

**Waxpool Elementary School
Community Meeting Notes
September 19, 2018**

ATTENDEES: Gary VanAlstyne and Sara Howard-O'Brien, LCPS
Cliff Kierce, Loudoun County Planning Commission Chair
10 Homeowners

QUESTIONS:

1. When will Belmont Ridge Road be widened?

The County is currently in the process of obtaining right-of-way. They are anticipating construction will begin in 2020 but that is dependent on the acquisition of right-of-way and other development factors.

2. How many students will be bussed vs. walkers?

The boundaries for the school have not been determined yet. The process begins in October and the boundaries will be adopted in December.

3. Do you anticipate Broadlands will be part of the boundary?

It is unknown at this time.

4. Do you know what the size of the trees will be and is there a plan to keep them healthy?

Tree types and size are based on County standards. If trees are too large, the County has found they are less likely to survive. All installed trees come with a 1-year warranty. If they fail, they are replaced. The planting size is provided on the landscaping plan, Sheet C1.09.02 of the Approved Site Plan. Generally, canopy trees will be 2" caliper which equates to a height of 14-16', understory and evergreen trees will be 6-8 feet in height. This plan is posted on the LCPS website under Quick Links/Planning/School Attendance Zones/Future School Sites/Facilities.

<https://www.lcps.org/Page/208621>

5. There has been a thinning of the natural border with the construction of the school. Can we work with LCPS for a strategic placement of the trees to replace the buffer that has been removed?

We can move or re-arrange the trees. If we do so we will need to obtain a Site Plan Amendment (SPAM) since the current placement has been approved by the County. We are happy to review the landscaping plan with you and would need to do so soon so that, if necessary, the plan amendment can be approved and installation of trees can occur in the Spring. LCPS will provide an overlay of what the area will look like with the currently approved plan and the landscaping that is currently in place. Gary will get a vertical aerial with the drone to assist with that.

6. What's the goal of the landscaping?

The goal is to create a reasonable buffer between the two uses.

7. Can the landscaping be moved to the HOA property so that it is not planted below the berm?

LCPS tries not to plant off-site but we have in certain instances. If LCPS plants off-site we are not responsible for the trees after installation. The Broadlands HOA would have to approve and take responsibility for replacement of any trees that fail. Mr. Kierce stated that the HOA Board could discuss.

**Waxpool Elementary School
Community Meeting Notes
September 19, 2018**

8. Can you plant at the top of the berm?

Typically, the County does not want trees planted at the top of the berm as it causes issues for the retention ponds.

9. Will there be trees at the top of the retaining wall?

Yes, there will be trees (within 20' to the north of the retaining wall) and a fence at the top of the retaining wall.

10. What type of fence will be at the top of the retaining wall?

A black chain length fence is installed for safety purposes.

11. Is rock brought in or used from the site for the retaining wall?

The rock is local but may not necessarily come directly from the site. LCPS tries to keep the rock retaining walls smooth to discourage climbing so certain rock types are used.

12. What is the height of the retaining wall?

The height will range between 2 feet and 22 feet. Good examples of the look of the wall would be Frederick Douglass ES in Leesburg around the baseball field and Tuscarora HS along the back of the softball field and school building.

13. What is on the side of the school that faces the Broadlands neighborhood?

Classrooms and kindergarten playground will be on that side.

14. What does the roof look like?

Waxpool ES will look similar to Goshen Post ES. LCPS places rooftop screening to hide HVAC and other rooftop units. Drone footage should still be available on the LCPS Construction page for citizen's review.

15. Our homes are experiencing damage due to the blasting. What can we do?

The Fire Marshall regulates inspections and issues regarding blasting; reports should be filed with the fire Marshall's Office. There are several rules and regulations that must be followed with blasting. The blasting complaint procedures are posted on the County of Loudoun website under the Department of Fire and Rescue / Fire Marshall –

<https://www.loudoun.gov/DocumentCenter/View/102362>

16. How much longer will the blasting continue?

The contractor advises that blasting is expected to be completed by mid-December.

17. Who is in charge when blasting occurs? There are days when the blasting seems to start very early in the morning.

The blasting times are regulated by the County. If there are issues with the time of day LCPS needs to be notified.

**Waxpool Elementary School
Community Meeting Notes
September 19, 2018**

18. **When do you consider that construction has begun?**
Construction is considered to commence when the silt fencing is installed around the property.
19. **When will the structure be built?**
The roof and walls should be in place by January.
Note: Over the next few months the concrete floors will be poured, the concrete masonry walls will be constructed and the structural steel erected.
20. **When will the retaining walls be installed?**
Retaining walls are typically installed early in the process.
Note: Construction of the retaining walls is projected to begin in late November and continue through mid-April.
21. **There is currently a pond in the front along Belmont Ridge Road and near the school footprint. Is that intentional and will it remain in that location?**
Yes, that is a temporary pond and will be relocated further south on the property.
22. **Will busses stay at the school overnight?**
Busses may be parked at the school site. The LCPS Transportation Division will determine where the busses will be parked that serve this area.
23. **Is there any concern for the school proximity and the widening of Belmont Ridge Road? How much higher will the road be raised?**
The expansion of Belmont Ridge Road was considered in the school siting. The road, when installed in that area should be about two-feet higher than it is now.
24. **There is currently a cluster of trees at the corner of the HOA property and the school site. Will they be removed with the widening of the road?**
The County has approved Construction Plans and Profiles (CRCP-2015-0004) that detail the planned road construction and includes a landscaping plan. (Reference PDF Sheets 181 and 182 of 240). The plans can be reviewed on the County's LOLA site which can be found on the Loudoun County Planning page. <https://www.loudoun.gov/index.aspx?NID=3362>
25. **Will there be any walking paths or connectivity from the school site to the Broadlands?**
No paths or trails are planned due to the topography in the area. There will be a trail along Belmont Ridge Road with the road widening. (LCPS would not encourage elementary students to walk along Belmont Ridge Road).