

The LOUDOUN Newsletter

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Board Approval Likely for Arcola Center Rezoning in October; 450,000-SF Flex Business Park Proposed

The county board is set to vote next month on St. John Properties' plans to rezone a portion of the unbuilt Shops at Arcola Center to develop a 450,000-square-foot flex business park. Board approval of the application, which would replace a portion of an approved but unbuilt power center, is likely pending resolution of proffer language related to data center uses.

"I appreciate this applicant," said Blue Ridge Supervisor Tony Buffington at the September 14th public hearing. "I think we are almost there on this."

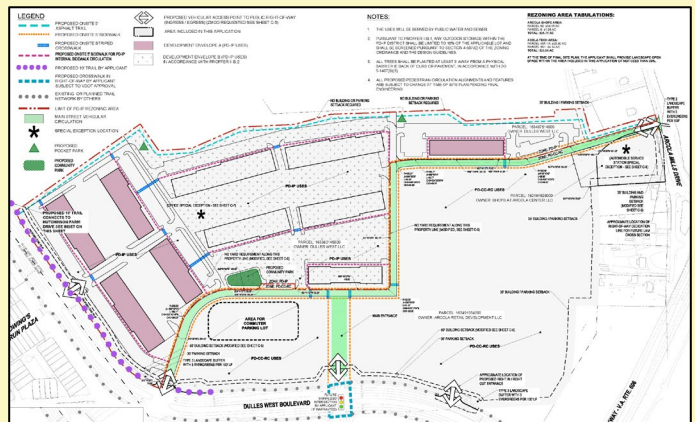


Shops and Tech at Arcola Center; Site Map
Source: ZMAP-2020-0007 Staff Report (9/14/2021)

Development of the 70-acre vacant property, which occupies the northwest corner of Dulles West Boulevard and the Loudoun County Parkway, is governed by a 2016 CDP that calls for a maximum of 750,000-square feet of commercial development under the existing PD-CC-RC zoning. The applicant is proposing to rezone (to PD-IP) a 34-acre portion of the site to allow 10 single-story flex buildings that could accommodate a range of light industrial, office, and retail uses, as well as an option for a two- to four-story office building at the center of the site should the market arise.

The change in course is necessary, according to the applicant, due to the glut of approved retail in the sub-market, where nearly 2 million square feet remains unbuilt along the Route 50 corridor. Demand for flex space, on the other hand, remains high across the county, and supply is limited in the Arcola area, attorney Colleen Gillis (Cooley LLP) explained to the board.

"Where [flex space] doesn't exist is in the southern portion of the county," she said. "This is a critical, critical product type for the growth of small businesses out of attics, garages, and spare bedrooms."



Shops and Tech at Arcola Center; CDP
Source: ZMAP-2020-0007 Staff Report (9/14/2021)

Both Board Chair Phyllis Randall (At Large) and Dulles Supervisor Matthew Letourneau lamented "another revision" to the Arcola Center, which was originally envisioned as a true mixed-use community with a commercial and office core flanked by residential development. That vision has failed to materialize over the past 15 years, with the 375-acre site remaining largely undeveloped aside from a 299-unit townhome community (currently under construction) and a Google data center,

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which replaced much of the planned office and the main street component.



Shops and Tech at Arcola Center; Arcola Center Evolution

Source: ZMAP-2020-0007 Staff Report (9/14/2021)

“This development as a whole just has not gone according to plan,” said Letourneau. “People are wary at this point of what is next.”

While Arcola Center has not built out as expected, Gillis agreed, the proposed use would act as a “really nice buffer” between the existing Google data center campus to the north and townhome community to the south.

“We felt this was a really nice transitional use,” she added.

Several board members were also uncomfortable with the applicant’s proposed proffer to limit data center uses to 50-percent of any single building, noting that it could lead to an inward-facing development rather than the “quasi-retail” tenant mix suggested by the applicant.



Shops and Tech at Arcola Center; Design Guideline Option

Source: ZMAP-2020-0007 Staff Report (9/14/2021)

“I don’t want this full of those type of uses that have no public interaction, contextually in a development that was never intended for this,” said Letourneau.

St. John representatives assured the board that it is not considering purpose-built data centers on-site—“we don’t build data centers, we don’t intend to build data centers,” explained St. Johns Properties regional partner Matt

Holbrook. He noted that the proffer language is meant to accommodate tenants who prefer to store their data on-site, including medical office, life science, or tech-related companies.

“Our model in building speculatively and building flex [space] is to always have a building that can adapt to the current times,” he added.



Shops and Tech at Arcola Center; Office Building Option

Source: ZMAP-2020-0007 Staff Report (9/14/2021)

Leesburg Supervisor Karen Umstadd expressed support for the rezoning, citing a recent county economic development report that highlighted the increased demand for flex space in the county.

“This is a good market, and it is a market that I think the county should be pursuing,” she said. “I think this project falls into that category.”

Ashburn Supervisor Michael Turner added that a change of use appears inevitable given the saturation of the retail submarket.

“I can’t really see the retail market demand for more shops,” he said. “I am comfortable with this application.”

A final vote on the Shops and Tech at Arcola Center application, which also includes a special exception request for a service station and six zoning modifications to lot requirements, is scheduled for October 5th.

Planning Commission Greenlights JK Land Holdings 2nd Data Center Site in Arcola

After seven months and two work sessions, JK Land Holdings secured planning commission support for its rezoning and special exception request for a 20-acre data center in Arcola. The narrow recommendation for approval (4-3; Frank, Merrithew, and Kirschner opposed) for the JK Technology Park 2 application came after significant revisions to the proposed building height and buffering along the site boundary with an adjacent residential neighborhood.

“I think that you have gone to great lengths to cooperate and compromise with the county and to improve this application greatly,” Commission Chair Forest Hayes (At Large) told the applicant at the September 9th work session.

“This is a data center that I think can fit nicely into a residential community and not have an untoward impact,” he added.

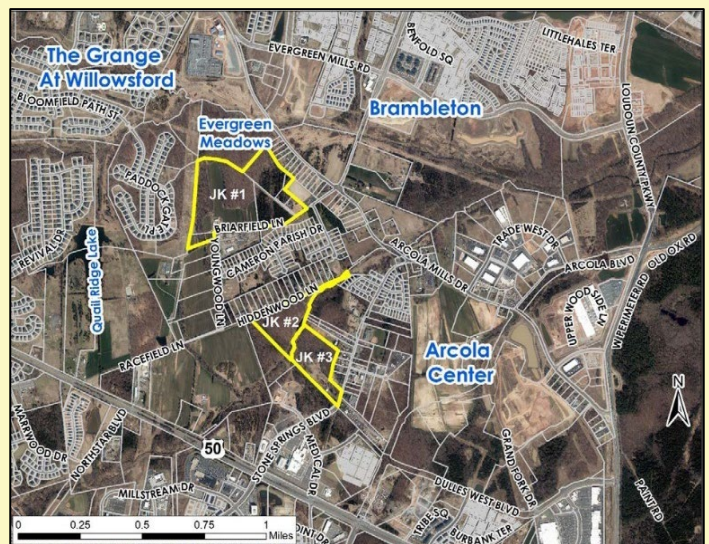


JK Technology Park #2; Site Map

Source: ZMAP-2019-0015 Staff Memorandum (9/2/2021)

The applicant is requesting a rezoning of the split-zoned (CR-1/RC) site to PD-IP and a special exception to increase both the maximum FAR (from 0.60 to 1.0) and lot coverage ratio (from 0.45 to 0.60) to permit up to 868,900-square feet of data center uses. The vacant property, which sits amid a tract of undeveloped forest and farmland north of Route 50, is one of three data center sites in the area controlled by the applicant: a half-mile to the north sits a 72-acre property approved last October for 3.1 million-square feet of technology and industrial uses; adjoining it to the east across Broad Run is a third data center site currently under staff review.

At the first work session in early July, the planning commission raised concerns over the impact that two-story data center development would have on the single-family homes along Hiddenwood Lane. After two meetings with the neighbors, JK Holdings made several additional revisions to the proffer package; most notably reducing the building height in the 75-to-100 foot setback area to 45 feet (previously 60 feet). Other changes include expressly prohibiting the use of Hiddenwood Lane for any purpose (temporary access would come from Racefield Lane, with permanent access from the future Dulles West Boulevard extension), incorporating a Type 2 Road Corridor Buffer in addition to the previously proposed enhanced vegetative buffering along Hiddenwood Lane, and adding a three-foot berm and six-foot-tall fence behind that 35-foot-wide buffer.



JK Technology Park #2; Context Map

Source: ZMAP-2019-0015 Staff Memorandum (9/2/2021)

Despite the changes, county staff remain in opposition to the application, citing the lack of compliance with the comprehensive plan—which calls for transitional uses between data centers and residential uses—and difficulty enforcing certain proffers as they are currently written.

“We have addressed some transitional design elements, but we have not addressed that major piece of the puzzle,” said county planner Marshall Brown, in reference to the lack of transitional uses.

Sterling Commissioner John Merrithew agreed with staff, adding that the lack of specific building footprints and circulation patterns made it impossible to determine the true impact on the residential neighborhood.

“I am really disappointed that this application did not come forward with any concrete proposals for how the site will be developed,” he said. “To approve the higher density and higher lot coverage is not acceptable without more details from the applicant.”

Surprisingly, the opposition bloc did not include Leesburg Commissioner Ad Barnes, who had earlier expressed opposition to the proposed height, vowing to vote against any proposal with buildings above 30 feet in the setback area at the first work session.

I am glad that you all talked to the neighbors,” he said at the September work session. “You have alleviated most of their concerns.”

264-Unit Infill Development Proposed for Vacant South Riding Site

Northfield Construction and Development is exploring a rezoning on a 13-acre parcel in South Riding to allow multifamily product and increase the development potential to 264 dwelling units. The proposed infill project would deliver a mix of traditional townhomes and stacked multifamily units on a vacant property surrounded by residential communities, without converting any existing or entitled non-residential uses, according to the September 2nd pre-application memorandum.

“This proposal will provide opportunities to diversify housing types within a part of the county that is well established and unlikely to experience redevelopment for many generations, if ever,” it continues.



Defender Drive Residential Rezoning; Sketch Map

Source: PRAP-2021-00070 Filing (9/2/2021)

The undeveloped site fronts Defender Drive, southeast of the intersection of Route 50 and South Riding Boulevard, bound by existing townhome communities to the east, south, and west, with a gym and hotel to the north. The PDH-4/CR-1-zoned property sits east across South Riding Boulevard from another potential residential infill site seeking redevelopment under the Suburban Mixed-Use place type, where JLB Realty filed pre-application plans for 256 multifamily units on an 8.9-acre site.

The applicant is exploring a rezoning to R-16, which permits both townhome and multifamily development at a density up to 16 dwelling units per acre (not inclusive of ADU/WDU units). Conceptual drawings show the stacked units (a mix of two-over-two and two-over-one product) on the southern perimeter and center of the site, with the traditional townhomes buffering the property line adjacent to similar developments to the west and east. That “intentionally-oriented” layout places comparable residential uses adjacent to existing communities to “allow for smooth transition in building scale” as envisioned on the comprehensive plan, according to the pre-application memorandum.

Briefly Noted...

The county board voted unanimously to adopt the Unmet Housing Needs Strategic Plan (UHNSP), a new guiding document that calls for 20-percent of all new housing to be affordable. The plan also recommends changes to the county’s zoning ordinance and policies that could lead to increased affordable housing set-asides and proffer contributions for new residential development.

“I am not sure the developers have figured out yet the benchmark for new development is 20 percent affordable units in this plan,” said Ashburn Supervisor Michael Turner at the September 8th meeting.

“We really need to start holding their feet to the fire on this,” he added. “The word should go out to the development community: you better be looking a 20-percent aggregate affordable in your proposals.”

**Building Permits of Interest Issued
August 16 through 31, 2021
Residential**

New Single Family Detached

Brambleton Group LLC, 42395 Ryan Road, Suite 301, Brambleton, VA 20148; for 2 \$250,000 SFD (1@2,320 sq. ft. and 1@2,330 sq. ft.) at 41943 and 41947 Spring Air Drive, Brambleton Landbay 1B, tax map /92/D53//3826/ and /92/D53//3827/, PIN# 200-36-4721 and 200-36-5024 (contractor: Virginia Residential Construction);

Brambleton Group LLC, 42395 Ryan Road, Suite 301, Brambleton, VA 20148; for 1 \$250,000 SFD (2,320 sq. ft.) at 41939 Spring Air Drive, Brambleton Landbay 1B, tax map /92/D53//3825/, PIN# 200-36-4219 (contractor: Virginia Residential Construction);

Carrington Builders at Lovettsville, P.O. Box 2130, Leesburg, VA 20177; for 1 \$190,000 SFD (3,574 sq. ft.) at 40780 Keesling Farm Lane, Keesling Family Subdivision, tax map /10//49/////6/, PIN# 255-16-6225 (contractor: Carrington Builders LC);

Carrington Builders at Meeting House, P.O. Box 2130, Leesburg, VA 20177; for 1 \$200,000 SFD (5,006 sq. ft.) at 19159 Partridge Crossing Court, Meeting House Farm, tax map /44//41/////8/, PIN# 492-16-4924 (contractor: Carrington Builders LC);

Carrington Builders at Snickersville, P.O. Box 2130, Leesburg, VA 20177; for 1 \$200,000 SFD (4,113 sq. ft.) at 18989 Skyfield Ridge Place, Black Oak Creek, tax map /43/C/1/////19/, PIN# 588-29-5938 (contractor: Carrington Builders LC);

Carrington Builders at Snickersville, P.O. Box 2130, Leesburg, VA 20177; for 1 \$200,000 SFD (4,624 sq. ft.) at 19071 Skyfield Ridge Place, Black Oak Creek, tax map /43/C/1//RE-C/, PIN# 588-29-1105 (contractor: Carrington Builders LC);

Creighton Road LLC, 42395 Ryan Road, Suite 301, Brambleton, VA 20148; for 1 \$250,000 SFD (2,774 sq. ft.) at 23649 Kinston Ferry Terrace, Brambleton Active Adult Community, tax map /92/M/5//6397/, PIN# 161-48-9226 (contractor: Virginia Residential Construction);

Creighton Road LLC, 42395 Ryan Road, Suite 301, Brambleton, VA 20148; for 1 \$250,000 SFD (2,565 sq. ft.) at 42780 Autumn Day Terrace, Brambleton Active Adult Community, tax map /92/M/5//6395/, PIN# 161-48-8029 (contractor: Virginia Residential Construction);

Dan Ryan Builders Mid-Atlantic LLC, 2099 Gaither Road, Suite 600, Rockville, MD 20850; for 2 \$350,000 SFD (1@5,634 sq. ft. and 1@5,872 sq. ft.) at 41370 and

41379 Cranford Ridge Drive, Hartland South, tax map /91/E/1/////41/ and /91/E/1/////44/, PIN# 245-36-6813 and 245-36-8803 (contractor: Dan Ryan Builders);

Dan Ryan Builders Mid-Atlantic LLC, 2099 Gaither Road, Suite 600, Rockville, MD 20850; for 1 \$350,000 SFD (4,359 sq. ft.) at 23883 Ebony Eyes Court, Hartland South, tax map /91/E/2/////39/, PIN# 245-27-2391 (contractor: Dan Ryan Builders);

EVG-Millers Reserve LLC, 3684 Centerview Drive, Suite 120, Chantilly, VA 20151; for 1 \$350,000 SFD (3,985 sq. ft.) at 15529 Piggott Court, Millers Reserve, tax map /26/A/1/////3/, PIN# 448-17-0644 (contractor: The Evergreene Companies LLC);

HEDR Hartland LP, 555 13th Street NW, Suite 400W, Washington, DC 20004; for 1 \$150,000 SFD (3,036 sq. ft.) at 23658 Edmond Ridge Place, Hartland South, tax map /91/E/3/////1/, PIN# 245-37-7658 (contractor: NVR Inc.);

HEDR Hartland LP, 555 13th Street NW, Suite 400W, Washington, DC 20004; for 1 \$150,000 SFD (6,002 sq. ft.) at 23324 Hastings Ridge Court, Hartland North, tax map /90/D/2/////15/, PIN# 244-26-5237 (contractor: NVR Inc.);

HEDR Hartland LP, 555 13th Street NW, Suite 400W, Washington, DC 20004; for 2 \$250,000 SFD (1@3,864 sq. ft. and 1@4,865 sq. ft.) at 23610 and 23635 Edmond Ridge Place, Hartland South, tax map /91/E/3/////12/ and /91/E/3/////18/, PIN# 245-47-7719 and 245-48-0866 (contractor: Virginia Residential Construction);

HEDR Hartland LP, 555 13th Street NW, Suite 400W, Washington, DC 20004; for 1 \$250,000 SFD (3,719 sq. ft.) at 41386 Cranford Ridge Drive, Hartland South, tax map /91/E/1/////46/, PIN# 245-36-8224 (contractor: Virginia Residential Construction);

HEDR Hartland LP, 555 13th Street NW, Suite 400W, Washington, DC 20004; for 1 \$150,000 SFD (4,284 sq. ft.) at 41473 Beacon Bluff Court, Hartland South, tax map /91/E/3/////38/, PIN# 245-47-3750 (contractor: NVR Inc.);

HEDR Hartland LP, 555 13th Street NW, Suite 400W, Washington, DC 20004; for 2 \$150,000 SFD (1@3,030 sq. ft. and 1@3,656 sq. ft.) at 23877 and 23888 Welch Ridge Place, Hartland South, tax map /91/E/2/////5/ and /91/E/2/////14/, PIN# 245-17-8759 and 245-27-7284 (contractor: NVR Inc.);

Hartley Homebuilding LLC, 35444 Lee Drive, Round Hill, VA 20141; for 1 \$225,000 SFD (2,435 sq. ft.) at 400 G Street East, Town of Purcellville, tax map /35A2/3/2//2/, PIN# 488-19-1191 (contractor: Hartley Homebuilding LLC);

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Kenneth Masson, 5555 Cardinal Place, Apartment 243, Alexandria, VA 22304; for 1 \$650,000 SFD (3,906 sq. ft.) at 13845 Harpers Ferry Road, tax map /15////////12/, PIN# 514-27-3105 (contractor: Owner);

Matthew Modica, 901 North Pollard Street, Apartment 306, Arlington, VA 22203; for 1 \$300,000 SFD (2,785 sq. ft.) at 39737 Wenner Road, Lovettsville Sunrise, tax map //9//39//2A2/, PIN# 332-28-3366 (contractor: Pro Star Builders LLLP);

NVR Inc. & NVHomes, 3926 Pender Drive, Suite 200, Fairfax, VA 22030; for 1 \$150,000 SFD (3,945 sq. ft.) at 41478 Beacon Bluff Court, Hartland South, tax map /91/E/3////28/, PIN# 245-47-5536 (contractor: NVR Inc.);

NVR Inc. & NVHomes, 3926 Pender Drive, Suite 200, Fairfax, VA 22030; for 4 \$150,000 SFD (1@3,920 sq. ft., 1@4,284 sq. ft., 1@4,398 sq. ft., and 1@4,750 sq. ft.) at 41477, 41487, 41491, and 41499 Beacon Bluff Court, Hartland South, tax map /91/E/3////39/, /91/E/3////41/, /91/E/3////42/, and /91/E/3////44/, PIN# 245-47-2589, 245-47-2711, 245-47-3120, and 245-47-3740 (contractor: NVR Inc.);

NVR Inc. & NVHomes, 3926 Pender Drive, Suite 200, Fairfax, VA 22030; for 1 \$150,000 SFD (3,927 sq. ft.) at 41483 Beacon Bluff Court, Hartland South, tax map /91/E/3////40/, PIN# 245-47-3630 (contractor: NVR Inc.);

NVR Inc. & Ryan Homes, 3926 Pender Drive, Suite 200, Fairfax, VA 22030; for 1 \$150,000 SFD (3,419 sq. ft.) at 23904 Welch Ridge Place, Hartland South, tax map /91/E/2////2/, PIN# 245-17-7833 (contractor: NVR Inc.);

NVR Inc. D/B/A NV Homes, 3926 Pender Drive, Suite 200, Fairfax, VA 22030; for 3 \$150,000 SFD (1@4,486 sq. ft., 1@4,972 sq. ft., and 1@5,184 sq. ft.) at 23292, 23297, and 23305 Hastings Ridge Court, Hartland North, tax map /90/D/2////7/, /90/D/2////19/, and /90/D/2////21/, PIN# 244-36-5700, 244-36-6424, and 244-36-9028 (contractor: NVR Inc.);

Robert Burkhart, 13432 Harpers Ferry Road, Purcellville, VA 20132; for 1 \$956,000 SFD (2,628 sq. ft.) at 13305 Wilt Store Road, tax map /11////////133A, PIN# 175-15-5754 (contractor: Ronald M Hawes Inc.);

Stanley Martin Homes LLC, 11710 Plaza America Drive, Suite 1100, Reston, VA 20190; for 1 \$159,000 SFD (4,309 sq. ft.) at 26856 Heavenly Hickory Court, Reserve at Holly Springs, tax map 109/D/1////32/, PIN# 169-40-8086 (contractor: Stanley Martin Custom Homes LLC);

Stanley Martin Homes LLC, 11710 Plaza America Drive, Suite 1100, Reston, VA 20190; for 1 \$159,000 SFD (5,304 sq. ft.) at 26860 Heavenly Hickory Court, Reserve at Holly Springs, tax map 109/D/1////33/, PIN# 169-30-7674 (contractor: Stanley Martin Companies Inc.);

Toll VA VILP, 19775 Belmont Executive Plaza, Ashburn, VA 20147; for 1 \$250,000 SFD (5,526 sq. ft.) at

25001 Falling Brook Circle, Lenah Mill, tax map 100/V/8//8002/, PIN# 248-25-9329 (contractor: Toll Brothers Inc.);

Tri Pointe Homes DC Metro Inc., 12435 Park Potomac Avenue, Suite 600, Potomac, MD 20854; for 2 \$300,000 SFD (1@2,921 sq. ft. and 1@2,925 sq. ft.) at 41895 and 41899 Spring Air Drive, Brambleton Landbay 1B, tax map /92/D53//3814/ and /92/D53//3815/, PIN# 200-35-9610 and 200-36-0012 (contractor: Tri Pointe Homes DC Metro Inc.);

Tri Pointe Homes DC Metro Inc., 12435 Park Potomac Avenue, Suite 600, Potomac, MD 20854; for 1 \$300,000 SFD (2,828 sq. ft.) at 42060 Creighton Road, Brambleton Landbay 1B, tax map /92/D53//3805/, PIN# 200-36-1000 (contractor: Tri Pointe Homes DC Metro Inc.);

Van Metre Homes at Brambleton IV, 9900 Main Street, Suite 500, Fairfax, VA 22031; for 1 \$250,000 SFD (2,654 sq. ft.) at 23595 September Sun Square, Brambleton Active Adult Community, tax map /92/M/5//6434/, PIN# 160-18-2483 (contractor: Virginia Residential Construction);

Van Metre Homes at Hartland LLC, 9900 Main Street, Suite 500, Fairfax, VA 22031; for 2 \$250,000 SFD (1@3,226 sq. ft. and 1@3,992 sq. ft.) at 23646 Edmond Ridge Place, Hartland South, tax map /91/E/3////4/ and /91/E/3////17/, PIN# 245-47-7730 and 245-47-8787 (contractor: Virginia Residential Construction);

Van Metre Homes at Meadowbrook, 9900 Main Street, Suite 500, Fairfax, VA 22031; for 1 \$250,000 SFD (4,224 sq. ft.) at 1000 Sanctuary Court SE, Meadowbrook, tax map /48AA/3//229/, PIN# 233-15-3577 (contractor: Virginia Residential Construction);

Willowsford Operations LLC, 44095 Pipeline Plaza, Suite 140, Ashburn, VA 20147; for 1 \$150,000 SFD (4,323 sq. ft.) at 40801 Foxtail Fields Drive, The Grove at Willowsford, tax map 100/R15////35/, PIN# 287-48-1524 (contractor: NVR Inc.);

Willowsford Operations LLC, 35 Pinelawn Road, Suite 108W, Melville, NY 11747; for 2 \$150,000 SFD (1@4,281 sq. ft. and 1@5,533 sq. ft.) at 41268 and 41308 Allen House Court, The Grant at Willowsford, tax map /91/D10////13/ and /91/D10////17/, PIN# 243-35-5871 and 243-36-5776 (contractor: NVR Inc.);

Willowsford Operations LLC, 44095 Pipeline Plaza, Suite 140, Ashburn, VA 20147; for 1 \$150,000 SFD (4,691 sq. ft.) at 40737 Wild Plum Drive, The Grant at Willowsford, tax map /91/D7C////59/, PIN# 284-16-3994 (contractor: NVR Inc.);

Willowsford Operations LLC, 35 Pinelawn Road, Suite 108W, Melville, NY 11747; for 1 \$150,000 SFD (5,231 sq. ft.) at 41312 Allen House Court, The Grant at

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Willowsford, tax map /91/D10////18/, PIN# 243-36-6463 (contractor: NVR Inc.).

New Single Family Attached

AG Essential Housing Multi State, 8585 East Hartford Drive, Suite 118, Scottsdale, AZ 85255; for 6 \$120,000 TH (1@1,680 sq. ft., 1@1,723 sq. ft., 1@2,176 sq. ft., 1@3,225 sq. ft., and 2@3,251 sq. ft.) at 22544, 22546, 22548, 22550, 22552, and 22554 Foundation Drive, Metro Walk, tax map /93/G/1////1/, /93/G/1////2/, /93/G/1////3/, /93/G/1////4/, /93/G/1////5/, and /93/G/1////6/, PIN# 121-48-4898, 121-48-5197, 121-48-5398, 121-48-5597, 121-48-5697, and 121-48-5998 (contractor: US Home Corporation);

Creighton Road LLC, 42395 Ryan Road, Suite 301, Brambleton, VA 20148; for 7 \$300,000 TH (4@2,690 sq. ft., 2@2,690 sq. ft., and 1@2,927 sq. ft.) at 23741, 23743, 23745, 23747, 23749, 23751, and 23753 September Sun Square, Brambleton Active Adult Community, tax map /92/M/5//6210/, /92/M/5//6211/, /92/M/5//6212/, /92/M/5//6213/, /92/M/5//6214/, /92/M/5//6215/, and /92/M/5//6216/, PIN# 161-38-7657, 161-38-7760, 161-38-7863, 161-38-7965, 161-38-8068, 161-38-8172, and 161-38-8755 (contractor: Tri Pointe Homes DC Metro Inc.);

NVR Inc., 3926 Pender Drive, Suite 200, Fairfax, VA 22030; for 2 \$98,000 TH (1@2,514 sq. ft. and 1@2,565 sq. ft.) at 24591 and 24595 Hutchinson Farm Drive, Arcola Center Main Street, tax map 101/K/5////81/ and 101/K/5////83/, PIN# 163-36-6682 and 163-36-6886 (contractor: NVR Inc.);

Stanley Martin Homes LLC, 11710 Plaza America Drive, Suite 1100, Reston, VA 20190; for 12 \$159,000 resid. condo (3@1,574 sq. ft., 1@1,582, 1@1,584, 1@1,586, 1@2,346 sq. ft., 1@2,356 sq. ft., 1@2,365 sq. ft., 1@2,467, and 1@2,471 sq. ft.) at 44600, 44602, 44604, 44606, 44608, 44610, 44612, 44614, 44616, 44618, 44620, and 44622 Wolfhound Square, Loudon Intertech, tax map /62//9////2A, PIN# 057-17-9177 (contractor: Stanley Martin Companies Inc.);

Stanley Martin Homes LLC, 11710 Plaza America Drive, Suite 1100, Reston, VA 20190; for 12 \$159,000 resid. condo (2@1,574 sq. ft., 1@1,582 sq. ft., 2@1,58, 1@1,586, 1@2,346, 1@2,361 sq. ft., 1@2,445, 2@2,462 sq. ft., and 1@2,470 sq. ft.) at 20306, 20308, 20310, 20312, 20314, 20316, 20318, 20320, 20322, 20324, 20326, and 20328 Newfoundland Square, Loudoun Intertech, tax map /62//9////2A, PIN# 057-17-9177 (contractor: Stanley Martin Companies Inc.);

Stanley Martin Homes LLC, 11710 Plaza America Drive, Suite 1100, Reston, VA 20190; for 14 \$159,000 resid. condo (3@1,574 sq. ft., 3@1,584, 1@1,586,

2@2,346, 1@2,365, 1@2,462, 2@2,467, and 1@2,475 sq. ft.) at 20338, 20340, 20342, 20344, 20346, 20348, 20350, 20352, 20354, 20356, 20358, 20362, and 20364

Newfoundland Square, Loudoun Intertech, tax map /62//9////2A, PIN# 057-17-9177 (contractor: Stanley Martin Companies Inc.).

Toll VA VIII LP, 250 Gibraltar Road, Horsham, PA 19044; for 3 \$150,000 TH (1@2,927 sq. ft., 1@3,040 sq. ft., and 1@3,641 sq. ft.) at 43401, 43403, and 43405 Fifeville Square, Metro Walk, tax map /93/G/2////125/, /93/G/2////126/, and /93/G/2////127/, PIN# 120-29-1267, 120-29-1270, and 120-29-1273 (contractor: Toll Brothers Inc.).

New Condominiums

CLS Phase 1 LC, 1900 Reston Metro Plaza, Floor 10, Reston, VA 20190; for 1 \$50,000 resid. condo (777 sq. ft.) at 43804 Central Station Drive, #143, Loudoun Station, tax map /79/P/1////1/, PIN# 088-16-7575 (contractor: Utica Contracting Inc.);

Redwood-ERC Ashburn LLC, 700 East Campbell Road, Suite 265, Richardson, TX 75081; for 5 \$253,022 resid. condo at 44785 Audubon Square, #111, 211, 311, 411, and 511, St John and Beaumeade, tax map /80//32////B1/, PIN# 060-49-8809 (contractor: Whiting-Turner Contracting Company);

Redwood-ERC Ashburn LLC, 700 East Campbell Road, Suite 265, Richardson, TX 75081; for 8 \$193,886 resid. condo at 44785 Audubon Square, #204, 219, 304, 319, 404, 419, 504, and 519, St John and Beaumeade, tax map /80//32////B1/, PIN# 060-49-8809 (contractor: Whiting-Turner Contracting Company);

Redwood-ERC Ashburn LLC, 700 East Campbell Road, Suite 265, Richardson, TX 75081; for 1 \$140,910 resid. condo at 44785 Audubon Square, #220, St John and Beaumeade, tax map /80//32////B1/, PIN# 060-49-8809 (contractor: Whiting-Turner Contracting Company);

Redwood-ERC Ashburn LLC, 700 East Campbell Road, Suite 265, Richardson, TX 75081; for 4 \$173,558 resid. condo at 44785 Audubon Square, #203, 303, 403, and 503, St John and Beaumeade, tax map /80//32////B1/, PIN# 060-49-8809 (contractor: Whiting-Turner Contracting Company);

Redwood-ERC Ashburn LLC, 700 East Campbell Road, Suite 265, Richardson, TX 75081; for 5 \$164,164 resid. condo at 44785 Audubon Square, #108, 208, 308, 408, and 508, St John and Beaumeade, tax map /80//32////B1/, PIN# 060-49-8809 (contractor: Whiting-Turner Contracting Company);

Redwood-ERC Ashburn LLC, 700 East Campbell Road, Suite 265, Richardson, TX 75081; for 1 \$134,388

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resid. condo at 44785 Audubon Square, #202, St John and Beaumeade, tax map /80//32, PIN# 060-49-8809

(contractor: Whiting-Turner Contracting Company);

Redwood-ERC Ashburn LLC, 700 East Campbell Road, Suite 265, Richardson, TX 75081; for 4 \$165,242 resid. condo at 44785 Audubon Square, #201, 301, 401, and 501, St John and Beaumeade, tax map /80//32//B1/, PIN# 060-49-8809 (contractor: Whiting-Turner Contracting Company);

Redwood-ERC Ashburn LLC, 700 East Campbell Road, Suite 265, Richardson, TX 75081; for 11 \$213,290 resid. condo at 44785 Audubon Square, #109, 115, 209, 215, 306, 309, 315, 409, 415, 509, and 515, St John and Beaumeade, tax map /80//32//B1/, PIN# 060-49-8809 (contractor: Whiting-Turner Contracting Company);

Redwood-ERC Ashburn LLC, 700 East Campbell Road, Suite 265, Richardson, TX 75081; for 5 \$169,092 resid. condo at 44785 Audubon Square, #106, 206, 306, 406, and 506, St John and Beaumeade, tax map /80//32//B1/, PIN# 060-49-8809 (contractor: Whiting-Turner Contracting Company);

Redwood-ERC Ashburn LLC, 700 East Campbell Road, Suite 265, Richardson, TX 75081; for 5 \$276,738 resid. condo at 44785 Audubon Square, #105, 205, 305, 405, and 505, St John and Beaumeade, tax map /80//32//B1/, PIN# 060-49-8809 (contractor: Whiting-Turner Contracting Company);

Redwood-ERC Ashburn LLC, 700 East Campbell Road, Suite 265, Richardson, TX 75081; for 1 \$116,578 resid. condo at 44785 Audubon Square, #103, St John and Beaumeade, tax map /80//32//B1/, PIN# 060-49-8809 (contractor: Whiting-Turner Contracting Company);

Redwood-ERC Ashburn LLC, 700 East Campbell Road, Suite 265, Richardson, TX 75081; for 1 \$222,838 resid. condo at 44785 Audubon Square, #102, St John and Beaumeade, tax map /80//32//B1/, PIN# 060-49-8809 (contractor: Whiting-Turner Contracting Company);

Redwood-ERC Ashburn LLC, 700 East Campbell Road, Suite 265, Richardson, TX 75081; for 1 \$582,428 resid. condo, building 3.1 / third floor common area at 44785 Audubon Square, St John and Beaumeade, tax map /80//32//B1/, PIN# 060-49-8809 (contractor: Whiting-Turner Contracting Company);

Redwood-ERC Ashburn LLC, 700 East Campbell Road, Suite 265, Richardson, TX 75081; for 3 \$188,496 resid. condo at 44785 Audubon Square, #302, 402, and 502, St John and Beaumeade, tax map /80//32//B1/, PIN# 060-49-8809 (contractor: Whiting-Turner Contracting Company);

Redwood-ERC Ashburn LLC, 700 East Campbell Road, Suite 265, Richardson, TX 75081; for 1 \$172,326 resid. condo at 44785 Audubon Square, #119, St John and

Beaumeade, tax map /80//32//B1/, PIN# 060-49-8809 (contractor: Whiting-Turner Contracting Company);

Redwood-ERC Ashburn LLC, 700 East Campbell Road, Suite 265, Richardson, TX 75081; for 5 \$215,908 resid. condo at 44785 Audubon Square, #116, 216, 316, 416, and 516, St John and Beaumeade, tax map /80//32//B1/, PIN# 060-49-8809 (contractor: Whiting-Turner Contracting Company);

Redwood-ERC Ashburn LLC, 700 East Campbell Road, Suite 265, Richardson, TX 75081; for 1 \$16,263,940 resid. condo (105,610 sq. ft.), base building at 44785 Audubon Square, St John and Beaumeade, tax map /80//32//B1/, PIN# 060-49-8809 (contractor: Whiting-Turner Contracting Company);

Redwood-ERC Ashburn LLC, 700 East Campbell Road, Suite 265, Richardson, TX 75081; for 9 \$226,226 resid. condo at 44785 Audubon Square, #113, 118, 213, 218, 318, 413, 418, 513, and 518, St John and Beaumeade, tax map /80//32//B1/, PIN# 060-49-8809 (contractor: Whiting-Turner Contracting Company);

Redwood-ERC Ashburn LLC, 700 East Campbell Road, Suite 265, Richardson, TX 75081; for 5 \$281,358 resid. condo at 44785 Audubon Square, #112, 212, 312, 412, and 512, St John and Beaumeade, tax map /80//32//B1/, PIN# 060-49-8809 (contractor: Whiting-Turner Contracting Company);

Residential Totals

New Single Family Detached: 50

New Single Family Attached: 56

New Residential Condominiums: 76; 1 base building

Commercial

Broadstone WFM Sterling LLC, P.O. Box 24470, Rochester, NY 14624; for 1 \$360,000, existing tenant alterations at 45131 Columbia Place, tax map /80//25-1/, PIN# 044-48-0782 (contractor: Porter Construction Management);

Jen Virginia 9 LLC, 680 5th Avenue, Floor 25, New York, NY 10019; for 1 \$236,000, demo entire structure at 45980 Regal Plaza, tax map /81//3A, PIN# 029-40-8502 (contractor: Tysons Service Corporation);

L22 LLC, 44112 Mercure Circle, Sterling, VA 20166; for 1 \$4,788,124 (75,259 sq. ft.), new building at 44211 Mercure Circle, Mercure Business Park, tax map /93//1//22/, PIN# 091-49-3983 (contractor: Crisak Incorporated);

Leesburg Commercial LC, 12500 Fair Lakes Circle, Suite 400, Fairfax, VA 22033; for 1 \$250,000 (4,534 sq.

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ft.), new construction building at 595 Compass Point Plaza SE, Leesburg Commercial, tax map /60/D/4///A-7/, PIN# 234-39-9964 (contractor: Webb Companies LLC);

Leesburg Commercial LC, 12500 Fair Lakes Circle, Suite 400, Fairfax, VA 22033; for 1 \$100,000 (1,120 sq. ft.), car wash at 595 Compass Point Plaza SE, Leesburg Commercial, tax map /60/D/4///A-7/, PIN# 234-39-9964 (contractor: Webb Companies LLC);

Leesburg Commercial LC, 12500 Fair Lakes Circle, Suite 400, Fairfax, VA 22033; for 1 \$991,382 (8,420 sq. ft.), shell building E at 555 Compass Point Plaza SE, Leesburg Commercial, tax map /60/D/4///A-7/, PIN# 234-39-9964 (contractor: LF Jennings Inc.);

Leesburg Commercial LC, 12500 Fair Lakes Circle, Suite 400, Fairfax, VA 22033; for 1 \$833,392 (8,066 sq. ft.), shell building D at 565 Compass Point Plaza SE, Leesburg Commercial, tax map /60/D/4///A-7/, PIN# 234-39-9964 (contractor: LF Jennings Inc.);

Leesburg Commercial LC, 12500 Fair Lakes Circle, Suite 400, Fairfax, VA 22033; for 1 \$1,085,320 (2,383 sq. ft.), new construction at 500 Compass Point Plaza SE, Leesburg Commercial, tax map /60/D/2///A-4/, PIN# 234-48-8819 (contractor: LF Jennings Inc.);

Leesburg Tech 1 LLC, 2560 Lord Baltimore Drive, Baltimore, MD 21244; for 1 \$152,635 (4,606 sq. ft.), tenant fit up at 920 Sycolin Road SE, #100, Brownell Division, tax map /60//5///1B1/, PIN# 191-36-0295 (contractor: Owner);

Leesburg Tech 2 LLC, 2560 Lord Baltimore Drive, Baltimore, MD 21244; for 1 \$237,511 (8,280 sq. ft.), tenant fit up at 960 Sycolin Road SE, #100, Brownell Division, tax map /60//5///2A1/, PIN# 191-26-0031 (contractor: Owner);

Leesburg Village Owner 1 LLC, 1 Towne Square, Suite 1913, Southfield, MI 48076; for 1 \$81,043 (4,040 sq. ft.), tenant fit up at 1602 Village Market Boulevard SE, #250, Village at Leesburg, tax map /49/F/4P1OFFE/, PIN# 149-28-0225 (contractor: Tripp Contracting LLC);

Prologis, 1800 Wazee Street, Denver, CO 80202; for 1 \$193,303, interior roof access, stair and landing at 45210 Prologis Plaza, #115, Stuart Subdivision, tax map /94//41/////1/, PIN# 045-39-1908 (contractor: Corenic Construction Group LLC);

QTS Shellhorn LLC, 12851 Foster Street, Overland Park, KS 66213; for 1 \$41,738,336 (36,832 sq. ft.), new construction at 22271 Shellhorn Road, Loudoun Parkway Center, tax map /93//6/////2/, PIN# 089-10-4437 (contractor: Hitt Contracting Inc.);

Saul Holdings LP, 7501 Wisconsin Avenue, Suite 1500, Bethesda, MD 20814; for 1 \$33,396 (1,400 sq. ft.), tenant fit up at 19349 Promenade Drive, Lansdowne Town

Center, tax map /62/K29/////1/, PIN# 113-39-9265 (contractor: K Contracting LLC);

Stone Ridge Village Center LLC, 9900 Main Street, Suite 500, Fairfax, VA 22031; for 1 \$25,000 (2,336 sq. ft.), tenant fit up at 42015 Village Center Plaza, #130, Stone Ridge North, tax map 100/C20//PCLA/, PIN# 204-37-2198 (contractor: Commonwealth General Contracting);

Town of Leesburg, 25 West Market Street, Leesburg, VA 20176; for 1 \$155,000, aviation fuel tank foundation at 1001 Sycolin Road SE, tax map /60/////8B/, PIN# 234-20-5774 (contractor: Crisak Incorporated);

VTA PMG Cascades LLC, P.O. Box 2727, Houston, TX 77252; for 1 \$79,650 (1,164 sq. ft.), tenant fit up at 46651 Algonkian Parkway, #100, Potomac Lakes, tax map /81/V11//11B1/, PIN# 011-47-2069 (contractor: Southeastern Construction);

Redwood-ERC Ashburn LLC, 700 East Campbell Road, Suite 265, Richardson, TX 75081; for 5 \$224,994 at 44785 Audubon Square, #101, 120, 320, 420, and 520, St John and Beaumeade, tax map /80//32///B1/, PIN# 060-49-8809 (contractor: Whiting-Turner Contracting Company).

Land Use Applications Approved

CMPT-2020-0005 (Approved 07/20/21) - AT&T Morrisonville (American Telephone & Telegraph Co., One AT&T Way, Bedminster, NJ 07921); approved for a commission permit to allow a 125 foot telecommunications monopole and accompanying equipment facilities on 138.61 acres zoned AR1, located at 12355 White Rock Road, Purcellville, VA 20132, tax map /7/////59/, PIN# 477-38-7669, Catoclin District.

CMPT-2020-0009 (Approved 07/14/21) - Milestone Tower - Waterford (Milestone Tower Limited Partnership, PO Box 3210, Reston, VA 20195); approved for a commission permit to allow a 132 foot tall telecommunications tower (130 feet tall with a 2 foot lightning rod at the top) on 13.26 acres zoned AR1, located at 39820 Charles Town Pike, Waterford, VA 20197, tax map /37/////101B/, PIN# 344-45-5673, Catoclin District.

CMPT-2021-0001 (Approved 07/20/21) - Milestone Tower - Rock Ridge High School (Milestone Tower Limited Partnership IV & Fairfax County School Board, PO Box 3210, Reston, VA 20195); approved for a commission permit to allow a 142 foot tall (140 feet tall with a 2 foot lightning rod at the top) telecommunications monopole and a related equipment compound on 112.87 acres zoned PDGI, located at 43330 Loudoun Reserve Drive, Ashburn, VA 20148, tax map /92/////22/, PIN# 122-28-7422, Dulles District.

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CPAP-2019-0002 (Approved 08/31/21) - Waterside Old Ox Road (Waterside I, LLC, 6711 Columbia Gateway Drive, Suite 300, Columbia, MD 21046, (443) 285-5675; approved for construction plans and profiles for the expansion of Old Ox Road on 212.144 acres zoned C1, PDCCSC, PDCCSC, PDGI, PDIP, PDOP, PDSC, R1 & R16, located at 45715, 45755, 45787, 45865, 45900, 45909, 45910, 45917, 45922, 45927 & 45941 Old Ox Rd., 2 & 18 Douglas Court, 45601, 45609 & 45630 Falke Plaza, 535 & 23070 Shaw Rd., 23055 Oakgrove Road & 45550 Dulles Plaza, Sterling, VA 20166, tax map /95/////////80/, /34/, /88/, /86/, /87/, /89A/, /84/, /95///2////8/, /7/, /95///4////3/, /2/, /1/, /94/29////B/, /A/, /94////////66/, /69/, /64/, /67A/, /68/, /70/, /94/16////2/, /1/, /94/35////A2/, /94/29////C/, /94/50////A1/ & /94/11////A2A/, PIN# 034-20-2279, -7444, -0850, -0100, -3835, -29-1650, -5439, -7443, -9330, -27-1079, -26-9186, -10-1198, -10-2065, -10-2295, -17-4699, -18-2177, -18-6467, -19-5778, -26-8917, -28-4502, -28-8908, -26-4640, -28-0709, -27-3975, -38-5918, -26-3771 & 035-49-1986, Broad Run District, (agent: Bohler Engineering VA LLC, (703) 709-9500).

CPAP-2020-0021 (Approved 08/27/21) - Glenmore Farm Phase 2 & 3 (Van Metre Communities, L.L.C., 9900 Main Street, Suite 500, Fairfax, VA 22031, (703) 350-5465; approved for construction plans and profiles for a proposed large lot subdivision with 56 single family detached lots on 251.08 acres zoned AR1, located at 14758 Berlin Turnpike, Purcellville, VA 20132, tax map /27////////1/, /27/C/3////6/ & /27/C/3////5/, PIN# 411-10-5636, 412-30-1690 & 412-30-6010, Catoctin District, (agent: J2 Engineers Inc., (703) 655-8515).

CPAR-2020-0026 (Approved 08/31/21) - Round Hill West Lake (Brookfield Washington LLC, 3201 Jermantown Road, Suite 150, Fairfax, VA 22030, (703) 270-1420; approved for construction plans and profiles revision to revise the approved plan grading in 15 single family detached home lots on 3.92 acres zoned PDH3, located at 17880 & 17996 Ridgewood Place, 17987, 17991, 17995, 17999 & 18003 Lake Front Circle, 35875 & 35879 McKewson Way & 35878 Quantum Place, Round Hill, VA 20141, tax map /34/F/1///338/, /34/F/1///315/, /34/F/1///316/, /34/F/1///318/, /34/F/1///317/, /34/F/1///333/, /34/F/1///375/, /34/F/1///345/, /34/F/1///352/, /34/F/1///346/, /34/F/1///348/, /34/F/1///320/, /34/F/1///319/, /34/F/1///321/ & /34/F/1///304/, PIN# 556-15-7823, 556-15-8808, 556-15-9099, 556-15-9184, 556-15-9192, 556-16-0697, 556-25-7239, 556-25-8105, 556-25-8288, 556-25-8906, 556-26-0400, 557-45-9370, 557-45-9277, 557-45-9261 & 557-45-8233, Blue Ridge District, (agent: Christopher Consultants, Ltd., (703) 393-9887).

CPAR-2021-0004 (Approved 08/12/21) - DTC Atlantic Boulevard Traffic Signal (DTC Partners, L.L.C.,

2000 Tower Oaks Blvd., 8th Floor, Rockville, MD 20852, (301) 692-2375; approved for construction plans and profiles revision to revise CPAR-2019-0007 on 67.66 acres zoned PDOP, located at 45335 Century Blvd. & 21215 Atlantic Blvd., Sterling, VA 20166, tax map /80//36////3/, /80//36//OP-1/, /80//24//BK61/ & /80//36//2A2/, PIN# 029-45-5622, 029-15-1809, 041-30-7841 & 041-40-7819, Broad Run District, (agent: Dewberry, (703) 840-1946).

CPAR-2021-0007 (Approved 08/26/21) - Hartland North - Hartland Dr. - Phase 1A & 1B (Timber Ridge at Hartland LLC, 44095 Pipeline Plaza, Suite 140, Ashburn, VA 20147, (571) 252-3979; approved for construction plans and profiles revision to a previously approved CPAP-2020-0009 to revise the profiles on Hartland Drive from Station 70 + 45 to 83 + 50, including associated infrastructure on 458.49 acres zoned TR1UBF, TR3UBF, located at 23620 Lenah Farm Lane, Aldie, VA 20105, tax map /91////////18/, /90/D/2////A/, /90/D/2////C/ & /91////////16/, PIN# 285-39-5280, 284-20-5615, 244-16-3448 & 244-36-8224, Blue Ridge District, (agent: The Engineering Groupe Inc., (703) 670-0985).

CPAR-2021-0008 (Approved 08/18/21) - Regency at Belmont Chase Townhouse Development (Toll Brothers, Inc., 19775 Belmont Executive Plaza, Ashburn, VA 20147, (571) 291-8000; approved for construction plans and profiles revision to approved CPAR-2020-0008 to adjust lot lines and units for better fit on 10.87 acres zoned R16, located at 19810, 19812, 19824, 19826, 19828, 19830, 19832 & 19834 Bodmer Dr., 19851, 19853, 19855, 19857, 19859 & 19861 Harrison Trace Ter. & 43925 & 43927 Hurleys Hunt Ter., Ashburn, VA 20147, tax map /62AA/1////95/, /94/, /93/, /92/, /91/, /A/, /79/, /78/, /101/, /100/, /99/, /98/, /97/, /96/, /49/, /48/ & /90/, PIN# 083-27-9727, 083-27-9730, 083-27-9833, 083-27-9836, 083-27-9938, 083-28-0090, 083-28-0156, 083-28-0259, 083-28-0726, 083-28-0729, 083-28-0832, 083-28-0834, 083-28-0837, 083-28-0940, 083-28-2316, 083-28-2615 & 083-28-9941, Broad Run District, (agent: ESE Consultants, (571) 291-8813).

DEDI-2017-0048 (Approved 08/05/21) - Fields Farm Park Road Beans (DTCI, 101 Blue Seal Dr., Suite 102, Leesburg, VA 20175); approved for a dedication plat proposing the dedication of right of way and creation of permanent drainage easement and temporary construction easements on 5 acres zoned JLMA3, located at 16940 Hillsboro Rd., Purcellville, VA 20132, tax map /35////////25/, PIN# 522-39-6167, Blue Ridge District, (agent: Dewberry Consultants LLC, (703) 840-1929).

DEDI-2021-0002 (Approved 08/30/21) - Arcola Retail Development LLC (Shops at Arcola Center LLC, 44715 Brimfield Drive, Suite 210, Ashburn, VA 20147, (703) 391-7258; approved for a dedication plat for three existing

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lots on 68.09 acres zoned PDCCRC, located north of intersection at Dulles West Blvd. & Dulles Landing Drive, tax map 101/////43A1A, 101/E/1///5A1/ & 101/////92/, PIN# 163-38-0140, 163-48-7614 & 163-49-1534, Blue Ridge District, (agent: Bohler Engineering, LLC, (703) 709-9500).

FPAL-2021-0006 (Approved 08/30/21) - Conklin Community Park (Loudoun County PRCS, 742 Miller Drive, SE, Leesburg, VA 20177, (571) 258-3251; approved for a floodplain alteration for Ellick Run tributary 3 major floodplain, Ellick Run tributary 3 minor floodplain, and Ellick Run tributary 4 minor on 20.76 acres zoned PDH4, located at 25710 Donegal Drive, Chantilly, VA 20152, tax map 106/B28/////I/, PIN# 166-49-3841, Dulles District, (agent: Dewberry Engineers Inc., (703) 840-1900).

FPAL-2021-0010 (Approved 08/27/21) - Lime Kiln Road (Stanley Martin, 11710 Plaza America Drive, Suite 1100, Reston, VA 20190, (703) 964-5118; approved for a floodplain alteration to alter cross sections within an existing floodplain on 2.99 acres zoned AR2, located at 38074 Lime Kiln Road, Middleburg, VA 20117, tax map /74/////29/ & /74/////27/, PIN# 463-20-3154 & 463-20-5773, Blue Ridge District, (agent: ATCS PLC, (703) 430-7500).

FPST-2021-0006 (Approved 08/03/21) - Trailside Park Broad Run Tributary A-4 (Loudoun County PRCS, PO Box 742, Miller Drive, SE, Leesburg, VA 20177, (571) 258-3251; approved for a floodplain study on 20.22 acres zoned PDH4, located at 20375 Claiborne Parkway, Ashburn, VA 20147, tax map /79/J11///PK/, PIN# 115-17-1969, Ashburn District, (agent: Dewberry Engineers Inc., (703) 840-1900).

FPST-2021-0008 (Approved 08/30/21) - Conklin Community Park (Loudoun County PRCS, 742 Miller Drive, SE, Leesburg, VA 20177, (571) 258-3251; approved for a floodplain study for Ellick Run tributary 3 major floodplain, Ellick Run tributary 3 minor floodplain and Ellick Run tributary 4 minor on 20.76 acres zoned PDH4, located at 25710 Donegal Drive, Chantilly, VA 20152, tax map 106/B28/////I/, PIN# 166-49-3841, Dulles District, (agent: Dewberry, (703) 849-0582).

SBRD-2020-0008 (Approved 08/18/21) - Lambert Property Section 2A (Lennar Corporation, 14280 Park Meadow Drive, Suite 108, Chantilly, VA 20151, (703) 449-6546; approved for a subdivision record plat for 21 single family detached lots, 4 open space parcels and dedication of public right-of-way on 50.51 acres zoned TR3LF, located at 26479 Bull Run Post Office Road, Centreville, VA 20120, tax map 106/////43/ & 106/////39/, PIN# 168-40-6630 & 168-19-6592, Dulles District, (agent: Bowman Consulting, (703) 443-2400).

SIDP-2015-0008 (Approved 07/06/21) - Dulles Landing Sign Plan (Beatty Limited Partnership, 6824 Elm Street, Suite 200, McLean, VA 22101-3866, (703) 821-0500; approved for a sign development plan to amend the existing SIDP approval for the property (SIDP-2014-0002) to permit the addition of entrance signage for Dulles Landing on Route 50 and Dulles West Boulevard on 90.53 acres zoned PDCCRC, located at 24560, 24575, 24635 & 24710 Dulles Landing Drive, Sterling, VA 20166, tax map 101//14/////5/, 101//14/////4B, 101//14/////3/, 101/////90/, 101//14/////1B & 101//14/////2/, PIN# 163-18-3632, 163-19-0227, 163-28-7836, 163-29-1069, 163-29-4142 & 163-38-7890, Blue Ridge District, (agent: Cooley LLP, (703) 456-8103).

SPAM-2019-0097 (Approved 07/30/21) - Cyrusone Dulles International Park Parcel B-1 (Cyrusone LLC, 2101 Cedar Springs Road, Suite 900, Dallas, TX 75201, (703) 457-8995; approved for a site plan amendment to SPAM-2016-0126 to incorporate as-built tree locations and minor adjustments to the proposed trail along the northern property line on 9.95 acres zoned PDIP, located at 22811 International Drive, Sterling, VA 20166, tax map /94//11/////B/, PIN# 034-46-2865, Broad Run District, (agent: Bowman Consulting Group, (703) 443-2400).

SPAM-2021-0001 (Approved 08/12/21) - Dulles Trade Center II Lot 11 (IFG Group, LLC, 1311 Mayflower Drive, McLean, VA 20101, (703) 981-4581; approved for a site plan amendment for the change in proposed use of motor vehicle and service on 1.51 acres zoned PDGI, located at 23674 Overland Drive, Sterling, VA 20166, PIN# 124-49-1299, Dulles District.

SPAM-2021-0011 (Approved 07/29/21) - INOVA Healthplex Ashburn (INOVA, 8110 Gatehouse Rd., Suite 200, Falls Church, VA 22042, (703) 289-2072; approved for a site plan amendment for the removal of Phase 2 improvements from approved site plan and obtain release of Phase 2 site plan bond on 8.68 acres zoned PDOP, located at 22505 Landmark Ct., Ashburn, VA 20148, tax map /93//18/////F/, PIN# 090-48-5691, Dulles District, (agent: Dewberry, (703) 840-1931).

SPAM-2021-0013 (Approved 08/11/21) - Prologis Park Gateway Phase II (Loudoun County DTCL, 101 Blue Seal Dr., SE, Suite 102, Leesburg, VA 20177, (571) 258-3548; approved for site plan amendment to the previously approved CRCP-2016-0005 on 11.24 acres zoned PDIP, located at 45120 Global Plaza, Sterling, VA 20166, PIN# 045-18-5843, Broad Run District.

SPAM-2021-0030 (Approved 08/20/21) - Goose Creek Village East (Goose Creek Commercial LLC, 43045 Van Metre Drive, Suite 200, Broadlands, VA 20148, (703) 350-5465; approved for a site plan amendment to the previously approved STPL-2019-0048 for temporary sales trailer on

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13 acres zoned R24, located at 20841 Kentigern Terrace, Ashburn, VA 20147, tax map /78/U/1////, PIN# 154-47-7754, Ashburn District, (agent: J2 Engineers, (703) 361-1550).

SPAM-2021-0035 (Approved 08/11/21) - Aston Martin and Bentley of Loudoun (Exclusive Automotive Group, 8550 Leesburg Pike, Vienna, VA 22182, (703) 712-8324; approved for a site plan amendment to the previously approved STMP-2019-0013 to make minor revisions to make the building match the approved building plans and to add an underdrain to the ads stormwater management system on 4.06 acres zoned GB, located at 45180 Russell Branch Parkway, Ashburn, VA 20147, tax map /63//20////A/, PIN# 040-38-8371, Broad Run District, (agent: Walter Phillips Inc., (703) 532-6163).

SPAM-2021-0038 (Approved 08/13/21) - Moorefield Station Block T24 (Toll Bros., Inc., 19775 Belmont Executive Plaza, Ashburn, VA 20147, (571) 291-8000; approved for a site plan amendment on 3.72 acres zoned PDTRC, located at 43571 Charitable Street, Ashburn, VA 20148, tax map /93/G/1//T-24/, PIN# 120-10-3730, Broad Run District, (agent: ESE Consultants, (571) 291-8813).

SPEX-2020-0026 (Approved 07/14/21) - Milestone Tower - Waterford (Milestone Tower Limited Partnership, PO Box 3210, Reston, VA 20195); approved for a special exception to allow a 132 foot tall telecommunications tower (130 feet tall with a 2 foot lightning rod at the top) pursuant to Section 2-102, Table 2-102 of the Revised 1993 Loudoun County Zoning Ordinance on 13.26 acres zoned AR1, located at 39820 Charles Town Pike, Waterford, VA 20197, tax map /37////////101B, PIN# 344-45-5673, Catoctin District.

SPMI-2021-0002 (Approved 07/14/21) - Amor Home Child Care (Amor Home Childcare, LLC, 42021 Bushclover Terrace, Aldie, VA 20105); approved for a minor special exception to modify Section 5-609(A)(14) to allow more than 9 children in a townhome under the Revised 1993 Loudoun County Zoning Ordinance on .04 acres zoned PDH4, located at 42021 Bushclover Terrace, Aldie, VA 20105, tax map 100/E/5////54/, PIN# 205-17-2750, Dulles District.

STMP-2021-0007 (Approved 08/04/21) - Buildings VA 13 & VA 14 (Vantage Data Centers VA1 LLC, 45200 Vantage Data Plaza, Sterling, VA 20166, (703) 928-6356; approved for a modified process site plan for the construction of +/- 729,298 sq. ft. of data center/office floor area including all related infrastructure, utilities, etc. on 41.51 acres zoned PDOP, located at 45070 Vantage Data Plaza, Sterling, VA 20166, tax map /80//44P1ALWL/, PIN# 044-28-8975 & 044-38-3489, Broad Run District, (agent: Urban Ltd., (703) 642-8080).

STPL-2020-0010 (Approved 08/10/21) - Mercure Business Park Lot 22 (JK Land Holdings, 44112 Mercure Circle, Sterling, VA 20166, (703) 932-3917; approved for a site plan for 1 warehouse with associated infrastructure on 5.49 acres zoned PDGI, located approximately 1,520 ft. northeast from the intersection of Hermes Court & Mercure Circle, tax map /93///1////22/, PIN# 091-49-3983, Dulles District, (agent: Urban Ltd., (703) 642-2306).

STPL-2021-0006 (Approved 08/31/21) - Appalachian Lane Fire Tank (Loudoun County, 801 Sycolin Road, SE, Suite 300, Leesburg, VA 20175, (703) 777-0220; approved for a site plan for the installation of fire apparatus road and fire tanks on 28.16 acres zoned AR1, located off Appalachian Lane, tax map /14//15////1B, PIN# 545-25-3081, Blue Ridge District, (agent: Dewberry Engineers Inc., (703) 468-2274).

VSMP-2021-0046 (Approved 08/13/21) - Ash 2 Lockridge (Ashburn Acquisition Co. II LLC, 12851 Foster Street, Suite 205, Overland Park, KS 66209, (913) 814-9988; approved for a Virginia Stormwater Management Program for the disturbed area of 28.42 acres zoned PDIP, located off Lockridge Rd. across from Shellhorn Rd., tax map /94//17////A/, PIN# 063-49-6156, Broad Run District.

VSMP-2021-0047 (Approved 08/17/21) - Ash 1 - Broderick DC2 (QTS Investment Properties Ashburn, 12851 Foster Street, Suite 205, Overland Park, KS 66209, (913) 814-9988; approved for a Virginia Stormwater Management Program for the disturbed area of 7 acres on 23.59 acres zoned PDIP, located at 22271 Broderick Drive, Sterling, VA 20166, tax map /94/D/1///7A2/, PIN# 044-15-4872, Broad Run District.

VSMP-2021-0061 (Approved 08/05/21) - Acharya Residence 22144 Sam Fred Road (Stanley-Martin Custom Homes LLC, 11710 Plaza America Drive, Suite 1100, Reston, VA 20190, (703) 964-5128; approved for a Virginia Stormwater Management Program for the disturbed area of 3.75 acres on 25.25 acres zoned AR2, located at 22144 Sam Fred Road, Middleburg, VA 20117, tax map /74////////17/, PIN# 465-37-9815, Blue Ridge District.

VSMP-2021-0063 (Approved 08/04/21) - Riverstone Homes & Sunrooms LLC (Stanley Martin, 11710 Plaza America Drive, Suite 1100, Reston, VA 20190, (703) 964-5118; approved for a Virginia Stormwater Management Program for the disturbed area of 1.61 acres on 2.29 acres zoned AR2, located at 38074 Lime Kiln Road, Middleburg, VA 20117, tax map /74////////27/, PIN# 463-20-5773, Blue Ridge District.

VSMP-2021-0064 (Approved 08/24/21) - 19792 Old Blueridge Road (David Kubal, PO Box 55, Purcellville, VA 20134, (703) 939-6645; approved for a Virginia Stormwater Management Program for the disturbed area of

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1.85 acres on 3 acres zoned AR2, located at 19792 Old BlueRidge Road, Bluemont, VA 20135, tax map /52//3////C/, PIN# 676-18-2816, Blue Ridge District.

VSMP-2021-0065 (Approved 08/09/21) - Beer Residence, MHF Holdings Lot 1-A (Carrington Builders LC, PO Box 2130, Leesburg, VA 20177, (703) 665-6705; approved for a Virginia Stormwater Management Program for the disturbed area of 1.4 acres on 15.66 acres zoned AR1, located at intersection of Dawson Gap Lane & Kingman Lane, Purcellville, VA 20132, tax map /16//65////1A/, PIN# 445-28-0901, Blue Ridge District.

VSMP-2021-0070 (Approved 08/11/21) - Project Aspen - Sycolin Road Left Turn (The Whiting-Turner Contracting, 300 E. Joppa Road, Towson, MD 21286, (301) 656-7800; approved for a Virginia Stormwater Management Program for the disturbed area of 1.08 acres on 50.21 acres zoned PDIP, located off Sycolin Road, Leesburg, VA 20175, tax map /60////////39/, PIN# 194-48-6020, Catocin District.

VSMP-2021-0072 (Approved 08/11/21) - Broadlands Ashburn Metro Section 202 Phase II (Wetlands Studies and Solutions, 5300 Wellington Branch Drive, Gainesville, VA 20155, (703) 398-9731; approved for a Virginia Stormwater Management Program for the disturbed area of 11.05 acres zoned PDTRC, located at the intersection of Waxpool Rd. & Demott Dr., tax map /78/A49////B1/, PIN# 119-37-9936, Broad Run District, (agent: Van Metre Homes at Broadlands, (703) 348-5800).

VSMP-2021-0076 (Approved 08/03/21) - Creighton Farms Drive - Lot 96 (Richard M. Taylor, 11990 Market Street, Unit 1014, Reston, VA 20190, (480) 385-9215; approved for a Virginia Stormwater Management Program for the disturbed area of 2 acres on 3.86 acres zoned AR1, located at 22937 Creighton Farms Drive, Leesburg, VA 20175, tax map /90//13////96/, PIN# 322-39-7320, Blue Ridge District.

VSMP-2021-0086 (Approved 08/10/21) - Fortier Residence 13235 Milltown Rd. (Wolfe Hill Contracting, 207 Cenning Terrace, Purcellville, VA 20132, (843) 331-0671; approved for a Virginia Stormwater Management Program for the disturbed area of 2.26 acres on 30.96 acres zoned AR1, located at 13235 Milltown Road, Lovettsville, VA 20180, tax map /18////////1/, PIN# 336-49-1622, Catocin District.

VSMP-2021-0087 (Approved 08/26/21) - Lewis Aquatech Pool Supply Inc. (Black Well Group, 8751 Buckland Mill Road, Gainesville, VA 20155, (703) 928-7659; approved for a Virginia Stormwater Management Program for the disturbed area of .11 acres on 15.71 acres zoned AR1, located at 42296 Greenfield Farm Lane, Leesburg, VA 20176, tax map /30//16////14/, PIN# 183-39-6758, Catocin District.

VSMP-2021-0089 (Approved 08/31/21) - Beacon Hill Phase 2B Lot 112 (David Pastva, 1355 Beverly Road, McLean, VA 22101, (703) 928-6535; approved for a Virginia Stormwater Management Program for the disturbed acreage of 4.55 acres zoned AR1, located at 16778 Bold Venture Drive, Leesburg, VA 20176, tax map /38//21////112/, PIN# 306-10-7309, Catocin District.

VSMP-2021-0092 (Approved 08/24/21) - Chudleigh Farm Lot 12 (Charlie Little, 16312 Hampton Road, Hamilton, VA 20158, (703) 973-4123; approved for a Virginia Stormwater Management Program for the disturbed area of 1.55 acres on 19.44 acres zoned AR2, located at 22000 Clear Creek Lane, Aldie, VA 20105, tax map /75//13////12/, PIN# 393-27-6421, Blue Ridge District.

VSMP-2021-0093 (Approved 08/16/21) - 22501 Creighton Farms Drive Section 2 Lot 46 (Landscape Associates Inc., PO Box 600, Aldie, VA 20105, (703) 327-4050; approved for a Virginia Stormwater Management Program for the disturbed area of .5 acres on 3.41 acres zoned AR1, located at 22501 Creighton Farms Drive, Leesburg, VA 20175, tax map /90//11////46/, PIN# 321-39-3251, Blue Ridge District.

ZCOR-2021-0165 (Approved 08/27/21) - Admin Change CDP ZMAP-2019-0001 (Christopher Lett, 4080 Lafayette Center Drive, Chantilly, VA 20152, (703) 361-1550; approved for an administrative change to a concept development plan after approval pursuant to Section 6-1216(A)(2) of the revised 1993 Zoning Ordinance as amended through June 9, 2021; the plan in question is zoning map amendment ZMAP-2019-0001 Hogan Kent Greene; would like to modify an approved circulation element located at the site entrance; the design element in question is the typical section - private street PS1 - entry shown on sheet 3 of the approved ZMAP; the typical section proposes a 60 ft. travel way with no median, a 2.5 ft. grass trip and 5 ft. sidewalks with a 78 ft. easement; during the final engineering process (CPAP) and subsequent meetings with VDOT, it was confirmed that the layout shown on the ZMAP would not meet their design standards and would not receive their approval; as a result, the design of the typical entrance section was further coordinated with the Fire Marshal's office and Loudoun County's Planning Office to discuss alternatives to reduce the entrance and travel way width to meet VDOT's standards; it was agreed at those meetings, that the roadway would be designed with a minimum easement width of 60 ft., we provided 73 ft. and a lane width of 20 ft.; an 8 ft. portion of the median would be raised curb at the entrance to satisfy VDOT entrance requirements and payment marking further into the development on 18.19 acres zoned R8, located at 41947 Braddock Road, Aldie, VA 20105, tax map 105////////16/, PIN# 206-26-3209, Blue Ridge District.

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Land Use Applications Submitted

CPAP-2021-0027 (Submitted 08/20/21) - Cattail Run Phase 1 (Pulte Homes Company, 6302 Lee Highway, Suite 1000, Fairfax, VA 22031, (703) 273-1840; for approval of construction plans and profiles to propose 109 single family detached and 27 single family attached residential lots and associated roadways, utilities, and open space on 96.09 acres zoned JLMA3, located east of Fort Evans Plaza II, adjacent to Battlefield Parkway, NE between Edwards Ferry Rd., NE and Fort Evans Rd., NE, PIN# 147-19-1857, Catocin District, (agent: Dewberry, (703) 840-1946).

CPAP-2021-0028 (Submitted 08/19/21) - Project Celtics (NOVA 1 Owner LLC, One Federal Street, 17th Street, Boston, MA 02110, (617) 476-2773; for approval of construction plans and profiles for the rough grading of two pad sites with associated private road infrastructure and utilities on 145.09 acres zoned PDIP, located off Sycolin Road, south of Cochran Mill Road and north of Dulles Greenway, Leesburg, VA, tax map /60/////////39/ & /60/////////41/, PIN# 194-48-6020 & 193-27-9018, Catocin District, (agent: Bowman Consulting, (703) 443-2400).

CPAP-2021-0029 (Submitted 08/27/21) - Centergate & Charitable St. @ Moorefield (SA Associates South LLC, 42395 Ryan Road, Suite 301, Brambleton, VA 20148, (703) 722-2860; for approval of construction plans and profiles for the construction of 3,469 lf. roadway with utilities on 192.93 acres zoned PDTRC, located between Centergate Drive & Claude Moore Drive, tax map /93//19//D-2/ & /93//20//E2/, PIN# 090-45-4961 & 089-25-0962, Broad Run District, (agent: Urban Ltd., (703) 642-8080).

CPAR-2021-0015 (Submitted 08/06/21) - National Conference Center East (Brookfield Washington LLC, 602 South King Street, Suite 100, Leesburg, VA 20175, (703) 270-1400; for approval of a construction plans and profiles revision to the previously approved CPAR-2020-0028 for the development of 74 SFA age restricted residential lots, roads and infrastructure on 15.58 acres zoned PDH4, located north of the terminal cul-de-sac of Upper Belmont Place (Rte. 659); site access is located along the private "Ring Road" that runs through the NCC property, tax map /50/B/1////B/ & /50/B/1////A/, PIN# 081-37-3235 & 081-27-7275, Ashburn District, (agent: J2 Engineers, (703) 361-1550).

DEDI-2021-0021 (Submitted 08/04/21) - ADA Bus Stop 7543 (Loudoun County DTCL, 101 Blue Seal Drive, Suite 102, Leesburg, VA 20177, (571) 258-3548; for approval of a dedication plat for the creation of temporary construction easement on Parcel C-1, westerly site L0080 on 3.05 acres zoned R8, located along the northerly R/W of

Maple Leaf Place (VA Rte. 2722) approximately 60 feet east of the intersection of Tamarack Ridge Square, tax map /81//23////C/, PIN# 013-27-7543, Sterling District, (agent: J2 Engineers Inc., (703) 361-1550).

DEDI-2021-0022 (Submitted 08/04/21) - ADA Bus Stop 0659 (Loudoun County DTCL, 101 Blue Seal Drive, Suite 102, Leesburg, VA 20177, (571) 258-3548; for approval of a dedication plat for the creation of temporary construction easement on Woodstone, Section 2, Phase 2, Parcel C Site L0229 on 8.93 acres zoned R8, located along the southerly R/W of East Frederick Drive (VA Rte. 1454) approximately 95 feet west of the intersection of Thomas Jefferson Drive (VA Rte. 1922), tax map /81/Q/2////C/, PIN# 014-26-0659, Sterling District, (agent: J2 Engineers Inc., (703) 361-1550).

DEDI-2021-0023 (Submitted 08/04/21) - ADA Bus Stop 3069 (Loudoun County DTCL, 101 Blue Seal Drive, Suite 102, Leesburg, VA 20177, (571) 258-3548; for approval of a dedication plat for the creation of temporary construction easements on Section 2, Parcel A, Fox Creek, Site L0085 on 4.96 acres zoned R8, located along the northerly R/W of Rabbitrun Terrace (VA Rte. 1925) approximately 100 feet east of the intersection of East Frederick Drive (VA Rte. 1454), tax map /81/O/3////A/, PIN# 014-27-3069, Sterling District, (agent: J2 Engineers Inc., (571) 258-3548).

DEDI-2021-0024 (Submitted 08/04/21) - ADA Bus Stop 4000 (Loudoun County DTCL, 101 Blue Seal Drive, Suite 102, Leesburg, VA 20177, (571) 258-3548; for approval of a dedication plat for the creation of a temporary construction easement on Phase 1, Chatham Green Condominium, Site L0232 on 2.02 acres zoned R16, located off Eaton Terrace, Sterling, VA 20164, PIN# 014-27-9704, Sterling District, (agent: J2 Engineers Inc., (571) 258-3548).

DEDI-2021-0025 (Submitted 08/04/21) - ADA Bus Stop 1315 (Loudoun County DTCL, 101 Blue Seal Drive, Suite 102, Leesburg, VA 20177, (703) 258-3548; for approval of a dedication plat for the creation of a temporary construction easement and vacation of various easements on the Shops at Cedar Lakes, Lot 2, Site L0233 on 4.51 acres zoned PDCCCC, located at 46900 Cedar Lake Plaza, Sterling, VA 20164, tax map /81/A/8////2/, PIN# 013-18-1315, Sterling District, (agent: J2 Engineers Inc., (703) 361-1550).

DEDI-2021-0026 (Submitted 08/06/21) - Gateway North Lot 2 (Foulger-Pratt Development, LLC, 12435 Potomac Park Ave., Suite 200, Potomac, MD 20854, (240) 499-9682; for approval of a dedication plat for construction of a warehouse building and associated parking and infrastructure on 6.09 acres zoned PDIP, located approximately .14 miles northeast of intersection between

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Indian Creek Drive & Pacific Blvd., tax map /94/B/1/////2/, PIN# 046-30-5546, Broad Run District, (agent: Christopher Consultants, (571) 293-5189).

DEDI-2021-0027 (Submitted 08/05/21) - Northstar Blvd. 0981 (Loudoun County DTIC, 101 Blue Seal Drive, Suite 102, Leesburg, VA 20177, (703) 771-5542; for approval of a dedication plat to construct a new four land roadway between Shreveport Drive & Route 50 on 2.73 acres zoned PDIP, located .18 miles south of Shreveport Drive to the future intersection of John Mosby Highway (Route 50) and Northstar Blvd., tax map 101/D/3////18/, PIN# 202-26-0981, Blue Ridge District, (agent: Johnson, Mirmiran & Thompson Inc., (804) 267-1269).

DEDI-2021-0028 (Submitted 08/05/21) - Northstar Blvd. 7155 (Loudoun County DTIC, 101 Blue Seal Drive, Suite 102, Leesburg, VA 20177, (703) 771-5542; for approval of a dedication plat to construct a new four land roadway between Shreveport Drive and Route 50 on 41.47 acres zoned PDIP, located .18 miles south of Shreveport Drive to the future intersection of John Mosby Highway (Route 50) and Northstar Blvd., tax map 101/D/2////11/, PIN# 202-17-7155, Blue Ridge District, (agent: Johnson, Mirmiran & Thompson Inc., (804) 267-1269).

DEDI-2021-0029 (Submitted 08/17/21) - Northstar Blvd. 3969 (Loudoun County DTIC, 101 Blue Seal Drive, Suite 102, Leesburg, VA 20177, (703) 771-5542; for approval of a dedication plat to construct a new four lane roadway between Shreveport Drive and Route 50 on 89.8 acres zoned PDIP, located at 42139 Reeds Farm Lane, Aldie, VA 20105, tax map 100/Y/1////A2/, PIN# 203-17-3969, Blue Ridge District, (agent: Johnson, Mirmiran & Thompson Inc., (804) 267-1269).

DEDI-2021-0030 (Submitted 08/06/21) - Metro Walk T2, T3 & 03 (Toll Brothers, Inc., 19775 Belmont Executive Plaza, Suite 2, Ashburn, VA 20147, (571) 291-8000; for approval of a dedication plat for dedication of right-of-way and easements on 9.16 acres zoned PDTRC, located north of Claude Moore Drive, south of Moorefield Blvd. & east of Old Ryan Road, tax map /93/G/1///C-1/, PIN# 120-49-7898, Broad Run District, (agent: ESE Consultants Inc., (571) 291-8806).

DEDI-2021-0031 (Submitted 08/19/21) - Route 9 and Route 287 Roundabout (Loudoun County DTIC, 101 Blue Seal Drive, Suite 102, Leesburg, VA 20177, (703) 771-8038; for approval of a dedication plat for right-of-way dedication and permanent drainage and utility easements, along with a temporary construction easement on 3 acres zoned AR1, located at 15485 Berlin Turnpike, Purcellville, VA 20132, tax map /26/////23C, PIN# 413-25-2538, Blue Ridge District, (agent: Wallace Montgomery, (571) 395-8121).

DEDI-2021-0032 (Submitted 08/11/21) - Route 50 Elion Partners (Elion Partners, 3323 NE 163rd Street, Suite 600, Miami, FL 33160, (305) 933-3538; for approval of a dedication plat for a warehouse building with parking and loading area on 15.84 acres zoned CLI, located approximately .2 miles east of the intersection of John Mosby Highway (Route 50) and Loudoun County Parkway, tax map 101/////60/, PIN# 127-35-1822, Dulles District.

DEDI-2021-0033 (Submitted 08/12/21) - Hogan Kent Greene (Van Metre Homes at Braddock LLC, 17739 Main Street, Suite 180, Dumfries, VA 22026, (703) 425-2600; for approval of a dedication plat for various easements and right-of-way dedication on 18.19 acres zoned R8, located at 41947 Braddock Road, Aldie, VA 20105, tax map 105/////16/, PIN# 206-26-3209, Blue Ridge District, (agent: J2 Engineers Inc., (703) 361-1550).

DEDI-2021-0034 (Submitted 08/11/21) - Northstar Blvd. 8496 & 8787 (Loudoun County DTIC, 101 Blue Seal Drive, Suite 102, Leesburg, VA 20177, (703) 771-5542; for approval of dedication plat for easements and dedication of right-of-way to construct a new four lane roadway between Shreveport Drive & Route 50 on 1.6 acres zoned CR1, located .18 miles south of Shreveport Drive to the future intersection of John Mosby Highway (Route 50) and Northstar Blvd., tax map 101/D/1////24/ & 101/D/1////23/, PIN# 202-28-8496 & 202-28-8787, Blue Ridge District, (agent: Johnson, Mirmiran & Thompson Inc., (703) 464-7873).

DEDI-2021-0035 (Submitted 08/11/21) - Northstar Blvd. 1951 (Loudoun County DTIC, 101 Blue Seal Drive, Suite 102, Leesburg, VA 20177, (703) 771-5542; for approval of an dedication plat for easements and dedication of right-of-way to construct a new four lane roadway between Shreveport Drive & Route 50 on 14.35 acres zoned PDIP, located .18 miles south of Shreveport Drive to the future intersection of John Mosby Highway (Route 50) and Northstar Blvd., tax map 100/Z/1/////2/, PIN# 203-26-1951, Blue Ridge District, (agent: Johnson, Mirmiran & Thompson Inc., (804) 267-1269).

DEDI-2021-0036 (Submitted 08/13/21) - Northstar Blvd. 4689 (Loudoun County DTIC, 101 Blue Seal Drive, Suite 102, Leesburg, VA 20177, (703) 771-5542; for approval of a dedication plat for right-of-way dedication and easements to construct a new four lane roadway between Shreveport Drive and Route 50 on 9.17 acres zoned PDGI, located .18 miles south of Shreveport Drive to the future intersection of John Mosby Highway (Route 50) and Northstar Blvd., tax map 100/////62/, PIN# 203-15-4689, Blue Ridge District, (agent: Johnson, Mirmiran & Thompson Inc., (804) 267-1269).

DEDI-2021-0037 (Submitted 08/11/21) - Northstar Blvd. 9889 (Loudoun County DTIC, 101 Blue Seal Drive,

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Suite 102, Leesburg, VA 20177, (703) 771-5542; for approval of a dedication plat for right-of-way dedication and various easements to construct a new four lane roadway between Shreveport Drive and Route 50 on 10 acres zoned PDGI, located at 41880 John Mosby Highway, Aldie, VA 20105, tax map 100////////63/, PIN# 203-15-9889, Blue Ridge District, (agent: Johnson, Mirmiran & Thompson Inc., (804) 267-1269).

DEDI-2021-0038 (Submitted 08/18/21) - Northstar Blvd. 9574 (Loudoun County DTICI, 101 Blue Seal Drive, Suite 102, Leesburg, VA 20177, (703) 771-5542; for approval of a dedication plat for right-of-way dedication and various easements to construct a new four lane roadway between Shreveport Drive and Route 50 on 11.3 acres zoned PDGI, located at 24050 Youngwood Lane, Aldie, VA 20105, tax map 101/D/4////27/, PIN# 203-47-9574, Blue Ridge District, (agent: Johnson, Mirmiran & Thompson Inc., (804) 267-1269).

DEDI-2021-0039 (Submitted 08/17/21) - Northstar Blvd. 4208 (Loudoun County DTICI, 101 Blue Seal Drive, Suite 102, Leesburg, VA 20177, (703) 771-5542; for approval of a dedication plat for right-of-way dedication and various easements to construct a new four lane roadway between Shreveport Drive and Route 50 on 67.11 acres zoned PDIP, located at 41840 Growth Mindset Lane, Aldie, VA 20105, tax map 100/Z/1////1/, PIN# 203-35-4208, Blue Ridge District, (agent: Johnson, Mirmiran & Thompson Inc., (804) 267-1269).

DEDI-2021-0040 (Submitted 08/17/21) - Northstar Blvd. 0424 (Loudoun County DTICI, 101 Blue Seal Drive, Suite 102, Leesburg, VA 20177, (703) 771-5542; for approval of a dedication plat for right-of-way dedication and various easements to construct a new four lane roadway between Shreveport Drive and Route 50 on 8.95 acres zoned PDIP, located at 24359 Racefield Lane, Aldie, VA 20105, tax map 101/D/3////22/, PIN# 203-37-0424, Blue Ridge District, (agent: Johnson, Mirmiran & Thompson Inc., (804) 267-1269).

DEDI-2021-0041 (Submitted 08/17/21) - Northstar Blvd. 1569 (Loudoun County DTICI, 101 Blue Seal Drive, Suite 102, Leesburg, VA 20177, (703) 771-5542; for approval of a dedication plat for right-of-way dedication and various easements to construct a new four lane roadway between Shreveport Drive and Route 50 on 7.61 acres zoned PDIP, located .18 miles south of Shreveport Drive to the future intersection of John Mosby Highway (Route 50) and Northstar Blvd., tax map 101/D/3////21/, PIN# 203-37-1569, Blue Ridge District, (agent: Johnson, Mirmiran & Thompson Inc., (804) 267-1269).

DEDI-2021-0042 (Submitted 08/17/21) - Northstar Blvd. 1809 (Loudoun County DTICI, 101 Blue Seal Drive, Suite 102, Leesburg, VA 20177, (703) 771-5542; for

approval of a dedication plat for right-of-way dedication and various easements to construct a new four lane roadway between Shreveport Drive and Route 50 on 5.11 acres zoned PDIP, located .18 miles south of Shreveport Drive to the future intersection of John Mosby Highway (Route 50) and Northstar Blvd., tax map 101/D/3////20/, PIN# 203-47-1809, Blue Ridge District, (agent: Johnson, Mirmiran & Thompson Inc., (804) 267-1269).

DEDI-2021-0043 (Submitted 08/17/21) - Northstar Blvd. 0539 (Loudoun County DTICI, 101 Blue Seal Drive, Suite 102, Leesburg, VA 20177, (703) 771-5542; for approval of a dedication plat for right-of-way dedication and various easements to construct a new four lane roadway between Shreveport Drive and Route 50 on 6.3 acres zoned R1, located at 24373 Racefield Lane, Aldie, VA 20105, tax map 101/D/3////19/, PIN# 203-47-0539, Blue Ridge District, (agent: Johnson, Mirmiran & Thompson Inc., (804) 267-1269).

DEDI-2021-0044 (Submitted 08/17/21) - Northstar Blvd. 5374 (Loudoun County DTICI, 101 Blue Seal Drive, Suite 102, Leesburg, VA 20177, (703) 771-5542; for approval of a dedication plat for right-of-way dedication and various easements to construct a new four lane roadway between Shreveport Drive and Route 50 on 5.37 acres zoned PDCCC, located at 42175 Shapiro Drive, Ashburn, VA 20148, tax map /91//21CMP2/1/, PIN# 202-38-5374, Blue Ridge District, (agent: Johnson, Mirmiran & Thompson Inc., (804) 267-1269).

DEDI-2021-0045 (Submitted 08/17/21) - Northstar Blvd. 2720 (Loudoun County DTICI, 101 Blue Seal Drive, Suite 102, Leesburg, VA 20177, (703) 771-5542; for approval of a dedication plat for right-of-way dedication and various easements to construct a new four lane roadway between Shreveport Drive and Route 50 on 67.21 acres zoned PDGI, located at 23973 Evergreen Mills Road, Aldie, VA 20105, tax map /91////////23/, PIN# 202-47-2720, Blue Ridge District, (agent: Johnson, Mirmiran & Thompson Inc., (804) 267-1269).

DEDI-2021-0046 (Submitted 08/17/21) - Northstar Blvd. 7096 (Loudoun County DTICI, 101 Blue Seal Drive, Suite 102, Leesburg, VA 20177, (703) 771-5542; for approval of a dedication plat for right-of-way dedication and various easements to construct a new four lane roadway between Shreveport Drive and Route 50 on 1.85 acres zoned PDIP, located .18 miles south of Shreveport Drive to the future intersection of John Mosby Highway (Route 50) and Northstar Blvd., tax map 100/B/1////27/, PIN# 203-26-7096, Blue Ridge District, (agent: Johnson, Mirmiran & Thompson Inc., (804) 267-1269).

DEDI-2021-0047 (Submitted 08/17/21) - Northstar Blvd. 1269 (Loudoun County DTICI, 101 Blue Seal Drive, Suite 102, Leesburg, VA 20177, (703) 771-5542; for

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approval of a dedication plat for right-of-way dedication and various easements to construct a new four lane roadway between Shreveport Drive and Route 50 on 12.47 acres zoned CR1, located .18 miles south of Shreveport Drive to the future intersection of John Mosby Highway (Route 50) and Northstar Blvd., tax map 101/D/6////F/, PIN# 203-38-1269, Blue Ridge District, (agent: Johnson, Mirmiran & Thompson Inc., (804) 267-1269).

DEDI-2021-0048 (Submitted 08/17/21) - Northstar Blvd. 7428 (Loudoun County DTIC, 101 Blue Seal Drive, Suite 102, Leesburg, VA 20177, (703) 771-5542; for approval of a dedication plat for right-of-way dedication and various easements to construct a new four lane roadway between Shreveport Drive and Route 50 on 1.36 acres zoned CR1, located .18 miles south of Shreveport Drive to the future intersection of John Mosby Highway (Route 50) and Northstar Blvd., tax map 100/B/1////20/, PIN# 203-37-7428, Blue Ridge District, (agent: Johnson, Mirmiran & Thompson Inc., (804) 267-1269).

DEDI-2021-0049 (Submitted 08/17/21) - Northstar Blvd. 5627 (Loudoun County DTIC, 101 Blue Seal Drive, Suite 102, Leesburg, VA 20177, (703) 771-5542; for approval of a dedication plat for right-of-way dedication and various easements to construct a new four lane roadway between Shreveport Drive and Route 50 on 1.47 acres zoned PDIP, located .18 miles south of Shreveport Drive to the future intersection of John Mosby Highway (Route 50) and Northstar Blvd., tax map 100/B/1////21A, PIN# 203-37-5627, Blue Ridge District, (agent: Johnson, Mirmiran & Thompson Inc., (804) 267-1269).

FPAL-2021-0011 (Submitted 08/27/21) - Kabbes Guest House (Mark Kabbes, 4304 Intracostal Drive, Boca Raton, FL 33487); for approval of a floodplain alteration for private driveway crossing of minor floodplain on 10.16 acres zoned AR1, located north of Old Chamberlin Lane approximately 1,300 ft. east of the intersection of Clarkes Gap Road and Old Chamberlin Lane, tax map /28//27////1/, PIN# 305-49-0567, Catocin District, (agent: Urban Ltd., (703) 642-2306).

FPST-2021-0012 (Submitted 08/02/21) - H&M Property (Amazon Data Services, 410 Terry North Ave., North Seattle, WA 98109-5210); for approval of a floodplain study to determine the limits of an existing floodplain on 100.18 acres zoned PDGI, located at 25020 Willard Road, Chantilly, VA 20152, tax map 102///////43/, PIN# 096-18-3161, Dulles District, (agent: Wetland Studies and Solutions, (703) 679-5600).

FPST-2021-0013 (Submitted 08/27/21) - Tanager (K Hovnanian Homes, 4090-A Lafayette Center Drive, Chantilly, VA 20151, (703) 885-7247; for approval of a floodplain study to determine the limits of an existing floodplain on 156.53 acres zoned AR1, located at 40413 &

40497 John Mosby Highway, Aldie, VA 20105, tax map /99//12////5/, /99///////31/, /90///////66/ & /99//12////4/, PIN# 324-17-6870, 324-38-0242, 324-49-1802 & 325-47-7453, Blue Ridge District, (agent: Land Design Consultants, (703) 680-4585).

PSUB-2021-0049 (Submitted 08/02/21) - Kincora Land Bay R (NA Dulles Real Estates Investors, c/o Tritec Real Estate, 45 Research Way, East Setauket, NY 11733-6401, (202) 498-9686; to construct 132 two-over-twos in Land Bay R on 4.69 acres zoned PDMUB, located off Kincora Drive between Old Forge Dr. & Knowledge Dr., tax map /80/M/3////R3/, /80/M/3////R2/, /80/M/3////R4/, /80/M/3////R5/, /80/M/3////R6/ & /80/M/3////R1/, PIN# 040-29-4991, 040-29-3291, 040-19-4572, 040-19-4562, 040-19-4551 & 040-19-2861, Broad Run District.

PSUB-2021-0050 (Submitted 08/06/21) - Shelburne Glebe Recreational Barn (Peter Lazarevich, 4501 Daly Drive, Suite 200, Chantilly, VA 20151, (703) 263-1900; to construct a recreational barn at the high point of the hill on the property for the owners personal use on 305.38 acres zoned AR1, located at 20610 Shelburne Glebe Road, Purcellville, VA 20132, tax map /57///////22/, PIN# 461-28-9770, Blue Ridge District.

PSUB-2021-0051 (Submitted 08/12/21) - Ashburn Village Delivery Station (Naveed Jaffar, PE, PTOE, 1255 Canton Street, Suite G, Roswell, GA 30075, (678) 795-3649; to operate a 142,796 gsf e-commerce parcel delivery station with 1,480 daily trips, primarily consisting of passenger vehicles, but including 42 tractor-trailer truck trips and 460 delivery van trips a day on 52.34 acres zoned PDIP, located at the intersection of Ashburn Village Blvd. & Russell Branch Pkwy., tax map /62//67////3/, PIN# 083-10-3527, Broad Run District.

PSUB-2021-0052 (Submitted 08/13/21) - Crosstrail Sheetz (John Maxwell, 5700 6th Ave., Altoona, PA 16602, (814) 239-6011; to construct an automobile service station subject to ZMAP-1975-0285, East Leesburg Hills on 3.15 acres zoned PDGI, located off Cross Trial Blvd., near intersection with Samuels Mill Court, tax map /61/E/1CM/PH5/, PIN# 150-26-6169, Catocin District.

PSUB-2021-0053 (Submitted 08/13/21) - Clyde's Willow Creek Pavilion (Mike Ernst, 1215 Cameron Street, Alexandria, VA 22314, (703) 836-3205; to construct a new open-air pavilion (approximately 1,500 sq. ft.) within the previously approved footprint for the original restaurant on 8.04 acres zoned PDH3, located at 42920 Broadlands Blvd., Ashburn, VA 20148, tax map /78///////50/, PIN# 154-18-4087, Ashburn District.

PSUB-2021-0054 (Submitted 08/17/21) - Little Sparkles Daycare (Kam Amirhesami, 18429 Mill Run Court, Leesburg, VA 20176, (703) 980-6975; to operate a Montessori Daycare Center for newborns to six-year-olds

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in an existing restaurant for up to 120 students with conversion of three parking spaces to a play area on 21.8 acres zoned PDTC, located at 19265 Citrine Drive, Leesburg, VA 20176, tax map /62/K29/////1/, PIN# 113-39-9265, Ashburn District.

PSUB-2021-0055 (Submitted 08/19/21) - Broadlands Ashburn Metro (Van Metre Broadlands Metro Apa, 9900 Main Street, 5th Floor, Fairfax, VA 22031, (703) 507-3512; for a presubmission meeting to discuss amending the approved FIDP-2019-0003 to reduce the units associated with that FIDP and file a new FIDP for Phase 2 on 11.16 acres zoned PDTRC, located at 43442 Moorefield Blvd. & 21995 Flatiron Terrace, Ashburn, VA 20148, tax map /78/B20////C/ & /78/B20////B/, PIN# 120-48-6253 & 119-19-7523, Broad Run District.

PSUB-2021-0056 (Submitted 08/27/21) - Lovettsville Town Hall (Steven Rowe, 222 Central Park Ave., Virginia Beach, VA 23462, (757) 206-6113; to regrade and revise the layout of the town hall parking lot and construct offsite drainage improvements on .38 acres zoned LV:R1, located at 8 Pennsylvania Ave., E., Lovettsville, VA 20180, tax map //9A4/1////19/, PIN# 369-10-8223, Catoctin District.

PURC-2021-0005 (Submitted 08/05/21) - Mayfair Industrial Park Lot #7 (Dale, 221 S. Nursery Ave., Purcellville, VA 20132); for a 2nd submission referral due 9/3/2021 Mayfair Industrial Park Lot #7 on 1.15 acres zoned PV:X, located at 265 Shephardstown Court, Purcellville, VA 20132, tax map /35/L/1CM///7/, PIN# 487-36-0516, Blue Ridge District.

PVAR-2021-0006 (Submitted 08/03/21) - Hayden Shed (Michael L. Hayden, 42148 Thorley Place, Chantilly, VA 20152, (850) 398-1176; for a zoning permit to insert a 8x7 shed and a 9x8 stone pad on the right side of property to safely house electrical equipment, lawnmower and garbage cans but due to the Zoning Ordinance outlined under Article 5, Section 5-100 stating one-story sheds can go up to , but not within 5 of the rear and side property line, it will likely get denied; request a waiver or variance from this law as this causes a hardship outside of control based on Section 5-1409, Paragraph 3(C) Space Limitations, unusually shaped lots, and/or existing utility easements on .25 acres zoned PDH3, located at 42148 Thorley Place, Chantilly, VA 20152, tax map 105/D/1////70/, PIN# 209-38-5196, Blue Ridge District.

SBPR-2021-0008 (Submitted 08/03/21) - East Chase (K Hovnanian at East Chase LLC, 4090-A Lafayette Center Drive, Chantilly, VA 20151, (703) 885-7246; for approval of a preliminary record plat for 20 single-family detached lots on 73.34 acres zoned AR1, TR3UBF, located at 40497 & 40595 John Mosby Highway, Aldie, VA 20105, tax map /99/////31A, /90/////60E, /99/12/////1/ & /99/12/////2/, PIN# 324-20-3256, 324-20-7896, 324-10-5538 & 324-19-

7948, Blue Ridge District, (agent: Land Design Consultants, (703) 680-4585).

SBWV-2021-0019 (Submitted 08/20/21) - Cline Property (Lee G. Cline, 16531 Short Hill Road, Purcellville, VA 20132, (703) 431-8837; for approval of a subdivision waiver plat for two lots on 22.97 acres zoned AR1, located at 16531 Short Hill Road, Purcellville, VA 20132, tax map /35/////1/, PIN# 553-30-4987, Blue Ridge District, (agent: Horton & Taylor Inc., (301) 788-1584).

SPAM-2021-0047 (Submitted 08/13/21) - One Loudoun Downtown (RPAI Ashburn Loudoun LLC, 7900 Tysons One Place, Suite 280, McLean, VA 22102, (571) 635-8925; for approval of a site plan amendment to add a parking lot located at the northwest quadrant of the intersection of Exchange Street and Endicott Drive, removal of Buildings Q1 and Q2, and the addition of Building Q And its associated infrastructure on 23.59 acres zoned PDTC, located at 20370, 20416, 20427 & 20473 Exchange St., 44703, 44715, 44720 & 44735 Thorndike St., 20350 Minot Dr., 44726, 44742, 44755 & 44786 Brimfield Dr., 20522, 20575 & 20613 Easthampton Plz., & 44679 Provincetown Dr., Ashburn, VA 20147, tax map /63/N/2////7I/, /7G/, /7H/, /7F/, /7E/, /9A9/, /63//9/////3/, /2/, /5/, /4/, /1/, /9A4/, /9A3/, /9A2/, /63/N/5/////7K, /9A10/, /7J, /63/N/1////7B2/, /7C/, /63/O/1////9A6/ & /9A5/, PIN# 057-10-0115, -0299, -0483, -1401, -1684, -2808, -3053, -3486, -4315, -4978, -19-6686, -8211, -8588, 058-40-0867, -1649, -2526, -3555, -49-7270, -8130, -8866, -9345 & -9721, Broad Run District, (agent: Gordon, (703) 263-1900).

SPAM-2021-0049 (Submitted 08/02/21) - Trailside Park (Loudoun County Board of Supervisors, PO Box 742, 742 Miller Drive, SE, Leesburg, VA 20177-7800, (571) 258-3251; for approval of a site plan amendment for replacement of three pedestrian light utility vehicle bridges and retaining wall on 20.22 acres zoned PDH4, located at 20375 Claiborne Pkwy., Ashburn, VA 20147, tax map /79/J11////PK/, PIN# 115-17-1969, Ashburn District, (agent: Dewberry Engineers Inc., (703) 840-1900).

SPAM-2021-0050 (Submitted 08/12/21) - Temple Baptist Church (Temple Baptist Church of Herndon, 1545 Dranesville Road, Herndon, VA 20170, (703) 581-7090; for approval of a site plan amendment for revisions to proposed church site plan on 12.64 acres zoned PDIP, PDMUB, located at 45825 Russell Branch Pkwy., Sterling, VA 20166, tax map /80/X/1//LU1/ & /80/X/1//LU2/, PIN# 041-19-9668 & 041-19-6576, Broad Run District, (agent: Urban Ltd., (703) 642-2306).

SPAM-2021-0051 (Submitted 08/19/21) - Cyrusone Sterling 9 Data Center Phase 1B (C1-Sterling IX LLC, 2850 N. Harwood, Suite 2200, Dallas, TX 75201, (703) 328-8734; for approval of a site plan amendment to the

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previously approved STMP-2019-00012 to make modifications to the building and infrastructure in the previously approved Phase 1B development on 39.73 acres zoned PDGI, located at 43290 Old Ox Road, Sterling, VA 20166, tax map 101/////////1/, PIN# 124-36-9522, Dulles District, (agent: Bowman Consulting Group, (703) 443-2400).

SPAM-2021-0052 (Submitted 08/26/21) - Wiseway Village Farms Lot 5D (S A Halac Real Estate Investment, 45751 Elmwood Court, Sterling, VA 20166, (703) 406-4766; for approval of a site plan amendment to amend the footprint of the proposed building and parking with their respective storm sewer on 3.75 acres zoned PDIP, located at 45805 Woodland Rd., Sterling, VA 20166, tax map /81/B/2////5D, PIN# 031-48-6070, Sterling District, (agent: J2 Engineers Inc., (703) 361-1550).

SPEX-2021-0032 (Submitted 07/20/21) - Arcola Fire Station Monopole (Phil Stetler, 3620 Commerce Drive, Suite 707, Baltimore, MD 21227); for a commission permit and special exception pursuant to Section 5-618(B)(2) to construct a 125 foot telecommunications monopole with 2 foot lightning rod on 4.92 acre zoned PDIP, located at 23675 Belmont Ridge Rd., Ashburn, VA 20148, tax map /92/D32//B-1/, PIN# 202-40-8283, Blue Ridge District.

SPEX-2021-0033 (Submitted 08/09/21) - Beach Commercial (Stone Ridge East Commercial II, 9900 Main Street, 5th Floor, Fairfax, VA 20110); for a special exception to establish a convenience food store pursuant to Section 3-904(C) on 1.91 acres zoned CLI, located in the northwest corner of Tall Cedars Parkway and Meadows Farm Court, tax map 101//13////2A, PIN# 205-40-9374, Dulles District.

SPEX-2021-0034 (Submitted 08/16/21) - Beach Commercial (Denise Harrover, 9900 Main Street, 5th Floor, Fairfax, VA 22031); for a special exception to establish a retail sales establishment pursuant to Section 3-904(Q) on 1.91 acres zoned CLI, located at the intersection of Meadows Farms Ct. & Tall Cedars Pkwy., tax map 101//13////2A, PIN# 205-40-9374, Dulles District.

SPEX-2021-0035 (Submitted 08/18/21) - Ashby Ponds (Dawn Yeager, 701 Maiden Choice Lane, Baltimore, MD 21228); for a special exception to amend SPEX-2005-0030 to increase total permitted square footage for an existing continuing care facility and to increase the number of one-bedroom and two-bedroom units on 123.03 acres zoned PDAAAR, located at 44755 Audubon Square, Ashburn, VA 20147, tax map /80//32////B1/, PIN# 060-49-8809, Broad Run District.

SPEX-2021-0036 (Submitted 08/20/21) - Pinebrook Landing (Erin Swisshelm, 1 E. Market Street, Suite 300, Leesburg, VA 20176); see ZMAP-2021-0013 for documents and timeline on 25.17 acres zoned CLI, located

at 42660, 42690 & 42698 John Mosby Hwy., Chantilly, VA 20152, tax map 101/A/1////3A, 101/A/1////3/, 101/A/1////5/ & 101/A/1////6/, PIN# 163-17-4494, 163-27-7129, 163-28-1032 & 163-18-0873, Blue Ridge District.

SPEX-2021-0037 (Submitted 08/31/21) - Beach Commercial (Denise Harrover, 9900 Main Street, 5th Floor, Fairfax, VA 22031); for a special exception subject to Section 3-904(P) to establish a restaurant, including fast food on 1.91 acres zoned CLI, located at the intersection of Meadows Farms Ct. & Tall Cedars Pkwy., tax map 101//13////2A, PIN# 205-40-9374, Dulles District.

SPMI-2021-0005 (Submitted 08/02/21) - Interconnection Substation (Dave Boeing, 1503 Edwards Ferry Road, Suite 200, Leesburg, VA 20176); for a minor special exception to modify the required Type C Buffer pursuant to Section 5-616(D) to remove the requirement for one frontage and reduce the Evergreen Tree Requirement on the second frontage on 10.18 acres zoned PDIP, located at 21445 Beaumeade Circle, Ashburn, VA 20147, tax map /80//7////32/, PIN# 042-15-2579, Broad Run District.

SPMI-2021-0006 (Submitted 08/16/21) - Beach Commercial (Denise Harrover, 9900 Main Street, 5th Floor, Fairfax, VA 22031); for a minor special exception to modify frontage requirements under Section 5-617(C) from 200 ft. to 140 ft. on 1.91 acres zoned CLI, located at the intersection of Meadows Farms Ct. & Tall Cedars Pkwy., tax map 101//13////2A, PIN# 205-40-9374, Dulles District.

STMP-2021-0011 (Submitted 08/05/21) - Ash 2 Lockridge (Ashburn Acquisition Co. II LLC, 12851 Foster Street, Overland Park, KS 66213, (407) 230-1987; for approval of a modified process site plan for a data center and associated infrastructure on 28.42 acres zoned PDIP, located .33 miles south of the intersection between VA Rte. 1071 (Prentice Drive) and VA Rte. 789 (Lockridge Road), tax map /94//17////A/, PIN# 063-49-6156, Broad Run District, (agent: Christopher Consultants Ltd., (703) 334-5654).

STMP-2021-0012 (Submitted 08/27/21) - Sterling Premiere Building (Digital Sterling Premier LLC, 43940 Digital Loudoun Plaza, Suite 203, Ashburn, VA 20147, (857) 366-9935; for approval of a modified process site plan for the construction of a data center and all associated infrastructure including BMP pond on 11.23 acres zoned PDIP, located at 22585 Fitness Court, Sterling, VA 20166, tax map /94//34///A2B/, /94////////44D, /94////////RD/, /94//48////A/ & /94//49////1/, PIN# 045-19-2776, 045-30-1107, 045-39-6211, 045-39-9717 & 045-39-6350, Broad Run District, (agent: Urban Ltd., (703) 642-8080).

STPL-2021-0027 (Submitted 08/09/21) - DCWDC00512A (Dish Wireless, 4209 Carolina Ave., Richmond, VA 23222, (757) 897-1412; for approval of a site plan for Dish Wireless to install 3 new panel antennas

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on an existing monopole cell tower on 645.85 acres zoned PDSA, located at 16000 Courage Court, Leesburg, VA 20175, tax map /60////////12/, PIN# 191-16-9866.

STPL-2021-0028 (Submitted 08/09/21) - DCWDC00500A (Dish Wireless, 4209 Carolina Ave., Richmond, VA 23222, (757) 897-1412; for approval of a site plan to install 3 new panel antennas on an existing monopole cell tower on 1.34 acres zoned PDGI, located at 45750 Elmwood Court, Sterling, VA 20166, tax map /81/B/5////7/, PIN# 030-28-6310, Sterling District.

STPL-2021-0029 (Submitted 08/09/21) - DCWDC00511A (Dish Wireless, 4209 Carolina Ave., Richmond, VA 23222, (757) 897-1412; for approval of a site plan to install three new panel antennas on an existing monopole cell tower on 348.88 acres zoned R1, located at 46111 Loudoun Park Lane, Sterling, VA 20164, tax map /81////////39/, PIN# 021-35-8640, Sterling District, (agent: Jacobs Telecommunications, Inc., (757) 897-1412).

STPL-2021-0036 (Submitted 08/24/21) - All of Creation Pet Care (Sit, Stay & Play LLC, 25072 Elk Lick Road, Chantilly, VA 20152, (571) 239-3199; for approval of a site plan for a 4,046 sq. ft. addition & related infrastructure on 1.01 acres zoned CLI, located at 25072 Elk Lick Road, Chantilly, VA 20152, tax map 101////////81/, PIN# 127-27-0715, Dulles District, (agent: Land Design, (703) 449-7824).

STPL-2021-0037 (Submitted 08/24/21) - South Riding Elk Lick Park (South Riding Proprietary, 43055 Center Street, South Riding, VA 20152, (703) 327-4390; for approval of a site plan for a proposed entrance to VDOT road and 4 space parking lot on 2.39 acres zoned PDH4, located on the east side of Elk Lick Rd. and approximately 1,800 ft. south of Route 50 and Elk Lick Road intersection, tax map 106/B/7///5A2/, PIN# 127-16-3910, Dulles District, (agent: The Engineering Groupe, (703) 670-0985).

TLZM-2021-0007 (Submitted 08/23/21) - Dix-Residential-Shed (William Dix Jr., 912 Redbud Lane, NE, Leesburg, VA 20176, (703) 777-6533; for a 96 sq. ft. shed on .28 acres zoned LB:R4, located at 912 Redbud Lane, NE, Leesburg, VA 20176, tax map /48/Q/2////29/, PIN# 188-48-2515, Leesburg District.

VSMP-2021-0085 (Submitted 08/16/21) - Loudoun Metro Data Centers LM5-LM8 (Zebra Ventures LLC, 1212 North York Ave., NW, Suite 1000, Washington, DC 20005, (202) 603-9738; for approval of a Virginia Stormwater Management Program for the disturbed area of 42.02 acres on 78.97 acres zoned PDOP, located at 21605 Lockridge Road, Ashburn, VA 20147, tax map /79//84////F1/, PIN# 089-49-6246, Broad Run District.

VSMP-2021-0087 (Submitted 08/12/21) - Lewis Aquatech Pool Supply Inc. (Black Well Group, 8751 Buckland Mill Road, Gainesville, VA 20155, (703) 928-

7659; for approval of a Virginia Stormwater Management Program for the disturbed area of .11 acres on 15.71 acres zoned AR1, located at 42296 Greenfield Farm Lane, Leesburg, VA 20176, tax map /30//16////14/, PIN# 183-39-6758, Catocin District.

VSMP-2021-0088 (Submitted 08/04/21) - Samsara Place (Timber Ridge at Goshen, LLC, 44095 Pipeline Plaza, Suite 140, Ashburn, VA 20147, (571) 252-3974; for approval of a Virginia Stormwater Management Program for the disturbed area of 18.33 acres zoned 41.07 acres zoned TR1UBF, located at 24623 Goshen Road, Aldie, VA 20105, tax map 100/V/4//OS6C/, 100/V/2////Q/ & 100////////30/, PIN# 247-27-2307, 247-37-2143 & 247-37-4305, Blue Ridge District.

VSMP-2021-0089 (Submitted 08/03/21) - Beacon Hill Phase 2B Lot 112 (David Pastva, 1355 Beverly Road, McLean, VA 22101, (703) 928-6535; for approval of a Virginia Stormwater Management Program for the disturbed acreage of 4.55 acres zoned AR1, located at 16778 Bold Venture Drive, Leesburg, VA 20176, tax map /38//21///112/, PIN# 306-10-7309, Catocin District.

VSMP-2021-0090 (Submitted 08/04/21) - Sterling Meadow (Beazer Homes LLC, 14901 Bogle Drive, Suite S100, Chantilly, VA 20151, (703) 930-1284; for approval of a Virginia Stormwater Management Program for the disturbed area of 10.05 acres on 9.94 acres zoned R16, located at 45980 Regal Plaza, Sterling, VA 20165, tax map /81////////3A, PIN# 029-40-8502, Algonkian District.

VSMP-2021-0091 (Submitted 08/05/21) - Lenah Circle (HEDR Hartland LP, 555 13th Street, NW, Suite 400 West, Washington, DC 20004, (202) 434-0299; for approval of a Virginia Stormwater Management Program for the disturbed area of 19.7 acres on 32.56 acres zoned TR1UBF, TR2, located at 23930 Lenah Farm Lane, Aldie, VA 20105, tax map 100////////13/, 100////////12A, 100////////14/, 100////////12/ & 100////////11A, PIN# 245-15-3140, 245-15-4099, 246-45-1654, 246-45-2778 & 285-10-8373, Blue Ridge District.

VSMP-2021-0092 (Submitted 08/06/21) - Chudleigh Farm Lot 12 (Charlie Little, 16312 Hampton Road, Hamilton, VA 20158, (703) 973-4123; for approval of a Virginia Stormwater Management Program for the disturbed area of 1.55 acres on 19.44 acres zoned AR2, located at 22000 Clear Creek Lane, Aldie, VA 20105, tax map /75//13////12/, PIN# 393-27-6421, Blue Ridge District.

VSMP-2021-0093 (Submitted 08/09/21) - 22501 Creighton Farms Drive Section 2 Lot 46 (Landscape Associates Inc., PO Box 600, Aldie, VA 20105, (703) 327-4050; for approval of a Virginia Stormwater Management Program for the disturbed area of .5 acres on 3.41 acres zoned AR1, located at 22501 Creighton Farms Drive,

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Leesburg, VA 20175, tax map /90/11////46/, PIN# 321-39-3251, Blue Ridge District.

VSMP-2021-0094 (Submitted 08/09/21) - Appalachian Lane Fire Tank (Dewberry, 13575 Heathcote Blvd., Gainesville, VA 20155, (703) 468-2274; for approval of a Virginia Stormwater Management Program for the disturbed area of .71 acres on 28.16 acres zoned AR1, located off Appalachian Lane, tax map /14/15////1B, PIN# 545-25-3081, Blue Ridge District.

VSMP-2021-0095 (Submitted 08/10/21) - Glenmore Farm Phase 2 & 3 (Van Metre Homes, 43045 Van Metre Drive, Suite 200, Broadlands, VA 20148, (703) 348-5820; for approval of a Virginia Stormwater Management Program for the disturbed area of 52.20 acres on 206.94 acres zoned AR1, located at 14758 Berlin Turnpike, Purcellville, VA 20132, tax map /27/C/3////5/, /27/C/3////6/ & /27/////////1/, PIN# 412-30-6010, 412-30-1690 & 411-10-5636, Catoclin District.

VSMP-2021-0096 (Submitted 08/10/21) - Van Metre at Hartland (Van Metre Homes, 43045 Van Metre Drive, Suite 200, Broadlands, VA 20148, (703) 348-5820; for approval of a Virginia Stormwater Management Program for the disturbed area of 55.3 acres on 356.13 acres zoned RC, TR1UBF, TR2, TR3UBF, located at 41386 41387 41391 41392 Cranford Ridge Dr., 23763 Alton Ridge Pl., 41470 41478 41486 41490 Bedford Falls Ct., 23930 Lenah Farm Ln., 23610 23611 23614 23615 23618 23626 23630 23631 23634 23638 23642 23646 23647 Edmond Ridge Pl., Aldie, VA 20105, tax map 100////////13/, /12A, /14/, /12/, /4/, /11A, /6/, /1/, /91/E/1////46/, /47/, /48/, /39/, /37/, /16/, /17/, /4/, /6/, /7/, /8/, /38/, /90////////64/, /91/E/3////12/, /11/, /10/, /13/, /9/, /8/, /7/, /6/, /5/, /14/, /4/, /15/, /3/, /16/, /17/, /18/, /19/, PIN# 245-15-3140, -4099, -36-8224, -8434, -8742, -9818, -37-0236, -5285, -5392, -7099, -8495, -9194, -9792, -9927, 246-45-1654, -2778, 285-10-4331, -8373, -19-9317, -29-6818, -48-7020, -0866, -0853, -0145, -47-9871, -9736, -9426, -9416, -9406, -9196, -8863, Blue Ridge District.

VSMP-2021-0097 (Submitted 08/19/21) - Robert T Shea Land Division, Lot 2 (Foley Construction and Contracting, 104 Laurel Lane, Bluemont, VA 20135, (703) 932-5279; for approval of a Virginia Stormwater Management Program for the disturbed area of .974 acres on 5.13 acres zoned AR1, located at 40170 Quarter Branch Rd., Lovettsville, VA 20180, tax map /10/16////2/, PIN# 294-17-2194, Catoclin District.

VSMP-2021-0098 (Submitted 08/27/21) - Reinders Residence (Robert Reinders, 2032 Beacon Heights Drive, Lovettsville, VA 20180, (301) 814-8051; for approval of a Virginia Stormwater Management Program for the disturbed area of 2.1 acres on 11.13 acres zoned AR1, located at 12828 Taylorstown Road, Lovettsville, VA

20180, tax map /11/31////A/, PIN# 257-19-0718, Catoclin District.

ZCOR-2021-0165 (Submitted 07/29/21) - Admin Change CDP ZMAP-2019-0001 (Christopher Lett, 4080 Lafayette Center Drive, Chantilly, VA 20152, (703) 361-1550; for an administrative change to a concept development plan after approval pursuant to Section 6-1216(A)(2) of the revised 1993 Zoning Ordinance as amended through June 9, 2021; the plan in question is zoning map amendment ZMAP-2019-0001 Hogan Kent Greene; would like to modify an approved circulation element located at the site entrance; the design element in question is the typical section - private street PS1 - entry shown on sheet 3 of the approved ZMAP; the typical section proposes a 60 ft. travel way with no median, a 2.5 ft. grass trip and 5 ft. sidewalks with a 78 ft. easement; during the final engineering process (CPAP) and subsequent meetings with VDOT, it was confirmed that the layout shown on the ZMAP would not meet their design standards and would not receive their approval; as a result, the design of the typical entrance section was further coordinated with the Fire Marshal's office and Loudoun County's Planning Office to discuss alternatives to reduce the entrance and travel way width to meet VDOT's standards; it was agreed at those meetings, that the roadway would be designed with a minimum easement width of 60 ft., we provided 73 ft. and a lane width of 20 ft.; an 8 ft. portion of the median would be raised curb at the entrance to satisfy VDOT entrance requirements and payment marking further into the development on 18.19 acres zoned R8, located at 41947 Braddock Road, Aldie, VA 20105, tax map 105////////16/, PIN# 206-26-3209, Blue Ridge District.

ZCOR-2021-0168 (Submitted 08/03/21) - 22640 Davis Drive Verification (Ashley Casey, 50 Catoclin Circle, NE, Suite 303, Leesburg, VA 20176, (405) 401-7856; for a verification letter regarding current zoning, any variances, special exceptions or violations on 12.26 acres zoned PDIP, located at 22640 Davis Drive, Sterling, VA 20164, tax map /81/F22///1D1/, PIN# 033-29-7259, Broad Run District.

ZCOR-2021-0169 (Submitted 08/10/21) - 45555 Dulles Eastern Plaza Verification (Julie Lybrand, 10461 Millrun Circle, Suite 1100, Owings Mills, MD 21117); for a verification request on 1.27 acres zoned PDCCRC, located at 45555 Eastern Plaza, Sterling, VA 20166, tax map /80//22////PD/, PIN# 030-26-5280, Sterling District.

ZCOR-2021-0170 (Submitted 08/10/21) - Doordash Essentials LLC Determination (Sophia Farrara, 303 2nd Street, San Francisco, CA 94107, (614) 560-6368; for a determination regarding the proposed business operations for DoorDash Essentials, LLC; the city has determined use to be a retail sales establishment; requesting verification

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that this site would be zoned appropriately for use and would be permitted to operate at location; Dashmart purchases inventory from wholesale distributors to store onsite and delivers to local customers who place orders; Dashmart purchases from wholesale distributors like Coca-Cola Bottling and Unilever (for example) and receives vendor deliveries daily during normal business hours Monday-Friday; local customers use the DoorDash app to build an order for delivery and independent contractors, known as dashers, are dispatched to pick up the orders and deliver directly to the customer; dashers are independent contractors and utilize personal vehicles to complete the deliveries from the facility; additionally customers can place orders online and pick up their orders at the facility on 5.56 acres zoned PDIP, located at 405 Glenn Drive, Sterling, VA 20164, tax map /94/20////2/, PIN# 033-45-6750, Sterling District.

ZCOR-2021-0171 (Submitted 08/13/21) - PIN 092-26-9405 Verification (Cynthia Linden, 3191 Maguire Blvd., Suite 200, Orlando, FL 32803, (407) 426-7979; for a verification letter regarding future use designation, permitted uses and violations on 3 acres zoned PDGI, located at 43787 Beaver Meadow Road, Sterling, VA 20166, tax map /93/A/1////1/, PIN# 092-26-9405, Dulles District.

ZCOR-2021-0172 (Submitted 08/13/21) - PIN 092-16-7891 Verification (Cynthia Linden, 3191 Maguire Blvd., Suite 200, Orlando, FL 32803, (407) 426-7979; for a verification letter regarding future use designation, permitted uses and violations on 3 acres zoned PDGI, located at 43787 Beaver Meadows, Sterling, VA 20166, tax map /93/A/1////2/, PIN# 092-16-7891, Dulles District.

ZCOR-2021-0173 (Submitted 08/13/21) - PIN 092-27-3214 Verification (Cynthia Linden, 3191 Maguire Blvd., Suite 200, Orlando, FL 32803, (407) 426-7979; for a verification letter regarding future use designation, permitted uses and violations on 10.33 acres zoned PDGI, located at 43813 Beaver Meadow Rd., Sterling, VA 20166, tax map /93//////21/, PIN# 092-27-3214, Dulles District.

ZCOR-2021-0174 (Submitted 07/27/21) - PIN 202397132 Determination (Mason Curtis, 7712 Little River Turnpike, Annandale, VA 22003, (703) 642-8080; for a verification request regarding allowable uses as described in Section 4-500 of the Zoning Ordinance; Brambleton HOA intended use of this site for contractor office space, workshop area, indoor storage, open-bay covered indoor storage and outdoor storage, meets the requirements of 5-662 for a contractor service establishment - which is a permitted use under 4-503.MM, contractor services establishment are allowed to have outdoor storage for up to 20% lot area; the current design shows bulk outdoor storage area of 1,200 ft. or 1.6% of the site area; based on

this information this site conforms to Section 4-500 of the Revised Zoning Ordinance of Loudoun County on 1.73 acres zoned PDH4, located off intersection of Birnam Wood Place & Evermont Trace Dr., Ashburn, VA 20148, tax map /92/H/1////C/, PIN# 202-39-7132, Blue Ridge District.

ZCOR-2021-0175 (Submitted 08/18/21) - Manufacture of Firearms Determination (Ed Sugg, 26012 Firefly Lane, South Riding, VA 20152, (703) 795-4167; for a determination letter regarding the proposed use is limited to the manufacture of firearms; there is no plan for any retail sales of said firearms; any anticipated sales are expected to be to government entities; there will be extensive research and development as well as test firing by company, but those will not occur on site; the manufacturing footprint on site will be fairly light as machined components will be fabricated out of state; there will be assembly, welding and finishing of the firearms onsite, but the expected volume is fairly low due to complexity and cost; first year, expectations are to build between three and twenty units on 5.56 acres zoned PDIP, located at 201 Davis Drive, Suite FF, Sterling, VA 20164, tax map /81/F12////21/, PIN# 033-38-0195, Sterling District.

ZCOR-2021-0176 (Submitted 08/18/21) - Raise Cattle Determination (Kyle Heller, 14609 Nina Court, Waterford, VA 20197, (703) 505-7897; for a determination request regarding a review of property from Zoning Office to make sure raising cattle on land is permissible as far as zoning is concerned; purchased property under the understand that it was a property approved for agricultural use or farming; would like to have a small cattle farm on land; cattle aside wish to know from the Counties perspective whether there are any issues with using land for agricultural purposes; cattle or other as zoning sees it on 21.33 acres zoned AR1, located at 14609 Nina Court, Waterford, VA 20197, tax map /17//48////12/, PIN# 375-37-7792, Catocin District.

ZCOR-2021-0177 (Submitted 08/19/21) - 44631 Waxpool Road Verification (Colleen P. Gillis, 11951 Freedom Drive, Reston, VA 20190-5640, (703) 456-8675; for a verification letter regarding the property zoned, is data centers a permitted use; property is subject to ZCPA-2018-0001, ZRTD-2018-0001 & ZMOD-2018-0001 with concept development plan dated December 19, 2017 through June 15, 2018 and proffer statement dated December 21, 2017 through July 6, 2018; property no longer subject to Worldcom and no violations on 15.38 acres zoned PDOP, located at 44631 Waxpool Road, Ashburn, VA 20147, tax map /79//84//LC3/, PIN# 061-28-5496, Broad Run District.

ZCOR-2021-0178 (Submitted 08/19/21) - PIN 044-46-1959 Verification (Brian J. Winterhalter, 11911 Freedom

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Drive, Suite 300, Reston, VA 20190-5602, (703) 773-4016; for a verification letter regarding the property zoned PD-IP under the 1972 Loudoun County Zoning Ordinance; the annex site is zoned PD-IP under the Revised 1993 Loudoun County Zoning Ordinance; office, data centers and accessory uses are permitted on the main campus up to .4 far on a by-right basis; office data centers and accessory uses are permitted on the annex site up to a .6 far on a by-right basis and up to a 1.0 far by special exception; no violations on 4.42 acres zoned PDIP, located at 22020 Broderick Drive, Sterling, VA 20166, tax map /80//17////34A, PIN# 044-46-1959, Broad Run District.

ZCOR-2021-0179 (Submitted 08/20/21) - PIN 044-36-2194 Verification (Brian J. Winterhalter, 11911 Freedom Drive, Suite 300, Reston, VA 20190-5602, (703) 773-4016; for a verification letter regarding the property zoned PD-IP under the 1972 Loudoun County Zoning Ordinance; the annex site is zoned PD-IP under the Revised 1993 Loudoun County Zoning Ordinance; office, data centers and accessory uses are permitted on the main campus up to 0.40 far on a by-right basis; office, data centers and accessory uses are permitted on the annex site up to a 0.60 far on a by-right basis and up to a 1.0 far by special exception; no violations on 25.65 acres zoned PDIP, located at 22070 Broderick Drive, Sterling, VA 20166, tax map /80//14//M1A1/, PIN# 044-36-2194, Broad Run District.

ZCOR-2021-0180 (Submitted 08/20/21) - PIN 044-35-9342 Verification (Brian J. Winterhalter, 11911 Freedom Drive, Suite 300, Reston, VA 20190-5602, (703) 773-4016; for a verification letter regarding the property zoned PD-IP under the 1972 Loudoun County Zoning Ordinance; the annex site is zoned PD-IP under the Revised 1993 Loudoun County Zoning Ordinance; office, data centers and accessory uses are permitted on the main campus up to 0.40 far on a by-right basis; office, data centers and accessory uses are permitted on the annex site up to a 0.60 far on a by-right basis and up to a 1.0 far by special exception; no violations on 13.21 acres zoned PDIP, located at 44900 Prentice Drive, Sterling, VA 20166, tax map /80//14//M1A2/, PIN# 044-35-9342, Broad Run District.

ZCOR-2021-0181 (Submitted 08/20/21) - PIN 044-25-1750 Verification (Brian J. Winterhalter, 11911 Freedom Drive, Suite 300, Reston, VA 20190-5602, (703) 773-4016; for a verification letter regarding the property zoned PD-IP under the 1972 Loudoun County Zoning Ordinance; the annex site is zoned PD-IP under the Revised 1993 Loudoun County Zoning Ordinance; office, data centers and accessory uses are permitted on the main campus up to 0.40 far on a by-right basis; office, data centers and accessory uses are permitted on the annex site up to a 0.60 far on a by-right basis and up to a 1.0 far by special exception; no violations on 5.26 acres zoned PDIP, located at 44825

Prentice Drive, Sterling, VA 20166, tax map /94//28////K/, PIN# 044-25-1750, Broad Run District.

ZCOR-2021-0182 (Submitted 08/20/21) - 20789 Great Falls Plaza Verification (Erica Hilburger, 12505 Park Potomac Ave., 6th Floor, Potomac, MD 20854, (301) 230-5200; for a verification letter on 12.41 acres zoned PDCCSC, located at 20789 Great Falls Plaza, Sterling, VA 20165, tax map /82//F/1////G/, PIN# 006-17-3028, Sterling District.

ZCOR-2021-0183 (Submitted 08/24/21) - Restore Existing Barn Determination (Sarah Holway, (202) 320-4996; for a determination letter regarding restoring an existing barn on the parcel; the structure has two parts, one has an existing stone foundation and the other had no stone foundation, it was post and beam in to the ground; both built at the same time (late 1800's/early 1900's) and were connected; VDHR holds an easement on the parcel and the structure is protected; neither structure is the existing requirement of 25 feet from the property line; VDHR has asked us not to move the structures so we are asking that you approve them at their existing location on 2 acres zoned AR1, located at 15511 Second Street, Waterford, VA 20197, tax map /28//A/1//A//31/, PIN# 303-26-3619, Catocin District.

ZCOR-2021-0184 (Submitted 08/25/21) - Project Celtics Proffer (Mark Baker, 101 South Street, SE, Leesburg, VA 20175, (703) 443-2400; for a proffer determination regarding clarification and confirmation on four separate proffer related zoning items associated with Project Celtics (the project); the properties are also known through previously approved zoning concept plan amendments Loudoun West (ZCPA-2018-0003), and Stonewall Creek Business Park (ZCPA-2017-0002); the new property owner plans to consolidate the two project parcels to create a unified data center campus; the sites layout has been refined through preliminary engineering to accommodate buildings, private roadways, and utilities for the project; these engineering refinements have caused a shift in some of the proffered elements shown on the concept development plans (CDP) for the site, hence our request for proffer determination; this letter seeks Loudoun County's formal confirmation of the following: 1. generator location 2. open space compliance with proffers 3. steep slopes crossing 4. tree conservation area (TCA) calculation on 145.09 acres zoned PDIP, located off Sycolin Road, south of Cochran Mill Road and north of Dulles Greenway, Leesburg, VA, tax map /60///////39/ & /60///////41/, PIN# 194-48-6020 & 193-27-9018, Catocin District.

ZCOR-2021-0185 (Submitted 08/25/21) - 310 Glenn Drive Verification (Tiffany Rimmer, 3550 W. Robinson Street, 3rd Floor, Norma, OK 73072, (405) 990-9577; for a verification letter regarding use of current property, any

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variances, special exceptions and any violations on 1.12 acres zoned PDIP, located at 310 Glenn Drive, Sterling, VA 20164, tax map /81/F11////10/, PIN# 033-36-2831, Sterling District.

ZCOR-2021-0187 (Submitted 08/26/21) - 21660 Ridgetop Circle Verification (Ross Stevens, 11400 Commerce Park Drive, Suite 40, Reston, VA 20191, (703) 674-1374; for a verification letter regarding the following: 1. the current zoning classification for each parcel 2. confirmation that each parcel is zoned PD-IP and is administered under the 1993 Revised Zoning Ordinance 3. confirmation that each parcel may be developed by right for any of the allowable uses designated in the PD-IP Zoning District 4. determination of the maximum allowable building height on the subject parcels pursuant to Section 4-506(B) of the Revised 1993 Zoning Ordinance; specifically, can buildings on the subject parcels be constructed to a maximum height of 100 feet if buildings are set back the appropriate additional distance from the minimum yard lines on 5.69 acres zoned PDIP, located at 21660 Ridgetop Circle, Sterling, VA 20166, tax map /81///8////C/, PIN# 030-30-6633, Broad Run District.

ZCOR-2021-0188 (Submitted 08/27/21) - 21670 Ridgetop Circle Verification (Ross Stevens, 11400 Commerce Park Drive, Suite 40, Reston, VA 20191, (703) 674-1374; for a verification request on Loudoun Tech Center, Section 3, Lot B, regarding the following: 1. the current zoning classification for each parcel 2. confirmation that each parcel is zoned PD-IP and is administered under the 1993 Revised Zoning Ordinance 3. confirmation that each parcel may be developed by right for any of the allowable uses designated in the PD-IP Zoning District 4. determination of the maximum allowable building height on the subject parcels pursuant to Section 4-506(B) of the Revised 1993 Zoning Ordinance; specifically, can buildings on the subject parcels be constructed to a maximum height of 100 feet if buildings are set back the appropriate additional distance from minimum yard lines on 6.28 acres zoned PDIP, located at 21670 Ridgetop Circle, Sterling, VA 20166, tax map /81///8////B/, PIN# 030-30-4784, Broad Run District.

ZCOR-2021-0194 (Submitted 08/30/21) - Addition to Dwelling Determination (Tran Phuoc, 1001 E. Holly Ave., Sterling, VA 20164, (703) 475-1873; for a determination letter regarding an existing dwelling located 4 inches into the required setback, seeking approval for a home addition to also extend 4 inches into the required setback to be flush with the existing dwelling; applied the plan to the planning and permit with the permit #B10415030100, all proposed plan and existing plan from architecture, have the survey also on .19 acres zoned PDH3, located at 907 Argonne

Ave., N., Sterling, VA 20164, tax map /81/F7A//2012/, PIN# 021-29-7098, Sterling District.

ZCPA-2021-0004 (Submitted 08/12/21) - Belmont Park (Belmont Gym Building, LLC, 6726 Curran Street, McLean, VA 22101); for a zoning concept plan amendment to amend the proffers associated with Belmont (ZMAP-1996-0003 and ZCPA-1996-0002) on 12.16 acres zoned PDOP, located off Russell Branch Pkwy., near Harry Byrd Hwy., tax map /62/M23////1/, PIN# 083-46-9403, Ashburn District.

ZCPA-2021-0005 (Submitted 08/13/21) - Compass Creek Section 4 (Molly N. Novotny, 11951 Freedom Drive, Suite 1400, Reston, VA 20190, (703) 456-8105; for a zoning concept plan amendment to amend the proffers dated December 2, 2013, ZMAP-2012-0021 on 1.5 acres zoned PDCCSC, PDIP, located off Compass Creek Pkwy., tax map /60/D/4//A-6/ & /60/D/4//A2-1/, PIN# 234-29-0522 & 234-38-2596-001, Catocin District.

ZCPA-2021-0006 (Submitted 08/16/21) - Merritt at Ashbrook Place Lot 4 (Merritt AB4 LLC, 2066 Lord Baltimore Drive, Baltimore, MD 21244); for a zoning concept plan amendment to amend the concept development plan associated with ZMAP-1994-0012 to reduce the Route 7 building setback from 300 feet to 200 feet on 7.07 acres zoned PDIP, located at 20098 Ashbrook Place, Ashburn, VA 20147, tax map /62/G/1////4/, PIN# 057-47-2346, Broad Run District.

ZCPA-2021-0007 (Submitted 08/18/21) - Ashby Ponds (Dawn Yeager, 701 Maiden Choice Lane, Baltimore, MD 21228); for a zoning concept plan amendment to amend the proffers associated with ZCPA-2014-0004 and SPEX-2005-0030 to increase total permitted square footage for an existing continuing care facility and to increase the number of units for independent living by 350 one-bedroom units and 1,442 two-bedroom units on 123.03 acres zoned PDAAAR, located at 44755 Audubon Square, Ashburn, VA 20147, tax map /80//32////B1/, PIN# 060-49-8809, Broad Run District.

ZMAP-2021-0012 (Submitted 08/13/21) - Compass Creek Section 4 (Molly N. Novotny, 11951 Freedom Drive, Suite 1400, Reston, VA 20190, (703) 456-8105; for a zoning map amendment to rezone approximately 10-acre portion of the 27.98 acres on pin 234-38-2596-001 from (PD-CC(SC)) to (PD-IP) pursuant to the Revised 1993 Zoning Ordinance; requesting to amend proffers on the PD-IP property and pin 234-29-0522 to bring both areas more in conformance on 1.5 acres zoned PDCCSC, PDIP, located off Compass Creek Pkwy., tax map /60/D/4//A-6/ & /60/D/4//A2-1/, PIN# 234-29-0522 & 234-38-2596-001, Catocin District.

ZMAP-2021-0013 (Submitted 08/20/21) - Pinebrook Landing (Erin Swisshelm, 1 E. Market Street, Suite 300,

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Leesburg, VA 20176); for a zoning map amendment to rezone 25.17 acres from CLI to R-24 to allow 499 stacked multi-family dwelling units including 31 affordable units on 24.35 acres zoned CLI, located at 42690 & 42698 John Mosby Hwy., Chantilly, VA 20152, tax map 101/A/1/3A, 101/A/1/3/, 101/A/1/5/ & 101/A/1/6/, PIN# 163-17-4494, 163-27-7129, 163-28-1032 & 163-18-0873, Blue Ridge District.

ZMOD-2021-0041 (Submitted 08/02/21) -

Interconnection Substation (Dave Boeing, 1503 Edwards Ferry Road, Suite 200, Leesburg, VA 20176); for a zoning modification to modify Section 5-1408(B)(2)(D) to allow a 70% maximum shrub count on 10.18 acres zoned PDIP, located at 21445 Beaumeade Circle, Ashburn, VA 20147, tax map /80/17/32/, PIN# 042-15-2579, Broad Run District.

ZMOD-2021-0042 (Submitted 08/18/21) - Compass Creek Section 4 (Molly N. Novotny, 11951 Freedom Drive, Suite 1400, Reston, VA 20190, (703) 456-8105; for a zoning modification to modify Section 4-205(C)(3) to reduce parking setback from 35 feet to 10 feet zoned PDIP, located off Compass Creek Pkwy., tax map /60/D/4/A2-1/, PIN# 234-38-2596-001, Catocin District.

ZMOD-2021-0043 (Submitted 08/18/21) - Compass Creek Section 4 (Molly N. Novotny, 11951 Freedom Drive, Suite 1400, Reston, VA 20190, (703) 456-8105; for a zoning modification to modify Section 4-505(B)(3) to eliminate the 15 foot parking yard requirement adjacent to other nonresidential district zoned PDIP, located off Compass Creek Pkwy., tax map /60/D/4/A2-1/, PIN# 234-38-2596-001, Catocin District.

ZMOD-2021-0044 (Submitted 08/20/21) - Pinebrook Landing (Erin Swisshelm, 1 E. Market Street, Suite 300, Leesburg, VA 20176); for a zoning modification to modify Section 5-1403(B) from a required Type 2 Buffer to a Type 1 Buffer on 25.17 acres zoned CLI, located at 42660, 42690 & 42698 John Mosby Hwy., Chantilly, VA 20152, tax map 101/A/1/3A, 101/A/1/3/, 101/A/1/5/ & 101/A/1/6/, PIN# 163-17-4494, 163-27-7129, 163-28-1032 & 163-18-0873, Blue Ridge District.

ZMOD-2021-0045 (Submitted 08/20/21) - Lockridge Substation (Dominion Energy, Virginia, 10900 Nuckols Road, Glen Allen, VA 23060); for a zoning modification to modify Section 5-1408(C)(3) to allow a service drive parallel to the buffer on 28.42 acres zoned PDIP, located off Lockridge Rd. at intersection with Shellhorn Rd., tax map /94/17/A/, PIN# 063-49-6156, Broad Run District.

ZRTD-2021-0005 (Submitted 08/09/21) - Loudoun Commerce Center (Clarke-Hook Corporation, 14506 E. Lee Road, Chantilly, VA 20151); for a zoning conversion in the Rout e28 Tax District to rezone a 6 acre parcel from PD-IP under the January 7, 2003 Revised 1993 Zoning

Ordinance to PD-IP under the Revised 1993 Zoning Ordinance as amended from time to time on 14.31 acres zoned PDIP, located at 45965, 45969 & 45975 Nokes Blvd., Sterling, VA 20166, tax map /81/9/19/, /81/9/20/ & /81/9/20B, PIN# 030-20-3058, 030-20-7833 & 030-20-8833, Sterling District.

ZRTD-2021-0006 (Submitted 08/24/21) - Shaw Road Business Park (Erin Swisshelm, 1 E. Market Street, Suite 300, Leesburg, VA 20175); for a zoning conversion to convert approximately 9.6 acres from PD-IP under the 1972 Loudoun County Zoning Ordinance to PD-IP under the Revised 1993 Loudoun County Zoning Ordinance as amended, located at 22930 Shaw Road, Sterling, VA 20166, tax map /94/62/, PIN# 034-37-2453, Broad Run District.

ZRTD-2021-0007 (Submitted 08/31/21) - Hercules Ventures, LC (Hercules Ventures LC, 7910 Woodmont Ave., Suite 1505, Bethesda, MD 20814); for a zoning conversion in the Route 28 Tax District to convert a 2.02 acre parcel from PD-GI under the 1972 Zoning Ordinance to PD-GI under the Revised 1993 Zoning Ordinance as amended, located at 22570 Markey Court, Sterling, VA 20166, tax map /94/23/4/, PIN# 045-35-2429, Broad Run District.

Real Estate Transactions of Interest August 31 through September 9, 2021

Commercial/Land

Route 773 Investors, LLC, to Amin SS4, LLC, c/o Excel Equities, LLC, 1621 N. Kent Street, Suite 1115, Arlington, VA 22209; sale on 08/31/21 of Parcel 2, Patriot Park Land Condominium, 4.91 acres, vacant, condo building, zoned LB:CDD, at Fort Evans Road, NE, Leesburg, VA, 20176, Leesburg District, assessed in 2021 for \$4,438,000: \$4,438,000 land, tax map /48/H/4/1/, PIN# 188-17-9105; \$1,836,001 (Instrument# 202108310092110).

Route 773 Investors, LLC, to Amin SS3, LLC, c/o Excel Equities, LLC, 1621 N. Kent Street, Suite 1115, Arlington, VA 22209; sale on 08/31/21 of Parcel 1, Patriot Park Land Condominium, 4.91 acres, vacant, condo building, zoned LB:CDD, at Fort Evans Road, NE, Leesburg, VA, 20176, Leesburg District, assessed in 2021 for \$4,438,000: \$4,438,000 land, tax map /48/H/4/1/, PIN# 188-17-9105; \$1,763,999 (Instrument# 202108310092109).

Copper Village Properties, LLC, to Pebble Run Place LLC, 3848 Meredith Drive, Fairfax, VA 22030; sale on 09/01/21 of Condo Unit(s) 165, Dulles Business Center, a

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Condominium, 0.00 acres, improved, comm. condo, zoned PDGI, at 23571 Pebble Run Place, Unit 165, Sterling, VA, 20166, Dulles District, assessed in 2021 for \$399,080: \$76,200 land; \$322,880 improvement, tax map /92//13CM/165/, PIN# 124-48-4859-014; \$565,000 (Instrument# 202109010092518).

LOP Rental, LLLP, to DCT Leasing Company LLC, 410 Pine Street, SE, Suite 320, Vienna, VA 22180; sale on 09/01/21 of Condo Unit(s) 308, Phase 2, Lansdowne Office Park, a Condominium, 0.00 acres, improved, comm. condo, zoned PDOP, at 19465 Deerfield Ave., Unit 308, Leesburg, VA, 20176, Ashburn District, assessed in 2021 for \$435,850: \$78,600 land; \$357,250 improvement; (\$360,000 trust with M&T Bank), tax map /62//59P2/308/, PIN# 082-28-9332-018; \$450,000 (Instrument# 202109010092546).

NA Dulles Real Estate Investor LLC, to US Kincora Purchaser LLC, 9830 Colonnade Blvd., Suite 600, San Antonio, TX 78230; sale on 09/01/21 of Parcel L, vacant, commercial, zoned PDIP, at Russell Branch Pkwy., Sterling, VA, 20166, Broad Run District, assessed in 2021 for n/a, tax map /80/M/3/////L/, PIN# 041-39-8662; \$32,916,586 (Instrument# 202109010092684).

Richard May LLC, to Benjamin Hesson, 1006 Kalaris Place, SE, Leesburg, VA 20175; sale on 09/01/21 of Condo Unit(s) 821-I, Phase II, South Gate Condominium, 0.00 acres, improved, comm. condo, zoned LB:B2, at 821 S. I King Street, Leesburg, VA, 20175, Leesburg District, assessed in 2021 for \$190,040: \$51,800 land; \$138,240 improvement, tax map /48/D/3CM2317I, PIN# 232-36-3274-009; \$200,000 (Instrument# 202109010092620).

Welsh Properties, LLC, to White Door LLC, PO Box 182, Middleburg, VA 20118; sale on 09/01/21 of Parcel , 0.30 acres, improved, office building, zoned LB:B1, at 120 Edwards Ferry Road, NE, Leesburg, VA, 20176, Leesburg District, 4,124 sq. ft., 1-story office building built in 1920; assessed in 2021 for \$583,450: \$345,000 land; \$238,450 improvement; (\$1,080,000 trust with Oak View National Bank), tax map /48/A//31///9/, PIN# 231-39-3367; \$1,275,000 (Instrument# 202109010092462).

Wingler House II Limited Partnership, to Wingler West LLC, 20903 Runnymede Terrace, Ashburn, VA 20147; sale on 09/01/21 of Parcel , Section 36B, Ashburn Village, 5.00 acres, improved, multi-family, zoned PDH4, at 20903 Runnymede Terrace, Ashburn, VA, 20147, Broad Run District, 129,630 sq. ft., 4-story multi-family home built in 2003; assessed in 2021 for \$12,192,690: \$3,960,000 land; \$8,232,690 improvement; (\$14,200,000 trust with Saint Mary's Housing Corporation), tax map /62/H/5/////36B, PIN# 059-45-3809; \$14,200,000 (Instrument# 202109010092796).

Arcola Residential Development LLC, to NVR, Inc., 3926 Pender Drive, Suite 200, Fairfax, VA 22030; sale on

09/03/21 of Parcel , Phase 9, Arcola Town Center II Condominium, 4.69 acres, vacant, condo building, zoned R24, at Burbank Terrace, Sterling, VA, 20166, Blue Ridge District, assessed in 2021 for \$8,938,630: \$8,938,000 land, tax map 101/S/1//ALWL/, PIN# 163-26-8995 (parent); \$1,535,000 (Instrument# 202109030093636).

14000 Thunderbolt LLC, to Moonstone Investments LLC, 6532 Ballymore Lane, Clarksville, MD 21029; sale on 09/07/21 of Condo Unit(s) 103, Catalina Business Park Condominium, 0.00 acres, improved, comm. condo, zoned PDIP, at 45305 Catalina Court, Unit 103, Sterling, VA, 20166, Dulles District, assessed in 2021 for n/a; (\$2,000,000 trust with Atlantic Union Bank), Condo Unit(s) 101, Catalina Business Park Condominium, 0.00 acres, improved, comm. condo, zoned PDIP, at 45305 Catalina Court, Unit 101, Sterling, VA, 20166, Dulles District, assessed in 2021 for n/a; (\$2,000,000 trust with Atlantic Union Bank), Condo Unit(s) 102, Catalina Business Park Condominium, 0.00 acres, improved, comm. condo, zoned PDIP, at 45305 Catalina Court, Unit 102, Sterling, VA, 20166, Dulles District, assessed in 2021 for n/a; (\$2,000,000 trust with Atlantic Union Bank), PIN# 046-20-1417-004, 046-20-1417-002, 046-20-1417-003; \$2,600,000 (Instrument# 202109070094024).

14000 Thunderbolt LLC, to 45305 Catalina Ct 100 LLC, 25147 Sweet Myrtle Square, Aldie, VA 20105; sale on 09/07/21 of Condo Unit(s) 104, Catalina Business Park Condominium, 0.00 acres, improved, comm. condo, zoned PDIP, at 45300 Catalina Court, Unit 104, Sterling, VA, 20166, Dulles District, assessed in 2021 for n/a; (\$1,344,933 trust with Atlantic Union Bank), PIN# 046-20-1417-005; \$2,500,000 (Instrument# 202109070094107).

Ashburn 20905 Medical Properties, LLC, to Ashburn 20905 RIK MP, LLC, c/o Remedy Medical Properties, Inc., 800 W. Madison Street, Suite 400, Chicago, IL 60607; sale on 09/09/21 of Lot 1, Section 6, Block 1, Ashburn Farm, 2.00 acres, improved, office building, zoned PDH4, at 20905 Professional Plaza, Ashburn, VA, 20147, Ashburn District, 28,590 sq. ft., 3-story office building built in 2002; assessed in 2021 for \$4,540,980: \$871,200 land; \$3,669,780 improvement; (\$30,997,960 trust with Capital One, National Association), tax map /79/G/7/////1/, PIN# 117-37-8191; \$9,470,000 (Instrument# 202109090094954).

Ashburn 20925 Medical Properties, LLC, to Ashburn 20925 RIK MP, LLC, c/o Remedy Medical Properties, Inc., 800 W. Madison Street, Suite 400, Chicago, IL 60607; sale on 09/09/21 of Lot 2, Section 6, Block 1, Ashburn Farm, 2.00 acres, improved, office building, zoned PDH4, at 20925 Professional Plaza, Ashburn, VA, 20147, Ashburn District, 28,281 sq. ft., 3-story office building built in 2000; assessed in 2021 for \$4,235,460: \$871,200 land; \$3,364,260 improvement; (\$30,997,960 trust with Capital

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One, National Association), tax map /79/G/7/////2/, PIN# 117-37-7968; \$6,660,000 (Instrument# 202109090094950).

Ashburn 20955 Medical Properties, LLC, to Ashburn 20955 RIK MP, LLC, c/o Remedy Medical Properties, Inc., 800 W. Madison Street, Suite 400, Chicago, IL 60607; sale on 09/09/21 of Lot 3, Section 6, Block 1, Ashburn Farm, 2.00 acres, improved, office building, zoned PDH4, at 20955 Professional Plaza, Ashburn, VA, 20147, Ashburn District, 28,544 sq. ft., 3-story office building built in 1998; assessed in 2021 for \$3,975,220: \$871,200 land; \$3,104,020 improvement; (\$30,997,960 trust with Capital One, National Association), tax map /79/G/7/////3/, PIN# 117-37-6450; \$8,940,000 (Instrument# 202109090094946).

Ashburn Medical Properties, LLC, to Ashburn RIK MP, LLC, c/o Remedy Medical Properties, Inc., 800 W. Madison Street, Suite 400, Chicago, IL 60607; sale on 09/09/21 of Condo Unit(s) 100, The Professional Center at Beaumeade, 0.00 acres, improved, comm. condo, zoned PDIP, at 21785 Filigree Court, Unit 100, Ashburn, VA, 20147, Broad Run District, assessed in 2021 for \$3,985,900: \$859,700 land; \$3,126,200 improvement; (\$30,997,960 trust with Capital One, National Association), Condo Unit(s) 102, The Professional Center at Beaumeade, 0.00 acres, improved, comm. condo, zoned PDIP, at 21785 Filigree Court, Unit 102, Ashburn, VA, 20147, Broad Run District, assessed in 2021 for \$382,200: \$82,400 land; \$299,800 improvement; (\$30,997,960 trust with Capital One, National Association), Condo Unit(s) 103, The Professional Center at Beaumeade, 0.00 acres, improved, comm. condo, zoned PDIP, at 21785 Filigree Court, Unit 103, Ashburn, VA, 20147, Broad Run District, assessed in 2021 for \$1,771,700: \$382,100 land; \$1,389,600 improvement (\$30,997,960 trust with Capital One, National Association), Condo Unit(s) 201, The Professional Center at Beaumeade, 0.00 acres, improved, comm. condo, zoned PDIP, at 21785 Filigree Court, Unit 201, Ashburn, VA, 20147, Broad Run District, assessed in 2021 for \$595,700: \$128,500 land; \$467,200 improvement; (\$30,997,960 trust with Capital One, National Association), Condo Unit(s) 203, The Professional Center at Beaumeade, 0.00 acres, improved, comm. condo, zoned PDIP, at 21785 Filigree Court, Unit 203, Ashburn, VA, 20147, Broad Run District, assessed in 2021 for \$777,200: \$167,600 land; \$609,600 improvement; (\$30,997,960 trust with Capital One, National Association), Condo Unit(s) 204, The Professional Center at Beaumeade, 0.00 acres, improved, comm. condo, zoned PDIP, at 21785 Filigree Court, Unit 204, Ashburn, VA, 20147, Broad Run District, assessed in 2021 for \$474,800: \$102,400 land; \$372,400 improvement; (\$30,997,960 trust with Capital One, National Association), Condo Unit(s) 205, The Professional Center at Beaumeade, 0.00 acres, improved, comm. condo, zoned PDIP, at 21785

Filigree Court, Unit 205, Ashburn, VA, 20147, Broad Run District, assessed in 2021 for \$424,800: \$91,600 land; \$333,200 improvement; (\$30,997,960 trust with Capital One, National Association), Condo Unit(s) 209, The Professional Center at Beaumeade, 0.00 acres, improved, comm. condo, zoned PDIP, at 21785 Filigree Court, Unit 209, Ashburn, VA, 20147, Broad Run District, assessed in 2021 for \$646,900: \$139,500 land; \$507,400 improvement; (\$30,997,960 trust with Capital One, National Association), Condo Unit(s) 212, The Professional Center at Beaumeade, 0.00 acres, improved, comm. condo, zoned PDIP, at 21785 Filigree Court, Unit 212, Ashburn, VA, 20147, Broad Run District, assessed in 2021 for \$286,600: \$61,800 land; \$224,800 improvement; (\$30,997,960 trust with Capital One, National Association), Condo Unit(s) 213, The Professional Center at Beaumeade, 0.00 acres, improved, comm. condo, zoned PDIP, at 21785 Filigree Court, Unit 213, Ashburn, VA, 20147, Broad Run District, assessed in 2021 for \$420,000: \$90,600 land; \$329,400 improvement; (\$30,997,960 trust with Capital One, National Association), tax map /80//29PC/213/ /80//29PC/103/ /80//29PC/100/ /80//29PC/205/ /80//29PC/212/ /80//29PC/102/ /80//29PC/204/ /80//29PC/201/ /80//29PC/209/ /80//29PC/203/, PIN# 061-29-1069-001, 061-29-1069-003, 061-29-1069-004, 061-29-1069-017, 061-29-1069-007, 061-29-1069-008, 061-29-1069-009, 061-29-1069-012, 061-29-1069-015, 061-29-1069-016; \$16,580,000 (Instrument# 202109090094942).

Chesapeake Foods, Inc., to FCPT Holdings, LLC, c/o Four Corners Property Trust, Inc., 591 Redwood Highway, Suite 3215, Mill Valley, CA 94941; sale on 09/09/21 of Lot PD, Dulles Town Crossing, 1.27 acres, improved, restaurant, zoned PDCCRC, at 45555 Dulles Eastern Plaza, Sterling, VA, 20166, Sterling District, 5,555 sq. ft., 1-story restaurant built in 2004; assessed in 2021 for \$2,125,700: \$1,338,800 land; \$786,900 improvement, tax map /80//22////PD/, PIN# 030-26-5280; \$2,915,107 (Instrument# 202109090094798).

Edge City Properties, L.L.C., to Marcos A. Gomez, 42271 Moonglow Court, Brambleton, VA 20148; sale on 09/09/21 of Condo Unit(s) A, East Glenn Business Condominium, 0.00 acres, improved, comm. condo, zoned PDIP, at 111 Carpenter Drive, Unit A, Sterling, VA, 20164, Broad Run District, assessed in 2021 for \$307,000: \$50,000 land; \$257,000 improvement; (\$304,000 trust with Green & Gold Properties, LLC), tax map /81/F14CM///A/, PIN# 033-27-0962-005; \$435,000 (Instrument# 202109090095055).

Jai Sterling Hotel, LLC, to Pramukhraj Hotel LLC, 45620 Falke Plaza, Sterling, VA 20166; sale on 09/09/21 of Parcel E-1, Dulles Gateway Commercial Center, 1.63 acres, improved, hotel, zoned PDCCSC, at 45620 Falke

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Plaza, Sterling, VA, 20166, Broad Run District, 25,185 sq. ft., 3-story hotel built in 1999; assessed in 2021 for \$1,180,000: \$1,180,000 land; (\$4,220,000 trust with First Western SBLC, Inc.), tax map /94//29/////E/, PIN# 034-37-1201; \$4,900,000 (Instrument# 202109090095081).

Richard S. Wallach, to Yalinik LLC, 36775 Leith Lane, Middleburg, VA 20117; sale on 09/09/21 of Condo Unit(s) C-13, Federal Court Condominium, 0.00 acres, improved, comm. condo, zoned MB:C3, at 107C Federal Street, W. Unit C-13, Middleburg, VA, 20117, Blue Ridge District, assessed in 2021 for \$405,450: \$90,900 land; \$314,550 improvement; (\$301,750 trust with Atlantic Union Bank), tax map /87A120CM//13/, PIN# 538-17-8243-013; \$355,000 (Instrument# 202109090094878).

Residential/Lots

Creighton Road L.L.C., to The Summit at Birchwood Condominium Development, L.L.C., 9900 Main Street, Suite 500, Fairfax, VA 22031; sale on 08/31/21 of Condo Unit(s) 11, Phase 11, Birchwood Land Condominium, 0.40 acres, vacant, residential, zoned PDAAAR, at 23688 Bolton Crescent Terrace, Unit 101, Ashburn, VA, 20148, Blue Ridge District, assessed in 2021 for \$1,920,000: \$1,920,000 land, Condo Unit(s) 10, Phase 10, Birchwood Land Condominium, 0.26 acres, vacant, residential, zoned PDAAAR, at intersection Firefly Sonata Terrace & Bolton Crescent Terrace, Ashburn, VA, 20148, Blue Ridge District, assessed in 2021 for \$720,000: \$720,000 land, tax map /92/Q/1//PH10/ /92/Q/1//PH11/, PIN# 161-49-4414, 161-49-3380; \$2,640,000 (Instrument# 202108310092125).

HEDR Hartland LP, to Van Metre Homes at Hartland, L.L.C., 9900 Main Street, Suite 500, Fairfax, VA 22031; sale on 08/31/21 of Lot 6, Section 6, Hartland South, 0.20 acres, vacant, residential, zoned TR1UBF, at 41478 Bedford Falls Court, Aldie, VA, 20105, Blue Ridge District, assessed in 2021 for \$297,500: \$297,500 land, Lot 7, Section 6, Hartland South, 0.20 acres, vacant, residential, zoned TR1UBF, at 41486 Bedford Falls Court, Aldie, VA, 20105, Blue Ridge District, assessed in 2021 for \$297,500: \$297,500 land, Lot 6, Section 7, Hartland South, vacant, residential, zoned TR1UBF, at 23638 Edmond Ridge Place, Aldie, VA, 20105, Blue Ridge District, assessed in 2021 for n/a, Lot 7, Section 7, Hartland South, vacant, residential, zoned TR1UBF, at 23634 Edmond Ridge Place, Aldie, VA, 20105, Blue Ridge District, assessed in 2021 for n/a, Lot 8, Section 7, Hartland South, vacant, residential, zoned TR1UBF, at 23630 Edmond Ridge Place, Aldie, VA, 20105, Blue Ridge District, assessed in 2021 for n/a, Lot 9, Section 7, Hartland South, vacant, residential, zoned TR1UBF, at 23626 Edmond Ridge Place, Aldie, VA, 20105, Blue Ridge District, assessed in 2021

for n/a, Lot 11, Section 7, Hartland South, vacant, residential, zoned TR1UBF, at 23614 Edmond Ridge Place, Aldie, VA, 20105, Blue Ridge District, assessed in 2021 for n/a, Lot 17, Section 7, Hartland South, vacant, residential, zoned TR1UBF, at 23631 Edmond Ridge Place, Aldie, VA, 20105, Blue Ridge District, assessed in 2021 for n/a, Lot 18, Section 7, Hartland South, vacant, residential, zoned TR1UBF, at 23635 Edmond Ridge Place, Aldie, VA, 20105, Blue Ridge District, assessed in 2021 for n/a, Lot 28, Section 8B, Hartland South, vacant, residential, zoned TR1UBF, at intersection Timber Barn Lane & Cranford Creek Place, Aldie, VA, 20105, Blue Ridge District, assessed in 2021 for n/a, Lot 29, Section 8B, Hartland South, vacant, residential, zoned TR1UBF, at 41337 Timber Barn Lane, Aldie, VA, 20105, Blue Ridge District, assessed in 2021 for n/a, Lot 30, Section 8B, Hartland South, vacant, residential, zoned TR1UBF, at Timber Barn Lane, Aldie, VA, 20105, Blue Ridge District, assessed in 2021 for n/a, Lot 31, Section 8B, Hartland South, vacant, residential, zoned TR1UBF, at 41349 Timber Barn Lane, Aldie, VA, 20105, Blue Ridge District, assessed in 2021 for n/a, Lot 32, Section 8B, Hartland South, vacant, residential, zoned TR1UBF, at 41348 Timber Barn Lane, Aldie, VA, 20105, Blue Ridge District, assessed in 2021 for n/a, Lot 33, Section 8B, Hartland South, vacant, residential, zoned TR1UBF, at Timber Barn Lane, Aldie, VA, 20105, Blue Ridge District, assessed in 2021 for n/a, Lot 34, Section 8B, Hartland South, vacant, residential, zoned TR1UBF, at intersection of Timber Barn Lane & Cranford Creek Place, Aldie, VA, 20105, Blue Ridge District, assessed in 2021 for n/a, tax map /91/E/4////34/ /91/E/4////31/ /91/E/4////29/ /91/E/3////7/ /91/E/3////18/ /91/E/4////33/ /91/E/4////30/ /91/E/4////28/ /91/E/1////7/ /91/E/3////9/ /91/E/3////6/ /91/E/3////17/ /91/E/4////32/ /91/E/3////11/ /91/E/1////6/ /91/E/3////8/, PIN# 245-37-8495, 245-37-9194, 245-47-9406, 245-47-9416, 245-47-9426, 245-47-9736, 245-48-0853, 245-47-7730, 245-47-7719, 245-46-3546, 245-46-4454, 245-46-4864, 245-46-4776, 244-16-3778, 245-46-3365, 245-46-2658; \$6,162,082 (Instrument# 202108310092196).

Stacey M. White, to KMS Properties LLC, c/o Charles J. O'Byrne, Esquire, 30 Hudson Yards, Floor 73, New York, NY 10001; sale on 08/31/21 of Lot 4, 9.98 acres, improved, SFD, zoned AR2, at 21148 St. Louis Road, Middleburg, VA, 20117, Blue Ridge District, 2,912 sq. ft., 2-story SFD built in 1850; assessed in 2021 for \$1,029,580: \$305,000 land; \$724,580 improvement, tax map /72//2////4/, PIN# 564-16-8847; \$1,835,000 (Instrument# 202108310092104).

Cynthia K. Chastulik, to Star Investment Group, LLC, 17768 Braemar Place, Leesburg, VA 20175; sale on 09/01/21 of Parcel , 0.51 acres, improved, SFD, zoned RC,

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at 42388 Stumptown Road, Leesburg, VA, 20176, Catoctin District, 1,755 sq. ft., 2-story SFD; assessed in 2021 for \$191,010: \$100,000 land; \$91,010 improvement, tax map /20////////23/, PIN# 179-40-0376; \$200,000 (Instrument# 202109010092712).

Cynthia K. Chastulik, to Star Investment Group, LLC, 17768 Braeremar Place, Leesburg, VA 20175; sale on 09/01/21 of Parcel , 0.31 acres, improved, SFD, zoned RC, at 42398 Stumptown Road, Leesburg, VA, 20176, Catoctin District, 1,040 sq. ft., 1-story SFD built in 1962; assessed in 2021 for \$213,060: \$60,800 land; \$152,260 improvement, Parcel , 0.03 acres, vacant, residential, zoned RC, at Stump Town Road, Leesburg, VA, 20176, Catoctin District, assessed in 2021 for \$1,000: \$1,000 land, tax map /20////////22/ /20////////22A, PIN# 179-40-1474, 179-40-0975; \$200,000 (Instrument# 202109010092711).

HEDR Hartland LP, to NVR, Inc., 3926 Pender Drive, Suite 200, Fairfax, VA 22030; sale on 09/01/21 of Lot 1, Section 7, Hartland South, vacant, residential, zoned TR1UBF, at 23658 Edmond Ridge Place, Aldie, VA, 20105, Blue Ridge District, assessed in 2021 for n/a, Lot 29, Section 7, Hartland South, vacant, residential, zoned TR1UBF, at 41474 Beacon Bluff Court, Aldie, VA, 20105, Blue Ridge District, assessed in 2021 for n/a, Lot 30, Section 7, Hartland South, vacant, residential, zoned TR1UBF, at 41470 Beacon Bluff Court, Aldie, VA, 20105, Blue Ridge District, assessed in 2021 for n/a, Lot 31, Section 7, Hartland South, vacant, residential, zoned TR1UBF, at 41462 Beacon Bluff Court, Aldie, VA, 20105, Blue Ridge District, assessed in 2021 for n/a, Lot 36, Section 7, Hartland South, vacant, residential, zoned TR1UBF, at 41463 Beacon Bluff Court, Aldie, VA, 20105, Blue Ridge District, assessed in 2021 for n/a, Lot 37, Section 7, Hartland South, vacant, residential, zoned TR1UBF, at 41469 Beacon Bluff Court, Aldie, VA, 20105, Blue Ridge District, assessed in 2021 for n/a, Lot 38, Section 7, Hartland South, vacant, residential, zoned TR1UBF, at 41473 Beacon Bluff Court, Aldie, VA, 20105, Blue Ridge District, assessed in 2021 for n/a, Lot 23, Section 8B, Hartland South, vacant, residential, zoned TR1UBF, at 23640 Cranford Creek Place, Aldie, VA, 20105, Blue Ridge District, assessed in 2021 for n/a, Lot 24, Section 8B, Hartland South, vacant, residential, zoned TR1UBF, at 23636 Cranford Creek Place, Aldie, VA, 20105, Blue Ridge District, assessed in 2021 for n/a, Lot 43, Section 8B, Hartland South, vacant, residential, zoned TR1UBF, at 23637 Cranford Creek Place, Aldie, VA, 20105, Blue Ridge District, assessed in 2021 for n/a, Lot 44, Section 8B, Hartland South, vacant, residential, zoned TR1UBF, at 23641 Cranford Creek Place, Aldie, VA, 20105, Blue Ridge District, assessed in 2021 for n/a, tax map /91/E/3////37/ /91/E/4////23/ /91/E/3////31/

/91/E/3////29/ /91/E/4////44/ /91/E/3////1/ /91/E/3////36/ /91/E/3////30/ /91/E/4////43/ /91/E/3////38/ /91/E/4////24/, PIN# 245-37-7658, 245-47-5546, 245-47-5556, 245-47-5570, 245-47-3770, 245-47-3760, 245-47-3750, 245-46-4190, 245-46-4100, 245-46-2201, 245-46-2291; \$3,857,000 (Instrument# 202109010092815).

Kent D. & Blase Y. Berner, to Northern Cardinal Holdings, LLC, 24008 Laceys Tavern Court, Aldie, VA 20105; sale on 09/01/21 of Lot 11, Westbrook, 3.12 acres, improved, SFD, zoned AR2, at 24008 Laceys Tavern Court, Aldie, VA, 20105, Blue Ridge District, 5,029 sq. ft., 2-story "Jamestown" model SFD built in 2004; assessed in 2021 for \$1,237,090: \$268,300 land; \$968,790 improvement; (\$1,462,500 trust with Wells Fargo Bank, N.A.), tax map /99//36////11/, PIN# 325-46-8693; \$1,950,000 (Instrument# 202109010092713).

Judith Knoop, to Goose Creek Overlook LLC, 11790 Sunrise Valley Drive, Suite 225, Reston, VA 20191; sale on 09/03/21 of Parcel 6, 8.31 acres, vacant, residential, zoned R1, at Sycolin Road, Ashburn, VA, 20148, Blue Ridge District, assessed in 2021 for \$1,209,600: \$1,209,600 land, tax map /78////////6/, PIN# 154-35-8154; \$1,200,000 (Instrument# 202109030093612).

Katherine Parry, to Goose Creek Overlook LLC, 11790 Sunrise Valley Drive, Suite 225, Reston, VA 20191; sale on 09/03/21 of Parcel 5B, 8.50 acres, vacant, residential, zoned R1, at Sycolin Road, Ashburn, VA, 20148, Blue Ridge District, assessed in 2021 for \$1,080,000: \$1,080,000 land, tax map /78////////5B, PIN# 154-45-9680; \$1,200,000 (Instrument# 202109030093611).

Robert E. Carr & Barbara Douglas Carr, to RE 14670 Creek Lane, LLC, 12310 Pinecrest Road, Suite 202, Reston, VA 20191; sale on 09/03/21 of Lot 5, Catoctin Creek Overlook, 114.52 acres, improved, SFD, zoned AR1, at 14670 Creek Lane, Waterford, VA, 20197, Catoctin District, 1,040 sq. ft., 1-story SFD built in 1960; assessed in 2021 for \$1,319,830: \$983,000 land; \$336,830 improvement, tax map /18//13////5/, PIN# 301-37-1857; \$1,319,830 (Instrument# 202109030093586).

Willowsford Operations, LLC, to NVR, Inc., 3926 Pender Drive, Suite 200, Fairfax, VA 22030; sale on 09/03/21 of Lot 1, Section 12A, The Grove at Willowsford, 0.25 acres, vacant, residential, zoned TR1UBF, at 40800 Foxtail Fields Drive, Aldie, VA, 20105, Blue Ridge District, assessed in 2021 for n/a, Lot 34, Section 12A, The Grove at Willowsford, 0.26 acres, vacant, residential, zoned TR1UBF, at 40805 Foxtail Fields Drive, Aldie, VA, 20105, Blue Ridge District, assessed in 2021 for \$300,500: \$300,500 land, tax map 100/R15////1/ 100/R15////34/, PIN# 287-48-2612, 287-48-0917; \$715,362 (Instrument# 202109030093276).

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Willowsford Operations, LLC, to NVR, Inc., 3926 Pender Drive, Suite 200, Fairfax, VA 22030; sale on 09/03/21 of Lot 17, Section 10, The Grant at Willowsford, 0.79 acres, vacant, residential, zoned TR3UBF, at 41308 Allen House Court, Ashburn, VA, 20148, Blue Ridge District, assessed in 2021 for \$369,500: \$369,500 land, tax map /91/D10////17/, PIN# 243-36-5776; \$392,000 (Instrument# 202109030093280).

Brambleton Group L.L.C., to Van Metre Homes at Brambleton Section 30, L.L.C., 9900 Main Street, Suite 500, Fairfax, VA 22031; sale on 09/07/21 of Lot 3800, Section 30, Brambleton Land Bay 1B, 0.12 acres, vacant, residential, zoned PDH4, at 42080 Creighton Road, Ashburn, VA, 20148, Blue Ridge District, assessed in 2021 for \$241,100: \$241,100 land, Lot 3825, Section 30, Brambleton Land Bay 1B, 0.13 acres, vacant, residential, zoned PDH4, at 41939 Spring Air Drive, Ashburn, VA, 20148, Blue Ridge District, assessed in 2021 for \$241,400: \$241,400 land, Lot 3826, Section 30, Brambleton Land Bay 1B, 0.13 acres, vacant, residential, zoned PDH4, at 41943 Spring Air Drive, Ashburn, VA, 20148, Blue Ridge District, assessed in 2021 for \$241,400: \$241,400 land, Lot 3827, Section 30, Brambleton Land Bay 1B, 0.12 acres, vacant, residential, zoned PDH4, at 41947 Spring Air Drive, Ashburn, VA, 20148, Blue Ridge District, assessed in 2021 for \$241,100: \$241,100 land, Lot 3855, Section 30, Brambleton Land Bay 1B, 0.10 acres, vacant, residential, zoned PDH4, at 22965 Aurora View Drive, Ashburn, VA, 20148, Blue Ridge District, assessed in 2021 for \$240,500: \$240,500 land, Lot 3856, Section 30, Brambleton Land Bay 1B, 0.10 acres, vacant, residential, zoned PDH4, at 22969 Aurora View Drive, Ashburn, VA, 20148, Blue Ridge District, assessed in 2021 for \$240,500: \$240,500 land, Lot 3857, Section 30, Brambleton Land Bay 1B, 0.10 acres, vacant, residential, zoned PDH4, at 22973 Aurora View Drive, Ashburn, VA, 20148, Blue Ridge District, assessed in 2021 for \$240,500: \$240,500 land, tax map /92/D53//3800/ /92/D53//3855/ /92/D53//3825/ /92/D53//3856/ /92/D53//3826/ /92/D53//3857/ /92/D53//3827/, PIN# 200-36-3003, 200-36-4219, 200-36-4721, 200-36-5024, 200-35-8540, 200-35-8337, 200-35-8133; \$2,100,000 (Instrument# 202109070094081).

Kevin M. & Lea D. Trax, to WZW, LLC, 19695 Smith Circle, Ashburn, VA 20147; sale on 09/08/21 of Lot 115, Section 2, Potomac Farms, 1.27 acres, improved, SFD, zoned A3, at 19695 Smith Circle, Ashburn, VA, 20147, Algonkian District, 3,120 sq. ft., 2-story "Custom Colonial" model SFD built in 1999; assessed in 2021 for \$788,800: \$267,700 land; \$521,100 improvement, tax map /63/D/2////115/, PIN# 056-39-2506; \$950,000 (Instrument# 202109080094357).

New Home Sales

Brookfield Washington, L.L.C., to Michael William Vega, 35919 Damsite Court, Round Hill, VA 20141; sale on 08/31/21 of Lot 330, West Lake - Round Hill, 0.36 acres, improved, SFD, zoned PDH3, at 35919 Damsite Court, Round Hill, VA, 20141, Blue Ridge District, assessed in 2021 for \$151,100: \$151,100 land; (\$548,250 trust with George Mason Mortgage, LLC), tax map /34/F/1///330/, PIN# 556-16-3291; \$747,458 (Instrument# 202108310092241).

NVR, Inc., to George Richard Kall, III & Melissa Lynn Kall, 22989 Chambourcin Place, Ashburn, VA 20148; sale on 08/31/21 of Lot 9, Section 10, The Grant at Willowsford, 0.95 acres, improved, SFD, zoned TR3UBF, at 22989 Chambourcin Place, Ashburn, VA, 20148, Blue Ridge District, assessed in 2021 for \$377,500: \$377,500 land; (\$1,467,320 trust with NVR Mortgage Finance, Inc.), tax map /91/D10////9/, PIN# 283-30-8057; \$1,956,428 (Instrument# 202108310091846).

Stanley Martin Homes, LLC, to Collin William Wheeler, 25607 Taylor Crescent Drive, Chantilly, VA 20152; sale on 08/31/21 of Lot 82, Poland Hill, 0.12 acres, improved, SFD, zoned PDH4, at 25607 Taylor Crescent Drive, Chantilly, VA, 20152, Dulles District, assessed in 2021 for \$211,100: \$211,100 land; (\$785,376 trust with Jet HomeLoans, LLC), tax map 107/J/1///82/, PIN# 129-40-2262; \$981,720 (Instrument# 202108310092068).

Toll VA, L.P., to Jason Morris, 23574 Neersville Corner Terrace, Ashburn, VA 20148; sale on 08/31/21 of Condo Unit(s) 3814, Phase 38, The Carlisle at Loudoun Valley Condominium, 0.00 acres, improved, resid. condo, zoned PDH4, at 23574 Neersville Corner Terrace, Ashburn, VA, 20148, Blue Ridge District, 2,768 sq. ft., "Delanie" model condo built in 2021; assessed in 2021 for \$415,200: \$0 land; \$415,200 improvement; (\$563,519 trust with TBI Mortgage Company), tax map /92/V/1383814/, PIN# 123-17-1035-014; \$626,132 (Instrument# 202108310092230).

Tri Pointe Homes DC Metro, Inc., to Tony, Michelle & Billy Newgen, 23675 Jayadev Terrace, Ashburn, VA 20148; sale on 08/31/21 of Lot 6313, Phase 4, Brambleton Active Adult Community Landbay C, 0.09 acres, improved, TH, zoned PDAAAR, at 23675 Jayadev Terrace, Ashburn, VA, 20148, Blue Ridge District, assessed in 2021 for \$215,000: \$215,000 land; (\$542,309 trust with LoanDepot.com, LLC), tax map /92/M/5//6313/, PIN# 161-48-3704; \$677,887 (Instrument# 202108310092176).

Van Metre Homes at Brambleton IV, L.L.C., to Sheila & Sharita R. Jones, 42741 Littlehailes Terrace, Ashburn, VA 20148; sale on 08/31/21 of Lot 6374, Phase 4, Brambleton Active Adult Community Landbay C, 0.13 acres, improved, TH, zoned PDAAAR, at 42741 Littlehailes

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Terrace, Ashburn, VA, 20148, Blue Ridge District, assessed in 2021 for \$268,800: \$268,800 land; (\$817,548 trust with Intercoastal Mortgage, LLC), tax map /92/M/5//6374/, PIN# 160-18-4398; \$844,754 (Instrument# 202108310092040).

Van Metre Homes at Brambleton Section 30, L.L.C., to Mahesh & Vyjanya Dasari, 22991 Glenwood Heights Circle, Ashburn, VA 20148; sale on 08/31/21 of Lot 3861, Section 30, Brambleton Land Bay 1B, 0.10 acres, improved, TH, zoned PDH4, at 22991 Glenwood Heights Circle, Ashburn, VA, 20148, Blue Ridge District, assessed in 2021 for \$240,500: \$240,500 land; (\$753,226 trust with LoanDepot.com, LLC), tax map /92/D53//3861/, PIN# 200-35-7114; \$792,870 (Instrument# 202108310092071).

Van Metre Homes at Brambleton Section 30, L.L.C., to Kishor Kumar Manyam & Prathyusha Grandhi, 22995 Glenwood Heights Circle, Ashburn, VA 20148; sale on 08/31/21 of Lot 3862, Section 30, Brambleton Land Bay 1B, 0.10 acres, improved, TH, zoned PDH4, at 22995 Glenwood Heights Circle, Ashburn, VA, 20148, Blue Ridge District, assessed in 2021 for \$240,500: \$240,500 land; (\$707,900 trust with Intercoastal Mortgage, LLC), tax map /92/D53//3862/, PIN# 200-35-6917; \$786,610 (Instrument# 202108310092215).

Van Metre Homes at Meadowbrook Farm Estates, L.L.C., to Michael Spencer May & Kathleen Kriz May, 1002 Sanctuary Court, SE, Leesburg, VA 20175; sale on 08/31/21 of Lot 230, Phase IV, Meadowbrook, 0.38 acres, improved, SFD, zoned LB:R1, at 1002 Sanctuary Court, SE, Leesburg, VA, 20175, Catoclin District, assessed in 2021 for \$206,300: \$206,300 land; (\$1,024,300 trust with Intercoastal Mortgage, LLC), tax map /48AA/3//230/, PIN# 233-15-4575; \$1,280,412 (Instrument# 202108310092118).

Van Metre Homes at Whitman Farm, L.L.C., to Timothy Michael Summers & Kraig Delano Gough, 25476 Nichols Orchard Terrace, Chantilly, VA 20152; sale on 08/31/21 of Lot 180, Whitman Property North, 0.06 acres, improved, TH, zoned R8, at 25476 Nichols Orchard Terrace, Chantilly, VA, 20152, Dulles District, assessed in 2021 for \$188,500: \$188,500 land; (\$690,745 trust with Intercoastal Mortgage, LLC), tax map 106/L/1//180/, PIN# 206-29-7189; \$727,100 (Instrument# 202108310091842).

Brookfield Washington, L.L.C., to Greg Edward Meddles & Rebekah Meddles, 17982 Lake Front Circle, Round Hill, VA 20141; sale on 09/01/21 of Lot 334, West Lake - Round Hill, 0.30 acres, improved, SFD, zoned PDH3, at 17982 Lake Front Circle, Round Hill, VA, 20141, Blue Ridge District, 3,714 sq. ft., 2-story "Kensington" model SFD built in 2021; assessed in 2021 for \$717,540: \$150,500 land; \$567,040 improvement; (\$719,661 trust with McLean Mortgage Corporation), tax map

/34/F/1//334/, PIN# 556-16-0809; \$899,577 (Instrument# 202109010092643).

Brookfield Washington, L.L.C., to Gunnar & Anky Gehrmann, 35915 Damsite Court, Round Hill, VA 20141; sale on 09/01/21 of Lot 329, West Lake - Round Hill, 0.26 acres, improved, SFD, zoned PDH3, at 35915 Damsite Court, Round Hill, VA, 20141, Blue Ridge District, assessed in 2021 for \$150,100: \$150,100 land; (\$659,537 trust with McLean Mortgage Corporation), tax map /34/F/1//329/, PIN# 556-16-2680; \$824,422 (Instrument# 202109010092645).

Brookfield Washington, L.L.C., to Sean Michael Adams & Erin Kathleen Adams, 35911 Damsite Court, Round Hill, VA 20141; sale on 09/01/21 of Lot 328, West Lake - Round Hill, 0.30 acres, improved, SFD, zoned PDH3, at 35911 Damsite Court, Round Hill, VA, 20141, Blue Ridge District, assessed in 2021 for \$150,500: \$150,500 land; (\$726,729 trust with McLean Mortgage Corporation), tax map /34/F/1//328/, PIN# 557-46-1877; \$816,696 (Instrument# 202109010092641).

EVG - SSB Ventures, LLC, to Jessica Wadler & Zachariah Asa Wadler, 36684 Allder School Road, Purcellville, VA 20132; sale on 09/01/21 of Lot 12, Section Two, Phase Three, Longmoor Farm Estates, 2.93 acres, improved, SFD, zoned AR1, at 36684 Allder School Road, Purcellville, VA, 20132, Blue Ridge District, assessed in 2021 for \$183,300: \$183,300 land; (\$630,498 trust with George Mason Mortgage, LLC), tax map /25//32//12/, PIN# 521-37-8728; \$840,665 (Instrument# 202109010092823).

Toll VA VIL.P., to Vijaya Katkuri & Niharika Vuppala, 24617 Virginia Dogwood Place, Aldie, VA 20105; sale on 09/01/21 of Lot 6092, Section 6, Phase B, Lenah Mill, 0.34 acres, improved, SFD, zoned TR1UBF, at 24617 Virginia Dogwood Place, Aldie, VA, 20105, Blue Ridge District, 4,808 sq. ft., 2-story "Palisades" model SFD built in 2021; assessed in 2021 for \$1,116,840: \$271,800 land; \$845,040 improvement; (\$822,375 trust with TBI Mortgage Company), tax map 100/V/5//6092/, PIN# 247-26-9918; \$1,209,438 (Instrument# 202109010092360).

Tri Pointe Homes DC Metro, Inc., to Abhishek Ghosh & Priyanka Saha, 42405 Cirrus Terrace, Ashburn, VA 20148; sale on 09/01/21 of Lot 5913, Phase 2, Brambleton Town Center Residential South, 0.06 acres, improved, TH, zoned PDH4, at 42405 Cirrus Terrace, Ashburn, VA, 20148, Blue Ridge District, 2,710 sq. ft., 3-story "Manhattan" model TH built in 2021; assessed in 2021 for \$643,070: \$203,500 land; \$439,570 improvement; (\$613,489 trust with LoanDepot.com, LLC), tax map /92/L/2//5913/, PIN# 200-30-9388; \$681,655 (Instrument# 202109010092809).

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U.S. Home Corporation, to David Michael Davis & Jeanne Marie Davis, 43359 Radford Divide Terrace, Ashburn, VA 20148; sale on 09/01/21 of Condo Unit(s) 106, Phase 1, Metro Walk Condominium, 0.00 acres, improved, resid. condo, zoned PDTRC, at 43359 Radford Divide Terrace, Ashburn, VA, 20148, Broad Run District, assessed in 2021 for n/a; (\$579,040 trust with Lennar Mortgage, LLC), PIN# 121-48-6600-006; \$644,040 (Instrument# 202109010092347).

U.S. Home Corporation, to Ismail Ochieng Obura, 43361 Radford Divide Terrace, Ashburn, VA 20148; sale on 09/01/21 of Condo Unit(s) 107, Phase 1, Metro Walk Condominium, 0.00 acres, improved, resid. condo, zoned PDTRC, at 43361 Radford Divide Terrace, Ashburn, VA, 20148, Broad Run District, assessed in 2021 for n/a; (\$510,996 trust with Lennar Mortgage, LLC), PIN# 121-48-6600-007; \$537,890 (Instrument# 202109010092410).

U.S. Home Corporation, to Idris Ahmad, 43351 Radford Divide Terrace, Ashburn, VA 20148; sale on 09/01/21 of Condo Unit(s) 102, Phase 1, Metro Walk Condominium, 0.00 acres, improved, resid. condo, zoned PDTRC, at 43351 Radford Divide Terrace, Ashburn, VA, 20148, Broad Run District, assessed in 2021 for n/a; (\$472,000 trust with Lennar Mortgage, LLC), PIN# 121-48-6600-002; \$590,000 (Instrument# 202109010092392).

Van Metre Homes at Brambleton IV, L.L.C., to Wayne R. & Jeanette Schecht, 42777 Littlehales Terrace, Ashburn, VA 20148; sale on 09/01/21 of Lot 6383, Phase 4, Brambleton Active Adult Community Landbay C, 0.11 acres, improved, TH, zoned PDAAAR, at 42777 Littlehales Terrace, Ashburn, VA, 20148, Blue Ridge District, assessed in 2021 for \$268,600: \$268,600 land; (\$548,250 trust with Intercoastal Mortgage, LLC), tax map /92/M/5//6383/, PIN# 160-18-7685; \$815,867 (Instrument# 202109010092427).

Van Metre Homes at Hartland, L.L.C., to Srinivas & Bhagyalazmi Kunchala, 23755 Alton Ridge Place, Aldie, VA 20105; sale on 09/01/21 of Lot 19, Section 6, Hartland South, 0.21 acres, improved, SFD, zoned TR1UBF, at 23755 Alton Ridge Place, Aldie, VA, 20105, Blue Ridge District, assessed in 2021 for \$298,000: \$298,000 land; (\$872,160 trust with Intercoastal Mortgage, LLC), tax map /91/E/1////19/, PIN# 245-37-5606; \$1,090,200 (Instrument# 202109010092611).

Wellfleet Flats LLLP, to Sumita Jain, 44691 Wellfleet Drive, Unit 210, Ashburn, VA 20147; sale on 09/01/21 of Condo Unit(s) 210, One Central Park, a Condominium, 0.00 acres, improved, resid. condo, zoned PDTC, at 44691 Wellfleet Drive, Unit 210, Ashburn, VA, 20147, Broad Run District, 1,490 sq. ft., "Amsterdam" model condo built in 2020; assessed in 2021 for \$626,800: \$150,000 land; \$476,800 improvement; (\$252,000 trust with Navy Federal

Credit Union, a Corporation), tax map /63/X/1///210/, PIN# 058-39-8887-010; \$630,000 (Instrument# 202109010092349).

Brookfield Washington, L.L.C., to Harris Tran & Jennifer Lee Tran, 18002 Lake Front Circle, Round Hill, VA 20141; sale on 09/02/21 of Lot 326, West Lake - Round Hill, 0.21 acres, improved, SFD, zoned PDH3, at 18002 Lake Front Circle, Round Hill, VA, 20141, Blue Ridge District, 2,968 sq. ft., 2-story "Sumner" model SFD built in 2021; assessed in 2021 for \$627,970: \$149,600 land; \$478,370 improvement; (\$548,250 trust with McLean Mortgage Corporation), tax map /34/F/1///326/, PIN# 557-46-0972; \$733,255 (Instrument# 202109020093143).

Toll VA, L.P., to Alexander Nguyen, 23570 Neersville Corner Terrace, Ashburn, VA 20148; sale on 09/02/21 of Condo Unit(s) 3811, Phase 38, The Carlisle at Loudoun Valley Condominium, 0.00 acres, improved, resid. condo, zoned PDH4, at 23570 Neersville Corner Terrace, Ashburn, VA, 20148, Blue Ridge District, 1,672 sq. ft., "Hayes" model condo built in 2021; assessed in 2021 for \$300,960: \$0 land; \$300,960 improvement; (\$459,954 trust with TBI Mortgage Company), tax map /92/V/1383811/, PIN# 123-17-1035-011; \$499,950 (Instrument# 202109020093091).

Tri Pointe Homes DC Metro, Inc., to Thomas E. Gluck & Joan L. Benso, 23677 Jayadev Terrace, Ashburn, VA 20148; sale on 09/02/21 of Lot 6314, Phase 4, Brambleton Active Adult Community Landbay C, 0.11 acres, improved, TH, zoned PDAAAR, at 23677 Jayadev Terrace, Ashburn, VA, 20148, Blue Ridge District, 2,911 sq. ft., 1-story "Patuxent" model TH built in 2021; assessed in 2021 for \$704,310: \$218,500 land; \$485,810 improvement; (\$370,000 trust with LoanDepot.com, LLC), tax map /92/M/5//6314/, PIN# 161-48-3401; \$808,541 (Instrument# 202109020093104).

U.S. Home Corporation, to Srinivas Kosaraju & Bhavani Kiran Parvathaneni, 43357 Radford Divide Terrace, Ashburn, VA 20148; sale on 09/02/21 of Condo Unit(s) 105, Phase 1, Metro Walk Condominium, 0.00 acres, improved, resid. condo, zoned PDTRC, at 43357 Radford Divide Terrace, Ashburn, VA, 20148, Broad Run District, assessed in 2021 for n/a; (\$374,993 trust with Lennar Mortgage, LLC), PIN# 121-48-6600-005; \$499,990 (Instrument# 202109020093107).

Van Metre Homes at Brambleton IV, L.L.C., to Sheila B. Hickman, 23723 Kinston Ferry Terrace, Ashburn, VA 20148; sale on 09/02/21 of Lot 6193, Phase 4, Brambleton Active Adult Community Landbay C, 0.08 acres, improved, TH, zoned PDAAAR, at 23723 Kinston Ferry Terrace, Ashburn, VA, 20148, Blue Ridge District, 2,181 sq. ft., 2-story "3015 The Schumann" model TH built in 2021; assessed in 2021 for \$557,140: \$215,000 land; \$342,140 improvement; (\$313,530 trust with Intercoastal

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Mortgage, LLC), tax map /92/M/5//6193/, PIN# 161-38-8332; \$588,530 (Instrument# 202109020093085).

NVR, Inc., to Lauren Sandel Gedge & Samuel Bracken Gedge, 24549 Waterloo Place, Aldie, VA 20105; sale on 09/03/21 of Lot 18, Section 12A, The Grove at Willowsford, 0.29 acres, improved, SFD, zoned TR1UBF, at 24549 Waterloo Place, Aldie, VA, 20105, Blue Ridge District, 3,717 sq. ft., 2-story "Tyler" model SFD built in 2021; assessed in 2021 for \$919,560: \$302,000 land; \$617,560 improvement; (\$906,780 trust with NVR Mortgage Finance, Inc.), tax map 100/R15////18/, PIN# 287-38-0516; \$1,066,805 (Instrument# 202109030093443).

Juno-Loudoun, LLC, to Gal N. Kaufman & Tiffany Williams, 11550 Old Georgetown Road, Unit 632, N. Bethesda, MD 20852; sale on 09/07/21 of Lot 85, Section 3, The Estates at Creighton Farms, 3.03 acres, improved, SFD, zoned AR1, at Munsun Place, Leesburg, VA, 20175, Blue Ridge District, assessed in 2021 for \$435,900: \$435,900 land; (\$2,280,000 trust with United Bank), tax map /90//13////85/, PIN# 322-28-0626; \$520,000 (Instrument# 202109070093788).

Stanley Martin Homes, LLC, to Michael Abragan & Aileen Canlas Abragan, 25588 Harvest Hills Drive, Chantilly, VA 20152; sale on 09/08/21 of Lot 94, Poland Hill, 0.12 acres, improved, SFD, zoned PDH4, at 25588 Harvest Hills Drive, Chantilly, VA, 20152, Dulles District, assessed in 2021 for \$211,100: \$211,100 land; (\$895,242 trust with George Mason Mortgage, LLC), tax map 107/J1////94/, PIN# 129-40-7869; \$980,980 (Instrument# 202109080094445).

Carrington Builders at Waterford L.C., to Daniel Ray Sena & Elizabeth Christie Sena, 40981 Rolling Valley Lane, Paeonian Springs, VA 20129; sale on 09/09/21 of Lot D, Crest at Waterford, 15.02 acres, improved, SFD, zoned AR1, at 40981 Rolling Valley Lane, Paeonian Springs, VA, 20129, Catoclin District, assessed in 2021 for \$298,200: \$298,200 land; (\$1,465,996 trust with Atlantic Coast Mortgage, LLC), tax map /29//28////D/, PIN# 265-19-4211; \$1,832,496 (Instrument# 202109090094887).

Toll VA VILP., to Abhiranjan Kumar & Gunjan Kumari, 41383 Cigar Tree Way, Aldie, VA 20105; sale on 09/09/21 of Lot 9140, Section 9, Phase B, Lenah Mill, 0.24 acres, improved, SFD, zoned TR1UBF, at 41383 Cigar Tree Way, Aldie, VA, 20105, Blue Ridge District, 3,049 sq. ft., 2-story "Hartigan" model SFD built in 2021; assessed in 2021 for \$740,800: \$239,900 land; \$500,900 improvement; (\$727,626 trust with TBI Mortgage Company), tax map 100/V/7//9140/, PIN# 248-46-9146; \$856,031 (Instrument# 202109090095014).

Toll VA, L.P., to David Nathaniel Morgan & Liz Cruz Capcha, 23562 Neersville Corner Terrace, Ashburn, VA 20148; sale on 09/09/21 of Condo Unit(s) 3807, Phase 38,

The Carlisle at Loudoun Valley Condominium, 0.00 acres, improved, resid. condo, zoned PDH4, at 23562 Neersville Corner Terrace, Ashburn, VA, 20148, Blue Ridge District, 1,672 sq. ft., "Hayes" model condo built in 2021; assessed in 2021 for \$300,960: \$0 land; \$300,960 improvement; (\$518,950 trust with TBI Mortgage Company), tax map /92/V/1383807/, PIN# 123-17-1035-007; \$518,950 (Instrument# 202109090094633).

Van Metre Homes at Whitman Farm, L.L.C., to Erin & Grant Davison, 42283 Makintosh Farm Terrace, Chantilly, VA 20152; sale on 09/09/21 of Lot 194, Whitman Property North, 0.05 acres, improved, TH, zoned R8, at 42283 Makintosh Farm Terrace, Chantilly, VA, 20152, Dulles District, assessed in 2021 for \$185,000: \$185,000 land; (\$687,284 trust with Intercoastal Mortgage, LLC), tax map 106/L/1//194/, PIN# 206-29-8323; \$753,145 (Instrument# 202109090095047).

Van Metre Homes at Whitman Farm, L.L.C., to Krishnakant Asoori Maringanti & Kruthi Madakasira, 42285 Makintosh Farm Terrace Chantilly, VA 20152; sale on 09/09/21 of Lot 193, Whitman Property North, 0.05 acres, improved, TH, zoned R8, at 42285 Makintosh Farm Terrace, Chantilly, VA, 20152, Dulles District, assessed in 2021 for \$185,000: \$185,000 land; (\$648,540 trust with PennyMac Loan Services, LLC), tax map 106/L/1//193/, PIN# 206-29-8524; \$720,600 (Instrument# 202109090094874).

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