



September 10, 2026

~Via Loudoun County LandMARC~

Department of Planning & Zoning
COUNTY OF LOUDOUN
Attn: Customer Service Center
1 Harrison Street, SE, Third Floor
Leesburg, VA 20175

RE: Lane Farm Premeeting

To whom it may concern:

On behalf of Northfield Construction and Development ("Northfield"), we hereby request a Premeeting (PMTG) for property identified in Loudoun County Land Records as PIN 179-16-9392 and PIN 180-49-3346 (the "Property") to discuss submission of (1) a Special Exception pursuant to Table 5.04 of the Loudoun County Zoning Ordinance ("ZO") to permit a subdivision of more than 3 lots on the Property, and (2) a Commission Permit for the location of communal water and wastewater systems serving more than 15 lots within the Limestone Overlay District.

The Property is zoned Agricultural Rural (AR-1). Portions of the Property are located within the Mountainside Development Overlay District (MOD), Floodplain Overlay District (FOD), and Limestone Overlay District (LOD). As indicated on the enclosed *Lane Farm Conceptual Layout Exhibit* prepared by Bowman, dated September 8, 2026, no land disturbance is proposed within the MOD on the Property.

We appreciate your confirmation or response to the specific questions listed below.

Questions:

1. Please provide your comments on the attached conceptual layout.
2. Since no land disturbance is proposed in the MOD on the Property, please confirm if the limits of the SPEX are confined to the limits of the MOD or to the entirety of the Property. And, since there is no land disturbance proposed within the MOD, please confirm the amount of the application fee for the SPEX; i.e. \$5,955.00 - approval of use with no land disturbance.

3. Please confirm that the SPEX and CMPT applications can be processed concurrently under one LEGI.
4. Since the SPEX requirement is a MOD requirement and there is no disturbance to the MOD proposed, the applicant would like to discuss the process for requesting a waiver of certain checklist requirements such as the traffic study.

Please let me know if you have any questions. Best regards,



Josh Elkins, PLA
Chief Planner
Bowman

Enclosure: Lane Farm Conceptual Layout Exhibit

Cc: Stephen Collins (w/ enclosure)