

## **Pre-Application Summary Sheet**

Eric Blankenship, Senior Planner

Date of Meeting: November 13, 2025

Location: Teams Meeting

Attendees: Samantha Swift (B&D), Umme Samanta (B&D), Dipika Krishnaswami (B&D), Meredith Witte (B&D), Nick Royston (B&D), Stephen Thompson (DPZ), Andrea Grove (DPZ), Kayla Peloquin (DPZ), Marie Pham (DTCI), Troy Moseley (FMO), Nicholas Gorshenin (Health), Josh Hepner (Health), Stephen Collins, Denar Antelo, Nathan Hamman

Application Number: PMTG-2025-0220; Lane Farm Project

Proposal:

The applicant would like to subdivide PIN 179-169-392-000 and 180-493-346-000.

Issues:

The proposed subdivision consists of approximately 338 acres across PINs 179-169-392-000 and 180-493-346-000. This would be process through the Preliminary (SBPL) and Record Plat (SBRD) process and would consist of 67 lots under the provisions of 2.04.01 of the Agricultural Rural – 1 (AR -1) Cluster Subdivision Option of the Loudoun County Zoning Ordinance (LCZO). The proposed site consists of 30.09 acres of Prime Farmland Soils, 70% or approximately 21.06 acres of which would be required to be conserved by means of Preservation Farm Lot(s) consisting of at least 15 acres in size and placed within a permanent open space easement. 70% or approximately 236 acres of the overall site is required to be placed within a combination of Preservation Farm Lot(s), Rural Economy Lot(s), and/or common open space. The site is located within the Limestone Overlay District (LOD) (5.05 of the LCZO), Mountainside Overlay District (MOD) (5.04 of the LCZO), Floodplain Overlay District (FOD) (5.03 of the LCZO), and contains areas of steep slopes. It also appears there is a dam located on the site.

PINs 179-169-392-000 and 180-493-346-000 appear to be in the Land Use Program. Staff suggests contacting the Commissioner of the Revenues Office to discuss the impact any proposed development would have on the status of the Land Use Program.

The proposed subdivision depicts 67 cluster lots. The 67 total lots would not be permitted to consist entirely of cluster lots as the total number of lots would include any required Preservation Farm Lot(s) and any Rural Economy Lot(s). In addition, no new lots are permitted to be bisected by an existing right-of-way. In addition, pursuant to Section 2.04.01.K.1.b, all lots within the cluster subdivision are required to be created at one time.

The proposal stated that individual well and septic would be provided for the proposed development. Section 5.05.F.5.b of the LCZO requires that the development be served by community water supply systems. Similarly, Section 5.05.F.7 of the LCZO requires that community wastewater systems be provided for this proposed development.

The proposed subdivision would need to accommodate all existing and planned roads within and contiguous to the proposed subdivision (FSM 4.200.A.2.A). This may include either right-of-way dedication, right-of-way reservation, and/or construction of existing and planned roads.

As the proposed development consists of three or more lots, a special exception is required pursuant to Section 5.04.D.2.6.

Regarding the potential dam, please contact [Andrea Henry](#) with the Virginia Department of Conservation and Recreation to ascertain any requirements pursuant to the Dam Safety Act.

As part of the SBPL process, and because the site is within both the LOD and MOD, a preliminary soils report (PSR) is required to be submitted, and the proposed development would need to adhere to the results of the PSR.

Lastly, any development would be required to meet the overlength cul-de-sac provisions of a maximum allowable length of 3,500 feet as contained within FSM Section 4.310.F.

Time Spent:	research	+	meeting	=	Total
	4		1		5

Non-Binding Meeting Notes, prepared by David Moore, amended by Andrea Grove.

David was unable to attend the meeting due to a scheduling conflict.

PMTG-2025-0220

November 13, 2025, at 10:30 via TEAMS

Subdivision Plan for Rural Cluster Residential Development in the AR-1 Zoning District

Property Information: PIN: 179-16-9392

- Agricultural Rural 1 (AR1), Loudoun County Zoning Ordinance 2023
- Rural Policy Area
- Rural North Place Type
- Contains MOD/Steep Slopes – sensitive/highly sensitive & moderate/very steep slopes
- Prime Ag Soils – applies to cluster subdivisions in AR-1 & AR-2
- Flood Plain – minor FOD
- River and Stream Corridor Resources (RSCR)
- Limestone Overlay District (LOD)

Comments:

- Development will adhere to the AR-1 district regulations (Section 2.04.01) of the Loudoun County Zoning Ordinance.
- A Special Exception for Subdivision is required when a subdivision of land into 3 or more lots is within mountainside, pursuant to Section 5.04.D.2.6 (Table 5.04-4 #6).
- Density is 1 lot per 5 acres
- Minimum Lot Size is 15 acres
- Setback Requirements are:
  - Front – 25 feet
  - Rear – 20 feet
  - Side – 15 feet
  - Lot Coverage Max – 15%
  - Building Height Max – 35 feet
- Individual lots in the 3 AR-1 development options must be accessed pursuant to Section [7.07.01](#). In addition to the requirements of Section [7.07.01](#).C.1.d, private road access meeting the requirements

of Section [7.07.01.C](#) may also be provided to a Base Density Division Option development provided the private road serves a maximum of 7 individual lots.

- 2.04.01.K outlines the requirements of the Cluster Subdivision Option.
  - 2.04.01.K.1 - A minimum of 70% of the total acreage of the Originating Tract must be composed of Preservation Farm Lot(s), and/or Rural Economy Cluster Lot(s), and/or Common Open Space Lot(s).
  - 2.04.01.K.2 - Residential Cluster Lots must consist of a minimum of 5 lots and a maximum of 25 lots in a grouping.
  - 2.04.01.K.4 – If a cluster subdivision is to have more than 1 grouping of Residential Cluster Lots, a minimum of 250 feet must separate the lot lines that form the outer boundaries of such grouping.
    - Follow up question: Can the 250 feet of separation between more than 1 grouping of residential cluster lots be modified? Section 2.04.01.K.4 of the zoning ordinance does not provide a means to modify Section 2.04.01.K.4.
  - 2.04.01.K.5 – Preservation Farm Lots: Each Originating Tract that contains 5 noncontiguous acres or more of [Prime Farmland Soils](#) must provide 1 or more [Preservation Farm Lots](#) that contain a minimum of 70% of such Prime Farmland Soils. Originating Tracts containing less than 5 noncontiguous acres of Prime Farmland Soils may contain a [Preservation Farm Lot\(s\)](#).
  - **Permanent Open Space Easement (Section 2.04.01.K.5.d).** All areas of a Preservation Farm Lot must be subject to a permanent open space easement granted to the County, in a form reviewed and approved by the Zoning Administrator for consistency with the applicable requirements of this Zoning Ordinance.
  - **Rural Economy Cluster Lots (Section 2.04.01.K.6.).** Each Originating Tract that contains less than 5 acres of Prime Farmland Soils must provide a minimum of 1 Rural Economy Cluster Lot.
  - **Common Open Space Lot (Section 2.04.01.K.7.).** [Common Open Space Lots](#) must meet the following requirements:
    - Land that is neither part of a building lot nor a road right-of-way must be placed in a common open space lot and must be owned

and be maintained by an [Owners Association](#) as described in Section [7.09](#);

- Common Open Space Lot has no minimum or maximum lot size and no lot width regulations; and
- Common Open Space Lot does not count against the lot yield allotted to the subdivision.
- Section 5.05 – Limestone Overlay District
- 5.05.C.1 – requirements for a Geophysical Study to identify Karst/Sensitive Environmental Features
- Table 5.05-1 Karst/Sensitive Environmental Features Setbacks – provides minimum required setbacks from identified Karst/Sensitive Environmental Features
- Section 5.05.E.1 – Creation of New Lots within the LOD - Applicant must demonstrate there is sufficient area outside of Karst/Sensitive Environmental Features Setbacks for intended residential uses including location of sewage disposal and wells
- Additional Water Supply requirements in Section 5.05.F.5
- Additional Sewage Disposal requirements in Section 5.05.F.6

**Floodplain Management Team (FMT)  
PMTG Comments**

<b>Project Number:</b>	PMTG-2025-0220
<b>Project Name:</b>	Newvalley Church Road (Lane Farm)
<b>Project Type:</b>	Subdivision
<b>Meeting Date:</b>	11/13/25
<b>Meeting Time:</b>	10:30 AM
<b>FMT Reviewer:</b>	Todd Taylor

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- 1) Minor floodplain occurs on the subject property. The property is subject to the Floodplain Overlay District (FOD) regulations in LCZO 5.03. (LCZO 5.03)
- 2) A portion of the minor floodplain located on the subject property is based on an approximate model. Due to the scope of the proposed subdivision (over 50 lots or 5 acres), a floodplain study is required to establish base flood elevation data. The floodplain study must be approved prior to the approval of the construction plan. Note that floodplain study 2022-0017 and floodplain alteration 2024-0001 have been approved for the Newvalley Church Road improvements and updated a portion of the floodplain located on the subject property. (LCZO 5.03.H.1 and FSM 5.411)
- 3) Please note that any encroachment into the minor floodplain must be consistent with the uses listed in LCZO 5.03.E.2 and requires the appropriate application (e.g., Floodplain Alteration or Declaration of No Impact to Floodplain narrative) to address the associated floodplain impacts. The floodplain application would need to be approved prior to the approval of the construction plan. (FSM 5.440 and LCZO 5.03.E)
- 4) Please adjust Cluster 2B to avoid encroachment into the minor floodplain. (LCZO 5.03.E)
- 5) A floodplain easement will be required at the time of construction plan/record plat. (FSM 8.103.A.33 and 5.201)
- 6) Note that the Route 15 Bypass Alternative 1 floodplain crossing will require an approved floodplain alteration prior to the road construction plan approval. (FSM 5.442)

## **NRT - PMTG Comments/Notes**

**PMTG Number:** PMTG-2025-0201  
**Project Name:** Lane Family Subdivision  
**Project Type:** SBPL  
**Meeting Date:** 10/16/2025  
**Meeting Time:** 10:00 AM  
**NRT Reviewer:** Meredith Witte

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### **Natural Resources:**

The following comments are based on submitting a preliminary plat of subdivision (SBPL) application.

- 1) Please show and label all watercourses on the parcel on the plat. (FSM 8.102.A.26)
- 2) Please show the general location of existing drainage ways, ponds, springs, onsite sewage disposal, onsite water supply systems and existing and proposed public water and sewer lines. Based on Staff review of aerial imagery, it appears that there may be some karst related water collection areas throughout the parcel. (FSM 8.102.A.28)
- 3) Current topographic information, indicating when and by what means it was made, having contour intervals of 5 feet or less, showing all the area covered by the subdivision not including residue parcel(s) and related to the North American Vertical Datum of 1988 (NAVD 88). Loudoun County Geographic Information System (LOGIS), which depicts 4-foot contour intervals, may be used. Areas of forest or other vegetated cover shall also be shown. In cases where a Tree Survey has been performed for the property, identified cover type areas and specimen trees shall be depicted. Champion trees as identified in adopted Federal and State documents shall also be identified. (Projects that were started prior to November 9, 2009, may use the previously required NGVD 29 datum.) (FSM 8.102.A.31)
- 4) If applicable, please show any proffered preservation areas shall be clearly delineated (e.g., trees, structures, etc.). (FSM 8.102.A.35)
- 5) Staff notes that there are Predictive Wetlands on the parcel. Please provide wetlands data as follows:
  - a. Potential jurisdictional waters and wetlands as identified by the Loudoun County Predictive Wetlands Model or a consultant wetland delineation performed in accordance with Army Corps of Engineers (Corps) standards shall be depicted on the plat. Staff recommends a wetland delineation for accurate information with planning purposes. (FSM 8.102.A.38.a)

- b. A note referencing the source of the wetland information depicted on the plat (including the Corps Jurisdictional Determination number and date, if it exists) and indicating that all applicable state and federal permits shall be obtained prior to disturbances within jurisdictional waters and wetlands shall be provided on the plat. (FSM 8.102.A.38.b)
- 6) Please show the Very Steep Slope Areas and Moderately Steep Slope Areas, as defined and regulated in the Zoning Ordinance and as identified in Loudoun County Geographic Information System (LOGIS), or based on a topographic analysis where a contour interval of 5 feet or less is used. Note that any disturbances in the Steep Slope areas are subject to the development standards and uses in Chapter 6 of the Loudoun County Zoning Ordinance. (FSM 8.102.A.39)
- 7) Please show the River and Stream Corridor Resources (RSCR), including the 100 Foot Minimum Width (measure 300' from the ordinary high water mark), Riparian Protection Buffer (measured 50' from the floodplain limits), and Variable Riparian Preservation Buffer. Note that all development standards and uses from Chapter 6 of the Loudoun County Zoning Ordinance must be met. (LCZO 6.01; FSM 8.102.A.40)
- 8) Soils map showing a maximum 1:2400 scale (1 inch = 200 feet) copy of the proposed development layout, overlaid on the County soils map, including the soils, drains, spot points, and a soils table with mapping unit name and number, hydrologic class, general development class, and identifying hydric soils. (FSM 6.120.B.1; FSM 8.102.A.41)
  - a. A note stating whether or not Class III and/or Class IV soils exist on the development site per the following: "The subject development site does (or does not) contain Class III and/or Class IV soils, per the latest County soils map as identified by the Interpretive Guide to Soils Maps, Loudoun County, Virginia, or per the approved Preliminary Soils Review Investigation and Report. Loudoun County recommends no construction of structures with subgrade levels within natural drainage swales or within soils or spots specifically identified as wet per the latest County soils map as identified by the Interpretive Guide to Soils Maps, Loudoun County, Virginia." (FSM 6.120.B.2)
- 9) As there are areas of MOD and LOD, documentation of the submission of an application for, or the submission of a private, Preliminary Soils Review in accordance with Chapter 6 of this manual. Please apply for a County performed or review of a Third Party PSR through LandMARC. (FSM 8.102.B.5)
- 10) Staff notes that the parcel contains Sensitive and Highly Sensitive areas of the Mountainside Overlay District (MOD). Any development in the MOD is subject to the requirements in Section 5.04 of the Loudoun County Zoning Ordinance. (FSM 8.102.A.42; LCZO 5.04)
  - a. Subdivision of lot with MOD requires a SPEX if 3 or more parcels (LCZO Table 5.04-4, row 6)



- b. Please show all required tables for proposed and allowable development in the Sensitive and Highly Sensitive MOD. (LCZO 5.04)
- 11) Staff notes that a majority of the parcel is within the Limestone Overlay District (LOD). Any development in the LOD is subject to the requirements in Section 5.05 of the Loudoun County Zoning Ordinance. (FSM 8.102.A.42)
- a. Specifically, a geophysical study will be required for any disturbances in the Limestone Overlay District. Depending on the results of the study, additional studies, including but not limited to a geotechnical study, may be required. For accuracy, the geophysical and/or geotechnical report should classify any Karst/Sensitive Environmental Features based on Table 5.05-1 in the Loudoun County Zoning Ordinance. (LCZO 5.05.C.1 – 3)
  - b. Additionally, please note that the 100' buffer for sink holes or other karst features should be measured from the perimeter of the karst feature, not the center point.
  - c. Per LZCO 5.05 for the creation of new lots within the LOD, prior to approval of any buildable lot created after February 17, 2010, the applicant must demonstrate on a scaled plat, plan, or exhibit that there is a sufficient area on the lot outside of the Karst/Sensitive Environmental Feature Setbacks for intended uses, to include sewage disposal and well sites, where applicable, unless an approved sewage disposal site already exists that is subject to Section 1066.17 of the Codified Ordinances and/or an approved well site already exists that is subject to Section 1040.19 of the Codified Ordinances.
- 12) Please provide a letter from the Virginia Department of Conservation and Recreation, Division of Natural Heritage identifying occurrences of natural heritage resources on the property such as the habitat of rare, threatened, or endangered plant and animal species, unique or exemplary natural communities, and significant geologic formations. If an endangered and threatened species survey has been completed for the property, a copy of the report shall also be submitted. (FSM 8.102.B.6)

***Advisory Information:***

- 13) If trees are to be removed for future development, please be advised that due to the upgraded status of the Northern Long-Eared Bat (NLEB) to an Endangered Species, coordination with USFWS will be required prior to the approval of the grading permit due to the time of year restriction for removal of trees. If a wetland permit is required with the project this coordination will be done in conjunction with the wetland permit. If there is no tree removal proposed with the project, please include a note stating there will be no tree removal. (Codified Ordinances of Loudoun County, Chapter 1220.06(a))

## MEMORANDUM

To: Eric Blankenship, Principal Planner, Customer Service Center  
From: Steve Thompson, County Archaeologist, Community Planning  
Date: November 3, 2025  
Re: PMTG-2025-0220, Lane Farm Res; Archaeology/Historic Preservation Comments

The applicant seeks to develop a cluster subdivision of 67 single-family detached homes on a 334-acre parcel located along New Valley Church Road, Montessor Road, and Stumptown Road in the Agricultural Rural – 1 (AR-1) Zoning District southwest of Lucketts in northeastern Loudoun County.

- Subdivision applications are required to submit a Phase I cultural resources survey performed in accordance with Facilities Standards Manual (FSM) Chapter 7.
- FSM 7.810.C stipulates that Phase I archaeological survey may be confined to the Limits of Disturbance associated with a land development application, but that all portions of a property excluded from Phase I cultural resources survey must nevertheless receive a pedestrian reconnaissance survey and visual inspection to identify potential surface evidence of cemeteries or human burials that may be present.
- FSM 7.810.B stipulates that Phase I cultural resources survey must meet the standards for such work set forth in Virginia Department of Historic Resources' (VDHR) *Guidelines for Conducting Historic Resources Survey in Virginia*.
- In accordance with VDHR *Guidelines*, Phase I survey shall entail systematic shovel testing throughout the project area at intervals not exceeding 50 feet.
- VDHR *Guidelines* allow that systematic Phase I shovel testing may be suspended in areas with slopes of 15 percent or greater, and staff supports complete suspension of systematic Phase I archaeological shovel testing within areas characterized by slopes in excess of 15 percent.
- FSM 7.810.F stipulates that the reconnaissance survey requirement (FSM 7.810.C) for all areas of a property excluded from Phase I survey cannot be waived or otherwise modified. **Therefore, reconnaissance survey and visual inspection of the entire property for the potential presence of visible surface evidence of cemeteries or graves will be required of the subdivision application.**
- Methodological and reporting expectations for the reconnaissance survey are provided on page 5 of the attached December 15, 2020, Technical and Procedural Newsletter.

cc: Heidi Siebentritt, Principal Planner, Community Planning (via e-mail)

## Loudoun County Reconnaissance Level Survey Procedures – 10/8/20

The reconnaissance survey shall consist of an examination of the area performed in sufficient detail to allow for a reliable assessment of the presence/absence of cemeteries, burial areas, or human graves within that area on the basis of documentary and surface/landscape evidence. The examination should include careful inspection of historic maps, aerial photographs, and an up-to-date version of Loudoun County's *Cemeteries and Burial Grounds* spatial database. The examination must also entail inspection of all terrain within the area for the presence of landscape features potentially indicative of cemeteries or human graves, including but not limited to such features as fencing or other enclosures; circumscribed clusters of mature trees; mounds, depressions, or other surface irregularities; marker stones; non-native ground cover such as periwinkle; and/or the presence of other ornamental or non-native plants outside of expected settings. Desktop review of historic and contemporary aerial imagery may satisfy the requirements for terrain inspection in certain instances, such as properties comprised of heavily developed land; however, in most cases in-field inspection of all undeveloped parts of the property via systematic pedestrian reconnaissance at regular intervals will be required.

All reconnaissance surveys shall be conducted by qualified professionals meeting the same qualifications as required for Phase I archaeological surveys. The results of all reconnaissance surveys shall be conveyed in a written report, either stand-alone or as a discrete section within an encompassing Phase I archaeological survey report, that:

- 1) details the documentary sources examined,
- 2) provides thorough description (including the interval used between pedestrian transects) and justification of the methods of terrain inspection employed,
- 3) includes representative ground-level photographs of the field conditions at the time of inspection,
- 4) presents the findings of the reconnaissance survey including all non-funerary cultural landscape features that may have been identified,
- 5) accurately locates all identified landscape features on a scaled map of the surveyed area, and
- 6) provides recommendations concerning the need for additional research.

**From:** [Gorshenin, Nicholas](#)  
**To:** [Blankenship, Eric](#)  
**Subject:** PMTG-2025-0220  
**Date:** Friday, November 14, 2025 7:37:07 AM

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Good Morning Eric,

Please find my notes from yesterday's meeting below.

Prior to Preliminary Plat Submission the following will need to be addressed:

- An application for review of the soils for purposes of subdividing will need to be submitted to our office identifying the proposed locations of the communal drainfields. The drainfields will need to be evaluated and approved by the Loudoun County Health Department (LCHD) prior to issuance of an approval letter as identified in Chapter 8.102 of the Loudoun County Facilities Standards Manual (Preliminary Plat of Subdivision)
- A hydrogeological study will need to be submitted to our office in accordance with Chapter 6.211 of the Loudoun County Facility Standards Manual (Subdivisions with community Water Systems).
- Please note that additional requirements for installation/evaluation of the wells and septic will apply for the Limestone Overlay District. These additional requirements can be found in LCHD Chapter 1066/1067/1040 and the Chapter 5 of the Loudoun County Zoning Ordinance.

Also during the meeting, I indicated that a maximum of 14 lots could utilize one single well. I was incorrect, If the well can provide sufficient yield, there is no maximum lot number which could utilize that well. A well could potentially be dug which provides sufficient yield for the entire subdivision. Supporting documentation and a Hydrogeological report would still be required.

Nick

Nicholas Gorshenin  
Environmental Health Technical Specialist  
Division of Water and Wastewater Services | Loudoun County Health Department  
1 Harrison Street, S.E, 2nd Floor | P.O Box 7000 | Leesburg, VA 20177  
Desk: 571-627-7835 | Mobile: 571-439-5118 | Fax: 703-771-5023  
[Nicholas.Gorshenin@loudoun.gov](mailto:Nicholas.Gorshenin@loudoun.gov)

PMTG-2025-0220 – Lane Farm

DTCI Notes

November 13, 2025

**Route 15** is classified as a rural (shoulder and ditch) 4-lane median divided principal arterial roadway with a 10-foot-wide shared use path along one side of the road and controlled access; left and right turn lanes at all intersections as needed for safety; Route 15 is classified as a Virginia Byway; Refer to Chapter 7, Section 4 of the 2019 CTP.

**Route 15/Spinks Ferry Roundabout (CRCP-2021-0013)** right-of-way would be needed on the subject property to accommodate this. Existing New Valley Church Road will become a cul-de-sac and realign to the north per CRCP-2021-0013. (See below Figures 1 and 2).

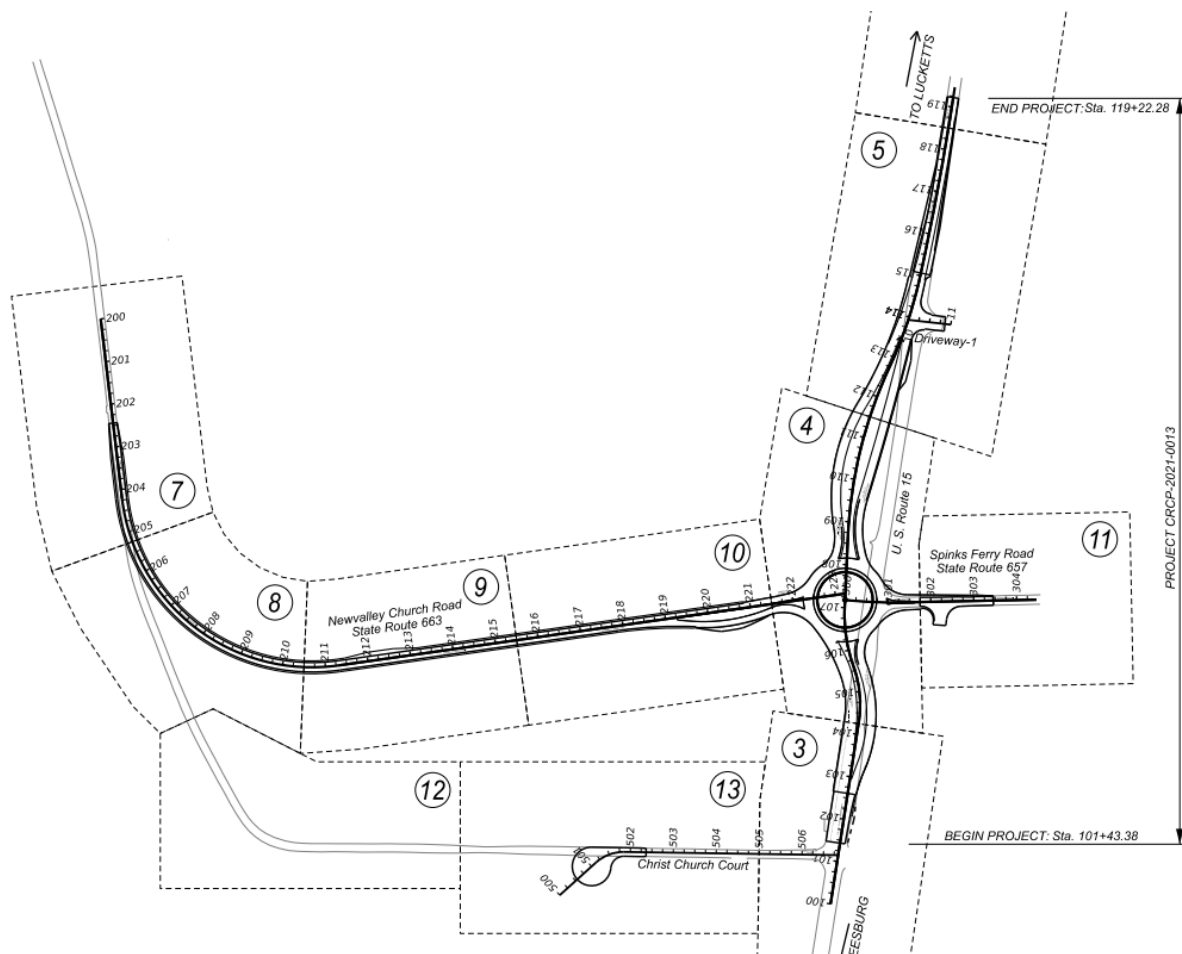


Figure 1: Route 15/Spinks Ferry Roundabout and Realignment of New Valley Church Road

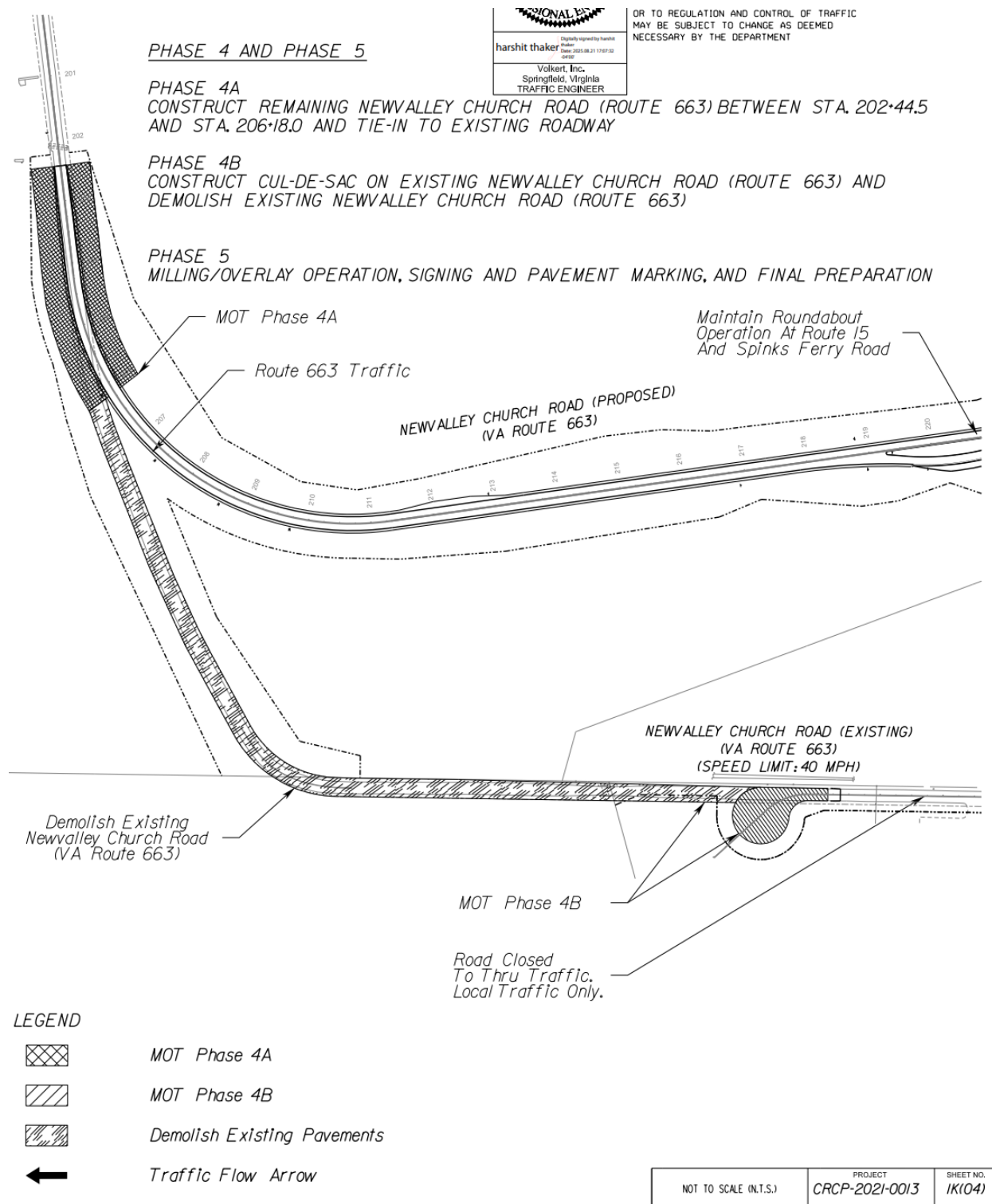


Figure 2: New Valley Church Road

**DTCI Studies** in this area:

- Route 15 North Safety and Operational Seven Year Improvements (Item #9, November 10, 2022, BOS FGOEDC)
- Route 15 North Safety and Operational Seven Year Improvements (Item #10, October 18, 2022, BOS BM)
- Route 15 – Safety and Operations Study: Whites Ferry Road to Maryland State Line (Item #6, July 18, 2019, BOS BM)

**Lucketts Bypass** – recommended alignment to be determined following the October 8<sup>th</sup> public information meeting and presented to the Board of Supervisors. Per discussions with the design team, the plan is present the recommended alignment to the Board in February 2026.