	\$3,823.05	N/A	Fully Paid
<u>1989</u>	Regular		\$336,750	\$0.88	\$2,954.60	N/A	Fully Paid
<u>1988</u>	Regular		\$332,500	\$0.95	\$3,158.75	N/A	Fully Paid

Loudoun County Treasurer's Office

Real Property Search & Pay

Listed below are taxes for Tax Map: 105////////4A Pin: 251-47-5326-000

Please select the payment amount or input the payment amount.

The amount due as of today = 0.00

Total tax outstanding = 0.00

Otherwise input the amount you wish to pay here: \$ (Please do not input commas or/and dollar signs.)

(NOTE: If a partial payment is made, payments are applied to OLDEST balances first.)

Due Dates: 1st Half - June 5 2nd Half - Dec. 5

Year	District	Supplement	Prior/Past Due Amount	Current YR Tax - 1st half	Current YR Tax - 2nd half	Amount Due Now	Total Taxes
						0.00	0.00

*Amounts in RED indicate PAST DUE balances and include Penalty and Interest amounts.

Tax Total: \$

Pay Online with eCheck (No Fee) Pay Online with eCredit (Fee)

*Parcel owned by
NOVEC. No real
estate taxes paid
to Loudoun county.
Taxes paid to SCC.*

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LAND DEVELOPMENT COUNTER

OCT 06 2009

LOUDOUN COUNTY
BUILDING & DEVELOPMENT

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OCT 07 2009
PLANNING DEPARTMENT

Loudoun County Treasurer's Office

Real Property Search & Pay

Listed below are taxes for Tax Map: 105////////4A Pin: 251-47-5326-000

Please select the payment amount or input the payment amount.

The amount due as of today = 0.00

Total tax outstanding = 0.00

Otherwise input the amount you wish to pay here:

\$ (Please do not input commas or/and dollar signs.)

(NOTE: If a partial payment is made, payments are applied to OLDEST balances first.)

Due 1st Half - 2nd Half -
Dates: June 5 Dec. 5

<u>Year</u>	<u>District</u>	<u>Supplement</u>	<u>Prior/Past Due Amount</u>	<u>Current YR Tax - 1st half</u>	<u>Current YR Tax - 2nd half</u>	<u>Amount Due Now</u>	<u>Total Taxes</u>
						0.00	0.00

*Amounts in **RED** indicate **PAST DUE** balances and include Penalty and Interest amounts.

Tax Total: \$

[Pay Online with eCheck \(No Fee\)](#)

[Pay Online with eCredit \(Fee\)](#)

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LAND DEVELOPMENT COUNTER

OCT 06 2009

LOUDOUN COUNTY
BUILDING & DEVELOPMENT



OCT 06 2009

LOUDOUN COUNTY
BUILDING & DEVELOPMENT



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: 10-6-09

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

Signature

The following property, 251475326, is NOT IN the Land Use Program.
Tax Map/PIN Number


Signature

OCT 06 2009

LOUDOUN COUNTY
BUILDING & DEVELOPMENT



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: 10-6-09

The following property, 208 270 686, is IN the Land Use Program.
Tax Map/PIN Number


Signature

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

Signature

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



A. INTRODUCTION

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

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

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

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

B. INSTRUCTIONS

1. Fill out the Affidavit and file with Application.
2. All listings which include PARTNERSHIPS, CORPORATIONS, or TRUSTS, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing is a corporation having more than 100 shareholders that has no shareholder owning 10% or more of any class of stock. In the case of an Applicant, title owner, contract purchaser, or lessee of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all its partners (general and limited), of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the applicant, title owner, contract purchaser, or lessee of the land.
3. **Limited liability companies and real estate investment trusts and their equivalents are treated as corporations**, with members being deemed the equivalent of shareholders; managing members shall also be listed.

4. Prior to each and every public hearing on a Zoning Map Amendment, Zoning Concept Plan Amendment, Zoning Ordinance Modification, Special Exception, or Variance, and prior to Board action, the Applicant shall review the affidavit and provide any changed or supplemental information including business or financial relationships of the type described above, that arise on or after the date of this application. A "Reaffirmation of Affidavit" form is available for your use online at: http://inetdocs.loudoun.gov/planning/docs/documentsandfor_/index.htm
5. As used in these forms "real parties in interest" shall include all sole or joint property owners, parties who have legal interest in the protection of the property such as a trustee or executor, parties who have an equitable or beneficial interest in the property, such as beneficiaries of a trust, and, in the case of corporations, all stockholders, officers, and directors. Pursuant to Va. Code Ann. § 15.2-2289, the requirement of listing names of stockholders, officers, and directors shall not apply to a corporation whose stock is traded on a national or local stock exchange and having more than 500 shareholders.
6. In the case of a condominium, the requirements shall apply only to the title owner, contract purchaser, or lessee if they own 10% or more of the units in the condominium.

I, Gifford R. Hampshire, do hereby state that I am an
 ___ Applicant

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

in Application Number(s): CMPT 2009-0011, SPEX 2009-0032, SPMI 2009- 0010

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>
208-27-0686-000	South Auburn Limited Partnership	Meredith K. Light, General Partner Rumsey Light, Jr., General Partner 25992 Lightridge Farm Road Aldie, Virginia 20105	Owner
208-27-0686-000	Lawrence M. Schonberger	Sevila, Saunders, Huddleston & White, P.C. 30 King Street Leesburg, Virginia 20176	Attorney
251-47-5326-000	NOVEC	5399 Wellington Branch Drive Gainesville, Virginia 20155-1616	Owner/Applicant
	Gifford R. Hampshire	Blankingship & Keith, P.C. 9300 W. Courthouse Road Suite 201 Manassas, Virginia 20110	Attorney
	Ignacio Licht	Dewberry & Davis 13575 Heathcote Blvd., Suite 130 Gainesville, Virginia 20155	Engineer

* 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)

NOVEC, 10323 Lomond Drive, Manassas, Virginia 20108-0875

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>

Names of Officers and Directors:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>
Stan Feuerberg	President/CEO
Wade C. House	Chairman
Jim Moxley	Sr. Vice President/Administration
Michael Dalley	Vice President, Business Development
Patrick Toulme	Vice President, Corporate Counsel
Marlane Parsons	Vice President, Organizational Development
Wilbur Rollins	Senior Vice President
Allen Barbee	Vice President, Electric System Operations

<i>NAME</i> <i>(First, M.I., Last)</i>	<i>Title</i> <i>(e.g. President, Treasurer)</i>
Robert Bisson	Vice President, Electric System Development
Mike Curtis	Vice President, Public Relations
Wade C. House	Chairman
J. Manley Garber	Vice Chairman
Michael E. Ragen	Secretary
Walter Grove	Treasurer
Cynthia Gilbride	Director
William Zilliott	Director
Harry Harris	Director
James Chesley	Director
Ann Wheeler	Director

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)

Blankingship & Keith, P.C., 4020 University Drive, Suite 300, Fairfax, VA 22030

Description of Corporation:

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

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

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

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

Names of Shareholders:

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>
A. Hugo Blankingship, Jr.	Elizabeth Chichester Morrogh
John A.C. Keith	Robert J. Stoney
William H. Casterline, Jr.	Wm. Quinton Robinson
Sarah Elizabeth Hall	John F. Cafferky
Paul B. Terpak	William B. Porter
Peter S. Everett	Gifford R. Hampshire
David Rust Clarke	William L. Carey
David J. Gogal	Mary McGowan
Mark A. Towery	

Names of Officers and Directors:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>
John F. Cafferky	President
John A.C. Keith	Secretary/Treasurer
A. Hugo Blankingship, Jr.	Vice President
William H. Casterline, Jr.	Vice President
Sarah Elizabeth Hall	Vice President
Paul B. Terpak	Vice President
Peter S. Everett	Vice President

<i>NAME</i> <i>(First, M.I., Last)</i>	<i>Title</i> <i>(e.g. President, Treasurer)</i>
David Rust Clarke	Vice President
David J. Gogal	Vice President
Mark A. Towery	Vice President
Elizabeth Chichester Morrogh	Vice President
Robert J. Stoney	Vice President
Wm. Quinton Robinson	Vice President
William B. Porter	Vice President
Gifford R. Hampshire	Vice President
William L. Carey	Vice President
Mary McGowan	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)

Sevila, Saunders, Huddleston & White, P.C., 30 King Street, Leesburg, Virginia 20176

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>
Robert Sevila	
Richard Saunders, Jr.	
Jon Huddleston	
Craig White	
Lawrence Schonberger	
William Fitzpatrick	

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)

Dewberry & Davis, LLC, 8401 Arlington Boulevard, Fairfax, VA 22031

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>
The Dewberry Companies LC, Member	
Eric D. Snellings	
Dennis M. Couture, Member	

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)

The Dewberry Companies LC, 8401 Arlington Boulevard, Fairfax, VA 22031

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>
Sidney O. Dewberry, Member	
Barry K. Dewberry, Member	
Karen S. Grand Pre, Member	
Michael S. Dewberry, Member	
Thomas L. Dewberry, Member	

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)

South Auburn Limited Partnership, 25992 Lightridge Farm Road, Aldie, Virginia 20105

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

Names and titles of the Partners:

<i>NAME</i> <i>(First, M.I., Last)</i>	<i>Title</i> <i>(e.g. General Partner, Limited Partner, etc)</i>
Meredith K. Light	General Partner
Rumsey Light, Jr.	General Partner
Sylvia Hook	Limited Partner
The Belva E. Light Irrevocable Trust	Limited Partner
Meredith K. Light, Beneficiary of Trust	
Rumsey Light, Beneficiary of Trust	
Sylvia L. Hook, Beneficiary of Trust	

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).

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).

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:

Gifford R. Hampshire

check one: Applicant or Applicant's Authorized Agent

Gifford R. Hampshire

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

Subscribed and sworn before me this 18th day of November 2009, in the State/Commonwealth of Virginia, in the ~~County~~/City of Manassas.

Karen L. Brusie
Notary Public

My Commission Expires: May 31, 2013

Notary Registration Number: 368145



Receipt of Payment

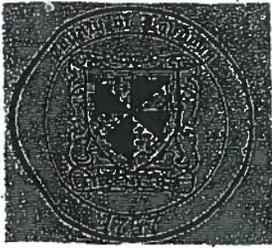
Receipt Number : 090012279
Transaction Number : A000000006272
Payment Method: CHECK
Check Number: 237428/240



Date: 2009-10-07
Amount: \$15,750.00
Check Escrow Flag: N
Check Writer: NOVEC

Detail Information

15,750.00 SPEX-2009-0032 TOTAL FEE



Loudoun County, Virginia

Department of Planning

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

Telephone (703) 777-0246 • Fax (703) 777-0441.

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LAND DEVELOPMENT COUNTER

OCT 06 2009

RECORD OF PRE-APPLICATION CONFERENCE

LOUDOUN COUNTY
BUILDING & DEVELOPMENT

PRE-APPLICATION CASE NUMBER/NAME/CASE TYPE	PRAP 2009-0066 NOVEC	SPEX/CMPT
DATE OF CONFERENCE	Arcola Substation Expansion	9/08/09 4:00

ATTENDANCE LISTING

NAME	AFFILIATION
VAN ARMSTRONG	LOUDOUN CO. PLANNING DEPT.
Theresa Stein	Bldg + Develop - Zoning
JOE GORNEY	LOUDOUN COUNTY PLANNING
IGNACIO LICHT	DEWBERRY
William March	B&D Environmental Review Team
Bill Fissel	Dewberry
Sheldon Mayo	NOVEC

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:

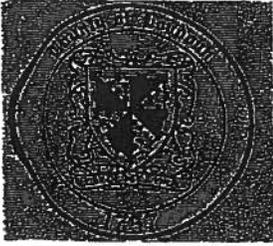
Date:

Van Armstrong

9/8/09

Application Fee: SPEX DISTURBING > 10,000 SF : \$15,750





Loudoun County, Virginia

Department of Planning

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SYNOPSIS OF PRE-APPLICATION CONFERENCE ISSUES DISCUSSED

PRE-APPLICATION CASE NUMBER/NAME/CASE TYPE	PRAP 2009-0066 NOVEC Arcola Substation Expansion	SPEX/CMPT
DATE OF CONFERENCE		9/08/09 4:00

1. ISSUES RAISED BY THE APPLICANT

ELECTRIC SUBSTATION EXPANSION OF SITE. SPEX AREA FROM 0.5 TO 3.84 ACRES TOTAL (NEW PARCEL ADDED).
TYPE 4 BUFFER YARD MODIFICATION ADJACENT TO OTHER SUBSTATION(S).

2. COMPREHENSIVE PLANNING ISSUES DISCUSSED

REVISED GENERAL PLAN - CMPT REQUIRED FOR USE. SEE ATTACHED NOTES. CONCERN W/ LACK OF SCREENING NEAR/ALONG ROADWAY.

3. ZONING ISSUES DISCUSSED 1972 1993 Revised 1993 Zoning Ordinance

ZONED TR3LF + UBF ON SITE.

SPEX REQUIRED FOR SUBSTATION USE. SPMI REQUIRED FOR

TYPE 4 MODIFICATION (^{S-616} S-609 STANDARDS). S-1400 REQUIRES

A TYPE 2 BUFFER ALONG PROPERTY LINE - SPEX REQUIRED. ^{TO MODIFY} MAY

COMBINE PARCELS BY BLADTS AVOID PART OF PERIMETER BUFFER.

CHECK FOR STEEP SLOPES, FOD.

4. TRANSPORTATION ISSUES DISCUSSED

PROVIDE TRAFFIC STATEMENT FOR TRIPS ASSOCIATED W/ USE.

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

5. OTHER ISSUES DISCUSSED

6. REVIEW AND PROCESSING PROCEDURES DISCUSSED

SPEX APPLICATION COR PROCESS W/ CMPT + SPMI. ~ 120-180 DAYS
TO PROCESS W/ TWO PUBLIC HEARINGS TO P.C. + B.O.S.

Conference Coordinator:

Van Ant

Date:

9/8/09

Site



**PRAP 2008-0109, NOVEC: Arcola Substation Expansion
September 8, 2009**

Land Use

The site is located in the Transition Policy area (Revised General Plan, Chapter 7, Planned Land Use Map).

Energy Facilities

The County supports the timely delivery of electrical services to businesses and households as development occurs, but seeks to minimize the negative visual impacts. The County seeks to be flexible enough to meet the needs of industry but to prevent harmful environmental impacts on the community (Revised General Plan, Chapter 2, Energy and Communication Facilities, text).

To help minimize community impacts, the County will require the grouping and burying of utility lines and facilities to the extent permitted by law (Revised General Plan, Chapter 2, Energy and Communication Policy 1). Additionally, high-tension power lines, communication towers, and similar facilities should be sufficiently separated from adjacent residential uses to minimize any scientifically recognized potential health and safety risk (Revised General Plan, Chapter 2, Energy and Communication Policy 3).

Areas disturbed by public utility expansions should be replanted and/or reforested and screened from adjacent uses (Revised General Plan, Chapter 2, Energy and Communication Facilities Policy 2).

Although the applicant states that screening is not required, the applicant should consider the visual impact of the proposed uses from adjacent parcels and rights-of-way. Staff recommends additional screening using indigenous vegetation.

GREEN INFRASTRUCTURE

County Geographic Information Systems (GIS) records indicate hydric soils, some limited forest resources, and drainageways on-site. Care should be taken during construction to avoid any direct or indirect impacts to these resources, to avoid soil compaction, and to limit the creation of impervious surfaces.

Forest Resources

County policies encourage the preservation of existing vegetation and wildlife habitat on developing properties (Revised General Plan, Forests, Trees, and Vegetation Policy 10, Chapter 5). Areas disturbed by public utility expansions should be replanted and/or reforested and screened from adjacent uses (Revised General Plan, Chapter 2, Energy and Communication Policy 2).

The site has been cleared of most woody vegetation. The applicant should consider adding vegetation to screen the proposed use, mitigate the past impacts, and provide habitat.

Surface Waters

The County will improve the County's surface water quality through pollution prevention (Revised General Plan, Chapter 5, Surface Water Policy 14). Additionally, the County will prepare and implement design standards and principles to preserve open space and natural resources, minimize the creation of new impervious areas, and to minimize increases in post-development runoff peak rate, frequency, and volume (Revised General Plan, Chapter 5, Surface Water Policy 16). Additionally, the County supports the federal goal of no net loss to wetlands (Revised General Plan, Chapter 5, River and Stream Corridor Resources Policy 23).

To protect water resources and the integrity of neighboring properties, the Revised General Plan calls for low impact development (LID) techniques, which integrate hydrologically functional designs with methods for preventing pollution (Revised General Plan, Chapter 5, Surface Water Policy 2). LID approaches seek to control runoff discharge, volume, frequency, and quality in order to mimic predevelopment runoff conditions through a variety of small-scale site design techniques. LID techniques can help reduce sedimentation and erosion, trap and remove pollutants such as nitrogen, phosphorus, metals, and organic compounds, protect wildlife habitat, store flood waters, and maintain the overall water quality of nearby streams. LID facilities should be located as close as possible to impervious areas and utilize the landscape and soils to naturally move, store, and filter run-off. The associated flow reductions and water quality improvements can then benefit the receiving streams. LID techniques include:

- Native landscaping enhanced through the routing of runoff through these areas;
- Rain gardens;
- Native-vegetated drainage swales for the movement and temporary storage of runoff; and
- Vegetated filter strips that can slow runoff speed, trap sediment and pollutants, and provide additional water absorption.

The site contains some historic drainageways and hydric soils. The applicant should consider and avoid impacts to these resources when siting the electrical facilities. Staff recommends LID techniques to mitigate the impacts of the proposed use.

Lighting

The Revised General Plan promotes lighting standards that will "reduce light pollution such as glare, energy waste, light trespass, and the deterioration of the natural nighttime environment" (Revised General Plan, Chapter 5, Lighting and the Night Sky, text).

In regards to light trespass, if any lighting is to be installed on-site, in addition to being downward-directed and fully-shielded, staff recommends that it provide a glare-free environment, be confined to the site, and have illumination levels that are no greater than necessary for a light's intended purpose. All lighting should be mounted as low as practicable and designed to preclude light trespass onto adjoining properties, glare to passersby, skyglow, and deterioration of the nighttime environment. The applicant should provide illustratives of the lighting elements and commit to their installation.

The applicant should consider Low-Pressure Sodium (LPS) lamps due to high luminous efficiency, low energy use, low glare, good visibility, minimal effects on insects and wildlife, and lack of hazardous mercury wastes (unlike High-Pressure Sodium lamps, which contain mercury).

Joe Gorney
Loudoun County Department of Planning
703-777-0246

**PRAP 2008-0109, NOVEC: Arcola Substation Expansion
September 8, 2009**

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Joe Gorney
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NOVEC - ARCOLA SUBSTATION
List of Community Meetings

1. Community meetings to be held prior to Planning Commission public hearing

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OCT 06 2009

LOUDOUN COUNTY
BUILDING & DEVELOPMENT



Dulles South (Greenfields) LLC
c/o Istar Financial Corporation
1114 Ave. of the Americas, 39th Floor
New York, NY 10036

DULLES SOUTH (GREENFIELDS) LLC
c/o ISTAR FINANCIAL CORP 1114 Ave. of
the Americas, 39th Floor
New York, NY 10036

PEAK INVESTMENTS LLC
PO Box 228
Clarksville, MD 21029

GUM SPRINGS ASSOCIATES LC
c/o Greenvest LC
8614 Westwood Center Dr
Suite 900
Vienna, VA 22182

KWON, OUN SUN & HYUN HEE R/S
26243 Gum Springs Road
Chantilly, VA 20152

ALLIED-MARBURY LLC
3925 Old Lee Highway
Suite 100
Fairfax, VA 22030

ALLIED-MARBURY LLC
3925 Old Lee Highway
Suite 100
Fairfax, VA 22030

ALLIED-MARBURY LLC
3925 Old Lee Highway
Suite 100
Fairfax, VA 22030

ALLIED-MARBURY L2C
3925 Old Lee Highway
Suite 100
Fairfax, VA 22030

LOUDOUN COUNTY SANITATION
AUTHORITY
PO Box 4000
Ashburn, VA 20146

WHITMAN, ROY GORDON
42097 Braddock Road
Aldie, VA 20105

SPARKS, CHARLES L JR & DELORES M
3307 Aldie Road
Catharpin, VA 20143

VELKE, ROBERT M & JULIE A R/S
3305 Aldie Road
Catharpin, VA 20143

NICHOLAS, JOHN J JR TEE
44266 Shehawken Terrace
Ashburn, VA 20147

VIRGINIA ELECTRIC & POWER COMPANY
TAX DEPT 17TH-OJRP ATTN J WAGNER
701 E CARY ST
RICHMOND VA23219-3927

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