

## **schneider, marchant**

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**From:** Taylor, Todd  
**Sent:** Thursday, September 17, 2009 9:47 AM  
**To:** David Ludwig  
**Cc:** schneider, marchant  
**Subject:** RE: SPEX-2009-0006

David,

The information you provided addresses ERT's stormwater concern. Please provide the information in your response letter. Also, please provide the sketch as part of the SPEX plan set. I think it is important to identify the proposed grass cover, gravel, and that the concrete is limited to footing pads.

Todd

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**From:** David Ludwig [mailto:dludwig@dglegal.com]  
**Sent:** Tuesday, September 15, 2009 2:49 PM  
**To:** Taylor, Todd  
**Subject:** RE: SPEX-2009-0006

Todd:

Here's a sketch indicating the concrete pads and gravel/grass areas intended to decrease stormwater runoff. The site is currently basically a rooftop—asphalt and gravel. By removing some of the gravel area and replacing with grass (green areas), the SPEX project will reduce the amount of impervious area thereby decreasing stormwater runoff leaving the site from current levels. Let me know if you think this alleviates Building & Development's stormwater concerns, and let me know if you had any other questions about parking/traffic related to the materials I sent previously.

Best Regards,  
David Ludwig

www.dglegal.com  
703.777.7319 EXT 3310  
Fax 703.777.3656

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**From:** David Ludwig  
**Sent:** Thursday, September 03, 2009 1:42 PM  
**To:** 'ttaylor@loudoun.gov'  
**Subject:** FW: SPEX-2009-0006

Todd:

You should be receiving a sketch from Roy Clark tomorrow or early next week. I believe the attached letter should provide all the necessary traffic information. The only piece of information that was omitted from this letter is that there will be no AmeriGas trucks parked on site.

Best Regards,  
David Ludwig

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**From:** Roy Clark [mailto:RClark@whga.com]  
**Sent:** Thursday, September 03, 2009 1:32 PM  
**To:** David Ludwig  
**Subject:** RE: SPEX-2009-0006

David:  
I'll work up a sketch as requested showing how we propose to meet the Facilities Standard Manual's SWM requirements and get to Todd a.s.a.p.....should be by tomorrow before the holiday break.....roy

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**From:** David Ludwig [mailto:dludwig@dglegal.com]  
**Sent:** Thursday, September 03, 2009 1:24 PM  
**To:** Roy Clark  
**Subject:** FW: SPEX-2009-0006

Roy:

The Department of Building and Development would like to see some sketches showing the smaller concrete pads, grass and gravel to decide the stormwater management issue (see below). Would you be able to provide this?

Best Regards,  
David Ludwig

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**From:** David Ludwig  
**Sent:** Thursday, July 23, 2009 3:08 PM  
**To:** ttaylor@loudoun.gov  
**Subject:** SPEX-2009-0006

Mr. Taylor:

I represent Dulles South Properties, the applicant for a special exception in Dulles Industrial Park South, SPEX-2009-0006. I am in receipt of your comments on behalf of the Department of Building and Development. I am writing specifically with regard to comment 2, which concerns stormwater management. Although it may not have been entirely clear in the materials submitted previously, the "concrete slab" described in the SPEX materials will not cover the entire special exception area. In fact, there will just be a 5'x5' concrete footing pad under either end of each of the two propane tanks. So, in total, there will be four small (5'x5') concrete pads, spaced apart, within the special exception area. The applicant is planning on laying gravel beneath the two tanks (in between the two footing pads on each tank), and planting grass areas all around the tanks.

Unfortunately, our land use planner is currently out of town, so I don't have any drawings to share, but I wanted to run these additional details by you to get your preliminary impressions regarding whether you think this will address the department's stormwater runoff concerns. We believe that by adding gravel and grass, the applicant will not only offset any increased runoff resulting from the four small concrete pads, but that these landscaping efforts will likely improve runoff water management beyond the current state of the property.

I would appreciate your thoughts on these issues. I will get some sketches to you when our land use planner returns, and we will be arranging a meeting with all the relevant agencies on the safety concerns discussed in the department's other comment shortly. Thank you for your comments and your assistance with this application.

Best Regards,  
David Ludwig

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