



Date of Council Work Session: January 22, 2013

**TOWN OF LEESBURG
TOWN COUNCIL MEETING**

Subject: Land Swap and Permanent Easements for Loudoun Water Raw Water Intake Project

Staff Contact: Amy Wyks, Director of Utilities

Recommendation: Staff recommends Town Council authorize the proposed land swap and permanent easements for Loudoun Water's proposed raw water intake project.

Issue: Should Town Council agree to land swap and permanent easements with Loudoun Water?

Fiscal Analysis: N/A

Background: The proposed Loudoun Water Raw Water Intake and Pumping Station project will be constructed adjacent to the Town's Water Treatment Plant. The proposed project includes a Potomac River Water Intake and Pump Station (40 million gallons per day) on Loudoun Water property abutting the Potomac River, north of the intersection of River Creek Parkway and Edwards Ferry Road.

At the February 7, 2011 meeting, Town Council authorized Loudoun Water's temporary land use request during construction per attached Resolution 2011-O16.

Loudoun Water owns a 27 acre parcel consisting of steep slopes and heavily wooded area adjacent to the Town's Water Treatment Plant. In order to eliminate the impact on the sensitive land area, Loudoun Water has approached the Town for permanent easements and a land swap. A copy of the letter and a schematic of the proposal is attached.

Loudoun Water's consultant is working with Town Staff on the project considering the location of their facilities with respect to the Town's Water Treatment Plant. Sixty percent (60%) design construction documents are to be submitted for review in January. As the design phase continues, Loudoun Water has identified site limitations and is requesting the following from the Town as noted on the attached draft site plan:

1. A proposed land swap as depicted benefits the Town with usable land with road frontage. This land swap will eliminate the need for construction in identified steep slopes areas and preserve a natural tree buffer area for residents.
2. Permanent access road and construction easements for Loudoun Water to access the Potomac River. Loudoun Water has already obtained the required access easement from the Town.
3. As part of the land swap, Loudoun Water has agreed to provide an emergency raw water connection to the Town which will increase our reliability in the event of an

emergency. Similar to the existing emergency water interconnection with Loudoun Water, a formal agreement, metering and standard operating procedure will be prepared.

4. Loudoun Water will require water and sewer service to the raw water pump station facility. The applicable water and sewer availability fees will be paid by Loudoun Water for connection to the Town's water and sewer system. Loudoun Water will also follow the Town's Design and Construction Standards Manual and development process for the proposed water and sewer services.
5. All the expenses for deed preparation and boundary line adjustment (BLA) will be paid for by Loudoun Water.

Attachments (1) Resolution 2011-O16

(2) Loudoun Water Letter with Proposed Site Plan

The Town of
**Leesburg,
Virginia**

PRESENTED February 8, 2011

RESOLUTION NO. 2011-016

ADOPTED February 8, 2011

A RESOLUTION: AUTHORIZING A TEMPORARY LAND USE REQUEST DURING
CONSTRUCTION BY LOUDOUN WATER (LW)

WHEREAS, Town owns and operates a water treatment plant in the county on a 20 acre site. Loudoun Water also owns a parcel of land consisting of 27 acres consisting of steep slopes and heavily wooded area; and

WHEREAS, LW has requested use of approximately 3.3 acres of Town property during construction; and

WHEREAS, the use of this area will allow LW to preserve steep slopes and a heavily wooded area and the use will not impact Town's operation on site; and

WHEREAS, LW has agreed to provide an emergency raw water connection to the Town doubling the Town's reliability in an emergency situation; and

WHEREAS, Town and LW have had excellent working and collaboration relationship for many years and this type of effort will provide long term mutual benefit to both jurisdictions.

THEREFORE, RESOLVED, by the Council of the Town of Leesburg in Virginia that the Town Manager is hereby authorized to execute an agreement for allowing this land use on a formed approved by town attorney.

PASSED this 8th day of February, 2011.


Kristen C. Umstattd, Mayor
Town of Leesburg

ATTEST:


Clerk of Council

November 28, 2012

Ms. Amy Wycks
Director of Utilities
Town of Leesburg
25 West Market Street
Leesburg, VA 20176

RE: Potomac Water Supply Program
Potential Easements and Boundary Line Adjustments

Dear Ms. Wycks:

In 2010, Loudoun Water initially contacted the Town of Leesburg to discuss preliminary planning for the development of Loudoun Water's river-front parcel, which is adjacent to the Town of Leesburg's Kenneth B. Rollins Water Treatment Plant site (See Attachment No. 1). At the time, parcel geometry and adjacencies for the Loudoun Water parcel were investigated in order to conceptualize the future facilities to be constructed as part of Loudoun Water's Potomac Water Supply Program. These early discussions with the Town were captured in a follow-up letter (dated December 16, 2010). The letter describes preliminary site utilization concepts, potential future land swap opportunities, as well as, emergency interconnection between our facilities. More recently, Loudoun Water has met with the Town staff on several occasions to provide status updates for the Potomac Water Supply Program and present the refinements to the conceptual designs for the planned facilities.

Currently, the Potomac Water Supply Program is in the final design phase and bid-ready construction documents are anticipated in the 3rd Quarter of 2013. The design of the facilities located on our river-front parcel has been advanced sufficiently to finalize the easement acquisition process and execute a mutually agreeable land swap with the Town.

The existing and proposed easements and land swap are generally depicted on Attachment No. 2 and include both permanent and temporary easements. In terms of the land swap, Loudoun Water has developed a draft boundary line adjustment (BLA) plat to facilitate coordination with the Town (See Attachment No. 3). The proposed BLA will result in a zero net change in real estate area owned by Loudoun Water and the Town. However, we believe the resulting changes allow both Loudoun Water and the Town to make more efficient use of the properties.

We hope that the attached information will be adequate for the Town to advance the easement acquisition process and the proposed land swap (BLA). It is our understanding that you intend to discuss this matter with the Town Council in an upcoming meeting and that the Town may be prepared to finalize the details of the agreements between January and February.

November 28, 2012

Please contact me at (571) 291-7981 or rbucceri@loudounwater.org if you have any questions or comments on the information provided.

Sincerely,



Ryan Bucceri, P.E., BCEE
Potomac Water Supply Program Manager
Loudoun Water

Copy: Kevin Wood, Loudoun Water
Tung Nguyen, Loudoun Water

Attachments:

- Attachment No. 1 – Parcel Overview
- Attachment No. 2 – Site Concept Plan
- Attachment No. 3 – Draft BLA Plat



ATTACHMENT 1

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ATTACHMENT No. 2 - Parcel Concept Plan



LEGEND	
	PROPOSED LAND SWAP
	EX. EASEMENTS
	PROPOSED EASEMENTS
	TREE PROTECTION (TYP)
	PROPOSED RW ALIGNMENT AND LIMITS OF CONSTRUCTION
	TEMPORARY CONSTRUCTION STAGING AREA
	CONSTRUCTION ACCESS

NOTES:

1. THE PROPERTIES DELINEATED ON THIS PLAT ARE SHOWN ON LOUDOUN COUNTY MAP PIN'S #110-37-6737, ZONED JMLA-3 AND #110-27-9263, ZONED PD-H3..
2. BOUNDARY INFORMATION IS TAKEN FROM DEEDS OR PLATS OF RECORD AND DOES NOT REPRESENT THE RESULTS OF A FIELD SURVEY BY WILLIAM H. GORDON ASSOCIATES, INC.
3. TITLE REPORT WAS NOT FURNISHED.
4. WATER AND SEWER FOR THIS PROPERTY WILL BE PROVIDED BY THE TOWN OF LEESBURG.
5. ZONING REQUIREMENTS: PD-H3
 MINIMUM LOT AREA = 6,000 SQUARE FEET
 MINIMUM LOT WIDTH = 50 FEET

 MINIMUM BUILDING YARDS:
 FRONT YARD = 25 FEET
 SIDE YARD = 8 FEET, 16 FEET MINIMUM BETWEEN STRUCTURES
 REAR YARD = 25 FEET

 YARD LINES
 MAXIMUM LENGTH:WIDTH RATIO = 6:1
 MAXIMUM BUILDING COVERAGE = 50%
 MAXIMUM BUILDING HEIGHT = 40 FEET

 ZONING REQUIREMENTS JMLA-3

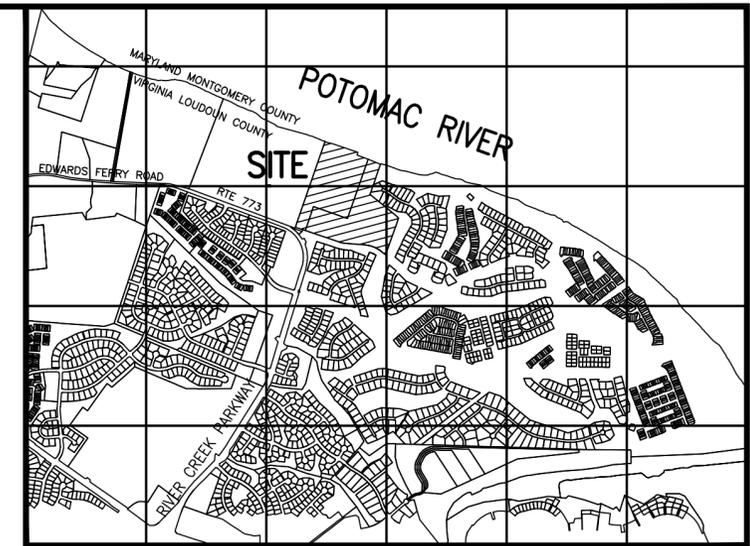
 MINIMUM LOT AREA = 20,000 SQUARE FEET
 MINIMUM LOT WIDTH = 60 FEET

 MINIMUM BUILDING YARDS:
 FRONT YARD = 35 FEET ARTERIAL ROAD, 25 FEET COLLECTOR ROAD, 15 FEET OTHER ROADS
 SIDE YARD = 10 FEET
 REAR YARD = 25 FEET

 MAXIMUM BUILDING HEIGHT = 40 FEET
6. STRUCTURES SUBJECT TO ZONING ORDINANCE MINIMUM YARD REQUIREMENTS, WHICH ARE NOT SHOWN ON THE PLAT, WILL BE REMOVED, UNLESS SATISFACTORY ALTERNATE ARRANGEMENTS HAVE BEEN APPROVED BY THE DIRECTOR.
7. DEVELOPMENT OF THE PROPERTY IS SUBJECT TO THE PROFFERS OF AND THE CONDITIONS OF APPROVAL FOR:

SOILS NOTE:

"THE SUBJECT DEVELOPMENT SITE DOES CONTAIN CLASS III AND/OR CLASS IV SOILS PER THE LATEST COUNTY SOILS MAP AND AS IDENTIFIED BY THE INTERPRETATIVE GUIDE TO SOILS MAPS, LOUDOUN COUNTY, VIRGINIA."



VICINITY MAP
SCALE: 1" = 2000'

OLD AREA

PIN 110-37-6737	909,346 SQUARE FEET OR	20.87572 ACRES
PIN 110-27-9263	990,043 SQUARE FEET OR	22.72827 ACRES
TOTAL PIN 111-49-2103	1,899,389 SQUARE FEET OR	43.60399 ACRES

NEW AREA

PIN 110-37-6737	910,995 SQUARE FEET OR	20.91357 ACRES
PIN 110-27-9263	988,394 SQUARE FEET OR	22.69042 ACRES
TOTAL PIN 111-49-2103	1,899,389 SQUARE FEET OR	43.60399 ACRES

DRAFT

APPROVAL BLOCK
LAND DEVELOPMENT APPLICATION
NUMBER BLAD 2012-xxxx

APPROVED IN ACCORDANCE WITH CHAPTER 1243 OF THE LOUDOUN COUNTY LAND SUBDIVISION AND DEVELOPMENT ORDINANCE TO WHICH REFERENCE IS HEREBY MADE FOR LIMITATIONS OF SUCH REVIEW AND APPROVAL

DIRECTOR _____ DATE _____
DEPARTMENT OF BUILDING AND DEVELOPMENT

SURVEYOR'S CERTIFICATE:

I, STANLEY D. HEISER, A LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE LAND EMBRACED SHOWN HEREON IS NOW IN THE NAME OF TOWN OF LEESBURG AS RECORDED IN DEED BOOK 1269 AT PAGE 1824 AND LOUDOUN COUNTY SANITATION AUTHORITY AS RECORDED IN DEED BOOK 1269 AT PAGE 1829, ALL AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.

I FURTHER CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION LIES ENTIRELY WITHIN THE BOUNDS OF THE ORIGINAL TRACT AND ALL COURSES ARE REFERENCED TO THE VIRGINIA STATE GRID NORTH IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOUDOUN COUNTY LAND SUBDIVISION AND DEVELOPMENT ORDINANCE. I FURTHER AGREE THAT SHOULD WILLIAM H. GORDON ASSOCIATES, INC., SERVICES BE CONTRACTED FOR THE PURPOSE, IRON PIPES WILL BE SET PER THE REQUIREMENTS OF THE LOUDOUN COUNTY LAND SUBDIVISION AND DEVELOPMENT ORDINANCE, PRIOR TO THE RELEASE OF THE PERFORMANCE GUARANTEE.



DATE _____

BOUNDARY LINE ADJUSTMENT PLAT
ON THE PROPERTIES OF
TOWN OF LEESBURG
AND
LOUDOUN COUNTY
SANITATION AUTHORITY

CATOCTIN ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA
SCALE: N/A DATE: JUNE 28, 2012



William H. Gordon Associates, Inc.
Civil Engineering • Survey • Land Planning • Landscape Architecture
Site Security Consulting • GIS
4501 Daly Drive, Suite 200
Chantilly, Virginia 20151

Phone: (703) 263-1900 Fax: (703) 263-0766 www.whga.com

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No.	Revision	Date
1	COMMENTS	xx/xx/xx

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EDWARDS FERRY RD. - RTE. 773
 VARIABLE WIDTH RIGHT-OF-WAY
 INSTR. #20031219-0164620

RIVER CREEK PKWY. - RTE. 773
 VARIABLE WIDTH RIGHT-OF-WAY
 D.B. 1420 PG. 799
 D.B. 1420 PG. 815
 D.B. 1699 PG. 297
 INSTR. #20031219-0164620

RIVER CREEK OWNERS ASSOC.
 PIN: 111-49-2103

ST. GEORGES COURT

MISSION HILLS WAY

SHOAL CREEK DRIVE

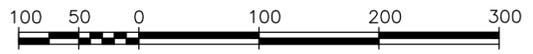
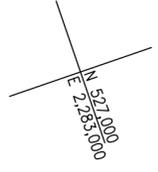
990,043 SQ. FT.
22.72827 ACRES
LOUDOUN COUNTY SANITATION AUTHORITY
 988,394 SQ. FT.
 22.69042 ACRES

908,346 SQ. FT.
20.87572 ACRES
TOWN OF LEESBURG
 910,985 SQ. FT.
 20.91357 ACRES

MATCH LINE SHEET 3

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	311.75'	510.00'	35°01'24"	160.92'	306.92'	N67°47'43"W
C2	124.90'	510.00'	14°01'55"	62.76'	124.59'	S78°17'36"E

DRAFT



GRAPHICAL SCALE: 1" = 100'



BOUNDARY LINE ADJUSTMENT PLAT
 ON THE PROPERTIES OF
THE TOWN OF LEESBURG
 AND
LOUDOUN COUNTY SANITATION AUTHORITY

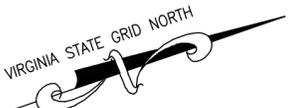
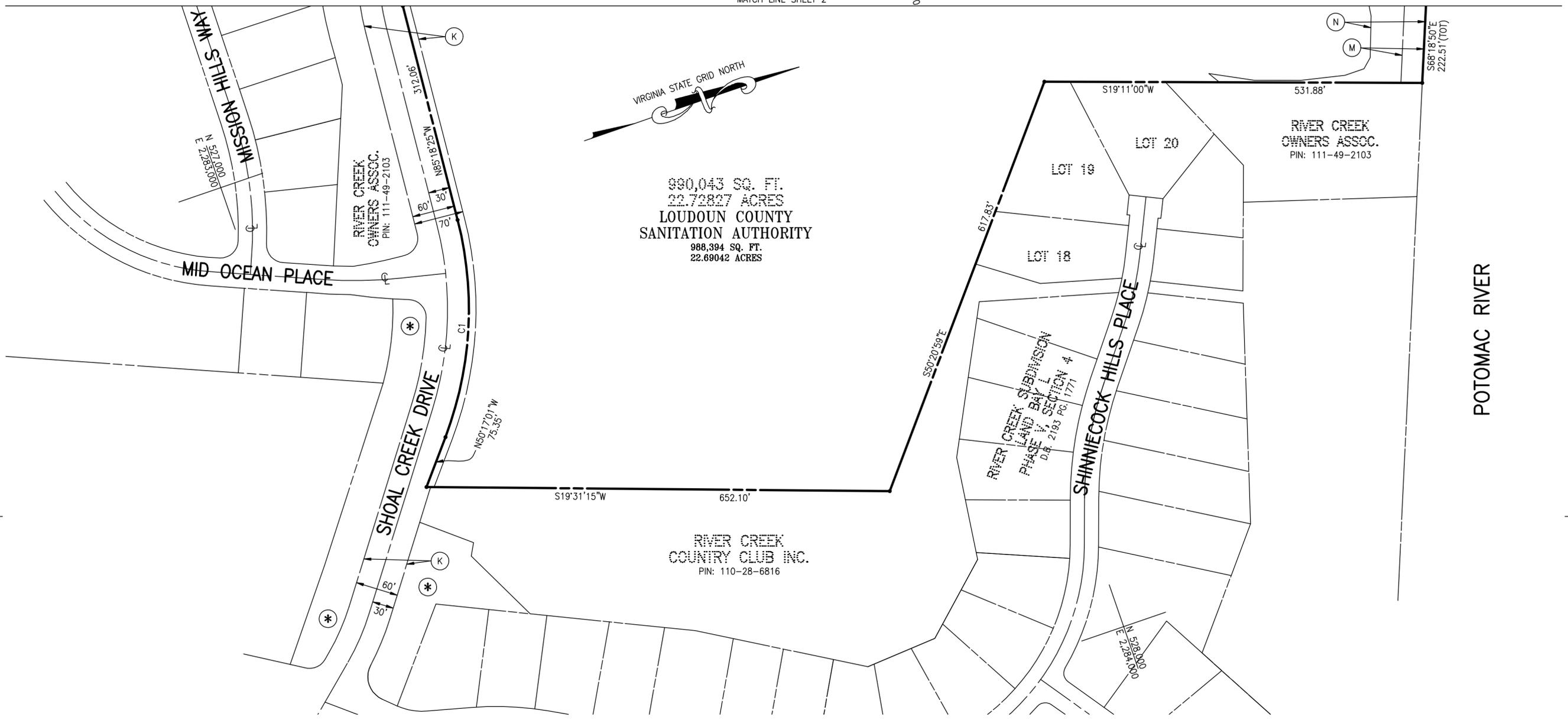
CATOCTIN ELECTION DISTRICT
 LOUDOUN COUNTY, VIRGINIA
 SCALE: 1"=100' DATE: JUNE 28, 2012



William H. Gordon Associates, Inc.
 Civil Engineering • Survey • Land Planning • Landscape Architecture
 Site Security Consulting • GIS
 4501 Daly Drive, Suite 200
 Chantilly, Virginia 20151

No.	Revision	Date
1	COMMENTS	xx/xx/xx

N 528,000
E 2,283,000



980,043 SQ. FT.
22.72827 ACRES
LOUDOUN COUNTY
SANITATION AUTHORITY
988,394 SQ. FT.
22.69042 ACRES

RIVER CREEK
COUNTRY CLUB INC.
PIN: 110-28-6816

POTOMAC RIVER

DRAFT

N 528,000
E 2,283,000

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	311.75'	510.00'	35°01'24"	160.92'	306.92'	N67°47'43"W
C2	124.90'	510.00'	14°01'55"	62.76'	124.59'	S78°17'36"E



GRAPHICAL SCALE: 1" = 100'



BOUNDARY LINE ADJUSTMENT PLAT
ON THE PROPERTIES OF
THE TOWN OF LEESBURG
AND
**LOUDOUN COUNTY
SANITATION AUTHORITY**
CATOCTIN ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA

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No.	Revision	Date
1	COMMENTS	xx/xx/xx

PRESENTED January 22, 2013

RESOLUTION NO. _____

ADOPTED _____

A RESOLUTION: AUTHORIZING PERMANENT EASEMENTS AND A LAND SWAP
REQUEST BY LOUDOUN WATER

WHEREAS, Town owns and operates a water treatment plant in Loudoun County on a 20 acre site and Loudoun Water owns a 27 acre parcel consisting of steep slopes and heavily wooded area adjacent to the Town's site; and

WHEREAS, Loudoun Water has requested permanent easements and a land swap; and

WHEREAS, the easements and land swap will allow Loudoun Water to preserve steep slopes and a heavily wooded area and there will be no impact on the operation of the Town's water treatment plant; and

WHEREAS, Loudoun Water has agreed to provide an emergency raw water connection to the Town, doubling the Town's reliability in an emergency situation; and

WHEREAS, Town and Loudoun Water have had an excellent working and collaboration relationship for many years and approval of their request will provide long term mutual benefit to both jurisdictions.

THEREFORE, RESOLVED, by the Council of the Town of Leesburg in Virginia that the Town Manager is hereby authorized to execute an agreement for permanent easements and a land swap on a form approved by the Town Attorney.

PASSED this 22nd day of January, 2013.

Kristen C. Umstattd, Mayor
Town of Leesburg

ATTEST:

Clerk of Council