

County of Loudoun
Department of Planning
MEMORANDUM

DATE: September 20, 2012

TO:	Building and Development, Zoning	Marilee Seigfried	MS 60
	Fire, Rescue & Emergency Services	Maria Taylor	MS 61
	Office of Transportation Services	Lou Mosurak	MS 69
	Parks, Recreation & Community Services	Mark Novak	MS 78
	Planning, Comprehensive	Cindy Keegan	MS 62
	Board of Supervisors (Dulles)	Matt Letourneau	MS 01
	Board of Supervisors (Blue Ridge)	Janet Clarke	MS 01
	Planning Commission (Dulles)	Jeff Salmon	MS 62
	Planning Commission (Blue Ridge)	Charles Douglas	MS 62

FROM: Kate McConnell, Project Manager

RE: **SPEX 2012-0036 – Brambleton Regional Park**

COMMENT

DUE DATE: **October 20, 2012**
(Note: Please provide referral comments, one paper copy as well as one electronic copy to Kate.McConnell@loudoun.gov by the due date. If you have any questions, please contact me at 703-737-8506.)

Please find the enclosed information for your review:

1. Information Sheet
2. Checklist waiver letter dated June 15, 2012
3. Statement of Justification undated
4. Traffic Checklist dated August 27, 2012 & Traffic Statement dated September 29, 2010
5. Special Exception plat dated June, 2012 and revised through September 10, 2012.

Please see LMIS or the application number at www.loudoun.gov/lola for documents, if no hard copy is provided.

SPEX 2012-0036 – Brambleton Regional Park

APPLICANT: Department of Construction and Waste Management
Loudoun County
Lewis Rauch, Director
211 Gibson St. NW
Leesburg, VA 20176
571-258-3213

OWNER: Loudoun County Board of Supervisors
1 Harrison Street, SE, 5th Floor
PO Box 7000
Leesburg, VA 20177

Northern Virginia Regional Park Authority
Todd E. Hafner, Director of Planning and Development
5400 Ox Road
Fairfax Station, VA 22039
703-359-4606

REPRESENTATIVE: Patton Harris Rust & Associates
Mark Thomas, CLA
208 Church Street, SE
Leesburg, VA 20175
703-840-4854
Mthomas@pennoni.cpm

PROPOSAL: A Special Exception to allow lighted playing fields in the PDH-4 zoning district.

PROPERTY ADDRESS: 22376 & 22377 Belmont Ridge Road, Ashburn, VA 20148

TAX MAP/PARCEL: Tax Map - /92/////34/ MCPI – 157-17-5653
Tax Map - /91///7///26/ MCPI – 157-16-1062
Tax Map - /91///7///27/ MCPI – 157-25-2434

CURRENT ZONING: PDH-4

SURROUNDING ZONING/LAND USE:

NORTH	PDH-4 & R-1	Residential & Vacant
SOUTH	PDH-4 & R-8	Residential, Recreational, & Vacant
EAST	PDH-4 & R-1	Residential
WEST	PDH-4 & TR-10	Residential & Exempt Property

ELECTION DISTRICT: Dulles and Blue Ridge

Thomas, Mark W.

From: VanHorn, Ginni <Ginni.Vanhorn@loudoun.gov>
Sent: Friday, June 15, 2012 2:30 PM
To: Thomas, Mark W.
Subject: FW: waiver request for Brambleton Park Field Lighting

Mark,

We will agree to the checklist waiver prior to acceptance based on the explanation that the subject site is an existing park and that the application is solely to allow lighting. Please be aware that this does not preclude staff from requesting such information during referral review if it is deemed necessary.

Please include a copy of this correspondence with your application submission. If you have any additional questions do not hesitate to contact me.

ginni

Ginni Van Horn, Planner III
Loudoun County Dept. of Planning
1 Harrison Street, 3rd Floor, MS 62
Leesburg, VA 20177-7000
703-777-0647 (direct)
703-777-0246 (main line)
ginni.vanhorn@loudoun.gov

From: Merrithew, John E.
Sent: Thursday, June 14, 2012 4:13 PM
To: VanHorn, Ginni
Subject: FW: waiver request for Brambleton Park Field Lighting

From: Thomas, Mark W. [<mailto:MTThomas@pennoni.com>]
Sent: Thursday, June 14, 2012 11:51 AM

To: Merrithew, John E.
Subject: waiver request for Brambleton Park Field Lighting

John,

This is a formal request to waive portions of the checklist requirements for the Brambleton Park Special Exception.

We would specifically like to waive items K.5. Archaeological requirements, and Checklist item K.12 Vegetation requirements with the justification that this special exception is for field lighting on the improved / graded / constructed Brambleton park. The park has an approved site plan which includes a tree conservation plan that was worked out with the County Forester, Dana Malone, as well as the proposed landscape plan per STPL 2010-0022

Portions of the park have recently been deeded to Loudoun County BOS, and portions remain in NVRPA lease (per the original Brambleton proffer)

Thanks for your attention to this request

Mark W. Thomas, LA
Director of Planning and Landscape Architecture

Patton Harris Rust & Associates
A Pennoni Company
208 Church Street, SW
Leesburg, VA 20175
Office 703-777-3616
Direct 703-840-4854
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<http://www.phra.com> | mthomas@pennoni.com

Statement of Justification

SPEX 2012-0036- Brambleton Regional Park Sport Field Lighting

Special Exception approval to allow lighted sports fields at Brambleton Regional Park

Project Background and Goals

The purpose of this special exception request is for sports fields lighting of the nine (9) fields at the Brambleton Regional Park at the intersection of Route 659 relocated and Existing Route 659.

This park site is subject to ZMAP 1993-0005, ZCPA 1993-0007, SPEX 1993-0017. The site has been constructed per Loudoun County Site Plan STPL 2010-0022. Loudoun County Department of Parks, Recreation and Community Services has requested that a special exception application be made to permit the nine (9) sports fields to be lighted. Lighted fields are not included in the original land use approvals, as condition of approval F.4. – states that the fields can be lighted with approval of a special exception.

I. Issues For Consideration

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 addressed by the application and the proposed facility:

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

Yes- This proposed facility is consistent with the Revised General Plan (Suburban Policy- Open Space Uses) as well as the Loudoun County Parks and Recreation (PRCS) standard that all sports fields be lighted.

In addition the proposal is in conformance from a Green Infrastructure perspective. The proposed lighting is based on 50% Energy savings over previous technologies, 50% less spill and glare over previous technologies.

The proposal continues to honor the Beaverdam Creek Reservoir Setback allowing the wildlife corridor to continue uninterrupted along Beaverdam Creek.

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

The facility will continue to meet all applicable building codes with respect to fire safety and measures of fire control.

(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; AND

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

Neither noise, nor glare nor light generated by the proposed lighting is anticipated to be of concern or to negatively affect adjacent uses. This has substantial buffers surrounding all the existing playing fields with an approved Tree Conservation Plan as part of STPL 2010-0022. This existing vegetation is to remain as well as the proposed vegetation as part of the approval. Additionally, the proposed lighting never exceeds what is currently allowed per county standards (10FC) for publicly owned fields used for competition (zoning ordinance section 5-1504).

The proposed Foot Candles at the property line actually meet the more stringent requirement of .25 FC for the over 90% of the perimeter of the site. There is approximately 18500 LF of site perimeter boundary and there is approximately 1700 LF (9%) of perimeter boundary in which the Foot Candle is between .25 and 4.13 FC.

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

This use is compatible with the existing uses surrounding the existing park. The lighting of these fields satisfies a need to extend the availability of playing fields in eastern Loudoun County.

(F) Whether sufficient existing or proposed landscaping, screening and buffering on the site and in the neighborhood, and adjacent parcels.

The majority of the land surrounding the existing field locations is existing vegetation to remain and / or NVRPA parkland. The park and fields on the east side of Belmont Ridge Road are adjacent to residentially zoned lands but the northern parcel is heavily buffered by Tree Conservation Area and the parcel to the south is also buffered by Tree Conservation Area and proposed planting per the approved Site Plan. The western most portion of the park is heavily wooded and buffer from all surrounding uses. The 300' foot Beaverdam Creek Reservoir Buffer has been honored with the approved site plan. The conserved tree canopy combined with the proposed planting per the approved site plan exceeds 35% of the total regional park site. This will remain unchanged with this Special Exception approval.

(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 proposed special exception preserves the existing regional park facilities. That being said the natural existing topography, treesave and forested wetlands. As mentioned above, the 300' foot Beaverdam Creek Reservoir Buffer has been honored with the approved site plan. The conserved tree canopy combined with the proposed planting per the approved site plan exceeds 35% of the total regional park site, which will remain unchanged with this Special Exception approval.

There are no archaeological or historic feature of significant importance within the site.

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

This wildlife corridor along Beaverdam Creek Reservoir will continue to be preserved for this Park. As the site is currently developed as a Regional Park, limited disturbance will take place in order to install the field lighting. There will be no further damage of existing animal habitats, vegetation water or air quality from the installation of the lighting.

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

The majority of the use from the lighting is demanded by Fall League play. By extending the playing season deeper into the Fall, the lighting of these fields does contribute to the services demanded by the citizens of Loudoun County.

(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 park is well served by existing transportation facilities. Route 659/ Belmont Ridge Road bisects the park. An 8' multi-use trail links the parking, playing fields and the residential properties to the north, south and directly to the east. The lighting of the fields will not generate any more peak hour trips by the park facilities. The field lighting extends the playing time and availability of the fields past the PM peak hour trips (time).

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

There are no existing structures in the park at this time.

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

The proposed lighting does not require public facilities. There is adequate power, supplied by Dominion Power, for the lights.

(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. The proposed footings for the light poles will meet applicable building codes and will be properly reviewed by Loudoun County.

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

The proposed use will not negatively affect road development or transportation. The proposal is consistent with the Revised Countywide Transportation Plan.

(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 proposal extends the play-ability and availability these fields can be used for PRCS and other league play. These fields are in very high demand and lighting the fields is especially important in Fall playing seasons extending the use

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

The proposal is intended to help meet the Parks and Recreation needs of Loudoun County residents. This helps fulfill goals and objectives of Loudoun County PRCS which translates to better quality of life for the Citizens of Loudoun County.

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

Adequate infrastructure fully exists for this facility.

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

No odors will be generated by the uses on the site which will negatively impact adjacent uses.

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

There will be no adverse impact of construction traffic on existing neighborhoods and school due to the limited construction necessary to install the lighting. In addition there will be no construction traffic in adjacent neighborhoods due to the direct access from the park to Belmont Ridge Road.

II. SUMMARY

The proposed Special Exception for the lighting of these playing fields is an important step to the full completion of Brambleton Regional and Community Park while these original proffers from the Brambleton rezoning have been fulfilled, the lighting of the fields for optimum playtime and use is a valuable asset for Loudoun County.

III. COMMUNITY MEETINGS

The Applicant will hold a community outreach meeting in advance of each of the required public hearings at a location central to the project.

Scoping Number: _____ Date: 8/27/12
Application Name/LMIS Number: SPEX 2012-0036 Branbieten Regional Park
Location/Parcel Number: _____
OTS Reviewer: Aaron Zimmerman
of Guidelines Satisfied: 14 of 14
Accept or Reject: Accept Comment: Information provided in the statement of justification is more useful than the traffic memo from 2010.

- (1) **Study Area:** Roadways internal or adjacent to the development site shall be included in the traffic study. The study area should be defined at the scoping meeting and as a guideline should include other external roads to the extent that the project's generated traffic is anticipated to exceed 10 percent of the road's current/existing traffic volumes (at the time of application).

Does Study Meet Guidelines? yes Comments: Statement of Justification provides updated traffic info. relevant to this application. The Sept. 29, 2010 traffic memo provides background traffic information.

- (2) **Traffic Count Locations:** Traffic counts are required on the adjacent roads and in the adjacent intersections beyond the project's frontage on adjacent roads in the study area. The AM/PM peak period traffic counts shall not be more than twelve (12) months old at the time of the application submission. Twenty-four (24) hour weekday traffic counts or estimates are also required for roadway segments.

Does Study Meet Guidelines? yes Comments: _____

N/A

- (3) **Trip Generation:** As a general guide to vehicle trip generation, the latest edition of the Institute of Transportation Engineer's (I.T.E.). Trip Generation Report shall be used. These rates may be supplemented by additional information provided by the County. If the applicant chooses to use different rates, they shall be documented and agreed to at the scoping meeting prior to their use in the traffic analyses. Primary trip reductions associated with passby trips and methodologies for trip reductions associated with passby trips shall be discussed and agreed upon at the scoping meeting.

Does Study Meet Guidelines? yes Comments: See Statement of Justification, page 3. Lighting of the ball fields will not add any additional peak hour traffic. Lighting will extend events later into the evening.

- (4) **Traffic Volume Projections:** The traffic study shall include an agreed upon build out year and provide existing and projected traffic volumes, with and without the subject project, for Average Daily Traffic (ADT), as well as AM and PM peak hours. The peak hour of the project/individual land use(s) (as given in the ITE Trip Generation Report) should be added to the corresponding AM/PM existing peak hour of the adjacent roadway traffic volumes (to show the worst case scenario), if the peak hour of the project/individual land use(s) for the generator is greater than the peak hour of the adjacent roadway (per ITE Trip Generation Report). The existing peak hour of traffic on the roads adjacent to the subject project site shall be identified. These traffic volumes shall be provided at roadway intersections and commercial or private accessways/entrances.

Does Study Meet Guidelines? yes Comments: _____

N/A

- (5) **LOS Analysis:** Level of Service (LOS) calculations for existing and projected conditions, with and without the subject project, for highway segments, intersection legs, and entrances shall be provided. Calculations shall be in accordance with the Highway Capacity Manual (HCM) and/or the Highway Capacity Software (HCS), or as may be agreed at the scoping meeting. Traffic volumes and LOS information shall be provided for each phase of development, to include conditions at date of project completion. Projections shall also be made for date of completion plus ten (10) years or to an agreed upon forecast year.

Does Study Meet Guidelines? yes Comments: _____

N/A

- (6) **Minimum Roadway/Intersection LOS Standards:** Recommendations for phased improvements to the road network links in order to maintain an acceptable LOS (minimum LOS "D") shall be provided. For each phase up to and including buildout, a minimum approach and overall LOS "D" at intersections shall apply.

Does Study Meet Guidelines? yes Comments: _____

N/A

(7) **Background Traffic Assumptions:** Assumptions which determine projected background traffic, including through traffic growth rate to be applied on roadway links, shall be confirmed at the scoping meeting. The sources for determining future traffic projections will include one or more of the following:

- The Loudoun County Growth Summary or similar documents from Loudoun County.
- The Loudoun County transportation model which incorporates COG's Cooperative Forecasts for Loudoun County.
- Approved developments in the vicinity of the proposed development.

Specific other approved development names and respective development square footage or residential units in the study shall be provided.

Does Study Meet Guidelines? yes Comments: _____

N/A

(8) **Traffic/Trip Distribution:** Directional trip distribution information shall be provided for project entrances and collector and arterial intersections within the study area for the phases and categories (e.g., residential, office, retail, industrial and institutional) of development.

Does Study Meet Guidelines? yes Comments: _____

N/A

(9) **LOS Calculations Assumptions:** Traffic counts and LOS worksheets and projected traffic volume LOS analyses, using agreed upon analysis techniques, including existing AM/PM peak hour signal timing, shall be included as a part of the traffic study.

Does Study Meet Guidelines? yes Comments: _____

N/A

(10) **Mode Choice:** Modal split information shall be provided for the phases of the analysis, with sources of information identified (e.g., COG model).

Does Study Meet Guidelines? yes Comments: _____

N/A

- (11) **Safety Locations**: Road safety hazards, as identified by the ISTEA set-aside funding criteria and/or as identified by the County at the scoping meeting, within the study area shall be analyzed for all roadway links and intersections in the traffic study.

Does Study Meet Guidelines? Yes Comments: _____

N/A

- (12) **Traffic Mitigation Measures**: If trip reduction factors are used in the study, measures necessary to implement the reduction must be specified, with supporting documentation.

Does Study Meet Guidelines? Yes Comments: _____

N/A

- (13) **Bicycle & Pedestrian Accommodations**: When bicycle and pedestrian accommodations are used to reduce anticipated traffic volumes, a description of the physical and functional characteristics of the proposed bicycle and pedestrian accommodations shall be provided. If such separate bicycle accommodations (e.g., striped lanes or multi-purpose trails) are anticipated, they shall also be identified. A description of the functional characteristics shall be provided to identify the transportation options that these accommodations provide (e.g., pedestrian access to retail center, safe bicycle route to elementary school, inter-parcel connections to adjacent neighborhoods, access to W&OD trail, etc.)

Does Study Meet Guidelines? Yes Comments: _____

N/A

- (14) **VDOT Connectivity Requirements**: VDOT connectivity requirements and the location of stub out streets.

Does Study Meet Guidelines? Yes Comments: _____

N/A



September 29, 2010

County of Loudoun
Department of Building and Development
ATTN: ESI Review
1 Harrison Street, S.E.
P.O. Box 7000
Leesburg, Virginia 20177-7000



**Re: Brambleton Park Site Plan Acceptance
Traffic Statement
PHR+A 16313-1-0**

CORPORATE:

Chantilly

VIRGINIA OFFICES:

Chantilly

Charlottesville

Fredericksburg

Harrisonburg

Leesburg

Newport News

Norfolk

Winchester

Woodbridge

LABORATORIES:

Chantilly

Fredericksburg

MARYLAND OFFICES:

Baltimore

Columbia

Frederick

Germantown

Hallwood

Hunt Valley

Millersville

PENNSYLVANIA OFFICES:

Allentown

T 800.350.PHR+A

T 703.449.6700

F 703.449.6717

14532 Lee Road

Chantilly, VA

20151-1679

To Whom it May Concern:

The following is a summary of trip generation and traffic operations for the proposed site plan expansion by the Loudoun County Department of Construction & Waste Management on a portion of Parcel 92-34 on Belmont Ridge Road (VA Route 659) north of the Briar Woods High School in the Dulles District. The site is an approximate 30 acre portion of Tax Map 92 Parcel 34 (MCPI #1157-17-5653), is listed as 22376 Belmont Ridge Road, and is proposed for the construction of three new multi-purpose fields east of Route 659 with 272 new parking spaces. The site plan also includes upgrading the existing parking west of Belmont Ridge Road for the four existing baseball/soccer fields north of the Northstar Boulevard/Route 659 intersection. The parking areas currently are not demarcated but are used for the existing facilities. The proposed site plan includes providing 362 parking spaces west of Route 659 on Tax Map Parcel 91-7 as parcel 26 (MCPI # 157-16-1062). The site west of Route 659 also includes two small fields adjacent to the NVRPA offices and golf area southwest of Route 659.

As part of this site plan, PHR+A has submitted a trip generation summary in August 2010 summarizing that the nine total recreational fields at Brambleton Park would not generate peak period or daily trips for peak usage which would require a VDOT Chapter 527 Traffic Study. The conclusions included a conservative credit for trips associated with only two of the six existing fields. The initial ESI review of the plan requested more information, a traffic study and confirmation from VDOT on the Chapter 527 requirements.

The purpose of this traffic statement is to respond to the ESI comments and document that the proposed uses associated with the subject site plan **DO NOT** trigger a VDOT Chapter 527 Study. In review the plans and the existing activities, the site activities which generate new traffic are associated with the new parking for the fields on Parcel 34 east of Route 659. Therefore, to avoid confusion, the trip tables have been updated to show the

new uses with the site plans and total ADT for design purposes. Our conclusions are based on the following observations:

1. Weekday peak hour and daily trips for recreation uses base on the ITE Trip Generation Manual (8th Edition) do not trigger the volume requirements as defined in the Virginia Regulations 24VAC30-155-50.

The August 2010 traffic statement showed 202 VPH and 1,057 VPD for the total uses of nine fields for the weekend conditions. This is less than the 250 peak and 2,500 daily trip thresholds.

2. Based on the total fields and the ITE trip generation averages, the Saturday peak hour uses for all nine fields do exceed the VDOT 527 thresholds for all the fields. However, the VDOT regulations recognize credit for existing uses as defined as redevelopment sites. The previous submission included a discount for two fields from the ITE empirical calculations, but in examining the VDOT guidance, the redevelopment site reduction applies to development with different and denser user; however, the credit to be deducted are trips removed with the new uses. Therefore, PHRA corrected the tables to show the traffic volumes for the site plan activities for the new uses which will add trips.
3. To be consistent with the site plan, the new uses associated with the site plan can be calculated based on three new fields, east of Route 659. The ITE trip generation shows 86 VPH and 352 VPD for the new uses of three fields for the weekend conditions. This is less than the 250 peak and 2,500 daily trip thresholds.
4. To verify Saturday actual conditions, PHR+A recorded peak period turning movement counts at the Brambleton Park/Route 659 intersection to calculate the peak period existing traffic for a Saturday; the resultant trips for a Saturday peak hour with two fields in use is 97 two-way trips. Extrapolating the peak hour trips to the proposed site plan, the new fields would generate 146 peak hour trips (two-way) for a Saturday, which is less than the VDOT 250 peak hour thresholds.
5. Based on our understanding of the VDOT regulations, the VDOT Chapter 527 thresholds are determined by the County. PHR+A cannot request VDOT validation, but the jurisdiction has final determination. Therefore, the County should request input from VDOT or provide a determination that a traffic study is required with the subject site plan. Based on our professional opinion, as documented below, the proposed site plan does not trigger additional trips to justify a VDOT Chapter 527 study.

The following paragraphs provide the technical materials to support our conclusions.



The site access is proposed as three commercial entrances to existing curb cuts, including the eastern entrance at the old Route 659 R.O.W. The proposed site plan application by the Applicant (Loudoun County Department of Construction and Waste Management) will include a facility with a maximum of 152 parking spaces adjacent to the Route 659 east leg and 120 parking spaces to the north.

The traffic statement outlines the comparison to the VDOT Chapter 527 requirements (which are not satisfied) and a description of existing Saturday traffic conditions.



VDOT Chapter 527 Requirements

As part of the requirements of VDOT's Chapter 527 regulations, a traffic impact analysis must be submitted with any site action if the site trip generation is over a certain threshold. The following paragraphs outline our understanding of the Code of Virginia Section 15.2-2222.1 and the Traffic Impact Analysis Regulations 24 VAC 30-155-50 for site plans in relation to the proposed land use activity. For the subject site, the net trip generation for the site provides support that additional Chapter 527 review is **not** required.

Trip Generation

For trip generation calculations, the proposed uses were derived based on the number of fields and comparison to general recreational and park uses in the Institute of Transportation Engineers (ITE) *Trip Generation (8th Edition)* Manual. Since this park has existing uses and the ITE Manual does not have a large data base for parks, PHR+A checked existing traffic at Route 659 to verify the ITE trip rates. The application of ITE trip rates for soccer park uses were used consistent with VDOT guidelines.

The VDOT range of trip rates for the ITE trip rate variables are included in Table 1 showing the maximum trip generation associated with the proposed plans for three fields to the east and the existing six fields to the west of Route 659. The trip table show the weekday, weekday peak, and Saturday peak hour and Daily trips as revised for the 3 new fields to be used, as well as the empirical tabs for the 6 fields to the west. The revised trips based on the site plan activities for three fields are shown in Table 2 for VDOT Chapter 527 compliance. (Inbound and outbound are not shown in Table 2, since they are not relevant to the 527 threshold analysis).

The site plan docs include improvements to the west of Route 659, but these improvements do not add capacity to the fields; instead the improvements replace fencing and pave the parking areas. The ITE data bases for recreational uses – County Park, Regional Park, and Soccer Complex – do not provide trip rates per parking spaces.

TABLE 2
VDOT CHAPTER 527 TRIP GENERATION

Use	AM Peak Roadway	PM Peak Roadway	PM Peak Generator	Saturday Peak Hour of Generation	Daily Trips (VPD)
County Park @ 3 Fields (ITE Code 488)	4	62	65	86	214 (352 Sat.)
Site Plan based on Saturday Field Counts	--	--	--	146	--
VDOT Threshold	NO< 250	NO< 250	NO< 250	NO< 250	NO< 2,500

Source: ITE Trip Generation, 8th Edition, (Computations by PHR+A) See Table 1 for details and Table 3 for existing trips. Weekday peak hour of generator = 84 trips

For a traffic impact analysis to be required for commercial uses (other uses), the total peak hour trips must exceed 250 trips per hour.

As outlined under existing conditions, the 'worst case' trip generation based on existing counts at Brambleton Park for a Saturday, the peak trips over one hour for this site is 146 trips, so the threshold is not reached. The threshold for daily trips is 2,500, which is far greater than the 146 generated by this site plan uses. Since the use is not a residential activity, the VDOT low volume road threshold also does not apply. Therefore, a VDOT 527 review is not required with the site plan submission.

Roadway Context

The site study area has 2 public streets, with no programmed construction improvements consistent with the Countywide Transportation Plan and development proffers:

- Belmont Ridge Road (Va. Route 659) – Serves the site with a four lane undivided roadway adjacent to the site serving as access to Briar Woods High School to the south. The speed limit is posted at 45 MPH and no safety concerns are noted. The road is a major collector south of the park and is designated as a six lane divided minor arterial to the north. It is widened to a four lane divided cross-section bisecting the site with existing fields to the west and the proposed fields east of Route 659.
- Northstar Boulevard south of the site is a four lane divided minor arterial designated as Route 659 relocated in the CTP. Northstar Boulevard is posted at 45 MPH and extends south to Route 772.

The Route 659/Northstar Boulevard intersection is a four-legged junction with the north-south leg (Northstar Boulevard the new link to the south and Belmont Ridge Road



to the north). The intersection stop is controlled for the east leg of Route 659 and the west leg for the Park. The east leg of Route 659 is marked as a shared through/left and separate right turn to Route 659 northbound. The park entrance is one lane outbound and the north/south approaches have two through lanes and separate left/right turn bays. Sight distance is adequate in all directions. The east leg of Belmont Ridge Road is constructed with sidewalks on both sides but no crosswalks are painted at the intersection and ADA accessible ramps are located on the east side. No other traffic hazards were observed. Existing VDOT published daily traffic for Route 659 is 9,800 VPD in 2009.

Existing Conditions



Traffic counts by PHR+A on Saturday, September 18, 2010, were used to establish existing traffic conditions. Data was collected between 11:30 a.m. and 2:30 p.m. to determine the roadway and park peak periods. The summary of the counts are shown in Table 3 with the park peak turns occurring between 12:30 and 1:30. The count worksheets are included in Appendix A.

TABLE 3: EXISTING 2010 SATURDAY PEAK HOUR TRAFFIC VOLUMES

Direction	Peak Hour Volume	
	Roadway Peak (11:30-12:30)	Park Peak (12:30-1:30) *
Northstar Boulevard Northbound		
NB Left	8	1
NB Through	131	--
NB Right	2	--
Route 659 Southbound		
SB Right	12	12
SB Through	190	--
SB Left	352	--
Route 659 Westbound		
WB Left	7	--
WB Through	11	31
WB Right	428	--
Park Entrance Eastbound		
EB Left	38	28
EB Through	2	11
EB Right	1	14

* Only for turning traffic volumes entering west leg shown (combined eastbound and NB L, WB T, SB R)

The trip generation for the site was calculated based on the field in use during the Saturday afternoon counts. The two softball fields were not in use during the counts and two of the four northern fields were not in use. However, two of the fields were being used for soccer events with matches generally ending at 11:45 a.m. and 1:00 p.m. To be conservative, PHR+A derived a trip rate for fields based on the two in use; as shown in



Table 4 below. Parking observed in the lots were approximately forty vehicles north and ten to the south before and after the intersection counts.

The trip rates for the park peak was the highest between 12:30 and 1:30 p.m., or an hour after the peak of the intersection. The effective trips per field are higher than the ITE averages by about 65-70 percent. The spring sport season would have more overlap of soccer and baseball activities; however, the September trips per field calculations shown total traffic volumes with continuous activity and trips as the field change users between games, matches, and practices. Weekday peaks were not investigated since the ITE trip rates were not in question by Loudoun County

TABLE 4: SATURDAY PARK TRIP GENERATION FIELD CALCULATION CONDITIONS

	Saturday Road Peak Hour			Saturday Park Peak Hours		
	In	Out	Total	In	Out	Total
Brambleton Park Six Fields with Two in Use	31	41	72	44	53	97
Trips						
Trips per Fields			36.0			48.5
New Trips at 3 Fields			108			146
ITE Average Rate Trip per Field			28.6			28.6

Site Trip Generation

As outlined in the Chapter 527 section, PHR+A utilized the trip generation rates listed in the 8th Edition of the Institute of Transportation Engineers (ITE) *Trip Generation* Manual to estimate the number of trips generated by the proposed fields east of Route 659. For the subject site, recreation uses (ITE land use code 488, 412, and 417) were used based on three fields, as summarized in Table 5 for the weekday and Table 6 for Saturday.

TABLE 5
 BRAMBLETON PARK – WEEKDAY TRIP GENERATION SUMMARY

	AM Peak Period			PM Peak Period			Daily
	In	Out	Total	In	Out	Total	
Soccer Fields* (Proposed Three Fields)	2	2	4	43	19	62	214

Note: * Total trips do not include existing facilities.

TABLE 6
 BRAMBLETON PARK – SATURDAY TRIP GENERATION SUMMARY

SOCCER FIELDS (3 FIELDS)	SATURDAY PEAK PERIOD			
	IN	OUT	TOTAL	DAILY
Soccer Fields (Three Fields)	66	80	146	595

Note: * Total trips do not include existing facilities.

Daily Traffic

To calculate Daily Trips for the site plan, PHR+A utilized the Saturday field conditions derived trip rates and factored the trips per field to the ITE averages. This approach increases daily trips for the entrance design and provides a conservative approach. As shown in Table 7, by factoring the trips per field for two fields and applying it to the 6 fields east and three proposed fields to the west, the Daily Traffic Volumes were increased from ITE to derive ADT by links for the public street connections. Table 7 also includes the trip generation for the existing NVRPA offices, to add to the park uses.



The driveway volumes shown in Table 8 show both weekday and Saturday ADT for 2015, while the road link ADT is based only the weekday peaks from VDOT published data with growth. PHR+A would suggest using the Saturday trips for pavement design.

TABLE 8: PROJECTED DAILY TRAFFIC VOLUMES WITH BRAMBLETON PARK

Link	Daily Traffic Volume (VPD)	
	Weekday	Saturday
Route 659 North Leg	12,000	
Route 659 East Leg	10,100	
Northstar Boulevard	2,000	
NVRPA Brambleton Park Entrance	1,200	1,300
Proposed Brambleton Park Entrances		
West	80	120
Central	130	210
East (Old Rte 659 Alignment)	170	270

We hope the above analysis will satisfy the County requirements in initiating the proposed site plan review. The Saturday conditions are document t based on field conditions and the trip calculations are refined to demonstrate that the site plan uses not trigger a VDOT 527 analysis. Please contact our office at (703) 449-6700 if you have any further questions.

Sincerely,
PATTON HARRIS RUST & ASSOCIATES

Douglas R. Kennedy, P.E.
 Vice President

Director of Transportation Planning
P:\PROJECT\16313\1-0\traffic\PHRA_BrambletonPark_TrafficStatement_2010_0928.doc

cc: Mr. Mark Thomas/PHR+A
 Mr. Jason Dooley/PHR+A
 Mr. Apurva Andurlekar/PHR+A

Enclosures: Table 1, Table 7; Appendix A: Saturday Traffic Counts

Site Plan Trip Generation Calculations with 3 New Fields

ITE Land Use (1)
CODE CODE DENSITY Var.

USE

AM PEAK HOUR			PM PEAK HOUR			DAILY
IN	OUT	TOTAL	IN	OUT	TOTAL	(2-way)

Proposed Uses with Site Plan

488	488.000	3 fields	Soccer Complex	NEW Fields east of Route 659 to add Trips; proposed 272 Parking Spaces
488	488	6 fields	Soccer Complex	Existing Uses west of Rte 659; Site Plan paving existing parking north @ 362 spaces

Weekday

Shaded area are new trips; Other variables & existing park trips shown for comparison.

488	488	3 fields	Soccer Complex	2	2	4	43	19	62	214
488	488	6 fields	Soccer Complex	4	4	8	86	38	124	428
412	412	65 acres	County Park	1	0	1	2	2	4	148
417	417.2	65 acres	Regional Park (Max)	0	0	0	30	42	72	2540
Total Trips (East + West)				6	6	12	129	57	186	642

Peak Hour of Generator

Shaded area are new trips; Other variables & existing park trips shown for comparison.

488	488.12	3 fields	Soccer Complex (Gen)	5	4	9	21	44	65	214
488	488.12	6 fields	Soccer Complex (Gen)	9	8	17	43	88	131	428
412	412.12	65 acres	County Park (Gen)	24	10	34	13	25	38	148
417	417.22	65 acres	Regional Park (Generator)	6	4	10	7	10	17	297
Total Trips (East + West)				24	10	34	13	132	196	642

WEEKEND PEAK HOUR		
IN	OUT	TOTAL

DAILY
(2-way)

Shaded area are new trips; Other variables & existing park trips shown for comparison.

488	488.16	3 fields	Soccer Complex (Sat)	41	45	86	352
488	488.16	6 fields	Soccer Complex (Sat)	83	89	172	705
412	412.16	65 acres	County Park (Sat)	86	60	146	789
417	417.26	65 acres	Regional Park (Sat)	11	11	22	367
Total Trips (East + West)				124	134	258	1,057

VDOT 527 Check Site Plan

Peak	Daily	Peak	Daily
62	Peak St. 214	86	352
65	Peak Gen. 214		
86	Sat. 352	0	0
	New Uses only		
	Net Trips	86	352

Non-Residential Threshold for Site Plan 250 2,500

527 Required?

VDOT CHAPTER 527 STUDY NOT REQUIRED

AM Peak Hour		PM Peak Hour		Daily
(2-way)	% Inbound	(2-way)	% Inbound	(2-way)

Effective Trip Rates (2)

488	Soccer Complex	fields	1.33	50%	20.67	69%	71.33
412	County Park	acres	0.02	100%	0.06	50%	2.28
417	Regional Park (Max)	acres	0.00	#DIV/0!	1.11	42%	39.08
488	Soccer Complex (Sat)	fields			28.67	48%	117.50
412	County Park (Sat)	acres			2.25	59%	12.14
417	Regional Park (Sat)	acres			0.34	50%	5.65

TRIP RATE SOURCE:

Trp Generation Manual (8th Edition) Institute of Transportation Engineers: 2008.

Average trip rates used, unless noted with "e", then equations used at size shown, with data set OK for R2 > .0.75 AND SD > 110% of ave.

(1) ITE Land Code shown as the first 3 digits. Decimal shown for internal use by PHR+A for lookup table for trip rate variable.

(2) Effective trip rates calculated by land use:

For average rates =

(Density) x (ave trip rate) = 2-way Trips ; x (inbound percentage) for Trips In

For ITE equations, "e" noted =

(Density) x (trip equation) = 2-way Trips ; x (inbound percentage) for Trips In

Table 7
Site Plan Entrances Calculations with 3 New Fields Based on Existing Counts

<i>ITE Land Use (1)</i>		<i>DENSITY</i>	<i>Var.</i>	<i>USE</i>	<i>AM PEAK HOUR</i>			<i>PM PEAK HOUR</i>			<i>DAILY</i>
<i>CODE</i>	<i>CODE</i>				<i>IN</i>	<i>OUT</i>	<i>TOTAL</i>	<i>IN</i>	<i>OUT</i>	<i>TOTAL</i>	<i>(2-way)</i>
Proposed Uses with Site Plan											
488	488.000	3	fields	Soccer Complex	NEW Fields east of Route 659 to add Trips; proposed 272 Parking Spaces						
488	488	6	fields	Soccer Complex	Existing Uses west of Rte 659; Site Plan paving existing parking north @ 362 spaces						
Weekday (3)					Shaded area are new trips; Other variables & existing park trips shown for comparison.						
488	488.6	3	fields	Soccer (PHRA, adj. from Sat.)	2	2	4	47	57	104	360
488	488.6	6	fields	Soccer (PHRA, adj. from Sat.)	4	4	8	94	114	208	719
710	710.29	25	ksf	Office @ 25 000 gsf	55	7	62	18	89	107	459
Total Trips (East + West)					61	13	74	159	260	419	1,538

		<i>DENSITY</i>	<i>Var.</i>	<i>USE</i>	<i>WEEKEND PEAK HOUR</i>			<i>DAILY</i>		
<i>CODE</i>	<i>CODE</i>				<i>IN</i>	<i>OUT</i>	<i>TOTAL</i>	<i>(2-way)</i>		
					Shaded area are new trips; Other variables & existing park trips shown for comparison.					
488	488.5	3	fields	Soccer (PHRA Sat Field)	66	80	146	595		
488	488.5	6	fields	Soccer (PHRA Sat Field)	131	160	291	1189		
710	710.26	25	ksf	Office (Sat)	5	5	10	59		
Total Trips (East + West)					202	245	447	1,843		

VDOT 527 Check Site Plan with Existing Counts at 2 fields

<i>Peak</i>		<i>Daily</i>		<i>Peak</i>	<i>Daily</i>
104	Peak St.	360	Peak Trips, Sat.	146	595
104	Peak Gen.	360			
146	Sat.	595	New Uses only	0	0
Net Trips				146	595

Non-Residential Threshold for Site Plan **250** **2,500**

527 Required?

VDOT CHAPTER 527 STUDY NOT REQUIRED

		<i>AM Peak Hour</i>		<i>PM Peak Hour</i>		<i>Daily</i>	
<i>Effective Trip Rates (2)</i>		<i>(2-way)</i>	<i>% Inbound</i>	<i>(2-way)</i>	<i>% Inbound</i>	<i>(2-way)</i>	
488	Soccer (PHRA, adj. from Sat.)	fields	1.33	50%	34.67	45%	120.00
710	Office @ 25,000 gsf	ksf	2.48	89%	4.28	17%	18.36
488	Soccer (PHRA Sat Field)	fields			48.50	45%	198.17
710	Office (Sat)	ksf			0.40	50%	2.36

TRIP RATE SOURCE:

Trip Generation Manual (8th Edition), Institute of Transportation Engineers, 2008.

Average trip rates used, unless noted with "e", then equations used at size shown, with data set OK for R2 > 0.75 AND SD > 110% of ave.

(1) ITE Land Code shown as the first 3 digits. Decimal shown for internal use by PHR+A for lookup table for trip rate variable.

(2) Effective trip rates calculated by land use.

For average rates = (Density) x (ave. trip rate) = 2-way Trips ; x (inbound percentage) for Trips In

For ITE equations, "e" noted = (Density) x (trip equation) = 2-way Trips ; x (inbound percentage) for Trips In

(3) Trips rates derived by PHRA based on peak hour counts Saturday Sept 18, 2010 from 11:30 to 2:30 PM

Grounds Printed: Cars - Trucks & Bus

Start Time	Route 659 Southbound						Route 659 Westbound						Northstar Blvd Northbound						Park Entrance Eastbound					
	Left	Thru	Right	Peds	App. Total		Left	Thru	Right	Peds	App. Total		Left	Thru	Right	Peds	App. Total		Left	Thru	Right	Peds	App. Total	
11:30 AM	96	41	5	0	142		0	5	83	0	88		1	43	0	0	44		1	0	0	0	0	
11:45 AM	96	38	3	0	137		0	2	84	0	86		4	25	0	0	29		32	0	1	0	33	
Total	192	79	8	0	279		0	7	167	0	174		5	68	0	0	73		33	0	1	0	34	
12:00 PM	80	63	3	0	146		2	2	135	0	139		1	23	2	0	26		3	2	0	0	5	
12:15 PM	80	48	1	0	129		5	2	130	0	137		2	40	0	0	42		2	0	0	0	2	
12:30 PM	75	50	4	0	129		0	3	84	0	87		0	27	0	0	27		1	0	1	0	2	
12:45 PM	74	55	1	0	130		2	11	79	0	92		0	33	1	0	34		1	0	1	0	2	
Total	309	216	9	0	534		9	18	428	0	455		3	123	3	0	129		7	2	2	0	11	
01:00 PM	53	52	4	0	109		6	13	68	0	87		1	38	0	0	39		26	8	10	0	44	
01:15 PM	55	48	3	0	106		0	4	77	0	81		0	17	0	0	17		0	3	2	0	5	
01:30 PM	73	43	2	0	118		0	3	85	0	88		0	23	2	0	25		0	0	0	0	0	
01:45 PM	62	48	2	0	112		0	6	92	0	98		1	34	4	0	39		0	1	2	0	3	
Total	243	191	11	0	445		6	26	322	0	354		2	112	6	0	120		26	12	14	0	52	
02:00 PM	59	42	3	0	104		4	2	89	0	95		0	34	2	0	36		0	0	0	0	0	
02:15 PM	58	49	6	0	113		0	3	75	0	78		2	28	3	0	33		0	0	1	0	1	
Grand Total	861	577	37	0	1475		19	56	1081	0	1156		12	365	14	0	391		66	14	18	0	98	
Approach %	58.4	39.1	2.5	0			1.6	4.8	93.5	0			3.1	93.4	3.6	0			67.3	14.3	18.4	0	3.1	
Total %	27.6	18.5	1.2	0	47.3		0.6	1.8	34.6	0	37.1		0.4	11.7	0.4	0	12.5		2.1	0.4	0.6	0	3.1	
Cars	842	577	37	0	1456		19	56	1066	0	1141		12	365	14	0	391		66	14	18	0	98	
% Cars	97.8	100	100	0	98.7		100	100	98.6	0	98.7		100	100	100	0	100		100	100	100	0	100	
Trucks & Bus	19	0	0	0	19		0	0	15	0	15		0	0	0	0	0		0	0	0	0	0	
% Trucks & Bus	2.2	0	0	0	1.3		0	0	1.4	0	1.3		0	0	0	0	0		0	0	0	0	0	

Start Time	Route 659 Southbound						Route 659 Westbound						Northstar Blvd Northbound						Park Entrance Eastbound					
	Left	Thru	Right	Peds	App. Total		Left	Thru	Right	Peds	App. Total		Left	Thru	Right	Peds	App. Total		Left	Thru	Right	Peds	App. Total	
11:30 AM	96	41	5	0	142		0	5	83	0	88		1	43	0	0	44		1	0	0	0	1	
11:45 AM	96	38	3	0	137		0	2	84	0	86		4	25	0	0	29		32	0	1	0	33	
12:00 PM	80	63	3	0	146		2	2	135	0	139		1	23	2	0	26		2	2	0	0	5	
12:15 PM	80	48	1	0	129		0	3	84	0	87		0	27	0	0	27		3	2	0	0	5	
12:30 PM	75	50	4	0	129		0	3	84	0	87		0	27	0	0	27		1	0	1	0	2	
12:45 PM	74	55	1	0	130		2	11	79	0	92		0	33	1	0	34		1	0	1	0	2	
Total	352	190	12	0	554		7	11	432	0	450		8	131	2	0	141		38	2	1	0	41	
% App. Total	63.5	34.3	2.2	0			1.6	2.4	96	0			5.7	92.9	1.4	0	92.7		4.9	2.4	0	0	0	
PHF	917	754	600	0	949		350	550	800	0	809		500	762	250	0	801		297	250	250	0	311	
Cars	343	190	12	0	545		7	11	428	0	446		8	131	2	0	141		38	2	1	0	41	
% Cars	97.4	100	100	0	98.4		100	100	99.1	0	99.1		100	100	100	0	100		100	100	100	0	100	
Trucks & Bus	9	0	0	0	9		0	0	4	0	4		0	0	0	0	0		0	0	0	0	0	
% Trucks & Bus	2.6	0	0	0	1.6		0	0	0.9	0	0.9		0	0	0	0	0		0	0	0	0	0	

Peak Hour Analysis From 11:30 AM to 02:15 PM - Peak 1 of 1
 Peak Hour for Entire Intersection Begins at 11:30 AM

Rte 659_Northstar Blvd_Park Entrance : Route 659_Northstar Blvd_Park Entrance-SAT
 Location: Loudoun County, VA
 Time: Saturday (11:30 AM - 2:30 PM)
 Analyst: PHR+A

Engineering: Surveyor, Planners, Landscape Architects
 File Name :
 Site Code :
 Start Date : 9/18/2010
 Page No : 1

Start Time	Groups Printed- Cars - Trucks & Bus															
	Route 659 Southbound				Route 659 Westbound				Northstar Blvd Northbound				Park Entrance Eastbound			
	Right	Peds	App. Total	Thru	Thru	Peds	App. Total	Left	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
11:30 AM	5	0	5	5	0	5	1	0	1	1	0	0	0	0	1	12
11:45 AM	3	0	3	2	0	2	4	0	4	32	0	1	0	0	33	42
Total	8	0	8	7	0	7	5	0	5	33	0	1	0	0	34	54
12:00 PM	3	0	3	2	0	2	1	0	1	3	2	0	0	0	5	11
12:15 PM	1	0	1	2	0	2	2	0	2	2	0	0	0	0	2	7
12:30 PM	4	0	4	3	0	3	0	0	0	1	0	1	0	0	2	9
12:45 PM	1	0	1	11	0	11	0	0	0	1	0	1	0	0	2	14
Total	9	0	9	18	0	18	3	0	3	7	2	2	0	0	11	41
01:00 PM	4	0	4	13	0	13	1	0	1	26	8	10	0	0	44	62
01:15 PM	3	0	3	4	0	4	0	0	0	0	3	2	0	0	5	12
01:30 PM	2	0	2	3	0	3	0	0	0	0	0	0	0	0	0	5
01:45 PM	2	0	2	6	0	6	1	0	1	0	1	2	0	0	3	12
Total	11	0	11	26	0	26	2	0	2	26	12	14	0	0	52	91
02:00 PM	3	0	3	2	0	2	0	0	0	0	0	0	0	0	0	5
02:15 PM	6	0	6	3	0	3	2	0	2	0	0	1	0	0	1	12
Grand Total	37	0	37	56	0	56	12	0	12	66	14	18	0	0	98	203
Approach %	100	0	100	100	0	100	100	0	100	67.3	14.3	18.4	0	0	48.3	
Total %	18.2	0	18.2	27.6	0	27.6	5.9	0	5.9	32.5	6.9	8.9	0	0	48.3	
Cars	37	0	37	56	0	56	12	0	12	66	14	18	0	0	98	203
% Cars	100	0	100	100	0	100	100	0	100	100	100	100	0	0	100	100
Trucks & Bus	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Trucks & Bus	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Start Time	Route 659 Southbound												Northstar Blvd Northbound												Park Entrance Eastbound											
	Route 659 Southbound				Route 659 Westbound				Northstar Blvd Northbound				Park Entrance Eastbound				Route 659 Southbound				Route 659 Westbound				Northstar Blvd Northbound				Park Entrance Eastbound							
	Right	Peds	App. Total	Thru	Thru	Peds	App. Total	Left	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total	Right	Peds	App. Total	Thru	Thru	Peds	App. Total	Left	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total				
12:30 PM	4	0	4	3	0	3	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	2	9				
12:45 PM	1	0	1	11	0	11	0	0	0	0	0	1	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	2	14				
01:00 PM	4	0	4	13	0	13	1	0	1	26	8	10	0	0	0	0	26	8	10	0	0	0	0	0	0	0	0	0	44	62	14					
01:15 PM	3	0	3	4	0	4	0	0	0	0	0	2	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	5	12	12	12					
Total Volume	12	0	12	31	0	31	1	0	1	28	11	14	0	0	0	0	28	11	14	0	0	0	0	0	0	0	0	53	97	97	97					
% App. Total	100	0	100	100	0	100	100	0	100	52.8	20.8	26.4	0	0	0	0	52.8	20.8	26.4	0	0	0	0	0	0	0	0	301	391	391	391					
PHF	750	0	750	596	0	596	250	0	250	269	344	350	0	0	0	0	269	344	350	0	0	0	0	0	0	0	100	100	100	100	100					
Cars	12	0	12	31	0	31	1	0	1	28	11	14	0	0	0	0	28	11	14	0	0	0	0	0	0	0	0	53	97	97	97					
% Cars	100	0	100	100	0	100	100	0	100	100	100	100	0	0	0	0	100	100	100	0	0	0	0	0	0	0	0	100	100	100	100	100				
Trucks & Bus	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
% Trucks & Bus	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			

Peak Hour Analysis From 11:30 AM to 02:15 PM - Peak 1 of 1
 Peak Hour for Entire Intersection Begins at 12:30 PM



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

September 20, 2012

RE: SPEX 2012-0036 – Brambleton Regional Park

Dear Adjacent Property Owner:

This letter serves to inform you that the above referenced land development application has been officially accepted for processing as of September 20, 2012. Should you wish to review the public file, a hard copy is available in the file room located in the Department of Building and Development or to access documents electronically, please go to www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications. If you have any further questions regarding the review and processing of this application, please feel free to contact me.

Sincerely,

Kate McConnell
Project Manager

cc: Mark Thomas, Patton Harris Rust & Associates
Van Armstrong, Land Use Review Program Manager, Department of Planning

Attachment on back

SPEX 2012-0036 – Brambleton Regional Park

APPLICANT: Department of Construction and Waste Management
Loudoun County
Lewis Rauch, Director
211 Gibson St. NW
Leesburg, VA 20176
571-258-3213

OWNER: Loudoun County Board of Supervisors
1 Harrison Street, SE, 5th Floor
PO Box 7000
Leesburg, VA 20177

Northern Virginia Regional Park Authority
Todd E. Hafner, Director of Planning and Development
5400 Ox Road
Fairfax Station, VA 22039
703-359-4606

REPRESENTATIVE: Patton Harris Rust & Associates
Mark Thomas, CLA
208 Church Street, SE
Leesburg, VA 20175
703-840-4854
Mthomas@pennonni.cpm

PROPOSAL: A Special Exception to allow lighted playing fields in the PDH-4 zoning district.

PROPERTY ADDRESS: 22376 & 22377 Belmont Ridge Road, Ashburn, VA 20148

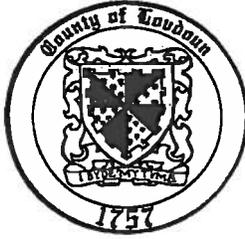
TAX MAP/PARCEL: Tax Map - /92/////34/ MCPI – 157-17-5653
Tax Map - /91///7///26/ MCPI – 157-16-1062
Tax Map - /91///7///27/ MCPI – 157-25-2434

CURRENT ZONING: PDH-4

SURROUNDING ZONING/LAND USE:

NORTH	PDH-4 & R-1	Residential & Vacant
SOUTH	PDH-4 & R-8	Residential, Recreational, & Vacant
EAST	PDH-4 & R-1	Residential
WEST	PDH-4 & TR-10	Residential & Exempt Property

ELECTION DISTRICT: Dulles and Blue Ridge



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

September 20, 2012

Mr. Mark Thomas, CLA
Patton Harris Rust & Associates
208 Church Street, SE
Leesburg, VA 20175

RE: SPEX 2012-0036 – Brambleton Regional Park

Dear Mr. Thomas:

This letter serves to inform you that the above referenced land development application has been officially accepted for processing as of September 20, 2012. I have been asked to serve as the Project Manager and look forward to working with your team. Should you wish to review the public file, a hard copy is available in the file room located in the Department of Building and Development or to access documents electronically, please go to www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications. If you have any further questions regarding the review and processing of this application, please feel free to contact me.

Sincerely,

Kate McConnell
Project Manager

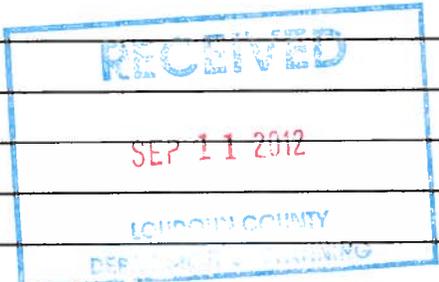
cc: Van Armstrong, Land Use Review Program Manager, Department of Planning

Patton Harris Rust & Associates, pc

208 Church Street, SE
 Leesburg, Virginia 20175
 (703) 777-3616 • (800) 553-7472 • fax: (703) 777-3725
 http://www.phra.com

Transmittal

To: Wini Rubis
Organization/Company: Department of Planning, 3rd Floor
Address: 1 Harrison Street
 Leesburg Virginia
Telephone Number: 703.777.0246
Date: September 11, 2012
From: Mark Thomas
Project Name/Subject: Brambleton Regional Park Special Exception SPEX 2012-0036
Via: Hand Delivered **PHR&A Project File Number:** 16313-1-0



Quantity	File #	Date	Description	Transmitted
8	16313-1-0	09-10-2012	Special Exception Plat	<input checked="" type="checkbox"/> Herewith <input type="checkbox"/> Under separate cover
8			Updated SOJ	Material <input type="checkbox"/> Originals <input type="checkbox"/> Photocopies <input type="checkbox"/> Diskette <input type="checkbox"/> Shop Drawings <input type="checkbox"/> Mylar <input type="checkbox"/> Ozalid Prints <input type="checkbox"/> Invoice <input type="checkbox"/> Sepia
2			Copies of mailing Labels	
1			Completed Disclosure	Purpose <input type="checkbox"/> Your Use <input checked="" type="checkbox"/> Your Files <input type="checkbox"/> Approval
				<input type="checkbox"/> Please Return: Corrected Prints
				<input type="checkbox"/> Please Submit: Revised Prints

Notes:

Received by: _____

From: Rubis, Wini
To: [Thomas, Mark](#)
Subject: Brambleton Regional Park (ball field lights) SPEX-2012-0036
Date: Wednesday, September 05, 2012 1:45:00 PM

Dear Mark,

I have reviewed the Brambleton Regional Park (ball field lights) special exception application and have the following comments:

1. Please sign the completed disclosure of real parties in interest form and have the document notarized.
2. Please note the traffic statement dated September 29, 2010 has been approved for checklist compliance by the Office of Transportation Services. However, the statement will no longer be valid after September 29 this year. All traffic studies/statements cannot be older than two years and you may be required to update the traffic information.
3. Submit (2) property owner mailing labels for PIN Number 157-27-2749 and to include a label with the mailing address to the City of Fairfax, PIN Number 198-29-2349.
4. Revise the statement of justification to correct a typographical error in Paragraph 2. The site **has** been constructed per Loudoun County ...
5. Revise plat note Number 7 stating the soils mapping as shown on Sheet 9. There is no Sheet number 9.
6. Re-label the plat sheet number 1 of 3, 2 of 3, and 3 of 3.
7. Update Sheet 2 to include all current adjacent property lines, owner information, zoning, and use.
8. Show on Sheet 3, Special Exception Plat/Photometrics the limit of the special exception area.

Once this information is revised, please submit (8) hard copies of the plat and statement of justification and soft copy of the plat in pdf format and statement of justification in Word format. Thank you and please contact me directly if you have any questions.

Wini

*Wini Rubis, Planner
Department of Planning
Loudoun County, VA
PO Box 7000 MS 62
1 Harrison Street, SE
Leesburg, VA 20177
703-737-8446 direct
Wini.Rubis@loudoun.gov*

 Please consider the environment before printing this e-mail.

SPEX
SPECIAL EXCEPTION APPLICATION*

Checklist of Minimum Requirements



Loudoun County Zoning Ordinance Section 6-1303(A):

Pre-Application Conference. Prior to filing an application, an applicant shall meet with the Director of Planning and discuss his intentions with regard to a given application and questions regarding the procedures or substantive requirements of this Ordinance. In connection with all such conferences, the Zoning Administrator shall be consulted as appropriate. A request for a pre-application conference shall be made in writing to the Director of Planning and shall be accompanied by a sketch map(s) of the site, a description of the existing environmental, topographical and structural features on the site, the proposed project or use, graphics that illustrate the scale, location, and design of any buildings or structures, and a list of the issues to be discussed at the conference. No matters discussed at said meeting shall be binding on either the applicant or the County. The Director of Planning shall respond to each written request for a pre-application conference within fifteen (15) calendar days. If a pre-application conference is not scheduled within thirty (30) calendar days of a request for such conference, then the applicant may request a waiver of the conference. The Planning Director may waive the pre-application conference requirement in cases where the Director finds such a waiver is not detrimental to the applicant or the County.

For uses processed under the 1993 Zoning Ordinance, refer to the Fee Schedule adopted March 2, 2009.

Approval of use with no land disturbance	\$5,955.00
Approval of use with 1-10,000 SF disturbance, no environmentally sensitive areas	\$6,570.00
Approval of use with disturbance > 10,000 SF or environmentally sensitive areas	\$15,750.00
Zoning Ordinance modifications specified to be processed as special exceptions	\$10,805.00

Section 6-1310, Issues for Consideration, lists factors considered by the Planning Commission and Board of Supervisors in their review. The applicant is encouraged to read this section before completing this application.

*There are specialized checklists for the following types of special exceptions: MDOD (Mountainside Development Overlay); Tenant Dwelling for Seasonal Labor; Small Business in A-3, A-10, A-25; and Removal of Non-conformities. For Special Exceptions to remove nonconforming status or to amend a Concept Development Plan (CDP), pertinent information relating to the application will be discussed at the pre-application meeting. See page 2, Applicant Responsibilities.

LOUDOUN COUNTY DEPARTMENT OF PLANNING
1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177 Local (703) 777-0246

MINIMUM SUBMISSION REQUIREMENTS FOR SPECIAL EXCEPTION APPLICATION

Application No. _____

TO BE COMPLETED BY THE APPLICANT

Project Name: **Brambleton Regional Park Sports Lighting** _____
Proposed Use: **Special Exception for Field Lighting** _____
Project Location: **22376 and 22377 Belmont Ridge Road Ashburn, VA 20148** _____

Tax Map #(s): **157-16-1062, 157-25-2434, 157-17-5653** _____ Parcel #(s): **9111711126, 9111711127, and 921111134** _____

Parcel Owner(s): **Northern Virginia Regional Park Authority** Telephone No.: _____
Parcel Owner(s): **Loudoun County Board of Supervisors** Telephone No.: _____

Applicant/Authorized Agent: **Mark Hoffman, PE** Telephone No.: **703-771-5323** _____

Engineer/Surveyor: **Mark Thomas / PHRA** Telephone No.: **703-840-4854** _____

Attorney: **N/A** Telephone No.: _____

Signature of Person Completing Checklist: **Mark Thomas** Date: **august 9th 2012** _____

TO BE COMPLETED BY THE PLANNING OFFICE PERSONNEL

Date Received: _____ Date Reviewed: _____

Reviewed by: _____ Date Accepted/Not Accepted: _____

Reason(s) For Not Accepting: _____

MCPI Number(s): _____

A. **APPLICANT RESPONSIBILITIES.** The applicant must complete all of the Special Exception information contained in this checklist, or present written approval for any deviation therefrom. Written approval from the designated department for any deviation from mandatory requirements must be obtained prior to application submission.

Where proposed project information is requested in this checklist for adjacent property to the proposal, this information may be limited to projects on file with the County or with an adjacent incorporated town or surrounding jurisdiction.

All plats or plans submitted with this application shall be folded to a size of approximately 8½" x 11" with the title block visible.

If the application is judged incomplete, the staff will identify in writing the deficiencies that must be corrected. The application will not be accepted for processing. The fee and materials will be returned to the applicant.

All required forms are available in the Department of Planning.

Approved Deviations:

Fee Waiver Approval for checklist items K.5. Archaeological requirements, and Checklist item K.12 Vegetation requirements is attached

B. LAND DEVELOPMENT APPLICATION FORM. Submit a completed land development application form, including the following:	SUBMITTED		
	YES	NO	N/A
1. Name of the applicant(s).	XX		
2. Applicant(s) address: city/state/zip.	XX		
3. Applicant(s) telephone number(s).	XX		
4. Authorized representative.	XX		
5. Representative's address: city/state/zip code.	XX		
6. Representative's telephone number(s).	XX		
7. Property owner(s).	XX		
8. Property owner(s) address: city/state/zip code.	XX		
9. Property owner(s) telephone number(s).	XX		
10. Present zoning classification(s). ²	XX		
11. Project location.	XX		
12. Tax map & parcel number(s); MCPI number(s).	XX		
13. Proposed name of the subdivision, development or business.	XX		
14. Election district(s) in which the proposed special exception is located.	XX		

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning

	SUBMITTED		
	YES	NO	N/A
15. Signature of the applicant.	XX		
16. Signature of the owner.	XX		
C. <u>CERTIFICATE OF PAYMENT OF TAXES.</u> Provide a certificate verifying that real estate taxes have been paid for all property included in the application. (A certificate of payment of taxes is available from the Treasurer's Office.)			XX (exempt)
D. <u>USE VALUE ASSESSMENT PROGRAM.</u> Provide a statement which identifies any parcel(s) currently subject to the County's Use Value Assessment that are included as part of this application. (A Land Use certificate is available from the Department of Financial Services.)			XX
E. <u>DISCLOSURE OF REAL PARTIES IN INTEREST.</u> Provide completed disclosure form(s).	XX		
F. <u>FEES.</u> Provide a check made payable to the County of Loudoun.			XX
G. <u>BUILDING DESIGN.</u> Provide 15 copies of floor plans and elevations for the front, sides, and rear of any on-site structures proposed.			XX
H. <u>RECORD OF PRE-APPLICATION CONFERENCE.</u> Provide a copy of the documentation provided at the conference.	XX		
I. <u>STATEMENT OF JUSTIFICATION.</u> Provide 15 copies of a written Statement of Justification describing the project and detailing the reason(s) why the granting of a special exception is appropriate. The statement must address the issues for consideration in Section 6-1310 of the Zoning Ordinance including a description of the proposed development's compliance with the environmental, cultural, land use, economic and fiscal, and design goals and policies of the Comprehensive Plan.	XX		
J. <u>VICINITY MAP.</u> Provide 15 copies of a map labeled "Vicinity Map" at a scale of 1" = 1000', 8½" x 11" in size with approximate Virginia coordinate grid information with the proposal's property centered on the map. ¹ Include the following information on the map:	XX		
1. Approximate location of arterial and collector streets and any local streets connecting to the proposed project and street names or numbers; major streams or rivers; the Potomac River; the W&OD Trail. ¹	XX		
2. Project boundaries and all existing lot boundaries (as shown on the County parcel maps) within the project and surrounding the project within the vicinity map area. ¹	XX		
3. For adjacent property within 200 feet including property across the road from project, include the following: a. Approved and proposed projects or subdivision names, lot lines, section and lot numbers ¹ and zoning ² . b. Existing and proposed land uses at time of submission; lots; existing structures within 200 feet of the proposed project. ¹ c. Adjacent open space easements, park and recreation land.	XX		
4. Jurisdictional boundaries. ¹	XX		

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning

K. **SPECIAL EXCEPTION PLAT.** Submit 15 copies of the plan at a scale of 1 inch = 200 feet.¹ If the proposed plan is not submitted at 1" = 200', a deviation to a more meaningful scale may be requested. At least three (3) plans must be provided at 1" = 200'. Four (4) copies are required when floodplain or mountainside exists on a site. To facilitate review of issues for consideration in Section 6-1310 of the Zoning Ordinance, the special exception plat shall include the following information:

	SUBMITTED		
	YES	NO	N/A
1. The scale, north point and date. ¹	XX		
2. The boundary of the property showing bearings and distances. ¹	XX		
3. Owner's names and zoning of adjacent property. ²	XX		
4. Signature of the property owner or applicant.	XX		
5. Archaeological or historical features included in the State or National Register of Historic Places. a. Existing and proposed buildings; structures, walls, and fences on site. ¹ For buildings and structures, indicate their date of construction, as determined by record search and visual survey, and whether it is planned that they be retained or demolished. b. The applicant must also conduct a survey of historic architecture, known and potential historic and archaeological sites. Identify any known grave, object, or structure marking a place of burial, as determined by record search and visual survey.			XX waived
6. a. Show location and area footprint, height of proposed use and identify use. Dimensions must be drawn to scale. b. Parking/loading areas: building and parking setbacks (front, side and rear). ² Dimensions must be drawn to scale.	XX		
7. The proposed location, lighting and type of sign.	XX		
8. Adjacent property information including property across the road from project: a. Approved and proposed projects or subdivision names, lot lines, section and lot numbers and zoning. ¹ b. Existing and proposed land uses at time of submission; lots; existing structures within 200' of the proposed project. ¹ c. Existing and proposed abutting roads and their right-of-way widths. ¹ d. Existing nonresidential access points, existing and proposed roadway intersections and median breaks. ¹ f. Major roads identified in the County Transportation Plan and roads identified in the current Loudoun County/VDOT six-year plan. ⁴	XX		
9. Location of proposed/existing well and septic system. Provision of evidence that application has been made to the County Health Department for proposed project's sewer and water systems if Loudoun County Sanitation Authority service is not available.			XX

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning

	SUBMITTED		
	YES	NO	N/A
10. On-site roadway information including: ¹ a. Existing and proposed access points to existing state road system including roadway entrance widths. b. Existing and proposed locations of internal through public street network and right-of-way widths; access points with adjacent parcels.	XX		
11. Include parking/loading areas.	XX		
12. The location and general description of vegetation and existing tree cover including: a. A description of type and extent of tree cover that identifies canopy, understory growth and other flora; b. An inventory of evergreen trees with calipers of 14 inches or larger and deciduous trees with calipers of 22 inches or larger (measured 4.5 feet above the ground); and c. Endangered species habitat ⁵ . d. The nature and extent of existing and/or proposed landscaping, screening or buffering on the site.			XX waived
13. Topography at contours not more than five (5) feet. <i>Note: The Director may request a two (2) foot contour.</i>	XX		
14. The location of any steep slopes.	XX		
15. The location and type of any fuel and fuel storage and a listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; all hazardous waste as set forth in Commonwealth of Virginia Department of Waste Management.			XX
16. Where applicable, the limits of floodplain boundaries are to be delineated. The plan shall utilize and identify the source as the Floodplain Map of Loudoun County.	XX		
17. Limits of any overlay districts on the property (HCC, AI, FOD, MDOD). ²	XX		
18. If requested by the Planning Director the applicant shall provide: a. A minimum of two cross-sections where a grade change of 3 feet or more is proposed or where buildings are proposed. The cross-sections shall illustrate existing and proposed topography, height and density of vegetation and the dimensions of proposed buildings. b. For projects adjacent to existing residentially zoned or used property, three-dimensional sketches providing a "bird's eye" (45°) view and at least two eye-level perspectives (30°) of the project illustrating the relationship between the proposed development and the surrounding community. <i>Note: The cross-sections and/or sketches shall be provided no later than the applicant's response to the initial agency comments (referrals).</i>			XX

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning
5. Information available from the State Department of Natural Resources

	SUBMITTED		
	YES	NO	N/A
19. Identification of any Federal or State permits or conditions that directly limit development on the subject property.	XX		
L. TRAFFIC STUDY. Provide 6 copies of a traffic analysis indicating the relationship of the proposed development to traffic, road and transit use and plans according to FSM Section 4-200B including the following elements:	XX		
1. Study area.	XX		
2. Traffic count locations.	XX		
3. Trip generation.	XX		
4. Traffic volume projections.	XX		
5. Level of service analysis.	XX		
6. Minimum roadway/intersection level of service standards.	XX		
7. Background traffic assumptions.	XX		
8. Traffic/trip distribution.	XX		
9. Level of service calculation assumptions.	XX		
10. Mode choice.	XX		
11. Safety locations.	XX		
12. Traffic mitigation measures.	XX		

- M. **COMMUNITY MEETINGS.** The applicant must submit a list or schedule of meetings between the applicant and the surrounding communities either held or scheduled to be held.
- N. **MAILING LABELS.** The applicant must submit two (2) sets of pre-printed address/ mailing labels with addresses of all adjacent property owners.
- O. **CERTIFICATION OF APPLICATION SUBMISSION.** I hereby certify that the above stated information is included in the attached special exception application and accompanying materials. Further, I have included on the site plan any conditions required by proffers of an approved rezoning for this site, or required by a variance approval, special agreements or covenants.

APPLICANT SIGNATURE  DATE 08/09/12

Application: _____ Accepted _____ Rejected

Checklist Reviewer _____

Date _____



LOUDOUN COUNTY LAND DEVELOPMENT APPLICATION

RECEIVED
 AUG 09 2012
 LOUDOUN COUNTY
 DEPARTMENT OF PLANNING

- (1) This application form must be filled out in its entirety.
- (2) An incomplete application form will result in rejection of the application prior to check/sat review.
- (3) If additional space is needed to complete any section of this application, attach a separate sheet containing the information and refer to such where appropriate on the form.
- (4) Do not write in shaded areas.
- (5) See attached Instructions for completing the Land Development Application.

PLEASE PRINT IN INK OR USE TYPEWRITER

TYPE OF APPLICATION <u>SPEX</u> <input type="checkbox"/> 1972 Zoning Ordinance <input type="checkbox"/> 1993 Zoning Ordinance <input checked="" type="checkbox"/> Revised 1993 Zoning Ordinance	Application Number Assigned _____ Fee Amount Paid _____ Receipt Number _____ Date of Official Acceptance _____
---	---

Calculations of Bond (CPAP, CPAP REVISION, REST, STPL, STPR & STMP)
 N/A - Applicant is Loudoun County

Total Number of Cross-Sections (FPAL Type II & FPST)

Estimated Square Feet of Land Disturbance (SPEX)

Project Name: Brambleton Park Special Exception	Subdivision Name (if different from project name): Subdivision Section: Lot Numbers:
---	---

Description of Proposed Project: (Must be completed)
Special Exception for field lighting on existing Brambleton Regional Park sport fields (nine fields total)
Three (3) rectangular fields, Four (4) 90' infield baseball fields, Two (2) 60' infield ballfields

Number and Types of Proposed Lots	PROPOSED RESIDENTIAL UNITS (This section is to be completed for all residential applications).			
		Total Units	Quantity Affordable	Quantity Elderly
Residential _____				
Non-residential <u>3</u>				
Conservancy _____				
Open Space _____				
Other (Specify type) _____				
Total Lots <u>3</u>	Total			

PROPOSED NON-RESIDENTIAL SQUARE FOOTAGE This section must be completed for all non-residential applications and non-residential components of residential applications. Describe the type (s) in the appropriated category and the total square footage for the category:

Category	Description of Use	Square Footage
Ag-Residential		
Sales & Service		
Office		
Industrial		
Gov't, Utilities & Public Service		
Recreation & Special Interests		
Transportation & Communications		
Education & Training		
Other (specify)		
Total Square Footage		

PROJECT LOCATION

Property Address: 22376 and 22377 Belmont Ridge Road Ashburn, VA 20148	Property Location: On the East and West side of Belmont Ridge Road	Adjacent Roads: Alford Road, Belmont Ridge Road, and Capson Lane
---	--	--

ELECTION DISTRICT(S)
 Dulles / Blue Ridge

PROPERTY TAX MAP, ACREAGE AND ZONING INFORMATION

Tax Map Number(s) or Pin Number Reference(s)	Zoning District(s)	Acreage	Zoning Status	
			Existing	Proposed
19211711134 / 157.17.563	PDH4	28.72	X	
19111711126 / 157.16.1062	PDH4	86.30	X	
19111711127 / 157.25.2434	PDH4	11.51	X	

SURROUNDING LAND USES AND ZONING			
<i>List all surrounding land uses and zoning districts adjacent to the property, including those across roads.</i>			
LAND USE		ZONING	
NORTH	Vacant Land		R-1
SOUTH	Vacant Land		R-8
EAST	Residential		PD-H ₁
WEST	Vacant Land		PDG1
APPLICANT(S)			
Company Name	Loudoun County Department of Construction & Waste Management	Company Name	
Name of Person & Title	Lewis Rauch	Name of Person & Title	
Mailing Address	211 Gibson Street, N.W., Suite 123	Mailing Address	
City, State, Zip Code	Leesburg, VA 20176	City, State, Zip Code	
Daytime Telephone	571.258.3213	Daytime Telephone	
E-mail Address	Lewis.Rauch@loudoun.gov	E-mail Address	
Correspondent?	Yes <input checked="" type="checkbox"/> No	Correspondent?	Yes <input type="checkbox"/> No <input type="checkbox"/>
PROPERTY OWNER(S)			
Company Name	Loudoun County Department of Construction & Waste Management	Company Name	Northern Virginia Regional Park Authority (NVRPA)
Name of Person & Title	Lewis Rauch	Name of Person & Title	Todd E. Hafner Director of Planning and Development
Mailing Address	211 Gibson Street, N.W., Suite 123	Mailing Address	5400 Ox Road
City, State, Zip Code	Leesburg, VA 20176	City, State, Zip Code	Fairfax Station, Va 22039-1022
Daytime Telephone	571.258.3213	Daytime Telephone	703-358-4806
E-mail Address	Lewis.Rauch@loudoun.gov	E-mail Address	thafner@nvrpa.org
Correspondent?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Correspondent?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
REPRESENTATIVE(S)			
Company Name	Patton Harris Rust & Associates	Company Name	
Name of Person & Title	Mark Thomas, CFA	Name of Person & Title	
Mailing Address	208 Church Street, S.E.	Mailing Address	
City, State, Zip Code	Leesburg, VA 20175	City, State, Zip Code	
Daytime Telephone	703-840-4854	Daytime Telephone	
E-mail Address	Mthomas@pennoni.com	E-mail Address	
Correspondent?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Correspondent?	Yes <input type="checkbox"/> No <input type="checkbox"/>
CERTIFICATIONS			
APPLICANT(S): The information provided is accurate to the best of my knowledge. I acknowledge that any percolation tests, topographic studies, or other requirements of the Health Official, Director of Building and Development, or Zoning Administrator will be carried out at my expense. I understand that the County may deny, approve, or conditionally approve that for which I am applying. I certify that all property corners have been clearly staked and flagged.			
LEWIS RAUCH, DIRECTOR DEPARTMENT OF CONSTRUCTION & WASTE MANAGEMENT Designated Agent of the Loudoun County Board of Supervisors  Signature of Applicant		Printed Name of Applicant Signature of Applicant _____ Date _____	
PROPERTY OWNER(S) (to be signed by all property owners): I have read this completed application, understand its intent, and freely consent to its filing. Furthermore, I grant permission to the Department of Building and Development and/or Planning and other authorized government agents to enter the property and make such investigations as may be necessary.			
DEPARTMENT OF CONSTRUCTION & WASTE MANAGEMENT Lewis R. Rauch, Director of Supervisors Printed Name of Property Owner  Signature of Property Owner		Todd Hafner Printed Name of Property Owner  Signature of Property Owner _____ Date <u>7-18-12</u>	

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.

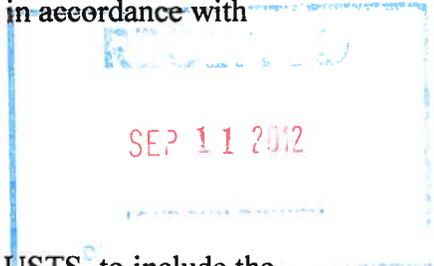
In addition, pursuant to Va. Code Ann. § 15.2-2289, the Board of Supervisors for Loudoun County had previously adopted an ordinance requiring the submission of a completed Disclosure of Real Parties in Interest Form. See 1993 Revised Zoning Ordinance, Section 6-403(A).

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
	Lewis Rauch	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

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

PHRA: 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.

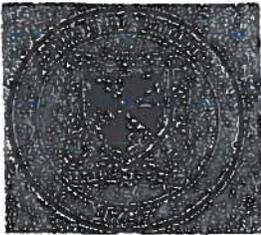
WITNESS the following signature:

check one: [] Applicant or Applicant's Authorized Agent
MARC W THOMAS
(Type or print first name, middle initial and last name and title of signee)

Subscribed and sworn before me this 11 day of September 2012, in the State/Commonwealth of Virginia, in the County/City of Loudoun
Francesca Cavallo
Notary Public

My Commission Expires: 11/30/12
Notary Registration Number: 7129302





Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441



RECORD OF PRE-APPLICATION CONFERENCE

PRE-APPLICATION CASE NUMBER/NAME/CASE TYPE	PRAP 2009-0062	SPEX
DATE OF CONFERENCE	LCOCC	Brambleton Reg Prk Sports Lighting 9/08/09 11:00

ATTENDANCE LISTING

NAME	AFFILIATION
VAN ARMSTRONG	Loudoun Co. Planning
Kelly Williams	Community Planning
Mark Went	PCP/A
Mark Stultz	B=D Zoning

I verify that a pre-application conference on the above-referenced proposal has been conducted in accordance with *Article VI* of the Loudoun County Zoning Ordinance. No matters discussed shall be binding on either the applicant or the County. A copy of this form shall be submitted by the applicant with the official application for checklist review. A summary of issues discussed is not required to be submitted with the official application.

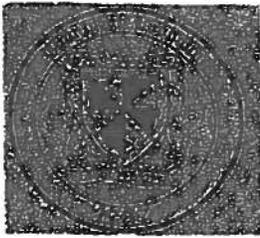
Director, Department of Planning or Designee:

Date:

Van Oort

9/8/09

Application Fee: NONE - COUNTY APPLICANT



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

SYNOPSIS OF PRE-APPLICATION CONFERENCE ISSUES DISCUSSED

PRE-APPLICATION CASE NUMBER/NAME/CASE TYPE	PRAP 2009-0062 SPEX
DATE OF CONFERENCE	LCOCC Brambleton Reg Prk Sports Lighting 9/08/09 11:00

1. ISSUES RAISED BY THE APPLICANT

PROPOSAL TO ADD LIGHTING FOR PUBLIC BALL FIELDS IN BRAMBLETON OFF RT. 659. 9 FIELDS TOTAL BOTH SIDES OF RT. 659.

2. COMPREHENSIVE PLANNING ISSUES DISCUSSED

REVISED GENERAL PLAN - DULLES - SUBURBAN. LIGHTING POLICIES FROM CHAP. 5 & 6. CONSIDER IMPACTS TO ADJACENT PROPERTIES. CONSIDER HOURS OF OPERATION AT NIGHT FOR LIGHTING. POSSIBLE ADDED NOISE FROM NIGHT GAMES - AFFECTS NEED FOR BUFFERING.

3. ZONING ISSUES DISCUSSED ___ 1972. ___ 1993 Revised 1993 Zoning Ordinance

SPEX IN R- DISTRICT (ADMINISTERED), PD-14.

SEC. 5-1504(A) LIGHTING PUBLIC LIGHTING EXEMPT FROM STANDARDS.

STANDARDS MAY BE FURTHER MODIFIED.

PROVIDE LIGHTING SPECS. TO EVALUATE AGAINST ORDINANCE.

NEW SPEX MAY SUPERCEDE PREVIOUS APPROVALS/RESTRICTIONS. [FORMER SPEX 93-17]

BUFFER 40. BASED ON GROUP 5 CATEGORY

4. TRANSPORTATION ISSUES DISCUSSED

NO COMMENTS - PROVIDE TRAFFIC STATEMENT LISTING ADDED
TRIPS/HOURS OF OPERATION GENERATING TRAFFIC.

To scope traffic study, contact George Phillips, Office of Transportation Services 703-737-8624.

5. OTHER ISSUES DISCUSSED

6. REVIEW AND PROCESSING PROCEDURES DISCUSSED

SPEX PROCESS ~ 4-6 MONTHS W/ TWO PUBLIC HEARINGS
TO PC. + PROS.

Conference Coordinator:

Van Olt

Date:

9/8/09

RYLAND GROUP INC
14280 PARK MEADOW DR STE 108
CHANTILLY VA 20151 2291
MCPI-158-47-5388

RYLAND GROUP INC
14280 PARK MEADOW DR STE 108
CHANTILLY VA 20151 2291
MCPI-158-47-5388

LOUDOUN COUNTY SCHOOL BOARD
21000 EDUCATION CT # 400
ASHBURN VA 20148 5526
MCPI-158-36-3320

LOUDOUN COUNTY SCHOOL BOARD
21000 EDUCATION CT # 400
ASHBURN VA 20148 5526
MCPI-158-36-3320

NORTHERN VA REGIONAL PARK AUTHORITY
5400 OX RD
FAIRFAX STA VA 22039 1052
MCPI- 199-39-3499

NORTHERN VA REGIONAL PARK AUTHORITY
5400 OX RD
FAIRFAX STA VA 22039 1052
MCPI- 199-39-3499

CITY OF FAIRFAX
City Hall Annex Room 300
10455 Armstrong Street
Fairfax, VA 22030
MCPI-198-29-2349

CITY OF FAIRFAX
City Hall Annex Room 300
10455 Armstrong Street
Fairfax, VA 22030
MCPI-198-29-2349

NORTHERN VA REGIONAL PARK AUTHORITY
5400 OX RD
FAIRFAX STA VA 22039 1052
MCPI- 157-35-1405

NORTHERN VA REGIONAL PARK AUTHORITY
5400 OX RD
FAIRFAX STA VA 22039 1052
MCPI- 157-35-1405

ALEXANDERS CHASE HOA,
11216 WAPLES MILL RD STE 105
FAIRFAX VA 22030 6099
MCPI 157-27-2749

EDWIN Y & SARAH K LIM ET AL
J/T
418 PARK AVE
FALLS CHURCH VA 22046 3304
MCPI 157-27-5925

WINDERMERE COMMUNITY ASSOCIATION
10600 ARROWHEAD DR
FAIRFAX VA 22030 7305
MCPI 157-18-6368

WINDERMERE COMMUNITY ASSOCIATION
10600 ARROWHEAD DR
FAIRFAX VA 22030 7305
MCPI 157-18-6368

WINDERMERE COMMUNITY ASSOCIATION
10600 ARROWHEAD DR
FAIRFAX VA 22030 7305
MCPI 157-19-1131

ESTATES OF FOREST RIDGE HOA
SERVICE FIRST MGMT & CONSULTING
12084 CADET CT
MANASSAS VA 20109 7897
MCPI- 158-49-0321

NORTHERN VA REGIONAL PARK AUTHORITY
5400 OX RD
FAIRFAX STA VA 22039 1052
MCPI-157-35-7132

NORTHERN VA REGIONAL PARK AUTHORITY
5400 OX RD
FAIRFAX STA VA 22039 1052
MCPI-157-35-7132

COMPLETE BUILDERS SUPPLIERS INC
VELASQUEZ CONTRACTOR
14101 PARKE LONG CT STE R
CHANTILLY VA 20151 1645
MCPI-157-36-2868

COMPLETE BUILDERS SUPPLIERS INC
VELASQUEZ CONTRACTOR
14101 PARKE LONG CT STE R
CHANTILLY VA 20151 1645
MCPI-157-36-2868

WASHINGTON HOMES INC
4090 LAFAYETTE CENTER DR STE A
CHANTILLY VA 20151 1244
MCPI-157-36-4725

WASHINGTON HOMES INC
4090 LAFAYETTE CENTER DR STE A
CHANTILLY VA 20151 1244
MCPI-157-36-4725