COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION
14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

GREGORY A. WHIRLEY
COMMISSIONER

RECEIVED
SEP 29 2010
LOUDOUN COUNTY
DEVELOPMENT

September 24, 2010

Mr. Marchant Schneider
County of Loudoun
Department of Planning
1 Harrison Street, S.E.
P.O. Box 7000
Leesburg, Virginia 20177-7000

Re: Loudoun County Public Schools
HS-7 Dulles South High School and Elementary School, Goshen Road Assemblage
(3rd Submission)
Loudoun County Plan Number ZMAP 2010-0001 and SPEX 2010-0003

Dear Mr. Schneider:

We have reviewed the above noted plan and draft proffers/conditions of approval as requested in your August 25, 2010 transmittal. Our previous comments dated July 8, 2010 have been addressed; therefore, we have no objection to the approval of this application.

If you have any questions, please call me at (703) 383-2061.

Sincerely,

John Bassett, P.E.
Transportation Engineer

Cc: Imad Salous, P. E.

ATTACHMENT 1 f

RECEIVED
JUL 14 2010
LOUDOUN COUNTY
DEPARTMENT OF PLANNING

COMMONWEALTH of VIRGINIA

DAVID S. EKERN, P.E.
COMMISSIONER

DEPARTMENT OF TRANSPORTATION
14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

July 8, 2010

Mr. Marchant Schneider
County of Loudoun
Department of Planning
1 Harrison Street, S.E.
P.O. Box 7000
Leesburg, Virginia 20177-7000

Re: Loudoun County Public Schools
HS-7 Dulles South High School and Elementary School, Goshen Road Assemblage
(2nd Submission)
Loudoun County Plan Number ZMAP 2010-0001 and SPEX 2010-0003

Dear Mr. Schneider:

We have reviewed the above noted plan and supplemental traffic analysis as requested in your June 9, 2010 transmittal and associated Chapter 527 transmittal. We offer the following comments:

1. Please see the attached memorandum dated July 6, 2010 from Mr. Arun Raj VDOT's Traffic Engineering Section.

2. Please see the attached e-mail dated Friday, June 25, 2010 from Mr. Cina Dabestani of VDOT's Transportation Planning Section.

3. Additional comments regarding the plan review portion of this application were dated May 14, 2010 but no response letter to those comments was submitted with this second-submission. The comments are attached again herewith for your reference. Please re-submit with an item-by-item response to each comment.

In general, the Traffic Impact Study (TIS) has been found "Acceptable".

If you have any questions, please call me at (703) 383-2061.

Sincerely,

John Bassett, P.E.
Transportation Engineer

Attachments

Cc: Imad Salous, P. E.

Traffic Engineering

VDOT Virginia Department of Transportation
Northern Virginia District

July 6, 2010

MEMORANDUM

TO: John Bassett

FROM: Arun Raj

CC: Jim Turner, Sylvia Spriggs

SUBJECT: RUID # 12363, Plan# ZMAP 2010-0001/SPEX 2010-0003, Loudoun County School Board: HS-7/ES

We have completed our review of the traffic impact analysis for the above referenced location and offer the following comments/recommendations:

Summary of the Key Findings

The proposed development involves High School (HS 7) and Elementary School (ES) to be located in Loudoun County. The proposed schools will be located along Goshen Road, west of Gum Spring Road (Route 659), north of Braddock Road (Route 620) and south of Route 50 in Loudoun County, Virginia. The schools will be built on an assemblage of properties of approximately 97 acres. A special exception on the property is being proposed to allow for the construction of a High School and an Elementary School, comprising of approximately 1,800 students and 875 students, respectively. The proposed development will be phased, with the High School (HS) anticipated to open in 2012 and the Elementary School (ES) anticipated to open in 2015. As per the study, these developments are expected to generate 1108 AM peak and 759 PM peak hour trips.

Accuracy of the Traffic Impact Analysis

The methodologies and assumptions used in the traffic impact analysis appear to be based upon the results of a scope of work meeting held by VDOT and others involved in the project.

Comments on the Recommended Improvements

No comment at this time.

Additional VDOT Recommendations/Comments

1. Ensure that all turn lane length and taper meet VDOT design standards. If not, design waivers will be required.

Conclusions

In general, we have found the study ***Acceptable***. Please call if you have any questions.

From: **Dabestani, Cina**
Sent: Friday, June 25, 2010 4:16 PM
To: Bassett, John (NOVA), P.E.; Turner, Jim R.; Spriggs, Sylvia A.; Llana, Claudia, P.E.
Cc: Raj, Arun A.
Subject: RE: PAAGE: A plan has been transferred to you for review. LCPS Dulles South HS-7 and Elementary School TIS; Loudoun County

John:

The outstanding issues raised in first submission of this study has been fully implemented and corrected in the second submission thus TP has no outstanding issue.

Cina S. Dabestani
Sr. Transportation Engineer
Transportation Planning
Virginia Department of Transportation
703 . 383 . 2215
Cina.Dabestani@VDOT.Virginia.GOV

Please consider the environment before printing this email

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May 14, 2010

Mr. Marchant Schneider
County of Loudoun
Department of Planning
1 Harrison Street, S.E.
P.O. Box 7000
Leesburg, Virginia 20177-7000

Re: Loudoun County Public Schools
HS-7 Dulles South High School and Elementary School, Goshen Road Assemblage
(1st Submission – **Comment Addendum**)
Loudoun County Application Numbers ZMAP 2010-0001 and SPEX 2010-0003

Dear Mr. Schneider:

We have reviewed the above noted application as requested in your March 19, 2010 transmittal. These comments are in addition to our May 13, 2010 comment letter regarding the Traffic Impact Study (TIS) as alluded to in comment # 3 of that letter. We offer the following comments:

1. Please provide draft proffers for review.

2. Please label all the applicable roads on the plan as they are designated in the Loudoun *Countywide Transportation Plan (CTP)* or as they are referenced in the TIS, e.g. "Route 659 Relocated" is also referred to as "Northstar Boulevard".

3. Provide typical sections for Roads "A" and "B" compliant with the applicable VDOT standard. Reference the standard used and include street width, design speed and projected traffic volume.

4. Goshen Road, Route 616 is not to be abandoned until an adequate replacement facility is in place.

5. Related to comment # 4: Please see the attached e-mail dated Monday, March 29, 2010 from James C. Zeller, P. E. of VDOT's Leesburg Residency office.

6. The cul-de-sac bulb at the northern end of the project is to have sufficient throat length per VDOT standards.

7. This application appears to rely significantly upon proffered roadway improvements "By Others". To ensure an adequate roadway network, we recommend that the portion of the Statement of Justification (dated March 18, 2010) entitled "Summary of Related Road Improvement Proffers" and the "Conclusions" portion of the TIS dated March 8, 2010 be analyzed, merged and presented in an orderly fashion and

incorporated into the proffers/approval conditions for this application. (This is related to comment # 1 above). There should be a mechanism to ensure that any pertinent roadway proffers "By Others" are in place prior to the proposed school opening date. Receipt of this information may generate additional comments.

If you have any questions, please call me at (703) 383-2061.

Sincerely,

John Bassett, P.E.
Transportation Engineer

Attachment

cc: Imad Salous, P. E.

COMMONWEALTH of VIRGINIA
DEPARTMENT OF TRANSPORTATION
14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

GREGORY A. WHIRLEY
ACTING COMMISSIONER

May 13, 2010

RECEIVED
MAY 18 2010
LOUDOUN COUNTY
DEPARTMENT OF PLANNING

Mr. Marchant Schneider
County of Loudoun
Department of Planning
1 Harrison Street, S.E.
P.O. Box 7000
Leesburg, Virginia 20177-7000

Re: Loudoun County Public Schools
HS-7 Dulles South High School and Elementary School, Goshen Road Assemblage
(1st Submission)
Loudoun County Plan Number ZMAP 2010-0001 and SPEX 2010-0003

Dear Mr. Schneider:

We have reviewed the above noted plan and supplemental traffic analysis as requested in your March 19, 2010 transmittal and associated Chapter 527 transmittal. We offer the following comments:

1. Please see the attached memorandum dated May 05. 2010 from Mr. Arun Raj VDOT's Traffic Engineering Section.

2. Please see the attached e-mail dated Tuesday, April 13, 2010 from Mr. Cina Dabestani of VDOT's Transportation Planning Section.

3. Additional comments regarding the plan review portion of this application will be forthcoming.

The Traffic Impact Study (TIS) will require correction and re-submission.

If you have any questions, please call me at (703) 383-2061.

Sincerely,

John Bassett, P.E.
Transportation Engineer

Attachments

Cc: Imad Salous, P. E.

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Traffic Engineering

VDOT Virginia Department of Transportation
Northern Virginia District

May 05, 2010

MEMORANDUM

TO: John Bassett

FROM: Arun Raj

CC: Jim Turner, Sylvia Spriggs

SUBJECT: RUID # 12119, Plan# ZMAP 10-0001/SPEX 2010-0003, Loudoun County School Board: HS-7/ES

We have completed our review of the traffic impact analysis for the above referenced location and offer the following comments/recommendations:

Summary of the Key Findings

The proposed development involves High School (HS 7) and Elementary School (ES) to be located in Loudoun County. The proposed schools will be located along Goshen Road, west of Gum Spring Road (Route 659), north of Braddock Road (Route 620) and south of Route 50 in Loudoun County, Virginia. The schools will be built on an assemblage of properties of approximately 97 acres. A special exception on the property is being proposed to allow for the construction of a High School and an Elementary School, comprising of approximately 1,800 students and 875 students, respectively. The proposed development will be phased, with the High School (HS) anticipated to open in 2012 and the Elementary School (ES) anticipated to open in 2015. As per the study, these developments are expected to generate 1108 AM peak and 759 PM peak hour trips.

Accuracy of the Traffic Impact Analysis

The methodologies and assumptions used in the traffic impact analysis are based upon the results of a scope of work meeting held by VDOT and others involved in the project. The following are the comments for the traffic impact analysis.

1. Please provide Level of Service (LOS) by lane group in both tables and figures.
2. Page 63, Figure 27; site generated traffic volume (in and out of the site) does not match with the trip generated (e.g. AM traffic out of the site is 128+30+37+0+17 = 212, but trip generated is only 158) Even though the number used is more than

trips generated but please verify and justify. Also, provide an example how the Figures 28-31 (page 64-67) were generated. The example should involve data as well as referenced table/figure #s.

3. Background developments; Background developments used in the report (page 21, page 43 etc) does not match as provided in the scoping documents. Also, background development # 13 on page # 21 does not match on page 22 (Figure 7) and an additional background development # 14 is shown on page 22 (Figure 7).
4. Page 23, Figure 8, intersection # 1; Westbound through AM peak volume is shown as 451 and 384 used in synchro analysis. Also, page 35, Figure 14, intersection # 7; Eastbound AM peak through volume is shown as 19 and used 19 in synchro. Should it not be 9? Please verify and correct accordingly.
5. Page 36; line 2, remove "and weekday afternoon commuter pear hours" from the text.
6. Page 43; Figure referenced as Figure 6 should be Figure 7.
7. Page 95, Figure 45, intersection # 5; color codes do not match as per legend for planned/recommended improvements.
8. Appendix B; please explain why graphical presentation of volumes shows ES **Intersection** Peak Volumes and HS **System** Peak Volumes?

Comments on the Recommended Improvements

No comment at this time.

Additional VDOT Recommendations/Comments

9. As per report, GSA has collected actual field data for a significant number of schools for Loudoun County Public Schools regarding traffic for two schools that overlaps. Please provide the field date in the Appendix to support for using 25% AMPH and 30% PMPH in the report.

Conclusions

In general, we have found the study ***Unacceptable*** and needs to be revised and resubmitted. Please call if you have any questions.

From: Nelson, Kevin
Sent: Tuesday, April 13, 2010 3:05 PM
To: Bassett, John (NOVA), P.E.
Subject: FW: Loudoun County School Board: HS-7/ES - TIS Review & Comments

---

From: Dabestani, Cina
Sent: Tuesday, April 13, 2010 2:56 PM
To: Nelson, Kevin
Cc: Llana, Claudia, P.E.
Subject: Loudoun County School Board: HS-7/ES - TIS Review & Comments

Kevin:

In accordance with §15.2-2222.1 of Code of Virginia Traffic Impact Analysis Regulations, 24 VAC 30-155, a traffic impact study was prepared by Grove/Slade Associates, Inc. for the proposed development of two schools (HS-7 & ES) dated March 8, 2010 and submitted on behalf of Loudoun County School Board which Transportation Planning has reviewed and offers following comments/concerns.

1- This development is proposed to access North Star Boulevard by the horizon year of 2015 (with first phase to be completed by 2012). Loudoun County-wide Transportation Plan (CTP) has identified North Star Boulevard as the future alignment of VA 659 Relocated by 2030. A recent review of Loudoun County's travel demand model revealed more than 60% of 2030 traffic on VA 659 Relocated would be "through" traffic (commuters with both origin and destination beyond the immediate area of this development). Therefore, safety at the accesses to the development may be compromised thus planning for measures such as traffic lights during peak hour (when schools are in session) is highly recommended for years beyond the horizon year of this study.

2- This study has assumed 8% heavy truck on US 50 where VDOT's license plate survey (conducted in June 2008) showed 13% heavy truck for the same location on US 50. Please make the adjustment and re-evaluate the impact.

Thank you for the opportunity to review and offer comments. Above comments require re-submission and should you have any questions, please feel free to contact me directly.

Cina S. Dabestani
Sr. Transportation Engineer
Transportation Planning
Virginia Department of Transportation
703 . 383 . 2215
Cina.Dabestani *a* VDOT.Virginia.GOV

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RECEIVED
MAY 19 2010
LOUDOUN COUNTY
DEPARTMENT OF PLANNING

COMMONWEALTH of VIRGINIA
DEPARTMENT OF TRANSPORTATION
14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

GREGORY A. WHIRLEY
ACTING COMMISSIONER

May 14, 2010

Mr. Marchant Schneider
County of Loudoun
Department of Planning
1 Harrison Street, S.E.
P.O. Box 7000
Leesburg, Virginia 20177-7000

Re: Loudoun County Public Schools
HS-7 Dulles South High School and Elementary School, Goshen Road Assemblage
(1st Submission – **Comment Addendum**)
Loudoun County Application Numbers ZMAP 2010-0001 and SPEX 2010-0003

Dear Mr. Schneider:

We have reviewed the above noted application as requested in your March 19, 2010 transmittal. These comments are in addition to our May 13, 2010 comment letter regarding the Traffic Impact Study (TIS) as alluded to in comment # 3 of that letter. We offer the following comments:

1. Please provide draft proffers for review.

2. Please label all the applicable roads on the plan as they are designated in the Loudoun *Countywide Transportation Plan (CTP)* or as they are referenced in the TIS, e.g. "Route 659 Relocated" is also referred to as "Northstar Boulevard".

3. Provide typical sections for Roads "A" and "B" compliant with the applicable VDOT standard. Reference the standard used and include street width, design speed and projected traffic volume.

4. Goshen Road, Route 616 is not to be abandoned until an adequate replacement facility is in place.

5. Related to comment # 4: Please see the attached e-mail dated Monday, March 29, 2010 from James C. Zeller, P. E. of VDOT's Leesburg Residency office.

6. The cul-de-sac bulb at the northern end of the project is to have sufficient throat length per VDOT standards.

7. This application appears to rely significantly upon proffered roadway improvements "By Others". To ensure an adequate roadway network, we recommend that the portion of the Statement of Justification (dated March 18, 2010) entitled "Summary of Related Road Improvement Proffers" and the "Conclusions" portion of the TIS dated March 8, 2010 be analyzed, merged and presented in an orderly fashion and incorporated into the proffers/approval conditions for this application. (This is related to comment # 1 above). There should be a mechanism to ensure that any pertinent roadway proffers "By Others" are in place prior to the proposed school opening date. Receipt of this information may generate additional comments.

If you have any questions, please call me at (703) 383-2061.

Sincerely,

John Bassett, P.E.
Transportation Engineer

Attachment

cc: Imad Salous, P. E.

From: Zeller, James C., P.E.
Sent: Monday, March 29, 2010 10:28 AM
To: George Phillips
Cc: Hakim, Gaby Y.; Salous, Imad A., P.E.; Bigdeli, Farid, P.E.; Nies, Nick M.
Subject: Proposed Abandonment of a Portion of Route 616 Goshen Road

George,

Loudoun County Public Schools has requested the abandonment of a portion of Route 616 Goshen Road beginning at its intersection with Route 620 Braddock Road and extending north approximately 0.85 mi. The purpose of the abandonment is to facilitate the construction of an elementary school and a high school. VDOT staff at the Leesburg Residency has reviewed the request and offers the following comments:

1. The abandonment relies on the construction of a portion of Relocated Route 659. Please note that before the Goshen Road right of way can be abandoned, the necessary portion of Relocated Route 659 must be accepted into the state system for maintenance.
2. The portion of Relocated Route 659 affected by this request is part of the adopted Location of the Tri-County Parkway (VDOT Project R000-96A-102 P101, UPC 52405). Design and construction by third parties of Relocated Route 659 will need to be coordinated with the major design elements of the Tri-County Parkway Location Study. The parties responsible for Relocated Route 659 should contact the Tri-County Parkway project manager to exchange design parameters. Here is the contact information of VDOT's project manager:
   Mr. Nick M. Nies, Environmental Specialist II
   Virginia Department of Transportation
   1201 East Broad Street
   Richmond, Virginia 23219
   804-786-1092
   nicholas.nies@vdot.virginia.gov

Please do not hesitate to call or email me if you have any questions.

James C. Zeller PE
Virginia Department of Transportation
41 Lawson Road, SE
Leesburg, Virginia 20175-4460

703-737-2014 o
703-771-2528 f
571-722-6381 c

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COUNTY OF LOUDOUN
PARKS, RECREATION AND COMMUNITY SERVICES
REFERRAL MEMORANDUM

To: Marchant Schneider, Project Manager, Planning Department **(MSC #62)**

From: Brian G. Fuller, Park Planner, Facilities Planning and Development **(MSC #78)**

Through: Mark A. Novak, Chief Park Planner, Facilities Planning and Development

CC: Diane Ryburn, Director
Steve Torpy, Assistant Director
Su Webb, Chairman, PROS Board, Catoctin District
Jean Ault, Vice Chairman, PROS Board, Dulles District
Robert C. Wright, PROS Board, Open Space Member
James E. O'Connor, PROS Board, Open Space Member

RECEIVED
JUL 09 2010
LOUDOUN COUNTY
DEPARTMENT OF PLANNING

Date: July 8, 2010

Subject: **HS-7 Dulles South and Elementary School (2nd Submission)**
ZMAP 2010-0001 and SPEX 2010-0003

Election District: Dulles **Sub Planning Area:** Dulles

MCPI #: Multiple

BACKGROUND and ANALYSIS:

The Applicant, Loudoun County Public Schools (LCPS), is seeking a ZMAP to rezone three (3) acres of land from PD-GI to TR1-UBF, and a Special Exception to permit a high school (HS-7) and an elementary school on a 97.16-acre assemblage of property straddling Goshen Road, to the south of future Tall Cedars Parkway, to the north of Braddock Road, and to the west of future Relocated Route 659. The properties are also within one mile of the LDN-60 of Dulles Airport, within the AI (Airport Impact Overlay District) and contain major floodplain within the FOD (Floodplain Overlay District).

LCPS proposes to construct a high school on the northern portion of the property assemblage with various associated recreational facilities. The Loudoun County Schools program for a high school includes a building of approximately 292,000 square feet with a student capacity of 1800. LCPS is also proposing to construct a portion of Relocated Route 659 and a connector road back to the northern portion of Goshen Road to serve the high school. The planned opening for the high school is the Fall of 2012 as identified in the FY 2010-2014 School Board Adopted Improvements Program.

LCPS proposes to construct an elementary school on the southern portion of the property assemblage with associated recreational facilities (unlighted softball field and

an all purpose field). The elementary school program includes a two-story building of up to 105,000 square feet with a student capacity of 875. A specific elementary school has not been identified for the site, but will be determined under future CIP review.

POLICY:

The proposed school site is governed under the policies of the Revised General Plan (RGP), the Countywide Transportation Plan (CTP), and the Bicycle and Pedestrian Mobility Master Plan (BPMMP). The subject property is designated as Transition Policy Area under Revised General Plan and is located in the Upper Broad Run Subarea. The Transition Policy Area is intended to provide a visual and spatial transition between the suburban development in the eastern part of the County and rural development in the west. All development in the Transition Policy Area is to achieve a balance between the built and natural environments and to provide significant open space respecting the Green Infrastructure policies. The narrative for non-residential component of the Transition Policy Area recognizes the need to provide public schools that will serve the rural and suburban populations.

COMMENTS:

With respect to Parks, Recreation and Community Services (PRCS) we offer the following comments and recommendations:

1. The Department of Parks, Recreation and Community Services has enjoyed a long-standing collaboration with Loudoun County Public Schools that allows the use of certain school facilities for PRCS programs. We appreciate that cooperative agreement and see this use as consistent with the Revised General Plan policy that states school sites should be "*community assets and the focal point for active recreation and after-school programs*".

   Applicant Response: *No response.*

   Issue Status: Acknowledged.

2. PRCS strongly supports any efforts to protect and preserve wetlands, trees, and native vegetation because these contribute directly to protecting the health of surface water, groundwater, air quality, and aesthetics, all of which contribute to the health of the community's residents.

   Applicant Response: *No response.*

   Issue Status: Acknowledged.

3. PRCS supports the additional playing fields at the proposed elementary school that could be utilized by community sports leagues, allocated through PRCS. Staff recommends LCPS and PRCS staff work together on the design and implementation of these fields in terms of size and grading.

   Applicant Response: *The size of the proposed playing field at the elementary school is 360' x 225' with 30' overruns, consistent with Parks and Recreation field standards. With regard to grading, the field is crowned.*

   Issue Status: Acknowledged.

4. Staff recommends LCPS staff consider the location and size of any future amenities such as a jogging track that is often developed after the school opens and funded by the PTA. Such a feature could have an impact on the proposed fields.

   Applicant Response: *This is a good observation. However, for this particular site, there is not sufficient room to add a jogging track around the elementary school play field.*

   Issue Status: Acknowledged.

5. Staff notes that the Applicant's plans and Statement of Justification recognize the proffered park site from the C.D. Smith Property is adjacent to the proposed school property assemblage. Under the proffers for approved ZMAP 2002-0003, C.D Smith Property (V.B.3, Pedestrian Circulation and Recreation), the Owner (Two Greens/Kirkvest) shall construct and convey to the County the active and passive recreation uses as shown on the Concept Plan, including parking, in the area of the Property designated Community Park (Civic Space), located on the west side of Relocated Route 659, shown on Sheets 6 and 7 of the Concept Plan and identified in Proffer I.A. The Community Park shall be completed and conveyed no later than the issuance of the 300th residential zoning permit for the Property. If the County declines acceptance of the area, the parcel shall be conveyed to the HOA. The Community Park area was further delineated as a part of the Preliminary Plat of Subdivision (SPBL 2005-0042) approved on August 17, 2006; the Construction Plans and Profiles for C.D. Smith – Section 1 (CPAP 2006-0121), approved on April 24, 2008; and on the Construction Plans and Profiles for Relocated Route 659 (CPAP 2005-0038) approved on April 9, 2008. The Community Park is also delineated on the Record Plat (SBRD 2007-0035) and the facility Site Plan (STPL 2008-0047), which are now inactive in the County's land development application process with the Department of Building and Development.

   The Applicant will need to verify if the alignment for Road B (which will need to be built to a public road standard) meets Substantial Conformance and CDP-Minor Change requirements per Sections 6-1209 (E) and 6-1511(A) (2) of the Revised

1993 Zoning Ordinance for the proffered C.D. Smith Property park site. Furthermore, the proffered acreage for the park site is 14.57 acres, and it appears that the proposed public road will adversely affect that proffered acreage.

Applicant Response: Prior to filing the SPEX application, LCPS coordinated with Parks and Recreation on the proposed change and submitted a request to the Zoning Staff asking if the proposed change to the circulation elements within the proffered park site would be in substantial conformance with the approved C.D. Smith Concept Plan. In a letter dated February 5, 2010, the Zoning Staff determined that the modification is in substantial conformance with the approved Concept Plan. The acreage on the Concept Plan, Sheet 7 is listed as "Approx. Acreage 14.57 acres." A calculation of the private road that would be constructed indicates the road would have utilized .51 acres of the park area. The construction of a public street differs in that the area used for the road must be dedicated but the differential is minimal. Proposed Roadway B would provide .57 acres of right-of-way dedication with the resulting park acreage at 14 acres, after the dedication. The difference between the private street area and the public street area is .06 acres. A copy of the 2/5/10 zoning letter is attached for easy reference. As you know, LCPS is also seeking road abandonment for a portion of Goshen Road. The exhibit filed with the abandonment shows that the area that would come back to the C.D. Smith property on the west side of Relocated Route 659 (the proffered park) is 0.19853 acres. The park site will be in substantial conformance with the approximate acreage shown on the proffered concept development plan.

Issue Status: Resolved.

6. In October 2009, the Applicant provided PRCS with two Concept Plan Alternatives for review. Staff reviewed those revised Concept Plat Alternatives for the Community Park, and provided verbal comments which have not been addressed to date. Staff noted the addition of restrooms and a U8 Micro Soccer Field, and that the entrance drive (shown as a road serving the proposed elementary school, called as Road B on Special Exception / Rezoning Plat) and the parking lot, have been realigned. Of the two alternatives provided, Staff prefers Plan Alternative 2, which has the majority of park uses (including the U8 Micro Soccer Field, the parking lot and the restrooms) on the same side of the school entrance road.

   While PRCS appreciates these potential amenity upgrades, the Applicant will need to provide verification on whether the additional proposed amenities meet Substantial Conformance and CDP-Minor Change requirements per Sections 6-1209 (E) and 6-1511(A) (2) of the Revised 1993 Zoning Ordinance. Should these changes meet ordinance requirements, Staff requests that these amenities be provided in accordance with the January 2009 Loudoun County Parks, Recreation and Community Services Design and Construction Standards, and that the Applicant provide a Condition of Approval for these improvements.

Applicant Response: *On May 24th, LCPS and Parks and Recreation staff met to review the Parks and Recreation referral and to ensure that all of Parks and Recreation staff comments have been addressed. Parks and Recreation staff confirmed their preference for the Alternative 2 layout, which was reviewed as a part of the February 5, 2010 Zoning letter. This letter includes a review of the alternative park layouts (Alternative 1 and Alternative 2) noting that PRCS had expressed that alternatives to the park were acceptable with the understanding that the size of the park is not reduced and that the parking area for the future County Park site is secured. The 2/5/20 Zoning letter recognized that the specific (proffered) uses and general layout remain the same. In other words, the proffered amenities could still be provided with the proposed change and additional amenities could be incorporated. The modification to the layout was deemed to be in substantial conformance. A copy of the February 5, 2010 Zoning letter is attached. Because the alignment of the public road is slightly different parking may be provided both to the north and south of the road. LCPS will either construct the parking areas when Road B is constructed or provide a cash contribution toward the future construction.*

Issue Status: Resolved.

7. As stated above, Staff reviewed and commented on the first submission of STPL 2008-0047 for C.D. Smith Park on January 6, 2009. The application has since gone inactive in County review due to the current economic situation. The conceptual proposals provided in October appear to be based on the park being constructed and conveyed to the County. Should the park not be constructed and/or conveyed prior to the Applicant's need to construct either of the proposed schools, the Applicant will need to coordinate with the Owner/Developer (Two Greens/Kirkvest) to obtain the proper permission to construct the road and amenities, and to calculate the proper value of those amenities provided, versus what the Owner/Developer is required to provide per proffer requirements.

Applicant Response: *At the 5/24/10 meeting the timing of the school construction versus the potential timing of the C.D. Smith development was reviewed along with the C.D. Smith proffer for the park site. The proffer (ZMAP 2002-0003) provides for the park to be constructed and conveyed no later than the issuance of the 300th residential zoning permit (Proffer V.A.B.3). The C.D. Smith rezoning is approved for 455 residential units. There is no provision in the proffers that would provide for reimbursement if LCPS were to construct the park in advance of the proffer requirement. Due to current economic conditions, it is unlikely the park would be constructed by the C.D. Smith development prior to the constriction of the proposed high school, opening Fall 2012. Based on this information, it was agreed that LCPS would inquire as to whether the owners of the C.D. Smith property would be willing to dedicate the park early and construct park improvements at a later time when development moves forward. If the park were to be dedicated early, it could be*

used as a passive park. In this event, LCPS would construct the parking at the park site in conjunction with the construction of Roadway B. If the park is not dedicated in advance, then LCPS would provide a cash contribution for the parking (including gates for closure). LCPS Staff contacted the owner to inquire about early dedication. The owner indicated a review would be made and response provided in the timeframe of this SPEX application review. LCPS would also provide a "sleeve" under Relocated Route 659 for the future extension of sewer from the C.D. Smith development to the park site and bring public water to the park site, including a stub for future park use (along Roadway B).

Issue Status: Resolved. PRCS appreciates the Applicant's effort to have the C.D. Smith park site dedicated early. Please notify PRCS Staff as soon as you have an answer from the C.D. Smith property owner as to whether or not this will be a possibility.

8. The abandonment proposal for Goshen Road is discussed on Page 10 of the Applicant's Statement of Justification. PRCS has reviewed the separate abandonment application and provided referral comments in a memo dated April 6, 2010. In that memo, Staff noted that the proposed abandonment will impact two proffered PRCS park sites. On Sheet 2 of the Abandonment Exhibit Plat, MCPI # 248-17-6333 (Parcel C, Stratshire Crossing, Phase 1) is to be dedicated to Loudoun County per amended Proffer IV.B.3 of ZMAP 2003-0012. The active recreation construction and parcel conveyance shall be completed prior to the issuance of the 100th residential zoning permit for the Property. Winchester Homes is currently coordinating with PRCS Staff to commence site construction and parcel conveyance this summer (2010). PRCS requests more clarification on whether the proposed abandonment is scheduled to be completed prior to the park conveyance to the County, and whether the current street dedication and prescriptive right-of-way area will be conveyed to the County to be included within the park site as well.

   Furthermore, on Sheets 3, 4 and 5 of the Abandonment Exhibit Plat, MCPI # 248-29-4046, 248-30-5519, 248-39-4888 (Two Greens/Kirkvest LLC, C.D. Smith Property) is to be dedicated to Loudoun County per Proffer V.B.3 of ZMAP 2002-0003. PRCS requests addition clarification on whether the current prescriptive right-of-way area will be included in the future conveyance from Two Greens/Kirkvest LLC to the County as part of the park site.

   Applicant Response: The proposed abandonment of Goshen Road requires that Relocated Route 659 be constructed and accepted into the state system for maintenance. It is possible that the Stratshire Crossing Park will be dedicated prior to the conclusion of the abandonment process. Upon the abandonment of Goshen Road there would be .12174 acres that would revert to the land that is to be proffered to the County.

As noted above in Comment 3 (5), the abandonment of Goshen Road would result in .19853 acres reverting to the C.D. Smith parcel located on the west side of Relocated Route 659, the proffered park site. It would be logical for that land area to convey with the park.

Issue Status: Resolved.

9. On Sheets 3 and 5 of the Special Exception / Rezoning Plat, please delineate the proffered amenities to be located within the C.D. Smith park site per ZMAP 2002-0003 and STPL 2008-0047.

   Applicant Response: Based on the 5/24 meeting, Alternative 2 park layout amenities have been added to the Plat.

   Issue Status: Resolved.

10. On Sheet 5 of the Special Exception / Rezoning Plat (Pedestrian Circulation Map), Staff requests that the Applicant revise the "Off-site Extension (By Others)" of the "Proposed 10' Multi-Use Trail" in the southeast corner of the property adjacent to the Elementary School, to be provided by the Applicant, to either connect to the future trail along the west side of Relocated Route 659, or to connect to the proffered park site at Stratshire Crossing via the future abandoned Goshen Road.

    Applicant Response: There will be a 10' multi-use trail on the east side of Relocated Route 659 that will provide connection between the Stratshire Crossing park site and the C.D. Smith proffered park site. It is unknown when and whether a trail will be constructed along the west side of Relocated Route 659 as it is unknown when the second two lanes of Relocated Route 659 will be constructed. With the abandonment of Goshen Road the prescriptive right of way will revert to the respective properties. LCPS will not control the abandoned road/right of way.

    Issue Status: Acknowledged.

11. On Sheet 5 of the Special Exception / Rezoning Plat (Pedestrian Circulation Map), Staff requests that the Applicant revise the proposed "Sidewalk" along Road B to provide a "Proposed 10' Multi-Use Trail" to service the proffered park site and provide consistent connectivity with the rest of proposed adjacent trail system.

    Applicant Response: As requested, the pedestrian circulation has been revised to provide a 10" multi-use trail on the north side of Road B. Based on the 5/24/10 meeting LCPS understands that Parks and Recreation does not wish to have a sidewalk along the south side of Road B nor a sidewalk along the western frontage

of the park property. Instead Parks and Recreation has asked that a connection be provided from the high school parking lot to the future trail that is to be constructed around the park pond. Please reference the SPEX Plat for the proposed connection.

Issue Status: Resolved.

CONCLUSION:

Staff appreciates the Applicant's responses to the aforementioned comments. PRCS would not offer any objection to application approval based on the information provided.

If you have any questions or concerns regarding these comments, please do not hesitate to contact me personally via phone at 571-258-3251, or via e-mail at brian.fuller@loudoun.gov. You may also contact Mark Novak via phone at 703-737-8992, or via e-mail at mark.novak@loudoun.gov. I look forward to attending any meetings or work sessions to offer PRCS support, or to be notified of any further information regarding this project.

COUNTY OF LOUDOUN
PARKS, RECREATION AND COMMUNITY SERVICES
REFERRAL MEMORANDUM

To: Marchant Schneider, Project Manager, Planning Department **(MSC #62)**

From: Brian G. Fuller, Park Planner, Facilities Planning and Development **(MSC #78)**

Through: Mark A. Novak, Chief Park Planner, Facilities Planning and Development

CC: Diane Ryburn, Director
Steve Torpy, Assistant Director
Su Webb, Chairman, PROS Board, Catoctin District
Jean Ault, Vice Chairman, PROS Board, Dulles District
Robert C. Wright, PROS Board, Open Space Member
James E. O'Connor, PROS Board, Open Space Member

RECEIVED
APR 26 2010
LOUDOUN COUNTY
DEPARTMENT OF PLANNING

Date: April 26, 2010

Subject: **HS-7 Dulles South and Elementary School**
ZMAP 2010-0001 and SPEX 2010-0003

Election District: Dulles **Sub Planning Area:** Dulles

MCPI #: Multiple

BACKGROUND and ANALYSIS:

The Applicant, Loudoun County Public Schools (LCPS), is seeking a ZMAP to rezone three (3) acres of land from PD-GI to TR1-UBF, and a Special Exception to permit a high school (HS-7) and an elementary school on a 97.16-acre assemblage of property straddling Goshen Road, to the south of future Tall Cedars Parkway, to the north of Braddock Road, and to the west of future Relocated Route 659. The properties are also within one mile of the LDN-60 of Dulles Airport, within the AI (Airport Impact Overlay District) and contain major floodplain within the FOD (Floodplain Overlay District).

LCPS proposes to construct a high school on the northern portion of the property assemblage with various associated recreational facilities. The Loudoun County Schools program for a high school includes a building of approximately 292,000 square feet with a student capacity of 1800. LCPS is also proposing to construct a portion of Relocated Route 659 and a connector road back to the northern portion of Goshen Road to serve the high school. The planned opening for the high school is the Fall of 2012 as identified in the FY 2010-2014 School Board Adopted Improvements Program.

LCPS proposes to construct an elementary school on the southern portion of the property assemblage with associated recreational facilities (unlighted softball field and an all purpose field). The elementary school program includes a two-story building of up to 105,000 square feet with a student capacity of 875. A specific elementary school has not been identified for the site, but will be determined under future CIP review.

POLICY:

The proposed school site is governed under the policies of the Revised General Plan (RGP), the Countywide Transportation Plan (CTP), and the Bicycle and Pedestrian Mobility Master Plan (BPMMP). The subject property is designated as Transition Policy Area under Revised General Plan and is located in the Upper Broad Run Subarea. The Transition Policy Area is intended to provide a visual and spatial transition between the suburban development in the eastern part of the County and rural development in the west. All development in the Transition Policy Area is to achieve a balance between the built and natural environments and to provide significant open space respecting the Green Infrastructure policies. The narrative for non-residential component of the Transition Policy Area recognizes the need to provide public schools that will serve the rural and suburban populations.

COMMENTS:

With respect to Parks, Recreation and Community Services (PRCS) we offer the following comments and recommendations:

1. The Department of Parks, Recreation and Community Services has enjoyed a long-standing collaboration with Loudoun County Public Schools that allows the use of certain school facilities for PRCS programs. We appreciate that cooperative agreement and see this use as consistent with the Revised General Plan policy that states school sites should be "*community assets and the focal point for active recreation and after-school programs*".

2. PRCS strongly supports any efforts to protect and preserve wetlands, trees, and native vegetation because these contribute directly to protecting the health of surface water, groundwater, air quality, and aesthetics, all of which contribute to the health of the community's residents.

3. PRCS supports the additional playing fields at the proposed elementary school that could be utilized by community sports leagues, allocated through PRCS. Staff recommends LCPS and PRCS staff work together on the design and implementation of these fields in terms of size and grading.

4. Staff recommends LCPS staff consider the location and size of any future amenities such as a jogging track that is often developed after the school opens and funded by the PTA. Such a feature could have an impact on the proposed fields.

5. Staff notes that the Applicant's plans and Statement of Justification recognize the proffered park site from the C.D. Smith Property is adjacent to the proposed school property assemblage. Under the proffers for approved ZMAP 2002-0003, C.D Smith Property (V.B.3, Pedestrian Circulation and Recreation), the Owner (Two Greens/Kirkvest) shall construct and convey to the County the active and passive recreation uses as shown on the Concept Plan, including parking, in the area of the Property designated Community Park (Civic Space), located on the west side of Relocated Route 659, shown on Sheets 6 and 7 of the Concept Plan and identified in Proffer I.A. The Community Park shall be completed and conveyed no later than the issuance of the 300th residential zoning permit for the Property. If the County declines acceptance of the area, the parcel shall be conveyed to the HOA. The Community Park area was further delineated as a part of the Preliminary Plat of Subdivision (SPBL 2005-0042) approved on August 17, 2006; the Construction Plans and Profiles for C.D. Smith – Section 1 (CPAP 2006-0121), approved on April 24, 2008; and on the Construction Plans and Profiles for Relocated Route 659 (CPAP 2005-0038) approved on April 9, 2008. The Community Park is also delineated on the Record Plat (SBRD 2007-0035) and the facility Site Plan (STPL 2008-0047), which are now inactive in the County's land development application process with the Department of Building and Development.

   The Applicant will need to verify if the alignment for Road B (which will need to be built to a public road standard) meets Substantial Conformance and CDP-Minor Change requirements per Sections 6-1209 (E) and 6-1511(A) (2) of the Revised 1993 Zoning Ordinance for the proffered C.D. Smith Property park site. Furthermore, the proffered acreage for the park site is 14.57 acres, and it appears that the proposed public road will adversely affect that proffered acreage.

6. In October 2009, the Applicant provided PRCS with two Concept Plan Alternatives for review. Staff reviewed those revised Concept Plat Alternatives for the Community Park, and provided verbal comments which have not been addressed to date. Staff noted the addition of restrooms and a U8 Micro Soccer Field, and that the entrance drive (shown as a road serving the proposed elementary school, called as Road B on Special Exception / Rezoning Plat) and the parking lot, have been realigned. Of the two alternatives provided, Staff prefers Plan Alternative 2, which has the majority of park uses (including the U8 Micro Soccer Field, the parking lot and the restrooms) on the same side of the school entrance road.

   While PRCS appreciates these potential amenity upgrades, the Applicant will need to provide verification on whether the additional proposed amenities meet Substantial Conformance and CDP-Minor Change requirements per Sections 6-1209 (E) and 6-1511(A) (2) of the Revised 1993 Zoning Ordinance. Should these changes meet ordinance requirements, Staff requests that these amenities be provided in accordance with the January 2009 Loudoun County Parks, Recreation and Community Services Design and Construction Standards, and that the Applicant provide a Condition of Approval for these improvements.

7. As stated above, Staff reviewed and commented on the first submission of STPL 2008-0047 for C.D. Smith Park on January 6, 2009. The application has since gone inactive in County review due to the current economic situation. The conceptual proposals provided in October appear to be based on the park being constructed and conveyed to the County. Should the park not be constructed and/or conveyed prior to the Applicant's need to construct either of the proposed schools, the Applicant will need to coordinate with the Owner/Developer (Two Greens/Kirkvest) to obtain the proper permission to construct the road and amenities, and to calculate the proper value of those amenities provided, versus what the Owner/Developer is required to provide per proffer requirements.

8. The abandonment proposal for Goshen Road is discussed on Page 10 of the Applicant's Statement of Justification. PRCS has reviewed the separate abandonment application and provided referral comments in a memo dated April 6, 2010. In that memo, Staff noted that the proposed abandonment will impact two proffered PRCS park sites. On Sheet 2 of the Abandonment Exhibit Plat, MCPI # 248-17-6333 (Parcel C, Stratshire Crossing, Phase 1) is to be dedicated to Loudoun County per amended Proffer IV.B.3 of ZMAP 2003-0012. The active recreation construction and parcel conveyance shall be completed prior to the issuance of the 100th residential zoning permit for the Property. Winchester Homes is currently coordinating with PRCS Staff to commence site construction and parcel conveyance this summer (2010). PRCS requests more clarification on whether the proposed abandonment is scheduled to be completed prior to the park conveyance to the County, and whether the current street dedication and prescriptive right-of-way area will be conveyed to the County to be included within the park site as well.

   Furthermore, on Sheets 3, 4 and 5 of the Abandonment Exhibit Plat, MCPI # 248-29-4046, 248-30-5519, 248-39-4888 (Two Greens/Kirkvest LLC, C.D. Smith Property) is to be dedicated to Loudoun County per Proffer V.B.3 of ZMAP 2002-0003. PRCS requests addition clarification on whether the current prescriptive right-of-way area will be included in the future conveyance from Two Greens/Kirkvest LLC to the County as part of the park site.

9. On Sheets 3 and 5 of the Special Exception / Rezoning Plat, please delineate the proffered amenities to be located within the C.D. Smith park site per ZMAP 2002-0003 and STPL 2008-0047.

10. On Sheet 5 of the Special Exception / Rezoning Plat (Pedestrian Circulation Map), Staff requests that the Applicant revise the "Off-site Extension (By Others)" of the "Proposed 10' Multi-Use Trail" in the southeast corner of the property adjacent to the Elementary School, to be provided by the Applicant, to either connect to the future trail along the west side of Relocated Route 659, or to connect to the proffered park site at Stratshire Crossing via the future abandoned Goshen Road.

11. On Sheet 5 of the Special Exception / Rezoning Plat (Pedestrian Circulation Map), Staff requests that the Applicant revise the proposed "Sidewalk" along Road B to

provide a "Proposed 10' Multi-Use Trail" to service the proffered park site and provide consistent connectivity with the rest of proposed adjacent trail system.

CONCLUSION:

Staff has identified the above, outstanding issues that require additional information to complete the review of this Application.

If you have any questions or concerns regarding these comments, please do not hesitate to contact me personally via phone at 571-258-3251, or via e-mail at brian.fuller@loudoun.gov. You may also contact Mark Novak via phone at 703-737-8992, or via e-mail at mark.novak@loudoun.gov. I look forward to attending any meetings or work sessions to offer PRCS support, or to be notified of any further information regarding this project.

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LOUDOUN WATER

WWW.LOUDOUNWATER.ORG

PO Box 4000 | 44865 Loudoun Water Way | Ashburn, VA 20146
TEL 571.291.7700 | FAX 571.223.2910

July 14, 2010

Mr. Marchant Schneider
Department of Planning
1 Harrison Street, S.E.
P. O. Box 7000
Leesburg, Virginia 20177-7000

Re: **ZMAP-2010-0001 & SPEX-2010-0003,**
HS-7 Dulles South and Elementary School, Goshen Rd Assemblage

Dear Mr. Schneider:

Loudoun Water has reviewed the referenced Zoning Map Amendment Petition and Special Exception applications and offers no objection to their approval.

Should offsite water and/or sanitary sewer easements be required, the applicant shall be responsible for their acquisition and dedication to Loudoun Water, at no cost to the County or to Loudoun Water. Public water and sanitary sewer service would be contingent upon the developer's compliance with Loudoun Water's Statement of Policy; Rates, Rules and Regulations; and Design Standards.

Should you have any questions please feel free to contact me.

Sincerely,

Julie Atwell

Julie Atwell
Engineering Administrative Specialist

ATTACHMENT 1h

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LOUDOUN WATER

WWW.LOUDOUNWATER.ORG

PO Box 4000 | 44865 Loudoun Water Way | Ashburn, VA 20146
TEL 571 291 7700 | FAX 571 223 2910

April 27, 2010

Mr. Marchant Schneider
Department of Planning
1 Harrison Street, S.E.
P. O. Box 7000
Leesburg, Virginia 20177-7000

Re: ZMAP-2010-0001 & SPEX-2010-0003
HS-7 Dulles South and Elementary School

Dear Mr. Schneider:

Loudoun Water has reviewed the referenced referral applications. Loudoun Water could provide public water and sanitary sewer service to this site through extension of existing facilities. The following comments are offered for your use:

1. Show conceptual layout of proposed water and sanitary sewer facilities.

2. Show location of existing water and sanitary sewer facilities.

3. Note on plat that a 24" water main shall be constructed along relocated Route 659 between Braddock Road (Route 620) and Tall Cedars Parkway. Show location of proposed 24" water main on plat. Water service to this site is dependent upon extension of the Route 659 water main.

4. Extend water and sanitary sewer lines and associated easements to adjacent properties as required.

5. Should offsite easement be required to extend public water and/or sanitary sewer to this site, the applicant shall be responsible for acquiring such easements and dedicating them to Loudoun Water at no cost to Loudoun Water.

Public water and sewer service would be contingent upon the developer's compliance with Loudoun Water's Statement of Policy; Rates, Rules and Regulations; and Design Standards. Should you have any questions, please contact me.

Sincerely,

Julie Atwell

Julie Atwell
Engineering Administrative Specialist

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Loudoun County Health Department

P.O. Box 7000
Leesburg VA 20177-7000

Environmental Health
Phone: 703 / 777-0234
Fax: 703 / 771-5023

Community Health
Phone: 703 / 777-0236
Fax: 703 / 771-5393

March 23, 2010

MEMORANDUM TO: Marchant Schneider, Project Manager MSC # 62
Planning Department, Building & Development

FROM: John P. Dayton MSC #68
Sr. Env. Health Specialist
Division Of Environmental Health

SUBJECT: **SPEX 2010-0001, HS-7 Dulles South & ES Multiple Lots on Goshen Road**

This Department reviewed the package provided to this office and the plat prepared by Bowman Consulting dated **March 8, 2010**, and recommends approval with the following comments/conditions to the proposal.

1) All the proposed lots and structures are properly served by public water and public sewer

2) All existing wells and drainfields are shown on future plats.

3) All existing wells and drainfields are properly abandoned (Health Department permit required) prior to grading, submission of record plat or razing of the structure, which ever is first.

If further information or clarification on the above project is required, please contact John Dayton at 737-8848.

JPD/JEL/jpd

RECEIVED
MAR 29 2010
LOUDOUN COUNTY
DEPARTMENT OF PLANNING

ATTACHMENT 1i

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LOUDOUN COUNTY, VIRGINIA
Department of Fire, Rescue and Emergency Management
803 Sycolin Road, Suite 104 Leesburg, VA 20175
Phone 703-777-0333 Fax 703-771-5359

Memorandum

RECEIVED
APR 26 2010
LOUDOUN COUNTY
DEPARTMENT OF PLANNING

To: Marchant Schneider, Project Manager
From: Maria Figueroa Taylor, Fire-Rescue Planner
Date: April 23, 2010
Subject: HS – 7 Dulles South and Elementary School
ZMAP 2010-0001 & SPEX 2010-0003

Thank you for the opportunity to review the above captioned applications. The Fire and Rescue Planning Staff has no comments.

The Fire-Rescue GIS and Mapping coordinator offered the following information regarding estimated response times:

PIN	Project name	Arcola VFRC, Station 9 Travel Time
247-17-3577	school	3 minutes

Travel times are determined using ESRI GIS network analyst along the county's street centerline with distance and speed limit being the criteria. Travel time is reported in minutes and seconds. For the approximate response time two minutes is added for turnout time.

Project name	Arcola VFRC, Station 9 Response Times
school	5 minutes

If you have any questions or need additional information, please contact me at 703-777-0333.

c: Project file

Teamw Service

ATTACHMENT 1

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schneider, marchant

From: Church, Boyd
Sent: Monday, March 22, 2010 10:54 AM
To: schneider, marchant
Cc: Williford, Randy
Subject: RE: ZMAP 2010-0001 SPEX-2010-0003

Dear Marchant,

DGS has reviewed the above referenced proposal and because the stormwater management concept is incomplete we reserve our comments until it is completed.

Sincerely,
Boyd M. Church
Sr. Stormwater Engineer
Loudoun County Dept. of General Services
803 Sycolin Rd. S.E. Suite 100
Leesburg, VA 20175
571-258-3204 (direct)
571-233-9629 (mobile)

ATTACHMENT 1K

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