

Gardner, Stephen

From: Sean Hughes Law <shugheslaw@comcast.net>
Sent: Wednesday, May 12, 2010 4:00 PM
To: Gardner, Stephen; Armstrong, Van
Cc: 'Bird, Amy'; 'Claffey, Vicky'
Subject: RE: WAN493 Beaumeade BTD

Stephen-

Thank you for your detailed voice message earlier today. I tried you in the late am and just now live. But since we are having a tough time connecting live I will try an email to make sure I fully understand where we are and what if anything you want/need from us at this point to support your office's (continuing) overall recommendation of approval for this matter- as you noted in your voice mail.

SUMMARY of your message –to ensure I have it right:

-We are on for PC review next wed, May 19

*** Do we fall under admin items at that work session and/or where do you expect us to be on the agenda-as do not specifically see us listed on the agenda by name?

-We are on for the Bd hearing still on June 7

Your report is to be done today and available to us tomorrow. You noted that the ROW item will likely be listed as an Outstanding item-but one that can be resolved at site plan review. Do you and Van envision this being a concern for PC or Bd?

Do you want any additional revisions to the drawings? Are you using the most recent version we sent you last week or prior version (what is the date on the version you are submitting).

We have not seen the Transportation Division's comments re the ROW and how to address from their perspective. Please forward them.

Thanks for your continuing assistance-

Sean Hughes
703 906 0184

From: Sean Hughes Law [mailto:shugheslaw@comcast.net]
Sent: Tuesday, May 11, 2010 6:04 PM
To: 'Gardner, Stephen'; 'van.armstrong@loudoun.gov'
Cc: 'Bird, Amy'; 'Claffey, Vicky'
Subject: RE: WAN493 Beaumeade BTD

Stephen-

Thanks for your voice message today. I tried you back live and got your voice mail and left a message this afternoon.

Please call back or email at your earliest convenience so I/we understand where we stand here, next steps—so T-Mobile can do its best to make this application move forward towards timely completion-in hopes that all three wireless providers can gain approval and soon provide enhanced wireless services to the area.

Sean

From: Sean Hughes Law [mailto:shugheslaw@comcast.net]
Sent: Monday, May 10, 2010 10:21 PM
To: 'Gardner, Stephen'; 'van.armstrong@loudoun.gov'
Cc: 'Bird, Amy'; 'Claffey, Vicky'
Subject: RE: WAN493 Beaumeade BTB

Stephen-

I understand that you literally bumped into Amy Bird in the hallway this past Friday and briefly discussed this matter.

Please advise me re below and pass on any written feedback/direction you have received back from Transportation division.

Thank you,

Sean Hughes

From: Sean Hughes Law [mailto:shugheslaw@comcast.net]
Sent: Thursday, May 06, 2010 2:59 PM
To: 'Gardner, Stephen'; 'van.armstrong@loudoun.gov'
Cc: 'Bird, Amy'; 'Claffey, Vicky'
Subject: RE: WAN493 Beaumeade BTB

Stephen & Van-

Per my phone call discussions with Stephen on Tue and Wed.—I understand that the County Transportation division has yet to respond re the ROW dedication issue per the info we provided last Tuesday (April 27).

As my client desires to continue forward with this needed and solid application, which received no opposition at the Planning Commission Public Hearing on March 24 (or otherwise that we are aware of)—we have sent out revised plans today to Stephen (for delivery tomorrow am) in order to stay on track for our review dates of May 12 by the PC and Board on June 7. The revised drawings reflect the prior dedication and location of the ROW per the documents supplied last week. We hope and believe that the County/Transportation group will concur and we can proceed forward.

Thanks,

Sean Hughes

From: Sean Hughes Law [mailto:shugheslaw@comcast.net]
Sent: Monday, May 03, 2010 1:36 PM
To: 'Sean Hughes Law'; 'Gardner, Stephen'; van.armstrong@loudoun.gov
Cc: 'Bird, Amy'; 'Claffey, Vicky'
Subject: RE: WAN493 Beaumeade BTB

Stephen-

I just tried you live and left another voice message. I/we will await your call.

Sean

From: Sean Hughes Law [mailto:shugheslaw@comcast.net]
Sent: Friday, April 30, 2010 3:55 PM
To: 'Gardner, Stephen'; 'van.armstrong@loudoun.gov'
Cc: 'Bird, Amy'; 'Claffey, Vicky'
Subject: RE: WAN493 Beaumeade BTD

Stephen and Van-

I tried both of you today and was told you were both gone for the day.

Since we have not heard back re the ROW item-which we sent Tuesday afternoon and the revised plan addressing comments from meeting last week per below (submitted yesterday am) I will assume that they are not due Monday-as we need your feedback in order to ensure the plan is in the format you desire for our PC review, etc.

Please call Monday am to advise on these 2 items and we will make any edits to the plan (if requested) and look to print the plan and send for Tuesday delivery-and thus move forward towards our planed dates.

Thank you,

Sean Hughes
703 906 0184

From: Sean Hughes Law [mailto:shugheslaw@comcast.net]
Sent: Thursday, April 29, 2010 10:15 AM
To: 'Gardner, Stephen'; 'van.armstrong@loudoun.gov'
Cc: 'Bird, Amy'; 'Claffey, Vicky'
Subject: RE: WAN493 Beaumeade BTD

Stephen-

Good morning. I just tried you live and left a message.

Please call or email back re:

1. Below item-re ROW documentation
2. I would like to send you and/or Nita the REVISED DRAFT Drawing-per edits at our meeting last Friday to confirm that we fully understood and effectively transmitted the changes onto this REVISED Plan. We will look to provide later today by email.
3. Re 2 above we would like to allow you and/or Nita some time to review-through mid-day on Friday and reply with any edits. To that end we would like to ask to have the weekend and Monday am to make any edits and ship out the plans to you. Is a Tue am delivery acceptable?

Thank you-

Sean

From: Sean Hughes Law [mailto:shugheslaw@comcast.net]
Sent: Tuesday, April 27, 2010 4:12 PM
To: 'Gardner, Stephen'; 'van.armstrong@loudoun.gov'
Cc: 'Bird, Amy'
Subject: FW: WAN493 Beaumeade BTD

Stephen and Van-

Good afternoon. Pursuant to our call last week and the ROW item- Please see below and attached (and the highlights noted on the docs to assist) info re that Dominion 35ft ROW on Smith Switch Road. We believe this provides the documentation to support Dominion's position that the ROW exists and has for some time and which apparently sufficed for Loudoun Co. during previous (2002) review of property.

Please confirm that the condition can now go away or let's talk live if needed. I believe and hope that with this and the other items we discussed and are clearly up- per our meeting last Friday that all issues are/will be resolved.

Thanks again-

Sean

703 906 0184 cell

From: Erin Fagan [mailto:efagan@ustitlesolutions.com]
Sent: Tuesday, April 27, 2010 11:04 AM
To: Sean Hughes Law; Bobiak, Ron
Subject: RE: WAN493 Beaumeade BTD

Sean,

You are welcome.

To reiterate our conversation this morning please see my notes below:

The vesting deed to the subject property recorded in Deed Book 1348 Page 684 from Beau Meade Associates to Virginia Electric Power Company shows a 35' dedication for public use along the northern part of the property. The 35' dedication is referenced on the following:

Boundary Line Adjustment in Instrument No. 20040923-0103064
Vesting Deed 1348/684 - Reference on survey attached to deed
Plat Book 151 - Reference to dedication on plat.

I have noted the dedication on the document attached for your review.

Please let me know if you need anything further.

Thank you.



Erin S. Fagan
Title Officer
US Title Solutions, LLC
3 Werner Way
Lebanon, NJ 08833
Direct Line (908) 849-4823
efagan@ustitlesolutions.com
www.ustitlesolutions.com