



September 19, 2025

To: Weston Kopko
Engineering Project Manager
Loudoun County Building and Development

Re: EPLAN-2025-0061 Ashbrook Tech Center
1st Submission

Dear Mr. Kopko:

Please find the following responses addressing comments received in a letter dated May 8th, 2025 from Loudoun County Building and Development:

Comment 1: The Site Plan is disapproved for the specific reasons stated in this letter. This disapproval is due to the deficiencies in the application that are listed or described below, along with references to relevant duly adopted ordinances, regulations or policies and a listing or description of the modifications or corrections that will permit approval of the Site Plan upon resubmission.

The following requirements apply and must be met for plan approval.

Response 1: Comment acknowledged.

BUILDING AND DEVELOPMENT REVIEW

Reviewer: Weston Kopko, Engineering Project Manager

 Comment 1: Please include an updated cost estimate with the next submission, a marked-up copy will be provided with this package. A performance bond will be required prior to final approval. (FSM 8.107.B.2.B)

Response 1: A cost estimate has been provided under separate cover as part of this second submission.

 Comment 2: Please provide a Pipeline Data Table for review

Response 2: A Pipeline Data Table has been added to the plans. See Sheet C-110.08.

 Comment 3: Please address the Bluebeam Markup Summary, dated May 8th, 2025.

Response 3: Comment acknowledged.

 Comment 4: Please provide a geotechnical study in accordance with chapter 6 of the FSM. (FSM 8.107.B.2.c)

Response 4: A draft geotechnical report will be submitted under separate cover as part of this submission.

 Comment 5: Please provide an Easement Plat prior to final site plan approval. (FSM 8.107.B.2.d.i)

Response 5: Comment acknowledged, an easement plat is anticipated to be submitted two to three weeks after site plan second submission.

 Comment 6: Please provide a Dedication/Vacation Plat prior to final site plan approval. (FSM 8.107.B.2.d.ii)

Response 6: Comment acknowledged, a dedication/vacation plat will be submitted and recorded prior to full site plan approval.

 Comment 7: Please provide a letter from the Virginia Department of Conservation and Recreation identifying natural heritage resources on the property such as the habitat of rare, threatened, or endangered plant and animal species, unique or exemplary natural communities, and significant geologic formations. If an endangered and threatened species survey has been completed for the property, please provide a copy of the report. (FSM 8.107.B.2.f)

Response 7: An ESA report has been submitted under separate cover as part of this second submission.

 Comment 8: Any revisions made in subsequent submissions that were not prompted by comments shall be detailed in the comment response letter and highlighted on the plans. (FSM 8.109.A.1)

Response 8: Comment acknowledged.

 Comment 9: The withdrawal of the plan under review and a new land development application submission shall be required for major revisions that alter the infrastructure configuration and design. (FSM 8.109.A.2)

Response 9: Comment acknowledged.

 Comment 10: As previously noted in the acceptance letter, please be advised that this project will require a SPEX approval prior to the issuing of any site plan approvals. This is due to the Loudoun County Board of Supervisor's adoption of ZOAM-2024-0001 on March 18th, 2025. ZOAM-2024-0001 amended regulations for data center uses in certain zoning districts, including "Industrial Park" which this project is zoned. Data center use will now be by "Special Exception" in areas that were previously permitted "by right".

Response 10: *The Applicant is in discussions with the Zoning Administrator and County Attorney regarding this comment.*

PLANNING AND ZONING, PROFFER MANAGEMENT REVIEW
Reviewer: Aqueel, 5/6/25

Comment 1: Stamp, Pg Label: [1] C-000.00 COVER SHEET
It is recommended that the Ashbrook Tech Center be renamed to either Ashburn Tech/Data Centers or Ashburn Village Data Centers to avoid confusion, as "Ashbrook" refers to a separate approved development.
Response 1: *While we appreciate Staff's comment, the Applicant intends to retain the name Ashbrook Tech Center. This name is consistent with commercial areas immediately east of the Property, including Ashbrook Marketplace, Ashbrook Commons Plaza and office buildings on Ashbrook Place, which are generally referred to as Ashbrook.*

Comment 2: Cloud, Page Label: [2] C-001.00 ZONING TABULATION AND SHEET LEGEND
The Property is subject to the Proffer Statement and Concept Development Plan (CDP) approved with ZCPA-1992-0003, as well as the applicable proffers from ZMAP-1984-0007.
Pursuant to ZOAM-2024-0001, a Special Exception is required prior to the establishment of a data center use within the Industrial Park (IP) zoning district. Additionally, in accordance with the Loudoun County Zoning Ordinance 2023, both a Commission Permit and a Special Exception are required for the utility substation.
Accordingly, staff will defer further comments until the legislative applications - including the Commission Permit and Special Exception(s)—are approved for the proposed data center use and utility substation.
Review of the plan set, Proffer/ Condition Status Update Form (PSUF), and bond estimates will proceed following approval of the legislative applications.



Response 2: *The Applicant is in discussions with the Zoning Administrator and County Attorney regarding this comment.*

Comment 3: Stamp, Page Label: [37] C-050.00 OVERALL SITE PLAN

Pursuant to Proffer IX.D, a 300-foot building restriction line is required parallel to the right-of-way of Route 7. Demonstrate compliance by ensuring that no structures are proposed within this area.

Furthermore, pursuant to ZCOR-2024-0042, Staff has identified outstanding proffer commitments associated with ZMAP-1984-0007 and ZCPA-1992-0003, including a commitment to dedicate two (2) acres to the County for a "governmental center." Per Proffer II.C. of ZMAP-1984-0007, the "governmental center" is to be located within the commercial center or, at the option of the County, at another mutually agreeable site to be selected no later than the recording of all plats of subdivision for Phase I.

Please demonstrate compliance with this proffer by providing documentation identifying the mutually agreed-upon site.



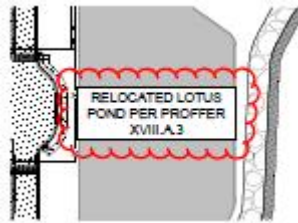
Response 3: *The building restriction lines have been updated to reflect the 200' structure setback requirement off of Route 7 and the 75' setback off of the exit ramp, see sheets C-050.06 and C-050.03.*

With regards to the governmental center, it is clear the zoning approvals for Ashburn Village did not anticipate that the proffered governmental center site would be located on the subject property. Per Zoning Determination number 2002-043, the Applicant is aware that options for the location of the proffered governmental center site were previously presented to the County by the developer of Ashburn Village, but none were approved. We now understand that the subject property is the last parcel of undeveloped land within Ashburn Village on which the governmental center site could be located.

Notwithstanding the above, the Applicant has been willing to work with the County to address this outstanding proffer. It has identified a site for the governmental center and shown potential access to it.

Comment 4: Cloud, Page Label: [37] C-050.00 OVERALL SITE PLAN

Proffer XVIII.A.3 states that the Applicant shall use its best efforts to preserve the existing Lotus plants, reconstruct the pond to maintain or reestablish the integrity of the dam, and preserve the water quality necessary to support aquatic plant life, including replanting the Lotus vegetation. Please clarify the efforts made to preserve the existing pond location, including any proposed reconstruction, relocation, or enhancement measures undertaken to support compliance with this proffer.



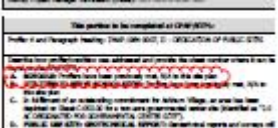
Response 4: *The Lotus Pond referenced in the Proffers has been dry since 2003, which is well before the Applicant acquired the subject property. The replacement Pond 1 has been designed as a wet pond, which will include lotus vegetation. See Pond 1 Vegetation Schedule on Sheet L-050.09.*

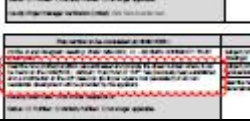
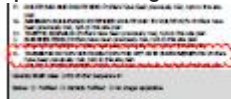
Comment 5: Stamp, Page Label: [134] L-050.00 OVERALL LANDSCAPE PLAN
Demonstrate compliance with Proffer XVIII.A.1 by:

- (i) Showing and/or labeling the berm along Route 7 as required.
- (ii) Identifying the central pedestrian-oriented campus area on the plan.
- (iii) Labeling and depicting a series of small ponds within the campus area.
- (iv) labeling and/ or showing the seating areas, walkways, and courtyards in the campus layout.
- (v) labeling and/ or showing an exercise/fitness trail as part of the amenities.

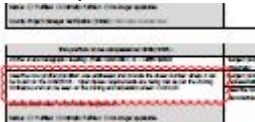


Response 5: *Please see Sheets C-070.00 and L-050.00 of the site plan on which the proffered berm is identified. The central pedestrian-oriented campus area, small ponds, seating areas, walkways, courtyards and exercise/fitness trail are labelled on Sheet C-050.00 of the site plan. In addition, a pedestrian circulation exhibit is included with this submission.*

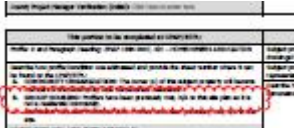
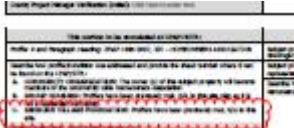
Comment 1:	Cloud, pg 1 Please provide up update related to subsurface exploration requirements of Proffer II.A. (shown as pending in County records). 
	Response 1: <i>While we believe Staff's comment is beyond the scope of the site plan application, the Applicant is aware that Zoning Determination number 2002-043 issued by the County in May 2002 confirms Proffer II.A has been fulfilled.</i>
Comment 2:	Cloud, pg 1 Proffer II.C. requires the "governmental center" to be in the commercial (shopping) center, or other mutually agreeable site to be selected no later than the recording of all plats of subdivision for Phase I. Please provide an update related to plats of subdivision for Phase I, and clarify whether the proposed location has been previously reviewed by Loudoun County. 
	Response 2: <i>Clearly, the zoning approvals for Ashburn Village did not anticipate that the proffered governmental center site would be located on the subject property. Per Zoning Determination number 2002-043, the Applicant is aware that options for the location of the proffered governmental center site were previously presented to the County by the developer of Ashburn Village, but none were approved. We now understand that the subject property is the last parcel of undeveloped land within Ashburn Village on which the governmental center site could be located.</i> <i>Notwithstanding the above, the Applicant has been willing to work with the County to address this outstanding proffer. It has identified a site for the governmental center and shown potential access to it. In response to Staff's question, this particular location for the governmental center was not reviewed by the County prior to site plan submittal.</i>

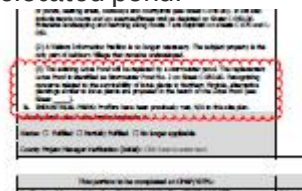
Comment 3:	Cloud, pg 2 Please note this proffer requires this contribution upon the application of a building permit. 
	Response 3: <i>The Applicant's Proffer Status Update chart has been revised to confirm that the proffered contribution is to be paid at the time of building permit.</i>
Comment 4:	Cloud, pg 3 Please update this response to address the amendment to this proffer approved with ZCPA-1993-0002. 
	Response 4: <i>The Applicant's Proffer Status Update chart has been revised to reference ZCPA-1993-0002.</i>
Comment 5:	Cloud, pg 4 The PSUF indicates this contribution was previously fulfilled. Please provide details on how this commitment was fulfilled, as contributions are based on square footage of non-residential use 
	Response 5: <i>This contribution is part of the per square foot contribution toward the Ashburn Community Trust Fund required by Proffer III. will be made at the time of building permit. The Applicant's Proffer Status Update chart has been revised accordingly.</i>
Comment 6:	Cloud, pg 4 Please provide an update for this proffer as amended with ZCPA-2011-0005. 
	Response 6: <i>Please see the Applicant's Proffer Status Update chart, which has been revised to reference the ZCPA.</i>

Comment 7:	Cloud, pg 5 Please provide evidence of the fulfillment of Proffers IX.A., C., F, F(2)-F(7), and F(9)-F(11). 
	Response 7: <i>Like the governmental center site required by Proffer II.C, the facilities required to serve the residential community within Ashburn Village were not intended to be provided on the subject property. This is evidenced by the specific amenities that are required on the subject property by Proffer XVIII.A. As such, the status of the proffered commitments identified by Staff is not applicable to this application.</i> <i>Notwithstanding the above, in case it is helpful for the updating of the County's files, the Applicant is aware of the following facilities and amenities that have been established in Ashburn Village:</i> <i>A. Non-residential/Non-Commercial Sites</i> <i>Capital Community Church—20430 Ashburn Village Blvd</i> <i>C. Day Care Sites</i> <i>Creative Gardens—20909 Ashburn Village Blvd</i> <i>Montessori Children's Center – 20108 Ashburn Village Blvd</i> <i>Le Petite Academy of Ashburn – 20110 Ashburn Village Blvd</i> <i>F(2). Community swimming pools</i> <i>Ashburn Village Sports Pavilion—20585 Ashburn Village Blvd (Indoor and outdoor pools—Main rec center)</i> <i>Lakes Community Center—44078 Cheltenham Cir (Outdoor)</i> <i>Mills Recreation Center—43895 Grottoes Dr (Outdoor)</i> <i>Woods Recreation Center—44020 Louisa Dr (Outdoor)</i> <i>F(3). Private swimming pools—Saddle Ridge Apartments—20070 Coltsfoot Terr</i> <i>F(4). Tennis courts</i> <i>Ashburn Village Sports Pavillon—20585 Ashburn Village Blvd</i> <i>Lakes Community Center—44078 Cheltenham Cir</i> <i>Mills Recreation Center—43895 Grottoes Dr</i>

		<i>Woods Recreation Center—44020 Louisa Dr</i> <i>F(5). Multi-purpose court</i> <i>Fincastle Field—44065 Fincastle Dr</i> <i>Mills Recreation Center—43895 Grottoes Dr</i> <i>Woods Recreation Center—44020 Louisa Dr</i> <i>Small court at Mossy Glen Terr & Sawgrass Pl</i> <i>F(6). Tot lots and multi-age areas</i> <i>Mills Recreation Center—43895 Grottoes Dr</i> <i>Ashburn Village Sports Pavilion—20585 Ashburn Village Blvd</i> <i>Falmouth Court Playground</i> <i>Gala Circle Playground—44020 Gala Cir</i> <i>Cardiff Ct Playground—20864 Cardiff Ct</i> <i>Silkworth Playground</i> <i>Rosetta Pl. Playground—21261 Rosetta Pl</i> <i>Laceyville Playground—44036 Laceyville Terr</i> <i>Ashburn Village Playground at Cheltenham Cir</i> <i>F(7). Exercise trail</i> <i>Fit trail on Choptank Field on Gloucester Blvd across from</i> <i>Mills Recreation Center</i> <i>F(9). Marinas</i> <i>Ashburn Village Sports Pavilion—20585 Ashburn Village Blvd</i> <i>F(10). Pocket Parks</i> <i>Have been provided throughout residential community.</i> <i>F(11). Picnic areas</i> <i>(To be provided in pocket parks)</i>
Comment 8:	Cloud, pg 6 Please provide a total tally of open space provided to date. 	
	Response 8:	<i>The proffered commitment to open space applies to the residential community at Ashburn Village. Since the subject property is not within the residential community, this proffer is not applicable to the subject property and the Applicant does not have any records of the amount of open space provided.</i>

		<i>Per the Proffer Status Update chart, open space on the subject property will comply with the Zoning Ordinance standards.</i>
Comment 9:	Cloud, pg 6 Please provide a total of leasable area currently in the community shopping center shown on the CDP.	
	Response 9:	<i>The proffer concerns the development of a shopping center. The shopping center is not on the subject property and is not applicable to the site plan application.</i>
Comment 10:	Cloud, pg 7 Please clarify how utility access to the proposed government center would be provided.	
	Response 10:	<i>Potential water and sewer connections are shown on the site plan. As discussed with Staff during the meeting on 07/11/2025, without knowing the County's intended use of the site or the specific utility needs of that intended use, the Applicant does not know what, if any, utilities will need to be extended to it. The Applicant will work with the County to provide necessary utility connections once the utility needs of the governmental site are made available.</i>
Comment 11:	Cloud, pg 7 Please provide an update on the inclusion of the subject property/property owner within homeowners association documents.	
	Response 11:	<i>The Proffer Status Update chart has been revised to clarify that the owner of the subject property is currently a member of the Owner's Association.</i>

Comment 12:	Cloud, pg 7 Proffer XIV(2): Please provide an instrument number to confirm fulfillment. 
	Response 12: <i>While this proffer does not concern the proposed development of the subject property, please see Section 8 of the Declaration of Covenants, Conditions and Restrictions for Ashburn Village Community Association recorded in the Land Records as Deed Book 959, Page 874.</i>
Comment 13:	Cloud, pg 7 Proffer XIV(C): Please provide evidence this requirement has been fulfilled. 
	Response 13: <i>Determination 2002-043 issued by the County in May 2002 confirms that the Ashburn Village Foundation has previously been created.</i>
Comment 14:	Cloud, pg 8 Proffer XV.B. Zoning Administration defers to the Department of Building & Development review team for confirmation that this requirement has been met. 
	Response 14: <i>Comment acknowledged. SWM and erosion control information has been included on the site plan.</i>
Comment 15:	Cloud, pg 9 XVIII.A(1). Please clarify how this project is in conformance with the height requirements of this Proffer and gross square footage requirements. Please also clarify how the site design is consistent the requirement of a “central pedestrian oriented campus area with a series of small ponds, seating areas, walkways and courtyards” along with an “exercise/fitness

	trail.”	
		
	Response 15:	A. As discussed with Staff during the meeting on 07/11/2025, the Applicant believes the information previously included in the Proffer Status Update chart demonstrates compliance with the height and gross square footage requirements of this proffer. B. Please see Sheets C-070.01 through C-070.08 and L-050.01 through L-050.08 of the site plan on which the proffered berm is identified. The central pedestrian-oriented campus area, small ponds, seating areas, walkways, courtyards and exercise/fitness trail are labelled on Sheet C-050.05 through C-050.08 of the site plan.
Comment 16:	Cloud, pg 9 XVIII.A(3). Please clarify whether lotus vegetation is to be included in the relocated pond. 	
	Response 16:	The relocated Lotus Pond, which is identified as Pond 1 on Sheet C-050.05 of the site plan will include lotus vegetation. See Pond 1 Vegetation Schedule on Sheet L-050.09.

OMAGI ADDRESSING REVIEW

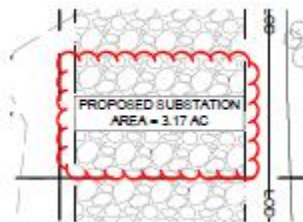
Reviewer: Blythe Tucker, 4/18/25

- Comment 1: Highlight, Page Label: [37] C-050.00 OVERALL SITE PLAN
A street name will be required for this development. Please contact the Office of Mapping at address@loudoun.gov to reserve street names for this project. The street type will be LANE.



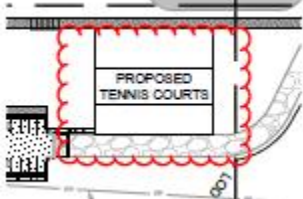
Response 1: *Comment acknowledged.*

Comment 2: Cloud, Page Label: [37] C-050.00 OVERALL SITE PLAN
Is this substation part of this plan or will there be a future site plan? Is part of this one, please show details. Multiple substations/entities will require multiple addresses.



Response 2: *The substation pad (Gravel pad and access's) is part of this plan but a separate SPEX/CMPT will be submitted for the infrastructure and design of this substation.*

Comment 3: Cloud, Page Label: [37] C-050.00 OVERALL SITE PLAN
Are these tennis courts for public/park access or just for the development? An address may be required.



Response 3: *The tennis courts are intended for private use to serve the development of the subject property.*

Comment 4: Cloud, Page Label: [37] C-050.00 OVERALL SITE PLAN
Where is the planned access to the governmental center site?



Response 4: Access is provided to the governmental center site. See sheet C-050.06.

Comment 5: Stamp, Page Label: [37] C-050.00 OVERALL SITE PLAN
A DXF file, in HARN83, showing the building footprints, substation details (if applicable), tennis courts, parking, travel ways and parcel boundary will be required for addressing. Please email the file to address@loudoun.gov.



Response 5: Comment acknowledged, once the plan is closer to approval these items will be submitted for addressing.

Comment 6: Stamp, Page Label: [37] C-050.00 OVERALL SITE PLAN
If there will be multiple tenants within any of these buildings, an address plat will also be required to establish the individual unit numbers.



Response 6: Comment acknowledged.

DTCI – TRANSPORTATION PLANNING AND TRAFFIC ENGINEERING REVIEW
Reviewer: Bradley Polk, 4/30/25

Comment 1: Stamp, Page Label: [2] C-001.00 ZONING TABULATION AND SHEET LEGEND
Provide the vehicle trip generation tabulation for the proposed use per the latest edition of the ITE Trip Generation Manual.

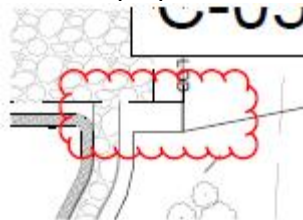


Response 1: *A trip generation tabulation will be provided if a TIA is required for approval of the site.*

Comment 2: Stamp, Page Label: [37] C-050.00 OVERALL SITE PLAN
The Applicant should clarify if bicycle racks will be included.
The Applicant is encouraged to provide bicycle racks on-site to help facilitate non-auto travel to and from the proposed use, with the goal of reducing the overall number of vehicle trips generated. Bicycle racks should fit two bicycles each and conform to APBP placement guidelines, as specified in the 2019 CTP.

Response 2: *Bike racks for bike parking have been added to the site plan. 12 bike spots have been added to Building A. See sheet C-050.05.*

Comment 3: Cloud, Page Label: [37] C-050.00 OVERALL SITE PLAN
Show the proposed entrance to the proffered two acre government site.



Response 3: *Access is provided to the governmental center site. See sheet C-050.06.*

Comment 4: Cloud, Page Label: [38] C-050.01 SITE PLAN
Dimension the distance between the centerline of Russell Branch Parkway and the Property Line.



Response 4: *Comment acknowledged and the dimensions have been added to page C-050.01.*

Comment 5: Cloud, Page Label: [38] C-050.01 SITE PLAN
Advisory Comment. Per the 2019 CTP, the ultimate condition of Russell Branch Parkway (VA Route 1061) is an urban four-lane median-divided major collector with a 10-foot-wide shared use path on each side of the road within a minimum 120-foot-wide right-of-way (U4M (TT)).
DTCI recognizes there is already a sidewalk along the Property's Russell Branch Parkway frontage. It is not necessary to replace the existing sidewalk with a shared use path.



Response 5: *Comment Acknowledged.*

Comment 6: Cloud, Page Label: [38] C-050.01 SITE PLAN
Revise the road label for Russell Branch Parkway to include the functional classification, which is "Major Collector".



Response 6: *Comment acknowledged and revisions have been made to page C-050.01.*

Comment 7: Cloud, Page Label: [41] C-050.04 SITE PLAN
Per the 2019 CTP, the Applicant should install a 10-foot-wide shared use path along the Property's Ashburn Village Boulevard frontage either fully in the right-of-way or fully in a 14-foot-wide shared use path.



Response 7: *A 10' shared use path has been provided inside of the property of this application. See sheet C-050.04.*

- Comment 8: Cloud, Page Label: [41] C-050.04 SITE PLAN
Advisory Comment. Per the 2019 CTP, the ultimate condition of Ashburn Village Boulevard (VA Route 2020) is an urban four-lane median-divided major collector with a 10-foot-wide shared use path on each side of the road within a minimum 120-foot-wide right-of-way (U4M (TT)).



Response 8: *The label for Ashburn Village Boulevard has been updated per the recommendation of this comment.*

- Comment 9: Stamp, Page Label: [41] C-050.04 SITE PLAN
Advisory Comment. In the 2019 CTP, Ashburn Village Boulevard is identified as a Transit Corridor.

Response 9: *Comment Acknowledged.*

- Comment 10: Cloud, Page Label: [41] C-050.04 SITE PLAN
Dimension the distance between the centerline of Ashburn Village Boulevard and the Property Line.



Response 10: *Comment acknowledged and dimensions have been made on page C-050.04.*

- Comment 11: Cloud, Page Label: [41] C-050.04 SITE PLAN
Provide five-foot-wide sidewalk for pedestrian connection to these parking spaces.



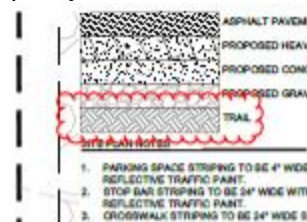
Response 11: *A sidewalk has been added – see sheet C-050.05.*

Comment 12: Cloud, Page Label: [41] C-050.04 SITE PLAN
Revise the road label to include the functional classification for Ashburn Village Boulevard, which is "Major Collector".



Response 12: Comment acknowledged and revisions have been made to page C-050.04.

Comment 13: Cloud, Page Label: [42] C-050.05 SITE PLAN
Specify the surface of the "10' Exercise / Fitness Trail".



Response 13: The legend has been updated per the recommendation of this proffer. See the C-050 site plan sheets.

Comment 14: Cloud, Page Label: [42] C-050.05 SITE PLAN
Extend the five-foot-wide sidewalk to provide pedestrian connection to these parking spaces.



Response 14: Comment acknowledged and revisions have been made to page C-050.05.

Comment 15: Cloud, Page Label: [43] C-050.06 SITE PLAN
This access to the two-acre proffered government site is not acceptable.



Response 15: *New paved access is provided for the governmental site. See sheet C-050.06.*

Comment 16: Cloud, Page Label: [43] C-050.06 SITE PLAN
Revise the road label to include the functional classification for Leesburg Pike, which is "Principal Arterial (Freeway)"



Response 16: *Comment acknowledged and revisions have been made to page C-050.06.*

Comment 17: Cloud, Page Label: [44] C-050.07 SITE PLAN
Per the 2019 CTP, a 10-foot-wide shared use path should be installed along the Property's Ashburn Village Boulevard frontage.



Response 17: *A 10-foot-wide shared use path has been proposed within the property boundaries of this application.*

Comment 18: Cloud, Page Label: [44] C-050.07 SITE PLAN
Provide the status of the signal modification plan. The Applicant should

provide a copy of the signal modification plan to DTCI.



Response 18: *The signal modification plan is in progress and will be provided to DTCI under separate cover once it has been submitted to VDOT for review.*

Comment 19: Cloud, Page Label: [59] C-056.01 VEHICLE MOVEMENT EXHIBIT
Clarify how a WB-67 truck not permitted to enter the site will exit.



Response 19: *The "circle" between the two security gates functions as a "rejection loop" for an WB-67 truck that is not permitted to enter the site. This movement has been shown on Sheet C-055.00.*

FIRE MARSHAL'S OFFICE REVIEW
Reviewer: Kevin – FMO, 4/29/25

Comment 1: Stamp, Page Label: [116] C-300.01 FIRE SERVICE PLAN
Please correct the scale for sheets C-300.01 through C-300.08. The scale shown is 1"=100' and that is incorrect. The FMO is unable to conduct a proper review for code compliance until the correct scale is applied and shown.



Response 1: *The scale has been corrected for the C-300 "Fire Service Plan" sheets.*

BUILDING AND DEVELOPMENT, NATURAL RESOURCES DIVISION NRT REVIEW

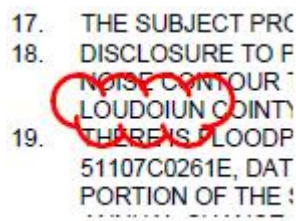
Reviewer: Meredith White, 5/5/25

- Comment 1: Cloud, Page Label: [3] C-002.01 GENERAL NOTES
Code and Ordinance Citation : FSM 8.111.A.2 & FSM 8.107.A.26
Please provide the wetland delineation report for staff review with the next submission. As wetlands are identified, a Jurisdictional Determination (JD) will be required with the grading permit application from the U.S. Army Corps of Engineers (USACE).
USACE is currently experiencing delays due to staffing and workload so Staff recommends coordinating with USACE sooner rather than later to avoid delays.
Any impacts to streams and wetlands will require a wetlands permit. The wetland permit is required with the grading permit application. Staff recommends starting the permitting process as soon as possible to avoid delays with the grading permit application.



- Response 1: A wetland delineation was conducted by Wetland Studies and Solutions, Inc. (WSSI) in February 2022 for the Ashburn Village Site. An approved jurisdictional determination (AJD) was obtained by the U.S. Army Corps of Engineers on June 29, 2022. A copy of this letter will be provided under separate cover.

- Comment 2: Cloud, Page Label: [3] C-002.01 GENERAL NOTES
Please revise to Loudoun.



- Response 2: Comment acknowledged and revisions have been made to page C-002.01 General Notes.

Comment 3: Stamp, Page Label: [3] C-002.01 GENERAL NOTES
Code and Ordinance Citation : LCCO 1096.01(e)(2)A.4, Comment Status: Advisory
Prior to felling trees on any property proposed for future development due to northern long eared bat (NLEB) time of year restrictions, applicants/property owners should use the Information for Planning and Consultation (IPaC) website to determine if the NLEB may be impacted by the proposed project. Applicants/property owners are highly encouraged NOT to fell trees in anticipation of future development and NLEB time of year restrictions. Significant project delays have occurred across the County due to improperly felled trees or trees felled in restricted project locations. It is highly recommended that all plan and permit approvals are obtained prior to the felling of any trees for development.

THREE COPIES OF THIS FORM ARE REQUIRED

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Additional
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Response 3: *The U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) report was run for the project area on August 19, 2025, and the northern long eared bat (NLEB) received a “may affect” determination through the USFWS determination key. The review confirmed that no known hibernacula, roost trees, or associated buffers intersect with the project area. The applicant is proposing to adhere to a time of year restriction (TOYR) during the pup season (May 15 – July 31) to avoid, to the maximum extent practicable, any adverse effects to the NLEB. Note, the project will undergo coordination through Section 7 of the Endangered Species Act (ESA) when obtaining a federal permit from the U.S. Army Corps of Engineers.*

Comment 4: Stamp, Page Label: [3] C-002.01 GENERAL NOTES
Code and Ordinance Citation : FSM 8.107.B.2.f
Please provide a letter from the Virginia Department of Conservation and Recreation, Division of Natural Heritage identifying occurrences of natural heritage resources on the property such as the habitat of rare, threatened, or endangered plant and animal species, unique or exemplary natural communities, and significant geologic formations; and if an endangered and threatened species survey has been completed for the property, a copy of the

report shall also be submitted.

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Response 4: *WSSI obtained a report/letter from the Virginia Department of Conservation and Recreation (DCR) on July 14, 2025. This report did not identify natural heritage resources within the project boundary, including a 100-foot buffer. The project area also does not intersect with any predictive models identifying potential habitat for natural heritage resources. Based on the preliminary screening results, DCR concluded that no further correspondence will be sent from their office. A copy of this letter will be provided under separate cover.*

Comment 5: Stamp, Page Label: [3] C-002.01 GENERAL NOTES
Code and Ordinance Citation : LCZO 6.04
Please include a note as the parcel has River and Stream Corridor Resources (RSCR) buffer areas depicted based on Section 6.01 and are subject to the development standards in Section 6.04 of the Loudoun County Zoning Ordinance.

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Response 5: *A note has been added to sheet C-002.01 denoting the zoning ordinance for the River and Stream Corridor Resources buffer. See sheet C-002.01.*

Comment 6: Stamp, Page Label: [3] C-002.01 GENERAL NOTES
Code and Ordinance Citation : LCZO 6.04
Please show the RSCR buffer areas, including the 100' Minimum Width, Riparian Protection Buffer, and the Variable Riparian Preservation Buffer on all grading plan, erosion and sediment control plan, and existing conditions sheets. Note that the RSCR buffer areas are based on the boundaries of the

floodplain and the ordinary high water mark of the watercourse.



Response 6: The RSCR buffer has been added to the C-025 and C-030 sheets.

Comment 7: Stamp, Page Label: [5] C-012.00 SOILS MAP
Code and Ordinance Citation : FSM 6.120.B.1
Please show the site development layout on the Soils Map.



Response 7: The site layout is shown on the soils map. See sheet C012.

Comment 8: Stamp, Page Label: [6] C-025.00 EXISTING CONDITIONS AND DEMOLITION PLAN – OVERALL
Code and Ordinance Citation : FSM 8.107.A.26
Please show the wetland areas, based on the wetland delineation, on all existing conditions, grading plan, and erosion and sediment control plan sheets. There does not seem to be consistent hatching/line types for the wetland areas.



Response 8: The wetland hatching is updated and consistent across all plans. See sheet C-025.00. Wetlands will be updated as the delineation gets approved by the required AHJs.

BUILDING AND DEVELOPMENT, NATURAL RESOURCES DIVISION NRT REVIEW
Reviewer: Meredith White, 06/24/25

Comment 1: A citizen has reached out stating that “It might be of interest to know that back in Nov 2017, Bald Eagles were seen in the trees which face the Community Church property, and also on the neighboring Community Church property. The below Facebook post has a video and photos taken from Russell Branch Parkway. It was unclear if there was a nest or if they were just hunting in the area. The citizen has provided the following links as evidence: URLs:
a. Video by V Susan Bg/V Susan Gatti (November 02, 2017)(video attached)
<https://www.facebook.com/1125636235/videos/pcb.10213961063077099/10213961059957021>
b. Video and photos by V Susan Bg/V Susan Gatti (November 02, 2017)(one attached)
<https://www.facebook.com/susan.gatti.7/posts/pfbid0v8c8YfUqqgcyyCn4Vg2ZEtY2nCsHFFr5oaMuad5zrfvyWB3EJnjineHHRHQbsYmul>
Response 1: A CBB Eagle Map and a habitat study has been included as part of this submission under a separate cover. The report did not show the presence of any known nests in the vicinity. The memo has been provided under separate cover as part of this submission.

Comment 2: Please provide evidence for NRT staff to review for the presence/absence of bald eagles in the vicinity. Note that future development activities within the Bald Eagle buffer may have additional restrictions.
Response 2: WSSI conducted a site visit on August 12, 2025, to assess the potential presence of bald eagles in the project area. No nests or signs of eagle activity were observed. The site is unsuitable for eagle habitat due to several factors. First, it is located too far from any significant water sources that would typically attract eagles. Additionally, the surrounding forest is relatively young and lacks trees that are both large enough and favorably positioned to support an eagle nest. Furthermore, the site is bordered by human activity on all sides, further reducing its suitability for bald eagle nesting. A report documenting these findings will be provided under separate cover.

Reviewer: Michael Staton, 4/22/25

- Comment 1: Stamp, Page Label: [134] L-050.00 OVERALL LANDSCAPE PLAN
Please add a note saying the parcel owner will replace any landscaping removed for easement maintenance. FSM: 7.302.A.2
Response 1: The note has been added to sheet L050.00.
- Comment 2: Stamp, Page Label: [134] L-050.00 OVERALL LANDSCAPE PLAN
Please clearly show all easement boundaries on the sheets so staff can discern any conflicts. If landscaping is permitted within easements, please add a note stating the parcel owner will replace any landscaping removed for easement maintenance. (FSM: 7.302.A.2)
Response 2: The existing, to remain, and proposed easements have been added to the landscape plans.
- Comment 3: Stamp, Page Label: [135] L-050.01 LANDSCAPE PLAN
Make sure all plantings are planted 3' or more all restrictive barriers including but not limited to curbs and pavement. FSM 7.04.06.A.2
Response 3: All plantings have been confirmed to be planted 3' or more from all restrictive barriers including but not limited to curbs and pavement.
- Comment 4: Stamp, Page Label: [140] L-050.06 LANDSCAPE PLAN
Please clearly state the distance between the proposed buffer on the northeast property border to proposed overhead utilities. The applicant is encouraged to plant lower growing trees in this area to avoid potential conflict with power and communication lines.
Response 4: Dimensions have been added to Sheet L-050.03 to clarify distances between plantings and utilities.
- Comment 5: Stamp, Page Label: [142] L-050.08 LANDSCAPE PLAN
Plan depicts landscaping to be installed that are located outside of the limits of disturbance on multiple sheets. Please provide narrative explaining how these plants will be installed and the existing construction materials removed. FSM: 7.302.A.9.b
Response 5: Plantings outside of the LOD will be installed by hand without machinery and have been included within the LOW. A note has been added to the Landscape Plan sheets L-050.01 – L-050.08.

Comment 6: Stamp, Page Label: [144] L-100.00 LANDSCAPE TABULATIONS
Please update the planting schedules to match the example in FSM 7.302 B 3 a. They are missing the native/ non native column. FSM 7.302 B 3 a
Response 6: Native column has been added to the Plant Schedule, see Sheet L-100.00 for Landscape Tabulations.

Comment 7: Stamp, Page Label: [144] L-100.00 LANDSCAPE TABULATIONS
Please plant large deciduous trees no more than 2" caliper, small deciduous trees no more than 1" caliper and Evergreens not to exceed 6' in height. FSM 7.302 B 3 b, landscape table.
Response 7: Installation sizes and canopy coverage calculations have been updated, see Sheet L-100.00 for Landscape Tabulations.

Comment 8: Stamp, Page Label: [144] L-100.00 LANDSCAPE TABULATIONS
Please model the canopy calculations table after the sample provided in the FSM. Review all calculations for accuracy before next submission. FSM 7.302 E
Response 8: Landscape tables and calculations have been updated, see Sheet L-100.00 for Landscape Tabulations.

Comment 9: Stamp, Page Label: [144] L-100.00 LANDSCAPE TABULATIONS
Please model the buffer calculation tables after the samples provided in the FSM. Review all calculations for accuracy before next submission. FSM 7.302 C
Response 9: Landscape tables and calculations have been updated, see Sheet L-100.00 for Landscape Tabulations.

Comment 10: Stamp, Page Label: [145] L-100.01 LANDSCAPE NOTES AND DETAILS
Please provide tree protection details as provided in the FSM for signage and barriers. FSM 7.303 Figure 2 and 6
Response 10: Details have been provided on sheet L-100.10.

BUILDING AND DEVELOPMENT - NATURAL RESOURCES DIVISION VSMP REVIEW
Reviewer: Nick Nunes, 5/1/25

- Comment 1: Stamp, Page Label: [1] C-000.00 COVER SHEET
Code and Ordinance Citation : FSM Chapter 5 Table 2 and FSM 8.107.B.1.d
All easements must be shown in the grading plan, and easement documents (i.e., deed, plat) must be submitted for review and approval prior to approval of the SWM plan.
- Response 1: All proposed easements and existing easements to remain have been added to the grading plans. See the C-070 Grading sheets.*
- Comment 2: Stamp, Page Label: [60] C-070.00 OVERALL GRADING AND DRAINAGE PLAN
Code and Ordinance Citation : FSM Chapter 5 Table 2
Please extend the storm drainage easement for the wet pond to at least 10 ft from the toe of the embankment or 100-yr WSEL (extended 10 ft on all sides).
- Response 2: The easements have been adjusted to adhere to or surpass the requirements of this comment. See sheets C-070.05 and C-070.07.*
- Comment 3: Stamp, Page Label: [60] C-070.00 OVERALL GRADING AND DRAINAGE PLAN
Code and Ordinance Citation : FSM Chapter 5 Table 2
Please depict existing and proposed storm drainage easements in the grading plan and note where existing easements will be vacated.
- Response 3: The proposed and existing to remain easements are included in the grading plan while the existing plans (C-025 sheets) call out those easements that are to be vacated.*
- Comment 4: Stamp, Page Label: [60] C-070.00 OVERALL GRADING AND DRAINAGE PLAN
Code and Ordinance Citation : FSM Chapter 5 Table 2
Please provide a 10-ft easement around all SWM facilities and their downstream systems, including the proposed Bioretention and Underground systems.
- Response 4: A 10-ft easement has been proposed around all SWM facilities and their outfall structures.*
- Comment 5: Stamp, Page Label: [60] C-070.00 OVERALL GRADING AND DRAINAGE PLAN
Please verify that storm structures are depicted accurately in the grading plan. (i.e. curb inlet, drop inlets, manholes)
- Response 5: The storm structures have been verified to ensure that they are depicted accurately in the grading plan.*
- Comment 6: Stamp, Page Label: [60] C-070.00 OVERALL GRADING AND DRAINAGE PLAN
Code and Ordinance Citation : FSM 5.220.B

Please label all existing and proposed storm structures in the grading plan along with the proposed length, slope, size and pipe material.

Response 6: *All existing and proposed storm structures and pipes have been labeled in the grading plan.*

Comment 7: Stamp, Page Label: [60] C-070.00 OVERALL GRADING AND DRAINAGE PLAN
Code and Ordinance Citation : FSM 5.201, Table 2
At all culvert inlets and drop inlets, please provide the 10-year water surface elevation. If the storm drain is within an easement, then the ponding area at these inlets must be encompassed within the storm drain easement.

Response 7: *The 10-year water surface elevation has been added to all culvert inlets and drop inlets.*

Comment 8: Stamp, Page Label: [60] C-070.00 OVERALL GRADING AND DRAINAGE PLAN
Code and Ordinance Citation : FSM 5.220.A.3.
Please depict overland relief drainage paths and verify that adequate overland relief has been provided as per FSM 5.220.A.3.

Response 8: *Overland relief paths and adequate outfall have been provided. See sheet C-120.05.*

Comment 9: Stamp, Page Label: [60] C-070.00 OVERALL GRADING AND DRAINAGE PLAN
Code and Ordinance Citation : FSM 5.220, Table 6
Based on the soils map there are several soils on site that are classified as highly erodible (i.e. $k \geq 0.36$). Accordingly, the permissible velocity for grass lined channels in these areas must be reduced by 25% from 4 to 3 fps. Please recheck the ditch computations in these soil areas to verify that the allowable velocity is not exceeded. Please Reference Tables 6 of the FSM.

Response 9: *There are no ditches proposed as part of this application, however the table requirement for the maximum permissible velocities has been added to the ESC detail sheets. See sheet C-040.05.*

Comment 10: Stamp, Page Label: [60] C-070.00 OVERALL GRADING AND DRAINAGE PLAN
Code and Ordinance Citation : FSM 5.230
Please clearly depict and label the pond access road in the grading plan and provide a 1-ft easement along each side of the access roadway.

Response 10: *The pond access roads have been labeled on the grading plan and the 1-ft easement has been added as part of the variable width SWM easements on all ponds, see the C-070 sheets.*

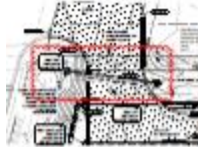
Comment 11: Stamp, Page Label: [60] C-070.00 OVERALL GRADING AND DRAINAGE PLAN
Code and Ordinance Citation : FSM 5.230

Please review and ensure each BMP facility has adequate access to all components associated with each facility.

Response 11: *Each BMP facility has adequate access to all components see the C-070 sheets.*

- Comment 12: Stamp, Page Label: [61] C-070.01 GRADING AND DRAINAGE PLAN
Code and Ordinance Citation : FSM Chapter 5 Table 2
Please provide storm drainage easements for storm sewers that convey stormwater runoff across property lines
Response 12: *All of the storm drainage easements that convey offsite runoff have an easement. See the C-070 sheets.*

- Comment 13: Cloud, Page Label: [61] C-070.01 GRADING AND DRAINAGE PLAN
Code and Ordinance Citation : FSM 5.225.B and FSM 5.230
Please show the flow path for E1. Staff can't find where the water is going once leaving the piped system.



Response 13: *Flow path arrows have been added to page C-070.01 to clarify the direction of flow for E1.*

- Comment 14: Cloud, Page Label: [61] C-070.01 GRADING AND DRAINAGE PLAN
Code and Ordinance Citation : FSM 5.220.B
Please include the pipe size, slope and material from the underground detention to EX-D7.



Response 14: *Comment acknowledged and labels indicating the pipe size, slope, and material have been added to page C-070.01.*

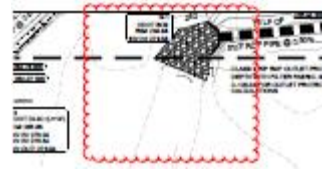
- Comment 15: Stamp, Page Label: [64] C-070.04 GRADING AND DRAINAGE PLAN
Code and Ordinance Citation : FSM 5.220.B
Please provide additional information on the proposed slot drain. Please

confirm if the slot drain is located within the ROW.



Response 15: Sheet C120.29 has been added to depict the slotted drain details.

Comment 16: Cloud, Page Label: [65] C-070.05 GRADING AND DRAINAGE PLAN
Code and Ordinance Citation : FSM 5.230.A
Please clarify where G1 is discharging too? Please demonstrate the existence of a well-defined receiving channel below all points of concentrated site discharge (e.g., G1, H1, I1, 2A, 4A) by providing cross-sections and revising the narrative. The analysis must include a minimum of 3 natural channel cross-sections spaced 50 feet apart for the first 150 feet.



Response 16: G1 Has been removed from the plans. See sheet C-070-05.

Comment 17: Stamp, Page Label: [79] C-110.00 STORMWATER PROFILES
Code and Ordinance Citation : FSM 5.220.B.6
Please review and revise any storm sewer design to provide the minimum required 2 ft of cover, or upgrade to Class IV RCP with 1 ft of cover.



Response 17: All pipes with a depth less than 2 ft of cover have been updated to Class IV RCP.

Comment 18: Stamp, Page Label: [95] C-120.02 POST-DRAINAGE AREA MAP
Code and Ordinance Citation : FSM 5.230.B
Please review and revise if necessary, the drainage area information for both

pre- and post-development conditions based on the topography, not on the limits of clearing and grading, to accurately describe flow conditions at each point of analysis.



Response 18: *The drainage areas have been updated to be correctly depicted off the topography not LOD.*

Comment 19: Stamp, Page Label: [95] C-120.02 POST-DRAINAGE AREA MAP
Code and Ordinance Citation : FSM 5.225.B and FSM 5.230
Please provide Tc computations to support the times of concentration used in the model. Please clearly depict and label the Tc flow paths (i.e., sheet flow, shallow concentrated flow, channel flow) in the pre- and post-development maps.



Response 19: *Time of concentration calculations have been provided on sheet C-120.16.*

Comment 20: Stamp, Page Label: [95] C-120.02 POST-DRAINAGE AREA MAP
Code and Ordinance Citation : FSM 5.230.B
Please update the pre-development map showing the land cover for all the areas calculated within the VRRM spreadsheet. (i.e., managed turf, mixed open space, forest, impervious cover). Please update the post-development map depicting each drainage area and show the land cover for all the areas calculated within the VRRM spreadsheet. (i.e., managed turf, mixed open

space, forest/open space, impervious cover).



Response 20: Sheet C-120.04 has been added to depict land cover types within each drainage area.

Comment 21: Cloud, Page Label: [97] C-120.04 BMP DRAINAGE AREA MAP
Code and Ordinance Citation : FSM 5.230.B
Please review and revise, there does not appear to be a wet pond 1 labeled in the plans.



Response 21: Comment acknowledged and revisions have been made to page C-120.04.

Comment 22: Stamp, Page Label: [97] C-120.04 BMP DRAINAGE AREA MAP
Code and Ordinance Citation : FSM 5.230.B
In the BMP post-development map, please recheck and revise the delineation of the drainage area to each BMP to support the VRRM analysis.

Response 22: The post development map C-120.02 is intended to show all flow going to the SWM devices, or offsite, while the BMP Drainage area sheet C-120.04 is intended for the VRRM.

Comment 23: Stamp, Page Label: [98] C-120.05 ADEQUATE OUTFALL MAP
Code and Ordinance Citation : FSM 5.230.A
Please verify that all contributing areas to the point of analysis have been included in the energy balance analysis. Importantly, all contributing drainage areas to the point of analysis must be accounted for in determining the allowable peak flow rate, but energy balance criteria are only applied to the contributing site area.

Response 23: Comment acknowledged. All contributing drainage areas are accounted for in peak flow rate determinations, where energy balance criteria are only applied to contributing site area.

Comment 24: Stamp, Page Label: [101] C-120.08 STORMWATER CALCULATIONS
Code and Ordinance Citation : LCCO Section 1096.01
VESMP Construction General Permit coverage must be obtained for the project prior to land disturbance. Please see www.loudoun.gov/loudounvesmp for additional information. If known prior to plan approval, please reference the permit number in the plan.

Response 24: Comment acknowledged.

Comment 25: Stamp, Page Label: [101] C-120.08 STORMWATER CALCULATIONS
Code and Ordinance Citation : FSM 5.200 and FSM 5.230
Construction Inspections must be conducted in accordance with Technical and Procedural Newsletter, dated June 16, 2017. Additionally, the Inspection Checklist must be recorded in the project SWPPP. Please provide these notes on the plan.

Response 25: Comment has been added to the general notes, see sheet C-002.01.

Comment 26: Cloud, Page Label: [101] C-120.08 STORMWATER CALCULATIONS
Code and Ordinance Citation : FSM 5.230.C.4
This site qualifies as a stormwater “hotspot”. Three oil and water separators are proposed. Please address all the requirements Section 5.230.C.4 of the Facilities Standards Manual and provide plan notes accordingly. Please provide a letter from the manufacturer certifying that they have been properly sized and incorporated into the site design.



Response 26: A letter from the manufacturer has been provided on sheet C-120.30. See sheets 120.30 and 120.31 for jellyfish filter details and notes.

Comment 27: Cloud, Page Label: [107] C-120.14 STORMWATER CALCULATIONS
Code and Ordinance Citation : FSM 5.230.B
Based on the VRRM spreadsheet, please explain how the removal of the

remaining TP load will be achieved.

Response 27: *The remaining phosphorous will be purchased per the nutrient availability letter on sheet C-120.21.*

Comment 28: Stamp, Page Label: [107] C-120.14 STORMWATER CALCULATIONS
Code and Ordinance Citation : LCCO Section 1096.01
As per DEQ Guidance, if version 4.1 of the VRRM Spreadsheet is to be used, the Draft SWM Handbook specifications for both Construction and Post-construction BMPs must be used in place of the current VA ESC Handbook and VA BMP Clearinghouse Standards. Mixing and matching is not acceptable. Please update the plans accordingly.

Response 28: *Comment acknowledged, the details that are part of the SWM Handbook 4.1, and the design standards, are used for this project.*

Comment 29: Stamp, Page Label: [107] C-120.14 STORMWATER CALCULATIONS
Code and Ordinance Citation : FSM 5.230
Surface area of the Bioretention must be labeled/protected through the use of Forest/open space or mixed open space. Please review and revise.

Response 29: *The surface area for the bio-retention facility has been added as "Mixed Open D Soils", see sheet C-120.21.*

Comment 30: Cloud, Page Label: [108] C-120.15 STORMWATER CALCULATIONS
Code and Ordinance Citation : FSM 5.220.B and Chapter 5 Table 6
In the Outlet Protection Comps table, please revise the 10-yr velocity per the storm sewer computations and update the outlet protection design as needed (e.g., riprap class, D50, depth of riprap apron). Please make sure any revisions reflect the grading plans, per Chapter 9 in the VDOT Drainage Manual.

Response 30: *The 10-yr velocity in the Outlet Protection Comps table has been updated to match the storm sewer computations. The outlet protection design has been revised accordingly.*

Comment 31: Cloud, Page Label: [108] C-120.15 STORMWATER CALCULATIONS
Code and Ordinance Citation : FSM 5.220.B
Please verify that a 50% clogged condition is assumed in the grate inlet computations and provide a note stating this assumption.



Response 31: A note has been added to sheet C-120.22 stating that a 50% clogging condition has been assumed for the ponding depth calculations.

Comment 32: Stamp, Page Label: [109] C-120.16 STORMWATER CALCULATIONS
Code and Ordinance Citation : FSM 5.200 and FSM 5.220.B
The HGL has been shown in the storm sewer profile. Be sure to indicate the source of the starting WSEL. Please utilize a starting WSEL of 0.8 x the outlet pipe diameter or, if applicable, the 10-year WSEL in the downstream facilities, whichever is greater. Revise if necessary.
Reference Chapter 9 in the VDOT Drainage Manual.



Response 32: Per the Hydraulic Grade Line Calculations on sheet C-120.23, the second column is the 0.8 x outlet pipe diameter and the third column denotes the 10-year WSEL of the downstream facility. The HGL is calculated per the largest value of the two.

Comment 33: Stamp, Page Label: [110] C-120.17 WET POND 2 DETAIL
Code and Ordinance Citation : FSM 5.230
Please include related notes and details on the proposed gate valves within each riser structure for each pond

Response 33: The gate valve detail is provided on the pond sheets – see sheet C120.24 and C120.25.

Comment 34: Cloud, Page Label: [111] C-120.18 WET POND 3 DETAIL
Code and Ordinance Citation : FSM 5.225.B.7
Regarding the proposed gabion basket wall. Please review and ensure section 5.225.B.7. has been meet. Please see VDOT Road and Bridge Specifications,

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Comment 35: Stamp, Page Label: [111] C-120.18 WET POND 3 DETAIL
Code and Ordinance Citation : FSM 5.230.A
Please confirm that runoff discharged from the emergency spillway will be safely conveyed away from the embankment and any downstream structures.

Response 35: The emergency spillway will convey flow over the access path, over the OLR path and eventually into the floodplain. This conveyance only occurs during the 100-yr storm event.

Comment 37: Cloud, Page Label: [111] C-120.18 WET POND 3 DETAIL
Code and Ordinance Citation : FSM 5.230
Please review pond sizing information for consistency. Please update the treatment volume computations, the pond routings, and the pond plan and profile views as needed. (i.e. Pond 3 Stage Storage and Outlet Structure on page C120.12)

Account	YTD Balance	YTD	YTD
Operating Costs	1.40	1.00	1.00
Total	1.00	1.00	1.00
YTD - Special			

Fixed Startup Information			
Design cost (1 of 2)	0		
Material	\$10.00		
Per. Part Cost	\$80.00		
Estimated electric material	\$90.00	6.00	6.00
Estimated electric labor	\$100.00	6.00	6.00
Estimated Risk Study	0		0.00
Per. Payment Part Study	70.00		
Fixed interest Date Forward	0.00%		
Fixed interest Date Forward	0.00%		

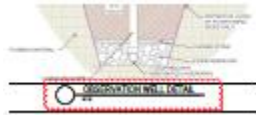
POWER 3			
Size	Stock #	Storage	Consumption Storage
			Stock Item, Part

kimley-horn.com

Comment 38: Stamp, Page Label: [112] C120.19 BIORETENTION DETAIL
Code and Ordinance Citation : FSM 5.230.B
Please provide additional information to clarify how the bioretention facility has been routed.

Response 38: *The bioretention has been routed from the top of the ponding depth (6" at 279.75) up to the top of the bio-retention (281.50). See sheet C120.20. The 24" SWM Riser is treating the ponding depth as the "normal pool elevation".*

Comment 39: Cloud, Page Label: [112] C120.19 BIORETENTION DETAIL
Code and Ordinance Citation : FSM 5.230
Please show and label an observation well in the facility, connected to the underdrain at a t-or y-connection, as per Section 5.7 in P-FIL-05.



Response 39: *Structure 4C is an observation well and is identified in the profile view – see sheet C120.26.*

Comment 40: Stamp, Page Label: [112] C120.19 BIORETENTION DETAIL
Code and Ordinance Citation : FSM 5.230
Please review the bioretention facility for design consistency with P-FIL-05. (i.e. Filter media depth, max gravel layer with underdrain.)

Response 40: *Bioretention facility is in accordance with the above criteria.*

Comment 41: Cloud, Page Label: [112] C120.19 BIORETENTION DETAIL
Code and Ordinance Citation : FSM 5.230
Please review and revise land cover for bioretention with the land cover found in the VRRM spreadsheet. Revise design and calculations as necessary.



Response 41: *The surface area for the bio-retention facility has been added as "Mixed Open D Soils", see sheet C-120.15.*

Comment 42: Stamp, Page Label: [113] C120.20 STORMWATER DETAILS
Code and Ordinance Citation : FSM 5.220.B.12
The ends, entry or exit, of any storm sewer system and/or culvert shall be provided with a standard end wall, head wall, curb inlet, yard inlet, flared

end section, or other appurtenance or structure suitable for the intended use of the facility.

Response 42: Comment acknowledged and every culvert or other has been updated to include the correct upstream and downstream storm structures.

Comment 43: Stamp, Page Label: [113] C120.20 STORMWATER DETAILS
Code and Ordinance Citation : FSM 5.230
Please address the following specific to the underground detention vault:
a. Please provide a site-specific cross section to help guide construction.
b. Please provide a detailed sequence of construction, consistent with the manufacturer's specifications, and include the facilities in the E&S sequence of construction. Please also provide a maintenance plan.

*Response 43: a. Profile EX-D7 to C26 on sheet C110.03 shows a cross section that will help guide construction.
b. A detailed sequence of construction is included in the E&S notes on sheet C-040.01. A maintenance plan is included with the submission package.*

Comment 44: Stamp, Page Label: [114] C120.21 STORMWATER DETAILS
Code and Ordinance Citation : FSM 5.230
Please address the following related to the Jellyfish Filter:
a. Please provide sizing computations and site-specific details for the Jellyfish Filter (e.g., rim/invert elevations, cartridge size, number of cartridges).
b. Please provide a detailed sequence of construction, consistent with the manufacturer's specifications, and include the facilities in the E&S sequence of construction. Please also provide a maintenance plan.
c. Please provide a letter from the manufacturer certifying that the measures have been properly sized and incorporated into the site design.

Response 44: The jellyfish details are provided with this submission. See sheets C-120.30 and C-120.3. A maintenance plan is included with the submission package.

Comment 45: Stamp, Page Label: [143] L-050.09 POND PLANTING PLAN
Code and Ordinance Citation : FSM 5.200
Woody vegetation may not be planted or allowed to grow within 15 ft of the toe of the embankment or within 25 ft of the principal spillway structure. In addition, if impervious areas within the contributing drainage areas will be salt-treated in winter, the proposed landscape species must be salt tolerant. Please revise the landscaping plan accordingly.

Response 45: *Comment acknowledged and plants will be revised to adhere to this comment.*

Comment 46: Stamp, Page Label: [143] L-050.09 POND PLANTING PLAN
Code and Ordinance Citation : FSM Chapter 5, Table 2
Please review the landscaping plan to ensure that landscaping is outside any SWM easements.

Response 46: *All non-stormwater required trees have been located outside of the stormwater easements.*

BUILDING AND DEVELOPMENT - NATURAL RESOURCES DIVISION VSMP REVIEW
Reviewer: Robert Nelson, 4/10/25

Comment 1: Cloud, Page Label: [3] C-002.01 GENERAL NOTES
Code and Ordinance Citation : FSM 8.11-2 (a & b)
Please provide all wetlands information, documentation, digital data, etc. at the time of the grading permit submission.



Response 1: *Comment acknowledged.*

Comment 2: Stamp, Page Label: [15] C-030.00 EROSION AND SEDIMENT CONTROL PHASE I – OVERALL
Code and Ordinance Citation : VSMH 4.3.2.6.1
Please depict arrows within the drainage divides to show which direction the drainage areas are going.



Response 2: *Arrows along the drainage divides have been provided to indicate drainage direction. See sheets C-030.00 – C-030.08.*

Comment 3: Stamp, Page Label: [15] C-030.00 EROSION AND SEDIMENT CONTROL PHASE I – OVERALL
Code and Ordinance Citation : FSM 5.500 Figure 5
Please depict super silt fence along the northern edge of the LOD. This will assist soils staying on site due to construction traffic entering in the

northwest corner and being directed straight due to the sediment basin below the entrance.



Response 3: Super silt fence added along the Northern edge of the LOD. See sheets C-030.00 – C-030.03.

Comment 4: Cloud, Page Label: [16] C-030.01 EROSION AND SEDIMENT CONTROL PHASE I
Code and Ordinance Citation : VSMH C-SCM-03
Please provide a number for each construction entrance since there are multiple on the plan.



Response 4: Construction labels numbered. See sheets C-030.01 and C-030.07.

Comment 5: Cloud, Page Label: [16] C-030.01 EROSION AND SEDIMENT CONTROL PHASE I
Code and Ordinance Citation : VSMH C-SCM-12
Please list this as "SB-1" within the logo. Please add a number to all sediment basins and traps on the plan.



Response 5: Sediment basins and traps numbered. See sheet C-030.01, C-030.02, C-030.05, and C-030.07.

Comment 6: Cloud, Page Label: [16] C-030.01 EROSION AND SEDIMENT CONTROL PHASE I
Q: Does this include the drainage area outside of the LOD but still within the same drainage divide?



Response 6: Yes, the drainage area label includes offsite areas within the drainage divide. See sheet C-030.01.

Comment 7: Cloud, Page Label: [16] C-030.01 EROSION AND SEDIMENT CONTROL PHASE I
Code and Ordinance Citation : VSMH C-SCM-12

This baffle needs to be extended and potentially re-directed. Please extend the baffle to assist with the velocity of the drainage area.



Response 7: Baffle extended and redirected to assist with the drainage area velocity. See sheet C-030.01.

Comment 8: Cloud, Page Label: [16] C-030.01 EROSION AND SEDIMENT CONTROL PHASE I
Code and Ordinance Citation : VESCH Chapter 6
Please move the soils off of this sheet and onto a soils sheet. They are blocking E&SC staff from conducting a full review.



Response 8: Soil labels have been removed from Erosion and Sediment Control sheets. See sheets C-030.01 – C-030.08, along with C-012.00 for Soils Map.

Comment 9: Cloud, Page Label: [16] C-030.01 EROSION AND SEDIMENT CONTROL PHASE I
Code and Ordinance Citation : FSM 5.500 Figure 6
Please depict a piped-outlet sediment trap to control the 2.94 acres within the drainage area in this location.



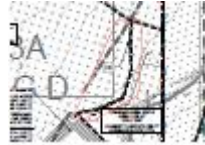
Response 9: Sediment trap added to Drainage Area ESC-19 to control the 1.04 acres within the drainage area. See sheets C-030.01.

Comment 10: Cloud, Page Label: [16] C-030.01 EROSION AND SEDIMENT CONTROL PHASE I
Code and Ordinance Citation : VSMH 4.3.2.6.1
Please depict topography/contour lines elevation in this area as well as more often throughout the plan. In this area specifically, E&SC needs to verify the swale in place.



Response 10: Additional contour labels added to the existing swale and larger surface. See sheet C-030.01.

- Comment 11: Cloud, Page Label: [17] C-030.02 EROSION AND SEDIMENT CONTROL PHASE I
Code and Ordinance Citation : VSMH C-ECM-04
Diversion dike is barely visible. Please use the logo found in VESCH Std & Spec 3.09 (Page Chapter III- 52) for this control.



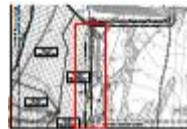
Response 11: *Diversion dike line type updated to match VESCH standard logo. See sheets C-030.00 – C-030.08.*

- Comment 12: Cloud, Page Label: [17] C-030.02 EROSION AND SEDIMENT CONTROL PHASE I
Code and Ordinance Citation : VSMH C-SCM-12
Q: Is this baffle in the correct area to ensure sheet flow to occur as it gets closer to the outfall device?



Response 12: *Baffle extended and redirected to provide sheet flow to the outfall device. See sheet C-030.02.*

- Comment 13: Cloud, Page Label: [18] C-030.03 EROSION AND SEDIMENT CONTROL PHASE I
Code and Ordinance Citation : FSM 5.500 Figure 5
Super silt fence depicted outside of the LOD. Please adjust this.



Response 13: *LOD and super silt fence adjusted. See sheet C-030.03.*

- Comment 14: Cloud, Page Label: [19] C-030.04 EROSION AND SEDIMENT CONTROL PHASE I
Code and Ordinance Citation : VSMH 4.3.2.6.1
LOD is barely visible. Please adjust this.



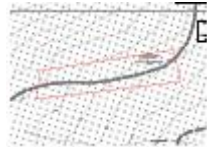
Response 14: *The LOD has been set to plot in red so it is more clearly displayed.*

- Comment 15: Stamp, Page Label: [20] C-030.05 EROSION AND SEDIMENT CONTROL PHASE I
Code and Ordinance Citation : VSMH 4.3.2.6.1
Existing contour lines are rarely or not shown at all. Please show these throughout the plan.



Response 15: Additional contour labels have been added to indicate the existing topography. See sheets C-030.01 – C-030.16.

- Comment 16: Cloud, Page Label: [20] C-030.05 EROSION AND SEDIMENT CONTROL PHASE I
Code and Ordinance Citation : VSMH 4.3.2.6.1
This line is not in the legend. Please add this and label it.



Response 16: Soil divide line added to legend. See sheets C-030.00 – C-030.08.

- Comment 17: Stamp, Page Label: [20] C-030.05 EROSION AND SEDIMENT CONTROL PHASE I
Code and Ordinance Citation : VSMH C-SSM-09
All of Phase I is depicting temporary seeding. From my experience, seeding has only occurred on site when an area has reached final stabilization or becomes dormant for more than 14 days. I do not believe putting temporary seeding across the entire plan is necessary and it makes the plan extremely congested. It will also increase your grading permit's bond by approximately \$88,573.00.



Response 17: Temporary seeding to be planted in Phase 1 per DEQ requirements. See sheets C-030.00 – C-030.08 for temporary seeding locations, and C-040.01 for Erosion and Sediment Control notes and schedule.

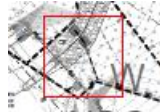
- Comment 18: Cloud, Page Label: [21] C-030.06 EROSION AND SEDIMENT CONTROL PHASE I
Code and Ordinance Citation : VSMH C-SCM-12
Although it meets calculation requirements, the drainage area is rather large to send it all to super silt fence. Please depict a sediment basin or additional

controls to assist with the 4.04 acres.



Response 18: *Sediment trap added to ESC-19 (formerly the southern section of ESC-9) to control the drainage area. See sheets C-030.03, C-030.06, C-030.07, and C-030.08.*

Comment 19: Cloud, Page Label: [22] C-030.07 EROSION AND SEDIMENT CONTROL PHASE I
Code and Ordinance Citation : VSMH C-SCM-03
Please depict a settling basin near the wash rack. If the pipe is intended to discharge off-site, outlet protection must be depicted.



Response 19: *Setting basin added to construction entrances 1 and 2. See sheets C-030.01 and C-030.07.*

Comment 20: Cloud, Page Label: [22] C-030.07 EROSION AND SEDIMENT CONTROL PHASE I
Code and Ordinance Citation : VSMH 4.3.2.6.1
Drainage area calculations are blocking the words underneath. Please move this block.



Response 20: *Soil text has been removed from the Erosion and Sediment Control sheets per comment 8 above. See sheet C-012.00 for Soils Map.*

Comment 21: Cloud, Page Label: [25] C-030.10 EROSION AND SEDIMENT CONTROL PHASE II
Code and Ordinance Citation : VSMH 4.3.2.6.1
Logos facing NNE are not in the legend. Please add them.



Response 21: *Hatchings in legend have been updated to align with hatches in plans.*

Comment 22: Stamp, Page Label: [27] C-030.12 EROSION AND SEDIMENT CONTROL PHASE II
Code and Ordinance Citation : VSMH 4.3.2.6.1

Please make LOD and E&SC measures bolder to ensure they are clearly visible on this sheet.

Response 22: *The LOD has been updated to plot in red for clarity.*

Comment 23: Cloud, Page Label: [27] C-030.12 EROSION AND SEDIMENT CONTROL PHASE II
Code and Ordinance Citation : VSMH 4.3.2.6
There appears to be an existing water main in this area that is not depicted as an existing feature.
Please show this in both phases. The area is also blocked by super silt fence and safety fence in both phases to deem it inaccessible.



Response 23: *An existing recorded easement for a watermain exists in this area but the line was never constructed.*

Comment 24: Cloud, Page Label: [29] C-030.14 EROSION AND SEDIMENT CONTROL PHASE II
Code and Ordinance Citation : VSMH C-SCM-11
Please depict the proposed stormwater pond 3 as a sediment trap in Phase I. The trap is more suited to handle the DA and will have to be dug in that location in Phase II.



Response 24: *Proposed stormwater pond 3 provided as Sediment Basin 4 in phase 1 erosion and sediment control. See sheet C-030.05.*

Comment 25: Cloud, Page Label: [33] C-040.01 EROSION AND SEDIMENT CONTROL NOTES
Code and Ordinance Citation : VSMH 4.3.2.6.1
Acreage cannot be +/- . I understand this is an estimate due to change from the review. E&SC will need to remain on all reviews until the disturbed acreage has been finalized.

NOTES INCLUDE 3 NEW DATA SETS
CATED DRIVE AISLES, PARKING
NETWORK, SITE WORK INC
6856 ±38.51 AC ACRES
ILL BE PROVIDED BY TWO PHASE
MENTS ARE PROPOSED AS
ART OF THIS PROJECT.

Response 25: *The +/- estimate has been removed from the plan set.*

Comment 26: Cloud, Page Label: [33] C-040.01 EROSION AND SEDIMENT CONTROL NOTES
Code and Ordinance Citation : VSMH 4.3.2.6.1

Please list all sensitive areas and approximate locations that are within the property line in the critical areas.



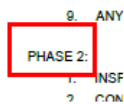
Response 26: *The sensitive areas and approximate locations of all critical areas have been listed under the "Critical Areas" in the ESC notes.*

Comment 27: Cloud, Page Label: [33] C-040.01 EROSION AND SEDIMENT CONTROL NOTES
Code and Ordinance Citation : VESCL Sec.10.1-563-C-2
Please update this to the current Loudoun County Erosion & Sediment Control Omission Statement as follows:
"The Loudoun County Field Engineering Technician shall have the authority to add or delete erosion and sediment controls as needed in the field, as site conditions warrant. In addition, no erosion or sediment controls can be removed or relocated without the prior approval from the Loudoun County Field Engineering Technician"



Response 27: *Comment acknowledged and the statement has been updated on page C-040.01.*

Comment 28: Cloud, Page Label: [33] C-040.01 EROSION AND SEDIMENT CONTROL NOTES
Code and Ordinance Citation : VSMH 4.3.2.6.1
Please add a note to Phase 2 stating that the Loudoun County E&SC Field Engineer will be notified prior to Phase II operations commencing.



Response 28: *The note has been added to the Phase 2 construction sequence, see sheet C-040.01.*

Comment 29: Stamp, Page Label: [36] C-040.04 EROSION AND SEDIMENT CONTROL DETAILS
Code and Ordinance Citation : FSM 7.303 Figure 2 & Figure 6; FSM 5.500 Figure 6
Please add details for the following controls:
A) Tree Protection Signage
B) Tree Protection Welded Wire Fence

Response 29: *Tree Protection Details have been added to the plans. See sheet C-040.04.*

PLANNING AND ZONING, COMMUNITY PLANNING REVIEW
Reviewer: Stephen Thompson, 5/2/25

Comment 1: Stamp, Page Label: [1] C-000.00 COVER SHEET
Code and Ordinance Citation : FSM 8.107.A.1.m, 7.810
The letter report for a Phase IA cultural resources assessment of the property by Skelly & Loy submitted by the applicant DOES NOT satisfy the County requirements.
A 2005 Phase I archaeological survey of the property prepared by Cultural Resources Inc. was previously submitted for the property under a rezoning application that was subsequently withdrawn prior to staff review.
Staff review of the 2005 CRI Phase I survey report finds that this study does not meet current standards for Phase I cultural resources survey as set forth in the FSM and Virginia Department of Historic Resources guidelines.
Additional Phase I cultural resources survey is required prior to approval of this application.
See staff's S1-ARCH Review Comments memo in LandMARC.

Response 1: *An updated Phase I cultural resources investigation was conducted by Thunderbird Archaeology, a division of Wetland Studies and Solutions Inc., on the project site in July and August 2025. This updated report is expected to satisfy the standards for Phase I cultural resource survey as set forth in the FSM and Virginia Department of Historic Resources (VDHR) guidelines. The study did not identify any artifacts or resources eligible or recommended for listing in the National Register of Historic Places (NRHP) and confirmed no cemeteries or burial grounds within the project area. A copy of this report will be provided under separate cover.*

BUILDING AND DEVELOPMENT NATURAL RESOURCES DIVISION NRT FLOODPLAIN REVIEW
Reviewer: Todd Taylor, 5/6/25

Comment 1: Stamp, Page Label: [1] C-000.00 COVER SHEET
Code and Ordinance Citation : FSM 8.107.A.5
Add FPAL-2013-0009 (approved 1/10/14) and the required floodplain study to the list of associated land development applications.

Additional
Comments

ALL COUNTY APPLICATIONS REFLECT THIS

Response 1: *The floodplain study is added to the cover sheet.*

Comment 2: Stamp, Page Label: [3] C-002.01 GENERAL NOTES
Code and Ordinance Citation : FSM 8.107.A.1.I
Update Note 19 to provide the standard Source of Floodplain Note as follows and pursuant to Section 8.101.A.20 of the FSM: "There is floodplain on the property that is the subject of this application. The current Flood Insurance Rate Map (FIRM) of Loudoun County Community Panel Numbers for the property that is the subject of this application are 51107C0255E and 51107C0261E, effective February 17, 2017. The depicted boundary of the existing floodplain is based on floodplain study FLPL-XXXX-XXXX (approved XX/XX/XX)."



Response 2: *This note has been added to the plansheet. See sheet C-002.01.*

Comment 3: Highlight, Page Label: [44] C-050.07 SITE PLAN
Code and Ordinance Citation : FSM 8.107.A.26 and 5.201
The site plan identifies an existing floodplain easement (Instrument 201512180083401).
Please ensure that the existing floodplain easement fully encompasses the floodplain limits per the required floodplain study.



Response 3: *Comment acknowledged and the floodplain shown encompasses the floodplain limits.*

Comment 4: Stamp, Page Label: [60] C-070.00 OVERALL GRADING AND DRAINAGE PLAN
Code and Ordinance Citation : FSM 5.411
The current Loudoun County Geographic Information System (LOGIS) floodplain layer is based an approximate model and does not reflect the constructed interchange improvements.
Floodplain alteration FPAL-2013-0009 was approved for the interchange but does not account for the updated rainfall standard or correct flow conditions. A floodplain study is required to accurately identify the base flood elevations, floodplain limits, and compliance with the Floodplain Overlay District (FOD). The study must be approved prior to approval of this site plan.
Please note that a Type I floodplain study may be appropriate and

recommends reaching out to the Floodplain Management Team to discuss the application options and available existing floodplain information.



Response 4: *Comment acknowledged, an FPAL will be submitted once the FPST has been approved.*

Comment 5: Stamp, Page Label: [60] C-070.00 OVERALL GRADING AND DRAINAGE PLAN
Code and Ordinance Citation : FSM 8.107.A.14
Update the floodplain limits throughout the plan set to reflect the required floodplain study.

Response 5: *Until approved, the floodplain limits will be reflected per the FEMA maps available online.*

Comment 6: Highlight, Page Label: [67] C-070.07 GRADING AND DRAINAGE PLAN
Code and Ordinance Citation : FSM 5.440
Based on floodplain alteration FPAL-2013-0009, limits of clearing and grading associated with a stormwater outfall and a sanitary sewer connection appear to be located within the minor floodplain.
Please note that any encroachment into the floodplain requires the appropriate application (e.g., Floodplain Alteration or Declaration of No Impact to Floodplain narrative) to address the associated floodplain impacts. The floodplain application must be approved prior to the approval of the site plan application.



Response 6: *Comment acknowledged.*

BUILDING AND DEVELOPMENT LAND DEVELOPMENT ENGINEERING DIVISION REVIEW
Reviewer: Weston Kopko, 4/7/25

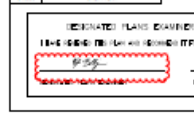
Comment 1: Cloud, Page Label: [1] C-000.00 COVER SHEET
PLEASE CORRECT THE NAMES OF THESE OVERLAY DISTRICT DEPICTED.



Response 1: *The names have been corrected. See sheet C-000.00.*

Comment 2:

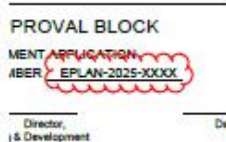
Cloud, Page Label: [1] C-000.00 COVER SHEET
PLEASE INCLUDE PRINT NAME OF DPE BELOW SIGNATURE IN BLOCK.



Response 2: DPE name has been printed under the signature in the block.

Comment 3:

Cloud, Page Label: [1] C-000.00 COVER SHEET
Code and Ordinance Citation : FSM 8.101.A.13, FSM 8.107.A.1.h
PLEASE UPDATE WITH APPLICATION NUMBER.



Response 3: The application number has been updated see sheet C-000.00.

Comment 4:

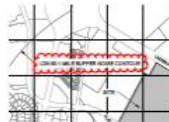
Stamp, Page Label: [1] C-000.00 COVER SHEET
Code and Ordinance Citation : FSM 8.101.A.6, FSM 8.107.A.5
PLEASE INCLUDE ALL ASSOCIATED LEGAL AND LAND DEVELOPMENT
APPLICATIONS ASSOCIATED WITH THIS LOT.



Response 4: All associated legal and land development applications have been added to the cover sheet see C-000.00.

Comment 5:

Cloud, Page Label: [1] C-000.00 COVER SHEET
PLEASE CORRECT THE NAMES OF THESE OVERLAY DISTRICT DEPICTED.



Response 5: The names have been corrected see sheet C-000.00.

Comment 6:

Cloud, Page Label: [1] C-000.00 COVER SHEET
PLEASE RELOCATE THESE ROAD NAMES SO THAT THE ACCESS ROUTES ARE
MORE VISIBLE.



Response 6: The road names have been relocated for ease of legibility.

Comment 7: Stamp, Page Label: [2] C-001.00 ZONING TABULATION AND SHEET LEGEND
Code and Ordinance Citation : FSM 8.101.A.5.a, FSM 8.107.A.4
PLEASE INCLUDE PROPOSED TOTAL NUMBER OF LOTS.



Response 7: The proposed total number of lots has been added to the zoning tab see sheet C-002.00.

Comment 8: Stamp, Page Label: [3] C-002.01 GENERAL NOTES
Code and Ordinance Citation : FSM 8.101.A.12
PLEASE INCLUDE STAKEOUT NOTE



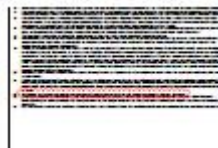
Response 8: The note has been added to sheet C-002.01

Comment 9: Cloud, Page Label: [3] C-002.01 GENERAL NOTES
Code and Ordinance Citation : FSM 8.101.A.4, FSM 8.107.A.1.j
PLEASE INCLUDE SOURCE OF TITLE INFORMATION PER FSM REQUIREMENTS



Response 9: The title information has been included as part of note #3.

Comment 10: Cloud, Page Label: [3] C-002.01 GENERAL NOTES
Code and Ordinance Citation : FSM 8.107.A.12
PLEASE REVISE THIS NOTES AS THERE ARE DRAINFIELDS PRESENT ON PROPERTY AND AN ABANDONDED WELL PER WEBLOGIS.



Response 10: The note has been updated to mention that abandoned wells and drain fields are present on property.

~~Comment 11:~~ Cloud, Page Label: [3] C-002.01 GENERAL NOTES
PLEASE REVISE THIS NOTE TO MATCH FSM VERBIAGE



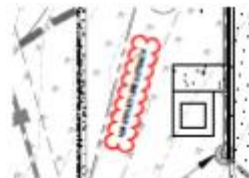
Response 11: Note has been revised to match FSM verbiage.

~~Comment 12:~~ Stamp, Page Label: [5] C-012.00 SOILS MAP
Code and Ordinance Citation : FSM 8.101.A.8
PLEASE INCLUDE A MINIMUM OF (3) GRID TICS ON ALL PLAN VIEW SHEETS.



Response 12: Three grid tics have been added to the plan sheets.

~~Comment 13:~~ Cloud, Page Label: [25] C-030.10 EROSION AND SEDIMENT CONTROL PHASE II
Code and Ordinance Citation : FSM 8.101.A.11
MINIMUM SETBACK IS 75'



Response 13: A minimum of 400' setback is provided to the adjacent residential units.

 Comment 14: Cloud, Page Label: [26] C-030.11 EROSION AND SEDIMENT CONTROL PHASE II
Code and Ordinance Citation : FSM 8.101.A.11
PLEASE DENOTE SETBACKS ON ALL SHEETS



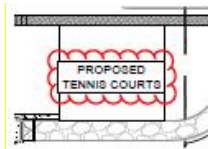
Response 14: Setbacks have been denoted on all sheets.

- ✓ Comment 15: Cloud, Page Label: [37] C-050.00 OVERALL SITE PLAN
Code and Ordinance Citation : FSM 8.107.A.7
DESIGNATED GOVERNMENTAL SITE IS PRIMARILY WETLAND AND NOT BUILDABLE. ADDITIONALLY, THERE DOES NOT APPEAR TO BE ACCESS OR A PROPOSED ACCESS EASMENT TO REACH THIS FACILITY.



Response 15: *A access road has been added to the plan set and is designed per FSM standards see sheet C-050.6. The road to the governmental site is not secured and accessible via Ashburn Village Boulevard.*

- ✓ Comment 16: Cloud, Page Label: [37] C-050.00 OVERALL SITE PLAN
Code and Ordinance Citation : FSM 8.107.A.7
PLEASE PROVIDE ADDITIONAL DETAIL SHOWING COMPLIANCE WITH PROFFER.



Response 16: *See sheet C-700.04 for additional tennis court details.*

- ✓ Comment 17: Cloud, Page Label: [37] C-050.00 OVERALL SITE PLAN
PLEASE BE ADVISED THAT A COMISSION PERMIT WILL BE REQUIRED FOR SUBSTATION



Response 17: *Comment acknowledged.*

- ✗ Comment 18: Cloud, Page Label: [37] C-050.00 OVERALL SITE PLAN
Code and Ordinance Citation : FSM 4.600.B.2, ZO 7.07.03.5
PER CTP REQUIREMENTS, A SHARED-USE PATH IS REQUIRED. PLEASE ADDRESS PER FSM AND ZO REQUIREMENTS.



Response 18: *A shared use path is proposed parallel to Ashburn Village Boulevard.*

✓
Comment 19:

Cloud, Page Label: [37] C-050.00 OVERALL SITE PLAN
PLEASE SHOW DOMINION ENERGY PROJECT ASPEN TO GOLDEN TRANSMISSION LINES AND ASSOCIATED EASEMENT. PLEASE ADVISE IF IT WILL INTERFERE WITH DEDICATED PARCEL



Response 19: *Once the ASPEN to Golden transmission lines and associated easements have been approved and/or the easement has been recorded, it will be added to this application.*

✓
Comment 20:

Cloud, Page Label: [38] C-050.01 SITE PLAN
Code and Ordinance Citation : FSM 8.107.A.6
NOTED OTHER EXTERIOR DIMENSIONS, BUT ENTIRE BUILDING FOOTPRINT REQUIRED TO BE ANNOTATED FOR ALL BUILDINGS. PLEASE ALSO INCLUDE BUILDING USE.

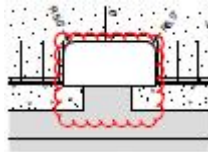


Response 20: *Exterior dimensions have been added to the building to correctly denote the square footage of the building.*

✓
Comment 21:

Cloud, Page Label: [38] C-050.01 SITE PLAN
Code and Ordinance Citation : FSM 8.107.A.20.s
PLEASE ADVISE IF THIS WILL BE SIDEWALK TO ALLOW FOR BUILDING

CIRCULATION.



Response 21: *The building(s) have been updated and the pedestrian circulation has been improved across the campus.*

~~Comment 22:~~

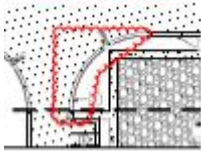
Cloud, Page Label: [38] C-050.01 SITE PLAN
Code and Ordinance Citation : FSM 8.107.A.19
PLEASE INDICATE DESIGN SPEED OF PRIVATE DRIVES.



Response 22: *Design speed callout has been added to the plan set.*

✓ Comment 23:

Cloud, Page Label: [38] C-050.01 SITE PLAN
Code and Ordinance Citation : FSM 8.107.A.31
PLEASE ADD STOP SIGNS AND STOP BARS AT ALL INTERSECTION LOCATIONS.



Response 23: *Stop signs have been added adjacent to every stop bar.*

✓ Comment 24:

Cloud, Page Label: [38] C-050.01 SITE PLAN
IF PROVIDING MULTIPLE PAVEMENT DETAILS, PLEASE DIFFERETIATE ON PLANS AND LEGEND WHAT THOSE TYPES ARE. PLEASE ALSO ADD "GRAVEL ACCESS ROAD" AS A LEGEND ITEM.



Response 24: *The multiple pavement details have been hatched in the site plan. Gravel access road has been added to the legend.*

✓ Comment 25:

Cloud, Page Label: [38] C-050.01 SITE PLAN
ADVISORY ONLY: THE ANTI-DIG PAD APPEARS REDUNDANT WHEN USED

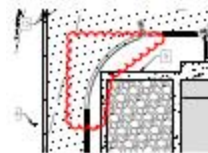
BEHIND/ON TOP OF A RETAINING WALL



Response 25: *Comment acknowledged.*

Comment 26:

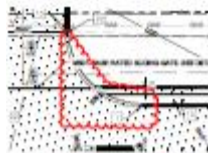
Cloud, Page Label: [38] C-050.01 SITE PLAN
Code and Ordinance Citation : FSM 8.107.A.31
PLEASE ADD STOP SIGNS AND STOP BARS AT ALL INTERSECTION LOCATIONS.



Response 26: *Stop bars and stop signs have been added at all intersection locations.*

Comment 27:

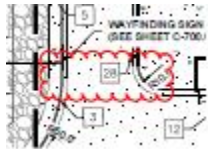
Cloud, Page Label: [38] C-050.01 SITE PLAN
Code and Ordinance Citation : FSM 8.107.A.31
PLEASE ADD STOP SIGNS AND STOP BARS AT ALL INTERSECTION LOCATIONS.



Response 27: *Stop bars and stop signs have been added at all intersection locations.*

Comment 28:

Cloud, Page Label: [39] C-050.02 SITE PLAN
Code and Ordinance Citation : FSM 4.600.B.1.f
PLEASE PROVIDE SIDEWALK ACCESS TO ADJACANT BUILDINGS.



Response 28: *Pedestrian access has been added to all buildings.*

Comment 29:

Cloud, Page Label: [39] C-050.02 SITE PLAN
Code and Ordinance Citation : FSM 8.107.A.20.s
PLEASE ADVISE IF THIS WILL BE SIDEWALK TO ALLOW FOR BUILDING

CIRCULATION



Response 29: *Comment acknowledged and adjustments have been made on page C-050.02.*

✓ Comment 30:

Cloud, Page Label: [39] C-050.02 SITE PLAN
Code and Ordinance Citation : FSM 8.107.A.31
PLEASE ADD STOP SIGNS AND STOP BARS AT ALL INTERSECTION LOCATIONS.



Response 30: *Comment acknowledged and adjustments have been made on page C-050.02.*

✓ Comment 31:

Cloud, Page Label: [39] C-050.02 SITE PLAN
Code and Ordinance Citation : FSM 8.107.A.31
PLEASE ADD STOP SIGNS AND STOP BARS AT ALL INTERSECTION LOCATIONS.



Response 31: *Comment acknowledged and adjustments have been made on page C-050.02.*

✓ Comment 32:

Cloud, Page Label: [39] C-050.02 SITE PLAN
Code and Ordinance Citation : FSM 8.107.A.31
PLEASE ADD STOP SIGNS AND STOP BARS AT ALL INTERSECTION LOCATIONS.



Response 32: *Comment acknowledged and adjustments have been made on page C-050.02.*

✓ Comment 33:

Cloud, Page Label: [39] C-050.02 SITE PLAN
Code and Ordinance Citation : FSM 4.600.B.1.f

PLEASE PROVIDE SIDEWALK ACCESS TO ADJCANT BUILDINGS.



Response 33: *Sidewalk access has been added to the revised site layout.*

Comment 34:

Cloud, Page Label: [39] C-050.02 SITE PLAN
PLEASE PROIVDE SCREENING WALL DETAILS AT ALL GENERATOR YARDS.



Response 34: *Screen wall details are provided on sheet C-700.03.*

Comment 35:

Cloud, Page Label: [42] C-050.05 SITE PLAN
PLEASE PROVIDE ADA SIDEWALK ACCESS TO ADJCANT BUILDINGS.
SWITCHBACK RAMP NEEDED FOR ADA ACCESS.



Response 35: *ADA access has been provided to the main entrances, this crosswalk connects to stair exits that are not ADA accessible.*

Comment 36:

Cloud, Page Label: [42] C-050.05 SITE PLAN
WHAT'S THE PURPOSE OF THIS SECTION OF SIDEWALK?



Response 36: *This section is for security personnel to be able to step off the road after inspecting a vehicle.*

Comment 37:

PolyLine, Page Label: [42] C-050.05 SITE PLAN
ADVISORY: SHOULD THIS CONTINUE THE LENGTH OF THE FENCE?

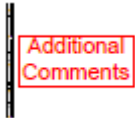


Response 37: *The sidewalk has been adjusted in this area.*

Comment 38:

Stamp, Page Label: [42] C-050.05 SITE PLAN
PLEASE INDICATE THE HANDICAP ACCESSIBLE ROUTE, AND ALSO INDICATE

BUILDING ACCESS POINTS.



Response 38: *The main entrance has been labeled on the site plan and the grading plan has been designed to accommodate an ADA path around the campus to the main entrances.*

✓
Comment 39: Cloud, Page Label: [44] C-050.07 SITE PLAN
Code and Ordinance Citation : FSM 8.107.A.20.o
PLEASE ADVISE ON TYPE OF TRANSITION BETWEEN PAVEMENT/CURB TO GRAVEL.



Response 39: *This connection has been revised to be one road but the gravel connection prior to the parking lot has been designed to cut the curb to allow the gravel to be constructed flush with the asphalt.*

✓
Comment 40: Stamp, Page Label: [44] C-050.07 SITE PLAN
Code and Ordinance Citation : FSM 8.107.A.20.q
RIGHT OF WAY OR ACCESS EASEMENT WILL BE REQUIRED FOR DEDICATED GOVERNMENT PARCEL.



Response 40: *The road going to the government parcel is off of a public road. The access to the government parcel is not secured and accessible via Ashburn Village Boulevard*

✓
Comment 41: Cloud, Page Label: [56] C-052.05 SIGHT DISTANCE PLAN
Code and Ordinance Citation : FSM 8.107.A.20.c
PLEASE PROVIDE STATIONING ON SIGHT DISTANCE PROFILES IN ALL INSTANCES.



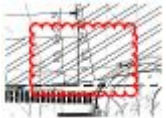
Response 41: *Stationing has been provided for all plans related to the sight distance profiles.*

✓ **Comment 42:** Cloud, Page Label: [57] C-052.06 SIGHT DISTANCE PLAN
Code and Ordinance Citation : FSM 8.107.A.20.c
PLEASE SHOW EYE ON PLAN VIEW SECTION AT ALL INSTANCES.



Response 42: *Height of object (eye height) has been added to the sight distance plans.*

✓ **Comment 43:** Cloud, Page Label: [57] C-052.06 SIGHT DISTANCE PLAN
PLEASE DEMONSTRATE COMPLIANT DISTANCE FROM EDGE OF ROADWAY PER AASHTO STANDARDS IN ALL INSTANCES.



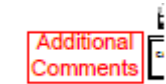
Response 43: *A dimension has been added to the sight distance plan views to show the distance from edge of road.*

✓ **Comment 44:** Cloud, Page Label: [58] C-056.00 VEHICLE MOVEMENT EXHIBIT
Code and Ordinance Citation : FSM 4.320.A
CURRENT DIRECTIONAL SIGNAGE AT THIS INTERSECTION DOES NOT INDICATE ACCESS. PLEASE ADVISE HOW THIS WILL BE ADDRESSED.



Response 44: *A pavement and marking plan is being proposed as part of the signal modification plan that will also be incorporated into this site plan prior to approval.*

✓ **Comment 45:** Stamp, Page Label: [58] C-056.00 VEHICLE MOVEMENT EXHIBIT
PLEASE BE ADVISED THAT AN ENTRANCE PERMIT NEEDS TO BE SECURED WITH VDOT FOR BOTH INGRESS/EGRESS POINTS.



Response 45: *Comment acknowledged.*

- ✓
Comment 46: Cloud, Page Label: [59] C-056.01 VEHICLE MOVEMENT EXHIBIT
Code and Ordinance Citation : FSM 4.200.B
PLEASE ADVISE IF TRAFFIC STUDY HAS BEEN PERFORMED TO DETERMINE
CHANGES TO SIGNALIZATION, PHASING, TIMING, ETC.



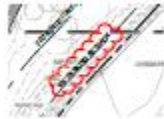
Response 46: *The applicant will keep Loudoun county informed of VDOT comments related to the traffic study.*

- ✓
Comment 47: Cloud, Page Label: [60] C-070.00 OVERALL GRADING AND
DRAINAGE PLAN PLEASE INCLUDE SCALE FOR ALL PLAN SHEETS.



Response 47: *A scale has been included on all sheets.*

- ✓
Comment 48: Cloud, Page Label: [60] C-070.00 OVERALL GRADING AND
DRAINAGE PLAN
Code and Ordinance Citation : FSM 8.101.A.11
THIS SETBACK IS NOT DRAWN 125' FROM THE PROPERTY LINE. PLEASE VERIFY
OTHER SETBACKS AS SOME APPEAR TO BE INCORRECT ON PLAN VIEW.



Response 48: *The setbacks are updated and reflected correctly. See sheet C-050.00.*

- ✓
Comment 49: Cloud, Page Label: [60] C-070.00 OVERALL GRADING AND
DRAINAGE PLAN
PLEASE RELOCATE SHEET NAMES SO THE BUILDING INFO BOX IS
UNOBSTRUCTED.



Response 49: *Sheet names have been adjusted to not block building information.*

- ✓
Comment 50: Stamp, Page Label: [61] C-070.01 GRADING AND DRAINAGE PLAN
Code and Ordinance Citation : FSM 8.101.A.17

PLEASE CLARIFY PROPOSED GRADING ELEVATIONS, WITH CLEAR INTERVALS EVERY 2'.



Response 50: *The proposed grading is shown at a 1' minor contour and 5' major contour interval.*

Comment 51:

Cloud, Page Label: [61] C-070.01 GRADING AND DRAINAGE PLAN
Code and Ordinance Citation : FSM 8.107.A.23.b
PLEASE ALSO INDICATE DIRECTION OF FLOW.



Response 51: *The direction of flow has been added to all of the pipes in the grading plan.*

Comment 52:

Cloud, Page Label: [61] C-070.01 GRADING AND DRAINAGE PLAN
Code and Ordinance Citation : FSM 8.107.A.23.b
PLEASE INCLUDE INVERT OUT FOR BUILDING DRAINAGE AND PIPE TYPE.



Response 52: *The pipes have been labeled, the invert out at the building will be determined by the architectural plans but the connection to the cleanouts will be per the ultimate condition.*

Comment 53:

Cloud, Page Label: [61] C-070.01 GRADING AND DRAINAGE PLAN
PLEASE VERIFY GRADE MATCHES INV OUT/INVERT IN OF ALL CONNECTING STRUCTURES. 1.1" LOST BETWEEN C6 AND C5.



Response 53: *Comment acknowledged, pipes have been adjusted per this comment.*

Comment 54:

Cloud, Page Label: [61] C-070.01 GRADING AND DRAINAGE PLAN
Code and Ordinance Citation : FSM 8.107.A.23.b
PLEASE ENSURE ALL STRUCTURES HAVE FALL. NOTED OTHER SIMILAR ISSUES

WITH THIS ON PLANS.



Response 54: *Comment acknowledged, some cleanouts have a 0' drop with the knowledge that the wye connection will maintain the slope.*

Comment 55:

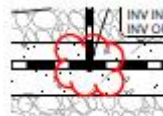
Cloud, Page Label: [61] C-070.01 GRADING AND DRAINAGE PLAN
Code and Ordinance Citation : FSM 8.107.A.23.b
PLEASE INCLUDE PIPE SIZE AND DIRECTION OF FLOW AS WELL AS STRUCTURE INVERTS/TOP ETC. FOR ALL STRUCTURES.
LOTS OF ADDITIONAL PIPES ARE UNLABELED, PLEASE ADDRESS ALL.



Response 55: *All pipes and structures have been labeled on the grading and drainage plans.*

Comment 56:

Cloud, Page Label: [61] C-070.01 GRADING AND DRAINAGE PLAN
PLEASE EXPLAIN HOW PIPE TYPE TRANSITIONS FROM HDPE TO RCP.



Response 56: *All locations where a pipe transitions from HDPE to RCP will have a MH connection instead of a CO.*

Comment 57:

Cloud, Page Label: [61] C-070.01 GRADING AND DRAINAGE PLAN
Code and Ordinance Citation : FSM 4 - FIGURE 6
PLEASE SHOW CURB CUT/DRIVEWAY ENTRANCE ON GRADING PLANS.
PROVIDE STANDARD DETAIL FOR ALL ACCESS POINT ON CURB AND GUTTER SECTIONS.



Response 57: *The curb for this location will be a 4" CG-7 which is a mountable curb, the detail has been added to sheet C-700.02.*

Comment 58:

Cloud, Page Label: [61] C-070.01 GRADING AND DRAINAGE PLAN
PLEASE CONFIRM ADJACENT GRAVEL SECTIONS RISE WITH SIDEWALK. IF NOT,

HANDRAIL IS REQUIRED PER ADA STANDARDS.



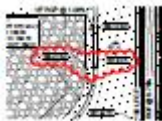
Response 58: *Confirmed, the gravel sections will follow the slope of the sidewalks/accessways to the building.*

Comment 59: Cloud, Page Label: [62] C-070.02 GRADING AND DRAINAGE PLAN
Code and Ordinance Citation : FSM 8.107.A.23.e
PROVIDE ADDITIONAL LEADER TO CLARIFY EXTENT OF THE EASEMENT.



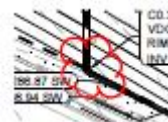
Response 59: *An additional leader has been added to clarify the extent of the easement.*

Comment 60: Cloud, Page Label: [62] C-070.02 GRADING AND DRAINAGE PLAN
Code and Ordinance Citation : FSM 4.600.B.1.c
PLEASE CLEANUP LINEWORK AND VERIFY THAT CROSSLOPE IS LESS THAN 1/4" PER FOOT.



Response 60: *Linework and grading has been revised to maintain a cross slope less than 2.08%.*

Comment 61: Cloud, Page Label: [64] C-070.04 GRADING AND DRAINAGE PLAN
Code and Ordinance Citation : FSM 8.107.A.23.b
PLEASE CLARIFY HOW SLOTTED DRAIN AND PIPE INTEGRATE.



Response 61: *The slotted drain will connect to a MH at the end and the runoff will be drained to the underground detention facility.*

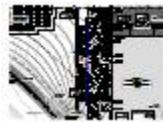
Comment 62: Cloud, Page Label: [64] C-070.04 GRADING AND DRAINAGE PLAN
MAXIMUM ALLOWABLE CROSSLOPE ON SIDEWALKS IN 1/4" PER FOOT. THIS

IS OVER 1" PER FOOT. PLEASE REVISE FOR ANY APPLICABLE SECTIONS.



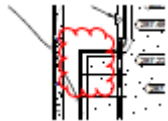
Response 62: *Cross slopes have been verified to maintain a maximum of a 2.08% cross slope.*

Comment 63: RCP 12" TO 21", Page Label: [64] C-070.04 GRADING AND DRAINAGE PLAN 204'-5 1/4"



Response 63: N/A

Comment 64: Cloud, Page Label: [64] C-070.04 GRADING AND DRAINAGE PLAN
Code and Ordinance Citation : FSM 8.107.A.20.v.c
PLEASE PROVIDE SPOT ELEVATIONS AT ALL CURB RETURNS TO ENSURE NO PONDING OCCURS.



Response 64: *Spot shots have been added at all curb returns.*

Comment 65: Cloud, Page Label: [64] C-070.04 GRADING AND DRAINAGE PLAN (nothing listed)

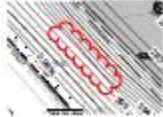
Response 65: N/A

Comment 66: Cloud, Page Label: [64] C-070.04 GRADING AND DRAINAGE PLAN
Code and Ordinance Citation : FSM 8.107.A.23.b
PLEASE PROVIDE SPOT ELEVATIONS TO INDICATE DIVIDE OF BERM.

Response 66: *Spot elevations have been added to indicate the divide of berm.*

Comment 67: Cloud, Page Label: [64] C-070.04 GRADING AND DRAINAGE PLAN
Code and Ordinance Citation : FSM 8.107.A.23

PLEASE REVISE GRADING, TOPO LINES SHOULD NOT TOUCH.



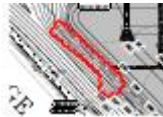
Response 67: *The grading has been revised at the top of the berm.*

Comment 68: ✓

Cloud, Page Label: [64] C-070.04 GRADING AND DRAINAGE PLAN

Code and Ordinance Citation : FSM 8.107.A.23

PLEASE PROVIDE (AT ALL INSTANCES) 2:1 MARKER AT ALL VERY STEEP SLOPES, AND CONFIRM ADDITIONAL STABILIZATION MEASURES IN STEEP SLOPE AREAS.



Response 68: *The berms have been redesigned to not have any slope greater than 3:1.*

Comment 69: ✓

Cloud, Page Label: [65] C-070.05 GRADING AND DRAINAGE PLAN

Code and Ordinance Citation : FSM 8.107.A.16, FSM 8.107.23.a

PLEASE MAKE SURE TOPGRAPHIC ELEVATIONS ARE CLEARLY LABELED



Response 69: *Any text conflicts have been cleaned up as part of this submission.*

Comment 70: ✗

Cloud, Page Label: [65] C-070.05 GRADING AND DRAINAGE PLAN

Code and Ordinance Citation : FSM 8.107.A.23.b

H1 SHOULD READ INVERT IN, H2 SHOULD READ INV OUT.



Response 70: *The labels for H1 and H2 have been revised.*

Comment 71: ✓

Arrow, Page Label: [65] C-070.05 GRADING AND DRAINAGE PLAN

Code and Ordinance Citation : FSM 8.107.A.23.d

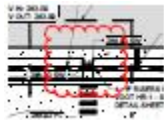
IS THE INTENT TO HAVE WATER FROM G-1 EVENTUALLY DRAIN TO H-1? IS THIS

A BASIN INBETWEEN THESE STRUCUTRES? PLEASE ADVISE.



Response 71: *The G1 culvert has been removed from the plan and the site has been graded to reorient the existing stream while mitigating wetland impacts.*

Comment 72: Cloud, Page Label: [65] C-070.05 GRADING AND DRAINAGE PLAN
Code and Ordinance Citation : FSM 4.600.B.1, FSM 8.101.A.17
PLEASE INDICATE OVERALL GRADE CHANGE WITH SUPPLEMENTAL SPOT SHOTS. STAIRS WILL REQUIRE HANDRAIL.



Response 72: *Handrails have been called out in the site plan for this set of risers. See sheet C-050.05.*

Comment 73: Polylength Measurement, Page Label: [67] C-070.07 GRADING AND DRAINAGE PLAN
6'-3 1/2"



Response 73: N/A

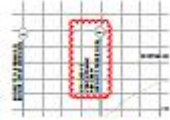
Comment 74: Cloud, Page Label: [70] C-100.00 OVERALL UTILITY PLAN
PLEASE ADVISE IF SUBSTATION DEVELOPMENT IS PART OF THIS APPLICATION.
NO DETAILS SHOWN ON LAYOUT ASIDE FROM PERIMETER.



Response 74: *The substation is not part of this application. The gravel pad and access for the future substation are part of this plan.*

Comment 75: Cloud, Page Label: [82] C110.03 STORMWATER PROFILES
Code and Ordinance Citation : FSM 8.107.A.21.b

PLEASE INCLUDE INV IN TO STRUCTURE FROM DETENTION CHAMBER.



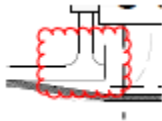
Response 75: *The profiles have been updated to correctly denote the information they are trying to portray.*

~~Comment 76:~~ Cloud, Page Label: [115] C-300.00 OVERALL FIRE SERVICE PLAN
Code and Ordinance Citation : FSM 4.800.5.a
PLEASE ADVISE TURNAROUND PROCEDURE AT THIS SECTION.



Response 76: *It is assumed that the emergency vehicle will use a spare parking or the gravel access road for turning around as needed.*

~~Comment 77:~~ Cloud, Page Label: [115] C-300.00 OVERALL FIRE SERVICE PLAN
Code and Ordinance Citation : FSM 4.800.5.a
PLEASE ADVISE TURNAROUND PROCEDURE AT THIS SECTION.



Response 77: *At this point there will be access to the substation that will have a turnaround or looped road within the substation, as required by code.*

✓ **Comment 78:** Cloud, Page Label: [124] C-700.01 CONSTRUCTION DETAILS
Code and Ordinance Citation : FSM 8.107.A.20.r
PLEASE DENOTE WHAT ROAD TYPE IS BEING PROPOSED (FSM ROAD TYPE).



Response 78: *The road types have been hatched appropriately in the site plan to easily place the detail with the extents on the plans.*

~~Comment 79:~~ Cloud, Page Label: [125] C-700.02 CONSTRUCTION DETAILS
PLEASE ADD ADDITIONAL DETAIL SHOWING TYPE, SIZE, AND HEIGHT OF

SECURITY FENCING.



Response 79: *Additional details will be provided as the end user and their preferences are determined.*

✓ Comment 80:

Cloud, Page Label: [137] L-050.03 LANDSCAPE PLAN
PLEASE BE ADVISED THAT IF PLANTINGS ARE LOCATED INSIDE FUTURE DOMINION EASEMENT FOR OVERHEAD HIGH VOLTAGE, PLANTINGS WITH A MATURE HEIGHT OF > 15' WILL NOT BE PERMITTED.



Response 80: *Comment acknowledged.*

PLANNING AND ZONING, COMMUNITY PLANNING REVIEW

Reviewer: Steve Thompson, 5/2/25

Comment 1:

Memorandum, pg. 3

CRI's fieldwork *does not meet current standards* for Phase I cultural resources survey set forth in the FSM and the Virginia Department of Historic Resources' 2017 *Guidelines for Conducting Historic Resources Survey in Virginia*. In the absence of explicit and approved predictive modeling used to classify terrain in terms of archaeological potential, current standards require systematic shovel testing across all terrain with slope of less than 15 percent, not water-saturated or inundated, and not marked by clear evidence of extensive disturbance. As indicated in Figure 2, slope across the property is less than 10 percent with most areas having slopes less than five percent. While Figure 3 reveals that soils classified as "poorly drained" or "somewhat poorly drained" predominate across the property, areas of "well drained" soil do exist (and went untested by CRI) while the large late nineteenth – twentieth-century site 44LD1259 occupies "somewhat poorly drained" terrain.

Response 1: *Comment acknowledged, a revised Cultural resource survey is underway.*

Comment 2:

Memorandum, pg. 3

In accordance with FSM Section 8.107.B.1.f, the applicant must undertake additional Phase I archaeological survey of all portions of the property excluded from systematic 50-ft-interval shovel testing in CRI's 2005 survey

not characterized by slopes of 15 percent or greater and not saturated or inundated. Staff concurs with CRI's recommendation that site 44LD1259 is not eligible for NRHP listing; therefore, further testing of 44LD1259 is not required. Staff does not concur with CRI's recommendation regarding the potential NRHP eligibility of 44LD1260 and the additional required Phase I testing should determine whether portions of this site remain following road construction.

Response 2: *Comment acknowledged, due to the current requirements a Phase 1 survey will be required for site plan approval.*

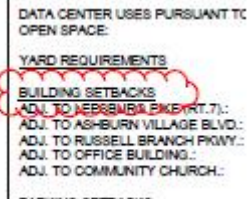
BUILDING AND DEVELOPMENT REVIEW

Reviewer: Paul Wackrow, 6/4/25

Comment 1:	Stamp, pg [1] C-000.00 COVER SHEET Following the approval of ZOAM-2024-0001, data centers are a Special Exception use in the IP district. A vesting determination request has been submitted to determine whether vested rights exist to develop data centers as a by-right use at the subject property. Response to this request will be provided separately.	
	Response 1:	<i>The Applicant is in discussions with the Zoning Administrator and County Attorney regarding this comment.</i>
Comment 2:	Stamp, pg [1] C-000.00 COVER SHEET Please note, the Utility Major (Utility Substation) use is a Special Exception use. This use cannot be established on the property until a special exception has been granted. Please provide details on an associated Special Exception Request or remove the substation from the site plan.	
	Response 2:	<i>Comment acknowledged, this application only proposes the substation gravel pad and access road. Anything additional will need to go through the CMPT/SPEX process as required.</i>
Comment 3:	Stamp, pg [1] C-000.00 COVER SHEET Section 5.02.B.1. requires that a disclosure statement be provided on site plans in accordance with Section 5.02.C. Please provide such disclosure statement.	
	Response 3:	<i>A disclosure statement has been added to sheet C-000.00.</i>
Comment 4:	Stamp, pg [1] C-000.00 COVER SHEET Please depict River and Stream Corridor Resource(RSCR) Areas in accordance	

	with Section 6.01 and confirm uses within the RSCR are consistent with Section 6.03.	
	Response 4:	<i>The RSCR buffer has been depicted on the Northeast portion of the site, see sheet C-025.08.</i>
Comment 5:	Stamp, pg [1] C-000.00 COVER SHEET Please demonstrate conformance with the Pedestrian and Bicycle Network requirements of Section 7.07.03. for sidewalks, trails, shared-use paths, etc.	
	Response 5:	<i>Please see the exhibit provided under separate cover that shows the pedestrian circulation around the campus. In addition, a bicycle rack has been proposed at Building A and a shared use path has been proposed parallel to Ashburn Village Boulevard.</i>
Comment 6:	Stamp, pg [1] C-000.00 COVER SHEET Please demonstrate conformance with Section 7.07.04 Visibility at Intersections.	
	Response 6:	<i>Please see the sight distance plans for conformance with 7.07.04.</i>
Comment 7:	Cloud, pg [1] C-000.00 COVER SHEET Please include the following applications within the County Application List.: ZCPA-1990-0008, ZCPA-1993-0002, and ZCPA-2002-0002.	
		
	Response 7:	<i>The three ZCPA applications have been added to the County Application list, see sheet C-000.00</i>
Comment 8:	Cloud, pg [2] C-001.00 ZONING TABULATION AND SHEET LEGEND Zoning Requirements: Please clarify the source of the lot size of 52.33 acres/2,235,935 sf shown on C-001.00. Staff notes that 2,235,935 sf equals approximately 51.33 acres. Staff also notes that the plat recorded with Instrument # 201512180083401 is shows the subject property as being	

	52.33870 acres/2,279,874 sf. Please review and revise as needed. 	
	Response 8:	<i>The lot coverage has been updated to correctly reflect the size of the lot per instrument #201512180083401.</i>
Comment 9:	Cloud, pg [2] C-001.00 ZONING TABULATION AND SHEET LEGEND Zoning Requirements: Please clarify how the 808,264 SF lot coverage tabulation was calculated. 	
	Response 9:	<i>The lot coverage was based on the sum of the building footprints divided by the total lot size, the values have been revised to be depicted correctly.</i>
Comment 10:	Cloud, pg [2] C-001.00 ZONING TABULATION AND SHEET LEGEND Zoning Requirements: Please label total building square footage in the plan set so FAR can be confirmed. 	
	Response 10:	<i>Building square footage has been added. See sheet C-002.00.</i>
Comment 11:	Cloud, pg [2] C-001.00 ZONING TABULATION AND SHEET LEGEND Zoning Requirements: Building heights shown on the plan sheets exceed 77'-7". Please reconcile. 	
	Response 11:	<i>Height of buildings have been rounded up to 78' across the plan.</i>

Comment 12:	Cloud, pg [2] C-001.00 ZONING TABULATION AND SHEET LEGEND Zoning Requirements: Please detail open space based on the Open Space Types permitted in Section 7.02.C and Sample Open Space Factor Calculations provided in Figure 7.02-4. S 	
	Response 12:	The open space types have been specified. See sheet C-002.00.
Comment 13:	Cloud, pg [2] C-001.00 ZONING TABULATION AND SHEET LEGEND Zoning Requirements: Please revise "Building Setbacks" to "Structure Setbacks" per Table 7.04.02-1. 	
	Response 13:	Building setbacks have been revised to structure setbacks.
Comment 14:	Cloud, pg [2] C-001.00 ZONING TABULATION AND SHEET LEGEND Zoning Requirements: The Proposed Building Setbacks shown in the Yard requirements do not reflect the proposed location of the Utility Substation. Please Revise. 	
	Response 14:	The proposed structure setbacks have been revised to take into account the substation pad.
Comment 15:	Cloud, pg [2] C-001.00 ZONING TABULATION AND SHEET LEGEND Please update parking and loading requirements to be consistent with	

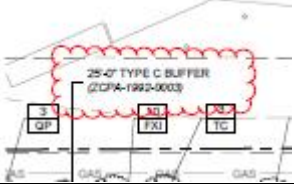
	requirements in Table 7.06.02-1 and Section 7.06.09.
	
	Response 15: <i>Parking and lading requirements have been updated to be consistent with the above referenced Sections.</i>
Comment 16:	Cloud, pg [2] C-001.00 ZONING TABULATION AND SHEET LEGEND Section 4.06.02 Table: Please note, per Section 4.06.02.A. conformance with the use-specific standards for data centers found in Section 4.06.02 must be demonstrated at Site plan. Please provide elevations for all buildings to demonstrate conformance with facade and screening requirements.
	
	Response 16: <i>Elevations have been provided as part of this submission for compliance with section 4.06.02.A. See sheet A-600.</i>
Comment 17:	Cloud, pg [2] C-001.00 ZONING TABULATION AND SHEET LEGEND Section 4.06.02 Table: Please clarify whether a Data Center Mechanical Equipment Façades (screening for Data Center Mechanical Equipment attached to or mounted on the building façade) are proposed with this plan. It appears only ground-mounted mechanical equipment is proposed.
	
	Response 17: <i>Only ground mounted mechanical equipment is proposed with this application.</i>
Comment 18:	Cloud, pg [2] C-001.00 ZONING TABULATION AND SHEET LEGEND Section 4.06.02 Table: Please clearly identify the Main Entrance Features for

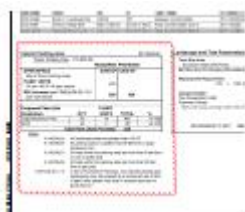
	each building within the plan set for conformance with Section 4.06.02.C.4 can be determined. Please also detail the location of required foundation plantings or enhanced landscaping. 
	Response 18: <i>The entrance plantings have been proposed per the required buffer and parking lot landscaping. The landscaping has also been enhanced to adhere to the proffers applicable to this site.</i>
Comment 19:	Cloud, pg [2] C-001.00 ZONING TABULATION AND SHEET LEGEND Section 4.06.02 Table: Please provide a detail of the mechanical equipment screening to demonstrate conformance with Section 4.06.02.D.2. and label screening walls on the plan set. 
	Response 19: <i>Comment acknowledged, once an architectural team has added to this site a detail of the screening will be provided.</i>
Comment 20:	Cloud, pg [2] C-001.00 ZONING TABULATION AND SHEET LEGEND Section 4.06.02 Table: Mechanical equipment for Building B does not appear to be separated from adjacent property with existing residential development (PIN 084-30-0559) by a principal building per Section 4.06.02.D.2.b. Please review and revise. 
	Response 20: <i>Mechanical equipment is now properly screened from adjacent residential property with the reduction to two buildings from the original submission of three buildings.</i>

Comment 21:	Cloud, pg [2] C-001.00 ZONING TABULATION AND SHEET LEGEND Section 4.06.02 Table: Please provide a detail of refuse collection and loading bay area screening per Section 4.06.02.D.3. within the plan set. 	
	Response 21:	<i>Refuse collection and loading bay screens have been proposed as part of this application. Once an architect has been included as part of the design team, details of the enclosure and screens will be provided.</i>
Comment 22:	Cloud, pg [2] C-001.00 ZONING TABULATION AND SHEET LEGEND Section 4.06.02 Table: Per WebLogis, areas of Floodplain Overlay District and associated River and Stream Corridor Resources Areas are located on the parcel. Please detail conformance with Section 4.06.02.D.6. 	
	Response 22:	<i>RSCR has been added to true NE portion of plan.</i>
Comment 23:	Cloud, pg [2] C-001.00 ZONING TABULATION AND SHEET LEGEND Section 4.06.02 Table: As residential development is located adjacent to the subject property, please detail conformance with Section 4.06.02.D.7., including, but not limited to, berming, change in building height, and building step back requirements. 	
	Response 23:	<i>A 400' setback has been utilized to satisfy 4.06.02. Instead of a building step back this project is going to adhere to the</i>

		<i>minimum 400' setback allowance per adjacent residential instead of changing building heights.</i>
Comment 24:	Cloud, pg [2] C-001.00 ZONING TABULATION AND SHEET LEGEND Section 4.06.02 Table: Please detail the number and type of generators proposed with this development to determine conformance with Section 4.06.02.D.8. 	
	Response 24:	<i>There are 52 generators proposed onsite. See sheets C-050.01 through C-050.08.</i>
Comment 25:	Cloud, pg [2] C-001.00 ZONING TABULATION AND SHEET LEGEND Section 4.06.02 Table: Please provide details on the noise study and soundproofing required per Section 4.06.02.D.10. and Section 7.05.03. 	
	Response 25:	<i>A noise study is currently underway and will be provided under separate cover to the LandMARC portal once available.</i>
Comment 26:	Cloud, pg [2] C-001.00 ZONING TABULATION AND SHEET LEGEND Section 4.06.02 Table: Please provide an earthen berm that has a minimum height of 6 feet and a grade lower than 2:1 with the Type C Buffer Yard, as the berm does not appear to be shown on the grading sheets. Plant units will be confirmed following inclusion of the berm as planting locations may alter specific planting totals. Please note, if existing vegetation is being proposed in lieu of an earthen berm, a Zoning Determination must be requested and approved per Section 4.06.02.D.11.a.2. and Zoning Ordinance Appendix Table	

	C-1. Guide to Flexible Regulations. 
	Response 26: Please see the grading plans for the 6' tall berm and the landscape plans for the Type C Buffer that is in addition to the berm. The berms slope is never greater than 3:1.
Comment 27:	Cloud, pg [3] C-002.01 GENERAL NOTES Note 1 references vested rights for a data center use. A vesting determination request has been submitted to determine whether vested rights exist to develop data centers as a by-right use at the subject property. Response to this request will be provided separately. Please also clarify the reference to Section 4.07.06 (Solar Facility) and Section 4.07.02 (Energy Storage Facility). 
	Response 27: Comment acknowledged.
Comment 28:	Stamp, pg [46] C-051.00 OVERALL PHOTOMETRIC PLAN There are several points where illumination at the lot line exceeds 0.25 foot-candles (the maximum illumination per Section 7.05.02.B.3.). Please revise.
	Response 28: Photometric design has been updated to meet 0.25 foot-candle maximum at right-of-way.
Comment 29:	Stamp, pg 55] C-051.09 PHOTOMETRIC DETAILS Color temperature for the proposed units exceeds 3000K, (maximum color temperature per Section 7.05.02.B.6.). Please revise.
	Response 29: Color temperature has been updated.
Comment 30:	Stamp, pg [55] C-051.09 PHOTOMETRIC DETAILS Please clarify where light pole height is detailed.
	Response 30: Mounting heights for fixtures are located in luminaire schedule on sheet C-710.00.
Comment 31:	Cloud, pg [135] L-050.01 LANDSCAPE PLAN Please clarify the note referencing ZCPA-1992-0003 with the Type C Buffer

	Yard.	
	Response 31:	<i>ZCPA-1992-0003 specifically calls out a Type C Buffer and this note references the requirement from the previously approved plan.</i>
Comment 32:	Cloud, pg [137] L-050.03 LANDSCAPE PLAN Please revise the buffer to be located within the 100-foot width of the buffer immediately adjacent to the right-of-way or Route 7 (per Section 7.04.02.D.3.b.), or otherwise demonstrate conformance with Proffer requirements. Note Section 7.04.02.A.3 allows for Road Corridor Buffers to be set back from the right-of-way line where easements, covenants, or natural features would prevent the required Road Corridor Buffer from abutting the public road or private road, in which case the required Road Corridor Buffer must be provided in addition to such easements, covenants, or natural features. 	
	Response 32:	<i>The 100-foot Gateway buffer has been revised. It is setback from the existing storm easement per §7.04.02.A.3.</i>
Comment 33:	Cloud, pg [144] L-100.00 LANDSCAPE TABULATIONS Buffer Yard Requirements table: Please clarify whether a “flex industrial” use is being proposed, as identified in the table. Please also revise this table to be based on Section 4.06.02 and Section 7.04 of the Loudoun County Zoning Ordinance. 	

	Response 33:	<i>The Buffer Yard Requirements table has been revised to match the Data Center use category. See Sheet L-100.00 for Landscape Tabulations.</i>
Comment 34:	Cloud, [144] L-100.00 LANDSCAPE TABULATIONS Please revise Interior parking area landscaping to be consistent with Section 7.04.06.A.1.c., requiring a minimum of 75% large deciduous trees and 15% small deciduous trees. Parking areas north and south of Building A do not meet the requirements of Section 7.04.06.A.1.b. Please revise. 	
	Response 34:	<i>Interior parking landscaping has been revised. See Sheet L-100.00 for Landscape Tabulations.</i>
Comment 35:	Cloud, [144] L-100.00 LANDSCAPE TABULATIONS Please revise plantings in the Buffer Yards and Road Corridor Buffers (Ashburn Village Boulevard and Russell Branch Parkway) to meet the Specific Plant Unit Composition Requirements of Section 4.06.02d.11.a.1. and base tabulations on plant units rather than plant quantity (other than the Gateway Buffer). 	
	Response 35:	<i>Buffer tabulations are tabulated per approved ZCPA-1992-0003 and in accordance with the Loudoun County buffer requirements..</i>
Comment 36:	Cloud, [144] L-100.00 LANDSCAPE TABULATIONS Please provide details on Native Plant Requirements and Pollinator Habitat requirements for each buffer per Section 7.04.07.B.2.f. 	

	Response 36:	<i>Pollinator/Conspicuous flower notes have been included in the Buffer Tables and Native totals have been included in the overall Plant Schedule on Sheet L-100.00.</i>

Sincerely,

David Romeu, P.E.
Project Manager