

**McConnell, Kate**

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**From:** Glass, Susan  
**Sent:** Thursday, December 06, 2012 5:51 PM  
**To:** McConnell, Kate  
**Cc:** Steve Schulte; Rayek, Hashim; Stultz, Mark; Baker, Tricia; Brown, Ron; Griffin, Kelly  
**Subject:** RE: Trail on Northstar Blvd  
**Attachments:** Brambleton ZCPA 2005-0012 CDP sheet 7.pdf; Brambleton ZMAP-1993-0005 CDP.pdf

Kate,

I apologize, I've been so busy with other matters that I haven't gotten back to this issue.

Steve and I have discussed this topic. Our consensus is that the note that appears on sheet 6 of the concept development plan for Brambleton, ZMAP 1993-0005, requires sidewalks or trails on both sides of 4 lane streets and the two lane local streets within the areas of traditional town planning. Northstar Boulevard is symbolized as a 4 lane divided arterial road on sheet 6 of the CDP. The CDP distinguishes 4 lane street from 4 lane divided arterial. Therefore, a trail is not required to be constructed along Northstar Blvd.

Further, when Brambleton submitted construction plans for Northstar, the CTP did not require a trail. The CTP was revised a couple of years ago to include multi-modal trails, but that was implemented after Brambleton had built the road.

I've also attached a copy of sheet 7 from the CDP of a more recent ZCPA that was approved for Brambleton. Although the text is hard to read, you can clearly see the road symbology.

This is not an official determination as one has not been requested.

*Susan Glass*  
Proffer Manager  
Zoning Administration  
703-777-0251

**NOTE ON SHEET 6 OF BRAMBLETON CDP, ZMAP 1999-0005:**

**Public Streets**

-  4 Lane Divided Arterial
-  4 Lane Street
-  2 Lane Local Street
-  Proposed On-Street Parking on Local Streets
-  Limits of Land Bays
-  Pedestrian Underpass

**Sidewalks/ Trails**

Sidewalks or trails are to be installed on both sides of the 4 lane streets and the two lane local streets in the areas of traditional town planning; except along local streets which divide around open space, where sidewalks may be located on the outside

This e-mail is not intended to be and shall not be deemed to be an official order, requirement, decision or determination made by or on behalf of the Zoning Administrator.

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**From:** McConnell, Kate  
**Sent:** Friday, November 16, 2012 2:06 PM  
**To:** Glass, Susan  
**Subject:** RE: Trail on Northstar Blvd

Hi Susan,

Just checking...did you receive a response from Steve Schulte?

Thanks,  
Kate

**Kate A. McConnell, AICP**  
Planner - Land Use Review  
Loudoun County Department of Planning  
1 Harrison Street, S.E., 3rd Floor, MSC #62  
P.O. Box 7000  
Leesburg, Virginia 20177-7000

[O] 703.777.0246  
[F] 703.777.0441

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**From:** Glass, Susan  
**Sent:** Wednesday, November 14, 2012 2:01 PM  
**To:** Steve Schulte  
**Cc:** McConnell, Kate  
**Subject:** RE: Trail on Northstar Blvd

Steve,

Can you please tell me how Brambleton fulfilled Proffer V.B.5 for the segment of Northstar Blvd extending from Ryan Road to the connection with existing Belmont Ridge Road?

(5) Trails/Sidewalks. *Trails and sidewalks shall be shown on road plans or subdivision plans within which such trails and sidewalks are located and shall be constructed or caused to be constructed by the Applicant in conjunction with construction of adjacent roadways or with construction of subdivision sections within which such trail or sidewalk is located. Such construction shall be generally as shown on Development Plan, Sheet 6, providing jogging/ bike/ pedestrian trails and sidewalks connecting land bays within the project and the adjacent communities. No equestrian trails shall be provided. Trails and sidewalks adjacent to the golf\_course/open-space corridor or within the boundaries of parks shall not require lighting. All trails will be maintained by the appropriate Homeowners' Association(s), except that trails constructed by the Applicant (if any) within land dedicated to the County shall be maintained by the County, and further that trails located within VDOT right-of-way shall be maintained by VDOT. Trails within the Brambleton Regional Park shall be coordinated with the NVRPA through the master planning process, and once constructed, shall be maintained by the NVRPA. All trails traversing private property shall have public access easements placed over them.*

The Office of Transportation Services is asking this question. According to NVRPA, no attempt was made to obtain easements for a trail on their property.

It appears this Brambleton Proffer V.B.5 has not been fulfilled for the above segment of Northstar Blvd.

Please advise,

*Susan Glass*  
Proffer Manager  
Zoning Administration  
703-777-0251

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**From:** Steve Schulte [<mailto:Steve.Schulte@brambleton.com>]  
**Sent:** Thursday, November 01, 2012 7:35 AM

**To:** Glass, Susan  
**Subject:** RE: Trail on Northstar Blvd

That is correct

Stephen T. Schulte, P. E.  
Vice President  
Brambleton Group LLC  
42395 Ryan Road; Suite 301  
Brambleton; Virginia 20148  
Office 703-722-2860  
Direct-703722-2862  
Cell- 571-334-3861

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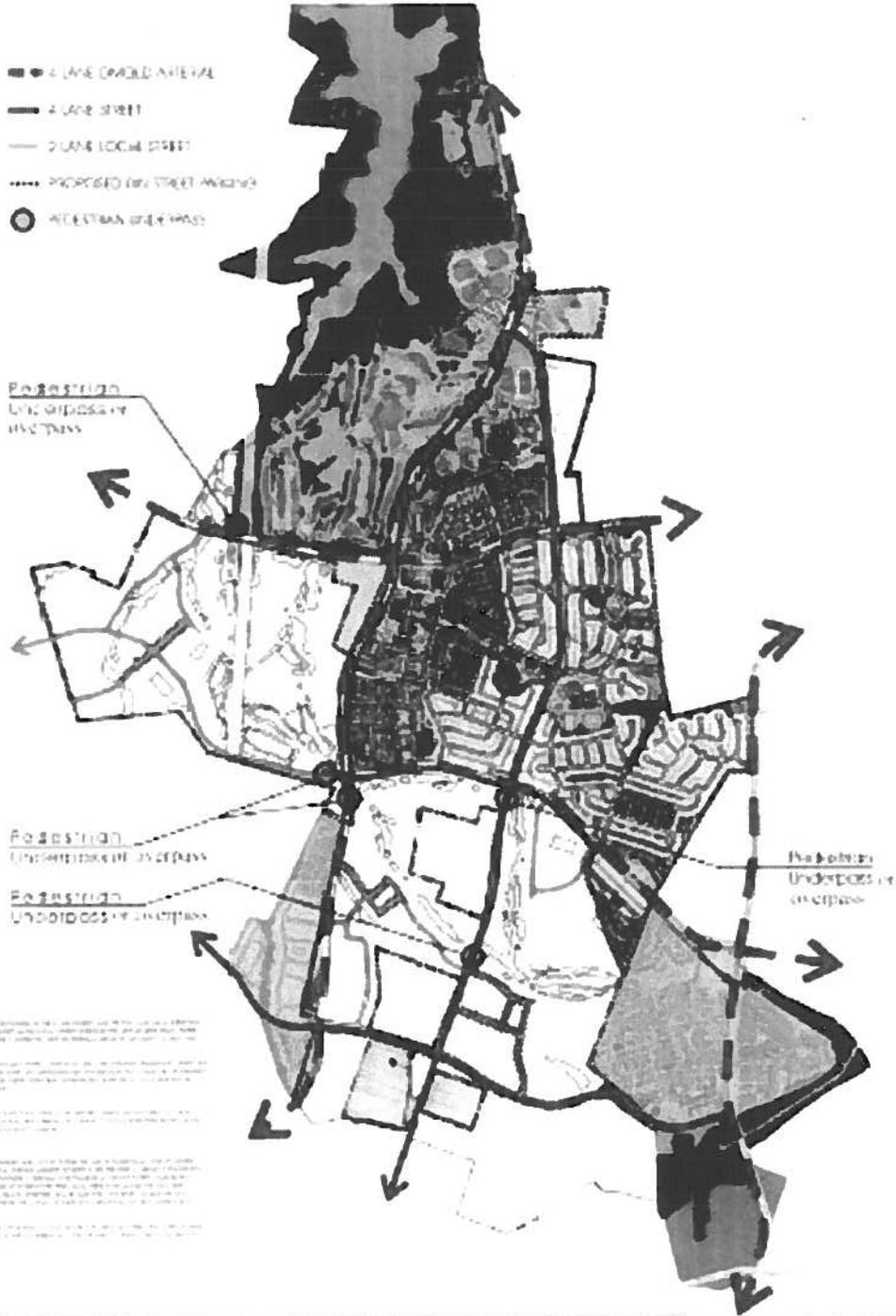
**From:** Glass, Susan [<mailto:Susan.Glass@loudoun.gov>]  
**Sent:** Wednesday, October 31, 2012 4:18 PM  
**To:** Steve Schulte  
**Subject:** Trail on Northstar Blvd

Steve,

As a follow up to our conversation this afternoon, please confirm that Brambleton has built/is planning to build a trail on the west side of Northstar Blvd. Brambleton was not able to acquire the necessary easement from NVRPA to construct a trail adjacent to the golf course and park site.

Thanks,  
Susan

# BRAMBLETON



**GENERAL:**  
 This plan is a preliminary plan and is subject to change without notice. It is not intended to be used for any other purpose than the one for which it was prepared. It is not intended to be used for any other purpose than the one for which it was prepared.

**DATE:**  
 1/1/2000

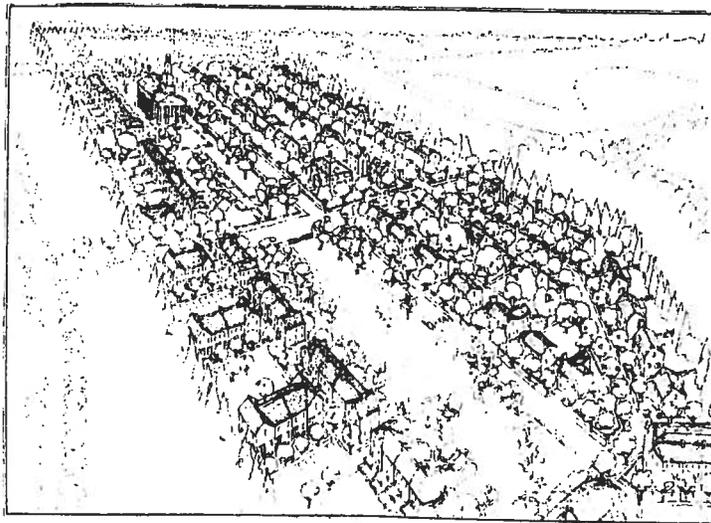
**SCALE:**  
 1" = 100'

**PAUL BARRON** Planning  
**CHRIS DAVIS** Landscape Architecture

**Streets and Pedestrian Walkways Plan**

# BRAMBLETON

Loudoun County, Virginia  
Mercer Election District



## Zoning and Concept Plan Amendment

**BRAMBLETON**  
Loudoun County, Virginia  
Mercer Election District  
Zoning and Concept Plan Amendment

### PROJECT TEAM

**Owner:**  
Brambleton Land Corporation  
8401 Connecticut Avenue  
Chevy Chase, MD 20815  
(301)986-7031

**Engineer:**  
William H. Gordon Associates, Inc.  
(703)729-9009

**Planner:**  
CHK Architects and  
Planners  
(301)588-4800

**Traffic Consultants:**  
Callow Transportation  
(703)-734-4032

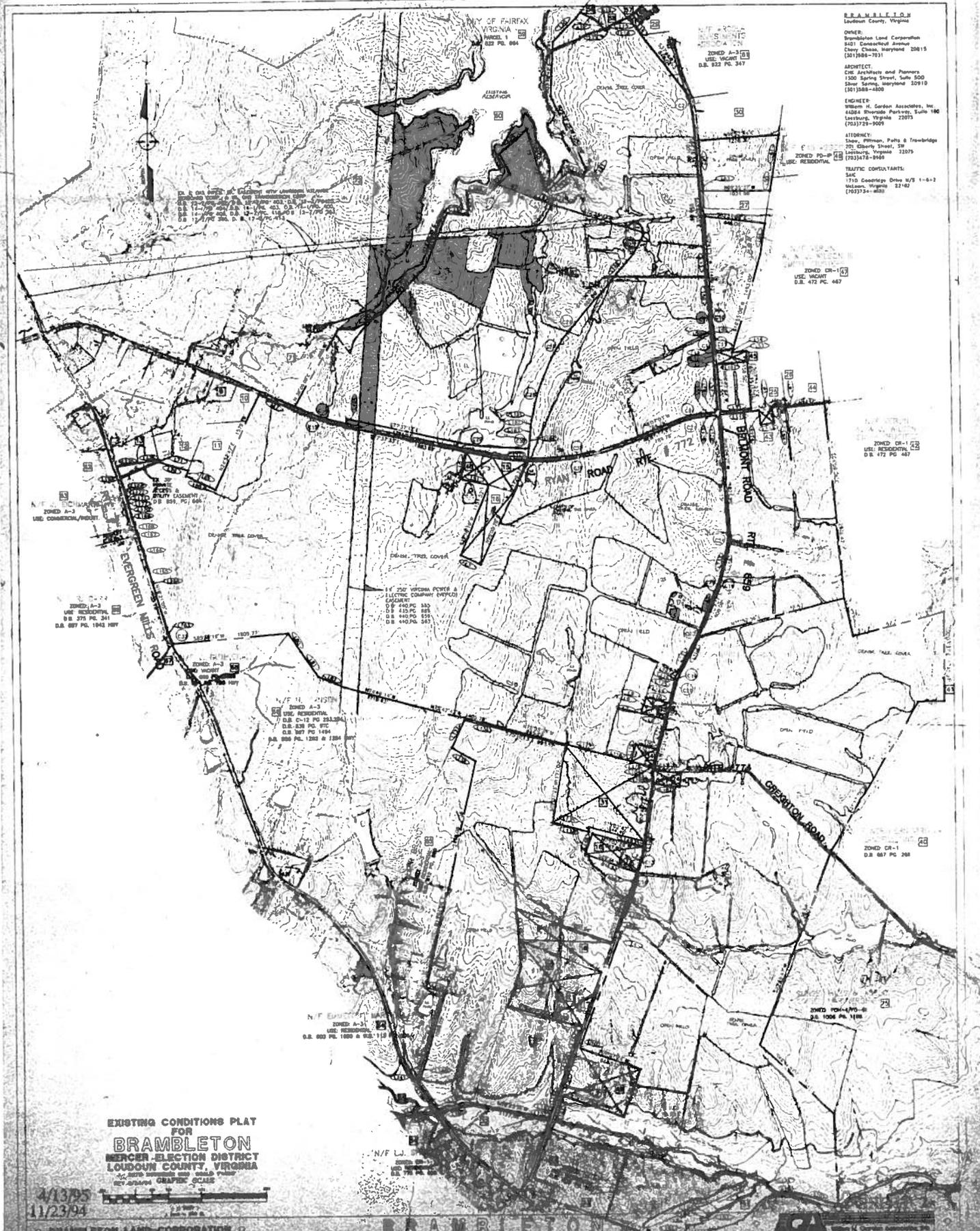
**Attorney:**  
Shaw, Pittman, Potts & Trowbridge  
(703)478-8989



### SHEET INDEX

|          |   |
|----------|---|
| SHEET 1  | Existing Conditions Plat - Vicinity Map and Notes                     |
| SHEET 2  | Existing Conditions Plat  |
| SHEET 3  | Existing Conditions Plat - Soils Map                                  |
| SHEET 4A | Proposed Development Plan - Sketch Map and Notes                      |
| SHEET 4B | Proposed Development Plan Illustrative Plan                           |
| SHEET 5  | Design Guidelines - Streets, Parking and Pedestrian Walkways          |
| SHEET 6  | Design Guidelines - Public Places                                     |
| SHEET 7  | Design Guidelines - Delineation of Areas of Traditional Town Planning |
| SHEET 8  | Design Guidelines - Buffering of Adjacent Properties                  |
| SHEET 9  | Design Guidelines - Town Park Area                                    |
| SHEET 10 | Design Guidelines - Residential Center Type 1                         |
| SHEET 11 | Design Guidelines - Residential Center Type 2                         |
| SHEET 12 | Design Guidelines - Residential Center Type 2                         |

11/23/94 Revised 3/17/95 Revised 4/13/95 Revised 7/17/95 FINAL



CITY OF FAIRFAX  
 VIRGINIA  
 PARCEL 9  
 822 PG. 884

USE: RESIDENTIAL  
 ZONED R-1  
 U.S. VICINT  
 D.B. 822 PG. 347

**BRAMBLETON**  
 Loudoun County, Virginia

OWNER:  
 Brambleton Land Corporation  
 8401 Connecticut Avenue  
 Chevy Chase, Maryland 20815  
 (301)886-7031

ARCHITECT:  
 C&L Architects and Planners  
 1300 Spring Street, Suite 500  
 Silver Spring, Maryland 20910  
 (301)588-4800

ENGINEER:  
 William H. Gordon Associates, Inc.  
 44084 Riverside Parkway, Suite 100  
 Leesville, Virginia 22075  
 (703)729-9005

ATTORNEY:  
 Shaw, Whitton, Potts & Frowbridge  
 201 Church Street, SW  
 Leesville, Virginia 22075  
 (703)478-8968

TRAFFIC CONSULTANTS:  
 SAC  
 1710 Goodridge Drive N/S 1-6-2  
 Falls Church, Virginia 22042  
 (703)734-4883

ZONED CR-1  
 USE: VICINT  
 D.B. 472 PG. 487

ZONED CR-1  
 USE: RESIDENTIAL  
 D.B. 472 PG. 487

14" 200 VICTORIA POWER A  
 ELECTRIC COMPANY (HYDRO)  
 CAGUMENT  
 D.B. 440 PG. 350  
 D.B. 440 PG. 355  
 D.B. 440 PG. 356  
 D.B. 440 PG. 363

N/F H. J. JENKINSON  
 ZONED A-3  
 USE: RESIDENTIAL  
 D.B. C-12 PG. 283, 284  
 D.B. C-12 PG. 276  
 D.B. 807 PG. 1494  
 D.B. 808 PG. 1282 & 1284

N/F EMERYSON  
 ZONED A-3  
 USE: RESIDENTIAL  
 D.B. 803 PG. 1889 & 92-113

ZONED CR-1  
 D.B. 1006 PG. 1188

EXISTING CONDITIONS PLAY  
 FOR  
**BRAMBLETON**  
 MERCER-ELECTION DISTRICT  
 LOUDOUN COUNTY, VIRGINIA  
 BY JOHN BRAMBLETON AND SHAW, WHITTON,  
 POTTS & FROWBRIDGE  
 GRAPHIC SCALE

4/13/95  
 11/23/94

N/F L. J. JENKINSON  
 ZONED A-3  
 USE: RESIDENTIAL  
 D.B. 803 PG. 1889 & 92-113

BRAMBLETON LAND CORPORATION



Revised 4/13/95

**BRAMBLETON**  
Loudoun County, Virginia

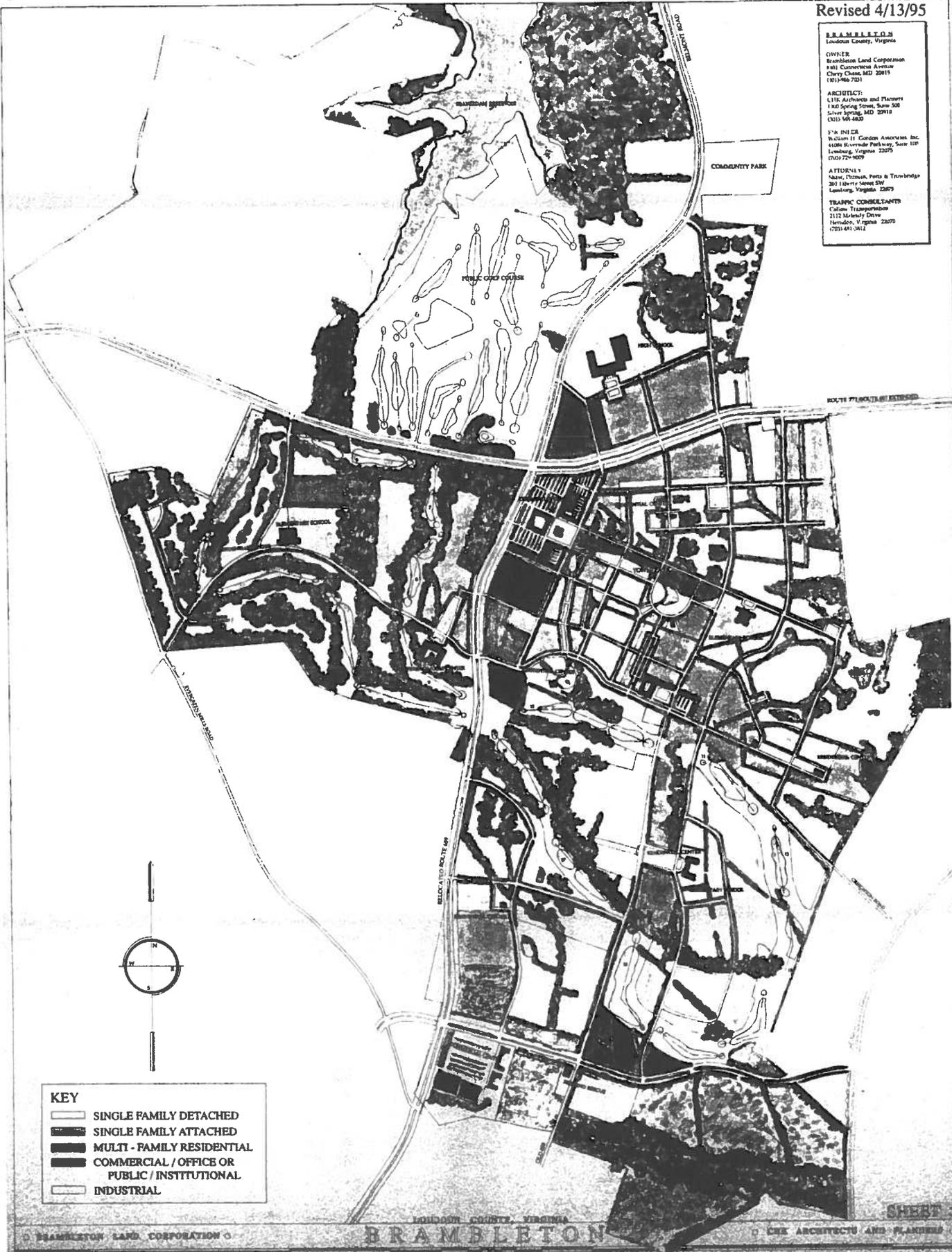
**OWNER:**  
Brambleton Land Corporation  
880 Connecticut Avenue  
Cherry Chase, MD 20815  
(301) 464-7231

**ARCHITECT:**  
CLIK Architects and Planners  
180 Spring Stone, Suite 300  
Silver Spring, MD 20910  
(301) 568-4800

**1"=8' IN THE FIELD:**  
William H. Gordon Associates, Inc.  
4108 Riverside Parkway, Suite 110  
Lynchburg, Virginia 22705  
(703) 779-9009

**ATTORNEY:**  
Kiser, Pittman, Potts & Trumbidge  
265 Liberty Square SW  
Lynchburg, Virginia 22705

**TRAFFIC CONSULTANTS:**  
Calum Transportation  
2112 Mendenhall Drive  
Herndon, Virginia 22070  
(703) 441-3412



**KEY**

|  |   |
|--|---|
|  | SINGLE FAMILY DETACHED                        |
|  | SINGLE FAMILY ATTACHED                        |
|  | MULTI - FAMILY RESIDENTIAL                    |
|  | COMMERCIAL / OFFICE OR PUBLIC / INSTITUTIONAL |
|  | INDUSTRIAL                                    |

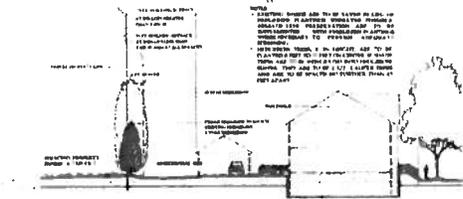
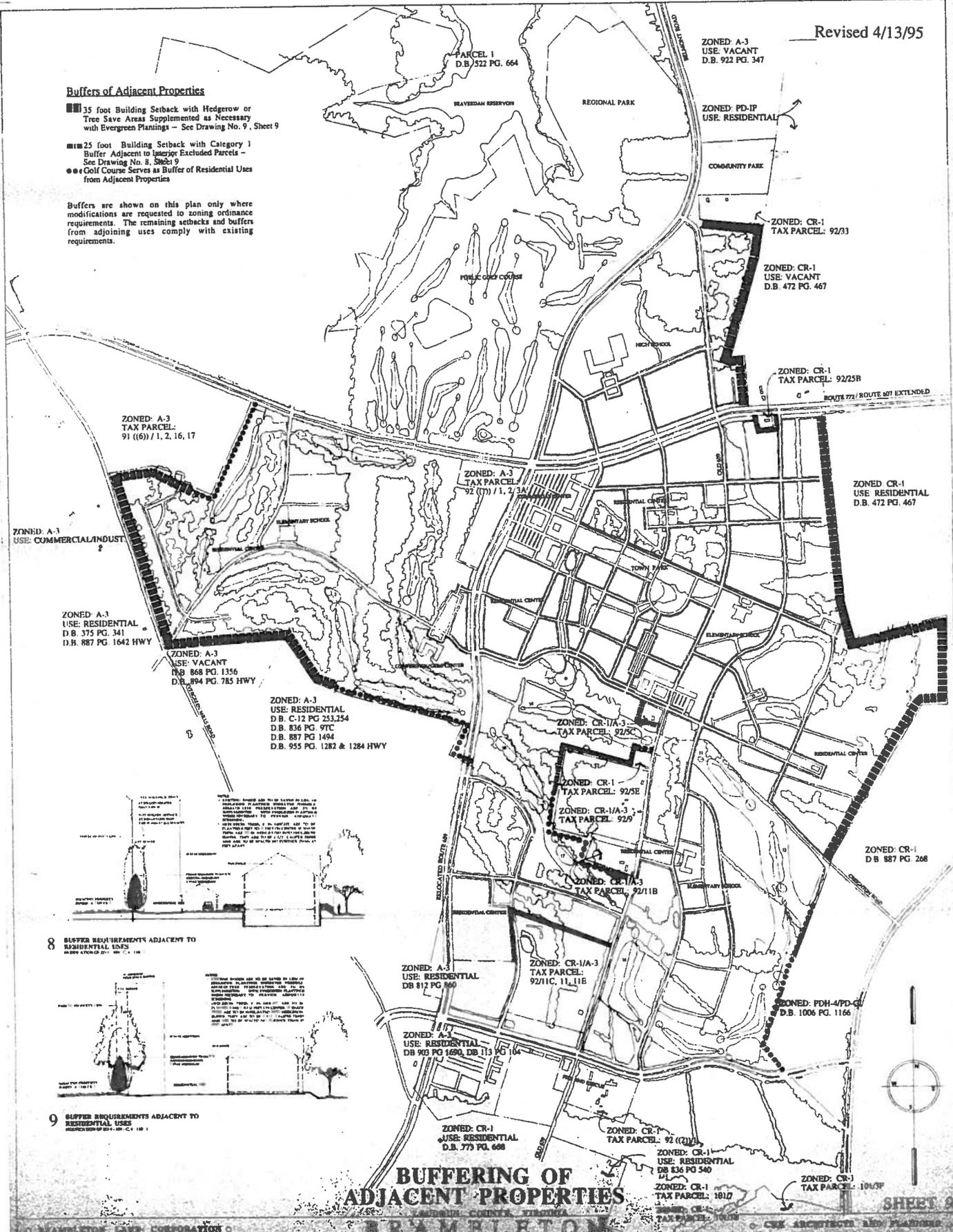
SHEET 4



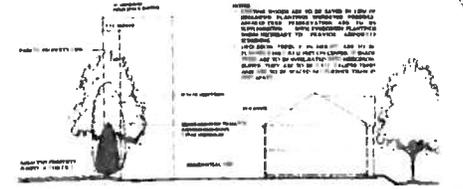
**Buffers of Adjacent Properties**

- 35 foot Building Setback with Hedgerow or Tree Save Areas Supplemented as Necessary with Evergreen Plantings - See Drawing No. 9, Sheet 9
- 25 foot Building Setback with Category 1 Buffer Adjacent to Major Excluded Parcels - See Drawing No. 8, Sheet 9
- Golf Course Serves as Buffer of Residential Uses from Adjacent Properties

Buffers are shown on this plan only where modifications are requested to zoning ordinance requirements. The remaining setbacks and buffers from adjoining uses comply with existing requirements.



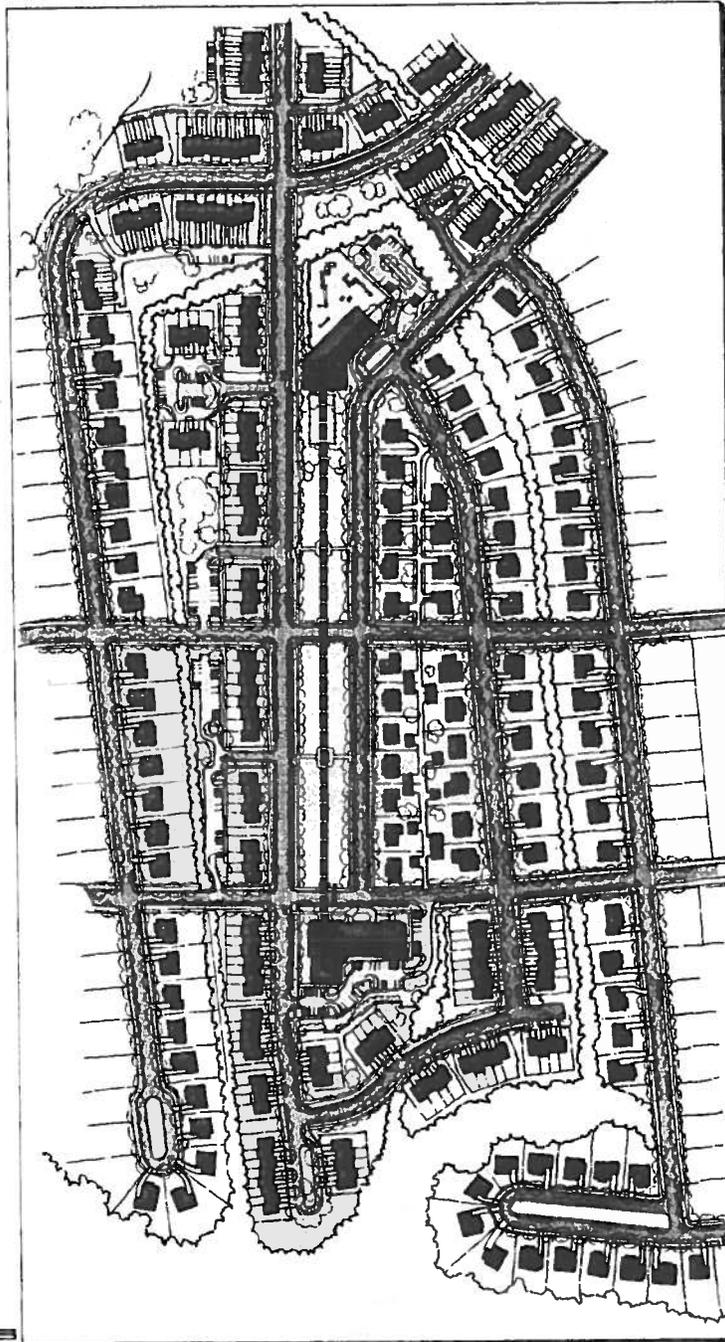
8 BUFFER REQUIREMENTS ADJACENT TO RESIDENTIAL USES



9 BUFFER REQUIREMENTS ADJACENT TO RESIDENTIAL USES

**BUFFERING OF ADJACENT PROPERTIES**





Scale = 1" = 100' 0"  
 100 0 100

Note:  
 Drawing is for illustrative purposes only.  
 Design Criteria are required.

Required Design Criteria

|   |   |   |
|---|---|---|
| <p><b>Allowable Land Uses</b></p> <ul style="list-style-type: none"> <li>• Neighborhood Center (NC uses not to exceed 10,000 sq ft per Residential Center)</li> <li>• Civic, Church, Day Care, etc.</li> <li>• Community Center / Recreational Sites</li> <li>• Residential, including Single Family Detached, Single Family Attached and Multi-Family Dwellings</li> <li>• Open Space</li> <li>• School</li> </ul> | <p><b>Focal Points/Examples</b></p> <ul style="list-style-type: none"> <li>• Towers</li> <li>• Special Facade Treatments</li> <li>• Cupolas</li> <li>• Penetrating Elements</li> <li>• Bays</li> </ul> <p><b>Parking</b></p> <p>EXIST. Pavement on Street Parking as Permitted by VDOT on Public and Private Streets</p> <p>EXIST. Parking Lots adjacent to street Permitted w/ 3 ft Fence, Wall or Landscaping to location as approved by owner and town planner</p> | <ul style="list-style-type: none"> <li>• Minimum size of Open Space is one acre. Minimum Open Space may include Tot Lots but may not include active recreation uses such as tennis courts or swimming pools.</li> <li>• Active Recreation uses that are located adjacent to streets are required to have a 3 ft fence, hedge or wall or other appropriate visual screen as approved by the owner and town planner.</li> <li>• Buildings located at Focal Points and along important Visual Site Lines are to be designed with a quality and scale of architecture appropriate to their significant location. Focal Points shown on drawing above are for illustrative purposes only; see Sheet 7 for other potential Focal Point locations.</li> <li>• The location of parking is appropriate and will change with final design.</li> </ul> |
| <p><b>Other Requirements for Residential Center Type 1</b></p> <ul style="list-style-type: none"> <li>• Minimum acreage for Residential Center is 1.5 acres.</li> </ul>   |   |   |

RESIDENTIAL CENTER - TYPE 1

LOUISIANA COUNTY, VIRGINIA

BRAMBLTON