

## Gardner, Stephen

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**From:** Sean Hughes <shugheslaw@comcast.net>  
**Sent:** Monday, March 22, 2010 4:03 PM  
**To:** Gardner, Stephen  
**Subject:** RE: Beaumeade Substation WAN493F

Stephen-

Tried you live a few minutes ago==and just want to be sure. The revised plat should just reflect below items and not need to address the new size of the parcel for this PC hearing, correct?

Thx

Sean

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**From:** Gardner, Stephen [<mailto:Stephen.Gardner@loudoun.gov>]  
**Sent:** Monday, March 22, 2010 12:27 PM  
**To:** Moradi, Majid; Sean Hughes  
**Subject:** RE: Beaumeade Substation WAN493F

Mr. Moradi / Mr. Hughes,

Thank you for revising the plat per our previous discussions. I have allowed zoning to quickly review the changes. The issue pertaining to depicting the ultimate centerline of Smith Switch Road has been resolved. I am now comfortable that the requested right-of-way dedication is being accommodated.

I consider the delineation and notation of the Special Exception area specific to the compound resolved. Conversely, zoning has requested that the delineation and notation of a second and third special exception area related to the existing vegetation be removed (including multiple special exception areas that are disconnected from the primary use is unconventional). Continue to depict the existing landscaping on the plat and retain the "Existing (50' wide) Type 4 landscape buffer" notes.

Zoning has stated that conformance to the buffering requirements can be determined at the time of site plan. I apologize if this is somewhat contradictory to what was previously requested, but after seeing three separate special exception areas, it seems to be the best approach.

To accommodate the Planning Commission Hearing on Wednesday, please submit twelve copies of the plat depicting the changes noted above by noon on Wednesday (3/24/10); these plats will be distributed to the Commission as an update. I will be revising the Conditions of Approval to include a Condition related to the right-of-way dedication. This will also be included as part of the update.

Finally and as a reminder, the Commission requested a photo simulation of the telecommunications monopole from the Ashby Ponds (Erickson) community. Can you have this completed by Wednesday? If so, I would like to include this in the update as well.

If there are questions, feel free to call. Sean: I will try to give you a call this afternoon to connect on this and other issues. Thanks again to both of you for all your work on this application.

Stephen Gardner

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**From:** Moradi, Majid [<mailto:mmoradi@compassts.com>]

**Sent:** Wednesday, March 17, 2010 10:51 AM

**To:** Gardner, Stephen

**Cc:** Sean Hughes

**Subject:** Beaumeade Substation WAN493F

Good Morning Mr. Gardner,

Per our conversation please see attached site plan sheet for WAN493F per your comments.

Please let me know if this will work or you have any questions.

I look forward to hear from you.

Thanks

Matt Moradi

Project Engineer

Compass Technology Services

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