

**BOARD OF SUPERVISORS PUBLIC HEARING**

**SUBJECT:** SPEX 2012-0034, Stone Ridge-Byrne’s Field Lights

**ELECTION DISTRICT:** Dulles

**CRITICAL ACTION DATE:** February 13, 2013

**STAFF CONTACTS:** Richard Klusek, Project Manager, Department of Planning  
Julie Pastor, AICP, Director, Department of Planning

**APPLICANTS:** Paul Brown, Assistant Director, Capital Planning,  
Budget & Design,  
Loudoun County Department of Transportation and Capital  
Infrastructure

Mark Novak, Chief Park Planner  
Loudoun County Department of Parks, Recreation &  
Community Services

Diane Ryburn, Director  
Loudoun County Department of Parks, Recreation &  
Community Services

**PURPOSE:** The purpose of this application is to permit lighting of six existing playing fields (three baseball and three multi-purpose fields) in the County owned Byrne’s Ridge Field at Stone Ridge. The field is located in the Planned Development-Housing (PD-H4), administered as R-8 (Single Family Residential), zoning district. 22 light poles with heights ranging from 60 to 80 feet tall each are proposed.

**RECOMMENDATIONS:** On December 19, 2012, the **Planning Commission** forwarded the Special Exception application to the Board of Supervisors with a recommendation of approval (8-0-1, Dunn—absent), subject to Conditions of Approval dated January 22 2013, and based on the Findings included on page 4 of this Staff Report.

**Staff** concurs with the Planning Commission. The proposed land uses and Special Exception are consistent with the Revised General Plan. The application has no outstanding issues.

<b>CONTENTS OF THIS STAFF REPORT</b>					
<b>Section</b>	<b>Page</b>	<b>Section</b>	<b>Page</b>	<b>Section</b>	<b>Page</b>
Motions	2	Policy Analysis	10	Utilities/Infrastructure	15
Application Information	3	Land Use	10	Public Safety	15
PC Review & Findings	4	Compatibility	13	Zoning Analysis	15
Context	4	Environmental	14	Conditions	16
Proposal	10	Transportation	14	Attachments	17
Outstanding Issues	10	Economic Development	14		

**SUGGESTED MOTIONS:**

1. I move that the Board of Supervisors forward SPEX 2012-0034, Stone Ridge – Byrne’s Field Lights, to the March 6, 2013 **Business Meeting** for action. (This action will require a timeline extension.)

**OR**

- 2a. I move that the Board of Supervisors **suspend the rules**.

**AND**

- 2b. I move that the Board of Supervisors **approve** SPEX 2012-0034, Stone Ridge – Byrne’s Field Lights, subject to the Conditions of Approval dated January 22, 2013 and based on the Findings for Approval included in the February 13, 2013 Staff Report.

**OR**

3. I move an alternate motion.

<b>I. APPLICATION INFORMATION</b>	
<p><b>APPLICANTS</b></p> <p>Loudoun County Department of Transportation and Capital Infrastructure  Paul Brown  1 Harrison St. SE, Mailstop #69  Leesburg, VA 20175  703-737-8624</p> <p>Loudoun County Department of Parks, Recreation &amp; Community Services  Diane Ryburn, Director  215 Depot Ct. SE, Mailstop #78  Leesburg, VA 20175  703-777-0343</p> <p>Loudoun County Department of Parks, Recreation &amp; Community Services  Mark Novak, Chief Park Planner  215 Depot Ct. SE, Mailstop #78  Leesburg, VA 20175  703-737-8992</p>	<p><b>REPRESENTATIVES</b></p> <p>Kimley-Horn &amp; Associates  Matt Horne, P.E.  11400 Commerce Park Drive  Reston, VA 20191  703-674-1311  <a href="mailto:matt.horne@kimley-horn.com">matt.horne@kimley-horn.com</a></p>
<p><b>REQUEST</b></p> <p>The Board of Supervisors, acting through the Department of Transportation and Capital Infrastructure, has submitted an application for a special exception to permit lighted playing fields in the PD-H4 (Planned Development-Housing), administered as R-8 (Single Family Residential), zoning district. This application is subject to the <u>Revised 1993 Zoning Ordinance</u> and the proposed use is listed as a Special Exception use under Section 3-504(I). The area of the proposed special exception is the 25.02-acre parcel that is located in the Dulles Election District.</p>	
<p><b>PARCELS</b></p> <p>The property is located on Tax Map Number 100/C17/////1/ (PIN# 205-35-8697).</p>	
<p><b>ACCEPTANCE DATE</b></p> <p>October 1, 2012</p>	<p><b>LOCATION</b></p> <p>West side of Mineral Springs Circle (Route 2625), north of Cordgrass Circle (Route 2642), and south of Feldspar Place, at 24915 Mineral Springs Circle</p>
<p><b>ZONING ORDINANCE</b></p> <p>Revised 1993 Zoning Ordinance</p>	<p><b>EXISTING ZONING</b></p> <p>Planned Development-Housing (PD-H4)</p>
<p><b>POLICY AREA</b></p> <p>Suburban Policy Area (Dulles community)</p>	<p><b>PLANNED LAND USE</b></p> <p>Residential uses</p>

## **II. PLANNING COMMISSION REVIEW AND FINDINGS**

The Planning Commission held a public hearing on this application on December 19, 2012. Twelve (12) members of the public spoke regarding the application expressing support for the application or concerns about noise once hours of operation are extended by the addition of field lighting. Planning Commission discussion focused on buffering, plantings, and fencing that could provide additional screening between the park and adjoining properties and prevent pedestrian cut through traffic across private property. The Commission amended the draft conditions to limit lighting to 10:00PM every night. The Planning Commission also added two conditions pertaining to screening to provide and maintain a Type 2 Buffer and installing a fence behind the residential properties. A third condition was added to ensure that lighting of fields would only be permitted when the fields are in use.

The Commission forwarded the Special Exception application to the Board of Supervisors with a recommendation of approval (8-0-1, Dunn—absent), subject to the Conditions of Approval revised at the public hearing and with the following Findings:

### **Findings for Approval**

1. Subject to Conditions of Approval, the application is consistent with the policies of the Revised General Plan (RGP) as follows:
  - a. Recreational uses in residential areas are consistent with the Revised General Plan.
  - b. The increased availability of recreational fields will serve surrounding residents.
  - c. A condition of approval ensures that lighting and noise will not create a nuisance after certain hours
  - d. Lighting is designed in a manner that limits light spillover and glare on adjacent properties to the extent practicable.
2. The proposed lighting of sports fields will not result in an increase in traffic during morning or evening peak commuter periods. Therefore, there are no anticipated adverse effects to the transportation network and the application is consistent with the Countywide Transportation Plan.
3. The application is in accordance with the requirements of the Revised 1993 Zoning Ordinance.

## **III. CONTEXT**

**Location/Site Access:** Byrne’s Ridge Field (The Park) is located at the western terminus of Greenstone Drive (Route 2628) and on the west of Mineral Springs Circle (Route 2625)

between Serpentine Place and Cordspring Circle. The site has two vehicular access points on Mineral Springs Circle with access to a parking lot. In addition, pedestrian access is provided from Mineral Springs Circle, Serpentine Place, and Cordgrass Circle (Vicinity Map).

**Existing Conditions:** The Park includes six playing fields consisting of 3 multi-purpose/soccer fields and 3 baseball diamonds. The park also includes existing parking areas and a restroom building. Photos 1 through 6 demonstrate existing visual conditions of the fields and surrounding areas.

**Surrounding Properties:** Surrounding properties include single-family detached lots, an electric and gas utility easement, and the Minnieland Academy daycare center.

More specifically, to the south of the subject site, there are 11 single-family detached homes and HOA property directly adjacent to the subject site. An electric and gas utility easement is located to the west. To the north, there are 12 single-family detached residential homes, HOA property, and the daycare center. Stone Springs Boulevard and Mineral Springs Circle form the western boundary of the subject site. The subject site and surrounding areas are all zoned PD-H4.

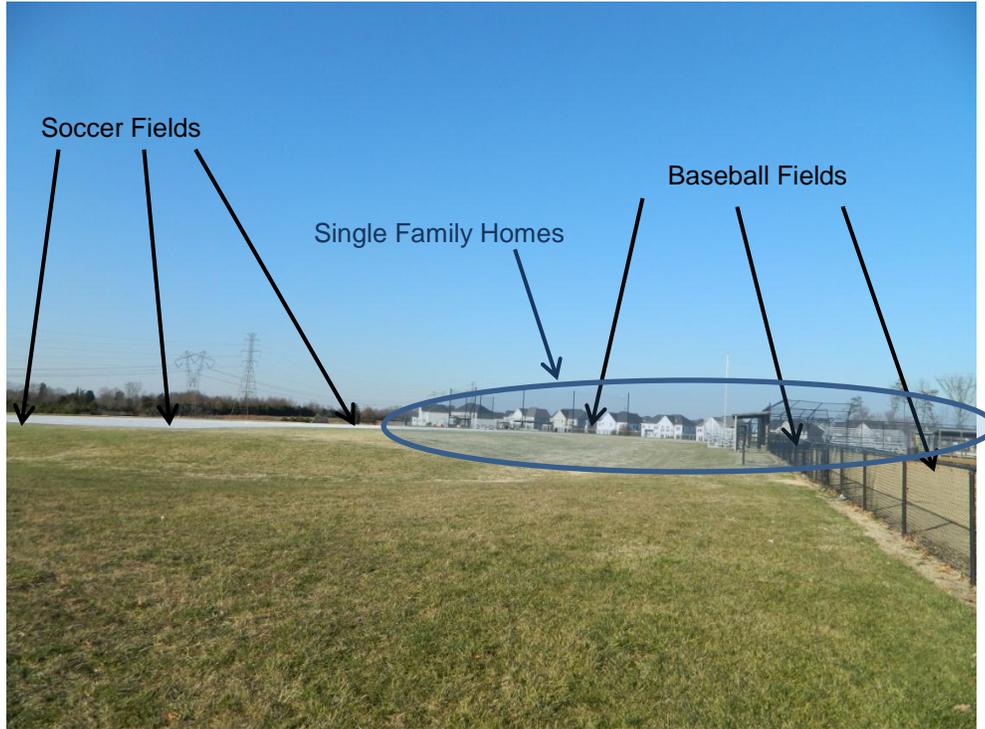
**Background:** The sports fields which comprise Stone Ridge Fields were approved subject to ZMAP 1994-0017 and STPL 2003-0090. The Site Plan establishes the design for the entire park, including proposed playing fields, buildings, trails, and parking areas. The proposed lighting project is being funded through cash proffers for capital facilities made in association with ZMAP 2001-0010, South Riding Station.

On December 3, 2012 the Applicant held a meeting at Mercer Middle School in Stone Ridge to discuss the lighting proposals and answer questions from the public. Adjacent property owners, nearby residents, and park users attended the meeting and expressed a range of opinions about the project. Roughly half of the attendees were supportive. Some residents also discussed concerns including noise, traffic, safety, light impacts, and maintenance issues. As of January 15, 2013, there were 99 comments provided on the Loudoun Online Land Application System (LOLA) expressing both support and opposition. The vast majority of those comments were in support of the project,

Figure 1: Vicinity Map



**Directions:** From Leesburg, proceed east on Route 7 to Cascades Parkway. Take the exit ramp for Cascades Parkway north and proceed to the park site on the right, just past Algonkian Parkway.



**Photo 1:** This photo shows the view looking north from the southern edge of the site. Existing soccer fields and baseball fields are in the foreground with the back yards of single family homes on Feldspar Place in the distance.



**Photo 2:** This photo shows the view facing south from the pedestrian access trail off Feldspar Place. An existing baseball field is located in close proximity to the back yards of residential homes.



**Photo 3:** This photo shows the view facing south from the pedestrian access trail off Feldspar Place. An existing soccer field is located in close proximity to the back yards of residential homes.



**Photo 4:** This photo shows the view facing west from the parking area. Residential homes on Cordgrass Circle and Big Belt Court are in close proximity to the back yards of residential homes.



**Photo 5:** This photo shows the view facing west north from Cordgrass Circle. Baseball fields are visible from the road between homes.



**Photo 6:** This photo shows the view facing north from home plate of Field 6 as labeled in the special exception plat. The backs of homes along Feldspar Place are in the background.

## IV. PROPOSAL

The Applicant is requesting a special exception to light six existing playing fields at Byrne’s Ridge Field. The fields consist of three baseball and three multi-purpose fields. The special exception is required by Section 3-504(I) of Revised 1993 Zoning Ordinance.

## V. OUTSTANDING ISSUES

This application has no outstanding issues. Conditions of Approval have been reviewed by the Office of the County Attorney.

## VI. POLICY ANALYSIS

**Zoning Ordinance Criteria for Approval - Section 6-1211(E)** of the Revised 1993 Zoning Ordinance states that when considering a rezoning application, the Planning Commission shall give reasonable consideration to sixteen factors or criteria for approval. **Section 6-1310** of the Revised 1993 Zoning Ordinance states that when considering a special exception application, the Planning Commission shall give reasonable consideration to twenty factors. These criteria for approval are organized below by category, followed by Staff’s analysis. **Section 6-1103(A)** of the Revised 1993 Zoning Ordinance states, “*The Planning Commission shall review the application to determine if the feature for which approval is sought is substantially in accord with the adopted Comprehensive Plan.*”

### A. LAND USE

**ZO §6-1310 (A)** *Whether the proposed special exception is consistent with the Comprehensive Plan. (I) Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public.*

**Analysis** – There are no outstanding issues.

The Revised General Plan promotes night-lighting standards that will “reduce light pollution such as glare, energy waste, light trespass, and the deterioration of the natural nighttime environment.” The policies also promote the use of energy-efficient lighting that minimizes unnecessary and intrusive light trespass to preserve the natural beauty of the night skies. The photometric study supplied by the Applicant demonstrates the proposed intensity of light at the property boundaries associated with the proposed lighted sports fields (see Attachment 5: SPEX Plat page 3, and Figure 2 below). Light levels are measured in foot candles. A foot candle is defined as the illuminance on a one-square foot surface of which there is a uniformly distributed flux of one lumen. This can be thought of as the amount of light that actually falls on a given surface. The foot candle is equal to one lumen per square foot.

The photometric study shows that light levels at the property lines would generally be unchanged. Figure 2 below highlights the areas where there is some light spillover. The most notable area of light spillover would be along the property line adjacent to the electric and gas utility lines where increased lighting would not have an impact on the adjacent property owner. At the northern property line three parcels would see increased light levels of two (2) or less foot candles. At the southern property line, two parcels would see increased light levels of two (2) or less foot candles.

The Revised 1993 Zoning Ordinance sets forth Light and Glare Standards in Section 5-1504(A). The Ordinance requires light levels at the property lines for county owned facilities to be ten (10)-foot candles or less above background light levels measured at the boundary of the property. Therefore, increases associated with the proposed lighting are well within the thresholds set forth by the zoning ordinance.

While a minimal increase in lighting would occur, the proposed design and technology appears to minimize impacts to the extent practicable. Furthermore, where light spillover does occur, any such light spillover would diminish at or just beyond the property line where the spillover does occur. The proposed lighting appears to have been designed to sufficiently mitigate impacts associated with light pollution and light trespass as recommended by the Revised General Plan. Minimal light spillover well below the zoning ordinance maximums may occur on four or five adjoining residential parcels but any such spillover would be limited to areas immediately adjacent to the property lines and would not enter homes.

A condition of approval has been developed to further mitigate potential light related impacts. The condition limits the use of lights on the fields to 10 PM.



**FIGURE 2 – Foot candle Levels**

Staff recommends commitments that specify the type of lighting that will be provided (e.g., maximum height of poles, intensity of lighting, a design that reduces spillover, etc.) and that the outdoor lighting will be turned off by a certain time at night.

With respect to land use, residential and recreational uses are supported in Residential areas by the Revised General Plan.

Table 1 summarizes Staff’s analysis of the land use issues.

<b>Table 1. Land Use – Resolved Issues</b>	<b>Condition or Recommendation</b>
<u>Consistency with Planned Land Use</u> – Plan policies support use of the subject site for recreational purposes.	No Issue
<u>Substantial Conformance</u> – The development of the Special Exception use shall be in substantial conformance with the Special Exception plat.	Condition 1.
<u>Uses Permitted</u> – The uses permitted by approval of this Special Exception application is for athletic field lighting as defined by the <u>Revised 1993 Loudoun County Zoning Ordinance</u> .	Condition 2.

**B. COMPATIBILITY**

**ZO §6-1310** (C) *Whether the level and impact of any noise emanating from the site, including that generated by the proposed use, negatively impacts the uses in the immediate area. (D) Whether the glare or light that may be generated by the proposed use negatively impacts uses in the immediate area. (E) Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and adjacent parcels. (F) Whether sufficient existing or proposed landscaping, screening and buffering on the site and in the neighborhood to adequately screen surrounding uses. (S) Any anticipated odors which may be generated by the uses on site, and which may negatively impact adjacent uses.*

**Analysis** – Impacts associated with glare and light and neighborhood and adjacent parcel compatibility are discussed in the Land Use section above.

**Noise** – To address evening noise associated with lighted playing fields, The Applicant has agreed to a condition of approval that limits the use of lights on the fields to 10 PM. It should, however, be noted that adjoining residents are likely to hear noises associated with additional park related activities made possible by the proposed lighting.

**Screening and Buffering** – Existing residential properties, especially those located immediately adjacent to the subject site have views of the playing fields as demonstrated by Photos 1 through 6. The proposed special exception would result in light poles ranging from 60 to 80 feet in height. These light poles would also be visible given the current lack of screening.

Table 2 summarizes the compatibility issues that Staff examined along with associated conditions and recommendations proposed by Staff.

<b>Table 2. Compatibility – Resolved Issues</b>	<b>Condition or Recommendation</b>
<u>Noise</u> – A condition of approval limits the use of fields during the evening hours in order to limit noise related to lighting the playing fields.	Condition 3
<u>Compatibility with Neighborhood/Adjacent Parcels</u> – The proposed use of the playing fields for recreational purposes is consistent with County policies. Some increase in noise and activity noticeable by adjacent residences can be expected.	Conditions 5 and 6
<u>Light and Glare Impacts</u> – A condition of approval limits the use of playing fields to 10 PM and requires that the lights are extinguished 15 minutes after a game ends. A condition of approval prohibits lighting of the fields when not in use.	Condition 3 and 7

**C. ENVIRONMENTAL**

**ZO §6-1310** (G) *Whether the proposed special exception will result in the preservation of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance. (H) Whether the proposed special exception will damage existing animal habitat, vegetation, water quality (including groundwater) or air quality. (M) The effect of the proposed special exception on groundwater supply. (N) Whether the proposed use will affect the structural capacity of the soils.*

**Analysis** – There are no outstanding environmental issues. The site is already graded and largely developed. Therefore, cultural and natural resources will not be damaged and the structural capacity of the soils will not be affected. However, staff notes that areas of steep slopes exist on the subject site. Prior to obtaining a Zoning Permit, the Applicant will need to obtain locational clearance pursuant to Section 5-1508(F) of the Revised 1993 Zoning Ordinance. Staff recommends making obtaining locational clearance a Condition of Approval (Condition 4).

**D. TRANSPORTATION**

**ZO §6-1310** (J) *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. (O) Whether the proposed use will negatively impact orderly and safe road development and transportation. (T) Whether the proposed special exception uses sufficient measure to mitigate the impact of construction traffic on existing neighborhoods and school areas.*

**Analysis** – There are no known outstanding transportation issues. The proposed lighting of sports fields at Byrne’s Ridge Field will not result in an increase in traffic during morning or evening peak commuter periods. Therefore, these changes will not result in an increase in the overall intensity of the approved use. Lighting the sports fields will increase the use of the fields in general but any increases would generally occur in the evenings outside of peak hours.

**E. ECONOMIC DEVELOPMENT**

**ZO §6-1310** (P) *Whether the proposed special exception use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan. (Q) Whether the proposed special exception considers the needs of agriculture, industry, and businesses in future growth.*

**Analysis** – There are no outstanding economic development issues. The provision of adequate athletic facilities in proximity to residential areas is important to existing and future County residents, employees, and businesses as it helps to create a desirable place to live, work, and play.

#### **F. UTILITIES**

**ZO §6-1310 (R)** *Whether adequate on and off-site infrastructure is available.*

**Analysis** – There are no outstanding utilities issues related to the application for lighting athletic fields.

#### **G. PUBLIC SAFETY**

**ZO §6-1310 (B)** *Whether the proposed special exception will adequately provide for safety from fire hazards and have effective measures of fire control. (K) Whether, in the case of existing structures proposed to be converted to uses requiring a special exception, the structures meet all code requirements of Loudoun County.*

**Analysis** – There are no outstanding public safety issues. Loudoun County Fire, Rescue, and Emergency Management had no comment on the application.

### **VII. ZONING ANALYSIS**

**Analysis** – There are no outstanding zoning issues, however, it is noted that a locational clearance permit will be required as indicated in the Conditions of Approval.

**Use** – The site is zoned PD-H4 (Planned Development – Housing), administered as R-8 (Single Family Residential) and is subject to the regulations and development standards contained in Section 3-500 of the Revised 1993 Zoning Ordinance (Zoning Ordinance). Athletic field lighting is allowed by Special Exception under Section 3-504(I) of the Zoning Ordinance. Light and glare standards in Section 5-1504 apply to the field lighting. The photometric plan submitted by the Applicant demonstrates that these standards will be met. Staff notes that Section 5-1504(A) allows lighting for publically-owned athletic fields to be up to ten (10) foot candles at the lot line. The photometric plan submitted by the Applicant demonstrates that these standards will be met. Section 103(D)(2) exempts light poles from the height limitations of the Zoning Ordinance.

The proposed lighting scheme for the sports fields does not exceed the Light and Glare Standards of the Revised 1993 Zoning Ordinance (Section 5-1504(A)) which permit publically owned facilities utilized for athletic competition to cause illumination up to ten (10) foot candles above background light levels measured at the boundary of the property. Staff notes that light spillover of two (2) or less foot candles will occur.

**VIII. CONDITIONS OF APPROVAL**

**January 22, 2013**

Staff recommends the following conditions of approval for **SPEX 2012-0034, Stone Ridge - Byrne’s Field Lights**:

1. **Substantial Conformance.** The development of the Special Exception use, lighted playing fields in the PD-H4 (Planned Development-Housing), administered as R-8 (Single Family Residential), zoning district, shall be in substantial conformance with Sheets 1, 3, and 4 of 4 (herein referred to as the “Special Exception Plat”) of the plan set entitled “Byrne’s Ridge Park Ball Field Lighting” prepared by Kimley-Horn and Associates Inc, dated January 22, 2013 and the Revised 1993 Loudoun County Zoning Ordinance (the “Zoning Ordinance”). Approval of this application for Tax Map Number 100/C17/////1/ (PIN# 205-35-8697) (the “Property”) shall not relieve the Applicant or the owners of the Property from the obligation to comply with and conform to any other Zoning Ordinance, Codified Ordinance, or applicable regulatory requirement.
2. **Uses Permitted.** This Special Exception grants approval for a Lighted Playing Field use in the PD-H4, administered as R-8, zoning district as defined by the Zoning Ordinance and shown on the Special Exception Plat with the following conditions:
  - a. All lighting shall comply with the lighting standards of the Zoning Ordinance. Lighting shall be full cutoff and fully shielded as defined by the Illuminating Engineering Society of North America (IESNA). Playing field lighting shall be directed downward and inward toward the fields and interior of the property to minimize glare and spillage on neighboring properties or roadways. Light pole and light fixture typical details shall be shown on each site plan.
3. **Hours of Operation.** The playing field lighting shall be extinguished no later than 10:00 p.m. or within 15 minutes of the end of any organized sporting event or other use of the field requiring lighting, whichever occurs first. No field shall be lit unless such lighting is for an activity organized or approved by the Department of Parks, Recreation, and Community Services that has been scheduled for that field. Security lighting is exempt from this condition and may remain illuminated during overnight hours.
  - a. The Applicant may provide onsite security lighting for nighttime operations and program supervision as necessary to provide safe and enjoyable usage of the Park.
4. **Locational Clearance.** The Applicant shall obtain a locational clearance pursuant to Section 5-1508(F) of the Zoning Ordinance prior to applying for a zoning permit.
5. **Additional Buffering.** The Applicant shall install and maintain additional buffering at the Property’s northern and southern property lines and as depicted on the Special Exception plat. The buffering shall meet the requirements of a Type 2 Buffer Yard as defined by the Zoning Ordinance.

6. **Fencing.** The Applicant shall install and maintain a three board fence at the Property’s northern and southern property lines and as depicted on the SPEX plat so as to prevent pedestrian cut through traffic to the subject site from nearby subdivision streets.

<b>IX. ATTACHMENTS</b>		
	<b>Attachment</b>	<b>Page</b>
1	Referral Comments	
1a	Planning, Comprehensive Planning	A-1
1b	Building and Development, Zoning Administration	A-3
1c	Office of Transportation Services	A-7
1d	Fire, Rescue and Emergency Services	A-10
2	Disclosure of Real Parties in Interest (11-28-12)	A-11
3	Applicant’s Statement of Justification	A-21
4	Applicant’s Response to Referral Comments	A-25
5	Plat (1-22-13)	Follows A-26
<p>*This Staff Report with attachments (file name BOSPH STAFF REPORT 02-13-13.PDF) can be viewed online on the Loudoun Online Land Applications System (LOLA) at <a href="http://www.loudoun.gov">www.loudoun.gov</a>. Paper copies are also available in the Department of Planning.</p>		

**County of Loudoun**  
**Department of Planning**  
**MEMORANDUM**

**DATE:** October 31, 2012

**TO:** File - SPEX 2012-0034

**FROM:** Richard Klusek, AICP  
Senior Planner, Community Planning

**SUBJECT: SPEX 2012-0034 – Stone Ridge – Byrne’s Ridge Field Lights**

**BACKGROUND**

The Loudoun County Department of Construction and Waste Management (the Applicant) is proposing to provide lighting on 3 existing soccer fields and 3 existing baseball fields at Byrne’s Ridge Park in Stone Ridge. The facility is generally located south of Tall Cedars Parkway and west of Stone Ridge Boulevard. Single-family detached homes line the northern and southern property boundaries of the site.

A Special Exception (SPEX) is required to permit the additional field lighting. A total of 22 poles are proposed to light all of the existing fields. Poles located between two fields would be equipped with lighting facing in two directions. With the exception of a 60 foot pole and two 80 foot poles, all poles are proposed to be 70 feet high.

**COMPLIANCE WITH THE COMPREHENSIVE PLAN**

The property is located in the Dulles Community of the Suburban Policy Area and is governed by the Revised General Plan. The Revised General Plan identifies the subject site as Residential (*Revised General Plan, Chapter 6, Planned Land Use Map*). The Plan envisions residential neighborhoods to include a variety of active parks and open spaces to serve residents. As the parkland already exists, staff used the lighting policies in Chapter 5 to evaluate this proposal.

**LIGHTING**

Chapter 5 of the Revised General Plan pertains to “The Green Infrastructure” and includes a section pertaining to lighting and the night sky. The policies seek to preserve the beauty of the night sky and to reduce light pollution (Revised General Plan, Chapter 5, Lighting and the Night Sky, text). Policy 1a discusses the promotion of lighting for convenience and safety without the nuisances associated with light pollution. Policy 1d addresses light standards to prohibit unnecessary and intrusive light trespass. Overall

these policies seek to preserve the night sky while simultaneously minimizing the nuisance of spillover light onto adjacent parcels.

The SPEX plat notes that “Green Generation” lighting will be used for the proposed field lighting. It is staff’s understanding that Green Generation lighting is a type of lighting manufactured by Musco Sports Lighting and that these fixtures are full or near-full cut-off and shielded light fixtures that minimize light spill over onto adjacent properties. Staff supports the use of such fixtures as they minimize impacts to adjacent properties. Staff notes that the proposed lighting results in minimal spillover of less than 1 foot candle at the northern property line and no light spillover at the southern property line. Staff does not anticipate significant lighting impacts adjacent residences. However, staff recommends that limited hours of operation be imposed as a condition of approval for all fields. The limited hours of operation will prevent noise associated with recreational activities after a certain hour.

### **RECOMMENDATIONS**

Staff recommends approval of the proposed application with conditions ensuring cut-off and shielded light fixtures and limited hours of operation.

Staff is available to meet with the applicant to discuss any comments or questions.

cc: Julie Pastor, AICP, Director, Planning  
Cynthia Keegan, AICP, Program Manager, Community Planning (via e-mail)

**COUNTY OF LOUDOUN**

**DEPARTMENT OF BUILDING AND DEVELOPMENT**

**ZONING ADMINISTRATION REFERRAL**

**DATE:** October 31, 2012

**TO:** Richard Klusek, Project Manager, Department of Planning

**THROUGH:** Mark Stultz, Deputy Zoning Administrator

**FROM:** Brian Fish, Planner, Zoning Administration

**CASE NUMBER AND NAME:** SPEX-2012-0034 Stone Ridge – Byrne’s Ridge Field Lights

**TAX MAP / PARCEL NUMBER:** 100/C17/////1/ 205-35-8697

**I. APPLICATION SUMMARY**

Zoning staff has reviewed the above-referenced special exception (SPEX) application for conformance with the Revised 1993 Loudoun County Zoning Ordinance (“Zoning Ordinance”). The materials submitted for review of the application are those materials listed on the referral cover memo dated October 1, 2012.

The subject property is zoned PD-H4 (Planned Development – Housing), administered as R-8 (Single Family Residential), and is subject to the regulations and development standards contained in Section 3-500 of the Zoning Ordinance. The subject property also lies within the Airport Impact Overlay District (AI), and therefore is subject to the additional regulations and restrictions contained in Section 4-1400 of the Zoning Ordinance. The subject property contains areas of steep slopes, and is therefore subject to the additional development standards contained in Section 5-1508 of the Zoning Ordinance.

The Applicant seeks approval of a Special Exception to allow lighting of six existing fields located in Byrne’s Ridge Park. Pursuant to Section 3-504(I) of the Zoning Ordinance, *Playing fields and courts, lighted*, are only permitted in the R-8 zoning district with an approved special exception by the Board of Supervisors.

The light and glare standards contained in Section 5-1504 of the Zoning Ordinance will apply to the field lighting proposed with this application. Lighting that does not meet the Standards of Section 5-1504 may be permitted by special exception; however, the photometric plan submitted by the applicant shows that the proposed lighting will meet the standards of Section 5-1504.

The following issues have been identified and must be addressed in order for the application to be in conformance with the requirements of the Zoning Ordinance:

## II. CONFORMANCE WITH ZONING ORDINANCE REGULATIONS

- 1. Section 5-1508(F), Development Standards – Moderately Steep Slopes.** Pursuant to Section 5-1508(F) of the Zoning Ordinance, no zoning permit shall be issued for any use, structure, or activity on any parcel of land which contains within its boundaries moderately steep slopes unless the standards of Section 5-1508(F) have been met. These standards include obtaining a locational clearance from the Department of Building and Development, obtaining a grading permit for all land disturbing activities on all slopes, and incorporation of storm water management Best Management Practices and erosion and sediment control practices.
- 2. Section 6-701, Site Plan.** Staff notes that provided this application is approved by the County, a site plan must be applied for and approved for this use pursuant to Section 6-701 of the Zoning Ordinance.

## IV. SPECIAL EXCEPTION PLAT ISSUES

1. On Sheet 1, under “Project Info” please revise the Zoning to state that the subject parcel is zoned PD-H4, administered as R-8, under the Revised 1993 Loudoun County Zoning Ordinance.
2. On Sheet 1, please add ZCOR-2011-0188, dated September 20, 2011, to the list of Previous Applications.

## V. ISSUES FOR CONSIDERATION

### Section 6-1310.

- (A) *Whether the proposed special exception is consistent with the Comprehensive Plan.* Zoning defers to Community Planning in the Department of Planning regarding this issue.
- (B) *Whether the proposed special exception will adequately provide for safety from fire hazards and have effective measures of fire control.* Zoning defers to Fire and Rescue regarding this issue.
- (C) *Whether the level and impact of any noise emanating from the site, including that generated by the proposed use, negatively impacts the uses in the immediate area.* The noise standards that apply to this use are contained in Section 5-1507 of the Zoning Ordinance.
- (D) *Whether the glare or light that may be generated by the proposed use negatively impacts uses in the immediate area.* Light and glare standards that apply to this use are contained in Section 5-1504 of the Zoning Ordinance. The photometric plan included with the Special Exception Plat shows the proposed field lighting will be in conformance with the applicable standards. The Applicant also addresses this issue in the Statement of Justification.

**(E)** *Whether the proposed use is compatible with other existing or proposed uses in the neighborhood and adjacent parcels.* Staff recommends that the Conditions of Approval include hours during which lighting is to be permitted in order to address this issue.

**(F)** *Whether sufficient existing or proposed landscaping, screening and buffering on the site and in the neighborhood to adequately screen surrounding uses.* The photometric plan shows that the proposed lighting will be in conformance with the standards of Section 5-1704 of the Zoning Ordinance at all boundaries with adjacent properties. As a condition of approval, the Board of Supervisors could require additional buffering to help mitigate any potential impacts of the proposed lighting on adjacent parcels.

**(G)** *Whether the proposed special exception will result in the preservation of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance.* Zoning defers to Community Planning in the Department of Planning regarding this issue.

**(H)** *Whether the proposed special exception will damage existing animal habitat, vegetation, water quality (including groundwater) or air quality.* Zoning defers to Natural Resources in the Department of Building and Development regarding this issue.

**(I)** *Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public.* Zoning defers to Community Planning in the Department of Planning regarding this issue.

**(J)** *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.* Zoning defers to the Office of Transportation Services regarding this issue.

**(K)** *Whether, in the case of existing structures proposed to be converted to uses requiring a special exception, the structures meet all code requirements of Loudoun County.* This application does not propose the reuse of any existing structures.

**(L)** *Whether the proposed special exception will be served adequately by essential public facilities and services.* Zoning defers to Community Planning in the Department of Planning regarding this issue.

**(M)** *The effect of the proposed special exception on groundwater supply.* Zoning defers to Water Resources in the Department of Building and Development regarding this issue.

**(N)** *Whether the proposed use will affect the structural capacity of the soils.* Zoning defers to Natural Resources in the Department of Building and Development regarding this issue.

**(O)** *Whether the proposed use will negatively impact orderly and safe road development and transportation. Zoning defers to the Office of Transportation Services regarding this issue.*

**(P)** *Whether the proposed special exception use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan. Zoning defers to Community Planning in the Department of Planning regarding this issue.*

**(Q)** *Whether the proposed special exception considers the needs of agriculture, industry, and business in future growth. Zoning defers to Community Planning in the Department of Planning regarding this issue.*

**(R)** *Whether adequate on and off-site infrastructure is available. Byrne's Ridge Park has sufficient existing infrastructure in place.*

**(S)** *Any anticipated odors which may be generated by the uses on site, and which may negatively impact adjacent uses. The proposed lights should not generate any odors on-site.*

**(T)** *Whether the proposed special exception uses sufficient measure to mitigate the impact of construction traffic on existing neighborhoods and school areas. Zoning defers to the Office of Transportation Services regarding this issue.*

Cc. Mark Stultz, Deputy Zoning Administrator

**County of Loudoun**  
**Office of Transportation Services**

**MEMORANDUM**

**DATE:** October 12, 2012

**TO:** Kate McConnell, Project Manager  
Department of Planning

**FROM:** Aaron T. Zimmerman, PTP, Senior Transportation Planner

**SUBJECT: SPEX 2012-0034 — Stone Ridge-Byrne’s Ridge Field Lights  
First Referral**

---

**Background**

This Special Exception (SPEX) application seeks approval to allow lights on existing playing fields in the PDH-4 (Planned Development Housing – 4) zoning district. The existing 26-acre site is located within the Stone Ridge development west of Stone Springs Boulevard (VA Route 2625) approximately 1/4 mile south of Tall Cedars Parkway (VA Route 2200). The site currently consists of six unlighted sports fields (one baseball, two softball, and three soccer). Access to the existing sports fields is currently provided by two driveways to a parking lot along the western side of Stone Springs Boulevard (VA Route 2625). A site vicinity map is provided as ***Attachment 1***.

In its consideration of this application, the Office of Transportation Services (OTS) reviewed materials received from the Department of Planning on October 2, 2012, including (1) an information sheet, dated October 1, 2012; (2) a statement of justification, dated September 20, 2012; (3) a vicinity map, prepared by Kimley-Horn and Associates, dated July 30, 2012; and (4) a SPEX plat, prepared by Kimley-Horn and Associates, dated through September 20, 2012.

**Compliance with the Countywide Transportation Plan**

The site is located within the Suburban Policy Area (Dulles Community). The transportation network is specifically governed by the policies of the *Countywide Transportation Plan (2010 CTP)* and the *Bicycle & Pedestrian Mobility Master Plan (2003 Bike & Ped Plan)*.

OTS’ assessment of the transportation network is based on review of existing, planned, and programmed transportation facilities, review of the Applicant’s statement of justification and SPEX plat, and applicable County policies.

**Existing, Planned and Programmed Transportation Facilities**

The existing sports fields are located west of Stone Springs Boulevard (VA Route 2625), north of Cordgrass Circle (VA Route 2642) and south of Feldspar Place (VA Route 2630).

Roadways serving the site are described below. Descriptions for planned conditions of CTP roads are taken from Appendix 1 of the 2010 CTP; descriptions of planned bicycle and pedestrian facilities on CTP roads are taken from Appendix 6 of the 2010 CTP and 2003 Bike & Ped Plan.

**Stone Springs Boulevard (VA Route 2625)** is a local/secondary road that runs in a north-south direction along the site's eastern frontage. South of the site Stone Springs Boulevard is referred to as Mineral Springs Circle. In the vicinity of the site, it currently operates as a two-lane undivided roadway. The parking lot to the site currently accesses Stone Springs Boulevard via two full movement driveways opposite Zircon Drive and Greenstone Drive. The Applicant is not proposing to construct any additional access points to Stone Springs Boulevard. There are no recent daily traffic counts available from VDOT for this road.

Stone Springs Boulevard is not referenced in the 2003 Bike & Ped Plan. However, per the 2003 Bike & Ped Plan (Chapter 4, Walkways & Sidewalks Policy 2a), all local/secondary roads are planned to have sidewalks constructed on both sides. Currently, there is a shared use path constructed on the western side of Stone Springs Boulevard.

### **Trip Generation**

As stated in the Applicant's Statement of Justification, installation of field lighting at the six existing sports fields would result in a negligible amount of additional traffic on the roadway network during the peak commuter periods. The addition of lights to the sports fields will allow events to go later into the evening. Thus, any additional trips added to the roadway network would likely occur outside of the commuter peak hours.

### **Transportation Comments and Recommendations**

OTS staff has reviewed the Applicant's submitted materials and has the following comments and recommendations:

1. Installation of the proposed field lighting would have minimal, if any, impact to the public road network during peak commuter hours.

### **Conclusion**

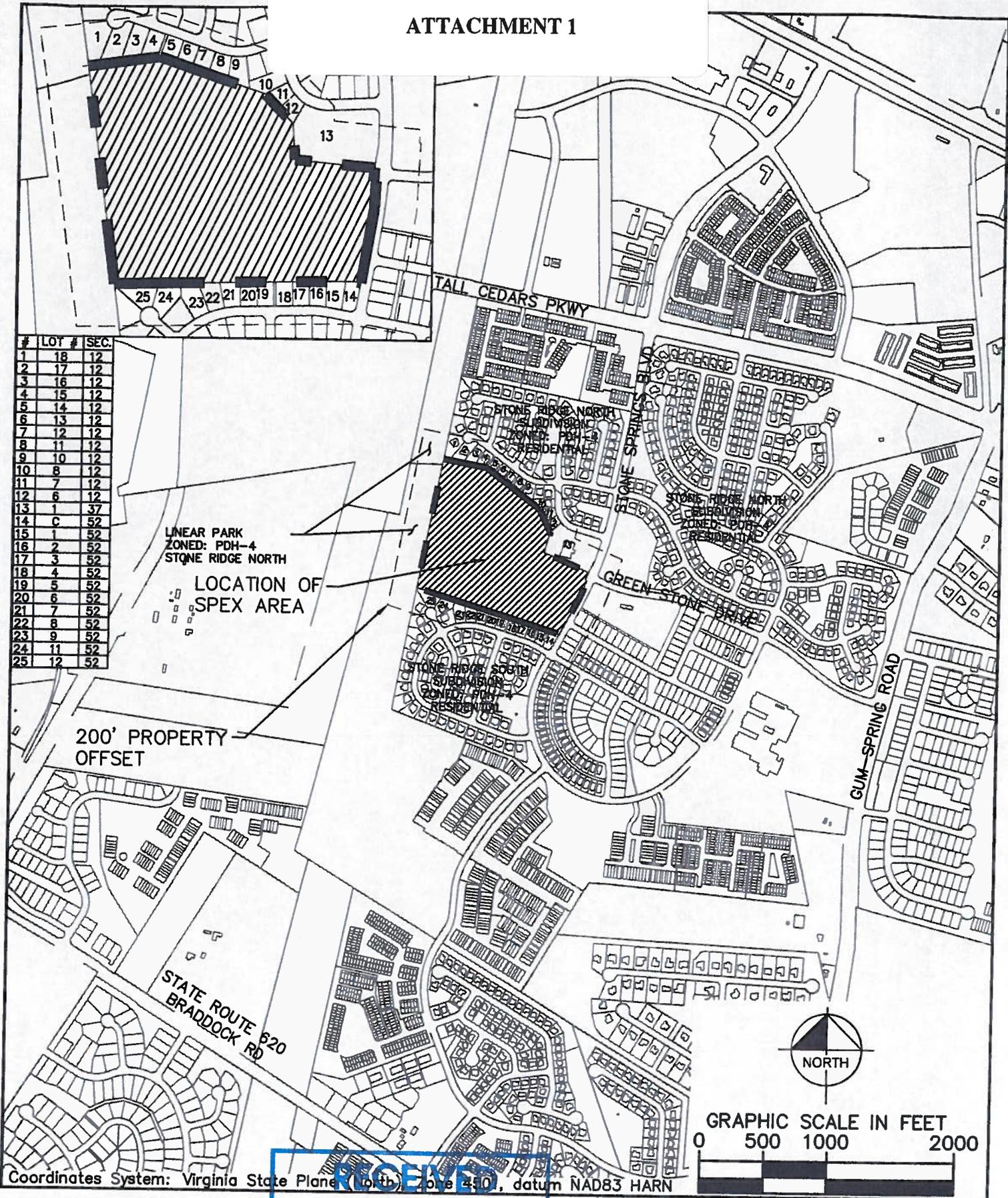
**OTS has no objection to the approval of this application.**

### **ATTACHMENT**

1. Site Vicinity Map

cc: Dale Castellow, Assistant Director, OTS  
Lou Mosurak, Senior Coordinator, OTS

# ATTACHMENT 1



Coordinates System: Virginia State Plane (North) Zone 450, datum NAD83 HARN

<b>Client:</b> LOUDOUN COUNTY
<b>SCALE:</b> 1" = 1000'
<b>SHEET NO.:</b> 1

**VICINITY MAP**

**BYRNE'S RIDGE PARK BALL FIELD LIGHTING**

LOUDBAL.COM  
DEPARTMENT OF PLANNING  
LOUDOUN COUNTY, VIRGINIA

JOB NO. 110082018 DRAWN BY TJM CHECKED BY MJH APPROVED BY - DATE PLOTTED 07-30-12 DATE ISSUED -	 11400 COMMERCE PARK DRIVE Suite 400 Reston, Virginia 20191 Phone: 703-674-1300 Fax: 703-674-1350 <b>A-9</b> <i>Engineering Planning and Environmental Consultants</i>
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LOUDOUN COUNTY, VIRGINIA  
Department of Fire, Rescue and Emergency Management

803 Sycolin Road, Suite 104 Leesburg, VA 20175  
Phone 703-777-0333 Fax 703-771-5359



## Memorandum

**To:** Richard Klusek, Project Manager  
**From:** Maria Figueroa Taylor, Fire-Rescue Planner  
**Date:** November 6, 2012  
**Subject:** Stone Ridge – Byrne's Ridge Field Lights  
SPEX 2012-0034



Thank you for the opportunity to review the above captioned application. The Fire and Rescue Planning Staff has no comments.

The Fire-Rescue GIS and Mapping coordinator offered the following information regarding estimated response times:

PIN	Project name	Arcola VFRC, station 9 Travel Time
205-35-8697	Byrne's Ridge Field	2 minutes, 52 seconds

Travel times are determined using ESRI GIS network analyst along the county's street centerline with distance and speed limit being the criteria. Travel time is reported in minutes and seconds. For the approximate response time two minutes is added for turnout time.

Project name	Approximate Response Time for Arcola VFRC, station 9
Byrne's Ridge Field	4minutes, 42 seconds

If you have any questions or need additional information, please contact me at 703-777-0333.

c: project file

Teamwork \* Integrity \* Professionalism \* Service

**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](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, Paul Brown, do hereby state that I am an

Applicant

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

in Application Number(s): SPEX-2012-0034

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>
N/A	Paul Brown	211 Gibson St Suite 123, Leesburg, Va, 20176	<b>Applicant</b>
	Loudoun County Board of Supervisors	1 Harrison St SE, Leesburg, Va, 20177	<b>Owner</b>
	Scott York, Chairman	1 Harrison St SE, Leesburg, Va, 20177	<b>Owner</b>
	Janet S. Clarke, Vice Chairman	1 Harrison St SE, Leesburg, Va, 20177	<b>Owner</b>
	Ralph M. Buona	1 Harrison St SE, Leesburg, Va, 20177	<b>Owner</b>
	Geary M. Higgins	1 Harrison St SE, Leesburg, Va, 20177	<b>Owner</b>
	Matthew F. Letourneau	1 Harrison St SE, Leesburg, Va, 20177	<b>Owner</b>
	Eugene A. Delgaudio	1 Harrison St SE, Leesburg, Va, 20177	<b>Owner</b>
	Shawn M. Williams	1 Harrison St SE, Leesburg, Va, 20177	<b>Owner</b>
	Kenneth D. Reid	1 Harrison St SE, Leesburg, Va, 20177	<b>Owner</b>
	Suzanne M. Volpe	1 Harrison St SE, Leesburg, Va, 20177	<b>Owner</b>
	Matt Horne	Kimley-Horn and Associates, Inc. 11400 Commerce Park Drive Suite 400 Reston, Va 20191	<b>Authorized Agent for Applicant</b>

\* 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)

Kimley-Horn and Associates, Inc.  
 11400 Commerce Park Drive, Suite 400, Reston, Va, 20191

**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:**

<b>SHAREHOLDER NAME</b> <i>(First, M.I., Last)</i>	<b>SHAREHOLDER NAME</b> <i>(First, M.I., Last)</i>

**Names of Officers and Directors:**

<b>NAME</b> <i>(First, M.I., Last)</i>	<b>Title</b> <i>(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)

NONE \_\_\_\_\_

\_\_\_\_\_ (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> )

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:

~~NONE~~ 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:

~~NONE~~ 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:

Paul L. Brown

check one:  Applicant or  Applicant's Authorized Agent

PAUL L. BROWN, ACTING DIRECTOR

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

Subscribed and sworn before me this 28<sup>th</sup> day of November 2012, in the State/Commonwealth of Virginia, in the County/City of Loudoun

Teri L. Jackson

Notary Public

My Commission Expires: 9.30.13

Notary Registration Number: 359733



**LOUDOUN COUNTY  
REAFFIRMATION PROCEDURE FOR AFFIDAVITS**

**A. BEFORE THE PLANNING COMMISSION HEARING**

1. On or before the close of business **twenty-two (22) business days prior to the public hearing** before the Planning Commission, the Applicant or the Applicant's Authorized Agent, which agent must be listed in Section C of the Applicant's Affidavit, *shall* either:
  - a. Reaffirm the approved Affidavit for the Application by submitting the reaffirmation of the approved affidavit to the Project Manager on an approved REAFFIRMATION OF AFFIDAVIT form provided by Loudoun County (Attachment I); or
  - b. Submit a new affidavit on an approved affidavit form provided by Loudoun County to the Project Manager in the Planning Department. A REAFFIRMATION OF AFFIDAVIT form provided by Loudoun County *shall* be attached to the new affidavit, identifying the paragraphs where such revisions or supplemental information are provided on the new affidavit.
2. If, subsequent to the timely submission of the Reaffirmation Form or new Affidavit, the Applicant's Affidavit must be revised or supplemented prior to the scheduled Planning Commission hearing, a new affidavit on an approved affidavit form must be submitted to the Project Manager on or before the close of business **seven (7) business days prior to the scheduled Planning Commission hearing**. Failure to submit the revised affidavit on or before the close of business seven (7) business days prior to the scheduled Planning Commission hearing is cause for removal of the Application from the Planning Commission schedule to the next available Planning Commission hearing date. Such deferral may adversely affect any scheduled hearing before the Board of Supervisors hearing. If such deferral is necessary, the Applicant shall be responsible for any required renotification of applicable property owners.
3. Compliance with the seven-day filing deadline for revised affidavit is mandatory for all Applicants required to submit affidavits. This requirement may be waived by a vote of the Planning Commission at the scheduled hearing only if there are legitimate reasons for submitting the revised affidavit to the Project Manager after the required seven-day deadline.
4. At each and every hearing on the Application before the Planning Commission, the Applicant or the Applicant's Authorized Agent, who must be listed in Section C of the Applicant's Affidavit, shall be required to make an oral statement that the reaffirmed affidavit or the new affidavit is correct and accurate as of the date of the hearing.
5. If the Applicant's hearing before the Planning Commission is deferred to a date that is more than eight (8) weeks subsequent to the scheduled hearing date, the reaffirmation procedure describe in Paragraph A-1 above shall be followed again.

**B. BEFORE THE BOARD OF SUPERVISORS HEARING**

1. If prior to the public hearing before the Board of Supervisors, the Applicant's approved affidavit which was reaffirmed at the hearing before the Planning Commission must be changed, deleted or supplemented in any way, a new affidavit on an affidavit form provided by Loudoun County must be submitted to the Project Manager before the close of business at least **seven (7) business days prior to the scheduled hearing date**. Failure to submit a new affidavit by the deadline will result in the removal of the Application from the scheduled public hearing before the Board of Supervisors, unless the Board waives the seven-day deadline on its own motion.

*Note:* The failure to timely update the disclosure of financial relationships in an affidavit to accurately reflect the disclosure of financial relationships within the 12 months immediately preceding the

Board's hearing may result in omissions or an incorrect, over inclusive, affidavit and will result in removal of the Application from the scheduled public hearing before the Board of Supervisors, unless the Board waives the seven-day deadline on its own motion.

2. Except in instances when a new affidavit is submitted in accordance with Paragraph B-1 above and such submission is made less than 14 days immediately preceding any hearing before the Board of Supervisors, the Applicant shall submit to the Project Manager a new Reaffirmation of Affidavit form before the close of business at least **seven (7) but no more than fourteen (14) business days prior to the scheduled hearing date**. Failure to submit a new affidavit or a reaffirmation affidavit by these deadlines will result in removal of the Application from the scheduled public hearing before the Board of Supervisors, unless the Board waives these deadlines on its own motion.
3. If at the Board's hearing or at a point less than seven (7) business days prior to the Board's hearing, any changes are required or made to a new affidavit or to the reaffirmation affidavit, thereby resulting in the hearing being rescheduled, then the Applicant shall submit to the Project Manager a new affidavit on an affidavit form provided by Loudoun County before the close of business at least **seven (7) but no more than fourteen (14) business days prior to the rescheduled hearing date**. Failure to submit the new affidavit by these deadlines will result in removal of the Application from the rescheduled public hearing before the Board of Supervisors, unless the Board waives these deadlines on its own motion.
4. At each and every hearing on the Application before the Board of Supervisors, the Applicant or the Applicant's Authorized Agent, described in Paragraph A-1 above, shall be required to make an oral statement the reaffirmed affidavit or the new affidavit is correct and accurate as of the date of the hearing.

#### **C. BEFORE THE BOARD OF ZONING APPEALS HEARING**

1. If prior to the public hearing before the Board of Zoning Appeals, the Applicant's approved affidavit must be changed, deleted, or supplemented in any way, a new affidavit on an affidavit form provided by Loudoun County must be submitted to the Project Manager on or before the close of business **twenty-two (22) business days prior to the scheduled hearing date**. Failure to submit a new affidavit by the deadline will result in the removal of the Application from the scheduled public hearing before the Board of Zoning Appeals, unless the Board waives the twenty-two day deadline on its own motion.
2. At each and every hearing on the Application before the Board of Zoning Appeals, the Applicant or the Applicant's Authorized Agent, described in Paragraph A-1 above, shall be required to make an oral statement that the approved affidavit or the new affidavit is correct and accurate as of the date of the hearing.

**Important! The adopted 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.**

**REAFFIRMATION OF AFFIDAVIT**

In reference to the Affidavit dated NOVEMBER 28, 2012

(enter date of affidavit)

BYRNE'S RIDGE PARK

For the Application BALL FIELD LIGHTING, with Number(s) SPEX-2012-0034

[enter Application name(s)]

[enter Application number(s)]

I, PAUL BROWN, do hereby state that I am an

(check one)  Applicant (must be listed in Paragraph C of the above-described affidavit)  
 Applicant's Authorized Agent (must be listed in Paragraph C of the above-described affidavit)

And that to the best of my knowledge and belief, the following information is true:

(check one)  I have reviewed the above-described affidavit, and the information contained therein is true and complete as of \_\_\_\_\_, or;  
(today's date)

I have reviewed the above-described affidavit, and I am submitting a new affidavit which includes changes, deletions or supplemental information to those paragraphs of the above-described affidavit indicated below:

(Check if applicable)

- Paragraph C-1
- Paragraph C-2
- Paragraph C-3
- Paragraph C-4(a)
- Paragraph C-4(b)
- Paragraph C-4(c)

WITNESS the following signature:

*Paul Brown*

check one:  Applicant or  Applicant's Authorized Agent

PAUL L. BROWN, ACTING DIRECTOR

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

Subscribed and sworn before me this 28<sup>th</sup> day of November, 20 12, in the State/Commonwealth of Virginia, in the (County) City of Loudoun

*Teri L. Jackson*  
Notary Public

My Commission Expires: 9.30.13

Notary Registration Number: 359733



**Byrne's Ridge Park – Ball Field Lighting**  
**Loudoun County**  
**Department of Construction and Waste Management**  
Special Exception  
**Statement of Justification**  
September 20, 2012

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**Introduction**

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Byrne's Ridge Park is a 26 acre park located on Mineral Springs Circle in Stone Ridge. The active park contains three large soccer fields, one large baseball field, two softball fields, and an asphalt trail. This special exception application is to allow for field lights to be installed for the baseball, soccer, and softball fields.

**Background**

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The park hosts soccer, baseball and softball league games during the day throughout their respective seasons. The addition of the field lights would allow for more league games during the season or the expansion of the leagues.

**Issues for Consideration**

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Below are set forth the criteria under Section 6-1310 of the Revised Ordinance to be addressed in this Special Exception and the manner in which the criteria are either inapplicable or addressed by the application and the proposed uses:

*(A) Whether the proposed special exception is consistent with the Comprehensive Plan.*

The existing use is not being altered for the proposed field lights, therefore the proposed field lights are consistent with the comprehensive plan.

*(B) Whether the proposed special exception will adequately provide for safety from fire hazards and have effective measures of fire control.*

The proposed field lights will meet required fire safety codes.

*(C) Whether the level and impact of any noise emanating from the site, including that generated by the proposed use negatively impacts the uses in the immediate area.*

It is not anticipated, noise generated by the proposed use will be of concern or negatively affect adjacent uses.

*(D) Whether glare or light that may be generated by the proposed use negatively impacts uses in the immediate area.*

Neither glare nor light generated by the proposed use is anticipated to be of concern or to negatively affect adjacent uses. Additionally, the proposed lighting will not exceed what is currently allowed per county standards, field lighting will be controlled by timers, and limited to the hours of use.

**Byrne's Ridge Park – Ball Field Lighting**  
**Loudoun County**  
**Department of Construction and Waste Management**  
Special Exception  
**Statement of Justification**  
September 20, 2012

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- (E) *Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and adjacent parcels.*

The adjacent and nearby parcels are designated as residential. The proposed field lighting will be aesthetically consistent with the residential area. Additionally, the proposed lighting will not exceed what is currently allowed per county standards and limited to hours of use.

- (F) *Whether [there is] sufficient existing or proposed landscaping, screening and buffering on the site and in the neighborhood to adequately screen surrounding uses.*

It is anticipated that the current landscaping, screening, and buffering will be sufficient for the proposed field lights.

- (G) *Whether the proposed special exception will result in the preservation of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance.*

The particular parcel of land has no physical, natural, scenic, archaeological or historical features of significant importance. Additionally, the proposed field lighting will not impact the existing topography.

- (H) *Whether the proposed special exception will damage existing animal habitat, vegetation, water quality (including groundwater) or air quality.*

The proposed uses in the special exception will not damage existing animal habitat, vegetation, and water or air quality.

- (I) *Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public.*

The proposed field lights will allow for more league games or expansion of the leagues. The expanded league will allow for more of the public to participate in the sport leagues.

- (J) *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.*

The proposed use is anticipated to be adequately and safely served by the existing roads. The proposed field lighting will generate negligible peak hour trips. The field lighting would generate greater traffic in evening hours but would be adequately served by the existing roads.

- (K) *Whether, in the case of existing structures proposed to be converted to uses requiring a special exception, the structures meet all code requirements of Loudoun County.*

**Byrne's Ridge Park – Ball Field Lighting**  
**Loudoun County**  
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**Statement of Justification**  
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No existing structures are proposed to be converted to a use requiring a special exception.

- (L) *Whether the proposed special exception will be served adequately by essential public facilities and services.*

This proposed field lighting requires no sewer or water. Other public facilities such as fire and rescue will be adequate.

- (M) *The effect of the proposed special exception on groundwater supply.*

It is not anticipated that the proposed special exception will have an adverse effect on groundwater supply.

- (N) *Whether the proposed use will affect the structural capacity of the soils.*

It is not anticipated that the proposed special exception will have an adverse effect on the structural capacity of the soils on the Property.

- (O) *Whether the proposed use will negatively impact orderly and safe road development and transportation.*

The proposed field lights will not impact the safe and orderly pattern of road development. No roadway improvements are proposed with this special exception.

- (P) *Whether the proposed special exception use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.*

The proposed field lights will allow for more league games or expansion of the league, which will promote the economic development of the league. Also, the extended hours into the evening will generate more business for the local businesses in the area.

- (Q) *Whether the proposed special exception considers the needs of agriculture, industry, and businesses in future growth.*

The proposed field lights would generate more business for local businesses into the evening hours.

- (R) *Whether adequate on and off-site infrastructure is available.*

It is anticipated the existing infrastructure will be adequate for the proposed use. The park entrance is located on Mineral Springs Circle. The park entrance is located between John Mosby Highway (US 50) and Braddock Road (State Route 620).

**Byrne's Ridge Park – Ball Field Lighting**  
**Loudoun County**  
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Special Exception  
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September 20, 2012

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(S) *Any anticipated odors which may be generated by the uses on site, and which may negatively impact adjacent uses.*

No offensive or unusual odors will be generated by this use.

(T) *Whether the proposed special exception uses sufficient measure to mitigate the impact of construction traffic on existing neighborhoods and school areas.*

It is not anticipated that there will be an adverse effect from construction traffic on existing neighborhoods and school areas. The applicant will adhere to all applicable local, state and federal laws governing constructions traffic and methods of transport.



November 21, 2012

■  
11400 Commerce Park Drive  
Suite 400  
Reston, Virginia  
20191

Richard Klusek, AICP  
Department of Planning  
Loudoun County, VA  
PO Box 7000 MS 62  
Leesburg, VA 20177

Re: Stone Ridge - Byrne's Field Lights  
SPEX-2012-0034

Mr. Klusek:

Please find the following responses addressing comments received in your correspondence dated November 5, 2012.

**DEPARTMENT OF BUILDING AND DEVELOPMENT**

Mark Stultz – Deputy Zoning Administrator  
Brian Fish – Planner, Zoning Administrator

**Conformance with Zoning Ordinance Regulations**

- 1) Section 5-1508(F), Development Standards – Moderately Steep Slopes  
Pursuant to Section 5-1508(F) of the Zoning Ordinance, no zoning permit shall be issued for any use, structure, or activity on any parcel of land which contains within its boundaries moderately steep slopes unless the standards of Section 5-1508(F) have been met. These standards include obtaining a locational clearance from the Department of Building and Development, obtaining a grading permit for all land disturbing activities on all slopes, and incorporation of storm water management Best Management Practices and erosion and sediment control practices.

*Response 1:* The survey information we have gathered indicates that there will be no impact to moderately steep slopes. The “moderately steep” and “very steep” slopes are based on Loudoun County’s GIS system. It should be noted that the fields are in use today and are relatively level surfaces and do not show the slopes indicated by Loudoun County’s GIS.

- 2) Section 6-701, Site Plan  
Staff notes that provided this application is approved by the County, a site plan must be applied for and approved for this use pursuant to Section 6-701 of the Zoning Ordinance.

*Response 2:* Noted. A site plan will be applied for after this application is approved by the County.

**Special Exception Plat Issues**



- 1) On Sheet 1, under "Project Info" please revise the Zoning to state that the subject parcel is zoned PD-H4, administered as R-8, under the Revised 1993 Loudoun County Zoning Ordinance.

*Response 1:* The project info has been updated.

- 2) On Sheet 1, please add ZCOR-2011-0188, dated September 20, 2011, to the list of Previous Applications.

*Response 1:* The previous applications list has been updated.

**Issues for Consideration**

E) Staff recommends that the Conditions of Approval include hours during which lighting is to be permitted in order to address this issue.

*Response 1:* Based on conversations with the Department of Parks, Recreation, and Community Services, the field programming hours will require the field lights to be extinguished no later than 10:00 PM, with the special exception of tournaments for which the field lighting will be extinguished no later than 11:00 PM. Additionally, field lights will be extinguished 15 minutes after the last organized sporting event of the day if before 10:00 PM. Security lighting may remain illuminated during overnight hours.

**OFFICE OF TRANSPORTATION SERVICES**

Aaron T. Zimmerman – PTP, Senior Transportation Planner  
No objection to approval of application.

**DEPARTMENT OF PLANNING**

Richard Klusek – AICP, Senior Planner, Community Planner

**Recommendations**

- 1) Staff recommends approval of the proposed application with conditions ensuring cut-off and shielded light fixtures and limited hours of operation.

*Response 1:* Exterior light fixtures shall be full cutoff and fully shielded as defined by the Illuminating Engineering Society of North America (IESNA). Light will be directed downward and inward toward the interior of the Property, away from public and private streets and adjacent properties. Limited hours of operation will be included in the Conditions of Approval as outlined above.

**DEPARTMENT OF FIRE, RESCUE AND EMERGENCY MANAGEMENT**

Maria Figueroa Taylor – Fire Rescue Planner  
No comments.

Sincerely,

Matt Horne, P.E.

# BYRNE'S RIDGE PARK BALL FIELD LIGHTING

SPECIAL EXCEPTION 2012-0034

DULLES ELECTION DISTRICT  
LOUDOUN COUNTY, VIRGINIA

## GENERAL NOTES

- THE PROPERTY LINES DEPICTED HERON WERE COMPILED FROM EXISTING RECORD INFORMATION AND A LIMITED FIELD SURVEY. THE PROPERTY INFORMATION SHOWN DOES NOT REPRESENT THE RESULTS OF A BOUNDARY SURVEY.
- THE PROPERTY SHOWN HERON IS NOW IN THE NAME OF BOARD OF SUPERVISORS OF LOUDOUN COUNTY, VIRGINIA BY DEED RECORDED AT INSTRUMENT NUMBER 200405050044526 AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA. NO TITLE REPORT FURNISHED WHICH MAY REVEAL OR DISCOVER EASEMENTS NOT SHOWN HERON.
- THE LOCATION OF FENCES (IF SHOWN) ARE APPROXIMATE AND DO NOT CERTIFY OWNERSHIP.
- NO CEMETERY SITES WERE OBSERVED ON THE SUBJECT PROPERTY, HOWEVER THIS DOES NOT PRECLUDE THEIR EXISTENCE.
- THE PHYSICAL FEATURES SHOWN HERON ARE DERIVED BY CONVENTIONAL SURVEY METHODS.
- BEARINGS SHOWN HERON ARE REFERENCED TO NAD '83 DATUM. THE FOOT DEFINITION USED IS THE U.S. SURVEY FOOT PER GPS OBSERVATIONS (CORS)
- SUBSURFACE UTILITY DESIGNATION SHOWN ON THIS SURVEY IS PROVIDED BY ACCUMARK AND IS QUALITY LEVEL B UNLESS OTHERWISE NOTED AND IS REFERENCED BY THE FOLLOWING:
  - QUALITY LEVEL B (QL-B): DESIGNATING ONLY: INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS I.E. UTILITY DESIGNATION TO IDENTIFY THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. QL-B DATA ARE REPRODUCTIVE BY SURFACE GEOPHYSICS AT ANY POINT IN THEIR DEPICTION. THIS INFORMATION IS SURVEYED TO APPLICABLE TOLERANCES DEFINED BY THE PROJECT AND REDUCED ONTO PLAN DOCUMENTS
  - QUALITY LEVEL C (QL-C): INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGEMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D INFORMATION
  - QUALITY LEVEL D (QL-D): INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS

ACCUMARK HAS EXERCISED ITS BEST PROFESSIONAL EXPERTISE AND GEOPHYSICAL PROSPECTING TECHNIQUES TO DEVELOP THIS MAPPING OF SUBSURFACE UTILITIES WITHIN THE PROJECT LIMITS. ACCUMARK DOES NOT GUARANTEE THAT UTILITIES SHOWN COMPRISE ALL UTILITIES WITHIN THE PROJECT AREA. LOCATED UTILITIES MEET THE AMERICAN SOCIETY OF CIVIL ENGINEERS STANDARD (ASCE 38-02) FOR "QUALITY LEVEL B" STANDARDS
- THE PURPOSE OF THIS SPEX IS TO MODIFY THE EXISTING SPAM 2006-0003 TO ALLOW FOR FIELD LIGHTS TO BE ADDED TO FIELDS #1, #2, #3, #4, #5, #6.
- THERE ARE NO ENVIRONMENTAL FEATURES AND EXISTING STRUCTURES WITHIN THE LIMITS, AND ARE IMPACTED BY THIS SPEX.
- THIS PROJECT WILL CONFORM TO THE COUNTY LIGHT AND CLARE STANDARDS AS PROVIDED BY SECTION 5-1504 OF THE REVISED 1993 ZONING ORDINANCE.
- NO ARCHAEOLOGICAL OR HISTORICAL FEATURES ARE LOCATED WITHIN THE SPECIAL EXCEPTION AREA.
- NO KNOWN FUEL OR HAZARDOUS SUBSTANCES ON SITE.
- NO FEDERAL OR STATE PERMITS OR CONDITIONS THAT DIRECTLY LIMIT DEVELOPMENT OF PROPERTY.
- PROPERTY IS WITHIN THE AIRPORT NOISE OVERLAY DISTRICT (A) LDN 60 - ONE MILE BUFFER. NO ADDITIONAL OVERLAY DISTRICTS ARE PRESENT ON THE PROPERTY.

## STORMWATER MANAGEMENT NARRATIVE

THIS PROJECT WILL MEET THE STORMWATER MANAGEMENT ORDINANCE REQUIREMENTS DEFINED IN THE SITE PLAN PROCESS.



VICINITY MAP

SCALE: 1" = 1000'

## SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS
3	SPEX PLAT
4	PHOTOMETRICS

TOTAL NUMBER OF SHEETS: 4

## PLAT INFORMATION

BLAD 2000-0100  
DATED APRIL 06, 2001

## PROJECT INFO

### PARCEL INFO

THE PROPERTY DELINEATED HEREON IS PARCEL 1 (PIN 205-35-8697) AS LOCATED ON LOUDOUN COUNTY REAL ESTATE ASSESSMENT MAP #100 (C17) PARCEL, AND WAS ACQUIRED BY LOUDOUN COUNTY BOARD OF SUPERVISORS IN INSTRUMENT #2004-05050044526

### ZONING

PARCEL IS ZONED PD-H4, ADMINISTERED AS R-8, UNDER THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.

### PREVIOUS APPLICATIONS:

- ZMAP 1994-0017, STONE RIDGE, APPROVED DECEMBER 20, 1995
- BLAD 2000-0100, STONE RIDGE, APPROVED APRIL 25, 2001
- SBPL 2000-0073, STONE RIDGE (NORTH), APPROVED SEPTEMBER 14, 2001
- CPAP 2001-0051, SWM/WETLANDS MITIGATION POND #1, APPROVED MARCH 27, 2002
- LCSA PROJECT 1D #01-0145, STONE RIDGE (NORTH) SANITARY SEWER OUTFALL
- CPAP 2001-0130, STONE RIDGE (NORTH) INFRASTRUCTURE PLANS (LCSA#010168), APPROVED APRIL 23, 2002
- CPAP 2001-0144, STONE RIDGE (NORTH) SECTION 4, APPROVED AUGUST 6, 2002
- LCSA PROJECT 1D #00-0084, LCSA AREA FACILITIES PLAN, UPPER FOLEY BRANCH SUBSIDED SANITARY SEWER EXTENSION
- CPAP 2002-0052, TONE RIDGE SECTION 9B&SWM/BMP FACILITY #3, APPROVED MAY 12, 2003
- SBPL 2001-0062, STONE RIDGE (SOUTH), APPROVED APRIL 28, 2003
- SBRD 2002-0007, STONE RIDGE (NORTH), APPROVED AUGUST 8, 2003
- CPAP 2003-0072, STONE RIDGE SECTIONS 51 & 52, APPROVED NOVEMBER 19, 2003
- CPAP 2004-0059, STONE RIDGE SECTION 51 & 52 REVISED, APPROVED AUGUST 2, 2004
- SBRD 2003-0035, STONE RIDGE (NORTH), APPROVED MAY 5, 2004
- STPL 2003-0090, STONE RIDGE COUNTY PARK SITE, APPROVED MAY 18, 2004
- ZCOR-2011-0188, APPROVED SEPTEMBER 20, 2011



**Kimley-Horn  
and Associates, Inc.**  
1140 Commerce Park Drive  
Reston, Virginia  
20191  
Phone: 703-674-1300  
Fax: 703-674-1350  
Engineering, Planning, and  
Environmental Consultants

**BYRNE'S RIDGE PARK  
BALL FIELD LIGHTING**  
LOUDOUN COUNTY

COUNTY OF LOUDOUN  
DEPARTMENT OF TRANSPORTATION  
AND CAPITAL INFRASTRUCTURE

### REVISIONS

No.	Description	Date	App.

Drawn: TJM  
Checked: MJH  
Approved: KVV  
Issued: 01/22/2013

Proj. No.:  
110062018

Sheet Contents:  
COVER SHEET

Scale: NONE

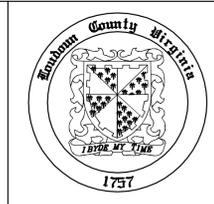
Dwg. No. **1**

OWNERS: \_\_\_\_\_

LOUDOUN COUNTY  
BOARD OF SUPERVISORS  
1 HARRISON STREET, FL 5  
LEESBURG, VA 20177-700

APPLICANT: \_\_\_\_\_

LOUDOUN COUNTY  
DEPARTMENT OF TRANSPORTATION AND  
CAPITAL INFRASTRUCTURE  
1 HARRISON ST. SE  
LEESBURG, VA 20175  
TEL: (703)737-8624  
CONTACT: RICK CONNER, INTERIM DIRECTOR



**Kimley-Horn and Associates, Inc.**  
 Environmental Consultants  
 11400 Commerce Park Drive  
 Suite 400  
 Loudoun, Virginia 20190  
 Phone: 703-674-1300  
 Fax: 703-674-1350

**BYRNE'S RIDGE PARK BALL FIELD LIGHTING**  
 LOUDOUN COUNTY  
 COUNTY OF LOUDOUN  
 DEPARTMENT OF TRANSPORTATION  
 AND CAPITAL INFRASTRUCTURE

**REVISIONS**

No.	Description	Date	App.

Drawn: TJM  
 Checked: MJH  
 Approved: KWH  
 Issued: 01/22/2013

Proj. No.: 110062018  
 Sheet Contents: EXISTING CONDITIONS  
 Scale: 1" = 60'

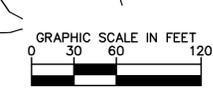
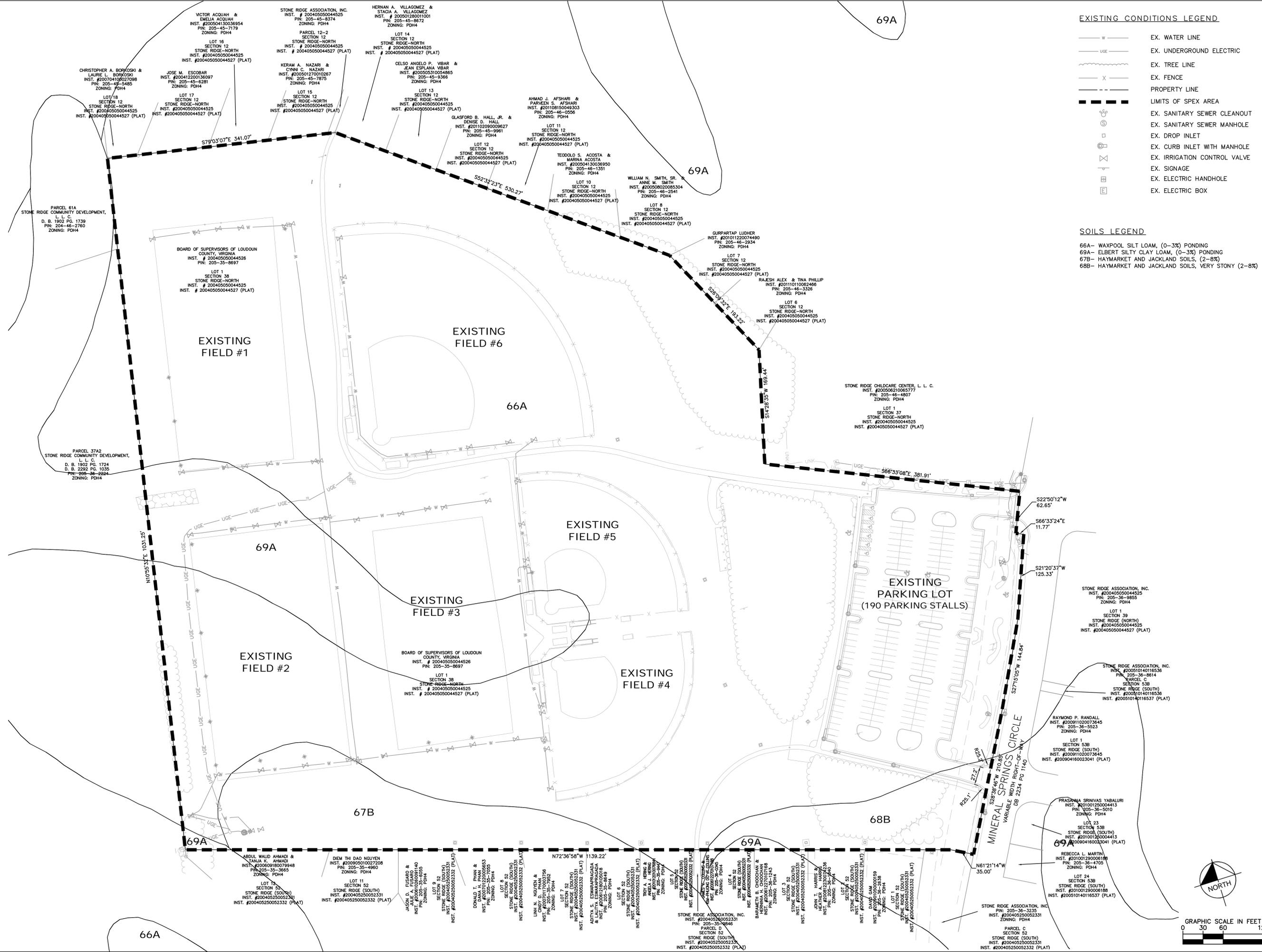
Dwg. No. **2**  
 A-28

**EXISTING CONDITIONS LEGEND**

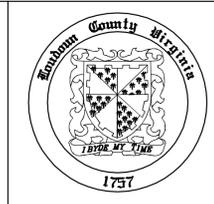
- W — EX. WATER LINE
- UGE — EX. UNDERGROUND ELECTRIC
- T — EX. TREE LINE
- X — EX. FENCE
- — — — — PROPERTY LINE
- — — — — LIMITS OF SPEX AREA
- ⊕ EX. SANITARY SEWER CLEANOUT
- ⊕ EX. SANITARY SEWER MANHOLE
- ⊕ EX. DROP INLET
- ⊕ EX. CURB INLET WITH MANHOLE
- ⊕ EX. IRRIGATION CONTROL VALVE
- ⊕ EX. SIGNAGE
- ⊕ EX. ELECTRIC HANDHOLE
- ⊕ EX. ELECTRIC BOX

**SOILS LEGEND**

- 66A- WAXPOOL SILT LOAM, (0-3%) PONDING
- 69A- ELBERT SILTY CLAY LOAM, (0-3%) PONDING
- 67B- HAYMARKET AND JACKLAND SOILS, (2-8%)
- 68B- HAYMARKET AND JACKLAND SOILS, VERY STONY (2-8%)







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 11400 Commerce Park Drive  
 Reston, Virginia 20191  
 Phone: 703-674-1300  
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 Engineering, Planning, and Environmental Consultants

**EXISTING CONDITIONS LEGEND**

- w — EX. WATER LINE
- uge — EX. UNDERGROUND ELECTRIC
- EX. TREE LINE
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- ⊕ EX. SIGNAGE
- ⊕ EX. ELECTRIC HANDHOLE
- ⊕ EX. ELECTRIC BOX

**PROPOSED CONDITIONS LEGEND**

- ⊕ XX PROPOSED LIGHT POLE
- + XX PROPOSED PHOTOMETRIC LEVEL (FOOT CANDLE)

Name: Loudoun Co Byrnes Ridge Park  
 Location: Aldie, VA

Name: Blanket Grid  
 Spacing: 30.0' x 30.0'  
 Height: 3.0' above grade

Entire Grid  
 Scan Average: 17.3  
 Maximum: 77  
 Minimum: 0  
 Avg / Min: 3921.7  
 Max / Min: 17521.31  
 UG (adjacent pts): 7.0  
 CV: 1.1  
 No. of Points: 1228

Luminaire Type: Green Generation  
 Rated Lamp Life: 5,000 hours  
 Avg Lumens / Lamp: 134,000  
 Avg Lamp Tilt Factor: 1.000  
 No. of Luminaires: 176  
 Avg KW: 275.26 (299.2 max)

Guaranteed Performance: The CONSTANT ILLUMINATION described above is guaranteed for the rated life of the lamp.

Field Measurements: Illumination measured in accordance with IESNA LM-5-04 and CIBSE LG4. Individual values may vary. See the Warranty document for details.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

**EQUIPMENT LIST FOR AREAS SHOWN**

QTY	LOCATION	Pole SIZE	GRADE ELEVATION	MOUNTING HEIGHT	Luminaires		QTY/ THIS GRID	OTHER GRIDS
					LAMP TYPE	POLE		
1	A1	70'	-	70'	1500W MZ	6	6	0
1	A2	60'	-	60'	1500W MZ	5.5*	10	0
2	B1-B2	80'	-	80'	1500W MZ	11	11	0
4	B3-B6	70'	-	70'	1500W MZ	5	5	0
4	C1-C2	70'	-	70'	1500W MZ	4	4	0
1	D1-D2	70'	-	70'	1500W MZ	7	7	0
5	S1, S10, S2, S7-S8	70'	-	70'	1500W MZ	7	7	0
3	S3-S4, S9	70'	-	70'	1500W MZ	7.7*	14	0
1	S5	70'	-	70'	1500W MZ	12	12	0
1	S6	70'	-	70'	1500W MZ	7.6*	13	0
22	TOTALS					176	176	0

\* This structure utilizes a back-to-back mounting configuration

**BYRNE'S RIDGE PARK  
 BALL FIELD LIGHTING**  
 LOUDOUN COUNTY  
 COUNTY OF LOUDOUN  
 DEPARTMENT OF TRANSPORTATION  
 AND CAPITAL INFRASTRUCTURE

**REVISIONS**

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Drawn: TJM  
 Checked: MJH  
 Approved: KVH  
 Issued: 01/22/2013

Proj. No.: 110062018

Sheet Contents:  
 PHOTOMETRICS

Scale: 1" = 60'

Dwg. No. **4**  
 A-30

