



**DEPARTMENT OF PLANNING
STAFF REPORT**

Date of Hearing: May 20, 2014

PLANNING COMMISSION PUBLIC HEARING

SUBJECT: SPEX-2013-0040 and CMPT-2013-0015, Loudoun Water 600 Zone, Red Hill Road Water Storage Tanks

ELECTION DISTRICT: Blue Ridge

CRITICAL ACTION DATE: July 23, 2014

STAFF CONTACTS: Judi Birkitt, Project Manager, Department of Planning
Julie Pastor, AICP, Director, Department of Planning

APPLICANT: Fred Jennings, General Manager, Loudoun Water

PURPOSE: Loudoun Water seeks approval of a Commission Permit and a Special Exception Permit to install two elevated, one-million gallon water storage tanks within the TR3-UBF (Transitional Residential) zoning district. The subject property is an approximately 6.5-acre portion of a larger 73-acre parcel that is currently in agricultural production. The maximum height of the proposed tanks is 189 feet. Tank one is expected to be operational in 2016; the timing of the second tank would be based on demand. For that reason, the application includes a request for a fifteen-year period of validity for the special exception and minor special exception. The application also includes a Minor Special Exception to modify the Type 4 buffer requirements for the proposed water tanks relative to fence height, materials, and location, and plant materials.

RECOMMENDATION: Staff recommends **approval** of the Commission Permit and Special Exception. Staff finds that the Commission Permit is in substantial accord with the Comprehensive Plan. The Revised General Plan (RGP)'s General Water and Wastewater Policies support the extension of public water throughout the Transition Policy Area and anticipate the construction of infrastructure such as the proposed elevated water storage tanks to support the system as it is extended within the Transition Policy Area. The application is ready for Planning Commission action. The applicant is in agreement with the Staff recommended Conditions of Approval.

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SUGGESTED MOTIONS:

1. I move that the Planning Commission **approve** CMPT-2013-0015, Loudoun Water - 600 Zone, Red Hill Road Water Storage Tanks, based on the Findings for Approval in the May 20, 2014 Planning Commission Public Hearing Staff Report and forward it to the Board of Supervisors for ratification.

OR

2. I move that the Planning Commission forward CMPT-2013-0015, Loudoun Water - 600 Zone, Red Hill Road Water Storage Tanks, to a **worksession** for further discussion.

OR

3. I move that the Planning Commission **deny** CMPT-2013-0015, Loudoun Water - 600 Zone, Red Hill Road Water Storage Tanks, based on the following Findings for Denial:
-
-
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AND

1. I move that the Planning Commission forward SPEX-2013-0040, Loudoun Water - 600 Zone, Red Hill Road Water Storage Tanks, to the Board of Supervisors with a recommendation of **approval**, subject to the Conditions of Approval dated May 1, 2014, and based on the Findings for Approval in the May 20, 2014 Planning Commission Public Hearing Staff Report.

OR

2. I move that the Planning Commission forward SPEX-2013-0040, Loudoun Water - 600 Zone, Red Hill Road Water Storage Tanks, to a **worksession** for further discussion.

OR

3. I move that the Planning Commission forward SPEX-2013-0040, Loudoun Water - 600 Zone, Red Hill Road Water Storage Tanks, to the Board of Supervisors with a recommendation of **denial**.

I. APPLICATION INFORMATION

APPLICANT	REPRESENTATIVE
Loudoun County Sanitation Authority d/b/a Loudoun Water Fred Jennings, General Manager 44865 Loudoun Water Way Ashburn, VA 20146 571-291-7847 dhammes@loudounwater.org	McGuire Woods LLP Jonathan P Rak, Attorney Lori Greenlief, Planner 1750 Tysons Blvd, Ste. 1800 Tysons Corner, VA 22102 703-712-5433 lgreenlief@mccuirewoods.com
REQUEST	
The Loudoun County Sanitation Authority (d/b/a/ Loudoun Water) of Ashburn, Virginia, has submitted applications for a Special Exception and Commission approval to permit two (2) one-million gallon, elevated water storage tanks, with a maximum height of 189 feet in the TR3-UBF (Transitional Residential-3) zoning district. These applications are subject to the <u>Revised 1993 Zoning Ordinance</u> and the proposed use is listed as a Special Exception use under Table 2-1502 of Section 2-1502, subject to the Additional Regulations set forth in Section 5-621, and requires a Commission Permit in accordance with Section 6-1101.	
PARCELS/ACREAGE	
Tax Map Number /91////////15A (PIN# 243-45-9310) 6.5-acre portion of a 72.9-acre parcel	
ACCEPTANCE DATE	LOCATION
January 24, 2014	West of Evergreen Mills Road (Route 621), on the south side of Red Hill Road (Route 617) and Stone School Lane.
ZONING ORDINANCE	EXISTING ZONING
<u>Revised 1993 Zoning Ordinance</u>	TR3-UBF (Transitional Residential)
POLICY AREA	PLANNED LAND USE
Transition Policy Area (Upper Broad Run Sub-area) - <u>Revised General Plan</u>	Residential uses at a density of 1 dwelling per 3 acres and nonresidential uses that provide a visual and spatial transition between the suburban development to the east and the rural development to the west.

II. CONTEXT

Location/Site Access – The subject property is located west of Evergreen Mills Road (Route 621), east of Watson Road (Route 860), and on the south side of Red Hill Road (Route 617). The subject property can be accessed from a gravel driveway that is located immediately to its east on the larger parcel. There are no existing entrances to the subject property directly on Red Hill Road.

Existing Conditions - The 6.5-acre octagon shaped subject property is located within an agricultural field that currently contains harvested corn stubble. A site visit and County GIS data indicate that the subject property contains no wetlands, floodplains, hydric soils,

or steep slopes. A cultural resources survey by the Applicant's consultant did not identify any archeological or historic features within area subject to the Special Exception or Commission Permit. Mature oak trees are located along the historic sunken road bed associated with Red Hill Road and Stone School Lane.

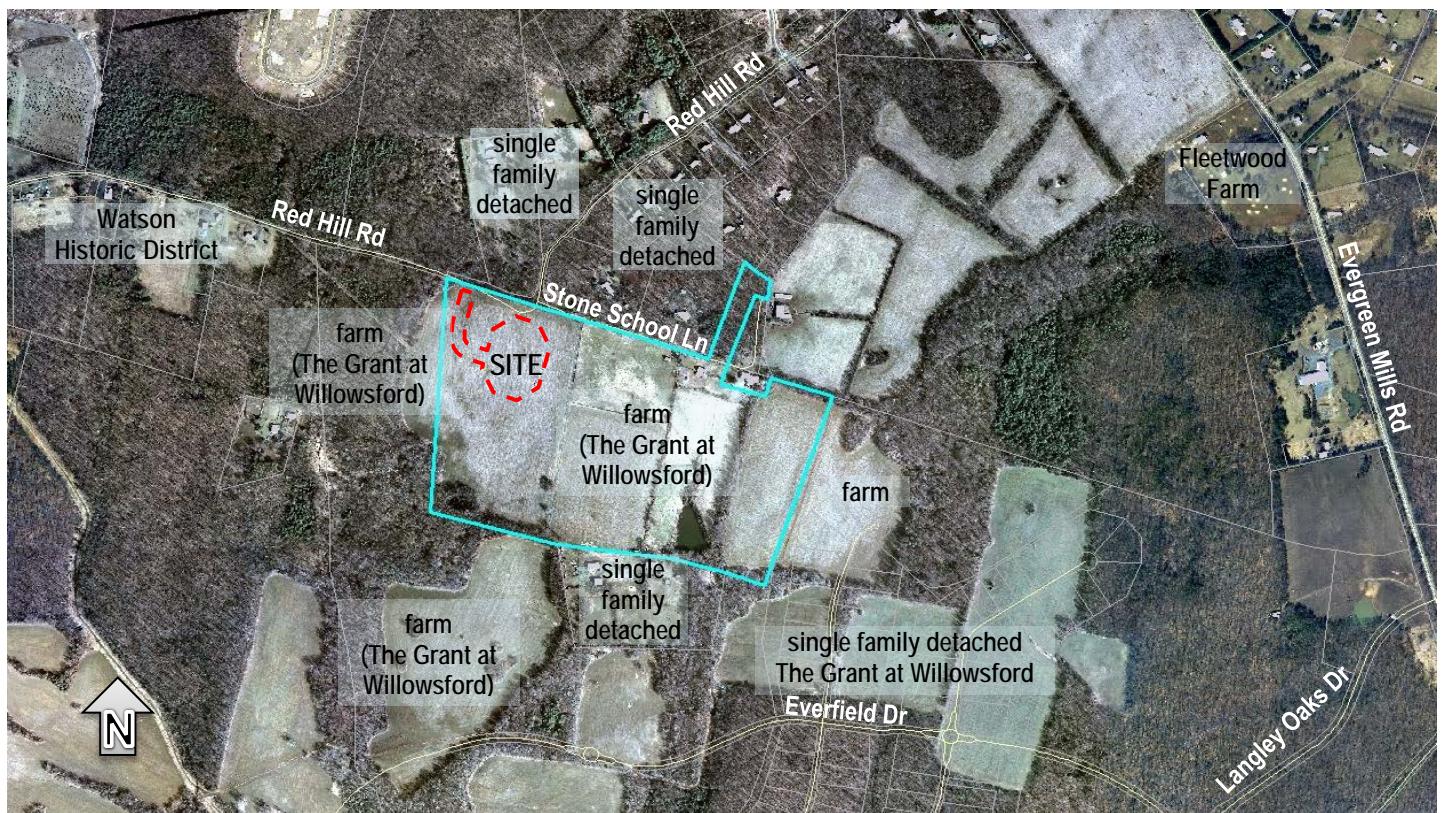
Figure 1. Existing Conditions.



Source: Loudoun County staff photo. Standing on the subject property, facing north towards Red Hill Road.

Surrounding Properties – Surrounding properties include single-family detached residences to the north, agricultural land to the east and west, and a mix of single-family detached residences and agricultural land to the south. The nearest residential property is approximately 500 feet to the northeast on a 6.5-acre wooded lot on the north side of Stone School Lane.

Figure 2. Vicinity Map.



Source: Loudoun County Department of Planning.

Directions - From Leesburg, travel on South King Street. Turn left onto Evergreen Mills Road southeast. Turn right onto Red Hill Road. The subject property is located at the intersection of Red Hill Road and Stone School Lane within a cornfield.

Background – According to the Statement of Justification submitted with this application, in accordance with Loudoun Water's Water Utility Master Plan (UMP), Loudoun Water's water distribution system is divided into three service pressure zones that are based upon hydraulic grade lines (HGL): 510, 538, and 600. The proposed water storage tanks would serve the 600 Zone, which occupies the most western parts of Loudoun Water's central service area and falls primarily within Loudoun County's Transition Policy Area. The 600 Zone consists of approximately 12,000 acres and extends from the Goose Creek to the north, to the Bull Run and the watershed ridge line to the south. The Grant at Willowsford is the largest single residential development within the 600 Zone.

Virginia Commonwealth Storage Requirements - The Commonwealth of Virginia Health Department (VDH) requires minimum water storage of two hundred (200) gallons per equivalent residential connection (ERC). An ERC is estimated at 400 gallons per day. Therefore, Loudoun Water is required to have a minimum water storage volume that is equivalent to half of its average daily flow. Approval of this application would allow

Loudoun Water to meet the required storage volume with the phased installation of two one-million gallon storage tanks, with construction of the second tank occurring as demand warrants.

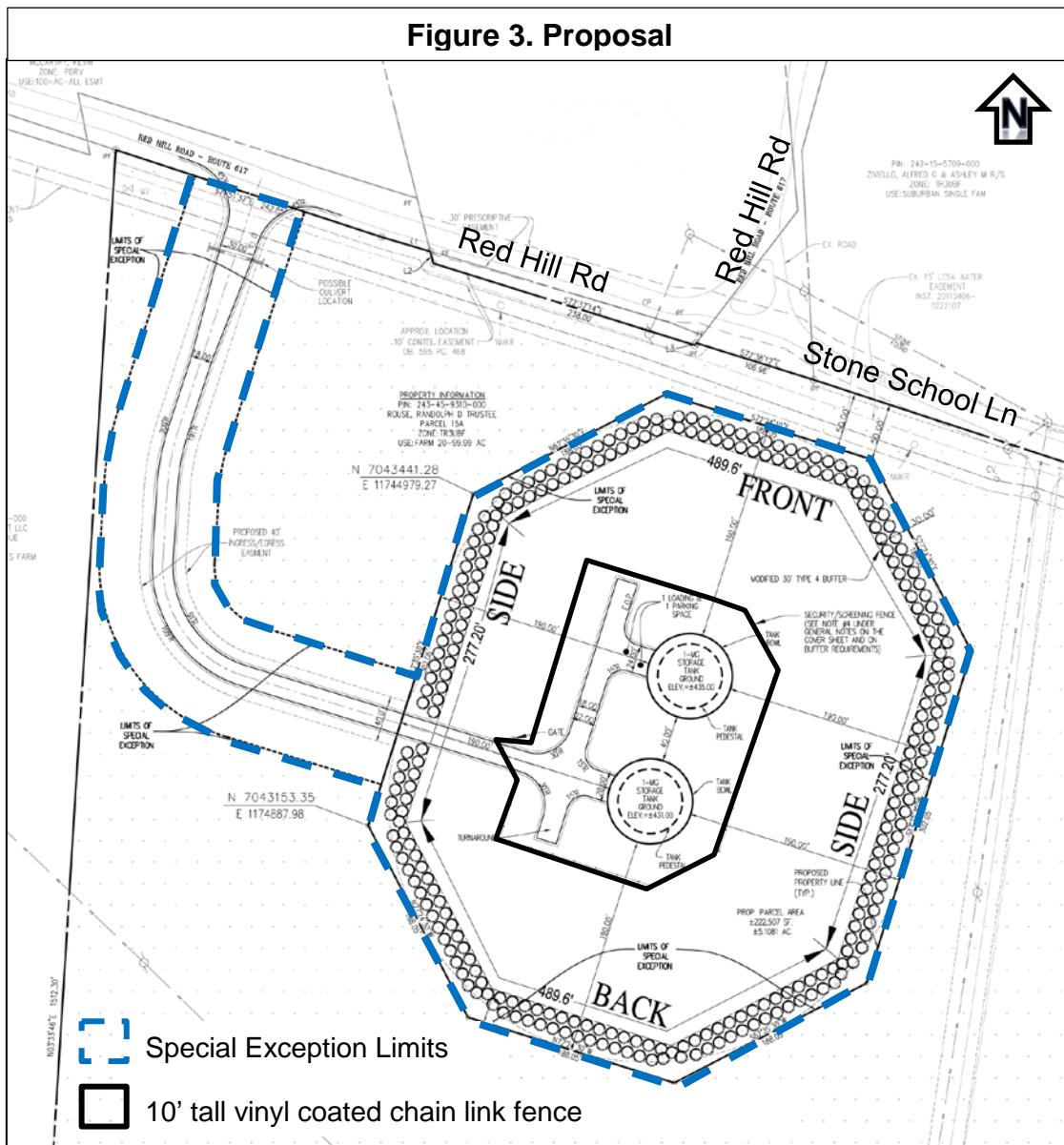
Community Meetings - On November 19, 2013 Loudoun Water held an open community meeting to discuss the proposed project. Loudoun Water held a second community meeting to provide the public an update on March 18, 2014. Both presentations are available at the following link: <http://www.loudounwater.org/Residential-Customers/600-Zone-Water-Storage-Tanks/>. A group of citizens have formed the “No Red Hill Water Towers Coalition”; representatives of the group have met with staff, posted comments on LOLA, and emailed comments to the Planning Commission.

III. PROPOSAL

Commission Permit – The application seeks Commission Permit approval to locate a public utility or public service facility, specifically two (2) one-million gallon, elevated water storage tanks, with a maximum height of 189 feet within the Upper Broad Run Subarea of the Transition Policy Area. The request is for the Planning Commission to determine if the location, character, and extent of two proposed elevated water storage tanks are in substantial accord with the Comprehensive Plan.

Special Exception – This application requests approval of a Special Exception Permit to allow two (2) one-million gallon elevated water storage tanks in the TR3-UBF (Transitional Residential-3) zoning district. A summary of the proposal is provided below and shown on Figure 3.

Table 1. Proposed Water Storage Tanks	
Number of Water Storage Tanks	2
Maximum Height	189 feet
Approximate Distance Between Tanks Bowls (depends on design)	40 feet
Approximate Tank Bowl Diameter (depends on design)	75 feet
Tank Materials	Steel bowl / steel column OR Steel bowl / concrete base
Minimum Setbacks between Tanks & all Property Lines	190 feet
Access	18' wide gravel driveway in a 40' wide ingress/egress easement from Red Hill Road
Fencing	10-foot tall black, vinyl-coated chain link fencing with slats
Source: SPEX Plat, Statement of Justification	



Minor Special Exception (SPMI-2013-0010) – The application seeks to modify the additional regulations contained in Section 5-621 of the Revised 1993 Zoning Ordinance. Section 5-621(B) requires that all utilities have a minimum Type 4 Buffer Yard. Pursuant to Table 5-1414(B) of the Ordinance, a Type 4 Buffer Yard must include a six-foot high fence, wall, or berm providing a minimum opacity of 95%, located within the limits of the Buffer Yard. Proposed modifications to this section include the following:

1. Permit a ten (10) foot high, black, vinyl-coated chain link fence with black webbing or slats and barb wire at the top in lieu of a six (6) foot high fence, wall, or berm providing a minimum of ninety-five percent (95%) opacity,
2. Allow such fence to be located closer to the water storage tanks rather than along the perimeter of the Property in a location as generally shown on Sheet 6 of the SPEX Plat, and
3. Allow all evergreen trees in lieu of the required mix of canopy trees, understory trees, shrubs, and evergreen trees.

The Revised 1993 Zoning Ordinance does not require a Planning Commission recommendation to the Board of Supervisors for such a Minor Special Exception. However, this Staff Report discusses it in order to provide the public and the Planning Commission the full scope of the proposed project.

Phasing and Period of Validity – According to the Statement of Justification, the first water storage tank is anticipated to be operational in 2016. Because construction of the second water storage tank is proposed to be triggered by demand, this application includes a request for a fifteen (15) year period of validity, rather than the standard five (5) years provided in the Revised 1993 Zoning Ordinance.

IV. OUTSTANDING ISSUES

Staff has identified no outstanding issues. Primary topics evaluated during the referral process include visual impacts to the surrounding community, construction traffic, and potential impacts to offsite historic resources. The application is ready for Planning Commission action. The applicant is in agreement with the Staff recommended Conditions of Approval.

V. POLICY ANALYSIS

Commission Permit (CMPT) Criteria for Approval - Zoning Ordinance Section 6-1103(A) of the Revised 1993 Zoning Ordinance states that when considering a Commission Permit, “*The Planning Commission shall review the application to determine if the feature for which approval is sought is substantially in accord with the adopted Comprehensive Plan.*” **Section 6-1101(A)** further states, “*No street or connection to an existing street, park or other public area, public building or public structure, public utility facility or public service corporation facility other than a railroad facility, whether publicly or privately owned, shall be constructed, established or authorized, unless and until the general location or approximate location, character and extent thereof has been submitted to and approved by the Planning Commission as being substantially in accord with the adopted Comprehensive Plan.*”

Special Exception (SPEX) Criteria for Approval - Zoning Ordinance Section 6-1309 of the Revised 1993 Zoning Ordinance states that in considering a minor special exception

or special exception application, six (6) factors shall be given reasonable consideration. These criteria for approval are organized below by category, followed by Staff's analysis.

A. LAND USE

ZO §6-1309(1) *Whether the proposed minor special exception or special exception is consistent with the Comprehensive Plan. (5) Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public.*

Analysis – Staff has identified no outstanding land use issues with the Commission Permit or Special Exception use.

Commission Permit - Staff finds that the general location of the proposed water storage tanks to be in substantial accord with the Comprehensive Plan. The Revised General Plan (RGP)'s General Water and Wastewater Policies support the extension of public water throughout the Transition Policy Area and anticipate the construction of infrastructure such as the proposed elevated water storage tanks to support the system as it is extended within the Transition Policy Area. The County supports the timely provision of central water and sewer in accord with RGP policies. (Revised General Plan, Chapter 2, General Water and Wastewater Policies). Loudoun Water conducted an Alternate Site Analysis. Loudoun Water selected the subject property for its elevated location to facilitate the gravity flow of water to existing and future customers within the service area. The subject property is located along a ridge line on the high ground elevation in the area; ground elevation at the base of the proposed tanks is 431 feet.

Special Exception - The proposed special exception use, two water storage tanks, is consistent with the Comprehensive Plan. The subject property is located in the Upper Broad Run sub-area of the Transition Policy Area, which the Revised General Plan envisions to develop at a density of 1 dwelling per 3 acres with a minimum of 50 percent of the subject property maintained as open space. Plan policies also envision the development of a variety of non-residential uses in the Transition Policy Area provided they meet specific criteria that address the nature, scale, and intensity of the use, market area, and design characteristics. These non-residential uses will serve to promote a rural character while serving both rural and suburban populations. The elevated water storage tanks will promote the welfare of the public by providing needed infrastructure for the delivery of water to households and rural businesses within the Transition Policy Area.

B. COMPATIBILITY

ZO §6-1309(2) *Whether the level and impact of any noise, light, glare, odor or other emissions generated by the proposed use will negatively impact surrounding uses. (3) Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and on adjacent parcels.*

Analysis – Staff has identified no outstanding compatibility issues with the Commission Permit or Special Exception use. The general character and extent of the proposed water storage tanks are in substantial accord with the Comprehensive Plan. Noise, light, glare, odor or other emissions generated by the proposed use would not negatively impact surrounding residential uses. However, as discussed below, visual impacts upon adjacent

existing residences were the primary compatibility topic of discussion during the referral process. Staff has worked with the applicant to help minimize visual impacts through conditions.

1. **Visual Impacts** – The Revised General Plan calls for new central water facilities to be constructed in a manner that causes the least environmental risk and visual disruption. New treatment facilities should be screened with trees, berms and/or shrubs (Revised General Plan, Chapter 2, General Water and Wastewater Policies, Policy 12). In the Statement of Justification, the applicant acknowledges that the elevated water storage tanks would have a visual impact, but states that the subject property was chosen because of its proximity to existing and future users as well as its ground elevation, which will facilitate the gravity flow of water within the distribution system.

The application includes photo-simulations depicting how the two proposed elevated water storage tanks might appear from various vantage points surrounding the subject property. (Refer to Attachments 3 and 4.) The photo simulations were taken when there were no leaves on trees to show the greatest visibility of the water storage tanks. The nearest other tall structure is a 198-foot tall telecommunication monopole located approximately one mile to the northeast of the subject property adjoining Evergreen Mills Road. Also visible on the horizon to the southeast of the subject property are two 150-foot tall elevated water storage tanks operated by Loudoun Water at the western edge of the Stone Ridge development, adjacent to Goshen Road.

There is no question that the two proposed 189 foot elevated water storage tanks would be a prominent feature on the landscape that would be visible from all of the adjoining properties and surrounding area. Existing mature trees along Red Hill Road will help screen views of the water storage tanks from adjacent residential properties. Conditions of approval will help ensure that the water storage tanks are constructed in a manner that causes the least visual disruption, consistent with County policy. Staff recommended conditions of approval require the water storage tanks to be a color that would blend with the skyline or a light neutral color, not bright white. Conditions also require all evergreen trees as an enhanced Type 4 Buffer in order to provide year-round screening.

The following table summarizes how the Applicant has addressed compatibility topics.

Table 2. Compatibility - Resolved Issues.	Condition or Note
Water Storage Tank Color – To minimize visual impacts, Staff recommends that both water storage tanks be a neutral color, ideally light blue to blend with the sky. Staff does not recommend bright white. Staff recognizes that once the project is finalized, if the bowl is steel and the base is concrete, Loudoun Water would need to leave the base its natural concrete and paint the steel bowl a natural buff color to blend with the concrete in order to minimize maintenance.	Condition 4
Buffering/Screening - Rather than a Type 4 landscape buffer consisting of a mix of canopy trees, understory trees, shrubs and evergreens, the application includes, at staff's request, a modified landscape buffer consisting entirely of	SPMI Condition 1

evergreen trees to provide a year-round vegetative screen of the ground-mounted equipment at the base of the proposed elevated water storage tanks.	
<u>Noise</u> – Elevated water storage tanks operate by gravity flow and therefore do not generate noise. (They do not have a pump station.)	No issue.
<u>Light/Glare</u> – To avoid potential light trespass on adjoining properties, a recommended condition requires all exterior lighting, including security lighting, to be designed and installed to minimize light trespass and the visibility of lighting from properties offsite of the Property. Exterior light fixtures shall be full cut-off and fully shielded and shall direct light downwards and into the interior of the Property and away from surrounding public roads and properties.	Condition 5
<u>Hours of Operation</u> – There are no hours of operation. The water storage tank facility would not be open to the public. One vehicle trip per week is anticipated to the water storage facility to conduct routine operations and maintenance.	No issue.
<u>Odor/Emissions</u> – Water Storage Tanks do not emit odors or other known emissions.	No issue.
<u>FAA</u> – The proposed water storage tank special exception area is not within 20,000 feet of a major airport runway, and therefore, is not subject to FAA regulations for tall structures.	No issue.

C. ENVIRONMENTAL AND HERITAGE RESOURCES

ZO §6-1309(4) Whether the proposed special exception or minor special exception adequately protects and mitigates impacts on the environmental or natural features including, but not limited to, wildlife habitat, vegetation, wetlands, water quality (including groundwater), air quality, topographic, scenic, archaeological or historic features, and agricultural and forestal lands.

Analysis – There are no outstanding environmental or heritage resource issues. The Revised General Plan calls for new central water facilities to be constructed in a manner that causes the least environmental risk. Construction of the proposed elevated water storage tanks would not impact environmental features. There are no heritage resources on the subject property. With the exception of the proposed entrance on Red Hill Road, the remainder of the subject property is situated fifty (50) feet away from Red Hill Road where the mature Oak trees are located. Construction on the subject property would require grading an existing agricultural field.

Two key topics that staff evaluated during the referral process are discussed below.

1. **Site Entrance** – The originally proposed site entrance off of Red Hill Road was located towards the central portion of the special exception area near the intersection with Stone School Road. Construction of that site entrance would have required the removal of several existing mature oak trees and grading of the sunken historic road bed associated with Red Hill Road and Stone School Lane.

The Revised General Plan's Forests, Tree and Vegetation Policies encourage the protection of trees along roadways to allow trees to provide shading, reduce peak storm flows and contribute to the enhancement of the Green Infrastructure (Revised General Plan, Chapter 5, Forests, Tree and Vegetation Policies, Policy 7).

Additionally, these existing trees would help screen views of the proposed facility from adjoining homes and vehicles along the roadways. As Staff recommended during the referral process, the revised application relocated the entrance further west on Red Hill Road; the new location prevents tree removal, protects the historic road bed, and provides screening.

2. **Offsite Historic Resources** – The subject property contains no historic or archaeological resources; approval of the application would result in no direct impacts to historic or archaeological resources. An issue discussed during the referral process was potential impacts to offsite historic resources in the vicinity of the proposed water storage tanks. Staff has reviewed the Phase I archaeological survey report prepared by Thunderbird Archaeology (“TAA”) dated December 2013. No archaeological sites or historic resources were identified within the subject property. Ten historic architectural resources were identified within a one mile radius of the subject property. Of the ten, two historic resources have been determined to be significant by the Virginia Department of Historic Resources (VDHR). Fleetwood Farm is located approximately 3,000 feet northeast of the subject property. Fleetwood Farm was listed in the National Register of Historic Places (NRHP) in 1991. Constructed in 1775, Fleetwood was owned by William Ellzey, a prominent County lawyer.

The Watson Historic District is located approximately 1,500 feet west of the proposed project area. The Watson Historic District has been evaluated and deemed eligible for listing in the NRHP based on a County–funded survey of the community and the subsequent submission of a Preliminary Information Form (PIF) to VDHR prepared by the consulting group History Matters in 2005. According to the PIF, the eligible Watson Historic District includes 25 buildings along Watson Road and Red Hill Road anchored by the 1888 general store. Watson reputedly represented the largest community of African Americans in Loudoun County prior to the Civil War. Based on the history and remaining architecture, Watson is one of seven historically African American communities in the County eligible for listing in the NRHP, and the only remaining community of its kind in eastern Loudoun that retains its core, contributing architecture.

Red Hill Farm is located immediately south of the project area. The original section of the main house dates to 1790. The last architectural survey of the property conducted by URS Corporation in 2005 suggests that the property is not eligible for the NRHP due to the number of alterations to the original structure. In addition to the house and outbuildings, the property contains the Allen family cemetery, first established in 1820. Allen family descendants erected a commemorative plaque at the site of the cemetery in 1999.

Given that the proposed water storage tank facility does not require federal funding, grants, loans, or permitting, it does not trigger Section 106 review. Section 106 review would consider how a project that is listed or eligible for listing in the National Register of Historic Places may be affected by a proposed project and would explore measures to avoid or reduce adverse effects to such historically significant properties.

The table below summarizes how the Applicant has addressed other environmental and heritage resource topics.

Table 3. Environmental and Heritage Resources Resolved Issues.	Condition or Note
Trees – The proposed entrance has been relocated to avoid impacts to trees. With the exception of the proposed entrance on Red Hill Road, the subject property is situated fifty (50) feet from Red Hill Road.	No issue.
Wetlands – The subject property contains no wetlands; approval of the application would result in no impacts to wetlands.	No issue.
Steep Slopes - The subject property contains no steep slopes; approval of the application would result in no impacts to steep slopes.	No issue.

D. TRANSPORTATION

ZO §6-1309(6) Whether the proposed special exception can be served adequately by public utilities and services, roads, pedestrian connections and other transportation services and, in rural areas, by adequate on-site utilities.

Analysis – There are no outstanding transportation issues. Three primary transportation topics arose during the referral process pertaining to Red Hill Road; these are discussed below. Red Hill Road is a local secondary roadway that runs primarily in an east-west direction between Watson Road (Route 860) and Evergreen Mills Road (Route 621). It is largely unpaved, though short paved segments are in place at both the eastern and western ends of the roadway. In many places, it is wide enough for only one vehicle, though there are several slightly wider areas that serve as informal pullouts that allow oncoming traffic to pass. Much of the roadway is within wooded areas with steep banks rising along either side of the road. The posted speed limit on Red Hill Road in the vicinity of the subject property is 25 MPH. Per 2012 VDOT published traffic data, Red Hill Road carries approximately 700 vehicles per day in the vicinity of the subject property.

1. Relocating Site Entrance - A public concern has been the safety of children catching the school bus at the intersection of Red Hill Road and Stone School Lane. Loudoun Water has relocated the proposed site entrance westward on Red Hill Road, away from the intersection and school bus stop. As discussed in the environmental section of this staff report, relocating the entrance also saves mature trees, providing more visual screening of the water tanks from existing residences.
2. Temporary Construction Access – Construction would occur in two phases with the first water storage tank expected to be operational in 2016 and the second based on demand. Given the existing condition of Red Hill Road, to minimize impacts upon Red Hill Road, as well as the residential community, Loudoun Water has agreed to explore temporary construction access from the south via Everfield Drive through The Grant at Willowsford. If they cannot obtain such construction access, Loudoun Water agrees to submit a Traffic Management Plan (TMP), subject to VDOT approval, to manage

construction access on Red Hill Road. The TMP would address traffic control, direction and timing of construction vehicle access, delivery schedules, repair of road damages, and related matters.

3. Optional Permanent Access to the South - To minimize impacts upon Red Hill Road, as well as the residential community, Loudoun Water has agreed to explore permanent access from the south through The Grant at Willowsford. It is the applicant and Staff's intent to allow the flexibility for Loudoun Water to have its primary access from the south rather than from Red Hill Road, if they can negotiate such access with The Grant at Willowsford in the future. Section 5-621 of the Revised 1993 Zoning Ordinance allows a public utility to access a utility site via a private access road. Sheet 4 of the SPEX Plat is amended to include a note and a hatched envelope where such possible private access road could be located in the future. Staff is working with the applicant to refine the hatched envelope on the SPEX Plat and the wording of the note to ensure that Loudoun Water would not need to return to the County to submit a revised or new SPEX Plat application in order to relocate the permanent access.

The table below summarizes how the Applicant has addressed other transportation topics.

Table 4. Transportation - Resolved Issues.	Condition or Note
Traffic Generation – Traffic generation would not be an issue after construction is complete and the water storage tanks are operational. The traffic statement submitted with the application indicates that only one (1) vehicle trip per week is anticipated to the water storage facility to conduct routine operations and maintenance.	No issue
Right-of-Way Reservation – No right-of-way reservation is required, as the property boundary for the area of the special exception is situated approximately 50 feet away from the public road, Red Hill Road.	No issue/None required
Pedestrian Connections – There are no bicycle and pedestrian facilities along Red Hill Road. No bike/ped reservation is required, as the property boundary for the area of the special exception is situated approximately 50 feet away from the public road, Red Hill Road.	No issue/None required
VDOT Commercial Entrance – VDOT requires a 30-foot commercial entrance to the proposed water storage facility within a 45-foot wide access easement. Residents have expressed concerns that such a wide entrance would change the rural character of the roadway. However, VDOT requires such an entrance for this use to safely and adequately access the site.	No issue/VDOT requirement

E. PUBLIC UTILITIES/PUBLIC SAFETY

ZO §6-1309(6) Whether the proposed special exception can be served adequately by public utilities and services, roads, pedestrian connections and other transportation services and, in rural areas, by adequate on-site utilities.

Analysis – There are no outstanding public utilities or public safety issues. As indicated in the Statement of Justification, the proposed water storage tanks would help ensure

efficient, reliable, and consistent water service within Loudoun Water's Central Service Area. The proposed water storage tanks would supply the water necessary for effective fire protection as Loudoun Water's 600 Zone builds out. Water service by gravity flow from the proposed elevated tanks would be possible during a power outage or other emergency. The following table summarizes how this application addresses other public utilities and public safety topics.

Table 5. Public Utilities and Public Safety.	Condition or Note
<u>Water and Sewer</u> - The proposed special exception would be served by the extension of existing Loudoun Water facilities.	Not an issue.
<u>Fire & Rescue Service</u> - Brambleton Fire and Rescue Station 9 would serve the subject property with an approximate response time of 6 minutes.	Not an issue.
<u>Fire & Rescue Contribution</u> - Applicants are typically asked to provide a one-time monetary contribution to the primary volunteer fire and rescue responders. The County's practice is not to request contributions from publicly funded facilities, such as the proposed water storage tanks.	Not an issue.

VI. ZONING ANALYSIS

Analysis – There are no outstanding Zoning issues. The application is in general compliance with the requirements of the Revised 1993 Zoning Ordinance for the TR3-UBF (Transitional Residential) zoning district. The proposed water storage tank use is listed as a Special Exception use under Table 2-1502 of Section 2-1502, subject to the Additional Regulations set forth in Section 5-621, and requires a Commission Permit in accordance with Section 6-1101.

The following table is a summary of how the application addresses various zoning topics.

Table 6. Zoning – Resolved Issues.	Condition or Note
<u>Setbacks</u> - As required by the <u>Revised 1993 Zoning Ordinance</u> , the SPEX Plat provides a setback of 190 feet between both proposed water storage tanks and all property lines.	Sheet 5
<u>Period of Validity</u> – Because construction of the second water storage tank is proposed to be triggered by demand, this application includes a request for a fifteen (15) year period of validity, rather than the standard five (5) years. Unless a longer period of validity is specifically approved as a part of a special exception application, a special exception permit is valid for five (5) years from the date the Board approves the special exception, unless within such five (5) years: (1) a building permit is obtained and the erection or alteration of a structure is started and diligently pursued, and (2) an occupancy permit is obtained and a use commenced. Such period of validity may be extended for good cause shown, provided that an application for such extension is submitted to the Board of Supervisors a minimum of thirty (30) calendar days before the expiration date. (<u>Revised 1993 Zoning Ordinance</u> , §6-1312.)	Condition 2

MINOR SPECIAL EXCEPTION

Section 5-600 of the Revised 1993 Zoning Ordinance states that “modifications may be approved by the Board of Supervisors upon a finding that such modification to the regulations will achieve an innovative design, improve upon the existing regulations, preserve the County’s historic or archaeological heritage, or otherwise exceed the public purpose of the existing regulation.”

Section 5-621(B) of the Revised 1993 Zoning Ordinance requires that all utilities have a minimum Type 4 Buffer Yard. Pursuant to Table 5-1414(B) of the Ordinance, a Type 4 Buffer Yard must include a six-foot high fence, wall, or berm providing a minimum opacity of 95%, located within the limits of the Buffer Yard. The application seeks to modify the Type 4 Buffer Yard as follows:

- To permit a ten (10) foot high, black, vinyl-coated chain link fence with black webbing or slats and barb wire at the top in lieu of a six (6) foot high fence, wall, or berm providing a minimum of ninety-five percent (95%) opacity,
- To allow such fence to be located closer to the water storage tanks rather than along the perimeter of the Property in a location as generally shown on Sheet 6 of the SPEX Plat, and
- To allow all evergreen trees in lieu of the required mix of canopy trees, understory trees, shrubs, and evergreen trees.

Staff finds that the modification to Section 5-621(B) exceeds the public purpose of the existing regulation and provides an innovative design. Locating the fence closer to the water storage tanks rather than along the property boundary minimizes visibility of the fence, and allows the fence to provide security. Planting all evergreen trees provides better rear-round screening than a mix of evergreen shrubs and deciduous trees. Locating the evergreen trees along the property boundary screens the chain link security fencing and ground equipment.

VII. FINDINGS FOR APPROVAL

1. The location, character, and extent of the water storage tanks are in substantial accord with the Comprehensive Plan. The Revised General Plan (RGP)’s General Water and Wastewater Policies support the extension of public water throughout the Transition Policy Area and anticipate the construction of infrastructure such as the proposed elevated water storage tanks to support the system as it is extended within the Transition Policy Area.

2. The elevated water storage tanks will promote the welfare of the public by providing needed infrastructure for the delivery of water to households and rural businesses within the Transition Policy Area.
3. With only one (1) vehicle trip per week, the special exception use would not generate traffic once the water storage tanks are operational.
4. Approval of this application would allow Loudoun Water to meet the Commonwealth of Virginia Health Department (VDH)'s required storage volume requirements.
5. Existing mature trees along Red Hill Road will help screen views of the water storage tanks from adjacent residential properties. The modified Type 4 Buffer with all evergreen trees will provide year-round screening of the base of the water storage tank facility.
6. As conditioned, the water storage tanks will be a color that will blend with the skyline or a light neutral color, which will cause the least visual disruption, consistent with County policy.
7. The subject property contains no historic or archaeological resources; approval of the application would result in no direct impacts to historic or archaeological resources.
8. The application is in general compliance with the Revised 1993 Zoning Ordinance regulations for the TR3-UBF (Transitional Residential) zoning district.
9. The Minor Special Exception to modify the Type 4 Buffer requirements of Section 5-621(B) of the Revised 1993 Zoning Ordinance exceeds the public purpose of the existing regulation and provides an innovative design by minimizing visibility of the security fence and providing better rear-round screening.

VIII. CONDITIONS OF APPROVAL (May 1, 2014)

SPECIAL EXCEPTION (SPEX-2013-0040) - CONDITIONS OF APPROVAL (May 1, 2014)

1. **Substantial Conformance**. The approved Special Exception Use, two (2) water storage tanks, shall be developed in substantial conformance with the Special Exception Plat, consisting of four (4) sheets numbered as 1, 4, 5 and 6 and labeled as "Cover Sheet", "Overview Plan", "Special Exception Plat", "Landscape Plan and Computations", respectively, and dated March, 2014, as revised through March 28, 2014, and prepared by Urban, Ltd. (the "SPEX Plat"). As used in these conditions, "Property" is an approximately 6.5-acre portion of Tax Map # /91////////15A (PIN# 243-45-9310). The Property is delineated on Sheet 2 of the SPEX Plat and labeled as "Limits of Special Exception". As used in these conditions, "Applicant" includes the owner of the Property subject to this Special Exception approval, its successors, and

parties developing, establishing or operating the approved Special Exception Use. Approval of this application shall not relieve the Applicant or the owners of the Property from the obligation to comply with and conform to any Zoning Ordinance, Codified Ordinance, or applicable requirement.

2. **Period of Validity.** The period of validity, set forth in Section 6-1312 of the Revised 1993 Loudoun County Zoning Ordinance, for this Special Exception and Minor Special Exception approval shall be fifteen (15) years.
3. **Height of Water Storage Tanks.** The maximum height of the water storage tanks shall not exceed 189 feet.
4. **Color of Water Storage Tanks.** The water storage tanks and any associated equipment and structures mounted to such water storage tanks shall be a light blue color to match the sky; or a light, neutral or buff color. The water storage tanks shall not be white.
5. **Lighting.** All exterior lighting, including security lighting, on the Property, shall be designed and installed to minimize light trespass and the visibility of lighting from properties offsite of the Property. Exterior light fixtures shall be full cut-off and fully shielded and shall direct light downwards and into the interior of the Property and away from surrounding public roads and properties.
6. **Construction Access.** Given the existing conditions of Red Hill Road, the Applicant shall attempt to obtain temporary construction access to the Property from a route other than Red Hill Road, such as but not limited to Everfield Drive to the south. If the Applicant cannot obtain construction access to the Property other than via Red Hill Road, then prior to Site Plan approval, the Applicant shall submit a Traffic Management Plan (TMP) to the County, subject to VDOT approval, for construction access to the Property via Red Hill Road. Such TMP shall address topics such as traffic control, direction and timing of construction vehicle access, delivery schedules, and related matters.
7. **Optional Permanent Access.** The Applicant shall attempt to obtain permanent access to the Property from a route other than Red Hill Road, such as but not limited to a permanent access easement through the Grant at Willowsford to the south. If the Applicant can obtain such permanent access, then such permanent access shall replace the Red Hill Road entrance shown on the SPEX Plat. Such relocation of the permanent entrance to the Property shall not require a revised or new SPEX Plat.

MINOR SPECIAL EXCEPTION (SPMI-2013-0010) - CONDITIONS OF APPROVAL (May 1, 2014)

1. **Substantial Conformance.** The approved Minor Special Exception to modify Section 5-621(B) and Table 5-1414(B) of Section 5-1414(B) of the Revised 1993 Zoning

Ordinance allows the modification of the required Type 4 Buffer Yard along all Property boundaries in order to: (a) Permit a ten (10) foot high, black, vinyl-coated chain link fence with black webbing or slats and barb wire at the top in lieu of a six (6) foot high fence, wall, or berm providing a minimum of ninety-five percent (95%) opacity, (b) Allow such fence to be located closer to the water storage tanks rather than along the perimeter of the Property in a location as generally shown on Sheet 6 of the SPEX Plat, and (c) Allow all evergreen trees in lieu of the required mix of canopy trees, understory trees, shrubs, and evergreen trees. As used in these conditions, "Property" is an approximately 6.5-acre portion of Tax Map # /91////////15A (PIN# 243-45-9310). The Property is delineated on Sheet 2 of the SPEX Plat and labeled as "Limits of Special Exception". As used in these conditions, "Applicant" includes the owner of the Property subject to this Special Exception approval, its successors, and parties developing, establishing or operating the approved Special Exception Use. Approval of this application shall not relieve the Applicant or the owners of the Property from the obligation to comply with and conform to any Zoning Ordinance, Codified Ordinance, or applicable requirement.

2. **Period of Validity.** The period of validity, set forth in Section 6-1312 of the Revised 1993 Loudoun County Zoning Ordinance, for this Minor Special Exception approval shall be fifteen (15) years.

IX. ATTACHMENTS		PAGE NUMBER
1	Referral Comments	
1a	Planning, Comprehensive Planning	A-1
1b	Planning, Community Information and Outreach	A-8
1c	Building and Development, Zoning Administration	A-11
1d	Department of Transportation and Capital Infrastructure	A-14
1e	Virginia Department of Transportation	A-19
1f	Health Department - Environmental	A-20
1g	Fire, Rescue and Emergency Services	A-21
2	Applicant's Statement of Justification	A-22
3	Applicant's Response to Referral Comments (including some photo-simulations)	A-31
4	Applicant's Photo-simulations	A-40
5	SPEX Plat (03-28-14)	A-45

*This Staff Report with attachments (file name PCPH STAFF REPORT 05-20-14.PDF) can be viewed online on the Loudoun Online Land Applications System (LOLA) at www.loudoun.gov. Paper copies are also available in the Department of Planning.

County of Loudoun
Department of Planning
MEMORANDUM

DATE: February 24, 2014

TO: Judi Birkitt, AICP, Project Manager
Land Use Review

FROM: Pat Giglio, Planner III
Community Planning

SUBJECT: SPEX 2013-0040, SPMI 2013-0010 & CMPT 2013-0015
Loudoun Water 600 Zone-Red Hill Road

EXECUTIVE SUMMARY

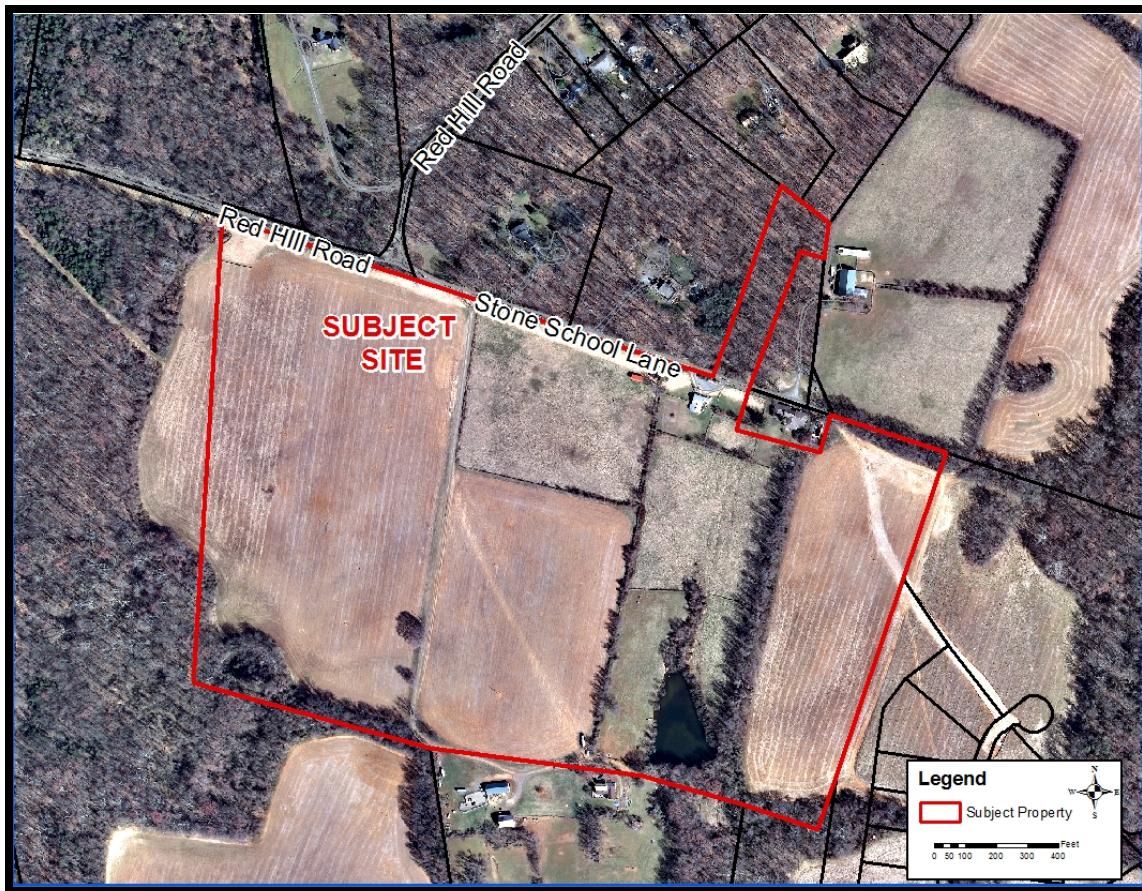
The Applicant, Loudoun Water, requests a Special Exception, and Commission Permit to construct two 189 foot elevated one-million gallon water storage tanks on a property located west of Willowsford-The Grant within the Transition Policy Area. The Applicant is also requesting a Minor Special Exception to modify the buffer requirements for the proposed use.

Plan policies support the provision of central sewer and water within the Suburban and Transition Policy Areas and anticipates the construction of facilities such as the proposed elevated water storage tanks as part of that infrastructure. The proposed construction of two elevated water storage tanks on the subject site is in conformance with the general land use and infrastructure policies of the Revised General Plan. Staff's in its review of the application noted that the proposed entrance off of Red Hill Road to the facility will require the removal of several large existing trees which screen views from the roadways and adjoining homes. Staff supports approval of the Special Exception provided the entrance to the facility is relocated to avoid impacts to the existing historic roadways and trees. Staff recommends that the color of the elevated water storage tanks and landscaping plan consisting of evergreen trees to provide a year round buffer be conditioned as part of the Special Exception approval. Staff supports approval of the Commission Permit and Minor Special Exception requests.

BACKGROUND

Loudoun Water proposes the construction of two 189 foot elevated one-million gallon water storage tanks on a property located approximately 100 feet south of the intersection of Red Hill Road (Route 617) and Stone School Lane within an existing

agricultural field. The purpose of the two proposed elevated water storage tanks is to maintain adequate pressure in the water distribution system and to provide storage for peak hourly water demands and fire protection to portions of the Suburban and Transition Policy Areas, referenced as the “600 Zone” by Loudoun Water. The proposed facilities will also allow Loudoun Water to remain in conformance with the Virginia Department of Health Standards for Public Water Distribution Systems. The construction of the two storage tanks will be phased, so that the construction of the second storage tank could occur up to ten years after initial construction to coincide with demand.



The 5.1 acre octagonal-shaped subject site is part of an approximately 72.9 acre property that is located on the far western edge of the Transition Policy Area, west of the Willowsford-The Grant residential development and south of the residential properties within the Red Hill Community (see vicinity map). The two proposed, elevated, one-million gallon water storage tanks will have a maximum height of 189 feet and each tank bowl will be approximately 75 feet in diameter. The subject site was selected for its elevated location to facilitate the gravity flow of water to existing and future customers within the service area. The nearest residential property is located approximately 500 feet to the northeast of the subject site on a 6.4 acre wooded lot on

the north side of Stone School Lane, other wooded lots with residential uses are located to the north. A historic farm house is located approximately 1,800 feet to the southeast of the subject site across an open agricultural field. Future approved but unconstructed residential properties are located within the Willowsford-The Grant development approximately 3,000 feet to the south of the subject site. All the immediately surrounding properties will have views of the two proposed 189 foot elevated water storage tanks on the subject site.

The subject site and property are zoned TR-3UBF (Transition Residential-3 Upper Broad Run-Folley). In accordance with the Revised 1993 Loudoun County Zoning Ordinance, a Commission Permit (CMPT) is required when a public utility or public service facility is constructed. Commission Permit applications are evaluated to determine if the general location, character and extent of the proposal are in substantial accord with the Comprehensive Plan. A Special Exception is required for the use within the Zoning District and a Minor Special Exception is being requested to modify the Type 4 Buffer requirements for the use to allow the landscape buffer to be placed immediately adjacent to the facility versus around the perimeter of the property as required by the Zoning Ordinance.

A review of GIS Data and site visit by Staff also confirmed that the subject site is located on a relatively flat elevated portion of an existing agricultural field which is bordered to the north by a hedgerow of mature hardwoods which are approximately 70 to 90 feet in height adjoining the sunken historic roadway associated with Red Hill Road. The County GIS data indicate that no wetlands, floodplains, hydric soils, or steep slopes are located on subject site. A cultural resources survey of the subject site by the Applicant's consultant did not identify any archeological or historic features on the subject site. The construction of the proposed elevated water storage tanks on the subject site will require the grading of the existing agricultural field. Also, as currently proposed the entrance to the facility from Red Hill Road, would require the grading and removal of several existing mature oak trees which screen views of the proposed facility from roadway.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The subject site is located in the Upper Broad Run sub-area of the Transition Policy Area and is governed under the policies of the Revised General Plan (the Plan)(Revised General Plan, Chapter 8, Transition Policy Areas Subareas, Map). The County's vision for the Transition Policy Area is for land uses that provide a visual and spatial transition between the suburban development to the east and the rural development to the west. The land use policies in Chapter 8 for the Transition Policy Area, the Green Infrastructure policies Chapter 5 and the Infrastructure policies in Chapter 2 of the Revised General Plan were used to evaluate the application.

LAND USE

The Transition Policy Area is envisioned to be a distinct planning area that will provide a transition in land development intensity between suburban development in the east and rural development in the west (Revised General Plan, Chapter 8, Land Use Pattern, text). The subject site is located in the Upper Broad Run Sub-area of the Transition Policy Area, which the Plan envisions to develop at a density of 1 dwelling per 3 acres with a minimum of 50 percent of the site maintained as open space Revised General Plan, Chapter 8, Community Design Policies 3 & 4). Plan policies also envision the development of a variety of non-residential uses in the Transition Policy Area which include, but are not limited to, equestrian centers, golf courses, active recreation uses, retail nurseries, kennels, boarding schools and compatible institutional uses, provided they meet specific criteria that address the nature, scale, and intensity of the use, market area, and design characteristics. These non-residential uses will serve to promote a rural character while serving both rural and suburban populations (Revised General Plan, Chapter 8, Community Design Policies 15 & 16).

The Plan does not specifically identify “elevated water storage tanks” as a non-residential use within the Transition Policy Area, however, Plan policies envision that the Transition Policy Area will be served by central utilities including water and wastewater. The proposed elevated water storage tanks are considered a public facility under the Revised General Plan. The County supports the timely provision of central sewer and water in accord with the land use policies of the Plan (Revised General Plan, Chapter 2, General Water and Wastewater Policies, Policy 1). The subject site was selected for its elevated location to facilitate the gravity flow of water to existing and future customers within the service area. Plan policies support the extension of public water throughout the Transition Policy Area and anticipate the construction of infrastructure such as the proposed elevated water storage tanks to support the system as it is extended within the Transition Policy Area.

Analysis

The proposed elevated water storage tanks will provide needed infrastructure for the delivery of water to households and businesses within the Transition Policy Area. Staff finds the location and use of the subject site for the proposed elevated water storage tanks is supported by the land use and infrastructure policies of the Revised General Plan which support the extension of public water throughout the Suburban and Transition Policy Area.

ENVIRONMENTAL/EXISTING CONDITIONS

The Revised General Plan defines the County's Green Infrastructure as a “collection of natural, cultural, heritage, environmental, protected, passive, and active resources that will be integrated in a related system” (Revised General Plan, Chapter 5, Green Infrastructure Policies, Policy 1). Examples of Green Infrastructure elements located on

the subject property include an existing hedgerow of mature oak trees and the historic sunken road bed associated with Red Hill Road (Route 617) and Stone School Lane. The Revised General Plan calls for new central water facilities to be constructed in a manner that causes the least environmental risk and visual disruption (Revised General Plan, Chapter 2, *General Water and Wastewater Policies*, Policy 12). The construction of the proposed elevated water storage tanks on the subject site will require the grading of the existing agricultural field. Also, as currently proposed the entrance to the facility off of Red Hill Road will require the grading of the sunken road bed and removal of several existing mature oak trees which screen views of the proposed facility from the roadways and adjoining homes. Plan policies encourage the protection of trees along roadways to allow trees to provide shading, reduce peak storm flows and contribute to the enhancement of the Green Infrastructure shrubs (Revised General Plan, Chapter 5, *Forests, Tree and Vegetation Policies*, Policy 7). Staff recommends the proposed entrance to the facility be relocated to avoid impacts to the historic roadways and existing trees to preserve the Green Infrastructure elements on the site.

Analysis

Staff recommends relocating the entrance to the facility to preserve the existing historic road bed associated with Red Hill Road and avoid impacts to the existing trees which screen views of the facility in conformance with the Green Infrastructure policies of the Plan.

VISUAL IMPACT

The Revised General Plan calls for new central water facilities to be constructed in a manner that causes the least environmental risk and visual disruption. New treatment facilities should be screened with trees, berms and/or shrubs (Revised General Plan, Chapter 2, *General Water and Wastewater Policies*, Policy 12). The two proposed 189 foot elevated water storage tanks on the subject property will be a prominent feature on the landscape that will be visible from all the adjoining properties and surrounding area. The Applicant in their statement of justification acknowledge that the elevated water storage tanks will have a visual impact, but state that the proposed site was chosen because of its proximity to existing and future users as well as its ground elevation which will facilitate the gravity flow of water within the distribution system. The subject site is located on the south side of Red Hill Road and Stone School Lane along a ridge line on the high ground elevation in the area. The site ground elevation at the base of the proposed tank(s) is 431 feet. The Applicant is proposing a maximum height of 189 feet above ground for the tank(s). The diameter of each tank bowl will be approximately 75 feet. The application includes drawings and photo-simulations depicting how the two proposed elevated water storage tanks will appear from various vantage points surrounding the subject site. The nearest other tall structure is a 198 foot telecommunication monopole located approximately one mile to the northeast of the subject site adjoining Evergreen Mills Road. Also visible on the horizon to the southeast

of the subject site are two 150 foot elevated water storage tanks operated by Loudoun Water at the western edge of the Stone Ridge development, adjacent to Goshen Road.

The two proposed 189 foot elevated water storage tanks will be visible and have a visual impact on all the adjoining properties and surrounding area. The visual impact of the proposed elevated water storage tanks on the subject site could be mitigated further so as to better blend with the skyline if the Applicant were to commit to painting the structures light blue, similar to the other elevated water storage tanks operated by Loudoun Water and as depicted in the photo-simulation provided in the visual impact study map. Additionally, a Type 4 landscape buffer consisting of a mix of canopy trees, understory trees, shrubs and evergreens is proposed to screen the ground-mounted equipment and base of the proposed elevated water storage tanks. Staff recommends that the Applicant provide a modified landscape buffer consisting entirely of evergreen trees to provide a year-round vegetative screen of the facility.

Analysis

Staff recommends that the Applicant commit to painting the proposed elevated water storage tanks light blue to better blend with the skyline and mitigate the visual impact of the proposed structures. Additionally, Staff recommends that the Applicant provide a modified landscape buffer consisting entirely of evergreen trees to provide a year-round vegetative buffer to screen views of the ground-mounted equipment and base of the proposed elevated water storage tanks. Staff recommends that the color of the elevated water storage tanks and landscaping plan be conditioned as part of the Special Exception approval.

RECOMMENDATIONS

The policies of the Revised General Plan support the extension of public water throughout the Transition Policy Area and anticipates the elevated water storage tanks as part of that infrastructure. Staff finds that the proposed use of the subject site for an elevated water storage tank is in conformance with the general land use and infrastructure policies of the Revised General Plan.

Staff supports approval of the Special Exception provided the entrance to the facility is relocated to avoid impacts to the existing historic roadways and trees in conformance with Plan policies. Staff recommends that the elevated water storage tanks be painted light blue and a modified landscaping plan comprised entirely of evergreen trees be conditioned as part of the Special Exception approval to mitigate the visual impact of the proposed facility on the surrounding properties. Additionally, staff supports the Minor Special Exception request to modify the Type 4 Buffer requirements for the use to allow the landscape buffer to be placed immediately adjacent to the facility versus around the perimeter of the property as required by the Zoning Ordinance. Staff finds this approach acceptable and it meets the intent of the buffering policies

SPEX 2013-0040, SPMI 2013-0010 & CMPT 2013-0015,
Loudoun Water 600 Zone- Red Hill Road
Community Planning Referral
February 24, 2013
Page 7

Staff finds the general location, character, and extent of the proposed use is in substantial accord with the Comprehensive Plan. Staff supports approval of the Commission Permit (CMPT).

cc: Julie Pastor, AICP, Planning Director
Cindy Keegan, AICP, Program Manager, Community Planning (via email)

County of Loudoun
Department of Planning
MEMORANDUM

DATE: March 4, 2014

TO: Judi Birkitt, Senior Planner, Land Use Review

FROM: Heidi Siebentritt, Historic Preservation Planner,
Community Information and Outreach

**SUBJECT: SPEX 2013-0040, SPMI 2013-0010 & CMPT 2013-0015, Loudoun Water
600 Zone – Red Hill Road**

Background

The application proposes the construction of two elevated, 190-foot water storage tanks on approximately 5 acres of a 72-acre parcel at the intersection of Red Hill Road and Stone School Land in the Transition Policy Area. The subject property is currently zoned TR3-UBF under the Revised 1993 Zoning Ordinance.

Plan Compliance

The subject property is governed by the policies of the Revised General Plan (RGP) and the Heritage Preservation Plan (HPP). The RGP calls for the submission of an archaeological and historic resources survey report with all development applications that must include a plan for recordation and preservation or mitigation for identified resources (*RGP, Chapter 5, Heritage Resource Assets, Policy 11*). The HPP contains specific policies regarding heritage resource protection as part of the County's development review process (*HPP, Chapter 9, Development Review*).

Analysis

Staff has reviewed the Phase I archaeological survey report prepared by Thunderbird Archaeology ("TAA") dated December 2013. The physical survey was limited to the 5 acre SPEX area. Within the 5 acre area, no archaeological sites were identified.

Visual Impacts

The consultant's report included an inventory of previously identified historic and archaeological resources within a 1 mile radius of the project area and a "Preliminary Visual Effects Analysis" on significant properties. This is germane to the subject application because of possible visual impacts to historically significant surrounding properties given the height of the proposed water storage tanks. Ten historic architectural resources were identified within a mile radius of the project area. Of the

ten, two historic resources have been determined to be significant by the Virginia Department of Historic Resources (VDHR).

A Visual Impact Study map and photos prepared by DDIS were also included in the application submission materials. However, views from identified historic properties do not appear to have been part of this analysis.

Fleetwood Farm

Fleetwood Farm was listed in the National Register of Historic Places (NRHP) in 1991. Constructed in 1775, Fleetwood was owned by William Ellzey, a prominent County lawyer. Fleetwood is located approximately 3,000 feet from the proposed project area.

Watson Historic District

The Watson Historic District has been evaluated and deemed eligible for listing in the NRHP based on a County-funded survey of the community and the subsequent submission of a Preliminary Information Form (PIF) to VDHR prepared by the consulting group History Matters in 2005. According to the PIF, the eligible Watson Historic District includes 25 buildings along Watson Road and Red Hill Road anchored by the 1888 general store. Watson reputedly represented the largest community of African Americans in Loudoun County prior to the Civil War. Based on the history and remaining architecture, Watson is one of seven historically African American communities in the County eligible for listing in the NRHP, and the only remaining community of its kind in eastern Loudoun that retains its core, contributing architecture.

According to the consultant's preliminary analysis, because of existing vegetation and topography, the storage tanks will be most visible from the village of Watson which is located approximately 1,500 feet west of the proposed project area.

Red Hill Farm

Staff notes that Red Hill Farm is located immediately south of, and adjacent to, the project area. The original section of the main house dates to 1790, though the house has been significantly altered over time. In addition to the house and outbuildings, the property contains the Allen family cemetery, first established in 1820. Allen family descendants erected a commemorative plaque at the site of the cemetery in 1999.

The last architectural survey of the property conducted by URS Corporation in 2005 suggests that the property is not eligible for the NRHP due to the number of alterations to the original 18th century structure. Staff notes that while the house may limit eligibility for the NRHP, the farm property and surrounding agricultural landscape are over 200 years old representing the early settlement of the County.

The HPP recognizes historic standing structures, sites, ruins and complexes in their historic settings as important heritage resources (*Chapter 9, Development Review, page 50, policy 2*). Further, the HPP states that resources that are listed in the NRHP or eligible for listing in the NRHP should be considered priority sites for preservation in the context of development review (*Chapter 9, Development Review, page 51, policy 3*).

Recommendations

Staff recommends that the applicant conduct a more detailed visual effects analysis, particularly the height of the proposed storage tanks and the possible negative visual impacts on Fleetwood Farm and Watson, significant historic resources within their historic settings that the County seeks to preserve.

Staff notes that such an analysis will be required should this project be the subject of Section 106 review under the National Historic Preservation Act of 1966. If federal permitting is anticipated for this project which would initiate Section 106 review, the applicant should consult with VDHR as soon as possible to discuss indirect effects on identified, proximal historic properties.

cc: Michael "Miguel" Salinas, AICP, Program Manager, Community Information & Outreach
Julie Pastor, AICP, Director, Department of Planning

COUNTY OF LOUDOUN
DEPARTMENT OF BUILDING AND DEVELOPMENT
MEMORANDUM

DATE: February 25, 2014

TO: Judi Birkitt, Project Manager, Department of Planning

FROM: Brian Fish, Planner, Zoning Administration

CC: Mark Stultz, Deputy Zoning Administrator

CASE NUMBER AND NAME: SPEX 2013-0040, SPMI-2013-0010 & CMPT-2013-0015
Loudoun Water 600 Zone – Red Hill Road

TAX/MAP PARCEL NUMBER: /91////////15A

MCPI: 243-45-9310

The subject property contains 72.9 acres and is zoned Transitional Residential -3 (TR-3UBF) under the Revised 1993 Loudoun County Zoning Ordinance (“Ordinance”). The subject applications propose the construction of two elevated water storage tanks with a modified Type 4 Buffer Yard on a 5.18 acre portion of the property. The proposed facilities are intended to address the need for additional storage tanks to serve the Central System as recommended by the Water Utility Master Plan.

Pursuant to Table 2-1502 of the Ordinance, *water storage tank* is a use which requires a special exception in the TR-3UBF Zoning District, subject to the additional regulations contained in Section 5-621 of the Ordinance. Section 5-621(B) requires that all utilities have a minimum Type 4 Buffer Yard. Pursuant to Table 5-1414(B) of the Ordinance, a Type 4 Buffer Yard must include a six-foot high fence, wall, or berm providing a minimum opacity of 95%, located within the limits of the Buffer Yard. The Applicant is requesting a modification of this requirement to permit the use of a ten-foot high vinyl-coated chain link fence, located between the Buffer Yard plantings and the proposed water storage tanks.

Staff has reviewed the Statement of Justification (SOJ), dated December 12, 2013, and Special Exception Plat, dated December 12, 2013, and revised through January 13, 2014, and offers the following comments:

I. ADDITIONAL REGULATIONS FOR SPECIFIC USES (§5-600):

Section 5-600 of the Ordinance states that “modifications may be approved by the Board of Supervisors upon a finding that such modification to the regulations will achieve an

innovative design, improve upon the existing regulations, preserve the County's historic or archaeological heritage, or otherwise exceed the public purpose of the existing regulation." The Applicant is requesting a modification of the Type 4 Buffer Yard required by Section 5-621 of the Ordinance. The Statement of Justification submitted by the Applicant states that this proposed modification meets these standards.

II. SPECIAL EXCEPTION ISSUES FOR CONSIDERATION

Section 6-1309.

- (1) ***Whether the proposed minor special exception / special exception is consistent with the Comprehensive Plan.*** Zoning defers to Community Planning in the Department of Planning regarding this issue.
- (2) ***Whether the level and impact of any noise, light, glare, odor or other emissions generated by the proposed use will negatively impact surrounding uses.*** All use of the proposed facilities will be subject to the Noise Standards contained in Section 5-1507 of the Ordinance. All lighting on the property will be subject to the Light and Glare Standards contained in Section 5-1504 of the Ordinance. The Statement of Justification submitted by the Applicant states that noise impacts from the proposed water storage tanks will not be an issue due to the fact that the tanks operate by gravity flow, that minimum lighting will be provided for safety and security reasons only, and that no odors are anticipated from the proposed use.
- (3) ***Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and on adjacent parcels.*** Properties adjacent to the subject property are agricultural and residential with single-family detached dwellings.
- (4) ***Whether the proposed special exception adequately protects and mitigates impacts on the environmental or natural features including, but not limited to, wildlife habitat, vegetation, wetlands, water quality including groundwater), air quality, topographic, scenic, archaeological or historic features, and agricultural and forestal lands.*** The Statement of Justification submitted by the Applicant states that no topographic, physical, natural, scenic, archaeological, or historic features of significant importance have been identified on the subject property. The Statement of Justification also states that no negative impacts to existing animal habitat, vegetation, water or air quality (including groundwater) are anticipated.
- (5) ***Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public.*** The provision of clean, potable water from a dependable and reliable source is essential to the public welfare.
- (6) ***Whether the proposed special exception can be served adequately by public utilities and services, roads, pedestrian connections and other transportation services and, in rural areas, by adequate on-site utilities.*** The Statement of Justification submitted by the Applicant states that traffic generated by the proposed water storage tanks will be

minimal, and that on and off-site infrastructure will be available to serve the tanks at such time as they are constructed and placed in operation.

County of Loudoun
Department of Transportation and Capital Infrastructure
MEMORANDUM

DATE: February 25, 2014

TO: Judi Birkitt, Project Manager
Department of Planning

FROM: Lou Mosurak, AICP, Senior Coordinator 
Transportation Planning & Operations Division

SUBJECT: SPEX 2013-0040, SPMI 2013-0010, CMPT 2013-0015
Loudoun Water 600 Zone – Red Hill Road
First Referral

Background

These Special Exception (SPEX), Minor Special Exception (SPMI) and Commission Permit (CMPT) applications seek approval to permit the installation of two elevated water storage tanks in the TR3-UBF (Transitional Residential 3 – Upper Broad Run / Foley) zoning district. The site is located on the south side of Red Hill Road (VA Route 617), approximately 0.9 miles west of Evergreen Mills Road (VA Route 621) and approximately 1.1 miles east of Watson Road (VA Route 860). The proposed site entrance driveway is located at the intersection of Red Hill Road and Stone School Lane. A vicinity map is provided as **Attachment 1**.

In its consideration of these applications, the Department of Transportation and Capital Infrastructure (DTCI) reviewed materials received from the Department of Planning on January 24, 2014, including (1) an information sheet, dated January 24, 2014; (2) a statement of justification, prepared by the Applicant, dated December 12, 2013; (3) a Traffic Memorandum, prepared by the Applicant, dated December 3, 2013; and (4) a SPEX/SPMI/CMPT plat (plan set), prepared by Urban, Ltd., dated December 12, 2013 and revised through January 13, 2014.

Compliance with the Countywide Transportation Plan

The site is located within the Transition Policy Area, though the proposed site access via Red Hill Road traverses the Rural Policy Area. The transportation network is specifically governed by the policies of the Countywide Transportation Plan (2010 CTP) and the Bicycle & Pedestrian Mobility Master Plan (2003 Bike & Ped Plan).

DTCI's assessment of the transportation network is based on review of existing, planned, and programmed transportation facilities, review of the Applicant's traffic statement, and applicable County policies.

Existing, Planned and Programmed Transportation Facilities

The project site is located on the south side of Red Hill Road (VA Route 617) at its intersection with Stone School Lane. The proposed site access is approximately 0.9 miles east of Evergreen Mills Road (VA Route 621) and approximately 1.1 miles east of Watson Road (VA Route 860). Roadways serving the site are described below.

Red Hill Road (VA Route 617) is a local secondary roadway that runs primarily east-west direction between Watson Road (VA Route 860) and Evergreen Mills Road (VA Route 621). It is largely unpaved, though short paved segments are in place at both the eastern and western ends of the road. In many places, it is wide enough for only one vehicle, though there are several slightly wider areas that serve as informal pullouts which all oncoming traffic to pass. Much of the roadway is within wooded areas with steep banks rising along either side of the road. The posted speed limit on Red Hill Road in the vicinity of the site is 25 MPH. Per 2012 VDOT published traffic data, Red Hill Road carries approximately 700 vehicles per day in the vicinity of the site. There are no bicycle and pedestrian facilities along Red Hill Road.

Stone School Lane is an unpaved private access easement that runs east from Red Hill Road for approximately 1,400 feet and terminates at a dead end. It provides access to approximately four addressed structures. Stone School Lane intersects Red Hill Road a roughly 90 degree angle with a wye / island separating directional access to and from eastbound and westbound Red Hill Road.

Review of Applicant's Traffic Statement

The Applicant submitted a traffic statement, included as ***Attachment 2***, indicating that only one vehicle trip per week is anticipated to the site for routine operations and maintenance purposes once the facility is constructed.

Transportation Comments and Recommendations

DTCI staff has reviewed the Applicant's submitted materials and has the following comments and recommendations:

1. Given the current physical condition of Red Hill Road and the site's location approximately one mile from the nearest paved roadway, DTCI recommends that the Applicant explore whether temporary construction access to the site is feasible from other than Red Hill Road, specifically via Everfield Drive within The Grant at Willowsford development to the south.
2. If alternative construction access to the site is not possible, a condition of approval should be included requiring the Applicant to submit a Traffic Management Plan (TMP), subject to VDOT approval, for construction access to the site via Red Hill Road. The TMP would address topics such as traffic control, direction and timing of construction vehicle access, delivery schedules, and related matters.

SPEX 2013-0040, SPMI 2013-0010, CMPT 2013-0005 — Loudoun Water 600 Zone – Red Hill Road
DTCI First Referral Comments
February 25, 2014
Page 3

3. The proposed site access via Red Hill Road should be relocated either to the east or west of its current location. As currently proposed, site access to and from the east on Red Hill Road conflicts with the wye / island at the Red Hill Road / Stone School Lane intersection.
4. The SPEX plat should be revised to clarify the proposed interface between the site driveway and existing Red Hill Road. The SPEX plat shows curb returns that end approximately 50 feet south of existing Red Hill Road and is ambiguous as to how the driveway will connect with the existing roadway.

Conclusion

DTCI has no overall recommendation on these applications at this time. DTCI staff will provide a recommendation after it has reviewed the Applicant's responses to the comments noted in this referral. Depending on the Applicant's responses, DTCI may have additional comments. DTCI staff is available to meet with the Applicant to discuss the comments noted in this referral.

ATTACHMENTS

1. Site Vicinity Map
2. Applicant's Traffic Statement (December 3, 2013)

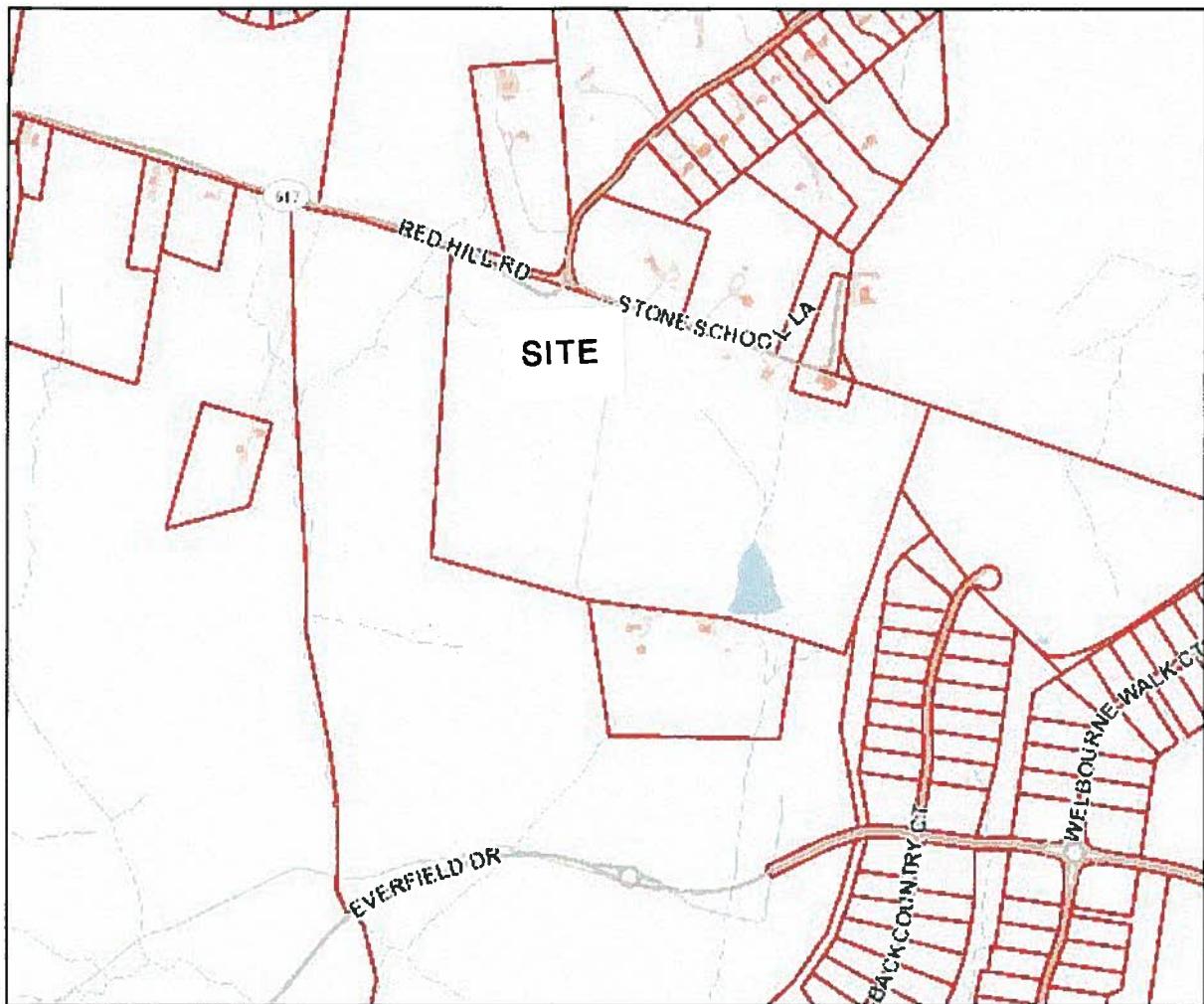
cc: Kathleen Leidich, Assistant Director, DTCI



Tuesday, February 25, 2014

Loudoun County, Virginia
www.loudoun.gov

(map not to scale)

**ATTACHMENT 1**

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

Lori Greenlief
Direct: 703.712.5433

McGUIREWOODS

lgreenlief@mcguirewoods.com
Fax: 703.712.5050

December 3, 2013

Aaron Zimmerman
1 Harrison St. SE
Fourth Floor
Mailstop #69
Leesburg, VA 20175

RE: Modification of Traffic Study Requirement

Dear Aaron:

If you recall, around this time last year, I wrote to you on behalf of Loudoun Water to request a modification to the submission requirement for a traffic study for a SPEX application that Loudoun Water was filing in order to install two elevated water storage tanks. In response to community input, Loudoun Water has chosen a different site for the tanks and will be filling a SPEX/CMPT/SPMI on the new property shortly. The new MCPI is 243-45-9310 (part). The attached preliminary plan shows the layout and access for the tanks. The property is currently farmed. We pre-apped this application last month.

The purpose of this letter is to request a confirmation of your determination last year that this traffic statement letter would satisfy the traffic study requirement. The only trips to and from the tanks will occur approximately once a week and will be for operations and maintenance purposes. There will be no public access to the tanks; there will be a fenced area around the tanks themselves. Access to the tanks for maintenance will be from Red Hill Road, a public road.

Please let me know if you need any other information to make a determination that a full traffic study, as required by the SPEX checklist, is not necessary. Thank you.

Sincerely,


Lori Greenlief
Senior Land Use Planner
McGuireWoods LLP

March 14, 2014

Ms. Judi Birkitt
County of Loudoun
Department of Planning MSC # 62
1 Harrison Street, S.E.
P.O. Box 7000
Leesburg, Virginia 20177-7000

Re: Loudoun Water – 600 Zone Water Storage Tanks
Red Hill Road, Route 617
(1st Submission)
Loudoun County Application Numbers SPEX 2013-0040, SPMI 2013-0010 and CMPT 2013-0015

Dear Ms. Birkitt:

We have reviewed the above noted application as requested in your January 24, 2014 transmittal. We offer the following comments:

1. Provide 25' right of way dedication from centerline Red Hill Road, Route 617 along site frontage. Clearly dimension and label this 25' right of way dedication.
2. Any oversize, overweight, etc equipment/machinery/construction materials, etc brought in during/after water tower construction may require a VDOT Special Hauling permit.
3. A field review revealed that sight distance at site entrance may be problematic. We recommend that this be investigated early in the design process so as to obviate future potential problems.

If you have any questions, please call me at (703) 259-2948.

Sincerely,

John Bassett, P.E.
Transportation Engineer

cc: Imad Salous, P. E.

February 19, 2014

MEMORANDUM TO: Judy Birkitt, Project Manager, MSC # 60A
Planning Division, Building & Development

FROM: Joshua Hepner MSC #68
Sr. Env. Health Specialist
Division of Environmental Health

SUBJECT: SPEX-2013-0040 & SPMI-2013-0010 & CMPT-2013-0015
Loudoun Water 600 Zone-Red Hill Road
PIN: 243-45-9310

This Department reviewed the package and the plat prepared by Urban Ltd., dated 12/13/13, and recommends approval with the following comments and conditions to the proposal.

- 1) All existing wells and sewage disposal systems must be shown with their permit number and/or their GIS mapping number on all future submissions.

If further information or clarification on the above project is required, please contact Joshua Hepner at 703-771-5814.



LOUDOUN COUNTY, VIRGINIA
Department of Fire, Rescue and Emergency Management

801 Sycamore Road, Suite 200 Leesburg, VA 20175
Phone 703-777-0333 Fax 703-771-5359



Memorandum

To: Judi Birkitt, Project Manager
From: Maria Figueroa Taylor, Fire-Rescue Planner
Date: March 5, 2014
Subject: Loudoun Water 600 Zone – Red Hill Road
SPEX 2013-0040, SPMI 2013-0010 & CMPT 2013-0015

Thank you for the opportunity to review the above captioned application. The Fire and Rescue Planning Staff has no comments.

The Fire-Rescue GIS and Mapping coordinator offered the following information regarding estimated response times:

PIN	Brambleton, Station 9 Travel Time
024-34-5931	6 minutes

Travel times are determined using ESRI GIS network analyst along the county's street centerline with distance and speed limit being the criteria. Travel time is reported in minutes and seconds. For the approximate response time two minutes is added for turnout time.

Approximate response times Brambleton, Station 9
6 minutes

If you have any questions or need additional information, please contact me at 703-777-0333.

c: Project file

Teamwork * Integrity * Professionalism * Service

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lgreenlief@mcguirewoods.com
Direct Fax: 703.712.5050

March 28, 2014

VIA HAND DELIVERY

Judi Birkitt, Project Manager
Loudoun County Department of Planning
1 Harrison Street, Third Floor
Leesburg, VA 20177

RE: SPEX 2013-0040/SPMI 2013-0010/CMPT 2013-0015
Loudoun Water 600 Zone Tanks – Rouse Property

Dear Judi:

I am writing on behalf of the applicant, Loudoun Water, to respond to staff's first referral comments on the above referenced applications. The responses below are only to those agencies that made recommendations in the referral process. For your convenience, staff comments are stated below and the Applicant's responses follow in bold type.

COMMUNITY PLANNING – response to memo dated February 24, 2014

1. Comment: Staff recommends relocating the entrance to the facility to preserve the existing historic road bed associated with Red Hill Road and avoid impacts to the existing trees which screen views of the facility in conformance with the Green Infrastructure policies of the Plan.

Response: The access point for the facility has been relocated to the northwestern corner of the Rouse property at a point along Red Hill Road where the property boundary is generally at grade with the roadbed. There is already an existing opening in the tree-row at this location, so fewer trees will have to be cleared to accommodate the necessary width for the access easement. This location provides less impact to existing trees.

March 28, 2014

Page 2

2. Comment: Staff recommends that the Applicant commit to painting the proposed elevated water storage tanks light blue to better blend with the skyline and mitigate the visual impact of the proposed structures. Staff recommends that the color of the elevated water storage tanks be conditioned as part of the Special Exception approval.

Response: The Applicant would have no problem committing to a tank color that is either light blue or a neutral color such as light beige or light gray. Added flexibility is needed so that Loudoun Water can solicit bids for the tanks in the most competitive environment possible and in accordance with the Virginia Procurement Act. There are two types of elevated water storage tanks, an all-steel tank and a composite tank (consisting of a steel bowl supported by a concrete base). Each tank type is constructed by different contractors and tank designs are proprietary. Some tank contractors design and construct only steel tanks while others design and construct only composite tanks. Steel tanks are painted and must be repainted over the life of the tank. Because the bowl of a composite tank is the only component that needs to be painted, constructing this type of tank can result in significant cost savings. Loudoun Water has both types of tanks in its system, and contract award has always been given to the tank company that has proposed the lowest bid during the competitive bidding process. If the low bidder for the 600 Zone tanks project proposes an all-steel tank, it could be painted light blue. However, if the low bidder proposes a composite tank, we believe that a neutral color for the steel bowl would be a better choice to match the color of the concrete base.

3. Comment: Staff recommends that the Applicant provide a modified landscape buffer consisting entirely of evergreen trees to provide a year-round vegetative buffer to screen views of the ground-mounted equipment and base of the proposed elevated water storage tanks. Staff recommends that the landscaping plan be conditioned as part of the Special Exception approval.

Response: The SPEX plat has been revised to show a landscaped buffer consisting entirely of evergreen trees as recommended by staff.

OFFICE OF TRANSPORTATION – response to memo dated February 25, 2013

1. Comment. Given the current physical condition of Red Hill Road and the site's location approximately one mile from the nearest paved roadway, DTCI recommends that the Applicant explore whether temporary construction access to the site is feasible from other than Red Hill Road, specifically via Everfield Drive within The Grant at Willowsford development to the south.

Response: Land between Everfield Drive and the proposed water storage tanks site is either owned or under contract to The Grant at Willowsford LLC. This area includes the remainder of the 72 acre Rouse parcel that surrounds the proposed storage tanks site. The Applicant has initiated dialogue with representatives of both the landowner and contract purchaser relative to providing construction access from the south. However, a commitment to such access has not been secured. Willowsford's proposed subdivision to the east and south of the Loudoun Water parcel (SBPL-2014-0002) has yet to be reviewed by Loudoun County staff in the subdivision review process. As that process advances, it may be possible to negotiate a specific location for temporary construction access from the south. The Applicant will continue the dialogue with representatives of the landowner and proposed development with that end in mind.

2. If alternative construction access to the site is not possible, a condition of approval should be included requiring the Applicant to submit a Traffic Management Plan (TMP), subject to VDOT approval, for construction access to the site via Red Hill Road. The TMP would address topics such as traffic control, direction and timing of construction vehicle access, delivery schedules, and related matters.

Response: A Traffic Management Plan (TMP) and VDOT entrance permit requirements will address safety and access issues and provide for road repairs resulting from damage that occurs during construction. Since construction access to the south cannot be guaranteed, the Applicant will commit to a TMP which contains the elements suggested by staff. The TMP will be made part of the site plan document for County/VDOT reviews as part of the site plan process. It will also be made part of the VDOT permit documents submitted to the Leesburg Residency for the VDOT Land Use Permit (LUP) process.

3. The proposed site access via Red Hill Road should be relocated either to the east or west of its current location. As currently proposed, site access to and from the east on Red Hill Road conflicts with the wye / island at the Red Hill Road / Stone School Lane intersection.

Response: As noted in the response under Community Planning, the access point has been relocated to the west, thus, eliminating this concern. It is noted that sight distance at the relocated entrance meets the appropriate standards.

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4. The SPEX plat should be revised to clarify the proposed interface between the site driveway and existing Red Hill Road. The SPEX plat shows curb returns that end approximately 50 feet south of existing Red Hill Road and is ambiguous as to how the driveway will connect with the existing roadway.

Response: Access improvements have been clarified on the SPEX plat, showing the proposed entrance more clearly tying into the existing road bed of Red Hill Road.

COMMUNITY INFORMATION AND OUTREACH – Response to memo dated March 4, 2013

1. Comment: Staff recommends that the applicant conduct a more detailed visual effects analysis, particularly the height of the proposed storage tanks and the possible negative visual impacts on Fleetwood Farm and Watson, significant historic resources within their historic settings that the County seeks to preserve.

Response: Included with this resubmission are additional photos to aid in the assessment of the views from the aforementioned areas. The balloon used in the tank simulation process was not visible from locations identified as Photos A16 and A17 taken along Evergreen Mills Road at Red Hill Road and Langley Oaks Drive, respectively. Fleetwood Farm is located along Evergreen Mills Road between these two locations. Further, a review of area topography and development patterns along the line of sight between Fleetwood Farm and the Application Property confirmed that higher elevations and substantial tree cover would limit if not eliminate the potential for tank visibility once they were constructed.

Photo A26 was taken at the intersection of Watson Road and Red Hill Road, a location more central to the Watson Historic District. The balloon used to simulate tank height was not visible at this location as well.

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March 28, 2014

Page 5

106 review, the applicant should consult with VDHR as soon as possible to discuss indirect effects on identified, proximal historic properties.

Response: This project will not be subject to a Section 106 review.

VDOT – response to memo dated March 14, 2014

1. Provide 25' right of way dedication from centerline Red Hill Road, Route 617 along site frontage. Clearly dimension and label this 25' right of way dedication.

Response: As shown on the SPEX plat, the Application property does not abut Red Hill Road. Further, Loudoun County staff has determined that the additional right-of-way is not necessary for the subject application. It should also be noted that dedicating this land for future widening would conflict with the Rural Policy plan guidance for this type of road.

- 2 Comment: Any oversize, overweight, etc equipment/machinery/construction materials, etc brought in during/after water tower construction may require a VDOT Special Hauling permit.

Response: Acknowledged.

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Response: As noted above, the entrance has been relocated and adequate sight distance exists at the new location.

ADDITIONAL INFORMATION

As part of the resubmission, the Applicant notes that the Application Property has been rotated approximately 40 feet in a clockwise direction to avoid overlapping with a subdivided lot in the newly proposed Grant at Willowsford's Section 3-9 (SBPL-2014-0002) It is important to note that the tanks will be at the same elevation as originally proposed, hence their height has not changed.

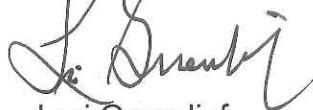
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March 28, 2014

Page 6

Thank you for the opportunity to respond to the specific agency comments.
Please give me a call if there are any questions regarding any of the responses.

Best Regards,



Lori Greenlief
Senior Land Use Planner
McGuireWoods LLP

cc: Karen Arnold, Loudoun Water
Mark E. Peterson, Loudoun Water

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600 Zone Tanks Visual Assessment: Tank Visibility

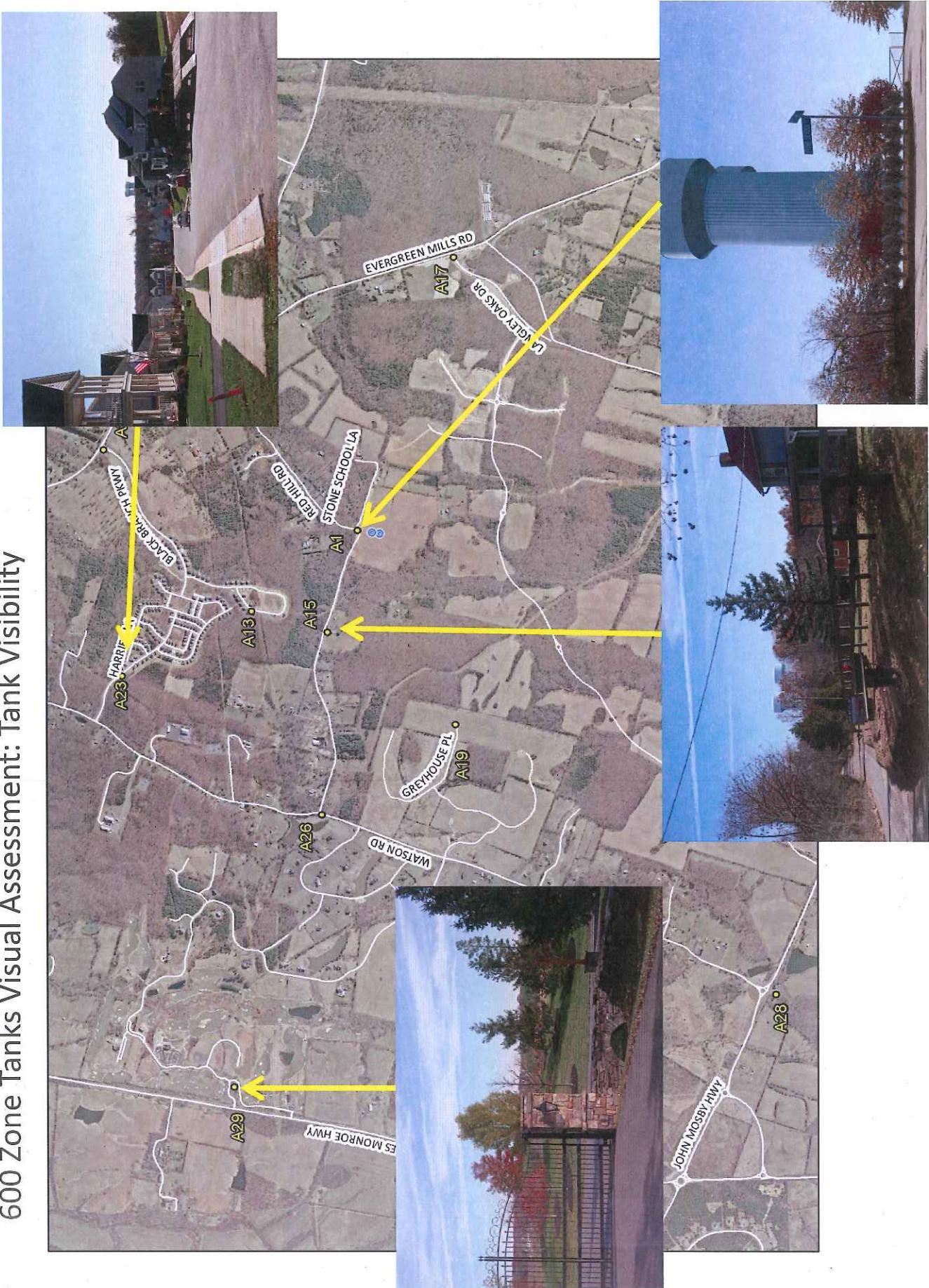


Photo Simulation by Digital Design & Imaging Service Inc.

600 Zone Tanks Visual Assessment: No Tank Visibility

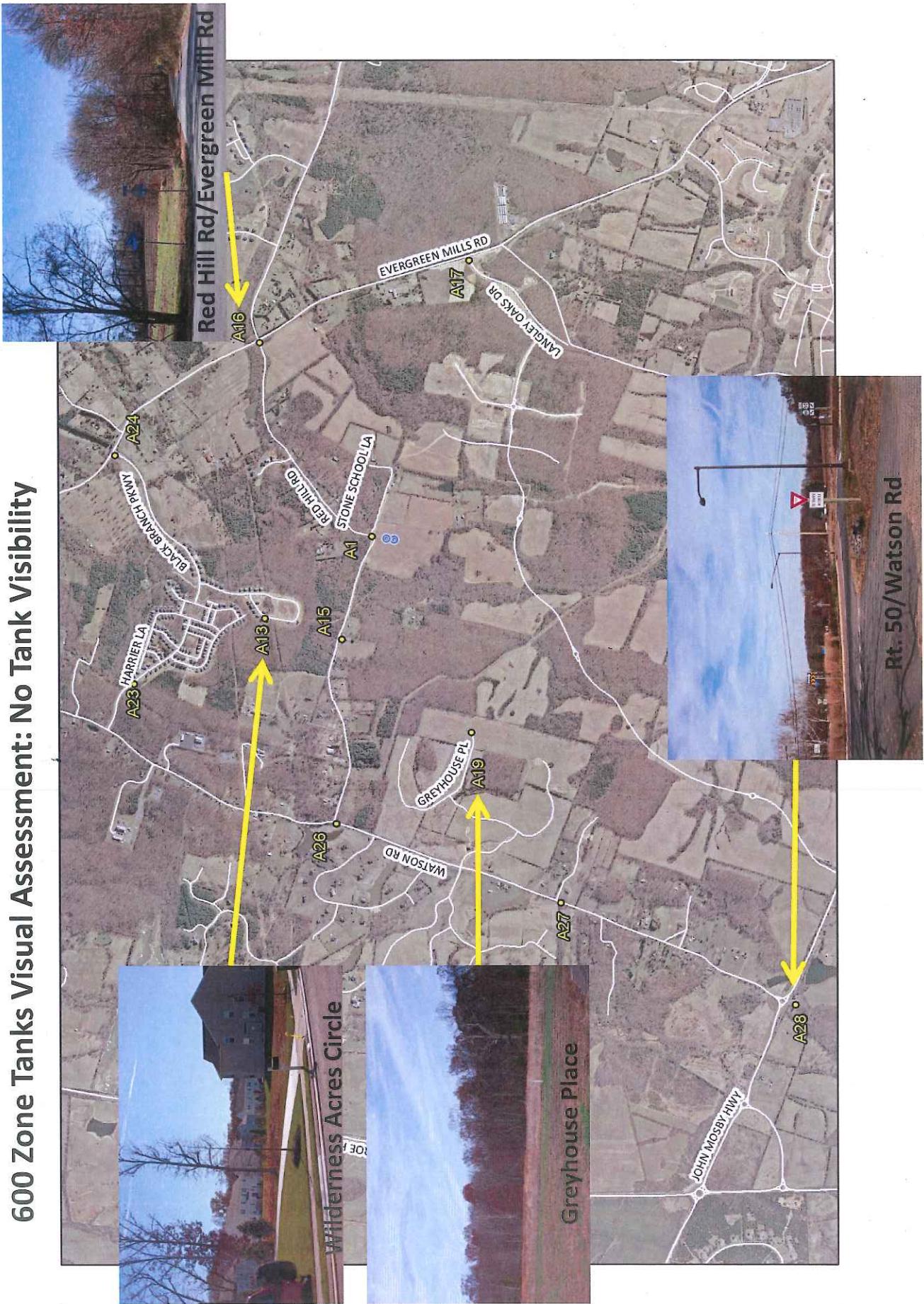
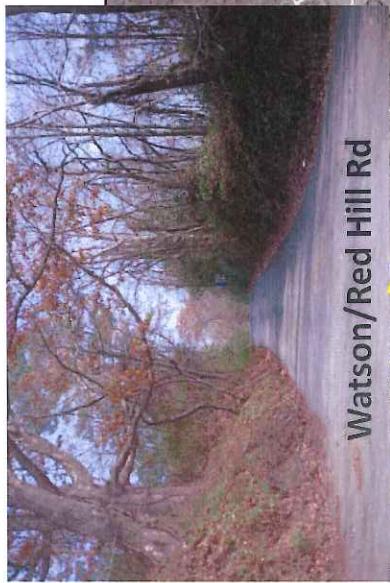
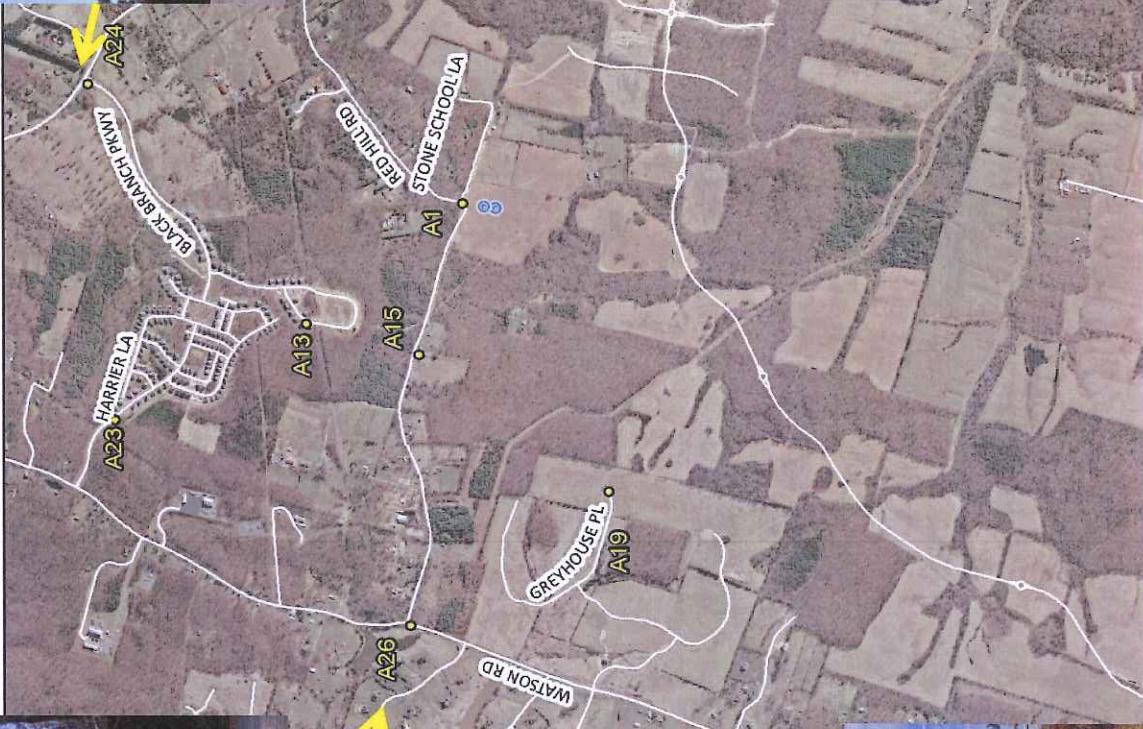


Photo Simulation by Digital Design & Imaging Service Inc.

600 Zone Tanks Visual Assessment No Tank Visibility



Watson/Red Hill Rd



Evergreen Mill/Black Branch Pkwy



Watson/Weaver Court



Evergreen Mill/Langley Oaks Drive

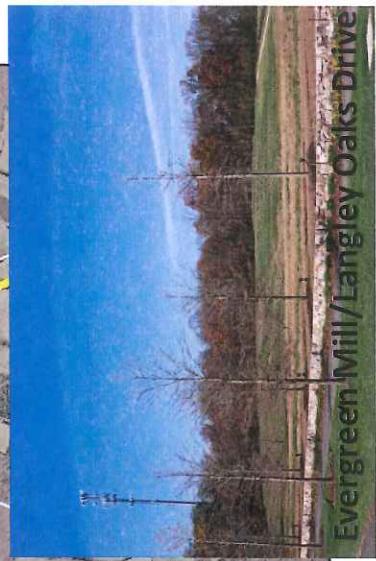


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Direct Fax: 703.712.5050

March 28, 2014

VIA HAND DELIVERY

Judi Birkitt, Project Manager
Loudoun County Department of Planning
1 Harrison Street, Third Floor
Leesburg, VA 20177

RE: SPEX 2013-0040/SPMI 2013-0010/CMPT 2013-0015
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March 28, 2014

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March 28, 2014

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Response: Acknowledged.

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Response: As noted above, the entrance has been relocated and adequate sight distance exists at the new location.

ADDITIONAL INFORMATION

As part of the resubmission, the Applicant notes that the Application Property has been rotated approximately 40 feet in a clockwise direction to avoid overlapping with a subdivided lot in the newly proposed Grant at Willowsford's Section 3-9 (SBPL-2014-0002) It is important to note that the tanks will be at the same elevation as originally proposed, hence their height has not changed.

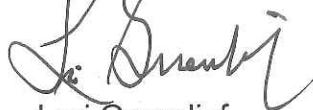
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March 28, 2014

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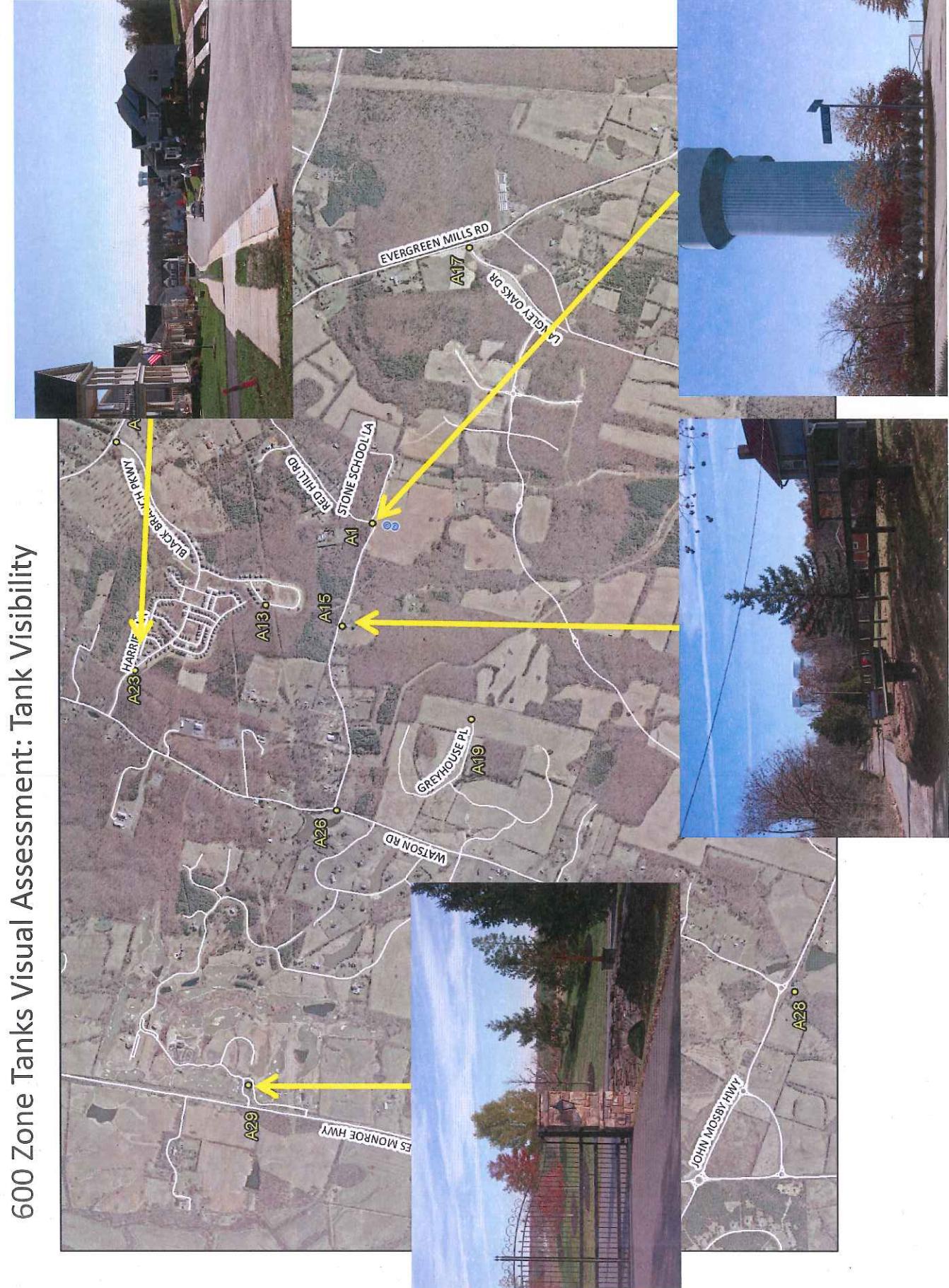
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Lori Greenlief
Senior Land Use Planner
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cc: Karen Arnold, Loudoun Water
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600 Zone Tanks Visual Assessment: Tank Visibility

Photo Simulation by Digital Design & Imaging Service Inc.

600 Zone Tanks Visual Assessment: No Tank Visibility

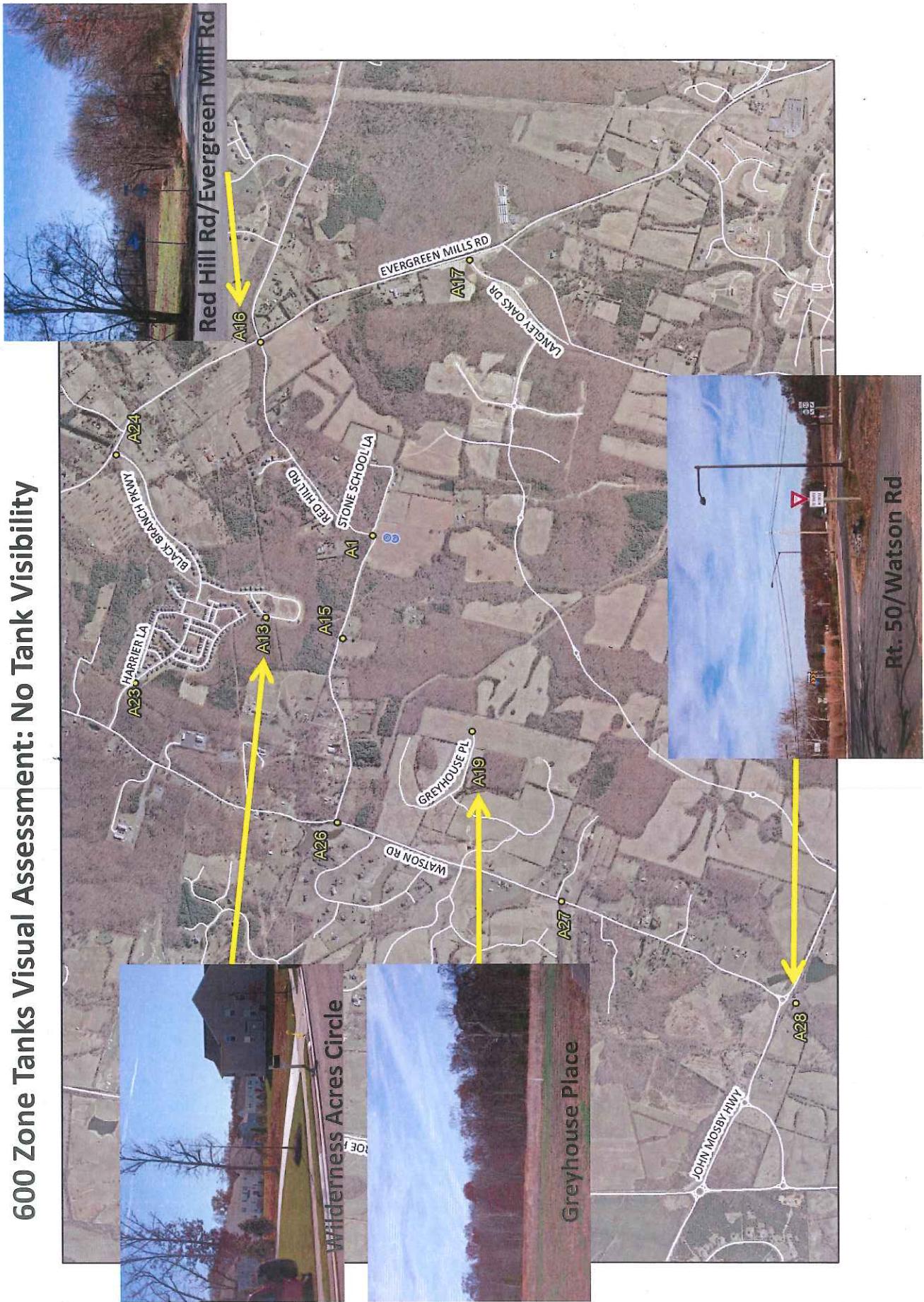
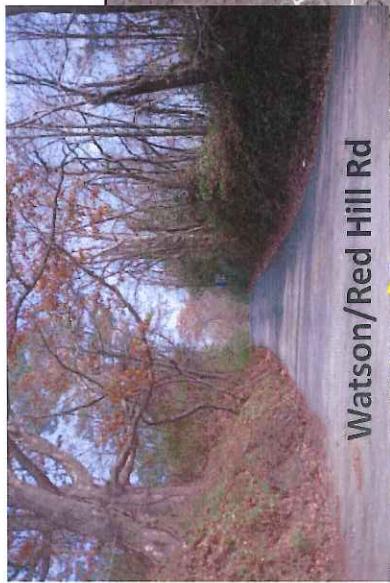
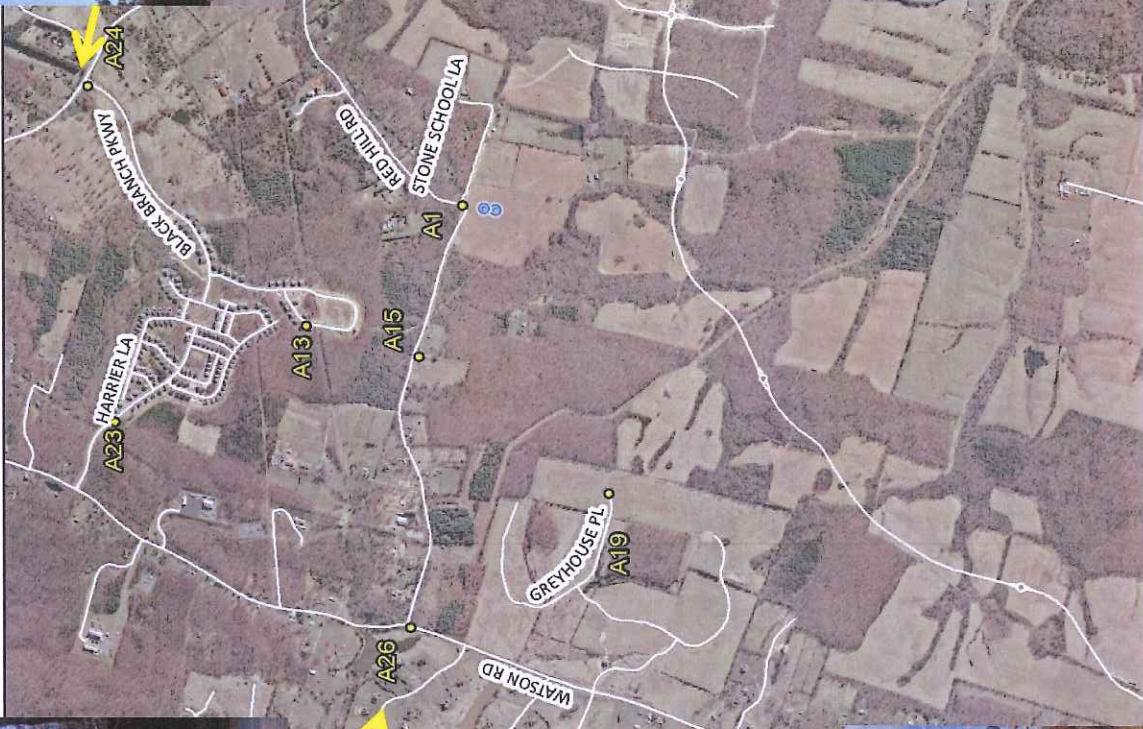


Photo Simulation by Digital Design & Imaging Service Inc.

600 Zone Tanks Visual Assessment No Tank Visibility



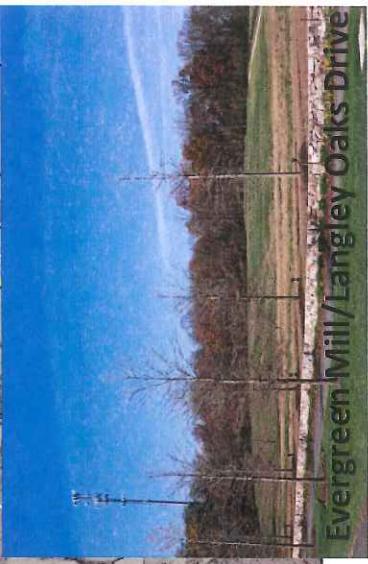
Watson/Red Hill Rd



Evergreen Mill/Black Branch Pkwy



Watson/Weaver Court



Evergreen Mill/Langley Oaks Drive

Photo Simulation by Digital Design & Imaging Service Inc.

DDIS | Urban | Loudoun Water: Visual Impact Study Map

Camera locations documented and delivered to Urban as part of a visual impact study of two proposed 1MG water tanks (600EL) for Loudoun Water.

A24

A23

A16

A13

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A26

A29

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A12

A19

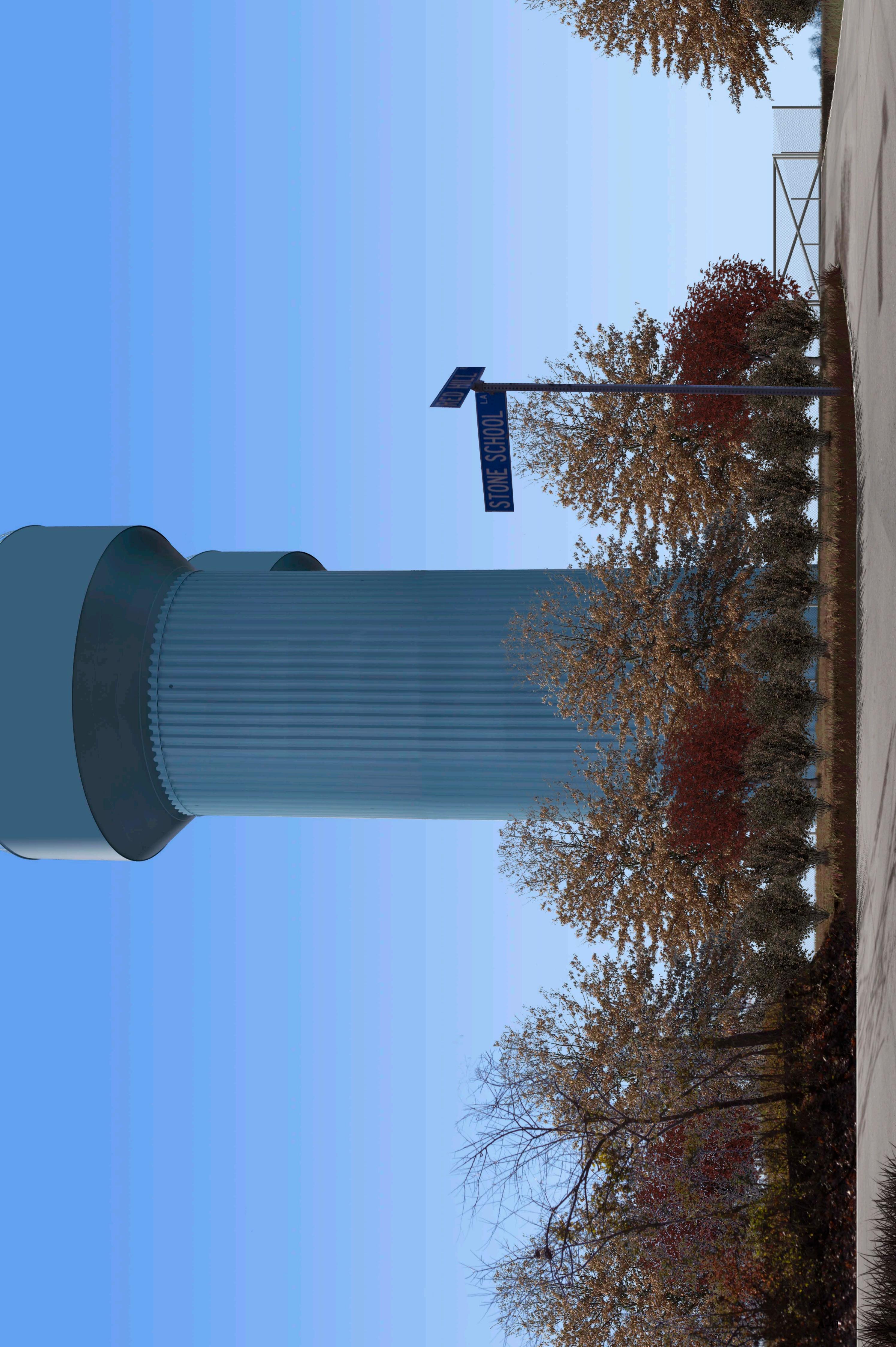
A27

A28

- Legend
- Camera Locations
 - Water Tanks

N

1 m









SPECIAL EXCEPTION COMMISSION PERMIT

(CMPT 2013-0040)

MINOR SPECIAL EXCEPTION

(SPMI 2013-0010)

LOUDOUN WATER

600 ZONE WATER STORAGE DISTRICT

LOUDOUN COUNTY, VIRGINIA



VICINITY MAP

SCALE: 1" = 1000'

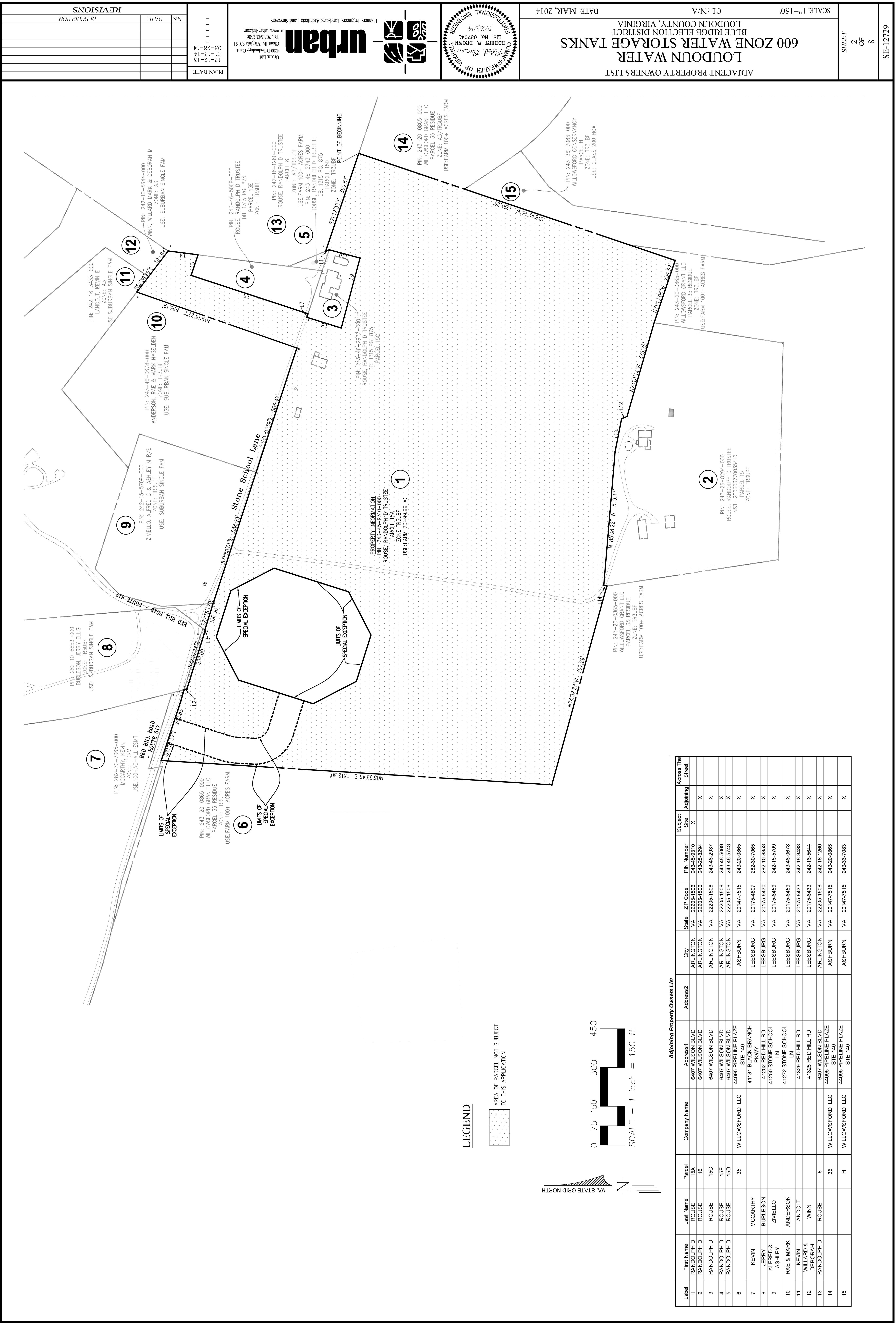
GENERAL NOTES

- THE SUBJECT PROPERTY SHOWN ON THIS PLAN IS:
OWNER: RANDOLPH D ROUSE
AREA: (AC.) 72.90
INSTR # OR DB/PKG. #20303270035411
ZONING: TR3-JBF
- THE APPLICATION AREA SUBJECT TO THIS SPEX INCLUDES THE TANK PARCEL (5.1081 AC) AS WELL AS AN ACCESS ROAD TO RED HILL ROAD (1.405 AC). TOTAL SPEX AREA IS 6.5108 ACRES.
- THE PROPOSED PARCEL SHALL BE CREATED AS PART OF A SEPARATE SUBDIVISION OR BOUNDARY LINE ADJUSTMENT PROCESS.
- THE PURPOSE OF THIS SPECIAL EXCEPTION AND COMMISSION PERMIT APPLICATION IS TO OBTAIN APPROVAL FOR A MODIFICATION TO THE WATER STORAGE TANK USE PER SECTION 2-1502 AND 3-100 OF THE REVISED 1983 LOUDOUN COUNTY ZONING ORDINANCE.
- THE PURPOSE OF THE MINOR SPECIAL EXCEPTION APPLICATION IS TO OBTAIN APPROVAL FOR A MODIFICATION TO THE 4 TYPE 4 BUFFER (ARD FENCE, IN LIEU OF A 6-FOOT HIGH FENCE OR BERM IN THE BUFFER YARDS). THE APPLICANT REQUESTS APPROVAL TO PROVIDE A BLACK VINYL CHAIN LINK FENCE WITH BARB WIRE AT THE TOP, A MAXIMUM OF 10 HIGH, FOR SECURITY REASONS. FENCING WILL HAVE BLACK WEBBINGS ISLANDS TO ACHIEVE 95% OPACITY. THE FENCE WILL BE LOCATED OUTSIDE THE BUFFER BETWEEN BUFFER LANDSCAPING AND THE WATER STORAGE TANKS. FINAL LOCATION TO BE DETERMINED WITH FINAL ENGINEERING. AT THE REQUEST OF THE COUNTY, ALL BUFFER PLANTINGS SHALL CONSIST OF EVERGREEN TREES.
- A TYPE 4 BUFFER WILL BE PROVIDED AS REQUIRED BY SECTION 5-621 (B) OF THE ZONING ORDINANCE. SEE MODIFICATION REQUESTED IN NOTE #4.
- BOUNDARY INFORMATION AS SHOWN HEREON WAS OBTAINED FROM URBAN LTD., NOVEMBER 2013. THE BOUNDARY IS IN THE NAD 1983 DATUM AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, NORTH ZONE.
- TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED BY URBAN, LTD. VIA FIELD SURVEY, DATUM: NAVD 1988.
- SOILS INFORMATION SHOWN HEREON IS TAKEN FROM DIGITAL MAPS PROVIDED BY LOUDOUN COUNTY.
- DEVELOPMENT OF THE SUBJECT SITE SHALL CONFORM TO ALL COUNTY AND VDOT STANDARDS INCLUDING THE PERFORMANCE STANDARDS INCLUDED IN ZONING ORDINANCE SECTION 5-1500.
- ALL STRUCTURES WITHIN 500 FEET OF THE SUBJECT PROPERTY HAVE BEEN SHOWN ON THE EXISTING CONDITIONS MAP. THE APPLICANT HAS REQUESTED A MODIFICATION TO THE VDOT 527 STUDY, THEREFORE, A VDOT 527 STUDY IS NOT WARRANTED.
- THE PROPOSED IMPROVEMENTS GENERATE A MINIMAL INCREASE IN TRAFFIC. THEREFORE, A VDOT 527 STUDY IS NOT WARRANTED.
- THERE ARE NO ARCHAEOLOGICAL SITES WITHIN THE SPECIAL EXCEPTION AREA PER A STUDY BY THUNDERBIRD ARCHAEOLOGY, A DIVISION OF WETLAND STUDIES AND SOLUTIONS, DATED DECEMBER 2013. CONTACT: BOYD SPE, MA, RPA.
- ENDANGERED AND THREATENED SPECIES HABITAT EVALUATION AND RARE SPECIES COMMUNITY ASSESSMENT WAS PERFORMED BY WETLAND STUDIES AND SOLUTIONS. CONTACT: RICHARD DAVIS, WPT. THERE ARE NO ETS SPECIES WITHIN THE SPECIAL EXCEPTION AREA.
- ALL LIGHTING WILL CONFORM TO THE REQUIREMENTS SET FORTH IN SECTION 5-1500 (PERFORMANCE STANDARDS) OF THE REVISED 1983 LOUDOUN COUNTY ZONING ORDINANCE AND CHAPTER 7 OF THE FACILITIES STANDARDS MANUAL.
- THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THE SITE.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE "VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK" AND THE LOUDOUN COUNTY EROSION AND SEDIMENT CONTROL ORDINANCE, CHAPTER 1220 OF THE CODED ORDINANCES OF LOUDOUN COUNTY.
- PER A FIELD STUDY ON NOVEMBER 14, 2013 BY MICHAEL KOPANSKY, WPT, CAE & RICHARD DAVIS, WPT OF WETLAND STUDIES & SOLUTIONS, INC. (WSSI), THERE ARE NO WETLANDS OR OTHER WATERS OF THE U.S. (WOWS) WITHIN THE SPECIAL EXCEPTION AREA.
- THERE ARE NO MODERATELY STEEP SLOPES (>25%) OR VERY STEEP SLOPES (>25%) WITHIN THE LIMITS OF THE SPECIAL EXCEPTION ACCORDING TO URBAN'S FIELD SURVEY.
- ACCESS TO THE WATER TANK SITE IS PROVIDED VIA A PROPOSED GRAVEL SURFACED CATEGORY C PRIVATE ROAD. ACCESS IS FROM RED HILL ROAD, AN EXISTING PUBLIC STREET.
- THE PLANNED LIMITS OF DISTURBANCE WILL GENERALLY FOLLOW THE LIMITS OF THE SPECIAL EXCEPTION APPLICATION AREA. FINAL LIMITS OF DISTURBANCE WILL BE DETERMINED WITH FINAL SITE PLAN.
- THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS REQUIRED FOR OPERATION OF WATER STORAGE TANKS AT THIS LOCATION.
- POTENTIAL ACCESSORY USES WHICH ARE ANTICIPATED INCLUDE A SCADA ANTENNAE.
- THE SITE WILL BE SERVED BY PUBLIC WATER AND SEWER.
- THE DEVELOPMENT OF THE SPEX AREA WILL BE IN COMPLIANCE WITH SECTION 5-1507 (NOISE STANDARDS) OF THE REVISED 1983 ZONING ORDINANCE.
- THE SUBJECT PROPERTY AND THE SPEX AREA LIE OUTSIDE THE LDN60 1-MILE BUFFER NOISE CONTOUR AIRPORT OVERLAY DISTRICT.
- THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER, APPLICANT, OR HIS AGENT OF ANY OTHER APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS. ALL REQUIRED PERMITS SUCH AS VPDES SHALL BE OBTAINED FOR THIS SITE.
- THE APPLICANT RESERVES THE RIGHT TO PHASE THE CONSTRUCTION OF THE TANKS DUE TO DEMAND. A MAXIMUM OF TWO WATER STORAGE TANKS WILL BE CONSTRUCTED ON SITE WITH TIMING OF TANK CONSTRUCTION PHASED ACCORDING TO DEMAND.
- THE APPLICANT RESERVES THE RIGHT TO OBTAIN POSSIBLE CONSTRUCTION AND/OR SITE ACCESS FROM LAND TO THE SOUTH OF THE APPLICATION AREA VIA EVERFIELD DRIVE, IF AVAILABLE IN THE FUTURE. SEE NOTE ON SHEET #4.
- THE APPLICANT SHALL COMPLY WITH ALL VDOT PERMIT REQUIREMENTS RELATED TO ANY CONSTRUCTION ACCESS FROM RED HILL ROAD, INCLUDING ANY REQUIRED TRAFFIC MANAGEMENT PLANS.

ZONING TABULATIONS

		REVISITONS
No.	DATE	DESCRIPTION
1.	CURRENT ZONE: TR3UBF (TRANSITIONAL RESIDENTIAL-3 DISTRICT)	
2.	PROPOSED USE: PUBLIC UTILITY, WATER STORAGE TANKS	
3.	MINIMUM PARCEL AREA: 1/2 ACRE (PER SECTION 5-621 (A))	
4.	TOTAL LOT AREA = 5.1081 ACRES (TANK PARCEL ONLY. SEE GENERAL NOTE #1)	
5.	YARDS: (BASED ON ZONING - SEE SHEET #5 FOR TANK SETBACKS AND SHEET #7 FOR HEIGHTS)	
FRONT YARD: 12 FEET MIN		
REAR YARD: 25 FEET MIN		
SIDE YARD: 7 FEET MIN		
OPEN SPACE REQUIRED: 50% (2.59 AC)		
OPEN SPACE PROVIDED: 84% (4.78 AC)		
MAXIMUM BUILDING HEIGHT: 40 FEET - HEIGHT REQUIREMENT DOES NOT APPLY PURSUANT TO SECTION 1-101(D)(2). WATER TANKS ARE SETBACK FROM THE PROPERTY LINE A DISTANCE EQUAL TO THE HEIGHT.		
MAXIMUM HEIGHT OF WATER TANKS: 189 FEET - (WATER TANKS ARE SETBACK AT LEAST 189 FEET FROM THE PROPERTY LINE)		
MIN TYPE 4 BUFFER YARD IS REQUIRED PURSUANT TO SECTION 5-621(B) IN LIEU OF A 6-FOOT HIGH FENCE OR BERM IN THE BUFFER YARDS. THE APPLICANT REQUESTS APPROVAL TO PROVIDE A BLACK VINYL CHAIN LINK FENCE WITH BARB WIRE AT THE TOP. A MAXIMUM OF 10 HIGH. THE FENCE WILL HAVE BLACK WEBBINGS ISLANDS TO ACHIEVE 95% OPACITY. THE FENCE WILL BE LOCATED OUTSIDE THE BUFFER BETWEEN BUFFER LANDSCAPING AND THE WATER STORAGE TANKS. FINAL LOCATION TO BE DETERMINED WITH FINAL ENGINEERING. AT THE REQUEST OF THE COUNTY, ALL BUFFER PLANTINGS SHALL CONSIST OF EVERGREEN TREES.		
NOTE: WATER STORAGE TANKS ARE SUBJECT TO SECTION 5-621, PUBLIC UTILITY STANDARDS		

PLAN DATE:	03-28-13	Planners: Engineers Landscape Architects Land Surveyors
CADD ID:	703-642-2306	14-123151
Comments:	Urban Ltd. (Urban, Jennings, LCSA General Manager)	
Signature:	Urban Ltd. (Urban, Jennings, LCSA General Manager)	
DATE:	MAR, 2014	
CL #: N/A	LOUDOUN COUNTY, VIRGINIA	
SCALE: AS NOTED	BLUE RIDGE ELECTRION DISTRICT	
COVER SHEET	600 ZONE WATER STORAGE TANKS	
DRAWN BY:	Loudoun Water	
DESIGNED BY:	Loudoun Water	
CHECKED BY:	Loudoun Water	
APPROVED BY:	Loudoun Water	
DATE:	3/28/14	
SIGNATURE:	Loudoun Water	
SHEET	1	OF
8		SE-12729



SEE ALSO LEGEND ON SHEET #1



AREA OF PARCEL NOT SUBJECT TO THIS APPLICATION

TYPE 4 BUFFER YARD REQUIREMENTS

PURSUANT TO SECTION 5-621(B)

<u>FRONT YARD BUFFER</u> <u>WIDTH (NORTH)</u>	<u>REQUIRED PLANT UNITS*</u> <u>PER 100 LINEAL FEET</u>	<u>PROVIDED PLANT UNITS*</u> <u>PER 489.6 LINEAL FEET</u>
20' MINIMUM 30' MAXIMUM	4 CANOPY TREES 3 UNDERSTORY TREES 20 SHRUBS 0 EVERGREEN TREES	0 CANOPY TREES 0 UNDERSTORY TREES 0 SHRUBS 90 EVERGREEN TREES
<u>SIDE YARD BUFFER</u> <u>WIDTH (EAST)</u>	<u>REQUIRED PLANT UNITS*</u> <u>PER 100 LINEAL FEET</u>	<u>PROVIDED PLANT UNITS*</u> <u>PER 277.20 LINEAL FEET</u>
25' MINIMUM 30' MAXIMUM	2 CANOPY TREES 5 UNDERSTORY TREES 10 SHRUBS 8 EVERGREEN TREES	0 CANOPY TREES 0 UNDERSTORY TREES 0 SHRUBS 49 EVERGREEN TREES
<u>SIDE YARD BUFFER</u> <u>WIDTH (WEST)</u>	<u>REQUIRED PLANT UNITS*</u> <u>PER 100 LINEAL FEET</u>	<u>PROVIDED PLANT UNITS*</u> <u>PER 277.20 LINEAL FEET</u>
25' MINIMUM 30' MAXIMUM	2 CANOPY TREES 5 UNDERSTORY TREES 10 SHRUBS 8 EVERGREEN TREES	0 CANOPY TREES 0 UNDERSTORY TREES 0 SHRUBS 46 EVERGREEN TREES
<u>REAR YARD BUFFER</u> <u>WIDTH (SOUTH)</u>	<u>REQUIRED PLANT UNITS*</u> <u>PER 100 LINEAL FEET</u>	<u>PROVIDED PLANT UNITS*</u> <u>PER 489.6 LINEAL FEET</u>
25' MINIMUM 30' MAXIMUM	2 CANOPY TREES 5 UNDERSTORY TREES 10 SHRUBS 8 EVERGREEN TREES	0 CANOPY TREES 0 UNDERSTORY TREES 0 SHRUBS 90 EVERGREEN TREES

SMI 2015 DOLO NOTE.
A SIX FOOT HIGH FENCE, WALL, OR BERM PROVIDING A MINIMUM OPACITY OF 95% IS REQUIRED WITH A TYPE 4 BUFFER YARD. IN LIEU OF A 6-FOOT HIGH FENCE OR BERM IN THE BUFFER YARDS, THE APPLICANT REQUESTS APPROVAL TO PROVIDE A BLACK VINYL CHAIN LINK FENCE WITH BARB WIRE AT THE TOP, A MAXIMUM OF 10' HIGH, FOR SECURITY REASONS. FENCING WILL HAVE BLACK WEBBING/SLATS TO ACHIEVE 95% OPACITY. THE FENCE WILL BE LOCATED OUTSIDE THE BUFFER BETWEEN BUFFER LANDSCAPING AND THE WATER STORAGE TANKS. FINAL LOCATION TO BE DETERMINED WITH FINAL ENGINEERING.

At the request of the County, all propose plan material shall consist of evergreens.

b: 1/16 AND COLUMN DIAMETER WILL BE DETERMINED WITH FINAL ENGINEERING DRAWINGS IN THE GENERAL LOCATION SHOWN. FURTHER PLANTINGS MAY BE ADJUSTED TO ACCOMMODATE UNDERGROUNDS AND ACCESS.

NOTES:

1. BOWL	DETERV	REMAIN
2. BUFFE	DESIGN	UTII ITIE

