

County of Loudoun
Department of Planning
MEMORANDUM

DATE: March 22, 2010

TO:	Building and Development, ERT	William Marsh	MS 60
	Building and Development, Zoning	Marilee Seigfried	MS 60
	Health Services, Environmental	Alan Brewer	MS 68
	Office of Transportation Services	Terri Smithson	MS 69
	Planning, Comprehensive	Cindy Keegan	MS 62
	Virginia Department of Transportation	Tom Van Poole (3)	MS 00
	Board of Supervisors	Jim Burton	MS 01
	Planning Commission	Peggy Maio	MS 62

FROM: Rodion Iwanczuk
Project Manager

RE: **SPEX 2010-0005 – Well 14 Stone Eden Property**

COMMENT DUE DATE: Friday, March 26, 2010

(Note: Please provide referral comments, one paper copy as well as one electronic copy to Rodion.Iwanczuk@loudoun.gov by the due date. If you have any questions, please contact me at 703-771-5109.)

Please find the enclosed information for your review:

1. Information Sheet
2. Checklist Waiver letter dated March 14, 2010
3. Statement of Justification dated March 17, 2010
4. Traffic Statement dated March 8, 2010 and Traffic Checklist dated March 22, 2010
5. Approved Preliminary Plat – Stone Eden Farm, Phase 5
6. Approved Record Plat – Stone Eden Farm, Phase 5
7. Deed of Subdivision
8. Special Exception Plat dated March 2010.

NOTE: Please see LMIS application documents if no hard copy is attached.
Agencies outside the County can view documents at www.loudoun.gov/lola.

SPEX 2010-0005 – Well 14 Stone Eden Property

**APPLICANT &
OWNER:**

Town of Hamilton
H. Ray Whitbey, Mayor
P.O. Box 130
Hamilton, VA 20158
540-338-2811

PROPOSAL:

A Special Exception to permit a well for Town water supply in the JLMA-3 zoning district.

PROPERTY ADDRESS:

38146 Stone Eden Drive, Hamilton, VA 20158

PROJECT LOCATION:

Outlot in Stone Eden Farm, Cul-de-sac of Stone Eden Drive

TAX MAP/PARCEL:

Tax Map — /45//37//WELL/

MCPI — 454-20-8349-000

CURRENT ZONING:

JLMA-3 & A-3

SURROUNDING ZONING/LAND USE:

NORTH	JLMA-3	Residential
SOUTH	A-3	Residential
EAST	AR-1 & A-3	Vacant
WEST	AR-1 & A-3	Residential

ELECTION DISTRICT:

Blue Ridge

From: "Merrithew, John E." <John.Merrithew@loudoun.gov>
To: "Sara.HowardOBrien@loudoun.k12.va.us" <Sara.HowardOBrien@loudoun.k12.v...>
Date: 3/14/2010 2:15 PM
Subject: Re: Town of Hamilton: Well #14: Request for Plat Scale Waiver

Sara, please use the scale you feel best illustrates the proposal.

John

----- Original Message -----

From: Sara Howard-O'Brien <Sara.HowardOBrien@loudoun.k12.va.us>
To: Merrithew, John E..
Cc: Iwanczuk, Rodion
Sent: Sat Mar 13 15:12:32 2010
Subject: Town of Hamilton: Well #14: Request for Plat Scale Waiver

John, I am writing on behalf of the Town of Hamilton to request a plat scale waiver for the SPEX plat for Well #14. To provide a plat scale of one inch equals 200 feet would be unreadable. I ask for a plat scale of one inch to 30 feet. This is a waiver to Item K on the Special Exception checklist. We would propose to NOT submit 3 copies at one inch equals 200 feet, again because it would be unreadable. I do note that in the lower left corner of the SPEX plat, there will be a lot layout depicting the property in relation to the surrounding lots at 1 inch to 200 feet. thank you for your consideration. Let me know if you have any questions or need additional information. Sara

Sara Howard-O'Brien
Land Management Supervisor
Loudoun County Public Schools
Planning and Legislative Services
21000 Education Court
Ashburn, Virginia 20148
Phone: 571-252-1156
Fax: 571-252-1101
E-mail: SHOWARD@LOUDOUN.K12.VA.US

Sara Howard-O'Brien - RE: Request for Checklist Waivers: Hamilton Well #14

From: "Merrithew, John E.." <John.Merrithew@loudoun.gov>
To: Sara Howard-O'Brien <Sara.HowardOBrien@loudoun.k12.va.us>
Date: 3/11/2010 1:33 PM
Subject: RE: Request for Checklist Waivers: Hamilton Well #14
CC: "Iwanczuk, Rodion" <Rodion.Iwanczuk@loudoun.gov>, "Polis, Wini" <wini.polis@loudoun.gov>

Sara:

Based on the information in your email and the existing conditions on the site, the Director agrees to waive the Archaeological Phase I and the Tree Inventory. This will not preclude staff from requesting the data should the need arise during their review.

If you have any questions please don't hesitate to contact me or Rody Iwanczuk, the project manager.

John

From: Sara Howard-O'Brien [mailto:Sara.HowardOBrien@loudoun.k12.va.us]
Sent: Thursday, March 11, 2010 12:17 PM
To: Merrithew, John E..
Cc: Iwanczuk, Rodion
Subject: Request for Checklist Waivers: Hamilton Well #14

John, I am writing to request checklist waivers for the Special Exception application for Well #14. Specifically:

Item K.5. Archaeological Phase I. The Special Exception is for an existing well. The area that will be developed with the use (addition of a concrete slab and an emergency generator) has already been disturbed. There is an existing well (drilled in 2000), control building, raw water line, precast vault, fence, and the area prepared for the installation of the generator. There are no historic buildings or structures on the property.

Item K. 12.a. & b. Tree Inventory. The property is mainly open field.

I will also be seeking a waiver from Office of Transportation for the Traffic Study and will copy you on my request.

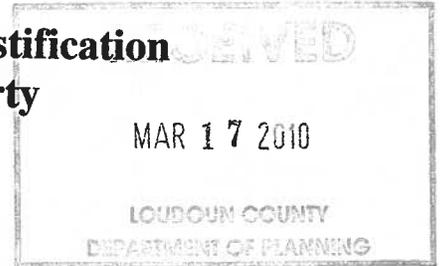
Thank you for your consideration of these matters.

Sara

Sara Howard-O'Brien

Land Management Supervisor
Loudoun County Public Schools
Planning and Legislative Services
21000 Education Court
Ashburn, Virginia 20148
Phone: 571-252-1156
Fax: 571-252-1101
E-mail: Sara.howardobrien@LOUDOUN.K12.VA.US

Town of Hamilton
Special Exception Statement of Justification
Well 14, Stone Eden Property
March 17, 2010



PROPOSAL

The Town of Hamilton seeks approval of a special exception to utilize a well for Town water supply purposes. Well 14 is located on a 1.3 acre well lot in the Stone Eden Subdivision, MCPI 454-20-8349. The property is split zoned A-3 (.2 acres) and JLMA-3 (1.1 acres) and is located on Stone Eden Drive to the southwest of and less than one mile from the Town limits, within the Blue Ridge Election District.

The Town relies on underground wells for its water supply. As a part of the Stone Eden preliminary subdivision approval (HAML 1999-0004) in August of 2000, the property owner designated a well site within the subdivision for the Town's municipal water supply system. Well 14 was drilled in 2000. The record plat was approved February 2002. The Virginia Department of Health approved plans for the work necessary to connect Well 14 to the Town's public water system in March 2004. The well was tested for public water supply purposes in 2006. Well 14 has a design capacity of 300 gallons per minute and a pump test capacity of over 400 gallons per minute. The water from Well 14 will be treated at the Town of Hamilton water treatment plant located adjacent to the Harmony school site property on the north side of Business Route 7. The Special Exception (SPEX 2007-0022) for the water treatment plant and associated water storage tanks was approved by the Board of Supervisors in December of 2007. Well 14 was discussed as a part of SPEX 2007-0022, including the development of a Pumping, Monitoring and Mitigation Plan. The MCPI number for the well lot was not included in the application nor associated notices. The purpose of this request is to secure a special exception for the well. The JLMA-3 District provides that a special exception is required for governmental uses not otherwise listed in the District. The well is situated in the JLMA-3 portion of the lot. The development of Well 14 is critical to meet the Health Department requirements for service to Town water subscribers including Harmony Intermediate and Kenneth W. Culbert Elementary Schools.

The well facilities are within a fenced area of approximately 2,100 square feet and include the well, a control building, and an emergency generator. A gravel drive provides access to the fenced facilities. All but the concrete pad for and the emergency generator are in place. The total disturbed area, including the access drive, is approximately 4,050 square feet.

SPECIAL EXCEPTION FACTORS FOR CONSIDERATION:

Section 6-1310 of the Zoning Ordinance outlines various factors for consideration in the review of a special exception request. The following is an analysis of these factors in relation to the Town of Hamilton Well 14:

**Town of Hamilton Well 14
Stone Eden Property
Statement of Justification
SPEX 2010-_____
March 17, 2010**

(A) Whether the proposed special exception is consistent with the Comprehensive Plan.

The Well lot is designated as Rural-JLMA under the policies of the Revised General Plan (The Plan). The Rural Policy Area encompasses all of the western part of the County outside of the Towns and Joint Land Management Areas. The JLMA Area represents those areas proximate to the Towns that are designated for joint planning responsibility by both the County and Towns. The JLMA provides for potential expansion areas around the Towns for compatible development and establishes the limits for public utilities. Under Chapter 9 of The Plan – The Towns, the public utilities policies provide that the Towns will be the providers of public sewer and water in the Town’s JLMA’s unless a different provider is agreed upon by the County and the Town. Further, the County will encourage and support the expansion of existing Town sewer and water facilities that encourage a coordinated development pattern and further the goals and policies of The Plan. Chapter 2 of The Plan states that the County will work with officials of Towns to ensure timely provision of sewer and water in accord with the land use policies of The Plan. The County is to permit the extension of municipal water service to serve Town owned and operated public facilities in the JLMA. The General Water Policies and General Wastewater Policies also provide that the extension of central water and wastewater service into the Rural Policy Area is not permitted except to serve County and Town owned and operated public facilities immediately adjacent to a Town or its JLMA. The Town of Hamilton Plan identifies the Stone Eden well site for municipal purposes. The well is critical to meet the fundamental service needs of the population. The well is situated on a lot specifically designated and dedicated for municipal water use.

For new facilities, the Plan states that facilities should be constructed in a manner that causes the least environmental risk and visual disruption. Disturbed area should be stabilized with native vegetation. Infrastructure at the well site is minimal including the control building and an emergency generator which is required by the State Health Department. There is minimal disruption associated with the development of the well lot. The Plan provides guidelines for development in accord with Conservation Design. Chapter 5 of the Plan identifies four components of the Green Infrastructure to be considered as a part of Conservation Design:

Group One/Natural Resource Assets. The 1.3 acre property does not contain any floodplain, steep slopes (25% or greater), or wetlands based on the County’s Land Mapping Information System (LMIS). There is also minimal forest cover.

**Town of Hamilton Well 14
Stone Eden Property
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The Department of Conservation and Recreation (DCR) has reviewed the proposed use for potential impacts to natural heritage resources including rare and endangered species. In a letter dated March 2, 2010, DCR advised that they do not anticipate the project will result in any adverse impacts to these resources.

The property is not adjacent to any scenic rivers, does not possess limestone conglomerate area or mineral resources. No adverse impact to groundwater is anticipated. The use of the well will be regulated by the State Health Department permitting process. In addition, a Pumping, Monitoring, and Mitigation Plan is in place for Well 14. Development is in accord with the County regulations and development standards.

Group Two/Heritage Resource Assets. There are no known historical or archaeological resources on the property. The well was drilled in 2000 and the facilities to utilize the well are already in place. A waiver of the Phase I investigation has been approved.

Group Three/Open Space Assets. The development of this water supply will not impact the County's open space assets.

Group Four/Complementary Elements. Development will comply with the County's standards for air quality, light and noise. The only lighting is located at the door of the control building. It is a small shielded light. No adverse impacts are anticipated.

In summary, Well 14 and its associated facilities are consistent with the Plan policies and will meet a critical need.

(B) Whether the proposed special exception will adequately provide for safety from fire hazards and have effective measures of fire control.

Well 14 and the associated facilities are/will be constructed to meet building codes. Fire protection services will be provided by the volunteer fire companies serving the area.

(C) Whether the level and impact of any noise emanating from the site, including that generated by the proposed use, negatively impacts the uses in the immediate area.

There are minimal noises associated with the use. No adverse impacts are anticipated.

**Town of Hamilton Well 14
Stone Eden Property
Statement of Justification
SPEX 2010-____
March 17, 2010**

(D) Whether the glare or light that may be generated by the proposed use negatively impacts uses in the immediate area.

The only light on the property is a small, shielded light above the door to the control building. No adverse impact is anticipated.

(E) Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and adjacent parcels.

Well 14 is located in a residential subdivision. Surrounding lots have developed homes. The well and its associated facilities will be compatible with the surrounding uses. The small size of the control building (120 SF) and emergency generator on a 32 SF pad will be barely noticeable to the larger area. The Stone Eden neighborhood is served by Town water.

(F) Whether sufficient existing or proposed landscaping, screening and buffering on the site and in the neighborhood will adequately screen surrounding uses.

The property possesses minimal vegetation. The structures on the land are also minimal and located a significant distance (over 200 feet) from the closest residential structure.

(G) Whether the proposed special exception will result in the preservation of any topographic or physical, natural, scenic, archaeological, or historic feature of significant importance.

There are no significant physical, scenic, archaeological or historic features associated with the site.

(H) Whether the proposed special exception will damage existing animal habitat, vegetation, water quality (including groundwater) or air quality.

The proposed use will alter the existing natural environment. The area disturbed for this use, including the gravel access road is approximately 4,050 SF. Areas disturbed, outside of construction, will be seeded and mulched. No adverse impact is anticipated. The well will be operated in accord with State Health Department requirements.

**Town of Hamilton Well 14
Stone Eden Property
Statement of Justification
SPEX 2010-____
March 17, 2010**

- (I) **Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public.**

Yes, Well 14 will contribute to the welfare and convenience of the public. As noted previously, the well site was provided as a part of the Stone Eden Subdivision and is designated for the development of a municipal water supply needed for the uses of the Town's water system.

- (J) **Whether the traffic expected to be generated by the proposed use will be adequately and safely served by roads, pedestrian connections and other transportation services.**

The traffic associated with the proposed use is minimal. One trip to the well site a day for routine maintenance and to ensure the system is fully operational is projected. The existing gravel drive and Stone Eden Drive will provide adequate and safe access to the site. No pedestrian connections are needed for this use.

- (K) **Whether, in the case of existing structures proposed to be converted to uses requiring a special exception, the structures meet all code requirements of Loudoun County.**

Not applicable.

- (L) **Whether the proposed special exception will be served adequately by essential public facilities and services.**

This use will provide public water to the users of the Town's water system. The site is accessed by Stone Eden Drive. Fire and Rescue Services will be provided by both the volunteer system and the County.

- (M) **The effect of the proposed special exception on groundwater supply.**

No adverse impact to groundwater supply is anticipated. The water supply will be regulated by the State Health Department and a Pumping, Monitoring, and Mitigation Plan is in place.

**Town of Hamilton Well 14
Stone Eden Property
Statement of Justification
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March 17, 2010**

(N) Whether the proposed use will affect the structural capacity of the soils.

Construction in compliance with the requirements of the County's Facilities Standards Manual will ensure adequate structural capacity is maintained for the use.

(O) Whether the proposed use will negatively impact orderly and safe road development and transportation.

Safe road access will be available to the proposed use. Traffic to this use is minimal.

(P) Whether the proposed special exception use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.

Not applicable.

(Q) Whether the proposed special exception considers the needs of agriculture, industry, and businesses in future growth.

The water needs of the Town are being taken into consideration as a part of the proposed expansion to the Town's water supply. Inasmuch as treated water is needed for future growth, the proposed Special Exception does address these growth needs.

(R) Whether adequate on and off-site infrastructure is available.

The infrastructure needs for the proposed water supply are minimal. Good road access is available to the property.

(S) Any anticipated odors which may be generated by the uses on site and which may negatively impact adjacent uses.

Not applicable.

(T) Whether the proposed special exception uses sufficient measure to mitigate the impact of construction traffic on existing neighborhoods and school areas.

The impact of construction traffic to surrounding neighborhoods will be minimal. In fact, construction is minimal. Well 14 is in place. The emergency generator on a 32 square

**Town of Hamilton Well 14
Stone Eden Property
Statement of Justification
SPEX 2010-____
March 17, 2010**

foot pad needs to be added, and the gravel access extended. No adverse impacts are anticipated.

SUMMARY

The proposed use is consistent with the Plan policies, is a feature identified in the Town Plan and was approved as a part of the Stone Eden Subdivision, is compatible with the surrounding land uses and complies with the zoning standards of the JLMA-3 Zoning District. Favorable consideration for this special exception is respectfully requested.

LUFORMS/Outline.SOI



COMMONWEALTH of VIRGINIA
DEPARTMENT OF CONSERVATION AND RECREATION

217 Governor Street
Richmond, Virginia 23219-2010
(804) 786-7951 FAX (804) 371-2674

March 2, 2010

Sara Howard
Loudoun County Public Schools
Department of Planning
21000 Education Court
Ashburn, VA 20148

Re: Hamilton Well Site

Dear Ms. Howard:



The Department of Conservation and Recreation's Division of Natural Heritage (DCR) has searched its Biotics Data System for occurrences of natural heritage resources from the area outlined on the submitted map. Natural heritage resources are defined as the habitat of rare, threatened, or endangered plant and animal species, unique or exemplary natural communities, and significant geologic formations.

Biotics historically documents the presence of natural heritage resources in the project area. However, due to the scope of the activity and the distance to the resources, we do not anticipate that this project will adversely impact these natural heritage resources.

Our files do not indicate the presence of any State Natural Area Preserves under DCR's jurisdiction in the project vicinity.

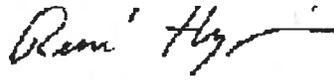
Under a Memorandum of Agreement established between the Virginia Department of Agriculture and Consumer Services (VDACS) and the Virginia Department of Conservation and Recreation (DCR), DCR represents VDACS in comments regarding potential impacts on state-listed threatened and endangered plant and insect species. The current activity will not affect any documented state-listed plants or insects.

New and updated information is continually added to Biotics. Please contact DCR for an update on this natural heritage information if a significant amount of time passes before it is utilized.

The Virginia Department of Game and Inland Fisheries maintains a database of wildlife locations, including threatened and endangered species, trout streams, and anadromous fish waters that may contain information not documented in this letter. Their database may be accessed from <http://vafwis.org/fwis/> or contact Shirl Dressler at (804) 367-6913.

Should you have any questions or concerns, feel free to contact me at 804-371-2708. Thank you for the opportunity to comment on this project.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Rene' Hypes", with a long horizontal flourish extending to the right.

S. Rene' Hypes
Project Review Coordinator

F.S.M. Traffic Study Guidelines (12/07)
Checklist for Application Acceptance
Page 1 of 4

Loudoun County Virginia
Office of Transportation Services

Application Name: Hamilton Well Site **Date:** 3/22/10
Application Type: Special Exemption **Reviewer:** George R. Phillips
of Guidelines Satisfied: 13 of 13
Accept or Reject: Accept **Comment:** See March 8, 2010
letter attached. One round trip per day

- (1) **Study Area:** Roadways internal or adjacent to the development site shall be included in the traffic study. The study area should be defined at the scoping meeting and as a guideline should include other external roads to the extent that the project's generated traffic is anticipated to exceed 10 percent of the road's current/existing traffic volumes (at the time of application).

Does Study Meet Guidelines? yes Comments: _____

- (2) **Traffic Count Locations:** Traffic counts are required on the adjacent roads, the adjacent intersections beyond the project's frontage on adjacent roads in the study area. The AM/PM peak period traffic counts shall not be more than twelve (12) months old at the time of the application submission. Twenty-four (24) hour weekday traffic counts are also required for roadway segments.

Does Study Meet Guidelines? yes Comments: N.A.

- (3) **Trip Generation:** As a general guide to vehicle trip generation, the latest edition of the Institute of Transportation Engineer's (I.T.E.). Trip Generation Report shall be used. These rates may be supplemented by additional information provided by the County. If the applicant chooses to use different rates, they shall be documented and agreed to at the scoping meeting prior to their use in the traffic analyses. Primary trip reductions associated with passby trips and methodologies for trip reductions associated with passby trips shall be discussed and agreed upon at the scoping meeting.

Does Study Meet Guidelines? yes Comments: 1 trip per day.
No need for additional review

- (4) **Traffic Volume Projections:** The traffic study shall include an agreed upon build out year and provide existing and projected traffic volumes, with and without the subject project, for Average Daily Traffic (ADT), as well as AM and PM peak hours. The peak hour of the project/individual land use(s) (as given in the ITE Trip Generation Report) should be added to the corresponding AM/PM existing peak hour of the adjacent roadway traffic volumes (to show the worst case scenario), if the peak hour of the project/individual land use(s) for the generator is greater than the peak hour of the adjacent roadway (per ITE Trip Generation Report). The existing peak hour of traffic on the roads adjacent to the subject project site shall be identified. These traffic volumes shall be provided at roadway intersections and commercial or private accessways/entrances.

Does Study Meet Guidelines? Yes Comments: N.A.

- (5) **LOS Analysis:** : Level of Service (LOS) calculations for existing and projected conditions, with and without the subject project, for highway segments, intersection legs, and entrances shall be provided. Calculations shall be in accordance with the Highway Capacity Manual (HCM) and/or the Highway Capacity Software (HCS), or as may be agreed at the scoping meeting. Traffic volumes and LOS information shall be provided for each phase of development, to include conditions at date of project completion. Projections shall also be made for date of completion plus ten (10) years or to an agreed upon forecast year.

Does Study Meet Guidelines? yes Comments: N.A.

- (6) **Minimum Roadway/Intersection LOS Standards:** Recommendations for phased improvements to the road network links in order to maintain an acceptable LOS (minimum LOS "D") shall be provided. For each phase up to and including buildout, a minimum approach and overall LOS "D" at intersections shall apply.

Does Study Meet Guidelines? yes Comments: N.A.

(7) **Background Traffic Assumptions:** Assumptions which determine projected background traffic, including through traffic growth rate to be applied on roadway links, shall be confirmed at the scoping meeting. The sources for determining future traffic projections will include one or more of the following:

- The Loudoun County Growth Summary or similar documents from Loudoun County.
- The Loudoun County transportation model which incorporates COG's Cooperative Forecasts for Loudoun County.
- Approved developments in the vicinity of the proposed development.

Specific other approved development names and respective development square footage or residential units in the study shall be provided.

Does Study Meet Guidelines? Yes Comments: N.A.

(8) **Traffic/Trip Distribution:** Directional trip distribution information shall be provided for project entrances and collector and arterial intersections within the study area for the phases and categories (e.g., residential, office, retail, industrial and institutional) of development.

Does Study Meet Guidelines? Yes Comments: N.A.

(9) **LOS Calculations Assumptions:** Traffic counts and LOS worksheets and projected traffic volume LOS analyses, using agreed upon analysis techniques, including existing AM/PM peak hour signal timing, shall be included as a part of the traffic study.

Does Study Meet Guidelines? Yes Comments: N.A.

(10) **Mode Choice:** Modal split information shall be provided for the phases of the analysis, with sources of information identified (e.g., COG model).

Does Study Meet Guidelines? Yes Comments: N.A.

- (11) **Safety Locations:** Road safety hazards, as identified by the ISTEA set-aside funding criteria and/or as identified by the County at the scoping meeting, within the study area shall be analyzed for all roadway links and intersections in the traffic study.

Does Study Meet Guidelines? yes Comments: See 3rd paragraph of the letter

- (12) **Traffic Mitigation Measures:** If trip reduction factors are used in the study, measures necessary to implement the reduction must be specified, with supporting documentation.

Does Study Meet Guidelines? yes Comments: N.A

- (13) **Bicycle & Pedestrian Accommodations:** When bicycle and pedestrian accommodations are used to reduce anticipated traffic volumes, a description of the physical and functional characteristics of the proposed bicycle and pedestrian accommodations shall be provided. If such separate bicycle accommodations (e.g., striped lanes or multi-purpose trails) are anticipated, they shall also be identified. A description of the functional characteristics shall be provided to identify the transportation options that these accommodations provide (e.g., pedestrian access to retail center, safe bicycle route to elementary school, inter-parcel connections to adjacent neighborhoods, access to W&OD trail, etc.)

Does Study Meet Guidelines? yes Comments: N.A

**Traffic Statement for Town of Hamilton Well Site
Special Exception Application, MCPI 454-20-8349
March 8, 2010**

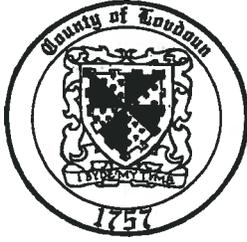
The purpose of this letter is to provide a description of the proposed Town of Hamilton Well Site, the access and the projected trips associated with this use.

The Town of Hamilton seeks approval of a special exception to utilize an existing well for Town water supply purposes. Well 14 is located on a 1.3 acre well lot in the Stone Eden Subdivision, MCPI 454-20-8349. The property is split zoned A-3 and JLMA-3 and is located on Stone Eden Drive to the southwest of and less than one mile from the Town limits, within the Blue Ridge Election District.

The well facilities are within a fenced are of approximately 2100 SF in size include the well, a control building, and an emergency generator. A gravel drive from Stone Eden Drive provides access to the fenced facilities. All but the concrete pad for and the emergency generator are in place. The development of Well 14 is critical to meet the Health Department requirements for service to Town water subscribers including Harmony Intermediate and Kenneth W. Culbert Elementary Schools.

Access to the well site will be from Stone Eden Drive, a paved subdivision street. The traffic anticipated from the proposed well site will be minimal. It is projected that no more one round trip per day will be made to the site. The purpose of the trips will be to monitor the facility and to make certain the facility is operating properly. There will be no full time employees at the site, only the daily service checks. There are no safety related issues regarding Stone Eden Drive. There is a short unpaved section of Sands Road (Route 709)/St. Paul's Street (Route 710) west of South Hughes Street that is traversed in order to reach Stone Eden Drive. Stone Eden Drive is a recently constructed rural subdivision street in the State Maintained Roads system, meeting VDOT standards.





Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

March 22, 2010

RE: SPEX 2010-0005 – Well 14 Stone Eden Property

Dear Adjacent Property Owner:

This letter serves to inform you that the above referenced land development application has been officially accepted for processing as of March 22, 2010. Should you wish to review the public file, a hard copy is available in the file room located in the Department of Building and Development or to access documents electronically, please go to www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications. If you have any further questions regarding the review and processing of this application, please feel free to contact me.

Sincerely,

Rodion Iwanczuk, Planner
Project Manager

cc: Van Armstrong, Land Use Review Program Manager, Department of Planning

Attachment on back

SPEX 2010-0005 – Well 14 Stone Eden Property

**APPLICANT &
OWNER:**

Town of Hamilton
H. Ray Whitbey, Mayor
P.O. Box 130
Hamilton, VA 20158
540-338-2811

PROPOSAL:

A Special Exception to permit a well for Town water supply in the JLMA-3 zoning district.

PROPERTY ADDRESS:

38146 Stone Eden Drive, Hamilton, VA 20158

PROJECT LOCATION:

Outlot in Stone Eden Farm, Cul-de-sac of Stone Eden Drive

TAX MAP/PARCEL:

Tax Map — /45//37//WELL/

MCPI — 454-20-8349-000

CURRENT ZONING:

JLMA-3 & A-3

SURROUNDING ZONING/LAND USE:

NORTH	JLMA-3	Residential
SOUTH	A-3	Residential
EAST	AR-1 & A-3	Vacant
WEST	AR-1 & A-3	Residential

ELECTION DISTRICT:

Blue Ridge



LOUDOUN COUNTY PUBLIC SCHOOLS
DEPARTMENT OF PLANNING AND LEGISLATIVE SERVICES

21000 Education Court
Ashburn, Virginia 20148
Telephone: 571-252-1050
Facsimile: 571-252-1101

March 17, 2010

By Hand Delivery

Mr. John Merrithew
Department of Planning
County of Loudoun
1 Harrison Street, S.E., 3rd Floor
Leesburg, Virginia 20177-7000



Re: Special Exception (SPEX) – Hamilton Well Site

Dear John:

In accord with our discussion, I am forwarding the following Special Exception application materials for the Hamilton Well Site. The subject property is situated in the Stone Eden Subdivision at the end of Stone Eden Drive. The property is more particularly described as Tax Map 45((47)), Parcel WELL (MCPI 454-20-8349) and is approximately 1.30 acres in size. The Property is split zoned A-3 and JLMA-3 and is situated in the Blue Ridge Election District. The well and associated facilities are in the JLMA-3 portion of the lot.

Two copies of the following materials, unless otherwise noted, are provided. I will also forward the Disclosure, Statement of Justification, and Traffic Statement electronically for your use. Once you have had an opportunity to review this information, let me know of any changes you may desire and/or how many additional copies are needed.

1. Minimum Submission Requirements for a SPEX Application, including waivers for plat scale, Phase I Archeological, Tree Inventory and Traffic Study;
2. Land Development Application form for a SPEX;
3. Certificate of Payment of Taxes;
4. Land Use Certificate;
5. Disclosure of Real Parties in Interest;
6. Copy of Pre-Application Conference from 2/22/05;
7. Three copies of the Statement of Justification;
8. Three copies of the Traffic Statement;
9. DCR letter dated March 2, 2010 regarding no impact to natural heritage resources;
10. Community Meeting Statement
11. Three copies of the SPEX Plat, dated March, 2010, as prepared by Stantec Consulting Services, Inc. (Owner will sign once application is approved);
12. Notice list labels for surrounding property owners

Mr. John Merrithew
Re: SPEX – Hamilton Well Site
March 17, 2010
Page 2 of 2

This application is for the Town of Hamilton and, as such, the application fees have been waived.

I am also including copies of the preliminary and record plat subdivisions creating the well lot as well as subdivision right-of-way recordation associated with the lot for your easy reference.

We appreciate the staff management of this application and are happy to assist as appropriate.

Sincerely,

A handwritten signature in black ink, appearing to read "Sara", with a large, stylized flourish at the end.

Sara Howard-O'Brien, AICP
Land Management Supervisor

Enclosures

cc: Sam Adamo, Executive Director, Planning and Legislative Services
S:\Planning\hamilton\SubmissionLtr.doc

LOUDOUN COUNTY DEPARTMENT OF PLANNING
1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177 Local (703) 777-0246

MINIMUM SUBMISSION REQUIREMENTS FOR SPECIAL EXCEPTION APPLICATION

Application No. _____

TO BE COMPLETED BY THE APPLICANT

Project Name: Town of Hamilton Well

Proposed Use: Well

Project Location: Stone Eden development at the end of Stone Eden Drive

Tax Map #(s): 45((37)) Parcel #(s): Well

Parcel Owner(s): Town of Hamilton Telephone No.: 540-338-2811

Applicant/Authorized Agent: Town of Hamilton Telephone No.: 540-338-2811
Dave Bowers

Engineer/Surveyor: Stantec Consulting Services, Inc. Telephone No. 703-777-0063

Attorney: N/A Telephone No.: _____

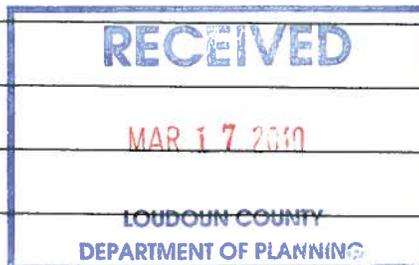
Signature of Person Completing Checklist: *James Howard-Obrien* Date: 3/17/10

TO BE COMPLETED BY THE PLANNING OFFICE PERSONNEL

Date Received: _____ Date Reviewed: _____

Reviewed by: _____ Date Accepted/Not Accepted: _____

Reason(s) For Not Accepting: _____



MCPI Number(s): 454-20-8349

A. **APPLICANT RESPONSIBILITIES.** The applicant must complete all of the Special Exception information contained in this checklist, or present written approval for any deviation therefrom. Written approval from the designated department for any deviation from mandatory requirements must be obtained prior to application submission.

Where proposed project information is requested in this checklist for adjacent property to the proposal, this information may be limited to projects on file with the County or with an adjacent incorporated town or surrounding jurisdiction.

All plats or plans submitted with this application shall be folded to a size of approximately 8½" x 11" with the title block visible.

If the application is judged incomplete, the staff will identify in writing the deficiencies that must be corrected. The application will not be accepted for processing. The fee and materials will be returned to the applicant.

All required forms are available in the Department of Planning.

Approved Deviations:

- K. Plat Scale
- K.5. Phase I Archeological
- K.12 Tree Inventory
- L. Traffic Study (Traffic Statement Provided)

B. LAND DEVELOPMENT APPLICATION FORM. Submit a completed land development application form, including the following:	SUBMITTED		
	YES	NO	N/A
1. Name of the applicant(s).	X		
2. Applicant(s) address: city/state/zip.	X		
3. Applicant(s) telephone number(s).	X		
4. Authorized representative.	X		
5. Representative's address: city/state/zip code.	X		
6. Representative's telephone number(s).	X		
7. Property owner(s).	X		
8. Property owner(s) address: city/state/zip code.	X		
9. Property owner(s) telephone number(s).	X		
10. Present zoning classification(s). ²	X		
11. Project location.	X		
12. Tax map & parcel number(s); MCPI number(s).	X		
13. Proposed name of the subdivision, development or business.	X		
14. Election district(s) in which the proposed special exception is located.	X		

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning

	SUBMITTED		
	YES	NO	N/A
15. Signature of the applicant.	X		
16. Signature of the owner.	X		
C. <u>CERTIFICATE OF PAYMENT OF TAXES</u> . Provide a certificate verifying that real estate taxes have been paid for all property included in the application. (A certificate of payment of taxes is available from the Treasurer's Office.)	X		
D. <u>USE VALUE ASSESSMENT PROGRAM</u> . Provide a statement which identifies any parcel(s) currently subject to the County's Use Value Assessment that are included as part of this application. (A Land Use certificate is available from the Department of Financial Services.)	X		
E. <u>DISCLOSURE OF REAL PARTIES IN INTEREST</u> . Provide completed disclosure form(s).	X		
F. <u>FEES</u> . Provide a check made payable to the County of Loudoun.			X
G. <u>BUILDING DESIGN</u> . Provide 15 copies of floor plans and elevations for the front, sides, and rear of any on-site structures proposed.			X
H. <u>RECORD OF PRE-APPLICATION CONFERENCE</u> . Provide a copy of the documentation provided at the conference.	X		
I. <u>STATEMENT OF JUSTIFICATION</u> . Provide 15 copies of a written Statement of Justification describing the project and detailing the reason(s) why the granting of a special exception is appropriate. The statement must address the issues for consideration in Section 6-1310 of the Zoning Ordinance including a description of the proposed development's compliance with the environmental, cultural, land use, economic and fiscal, and design goals and policies of the Comprehensive Plan.	X		
J. <u>VICINITY MAP</u> . Provide 15 copies of a map labeled "Vicinity Map" at a scale of 1" = 1000', 8½" x 11" in size with approximate Virginia coordinate grid information with the proposal's property centered on the map. ¹ Include the following information on the map:	X		
1. Approximate location of arterial and collector streets and any local streets connecting to the proposed project and street names or numbers; major streams or rivers; the Potomac River; the W&OD Trail. ¹	X		
2. Project boundaries and all existing lot boundaries (as shown on the County parcel maps) within the project and surrounding the project within the vicinity map area. ¹	X		
3. For adjacent property within 200 feet including property across the road from project, include the following: a. Approved and proposed projects or subdivision names, lot lines, section and lot numbers ¹ and zoning ² . b. Existing and proposed land uses at time of submission; lots; existing structures within 200 feet of the proposed project. ¹ c. Adjacent open space easements, park and recreation land.	X		
4. Jurisdictional boundaries. ¹	X		

1. Information available from the Office of Mapping

2. Information available from the Department of Building and Development

3. Information available from the Clerk of the Circuit Court

4. Information available from the Department of Planning

<p>K. SPECIAL EXCEPTION PLAT. Submit 15 copies of the plan at a scale of 1 inch = 200 feet.¹ If the proposed plan is not submitted at 1" = 200', a deviation to a more meaningful scale may be requested. At least three (3) plans must be provided at 1" = 200'. Four (4) copies are required when floodplain or mountainside exists on a site. To facilitate review of issues for consideration in Section 6-1310 of the Zoning Ordinance, the special exception plat shall include the following information:</p>			
	SUBMITTED		
	YES	NO	N/A
1. The scale, north point and date. ¹	X		
2. The boundary of the property showing bearings and distances. ¹	X		
3. Owner's names and zoning of adjacent property. ²	X		
4. Signature of the property owner or applicant.	X	Provided when approved	
5. Archaeological or historical features included in the State or National Register of Historic Places. a. Existing and proposed buildings; structures, walls, and fences on site. ¹ For buildings and structures, indicate their date of construction, as determined by record search and visual survey, and whether it is planned that they be retained or demolished. b. The applicant must also conduct a survey of historic architecture, known and potential historic and archaeological sites. Identify any known grave, object, or structure marking a place of burial, as determined by record search and visual survey.	Waiver Requested Area Disturbed		
6. a. Show location and area footprint, height of proposed use and identify use. Dimensions must be drawn to scale. b. Parking/loading areas: building and parking setbacks (front, side and rear). ² Dimensions must be drawn to scale.	X		
7. The proposed location, lighting and type of sign.			X
8. Adjacent property information including property across the road from project: a. Approved and proposed projects or subdivision names, lot lines, section and lot numbers and zoning. ¹ b. Existing and proposed land uses at time of submission; lots; existing structures within 200' of the proposed project. ¹ c. Existing and proposed abutting roads and their right-of-way widths. ¹ d. Existing nonresidential access points, existing and proposed roadway intersections and median breaks. ¹ f. Major roads identified in the County Transportation Plan and roads identified in the current Loudoun County/VDOT six-year plan. ⁴	X		
9. Location of proposed/existing well and septic system. Provision of evidence that application has been made to the County Health Department for proposed project's sewer and water systems if Loudoun County Sanitation Authority service is not available.	X		

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning

	SUBMITTED		
	YES	NO	N/A
10. On-site roadway information including: ¹ a. Existing and proposed access points to existing state road system including roadway entrance widths. b. Existing and proposed locations of internal through public street network and right-of-way widths; access points with adjacent parcels.	X		
11. Include parking/loading areas.	X		
12. The location and general description of vegetation and existing tree cover including: a. A description of type and extent of tree cover that identifies canopy, understory growth and other flora; b. An inventory of evergreen trees with calipers of 14 inches or larger and deciduous trees with calipers of 22 inches or larger (measured 4.5 feet above the ground); and c. Endangered species habitat ⁵ . d. The nature and extent of existing and/or proposed landscaping, screening or buffering on the site.	Waiver Requested Property Open Field DCR Letter Provided		
13. Topography at contours not more than five (5) feet. <i>Note: The Director may request a two (2) foot contour.</i>	X		
14. The location of any steep slopes.	X		
15. The location and type of any fuel and fuel storage and a listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; all hazardous waste as set forth in Commonwealth of Virginia Department of Waste Management.	X		
16. Where applicable, the limits of floodplain boundaries are to be delineated. The plan shall utilize and identify the source as the Floodplain Map of Loudoun County.			X
17. Limits of any overlay districts on the property (HCC, AI, FOD, MDOD). ²			X
18. If requested by the Planning Director the applicant shall provide: a. A minimum of two cross-sections where a grade change of 3 feet or more is proposed or where buildings are proposed. The cross-sections shall illustrate existing and proposed topography, height and density of vegetation and the dimensions of proposed buildings. b. For projects adjacent to existing residentially zoned or used property, three-dimensional sketches providing a "bird's eye" (45°) view and at least two eye-level perspectives (30°) of the project illustrating the relationship between the proposed development and the surrounding community. <i>Note: The cross-sections and/or sketches shall be provided no later than the applicant's response to the initial agency comments (referrals).</i>			X

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning
5. Information available from the State Department of Natural Resources

	SUBMITTED		
	YES	NO	N/A
19. Identification of any Federal or State permits or conditions that directly limit development on the subject property.	X		
L. <u>TRAFFIC STUDY</u> . Provide 6 copies of a traffic analysis indicating the relationship of the proposed development to traffic, road and transit use and plans according to FSM Section 4-200B including the following elements:	Waiver Requested Traffic Statement Provided		
1. Study area.			
2. Traffic count locations.			
3. Trip generation.			
4. Traffic volume projections.			
5. Level of service analysis.			
6. Minimum roadway/intersection level of service standards.			
7. Background traffic assumptions.			
8. Traffic/trip distribution.			
9. Level of service calculation assumptions.			
10. Mode choice.			
11. Safety locations.			
12. Traffic mitigation measures.			

- M. COMMUNITY MEETINGS. The applicant must submit a list or schedule of meetings between the applicant and the surrounding communities either held or scheduled to be held.
- N. MAILING LABELS. The applicant must submit two (2) sets of pre-printed address/ mailing labels with addresses of all adjacent property owners.
- O. CERTIFICATION OF APPLICATION SUBMISSION. I hereby certify that the above stated information is included in the attached special exception application and accompanying materials. Further, I have included on the site plan any conditions required by proffers of an approved rezoning for this site, or required by a variance approval, special agreements or covenants.

APPLICANT SIGNATURE *Jane Howard-O'Brien* DATE 3/17/10
for Town of Hamilton

Application: _____ Accepted _____ Rejected

Checklist Reviewer _____

Date _____

Sara Howard-O'Brien - RE: Hamilton, Well #14

From: "phillips, george" <George.Phillips@loudoun.gov>
To: Sara Howard-O'Brien <Sara.HowardOBrien@loudoun.k12.va.us>
Date: 3/11/2010 4:06 PM
Subject: RE: Hamilton, Well #14
CC: "Merrithew, John E." <John.Merrithew@loudoun.gov>, "Iwanczuk, Rodion" <Rodion.Iwanczuk@loudoun.gov>, "Beacher, Andrew" <Andrew.Beacher@loudoun.gov>, "Mosurak, Lou" <Lou.Mosurak@loudoun.gov>

Sara- 3/11/10

One trip per day is not a big deal. The letter is almost ready. All you need to add is a sentence that notes that there are no safety related issues regarding Stone Eden Drive. I believe that to get to Stone Eden Drive you have to traverse a short, unpaved section of Sands Road (Route 709)/St.Pauls Street (Route 710) west of South Hughes Street. I would just note that in the letter. You can also note that Stone Eden Drive is a recently built rural subdivision street which should already be (you can check) in the VDOT system and thus meet VDOT standards.

Go ahead and add that information and you are good to go. Let me know if you have any other questions.

Thanks, George

From: Sara Howard-O'Brien [mailto:Sara.HowardOBrien@loudoun.k12.va.us]
Sent: Thursday, March 11, 2010 12:36 PM
To: phillips, george
Cc: Merrithew, John E.; Iwanczuk, Rodion
Subject: Hamilton, Well #14

George: I am writing to seek your assistance. I am working with the County Planning Department and the Town of Hamilton to file a SPEX for an existing Well (#14) that is a water source for the Town's water supply. LCPS had previously worked with the Town and County to gain SPEX approval for the Town's Water Treatment Plant at the Harmony property just west of the Town of Hamilton. The well, which is located in the Stone Eden

Subdivision SW of Town, also needs a special exception.

Traffic associated with the well site will be minimal. Based on similar situations, I have taken the liberty of drafting a "Traffic Statement" and am writing to you to seek approval of same in place of a regular Traffic Study as outlined by the SPEX checklist. It is anticipated that there will only be one trip a day to the well site. The well is at the end of Stone Eden Drive, a paved residential subdivision street. There are no employees stationed at the site, only a daily check to the site. Attached is the draft Traffic Statement. I am waiting on the SPEX plat to fill in the blanks (areas within the split zoning districts) and the square footage of the on-site facilities (approximately 300 SF including the well, concrete slab for the electric channel, control building, vault, and area for the emergency generator).

If you would kindly respond by email I can add your response to the SPEX filing which I hope to submit next week. Thank you for your time and attention to this matter. This SPEX is critical to the Town's water system. If you need any additional information or have any questions, do not hesitate to contact me. As always, thank you for your time and consideration. Sara

Sara Howard-O'Brien
Land Management Supervisor
Loudoun County Public Schools
Planning and Legislative Services
21000 Education Court
Ashburn, Virginia 20148
Phone: 571-252-1156
Fax: 571-252-1101
E-mail: Sara.howardobrien@LOUDOUN.K12.VA.US



**LOUDOUN COUNTY
LAND DEVELOPMENT APPLICATION**

RECEIVED
MAR 17 2010
DEPARTMENT OF PLANNING

- (1) This application form must be filled out in its entirety.
- (2) An incomplete application form will result in rejection of the application prior to checklist review.
- (3) If additional space is needed to complete any section of this application, attach a separate sheet containing all the required information and refer to such where appropriate on the form.
- (4) Do not write in shaded areas.
- (5) See attached Instructions for completing the Land Development Application.

PLEASE PRINT IN INK OR USE TYPEWRITER

TYPE OF APPLICATION	SPEX	Application Number Assigned _____	
_____ 1972 Zoning Ordinance		Fee Amount Paid _____	
_____ 1993 Zoning Ordinance		Receipt Number _____	
<input checked="" type="checkbox"/> Revised 1993 Zoning Ordinance		Date of Official Acceptance _____	
Calculations of Bond (CPAP, CPAP REVISION, REST, STPL, STPR & STMP)			
Total Number of Cross-Sections (FPAL Type II & FPST)			
Estimated Square Feet of Land Disturbance (SPEX) 4,050 sf (area within fence, ROW waterline and gravel access road)			
Project Name: Town of Hamilton Well		Subdivision Name (if different from project name): STONE EDEN FARM Subdivision Section: OUTLET LOT A Lot Numbers: _____	
Description of Proposed Project: (Must be completed)			
SPEX for a well			
Number and Types of Proposed Lots N/A		PROPOSED RESIDENTIAL UNITS (This section is to be completed for all residential applications). N/A	
Residential	_____	Total Units	Quantity Affordable
Non-residential	_____		Quantity Elderly
		Detached	
		Semi-detached	
Conservancy	_____	Townhouse	
		Multi-family	
Open Space	_____	Other (specify)	
Other (Specify type)	_____		
Total Lots	Total		
PROPOSED NON-RESIDENTIAL SQUARE FOOTAGE This section must be completed for all non-residential applications and non-residential components of residential applications. Describe the type (s) in the appropriated category and the total square footage for the category:			
Category	Description of Use	Square Footage	
Ag-Residential			
Sales & Service			
Office			
Industrial			
Gov't., Utilities & Public Service	Well	4,050 sq.ft. (area disturbed)	
Recreation & Special Interests			
Transportation & Communications			
Education & Training			
Other (specify)			
Total Square Footage			
PROJECT LOCATION			
Property Address: 38146 Stone Eden Drive Hamilton, VA 20158		Property Location: Outlot in Stone Eden development. Cul-de-sac of Stone Eden Drive	Adjacent Roads Stone Eden Drive
ELECTION DISTRICT(S)		Blue Ridge	
PROPERTY TAX MAP, ACREAGE AND ZONING INFORMATION			
Tax Map Number(s) or Pin Number Reference(s)	Zoning District(s)	Acreage	Zoning Status Existing Proposed
454-20-8349	JLMA-3 & A-3	1.30	X

SURROUNDING LAND USES AND ZONING

List all surrounding land uses and zoning districts adjacent to the property, including those across roads.

LAND USE		ZONING
NORTH	SF	JLMA-3
SOUTH	SF and Vacant	A-3
EAST	Vacant	AR-1 and A-3
WEST	SF	AR-1 and A-3

APPLICANT(S)

Company Name	Town of Hamilton	Company Name	
Name of Person & Title	H. Ray Whitbey Mayor	Name of Person & Title	
Mailing Address	P.O. Box 130	Mailing Address	
City, State, Zip Code	Hamilton, VA 20158	City, State, Zip Code	
Daytime Telephone	540-338-2811	Daytime Telephone	
E-mail Address	Hamilton.va@comcast.net	E-mail Address	
Correspondent?	Yes No	Correspondent?	Yes No

PROPERTY OWNER(S)

Company Name	Town of Hamilton	Company Name	
Name of Person & Title	H. Ray Whitbey Mayor	Name of Person & Title	
Mailing Address	P.O. Box 130	Mailing Address	
City, State, Zip Code	Hamilton, VA 20158	City, State, Zip Code	
Daytime Telephone	540-338-2811	Daytime Telephone	
E-mail Address	Hamilton.va@comcast.net	E-mail Address	
Correspondent?	Yes No	Correspondent?	Yes No

REPRESENTATIVE(S)

Company Name	Stantec Consulting Services, Inc.	Company Name	
Name of Person & Title	Dave Bowers	Name of Person & Title	
Mailing Address	108 Church Street, SE	Mailing Address	
City, State, Zip Code	Leesburg, VA 20175	City, State, Zip Code	
Daytime Telephone	703-777-0063	Daytime Telephone	
E-mail Address	David.Bowers@Stantec.com	E-mail Address	
Correspondent?	Yes No X	Correspondent?	Yes No

CERTIFICATIONS

APPLICANT(S):
The information provided is accurate to the best of my knowledge. I acknowledge that any percolation tests, topographic studies, or other requirements of the Health Official, Director of Building and Development, or Zoning Administrator will be carried out at my expense. I understand that the County may deny, approve, or conditionally approve that for which I am applying. I certify that all property corners have been clearly staked and flagged.

TOWN OF HAMILTON			
Printed Name of Applicant		Printed Name of Applicant	
<i>H. Ray Whitbey</i>	<i>3/15/10</i>		
Signature of Applicant	Date	Signature of Applicant	Date

PROPERTY OWNER(S) (to be signed by all property owners):
I have read this completed application, understand its intent, and freely consent to its filing. Furthermore, I grant permission to the Department of Building and Development and/or Planning and other authorized government agents to enter the property and make such investigations and tests as they deem necessary.

TOWN OF HAMILTON			
Printed Name of Property Owner		Printed Name of Property Owner	
<i>H. Ray Whitbey</i>	<i>3/15/10</i>		
Signature of Property Owner	Date	Signature of Property Owner	Date

March 2, 2009

Loudoun County Real Estate Tax, Assessment & Parcel Database

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Tax History -

New Map

Map It

Recent Sales

Pay Taxes

Assessment

No Data to Display for: Tax Map /45//37//WELL/



Loudoun County, Virginia

www.loudoun.gov

The Office of the County Assessor

1 Harrison Street, SE, 5th Floor, P.O. Box 7000, Leesburg, VA 20177-7000

703.777.0267 • Fax 703.771.5234

LAND USE CERTIFICATE

Date: 2/3/2010

The following property, _____, is **IN** the Land Use Program.
Tax Map/PIN Number

Signature

Alison L. Burns, Land Use Coordinator

The following property, 454-20-8349-000, is **NOT IN** the Land Use Program.
Tax Map/PIN Number

Alison L. Burns

Signature

Signature

Alison L. Burns, Land Use Coordinator

Sara Howard - O'Brien

I, _____, do hereby state that I am an

___ Applicant

Applicant's Authorized Agent listed in Section C.1. below

in Application Number(s): SPEX 2010-, Hamilton Well Site

and that to the best of my knowledge and belief, the following information is true:

C. DISCLOSURES: REAL PARTIES IN INTEREST AND LAND USE PROCEEDINGS

1. REAL PARTIES IN INTEREST

The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS** and **LESSEES** of the land described in the application* and if any of the forgoing is a **TRUSTEE**** each **BENEFICIARY** of such trust, and all **ATTORNEYS**, and **REAL ESTATE BROKERS**, and all AGENTS of any of the foregoing.

All relationships to the persons or entities listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together (ex. Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc.) For a multiple parcel application, list the Parcel Identification Number (PIN) of the parcel(s) for each owner(s).

<i>PIN</i>	<i>NAME (First, M.I., Last)</i>	<i>ADDRESS (Street, City, State, Zip Code)</i>	<i>RELATIONSHIP (Listed in bold above)</i>
454-20-8349	Town of Hamilton H. Ray Whitbey	53 East Colonial Highway Hamilton, VA 20158	Owner and Applicant
	Stantec Consulting Services, Inc. David Bowers	108 Church Street, SE Leesburg, VA 20175	Engineering/Agent
	Sara Howard-O'Brien		Agent
	Loudoun County		
	School Board		

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** In the case of a TRUSTEE, list Name of Trustee, name of Trust, if applicable, and name of each beneficiary.

Check if applicable:

___ There are additional Real Parties in Interest. See Attachment to Paragraph C-1.

2. NAMES OF CORPORATION SHAREHOLDERS

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 1% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation (complete name, street address, city, state, zip)

Stantec Consulting Services Inc., 108 Church Street, Leesburg, Virginia, 20175

Description of Corporation:

There are 100 or fewer shareholders and all shareholders are listed below.

There are more than 100 shareholders, and all shareholders owning 1% or more of any class of stock issued by said corporation are listed below.

There are more than 100 shareholders but no shareholder owns 1% or more of any class of stock issued by said corporation, and no shareholders are listed below.

There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of shareholders (first name, middle initial and last name)

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)
Stantec Holdings (Delaware) III Inc. – 100%	

Names of Officers and Directors (first name, middle initial and last name & title, e.g. President, Secretary, Treasurer, etc.)

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)
<i>See attached lists.</i>	

Check if applicable:

Additional shareholder information is continued on an additional copy of *page B-2*

DIRECTORS
OF
STANTEC CONSULTING SERVICES INC.

<u>NAME</u>	<u>BUSINESS ADDRESS</u>
Robert J. Gomes	10160 - 112th Street, #200 Edmonton AB T5K 2L6
Paul J.D. Alpern	10160 - 112th Street, #200 Edmonton AB T5K 2L6

OFFICERS OF
STANTEC CONSULTING SERVICES INC.

<u>POSITION HELD</u>	<u>NAME</u>	<u>BUSINESS ADDRESS</u>
President	Robert J. Gomes	10160 - 112 Street, #200 Edmonton AB T5K 2L6
CEO, Engineering	Brian Larson	1701 North Street Endicott NY 13760
Senior Vice President & COO	Richard K. Allen	141 Portland Street Boston MA 02114
Senior Vice President	W. Paul Allen	49 Frederick Street Kitchener ON N2H 6M7
Senior Vice President	Carl Clayton	10160 - 112 Street, #200 Edmonton AB T5K 2L6
Senior Vice President	Jeff Kishel	2000 South Colorado Blvd, #2-300 Denver, CO 80222
Senior Vice President	Scott L. Murray	1409 North Forbes Road Lexington KY 40511-2024
Senior Vice President	Eric Nielsen	19 Technology Drive, #200 Irvine CA 92618
Vice President	Frank Aceto	1060 Andrew Drive, Suite 140 West Chester, PA 19380

OFFICERS OF
STANTEC CONSULTING SERVICES INC. (CONT'D)

Vice President	Paul J.D. Alpern	10160 - 112 Street, #200 Edmonton AB T5K 2L6
Vice President	Curt Chapman	6980 Sierra Center Parkway, #100 Reno NV 89511
Vice President	F. Bradford Drake	405 Howard Street, 5 th Floor San Francisco CA 94105
Vice President	Joseph Geller	141 Portland Street Boston MA 02114
Vice President	Michael Giaramita	50 West 23rd Street New York, NY 10010
Vice President	Arthur J. Hadnett	290 Conejo Ridge Ave Thousand Oaks CA 91361
Vice President	Thomas L. Higgins, Jr.	50 West 23 Street New York, NY 10010
Vice President	Timothy J. Hinrichs	50 West 23 Street New York, NY 10010
Vice President	Douglas J. Johnson	19 Technology Drive, #200 Irvine CA 92618
Vice President	John W. Johnson	1137 North McDowell Blvd Petaluma CA 94954-1110
Vice President	Gord Johnston	200, 325 – 25 Street SE Calgary AB T2A 7H8
Vice President	Rich Keagy	2127 Ayrley Town Blvd, #300 Charlotte, NC 28273
Vice President	Stuart E. Lerner	50 West 23 Street New York, NY 10010
Vice President	Tim Lines	8211 South 48 th Street Phoenix AZ 85044
Vice President	Jeffrey S. Lloyd	10160 - 112 Street, #200 Edmonton AB T5K 2L6
Vice President	John P. Lortie	30 Park Drive Topsham, ME 04086

OFFICERS OF

STANTEC CONSULTING SERVICES INC. (CONT'D)

Vice President	Francis Meyer	49 Frederick Street Kitchener ON N2H 6M7
Vice President	Dennis J. O'Brien	365 W. Passaic Street Rochelle Park, NJ 07662
Vice President	Dean Palumbo	73733 Fred Waring Drive, #100 Palm Desert CA 92260
Vice President	Troy Peoples	801 Jones Franklin Road, #300 Raleigh, NC 27606
Vice President	Alfonso Rodriguez	2590 Venture Oaks Way Sacramento CA 958333288
Vice President	Todd Rhoads	2590 Venture Oaks Way Sacramento CA 958333288
Vice President	William F. Shelley	482 Payne Road, Scarborough Court, Scarborough, ME 04074
Vice President	Henry Sikorski	135 Engineers Road, #200 Hauppauge NY 11788-4008
Vice President	Robert A. Simm	8211 South 48 th Street Phoenix AZ 85044
Vice President & CEO, Surveying	Kenneth J. Stigner	50 West 23 Street New York, NY 10010
Vice President	Harry E. Strate	2250 Keys Ferry Court Mcdonough CA 30253
Vice President	John Take	201 North Bonita Tucson AZ 857452999
Vice President	Mehmet B. Tin	1500 Lake Shore Dr, #100 Columbus, OH 43204
Vice President	Joseph J. Viscuso	Longwood Corporate Center South 425 McFarlan Road, #205 Kennett Square, PA 19348
Vice President	Brian F. Zita	1137 North McDowell Blvd Petaluma CA 94954-1110
Senior Associate	Edwin Mighell	2000 South Colorado Blvd, #2-300 Denver CO 80222

OFFICERS OF
STANTEC CONSULTING SERVICES INC. (CONT'D)

Associate	Alan Warner	2000 South Colorado Blvd, #2-300 Denver CO 80222
Corporate Counsel	William A. Butler	12034 134th Court NE, #102 Redmond WA 98052
Corporate Counsel	Kenna Houncaren	10160 - 112 Street, #200 Edmonton AB T5K 2L6
Corporate Counsel	Christy J. Leonard	2950 E. Harmony Road, #290 Fort Collins CO 80528
Corporate Counsel	William J. Roberts	19 Technology Drive Irvine CA 92618
Corporate Counsel	Jeffrey P. Stone	2060 Brighton-Henrietta Town Line Road Rochester, NY 14623
Corporate Counsel	William J. Edwards	5 Dartmouth Drive, #101 Auburn NH 03032
Secretary	Jennifer A.I. Addison	10160 - 112 Street, #200 Edmonton AB T5K 2L6
Treasurer	Daniel J. Lefavre	10160 - 112 Street, #200 Edmonton AB T5K 2L6

2. NAMES OF CORPORATION SHAREHOLDERS

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 1% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation (complete name, street address, city, state, zip)

Stantec Holdings (Delaware) III Inc., 10160-112 Street, Edmonton, AB T5K2L6

Description of Corporation:

There are 100 or fewer shareholders and all shareholders are listed below.

There are more than 100 shareholders, and all shareholders owning 1% or more of any class of stock issued by said corporation are listed below.

There are more than 100 shareholders but no shareholder owns 1% or more of any class of stock issued by said corporation, and no shareholders are listed below.

There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of shareholders (first name, middle initial and last name)

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)
Stantec Technology International Inc. – 304 common shares	
3102452 Nova Scotia Company – 1,000 Series A Preferred Shares	

Names of Officers and Directors (first name, middle initial and last name & title, e.g. President, Secretary, Treasurer, etc.)

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)
Robert J. Gomes	President and Director
Jennifer A. I. Addison	Secretary
Daniel J. Lefavre	Treasurer
Paul J. D. Alpern	Director

Check if applicable:

Additional shareholder information is continued on an additional copy of *page B-2*

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Name and Address of Corporation (complete name, street address, city, state, zip)

Stantec Technology International Inc., 10160-112 Street, Edmonton, AB T5K2L6

Description of Corporation:

There are 100 or fewer shareholders and all shareholders are listed below.

There are more than 100 shareholders, and all shareholders owning 1% or more of any class of stock issued by said corporation are listed below.

There are more than 100 shareholders but no shareholder owns 1% or more of any class of stock issued by said corporation, and no shareholders are listed below.

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Names of shareholders (first name, middle initial and last name)

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)
Stantec Inc. – 100%	

Names of Officers and Directors (first name, middle initial and last name & title, e.g. President, Secretary, Treasurer, etc.)

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)
Robert J. Gomes	President and Director
Paul J. D. Alpern	Vice President and Director
Jeffrey S. Lloyd	Vice President
Jennifer Addison	Secretary
Daniel J. Lefavre	Treasurer

Check if applicable:

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Name and Address of Corporation (complete name, street address, city, state, zip)

3102452 Nova Scotia Company, 10160-112 Street, Edmonton, AB T5K2L6

Description of Corporation:

There are 100 or fewer shareholders and all shareholders are listed below.

There are more than 100 shareholders, and all shareholders owning 1% or more of any class of stock issued by said corporation are listed below.

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Names of shareholders (first name, middle initial and last name)

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)
Stantec Holdings Ltd. – 100%	

Names of Officers and Directors (first name, middle initial and last name & title, e.g. President, Secretary, Treasurer, etc.)

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)
Robert J. Gomes	President and Director
Paul J. D. Alpern	Vice President and Director
Jeffrey S. Lloyd	Vice President
Jennifer A. I. Addison	Secretary
Daniel J. Lefavre	Treasurer
Kenna Houncaren	Corporate Counsel

Check if applicable:

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Name and Address of Corporation (complete name, street address, city, state, zip)

Stantec Holdings Ltd., 10160-112 Street, Edmonton, AB T5K2L6

Description of Corporation:

There are 100 or fewer shareholders and all shareholders are listed below.

There are more than 100 shareholders, and all shareholders owning 1% or more of any class of stock issued by said corporation are listed below.

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Names of shareholders (first name, middle initial and last name)

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)
Stantec Inc. – 100%	

Names of Officers and Directors (first name, middle initial and last name & title, e.g. President, Secretary, Treasurer, etc.)

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)
Robert J. Gomes	President and Director
Paul J. D. Alpern	Vice President and Director
Jeffrey S. Lloyd	Vice President
Jennifer A. I. Addison	Secretary
Daniel J. Lefavre	Treasurer
Kenna Houncaren	Corporate Counsel

Check if applicable:

Additional shareholder information is continued on an additional copy of *page B-2*

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Name and Address of Corporation (complete name, street address, city, state, zip)

Stantec Inc., 10160-112 Street, Edmonton, AB T5K2L6

Description of Corporation:

There are 100 or fewer shareholders and all shareholders are listed below.

There are more than 100 shareholders, and all shareholders owning 1% or more of any class of stock issued by said corporation are listed below.

There are more than 100 shareholders but no shareholder owns 1% or more of any class of stock issued by said corporation, and no shareholders are listed below.

There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of shareholders (first name, middle initial and last name)

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)
Public	

Names of Officers and Directors (first name, middle initial and last name & title, e.g. President, Secretary, Treasurer, etc.)

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)
Ronald P. Triffo	Chairman of the Board and Director
Robert J. Gomes	President & CEO and Director
Senior Vice President & Chief Operating Officer	Richard K. Allen
Senior Vice President & Chief Financial Officer	Daniel J. Lefavre
Vice President, Secretary & General Counsel	Paul J. D. Alpern
Aram H. Keith	Director
Robert J. Bradshaw	Director
(Argeo) Paul Cellucci	Director
David L. Emerson	Director
Anthony P. Franceschini	Director
Susan E. Hartman	Director
Ivor M. Ruste	Director

Check if applicable:

Additional shareholder information is continued on an additional copy of page B-2

3. PARTNERSHIP INFORMATION

The following constitutes a listing of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in the affidavit.

Partnership name and address: (complete name, street address, city, state, zip)

Town of Hamilton, 53 East Colonial Highway, P. O. Box130, Hamilton, VA 20158

(check if applicable) The above-listed partnership has no limited partners.

Names and titles of the Partners:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. General Partner, Limited Partner, etc)</i>
H. Ray Whitbey	Mayor
John Unger	Vice Mayor
Brent Campbell	Town Council Member
Michael Snyder	Town Council Member
James T. Rollins, Jr.	Town Council Member
Gregory K. Wilmoth	Town Council Member
Kenneth C. Wine	Town Council Member

Check if applicable:

Additional Partnership information attached. See Attachment to Paragraph C-3.

3. PARTNERSHIP INFORMATION

The following constitutes a listing of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in the affidavit.

Partnership name and address: (complete name, street address, city, state, zip)

Loudoun County School Board, 21000 Education Court, Ashburn, VA 20148

(check if applicable) The above-listed partnership has no limited partners.

Names and titles of the Partners:

<i>NAME</i> (<i>First, M.I., Last</i>)	<i>Title</i> (<i>e.g. General Partner, Limited Partner, etc</i>)
Robert F. Dupree, Jr.	Dulles District
Thomas E. Reed	At-Large
Tom Marshall	Leesburg District
Priscilla B. Godfrey	Vice Chairman, Blue Ridge District
John Stevens	Chairman, Potomac District
Bob Ohneiser, Esq.	Broad Run District
J. Warren Geurin	Sterling District
Jennifer K. Bergel	Catoctin District
Dr. Joseph M. Guzman	Sugarland Run District

Check if applicable:

_____ Additional Partnership information attached. See Attachment to Paragraph C-3.

4. ADDITIONAL INFORMATION

- a. One of the following options **must** be checked:

In addition to the names listed in paragraphs C. 1, 2, and 3 above, the following is a listing of any and all other individuals who own in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Other than the names listed in C. 1, 2 and 3 above, no individual owns in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Check if applicable:

Additional information attached. *See Attachment to Paragraph C-4(a).*

- b. That no member of the Loudoun County Board of Supervisors, Planning Commission, Board of Zoning Appeals or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or though an interest in a partnership owning such land, or as beneficiary of a trust owning such land.

EXCEPT AS FOLLOWS: (If none, so state).

Check if applicable:

Additional information attached. *See Attachment to Paragraph C-4(b).*

- c. That within the twelve-month period prior to the public hearing for this application, no member of the Loudoun County Board of Supervisors, Board of Zoning Appeals, or Planning Commission or any member of his immediate household, either individually, or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation (as defined in the Instructions at Paragraph B.3) in which any of them is an officer, director, employee, agent or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has or has had any business or financial relationship (other than any ordinary customer or depositor relationship with a retail establishment, public utility, or bank), including receipt of any gift or donation having a value of \$100 or more, singularly or in the aggregate, with or from any of those persons or entities listed above.

EXCEPT AS FOLLOWS: (If none, so state).

Check if applicable:

Additional information attached. *See Attachment to Paragraph C-4(c).*

D. COMPLETENESS

That the information contained in this affidavit is complete, that all partnerships, corporations (as defined in Instructions, Paragraph B.3), and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, OR LESSEE of the land have been listed and broken down, and that prior to each hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including any gifts or business or financial relationships of the type described in Section C above, that arise or occur on or after the date of this Application.

WITNESS the following signature:

Sara Howard-O'Brien for Town of Hamilton
check one: [] Applicant or [✓] Applicant's Authorized Agent

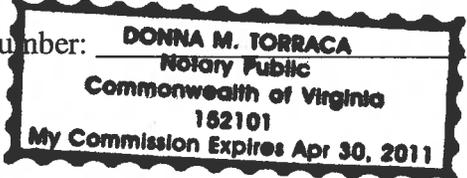
Sara Howard-O'Brien for Town of Hamilton

(Type or print first name, middle initial and last name and title of signee)

Subscribed and sworn before me this 17 day of March 2010, in the State/Commonwealth of Virginia, in the County/City of Loudoun.

Donna M. Torraca
Notary Public

My Commission Expires: _____

Notary Registration Number: 

S:\Planning\hamilton\Disclosure-SPEX.doc



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

RECORD OF PRE-APPLICATION CONFERENCE

PRE-APPLICATION CASE NUMBER/NAME/CASE TYPE	PRAP 2005-0024	SPEX
DATE OF CONFERENCE	Town of Hamilton (upgrade of water treatment system) Hamilton	2/22/05 3:00pm

ATTENDANCE LISTING

NAME	AFFILIATION
Kelly Teuscher	TOWN OF HAMILTON
Marcus Colquhoun	HAMILTON TOWN ATTORNEY
Alex Blackburn	L.C. B & D
Michelle Lehr	Zoning
William Threlkeld	L.C. B & D
Joe Cook	LCHD
Susan Berry Hill	Community Planning

I verify that a pre-application conference on the above-referenced proposal has been conducted in accordance with *Article VI* of the Loudoun County Zoning Ordinance. No matters discussed shall be binding on either the applicant or the County. A copy of this form shall be submitted by the applicant with the official application for checklist review. A summary of issues discussed is not required to be submitted with the official application.

Director, Department of Planning or Designee:

Date:



2.22.05

Application Fee: 0



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

SYNOPSIS OF PRE-APPLICATION CONFERENCE ISSUES DISCUSSED

PRE-APPLICATION CASE NUMBER/NAME/CASE TYPE	PRAP 2005-0024	SPEX
DATE OF CONFERENCE	Town of Hamilton (upgrade of water treatment system) Hamilton	2/22/05 3:00pm

1. ISSUES RAISED BY THE APPLICANT

Upgrading existing facility to use new well. No additional land but will have new structure. Vroemeny - Town is in violation with Dept. Health. ~~Exceeds~~ ^{Exceeds} maximum number of subscribers. Contract has been awarded to construct new facility. Need new well this year - construction is 8-12 months. Location processes two wells. Town permitted for 172,000 gpd. Subdivision application pending.

2. COMPREHENSIVE PLANNING ISSUES DISCUSSED

Treatment facility
Hamilton Plan & Revised General Plan apply. ~~not shown in~~ ^{not shown in} Hamilton Plan so a commission permit may be necessary. Plan supports treatment facility.

3. ZONING ISSUES DISCUSSED ___1972 ___1993 Revised 1993 Zoning Ordinance

Water treatment plants or expansion of existing plant require special exception. Water treatment & storage both require special. Need modification of 5-621 to reduce macro lot size requirement. Type IV buffer yard required. ULMA-3 yard requirements apply. (10' side 25' rear yard, 15 foot front, 35 foot height) ← 2-1200, 1204.

4. TRANSPORTATION ISSUES DISCUSSED

Not present. As none anticipated.

Contact George Shillig regarding traffic study.

5. OTHER ISSUES DISCUSSED

Health - will need to illustrate location of well & impact on existing sanitary sewer lines. As long as well is dedicated - issues generally resolved.

Hydro study needed ~~first~~ because of potential impact to adjacent subdivisions. Fraser Farm may be impacted. Contact Kelly Beatty - County hydrogeologist.

Hydro study needed with application submitted.

6-3000 Conservation Design - waste treatment facility outside environmentally sensitive area. Stormwater management plans should be included.

6. REVIEW AND PROCESSING PROCEDURES DISCUSSED

Will consider submitting application prior to hydro study being complete but will need study prior to staff comment.

Hydro study part of FSM - site plan process.

Conference Coordinator:



Date:

2-22-05

SPEX 2010-0000
Town of Hamilton Well
Special Exception Checklist
Item M
Community Meetings

A community meeting was held in October of 2007 to review the water treatment plant (SPEX 2007-0022). (See attached notice) Well 14 was the water source for the approved water treatment plant. Should additional meetings be desired, please advise.



COMMUNITY INFORMATION MEETING

You are invited to a Community Information Meeting to review the applications for:

- 1) Special Exception 2006-0014, Kenneth W. Culbert Elementary School and
- 2) Special Exception 2007-0022 & Commission Permit 2007-0013, The Town of Hamilton Water Treatment Plant

Date: October 3, 2007 @ 6:30-8:30p.m.

Location: Harmony Intermediate School Auditorium
38174 W. Colonial Highway
Hamilton, Virginia

Proposal:

Elementary School: Loudoun County Public Schools (LCPS) seeks approval to construct an elementary school at the Harmony Intermediate School site at 38174 W. Colonial Highway, between Hamilton and Purcellville (MCPI 453-30-4892). The 79 acre site is split zoned with 53.31 acres in the AR-1, Agricultural District and 25.78 acres in the JLMA-3, Joint Land Management Area District. The elementary school is proposed to the northeast of the existing intermediate school in the AR-1 zoned portion of the property. The elementary school is proposed to be approximately 90,000+/-square feet in size, designed for a capacity of up to 875 students and planned for a Fall 2009 opening.

Water Treatment Plant: The Town of Hamilton seeks approval to construct a water treatment facility on approximately 2.29 acres within the AR-1 District, situated just to the south of the proposed elementary school. The proposed water treatment plant is an upgrade to the existing Town of Hamilton municipal water system. The proposed facilities will be approximately 4,000 square feet in size. The construction of this water treatment facility is critical in order serve the proposed Elementary School and to provide service to Town water subscribers.

Last summer (2006) Loudoun County Public Schools hosted an information meeting for the proposed elementary school. The purpose of this meeting is to update the community on the changes to the school application and to share information about the proposed water treatment plant.

The applications are on file with the County Planning Department (703-777-0246). Should you wish to review the application materials, they are available at the Department of Building and Development, 2nd floor of the County Administration Building, 1 Harrison Street, S.E. Leesburg.

If you cannot attend this meeting and wish additional information, please contact:

Sara Howard-O'Brien
Loudoun County Public Schools
Planning & Legislative Services
21000 Education Court
Ashburn, VA 20148
571-252-1156
showard@loudoun.k12.va.us

454-20-8288
HAYES, R SCOTT &
ERICA TRUSTEES
38172 STONE EDEN DR
HAMILTON VA20158-3466

419-36-4220
BROWN, ROBERT S &
CAROL J R/S
16200 EDGE OF THE EARTH RD
LEXINGTON OK73051-6417

419-25-3590
BOND, CHRISTOPHER W &
JULIE A R/S
38171 STONE EDEN DR
HAMILTON VA20158-3467

454-20-4465
OMARA, MAUREEN A &
E B OMARA J/T
17899 SANDS RD
HAMILTON VA20158-3439

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