

Hamilton Well 14, Stone Eden Property, SPEX 2010-0005
Planning Commission Public Hearing, April 28, 2010

CONDITIONS OF APPROVAL, April 28, 2010

1. **Special Exception Plat.** The Special Exception use, structure or use for local governmental purposes (public well), shall be developed in substantial conformance with the revised Outlet Lot “A”, Well Lot, Town of Hamilton Special Exception Plat prepared by Stantec Consulting Services, Inc., dated March, 2010 and revised through April 28, 2010, and the Revised 1993 Loudoun County Zoning Ordinance. Approval of this application for Tax Map /45//37//WELL/ (PIN # 454-20-8349) (the “Property”) shall not relieve the applicant or the owners of the Property from the obligation to comply with and conform to any other Zoning Ordinance, Codified Ordinance, or applicable regulatory requirement.
2. **Pumping, Monitoring, and Mitigation Plan.** Use of the well on the Property (“Well 14”) shall be in accordance with the provisions of the accepted Pumping, Monitoring and Mitigation Plan (PMMP) for Town of Hamilton Well 14, dated October 15, 2007, including but not limited to pumping, monitoring, and potential mitigation of impacts due to the use of Well 14.
3. **Noise Attenuation.** The Applicant shall install an earthen berm on the Property at least four (4) feet in height, with no greater than 3:1 slope, between the generator and the northern property boundary. The berm will begin at approximately the eastern end of the existing control building and run approximately 70 feet in an easterly direction. The berm shall be completed within 60 days after issuance of the zoning permit for the generator. Until the berm has been completed, the generator shall not be operated for more than thirty (30) minutes per week, and any such operation shall be only between the hours of 10:00 a.m. and 4:00 p.m., Monday through Friday. After installation of the berm, the noise level of the generator will be tested to document that the noise level does not exceed 55 dBA, measured at the northern property line. Such measurement shall be continuous noise measured using a slow meter response of the sound level meter. Should additional noise mitigation be necessary, a board on board fence will be installed on the berm. The Applicant will work with the County Urban Forester to provide suitable landscaping of the berm. The plantings may include a mix of low maintenance shrubs and trees and will consist of a planting density similar to a Type 2 side/rear buffer. The Applicant shall provide documentation that noise created by operation of the generator is in compliance with the noise standards of Section 5-1507 of the Revised 1993 Zoning Ordinance.
4. **Generator Test** A generator test lasting for one half-hour shall be scheduled each week between the hours of 10:00 a.m. and 4:00 p.m., Monday through Friday.