

DEPARTMENT OF BUILDING AND DEVELOPMENT

COUNTY OF LOUDOUN

MEMORANDUM

DATE: September 4, 2009

TO: Jane McCarter, Department of Planning

FROM: Todd Taylor, Environmental Engineer 

THROUGH: Gary Clare, Chief Engineer 
William Marsh, Environmental Review Team Leader 

CC: Dana Malone, Urban Forester
Michelle Lohr, Zoning Planner
Pat Giglio, Community Planner, Department of Planning

**SUBJECT: SPEX-2009-0004, SPEX-2009-0015, & CMPT-2009-0003
Scott Jenkins Memorial Park
(2nd Submission)**

The Environmental Review Team (ERT) has reviewed the revised application and offers the following comments.

1. The special exception plat depicts restrooms and a trail approximately 8 to 10 feet from the "Moon Tree". Staff recommends that the restroom and trail be shifted to the east or relocated elsewhere on the property to ensure protection of the tree's critical root zone. The "Moon Tree" should be included as a tree save area or specified on the plat as an individual tree to be preserved. ERT recommends a condition of approval requiring the following: 1) no land disturbance within 20 feet of the tree; 2) 4-foot welded wire tree protection fence with "Tree Protection" signage in English and Spanish spaced no more than every 30 feet all the way around the tree protection fence; 3) a plaque explaining the tree's significance and history; and 4) no future site alteration within 30 feet of the tree. [Revised General Plan (RGP) Forest, Trees, and Vegetation Policy 1]
2. For clarity, please include a legend on Sheet 3 identifying the tree save area symbol. In addition, staff recommends a condition of approval specifying the intent and limitations of the designated tree save areas, in addition to the specific measures for the "Moon Tree" identified above.
3. The applicant's responses state that the absence of curb and gutter within the parking lot design and the use of grass swales increases time of flow for runoff to reach proposed stormwater management ponds, promoting infiltration. Staff agrees with this approach and recommends that the use of no curb and gutter in parking lot areas

and grass swales to convey stormwater runoff be provided as a condition of approval. [RGP Surface Water Policy 5]

4. The applicant's responses state that the initial Phase 1 development, consisting solely of the large ball field, will require less than 6,700 gallons per day during a 30-day period, which is below the 10,000 gallons per day threshold referenced in Section 6.240 of the Facilities Standards Manual (FSM), requiring a hydrogeologic assessment. The responses go on to state that the applicant will commit to conducting a hydrogeologic assessment prior to construction of the irrigation system for the Phase 2 fields. Staff recommends that the assessment be provided as a condition of approval, to trigger the requirement at the time of the first site plan submittal. The condition will make it clear that the hydrogeologic assessment is required due to the water demand for both phases, collectively. Considering the limited water resources in this area of the County, it is important that the hydrogeologic assessment be conducted. [RGP Groundwater Policy 4]
5. The applicant's responses state that it is anticipated that the applicant shall install low flow fixtures and waterless urinals in the proposed restrooms. Staff recommends that these water conserving measures be included as a condition of approval. As previously stated, including water conservation measures within the project would establish a positive example of efficient water use in an area of the County with limited water resources and would be consistent with the Public Facilities goal language on Page 3-6 and General Water Policies on Page 2-20 of the RGP.
6. In addition to the Noise Standards specified in Section 5-1507 of the Revised 1993 Loudoun County Zoning Ordinance, which is referenced in applicant's responses, staff recommends that the applicant address protection of the proposed park use from noise generated by Route 7. Based on Table 4-1 on page 4-8 of the Revised Countywide Transportation Plan (CTP), noise abatement measures should be considered if noise levels approach or exceed 67 decibels (dBA) for parks and active sport areas. The application should also consider noise generated from the park uses and impacts on adjacent properties. [CTP Noise Policy 2 and RGP Highway Noise Policies 1 and 3]

Please contact me if you need any additional information or have questions.