
MEMORANDUM

DATE: May 29, 2014
TO: Department of Planning – **John Merrithew**
Department of Building & Development – **Hector Martinez (2)**
Department of Building & Development – **Michelle Lohr**
FROM: Maureen Creager
SUBJECT: Pre-Submission Meeting for Site Plan

APPLICATION NAME: Banshee Adventure Park
(PSUB-2014-0017)

ZONING: AR1

ACRES: 30.71

MCPI: 306-17-9924-000

MEETING DATE: June 11, 2014 (Wednesday)

MEETING TIME: 1:00 pm

MEETING LOCATION: ASHBURN ROOM: ON THE THIRD FLOOR.



A handwritten signature in blue ink that reads "Anita". The signature is written in a cursive style and is underlined with a blue horizontal line.

IF YOU NEED ADDITIONAL INFORMATION, PLEASE CONTACT

Maureen Creager AT 703.777.5495



Loudoun County, Virginia

www.co.loudoun.gov

Department of Building and Development

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

Administration: 703/777-0397 Fax: 703/771-5215

Inspections Information Only: 703/777-0220 Fax: 703/771-5522

PRELIMINARY SUBDIVISION / SITE PLAN
PRE-SUBMISSION MEETING REQUEST

Applicant Gary Ladd Phone: 571-221-0717
 Applicant's Address PO box 82 Lovettsville VA 20180
 Representative (Contact Person) Gary Ladd Phone: 571-221-0717 Email Address gary.ladd4@aol.com
 Representative's Company: _____
 Representative's Address: _____
 Current Property Owner: Christopher Dicarlo Phone: 703-757-4844
 Owner's Address: 9974 Blackberry Ln Great Falls VA 22066
 Correspondence to be sent to: Applicant Owner Representative
 Name of Subdivision, Development or Business: Edwards Division
 Existing Zoning: AR1 Project Location: NR Paeonian Springs
 LCTM # 1381114111111 MCPI # 306-17-9924-008
 (Loudoun County Tax Map Parcel #) (Map Cell Parcel Indicator #)
 Project Acreage: 30.71 Proposed Use: Recreation Establishment
Outdoor:

I request a pre-submission conference to discuss the proposed development plan with County staff. I understand that at the close of the meeting, I will be provided a copy of the meeting summary and any agreed upon design specifications for the proposed development site. In addition to this completed form, I have attached the following:

IN ACCORDANCE WITH SEC. 7.7 OF THE LOUDOUN COUNTY FACILITIES STANDARDS MANUAL (FSM)

DESCRIPTION (Narrative) OF PROPOSED PROJECT (5 COPIES)
DEVELOPMENT SKETCH PLAN (5 COPIES)
EXISTING CONDITIONS PLAN (5 COPIES)

PLEASE SUBMIT 5 COPIES OF THE REQUEST FORM AND ATTACHMENTS TO THE CHIEF LAND DEVELOPMENT PLANNER AT THE FOLLOWING ADDRESS: DEPARTMENT OF BUILDING AND DEVELOPMENT, 1 HARRISON ST., S.E. 2ND FLOOR, P.O. BOX 7000 LEESBURG, VA 20177

Applicant's Signature: Gary Ladd Date: May 28, 14

Upon receipt of a complete application and required Preliminary Subdivision Plat and Development Sketch Plan attachments, the Department of Building and Development will contact the designed party within 48 hours to schedule the pre-application meeting.

FOR INTERNAL USE ONLY

Request Incomplete: Date returned to applicant (representative) _____
 Application Complete: Date scheduled for pre-submission meeting _____ Time _____
 Date applicant/representative notified of meeting: _____

RECEIVED
MAY 28 2014

BUILDING AND DEVELOPMENT

LOUDOUN COUNTY HEALTH DEPARTMENT

Office use: Received by _____ Date: _____ FEE PAID YES NO APPLICATION # _____ Attach Receipt)
 AOSE Submittal YES NO Sewage Disposal System > 1000 GPD YES NO

APPLICATION FOR: SEWAGE DISPOSAL WELL PERMIT CERTIFICATION LETTER
 SEPTIC REPAIR WELL/SEPTIC ABANDONMENT ADDITION /DEMO
 BUILDING RENOVATION MINOR REPAIR PUMP AND HAUL
 RENEWABLE OP Betterment Loan Eligibility (\$50.00 fee)

APPLICANT Gary Ladd
 MAILING ADDRESS PO Box 82
Louettsville VA 20180

HOME TELEPHONE 571-221-0717
 OFFICE TELEPHONE same
 E-Mail gary.ladd4@aol.com

OWNER Christopher DeCarlo
 MAILING ADDRESS 9974 Blackberry Ln
Great Fall VA 22066

TELEPHONE 703-757-4844
 E-Mail _____

EXACT LOCATION (GIVE DIRECTIONS FROM LEESBURG) Rt 7 to Rt 9 west 1/2 mile right on
Clarks Gap Rd 500 feet right on Doe Run Ln 400 yard on right

PROPERTY IDENTIFICATION NUMBER: SEC. _____ ALPHA _____ DC _____ BLOCK _____ LOT _____

(IF APPLICABLE) NAME OF SUBDIVISION: _____ PIN # _____

ACRES AND/OR SQ. FT. IN THIS PARCEL: 30.71 ATTACH SITE PLAN (SKETCH) ON FORM PROVIDED.

TYPE OF SEWAGE DISPOSAL: _____
 PROPOSED PUBLIC SEWER (SYSTEM: _____)
 EXISTING SEPTIC TANK DRAINFIELD SYSTEM
 REPAIR OTHER (DESCRIBE: _____)
 INTERMITTENT

TYPE OF WATER SUPPLY: _____
 PROPOSED PUBLIC-CENTRAL (SYSTEM NAME: _____)
 EXISTING PRIVATE DRILLED WELL
 OTHER (DESCRIBE: _____)

TYPE OF CONSTRUCTION: _____
 PROPOSED SINGLE FAMILY DWELLING
 EXISTING COMMERCIAL
 REMODELING OTHER
 (DESCRIBE) (DESCRIBE)
 ATTACH A COMPLETE DESCRIPTION OF ALL ACTIVITIES--INCLUDE NO. OF EMPLOYEES, ETC., AND ALL OTHER PERTINENT INFORMATION.

If application is for an addition or a BOCA :

Increase waste load? YES NO
 Extending water? YES NO
 Extending sewer? YES NO
 Related Building Permit # _____

CONSTRUCTION INFORMATION:

Number of marketable bedrooms _____
 Will foundation be chemically treated for termites YES NO
 Will plumbing fixtures be installed in the basement YES NO

*Is addition properly staked? YES NO *If no, please stake within 24 hours from date of application.
 Would you like to be present at the time of the site visit? YES NO

IF APPLICABLE, HAS THIS PROPERTY BEEN PREVIOUSLY EXAMINED BY THE HEALTH DEPARTMENT? NO YES
 IF YES, EXPLAIN (GIVE CASE NUMBER, DATE, ETC.) Drainfield is in. Final is not done.

THE PROPERTY LINES AND BUILDING LOCATION ARE CLEARLY MARKED AND THE PROPERTY IS SUFFICIENTLY VISIBLE TO SEE THE TOPOGRAPHY. I GIVE PERMISSION TO THE DEPARTMENT TO ENTER THE PROPERTY DESCRIBED FOR THE PURPOSE OF PROCESSING THIS APPLICATION.

IF THE APPLICANT IS OTHER THAN THE LEGAL OWNER OF THE PROPERTY AT THE TIME APPLICATION IS MADE, THEN THE LEGAL OWNER MUST SIGN, THEREBY GIVING CONSENT TO THE AGENTS OF THE COUNTY TO ENTER ONTO THE PROPERTY AND MAKE SUCH TESTS AS ARE NECESSARY AND/OR REQUIRED.

LEGAL OWNER Christopher DeCarlo
 (Required Current Legal Owner)
 DATE May 28, 14

ATTACH SITE PLAN, FEE AND RETURN TO: LOUDOUN COUNTY HEALTH DEPARTMENT
 1 HARRISON STREET, S.E., LEESBURG, VA 20177

Banshee Adventure Park

Loudoun County Health Department :

We are proposing to build a bath house that will accommodate our employees ,campers and active participants. We estimate that at any given time there could be as many as 210 people using our facility .

30 employees

80 campers

100 active participants

Banshee Adventure Park

Po Box 82
Lovettsville Va. 20180
(571)-221-0717

Banshee Adventure Park

Adventure parks are popping up all over the country.

Zip Lines and other nature based thrill rides are the new craze.

At Banshee Adventures we have our own idea of what an adventure park is suppose to be. Camping is one of life's great memorable adventures for every child and grownup alike. We offer you the perfect camping experience by providing you all the necessary gear and hospitality to make your trip one to remember for a lifetime. So it rained all night, celebrate the beautiful rain swept morning! You just woke up in the forest! You had a luxurious tent to keep you warm and dry while a camp chef is cooking breakfast for you. Now that's the kind of camping experience everybody will enjoy.

Experience the exhilarating thrill of Banshee Adventure Park. We offer zip line tours, luxury camping, horseback riding and more right here in the heart of beautiful, pristine Loudoun County in Paeonian Springs, Virginia. Soar through the air from platforms perched in the tree tops on cables stretched through the forest in lengths of up to 1000 feet covering 30 gorgeous acres of Loudoun County countryside. Soak in the breath taking views of the Blue Ridge Mountains during a picture perfect sunset. Our forest of trees provide the perfect setting for a nature filled experience guaranteed to satisfy thrill seekers, campers and outdoor enthusiasts from all walks of life.

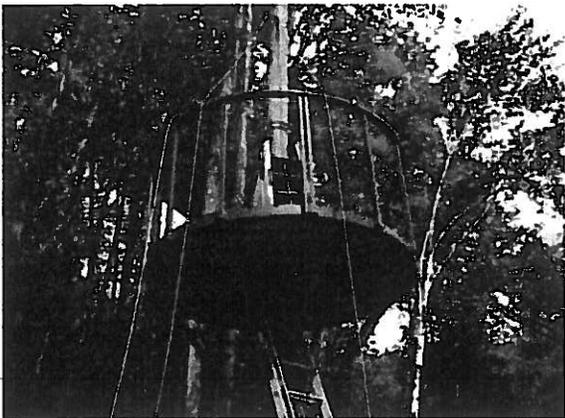
About Us

Banshee Adventure Park originated recently right here in Loudoun County as a way for people to experience camping in a unique and exciting way. Our guided tour is designed to introduce you to your surroundings as you glide along from tree to tree!

Our equipment and cables are inspected daily as we adhere to the highest of safety standards.



To insure the safety of our customers we use Pre-approved metal platforms in our zip line course . These metal platforms are pre-manufactured and certified to meet all the weight and safety standards of today's zip line industry . We use a double cable system on all our zip lines increasing the safety of our clients, belay ropes and a zip line to the ground at every platform to insure rapid retreat in case of emergency or inclement weather.



Our Zip Line is designed to offer the highest degree of safety while providing an exhilarating outdoor fun & safe adventure. Our professionally trained staff will operate and deliver 2 hours of fun per tour for any persons 9 years of age or older in reasonably good health and having no handicaps that pos addition danger to them or our staff. We offer our services to families, couples, groups of any kind, large or small.

Banshee Adventures Activities

Zip Lines Course: Zip lining is a fun, adventurous and exhilarating activity. Banshee Adventure Park takes every possible measure to ensure your safety while enjoying the thrills we offer. . Once you leave the ground you are securely attached to a cable at all times. Our zip line course is comprised of 10 separate zip line experiences expertly spread out over a 30 acre site. Some zip lines take you more than 60' above the forest floor while you soar to speeds in excess of 40 MPG! Zip line runs varying from 100 to 600 exhilarating feet placing Banshee Adventures in a league of our own!

\$ 69.00



Luxury Camping



We offer Luxury Weekend Camping year round for a weekend adventure your family and friends won't soon forget. Weekday camping will be available September thru May, Monday thru Friday.

Our camping packages include luxury camping accommodations in the perfect camp setting.

Accommodations include:

- Air conditioned/heated luxury tent (sleeps up to 8).
- 1 queen size bed, nightstand, dresser and desk per tent.
- 6 twin beds w/storage trunk below each.
- 8 camping chairs adjacent to a personal fire pit. (wood included)
- 1 eight (8) passenger Kabota RTV. (Banshee Wagon)

Access to campsites is via Banshee Wagon or the designated walking paths. No personal vehicles beyond parking area.



The Banshee Trail and Nature Trails offer an advantage for watching zip liners fly through the air. The Banshee Trail is more than 2 miles of challenging 4 wheel drive trail designed specifically for our pack of Banshee wagons. Our campers get the privilege of traveling though the park in style in our Banshee wagons.

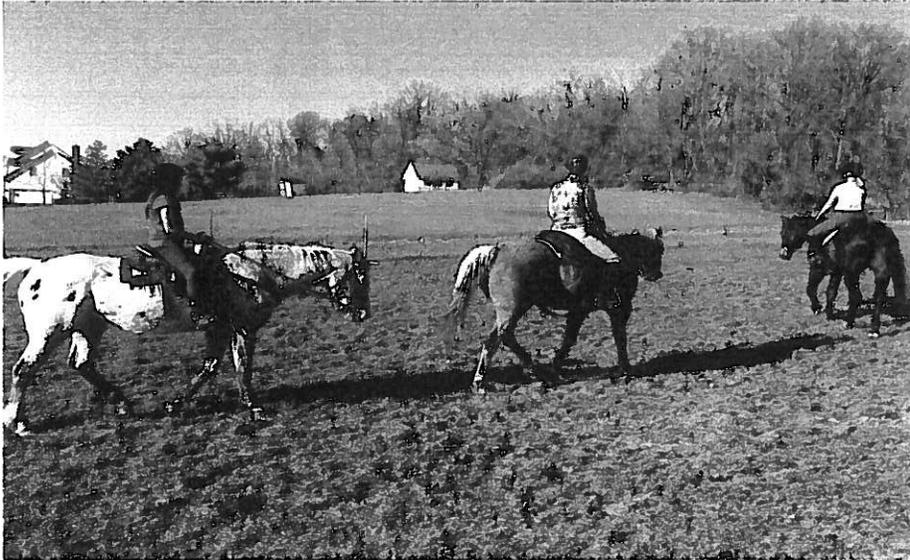
****Camp sites and bath house are accessed from the Banshee Trail.**

In addition to the above, each overnight package comes:

- 8 Zip Line Passes
- 8 Trail Rides
- Access to the Archery or Air Rifle

\$ 300 per person \$ 2,400 per night

Additional Guided Services



Horseback Riding:

Horseback riding is available year round offering a variety of adventurous, relaxing trail rides accommodating every riding level along the way. Riding fees vary upon trail or activity requested. per hour - \$100 per rider.

Nature walks:

Get a great view of the whole park, enjoy the wild rides from the ground or if you prefer a gentler state of mind just go for a walk in the woods and enjoy the day. \$ 30.00 per day per person.

Archery and Air Rifle Course:

We offer 10 different Archery/Air Rifle stations. These stations are railed platforms with an elevation ranging from ground level to 15 feet above the forest floor providing excellent advantage points for shooting targets that are moving through the woods on zip lines operated from the platform. Each station presents a new challenge! Distance, speed, platform height and target direction all make every shot exciting and different. \$40.00 per round per person.

Catch and Release Fishing:

With county approval we will be installing a ½ acre stocked fishing pond for the enjoyment of our campers \$ 30.00 per hour per person.

Banshee Adventures



4 Day Summer Camp:

- 2 hours of instructional horse care and horseback riding.
- 2 hour Nature Course
- All day Zip Line Pass and much more.....
- Banshee Wagon Rides with counselor.
- Treasure Hunt
- Camp Fire with Smores
- \$500 per week Monday thru Thursday

After School Programs:

- After school programs include zip lining and horseback riding.

****After School Program Schedule currently not available.**

Field Trips:

- We offer a 20% discount to all schools!

Banshee Adventures

Building Solid Team Management Course:

What better way to reward the staff then to take them for a day of breath taking, adrenaline pumping thrill rides.

**Group rates are available according to size of group.

Boy Scouts/Girl Scouts:

We offer a 25% discount on packages for all current scouts.

Team Sport Programs:

Discount packages for children's groups are also available.

Archery and Air Rifle competition:

We hold monthly weekend competitions and a final season tournament at the end of each season \$ 25.00 entrance fee per class.

Company Outings:

Banshee Adventures also offers the following

Gift shop:

Tee shirt, sweat shirt and baseball cap sales.

Snack shop:

Granola Bars, Fresh Fruit, Chips, Candy bars, Soft Drinks, Juice and water. Fresh Lemonade.

Photo Shop: Take the experience home with you, we take digital pictures of everybody during there trip thru park you can view and pick from picture's or video .

Pictures are \$ 25.00 for one 8x10 or two 5x7.

Videos are \$ 40.00

First Aid Tent: located at the beginning of the coarse . **First Aid Kits** are located at each platform and bath house.

Screamin' Banshee Café.



Breakfast / Lunch / Dinner and deserts for onsite campers.
Up to 80 people per day

Menu

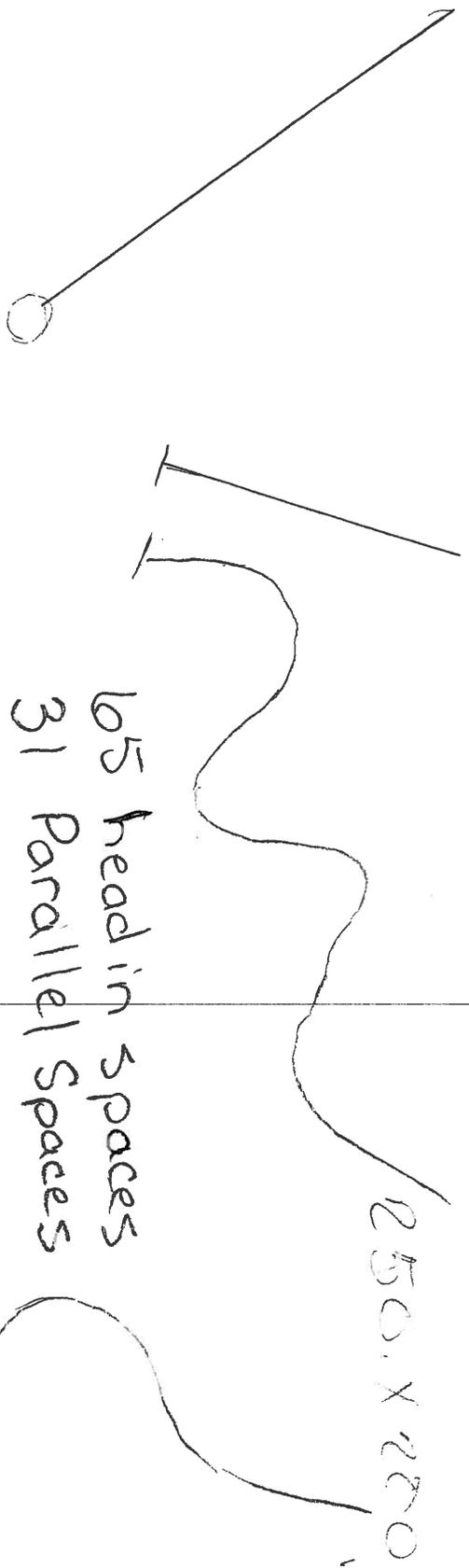
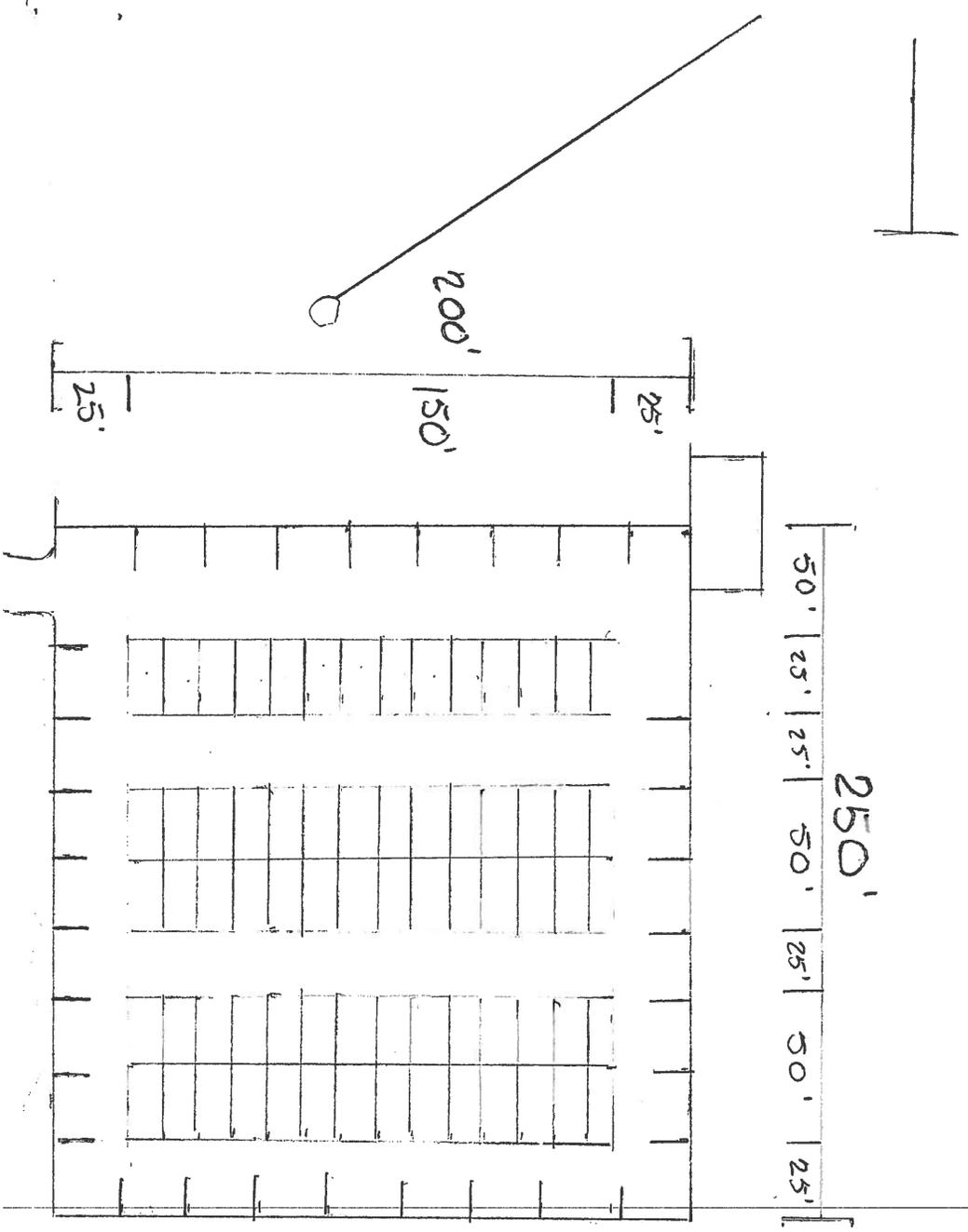
Breakfast: Bacon, Sausage, Scrambled Eggs, Pancakes

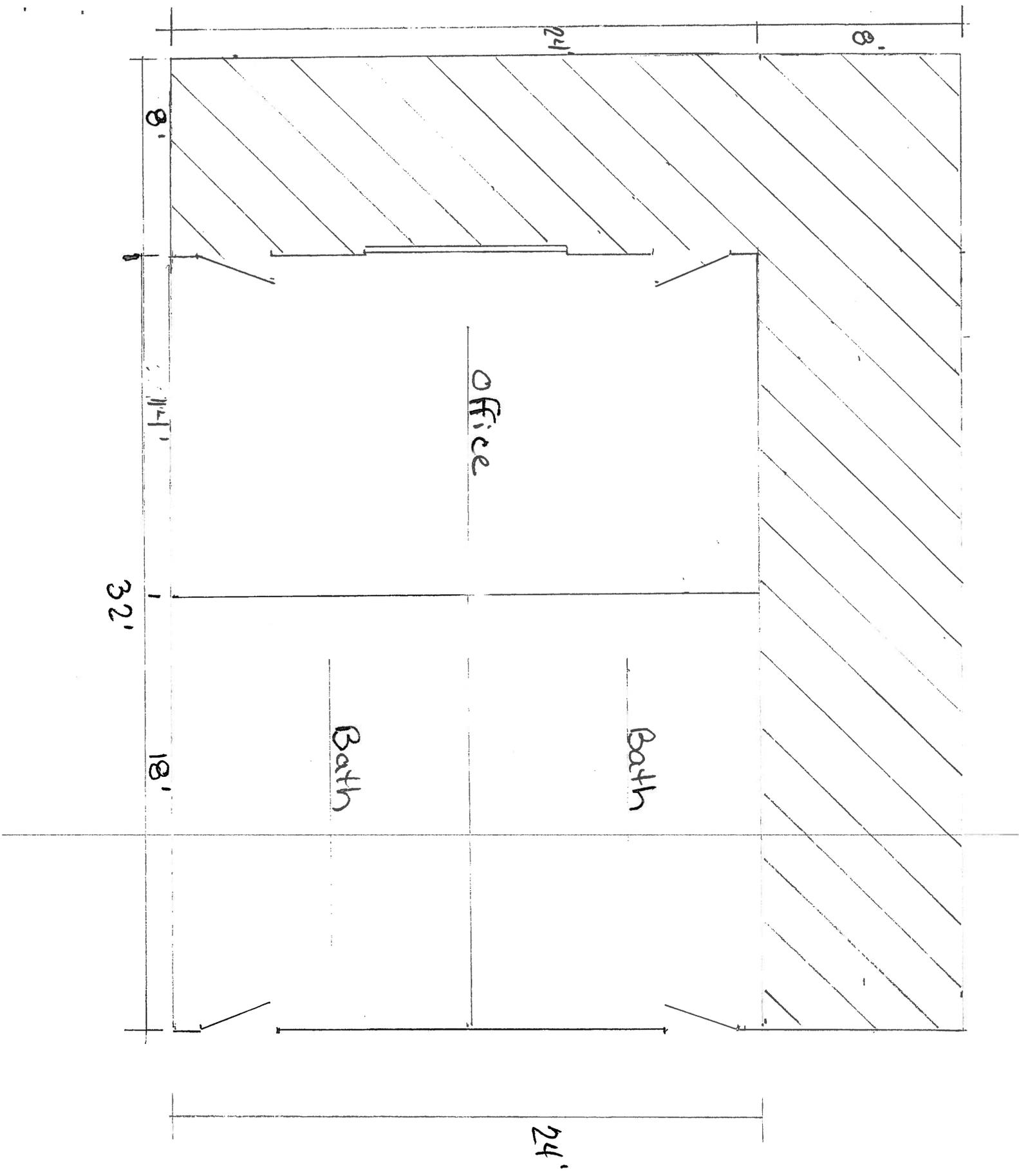
Lunch: Grilled Hamburgers, Hot Dogs, Chips and Fruit salad

Dinner: Grilled Chicken Breast, New York Strip Steak, Hamburgers and Hot Dogs

Sides: French Fries, Baked Potato, House Baked Beans, Fresh Dinner Rolls and Fruit Salad.

Dessert: Muffin and Homemade Ice Cream





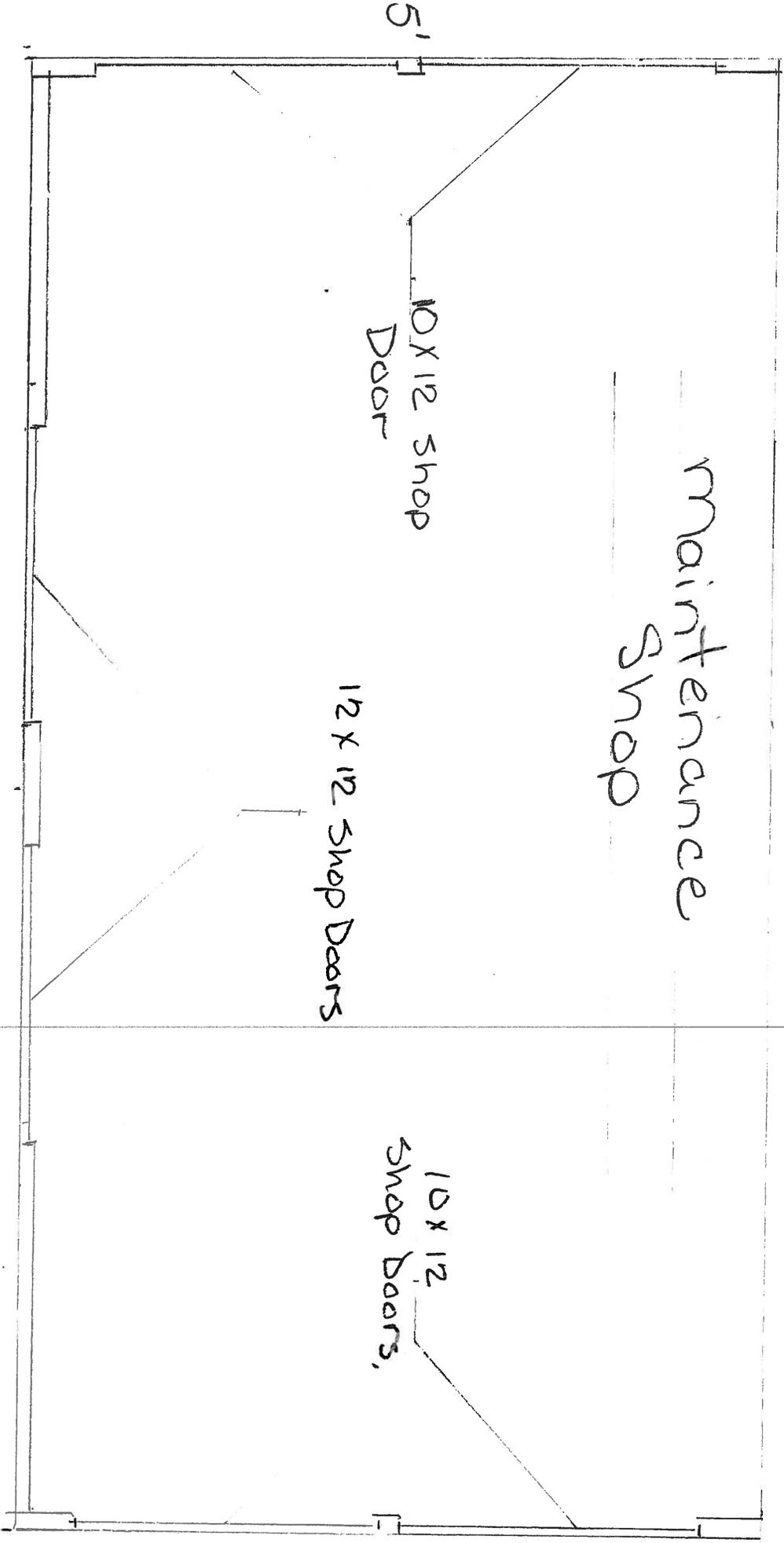
50'

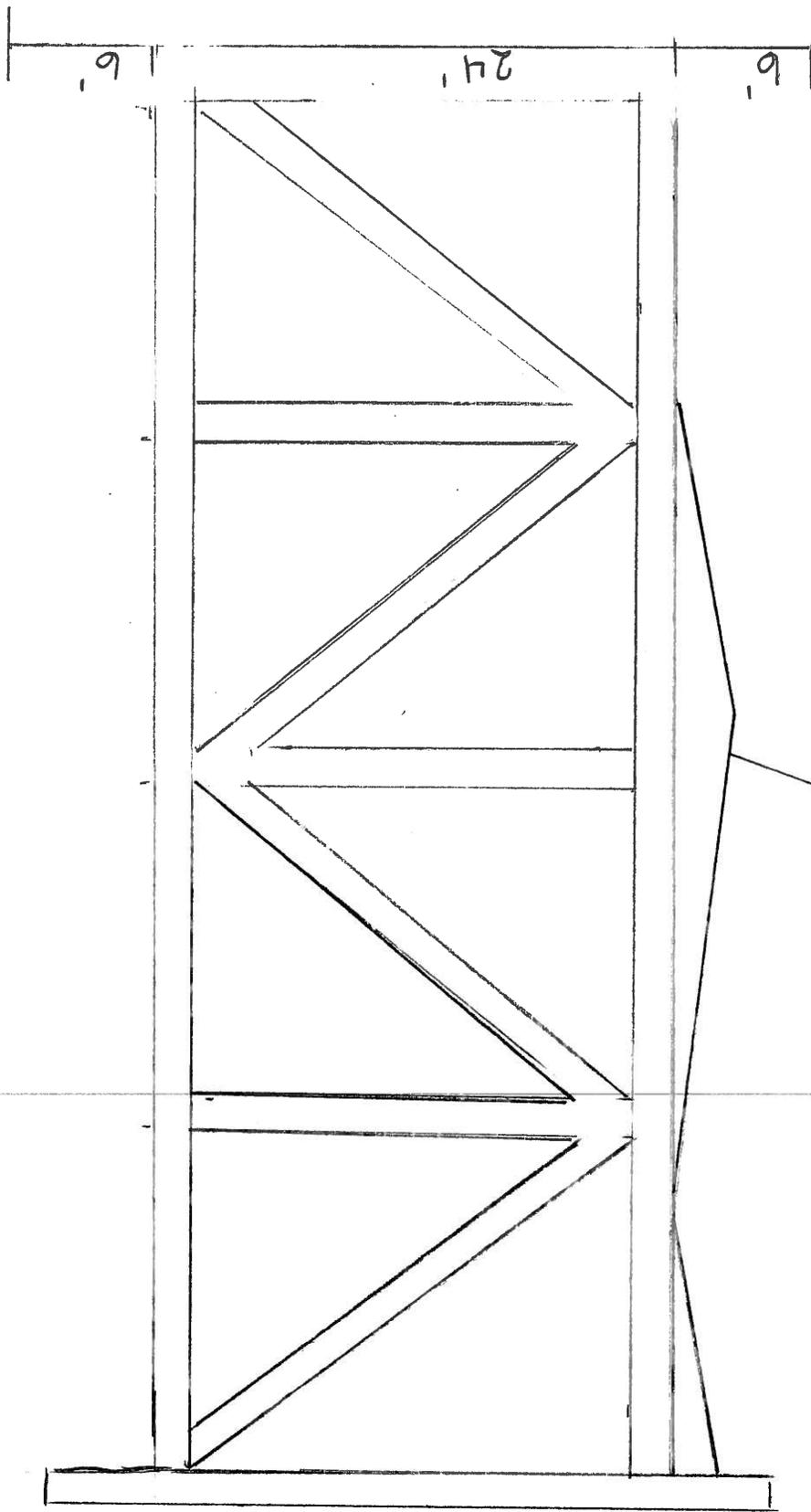
Maintenance Shop

10x12 Shop Door

12x12 Shop Doors

10x12 Shop Doors,



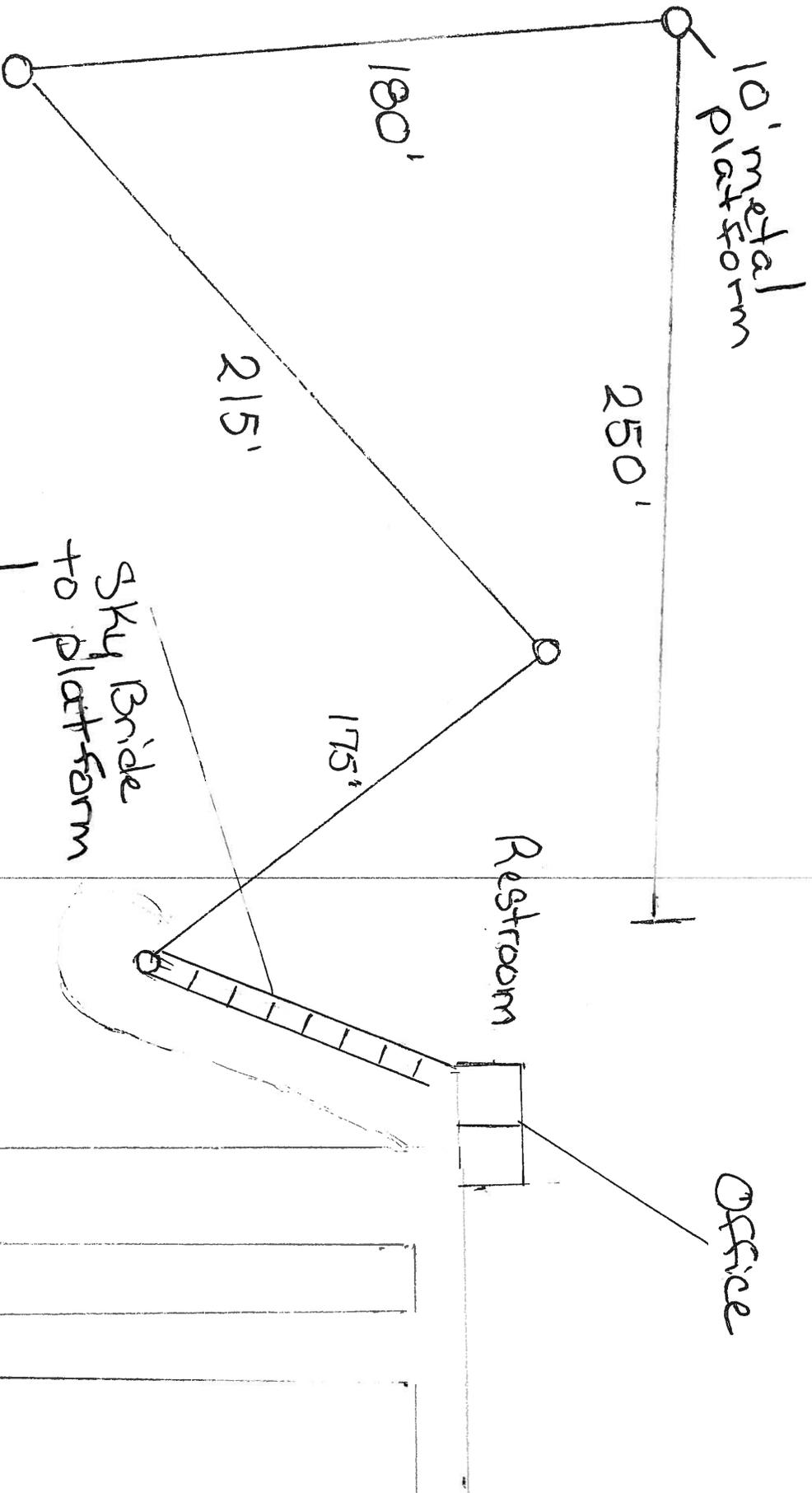


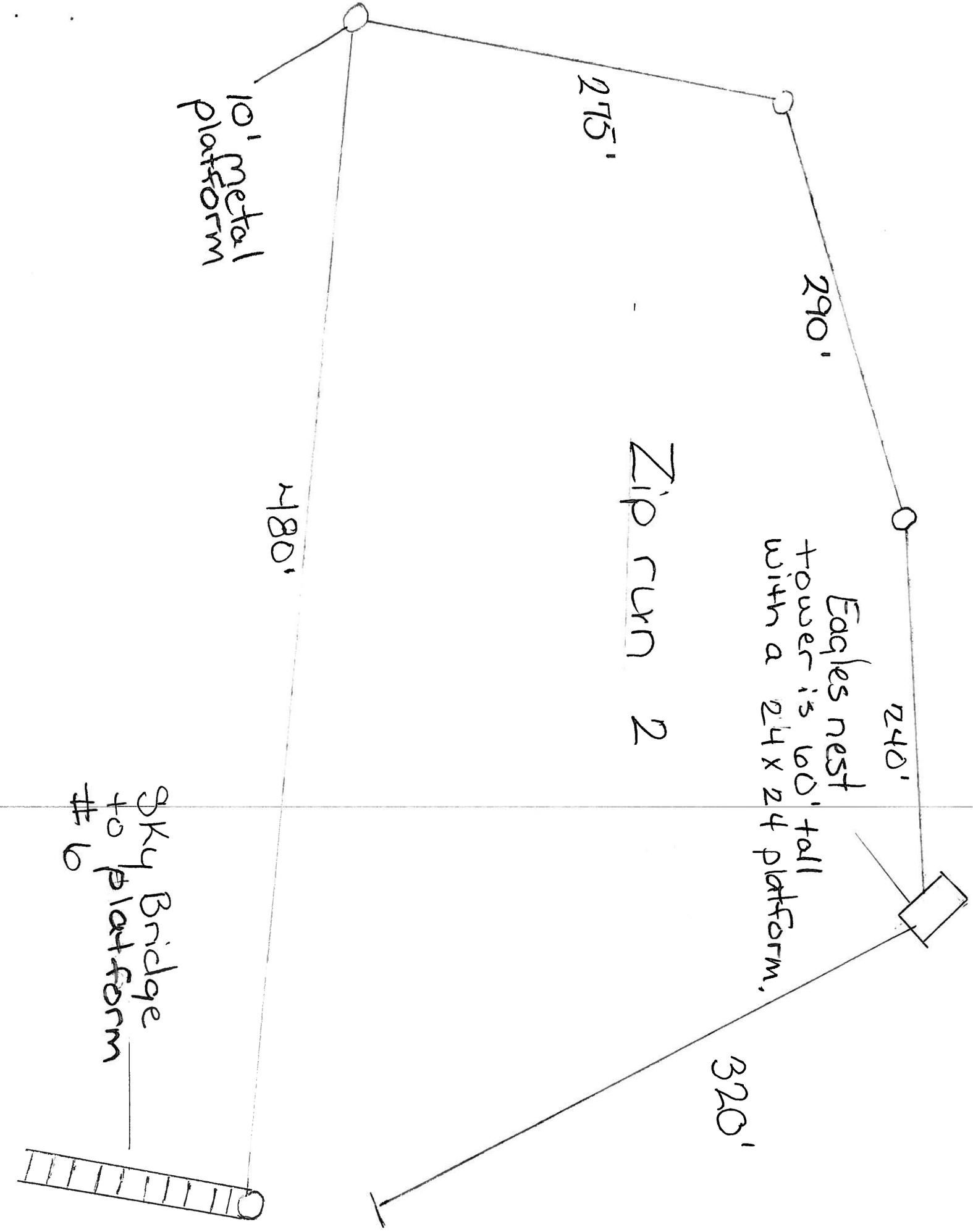
Tower Platform

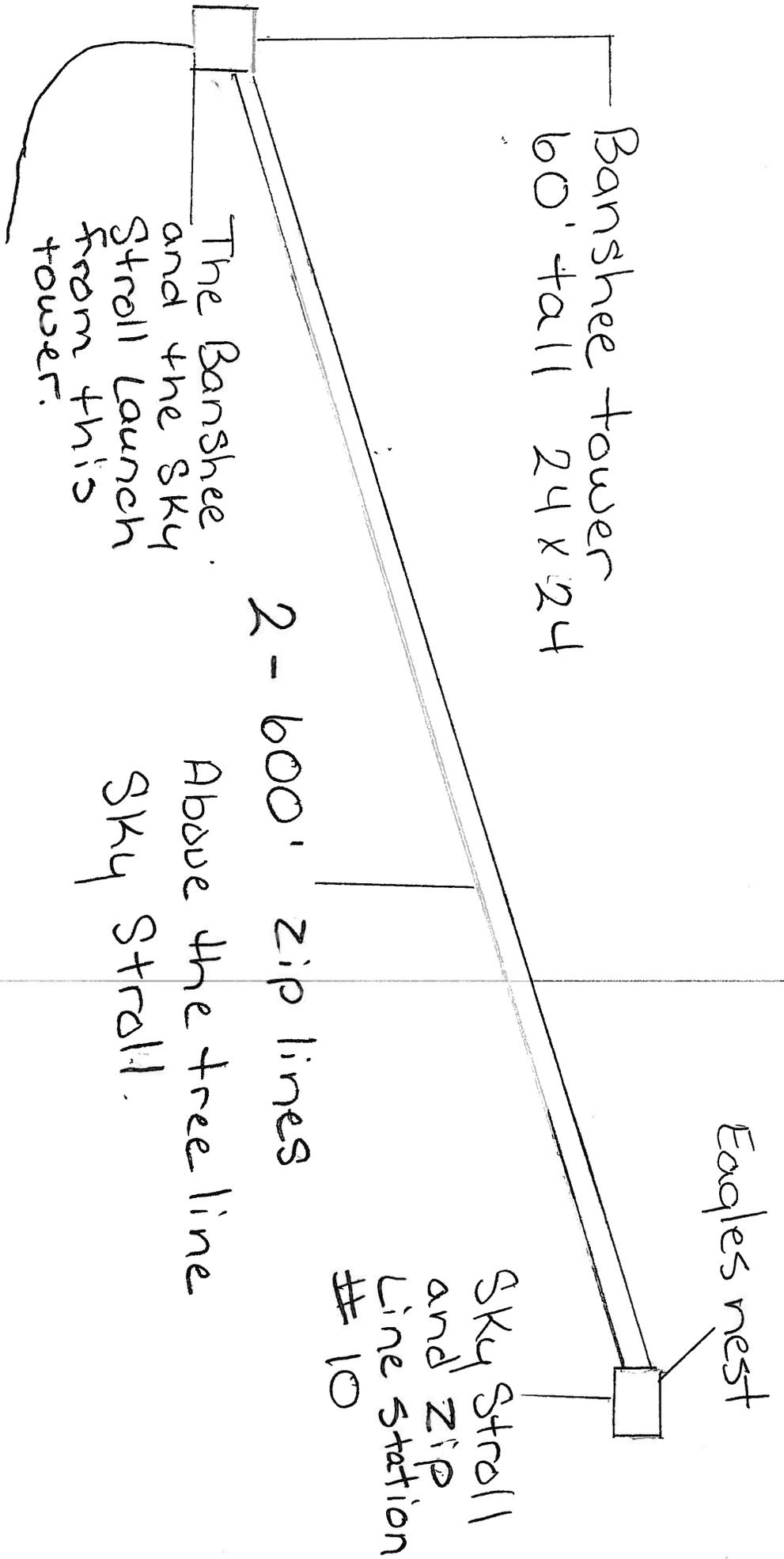
60'

Climbing wall

Zip run 1







Banshee tower
60' tall 24x24

The Banshee
and the Sky
Stroll launch
from this
tower.

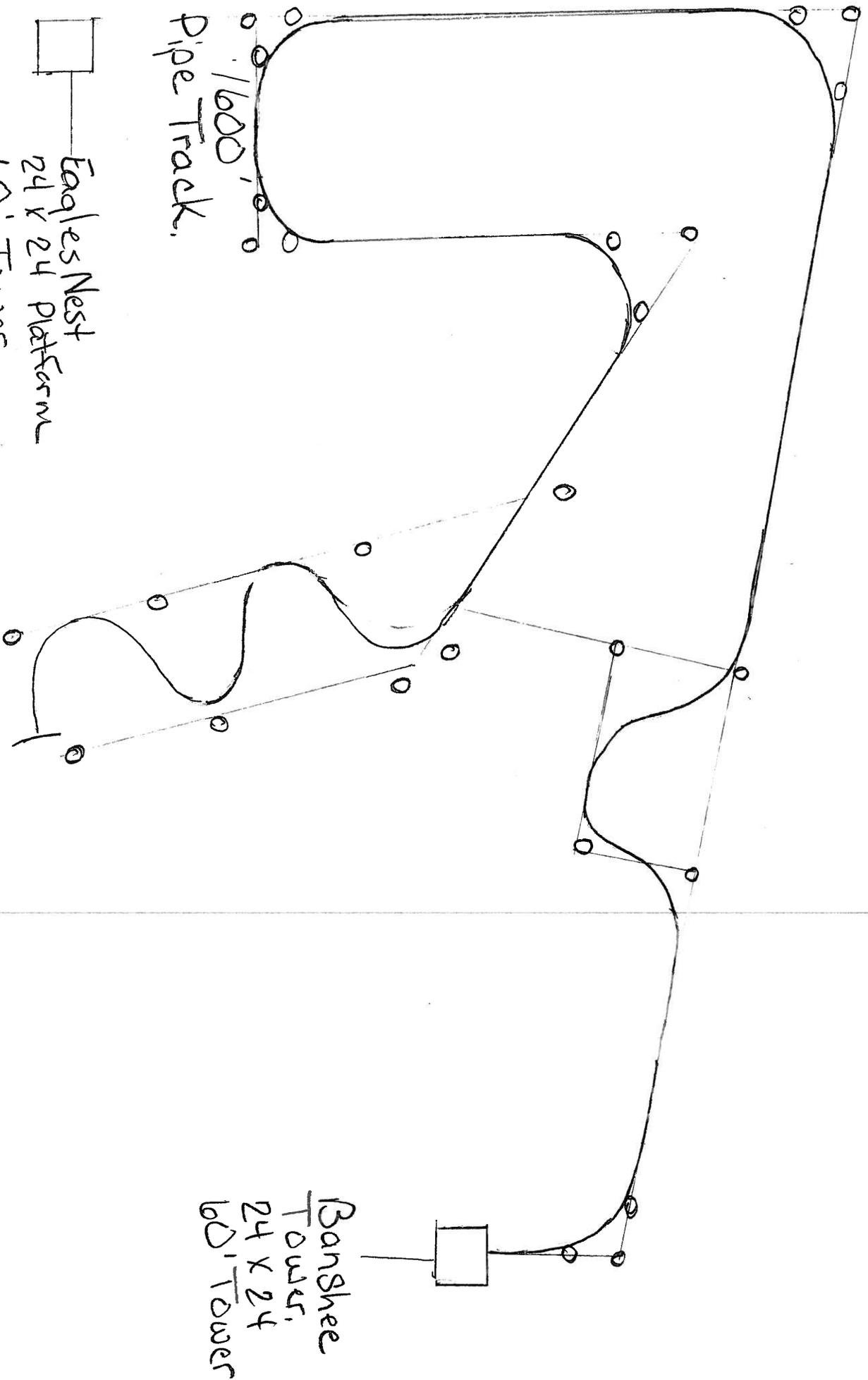
2 - 600' zip lines

Above the tree line
Sky Stroll.

Eagles nest

Sky Stroll
and Zip
Line Station
10

The Banshee

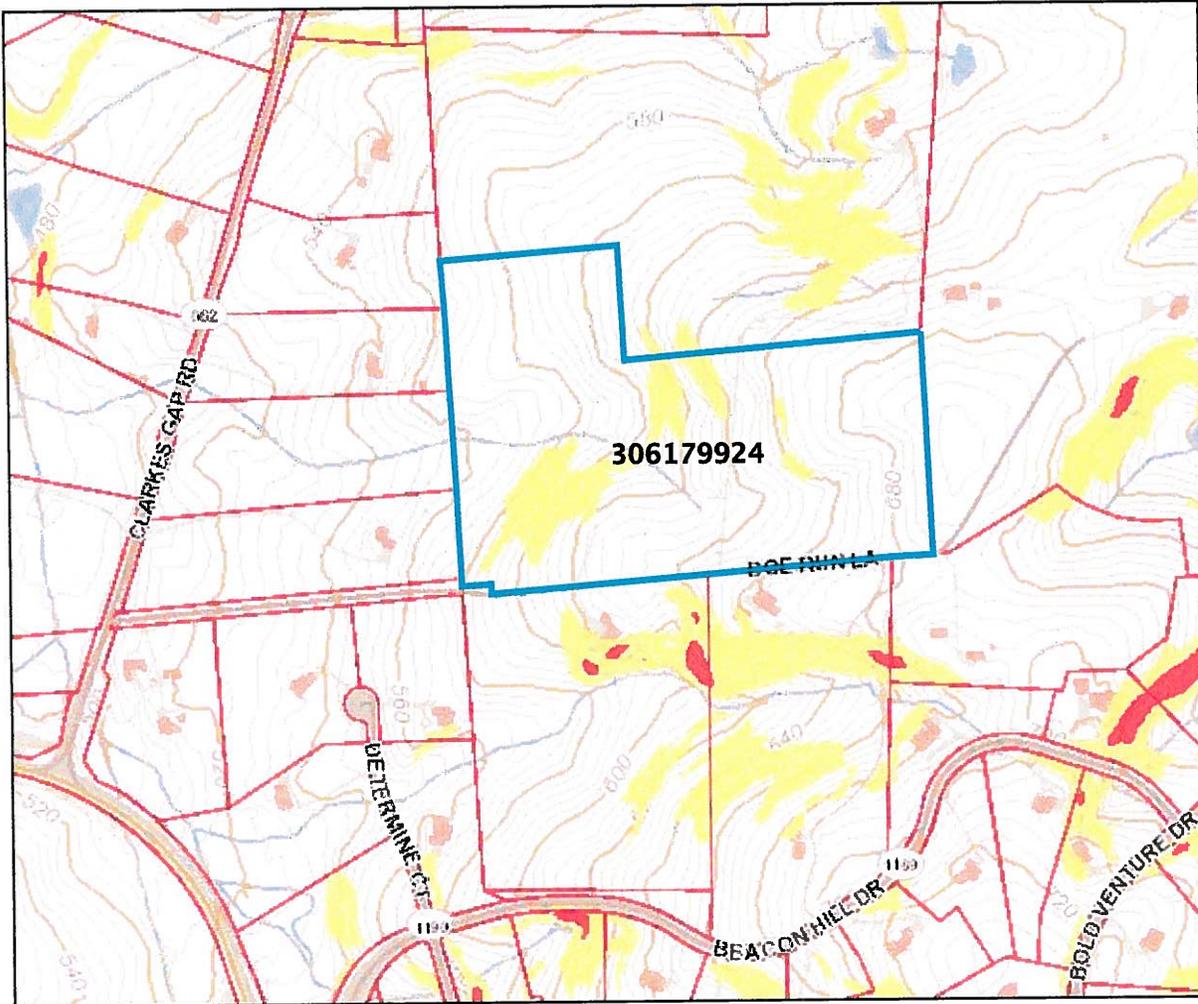


Friday, June 6, 2014



Loudoun County, Virginia
www.loudoun.gov

(map not to scale)



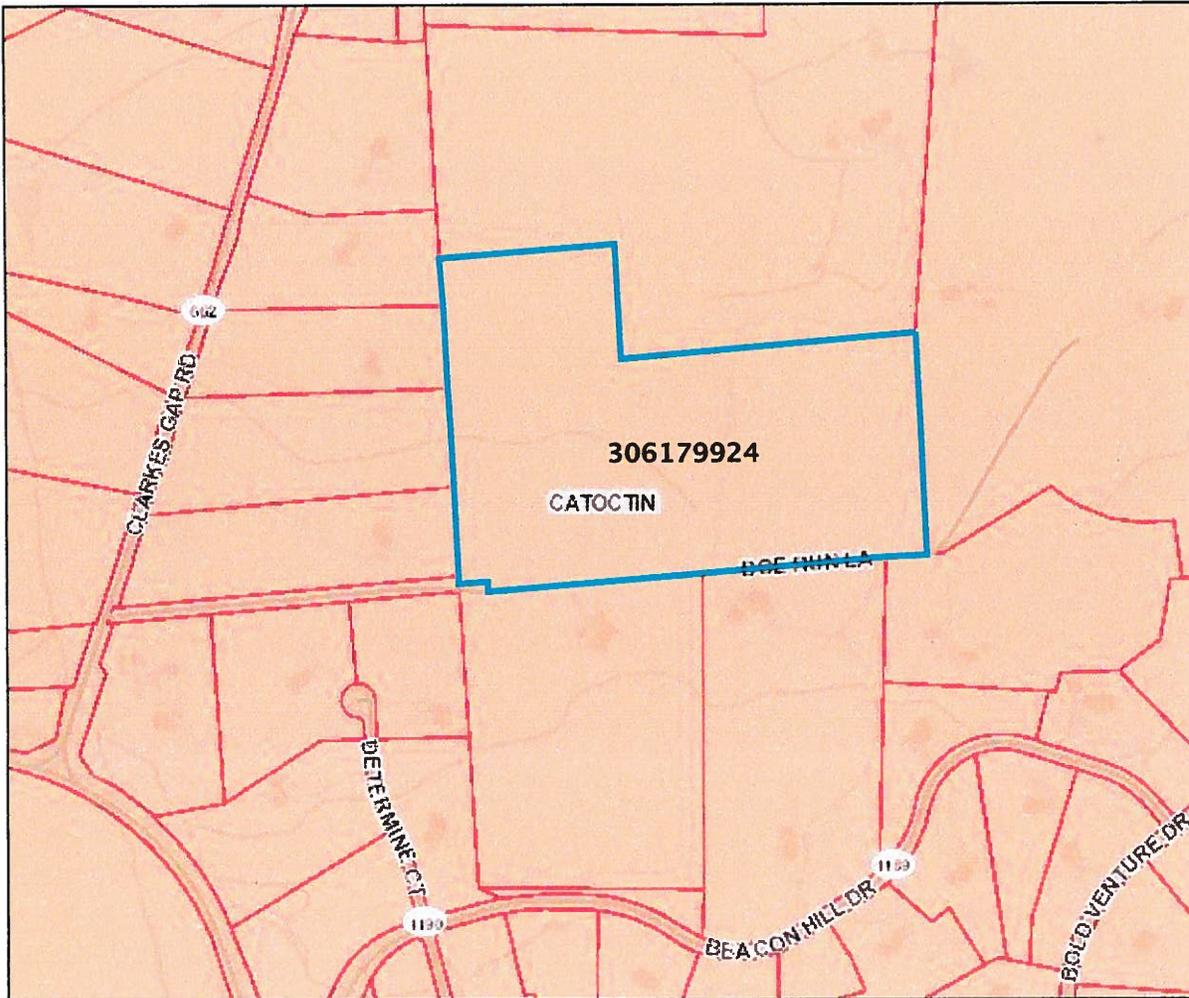
Steep slopes with topography

Friday, June 6, 2014



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(map not to scale)



Catoctin election district

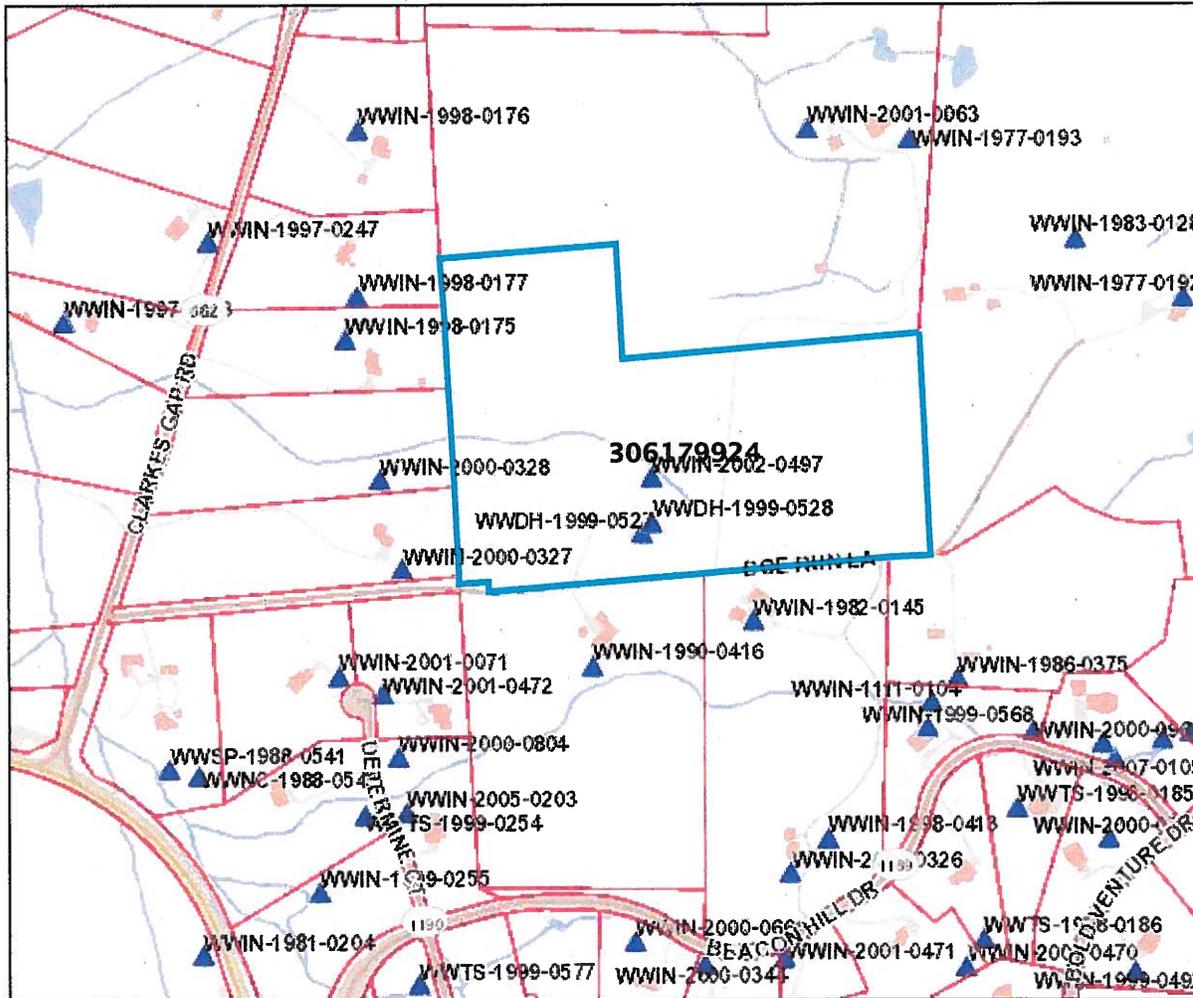
Friday, June 6, 2014



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(map not to scale)



Existing wells (no existing drainfields)

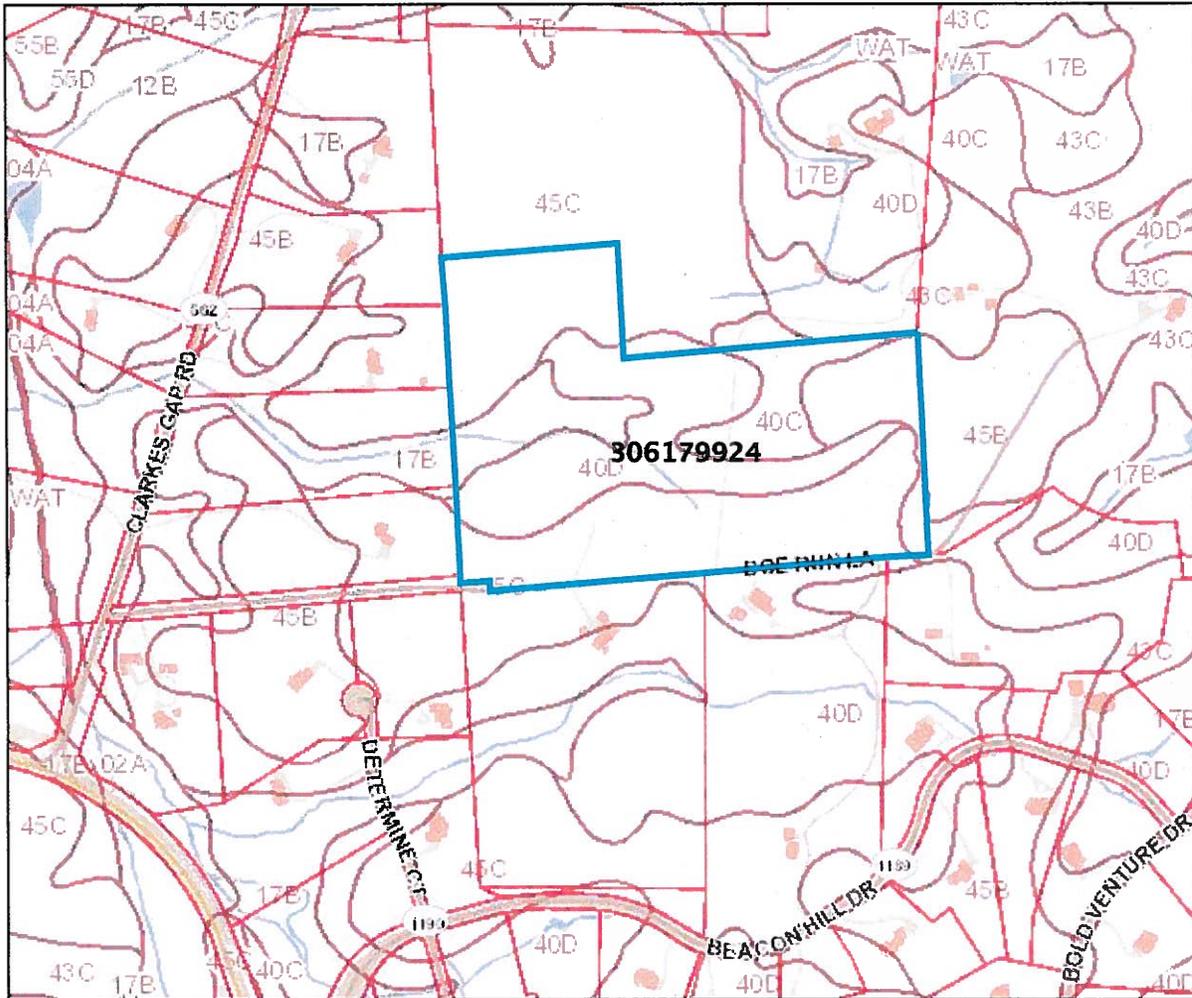
Friday, June 6, 2014



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(map not to scale)



Soils (no hydric soils present)

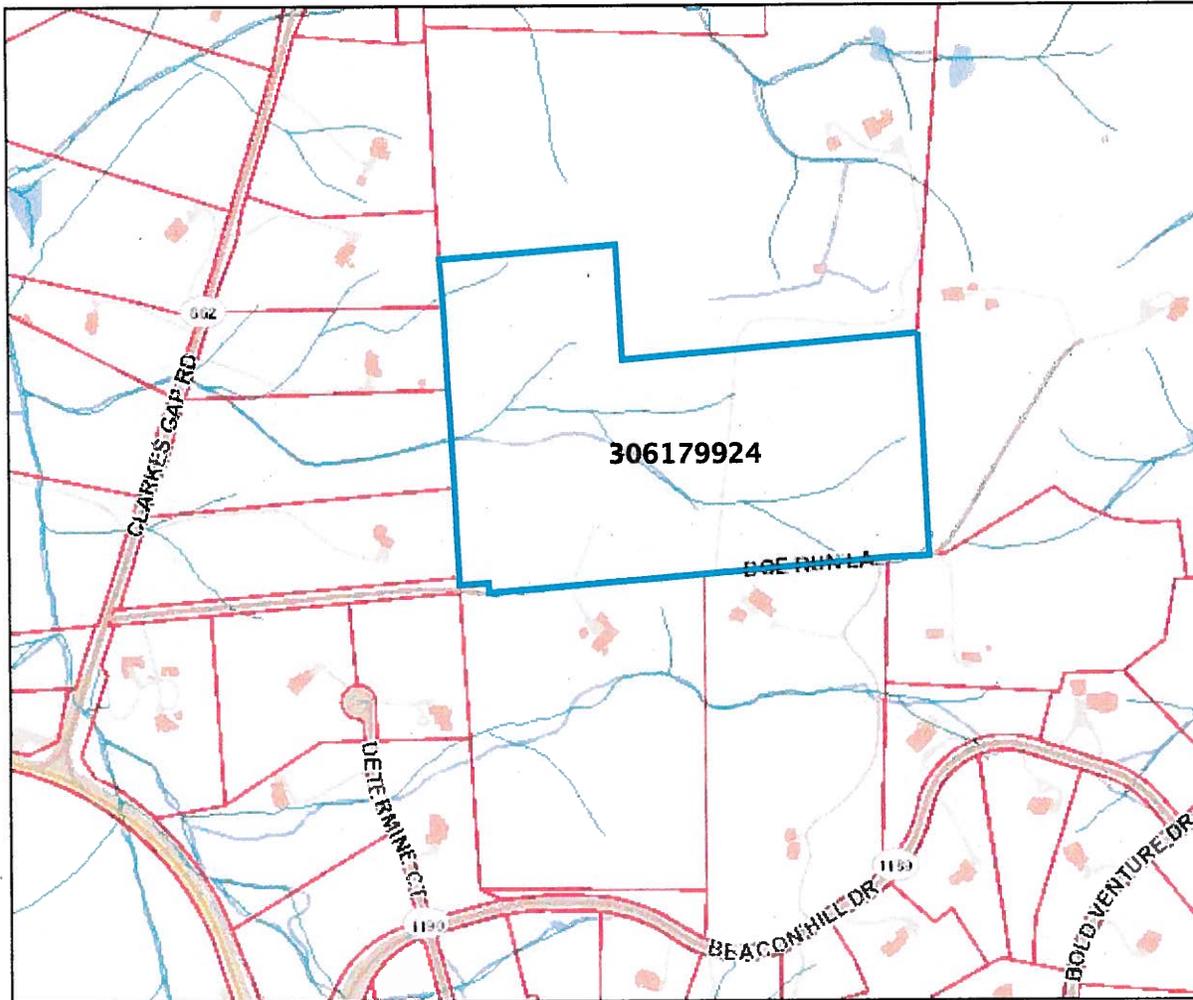
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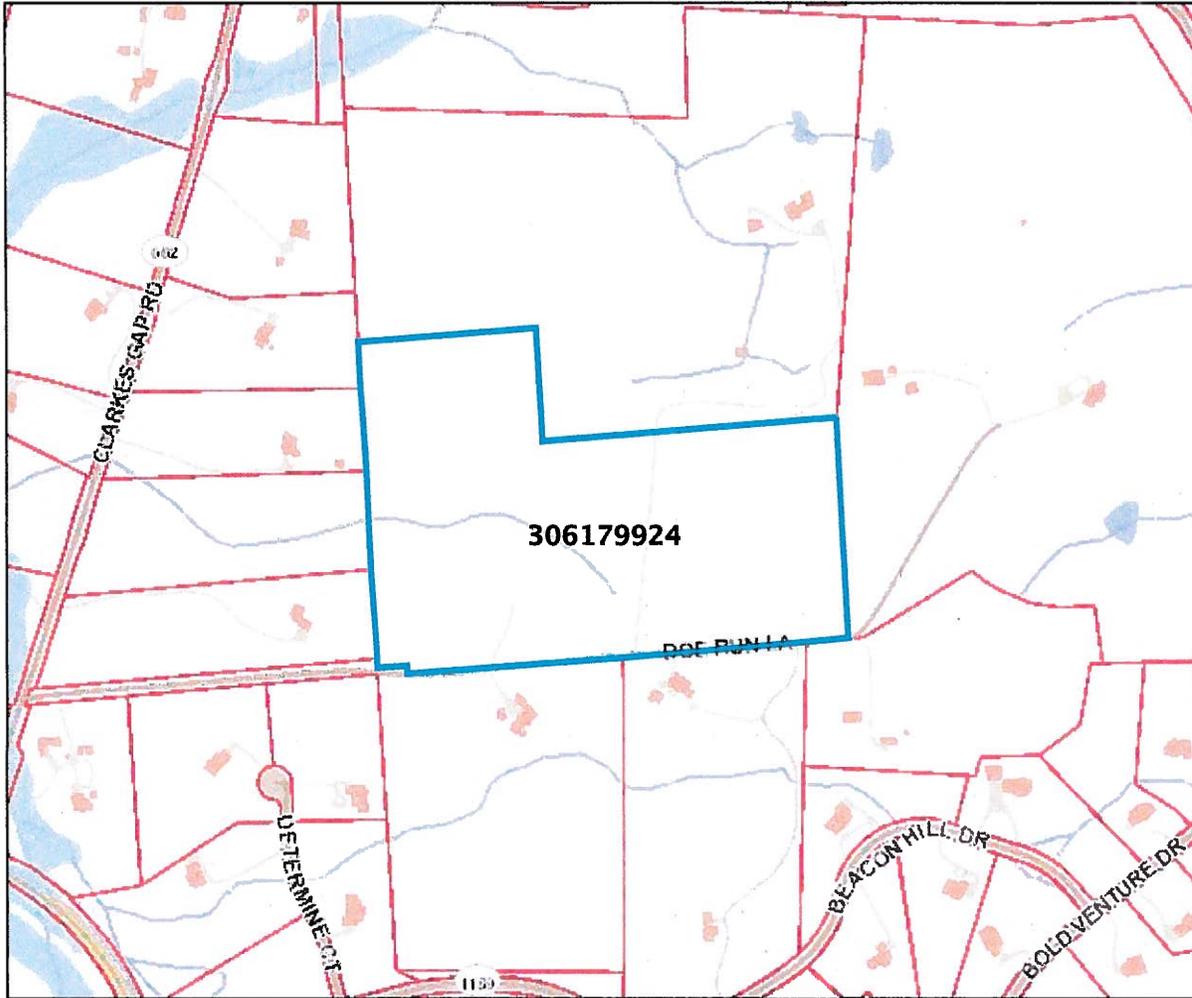
Soil drains

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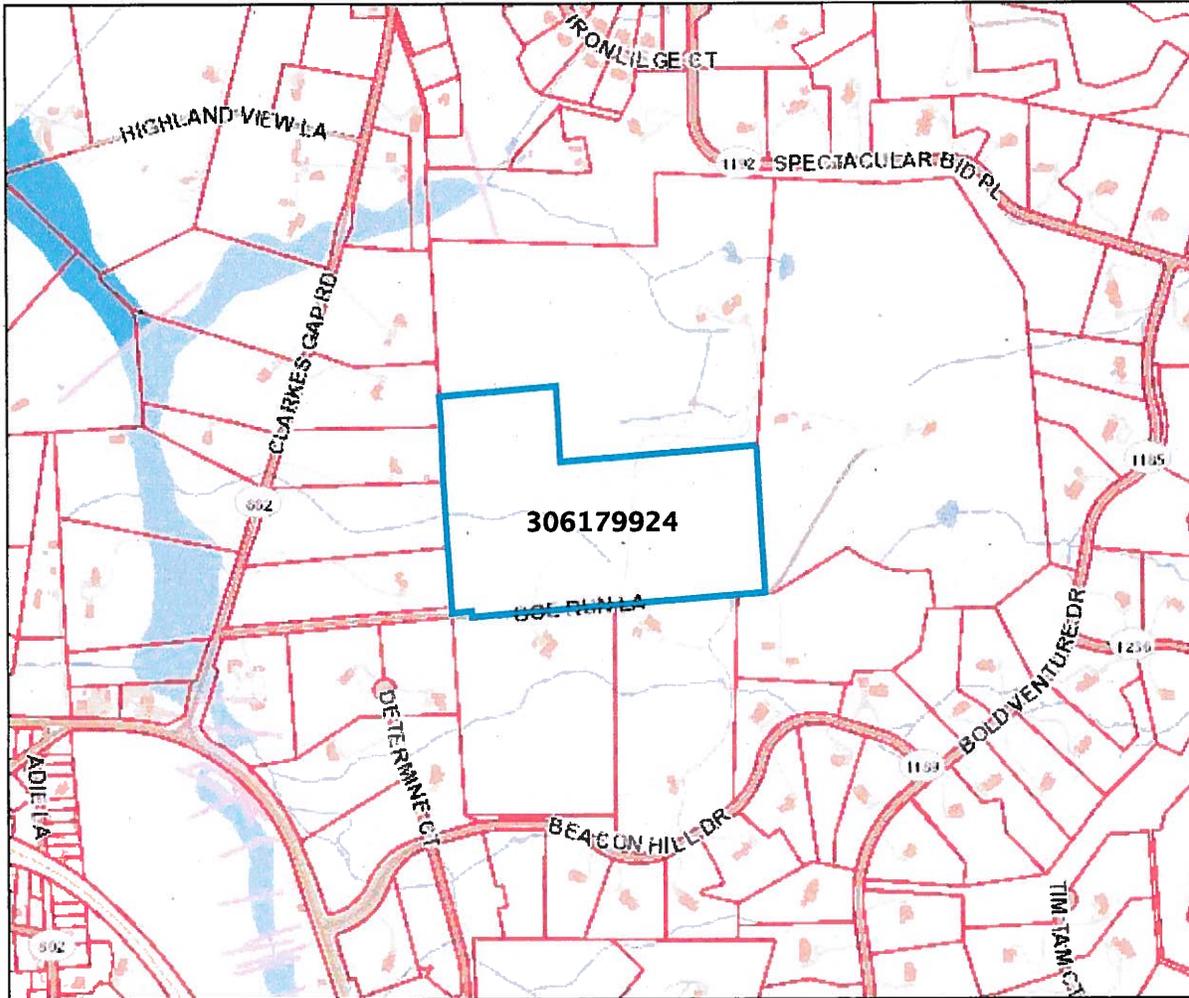
Minor floodplain not on parcel (west of property)

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(map not to scale)

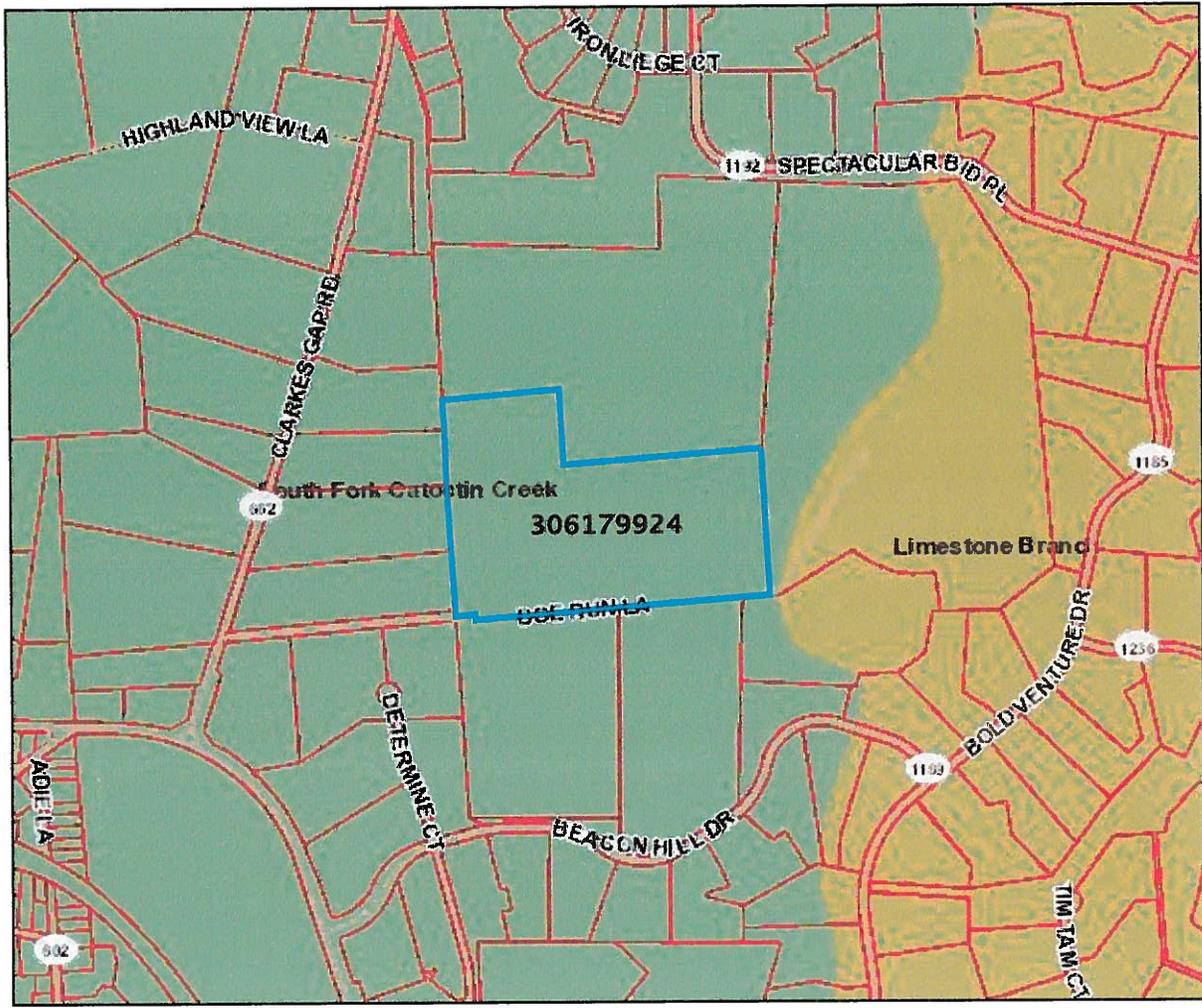


Floodplain cross sections (portions of minor floodplain mapped)



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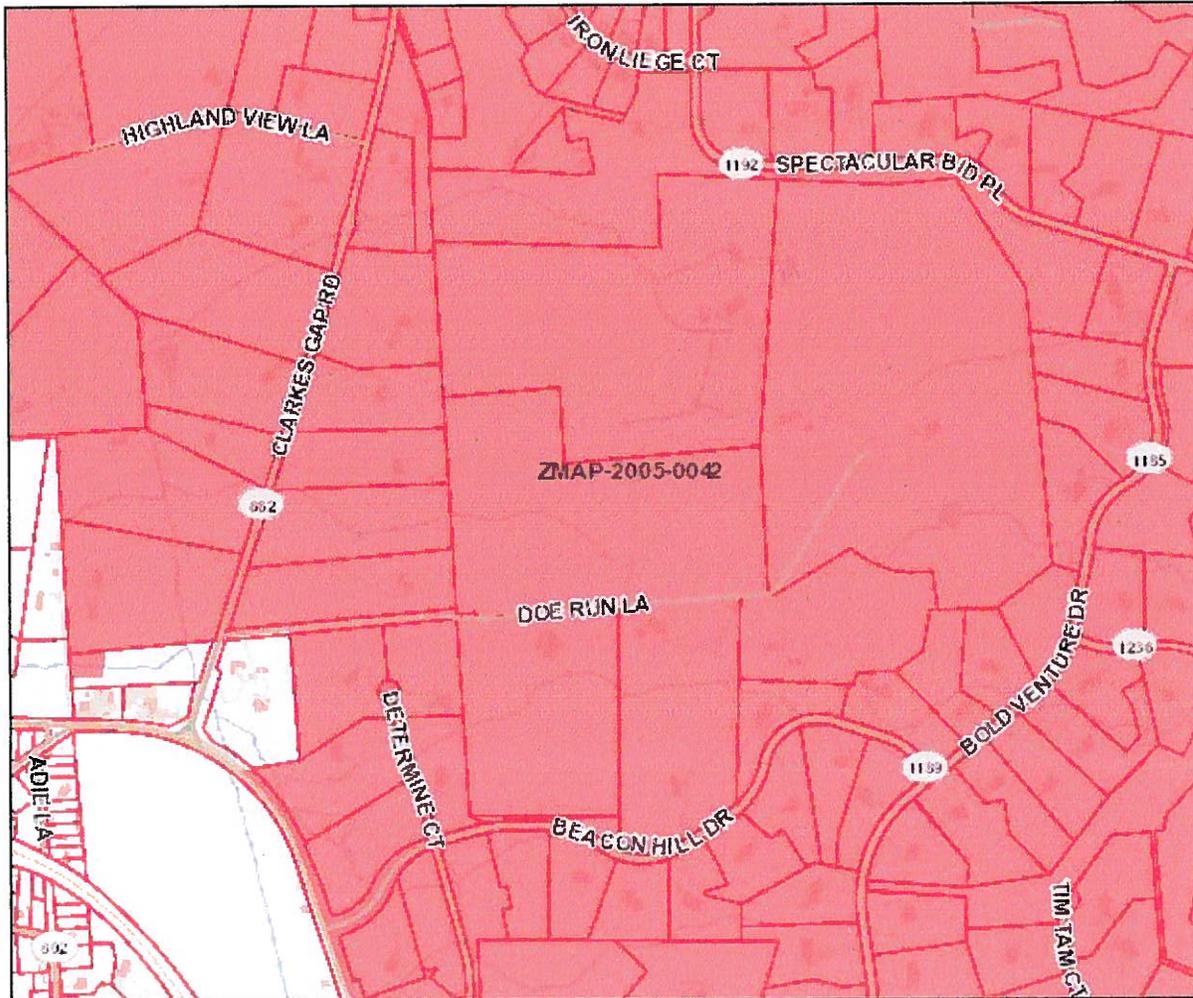
Watershed - South Fork Catoclin Creek

Friday, June 6, 2014



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Rezoning: ZMAP-2005-0042

Friday, June 6, 2014



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Zoning: AR1

PARID: 306-17-9924-000
DICARLO, CHRISTOPHER D

Tax Map #: /38///4/////1/

Owner

Name	DICARLO, CHRISTOPHER D
Care Of	
Mailing Address	9974 BLACKBERRY LN
	GREAT FALLS VA 22066 3511
Page	
Book	

Parcel

Primary Address	
State Use Class	Farm 20-99.99 AC
Total Land Area (Acreage)	30.71
Total Land Area (SQFT)	
Election District	CATOCTIN
Billing District	Catoctin District
Billing Split Notes 1	
Billing Split Notes 2	
Special Ad Valorem Tax District	None
Special Project District	
Neighborhood	R210542
Living Units	
Structure Occupancy	VACANT LAND
Condominium Garage Unit or Parking Space	NO
Subdivision	EDWARDS DIVISION
Affordable Dwelling Unit (Y/N)	N
Ag District	N/A
Ag District Starting Date	
Ag District End Date	
Deactivation Status	

Legal Description

Legal Description	NR PAEONIAN SPRINGS 200405130047116 Q/C 1545--1561
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General Information

Loudoun County is providing public record information as a public service in accordance with Virginia Code Title 58.1-3122.2 (1998). The Loudoun County Commissioner of the Revenue provides annual valuations and maintenance of fair market values for equitable assessments on all types of real property.

The property information made available on this site includes ownership and deed information, legal description, sales information, assessment values and house characteristics and can be searched by Parcel ID Number, Address and Tax Map Number. The site is updated weekly. Parcels are linked to the Loudoun County GIS, with map overlays displaying boundary and environmental information such as topography, soils, flood plain and major roads.

Condominium garage units or assigned parking spaces associated with condominiums may have separate parcel identification numbers - and may be assessed separately.

Source: Office of the Commissioner of the Revenue

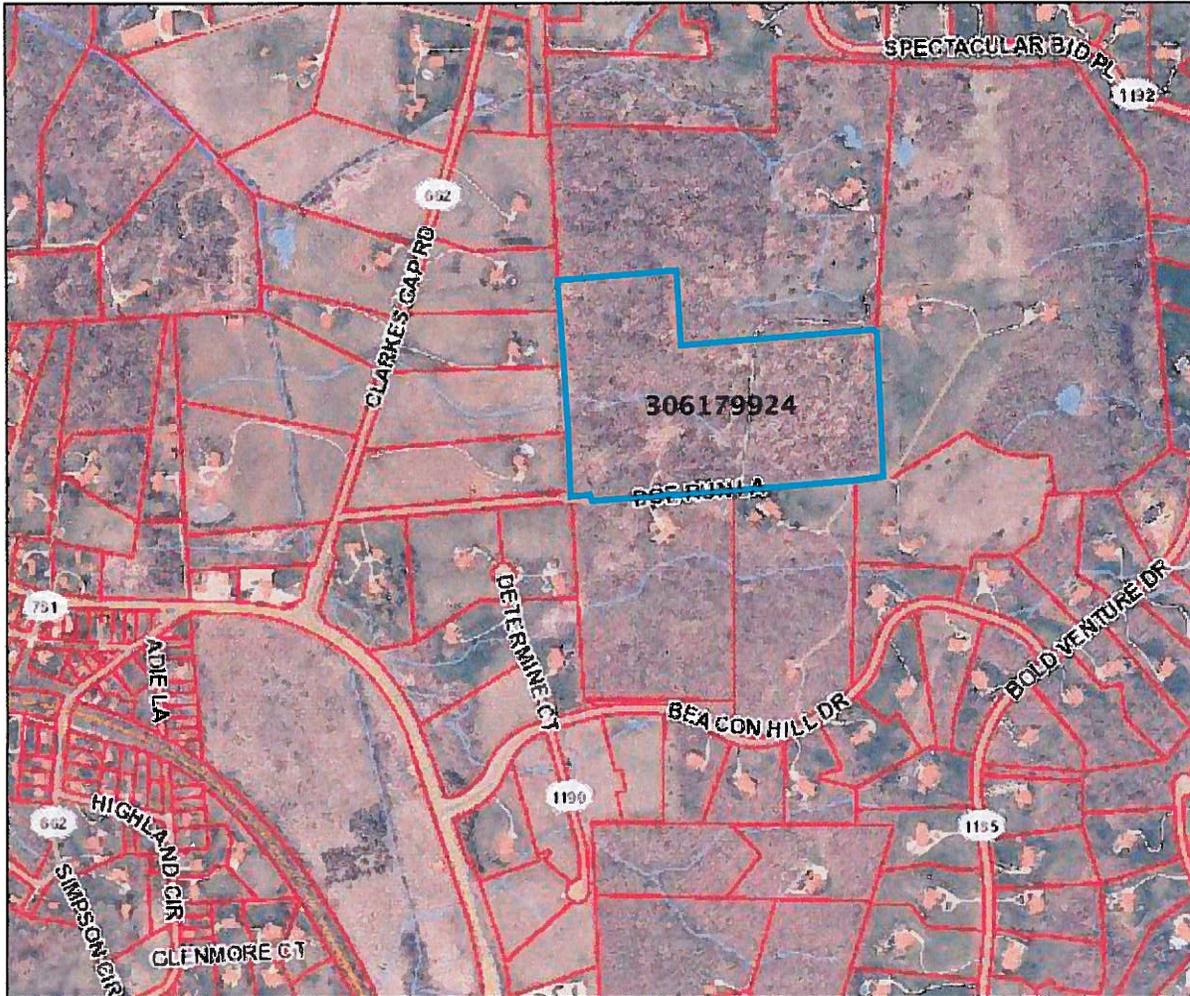


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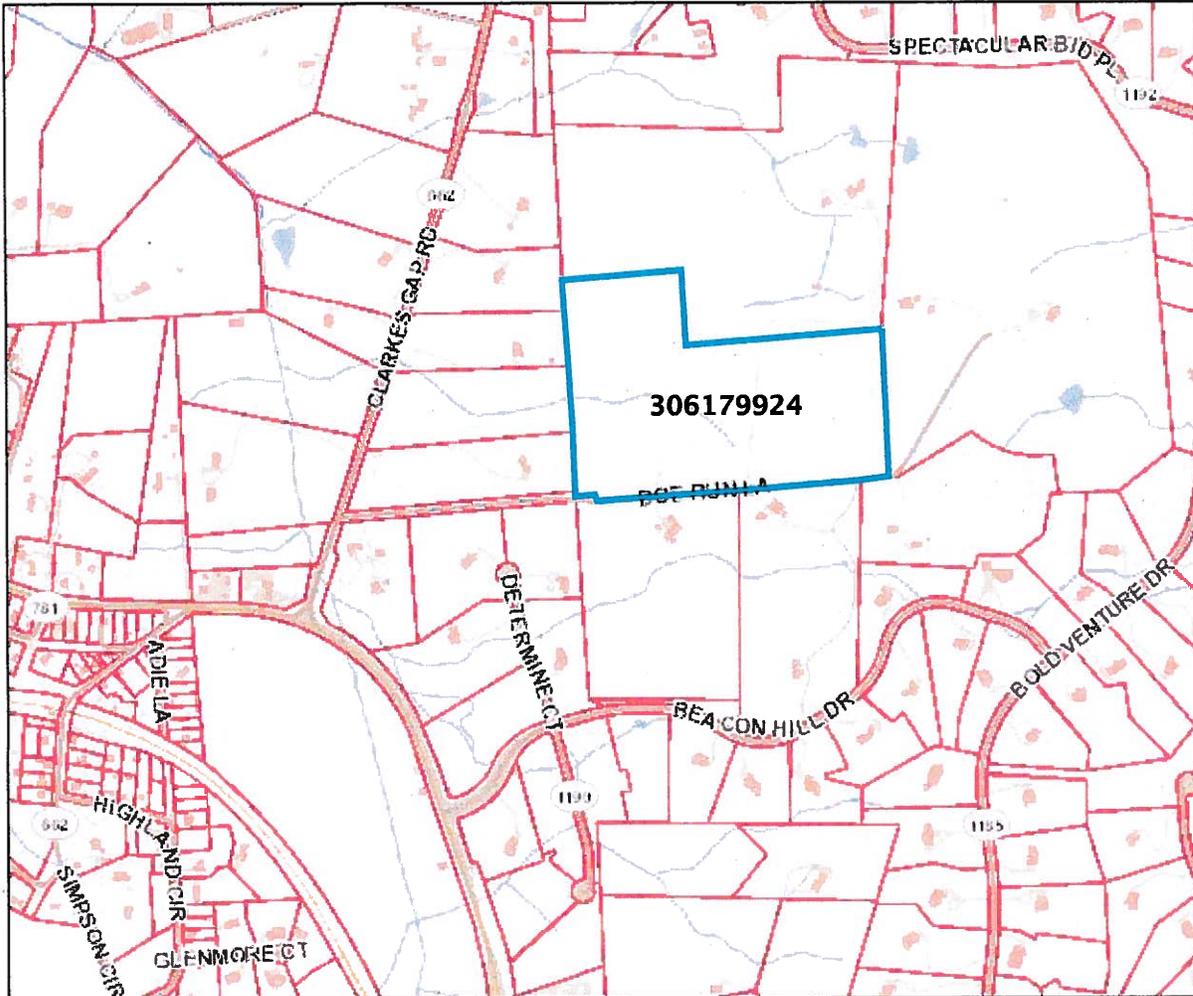
Imagery 2013

Friday, June 6, 2014



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(map not to scale)



Parcel 306179924000