



WELLS + ASSOCIATES

January 22, 2010

Rashid Siraj, P.E.  
Transportation Engineer  
VDOT Northern Virginia District  
Land Development Section  
14685 Avion Parkway  
Chantilly, Virginia 20151

Re: Belmont Glen Village (ZCPA 2009-0007 and ZMOD 2009-0004)  
Response to Comments

Dear Rashid:

This letter provides additional information as requested in your comment letter dated November 16, 2009 for the Belmont Glen Village concept plan amendment. The second comment in that letter was provided in response to the Belmont Glen Village Determination of Compliance letter, prepared by Wells + Associates and dated October 30, 2009.

Your second comment requested that we provide a copy of the previously accepted TIA and the associated approval letter. We have included a copy of the Belmont Glen/Rouse Property Traffic Impact Study, prepared by Wells + Associates and dated March 13, 2002. As indicated in the compliance letter, this study was conducted for the subject site and contained each of the major elements required for a Chapter 527 study.

As this study was conducted prior to the implementation of the Chapter 527 regulations, there was no requirement for VDOT to “approve” the traffic impact study. Thus, no letter of approval was issued from VDOT or Loudoun County. For reference, I have included an excerpt from the Loudoun County Board of Supervisors public hearing staff report. This document indicates that there were no outstanding transportation issues from Loudoun County Office of Transportation or VDOT staff as of July 8, 2003.

I trust that these items will provide sufficient documentation in order to determine that the Belmont Glen Village concept plan amendment is in compliance with the Chapter 527 regulations.

Please feel free to contact me with any questions you may have regarding this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Sitzman', with a stylized flourish at the end.

Kevin D. Sitzman, P.E.  
Senior Associate