



LOUDOUN COUNTY PUBLIC SCHOOLS

DIVISION OF PLANNING SERVICES

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September 9, 2020

**RE: Catoctin Elementary School Classroom Addition Application Update
Town of Leesburg Special Exception (TLSE 2019-0009)
311 Catoctin Circle, Leesburg (PIN 231-15-4538)**

Dear Crestwood Hamlet Neighbors:

I hope that this letter finds you and yours well. I am writing to provide an update on the Loudoun County Public Schools (LCPS) special exception application to add classrooms to Catoctin Elementary School. I am also seeking your input on a proposed landscaping revision associated with a proposed stormwater drainage improvement to be implemented at the common boundary of the school site and Crestwood Hamlet.

The project was reviewed by the Town of Leesburg Planning Commission at their public hearing on June 18, 2020. At that meeting concerns were raised for stormwater runoff draining from the elementary school property to some of the Crestwood Hamlet lots abutting the school site. The Planning Commission deferred action on the special exception application to allow time for this concern to be addressed.

LCPS has been working with the Town Department of ~~Public Works~~ Plan Review to develop a solution to address the drainage concern. There is an existing berm that runs along the rear of Crestwood Hamlet lots adjacent to Catoctin ES. This berm has gaps in the vicinity of 507 and 509 Valley View Avenue and 513 and 601 Valley View Avenue. To address runoff coming from the Catoctin ES property onto the Crestwood Hamlet properties, the berm will be extended to close these gaps. The berm will create a barrier between the school and the adjacent community ensuring surface drainage from the school is redirected to new stormwater inlets. Two new stormwater inlets will be installed on the school site and connected (under the berm) to the existing inlets located at the rear of lots at 507 and 513 Valley View Avenue. The proposed berm will vary in height and will tie into the existing berm. The height will be approximately 4-5 feet behind 507 and 509 Valley View Avenue and 3-4 feet behind 513 and 601 Valley View Avenue. Crestwood Hamlet is at a lower elevation than the school site. The proposed grading and construction will be on the Catoctin ES school site. (Reference the enclosed graphic)

Grate inlet and storm pipe calculations have been performed to ensure that the existing pipes are adequately sized and meet Town regulations. The analysis found that the existing pipes have sufficient capacity and do not need to be replaced. The extension of the berm and added inlets will address the issue of water coming from the school site onto the adjacent property. To remedy the drainage concerns and construct the berm, the existing vegetation along the common property boundary will need to be removed.

LCPS proposes to install new trees as a part of the proposed improvement. The trees would be planted after the berm is constructed and the stormwater improvements have been installed. The new trees are proposed to be evergreen to provide a year round buffer between your residential homes and the school property. Enclosed for your information is the proposed plan for both the stormwater improvement and the planned landscaping installation. We would like to gain your input on the proposed landscaping. Some adjacent property owners have expressed a preference for no new plantings, only grass. We ask if you have a preference, including any preference for the tree type.

The proposed stormwater drainage improvement is currently being reviewed by the Town ~~Public Works~~ Plan Review staff and is subject to Town approval and potential alteration. With the approval of the Department of ~~Public Works~~ Plan Review, LCPS will implement the proposed improvement as a part of the three-room addition to Catoctin elementary school. The proposed stormwater drainage improvement will be included in the site plan for the classroom addition.

The substance of the application remains the same: the Loudoun County School Board requests a special exception (SE) for an approximate 5,500 square foot (SF) addition at Catoctin Elementary School. The expansion is planned at the rear of the building and will be utilized for three-classrooms, a resource room, an office and storage space. Up to 6,000 SF are requested to allow for adjustments at final design. It is also proposed to upgrade the fire lane access and implement safety and security improvements at the front of the building (within the existing footprint; no expansion at the front of the building).

We anticipate returning to the Planning Commission on October 1, 2020 and wanted to provide this information to you for your review and input. You may contact me by email at sara.howardobrien@lcps.org or call at 571-252-1156. I would also be happy to meet with you at the site. Thank you for your time and attention. I look forward to hearing from you.

Sincerely,



Sara Howard-O'Brien, AICP
Land Management Supervisor

cc:

Chris Murphy, Town of Leesburg Planning Department
William Ackman, Town of Leesburg Department of ~~Public Works~~ Plan Review
Dennis Darnes, Town of Leesburg Department of ~~Public Works~~ Plan Review
Gary Van Alstyne, LCPS Director of Construction
Chris Glassmoyer, LCPS Construction
Mike Sell, Bowman Consulting
Mark Baker, Bowman Consulting

Note: in the letter distributed to the Crestwood Hamlet Neighbors, LCPS staff referred to the Town Dept. of Plan Review as the Dept. of Public Works. This has been corrected for posting.