

## Gardner, Stephen

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**From:** Sean Hughes <shugheslaw@comcast.net>  
**Sent:** Wednesday, February 17, 2010 11:04 AM  
**To:** Gardner, Stephen  
**Subject:** RE: T Mobile Beaumeade (SPEX 2007-0009 & CMPT 2007-0011)

Thanks Stephen. Yes, our engineers confirmed that 4791 is approx. sq. footage of the entire SE area we are utilizing.

Sean

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**From:** Gardner, Stephen [mailto:Stephen.Gardner@loudoun.gov]  
**Sent:** Wednesday, February 17, 2010 11:02 AM  
**To:** Sean Hughes  
**Subject:** RE: T Mobile Beaumeade (SPEX 2007-0009 & CMPT 2007-0011)

Sean,

Thank you. To clarify, you have confirmed that the square footage (4,791 s.f.) is that of the Special Exception area, not just the compound area?

To answer your question, subject property is a term of art that has been established by the County Attorney's Office. The subject property may refer to a parcel(s) or a portion of a parcel. Subject property does not suggest a parcel in its entirety; it refers to the area subject to the application. Notwithstanding, the wording may be clarified by the County Attorney's Office depending upon the circumstances of the case.

I hope this helps. Once again, thank you for responding so quickly.

Stephen

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**From:** Sean Hughes [mailto:shugheslaw@comcast.net]  
**Sent:** Wednesday, February 17, 2010 10:51 AM  
**To:** Gardner, Stephen  
**Subject:** RE: T Mobile Beaumeade (SPEX 2007-0009 & CMPT 2007-0011)

Stephen-

I did confirm the sq. footage with the engineers.

thx

Sean

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**From:** Sean Hughes [mailto:shugheslaw@comcast.net]  
**Sent:** Tuesday, February 16, 2010 10:28 PM  
**To:** 'Gardner, Stephen'  
**Subject:** RE: T Mobile Beaumeade (SPEX 2007-0009 & CMPT 2007-0011)

Stephen-

See attached version with the contact info you requested. Also-I put a question in red re some wording you have listed.

Re the sq. footage--that is my understanding from our engineers re the number. However, I have a question into them to double check. If I hear back by your deadline I will let you know. Otherwise go with this figure.

Thanks,

Sean

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**From:** Gardner, Stephen [mailto:Stephen.Gardner@loudoun.gov]  
**Sent:** Tuesday, February 16, 2010 3:25 PM  
**To:** Sean Hughes  
**Subject:** RE: T Mobile Beaumeade (SPEX 2007-0009 & CMPT 2007-0011)

Sean,

As noted in my previous email, I have attached the March 24, 2010 Planning Commission Public Hearing draft legal advertisement for the above referenced application. Please review the ad for accuracy, returning any comments by noon tomorrow (2/17/10).

Please confirm or provide the information highlighted in yellow bold-face type. Specifically, I need the contact information (i.e. name and telephone number) for the Applicant, and I need the square footage of the Special Exception area confirmed.

Regarding the latter, I calculated the square footage of the Special Exception area using the "SITE AREA" information noted in the "SITE SUMMARY" table located on Sheet T-1. I will note the 4,791 square feet noted in the ad seems small; I could not find any other calculation on the plat.

Thanks,

Stephen Gardner

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**From:** Sean Hughes [mailto:shugheslaw@comcast.net]  
**Sent:** Tuesday, February 16, 2010 10:12 AM  
**To:** Gardner, Stephen  
**Subject:** RE: T Mobile Beaumeade (SPEX 2007-0009 & CMPT 2007-0011)

Got it and understand.

thx

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**From:** Gardner, Stephen [mailto:Stephen.Gardner@loudoun.gov]  
**Sent:** Tuesday, February 16, 2010 9:39 AM  
**To:** Sean Hughes  
**Subject:** RE: T Mobile Beaumeade (SPEX 2007-0009 & CMPT 2007-0011)

Thanks. In preparation for the March Planning Commission Public Hearing, I will be drafting the legal ad today (2/16/10). I will ask that you review the ad for accuracy and return any corrections by noon tomorrow (2/17/10). I apologize for the quick turn-around; I believe the snow last week has put everyone behind.

Stephen

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**From:** Sean Hughes [mailto:shugheslaw@comcast.net]  
**Sent:** Monday, February 15, 2010 3:31 PM

**To:** Gardner, Stephen  
**Subject:** RE: T Mobile Beaumeade (SPEX 2007-0009 & CMPT 2007-0011)

Stephen-

The revised plans are coming to you tomorrow (via overnight courier).

Thanks again-

Sean

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**From:** Gardner, Stephen [mailto:Stephen.Gardner@loudoun.gov]  
**Sent:** Tuesday, January 19, 2010 4:31 PM  
**To:** Sean Hughes  
**Subject:** RE: T Mobile Beaumeade (SPEX 2007-0009 & CMPT 2007-0011)

Sean,

I confirm receipt of your message; I apologize for the delay in response. First and foremost, the Planning Commission has changed the Public Hearing dates starting March 2010. Please note the following tentative dates:

March 24, 2010 – Planning Commission Public Hearing  
March 10, 2010 – Planning Commission Briefing  
March 3, 2010 – Packet Distribution; Staff Report Publication  
February 17, 2010 – Submission Deadline

Regarding your summary notes, your characterizations are generally accurate. I have clarified some of the points below. I hope this helps.

Stephen Gardner

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**From:** Sean Hughes [mailto:shugheslaw@comcast.net]  
**Sent:** Sunday, January 10, 2010 4:27 PM  
**To:** Gardner, Stephen  
**Subject:** RE: T Mobile Beaumeade (SPEX 2007-0009 & CMPT 2007-0011)

Stephen-

Per our discussion here is my summary of the points we discussed:

1. We will need County Type 4 Buffer requirements (see- Table 5 in 14-14(b)) around telecomm compound as being complied with by noting so on the plans. Actual details will be determined and finalized at Site Plan review. Not an outstanding issue Applicant would desire before PC. Planting materials and number will be determined at site plan; buffer width should be accommodated within SPEX area. Anticipate a Staff request that buffers fronting Smith Switch Road be enhanced to include additional evergreens.

-if we intend to use existing trees on parcel as part of Type 4 Buffer for the telecomm compound then we will need to put area housing such trees as part of the SE area or in a tree save plan area.

2. Show parking and access point from the public street to driveway of the compound telecomm use. Driveways and parking needed to accommodate the use should be included as part of the Special Exception area.

3. Advertisement issue could develop re SE-due to pending boundary line adjustment for subject property. If it occurs before we Advertise the plat we will need to reflect the change. If occurs after the hearings that is ok. However, if occurs

after ad is published it could cause an impact on hearing date. If the boundary line adjustment is approved prior to advertisement, the plat will need to reflect the revised area. If the boundary line adjustment is approved during the public hearing (i.e. after PC and before Board) process, I will need to consult the County Attorney to ensure the application can proceed unchanged; I cannot guarantee that no changes will be needed as there are two advertisements. If the boundary line adjustment is approved after the advertisements, no change is needed.

4. We may want to clarify re notes re additional/future carriers on the pole- (e.g. show as many as possible slots on the pole-so providers who want to use in future without having to modify SE Correct.

5. Smith Switch Rd- County position- that changes from SE do not warrant improvements to the road and upon us/Applicant to ensure that sufficient ROW dedication in place or will be put in place. Confirming adequate right-of-way is the issue; not frontage improvements.

-We need to show the ultimate centerline and diagram with measurements of it. Correct.

-It appears that required 35 ft (Boundary Line Adjustment Plat- B-151, page 4-5-seems to indicate 35ft is measurement) from centerline to subject property is in place-but we need to confirm and show or ensure it does occur. Correct.

6. The Zoning Summaries Table has incorrect acreage noted in it (page C-1). Site Summary Table on Sheet T-1 should be revised as well.

Let me know if I covered it all and got it correct or if you have edits.

Thanks,

Sean

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**From:** Gardner, Stephen [mailto:Stephen.Gardner@loudoun.gov]  
**Sent:** Thursday, January 07, 2010 9:26 AM  
**To:** Sean Hughes  
**Subject:** RE: T Mobile Beaumeade (SPEX 2007-0009 & CMPT 2007-0011)

Sean,

The Planning Commission will finalize its 2010 calendar at their Work Session tonight (1/7/10). I will be able to provide confirmed Public Hearing dates tomorrow. Also, I will provide key dates that will facilitate a March Public Hearing, including a drop-dead date by which I will need your revised submission materials.

Thanks,

Stephen Gardner

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**From:** Sean Hughes [mailto:shugheslaw@comcast.net]  
**Sent:** Thursday, January 07, 2010 9:16 AM  
**To:** Gardner, Stephen  
**Subject:** RE: T Mobile Beaumeade (SPEX 2007-0009 & CMPT 2007-0011)

Stephen-

Thanks again for the call yesterday. Re 2 items I need to get back to you on in near term- (1. PC date of Feb or March 2. Summary email re our call and items)-

re 1. We would like to proceed forward with PC meeting in March 2010.

\*\*\*\* Can you let me know if the PC has published that date and time as firm yet?

re 2. I will look to provide later today or before Monday

Sean

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**From:** Gardner, Stephen [mailto:Stephen.Gardner@loudoun.gov]  
**Sent:** Thursday, December 10, 2009 3:32 PM  
**To:** Sean Hughes  
**Subject:** RE: T Mobile Beaumeade (SPEX 2007-0009 & CMPT 2007-0011)

Sean,

Three (3) copies will suffice to facilitate staff review. We will need additional copies for distribution to the Planning Commission, but these can be provided at a later date.

Thanks,

Stephen Gardner

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**From:** Sean Hughes [mailto:shugheslaw@comcast.net]  
**Sent:** Thursday, December 10, 2009 3:27 PM  
**To:** Gardner, Stephen  
**Subject:** RE: T Mobile Beaumeade (SPEX 2007-0009 & CMPT 2007-0011)

Stephen-

Good afternoon.

When we resubmit--how many copies of the full size plans do you want/need?

(can we give you an amount below the full-to ensure they look ok and then send additional ones (to save trees and funds)?

Thanks,

Sean

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**From:** Gardner, Stephen [mailto:Stephen.Gardner@loudoun.gov]  
**Sent:** Tuesday, November 17, 2009 11:14 AM  
**To:** shugheslaw@comcast.net  
**Subject:** T Mobile Beaumeade (SPEX 2007-0009 & CMPT 2007-0011)

Sean,

Please accept the following second referral for T Mobile Beaumeade (SPEX 2007-0009 & CMPT 2007-0011): 1) Department of Fire, Rescue and Emergency Management.

This concludes the second referral; all departmental comments have been transmitted to you.

Thanks,

Stephen Gardner