

REQUEST FOR PROPOSALS FOR PURCHASE OF TOWN-OWNED REAL PROPERTY

TOWN PROPERTY LOCATED AT 16868 Tree Crops Lane, Loudoun County, PARID: 608359393000

ADDENDUM NUMBER 2

The Listing Realtor for the Town Owned Property (located at 16868 Tree Crops Lane) received the following questions from parties interested in submitting a Proposal to purchase the land.

The Response appears after each question.

- 1. Based upon the Dam Inspection Report from 2014, the dam is not regulated by the Commonwealth of Virginia. From the time that this report was completed in 2014 until the present time, has this dam been added to state jurisdiction?**

Response: In November 2021, the Virginia Department of Conservation and Recreation, Division of Dam Safety, stated that the dam is a size-exempt dam which is not regulated by the State. The Virginia State Inventory identifies the dam as the "Round Hill Dam", Inventory Number 107118.

- 2. Was any remediation completed on the dam after the findings of the Dam Inspection Report from 2014?**

Response: The Town has performed the following actions at the dam:

- Installation of Inserta valve to allow safe closing of all valve clusters below the reservoir to prevent leaks on the line coming into Town.*
- Maintenance and replacement of drainage culvert washed out from water coming down above the reservoir.*
- Construction of parking pad at the upper side of the property to park trucks and mowing equipment used to maintain the property.*
- Posting of no trespassing signs around the property.*
- Installation of siphon line to keep the reservoir levels at a safe level during high flow periods; hoses are stored at the site.*
- Bi-weekly inspections to make sure the overflow is clear and flowing properly.*
- Removal of debris from the overflow box to keep the water level at a safe level.*
- Monthly mowing during the summer period.*
- Hiring of contractor to locate and expose all valves at the base of the dam.*
- Installation of Siphon Pipe - 3-4" hose to allow reduction in the level of the water in the reservoir; hoses are on site.*
- Following damage to the spring line that crosses the road caused by a contractor for the neighboring property owners, Town Staff removed and*

replaced the section of damaged pipe and applied stone to a depth to cover the pipe again. This repair location is still currently marked along the road.

- *Below the reservoir, there have been several repairs and/or changes over the years to the old line.*

- 3. Have any recent and/or ongoing maintenance or inspections been completed to the dam by the Town of Round Hill? If so, are there any documented records of any maintenance actions or inspections that have occurred?**

Response: See the list in response to question 2 above.

- 4. When the property changes owners, is it possible and/or anticipated that the dam will be added to state jurisdiction?**

Response: The Town does not know whether this would occur.

- 5. Have any tests from this property been completed in the past besides the dam inspection i.e. soil test, wetlands test?**

Response: GeoConcepts Engineering, Inc, performed an inspection and prepared a report in 2006.

- 6. Are there any easements or restrictions on the property placed by the town except for those addressed in the zoning codes?**

Response: The title search and the Loudoun County land records contain this information.