LOUDOUN COUNTY TRANSIT MAINTENANCE & OPERATIONS FACILITY STORM POND & ACCESS ROAD

SPECIAL EXCEPTION PLAT
SPEX 2010-0017

CATOCTIN ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

GENERAL NOTES

1. THE PARCEL SHOWN ON THIS SPECIAL EXCEPTION IS IDENTIFIED ON THE LOUDOUN COUNTY PARCEL MAP BY PIN NUMBER 191-16-9866; TAX MAP /60/////////12/, AND IS ZONED JLMA-20 AS GOVERNED BY THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE. THE PROPERTY IS OWNED BY THE COUNTY OF LOUDOUN.

2. THIS SPECIAL EXCEPTION IS FOR 'GENERAL GOVERNMENT USE' USE PER SECTION 2-1300, TABLE 2-1303 OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.

3. A CULTURAL RESOURCE / ARCHAEOLOGICAL ASSESSMENT WAS COMPLETED BY THE WILLIAM & MARY CENTER FOR ARCHAEOLOGICAL RESEARCH ON JULY 10, 2009.

4. ALL SIGNAGE WILL CONFORM TO REGULATIONS NOTED IN SECTION 5-1200 OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.

5. THE PROPERTY WILL BE SERVED BY PUBLIC WATER & SEWER.

6. THIS PROPERTY IS SUBJECT TO THE AIRPORT IMPACT, FLOODPLAIN OVERLAY DISTRICT, AND QUARRY NOTIFICATION OVERLAY DISTRICT.

7. THERE ARE MODERATE AND VERY STEEP SLOPES WITHIN THE SPEX AREA, HOWEVER , THEY ARE NOT IMPACTED BY THE PROPOSED IMPROVEMENTS.

8. THERE ARE NO FUEL, FUEL STORAGE, HAZARDOUS OR TOXIC SUBSTANCES EXISTING WITHIN THE LIMITS OF THIS SPECIAL EXCEPTION.

9. THERE IS MAJOR AND MINOR FLOODPLAIN ONSITE, HOWEVER ONLY MINOR FLOODPLAIN EXISTS WITHIN THE SPECIAL EXCEPTION AREA. (SOURCE: FLOODPLAIN MAP OF LOUDOUN COUNTY)

10. A TREE STAND EVALUATION WAS COMPLETED BY DEWBERRY, SEPTEMBER 2009.

11. THE DEPARTMENT OF CONSERVATION AND RECREATION HAS DETERMINED THERE ARE NO STATE NATURAL AREA PRESERVES IN THE PROJECT VICINITY, SEPTEMBER 3, 2009 THERE IS POTENTIAL FOR NATURAL HERITAGE RESOURCES AND FURTHER INVENTORY MAY BE NECESSARY.

12. A WETLANDS DELINEATION STUDY WAS CONDUCTED BY DEWBERRY ON JULY, 2009. A JURISDICTIONAL DETERMINATION WAS ISSUED ON NOVEMBER 5TH, 2009, PROJECT #2009-2031.

13. THIS PROPERTY IS NOT SUBJECT TO THE COUNTY'S USE VALUE ASSESSMENT.

14. FOR COMPLETE PROPERTY BOUNDARY INFORMATION PLEASE REFER TO BLAD 2008-0026.

15. ANY FEDERAL OR STATE PERMITS THAT DIRECTLY LIMIT DEVELOPMENT OF THE SUBJECT PROPERTY WILL BE ADDRESSED AT TIME OF SITE PLAN.

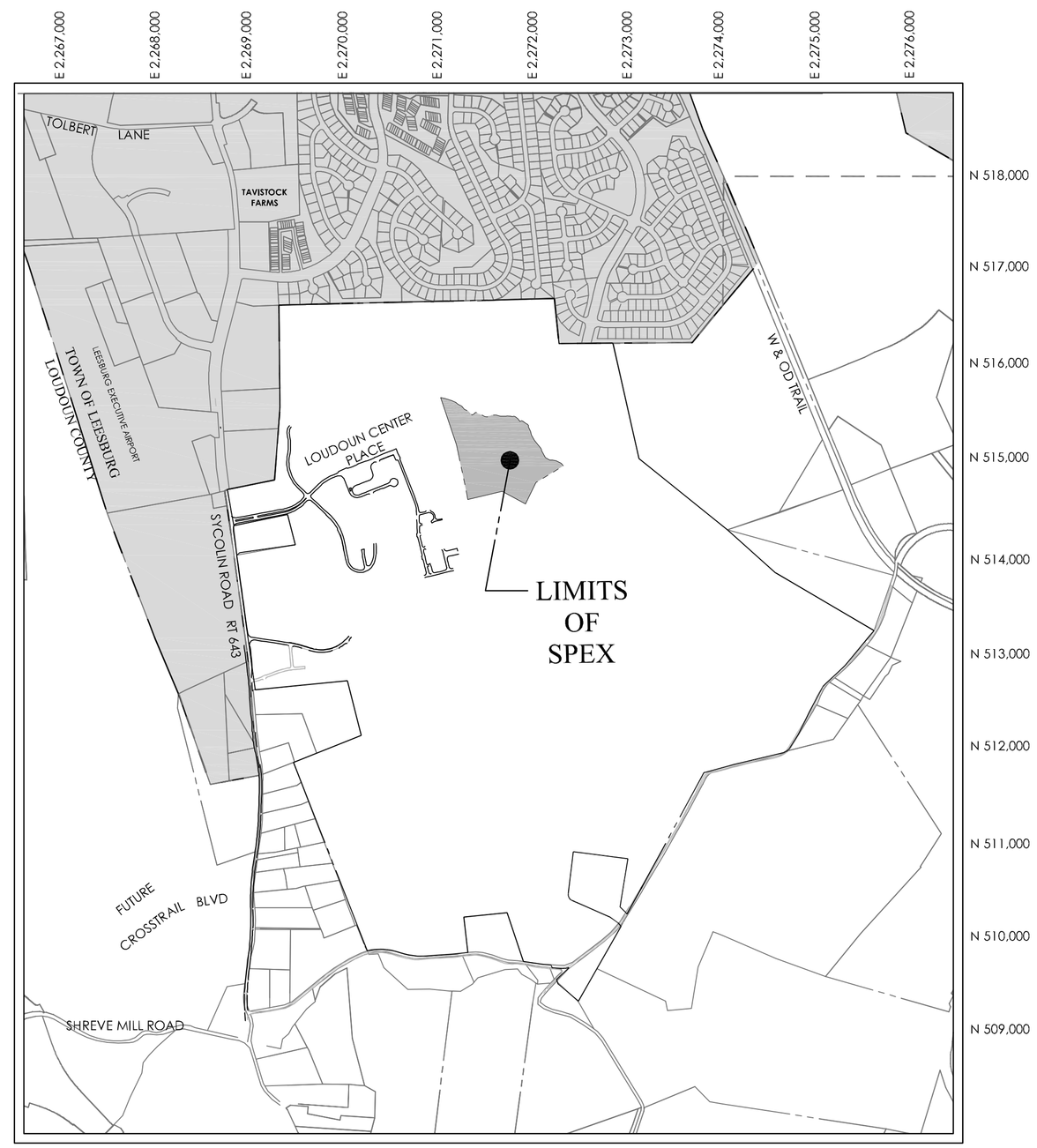
16. THERE ARE NO STRUCTURES PROPOSED WITHIN THE LIMITS OF SPECIAL EXCEPTION.

SITE TABULATION

TOTAL AREA	672 AC
SPECIAL EXCEPTION AREA	17 +- AC
PIN#	191-16-9866
EXISTING ZONING	JLMA-20

JLMA-20 LOT REQUIREMENTS (SECTION 2-1300)

Min. Lot Size	20 AC
Min. Lot Width	200' on paved roads; 50' on unpaved roads
Min. Yards	25' from Property Line 100' from Arterial Road 75' from Collector Road 35' from other road, private access easement, and any prescriptive easement
Max. Lot Coverage	8% based on gross acreage
Max. Building Height	40' (No Restriction for building used exclusively for agriculture, horticulture and animal husbandry or for General Government Use)
Lot Access	Access to individual lot provided by privately owned and maintained travelway which shall either be: - A private access easement that complies with the requirements of Chapter 4: Transportation of the Facilities Standards Manual; or - A private lane that: • Is within a 24' private easement; • Is at least 12' in width; • If paved, is 2" over a 4" base; • If gravel is 6"; and • Has a minimum grade of 10% with a minimum • 30' centerline curve radius. - Private access easement or private lane may serve as frontage in-lieu of public road frontage up to 25 lots. Plat of division shall contain note and provide for maintenance of private access easement or private lane.



VICINITY MAP
SCALE: 1" = 1000'

SHEET INDEX

1. COVERSHEET
2. EXISTING CONDITIONS PLAN
3. ADJACENT OWNERS
4. SPECIAL EXCEPTION PLAT

Lewis Rauch, **APPLICANT**
Director, Loudoun County Department of Construction & Waste Management

NO.	DATE	DESCRIPTION	BY
1	11/12/10	1st SUBMISSION COMMENTS	RTB

Dewberry®
Dewberry & Davis LLC
1093 EDWARDS FERRY ROAD, SUITE 200
LEESBURG, VIRGINIA 20176
PHONE: 703-771-8004 METRO: 703-478-1335
FAX: 703-771-4081

COVERSHEET

LOUDOUN COUNTY TRANSIT MAINTENANCE & OPERATIONS FACILITY
STORM POND AND ACCESS ROAD
SPEX 2010-0017
Catoctin Election District Loudoun County, Virginia

Plan Number	
Drawn By	RTB
Designed By	DPB
Checked By	DPB
Date	September 1, 2010
Scale	As Noted
Sheet	1 Of 4
File Number	RZ-128-LC

LINE TABLE

A	S 76°35'04" E 47.0782'	H	S 43°11'14" E 53.3700'	P	N 71°03'44" E 59.6540'	W	S 81°44'35" E 17.0548'	DD	S 51°37'50" E 46.0891'	KK	S 38°32'14" E 111.2756'	RR	S 38°28'54" E 37.3004'		
B	S 73°30'12" E 65.9408'	I	N 72°42'56" E 15.7164'	Q	S 88°11'04" E 36.5097'	X	N 86°18'38" E 16.1235'	EE	S 74°53'14" E 9.4139'	LL	S 22°47'33" E 9.3961'				
C	S 64°08'11" E 48.2888'	J	N 44°26'49" E 30.3262'	R	S 75°53'46" E 50.8644'	Y	S 74°12'57" E 5.8600'	FF	S 37°56'24" E 22.2675'	MM	S 29°49'58" E 84.0620'				
D	S 51°33'26" E 30.4414'	K	S 79°06'28" E 16.5547'	S	N 87°46'12" E 21.0021'	Z	S 53°26'17" E 37.6875'	GG	S 13°53'28" W 10.4549'	NN	S 58°27'10" E 55.0431'				
E	S 63°47'50" E 46.9294'	L	S 54°52'45" E 20.5835'	T	S 87°23'20" E 35.8772'	AA	S 35°52'09" E 32.7876'	HH	S 25°05'47" E 52.3753'	OO	N 89°30'07" E 28.0703'				
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G	S 66°33'43" E 47.0416'	N	S 59°45'12" E 45.4777'	V	S 87°36'55" E 36.3940'	CC	S 73°56'24" E 14.9417'	JJ	S 28°52'26" E 61.6436'	QQ	S 64°08'19" E 60.9197'				

LEGEND

- MINOR FLOODPLAIN
- EXISTING VEGETATION
- WETLANDS (Dewberry - 6/12/09)
- PFO — WETLANDS (Dewberry - 6/12/09)
- VERY STEEP SLOPES
- MODERATE STEEP SLOPES
- POTENTIAL CHESAPEAKE BAY RPA LIMITS

NOTES

1. Base map compiled by photogrammetric methods from aerial photography dated 1/20/2010 Grid based on Virginia State Plane Coordinate System, North Zone NAD 198, Vertical Datum based on NAVD 1988

2. Chesapeake Bay regulations subject to approval by the Loudoun County Board of Supervisors.

NO.	DATE	DESCRIPTION	BY
1	11/12/10	1st SUBMISSION COMMENTS	RTB

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Dewberry & Davis LLC
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LEESBURG, VIRGINIA 20176
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BALTIMORE: 410-821-7900 WASHINGTON, D.C. METRO: 703-476-1305

EXISTING CONDITIONS

LOUDOUN COUNTY TRANSIT MAINTENANCE & OPERATIONS FACILITY
STORM POND AND ACCESS ROAD
SPEX 2010-0017
Catoctin Election District — Loudoun County, Virginia

Plan Number	
Drawn By	RTB
Designed By	DPB
Checked By	DPB
Date	September 1, 2010
Scale	1" = 80'
Sheet	2 Of 4
File Number	RZ-128-LC

Plotted: Nov 12, 2010 at 11:01am
Q:\50022001\CAD\Civil\Planning-LA\Deliverables\SPEX\3 - Transit SPEX Adj. Owners.dwg

Number	Owner Name	Zone	Use	PIN
1	RAMEIKA, EDITH H TRUSTEE E V HUNTER TRUST	PDGI	VACANT	191-20-4939-000
2	VIRGINIA ELECTRIC & POWER COMPANY	JLMA 20	VACANT	150-15-7421-000
3	BOWMAN, MICHAEL & M DONOHOE ESTATE	JLMA 20	RESIDENTIAL	151-45-9554-000
4	STARLAND LLC	MRHI	RESIDENTIAL	151-46-8133-000
5	WOODPECKER LLC	MRHI	RESIDENTIAL	151-36-5081-000
6	LUCK STONE CORPORATION	MRHI	VACANT	151-36-2959-000
7	WOODPECKER LLC	JLMA 20	RESIDENTIAL	151-36-5081-000
8	LUCK STONE CORPORATION	PDGI	RESIDENTIAL	151-36-0620-000
9	LUCK STONE CORPORATION	PDGI	RESIDENTIAL	151-16-0598-000
10	NORTHERN VIRGINIA ELECTRIC COOP	JLMA20	VACANT	192-19-5820-000
11	LUCK STONE CORPORATION	JLMA20/TR10	mixed	152-36-1675-000
12	LOUDOUN COUNTY BOARD OF SUPERVISORS	JLMA 20	VACANT	193-49-2459-000
13	LOUDOUN COUNTY BOARD OF SUPERVISORS	JLMA 20	VACANT	193-49-0957-000
14	CHESNEY, JOHN W & LYNDA B R/S	JLMA 20	RESIDENTIAL	193-48-5687-000
15	LOUDOUN COUNTY BOARD OF SUPERVISORS	JLMA 20	VACANT	193-48-6164-000
16	LOUDOUN COUNTY BOARD OF SUPERVISORS	JLMA 20	VACANT	193-47-8662-000
17	MCKEEHAN, KEN TRUSTEE	JLMA 20	VACANT	193-46-7168-000
18	CARLISLE, WM F & LILLIAN A	JLMA 20	RESIDENTIAL	192-16-9020-000
19	BAIZA, ANTONIO O	JLMA 20	RESIDENTIAL	192-16-8342-000
20	JAMES, PATSY & D LEONARD JR ET AL	JLMA 20	VACANT	192-16-6161-000
21	MCKEEHAN, KEN TRUSTEE	JLMA 20	VACANT	192-16-6682-000
22	MCKEEHAN, KEN TRUSTEE	JLMA 20	VACANT	192-26-6008-000
23	LEESBURG, TOWN OF	JLMA 20	RESIDENTIAL	192-26-4027-000
24	LEESBURG, TOWN OF	JLMA 20	VACANT	192-26-3648-000
25	LEESBURG, TOWN OF	JLMA 20	VACANT	192-26-3267-000
26	AREVALO, GABRIEL	JLMA 20	RESIDENTIAL	192-26-2887-000
27	MUSLIM COMMUNITY CENTER OF LEESBURG	JLMA 20	RESIDENTIAL	192-36-3510-000
28	HOGAN, JAMES JR & M SCHENK & D PAUL	JLMA 20	RESIDENTIAL	192-36-5833-000
29	LEESBURG, TOWN OF	R-1	MIS IMP	192-35-8845-000
30	LEESBURG, TOWN OF	MA	GOV MIS IMP	192-45-4034-000
31	LOUDOUN, COUNTY OF	JLMA 20	GOV	191-16-1128-000
32	LEESBURG, TOWN OF	MA	VACANT	191-15-6758-000
33	LOUDOUN COUNTY BOARD OF SUPERVISORS	I-1	INDUSTRIAL	191-25-9906-000
34	GUDELSKY, JOHN	I-1	VACANT	191-25-9851-000
35	GUDELSKY, JOHN	I-1	VACANT	191-35-9810-000
36	SAMUELS, GARY E & BARBARA L R/S	I-1	VACANT	191-36-1377-000
37	SPENCER, ERIK G & CARTHINA M R/S	PRN	RESIDENTIAL	191-36-3470-000
38	REDMAN, MICHAEL D & SHELBY J RS	PRN	RESIDENTIAL	191-36-4671-000
39	SCANNELL, PATRICK & T ST GERMAIN RS	PRN	RESIDENTIAL	191-36-5772-000
40	SHORE, ROBERT A	PRN	RESIDENTIAL	191-36-7071-000
41	TAVISTOCK FARMS COMMTY HMOWN ASSOCN	PRN	VACANT	191-37-4779-000
42	TAVISTOCK FARMS COMMTY HMOWN ASSOCN	PRN	VACANT	191-37-6873-000
43	MITCHELL, JUSTINA C	PRN	RESIDENTIAL	191-37-9673-000
44	MISSING, ANDREW J & LUCIE R/S	PRN	RESIDENTIAL	191-38-0875-000
45	JUDGE, JOSEPH E & TARA	PRN	RESIDENTIAL	191-38-1675-000
46	OHNGEMACH, ERICH G & GINA M R/S	PRN	RESIDENTIAL	191-38-2475-000
47	ARRINGTON, KATHRYN & C GRIJALVA R/S	PRN	RESIDENTIAL	191-38-3376-000
48	BLAKESLEE, ARTHUR H & RUTH ANN R/S	PRN	RESIDENTIAL	191-38-4375-000
49	HARRIS, PETER & WALDI R/S	PRN	RESIDENTIAL	191-38-5176-000
50	TAVISTOCK FARMS COMMTY HMOWN ASSOCN	PRN	VACANT	191-38-7876-000
51	MOULTON, STEPHEN R & KAREN A R/S	PRN	RESIDENTIAL	191-38-9674-000
52	SIBLEY, DEAN & AMY Y R/S	PRN	RESIDENTIAL	191-39-0774-000
53	MACKEY, COLETTE L SHOCKEY	PRN	RESIDENTIAL	191-39-2868-000
54	POLANSKY, MARK M & BETH A R/S	PRN	RESIDENTIAL	191-39-3060-000
55	KINCAID FOREST HOMEOWNERS ASSOC INC	PRN	VACANT	191-39-3831-000
56	KINCAID FOREST HOMEOWNERS ASSOC INC	PRN	VACANT	191-30-9358-000
57	JOHN A ANDREWS, TRUSTEE	JLMA20/TR10	VACANT	193-39-3665-000

NO.	DATE	DESCRIPTION	BY
1	11/12/10	1st SUBMISSION COMMENTS	RTB

Plan Number

Drawn By RTB

Designed By DPB

Checked By DPB

Date September 1, 2010

Scale NTS

Sheet 3 Of 4

File Number RZ-128-LC

LOUDOUN COUNTY TRANSIT MAINTENANCE & OPERATIONS FACILITY STORM POND AND ACCESS ROAD

SPEX 2010-0017

Catoctin Election District — Loudoun County, Virginia

ADJACENT OWNERS

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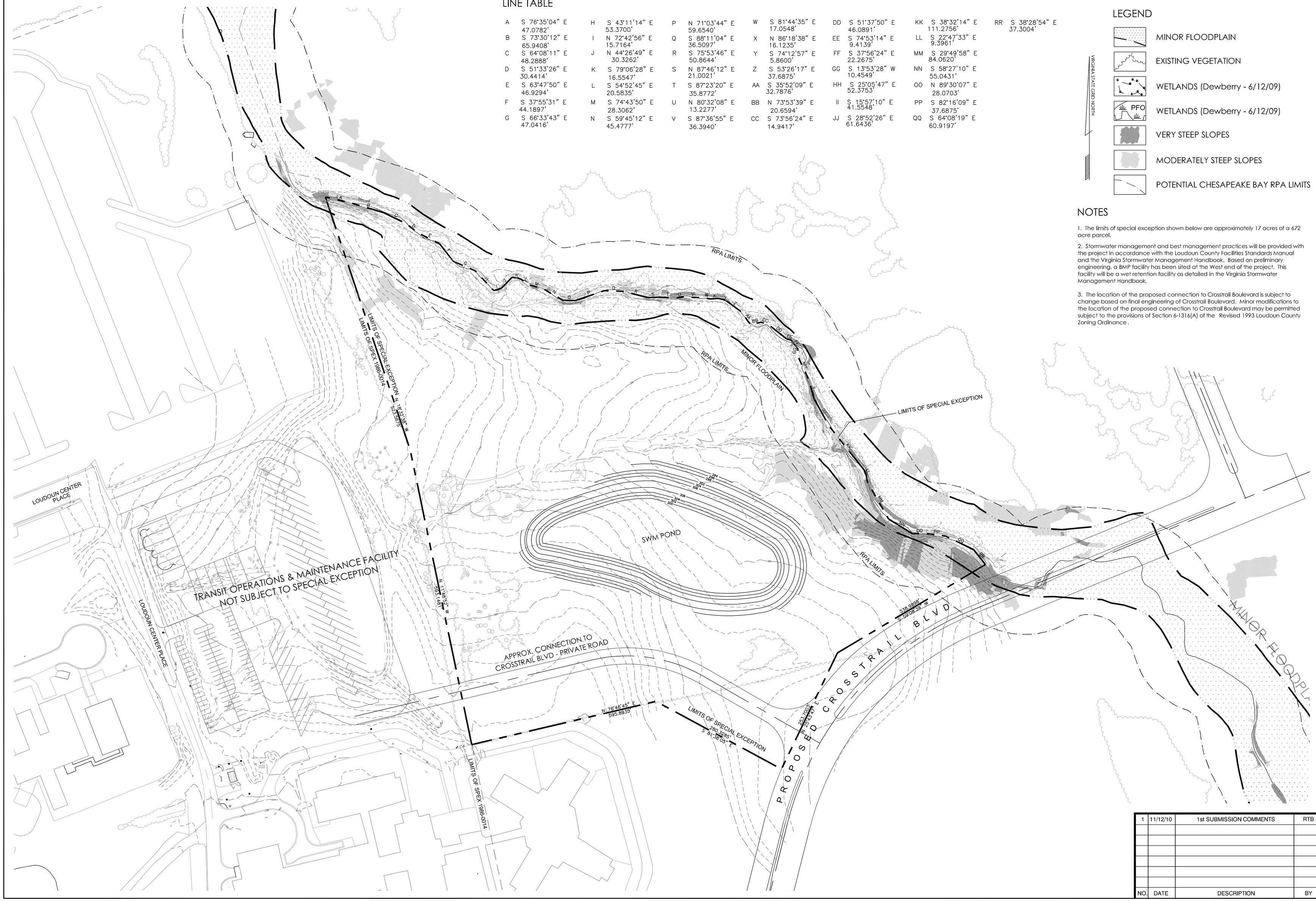

LEGEND

- MINOR FLOODPLAIN
- EXISTING VEGETATION
- WETLANDS (Dewberry - 6/12/09)
- PFO WETLANDS (Dewberry - 6/12/09)
- VERY STEEP SLOPES
- MODERATELY STEEP SLOPES
- POTENTIAL CHESAPEAKE BAY RPA LIMITS

VIRGINIA STATE GRID NORTH

NOTES

1. The limits of special exception shown below are approximately 17 acres of a 672 acre parcel.

2. Stormwater management and best management practices will be provided with the project in accordance with the Loudoun County Facilities Standards Manual and the Virginia Stormwater Management Handbook. Based on preliminary engineering, a BMP facility has been sited at the West end of the project. This facility will be a wet retention facility as detailed in the Virginia Stormwater Management Handbook.

3. The location of the proposed connection to Crosstrail Boulevard is subject to change based on final engineering of Crosstrail Boulevard. Minor modifications to the location of the proposed connection to Crosstrail Boulevard may be permitted subject to the provisions of Section 6-1316(A) of the Revised 1993 Loudoun County Zoning Ordinance.

NO.	DATE	DESCRIPTION	BY
1	11/12/10	1st SUBMISSION COMMENTS	RTB

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STORM POND AND ACCESS ROAD
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Loudoun County, Virginia

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