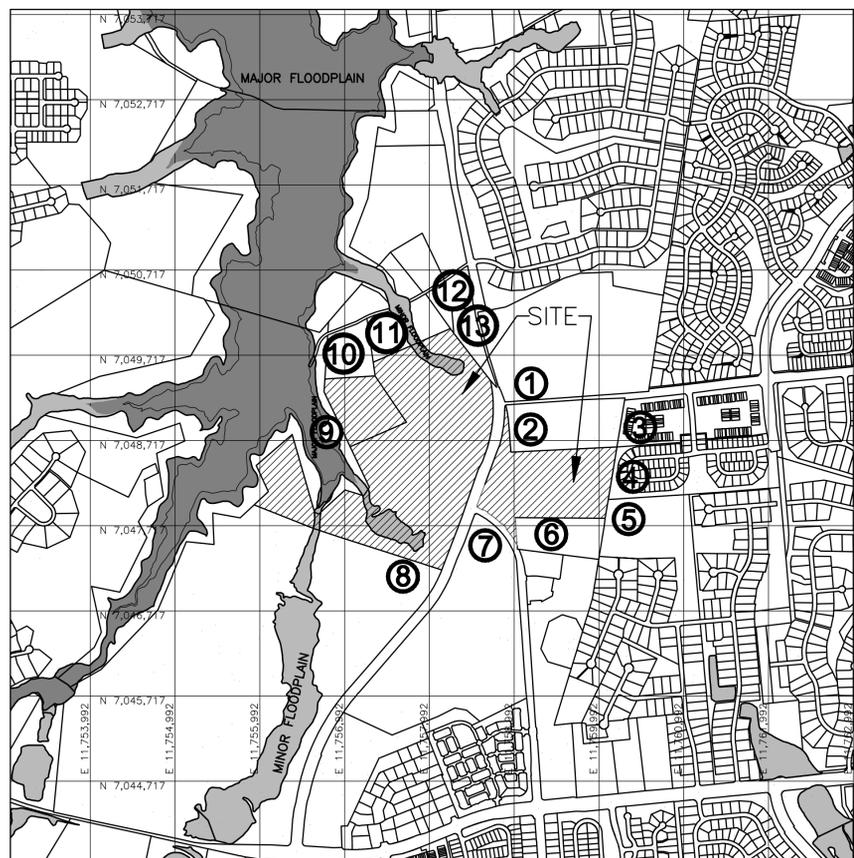


- ADJACENT OWNER KEY**
- 1 ALEXANDERS CHASE HOA, c/o DR HORTON, INC. 1356 BEVERLY ROAD, SUITE 300 MCLEAN VA 22101 MCPI 157-27-2749 ZONING: PD-H4
 - 2 EDWIN Y & SARAH K LIM ET AL JT 418 PARK AVE FALLS CHURCH VA 22048 3304 MCPI 157-27-5625 ZONING: R-1
 - 3 WINDERMERE COMMUNITY ASSOCIATION 10900 ARROWHEAD DR FAIRFAX VA 22030 7305 MCPI 157-18-6388 ZONING: PH-H4
 - 4 WINDERMERE COMMUNITY ASSOCIATION 10900 ARROWHEAD DR FAIRFAX VA 22030 7305 MCPI 157-18-1131 ZONING: PH-H4
 - 5 EBSTATES OF FOREST RIDGE HOA SERVICE FIRST MGMT & CONSULTING 12084 CADET CT MANASSAS VA 20109 7887 MCPI-158-48-0321 ZONING: PH-H4
 - 6 VILLAGE AT BELMONT RIDGE HOA 14280 PARK MEADOW DR STE 108 CHANTILLY VA 20151 MCPI-158-47-5857 ZONING: R-4
 - 7 LOUDOUN COUNTY SCHOOL BOARD 21000 EDUCATION CT # 400 ASHBURN VA 20148 5628 MCPI-158-38-3320 ZONING: PH-H4
 - 8 NORTHERN VA REGIONAL PARK AUTHORITY 5400 OX RD FAIRFAX STA VA 22039 1052 MCPI-199-38-3499 ZONING: PH-H4
 - 9 CITY OF FAIRFAX City Hall Annex Room 300 10455 Armstrong Street Fairfax, VA 22030 MCPI-198-29-2349 ZONING: TR-10, R-1
 - 10 NORTHERN VA REGIONAL PARK AUTHORITY 5400 OX RD FAIRFAX STA VA 22039 1052 MCPI-157-35-7132 ZONING: PH-H4
 - 11 NORTHERN VA REGIONAL PARK AUTHORITY 5400 OX RD FAIRFAX STA VA 22039 1052 MCPI-157-35-7132 ZONING: PH-H4
 - 12 COMPLETE BUILDERS SUPPLIERS INC ELASQUEZ CONTRACTOR 4101 PARKE LONG CT STE R CHANTILLY VA 20151 1645 MCPI-157-38-2888 ZONING: R-1
 - 13 WASHINGTON HOMES INC 4090 LAFAYETTE CENTER DR STE A CHANTILLY VA 20151 1244 MCPI-157-38-4725 ZONING: R-1



VICINITY MAP
SCALE : 1" = 1000'

SITE NOTES

1. THE PROPERTIES SHOWN HEREON ARE MORE PARTICULARLY DESCRIBED BY PINS 157-16-1062, 157-25-2434, AND 157-17-5653 AND TAX MAP NUMBERS /91///7////26/, /91///7////27/, AND /92/////////34/. THE PROPERTIES LIE COMPLETELY WITHIN THE JURISDICTION OF LOUDOUN COUNTY, AND ARE CURRENTLY IN THE DULLES & BLUE RIDGE ELECTION DISTRICTS. THE PROPERTIES ARE IN THE NAME OF NORTHERN VIRGINIA REGIONAL PARK AUTHORITY AND LOUDOUN COUNTY BOARD OF SUPERVISORS AS RECORDED IN INSTRUMENT #20031017-0138583, 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 (A1).
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 NGVD 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 CONSTRUCTION
& WASTE MANAGEMENT
211 GIBSON ST., N.W.
LEESBURG, VA 20176
C/O LEWIS RAUCH
PHONE: 703-771-5323



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..... (MUST PROVIDE A SET BACK AT THE FRONT FACADE OF THE BUILDING OF 8 FEET OR MORE OF THE PORTIONS OF THE BUILDING EXCEEDING 35 FEET IN HEIGHT.)	55 FEET (PER SPEX & ZMAP)
PROPOSED BUILDING HEIGHT.....	10 FEET
EXISTING BUILDING HEIGHT.....	35 FEET
TOTAL PROPOSED LANDSCAPE OPEN SPACE AREA.....	115.42 AC

YARDS:
ADJACENT TO ROADS:
AS REQUIRED BY SECTION 5-900, NO BUILDING IS PERMITTED CLOSER THAN (75) FEET FROM THE ROAD RIGHT-OF-WAY.
NO PARKING IS PERMITTED CLOSER THAN (35) FEET FROM THE ROAD RIGHT-OF-WAY.
NO OUTDOOR STORAGE, AREAS FOR COLLECTION OF REFUSE, OR LOADING SPACE SHALL BE PERMITTED IN THESE SETBACKS.
ADJACENT TO OTHER NONRESIDENTIAL DISTRICTS:
EXCEPT WHERE A GREATER SETBACK IS REQUIRED BY SECTION 5-1400 (BUFFER YARDS), NO BUILDINGS, PARKING, OUTDOOR STORAGE, AND LOADING AREAS ARE PERMITTED CLOSER THAN (15) FEET FROM THE PROPERTY LINE.

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



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Patton Harris Rust & Associates
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208 Church Street SE
Leesburg, VA 20175
T 703.777.3616
F 703.777.3725

PHRA

REVISION	No.	DATE	DESCRIPTION
	1.	09-10-2012	checklist review
	2.	11-28-2012	first referral comments

COVER SHEET

PROJECT TITLE
BRAMBLETON COMMUNITY PARK
special exception

PROJECT

SPEX # 2012-0036
LCSA # LCSA#
DATE: June 2012
CAT. NO. T001COV
SHEET 1 OF 3
FILE NO. 16313-1-0



NO.	DESCRIPTION	DATE	CHKD
2.	first referral comments	11/26/12	MWT
1.	checklist review	9-7-12	MWT
	REVISION		



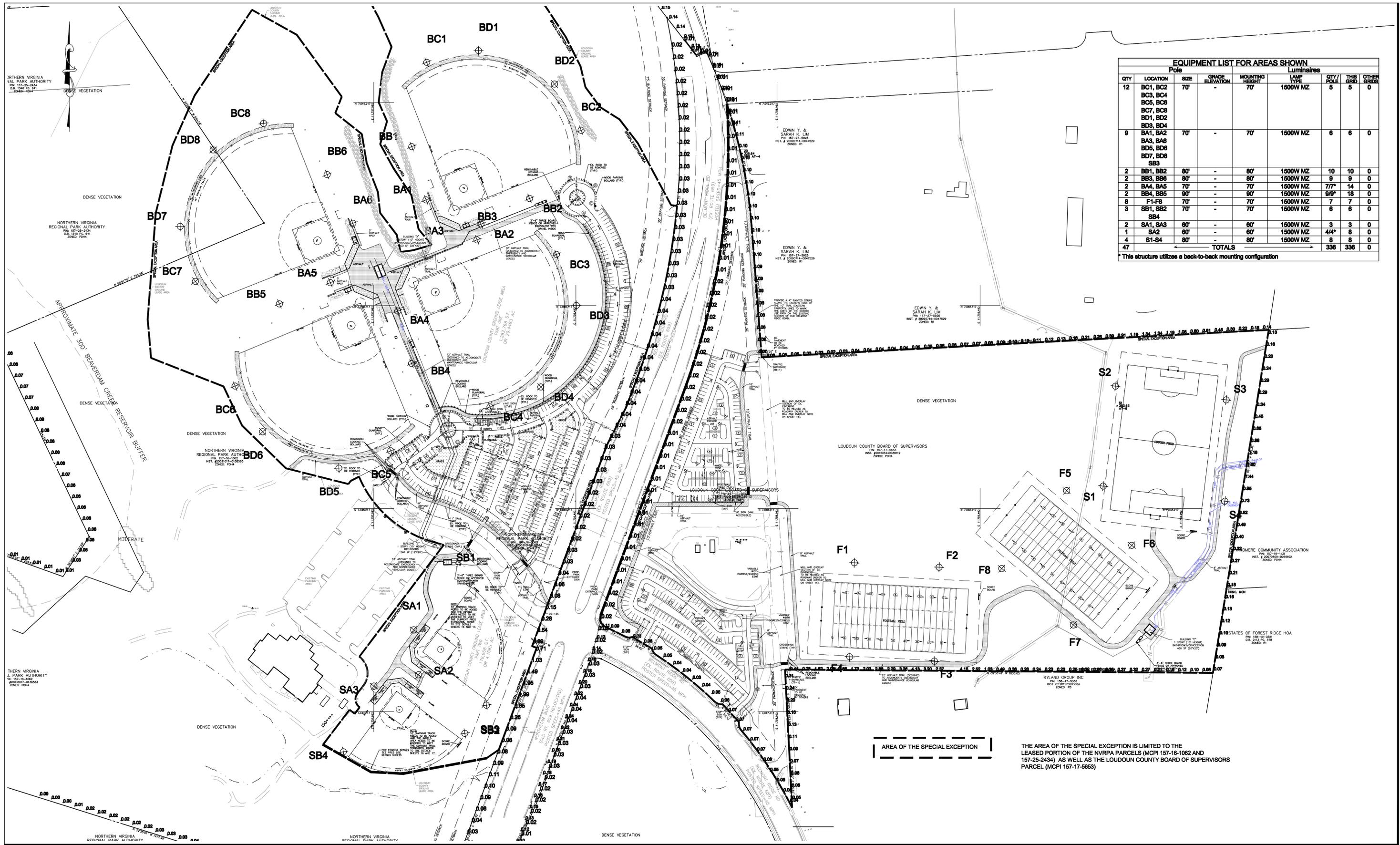
PROJECT
**BRAMBLETON
 COMMUNITY PARK**
 DULLES ELECTION DISTRICT
 LOUDOUN COUNTY, VA.

TITLE
EXISTING CONDITIONS

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

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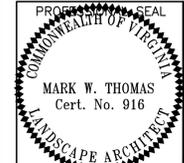
DESIGN	MWT	SURVEY	AERIAL/PHR+A
DRAWN	MWT	DATE	MARCH 2012
CHECKED	MWT	SCALE	1"=100'
SHEET	overall	FILE NO.	16313-1-0
	2 OF 3		



EQUIPMENT LIST FOR AREAS SHOWN									
		Pole			Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE	THIS GRID	OTHER GRID	
12	BC1, BC2 BC3, BC4 BC5, BC6 BC7, BC8 BD1, BD2 BD3, BD4	70'	-	70'	1500W MZ	5	5	0	
9	BA1, BA2 BA3, BA6 BD5, BD6 BD7, BD8 SB3	70'	-	70'	1500W MZ	6	6	0	
2	BB1, BB2	80'	-	80'	1500W MZ	10	10	0	
2	BB3, BB6	80'	-	80'	1500W MZ	9	9	0	
2	BA4, BA5	70'	-	70'	1500W MZ	7/7*	14	0	
2	BB4, BB5	90'	-	90'	1500W MZ	9/9*	18	0	
8	F1-F8	70'	-	70'	1500W MZ	7	7	0	
3	SB1, SB2 SB4	70'	-	70'	1500W MZ	6	6	0	
2	SA1, SA3	60'	-	60'	1500W MZ	3	3	0	
1	SA2	60'	-	60'	1500W MZ	4/4*	8	0	
4	S1-S4	80'	-	80'	1500W MZ	8	8	0	
47	TOTALS					336	336	0	

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

NO.	DESCRIPTION	DATE	CHKD
2.	first referral comments	11/26/12	MWT
1.	checklist review	9-7-12	MWT



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

TITLE
**SPECIAL EXCEPTION PLAN /
 PHOTOMETRICS**

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DESIGN	MWT	SURVEY	AERIAL/PHR+A
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	3 OF 3		