



LOUDOUN COUNTY PUBLIC SCHOOLS

DIVISION OF PLANNING & GIS SERVICES

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Leesburg, Virginia 20175

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August 7, 2023

Mr. Vaughn Bynoe
County of Loudoun
Department of Building and Development
1 Harrison Street, SE
Leesburg, Virginia 20175

RE: SBBD-2023-0001, Catoctin Creek Overlook, Lot 5

Dear Mr. Bynoe:

School Board staff has reviewed the based density subdivision plat for Catoctin Creek Overlook, Lot 5. Based on 2022 Loudoun County Public Schools (LCPS) student generation factors for the Western Loudoun planning district, the proposed three (3) single-family detached residential lots will generate a total of one (1) school-age child upon build-out. The attached assessment outlines the operational and capital impact of the project on LCPS.

Thank you for the opportunity to comment on the Catoctin Creek Overlook application. Should you require further information, please contact me at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Beverly I. Tate".

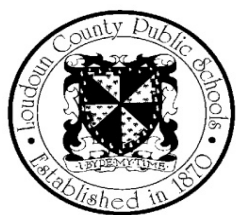
Beverly I. Tate, Director

2011 Election District: Catoctin

2022 Election District: Catoctin

Attachment

c: Daniel Smith, Acting Superintendent
Kevin Lewis, Chief Operations Officer



Loudoun County Public Schools

Division of Planning & GIS Services

Project Assessment

Project Name: SBBD-2023-0001, Catoctin Creek Overlook, Lot 5

Loudoun County Public Schools Western Loudoun Planning District Student Generation Factors, 2022		Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total
			0.42	0.24	0.34	
Single Family Detached (SFD)	0.47	3	1	0	0	1
Single Family Attached (SFA)	0.43		0	0	0	0
Multifamily (MF)	0.50		0	0	0	0
Total Students			1	0	0	1
Capital Costs			Elementary School Cost (FY 2024 CIP)	Middle School Cost (FY 2024 CIP)	High School Cost (FY 2024 CIP)	Total Capital Expenditure
School Cost			\$69,090,840	\$128,123,098	\$156,088,530	
Capacity			960	1445	2100	
Per Pupil Cost			\$71,970	\$88,667	\$74,328	
Project's Capital Costs			\$42,620	\$30,005	\$35,633	\$108,258
Annual Operational Costs			FY 2023 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
			\$18,719	1	\$26,394	
School Facility Information			Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2023-2024 School Attendance Zone			Waterford*	Harmony	Woodgrove	
September 30, 2022 Student Enrollment			247	1089	1606	
2022-2023 Base Building Capacity			263	1245	1745	

* Modular classrooms are being used to provide a temporary increase in building capacity.