

Gardner, Stephen

From: Sean Hughes <shugheslaw@comcast.net>
Sent: Tuesday, March 23, 2010 6:49 PM
To: Gardner, Stephen
Cc: 'Bird, Amy'
Subject: RE: Beaumeade Substation WAN493F

Stephen--

Please call me Wed am to discuss proposed Condition #6.

Dominion has some concerns based on new facts re: the Plat they supplied us yesterday re the increase of the parcel to approx. 7.6 acres from 6 acres which shows the 35' RW for Smith Switch Rd. and note on it as shown in Plat cabinet "B" slide 151, pg. 4,5. DB 1348 pg. 675. They believe this should suffice and have concerns about a potentially different, yet undetermined ultimate center line-since no plan exists or available to show where it exactly would be and thus how it may be different than what they have recorded and which exists now.

Hoping we can work something out that works for all perspectives here.

Thanks re this and all of your efforts on this app-

Sean
703- 906-0184

From: Gardner, Stephen [mailto:Stephen.Gardner@loudoun.gov]
Sent: Tuesday, March 23, 2010 1:52 PM
To: Sean Hughes; 'Claffey, Vicky'
Cc: 'Moradi, Majid'; 'Bird, Amy'
Subject: RE: Beaumeade Substation WAN493F

Thank you. The plat looks good. Once again, I will be distributing the plat to the Commission as an update tomorrow night. The update memorandum will identify that all Staff issues have been resolved.

As an FYI, I will initiate a final review of the plat and the Conditions of Approval with Zoning Administration upon receipt of hard copies. This will be the first of two reviews of the Conditions, the second being conducted by the County Attorney's Office prior to final approval.

Finally and as part of the update to the Commission, I will be suggesting a Condition of Approval related to the right-of-way dedication. The revised Conditions are attached for reference, and the new Condition is #6.

From: Sean Hughes [mailto:shugheslaw@comcast.net]
Sent: Tuesday, March 23, 2010 12:15 PM
To: 'Claffey, Vicky'; Gardner, Stephen
Cc: 'Moradi, Majid'; 'Bird, Amy'
Subject: RE: Beaumeade Substation WAN493F

Thank you.

From: Claffey, Vicky [mailto:Vclaffey@compassts.com]
Sent: Tuesday, March 23, 2010 12:11 PM
To: Sean Hughes; Gardner, Stephen

Cc: Moradi, Majid; Bird, Amy
Subject: RE: Beaumeade Substation WAN493F

Fixed and ready to pass on.

Victoria G. Claffey
Cadd Drafting
Compass Technology Services
Office: 678-460-1424
Cell: 404-702-1424

From: Sean Hughes [mailto:shugheslaw@comcast.net]
Sent: Tuesday, March 23, 2010 11:57 AM
To: 'Gardner, Stephen'
Cc: Moradi, Majid; Claffey, Vicky; 'Bird, Amy'
Subject: RE: Beaumeade Substation WAN493F

Will do-thx

From: Gardner, Stephen [mailto:Stephen.Gardner@loudoun.gov]
Sent: Tuesday, March 23, 2010 11:56 AM
To: Sean Hughes
Cc: Moradi, Majid
Subject: RE: Beaumeade Substation WAN493F

With one exception, this looks good. The ultimate centerline and ROW notation related to Smith Switch Road was removed in this draft. The inclusion of this line and accompanying noted resolved the issue of dedication; the Planning Commission will want to see this. Please have him put these items back on the plat, consistent the plat dated 2/9/10. Specifically, the note said, "Ultimate R.O.W. centerline; 35' wide from proposed ROW." Otherwise, we are good to go.

From: Sean Hughes [mailto:shugheslaw@comcast.net]
Sent: Tuesday, March 23, 2010 11:31 AM
To: Gardner, Stephen
Cc: 'Bird, Amy'; 'Moradi, Majid'; 'Claffey, Vicky'
Subject: RE: Beaumeade Substation WAN493F

Stephen-

Attached is pdf of the revised site plan that will be delivered to you in hard copy tomorrow am (12 copies).

Sean

*** Photo sims should come to you later today

From: Gardner, Stephen [mailto:Stephen.Gardner@loudoun.gov]
Sent: Monday, March 22, 2010 1:44 PM
To: Sean Hughes; 'Moradi, Majid'
Cc: 'Bird, Amy'
Subject: RE: Beaumeade Substation WAN493F

Thank you. I did forget one thing. I would like to request an electronic copy of the SPEX plat. A pdf is fine.

From: Sean Hughes [mailto:shugheslaw@comcast.net]
Sent: Monday, March 22, 2010 1:00 PM
To: Gardner, Stephen; 'Moradi, Majid'
Cc: 'Bird, Amy'
Subject: RE: Beaumeade Substation WAN493F

Thanks Stephen.

I will work with Mr. Moradi re below. I believe we will be good to get you the 12 copies by Wed am.

And we do expect to have photo sims ready to-hopefully by tomorrow for you.

Sean

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

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
Office# : 443-766-1024 X 109
Cell # : 703-853-7919