

The LOUDOUN Newsletter

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AREP Secures Planning Commission Support for Ashburn Data Center; Files Plans for Another in Arcola

The planning commission this month greenlit American Real Estate Partners' (AREP) proposal to transform the former AOL headquarters in Ashburn into a nearly 1.9-million-square-foot data center campus.

The positive recommendation from the commission followed commitments by the applicant to proffer architectural standards and screening of a future substation.

"I do think the applicant has worked in good faith to meet and address the concerns that we raised at the public hearing," said Sterling Commissioner John Merrithew at the March 9th work session.

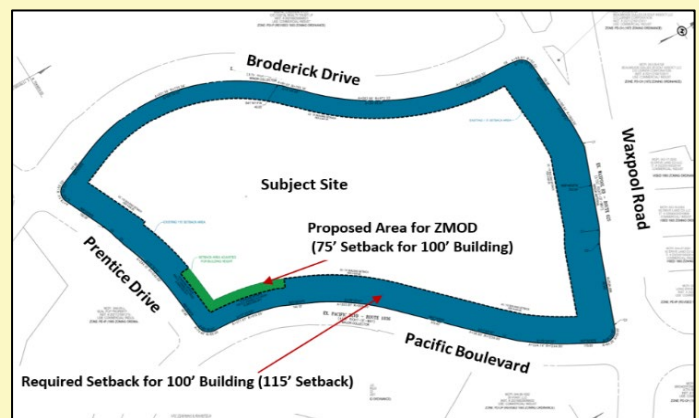


Pacific Corporate Park ZRTD - Context Map

Source: ZRTD-2021-0001 - Applicant Presentation (1/24/2023)

The applicant acquired the 43-acre corporate campus, which occupies the southwest corner of Waxpool Road and Pacific Boulevard, for \$136 million last year. The site is flanked on three sides by constructed and approved data centers: to the west, a single-building Digital Realty data center; to the east, one of Loudoun's first data centers now operated by Stack Infrastructure; and to the north, Dulles 28 Associates LLC's 530,000-square-foot data center

campus that was narrowly approved by the county board last March.



Pacific Corporate Park ZRTD - Context Map

Source: ZRTD-2021-0001 - Staff Report (3/9/2023)

The original 592,000-square-foot AOL headquarters was developed under the 1972 zoning ordinance; the applicant is proposing a ZRTD under the 1993 zoning standards to permit PD-IP development up to a maximum intensity of 1.0 FAR, along with a zoning modification to allow building heights up to 100 feet within 75 feet of the roadway (115-foot setback required) at the intersection of Prentice Drive and Pacific Boulevard.

After the public hearing in January, the applicant made several changes to the proffer statement and CDP, including a commitment to a proposed screening berm and 20-foot-wall around a future electric substation along Waxpool Road, as well as committing to architectural standards for the future data center shells and to preservation of the existing stormwater management pond.

"I feel that they have addressed all the concerns that we have brought up to them," county planner Zachary Pyle told the commission.

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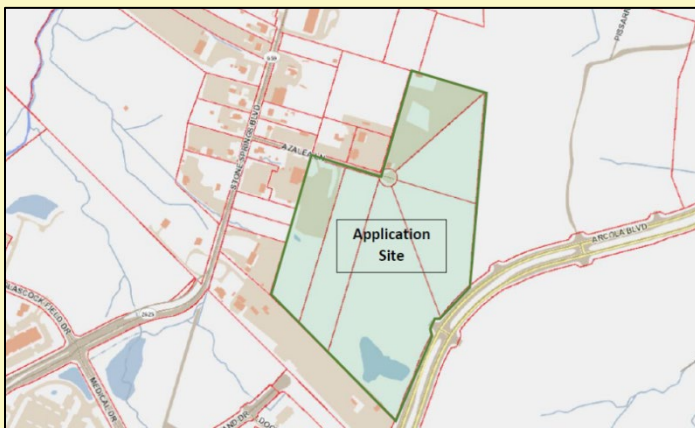
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“I think we have a much better product for it,” responded Commission Chair Michelle Frank.

A county board hearing date has not yet been set.

Arcola Grove Commercial Rezoning. AREP is also exploring a rezoning that could permit more than 794,000-square feet of data center uses on a 30-acre property in Arcola, according to a recently-submitted pre-application memorandum.

The six-parcel assemblage, largely vacant aside from light industrial and contractor uses, sits between Stone Springs Boulevard to the west and Arcola Boulevard to the east. The split-zoned site (PD-IP/RC) was acquired by the applicant for approximately \$19.3 million across several transactions. The assemblage is subject to a 2020 rezoning (Northpoint Realty Partners) that calls for up to 614,000-square feet of PD-IP uses south of Azalea Lane.



Arcola Grove PRAP - Site Map

Source: PRAP-2023-0006 - Sketch Map (2/22/2023)

The applicant is proposing to rezone the entire property to PD-IP to permit development of data center uses up to a maximum height of 60 feet and intensity of 0.60 FAR. The proposal would extend the approved road corridor building and parking reductions (from 100 feet to 75 feet and the parking setbacks from 75 feet to 35 feet) along the entirety of the Arcola Boulevard frontage; the applicant is also requesting a special exception to permit utility substation uses on the property.

The assemblage sits amid what Dulles Supervisor Matthew Letourneau has called a “checkerboard pattern” of residential and industrial uses created by the county’s conflicting policies for the Arcola area. The 2019 comprehensive plan designated the area for the Suburban Employment place type, reflected by approved data center

proposals to the west and east of the site (JK Land Holdings’ 560,000-square-foot data center site approved last February and a 135-acre Google campus, respectively).

The less-restrictive airport noise contours recently adopted by the county board, however, have opened the area up for residential development. To the north, Capretti Land’s 300-unit mixed-income community; to the southwest, Van Metre has filed plans for 79 townhomes at the Glascock Field.

“If approved, the county will realize an appreciable increase in tax revenue with minimal impact to public services,” reads the pre-application memorandum filed by law firm DLA Piper.

Board to Vote in April on Peterson Companies’ 617-Unit Residential Rezoning at University Center

County board approval is likely next month for the Peterson Companies’ proposed 617-unit residential community along Route 7.

The applicant is proposing a broad range of housing types, including 60 affordable dwelling units—more than seven times what is required under the current zoning—as well as proffering \$13 million in regional roads, transit, and capital facilities contributions and \$30,000 toward Bles Park.



University Park Lakeview ZMAP - Site Map

Source: ZMAP-2021-0022 - Staff Report (3/15/2023)

“I really appreciate the work that has been done,” Algonkian Supervisor Juli Briskman told the applicant at the March 15th public hearing.

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“This goes a long way to getting some attainable housing in the county.”

The proposed rezoning (to R-24) would permit the construction of 116 stacked townhomes and five mid-rise multifamily buildings at the long-stalled University Center research park, which sits directly across Route 7 from the applicant’s Commonwealth Center property. CDP drawings show three podium-parked condo flats along the western edge of the site, with an all-affordable LIHTC and market-rate building flanking each end of a structured parking garage along Route 7. Approximately 30-percent of the site will be reserved as open space, with nearly 3 acres of active recreation uses.



University Park Lakeview ZMAP - Illustrative CDP
Source: ZMAP-2021-0022 - Staff Report (3/15/2023)

The 21.5-acre property occupies the northeast corner of Route 7 and the Loudoun County Parkway, at the southern edge of the 575-acre University Center where 8.2 million-square feet of development was approved in 1998 as part of the westward expansion of George Washington University.

However, that original vision of a vibrant research park did not materialize, while the south side of Route 7 “continues to thrive as the dynamic and diverse One Loudoun and Commonwealth Center areas steadily develop,” according to the original statement of justification.

According to the applicant’s representative Molly Novotny (Cooley LLP), the applicant acquired the property two years ago (\$8.8 million) “with the intent” to develop a data center. However, Supervisor Briskman implored the applicant to explore other development options for the Route 7 property. Those discussions, she added, were what prompted the county’s more comprehensive review of the future of data center locations, which resulted in the prohibition of data center uses along Route 7.

“It was this property that kicked off my conversations with Economic Development to do the remapping study for data centers in the county,” she explained.

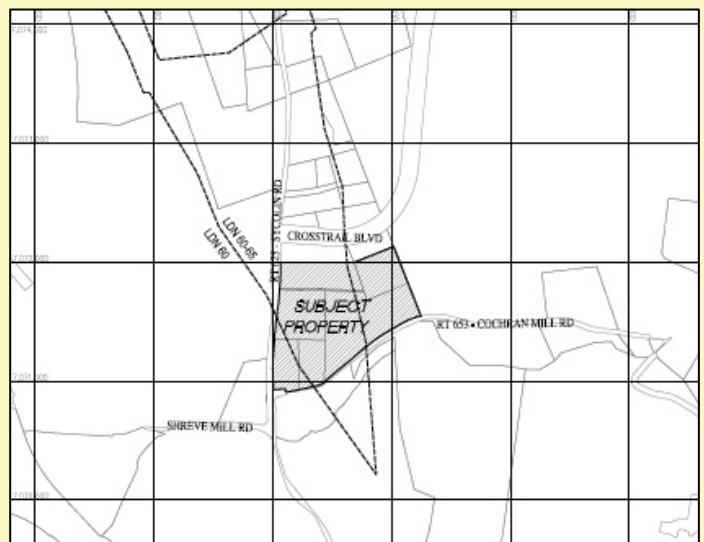
The applicant secured unanimous planning commission support in January after agreeing to shift the multifamily buildings back from the major road frontage by 10 feet and commit to the aforementioned contribution to Bles Park. The lone outstanding issue remaining: a proposed 75-percent credit to the regional roads contribution for the construction of an off-site traffic signal at the George Washington Boulevard/Highland Vista Drive intersection to the north of the site.

A board vote is expected at the April 18th business meeting.

“We need diversity in housing types,” said Board Chair Phyllis Randall (At Large). “We need homes, we need houses.”

JK Land Holdings Files Second PD-IP Rezoning Along Greenway; Potential for 1M-SF of Data Center Uses

JK Land Holdings filed formal rezoning plans for another potential data center site north of the Dulles Greenway. The application, which could yield more than 950,000-square feet of PD-IP uses, joins the approximately 9 million-square feet of data center space approved or under-review along the growing data center corridor.

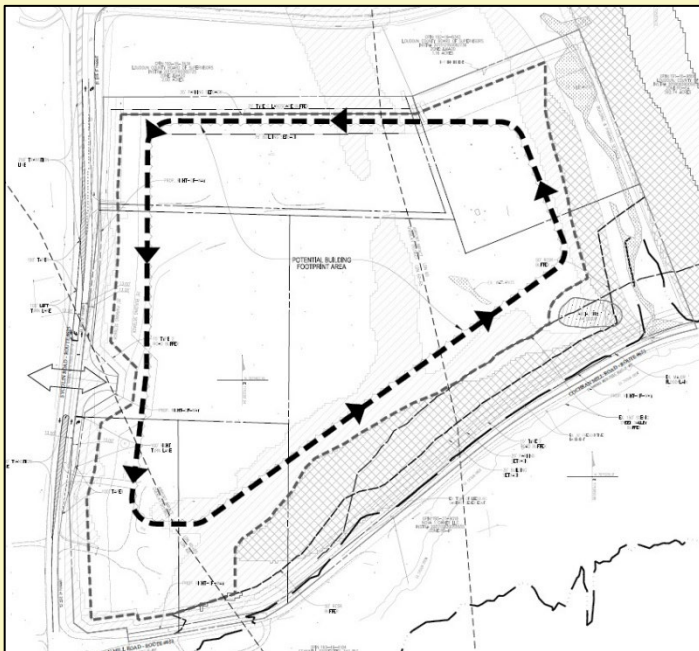


Cross Mill Center ZMAP - Site Map
Source: ZMAP-2023-0002 - CDP (2/8/2023)

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“The proposed rezoning will permit the development of permitted PD-IP uses, which will generate jobs in a growing sector of the county’s economy and contribute to the emerging industrial character of the area north of the Dulles Greenway,” reads the statement of justification filed by law firm Walsh Colucci Lubeley & Walsh P.C.

The applicant, which is the contract purchaser of the property, proposes to rezone the six-parcel assemblage (zoned JLMA-20) to PD-IP with two special exceptions to increase the FAR (from 0.6 to 1.0) and lot coverage (from 0.45 to 0.60). The 20.9-acre site, occupied by several single family homes and a vehicle storage lot, fronts Sycolin Road to the west between Crosstrail Boulevard to the north and Cochran Mill Road to the south.



Cross Mill Center ZMAP - CDP
Source: ZMAP-2023-0002 - CDP (2/8/2023)

CDP drawings show a potential building area with a maximum height of 60 feet with primary access via Sycolin Road. The ZMAP application joins a larger PD-IP rezoning filed in December for the Greenlin Park property across Sycolin Creek to the southwest, where the applicant is pursuing 3.6 million-square feet of industrial uses.

“The rezoning of both properties would result in the creation of an industrial corridor lying north of the Greenway that aligns with the vision of the general plan to expand employment opportunities south of the town of Leesburg,” the statement reads.

While no specific use has been proposed, the property sits amid an emerging data center corridor: to the north, Microsoft’s 193-acre Compass Creek campus (under construction); to the south, the aforementioned Greenlin Park application; and to the east, TA Realty LLC’s future 144-acre campus (announced last May), Google’s 118-acre campus (partially completed), and Luck Stone’s recently-filed plans for two million-square feet of data center uses and the reorganization of the mining operations at its Leesburg Plant.

Toll Brothers Exploring 275-Unit Multifamily Rezoning Near Brambleton

Toll Brothers filed preliminary plans for a 275-unit multifamily development with 15,000-square feet of retail on an undeveloped Loudoun Valley Estates site in Sterling.

The applicant proposes to rezone the commercial property to PD-TC and pursue development under the Suburban Compact Neighborhood (SCN) place type.



Loudoun Valley Residential PRAP - Concept Drawing
Source: PRAP-2023-0005 - CDP (2/27/2023)

The 16.8-acre site occupies the southeast corner of the Evergreen Ridge Drive and Loudoun County Parkway intersection, just west of the Loudoun Valley stacked townhome community and south of a townhouse development. The property is vacant aside from a small cemetery and gravel trail linking to the Broad Run. The PD-H4-zoned site (administered as PD-CC-(CC)) is subject to a 2002 rezoning that calls for 100,000-square feet of commercial use.

Conceptual drawings show three multifamily buildings rising five stories on a surface parking lot, with two retail pad locations on either side of Hopewell Manor Terrace.

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The rezoning (to PD-TC) would deliver 290,000-square feet of new multifamily square footage, with an “intentional design toward smaller units” with an average size of 850 square feet, according to the pre-application memorandum. Development is limited to the eastern two-thirds of the property, with the existing wet ponds and wooded areas along the western and southern property line to remain.

The 2019 comprehensive plan designates the property as Suburban Neighborhood, which permits infill multifamily development at higher intensities under the SCN place type if certain criteria are met.



Building Permits of Interest Issued February 16 through 28, 2023 Residential

New Single Family Detached

Brambleton Group LLC, 42395 Ryan Road, Suite 301, Ashburn, VA 20148; for 1 \$300,000 SFD (3,002 sq. ft.) at 23187 Glenwood Heights Circle, Brambleton Landbay 1B, tax map /92/D53//3708/, PIN# 200-46-7005 (contractor: Tri Pointe Homes DC Metro Inc.);

Carrington Builders at Ivandale, P.O. Box 2130, Leesburg, VA 20177; for 1 \$250,000 SFD (4,813 sq. ft.) at 16670 Huntwick Place, Huntwick, tax map /37//70////4/, PIN# 416-20-4182 (contractor: Carrington Builders LC);

Dan Ryan Builders Mid-Atlantic LLC, 2099 Gaither Road, Suite 600, Rockville, MD 20850; for 1 \$365,000 SFD (3,933 sq. ft.) at 23686 Greenwood Springs Court, Hartland South, tax map /91/E/9///265/, PIN# 285-30-1271 (contractor: Dan Ryan Builders);

HEDR Hartland LP, 555 13th Street NW, Suite 400W, Washington, DC 20004; for 2 \$150,000 SFD (1@5,418 sq. ft. and 1@6,374 sq. ft.) at 23422 and 23423 Perry Knoll Court, Hartland North, tax map /90/D/4////45/ and /90/D/4////49/, PIN# 284-28-8133 and 284-29-0542 (contractor: NVR Inc.);

HEDR Hartland LP, 555 13th Street NW, Suite 400W, Washington, DC 20004; for 1 \$150,000 SFD (5,916 sq. ft.) at 41114 Clearfield Meadow Drive, Hartland North, tax map /90/D/4////42/, PIN# 284-29-5532 (contractor: NVR Inc.);

HEDR Hartland LP, 555 13th Street NW, Suite 400W, Washington, DC 20004; for 1 \$150,000 SFD (3,656 sq. ft.) at 24000 Littleleaf Court, Lenah Circle East, tax map 100AB/1////31/, PIN# 246-45-4371 (contractor: NVR Inc.);

HEDR Hartland LP, 555 13th Street NW, Suite 400W, Washington, DC 20004; for 1 \$150,000 SFD (3,630 sq. ft.) at 23953 Nightsong Court, Lenah Circle East, tax map 100AB/1////18/, PIN# 245-15-3606 (contractor: NVR Inc.);

HEDR Hartland LP, 555 13th Street NW, Suite 400W, Washington, DC 20004; for 1 \$35,000 SFD (3,737 sq. ft.) at 23918 Bigleaf Court, Lenah Circle East, tax map 100AB/1////8/, PIN# 245-15-2660 (contractor: Dan Ryan Builders);

NVR Inc. DBA NV Homes, 3926 Pender Drive, Suite 200, Fairfax, VA 22030; for 1 \$150,000 SFD (5,518 sq. ft.) at 23797 Fairfield Knoll Court, Hartland South, tax map /91/E/6////83/, PIN# 245-26-2517 (contractor: NVR Inc.);

NVR Inc. DBA NV Homes, 3926 Pender Drive, Suite 200, Fairfax, VA 22030; for 1 \$150,000 SFD (5,560 sq. ft.) at 41163 Clearfield Meadow Drive, Hartland North, tax map /90/D/3////78/, PIN# 284-10-9658 (contractor: NVR Inc.);

Pulte Home Company LLC, 9302 Lee Highway, #1000, Fairfax, VA 22031; for 1 \$197,450 SFD (2,740 sq. ft.) at 21653 Hawksbill High Circle, Montebello Farm, tax map /81AE/2////191/, PIN# 021-48-1846 (contractor: Pulte Home Company LLC);

Pulte Home Company LLC, 9302 Lee Highway, #1000, Fairfax, VA 22031; for 1 \$357,115 SFD (3,687 sq. ft.) at 43070 Chinn Ridge Court, Bull Run Reserve, tax map 106/Q/1////30/, PIN# 131-36-0386 (contractor: Pulte Home Company LLC);

Pulte Home Company LLC, 9302 Lee Highway, #1000, Fairfax, VA 22031; for 1 \$352,165 SFD (4,023 sq. ft.) at 43044 Chinn Ridge Court, Bull Run Reserve, tax map 106/Q/1////36/, PIN# 131-35-4699 (contractor: Pulte Home Company LLC);

Pulte Home Company LLC, 9302 Lee Highway, #1000, Fairfax, VA 22031; for 1 \$329,560 SFD (3,845 sq. ft.) at 43220 Dogan Ridge Place, Bull Run Reserve, tax map 106/Q/1////54/, PIN# 131-37-6578 (contractor: Pulte Home Company LLC);

Pulte Home Company LLC, 9302 Lee Highway, #1000, Fairfax, VA 22031; for 1 \$280,035 SFD (4,281 sq. ft.) at 43066 Chinn Ridge Court, Bull Run Reserve, tax map 106/Q/1////31/, PIN# 131-35-9387 (contractor: Pulte Home Company LLC);

Pulte Home Company LLC, 9302 Lee Highway, #1000, Fairfax, VA 22031; for 1 \$346,610 SFD (3,472 sq. ft.) at 26576 Cadmus Court, Bull Run Reserve, tax map

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106/Q/1///56/, PIN# 131-37-4991 (contractor: Pulte Home Company LLC);

Pulte Home Company LLC, 9302 Lee Highway, #1000, Fairfax, VA 22031; for 1 \$167,200 SFD (2,267 sq. ft.) at 46388 Reddish Knob Drive, Montebello Farm, tax map /81AE/2///133/, PIN# 021-48-9217 (contractor: Pulte Home Company LLC);

Pulte Home Company LLC, 9302 Lee Highway, #1000, Fairfax, VA 22031; for 1 \$174,020 SFD (2,448 sq. ft.) at 46407 Reddish Knob Drive, Montebello Farm, tax map /81AE/2///139/, PIN# 021-49-0691 (contractor: Pulte Home Company LLC);

Pulte Home Company LLC, 9302 Lee Highway, #1000, Fairfax, VA 22031; for 1 \$307,615 SFD (3,687 sq. ft.) at 43054 Chinn Ridge Court, Bull Run Reserve, tax map 106/Q/1///34/, PIN# 131-35-6492 (contractor: Pulte Home Company LLC);

Pulte Home Company LLC, 9302 Lee Highway, #1000, Fairfax, VA 22031; for 1 \$174,130 SFD (2,629 sq. ft.) at 21649 Hawksbill High Circle, Montebello Farm, tax map /81AE/2///192/, PIN# 021-48-2051 (contractor: Pulte Home Company LLC);

Salamander Middleburg Residences, P.O. Box 2082, Middleburg, VA 20118; for 1 \$750,000 SFD (2,178 sq. ft.) at 609 Martingale Ridge Drive, Middleburg Residences, tax map /87/D/1///15/, PIN# 538-26-0343 (contractor: Castlerock Enterprises Inc.);

Toll Mid-Atlantic LP Company Inc., 1140 Virginia Drive, Fort Washington, PA 19034; for 1 \$250,000 SFD (4,674 sq. ft.) at 41451 Nirvana Place, Samsara Place, tax map 100/35///23/, PIN# 247-37-6680 (contractor: Toll Brothers Inc.);

Van Metre Homes at Broadlands 2, 9900 Main Street, Suite 500, Fairfax, VA 22031; for 2 \$250,000 SFD (1@2,567 sq. ft. and 1@3,023 sq. ft.) at 21398 and 21414 Mont Blanc Place, Broadlands, tax map /78/B26///8/ and /78/B26///50/, PIN# 155-26-6258 and 155-26-6975 (contractor: Virginia Residential Construction);

Van Metre Homes at Hartland LLC, 9900 Main Street, Suite 500, Fairfax, VA 22031; for 1 \$250,000 SFD (4,477 sq. ft.) at 23784 Camden Creek Drive, Hartland South, tax map /91/E10///256/, PIN# 285-20-5172 (contractor: Virginia Residential Construction).

New Single Family Attached

Brambleton Group LLC, 42395 Ryan Road, Suite 301, Ashburn, VA 20148; for 5 \$250,000 TH (5@2,688 sq. ft.) at 23138, 23140, 23142, 23144, and 23146 Horseshoe Trail Square, Brambleton Landbay 1A, tax map /92/Y/1//4620/, /92/Y/1//4621/, /92/Y/1//4622/, /92/Y/1//4623/, and /92/Y/1//4624/, PIN# 200-19-3244,

200-19-3247, 200-19-3249, 200-19-3251, and 200-19-3253 (contractor: Knutson Management Inc.)

New Condominiums

Van Metre Homes at Goose Creek Village, 9900 Main Street, Suite 500, Fairfax, VA 22031; for 15 \$120,000 resid. condo (4@2,079 sq. ft., 3@2,080 sq. ft., 1@2,248 sq. ft., 3@2,308 sq. ft., and 4@2,309 sq. ft.), multifamily stacked at 42672, 42674, 42676, 42678, 42680, 42682, 42684, 42686, 42688, 42690, 42692, 42694, 42696, 42698, and 42702 Darala Drive, Goose Creek Village, tax map /78/W/1//ALWL, PIN# 154-47-7755 (contractor: Van Metre Condominiums Construction)

Residential Totals

New Single Family Detached: 26

New Single Family Attached: 5

New Residential Condominiums: 15

Commercial

Beaumeade Crossing LLC, 2560 Lord Baltimore Drive, Windsor Mill, MD 21244; for 1 \$160,402 (20,520 sq. ft.), existing tenant alterations at 21050 Ashburn Crossing Drive, #115, Beaumeade Loudoun County, tax map /80/F/1//B2D/, PIN# 041-25-4100 (contractor: Owner);

LGV Group LLC, 22365 Broderick Drive, Suite 300, Sterling, VA 20166; for 1 \$70,000 (3,929 sq. ft.), tenant fit up at 22365 Broderick Drive, #115, Broad Run Business Center, tax map /94//28///5/, PIN# 044-16-1240 (contractor: GPR Inc.);

Loudoun Corporate Center 1 LLC, 2560 Lord Baltimore Drive, Baltimore, MD 21244; for 1 \$61,700 (6,000 sq. ft.), tenant fit up at 21720 Red Rum Drive, #187, Ashburn Technology Park, tax map /79//61///S1/, PIN# 088-49-8610 (contractor: Owner);

Lovettsville Square South LLC, 3340 Galena Drive, Suite 102, Frederick, MD 21704; for 1 \$94,612 (2,055 sq. ft.), new tenant fit up at 2 Hammond Drive, #155, Lovettsville Square, tax map //9A6/1/////C/, PIN# 369-10-3117 (contractor: Eco Commercial Construction LLC);

Merritt-AB2 LLC, 2066 Lord Baltimore Drive, Baltimore, MD 21244; for 1 \$258,500 (9,960 sq. ft.), tenant fit up at 20099 Ashbrook Place, #105, Ashbrook, tax map /62/G/1/////2/, PIN# 057-37-0668 (contractor: Merritt Construction Services);

Neuman-Bellewood LLC, 124 Summer Street, Amherst, MA 01002; for 1 \$240,000 (2,230 sq. ft.), tenant

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fit up at 531 Market Street, tax map /48/////////90/, PIN# 188-15-9031 (contractor: MS Construction);

RPAI Leesburg For Evans LLC, 2021 Spring Road, Suite 200, Oak Brook, IL 60523; for 1 \$1,883,709 (26,692 sq. ft.), tenant fit up at 502 Fort Evans Road NE, Battlefield FE Limited, tax map /49//63//////1/, PIN# 148-46-5270 (contractor: Lincoln Construction Corporation).

Land Use Applications Approved

CMPT-2021-0012 (Approved 02/21/23) - NOVEC Northstar Substation (Northern Virginia Electric Cooperative, 5399 Wellington Branch Drive, Gainesville, VA 20155); approved for a commission permit to establish a utility substation, distribution on two parcels on 99.11 acres zoned PDIP, R1, located at 24365 Racefield Lane & 41840 Growth Mindset Lane, Aldie, VA 20105, tax map 101/D/3////16/ & 100/Z/1//////1/, PIN# 202-15-9451 & 203-35-4208, Blue Ridge District, (agent: Dewberry Engineers Inc., (703) 840-1946).

CPAM-2020-0002 (Approved 02/08/23) - Red Hill Community (Loudoun County Board of Supervisors); approved to consider bringing a portion of the RPA located East of Green Mill preserve into the TPA including necessary policy revisions.

FIDP-2022-0003 (Approved 02/09/23) - Broadlands Ashburn Metro Section 204 Phase II (Van Metre Broadlands Metro Apa, 9900 Main Street, 5th Floor, Fairfax, VA 22031, (703) 507-3512; approved for a final development plan for 329 multi-family attached dwellings and 21,000 sq. ft. minimum commercial retail and the associated infrastructure on 6.71 acres zoned PDTRC, located at 43442 Moorefield Blvd., Ashburn, VA 20148, tax map /78/B20////B/ & /78/T/2//C1-C/, PIN# 119-19-7523 & 119-19-3412, Broad Run District, (agent: J2 Engineers Inc., (703) 361-1550).

FPAL-2022-0005 (Approved 02/01/23) - Dejager Residence Middleburg (NF Interiors, 11748 Thomas Ave., Great Falls, VA 22066, (703) 444-6642; approved for a floodplain study for the analysis of floodplain limits associated to a proposed driveway crossing on 137.74 acres zoned AR2, located at 23900 Fred Warren Lane, The Plains, VA 20198, tax map /88//26//////2/, PIN# 469-29-5574, Blue Ridge District, (agent: Greenway Engineering, (703) 328-0788).

FPAL-2022-0011 (Approved 02/23/23) - Loyalty Nutrient Bank (Cbay-VA, LLC, 1408 Roseneath Road, Suite B, Richmond, VA 23230, (703) 393-4844; approved for a floodplain alteration for the stream restoration project to create a nutrient bank along two unnamed tributaries to lower Catoctin Creek on 28.35 acres zoned AR1, located at 14872 Loyalty Road, Waterford, VA 20197, tax map

/28////////43/, PIN# 263-27-8571, Catoctin District, (agent: RES, (571) 314-2694).

FPAL-2022-0019 (Approved 02/24/23) - H5 Data Center (H5 Data Centers, 5350 South Valentia Way, Denver, CO 80111, (310) 275-1395; approved for a floodplain alteration to alter cross sections located within an existing floodplain on 5.24 acres zoned PDIP, located at 21800 Beaumeade Circle, Ashburn, VA 20147, tax map /80//10//OUT2/, /80//10//OUT1/ & /80//10//53A2/, PIN# 043-35-0507, 061-20-8870 & 061-30-7718, Sterling District, (agent: Gordon US, LLC, (703) 263-1900).

FPST-2022-0012 (Approved 02/23/23) - Loyalty Nutrient Bank (Cbay-VA, LLC, 1408 Roseneath Road, Suite B, Richmond, VA 23230, (703) 393-4844; approved for a floodplain study for the stream restoration project to create a nutrient bank along two unnamed tributaries to lower Catoctin Creek on 28.35 acres zoned AR1, located at 14872 Loyalty Road, Waterford, VA 20197, tax map /28////////43/, PIN# 263-27-8571, Catoctin District, (agent: RES, (571) 314-2694).

FPST-2022-0019 (Approved 02/24/23) - H5 Data Center (H5 Data Centers, 5350 South Valentia Way, Denver, CO 80111, (310) 275-1395; approved for a floodplain study to determine the limits of an existing floodplain on the subject property on 5.24 acres zoned PDIP, located at 21800 Beaumeade Circle, Ashburn, VA 20147, tax map /80//10//OUT2/, /80//10//OUT1/ & /80//10//53A2/, PIN# 043-35-0507, 061-20-8870 & 061-30-7718, Sterling District, (agent: Gordon US, LLC, (703) 263-1900).

SBPR-2022-0002 (Approved 01/11/23) - H&M Property (Amazon Data Services Inc., 410 Terry Ave. North, Seattle, WA 98109); approved for a subdivision preliminary/record plat for one lot 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: Bohler, (703) 709-9500).

SIDP-2022-0002 (Approved 01/17/23) - Belmont Automobile Service Station (Patrick T. Coggins, 1 South Street, Suite 2800, Baltimore, MD 21202-3335, (410) 347-7181; approved for a sign development plan that will provide appropriate signage on the property for the automobile service station which includes gas pumps and a convenience store; to properly identify these multiple elements, additional signage is required on 12.05 acres zoned PDH3, located at 42920 Piccadilly Plaza, Ashburn, VA 20147, tax map /62/M20////L/ & /62/M20//J-1/, PIN# 152-20-4348 & 152-20-4210, Ashburn District.

SPAM-2021-0077 (Approved 02/16/23) - One Loudoun Landbay A5 Office/Hotel (One Loudoun Holdings LLC, 8401 Greensboro Drive, Suite 450, McLean, VA 22102, (703) 821-2500; approved for a site

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plan amendment to remove the mixed use building and associated infrastructure from the site plan on 23.5 acres zoned PDOP, PDTC, located at 44732 Endicott Drive, Ashburn, VA 20147, tax map /63//12////10/ & /63//21////14/, PIN# 057-20-1127 & 057-10-2770, Broad Run District, (agent: Gordon, (703) 263-1900).

SPAM-2022-0045 (Approved 02/28/23) - Sterling Industrial Park Lot 10A Section 1 (Christian Holdings LLC, 310 Glenn Drive, Sterling, VA 20164, (703) 314-9222; approved for a site plan amendment to provide parking tabulation for use, parking layout and stripping, small paved area instead of gravel and landscaping to meet zoning requirements 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, (agent: Civiland, LLC, (703) 851-3262).

SPAM-2022-0063 (Approved 02/10/23) - Loudoun Station Phase I Buildings (Comstock Companies, 1900 Reston Metro Plaza, 10th Floor, Reston, VA 20190, (703) 230-1985; approved for a site plan amendment to remove outdoor seating boundaries throughout the project on 21.58 acres zoned PDTRC, located at 43730, 43741, 43777, 43780, 43781, 43804 & 43805 Central Station Drive, 22050 Eastside Drive, 43800 Metro Center Dr. & 22106 Gramercy Park Dr., Ashburn, VA 20147, tax map /79/P/2////2/, /1/, /3/, /4/, /79/P/9////A/, /B/, /D/, /C/, /F/, /E/, /79/P/3////2/, /3/, /1/, /4/, /79/P/1////2/, /3/, /4/, /79/P/4////2/, /3/, /4/, /79/P/10////G2/, /1A/, /H1/, /79/P/6////2/, /1/, /79/P/5////1/, /2/, /79/P/8////2/ & /79/P/1////1/, PIN# 089-47-1719, -0533, -0508, 089-46-9226, -2408, -2227, -1316, -9208, -8994, -8658, -7684, -7548, -7413, -6740, -6583, -6163, -6102, -5834, -5314, -4753, -4683, -4224, -4191, -3196, -2840, -2700, -1809, -0327, -36-6561 & 088-16-7575, Broad Run District, (agent: Urban Ltd., (703) 642-8080).

SPAM-2022-0076 (Approved 02/06/23) - Arcola PD-TC Section 5 (Arcola Limited Partnership, 42366 Arcola Blvd., Sterling, VA 20166, (703) 391-1102; approved for a site plan amendment to the previously approved STPL-2021-0008 to adjust building footprints and associated infrastructure on 73.81 acres zoned PDTC, located in the southwest corner of the intersection of Arcola Mills Road & Pissarro Drive, tax map 101/////G1A/, PIN# 162-26-6525, Dulles District, (agent: Bowman Consulting Group, (703) 443-2400).

SPEX-2021-0047 (Approved 02/21/23) - NOVEC Northstar Substation (Northern Virginia Electric Cooperative, 5399 Wellington Branch Drive, Gainesville, VA 20155); approved for a special exception to increase far from 0.6 to 1.0 for a utility substation, distribution on 99.11 acres zoned PDIP, R1, located at 41840 Growth Mindset Lane & 24365 Racefield Lane, Aldie, VA 20105, tax map

101/D/3////16/ & 100/Z/1////1/, PIN# 202-15-9451 & 203-35-4208, Blue Ridge District.

SPEX-2022-0001 (Approved 01/17/23) - Belmont Automobile Service Station (Patrick T. Coggins, 1 South Street, Suite 2800, Baltimore, MD 21202-3335, (410) 374-7181; approved for a special exception to develop an automobile service station on approximately 2.13 acres of land (the property) in Belmont Greene Village Center; the property is more specifically identified in Loudoun County Land Records as pins 152-20-4348 & 152-20-4210 (portion) and is currently zoned PD-H3, administered PD-CC(CC), pursuant to the provisions of the Revised 1993 Loudoun County Zoning Ordinance; the property is also governed by the proffers of ZCPA-2003-0001 (the 2003 ZCPA) on 12.05 acres zoned PDH3, located at 42920 Piccadilly Plaza, Ashburn, VA 20147, tax map /62/M20////L/ & /62/M20//J-1/, PIN# 152-20-4348 & 152-20-4210, Ashburn District.

SPMI-2021-0007 (Approved 02/21/23) - NOVEC Northstar Substation (Northern Virginia Electric Cooperative, 5399 Wellington Branch Dr., Gainesville, VA 20155); approved for a minor special exception to waive buffer requirements pursuant to Section 5-616 to the south and east on 99.11 acres zoned PDIP, R1, located at 41840 Growth Mindset Lane & 24365 Racefield Lane, Aldie, VA 20105, tax map 101/D/3////16/ & 100/Z/1////1/, PIN# 202-15-9451 & 203-35-4208, Blue Ridge District.

SPMI-2022-0004 (Approved 01/11/23) - Route 7 Brewing Co. (Virmani Basabi, 40656 Canongate Drive, Leesburg, VA 20175); approved for a minor special exception application proposing a craft beverage manufacturing use; the proposed craft beverage manufacturing use would operate in addition to a restaurant use, previously approved by SPEX-2015-0049 zoned PDIP, located at 20051 Riverside Commons Plaza, Ashburn, VA 20147, tax map /62AC/1CM//6/, PIN# 056-18-1692-006, Algonkian District.

STMP-2020-0016 (Approved 02/03/23) - H&M Property (Amazon Data Services, 410 Terry Ave. North, Seattle, WA 98109); approved for a modified process site plan for the construction of seven data centers on 100.18 acres zoned MRHI, located at 25020 Willard Road, Chantilly, VA 20152, tax map 102/////43/, PIN# 096-18-3161, Dulles District, (agent: Bohler Engineering VA, LLC, (703) 709-9500).

STMP-2021-0017 (Approved 02/07/23) - Sycolin Road Distribution Facility (Scannell Properties #349, LLC, 8801 River Crossing Blvd., Suite 300, Indianapolis, IN 46240, (317) 218-1667; approved for a modified site plan process for a proposed distribution facility with associated infrastructure, frontage improvements and right of way dedication along Sycolin Road on 45.79 acres zoned

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JLMA20, TR10, located at 20210, 20226, 20254 & 20280 Sycolin Road & 41087 Cochran Mill Road, Leesburg, VA 20175, tax map /60////////47/, /60////////44/, /60////////49A, /60////////48/, /60////////50/, /60////////51/, /60////////46/, /60////////49/ & /60////////45A, PIN# 193-26-8899, 193-26-9027, 193-36-4150, 193-36-6330, 193-36-3375, 193-46-2814, 193-36-9814, 193-36-8578 & 193-26-9072, Catoctin District, (agent: Gordon US, LLC, (703) 263-1900).

STMP-2022-0007 (Approved 02/13/23) - Project Gold Sterling (Digital Realty, 43940 Digital Loudoun Plaza, Ashburn, VA 20147, (703) 964-4788; approved for a modified process site plan for the construction of proposed 181,419 sq. ft. data center building, 1,696 sq. ft. visitor center building including all related infrastructure, parking, drive aisles, utilities, etc. on 7.34 acres zoned PDIP, located in the southeast quadrant of the intersection of Pacific Blvd. & Relocation Drive, tax map /94//48////B/, PIN# 045-39-9350, Broad Run District, (agent: Urban Ltd., (703) 642-8080).

STPL-2020-0050 (Approved 02/21/23) - Broadlands Ashburn Metro Section 202 Phase II (Van Metre Homes at Broadlands, 9900 Main Street, Suite 500, Fairfax, VA 22031, (703) 350-5465; approved for a site plan for 91 mfa units on 21.2 acres zoned PDTRC, located between Demott Dr. & the Dulles Greenway, south of Waxpool Road, tax map /78/A49////B1/ & /78/A49////A1/, PIN# 119-37-9936 & 119-27-5068, Broad Run District, (agent: Urban, Ltd., (703) 642-2306).

VSMP-2020-0096 (Approved 02/27/23) - Barrister Street at Silver District (Stephen T. Schulte, 42395 Ryan Road, Suite 301, Brambleton, VA 20148, (703) 722-2860; approved for a Virginia Stormwater Management Program for the disturbed area of 42.59 acres on 127.65 acres zoned PDTRC, located at the intersection of Dulles Greenway & Loudoun County Pkwy., to Barrister Street, Landmark Ct. & State Street, tax map /93////////13/, PIN# 090-38-7633, Dulles District.

VSMP-2022-0066 (Approved 02/14/23) - Lakeview at University Center Early Grading (Lamont Murray, 12500 Fair Lakes Circle, Suite 400, Fairfax, VA 22033, (703) 631-7575; approved for a Virginia Stormwater Management Program for the disturbed area of 16.66 acres on 21.55 acres zoned PDRDP, located at the intersection of Riverside Pkwy. & Presidential Dr., tax map /63/E22////B-5/ & /63/E16////P/, PIN# 039-35-5892 & 039-25-8839, Algonkian District.

VSMP-2022-0067 (Approved 02/02/23) - Loudoun United Soccer Stadium (County of Loudoun, VA, 101 Blue Seal Drive, Suite 102, Leesburg, VA 20177, (703) 777-0553; approved for a Virginia Stormwater Management Program for the disturbed area of 0.35 acres on 645.85 acres zoned PDSA, located at 42095 Loudoun United

Drive, Leesburg, VA 20175, tax map /60////////12-1/, PIN# 191-16-9866-001, Catoctin District, (agent: Robert Balinger, (703) 777-0553).

VSMP-2022-0121 (Approved 01/23/23) - Hurst Pool (Subcomm, LLC, 20379 Cliftons Point Street, Leesburg, VA 20165, (703) 401-1585; approved for a Virginia Stormwater Management Program for the disturbed area of .069 acres on .62 acres zoned AR1, located at 41736 Wakehurst Place, Leesburg, VA 20176, tax map /29/A/8////34/, PIN# 181-25-1908, Catoctin District.

VSMP-2022-0131 (Approved 02/22/23) - Arcola Center Phase I (St. John Properties, 5104 Pegasus Court, Suite A, Frederick, MD 21704, (301) 682-9215; approved for a Virginia Stormwater Management Program for the disturbed area of 14.4 acres on 29.89 acres zoned PDIP, located off Dulles West Blvd., tax map 101////////43A1A, PIN# 163-38-0140, Dulles District, (agent: Christie Grucella, (703) 709-9500).

VSMP-2022-0133 (Approved 01/30/23) - Northwoods Property (Ryan McKillop & Jason Reynolds, 2900 Fairview Park Drive, Falls Church, VA 22042, (703) 932-7461; approved for a Virginia Stormwater Management Program for the disturbed area of 46.25 acres on 96.86 acres zoned PDGI, located at 43750 Light Speed Plaza, Sterling, VA 20166, tax map /93/E/1////14/, /93/E/1////15/ & /93/E/1////13/, PIN# 091-16-0171, 122-20-2511 & 122-20-8248, Sterling District, (agent: Robbie Kountz, (703) 709-9500).

VSMP-2023-0005 (Approved 01/31/23) - Aldie Fire Station #7 (Loudoun County DTCL, 101 Blue Seal Drive, Suite 102, Leesburg, VA 20177, (571) 258-3143; approved for a Virginia Stormwater Management Program for the disturbed area of 5.38 acres on 11.7 acres zoned AR2, located at 39855 John Mosby Highway, Aldie, VA 20105, tax map /89////////16B, PIN# 361-20-0427, Little River District.

VSMP-2023-0007 (Approved 02/10/23) - Ashby Ponds Continuing Care Building (Erickson Senior Living LLC, 701 Maiden Choice Lane, Catonsville, MD 21228, (443) 695-1457; approved for a Virginia Stormwater Management Program for the disturbed area of 2.53 acres 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, (agent: Brennen Adams, (571) 532-4155).

VSMP-2023-0009 (Approved 02/07/23) - Francis O. & Virginia G. Peacock Lot 11A (A V Architect + Builders, 9903 Georgetown Pike, Suite 201, Great Falls, VA 22066, (703) 865-5065; approved for a Virginia Stormwater Management Program for the disturbed area of 2.18 acres on 7.52 acres zoned AR1, located at 16786 Clarkes Gap

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Road, Paeonian Springs, VA 20129, tax map /38//10////11/, PIN# 306-16-8140, Catocin District.

V SMP-2023-0011 (Approved 02/02/23) - 41959 Briarberry Pl (Rock Water Farm Inc., PO Box 351, Aldie, VA 20105, (703) 774-7304; approved for a Virginia Stormwater Management Program for the disturbed area of .101 acres on .56 acres zoned AR1, located at 41959 Briarberry Place, Leesburg, VA 20176, tax map /39/A/7////17/, PIN# 184-26-6949, Catocin District, (agent: Mary E. Baldwin, (703) 928-7659).

V SMP-2023-0012 (Approved 02/22/23) - Climo Residence (Lewis Aquatech Pool Supply Inc., 14100 Willard Road, Chantilly, VA 20151, (703) 926-9165; approved for a Virginia Stormwater Management Program for the disturbed area of .27 acres on .64 acres zoned AR1, located at 41724 Wakehurst Place, Leesburg, VA 20176, tax map /29/A/8////37/, PIN# 224-20-8723, Catocin District.

Land Use Applications Submitted

CMPT-2023-0001 (Submitted 02/01/23) - Loudoun Reserve District Station (Adam Halpert, (804) 229-1358; to install a regulator distribution station facility on 31.06 acres zoned PDGI, located along Light Speed Plaza, tax map /93/E/1////15/, PIN# 122-20-2511, Sterling District.

CMPT-2023-0002 (Submitted 02/01/23) - Loudoun Reserve District Station (Adam Halpert, (804) 229-1358; to install a regulator distribution station facility on 31.06 acres zoned PDGI, located off Light Speed Plaza, tax map /93/E/1////15/, PIN# 122-20-2511, Sterling District.

CPAP-2023-0002 (Submitted 02/07/23) - Tuscarora Crossing Landbay 1 Phase 1A (DMM Tuscarora LLC, 46090 Lake Center Plaza, Suite 200, Sterling, VA 20165, (703) 858-4242; for approval of construction plans and profiles to construct townhouses, streets and the associated infrastructure on 20.13 acres zoned PDH4, located 0.7 miles southwest of intersection of Crosstrail Blvd. & Harry Byrd Highway (Route 7), tax map /61/K/1///P1A/, PIN# 150-45-8388, Leesburg District, (agent: IMEG Corp., (571) 293-5189).

CPAP-2023-0004 (Submitted 02/03/23) - Glenmore Farm Stream Restoration (Wetland Studies and Solutions, 5300 Wellington Branch Drive, Gainesville, VA 20155, (703) 679-5600; for approval of construction plans and profiles to restore approximately 4,200 linear feet of stream on 75.52 acres zoned AR1, located at 14838 Berlin Turnpike, Purcellville, VA 20132, tax map /27/D/2////16/, /27/D/2////15/, /26////////39A, /27/D/1////64/, /27/D/3////25/, /27/D/3////24/, /27/D/1////62/, /27/D/1////63/, /27/D/2////18/, /27/D/2////17/, /27/D/1////65/, /27/D/1////66/, /27/D/1////69/,

/27/D/1////68/, /27/D/3////23/ & /27/D/3////20/, PIN# 412-49-4269, 412-48-9964, 412-48-5273, 411-29-8905, 411-20-6761, 411-20-4893, 411-20-3253, 411-20-0723, 411-19-9095, 411-19-7083, 411-19-6973, 411-19-4430, 411-19-2670, 411-19-1318, 411-10-3364 & 411-10-1718, Catocin District, (agent: Davey Nutrient Credits, LLC, (252) 723-0815).

CPAR-2023-0003 (Submitted 02/27/23) - Dominion Station Section 20 (Dominion Station Condominium, c/o American Management of VA, 722 East Market Street, Unit 101, Leesburg, VA 20176, (678) 634-6922; for approval of construction plans and profiles revision of 3 separate dumpster pads with partial screening along with an ADA ramp and sidewalk improvement on 8.26 acres zoned R16, located at 21855 Railway Terrace & 21910 Elkins Terrace, Sterling, VA 20166, tax map /80/C/7////7/ & /80/C/4////3/, PIN# 031-25-3841, 031-25-7711, 031-25-8128, 031-25-8344, 031-16-0491 & 031-26-1843, Sterling District.

DEDI-2022-0087 (Submitted 02/15/23) - Loudoun Soccer Phase IV Improvements (Loudoun Youth Soccer Association, 19798 Sycolin Road, Leesburg, VA 20175, (703) 777-9977; for approval of a dedication plat for a proposed row and easements associated with SPAM-2022-0029 on 11.14 acres zoned PDSA, located at 19798 Sycolin Road, Leesburg, VA 20175, tax map /60////////16/, PIN# 192-36-5833, Leesburg District, (agent: Kimley-Horn and Associates, (703) 674-1374).

DEDI-2023-0005 (Submitted 02/01/23) - Parkside Village Road Improvements (Timber Ridge at Parkside LLC, 44095 Pipeline Plaza, Suite 140, Ashburn, VA 20147, (571) 252-3979; for approval of a dedication plat showing street dedication and creation of various easements on 68.78 acres zoned R4, located at 23504 Fleetwood Road & 23266 Sleeping Woods Court, Aldie, VA 20105, tax map /91////////32/, /91///1////3/, /91///1////4/, /91///1////5/ & /91///1////6/, PIN# 244-49-0257, 244-39-3372, 244-39-0937, 244-29-0197 & 244-28-8559, Little River District, (agent: Urban Ltd., (703) 642-2306).

DEDI-2023-0006 (Submitted 02/16/23) - Innovation MultiFamily (Rock Hill Development, LLC, 11520 Summit Ridge Court, Manassas, VA 20112, (703) 789-1928; for approval of a dedication plat for creation of right of way reservation and various easements on 6.81 acres zoned PDTTC, located along Ex. Innovation Ave. and is proximate to the Loudoun County & Fairfax County line, tax map /94//51////5A, PIN# 035-27-9010, Sterling District.

DEDI-2023-0007 (Submitted 02/24/23) - Watson Road Realignment 8362 (Loudoun County DTIC, 101 Blue Seal Drive, Se, Suite 102, Leesburg, VA 20177, (703) 771-5542; for approval of a dedication plat for row and creation of various easements on 189.94 acres zoned TR10, located

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in the southeast quadrant of the intersection between Reservoir Road (Route 861) and Evergreen Mills Road (Route 621), tax map /77/////////26/, PIN# 240-26-8362, Ashburn District, (agent: J2 Engineers, (571) 361-1550).

DEDI-2023-0008 (Submitted 02/24/23) - Watson Road Realignment 4620 (Loudoun County DTCI, 101 Blue Seal Drive, Se, Suite 102, Leesburg, VA 20177, (703) 771-5542; for approval of a dedication plat for row and creation of various easements on 26.03 acres zoned AR1, located at 22025 Evergreen Mills Road, Leesburg, VA 20175, tax map /77///4/////5/, PIN# 240-35-4620, Little River District, (agent: J2 Engineers, (571) 361-1550).

DEDI-2023-0009 (Submitted 02/24/23) - Watson Road Realignment 2125 (Loudoun County DTCI, 101 Blue Seal Drive, SE, Suite 102, Leesburg, VA 20177, (703) 771-5542; for approval of a dedication plat for row and creation of various easements on 2.84 acres zoned AR1, located in the northwest quadrant of the intersection between Watson Road (Route 860) and Evergreen Mills Road (Route 621), tax map /77/////////10A, PIN# 240-45-2125, Little River District, (agent: J2 Engineers, (571) 361-1550).

DEDI-2023-0010 (Submitted 02/24/23) - Watson Road Realignment 3210 (Loudoun County DTCI, 101 Blue Seal Drive, SE, Suite 102, Leesburg, VA 20177, (703) 771-5542; for approval of a dedication plat for row and creation of various easements on .88 acres zoned AR1, located in the southwest quadrant of the intersection between Watson Road (Route 860) and Evergreen Mills Road (Route 621), tax map /77/////////27F, PIN# 240-45-3210, Little River District, (agent: J2 Engineers, (571) 361-1550).

DEDI-2023-0011 (Submitted 02/24/23) - Watson Road Realignment 7714 (Loudoun County DTCI, 101 Blue Seal Drive, SE, Suite 102, Leesburg, VA 20177, (703) 771-5542; for approval of a dedication plat for row and creation of various easements on 8.73 acres zoned TR10, located at 41298 Reservoir Road, Leesburg, VA 20175, tax map /77/////////27D, PIN# 240-45-7714, Ashburn District, (agent: J2 Engineers, (571) 361-1550).

DEDI-2023-0012 (Submitted 02/24/23) - Watson Road Realignment 4698 (Loudoun County DTCI, 101 Blue Seal Drive, SE, Suite 102, Leesburg, VA 20177, (703) 771-5542; for approval of a dedication plat for row and creation of various easements on 4.43 acres zoned AR1, located at 21741 Watson Road, Leesburg, VA 20175, tax map /77///5/////1/, PIN# 280-30-4698, Little River District, (agent: J2 Engineers, (571) 361-1550).

DEDI-2023-0013 (Submitted 02/24/23) - Watson Road Realignment 5960 (Loudoun County DTCI, 101 Blue Seal Drive, SE, Suite 102, Leesburg, VA 20177, (703) 771-5542; for approval of a dedication plat for row and creation of various easements on 10.02 acres zoned AR1, located at 21772 Watson Road, Leesburg, VA 20175, tax map

/77///4/////4/, PIN# 280-30-5960, Little River District, (agent: J2 Engineers, (571) 361-1550).

FPAL-2023-0004 (Submitted 02/03/23) - Westwind Drive Extension (Loudoun County DTCI, 101 Blue Seal Drive, Suite 102, Leesburg, VA 20177-7500, (703) 771-5908; for approval of a floodplain alteration to construct a new section, modify existing sections and construct a new bridge on 146.95 acres zoned PDGI, PDTRC, R16, located off Westwind Drive Between Old Ox Road and Loudoun County Parkway, tax map /93/E/1/////8/, /93/////////13/ & /93/A/2/////F/, PIN# 091-47-4827, 090-38-7633 & 090-17-3344, Sterling District, (agent: Parsons, (703) 218-1084).

FPST-2023-0001 (Submitted 02/06/23) - Fleetwood North (Toll Mid-Atlantic LP Company, 12020 Sunrise Valley Drive, Suite 200, Reston, VA 20191, (571) 291-8108; for approval of a floodplain study for the Fleetwood North project site and vicinity on 20.88 acres zoned TR3UBF, located to the south of Sleeping Woods Court and to the west of Evergreen Mills Road (Route 621); to the east of the project is Hall and Berni Hanson Park, tax map /91/////////30/, PIN# 244-30-4062, Little River District, (agent: Urban Ltd., (703) 642-8080).

FPST-2023-0002 (Submitted 02/07/23) - Parkside Village Floodplain Study (Timber Ridge at Parkside LLC, 44095 Pipeline Plaza, Suite 140, Ashburn, VA 20147); for approval of a floodplain study along an unnamed tributary on the North Fork Broad Run on 87.24 acres zoned R4, located at 23504 Fleetwood Road & 23208 & 23266 Sleeping Woods Court, Aldie, VA 20105, tax map /91///1/////2/, /91/////////32/, /91///1/////3/, /91///1/////4/, /91///1/////5/ & /91///1/////6/, PIN# 244-49-5748, 244-49-0257, 244-39-3372, 244-39-0937, 244-29-0197 & 244-28-8559, Little River District, (agent: Urban, Ltd., (703) 642-8080).

FPST-2023-0003 (Submitted 02/09/23) - Defender West (JLB Realty LLC, 8120 Woodmont Ave., Suite 900, Bethesda, MD 20184, (240) 223-5350; for approval of a floodplain study for minor floodplain on 15.2 acres zoned PDH4, located at 25241 South Riding Blvd., Chantilly, VA 20152, tax map 106/B16///B-3/ & 106/B16/////A/, PIN# 127-17-2951 & 128-46-8888, Dulles District, (agent: Urban Ltd., (703) 642-2306).

FPST-2023-0004 (Submitted 02/28/23) - Northwoods Property (Amazon Data Services, Inc., 410 Terry Ave. North, Seattle, WA 98109-5210); for approval of a floodplain study to determine the limits of an existing floodplain on 96.86 acres zoned PDGI, located at 43750 Light Speed Plaza, Sterling, VA 20166, tax map /93/E/1/////13/, /93/E/1/////15/ & /93/E/1/////14/, PIN# 122-20-8248, 122-20-2511 & 091-16-0171, Sterling District, (agent: Bohler Engineering VA, LLC, (703) 709-9500).

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LOVT-2023-0001 (Submitted 02/14/23) - One Family Brewing (Town of Lovettsville, 42078 Fiddlehead Place, Aldie, VA 20105-3008, (540) 755-3004; for approval of a Lovettsville plat for construction of a restaurant, brewery and distillery on 27.07 acres zoned LV:CRA, located at 12890 Berlin Turnpike, Lovettsville, VA 20180, tax map //9///2/////3/, PIN# 371-39-4189, Catoctin District.

PARC-2023-0001 (Submitted 02/14/23) - Ashburn Technology Park, Section 1 (Loudoun Corporate Center 1 LLC); for approval of parking amendment revision calculation for the proposed new facility for lessons use on 18.43 acres zoned PDIP, located at 21750 Red Rum Drive, Ashburn, VA 20147, tax map /79//61/////S1/, PIN# 088-49-8610, Broad Run District.

PSUB-2023-0009 (Submitted 02/01/23) - Compass Creek Early Grading (Michael O'Shaughnessy, 12825 Worldgate Drive, Suite 700, Herndon, VA 20170, (703) 709-9500; to submit early grading construction plans and profiles to mobilize and grad the site prior to construction shown in the current STMP application under review by Loudoun County on 31.04 acres zoned PDIP, located between Dulles Greenway & Compass Creek, PIN# 234-38-2596, Catoctin District.

PSUB-2023-0010 (Submitted 02/01/23) - GS Round Hill Early Grading (Jon Erickson, 604 South King Street, Suite 200, Leesburg, VA 20175, (703) 994-4047; for a grading plan to construct two driveways for residential homes across three properties and the installation of two culverts located under the driveways located within an existing perennial stream on 3.26 acres zoned RH:R2, located at 15 Bridge Street North, Round Hill, VA 20141, tax map /34/H/1/////9/, /34/H/1/////10/ & /34/H/1/////5/, PIN# 555-35-2283, 555-25-3751 & 555-25-2255, Catoctin District.

PSUB-2023-0011 (Submitted 02/13/23) - Foley Revocable Family Trust (George Michael Foley & Paula Allison Foley, 10730 Georges Mill Road, Lovettsville, VA 20180, (571) 442-6396; for approval for a pre-submission meeting to discuss boundary line adjustment on 3 acres zoned AR1, located at the end of Georges Mill Road, tax map //2/////124A, PIN# 401-17-3646, Catoctin District.

PSUB-2023-0012 (Submitted 02/17/23) - Complete Builders Supply (Ed Knight, (703) 346-9837; for a repair shop on 2.43 acres zoned MRHI, located at 44159 Wade Drive, Chantilly, VA 20152, tax map 102/////50F, PIN# 097-40-2869, Dulles District.

PSUB-2023-0013 (Submitted 02/17/23) - Creighton Farms Pickleball Addition (Daniel Vargas, (703) 263-1900; to add pickle ball courts, tennis courts and a playground/tot lot area on 223.25 acres zoned AR2, located at 22260 Creighton Farms Drive, Aldie, VA 20105, tax map /90//12/////C/, PIN# 322-47-1057, Little River District.

PSUB-2023-0014 (Submitted 02/27/23) - 39094 Old Wheatland Road (Dennis Virts, 39094 Old Wheatland Road, Waterford, VA 20197, (703) 727-4081; for approval for a boundary line adjustment for lot back down to its original size of 3.8 acres and put the remaining acreage back with Meadow Hill Farm, which is land to the east of property; a boundary line adjustment was done in 2011 that took about 24.5 acres from Meadow Hill Farm and put with this lot; purchased lot with intent of putting land back with Meadow Hill Farm and selling the house and roughly 4 acres; can the BLA done in 2011 be reversed or is there a limited to reducing the parcel down to 20 acres at a minimum or get creative and accomplish this through some other options on 28.54 acres zoned AR1, located at 37250 Koerner Lane, Purcellville, VA 20132, tax map /25///6/////4A, PIN# 483-27-6632, Catoctin District.

PSUB-2023-0015 (Submitted 02/28/23) - Project Aurelia Shed Expansion (David Hornaker, 37310 E. Richardson Lane, Purcellville, VA 20141, (571) 246-2094; for pre-submission requirements to discuss plan needs associated with the expansion of an existing storage shed on 138.61 acres zoned AR1, located at 12355 White Rock Road, Purcellville, VA 20132, tax map //7/////59/, PIN# 477-38-7669, Catoctin District.

SBPR-2023-0003 (Submitted 02/21/23) - Dulles 28 Technology Park (Long Drive Land Company LLC, 5335 Wisconsin Ave., NW, Suite 640, Washington, DC 20015); for approval of a preliminary/record subdivision plat on 39.83 acres zoned PDIP, located at the southwest corner of Auto World Circle and Pacific Blvd. and at the northwest corner of Waxpool Road and Pacific Blvd., tax map /80//18/////9/, /80//18/////12/, /80//18/////11/, /80//18/////10/, /80/////27B, /80//18/////13/, /80//18/////14/, /80//18/////15/ & /80//18/////25/, PIN# 043-37-2508, 043-27-5728, 043-27-4656, 043-27-3683, 044-47-0591, 043-17-8099, 043-17-5778, 043-17-2630 & 043-16-9304, Sterling District, (agent: JCL Consulting, LLC, (703) 488-9877).

SBPR-2023-0004 (Submitted 02/21/23) - West Belmont Place Phase 1 (Timber Ridge at Belmont, LLC, 44095 Pipeline Plaza, Suite 140, Ashburn, VA 20147, (571) 252-3979; for approval of a preliminary/record subdivision plat for 44 single family attached lots, 1 open space and 1 residue parcel on 16.25 acres zoned R16, located at 19785 Belmont Executive Plaza, Ashburn, VA 20147, tax map /62AB/1/////A/, PIN# 083-26-6046, Ashburn District, (agent: The Engineering Groupe, (703) 670-0985).

SBPR-2023-0005 (Submitted 02/17/23) - Commonwealth Center - Residential North (CWC Overlook LC, 12500 Fair Lakes Circle, Suite 400, Fairfax, VA 22033, (703) 227-2000; for approval of a preliminary/record subdivision plat for 1 parcel (proposed

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Landbay A, Lot 7) from existing Landbay A, Lot 6 on 26.68 acres zoned R24, located south of Harry Byrd Highway Route 7, east of Loudoun County Parkway Route 607, north of Russell Branch Parkway Route 1061, and west of Commonwealth Center Drive, tax map /80/S/1/////6/, PIN# 040-35-9407, Broad Run District.

SBRD-2023-0001 (Submitted 02/28/23) - Cattail Run Phase 1 (Pulte Home Company, LLC, 9302 Lee Highway, Suite 1000, Fairfax, VA 22031, (703) 383-7795; for approval of a subdivision record plat in conjunction with CPAP-2021-0027 on 95.82 acres zoned PDH3, located along the eastern right of way of Battlefield Parkway, NE, south of Edwards Ferry Road and north of Fort Evans Road, NE, PIN# 147-19-1857, Leesburg District, (agent: Dewberry Engineers Inc., (703) 840-1903).

SBRD-2023-0002 (Submitted 02/28/23) - Tech Park at Brambleton (Tech Park at Brambleton LLC, 5335 Wisconsin Ave., NW, Suite 640, Washington, DC 20015, (202) 274-4766; for approval of a subdivision record plat for subdivision and creation of various easements on 89.11 acres zoned PDIP, located at 23844 & 23896 Belmont Ridge Road, Ashburn, VA 20148, tax map 101/////8B, /92/D54/////1/, 101/////10/ & 101/////8A, PIN# 161-25-3540, 161-26-4481, 202-10-4192 & 202-20-6213, Little River District, (agent: JCL Consulting, LLC, (703) 488-9877).

SBWV-2023-0002 (Submitted 02/06/23) - Hennessey Property (Loudoun County DTCL, 101 Blue Seal Drive, SE, Suite 102, Leesburg, VA 20177-7500, (703) 737-8624; for approval of a subdivision waiver plat to subdivide one parcel into two separate parcels on 20.92 acres zoned R1, located at 20776 Sycolin Road, Ashburn, VA 20148, tax map /78/////3/, PIN# 154-45-5373, Ashburn District, (agent: Timmons Group, (703) 554-6704).

SPAM-2023-0002 (Submitted 02/23/23) - Kincoara Village Center Landbay C & D (Jameson Al Wood Quay LLC, 45 Research Way, East Setauket, NY 11733, (240) 744-4807; for approval of a site plan amendment to the previously approved SPAM-2021-0005 to show the correct location of trail per as-built on 5.84 acres zoned PDMUB, located at 20725 Wood Quay Drive, Sterling, VA 20166, tax map /80/G/1/////2/, PIN# 040-18-1263, Broad Run District, (agent: Greenway Engineering, (703) 328-0788).

SPAM-2023-0008 (Submitted 02/01/23) - LC Animal Services Facility - HVAC (Loudoun County DTCL, 101 Blue Seal Drive, SE, Leesburg, VA 20177, (571) 258-3876; for approval of a site plan amendment to the previously approved STPL-2017-0022 to include additional HVAC equipment on 645.72 acres zoned PDSA, located at 41975 Loudoun Center Place, Leesburg, VA 20175, tax map /60/////12/, PIN# 191-16-9866, Catocin District, (agent: J2 Engineers Inc., (703) 361-1550).

SPAM-2023-0009 (Submitted 02/06/23) - Dominion Energy Beco Sub Security (Dominion Energy, c/o Burns & McDonnell, 4480 Cox Road, Suite 300, Glen Allen, VA 23060, (804) 200-6323; for approval of a site plan amendment to the existing infrastructure at the substation that was previously approved under SPEX-2014-0015 & SPEX-2014-0016; the proposed security upgrades include installing new security gates (20" wide), pedestrian gates, anti-dig measures around the existing fence, as well as internal lighting and security equipment on 208.03 acres zoned PDMUB, located at 21391 Pacific Blvd., Sterling, VA 20166, tax map /80/L/1//BLKE/, PIN# 041-19-4573, Broad Run District.

SPAM-2023-0010 (Submitted 02/07/23) - Metro Walk Block T5 (Toll Bros., Inc., 12020 Sunrise Valley Drive, Suite 200, Reston, VA 20191, (571) 291-8000; for approval of a site plan amendment to construct fifty-one triplex units and eighteen 2-over-2 units with streets, sidewalks, parking, utilities, grading and associated infrastructure on .11 acres zoned PDTRC, bounded by Old Ryan Road to the west, Claude Moore Drive to the north and east and Croscon Lane to the south, PIN# 120-39-4127, Broad Run District, (agent: ESE Consultants, (703) 338-5907).

SPAM-2023-0011 (Submitted 02/10/23) - Ashburn Elementary Geothermal Wells (CMTA, 1800 Washington Blvd., Suite 810, Baltimore, MD 21230, (703) 244-0770; for approval for the installation of geothermal wells for the existing Ashburn Elementary School, beneath existing soccer field; all land disturbance to be returned in kind on 18.15 acres zoned PDH4, located at 44062 Fincastle Drive, Ashburn, VA 20147, tax map /62/C14/////A/, PIN# 084-19-4137, Broad Run District, (agent: Adtek Engineers, (703) 691-4040).

SPAM-2023-0012 (Submitted 02/13/23) - Dulles Landing Shopping Center - Phase 1 (Beatty Limited Partnership, 6824 Elm Street, McLean, VA 22101, (703) 821-0500; for approval of a site plan amendment to construct a quick service restaurant on .78 acres zoned PDCCRC, located at 24575 Dulles Landing Drive, Sterling, VA 20166, tax map 101//14/////2/, PIN# 163-38-7890, Dulles District, (agent: Bohler Engineering VA, LLC, (703) 709-9500).

SPAM-2023-0013 (Submitted 02/14/23) - NTT VA6 and VA7 (NTT Global Data Centers VA LLC, P.O. Box 348060, Sacramento, CA 95834-8060, (916) 286-3198; for approval of a site plan amendment to the previously approved STMP-2001-0005 dated 7/2/21 to include the addition of the proposed dev duct bank extension from Waxpool Road on 77.92 acres zoned PDIP, located at 44245 Gigabit Plaza, Ashburn, VA 20147, tax map /79//25//35B2/, PIN# 088-40-7447, Broad Run District, (agent: Pennoni Associates, Inc., (703) 840-4861).

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SPAM-2023-0014 (Submitted 02/22/23) - Sycolin Road Distribution Facility (Scannell Properties #349, LLC, 8801 River Crossing Blvd., Suite 300, Indianapolis, IN 46240, (317) 218-1667; for approval of a site plan amendment to the previously approved STMP-2021-0017 to adjust Sycolin Road improvements on 42.53 acres zoned PDIP, located at 20210 Sycolin Road & 41087 Cochran Mill Road, Leesburg, VA 20175, tax map /60//18/////2/ & /60//18/////1/, PIN# 193-46-4184 & 193-36-7800, Leesburg District, (agent: Gordon US, LLC, (703) 889-2320).

SPEX-2023-0006 (Submitted 02/21/23) - Cross Mill Center (Charles S. Kuhn, 44112 Mercure Circle, Sterling, VA 20166, (703) 932-3917; for a special exception per Section 4-506(C) to increase the maximum far to 1.0 on 20.92 acres zoned JLMA20, located at 20040, 20052 & 20100 Sycolin Road, Leesburg, VA 20175, tax map /60/////32/, /60/////31/, /60/////30A, /60/////30/, /60/////33A, /60/////29A & /60/////29/, PIN# 193-46-7168, 193-46-3445, 193-46-2583, 193-46-1044, 192-16-9020, 192-16-4105 & 192-16-3918, Leesburg District.

SPEX-2023-0007 (Submitted 02/21/23) - Cross Mill Center (Charles S. Kuhn, 44112 Mercure Circle, Sterling, VA 20166, (703) 932-3917; for a special exception per Section 4-506(A) to increase the lot coverage to 0.6 on 20.92 acres zoned JLMA20, located at 20040, 20052 & 20100 Sycolin Road, Leesburg, VA 20175, tax map /60/////32/, /60/////31/, /60/////30A, /60/////30/, /60/////33A, /60/////29A & /60/////29/, PIN# 193-46-7168, 193-46-3445, 193-46-2583, 193-46-1044, 192-16-9020, 192-16-4105 & 192-16-3918, Leesburg District.

SPEX-2023-0008 (Submitted 02/21/23) - Greenfield Farm Rezoning (Peter O. Hitchen); for a special exception per revised 1993 Zoning Ordinance - Section 4-204(B)(4) to allow gas pumps as an accessory use to a convenience store; also Section 4-204(B)(9) to allow a restaurant with drive-thru facilities on 268.46 acres zoned AR1, located at 41284 & 41344 Hogeland Mill Road, Leesburg, VA 20175, tax map /60/////53A, /60/////56A & /60/////56B, PIN# 236-46-5707, 236-27-7526 & 236-38-7331, Catoclin District.

SPEX-2023-0009 (Submitted 02/21/23) - Lakeview Center Plaza (Eyob Mamo); for an application to permit the development of an automobile service station and accessory car wash on 1.99 acres zoned PDRDP, located at 20070 Lakeview Center Plaza, Ashburn, VA 20147, tax map /63/E19/////2/, PIN# 057-40-6876, Algonkian District.

SPEX-2023-0010 (Submitted 02/23/23) - Mt. Pleasant Baptist Church (Eric Zicht); for a special exception to add a child or adult day care center per Section 5-609(B), which is permitted by SPEX in the A-3 Zoning District in Section 2-403(LL) on 15.31 acres zoned A3, located at 24337 Old

Carolina Road, Aldie, VA 20105, tax map /98/////16/, PIN# 363-17-6399, Little River District.

SPMI-2023-0003 (Submitted 02/06/23) - Hattontown Woods Child Care Home (Shanthalatha Chavan, 43246 Hattontown Woods Terrace, Ashburn, VA 20148-8151, (724) 510-8630; for a minor special exception to increase the capacity limit of 9 children in a single family attached home to 12 on .13 acres zoned PDH4, located at 43246 Hattontown Woods Terrace, Ashburn, VA 20148, tax map /92/C43//6025/, PIN# 123-27-4960, Sterling District.

SPMI-2023-0004 (Submitted 02/21/23) - Greenfield Farm Rezoning (Peter O. Hitchen); for a minor special exception per Revised 1993 Zoning Ordinance - Section 5-617(B) to allow 5,370 sq. ft. of retail area on 268.46 acres zoned AR1, located at 41284 & 41344 Hogeland Mill Road, Leesburg, VA 20175, tax map /60/////53A, /60/////56A & /60/////56B, PIN# 236-46-5707, 236-27-7526 & 236-38-7331, Catoclin District.

STPL-2022-0054 (Submitted 02/07/23) - Ashburn Village - Storage (CRC Property Management, AMO, 4401 Wilson Blvd., Suite 600, Arlington, VA 22203, (571) 571-2833; for approval of a site plan to construct concrete pads, trash bin areas, and a dog park on 18.32 acres zoned PDH4, located at 21030 Lowry Park Terrace, Ashburn, VA 20147, tax map /62/H/7/////50B & /62/H/6/////50A, PIN# 059-27-3832 & 059-26-7046, Broad Run District, (agent: Greenway Engineering, Inc., (703) 328-0788).

STPL-2023-0007 (Submitted 02/07/23) - Telos Data Center (Finmarc Management Inc., 7200 Wisconsin Ave., Suite 1100, Bethesda, MD 20814, (301) 915-9460; for approval of a site plan for the construction of a public data center on 25.29 acres zoned PDIP, located at 19886 Ashburn Road, Ashburn, VA 20147, tax map /62//10/////1/, PIN# 083-28-7772, Broad Run District.

STPL-2023-0008 (Submitted 02/08/23) - Horseshoe Drive (Edgecore Digital Infrastructure, 520 Zang Street, Suite 209, Broomfield, CO 80021, (703) 371-3796; for approval of a site plan to build a data center on 11.05 acres zoned PDIP, located at 45925 Horseshoe Drive, Unit 120, Sterling, VA 20166, tax map /81//8//H-3/, PIN# 030-30-0991, Sterling District.

STPL-2023-0009 (Submitted 02/08/23) - Arcola Center Phase II (St. John Properties, 5104 Pegasus Court, Suite A, Frederick, MD 21704, (301) 682-9215; for approval of a site plan for four buildings and additional site improvements on 29.89 acres zoned PDIP, located at 24724 Arcola Center Plaza, Sterling, VA 20166, tax map 101/////43A1A, PIN# 163-38-0140, Dulles District.

STPL-2023-0010 (Submitted 02/17/23) - Mount Sterling - Booster Pump Station (Mount Sterling LLC, 46090 Lake Center Plaza, Suite 200, Sterling, VA 20165, (703) 858-4242; for approval of a site plan to construct a

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tot lot, booster pump station and pressure release valves on 8.27 acres zoned R16, located at 21480 Mount Sterling Terrace, Sterling, VA 20164, tax map /81AD/1//ALWL/, PIN# 020-27-8556, Sterling District.

STPL-2023-0011 (Submitted 02/23/23) - GooseCreek Waterfowl Habitat (Goosecreek Waterfowl, LLC, 6627 Holland Street, McLean, VA 22101, (202) 669-2774; for approval of a site plan for the renovation of the decommissioned Loudoun Water holding pond into two waterfowl impoundments: renovation of an existing waterfowl impoundment by lining it with clay to restore its water retention functionality, construction of earthen berms to mitigate the disruptive effects of light and sound from Route 15 traffic on waterfowl that are roosting and feeding on 100 acres zoned PDRV, located at 21446 James Monroe Highway, Aldie, VA 20105, tax map /76/////27/, PIN# 318-36-5937, Little River District, (agent: Tri-Tek Engineering, Inc., (703) 481-5900).

STPL-2023-0012 (Submitted 02/24/23) - Parc Dulles Townes (DTC Partners, L.L.C., 2000 Tower Oaks Blvd., 8th floor, Rockville, MD 20852, (301) 692-2375; for approval of a site plan for 61 single townhouse homes and associated infrastructure on 4.15 acres zoned R16, located at the intersection of Mirage Way, Stefanie Drive & City Center Blvd., tax map /80///1//102B2, PIN# 029-28-5117, Sterling District, (agent: Urban, Ltd., (703) 642-2306).

STPL-2023-0013 (Submitted 02/28/23) - Moorefield (Aventon Companies, 4600 East West Highway, Suite 630, Bethesda, MD 20814, (301) 346-4459; for approval of a site plan for the construction of a 6-story multi-family development and 7-story parking garage and associated utilities on 110.39 acres zoned PDTRC, located southwest of the intersection of Metro Center Drive & Moorefield Blvd., tax map /93//20///E2/, PIN# 089-25-0962, Broad Run District, (agent: Dewberry, (703) 468-2241).

VSMP-2023-0012 (Submitted 02/02/23) - Climo Residence (Lewis Aquatech Pool Supply Inc., 14100 Willard Road, Chantilly, VA 20151, (703) 926-9165; for approval of a Virginia Stormwater Management Program for the disturbed area of .27 acres on .64 acres zoned AR1, located at 41724 Wakehurst Place, Leesburg, VA 20176, tax map /29/A/8///37/, PIN# 224-20-8723, Catoctin District.

VSMP-2023-0013 (Submitted 02/22/23) - Larock Family Subdivision (Evergreene Companies, LLC, 3684 Centerview Drive, Suite 120, Chantilly, VA 20151, (703) 429-4281; for approval of a Virginia Stormwater Management Program for the disturbed area of 6.7 acres on 15.14 acres zoned AR1, located west of Hampton Road (Route 728), tax map /26//47/////3E, /26//47/////3D, /26//47/////3C, /26//47/////3A & /26//47/////3B, PIN# 415-

49-7849, 415-49-6925, 415-49-5008, 415-49-3857 & 415-49-1134, Catoctin District.

VSMP-2023-0014 (Submitted 02/13/23) - Leesburg South Fire & Rescue Station #28 (Loudoun County Department of Transportation, 101 Blue Seal Drive, SE, Suite 102, Leesburg, VA 20177, (703) 777-0396; for approval of a Virginia Stormwater Management Program for the disturbed area of 7.04 acres on 29.32 acres zoned AR1, located at 21447 Evergreen Mills Road, Leesburg, VA 20175, tax map /76//19/////19C, PIN# 279-49-2419, Little River District.

VSMP-2023-0015 (Submitted 02/13/23) - Armstrong - Newcomb Residence (Total Build, LLC, 40568 Hidden Hills Lane, Paeonian Springs, VA 20129, (703) 489-9199; for approval of a Virginia Stormwater Management Program for the disturbed area of 1.75 acres on 5 acres zoned AR1, located off Paxson Road & Nine Bark Lane, Round Hill, VA 20141, tax map /43/////18A, PIN# 587-35-5281, Catoctin District.

VSMP-2023-0016 (Submitted 02/14/23) - Vantage VA 3 (Vantage Data Centers VA3 LLC, 2820 Northwestern Parkway, Santa Clara, CA 95051, (484) 947-8969; for approval of a Virginia Stormwater Management Program for the disturbed area of 26.54 acres on 134.4 acres zoned PDOP, located at 19509 Belmont Ridge Road, Ashburn, VA 20147, tax map /61/////31/, PIN# 113-37-2932, Ashburn District, (agent: Urban Ltd., (703) 642-8080).

VSMP-2023-0017 (Submitted 02/14/23) - Dulles Trade Court West Lot 18C (Merritt Construction Services, 20116 Ashbrook Place, Suite 160, Ashburn, VA 20147, (443) 375-8631; for approval of a Virginia Stormwater Management Program for the disturbed area of 1.21 acres on 10.74 acres zoned PDGI, located at 42702 Dulles Trade Court, Sterling, VA 20166, tax map 101///7/////18C, PIN# 162-48-1821, Little River District, (agent: IMEG Corp., (703) 766-3921).

VSMP-2023-0018 (Submitted 02/15/23) - Loudoun Co. Fire Rescue Training Facility (Loudoun County Department of Transportation, 101 Blue Seal Drive, SE, Suite 102, Leesburg, VA 20177, (571) 258-3876; for approval of a Virginia Stormwater Management Program for the disturbed area of 2.05 acres on 645.72 acres zoned PDSA, located at 41975 Loudoun Center Place, Leesburg, VA 20175, tax map /60/////12/, PIN# 191-16-9866, Catoctin District, (agent: Timmons Group, (703) 229-2159).

VSMP-2023-0019 (Submitted 02/15/23) - Brambleton AA Land Bay B Lots 6487-6292 (Miller and Smith at Birchwood, LLC, 1960 Gallows Road, Suite 200, Vienna, VA 22182, (703) 821-2500; for approval of a Virginia Stormwater Management Program for the disturbed area of 3.85 acres zoned PDAAAR, located at 43108 43120 43124

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43128 43145 43148 43149 43152 43153 43156 43157
43160 43168 43172 43176 43180 43181 43184 43185
43189 43193 43196 43197 43200 43201 43204 43205
43208 43209 43212 43213 43217 43220 43221 43225
Greeley Sq., Ashburn, VA 20148, tax map /92/M/6//6599/
/6600/ /6546/ /6601/ /6545/ /6602/ /6544/ /6543/ /6603/
/6542/ /6604/ /6541/ /6540/ /6521/ /6539/ /6522/ /6538/
/6523/ /6537/ /6524/ /6536/ /6525/ /6535/ /6526/ /6534
/6527/ /6533/ /6528/ /6532/ /6529/ /6531/ /6492/ /6491/
/6490/ /6489/, PIN# 124-45-1451 -2144 -2164 -2441 -2461
-2739 -2758 -2956 -3036 -3253 -3333 -3650 -3947 -4126 -
4244 -4423 -4541 -4720 -4839 -5018 -5036 -5215 -5333 -
6214 -6228 -6515 -6629 -6916 -7030 -7317 -7331 -8121 -
8318 -8414 -8510 -8606 -8702, Little River District.

VSMP-2023-0020 (Submitted 02/15/23) - Brambleton
AA Land Bay B Lots 6463-6486 (Miller and Smith at
Birchwood, LLC, 1960 Gallows Road, Suite 200, Vienna,
VA 22182, (703) 821-2500; for approval of a Virginia
Stormwater Management Program for the disturbed area of
10.29 acres on 10.44 acres zoned PDAAAR, located at
43003 43005 43007 43011-43017 Debonair Ter., 43001
43035 43037 43039-43042 43044 43046 43047 43049
43051-43054 43056 43058 43059 43061 43063 43078
Greeley Sq. 23668-23673 23675 23676 23678-23683
23685 23688-23696 Hardesty Ter. Ashburn, VA 20148, tax
map /92/M/6//6463/ /6464/ /6466/ /6465/ /6468/ /6469/
/6472/ /6473/ /6625/ /6635/ /6616/ /6626/ /6634/ /6615/
/6627/ /6633/ /6614/ /6628/ /6613/ /6629/ /6509/ /6612/
/6630/ /6510/ /6611/ /6511/ /6610/ /6631/ /6512/ /6609/
/6632/ /6513/ /6608/ /6607/ /6514/, PIN# 124-35-2874 -
3068 -3576 -3670 -4472 -5073 -5875 -6477 -45-0223 -0242
-0302 -0425 -0444 -0504 -0627 -0647 -0706 -0829 -0908 -
1132 -1190 -1211 -1334 -1392 -1413 -1494 -1515 -1536 -
1696 -1717 -1738 -1898 -2020 -2222 -2303 -2424 -2506 -
2626 -2707 -2893 -2909, Little River District.

VSMP-2023-0021 (Submitted 02/21/23) - Murphy
Residence 34100 Buck Mountain Ln. (Patrick Murphy,
3834 Lorcom Lane, Arlington, VA 22207, (703) 973-7275;
for approval of a Virginia Stormwater Management
Program for the disturbed area of 1.31 acres on 21.62 acres
zoned AR1, located at 34100 Buck Mountain Lane,
Bluemont, VA 20135, tax map /41/////////73B, PIN# 650-30-
2462, Catocin District.

VSMP-2023-0022 (Submitted 02/21/23) -
Hollidge/Shogren Residence (Rowley Consulting, LLC,
421 South Davis Drive, Purcellville, VA 20132, (703) 203-
3345; for approval of a Virginia Stormwater Management
Program for the disturbed area of 1.75 acres on 10 acres
zoned AR1, located at 16858 Hamilton Station Road,
Hamilton, VA 20158, tax map /37/////////93C, PIN# 381-39-
8890, Catocin District.

VSMP-2023-0023 (Submitted 02/21/23) - Brambleton
AA Community Land Bay B (Van Metre Communities
LLC, (703) 348-5800; for approval of a Virginia
Stormwater Management Program for the disturbed area of
39.67 acres zoned PDIP, located at 23705 Belmont Ridge
Road, Ashburn, VA 20148, tax map /92/D32///B-1/, PIN#
202-40-8283, Little River District.

VSMP-2023-0024 (Submitted 02/22/23) - Taylorstown
Lot-C House Grading Plan (Maronda Homes of Virginia
LLC, 7051 Heathcote Village Way, Suite 255, Gainesville,
VA 20155-3267, (540) 270-3255; for approval of a
Virginia Stormwater Management Program for the
disturbed area of 1.54 acres on 5.46 acres zoned AR1,
located at 12886 Taylorstown Road, Lovettsville, VA
20180, tax map /11//31/////C/, PIN# 258-49-8515, Catocin
District.

VSMP-2023-0025 (Submitted 02/24/23) - Calloway-
Jones Residence (Benjamin Calloway-Jones, 10 Liberty
Street, NW, Leesburg, VA 20176, (703) 888-8468; for
approval of a Virginia Stormwater Management Program
for the disturbed area of 1.75 acres on 10 acres zoned AR1,
located at 18686 Canby Road, Leesburg, VA 20175, tax
map /46//9/////4/, PIN# 349-16-3688, Catocin District,
(agent: James Kirk, PE, (703) 501-1156).

VSMP-2023-0026 (Submitted 02/27/23) - West
Belmont Place (Timber Ridge at Belmont, LLC, 35
Pinelawn Road, 108 W, Melville, NY 11747, (703) 843-
8406; for approval of a Virginia Stormwater Management
Program for the disturbed area of 13.7 acres on 23.33 acres
zoned PDOP, R16, located at 19775 & 19785 Belmont
Executive Plaza, Ashburn, VA 20147, tax map
/62AB/1/////B/ & /62AB/1/////A/, PIN# 083-36-5928 &
083-26-6046, Ashburn District, (agent: Ryan L. Moody,
(571) 342-0655).

ZCOR-2023-0024 (Submitted 01/25/23) - 34284
Charles Town Pike Determination (Daniel Gabi, 34284
Charles Town Pike, Purcellville, VA 20132, (202) 360-
8394; for a determination letter requesting clarification and
pre approval from the Zoning Department to add a second
story build out to the existing house and footprint the
second story would not be considered additional land
disturbing activity and would not be subject to the
mountainside overlay district regulations and construction
site is tight to the footprint of the existing structure on
10.04 acres zoned AR1, located at 34284 Charles Town
Pike, Purcellville, VA 20132, tax map //6///2/////1/, PIN#
544-46-4210, Catocin District.

ZCOR-2023-0025 (Submitted 01/30/23) - 21350
Pacific Blvd. Verification (Tiffany Golson, 1300 South
Meridian Ave., Suite 400, Oklahoma City, OK 73108,
(800) 344-2944; for a verification letter regarding current
zoning, applications and violations on 39.7 acres zoned

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PDMUB, located at 21350 Pacific Blvd., Sterling, VA 20166, tax map /80//27/////1/, PIN# 042-29-6582, Sterling District.

ZCOR-2023-0026 (Submitted 01/30/23) - 21111 Ridgetop Circle Verification (Tiffany Golson, 1300 South Meridian Ave., Suite 400, Oklahoma City, OK 73108, (800) 344-2944; for a verification letter regarding current zoning, applications and violations on 14.34 acres zoned PDIP, located at 21111 Ridgetop Circle, Sterling, VA 20166, tax map /81//8/////16/, PIN# 030-39-2674, Sterling District.

ZCOR-2023-0027 (Submitted 01/31/23) - Part of PIN: 200-47-7241 (Naomi Ngoka, 3325 French Park Drive, #3, Edmond, OK 73034, (405) 216-5654; for a verification letter for 3.802 acres of property regarding what is the current zoning of the property; what are the abutting zones to the north, south, east and west; was the property designated planned unit development, if yes attach copy of the PUD ordinance; is the property part of an overlay district; what is the overlay district name and section number; was the property granted any variances, special use permits or conditional use permits; if yes provide copies; did the property require site plan approval; if yes please provide copies of the approved site plan; is the use of the property as an apartment: permitted by right, legal nonconforming or permitted by special permitting; was the subject structure was developed: in conformance with current zoning code and is considered legal conforming and in accordance with the prior zoning code and it is considered legal nonconforming; are there unresolved zoning violations against the property, if yes please provide a copy of the notice of violations; are there unresolved building violations against the property, if yes provide details; are there unresolved fire code violations against the property, if yes provide a copy of the notice of violations on 23.16 acres zoned PDH4, n/a, tax map /91//8/////8/, PIN# 200-47-7241, Little River District.

ZCOR-2023-0028 (Submitted 02/03/23) - 42798 Ringtail Court Determination (Richard Stone, 42798 Ringtail Court, Brambleton, VA 20148 (571) 259-0072; for a determination letter if an addition to single-family home is allowable on .27 acres zoned PDH4, located at 42798 Ringtail Court, Ashburn, VA 20148, tax map /92/D18//767/, PIN# 159-18-9093, Little River District.

ZCOR-2023-0029 (Submitted 02/03/23) - PIN: 665-49-2430 Determination (Scott Dees, 7845 Old Dominion Drive, McLean, VA 22102, (571) 405-4950; for a determination letter regarding setback requirements on 15.78 acres zoned AR2, located off Forest Hill Lane, Bluemont, VA 20135, tax map /53//3/////15/, PIN# 665-49-2430, Little River District.

ZCOR-2023-0038 (Submitted 02/09/23) - 41495 Bald Hill Road PSR (Donald Walker, 14490 Creek Lane, Waterford, VA 20197, (703) 727-5500; for a preliminary soil report on 23.07 acres zoned AR1, located at 41495 Bald Hill Road, Leesburg, VA 20176, tax map /19/////41A, PIN# 221-37-2733, Catocin District.

ZCOR-2023-0039 (Submitted 02/14/23) - Loudoun Soccer Parking Modification (Cody Smith); for a parking modification associated with SPAM-2022-0029 on 11.14 acres zoned PDSA, located at 19798 Sycolin Road, Leesburg, VA 20175, tax map /60/////16/, PIN# 192-36-5833, Leesburg District.

ZCOR-2023-0040 (Submitted 02/10/23) - 22200 Loudoun County Pkwy. Verification (Erin Swisshelm, 1 E. Market Street, Suite 300, Leesburg, VA 20176-3014, (571) 209-5774; for a verification letter that the property is zoned to the PD-RDP (Planned Development Research Development Park) Zoning District pursuant to the revised 1993 Loudoun County Zoning Ordinance; that data centers are a permitted use on the property; that the property is subject to Dulles Berry ZCPA-2020-0009 & SPEX-2020-0024, including associated conditions of approval dated December 30, 2021 and a proffer statement dated September 9, 2020 and revised through January 28, 2022; per SPEX-2024-0024 and the conditions of approval dated December 30, 2021, the maximum permitted floor area ratio for the property is 1.1 FAR; that the proffers and associated ZCPA-2020-0009 restate and replace all previous proffers for the property, including those associated with ZCPA_2018-002 & ZMAP-1985-005; that the conditions of approval associated with SPEX-2020-0024 (including those governing SPMI-2020-0009 & ZMOD-2020-0021) are the only conditions of approval applicable to the property; that there are no known or pending zoning or proffer violations pertaining to the property and that all approvals and other permits issued to date by the county were issued in accordance with all applicable state laws, county ordinances and regulations and there are no proceedings pertaining to the property, either administrative or legislative, which would in any manner adversely affect the status of the zoning of the property on 96.74 acres zoned PDRDP, located at 22200 Loudoun County Pkwy., Ashburn, VA 20147, tax map /79/////V1/, PIN# 062-25-6361, Sterling District.

ZCOR-2023-0041 (Submitted 02/10/23) - 20098 Ashbrook Place #255 Verification (Rodrigo Gomes, 45685 Oakbrook Court, Suite 140, Sterling, VA 20166, (571) 313-1748; for a verification for the zoning designation of the property, NVVA's use per the county ordinance and that NVVA's use will be permitted by-right; the amount and types of parking and loading that will be required for NVVA's occupancy; any other requirements per the county

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that would affect the site, building, parking, loading, etc. due to NVVA's occupancy of the building that there are no hearings, cases, appeals, or other pending proceedings that would affect the zoning classification or use of the property for NVVA's purposes, including parking on 7.07 acres zoned PDIP, located at 20098 Ashbrook Place, #255, Ashburn, VA 20147, tax map /62/G/1////4/, PIN# 057-47-2346, Broad Run District.

ZCOR-2023-0042 (Submitted 02/13/23) - Franklin Park Determination (Adam Steiner, 4080 Lafayette Center Drive, Suite 330, Chantilly, VA 20151, (703) 361-1550; for an interpretation of the Zoning Ordinance and applicable entitlement approvals; the applicant is currently preparing a master plan of Franklin Park that will include expansion of the existing park to include the two subject parcels; the applicant is concurrently preparing a ZMAP application to rezone the existing PD-H3 zoning districts to AR-1 and a SPEX to allow limited active recreation uses; the pending ZMAP application does not include the existing Franklin Park parcel; in an effort to align zoning district with actual use, can the applicant propose a revised limit to the existing JLMA-3 district to more accurately encompass the limits of the existing water treatment facility Zoning Ordinance Section 2-1202 notes the intent of the county that the district boundaries not be extended; if the existing PD-H3 area is rezoned to AR-1, what aspects of the prior approvals (ZMAP-1989-0004/ZMAP-2001-0007/ZCPA-2001-0007/SPEX-1975-0010) would be nullified or would any of those prior approval need to be amended; given the reference to Virginia State Code 15.2-2303.B ZCOR-2016-0027 are the subject properties protected and allowed to develop active recreation use within the existing JLMA-3, PD-H3 and AR-1 areas; if the existing PD-H3 zoning district were to remain, could the applicant develop both passive and active park uses with may include constructed facilities in the form of picnic pavilions; for proposed passive and active park uses within the JLMA-3 area, would the applicant be required to obtain a commission permit; would the development of a new building for use by the Town of Round Hill maintenance staff, whether in existing JLMA-3/PD=H3 zoning district or proposed AR-1 require a legislative action; can the property area of the town PD-H3 property be increased without nullifying the proffered use exception to the revised 1993 Zoning Ordinance; is the use as a regional park with passive and active uses allowable under the Zoning Ordinance exception noted in ZCOR-2016-0027; do the proffered conditions allowing for uses inconsistent with the current Zoning Ordinance for the town owned pieces apply to the county owned PD-H3 parcels; what legislative applications would be required to put active recreation uses on town PD-H3 parcels on 134.41 acres zoned PDH3, located at

17749 Lakefield Road, Round Hill, VA 20141, tax map /43////////59B, PIN# 556-37-6024 & 556-27-6937, Catoclin & Blue Ridge Districts.

ZCOR-2023-0043 (Submitted 02/15/23) - 44655 Quality Tech Lane Verification (Tiffany Golson, 1300 South Meridian Ave., Suite 400, Oklahoma City, OK 73108, (800) 344-2944; for a verification for the current zoning classification; adjacent property zoning designations: is the property part of a planned unit development, is the subject property part of an overlay district property is currently regulated by according to the zoning ordinances and regulations for this district; information regarding variances, special permits/exceptions, ordinances or conditions; rebuild in the event of casualty, in whole or in part, the structure on the property; do records show any unresolved zoning code violations on 9.03 acres zoned PDIP, located at 44655 Quality Tech Lane, Sterling, VA 20166, tax map /94//17////A3/, PIN# 063-49-4014, Sterling District.

ZCOR-2023-0044 (Submitted 02/15/23) - 44621 Waxpool Road Verification (Erin Swisshelm, 1 E. Market Street, Suite 300, Leesburg, VA 20176-3014, (571) 209-5774; for a verification that the property is zoned in the PD-OP (Planned Development Office Park) District per the revised 1993 Loudoun County Zoning Ordinance; that data centers are a permitted use; that the property is subject to Loudoun Center ZCPA-2018-0001 & ZRTD-2018-0001 with a concept development plan dated December 19, 2017 and revised through June 15, 2018 (The Loudoun Center CDP) and a proffer statement dated December 21, 2017 and revised through July 6, 2018 (The Loudoun Center Proffers); per SPEX-2018-0001 and the conditions of approval dated June 15, 2018 the maximum permitted floor area ratio is a 1.0 FAR; that the property is no longer subject to Worldcom ZMAP-1998-0003 with a concept development plan dated April 24, 1998, as amended through June 5, 1998 and (The Worldcom CDP) a proffer statement dated June 17 (The Worldcom Proffers); that there are no known or pending zoning violations pertaining to the property; that all approvals and other permits issued to date by the county were issued in accordance with all applicable state laws, county ordinances and regulations and there are no proceedings pertaining to the property, either administrative or legislative which would in any manner adversely affect the status of the zoning of the property on 15.73 acres zoned PDOP, located at 44621 Waxpool Road, Ashburn, VA 20147, tax map /79//84///LC2/, PIN# 061-27-5931, Broad Run District.

ZCOR-2023-0046 (Submitted 02/16/23) - 44819 Atwater Drive Verification (Shawn Tyson, 14 South Main Street, Suite 500, Greenville, SC 29601, (864) 900-3668; for a verification letter regarding the current zoning

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classification; adjacent property zoning designations: is the subject property part of a planned unit development, is the subject property part of an overlay district is property is currently regulated by; according to the zoning ordinances and regulations for this district the use of the subject property is; the subject structure was developed; information regarding variances, special permits/exceptions, ordinances or conditions; rebuild: in the event of casualty, in whole or in part, the structure located on property; do records show any unresolved zoning code violations on 3.39 acres zoned PDTC, located at 44819 Atwater Drive, Ashburn, VA 20147, PIN# 057-10-3053, Broad Run District.

ZCOR-2023-0047 (Submitted 02/17/23) - 22291 Shellhorn Road Verification (Marguerite Kisslring, 1300 South Meridian Ave., Suite 400, Oklahoma City, OK 73108, (800) 344-2944; for a verification letter regarding the current zoning classification; adjacent property zoning designations: is the property part of a planned unit development, is the property part of an overlay district; the property is currently regulated by; according to the zoning ordinances and regulations for this district, the use of property is; the subject structure(s) was developed; information regarding variances, special permits/exceptions, ordinances or conditions; rebuild: in the event of casualty, in whole or in part, the structure located on property; do records show any unresolved zoning code violations on 14.3 acres zoned PDOP, located at 22291 Shellhorn Road, Ashburn, VA 20147, tax map /93///6/////1/, PIN# 089-10-0937, Sterling District.

ZCOR-2023-0048 (Submitted 02/17/23) - 22271 Shellhorn Road Verification (Marguerite Kisslring, 1300 South Meridian Ave., Suite 400, Oklahoma City, OK 73108, (800) 344-2944; for a verification regarding the current zoning classification; adjacent property zoning designations: is the property part of a planned unit development, is the property part of an overlay district; the subject property is currently regulated by; according to the zoning ordinances and regulations for this district, the use of property is; the subject structure(s) was developed; information regarding variances, special permits/exceptions, ordinances or conditions; rebuild: in the event of casualty, in whole or in part, the structure located on property; do records show any unresolved zoning code violations on 10.92 acres zoned PDOP, located at 22271 Shellhorn Road, Ashburn, VA 20147, tax map /93///6/////2/, PIN# 089-10-4437, Sterling District.

ZCOR-2023-0049 (Submitted 02/17/23) - PIN: 369-49-3846 Verification (Laura Lydic, 990 Main Street, Suite 500, Fairfax, VA 22031, (703) 272-2718; for a verification letter for Kingsridge Estates Section 3 on 1.39 acres zoned AR1, located at the intersection of Barbara Ellen Place &

Yvonne Court, Lovettsville, VA 20180, tax map //9/B/3/////4/, PIN# 369-49-3846, Catoclin District.

ZCOR-2023-0050 (Submitted 02/22/23) - 130 S. Madison Street Determination (The Hill School, 130 S. Madison Street, Middleburg, VA 20117, (540) 687-5897; for a determination letter for housing for Hill School faculty located in the southeastern portion of the Loudoun County property (nothing in the town limits); considering 2-3 duplexes; before proceeding with design, want to determine how this use would be classified and whether it may be permitted on this site on 63.13 acres zoned AR2, located at 130 S. Madison Street, Middleburg, VA 20117, PIN# 539-48-1422, Blue Ridge District.

ZCOR-2023-0051 (Submitted 02/24/23) - PIN: 202-17-7155 Verification (Jenna Lee, 600 Peachtree Street, Suite 3000, Atlanta, GA 30308, (404) 885-3284; for a zoning verification for the zoning classification applicable to the property; confirmation of any proffers or development conditions applicable to the property; confirmation that there are no zoning enforcement actions outstanding with respect to the property; and confirmation that data centers are permitted by-right under the applicable zoning regulations on 33.83 acres zoned PDIP, located between Briarfield Lane & Youngwood Lane, tax map 101/D/2/////11/, PIN# 202-17-7155, Little River District.

ZCOR-2023-0052 (Submitted 02/24/23) - PIN: 202-28-2993 Verification (Jenna Lee, 600 Peachtree Street, Suite 3000, Atlanta, GA 30308, (404) 885-3284; for a zoning verification for the zoning classification applicable to the property; confirmation of any proffers or development conditions applicable to the property; confirmation that there are no zoning enforcement actions outstanding with respect to the property; and confirmation that data centers are permitted by-right under the applicable zoning regulations on 34.43 acres zoned PDIP, located at the end of Briarfield Lane, tax map 101/D/2/////8/, PIN# 202-28-2993, Little River District.

ZCOR-2023-0053 (Submitted 02/24/23) - PIN: 202-28-5740 Verification (Jenna Lee, 600 Peachtree Street, Suite 3000, Atlanta, GA 30308, (404) 885-3284; for a zoning verification for the zoning classification applicable to the property; confirmation of any proffers or development conditions applicable to the property; confirmation that there are no zoning enforcement actions outstanding with respect to the property; and confirmation that data centers are permitted by-right under the applicable zoning regulations on 7.94 acres zoned PDIP, located between Briarfield Lane & Arcola Mills Drive, tax map 101/D/2/////1/, PIN# 202-28-5740, Little River District.

ZCOR-2023-0054 (Submitted 02/24/23) - PIN: 202-29-1015 Verification (Jenna Lee, 600 Peachtree Street, Suite 3000, Atlanta, GA 30308, (404) 885-3284; for a

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zoning verification for the zoning classification applicable to the property; confirmation of any proffers or development conditions applicable to the property; confirmation that there are no zoning enforcement actions outstanding with respect to the property; and confirmation that data centers are permitted by-right under the applicable zoning regulations on 13.09 acres zoned PDIP, located off Briarfield Lane, tax map 101/D/2////1B, PIN# 202-29-1015, Little River District.

ZCOR-2023-0055 (Submitted 02/24/23) - 24359 Racefield Lane Verification (Jenna Lee, 600 Peachtree Street, Suite 3000, Atlanta, GA 30308, (404) 885-3284; for a zoning verification for the zoning classification applicable to the property; confirmation of any proffers or development conditions applicable to the property; confirmation that there are no zoning enforcement actions outstanding with respect to the property; and confirmation that data centers are permitted by-right under the applicable zoning regulations on 39.88 acres zoned PDIP, located at 24359 Racefield Lane, Aldie, VA 20105, tax map 101/T/1////A/, PIN# 203-37-1445, Dulles District.

ZCOR-2023-0056 (Submitted 02/27/23) - 25400 South Riding Blvd. Verification (William Evan, 10575 Crestwood Drive, Manassas, VA 20109, (703) 368-7600; for a zoning verification regarding the zoning districts; any open or pending violations; and proffers, variances or special use permits on .7 acres zoned PDH4, located at 25400 South Riding Blvd., Chantilly, VA 20152, tax map 106/B12////E/, PIN# 128-36-1606, Dulles District.

ZMAP-2023-0002 (Submitted 02/08/23) - Cross Mill Center (Charles S. Kuhn, 44112 Mercure Circle, Sterling, VA 20166, (703) 932-3917; for a zoning map amendment request to rezone from JLMA-20 zoning district to the PD-IP zoning district on 20.92 acres zoned JLMA20, located at 20040, 20052 & 20100 Sycolin Road, Leesburg, VA 20175, tax map /60////////32/, /60////////31/, /60////////30A, /60////////30/, /60////////33A, /60////////29A & /60////////29/, PIN# 193-46-7168, 193-46-3445, 193-46-2583, 193-46-1044, 192-16-9020, 192-16-4105 & 192-16-3918, Leesburg District.

ZMAP-2023-0003 (Submitted 02/08/23) - Greenfield Farm Rezoning (Peter O. Hitchen); for a zoning map amendment to rezone 165.25 acres from AR-1 to PD-H4 to be administered as R-4(ADU) and PD-CC(CC) on 268.46 acres, located at 41284 & 41344 Hogeland Mill Road, Leesburg, VA 20175, tax map /60////////53A, /60////////56B & /60////////56A, PIN# 236-46-5707, 236-38-7331 & 236-27-7526, Catoclin District.

ZMOD-2023-0009 (Submitted 02/17/23) - Fleetwood North (PHD & Associates, LLC); for a zoning modification to modify Section 7-703 to decrease required lot width from 50 ft. to 36 ft. and to increase lot coverage maximum

from 35% to 60% on 8.26 acres zoned TR3UBF, located at the intersection of Evergreen Mills Road & Sleeping Woods Court, tax map /91////////33/, PIN# 243-10-7274, Little River District.

ZMOD-2023-0010 (Submitted 02/17/23) - Fleetwood North (PHD & Associates, LLC); for a zoning modification to modify yards requirements pursuant to Section 3-404(C) to allow 20 ft. front yard, 9 ft. side yard and 15 ft. rear yard on 8.26 acres zoned TR3UBF, located at the intersection of Evergreen Mills Road & Sleeping Woods Court, tax map /91////////33/, PIN# 243-10-7274, Little River District.

ZMOD-2023-0011 (Submitted 02/21/23) - Greenfield Farm Rezoning (Peter O. Hitchen); for a zoning modification per revised 1993 Zoning Ordinance - Section 1-205(A) to permit single family detached units to be erected on lots with frontage on a Class III road or private access easement on 268.46 acres zoned AR1, located at 41284 & 41344 Hogeland Mill Road, Leesburg, VA 20175, tax map /60////////53A, /60////////56A & /60////////56B, PIN# 236-46-5707, 236-27-7526 & 236-38-7331, Catoclin District.

ZMOD-2023-0012 (Submitted 02/21/23) - Greenfield Farm Rezoning (Peter O. Hitchen); for a zoning modification per revised 1993 Zoning Ordinance - Section 3-405(C)(2) to reduced minimum side yard to 8 feet; Section 3-405(C)(3) to reduce minimum rear yard to 15 feet; Section 3-405(B) to reduce the minimum lot width to 40 feet on 268.46 acres zoned AR1, located at 41284 & 41344 Hogeland Mill Road, Leesburg, VA 20175, tax map /60////////53A, /60////////56A & /60////////56B, PIN# 236-46-5707, 236-27-7526 & 236-38-7331, Catoclin District.

ZMOD-2023-0013 (Submitted 02/21/23) - Greenfield Farm Rezoning (Peter O. Hitchen); for a zoning modification per revised 1993 Zoning Ordinance - Section 3-511(A) to increase the total land area devoted to retail and service uses on 268.46 acres zoned AR1, located at 41284 & 41344 Hogeland Mill Road, Leesburg, VA 20175, tax map /60////////53A, /60////////56A & /60////////56B, PIN# 236-46-5707, 236-27-7526 & 236-38-7331, Catoclin District.

ZMOD-2023-0014 (Submitted 02/21/23) - Greenfield Farm Rezoning (Peter O. Hitchen); for a zoning modification per revised 1993 Zoning Ordinance - Section 4-105 to increase the total land area devoted to retail and services uses on 268.46 acres zoned AR1, located at 41284 & 41344 Hogeland Mill Road, Leesburg, VA 20175, tax map /60////////53A, /60////////56A & /60////////56B, PIN# 236-46-5707, 236-27-7526 & 236-38-7331, Catoclin District.

ZMOD-2023-0015 (Submitted 02/21/23) - Greenfield Farm Rezoning (Peter O. Hitchen); for a zoning modification per revised 1993 Zoning Ordinance - Section

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5-1303(B)(4) to exempt private streets (Alley) to plant trees at a density of one tree per 50 linear feet on 268.46 acres zoned AR1, located at 41284 & 41344 Hogeland Mill Road, Leesburg, VA 20175, tax map /60////////53A, /60////////56A & /60////////56B, PIN# 236-46-5707, 236-27-7526 & 236-38-7331, Catoctin District.

ZMOD-2023-0016 (Submitted 02/21/23) - Greenfield Farm Rezoning (Peter O. Hitchen); for a zoning modification per revised 1993 Zoning Ordinance - Section 7-103(A), 7-108(B)(3), and 7-108(E) to provide a one-time cash or land contribution on 268.46 acres zoned AR1, located at 41284 & 41344 Hogeland Mill Road, Leesburg, VA 20175, tax map /60////////53A, /60////////56A & /60////////56B, PIN# 236-46-5707, 236-27-7526 & 236-38-7331, Catoctin District.

ZRTD-2023-0002 (Submitted 02/06/23) - Thayer Road (Charles S. Kuhn, 44112 Mercure Circle, Sterling, VA 20166, (703) 260-3007; for a zoning conversion application to convert the property from the Planned Development Industrial Park Zoning District (PD-IP) as governed by the 1972 Loudoun County Zoning Ordinance to the PD-IP Zoning District as governed by the revised 1993 Loudoun County Zoning Ordinance; the proposed ZRTD would permit the development of all principal and accessory uses as permitted in Section 4-500 of the revised 1993 Loudoun County Zoning Ordinance, as amended on 9.82 acres, located at 45564 Thayer Road, Sterling, VA 20166, tax map /80////////95/, PIN# 030-46-5708, Sterling District.

Real Estate Transactions of Interest February 27 through March 10, 2023

Commercial/Land

Claude J. Church, Jr., to BJuneau Rd LLC, 22639 Watson Road, Leesburg, VA 20175; sale on 02/28/23 of Parcel 1, 2.21 acres, improved, commercial, zoned AR1, at 22597 Watson Road, Leesburg, VA, 20175, Little River District, 2,564 sq. ft., 1-story retail store built in 1910; assessed in 2023 for \$651,190: \$255,600 land; \$395,590 improvement, tax map /90////////9/, PIN# 282-25-6592; \$600,000 (Instrument# 202302280007152).

Rock Hill Development, LLC, to GS Rock Hill Apartments Owner, LLC, 8405 Greensboro Drive, Suite 500, McLean, VA 22101; sale on 03/01/23 of Lot 5A, Rock Hill Development, 6.81 acres, vacant, multi-family, zoned PDTC, at Innovation Ave., Sterling, VA, 20166, Sterling District, assessed in 2023 for \$11,620,000: \$11,620,000 land, tax map /94//51////////5A, PIN# 035-27-9010; \$11,000,000 (Instrument# 202303010007409).

NOVA DC Fee Owner, L.P., to GI TC Devin Shafron, LLC, c/o GI Partners, 4 Embarcadero Center, Suite 3200, San Francisco, CA 94111; sale on 03/03/23 of Parcel 2, Loudoun Exchange, 8.20 acres, improved, commercial, zoned PDIP, at 43915 Devin Shafron Drive, Ashburn, VA, 20147, Broad Run District, 138,600 sq. ft., 1-story computer center built in 2010; assessed in 2023 for \$58,901,820: \$6,614,000 land; \$52,287,820 improvement, tax map /79//59////////2/, PIN# 089-38-2215; \$150,000,000 (Instrument# 202303030007851).

Charvik Group LLC, to Saibaba 44790 Maynard Ashburn LLC, 44790 Maynard Square, Unit 230, Ashburn, VA 20148; sale on 03/10/23 of Condo Unit(s) 230, Building 1, Marblehead Office Park Condominium, 794.00 sq. ft., improved, commercial, zoned PD-OP, at 44790 Maynard Square, Ashburn, VA, 20148, Broad Run Dist., 794 sq. ft. commercial condo unit built 2017; assessed in 2023 for \$278,670: \$23,800 (land); \$254,870 (improvement), tax map /63/P/1CM/230/, PIN# 058-10-8859-014; \$300,000 (Instrument# 202303100008751).

Residential/Lots

JEN Virginia 9 LLC, to Beazer Homes, LLC, 14901 Bogle Drive, Unit 104, Chantilly, VA 20151; sale on 02/27/23 of Parcel, Phase F, Regal Chase Condominium, vacant, residential, zoned PDCCSC, at off Tripleseven Road, Sterling, VA, 20165, Algonkian District, assessed in 2023 for n/a, PIN# 029-40-8502 (parent parcel); \$2,074,861 (Instrument# 202302270006911).

Mount Sterling, LLC, to NVR, Inc., 3926 Pender Drive, Unit 200, Fairfax, VA 22030; sale on 02/27/23 of Lot 45, Mount Sterling, Land Bay 3, 0.05 acres, vacant, residential, zoned R16, at 46343 Mount Kellogg Terrace, Sterling, VA, 20164, Sterling District, assessed in 2023 for \$193,500: \$193,500 land, Lot 46, Mount Sterling, Land Bay 3, 0.04 acres, vacant, residential, zoned R16, at 46341 Mount Kellogg Terrace, Sterling, VA, 20164, Sterling District, assessed in 2023 for \$190,000: \$190,000 land, Lot 47, Mount Sterling, Land Bay 3, 0.04 acres, vacant, residential, zoned R16, at 46339 Mount Kellogg Terrace, Sterling, VA, 20164, Sterling District, assessed in 2023 for \$190,000: \$190,000 land, Lot 48, Mount Sterling, Land Bay 3, 0.04 acres, vacant, residential, zoned R16, at 46337 Mount Kellogg Terrace, Sterling, VA, 20164, Sterling District, assessed in 2023 for \$190,000: \$190,000 land, Lot 49, Mount Sterling, Land Bay 3, 0.05 acres, vacant, residential, zoned R16, at 46335 Mount Kellogg Terrace, Sterling, VA, 20164, Sterling District, assessed in 2023 for \$193,500: \$193,500 land, tax map /81AB/2////48/ /81AB/2////49/ /81AB/2////45/ /81AB/2////46/ /81AB/2////47/, PIN# 020-28-4225, 020-28-4024, 020-28-

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3823, 020-28-3623, 020-28-3422; \$1,150,000 (Instrument# 202302270007035).

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 02/28/23 of tract of land 12, Phase 12, Birchwood Land Condominium, 0.44 acres, vacant, residential, zoned PDAAAR, at 23679 Bolton Crescent Terrace, #101, Ashburn, VA, 20148, Little River District, assessed in 2023 for \$2,520,000: \$2,520,000 land, tax map /92/Q/1//PH12/, PIN# 161-49-3112; \$2,160,000 (Instrument# 202302280007264).

RedfinNow Borrower LLC, to Community Systems, Inc., 10400 Eaton Place, Fairfax, VA 22030; sale on 02/28/23 of Lot 280, Section Three, Broyhills Addition to Sterling Park, 0.26 acres, improved, SFD, zoned PDH3, at 701 Dickenson Court East, Sterling, VA, 20164, Sterling District, 1,900 sq. ft., 1-story SFD built in 1967; assessed in 2023 for \$507,650: \$210,300 land; \$297,350 improvement; (\$409,600 trust with Truist Bank), tax map /81/F/3///280/, PIN# 023-35-3993; \$512,000 (Instrument# 202302280007289).

HEDR Hartland LP, to NVR Inc., 3926 Pender Drive, Suite 200, Fairfax, VA 22030; sale on 03/01/23 of Lot 31, Lenah Circle East, 0.28 acres, vacant, residential, zoned TR1UBF, at 24000 Littleleaf Court, Aldie, VA, 20105, Little River District, assessed in 2023 for \$401,500: \$401,500 land, tax map 100AB/1////31/, PIN# 246-45-4371; \$402,920 (Instrument# 202303010007372).

Patricia Mahalik, to Realtus Property Investments, LLC, 1412 Musgrove Alley, Brunswick, MD 31716; sale on 03/01/23 of Parcel, 1.70 acres, improved, SFD, zoned AR1, at 18884 Ward Hill Road, Leesburg, VA, 20175, Catocin District, 1,468 sq. ft., 2-story model SFD built in 1920; assessed in 2023 for \$447,260: \$202,500 land; \$244,760 improvement, tax map /45////////59/, PIN# 422-37-6281; \$275,000 (Instrument# 202303010007508).

Arcola LLC, to NVR Inc., 3701 Pender Drive, Suite 300, Fairfax, VA 22030; sale on 03/02/23 of tract of land 1, Phase 1, Arcola Town Center Land Condominium, vacant, residential, zoned PDTC, at 24193 Pissarro Drive, Sterling, VA, 20166, Dulles District, assessed in 2023 for n/a, tract of land 10, Phase 10, Arcola Town Center Land Condominium, vacant, residential, zoned PDTC, at 24276 Thurso Square, Sterling, VA, 20166, Dulles District, assessed in 2023 for n/a, tax map 101/W/1P1//1/101/W/110//10/, PIN# 162-36-5286, 162-26-4375; \$5,188,102 (Instrument# 202303020007566).

Brambleton Group L.L.C., to Tri Pointe Homes DC Metro, Inc., 12435 Park Potomac Ave., Suite 600, Potomac, MD 20854; sale on 03/02/23 of Lot 3708, Section 30, Brambleton Land Bay 1B, 0.11 acres, vacant, residential, zoned PDH4, at 23187 Glenwood Heights

Circle, Ashburn, VA, 20148, Little River District, assessed in 2023 for \$288,800: \$288,800 land, Lot 3710, Section 30, Brambleton Land Bay 1B, 0.11 acres, vacant, residential, zoned PDH4, at 23195 Glenwood Heights Circle, Ashburn, VA, 20148, Little River District, assessed in 2023 for \$288,800: \$288,800 land, Lot 3712, Section 30, Brambleton Land Bay 1B, 0.11 acres, vacant, residential, zoned PDH4, at 23203 Glenwood Heights Circle, Ashburn, VA, 20148, Little River District, assessed in 2023 for \$288,800: \$288,800 land, tax map /92/D53//3710//92/D53//3712//92/D53//3708/, PIN# 200-46-7005, 200-46-7699, 200-46-8293; \$900,000 (Instrument# 202303020007586).

HEDR Hartland LP, to NVR Inc., 3926 Pender Drive, Suite 200, Fairfax, VA 22030; sale on 03/02/23 of Lot 42, Section 3B, Hartland North, 0.81 acres, vacant, residential, zoned TR3UBF, at 41114 Clearfield Meadow Drive, Aldie, VA, 20105, Little River District, assessed in 2023 for \$428,000: \$428,000 land, tax map /90/D/4////42/, PIN# 284-29-5532; \$493,020 (Instrument# 202303020007632).

Deborah K. Gibson & Randall B. Kehr, to Paragon Homes, Inc., 19820 Belmont Ridge Road, Ashburn, VA 20147; sale on 03/03/23 of Parcel, 1.93 acres, improved, SFD, zoned CR2, at 43785 Jenkins Lane, Ashburn, VA, 20147, Broad Run District, 1,372 sq. ft., 2-story SFD; assessed in 2023 for \$591,430: \$346,500 land; \$244,930 improvement, tax map /79/A/1////18/, PIN# 086-46-8091; \$850,000 (Instrument# 202303030007797).

Kim P. Bamburak, to Aerial Holdings LLC, 17021 Paloma Circle, Round Hill, VA 20141; sale on 03/03/23 of Lot 25, Phase 2, Devonshire, 4.00 acres, improved, SFD, zoned AR1, at 17021 Paloma Circle, Round Hill, VA, 20141, Catocin District, 3,428 sq. ft., 2-story SFD built in 1997; assessed in 2023 for \$925,210: \$241,000 land; \$684,210 improvement, tax map /34//20////25/, PIN# 554-29-3295; \$973,000 (Instrument# 202303030007789).

Lee E. & Linda M. Falk, to MBB Real Estate Investments, LLC, 1190 Hawling Place, SW, Leesburg, VA 20175; sale on 03/07/23 of Lot 807-A, Section 9, Exeter, 0.32 acres, improved, SFD, zoned LB:PRN, at 211 Colleen Court, NE, Leesburg, VA, 20176, Leesburg District, 2,172 sq. ft., 2-story "Carleton" model SFD built in 1992; assessed in 2023 for \$682,180: \$230,300 land; \$451,880 improvement, tax map /48T1/1///807/, PIN# 230-30-7946; \$535,000 (Instrument# 202303070008096).

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 03/08/23 of Lot 3789, Section 30, Brambleton Land Bay 1B, 0.13 acres, vacant, residential, zoned PDH4, at 23283 Glenwood Heights Circle, Ashburn, VA, 20148, Little River District, assessed in 2023 for \$289,400: \$289,400 land, Lot 3790, Section 30,

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Brambleton Land Bay 1B, 0.13 acres, vacant, residential, zoned PDH4, at 23287 Glenwood Heights Circle, Ashburn, VA, 20148, Little River District, assessed in 2023 for \$289,400: \$289,400 land, Lot 3791, Section 30,

Brambleton Land Bay 1B, 0.13 acres, vacant, residential, zoned PDH4, at 23291 Glenwood Heights Circle, Ashburn, VA, 20148, Little River District, assessed in 2023 for \$289,400: \$289,400 land, Lot 3792, Section 30,

Brambleton Land Bay 1B, 0.13 acres, vacant, residential, zoned PDH4, at 23295 Glenwood Heights Circle, Ashburn, VA, 20148, Little River District, assessed in 2023 for \$289,400: \$289,400 land, tax map /92/D53//3790//92/D53//3789//92/D53//3791//92/D53//3792/, PIN# 200-36-6519, 200-36-6316, 200-36-6212, 200-36-6009; \$1,200,000 (Instrument# 202303080008336).

HEDR Hartland LP, to NVR Inc., 3926 Pender Drive, Suite 200, Fairfax, VA 22030; sale on 03/08/23 of Lot 107, Section 8C, Hartland South, 0.37 acres, vacant, residential, zoned TR1UBF, at 41255 Mayfield Falls Drive, Aldie, VA, 20105, Little River District, assessed in 2023 for \$406,000: \$406,000 land, Lot 141, Section 9A, Hartland South, 0.37 acres, vacant, residential, zoned TR1UBF, at 23620 Hartland Knoll Court, Aldie, VA, 20105, Little River District, assessed in 2023 for \$406,000: \$406,000 land, tax map /91/E/6//107//91/E/7//141/, PIN# 245-25-5962, 245-45-3966; \$848,240 (Instrument# 202303080008401).

Willowsford Operations, LLC, to Willowsford 443 LLC, 24638 Virginia Dogwood Place, Aldie, VA 20105; sale on 03/08/23 of Lot 443, Section 7A, The Grant at Willowsford, 10.12 acres, vacant, residential, zoned TR3UBF, at Amesfield Place, Aldie, VA, 20105, Little River District, assessed in 2023 for \$641,200: \$641,200 land, tax map /91/D7A//443/, PIN# 285-35-6124; \$700,000 (Instrument# 202303080008343).

Willowsford Operations, LLC, to Willowsford 444 LLC, 24638 Virginia Dogwood Place, Aldie, VA 20105; sale on 03/08/23 of Lot 444, Section 7A, The Grant at Willowsford, 5.55 acres, vacant, residential, zoned TR3UBF, at intersection Amesfield Place & Everfield Drive, Aldie, VA, 20105, Little River District, assessed in 2023 for \$595,500: \$595,500 land, tax map /91/D7A//444/, PIN# 285-35-0161; \$600,000 (Instrument# 202303080008350).

JBC Developers, Inc., to Christian and Brady Compton, 9315 Grant Avenue, Manassas, VA 20112; sale on 03/09/23 of Parcel, 6.39 acres, vacant, residential, zoned TR3UBF, on east side Peach Orchard Lane, Aldie, VA, 20105, Little River Dist., land assessed in 2023 for \$354,700, tax map /99////////13A, PIN# 326-19-2049-000; \$250,000 (Instrument# 202303090008516).

Karen Kirkpatrick, Executor, to Dovetail Construction & Design, LLC, 34813 Apple Pride Court,

Round Hill, VA 20141; sale on 03/09/23 of Parcel 8, D.I. Virts Division of Land, 12.14 acres, improved, SFD, zoned AR1, at 39109 John Wolford Road, Waterford, VA, 20197, Catoctin Dist., 4,024 sq. ft. 2-story SFD built 1989; assessed in 2023 for \$1,006,620: \$371,000 (land); \$635,020 (improvement); \$1,100,000 credit line trust with First American TR Services of Virginia, tax map /27///2/////8/, PIN# 376-47-6033-000; \$890,204 (Instrument# 202303090008506).

NVR, Inc., to Shaded Acre LLC, 20246 Millstead Drive, Ashburn, VA 20147; sale on 03/10/23 of Lot 536, Land Bay 2, Tuscarora Crossing, 0.15 acres, vacant, residential, zoned PDH-4, at 19420 Tuscarora Crossing Drive, Leesburg, VA, 20175, Leesburg Dist., assessed in 2023 for \$284,000, tax map /61/J/1///536/, PIN# 191-20-4947-000; \$1,094,990 (Instrument# 202303100008757).

New Home Sales

DRB Group Mid-Atlantic, LLC, to Mohammad Shaan Mirza & Amna Amjad, 23684 Everett Valley Drive, Aldie, VA 20105; sale on 02/27/23 of Lot 277, Section 10A, Hartland South, 0.26 acres, improved, SFD, zoned TR1UBF, at 23684 Everett Valley Drive, Aldie, VA, 20105, Little River District, 4,029 sq. ft., 2-story "Richmond" model SFD built in 2022; assessed in 2023 for \$1,354,040: \$400,500 land; \$953,540 improvement; (\$1,080,456 trust with NFM, Inc.), tax map /91/E/9//277/, PIN# 285-39-7059; \$1,543,509 (Instrument# 202302270007115).

Demott and Silver at Broadlands Condominium Development, L.L.C., to Mahmood Solaiman & Ambreen Noor Solaiman, 43264 Farringdon Square, Ashburn, VA 20148; sale on 02/27/23 of Condo Unit(s) 132, Phase D, Demott and Silver at Broadlands Condominium, 0.00 acres, improved, resid. condo, zoned PDTRC, at 43264 Farringdon Square, Ashburn, VA, 20148, Broad Run District, assessed in 2023 for n/a; (\$366,900 trust with Intercoastal Mortgage, LLC), PIN# 119-37-1680-007; \$611,570 (Instrument# 202302270006957).

Demott and Silver at Broadlands Condominium Development, L.L.C., to Jessica Wu Scott & John Matthew Scott, 43268 Farringdon Square, Ashburn, VA 20148; sale on 02/27/23 of Condo Unit(s) 134, Phase D, Demott and Silver at Broadlands Condominium, 0.00 acres, improved, resid. condo, zoned PDTRC, at 43268 Farringdon Square, Ashburn, VA, 20148, Broad Run District, assessed in 2023 for n/a; (\$550,000 trust with Amerisave Mortgage Corporation), PIN# 119-37-1680-009; \$641,533 (Instrument# 202302270007067).

Demott and Silver at Broadlands Condominium Development, L.L.C., to Bryan J. Reardon & Kasandra

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Roman, 43252 Farringdon Square, Ashburn, VA 20148; sale on 02/27/23 of Condo Unit(s) 126, Phase D, Demott and Silver at Broadlands Condominium, 0.00 acres, improved, resid. condo, zoned PDTRC, at 43252 Farringdon Square, Ashburn, VA, 20148, Broad Run District, assessed in 2023 for n/a; (\$558,400 trust with Intercoastal Mortgage, LLC), PIN# 119-37-1680-001; \$657,209 (Instrument# 202302270007002).

NVR, Inc., to Hima Bindu Thamatham & Prashanth Gopal, 23522 Quincy Springs Court, Aldie, VA 20105; sale on 02/27/23 of Lot 77, Section 3A, Hartland North, 0.58 acres, improved, SFD, zoned TR3UBF, at 23522 Quincy Springs Court, Aldie, VA, 20105, Little River District, 4,726 sq. ft., 2-story "Regents Park II" model SFD built in 2022; assessed in 2023 for \$994,510: \$501,600 land; \$492,910 improvement; (\$1,455,000 trust with NVR Mortgage Finance, Inc.), tax map /90/D/3////77/, PIN# 284-10-5219; \$1,742,354 (Instrument# 202302270006902).

NVR, Inc., to Zarina Ashraf, 42564 Antonia Terrace, Sterling, VA 20166; sale on 02/27/23 of Lot 44, Phase 4, Arcola Center, Main Street Residential, 0.03 acres, improved, TH, zoned R16, at 42564 Antonia Terrace, Sterling, VA, 20166, Dulles District, assessed in 2023 for \$195,000: \$195,000 land, tax map 101/K/5////44/, PIN# 163-36-6022; \$584,500 (Instrument# 202302270007103).

Stanley Martin Homes, LLC, to Samira Ahmad, 44491 Wolfhound Square, Ashburn, VA 20147; sale on 02/27/23 of Condo Unit(s) 5-103, Phase 5, Ashbrook Condominium, 0.00 acres, improved, resid. condo, zoned R24, at 44491 Wolfhound Square, Ashburn, VA, 20147, Broad Run District, 1,660 sq. ft., "Tessa" model condo built in 2022; assessed in 2023 for \$176,210: \$17,620 land; \$158,590 improvement; (\$155,913 trust with First Heritage Mortgage, LLC), tax map /62AD/1P55-103, PIN# 057-17-8777-003; \$160,736 (Instrument# 202302270006947).

Van Metre Homes at Broadlands 23, L.L.C., to Raviveer Kushwaha & Anvita Gupta, 21328 Rainier Lane, Broadlands, VA 20148; sale on 02/27/23 of Lot 38, Section 23, Broadlands, 0.22 acres, improved, SFD, zoned PDH3, at 21328 Rainier Lane, Ashburn, VA, 20148, Broad Run District, 2,830 sq. ft., 2-story "Camellia 3160" model SFD built in 2022; assessed in 2023 for \$972,790: \$309,100 land; \$663,690 improvement; (\$940,490 trust with Intercoastal Mortgage, LLC), tax map /78/B26////38/, PIN# 155-36-7740; \$989,990 (Instrument# 202302270007120).

Beazer Homes, LLC, to Mark T. Monastyrski & Sean J. McCoy, 46005 Woodpecker Square, Sterling, VA 20165; sale on 02/28/23 of Condo Unit(s) 5, Phase A, Regal Chase Condominium, 0.00 acres, improved, resid. condo, zoned R16, at 46005 Woodpecker Square, Sterling, VA, 20165, Algonkian District, 1,631 sq. ft., "Monroe" model condo built in 2022; assessed in 2023 for \$482,290: \$160,000

land; \$322,290 improvement; (\$521,517 trust with Wells Fargo Bank, N.A.), tax map /81AG/1PA///5/, PIN# 029-30-4669-005; \$550,515 (Instrument# 202302280007354).

DRB Group Mid-Atlantic, LLC, to Hafsa Ijaz & Sohaib Faruq, 23753 Bradford Knoll Lane, Aldie, VA 20105; sale on 02/28/23 of Lot 208, Section 9B, Hartland South, 0.23 acres, improved, SFD, zoned TR1UBF, at 23753 Bradford Knoll Lane, Aldie, VA, 20105, Little River District, 3,736 sq. ft., 2-story "Albemarle" model SFD built in 2022; assessed in 2023 for \$854,240: \$399,000 land; \$455,240 improvement; (\$914,879 trust with Mortgage Electronic Registration Systems, Inc.), tax map /91/E/8///208/, PIN# 285-30-1933; \$1,219,839 (Instrument# 202302280007356).

Dream Finders Homes, LLC, to Ajit Samuel Bhaskar & Rosalin Mary Bhaskar, 815 Sawback Square, NE, Leesburg, VA 20176; sale on 02/28/23 of Lot 20, Potomac Station Marketplace, 0.03 acres, improved, TH, zoned LB:PRN, at 815 Sawback Square, NE, Leesburg, VA, 20176, Leesburg District, 2,380 sq. ft., 3.5-story "Addison" model TH built in 2022; assessed in 2023 for \$640,560: \$210,000 land; \$430,560 improvement; (\$588,000 trust with Jet HomeLoans, LLC), tax map /49/T/1////20/, PIN# 148-27-3428; \$735,000 (Instrument# 202302280007280).

Dream Finders Homes, LLC, to Asif Hossain & Farzana Yesmin, 24914 Virginia Juniper Court, Aldie, VA 20105; sale on 02/28/23 of Lot 1, East Quarter, 0.07 acres, improved, TH, zoned LB:PRN, at 1501 Tawny Thrasher Terrace, NE, Leesburg, VA, 20176, Leesburg District, 3,462 sq. ft., 3.5-story "Holden" model TH built in 2022; assessed in 2023 for \$778,540: \$198,500 land; \$580,040 improvement; (\$633,750 trust with United Nations Federal Credit Union), tax map /49/S/1////1/, PIN# 147-35-9031; \$845,000 (Instrument# 202302280007324).

Pulte Home Company, LLC, to Vernell Arrington-Rice, 21741 Hawksbill High Circle, Sterling, VA 20164; sale on 02/28/23 of Lot 62, Phase 2, Montebello Farm, 0.17 acres, improved, SFD, zoned PDH4, at 21741 Hawksbill High Circle, Sterling, VA, 20164, Sterling District, 2,942 sq. ft., 1.5-story "Burgundy" model SFD built in 2022; assessed in 2023 for \$821,420: \$215,600 land; \$605,820 improvement, tax map /81AE/1////62/, PIN# 021-38-8969; \$1,000,502 (Instrument# 202302280007222).

The Summit at Birchwood Condominium Development, L.L.C., to Thomas L. & Mary W. Stripling, 23688 Bolton Crescent Terrace, Unit 11-301, Ashburn, VA 20148; sale on 02/28/23 of Condo Unit(s) 11-301, Phase 11, The Summit at Birchwood Condominium, 0.00 acres, improved, resid. condo, zoned PDAAA, at 23688 Bolton Crescent Terrace, Unit 301, Ashburn, VA, 20148, Little River District, assessed in 2023 for n/a, PIN# 161-49-5525-009; \$692,978 (Instrument# 202302280007352).

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Tri Pointe Homes DC Metro, Inc., to Terrance Philippe Ducharme & Tanisha Govil Ducharme, 41995 Spring Air Drive, Ashburn, VA 20148; sale on 02/28/23 of Lot 3734, Section 30, Brambleton Land Bay 1B, 0.13 acres, improved, SFD, zoned PDH4, at 41995 Spring Air Drive, Ashburn, VA, 20148, Little River District, 2,828 sq. ft., 2-story "Camden" model SFD built in 2022; assessed in 2023 for \$745,590: \$289,400 land; \$456,190 improvement; (\$631,000 trust with LoanDepot.com, LLC), tax map /92/D53//3734/, PIN# 200-36-7871; \$970,344 (Instrument# 202302280007220).

Van Metre Homes at Brambleton Section 30, L.L.C., to Aabid A. Markar & Ayesha Aabid Markar, 22861 Aurora View Drive, Ashburn, VA 20148; sale on 02/28/23 of Lot 3702, Section 30, Brambleton Land Bay 1B, 0.10 acres, improved, SFD, zoned PDH4, at 22861 Aurora View Drive, Ashburn, VA, 20148, Little River District, 2,940 sq. ft., 2-story "Hamilton (2600)" model SFD built in 2022; assessed in 2023 for \$818,620: \$288,500 land; \$530,120 improvement; (\$738,350 trust with Intercoastal Mortgage, LLC), tax map /92/D53//3702/, PIN# 200-46-4918; \$960,440 (Instrument# 202302280007286).

Van Metre Homes at Hartland, L.L.C., to Hatem H. Antonyous & Sherine F. Habashy, 23699 Lakewood Springs Lane, Aldie, VA 20105; sale on 02/28/23 of Lot 202, Section 9B, Hartland South, 0.26 acres, improved, SFD, zoned TR1UBF, at 23699 Lakewood Springs Lane, Aldie, VA, 20105, Little River District, 2,974 sq. ft., 2-story "Grandin III (4015)" model SFD built in 2022; assessed in 2023 for \$95,000: \$9,500 land; \$85,500 improvement; (\$233,192 trust with CMG Mortgage, Inc.), tax map /91/E/8//202/, PIN# 285-40-3281; \$240,405 (Instrument# 202302280007260).

DFH 2/2 Potomac Station LLC, to Yasantha Wijeweera & Linda Marie Wijeweera, 926 California Drive, NE, Leesburg, VA 20176; sale on 03/01/23 of Condo Unit(s) 2A-13, Phase 2A, Potomac Station Marketplace Condominium, 0.00 acres, improved, resid. condo, zoned LB:PRN, at 926 California Drive, NE, Leesburg, VA, 20176, Leesburg District, assessed in 2023 for n/a; (\$378,000 trust with Jet HomeLoans, LLC), PIN# 148-27-8228-013; \$480,000 (Instrument# 202303010007538).

DFH 2/2 Potomac Station LLC, to Hubert Ray Walters III & Susan Catherine Walters, 908 California Drive, NE, Leesburg, VA 20176; sale on 03/01/23 of Condo Unit(s) 2A-6, Phase 2A, Potomac Station Marketplace Condominium, 0.00 acres, improved, resid. condo, zoned LB:PRN, at 908 California Drive, NE, Leesburg, VA, 20176, Leesburg District, assessed in 2023 for n/a; (\$325,004 trust with Jet HomeLoans, LLC), PIN#

148-27-8228-006; \$605,004 (Instrument# 202303010007518).

Pulte Home Company, LLC, to Sandra W. Gentry, 21914 Hawksbill High Circle, Unit 203, Sterling, VA 20164; sale on 03/01/23 of Condo Unit(s) 2-203, Phase 2, Montebello Farm Condominium, Building 3, 0.00 acres, improved, resid. condo, zoned PDH4, at 21914 Hawksbill High Circle, Unit 203, Sterling, VA, 20164, Sterling District, 1,296 sq. ft., "2.2B" model condo built in 2022; assessed in 2023 for \$474,000: \$150,000 land; \$324,000 improvement; (\$240,000 trust with Intercoastal Mortgage, LLC), tax map /81AF/1P22-203, PIN# 020-19-1597-007; \$428,065 (Instrument# 202303010007498).

Carrington Builders at Main Tree Farm LC, to Parker B. & Madeline Q. Havens, 18129 Maintree Farm Court, Leesburg, VA 20176; sale on 03/03/23 of Lot B, Main Tree Farm, 15.07 acres, improved, SFD, zoned AR1, at 18129 Maintree Farm Court, Leesburg, VA, 20175, Catoctin District, 5,357 sq. ft., 2-story "Huntwick Place" model SFD built in 2022; assessed in 2023 for \$1,335,650: \$431,900 land; \$903,750 improvement, tax map /47/J/1/////B/, PIN# 310-45-3671; \$2,086,761 (Instrument# 202303030007740).

Tri Pointe Homes DC Metro, Inc., to Srikar Malladi & Lavanya Laxmi Manchiraju, 42014 Spring Air Drive, Ashburn, VA 20148; sale on 03/03/23 of Lot 3750, Section 30, Brambleton Land Bay 1B, 0.11 acres, improved, SFD, zoned PDH4, at 42014 Spring Air Drive, Ashburn, VA, 20148, Little River District, 2,828 sq. ft., 2-story "Camden" model SFD built in 2022; assessed in 2023 for \$820,610: \$288,800 land; \$531,810 improvement; (\$954,856 trust with LoanDepot.com, LLC), tax map /92/D53//3750/, PIN# 200-36-5677; \$1,060,952 (Instrument# 202303030007790).

Tri Pointe Homes DC Metro, Inc., to Rosental & Nayana Betchar, 23251 Glenwood Heights Circle, Ashburn, VA 20148; sale on 03/03/23 of Lot 3724, Section 30, Brambleton Land Bay 1B, 0.11 acres, improved, SFD, zoned PDH4, at 23251 Glenwood Heights Circle, Ashburn, VA, 20148, Little River District, 2,828 sq. ft., 2-story "Camden" model SFD built in 2022; assessed in 2023 for \$819,290: \$288,800 land; \$530,490 improvement, tax map /92/D53//3724/, PIN# 200-36-8647; \$1,074,756 (Instrument# 202303030007799).

Van Metre Homes at Hartland, L.L.C., to Jahnvi Devi Kanakpalli & Chandra Shekhar Kanakpalli, 23691 Lakewood Spring Lane, Aldie, VA 20105; sale on 03/03/23 of Lot 200, Section 9B, Hartland South, 0.24 acres, improved, SFD, zoned TR1UBF, at 23691 Lakewood Springs Lane, Aldie, VA, 20105, Little River District, 3,822 sq. ft., 2-story "Belmont II (5411)" model SFD built in 2022; assessed in 2023 for \$786,000: \$399,500 land;

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\$386,500 improvement, tax map /91/E/8///200/, PIN# 285-40-3494; \$1,312,955 (Instrument# 202303030007710).

Burstein LC, to Andrea Nicol Sanders Sisk & Brayn Lee Sisk, 19073 Huntridge Preserve Court, Purcellville, VA 20132; sale on 03/06/23 of Lot B, Section 3, Hunt Ridge Preserve, 17.30 acres, improved, SFD, zoned AR1, at 19073 Huntridge Preserve Court, Purcellville, VA, 20132, Catocin District, 5,080 sq. ft., 2-story "Huntwick Place" model SFD built in 2022; assessed in 2023 for \$973,580: \$345,300 land; \$628,280 improvement; (\$1,426,973 trust with Bank of Clarke), tax map /44/D/2///REB/, PIN# 527-20-5358; \$1,783,717 (Instrument# 202303060008004).

NVR, Inc., to Sujay Muralidhar Muralidharan & Pavithra Srinivasan, 41240 Bloomfield Hills Court, Aldie, VA 20105; sale on 03/06/23 of Lot 105, Section 8C, Hartland South, 0.35 acres, improved, SFD, zoned TR1UBF, at 41240 Bloomfield Hills Court, Aldie, VA, 20105, Little River District, 4,287 sq. ft., 2-story "Stratford Hall" model SFD built in 2022; assessed in 2023 for \$975,060: \$405,000 land; \$570,060 improvement; (\$1,218,431 trust with PNC Bank, N.A.), tax map /91/E/6///105/, PIN# 245-35-7353; \$1,523,039 (Instrument# 202303060008062).

Pulte Home Company, LLC, to Laura M. & Luis E. Santos, 21914 Hawksbill High Circle, Unit 305, Sterling, VA 20164; sale on 03/07/23 of Condo Unit(s) 2-305, Phase 2, Montebello Farm Condominium, Building 3, 0.00 acres, improved, resid. condo, zoned PDH4, at 21914 Hawksbill High Circle, Unit 305, Sterling, VA, 20164, Sterling District, 1,296 sq. ft., "2.2B" model condo built in 2022; assessed in 2023 for \$474,000: \$150,000 land; \$324,000 improvement, tax map /81AF/1P22-305, PIN# 020-19-1597-016; \$449,065 (Instrument# 202303070008217).

Beazer Homes, LLC, to Surut Klannukarn, 46013 Woodpecker Square, Sterling, VA 20165; sale on 03/08/23 of Condo Unit(s) 9, Phase A, Regal Chase Condominium, 0.00 acres, improved, resid. condo, zoned R16, at 46013 Woodpecker Square, Sterling, VA, 20165, Algonkian District, 1,631 sq. ft., 2-story "Monroe" model condo built in 2022; assessed in 2023 for \$482,290: \$160,000 land; \$322,290 improvement; (\$535,539 trust with Guaranteed Rate, Inc.), tax map /81AG/1PA///9/, PIN# 029-30-4669-009; \$523,499 (Instrument# 202303080008292).

NVR, Inc., to Siraj Nagapatnam Rajamanickam & Irfana Zulaikha Shahul Hameed, 23723 Upper Hartland Lane, Aldie, VA 20105; sale on 03/08/23 of Lot 161, Section 9A, Hartland South, 0.32 acres, improved, SFD, zoned TR1UBF, at 23723 Upper Hartland Lane, Aldie, VA, 20105, Little River District, 4,287 sq. ft., 2-story "Stratford Hall" model SFD built in 2022; assessed in 2023 for \$972,040: \$403,500 land; \$568,540 improvement;

(\$1,201,284 trust with United Nations Federal Credit Union), tax map /91/E/7///161/, PIN# 245-35-2423; \$1,501,605 (Instrument# 202303080008328).

Pulte Home Company, LLC, to Sundhar Rajan Lakshminarasimhan & Swetha Sampath Chari, 43058 Chinn Ridge Court, Centreville, VA 20120; sale on 03/08/23 of Lot 33, Bull Run Reserve, 0.41 acres, improved, SFD, zoned TR3LF, at 43058 Chinn Ridge Court, Centreville, VA, 20120, Dulles District, 4,662 sq. ft., 2-story "Skyview" model SFD built in 2022; assessed in 2023 for \$849,860: \$357,300 land; \$492,560 improvement; (\$700,000 trust with United Nations Federal Credit Union), tax map 106/Q/1///33/, PIN# 131-35-7489; \$1,447,596 (Instrument# 202303080008375).

Toll VA VIII, L.P., to Muhammad Raheel Khan & Mariam Mufti, 22359 Roanoke Rise Terrace, Ashburn, VA 20148; sale on 03/08/23 of Condo Unit(s) 2007, Phase 20, Metro Walk Lofts Condominium (Building F), 0.00 acres, improved, resid. condo, zoned PDTRC, at 22359 Roanoke Rise Terrace, Ashburn, VA, 20148, Broad Run District, 1,528 sq. ft., "Sully ADU" model condo built in 2022; assessed in 2023 for \$184,630: \$18,460 land; \$166,170 improvement; (\$175,397 trust with Embrace Home Loans, Inc.), tax map /93/K/1202007/, PIN# 120-10-2729-007; \$184,629 (Instrument# 202303080008356).

Demott and Silver at Broadlands Condominium Development, LLC, to Amanda B. Smith, 43272 Farrindon Square, Ashburn, VA 20148; sale on 03/09/23 of Condo Unit(s) 136, Phase D, Demott and Silver at Broadlands Condominium, improved, resid. condo, zoned PD-TRC, at 43272 Farrindon Square, Ashburn, VA, 20148, Broad Run Dist., new 3-bed, 2.5-bath 4-story residential condo unit, details n/a; not yet individually assessed, PIN# 119-37-1680-011; \$658,892 (Instrument# 202303090008470).

NVR, Inc., to Rahul Kaushal and Charu Arya, 41248 Bloomfield Hills Court, Aldie, VA 20105; sale on 03/09/23 of Lot 106, Section 8C, Hartland South, 0.35 acres, improved, SFD, zoned TR1UBF, at 41248 Bloomfield Hills Court, Aldie, VA, 20105, Little River Dist., 3,925 sq. ft., 2-story "Marymount" model SFD built 2022; assessed in 2023 for \$964,350: \$405,000 (land); \$559,350 (improvement); \$1,139,700 trust with NVR Mortgage Finance, Inc., tax map /91/E/6///106/, PIN# 245-25-6443-000; \$1,424,626 (Instrument# 202303090008426).

NVR, Inc., to Srinvas Busani and Vijaya Racherla, 23664 Everett Valley Drive, Aldie, VA 20105; sale on 03/09/23 of Lot 282, Section 10A, Hartland South, 0.26 acres, improved, SFD, zoned TR1UBF, at 23664 Everett Valley Drive, Aldie, VA, 20105, Little River Dist., 3,024 sq. ft., 2-story "Leigh" model SFD built 2022; assessed in 2023 for \$1,092,730: \$400,500 (land); \$692,230

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(improvement); \$913,618 trust with NVR Mortgage Finance, Inc., tax map /91/E/9///282/, PIN# 285-49-7803; \$1,074,845 (Instrument# 20230309000859).

Toll VA VIII, LP, to Ali Hassan and Fnu Fatima, 22367 Roanoke Rise Terrace, Ashburn, VA 20148; sale on 03/09/23 of Condo Unit(s) 2011, Building F, Phase 20, Metro Walk Lofts Condominium, improved, resid. condo, zoned PD-TRC, at 22367 Roanoke Rise Terrace, Ashburn, VA, 20148, 1,428 sq. ft., 2-story "Sully" ADU model stacked piggyback condo unit built 2022; assessed in 2023 for \$184,630: \$18,460 (land); \$166,170 (improvement); \$147,703 trust with Atlantic Coast Mortgage, LLC; \$184,629 (Instrument# 202303090008568).

Beazer Homes, LLC, to Elijah and Nishat Stallings, 46011 Woodpecker Square, Sterling, VA 20165; sale on 03/10/23 of Condo Unit(s) 8, Phase A, Regal Chase Condominium, improved, resid. condo, zoned R-16, at 46011 Woodpecker Square, Sterling, VA, 20165, Algonkian Dist., 2,470 sq. ft., 2-story condo stacked/piggyback residential unit built 2022; assessed in 2023 \$568,290: \$160,000 (land); \$408,290 (improvement); \$614,715 trust with Atlantic Coast Mortgage, LLC, tax map /81AG/1PA///8/, PIN# 029-30-4669-008; \$614,715 (Instrument# 202303100008694).

NVR, Inc., to Narendra Siripireddy and Mounika Sura, 23703 Upper Hartland Lane, Aldie, VA 20105; sale on 03/10/23 of Lot 156, Section 9A, Hartland South, 0.34 acres, improved, SFD, at 23703 Upper Hartland Lane, Aldie, VA, 20105, Little River Dist., 3,925 sq. ft. 2-story "Marymount" model SFD built 2022; assessed in 2023 for \$960,790: \$404,500 (land); \$556,290 (improvement); \$1,062,156 trust with NVR Mortgage Finance, Inc., tax map /91/E/7///156/, PIN# 245-35-4272-000; \$1,416,209 (Instrument# 202303100008749).

Van Metre Homes at Broadlands 23, LLC, d/b/a Hillside at Broadlands, to Joanne and Daniel Kim, 21443 Mont Blanc Place, Broadlands, VA 20148; sale on 03/10/23 of Lot 21, Section 23, Broadlands, 0.14 acres, improved, SFD, zoned PDH-3, at 21443 Mont Blanc Place, Ashburn, VA, 20148, Broad Run Dist., new SFD, details n/a; assessed in 2023 for \$306,700 (land only); \$887,500 trust with Intercoastal Mortgage, LLC, tax map /78/B26///21/, PIN# 155-26-4922-000; \$1,317,500 (Instrument# 202303100008692).

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