

McConnell, Kate

From: Salmon, Jeff
Sent: Thursday, February 21, 2013 3:22 PM
To: McConnell, Kate
Subject: RE: Brambleton Community Park condition for your review

ok

Jeffrey Salmon
Dulles District Planning Commissioner
County of Loudoun | Commonwealth of Virginia
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From: McConnell, Kate
Sent: Thursday, February 21, 2013 3:02 PM
To: Salmon, Jeff
Subject: RE: Brambleton Community Park condition for your review

Jeff,

Attached is Condition 8 with track changes revised after the Applicant review and some discussion. I didn't realize that the Applicant would be able or wanted to intersperse the trees in the tree save area, so the language has been changed to reflect this. Also, we discussed the number of trees and thought that 20 trees made more sense. This is twice the number of required evergreens in a Type 2 Side Yard Buffer. Normally, 2 evergreens/100 lineal feet are required. With this condition, 4 evergreens/100 lineal feet will be planted.

Please let me know if you agree with the revisions.

Best,
Kate

Kate A. McConnell, AICP
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From: Salmon, Jeff
Sent: Thursday, February 21, 2013 1:46 PM
To: McConnell, Kate
Subject: RE: Brambleton Community Park condition for your review

Kate - This works for me.

Jeffrey Salmon

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From: McConnell, Kate
Sent: Thursday, February 21, 2013 9:59 AM
To: Salmon, Jeff
Subject: Brambleton Community Park condition for your review

Good morning Jeff,

Below is a first draft of Condition 8 requiring the planting of evergreen trees along the east side of the park. I discussed the language with the County Arborist, and he is comfortable working with Parks and Rec and TCI on the tree species and the planting design. The language allows some flexibility with tree location so that they can be strategically and more naturally placed. Also, the County Arborist felt that only one row (as opposed to 2 staggered rows) is necessary to provide partial screening in conjunction with the tree conservation area. Please feel free to call me if you have any questions or would like to discuss the condition further. Also, I will be out of the office tomorrow and next Monday and Tuesday, so it would be great if we could touch base today.

Screening and Buffering. The Applicant shall plant a minimum of twenty five (25) evergreen trees with a minimum height of six (6) feet in a single serpentine row for 500 linear feet beginning at the northern property line and extending south between the eastern side of the northern soccer field and the tree conservation area adjacent to the Windermere Community Association property (PIN 157-19-1131) and in the Brambleton Community Park. The evergreen species and planting arrangement shall be approved by the County Arborist; the species shall be compatible with the site (soils, shade tolerance, slopes, etc.) and the trees shall be planted in strategic locations that will achieve filtered screening in conjunction with the existing forest conservation area. The evergreen trees shall be planted prior to approval of an Occupancy Permit for the proposed lighted playing fields.

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