

RECEIVED

DEC 16 2013

start checklist  
LOUDOUN COUNTY  
DEPARTMENT OF PLANNING



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DEC 13 2013

LOUDOUN COUNTY  
DEPARTMENT OF PLANNING

# LOUDOUN COUNTY LAND DEVELOPMENT APPLICATION

- (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 checklist review.
- (3) If additional space is needed to complete any section of this application, attach a separate sheet containing all the required information and refer to such where appropriate on this 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	SPEX/CMPT	Application Number Assigned
<input type="checkbox"/> 1972 Zoning Ordinance		Fee Amount Paid
<input type="checkbox"/> 1993 Zoning Ordinance		Receipt Number
<input checked="" type="checkbox"/> Revised 1993 Zoning Ordinance		Date of Official Acceptance

Calculations of Bond (CPAP, CPAP REVISION, REST, STPL, STPR & STMP)

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

Estimated Square Feet of Land Disturbance (SPEX) 5.2 acres

Project Name: Loudoun Water 600 Zone Water Storage Tanks Subdivision Name (if different from project name):  
Red Hill, Rouse Tract, Lot 15A, part  
Subdivision Section:  
Lot Numbers:

Description of Proposed Project: (Must be completed)  
Special exception for the installation of two elevated water tanks as part of the Central Supply Water System in the 600 pressure zone

Number and Types of Proposed Lots		PROPOSED RESIDENTIAL UNITS (This section is to be completed for all residential applications).			
Residential	N/A		Total Units	Quantity Affordable	Quantity Elderly
Non-residential	1	Detached			
Conservancy	N/A	Semi-detached			
Open Space	N/A	Townhouse			
Other (Specify type)	N/A	Multi-family			
		Other (specify)			
Total Lots	1	Total	N/A		

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	Water storage tanks	5.2 acres
Recreation & Special Interests		
Transportation & Communications		
Education & Training		
Other (specify)		
Total Square Footage		

## PROJECT LOCATION

Property Address: No Known Address  
Property Location: south side of Red Hill Road and Stone School Lane  
Adjacent Roads: located at the intersection of Red Hill Road and Stone School Lane

ELECTION DISTRICT(S) Blue Ridge

## PROPERTY TAX MAP, ACREAGE AND ZONING INFORMATION

Tax Map Number(s) or Pin Number Reference(s)	Zoning District(s)	Acres	Zoning Status	
			Existing	Proposed
243-45-9310 part	TR3-UBF	5.2 acres	TR3UBF	TR3UBF

# **SURROUNDING LAND USES AND ZONING**

*List all surrounding land uses and zoning districts adjacent to the property, including those across roads.*

LAND USE		ZONING
NORTH	single family detached	TR3UBF
SOUTH	farm	TR3UBF
EAST	farm	TR3UBF
WEST	farm	TR3UBF

## **APPLICANT(S)**

Company Name	Loudoun County Sanitation Authority (d/b/a Loudoun Water)	Company Name	
Name of Person & Title	Dales C. Hammes, General Manager	Name of Person & Title	
Mailing Address	44865 Loudoun Water Way	Mailing Address	
City, State, Zip Code	Ashburn, VA 20148	City, State, Zip Code	
Daytime Telephone	571-291-7847	Daytime Telephone	
E-mail Address	dhammes@loudounwater.org	E-mail Address	
Correspondent?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Correspondent?	Yes <input type="checkbox"/> No <input type="checkbox"/>

## **PROPERTY OWNER(S)**

Company Name		Company Name	
Name of Person & Title	Randolph D. Rouse, Trustee dated 12/21/2012; Randolph D. Rouse Trust	Name of Person & Title	
Mailing Address	6407 Wilson Blvd.	Mailing Address	
City, State, Zip Code	Arlington, VA 22205	City, State, Zip Code	
Daytime Telephone	N/A	Daytime Telephone	
E-mail Address	N/A	E-mail Address	
Correspondent?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Correspondent?	Yes <input type="checkbox"/> No <input type="checkbox"/>

## **REPRESENTATIVE(S)**

Company Name	McGuireWoods LLP	Company Name	
Name of Person & Title	Jonathan P. Rak, Attorney Lori Greenleaf, Planner	Name of Person & Title	
Mailing Address	1750 Tysons Blvd, Ste 1800	Mailing Address	
City, State, Zip Code	Tysons Corner, VA 22102	City, State, Zip Code	
Daytime Telephone	703-712-5433 (Lori Greenleaf)	Daytime Telephone	
E-mail Address	lgreenleaf@mcguirewoods.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.

**DALE C. HAMMES, GENERAL MANAGER**

Loudoun County Sanitation Authority (d/b/a Loudoun Water)

Printed Name of Applicant

*Dales C. Hammes* 12/12/13  
Signature of Applicant Date

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 and tests as they deem necessary.

Randolph D. Rouse, Trustee dated 12/21/2012

Printed Name of Property Owner

*Randolph D. Rouse* Dec 10 '13  
Signature of Property Owner Date

Printed Name of Property Owner

Signature of Property Owner Date

March 2, 2009



PLANNERS  
ENGINEERS  
LANDSCAPE  
ARCHITECTS  
LAND  
SURVEYORS

TO: LOUDOUN COUNTY DATE: 1/14/14  
JOB #: 13-442  
PRINT TICKET #: 17855

ATTN: ~~VARON~~ GINNE VAN HORN RE: LW-600 ZONE TANKS  
SPEX 2013-0040

TRANSMITTED HEREWITH:

- ☒ ORIGINALS ☐ PHOTOCOPIES ☒ CD ☒ BLACKLINE PRINTS  
☐ SPECIFICATIONS ☐ COMPUTATIONS ☐ INVOICE ☐ MYLAR PRINTS  
☒ COLOR PRINTS ☐ SITE NOTICES ☐ OTHER

QUANTITY	DRAWING NO.	DATE	DESCRIPTION
15 SETS	SP-12729	1/14/14	SPEX SUBMISSION
1 CD			ALL INCLUDED MATERIAL
15 SETS			DISCLOSURES
15 SETS			STATEMENT OF JUSTIFICATION
15 SETS			SIMULATIONS- IMAGES
1			ORIGINAL COPY OF DISCLOSURES

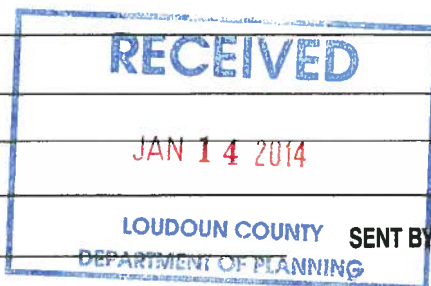
FOR: ☒ SUBMISSION ☐ RESUBMISSION ☐ INSERTS ☐ APPROVAL/SIGNATURE  
☐ FIELD USE ☐ YOUR FILES ☐ COMMENTS ☐ OTHER

SENT BY: ☐ FIRST CLASS MAIL ☒ OUR MESSENGER ☐ PICKUP ☐ COURIER ☐ OVERNIGHT

PLEASE: ☐ RETURN ☐ SUBMIT ☐ OTHER

COMMENTS:

RECEIVED BY:





urban.

PLANNERS  
ENGINEERS  
LANDSCAPE  
ARCHITECTS  
LAND  
SURVEYORS

TO: Loudoun County DATE: 12/13/13

JOB #: 11-554

PRINT TICKET #: ~~0000~~ 11355



ATTN: RECEIVED RE: Loudoun Water - 600 Zone

TRANSMITTED HEREWITH: Water Storage Tanks

- ☐ ORIGINALS ☐ PHOTOCOPIES ☐ CD ☒ BLACKLINE PRINTS  
☐ SPECIFICATIONS ☐ COMPUTATIONS ☐ INVOICE ☐ MYLAR PRINTS  
☐ COLOR PRINTS ☐ SITE NOTICES ☐ OTHER

QUANTITY	DRAWING NO.	DATE	DESCRIPTION
3	—	—	Special Exception Plan
1	—	—	Land Development Application
3	—	—	Checklist of Min. Sub. Reg. (SPER)
3	—	—	Traffic Statement Letter
3	—	—	Disclosure of Real Parties
3	—	—	Statement of Justification

FOR: ☐ SUBMISSION ☐ RESUBMISSION ☐ INSERTS ☐ APPROVAL/SIGNATURE  
☐ FIELD USE ☐ YOUR FILES ☐ COMMENTS ☐ OTHER

SENT BY: ☐ FIRST CLASS MAIL ☒ OUR MESSENGER ☐ PICKUP ☐ COURIER ☐ OVERNIGHT

PLEASE: ☐ RETURN ☐ SUBMIT ☐ OTHER

COMMENTS:

1 Mailing Labels

3 Checklist of Min. Sub. Reg. (SPMI)

3 Commission Permit Checklist

1 Phase I Archeological Investigation

RECEIVED BY: Michael Keith SENT BY: Michael Keith

McGuireWoods LLP  
1750 Tysons Boulevard  
Suite 1800  
Tysons Corner, VA 22102-4215  
Phone: 703.712.5000  
Fax: 703.712.5050  
www.mcguirewoods.com

Jonathan P. Rak  
Direct: 703.712.5411

McGUIREWOODS

jrak@mcguirewoods.com

December 12, 2013

John Merrithew  
Loudoun County Department of Planning  
1 Harrison Street SE, 3rd Floor  
Leesburg, VA 21075

RE: Submission of SPEX/CMPT/SPMI application; Loudoun County Sanitation Authority  
(dba Loudoun Water); PIN 243-45-9310 (part), Loudoun Water 600 Zone Water  
Storage Tanks

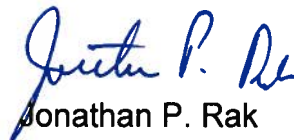
Dear Mr. Merrithew:

Please accept the attached submissions provided in support of this  
SPEX/CMPT/SPMI application for water storage tanks on approximately 5.2 acres of  
the above referenced parcel.

Per Section 6-402(C) of the Revised 1993 Loudoun County Zoning Ordinance,  
the fees associated with this application are waived for the Loudoun County Sanitation  
Authority.

Please feel free to call me if you have any questions regarding these  
submissions. We look forward to working with you and your staff on these applications.

Sincerely,



Jonathan P. Rak

cc: Dale C. Hammes, Loudoun County Sanitation Authority

LOUDOUN COUNTY DEPARTMENT OF PLANNING  
 1 Harrison Street, S.E., 3<sup>rd</sup> Floor, MSC #62, P.O. Box 7000, Leesburg, VA 20177-7000  
 (703) 777-0246

MINIMUM SUBMISSION REQUIREMENTS FOR SPECIAL EXCEPTION APPLICATION

Application No. \_\_\_\_\_

TO BE COMPLETED BY THE APPLICANT

Project Name: Loudoun Water 600 Zone Water Storage Tanks

Proposed Use: Water Storage Tanks (2)

Project Location: In the northern portion of MCPI #243-45-9310

Tax Map #(s):                     /91////////15A

Parcel #(s): 243-45-9310(part)

Parcel Owner(s): Randolph D. Rouse, Trustee

Telephone No.: \_\_\_\_\_

Applicant/Authorized Agent: Loudoun Water

Telephone No.: 571-291-7847

Engineer/Surveyor: Urban, Ltd.

Telephone No.: 703-642-2306

Attorney: Jonathan Rak, Esquire

Telephone No.: 703-712-5433 (Lori Greenlief)

Signature of Person Completing Checklist: 

Date: 12/11/13

\*\*\*\*\*

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): \_\_\_\_\_

## Checklist of Minimum Submission Requirements Special Exception (SPEX)

	Provided	Waived <sup>1</sup>
A. <u>LAND DEVELOPMENT APPLICATION FORM</u> Provide standard County form.	X	
B. <u>DISCLOSURE OF REAL PARTIES IN INTEREST</u> Provide completed disclosure form(s). To be provided prior to posting the property for Planning Commission Public Hearing.	X	
C. <u>MAILING LABELS</u> The applicant must submit one (1) set of pre-printed address/mailling labels with addresses and MCPI numbers and owners' names of all abutting property and all property immediately and diagonally across the street or road from the property, including those parcels which lie in other localities of the Commonwealth. In addition, if any portion of the property which is the subject of the zoning map amendment is within a planned development district then, the mailing labels shall include the address of the incorporated property owners' association existing within the planned development district that has members owning property within 2,000 feet of the subject property.	X	
D. <u>STATEMENT OF JUSTIFICATION:</u> Provide a written Statement of Justification with date and/or revision date describing the project and detailing the reason(s) why the granting of a special exception is appropriate. The statement must at a minimum address the issues for consideration in Section 6-1309 of the Zoning Ordinance. The statement should describe the nature and intensity of the proposed use, any activities or characteristics that could impact adjacent properties and how such impacts are to be addressed. The Statement shall also include all approved proffers and conditions applicable to the property.	X	
E. <u>TRAFFIC STUDY:</u> Provide a traffic analysis, the scope of which is approved by the Loudoun County Office of Transportation and Capital Infrastructure prior to submission, indicating the relationship of the proposed use or modification to projected traffic generation, road and transit use, and plans according to FSM Section 4-200B.	See modification	
F. <u>SPECIAL EXCEPTION PLAT.</u> Submit a plan at a scale sufficient to evaluate zoning compliance. To facilitate review of issues for consideration in Section 6-1310 of the Zoning Ordinance, the special exception plat shall include at a minimum, the following information. <i>Note that for purposes of clarity, features may be depicted on separate sheets.</i>	X	
1) Base Information: North arrow and basis, scale, state plane grid or grid tics, vicinity map, owner's name, applicant's name, application name and number, and date the Plat was produced or revised.	X	

1. Checklist Items A, B, C and E cannot be waived.



	Provided	Waived
2) Property Information: Provide a metes and bounds description of the property area and area of the proposed special exception, if different. Information from the deeds or a recent survey may suffice where the special exception lines follow existing property lines.	X	
3) Adjoining Properties: Identification of adjoining properties (N/F Owner & PIN) and subdivision with approximate location of boundaries departing subject property, identification as to whether subject to open space, conservation easement, or agricultural district.	X	
4) Existing Conditions: As the base data for the special exception plat, show existing conditions listed below if found on the subject site. Available information from County databases, notably the County geographic information system (GIS) shall be adequate for these purposes, though the applicant may elect to provide more detailed or current information. For purposes of clarity, features may be depicted on different sheets.	X	
a) Easements: Location and easement limits for major cross-county high-voltage power, transmission, fuel/gas mains (36" +), sewer and water main (36" +) or critical communication cables and other major easements that may impact the location or use of buildings, parking, open space or buffers on the property.	X	
b) Streets: Location, width of right-of-way or easement, and width of pavement for all existing streets on or adjoining the subject property.	X	
c) Water Courses & Drainage Ways: Location and extent of rivers, streams, ponds, major and minor floodplains and drainage ways.	X	
d) Tree Cover: Wooded and forested areas, as depicted on County GIS maps.	N/A	
e) Topography: Contours not more than four (4) feet.	X	
f) Physical Features: Location of existing buildings, walls, fences and other structures.	X	
g) Wells, Drainfields and Pollution Sources: General location (per County GIS) of existing wells, drainfields and pollution sources. Location of proposed well and septic system and evidence that application has been made to the County Health Department for proposed project's sewer and water systems if Loudoun Water is not providing service.	X	
h) Zoning Districts and Other Zoning Regulatory Areas: Location and extent of Zoning Districts on and as they depart the subject tract, including overlay districts (HCC, AI, FOD, MDOD, QN, LOD, Historic, TI) and regulatory performance districts (such as 5-900 Setbacks from Roads, 5-1000 Scenic Creek Buffer, 5-1508 Steep Slopes). Any additional information requirements of the Zoning Ordinance shall be provided in addition to the requirements of this checklist.	X	



	Provided	Waived
5) A SPEX with no land disturbance, show the location and extent, maximum gross floor area of the proposed use or modification and associated parking. If existing buildings or structures are to be used, include photos of all facades of the buildings and structures.	N/A	
6) A SPEX that includes land disturbance shall show limits of the maximum proposed building envelope <sup>1</sup> , height and gross floor area of all buildings and structures; limits of land disturbance, associated parking; required setbacks, yards and buffers; and areas not to be disturbed. Dimensions must be drawn to scale.	X	
G. <u>TABULATIONS AND DATA</u> : Identification of proposed and required development and zoning information.	X	
1) A notation or depiction of the applicable lot and building standards including setbacks, height, and bulk restrictions for the project.	X	
2) Any applicable performance standards that are imposed and restrictions regarding the location and nature of proposed uses.	X	
3) Proposed uses: The maximum floor area ratio or ratios, or the applicable density measurement for the project.	N/A	
4) The maximum gross floor area for the project and for each use.	X	
H. <u>TRANSPORTATION/ACCESS</u> . The approved location and general design of transportation improvements and ingress and egress to the project, along with such access restrictions imposed to promote and ensure the integrity and function of the County's thoroughfare system, the safe and efficient circulation of vehicles and pedestrians within the project, and consistency with the Countywide Transportation Plan.	X	
I. <u>MODIFICATIONS</u> . The location and clear depiction or description (in the form of separate reports or notes on the plans) of any approved and/or proposed modifications to provisions of this Ordinance, the Land Subdivision and Development Ordinance, or any other applicable County ordinance, which would otherwise be applicable to the development.	X	
J. <u>TREE SURVEY</u> : The location and general description of existing vegetation and tree cover within the areas proposed to be disturbed and within 50 feet of the disturbed area, as follows:	N/A	
1) A description of type and extent of tree cover including canopy, understory growth and other flora including species composition, dominant size class and diameter breast height (d.b.h.) range including location, common name, scientific name and ISA condition rating of all trees with a diameter breast height of thirty (30) inches or more.		

<sup>1</sup> Building envelope is the imaginary shape of a building indicating its maximum volume and shall be used to check the plan and setback (and similar restrictions) with respect to zoning regulations. The envelope may include sufficient additional area to accommodate minor changes to the design or orientation of the building but shall not include associated parking, sidewalks, open space, or buffer areas.

	Provided	Waived
2) <b>A SPEX that proposes to disturb in excess of 10,000 square feet</b> shall also show stocking/density, structure, age, regeneration, flora, form and quality characteristics, aspect, soils, presence of insect/disease and stand history (fire, cattle, harvest, etc.). For pine-hardwood forest type, specify the percentage of over-story stems that are Virginia pine. Data is to be collected by a Certified Arborist, Professional Forester or Landscape Architect.		
K. <b>ARCHAEOLOGICAL SURVEY:</b> A SPEX application that proposes an area of disturbance in excess of 10,000 square feet shall include an archaeological survey covering the areas proposed to be disturbed, in accordance with Section 7.810 of the Facilities Standards Manual.	X	
L. <b>ENVIRONMENTAL FEATURES:</b> A SPEX proposing land disturbance shall identify the following features as they apply to the special exception area. Information available from current state and local agencies may be used. Documentation may be in the form of reports, notes on the plans, or a separate letter. Include delineation of known features as appropriate as an existing condition on the Special Exception Plat:	X	
1) <b>Graves &amp; Cemeteries:</b> Identification of known or readily visible graves or cemeteries or structures marking a place of burial.	X	
2) <b>Endangered Species Habitat:</b> Identification of plants, animals, natural communities, and other features that are exemplary, rare, or endangered on a global or statewide basis. (Database research by the Virginia Department of Conservation and Recreation (DCR), Division of Natural Heritage Resources.)	X	
3) <b>Archaeological Features:</b> Identification of the presence of previously identified cultural resources within a project area. (Archives Research performed by the Virginia Department of Historical Resources.)	X	
4) <b>Hazardous or Toxic Substances:</b> 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.	X	
5) <b>Federal &amp; State Regulations:</b> Identify any known extraordinary federal or state regulations that would impose limitations on the development of subject property.	X	

## Checklist Completion / Application Acceptance

### ACCEPTANCE

Upon acceptance of the application for review the Applicant will be required to provide electronic versions, in .pdf format, of all submission materials.

Upon acceptance the Applicant will be asked to submit additional paper copies of the accepted documents and plats. The number of copies will be determined by staff.

### FEE

Only when notified that the application is ready to accept, shall the Applicant submit the current application fee.

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

Project Name: Loudoun Water 600 Zone Water Storage Tanks - SPEX (Note - Fee not applicable)

MCPI #(s): 243-45-9310 (part)

Signature of Applicant/Authorized Agent:  Telephone No: 703-765-433

By signing this form the Applicant agrees to abide by the scheduling, procedures and requirements of the checklist review process outlined on this form and within Article 6 of the Revised 1993 Zoning Ordinance, as amended.

## Checklist of Minimum Submission Requirements Minor Special Exception (SPMI)

	Provided	Waived <sup>1</sup>
A. <u>LAND DEVELOPMENT APPLICATION FORM</u> Provide standard County form.	X	
B. <u>DISCLOSURE OF REAL PARTIES IN INTEREST</u> Provide completed disclosure form(s). To be provided prior to posting the property for Planning Commission Public Hearing.	X	
C. <u>MAILING LABELS</u> The applicant must submit one (1) set of pre-printed address/ mailing labels with addresses and MCPI numbers and owners' names of all abutting property and all property immediately and diagonally across the street or road from the property, including those parcels which lie in other localities of the Commonwealth. In addition, if any portion of the property subject to this application is within a planned development district then, the mailing labels shall include the address of the incorporated property owners' association existing within the planned development district that has members owning property within 2,000 feet of the subject property.	X	
D. <u>STATEMENT OF JUSTIFICATION</u> Provide a written Statement of Justification with date and/or revision date describing the project and detailing the reason(s) why the granting of a minor special exception is appropriate. The statement must at a minimum address the issues for consideration in Section 6-1309 of the Zoning Ordinance. The statement should describe the nature and intensity of the proposed use, any activities or characteristics that could impact adjacent properties and how such impacts are to be addressed. The Statement shall also include all approved proffers and conditions applicable to the property.	X	
E. <u>TRAFFIC STUDY</u> Provide a traffic analysis, the scope of which is approved by the Loudoun County Office of Transportation and Capital Infrastructure prior to submission, indicating the relationship of the proposed use or modification to projected traffic generation, road and transit use, and plans according to FSM Section 4-200B.	see modification	
F. <u>MINOR SPECIAL EXCEPTION PLAT</u> Submit a plan at a scale sufficient to evaluate zoning compliance. To facilitate review of issues for consideration in Section 6-1310 of the Zoning Ordinance, the minor special exception plat shall include at a minimum, the following information. <i>Note that for purposes of clarity, features may be depicted on separate sheets.</i>	X	
1) Base Information: North arrow and basis, scale, state plane grid or grid tics, vicinity map, owner's name, applicant's name, application name and number, and date the Plat was produced or revised.	X	

1. Checklist Items A, B, C and E cannot be waived.

	Provided	Waived
2) Property Information: Provide a metes and bounds description of the property area and area of the proposed minor special exception, if different. Information from the deeds or a recent survey may suffice where the minor special exception lines follow existing property lines.	X	
3) Adjoining Properties: Identification of adjoining properties (N/F Owner & PIN) and subdivision with approximate location of boundaries departing subject property, identification as to whether subject to open space, conservation easement, or agricultural district.	X	
4) Existing Conditions: As the base data for the minor special exception plat, show existing conditions listed below if found on the subject site. Available information from County databases, notably the County geographic information system (GIS) shall be adequate for these purposes, though the applicant may elect to provide more detailed or current information. For purposes of clarity, features may be depicted on different sheets.	X	
a) Easements: Location and easement limits for major cross-county high-voltage power, transmission, fuel/gas mains (36" +), sewer and water main (36" +) or critical communication cables and other major easements that may impact the location or use of buildings, parking, open space or buffers on the property.	X	
b) Streets: Location, width of right-of-way or easement, and width of pavement for all existing streets on or adjoining the subject property.	X	
c) Water Courses & Drainage Ways: Location and extent of rivers, streams, ponds, major and minor floodplains and drainage ways.	X	
d) Tree Cover: Wooded and forested areas, as depicted on County GIS maps.	N/A	
e) Topography: Contours not more than four (4) feet.	X	
f) Physical Features: Location of existing buildings, walls, fences and other structures.	X	
g) Wells, Drainfields and Pollution Sources: General location (per County GIS) of existing wells, drainfields and pollution sources. Location of proposed well and septic system and evidence that application has been made to the County Health Department for proposed project's sewer and water systems if Loudoun Water or an incorporated Town is not providing service.	N/A	
h) Zoning Districts and Other Zoning Regulatory Areas: Location and extent of Zoning Districts on and as they depart the subject tract, including overlay districts (HCC, AI, FOD, MDOD, QN, LOD, Historic, TI) and regulatory performance districts (such as 5-900 Setbacks from Roads, 5-1000 Scenic Creek Buffer, 5-1508 Steep Slopes). Any additional information requirements of the Zoning Ordinance shall be provided in addition to the requirements of this checklist.	X	

	Provided	Waived
5) A SPMI with no land disturbance shall show the location and extent, maximum gross floor area of the proposed use or modification and associated parking. If existing buildings or structures are to be used, include photos of all facades of the buildings and structures.	N/A	
6) A SPMI that includes land disturbance shall show limits of the maximum proposed building envelope <sup>1</sup> , height and gross floor area of all buildings and structures; limits of land disturbance, associated parking; required setbacks, yards and buffers; and areas not to be disturbed. Dimensions must be drawn to scale.	X	
G. <u>TABULATIONS AND DATA</u> : Identification of proposed and required development and zoning information.	X	
1) A notation or depiction of the applicable lot and building standards including setbacks, height, and bulk restrictions for the project.	X	
2) Any applicable performance standards that are imposed and restrictions regarding the location and nature of proposed uses.	X	
3) Proposed uses: The maximum floor area ratio or ratios, or the applicable density measurement for the project.	N/A	
4) The maximum gross floor area for the project and for each use.	X	
H. <u>TRANSPORTATION/ACCESS</u> . The approved location and general design of transportation improvements and ingress and egress to the project, along with such access restrictions imposed to promote and ensure the integrity and function of the County's thoroughfare system, the safe and efficient circulation of vehicles and pedestrians within the project, and consistency with the Countywide Transportation Plan.	X	
I. <u>MODIFICATIONS</u> . The location and clear depiction or description (in the form of separate reports or notes on the plans) of any approved and/or proposed modifications to provisions of this Ordinance, the Land Subdivision and Development Ordinance, or any other applicable County ordinance, which would otherwise be applicable to the development.	X	
J. <u>TREE SURVEY</u> : The location and general description of existing vegetation and tree cover within the areas proposed to be disturbed and within 50 feet of the disturbed area, as follows:	N/A	
1) A description of type and extent of tree cover including canopy, understory growth and other flora including species composition, dominant size class and diameter breast height (d.b.h.) range including location, common name, scientific name and ISA condition rating of all trees with a diameter breast height of thirty (30) inches or more.		

<sup>1</sup> Building envelope is the imaginary shape of a building indicating its maximum volume and shall be used to check the plan and setback (and similar restrictions) with respect to zoning regulations. The envelope may include sufficient additional area to accommodate minor changes to the design or orientation of the building but shall not include associated parking, sidewalks, open space, or buffer areas.

	Provided	Waived
2) <b>A SPMI that proposes to disturb in excess of 10,000 square feet</b> shall also show stocking/density, structure, age, regeneration, flora, form and quality characteristics, aspect, soils, presence of insect/disease and stand history (fire, cattle, harvest, etc.). For pine-hardwood forest type, specify the percentage of over-story stems that are Virginia pine. Data is to be collected by a Certified Arborist, Professional Forester or Landscape Architect.		
K. <b>ARCHAEOLOGICAL SURVEY:</b> A SPMI application that proposes an area of disturbance in excess of 10,000 square feet shall include an archaeological survey covering the areas proposed to be disturbed, in accordance with Section 7.810 of the Facilities Standards Manual.	X	
L. <b>ENVIRONMENTAL FEATURES:</b> A SPMI proposing land disturbance shall identify the following features as they apply to the minor special exception area. Information available from current state and local agencies may be used. Documentation may be in the form of reports, notes on the plans, or a separate letter. Include delineation of known features as appropriate as an existing condition on the Minor Special Exception Plat:	X	
1) <b>Graves &amp; Cemeteries:</b> Identification of known or readily visible graves or cemeteries or structures marking a place of burial.	X	
2) <b>Endangered Species Habitat:</b> Identification of plants, animals, natural communities, and other features that are exemplary, rare, or endangered on a global or statewide basis. (Database research by the Virginia Department of Conservation and Recreation (DCR), Division of Natural Heritage Resources.)	X	
3) <b>Archaeological Features:</b> Identification of the presence of previously identified cultural resources within a project area. (Archives Research performed by the Virginia Department of Historical Resources.)	X	
4) <b>Hazardous or Toxic Substances:</b> 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.	X	
5) <b>Federal &amp; State Regulations:</b> Identify any known extraordinary federal or state regulations that would impose limitations on the development of subject property.	X	



## Checklist Completion / Application Acceptance

### ACCEPTANCE

Upon acceptance of the application for review the Applicant will be required to provide electronic versions, in .pdf format, of all submission materials.

Upon acceptance the Applicant will be asked to submit additional paper copies of the accepted documents and plats. The number of copies will be determined by staff.

### FEE

Only when notified that the application is ready to accept, shall the Applicant submit the current application fee.

Approval of use \$8,215.00

Modifications of additional use regulations in 5-600 or setbacks from roads in 5-900 \$1,870.00

Project Name: Loudoun Water 600 Zone Water Storage Tanks - Minor SPEX (Note - fee not applicable)

MCPI #(s): 243-45-9310 (part)

Signature of Applicant/Authorized Agent: \_\_\_\_\_ Telephone No: \_\_\_\_\_

By signing this form the Applicant agrees to abide by the scheduling, procedures and requirements of the checklist review process outlined on this form and within Article 6 of the Revised 1993 Zoning Ordinance, as amended.

## Commission Permit Checklist

**APPLICANT RESPONSIBILITIES.** The applicant must complete all of the 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 until the deficiencies are resolved.

All required forms are available in the Department of Planning.

A. <u>LAND DEVELOPMENT APPLICATION FORM.</u> Submit a completed land development application form, including the following:	SUBMITTED		
	YES	NO	N/A
1. Applicant's name and address and ownership interest in the subject property.	X		
2. The name and address, and signed written consent of all those having an ownership interest, if different than the applicant filing the application.	X		
3. The names and addresses of all consultants representing the applicant with respect to the proposed development plan.	X		
4. The tax map identification number; MCPI number.	X		
5. Signature of Property Owner.	X		
B. <u>STATEMENT OF JUSTIFICATION.</u> One copy of a Statement of Justification detailing the proposed use.	X		
C. <u>SITE PLAN.</u> Provide 15 copies of a site plan at a scale of 1"=200', or request a deviation for a more meaningful scale. At least three (3) plans must be provided at 1"=200'. Four copies are required when floodplain exists on the site. Include the following information on the plan:	X		
1. Where applicable, the limits of floodplain boundaries are to be delineated. The plat shall utilize and identify the source as the Floodplain Map of Loudoun County.	X		
2. The scale, north point, and date.	X		
3. The boundary of the property showing bearings and distances.	X		
4. The owners' names and zoning of adjacent property.	X		
5. The location and dimensions of all structures, parking/loading areas, and signs, existing and proposed.	X		
6. The location of any structures within 500' of the proposed structure/use.	X		
7. The property owner's signature.	X		
8. An insert vicinity map showing the location within the general area.	X		

**LOUDOUN COUNTY**  
**DISCLOSURES OF REAL PARTIES IN INTEREST**  
**AND LAND USE PROCEEDINGS**

I, Jonathan P. Rak, do hereby state that I am an

☐ Applicant

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

in Application Number(s): \_\_\_\_\_

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 foregoing 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).

<b><i>PIN</i></b>	<b><i>NAME (First, M.I., Last)</i></b>	<b><i>ADDRESS (Street, City, State, Zip Code)</i></b>	<b><i>RELATIONSHIP (Listed in bold above)</i></b>
	Loudoun County Sanitation Authority d/b/a Loudoun Water Karen A. Arnold Thomas J. Lipinski Micah Vieux Mark Peterson	44865 Loudoun Water Way Ashburn, VA 20146	Applicant/Contract Purchaser
243-45-9310 (Part)	Randolph D. Rouse, Trustee & Beneficiary Randolph D. Rouse Trust dated 12/21/12	6407 Wilson Boulevard Arlington, VA 22205-1506	Title Owner
	McGuireWoods LLP Jonathan P. Rak, Esq. Lori R. Greenlief, Planner	1750 Tysons Boulevard Suite 1800 Tysons Corner, VA 22102	Attorney/Planner/Agent
	Urban, Ltd. Robert W. Brown	4200 D Technology Court Chantilly, VA 20151	Engineer/Agent

\* 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)

Loudoun County Sanitation Authority d/b/a Loudoun Water, 44865 Loudoun Water Way, Ashburn, VA 20147

### 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:

<b>SHAREHOLDER NAME</b> (First, M.I., Last)	<b>SHAREHOLDER NAME</b> (First, M.I., Last)
Loudoun Water is a political subdivision of the state. In May of 1959, the Loudoun County Board of Supervisors created Loudoun Water by a resolution, through the Water and Waste Authorities Act, for the sole purpose of providing water and wastewater service to residents of the unincorporated areas of Loudoun County.	

### Names of Officers and Directors:

<b>NAME</b> (First, M.I., Last)	<b>Title</b> (e.g. President, Treasurer)
Fred Jennings	Chairman
Dale C. Hammes	General Manager and Board Treasurer
Pravin Gandhi, Shaun Kelley, Mark Koblos, Leonard Mitchel, Johnny Rocca, Tanja Thompson, Ralph Watson, John Whitmore	Board Members

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)

Urban, Ltd., 4200 D Technology Court, Chantilly, VA 20151

### 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:

<b>SHAREHOLDER NAME</b> <i>(First, M.I., Last)</i>	<b>SHAREHOLDER NAME</b> <i>(First, M.I., Last)</i>
J. Edgar Sears, Jr.	
Brian A. Sears	

### Names of Officers and Directors:

<b>NAME</b> <i>(First, M.I., Last)</i>	<b>Title</b> <i>(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)

Randolph D. Rouse Trust dated 12/21/12  
6407 Wilson Boulevard, Arlington, VA 22205-1506

### 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:

<b>SHAREHOLDER NAME</b> <i>(First, M.I., Last)</i>	<b>SHAREHOLDER NAME</b> <i>(First, M.I., Last)</i>
Randolph D. Rouse, Trustee and Beneficiary	

### Names of Officers and Directors:

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

Check if applicable:

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

### 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)

McGuireWoods LLP, 1750 Tysons Boulevard, Suite 1800, Tysons Corner, VA 22102

  X   (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>
See attached.	

Check if applicable:

  X   Additional Partnership information attached. See Attachment to Paragraph C-3.



# Equity Partners of McGuireWoods LLP

Adams, John D.	Freedlander, Mark E.	La Fratta, Mark J.	Roberts, Manley W.
Alphonso, Gordon R.	Freeman, Jeremy D.	Lamb, Douglas E.	Robinson, Stephen W.
Anderson, Arthur E., II	Fuhr, Joy C.	Lias-Booker, Ava E.	Roesenthaler, Michael J.
Anderson, Mark E.	Gambill, Michael A.	Little, Nancy R.	Rogers, Marvin L.
Andre-Dumont, Hubert	Gibson, Donald J., Jr.	Long, William M.	Rohman, Thomas P.
Bagley, Terrence M.	Glassman, Margaret M.	Manning, Amy B.	Ronn, David L.
Barger, Brian D.	Glickson, Scott L.	Marianes, William B.	Rosen, Gregg M.
Becker, Scott L.	Gold, Stephen (nmi)	Marshall, Gary S.	Rust, Dana L.
Becket, Thomas L.	Goldstein, Philip (nmi)	Marshall, Harrison L., Jr.	Satterwhite, Rodney A.
Belcher, Dennis I.	Grant, Richard S.	Marsico, Leonard J.	Scheurer, P. C.
Bell, Craig D.	Greenberg, Richard T.	Martin, Cecil E., III	Schewel, Michael J.
Bilik, R. E.	Greenspan, David L.	Martin, George K.	Schmidt, Gordon W.
Blank, Jonathan T.	Gresham, A. B.	Martinez, Peter W.	Sellers, Jane W.
Boland, J. W.	Grieb, John T.	Mason, Richard J.	Shelley, Patrick M.
Brenner, Irving M.	Harmon, Jonathan P.	Mathews, Eugene E., III	Simmons, L. D., II
Brooks, Edwin E.	Harmon, T. C.	Mayberry, William C.	Simmons, Robert W.
Brose, R. C.	Hartsell, David L.	McDonald, John G.	Slaughter, D. F.
Burk, Eric L.	Hatcher, J. K.	McElligott, James P.	Slone, Daniel K.
Busch, Stephen D.	Hayden, Patrick L.	McFarland, Robert W.	Spahn, Thomas E.
Cabaniss, Thomas E.	Hayes, Dion W.	McGinnis, Kevin A.	Spitz, Joel H.
Cacheris, Kimberly Q.	Heberton, George H.	McIntyre, Charles W.	Spivey, Angela M.
Cairns, Scott S.	Hedrick, James T., Jr.	McLean, J. D.	Stallings, Thomas J.
Capwell, Jeffrey R.	Horne, Patrick T.	McRill, Emery B.	Steen, Bruce M.
Cason, Alan C.	Hornyak, David J.	Milianti, Peter A.	Stein, Marta A.
Chaffin, Rebecca S.	Hosmer, Patricia F.	Miller, Amy E.	Stone, Jacquelyn E.
Chapman, Jeffrey J.	Hutson, Benne C.	Moldovan, Victor L.	Swan, David I.
Cockrell, Geoffrey C.	Isaf, Fred T.	Muckenfuss, Robert A.	Tackley, Michael O.
Covington, Peter J.	Jackson, J. B.	Murphy, Sean F.	Tarry, Samuel L., Jr.
Cramer, Robert W.	Jewett, Bryce D., III	Natarajan, Rajsekhar (nmi)	Thanner, Christopher J.
Cromwell, Richard J.	Jordan, Hilary P.	Neale, James F.	Thornhill, James A.
Culbertson, Craig R.	Justus, J. B.	Nesbit, Christopher S.	Van Horn, James E.
Cullen, Richard (nmi)	Kahn, Brian A.	Newhouse, Philip J.	Vaughn, Scott P.
Daglio, Michael R.	Kanazawa, Sidney K.	O'Grady, John B.	Vick, Howard C., Jr.
De Ridder, Patrick A.	Kane, Matthew C.	Oakey, David N.	Viola, Richard W.
Dickerman, Dorothea W.	Kang, Franklin D.	Older, Stephen E.	Wade, H. L., Jr.
DiMattia, Michael J.	Kannensohn, Kimberly J.	Oostdyk, Scott C.	Walker, John T., IV
Dooley, Kathleen H.	Katsantonis, Joanne (nmi)	Padgett, John D.	Walker, Thomas R.
Downing, Scott P.	Keeler, Steven J.	Parker, Brian K.	Walker, W. K., Jr.
Edwards, Elizabeth F.	Kerr, James Y., II	Perzek, Philip J.	Westwood, Scott E.
Ensing, Donald A.	Kilpatrick, Gregory R.	Phillips, Michael R.	Whelpley, David B., Jr.
Ey, Douglas W., Jr.	King, Donald E.	Pryor, Robert H.	White, H. R., III
Farrell, Thomas M.	Kittrell, Steven D.	Pusateri, David P.	White, Walter H., Jr.
Feller, Howard (nmi)	Kobayashi, Naho (nmi)	Rak, Jonathan P.	Wilburn, John D.
Finkelson, David E.	Konia, Charles A.	Reid, Joseph K., III	Williams, Steven R.
Foley, Douglas M.	Kratz, Timothy H.	Richardson, David L.	Wren, Elizabeth G.
Fox, Charles D., IV	Kromkowski, Mark A.	Riegle, Gregory A.	Young, Kevin J.
Franklin, Ronald G.	Krueger, Kurt J.	Riley, James B., Jr.	
Fratkin, Bryan A.	Kutrow, Bradley R.	Riopelle, Brian C.	

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 through an interest in a partnership owning such land, or as beneficiary of a trust owning such land.

**EXCEPT AS FOLLOWS: (If none, so state). NONE**

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).**

**Mark Koblos of Loudoun Water donated in excess of \$100 to Ken Reid.**

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:

Jonathan P. Rak

check one: ☐ Applicant or ☒ Applicant's Authorized Agent

Jonathan P. Rak, Esquire

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

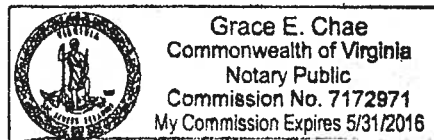
Subscribed and sworn before me this 10<sup>th</sup> day of January, 2014, in the State/Commonwealth of Virginia, in the County/City of Fairfax.

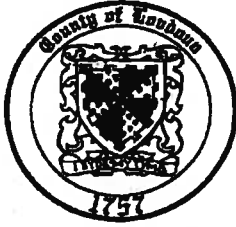
Grace E. Chae

Notary Public

My Commission Expires: \_\_\_\_\_

Notary Registration Number: \_\_\_\_\_





Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3<sup>rd</sup> 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-2013-0081 APPLICANT: LOUDOUN COUNTY SANITATION AUTHORITY	CMPT or SPEX
DATE OF CONFERENCE	DATE: 11-19-13 10 AM	

## ATTENDANCE LISTING

NAME	AFFILIATION
VAN ARMSTRONG	LOUDOUN COUNTY PLANNING DEPT.
BOB BROWN	URBAN, LTD.
KAREN ARNOLD	LOUDOUN WATER
LORI GREENLIEF	MCGUIREWOODS LLP
MICAH VIEUX	LOUDOUN WATER
Shevaun Conner	Supervisor Clark's office
Kelly Williams	Community Planning
Mark Peterson	LOUDOUN WATER

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 Oet

11/19/2013

Application Fee: LOUDOUN WATER: NO FEE REQUIRED



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3<sup>rd</sup> 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-2013-0081 APPLICANT: LOUDOUN COUNTY SANITATION AUTHORITY DATE: 11-19-13 10 AM	CMPT or SPEX
DATE OF CONFERENCE		

### 1. ISSUES RAISED BY THE APPLICANT

PROPOSAL FOR NEW WATER STORAGE TANKS IN THE TRANSITION  
POLICY AREA TO MEET WATER SERVICE AND PRESSURE STANDARDS  
FOR EASTERN LOUDOUN AREA. SITE OF 5.2 ACRES TO CONTAIN  
2 - 1 MILLION GALLON TANKS. ~~ACROSS~~ <sup>ACROSS</sup> RED HILL ROAD, STONE SCHOOL  
ROAD. WILL PROVIDE A TYPE 4 BUFFER. LOCATED IN OPEN FIELD.  
~ 1/2 MILE TO WATSON HISTORIC DISTRICT. MAXIMUM HEIGHT UP TO  
189' INCLUDING HANDRAIL. BALLOON TEST COMPLETED, TO BE SUBMITTED.  
COMMUNITY MEETINGS PLANNED.

### 2. COMPREHENSIVE PLANNING ISSUES DISCUSSED

REVISED GENERAL PLAN - CHECK DEAMP APPLICABILITY.  
IN TRANSITION POLICY AREA WHICH SUPPORTS PUBLIC UTILITIES.  
SITE LOCATION MAY HAVE VISUAL IMPACT TO VICINITY. PROVIDE  
PHOTO-SIMULATIONS FOR REVIEW. NO LAND USE ISSUES NOTED.  
CONSIDER TELECOMM. LOCATION, IF DESIRED.

3. ZONING ISSUES DISCUSSED \_\_\_ 1972 \_\_\_ 1993 ☒ Revised 1993 Zoning Ordinance

Zoned TR-3 UBF.

CHECK MEASUREMENT OF SETBACK FROM <sup>PEDESTAL</sup> BASE VS TANK PROJECTIONS?

4. TRANSPORTATION ISSUES DISCUSSED

PROVIDE TRAFFIC STATEMENT FOR TRIP GENERATION OF  
MAINTENANCE VEHICLES. (~~BASE~~ ONCE A WEEK VISITS).

To scope traffic study, contact Aaron Zimmerman, Department of Transportation and Capital Infrastructure  
703-737-8624.

5. OTHER ISSUES DISCUSSED

SEE ERT NOTES ATTACHED - WATERLINE EXTENSIONS WILL EVOLVE  
WITH DEVELOPMENT IN AREA.

PHOTO SIMULATIONS NOT A SUBMISSION REQUIREMENT, BUT REQUESTED  
FOR FIRST REFERRAL.

6. REVIEW AND PROCESSING PROCEDURES DISCUSSED

CMPT + SPEX PROCESS ~ 3-6 MONTHS, W/ 2 PUBLIC HEARINGS  
TO P.C. & BOS.

Conference Coordinator:

Van O...

Date:

11/19/2013

## **ERT - PRAP Comments/Notes**

**PRAP Number:** PRAP-2013-0081

**Applicant:** Loudoun County Sanitation Authority d/b/a  
Loudoun Water

**Application Type:** SPEX & CMPT

**Meeting Date:** 11/19/13

**Meeting Time:** 10:00 AM

**ERT Reviewer:** Todd Taylor

---

- 1) Information should be provided with the application describing the location of anticipated supply and distribution lines to and from the proposed water storage tanks. Will the existing 12-inch water line along Stone School Lane be utilized? Staff notes that a sizable wetland system is located on the adjacent property, west of the project site. [Revised 1993 Loudoun County Zoning Ordinance (RZO) Section 6-1310(H)]
- 2) Staff encourages the applicant to consider supplementing the perimeter Type IV Buffer with loblolly pine plantings to provide a quick growing, tall evergreen buffer.



RANDOLPH D. ROUSE  
6407 WILSON BLVD  
ARLINGTON VA 22205-1506  
243-45-9310

KEVIN LANDOLT  
41329 RED HILL RD  
LEESBURG VA 20175-6433  
242-16-3433

RANDOLPH D. ROUSE  
6407 WILSON BLVD  
ARLINGTON VA 22205-1506  
243-25-8294

WILLARD & DEBORAH WINN  
41325 RED HILL RD  
LEESBURG VA 20175-6433  
242-16-5644

RANDOLPH D. ROUSE  
6407 WILSON BLVD  
ARLINGTON VA 22205-1506  
243-46-2937

RANDOLPH D ROUSE  
6407 WILSON BLVD  
ARLINGTON VA 22205-1506  
242-18-1260

RANDOLPH D. ROUSE  
6407 WILSON BLVD  
ARLINGTON VA 22205-1506  
243-46-5069

WILLOWSFORD LLC  
44095 PIPELINE PLAZE STE 140  
ASHBURN VA 20147-7515  
243-20-0865

RANDOLPH D. ROUSE  
6407 WILSON BLVD  
ARLINGTON VA 22205-1506  
243-46-5743

WILLOWSFORD LLC  
44095 PIPELINE PLAZE STE 140  
ASHBURN VA 20147-7515  
243-36-7083

WILLOWSFORD LLC  
44095 PIPELINE PLAZE STE 140  
ASHBURN VA 20147-7515  
243-20-0865

KEVIN MCCARTHY  
41181 BLACK BRANCH PKWY  
LEESBURG VA 20175-4807  
282-30-7065

JERRY BURLESON  
41202 RED HILL RD  
LEESBURG VA 20175-6430  
282-10-8853

ALFRED & ASHLEY ZIVIELLO  
41250 STONE SCHOOL LN  
LEESBURG VA 20175-6459  
242-15-5709

RAE & MARK ANDERSON  
41272 STONE SCHOOL LN  
LEESBURG VA 20175-6459  
243-46-0678