



Ben I. Wales  
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February 17, 2010

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

**RE: SPEX 2009-0037 & SPEX 2009-0038 – Discovery**

Dear Sophia:

This letter responds to the Staff referral comments generated by the above referenced special exception applications. Each Staff comment is shown in italics and followed by our response.

Department of Building and Development – Zoning Administration

*Comment: Staff requests that either (1) a plat note be added to “Sheet 1” identifying the total number and maximum height of the proposed satellites, or (2) incorporate exhibits A and B into the proposed special exception plat.*

**Response:** Comment acknowledged. As we have discussed, we believe the confirmation of the maximum number and size of proposed antennas should be addressed through a development condition.

*Comment: Remove plat note #5 since this is not a district regulated under the 1972 Loudoun County Zoning Ordinance.*

**Response:** Comment acknowledged. Note 5 has been removed from the SPEX Plat cover sheet.

Department of Planning

*Comment: Staff recommends that the applicant commit to the proposed landscaping as shown on exhibit B and commit to the long-term maintenance and care of the proposed vegetated buffers to ensure the facility is adequately screened. Staff supports approval of the applications with conditions.*

**Response:** The landscaping shown on the Statement of Justification’s Exhibit B represents plantings required by the Zoning Ordinance. The Applicant acknowledges the requirement to maintain the vegetation provided in required buffer yards on the Property and understands this will likely be set out in a development condition.

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Office of Transportation Services

*Comment: OTS seeks clarification about the Applicant's future plans for the area containing the satellite antennas; staff is concerned about the possible implications associated with the first application (to permit an office use of the Property). Should uses other than the proposed antennas and support facility be contemplated on the site, a revised traffic statement/study would need to be provided to assess the potential need for road improvements in the area.*

**Response:** We are still working with Staff to appropriately address this comment.

*Comment: The vicinity map on Sheet 1 of the SPEX Plat should be revised to indicate the correct name of Route 28.*

**Response:** Comment acknowledged. Please see the corrected SPEX Plat.

Virginia Department of Transportation

*Comment: We have reviewed the above application as requested in your December 17, 2009 transmittal (received December 28, 2009). We have no objection to approval of this application.*

**Response:** Comment acknowledged and appreciated.

We trust this letter appropriately responds to the comments generated by this application. Should you require any further information, please do not hesitate to contact me.

Sincerely,



Ben I. Wales

cc Glenn DeFreist, Discovery  
Sumeet Seam, Discovery  
Mark Looney, Cooley Godward Kronish LLP

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