

S3-ENG-Bluebeam Markup Summary_EPLAN-2025-0061 6-15-2026

Paul Wackrow (47)

Additional
Comments

Subject: Stamp
Date: 6/15/2026 11:47:47 AM
Author: Paul Wackrow
Department and Division: Planning and Zoning, Zoning Administration
Proffer and Condition Citation:
Code and Ordinance Citation :
Comment Status:
Page Label: [1] C-000.00 COVER SHEET

1st Submission Comment: 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.
2nd Submission Comment: The proposed government center site remains under review. Staff recommends a meeting with Zoning Administration, Proffer Management, and DTCL to discuss an approval process for the proposed government center.
3rd Submission Comment: Repeat Comment: Staff has reviewed the exhibit submitted on April 1, 2026, proposing a site for the government entrance. To provide additional information regarding access, if access meets Section 7.07.01.D, as well as any specific road access requirement of the district standards of Chapter 2, individual lots within those districts listed in Section 7.07.01.D (including the IP district) may be served by private roads. The applicant would have to demonstrate private road requirements in the Zoning Ordinance and Facilities Standards Manual are being met to be in conformance with this requirement.

Please also clarify why the proposed acreage is less than the two-acres required by Proffer II.C.

Additional
Comments

Subject: Stamp
Date: 6/15/2026 12:32:20 PM
Author: Paul Wackrow
Department and Division: Planning and Zoning, Zoning Administration
Proffer and Condition Citation:
Code and Ordinance Citation :
Comment Status:
Page Label: [1] C-000.00 COVER SHEET

1st Submission: 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.
2nd Submission Comment: Provide the noise study with the next submission.
3rd Submission Comment: Repeat Comment: The noise study does not appear to be included with 3rd Submission Materials. Please include with the next submission



Subject: Cloud
Date: 6/15/2026 11:49:10 AM
Author: Paul Wackrow
Department and Division: Planning and Zoning, Zoning Administration
Proffer and Condition Citation:
Code and Ordinance Citation :
Comment Status:
Page Label: [3] C-002.00 ZONING TABULATION

1st Submission Comment: 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."

2nd Submission Comment: Staff does not understand how the height transition could be accomplished with two buildings that do not vary in height along with the proposed substation site. Please provide additional information or revise with the next submission.

3RD Submission Comment: New Comment Generated From Plan Changes: The height variation discussed in this proffer is in terms of stories. A two-foot height variation does not meet this standard. Please revise the building heights to vary in accordance with proffer requirements. Additionally, the building heights shown on the plan set list the building height of both data center buildings at 78 feet. Please revise.



Subject: Cloud
Date: 6/15/2026 11:50:58 AM
Author: Paul Wackrow
Department and Division: Planning and Zoning, Zoning Administration
Proffer and Condition Citation:
Code and Ordinance Citation :
Comment Status:
Page Label: [3] C-002.00 ZONING TABULATION

2nd Submission Comment: Please also provide the current square footage for the Office Park.

3rd Submission Comment: Repeat Comment, Proffer XVIII.A(1): Please also provide the current square footage for the Office Park.



Subject: Cloud
Date: 6/15/2026 12:01:28 PM
Author: Paul Wackrow
Department and Division: Planning and Zoning, Zoning Administration
Proffer and Condition Citation:
Code and Ordinance Citation :
Comment Status:
Page Label: [3] C-002.00 ZONING TABULATION

1st Submission Comment: 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.

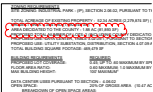
2nd Submission Comment: Please provide an update with the next submission.

3rd Submission Comment: Repeat Comment: Per Landmarc, no formal determination request has been submitted. Data center is a special exception use in the IP district. This application cannot be approved as currently presented.



Subject: Cloud
Date: 6/15/2026 12:03:27 PM
Author: Paul Wackrow
Department and Division: Planning and Zoning, Zoning Administration
Proffer and Condition Citation:
Code and Ordinance Citation :
Comment Status:
Page Label: [3] C-002.00 ZONING TABULATION

1st Submission Comment: 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.
2nd Submission Comment: Sheet C-002.00 identifies Utility Substation as a proposed use. Please note that this site plan cannot be approved until a Special Exception for the Utility Major (Utility Substation) is approve per Table 3.02.05-1. Please also clarify if a potential Utility Major (Utility Substation) use will be considered in a forthcoming vesting request.
3rd Submission Comment: Repeat Comment: If the substation is not proposed at this time, please remove all reference and layout from the plan. Utility substations have specific requirements that are not being reviewed as part of this application.



Subject: Cloud
Date: 6/15/2026 12:04:12 PM
Author: Paul Wackrow
Department and Division: Planning and Zoning, Zoning Administration
Proffer and Condition Citation:
Code and Ordinance Citation :
Comment Status:
Page Label: [3] C-002.00 ZONING TABULATION

2nd Submission Comment: The proposed government center site remains under review. Staff recommends a meeting with Zoning Administration, Proffer Management, and DTCL to discuss an approval process for the proposed government center.
3rd Submission Comment: Repeat Comment: Staff has reviewed the exhibit submitted on April 1, 2026, proposing a site for the government entrance. To provide additional information regarding access, if access to the zoning district meets Section 7.07.01.D, as well as any specific road access requirement of the district standards of Chapter 2, individual lots within those districts listed in Section 7.07.01.D (including the IP district) may be served by private roads. The applicant would have to demonstrate private road requirements in the Zoning Ordinance and Facilities Standards Manual are being met to be in conformance with this requirement. Please also clarify why the proposed acreage is less than the two-acres required by Proffer II.C.



Subject: Stamp
Date: 6/15/2026 12:06:14 PM
Author: Paul Wackrow
Department and Division: Planning and Zoning, Zoning Administration
Proffer and Condition Citation:
Code and Ordinance Citation :
Comment Status:
Page Label: [3] C-002.00 ZONING TABULATION

1st Submission Comment: 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.

2nd Submission Comment: Please revise lot size to 2,279,874 sf per Instrument # 201512180083401 or clarify the use of the lot size shown. Please also clarify whether the proposed utility substation and government center are proposed to ultimately be on different lots, and account for how that will change tabulations.

3rd Submission Comment: Repeat Comment: This submission reconciles consistency with Instrument # 201512180083401. This comment is included for reference until the government center parcel is confirmed and reflected in tabulations.

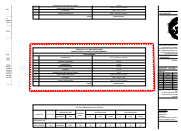


Subject: Cloud
Date: 6/15/2026 12:07:17 PM
Author: Paul Wackrow
Department and Division: Planning and Zoning, Zoning Administration
Proffer and Condition Citation:
Code and Ordinance Citation :
Comment Status:
Page Label: [3] C-002.00 ZONING TABULATION

1st Submission Comment: Zoning Requirements: Please clarify how the 808,264 SF lot coverage tabulation was calculated.

2nd Submission Comment: Please include emergency generator areas within the lot coverage calculation.

3rd Submission Comment: Repeat Comment- Lot coverage calculations have not changed with this submission and do not appear to be accurate. The site plan sheets identify the footprint area of 111,500 (Building A) 125,500 (Building B), and this footprint does not include the generator areas. Please revise.



Subject: Cloud
Date: 6/15/2026 12:09:00 PM
Author: Paul Wackrow
Department and Division: Planning and Zoning, Zoning Administration
Proffer and Condition Citation:
Code and Ordinance Citation :
Comment Status:
Page Label: [3] C-002.00 ZONING TABULATION

2nd Submission Comment: Please include a map showing where identified open space area proposed within the project site. Also note, per Table 7.02-2. Wildlife Habitat must be identified on the site and any proposed Covered Activities must demonstrate no disturbance or impact to any wildlife or habitats or are appropriate and measurable for restoration of wildlife species and habitats, as verified by the Virginia Department of Wildlife Resources. Please provide details on the Wildlife Habitat areas to confirm conformance.

Please also demonstrate the bioretention ponds meet the qualifying characteristics of Table 7.02-2.

Zoning defers to the Department of Parks, Recreation, and Community Services to confirm linear parks proposed with this application have been identified by the County for non-motorized circulation.

Please also reconcile the Open space information on this sheet.

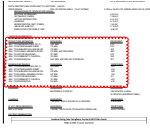
3rd Submission Comment: Repeat Comment: Comment Partially addressed. Please clarify the areas of the site classified under the Landscaping and Limited Landscaping Landscape Type.

Staff calculates the Bioretention, Wet Ponds, and Dry Points open space area at 1.37 acres based on the areas show on Sheet L-050.09. Please revise and calculate at a 50% factor as these do not appear to be Level 2 facilities required for the 100% factor (see Table 7.02-2.).

Please calculate parking at a 50% factor (see Table 7.02-2.).

The Linear Parks and Trails open space type is for "Linear parks and trail corridors identified by the County for non-motorized circulation. Does not include either sidewalks or shared use paths that are required along road rights-of-way." Please demonstrate the proposed trails have been identified by the County for non-motorized transportation.

Staff is confirming wetlands/wildlife habitat calculations with the Natural Resources Team and will provide additional comment through the Project Manager if necessary.



Subject: Cloud
Date: 6/15/2026 12:11:31 PM
Author: Paul Wackrow
Department and Division: Planning and Zoning, Zoning Administration
Proffer and Condition Citation:
Code and Ordinance Citation :
Comment Status:
Page Label: [3] C-002.00 ZONING TABULATION

2nd Submission Comment: Please base the provided setback from Russell Branch Parkway on the water tank structure, rather than the building.
3rd Submission Comment: Repeat Comment: Comment Not Addressed. The provided setback for Russell Branch Parkway is approximately 347 feet. Please revise.

Please also revise the required parking setback for Leesburg Pike to 125 feet per Table 7.04.02-1

Please also revise the required parking setback to residential to 50 feet per Section 4.06.02.D.7. a.



Subject: Cloud
Date: 6/15/2026 12:13:30 PM
Author: Paul Wackrow
Department and Division: Planning and Zoning, Zoning Administration
Proffer and Condition Citation:
Code and Ordinance Citation :
Comment Status:
Page Label: [3] C-002.00 ZONING TABULATION

1st Submission Comment: Please update parking and loading requirements to be consistent with requirements in Table 7.06.02-1 and Section 7.06.09.

2nd Submission Comment: Please update provided parking to 129 spaces and identify the number of spaces associated with the data center and recreational uses.

3rd Submission Comment: New Comment Generated From Plan Changes: Staff calculates the total number of parking spaces at approximately 117, with nine for recreational uses. Please revise accordingly.



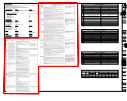
Subject: Cloud
Date: 6/15/2026 12:45:46 PM
Author: Paul Wackrow
Department and Division: Planning and Zoning, Zoning Administration
Proffer and Condition Citation:
Code and Ordinance Citation :
Comment Status:
Page Label: [3] C-002.00 ZONING TABULATION

1st Submission Comment: 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)

2nd Submission Comment: Comment not addressed. Please clarify the reference to Section 4.07.06 (Solar Facility) and Section 4.07.02 (Energy Storage Facility). A previous vesting determination request has been withdrawn. Please provide an update on the vesting request or required SPEX applications.

3rd Submission Comment: Please note, Data Center is a special exception use. If there is a vesting determination confirming that the data center use is permitted per Virginia Code Section 15.2-2303(B) (as indicated in Note #1), please provide such documentation. This site plan cannot be approved until this outstanding issue is resolved.

Please remove all reference to Utility Substation use. Utility Substation is a Special Exception use in this district, and the requirements for Utility Substations are not being reviewed as part of this application.



Subject: Cloud
Date: 6/15/2026 1:44:28 PM
Author: Paul Wackrow
Department and Division: Planning and Zoning, Zoning Administration
Proffer and Condition Citation:
Code and Ordinance Citation :
Comment Status:
Page Label: [3] C-002.00 ZONING TABULATION

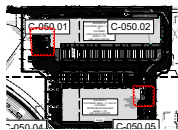
2nd Submission Comment: Please note , Per Section 4.06.02.A, conditional or final Site Plan approval is contingent upon the applicant demonstrating conformance to standards in Section 4.06.02 and other standards of the Zoning Ordinance. Please revise table accordingly.
3rd Submission Comment: Repeat comment, comment not addressed. Please revise narratives in the proposed columns to address how standards are being met with this site plan. Referencing Zoning Permit conformance or other future conformance does not meet Section 4.06.02.A.

Revise buffers to be consistent with those provided on landscape sheet.



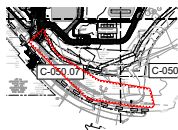
Subject: Cloud
Date: 6/15/2026 1:52:17 PM
Author: Paul Wackrow
Department and Division: Planning and Zoning, Zoning Administration
Proffer and Condition Citation:
Code and Ordinance Citation :
Comment Status:
Page Label: [3] C-002.00 ZONING TABULATION

New Comment if Left Uncorrected Would Create a Violation of the Zoning Ordinance: Please correct zoning ordinance section references within this table.



Subject: Cloud
Date: 6/15/2026 12:00:41 PM
Author: Paul Wackrow
Department and Division: Planning and Zoning, Zoning Administration
Proffer and Condition Citation:
Code and Ordinance Citation :
Comment Status:
Page Label: [40] C-050.00 OVERALL SITE PLAN

2nd Submission Comment: Please also provide more details on how the development is "pedestrian oriented" with features identified in Proffer XVIII.A(1), such as walkways and courtyards.
3rd Submission Comment: Repeat Comment: Please list details (in addition to the seating area) that will define these areas as "courtyards."



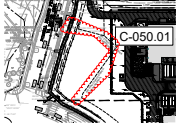
Subject: Cloud
Date: 6/15/2026 12:05:30 PM
Author: Paul Wackrow
Department and Division: Planning and Zoning, Zoning Administration
Proffer and Condition Citation:
Code and Ordinance Citation :
Comment Status:
Page Label: [40] C-050.00 OVERALL SITE PLAN

1st Submission Comment: Please demonstrate conformance with the Pedestrian and Bicycle Network requirements of Section 7.07.03. for sidewalks, trails, shared-use paths, etc.
2nd Submission Comment: Per Table 7.07.03-1, Boulevards, such as Ashburn Village Boulevard, require a pedestrian facility with a minimum width of eight feet and Roads identified within the Countywide Transportation Plan, such as Russell Branch Parkway, require a pedestrian facility with a minimum width of six feet. Such facilities must connect to existing and planned sidewalks, shared use paths, and trails at the property boundaries of the project (Section 7.07.03.B.2.). Portion fo Ashburn Village Boulevard north of the site entrance, and the existing length of Rusell Branch Parkway do not appear to meet these requirements. Please revise.
3rd Submission Comment: Repeat Comment: Comment partially addressed. per the CTP and in conformance with Section 7.07.03., the Shared use Path along Ashburn Village Boulevard should extend north of the project entrance. Please provide with the next submission.



Subject: Cloud
Date: 6/15/2026 12:28:56 PM
Author: Paul Wackrow
Department and Division: Planning and Zoning, Zoning Administration
Proffer and Condition Citation:
Code and Ordinance Citation :
Comment Status:
Page Label: [40] C-050.00 OVERALL SITE PLAN

2nd Submission Comment: Please provide the 10 ft berms required by Section 4.06.02.D.7.a., including along the southern property line. Please also remove the water tank structures from the 400-foot setback or otherwise demonstrate conformance.
3rd Submission Comment: Repeat Comment, comment partially addressed - Please include a detail of the 10-foot wall.



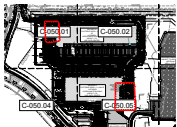
Subject: Cloud
Date: 6/15/2026 1:42:13 PM
Author: Paul Wackrow
Department and Division: Planning and Zoning, Zoning Administration
Proffer and Condition Citation:
Code and Ordinance Citation :
Comment Status:
Page Label: [40] C-050.00 OVERALL SITE PLAN

2nd Submission Comment: Please clarify where this 400-foot setback line is measured from.
3rd Submission Comment: Repeat Comment, comment partially addressed. Please show 400-foot setback from PIN 084493437

Additional
Comments

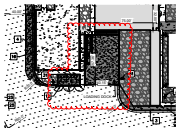
Subject: Stamp
Date: 6/15/2026 2:18:33 PM
Author: Paul Wackrow
Department and Division: Planning and Zoning, Zoning Administration
Proffer and Condition Citation:
Code and Ordinance Citation :
Comment Status:
Page Label: [40] C-050.00 OVERALL SITE PLAN

New Comment Generated From Plan Changes:
Please include details on the use of the Utility Closets. It appears this structure are buildings per the Zoning Ordinance definition, and should be included in FAR and Lot Coverage tabulations, and accounted for in the provided setbacks. Please also include elevations of these buildings.



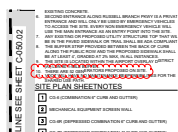
Subject: Cloud
Date: 6/15/2026 1:48:20 PM
Author: Paul Wackrow
Department and Division: Planning and Zoning, Zoning Administration
Proffer and Condition Citation:
Code and Ordinance Citation :
Comment Status:
Page Label: [40] C-050.00 OVERALL SITE PLAN

New Comment if Left Uncorrected Would Create a Violation of the Zoning Ordinance: Per Staff's correspondence with the applicant on March 13, 2026, please confirm the water tanks are within the building as the definition of "mechanical equipment" includes water tanks.



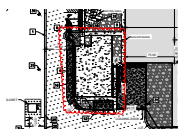
Subject: Cloud
Date: 6/15/2026 11:45:38 AM
Author: Paul Wackrow
Department and Division: Planning and Zoning, Zoning Administration
Proffer and Condition Citation:
Code and Ordinance Citation :
Comment Status:
Page Label: [41] C-050.01 SITE PLAN

New Comment Generated From Plan Changes:
Please clearly label loading and refuse area screening.



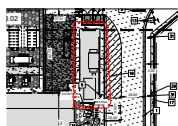
Subject: Cloud
Date: 6/15/2026 12:31:48 PM
Author: Paul Wackrow
Department and Division: Planning and Zoning, Zoning Administration
Proffer and Condition Citation:
Code and Ordinance Citation :
Comment Status:
Page Label: [41] C-050.01 SITE PLAN

1st Submission Comment: 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.
2nd Submission Comment: Please confirm whether these are emergency generators on the plan set.
3rd Submission Comment: Repeat Comment, comment partially addressed - Please clearly label the generator yards as being for emergency generators on all applicable sheets. Note that gas turbines or other on-site energy creation equipment is not permitted in the IP district as this would be a "Electric Generating Plant and Transmission Facility/Utility Generating Plant or Transmission Facility" use. Section 4.06.02.D.8.c. also limits all generators adjacent to residential to backup/emergency use only.



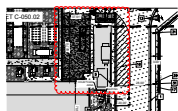
Subject: Cloud
Date: 6/15/2026 1:45:43 PM
Author: Paul Wackrow
Department and Division: Planning and Zoning, Zoning Administration
Proffer and Condition Citation:
Code and Ordinance Citation :
Comment Status:
Page Label: [41] C-050.01 SITE PLAN

New Comment if Left Uncorrected Would Create a Violation of the Zoning Ordinance: Please identify this area.



Subject: Cloud
Date: 6/15/2026 1:46:27 PM
Author: Paul Wackrow
Department and Division: Planning and Zoning, Zoning Administration
Proffer and Condition Citation:
Code and Ordinance Citation :
Comment Status:
Page Label: [45] C-050.05 SITE PLAN

New Comment if Left Uncorrected Would Create a Violation of the Zoning Ordinance: Please identify this area.



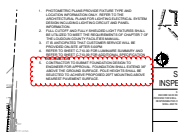
Subject: Cloud
Date: 6/15/2026 1:49:32 PM
Author: Paul Wackrow
Department and Division: Planning and Zoning, Zoning Administration
Proffer and Condition Citation:
Code and Ordinance Citation :
Comment Status:
Page Label: [45] C-050.05 SITE PLAN

New Comment Generated From Plan Changes: Please clearly label loading and refuse area screening.



Subject: Cloud
Date: 6/15/2026 12:33:50 PM
Author: Paul Wackrow
Department and Division: Planning and Zoning, Zoning Administration
Proffer and Condition Citation:
Code and Ordinance Citation :
Comment Status:
Page Label: [57] C-070.00 OVERALL GRADING AND DRAINAGE PLAN

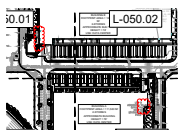
2nd Submission Comment not addressed. The Type C Buffer Yard berm does not appear to be shown on the grading sheets. Please revise.
3rd Submission Comment: Repeat Comment, comment not addressed. A 6 foot berm is required within the Type C Buffer adjacent to PINs 083294511 and 083200530 per Section 4.06.02.D.11.a.2.. Please revise.



Subject: Cloud
Date: 6/15/2026 12:47:20 PM
Author: Paul Wackrow
Department and Division: Planning and Zoning, Zoning Administration
Proffer and Condition Citation:
Code and Ordinance Citation :
Comment Status:
Page Label: [148] C-710.00 OVERALL PHOTOMETRIC PLAN

1st Submission Comment: Please clarify where light pole height is detailed.
2nd Submission Comment: Heights up to 35 feet are identified on this sheet. Section 7.05.02.B.5 limits height of light poles to 25 feet. Please revise.

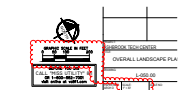
3rd Submission Comment: Repeat Comment, comment not fully addressed. The comment appears to be addressed with the note "POLE HEIGHTS SHALL BE SELECTED TO ACHIEVE PROPOSED 25FT MOUNTING ABOVE NEAREST PAVEMENT SURFACE." Please clarify note to state pole heights shall not exceed 25 feet.



Subject: Cloud
Date: 6/15/2026 12:22:00 PM
Author: Paul Wackrow
Department and Division: Planning and Zoning, Zoning Administration
Proffer and Condition Citation:
Code and Ordinance Citation :
Comment Status:
Page Label: [158] L-050.00 OVERALL LANDSCAPE PLAN

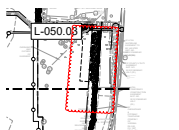
2nd Submission Comment: Please identify the main entrance features on the elevations so Entrance Feature Design requirements per Section 4.06.02.C.4.b.1 can be confirmed. Please also provide the foundation plantings required by Section 4.06.02.C.4.b.1 or specifically clarify how proffered landscaping supersedes foundation planting requirements.

3rd Submission Comment: Repeat Comment, comment not fully addressed - The entrances identified do not "either project or recess from the main building plane, and/or be differentiated from the remainder of the building façade by a change in building material" (Section 4.06.02.C.4.b.1) or incorporate foundation plantings for a minimum of 50% of the length of the Façade (Section 4.06.02.C.4.b.2). If the applicant is utilizing the provision in Section 4.06.02.C.4.b.2. allowing the applicant to provide required buffering and parking area landscaping at an enhanced rate of 20% of plant units greater than what is required pursuant to Section 4.06.02.D.11 and Section 7.04.06 in lieu of Foundation Plantings, please note as such for both the interior parking area landscaping and all buffer yards. Please revise.



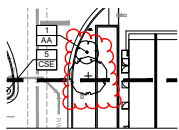
Subject: Cloud
Date: 6/15/2026 12:48:20 PM
Author: Paul Wackrow
Department and Division: Planning and Zoning, Zoning Administration
Proffer and Condition Citation:
Code and Ordinance Citation :
Comment Status:
Page Label: [158] L-050.00 OVERALL LANDSCAPE PLAN

2nd Submission Comment: Correct scale reference on Sheet L-050.00
3rd Submission Comment: Repeat Comment: Correct scale reference on Sheet L-050.00 Scale should be 1"=100'.



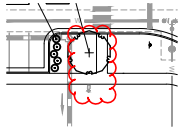
Subject: Cloud
Date: 6/15/2026 1:51:00 PM
Author: Paul Wackrow
Department and Division: Planning and Zoning, Zoning Administration
Proffer and Condition Citation:
Code and Ordinance Citation :
Comment Status:
Page Label: [158] L-050.00 OVERALL LANDSCAPE PLAN

New Comment Generated From Plan Changes:
The length of the gateway buffer has changed with this submission. Please revise to be consistent with the start of the grade separated interchange where vehicles in the right lane can no longer reenter Route 7 eastbound traffic.



Subject: Cloud
Date: 6/15/2026 1:57:16 PM
Author: Paul Wackrow
Department and Division: Planning and Zoning, Zoning Administration
Proffer and Condition Citation:
Code and Ordinance Citation :
Comment Status:
Page Label: [159] L-050.01 LANDSCAPE PLAN

2nd Submission Comment: Please move plantings more than 20 feet away from light poles per Section 7.04.06.A.3.
3rd Submission Comment: Repeat comment, comment not addressed. Please move plantings more than 20 feet away from light poles per Section 7.04.06.A.3.



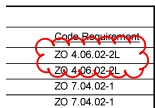
Subject: Cloud
Date: 6/15/2026 1:57:25 PM
Author: Paul Wackrow
Department and Division: Planning and Zoning, Zoning Administration
Proffer and Condition Citation:
Code and Ordinance Citation :
Comment Status:
Page Label: [163] L-050.05 LANDSCAPE PLAN

2nd Submission Comment: Please move plantings more than 20 feet away from light poles per Section 7.04.06.A.3.
3rd Submission Comment: Repeat comment, comment not addressed. Please move plantings more than 20 feet away from light poles per Section 7.04.06.A.3.



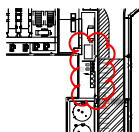
Subject: Cloud
Date: 6/15/2026 12:51:26 PM
Author: Paul Wackrow
Department and Division: Planning and Zoning, Zoning Administration
Proffer and Condition Citation:
Code and Ordinance Citation :
Comment Status:
Page Label: [168] L-100.00 LANDSCAPE TABULATIONS

2nd Submission Comment: Comment not fully addressed. Please revise this table to be based on Section 4.06.02 and Section 7.04 of the Loudoun County Zoning Ordinance.
3rd Submission Comment: New Comment Generated From Plan Changes: The Type 2 Road Corridor Buffer is 15 ft wide per Table 7.04.02-2, with a 75-foot structure and 35-foot building setback per Table 7.04.02-1.



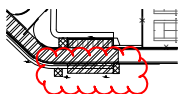
Subject: Cloud
Date: 6/15/2026 12:53:15 PM
Author: Paul Wackrow
Department and Division: Planning and Zoning, Zoning Administration
Proffer and Condition Citation:
Code and Ordinance Citation :
Comment Status:
Page Label: [168] L-100.00 LANDSCAPE TABULATIONS

New Comment Generated From Plan Changes: Please revise this Zoning Ordinance References to Section 4.06.02.D.11.



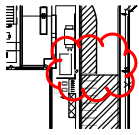
Subject: Cloud
Date: 6/15/2026 1:34:36 PM
Author: Paul Wackrow
Department and Division: Planning and Zoning, Zoning Administration
Proffer and Condition Citation:
Code and Ordinance Citation :
Comment Status:
Page Label: [168] L-100.00 LANDSCAPE TABULATIONS

2nd Submission Comment: This area cannot be used as interior landscaping. Please remove.
3rd Submission Comment: Repeat Comment, comment not addressed: The requirement of Section 7.04.06.A.1.b.2. is not modifiable under Section 7.04. Please revise accordingly.



Subject: Cloud
Date: 6/15/2026 1:36:06 PM
Author: Paul Wackrow
Department and Division: Planning and Zoning, Zoning Administration
Proffer and Condition Citation:
Code and Ordinance Citation :
Comment Status:
Page Label: [168] L-100.00 LANDSCAPE TABULATIONS

New Comment Generated From Plan Changes: Please remove these areas of interior parking landscaping.



Subject: Cloud
Date: 6/15/2026 1:37:15 PM
Author: Paul Wackrow
Department and Division: Planning and Zoning, Zoning Administration
Proffer and Condition Citation:
Code and Ordinance Citation :
Comment Status:
Page Label: [168] L-100.00 LANDSCAPE TABULATIONS

2nd Submission Comment: A landscape area must be included here.

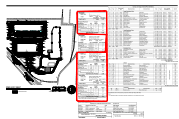
3rd Submission Comment: Repeat Comment, comment not addressed: The requirement of Section 7.04.06.A.1.b.2. is not modifiable under Section 7.04. Please revise accordingly.



Subject: Cloud
Date: 6/15/2026 2:10:05 PM
Author: Paul Wackrow
Department and Division: Planning and Zoning, Zoning Administration
Proffer and Condition Citation:
Code and Ordinance Citation :
Comment Status:
Page Label: [168] L-100.00 LANDSCAPE TABULATIONS

2nd Submission Comment: Please revise tabulation to only count plants within interior parking landscape areas.

3rd Submission Comment: Repeat Comment, staff counts only three small deciduous trees in the interior parking landscape area. Please revise.



Subject: Cloud
Date: 6/15/2026 2:15:27 PM
Author: Paul Wackrow
Department and Division: Planning and Zoning, Zoning Administration
Proffer and Condition Citation:
Code and Ordinance Citation :
Comment Status:
Page Label: [168] L-100.00 LANDSCAPE TABULATIONS

1st Submission Comment: 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).

2nd Submission Comment: Comment not addressed. The response letter states " Buffer tabulations are tabulated per approved ZCPA-1992-0003 and in accordance with the Loudoun County buffer requirements." Please clarify where the CDP or Proffers for ZCPA-1992-0003 discuss buffer requirements. Without any proffer requirements that supersede the zoning ordinance, Section 4.06.02d.11.a.1. will apply.

3rd Submission Comment: New Comment Generated From Plan Changes: The response states "The landscape buffers tables have been revised. Supplemental plantings in excess of the maximum requirement have been coordinated with county staff as part of a supplemental requirement with the older proffers and Ashburn Village HOA.

This note has been added to the plans, see Sheet L-100.00." Please revise the note to include the specific proffers that require the supplemental plantings and detail which buffers supplemental plantings apply to.

Please also revise plant unit percentages for the West, East, and South Buffers to be consistent with Section 4.06.02d.11.a.1. For example, the evergreen tree percentages for these buffers do not meet the 40% minimum required by Section 4.06.02d.11.a.1.b. and must be eight feet in height.

Additional
Comments

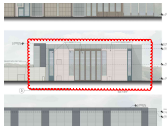
Subject: Stamp
Date: 6/15/2026 12:16:47 PM
Author: Paul Wackrow
Department and Division: Planning and Zoning, Zoning Administration
Proffer and Condition Citation:
Code and Ordinance Citation :
Comment Status:
Page Label: [171] A-600 ARCHITECTURAL EXTERIOR ELEVATIONS

New Comment Generated From Plan Changes:
The building extensions added to screen the mechanical equipment yards to not reflected in the elevations. Please revise.



Subject: Cloud
Date: 6/15/2026 12:25:49 PM
Author: Paul Wackrow
Department and Division: Planning and Zoning, Zoning Administration
Proffer and Condition Citation:
Code and Ordinance Citation :
Comment Status:
Page Label: [171] A-600 ARCHITECTURAL EXTERIOR ELEVATIONS

2nd Submission Comment: Staff continues to have concerns that the mechanical equipment is not separated from adjacent residential property by a principal building. Please clarify the proposal's conformance with this requirement or otherwise revise to comply with this requirement.
3rd Submission Comment: New Comment Generated From Plan Changes - Please revise the elevations to clearly show the portion of the building that separates the mechanical equipment yard from residentially zoning districts. The elevations do not appear to correspond with the site plan, and show screen walls instead of building façade subject to Principal Façade fenestration requirements In Section 4.06.02.C,



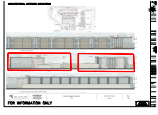
Subject: Cloud
Date: 6/15/2026 12:16:16 PM
Author: Paul Wackrow
Department and Division: Planning and Zoning, Zoning Administration
Proffer and Condition Citation:
Code and Ordinance Citation :
Comment Status:
Page Label: [172] A-601 ARCHITECTURAL EXTERIOR ELEVATIONS

New Comment Generated From Plan Changes:
Please add fenestration to the north elevation of Building B to meet the 30% requirement per Section 4.06.02.C.1.b.3.

Additional
Comments

Subject: Stamp
Date: 6/15/2026 12:17:22 PM
Author: Paul Wackrow
Department and Division: Planning and Zoning, Zoning Administration
Proffer and Condition Citation:
Code and Ordinance Citation :
Comment Status:
Page Label: [172] A-601 ARCHITECTURAL EXTERIOR ELEVATIONS

New Comment Generated From Plan Changes:
The building extensions added to screen the mechanical equipment yards to not reflected in the elevations. Please revise.



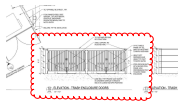
Subject: Cloud
Date: 6/15/2026 12:26:49 PM
Author: Paul Wackrow
Department and Division: Planning and Zoning, Zoning Administration
Proffer and Condition Citation:
Code and Ordinance Citation :
Comment Status:
Page Label: [172] A-601 ARCHITECTURAL EXTERIOR ELEVATIONS

2nd Submission Comment: Staff continues to have concerns that the mechanical equipment is not separated from adjacent residential property by a principal building. Please clarify the proposal's conformance with this requirement or otherwise revise to comply with this requirement.
3rd Submission Comment: New Comment Generated From Plan Changes - Please revise the elevations to clearly show the portion of the building that separates the mechanical equipment yard from residentially zoning districts. The elevations do not appear to correspond with the site plan, and show screen walls instead of building façade subject to Principal Façade fenestration requirements In Section 4.06.02.C.(



Subject: Cloud
Date: 6/15/2026 12:19:27 PM
Author: Paul Wackrow
Department and Division: Planning and Zoning, Zoning Administration
Proffer and Condition Citation:
Code and Ordinance Citation :
Comment Status:
Page Label: [173] A-602 ARCHITECTURAL EXTERIOR DETAILS

New Comment Generated From Plan Changes: Sheet A-601 now includes a detail of a louvered screen wall. Please note, per Section 4.06.02.D.2.a., perforated surfaces on screen walls to permit ventilation of data center mechanical equipment are only permitted as determined by the Zoning Administrator, and require a Zoning Determination submitted in accordance with Section 10.02 of the Zoning Ordinance (per Table C-1 of Appendix C of the Zoning Ordinance). Such a Determination request may be submitted concurrently with site plan review.



Subject: Cloud
Date: 6/15/2026 12:27:51 PM
Author: Paul Wackrow
Department and Division: Planning and Zoning, Zoning Administration
Proffer and Condition Citation:
Code and Ordinance Citation :
Comment Status:
Page Label: [173] A-602 ARCHITECTURAL EXTERIOR DETAILS

2nd Submission Comment: Comment not addressed. Please provide a detail of refuse collection and loading bay area screening demonstrate conformance with Section 4.06.02.D.3.. and label screening walls on the plan set.
3rd Submission Comment: Repeat Comment, comment not fully addressed - Please revise gates to fully screen refuse area. The gates shown on the plan set appear to only partially screen the refuse. Area.