

County of Loudoun
Department of Planning
MEMORANDUM

DATE: January 29, 2013
TO: Loudoun County Planning Commission
FROM: Kate McConnell, AICP, Project Manager
Julie Pastor, AICP, Planning Director
SUBJECT: February 19, 2013 Planning Commission Public Hearing
SPEX-2012-0036 Brambleton Community Park

Due to insufficient public notification, the Planning Commission Public Hearing for SPEX-2012-0036 Brambleton Community Park held on December 19, 2012 is invalid. At the December hearing, one member of the public spoke in opposition to the application recommending conditions that would limit or omit field lighting on the eastern playing fields. The Planning Commission also discussed limiting or omitting lighting for the eastern playing fields, the possibility of moving the eastern playing fields, and the adjacency of the sports fields to the Brambleton Regional Park. The Applicant provided a revised lighting proposal for the western football field that addressed Staff's concerns about excessive glare and intrusive light trespass on neighboring residential properties. Ultimately, the Commission voted to forward the Special Exception application to the Board of Supervisors with a recommendation of approval (8-1, Scheel opposed), subject to the December 5, 2012 Conditions of Approval (Conditions) with modifications that require the alternative lighting proposal and that a sign indicating that field lighting will be installed in the Park and posted on the western football field north of the single family attached development currently under construction (currently known as the Grand Townes at Brambleton).

Since the December 19, 2012 hearing, Staff drafted Findings for Approval based on the Planning Commission's revised Conditions; the County Attorney reviewed the revised Conditions and the Applicant agreed to revisions; the Applicant submitted a revised SPEX plat based on the revised Conditions; and the Applicant provided a revised Disclosure of Real Parties of Interest based on comments made at the Public Hearing. The Findings for Approval, final Conditions of Approval, Disclosure, and SPEX Plat are attached to this memorandum.

Revised motions are provided on the following page.

SUGGESTED MOTIONS:

The following motions are based on the findings provided in this memorandum and the revised Conditions of Approval dated January 18, 2013 that are attached to this memo.

1. I move that the Planning Commission forward SPEX-2012-0036, Brambleton Community Park, to the Board of Supervisors with a recommendation of **approval**, subject to the Conditions of Approval dated January 18, 2013 and based on the Findings for Approval in this January 29, 2013 Memorandum.

OR

2. I move that the Planning Commission forward SPEX-2012-0036, Brambleton Community Park, to a **worksession** for further discussion.

OR

3. I move that the Planning Commission forward SPEX-2012-0036, Brambleton Community Park, to the Board of Supervisors with a recommendation of **denial**.

ATTACHMENTS:

1. Findings for Approval dated January 29, 2013
2. Conditions of Approval dated January 18, 2013
3. Disclosure of Real Parties of Interest dated January 25, 2013
4. Special Exception Plat dated June 2012 and revised through January 24, 2013

FINDINGS
SPEX-2012-0036 Brambleton Community Park
January 29, 2012

1. Subject to Conditions of Approval, the application is consistent with the Lighting and Night Sky policies of the Revised General Plan.
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.

SPEX-2012-0036 Brambleton Community Park
Special Exception Application
Conditions of Approval
January 18, 2013

Staff recommends the following conditions of approval for **SPEX-2012-0036, Brambleton Community Park:**

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 and 3 of 3 (herein referred to as the "Special Exception Plat") of the plan set entitled "Brambleton Community Park Special Exception" prepared by Patton Harris Rust & Associates, dated June 2012, revised through January 4, 2013 and the Revised 1993 Loudoun County Zoning Ordinance (the "Zoning Ordinance"). Approval of this application for an approximately 63.23-acre portion of an approximately 126.68 acre parcel identified as Tax Map Numbers /92/////34/, /91///7///26/, and /91///7///27/ (PIN#s 157-17-5653, 157-16-1062, and 157-25-2434 respectively) (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 in the PD-H4 (Planned Development-Housing), administered as R-8 (Single Family Residential), 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 and shall be designed and constructed as follows to preclude light trespass onto adjoining properties, glare to passersby, skyglow, and deterioration of the nighttime environment: 1.) Playing field lighting shall be directed inward and downward toward the playing fields and away from public and private streets and adjacent properties, and shall incorporate a reflector technology system that minimizes glare and spillage on neighboring properties; 2.) Illumination levels for the playing fields shall be no greater than necessary for the intended purpose per the Loudoun County Parks, Recreation & Community Services ("PRCS") standards for rectangular fields and the outfield of the baseball/softball fields; 3.) Prior to approval of an Occupancy Permit, the Applicant shall demonstrate that the proposed lighting is in substantial conformance with the foot candles above ambient light at the property lot lines as demonstrated on the Special Exception Plat; and 4.) Light pole and light fixture typical details shall be shown on each site plan.
 - b. Playing field lighting shall only be used to light organized sport activities occurring on the playing fields identified on the Special Exception Plat. Playing field lighting shall be extinguished no later 10:00 p.m., except for occasional planned tournaments when the lights shall be extinguished no later than 11:00 p.m., or within 15 minutes of the end of any sporting event, whichever occurs

first. Playing field lighting shall not be illuminated between 11:00 pm and noon the following day. Security lighting may remain illuminated during overnight hours.

3. **Noise.** The Park shall be closed within 15 minutes of the conclusion of any organized sporting events requiring playing field lighting and extinguishment of the required lights.
4. **Pedestrian Facilities.** Prior to approval of an Occupancy Permit for the proposed lighted playing fields, the Applicant shall provide a "10' Asphalt Trail" -along the east side of Belmont Ridge Road (Route 659) from north of the intersection with North Star Boulevard (Route 659 Relocated) to the northern terminus of the County-owned parcel as shown on the site plan, STPL-2010-0022, conditionally approved on August 23, 2012, and the Special Exception Plat.
5. **Sewage Disposal and Hand Washing Facilities.** Prior to approval of an Occupancy Permit for the proposed lighted playing fields, the Applicant shall obtain all required permits and approvals from the Loudoun County Division of Environmental Health for, and shall construct/install, an approved method of sewage disposal and water source for hand washing.
6. **Notification.** The Applicant shall post one sign in the eastern portion of the Brambleton Community Park at the southern parcel boundary and near the midpoint of the western "Football Field" as identified on the Special Exception Plat and adjacent to the single family attached development currently under construction (currently known as the Grand Townes at Brambleton (PIN # 158-47-5857)). Such sign shall be four (4) feet by eight (8) feet in size, shall be posted within one month of approval of this special exception application, and shall remain in place until installation of the western Football Field lighting is complete. Such sign shall include the following information: 1.) That field lighting will be installed on the Football Field, including a diagram showing the lighting design and pole heights; 2.) An estimated time of completion of the field lighting installation; and 3.) The park name and ownership and contact information.
7. **Western Football Field Lighting** – The Applicant shall install lighting on the western Football Field in a five (5) pole configuration as shown on the Special Exception Plat (poles F1, F2, F3, F4, and P1) to reduce the light intensity at the residential development lot line to the south.

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: www.loudoun.gov/pc. Click on the link "Reaffirmation Procedure for Affidavits" under "Information for Applicants".
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, Mark W Thomas, do hereby state that I am an

 Applicant

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

in Application Number(s): SPEX 2012-0036

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	Mark W. Thomas Douglass Kennedy	Patton, Harris, Rust & Associates, Inc. 208 Church Street SE, Leesburg VA 20175	Authorized Agent- Planning/Landscape Architecture, Civil Engineering/ Traffic
	Rick Connor	211 Gibson Street NW suite 123 Leesburg VA 20176	Applicant
	Northern Virginia Regional Park Authority	5400 Ox Road Fairfax Station, VA 22039	Owner
	Loudoun County Board of Supervisors	1 Harrison Street SE Leesburg VA 20177	Owner
	Scott York, Chairman	1 Harrison Street SE Leesburg VA 20177	Owner
	Janet S. Clarke Vice Chairman	1 Harrison Street SE Leesburg VA 20177	Owner
	Ralph M. Buona	1 Harrison Street SE Leesburg VA 20177	Owner
	Geary M. Higgins	1 Harrison Street SE Leesburg VA 20177	Owner
	Matthew F. Letourneau	1 Harrison Street SE Leesburg VA 20177	Owner
	Eugene A. Delgaudio	1 Harrison Street SE Leesburg VA 20177	Owner

	Shawn M. Williams	1 Harrison Street SE Leesburg VA 20177	Owner
	Kenneth D. Reid	1 Harrison Street SE Leesburg VA 20177	Owner
	Suzanne M. Volpe	1 Harrison Street SE Leesburg VA 20177	Owner

* 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)

Patton, Harris, Rust & Associates, Inc. 208 Church Street, SE, Leesburg, VA 20175

Description of Corporation:

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

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

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

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

Names of Shareholders:

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>
Pennoni Associates, Inc. (PAI)	

Names of Officers and Directors:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>

Check if applicable:

There is additional Corporation Information. See Attachment to Paragraph C-2.

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

Pennoni Associates, Inc. (PAI) 3001 Market St, 2nd Floor, Philadelphia, PA 19104

Description of Corporation:

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

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

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

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

Names of Shareholders:

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>
Celestino R. Pennoni	
Pennoni Associates, Inc. (PAI) Employee Stock Option Plan (ESOP). All employees are eligible plan participants; however, no one employee owns more than 10% of any class of stock	

Names of Officers and Directors:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>
Celestino (C.R.) Pennoni, Chairman	James C. McCann, Sr. Vice Pres.
Anthony S. Bartolomeo, President/CEO	Richard L. Piccoli, Vice Chairman
David A. DeLizza, Sr. Vice President	Thomas Davis Rust, Vice-Chairman
Daniel S. DiMucci, Sr. Vice President	Nelson Shaffer, Ex. Vice President
Eric L. Flicker, Treasurer	Charles B. Perry, II, Sr. V.P./COO

Check if applicable:

There is additional Corporation Information. See Attachment to Paragraph C-2.

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

Pennoni Associates, Inc. (PAI) 3001 Market St, 2nd Floor, Philadelphia, PA 19104

ATTACHMENT TO PARAGRAPH C-2

PENNONI ASSOCIATES, INC. (PAI)

Additional Names of Officers and Directors:

<i>NAME</i> <i>(First, M.I., Last)</i>	<i>Title</i> <i>(e.g. President, Treasurer)</i>
Peter J. Coote, Secretary/Vice Pres	Stacey M. McPeak, V.P./ CFO
Darwin Walker, Sr. Vice President	Andrew Pennoni, Regional V.P.
Andrew Bennett, Regional V.P.	David Pennoni, Regional V.P.
David Lowdermilk, Regional V.P.	Susan S. Wolford, Regional V.P.
Ronald Moore, Regional V.P.	

Check if applicable:

_____ There is additional Corporation Information. See Attachment to Paragraph C-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)

Northern Virginia Regional Park Authority, 5400 Ox Road, Fairfax Station, VA 22039

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:

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)
The Northern Virginia Regional Park Authority, established in 1959, is a body politic and corporate formed under the Virginia Park Authorities Act of the Code of Virginia. The Authority is comprised of six participation political subdivisions as follows:	
City of Alexandria, Arlington County, City of Fairfax, Fairfax County, City of Falls Church, Loudoun County	
The Northern Virginia Regional Park Authority is governed by a 12-member policy-making Board. The city council or county board of each jurisdiction appoints two members to the NVRPA Board	

Check if applicable:

There is additional Corporation Information. See Attachment to Paragraph C-2.

Names of Officers and Directors:

NAME	ADDRESS	RELATIONSHIP
<p>Northern Virginia Regional Park Authority</p> <ul style="list-style-type: none"> - Daniel Kasemen, Board Member, - David M. Pritzker, Board Member, Treasurer - Justin Wilson, Board Member - Paul Ferguson, Board Member - Michael A. Nardolilli, Board Member - Stella Koch, Board Member, Vice Chairman - Jean R. Packard, Board Member - Brian D. Knapp, Board Member, Chairman - Arthur F. Little, Board Member - Barry D. Buschow, Board Member - Jeffrey Tarbert, Board Member - Joan G. Rokus, Board Member - Paul A. Gilbert, Executive Director, Board Secretary - Thaddeus E. Hafner, Director of Planning and Development - Christopher W. Pauley, Director of Park Operations - Daniel M. Iglhaut, Land Manager 	<p>5400 Ox Road Fairfax Station, VA 22039</p>	

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)

_____ (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:

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).

Pennoni Associates, Inc. (PAI): NONE

Check if applicable:

Additional information attached. *See Attachment to Paragraph C-4(c).*

D. COMPLETENESS

That the information contained in this affidavit is complete, that all partnerships, corporations (as defined in Instructions, Paragraph B.3), and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, OR LESSEE of the land have been listed and broken down, and that prior to each hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including any gifts or business or financial relationships of the type described in Section C above, that arise or occur on or after the date of this Application.

WITNESS the following signature:

Mark W. Thomas

check one: [] Applicant or [**XX**] Applicant's Authorized Agent

Mark W Thomas

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

Subscribed and sworn before me this 25th day of January 2013, in

The Commonwealth of Virginia, in the County/City of Fairfax.

Sherrie Lynn Ball
Notary Public

My Commission Expires: April 30, 2014

Notary Registration Number: 122855





VICINITY MAP
SCALE : 1" = 1000'

1. THE PROPERTIES SHOWN HEREON ARE MORE PARTICULARLY DESCRIBED BY PMS 157-16-1062, 157-25-2434, AND 157-17-5653 AND TAX MAP NUMBERS /91111111/26/, /91111111/27/ AND /92111111/34/. THE PROPERTIES ARE COMPLETELY WITHIN THE JURISDICTION OF LOUDOUN COUNTY, AND ARE CURRENTLY IN THE DULLES & BLUE RIDGE ELECTION DISTRICTS. THE PROPERTIES ARE THE NAME OF NORTHERN VIRGINIA REGIONAL PARK AUTHORITY AND LOUDOUN COUNTY BOARD OF SUPERVISORS AS RECORDED IN INSTRUMENT #20031017-0138593, D.B. 1340 PG. 641, AND INSTRUMENT #20120524-0039112, AND ARE RECORDED IN THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.
2. THE CURRENT ZONING OF THE PROPERTIES IS PD-H4, ADMINISTERED UNDER THE 1993 REVISED LOUDOUN COUNTY ZONING ORDINANCE.
3. THE SUBJECT PROPERTIES TOTAL 97.81 ACRES WEST OF ROUTE 659 AND 28.87 ACRES EAST OF ROUTE 659 IN THE COUNTY OF LOUDOUN CURRENTLY.
4. THE SUBJECT PROPERTIES DO NOT RESIDE WITHIN THE AIRPORT OVERLAY DISTRICT (A).
5. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM EXISTING DEEDS OF RECORD AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
6. PLANIMETRIC INFORMATION HAS BEEN TAKEN FROM LOUDOUN COUNTY PCT MAPS 156-158 AND 197-199.
7. SOILS MAPPING AS SHOWN ON SHEET 2 HAS BEEN TAKEN FROM LOUDOUN COUNTY SOILS MAPS 156-158 AND 197-199.
8. TOPOGRAPHIC INFORMATION WAS PROVIDED BY VIRGINIA MAPPING INC. IN SEPTEMBER OF 2009. SUPPLEMENTAL TOPOGRAPHY PERFORMED BY PATTON, HARRIS, RUST + ASSOCIATES. THE CONTOUR INTERVAL IS 1'. THE HORIZONTAL DATUM IS NAD 83 AND THE VERTICAL DATUM IS NAVD 88. NOTE THAT ALL ADJOINING DESIGN WAS BASED ON A HORIZONTAL DATUM OF NAD 27 AND A VERTICAL DATUM OF NAVD 29.
9. THERE IS A 100-YEAR FLOOD PLAIN ON THIS SITE AS EVIDENCED BY THE FLOOD PLAIN MAP OF LOUDOUN COUNTY.
10. THE SUBJECT PROPERTIES ARE NOT LOCATED WITHIN THE MOUNTAINSIDE OVERLAY DISTRICT.
11. PORTIONS OF THE SITE CONTAIN MODERATELY STEEP SLOPES AND ARE SUBJECT TO THE REGULATIONS OF SECTION 5-1508 OF THE LOUDOUN COUNTY ZONING ORDINANCE.
12. THE SUBJECT PROPERTIES ARE NOT WITHIN THE ROUTE 28 HIGHWAY TRANSPORTATION IMPROVEMENT DISTRICT.
13. PER SECTION 5-1303 OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE, THE SITE USE SHALL COMPLY WITH THE TEN (10) PERCENT CANOPY COVERAGE REQUIREMENT.
14. THE SITE SHALL COMPLY WITH INTERIOR AND PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENTS, IN ADDITION TO THE BUFFER AND SCREENING REQUIREMENTS AS OUTLINED IN SECTION 5-1400 OF THE REVISED 1993 ZONING ORDINANCE.
15. ALL USES WILL OPERATE IN CONFORMANCE WITH THE PROVISIONS OF SECTION 5-1500, PERFORMANCE STANDARDS.
16. ALL SIGNS WILL CONFORM TO THE REQUIREMENTS OF SECTION 5-1200, SIGN REGULATIONS.
17. DEVELOPMENT OF THIS SITE WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE SPEX 1993-0017, ZCPA 1993-0007, AND ZMAP 1993-0005 APPROVED ON NOVEMBER 16, 1995.
18. ALL PROPOSED UTILITY LINES ARE TO BE PLACED UNDERGROUND.
19. SITE AND FIELD LIGHTING WILL BE PROVIDED IN ACCORDANCE WITH THE REV. LOUDOUN COUNTY ZONING ORDINANCE SECTION 5-1504 AND THE FACILITIES STANDARDS MANUAL.
20. ALL FUTURE IMPROVEMENTS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH FEDERAL, STATE, AND THE COUNTY OF LOUDOUN REQUIREMENTS.
21. THE APPROVAL OF THIS PLAN SHALL IN NO WAY RELIEVE THE OWNERS OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
22. DEVELOPMENT OF THIS SITE SHALL BE IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE CURRENT EDITION OF THE LOUDOUN COUNTY FACILITIES STANDARDS MANUAL.
23. EROSION AND SEDIMENT CONTROL MEASURES WILL BE PROVIDED IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
24. PORTIONS OF THE SUBJECT PROPERTY CONTAIN MINOR FLOODPLAIN AND ARE SUBJECT TO THE REGULATIONS OF SECTION 4-1500 OF THE LOUDOUN COUNTY ZONING ORDINANCE.

BRAMBLETON COMMUNITY PARK

SPECIAL EXCEPTION

DULLES & BLUE RIDGE ELECTION DISTRICTS

DULLES MAGISTERIAL DISTRICT
LOUDOUN COUNTY, VIRGINIA

OWNER

NORTHERN VIRGINIA REGIONAL PARK AUTHORITY
5400 OX RD.
FAIRFAX STATION, VA 22039-1022

OWNER

LOUDOUN COUNTY BOARD OF SUPERVISORS
1 HARRISON STREET, SE
LEESBURG VIRGINIA 20177
APPLICANT

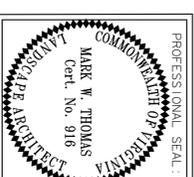
LOUDOUN COUNTY
DEPARTMENT OF TRANSPORTATION
& CAPITAL INFRASTRUCTURE
211 GIBSON ST., N.W.
LEESBURG, VA 20176
C/O RICK CONNOR
PHONE: 703-737-8624

SITE ZONING TABULATIONS:

CURRENT ZONING: PD-H4, SECTION 4-100 OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE	PROPOSED USE: REGIONAL PARK	MINIMUM LOT SIZE REQUIRED: N/A
TOTAL SITE AREA:.....	126,68 AC	5,518,181 SF
TOTAL MAXIMUM PERMITTED FLOOR AREA:.....	2,207,272 SF	(0.40 FAR)
TOTAL PROPOSED/EXISTING FLOOR AREA:.....	29,240 SF	
MAXIMUM PERMITTED BUILDING HEIGHT:.....	55 FEET	(PER SPEX & ZMAP)
MORE OF THE PORTIONS OF THE BUILDING EXCEEDING 35 FEET IN HEIGHT:.....	10 FEET	35 FEET
PROPOSED BUILDING HEIGHT:.....	115.42 AC	
TOTAL PROPOSED LANDSCAPE OPEN SPACE AREA:.....		

- SHEET INDEX
1. COVER SHEET
 2. EXISTING CONDITIONS
 3. SPEX PLAN / PHOTOMETRIC PLAN

PROFESSIONAL SEAL:



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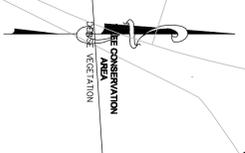
REVISION	
No.	DATE DESCRIPTION
1.	09-10-2012 checklist review
2.	11-26-2012 first referral comments
3.	01-04-2013 FC update-south property line
4.	01-24-2013 PC HEARING SETS

Patton Harris Rust & Associates
Engineers, Surveyors, Planners, Landscape Architects.

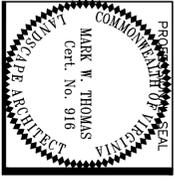


208 Church Street SE
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TITLE	COVER SHEET
PROJECT	BRAMBLETON COMMUNITY PARK special exception
SPEX #	2012-0036
LCSA #	LCSA#
DATE:	June 2012
CAT. NO.	T00100V
SHEET	1 OF 3
FILE NO.	16313-1-0



NO.	DESCRIPTION	DATE	CHKD
1.	checklist review	9-7-12	MWT
2.	first referral comments	11/26/12	MWT
3.	FC update- south property line	1/4/13	MWT
4.	PC HEARING SETS	1/24/13	MWT



PROJECT

**BRAMBLETON
COMMUNITY PARK
DULLES ELECTION DISTRICT
LOUDOUN COUNTY, VA.**

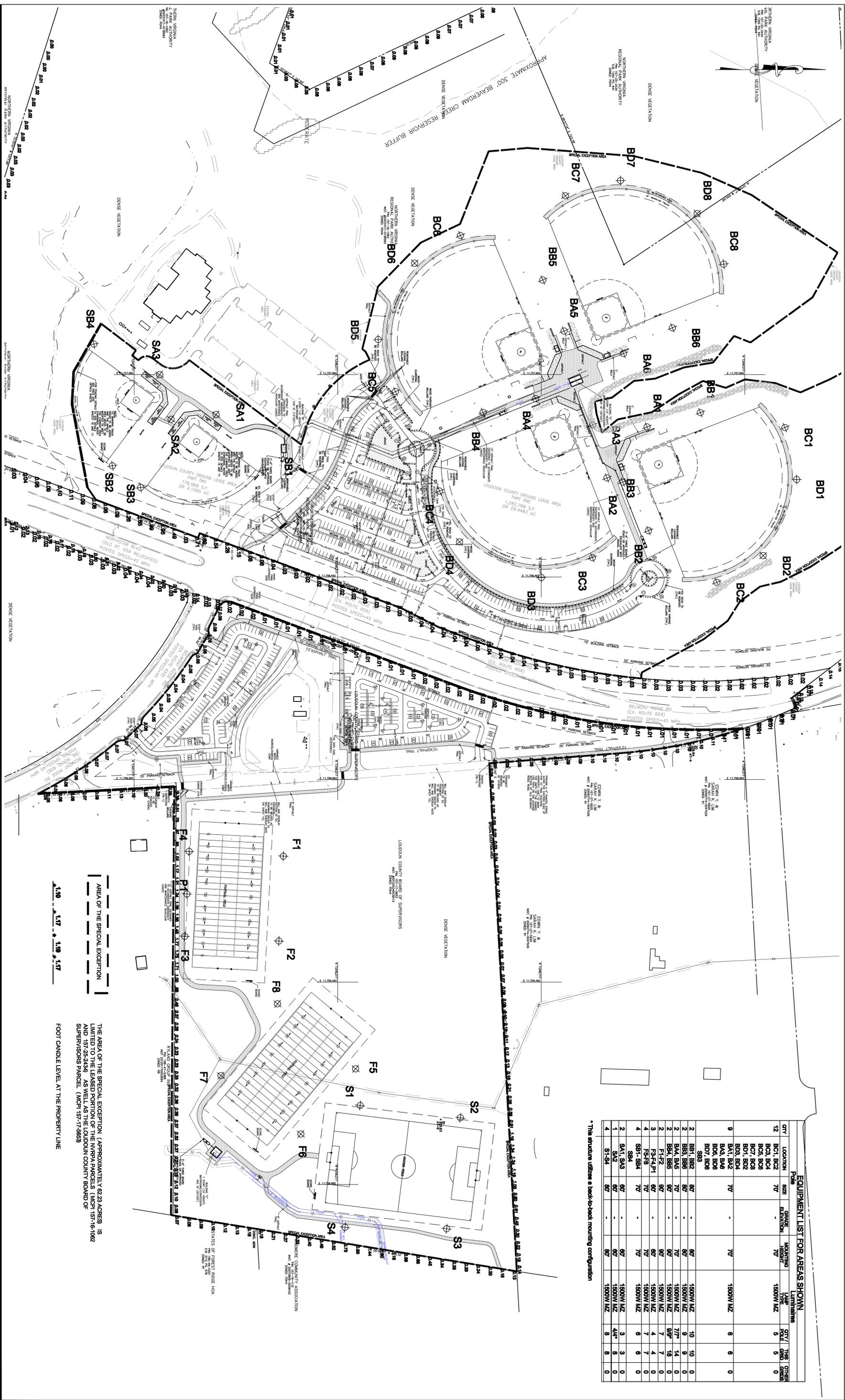
TITLE

EXISTING CONDITIONS

Patton Harris Rust & Associates
Engineers, Surveyors, Planners, Landscape Architects.

PHRA
208 Church Street SE
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DESIGN	MWT	SURVEY	AERIAL/PHRA
DRAWN	MWT	DATE	MARCH 2012
CHECKED	MWT	SCALE	1"=100'
SHEET	overall 3	FILE NO.	16313-1-0
	2 OF		

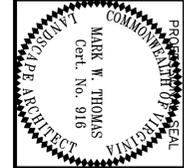


EQUIPMENT LIST FOR AREAS SHOWN

QTY	LOCATION	SIZE	GRADE	MOUNTING	Luminaires			
					TYPE	QTY	THRU OTHER	
12	BC1, BC2	7'0"	-	7'0"	1500W MZ	5	5	0
	BC3, BC4				1500W MZ			
	BC5, BC6				1500W MZ			
	BC7, BC8				1500W MZ			
	BD1, BD2				1500W MZ			
9	BA1, BA2	7'0"	-	7'0"	1500W MZ	6	6	0
	BA3, BA6				1500W MZ			
	BA5, BA6				1500W MZ			
	BB7, BB8				1500W MZ			
	BB3				1500W MZ			
2	BB1, BB2	6'0"	-	6'0"	1500W MZ	10	10	0
	BB3, BB6				1500W MZ			
2	BA4, BA5	7'0"	-	7'0"	1500W MZ	14	14	0
	BA4, BA5				1500W MZ			
2	BA4, BA5	6'0"	-	6'0"	1500W MZ	8*	18	0
	BA4, BA5				1500W MZ			
3	F1-F2	6'0"	-	6'0"	1500W MZ	7	7	0
	F3-F4-F1				1500W MZ			
4	F3-F8	7'0"	-	6'0"	1500W MZ	4	4	0
	F3-F8				1500W MZ			
4	S1-S4	7'0"	-	7'0"	1500W MZ	6	6	0
	S1-S4				1500W MZ			
2	SA1, SA3	6'0"	-	6'0"	1500W MZ	3	3	0
	SA2				1500W MZ			
4	S1-S4	6'0"	-	6'0"	1500W MZ	8	8	0

*The structure utilizes a back-to-back mounting configuration

NO.	DESCRIPTION	DATE	CHKD
1.	Checklist review	9-7-12	MWT
2.	first referral comments	11/26/12	MWT
3.	FC update- south property line	1/24/13	MWT
4.	PC HEARING SETS	1/24/13	MWT



PROJECT
BRAMBLETON COMMUNITY PARK
 DULLES ELECTION DISTRICT
 LOUDOUN COUNTY, VA.

TITLE
SPECIAL EXCEPTION PLAN /
PHOTOMETRICS

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DESIGN	MWT	SURVEY	AERIAL/PHRA
DRAWN	MWT	DATE	MARCH 2012
CHECKED	MWT	SCALE	1"=100'
SHEET	3 OF 3	FILE NO.	16313-1-0