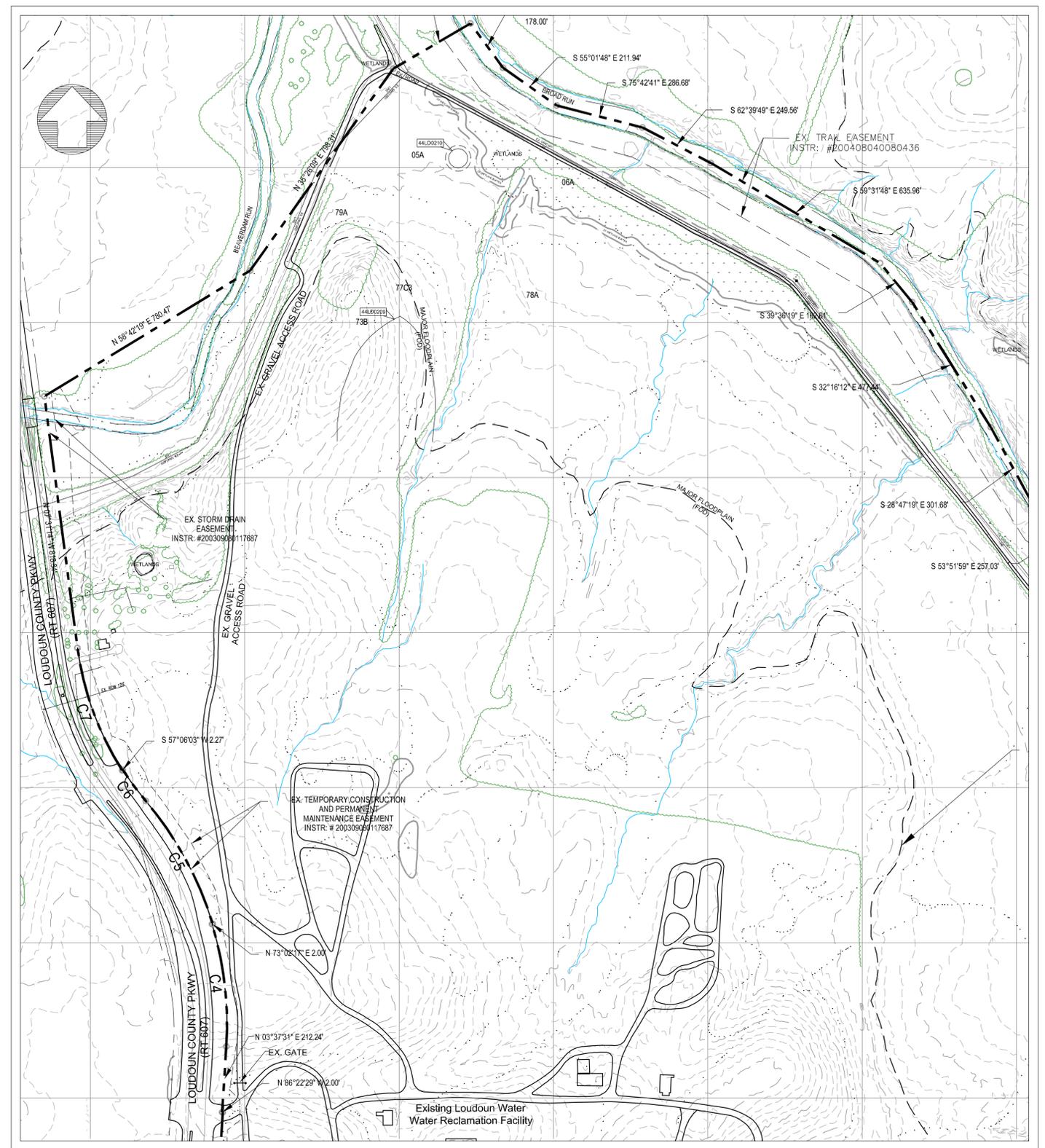
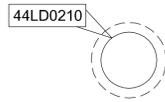




| SOILS CHART   |  |   |   |                                      |
|---|--|---|---|--------------------------------------|
| <b>5A Rowland silt loam</b><br>(0-3%)<br>occasional flooding<br>(C)                     | Very deep, moderately well to somewhat poorly drained reddish-brown and mottled reddish-brown and gray silty and clayey soils with seasonal water tables on level terrace positions in flood plains; developed in alluvium soils derived from Triassic shale and | IV F - very poor potential; subject to flooding<br><br>depth to hard bedrock is generally greater than 6'   | IV - very poor; flooding potential  | IV - grassland agriculture<br><br>2W |
| <b>6A Bowmansville silt loam</b><br>(0-3%)<br>occasional flooding<br>Hydric soil<br>(C) | Very deep, poorly drained dominantly gray silty and clayey soils with seasonal water tables on concave terrace positions in the flood plain; developed in alluvium of soils derived from Triassic shale and siltstone  | IV F - very poor potential; subject to flooding<br><br>depth to hard bedrock is generally greater than 6'   | IV - very poor; flooding potential  | IV - grassland agriculture<br><br>4W |
| <b>73B Penn silt loam</b><br>(3-8%)<br>(C)  | moderately deep well drained silty soils on sloping convex landscapes; developed from Triassic siltstones and shales   | I - good potential; few problems<br><br>depth to hard bedrock generally ranges 20 to 40'  | III - poor potential; perched water tables                                    | II - secondary cropland<br><br>2E    |
| <b>77C3 Nestoria gravelly silt loam, severely eroded</b><br>(6-15%)<br>(C)              | shallow, well to excessively drained, eroded reddish-brown loamy-skeletal soils on steep convex slopes in highly dissected terrain with gullies; developed from Triassic sandstones/siltstones and shales  | II R - fair potential; shallow to shale and siltstone; little soil material available for landscaping or grading<br><br>depth to ripplable bedrock is generally less than 20" and hard bedrock is greater than 4' | III - poor potential; shallow to rock   | IV - grassland agriculture<br><br>4E |
| <b>78A Dulles silt loam</b><br>(0-3%)<br>(C)  | deep moderately well to somewhat poorly drained yellowish-brown mottled with gray clayey soils with seasonal perched water tables on nearly level landscapes; developed from fluvial cappings overlying siltstone and shales                                     | IV W - very poor potential; low soils strength and prolonged perched water table<br><br>depth to hard bedrock generally ranges 40 to 60"  | IV - very poor potential; low soil strength and prolonged perched water table | II - secondary cropland<br><br>4W    |
| <b>79A Albano silt loam</b><br>(0-3%)<br>brief ponding<br>(D)<br>Hydric soil            | deep poorly drained mottled yellowish-brown and gray clayey soils with seasonal perched water tables in concave landscapes (swales); developed in colluvium and local alluvium of soils derived from Triassic siltstones and shales                              | IV W - very poor potential; seasonal perched water tables<br><br>depth to hard bedrock generally ranges 40 to 60"   | IV - very poor potential; high water tables                                   | IV - grassland agriculture<br><br>4W |

Note:  
Historical Resource with ID #



Date: Jun 02, 2009, 4:44pm User ID: htrngas File: P:\Projects\10347\_4-0\Planning\Plans\F-2\_EXISTING\_COND.dwg

| NO.      | DESCRIPTION | DATE | CHKD |
|----------|-------------|------|------|
| REVISION |             |      |      |

PROFESSIONAL SEAL

PROJECT  
**POTOMAC RADIO  
SPECIAL EXCEPTION /  
COMMISSION PERMIT  
BROAD RUN ELECTION DISTRICT  
LOUDOUN COUNTY, VIRGINIA**

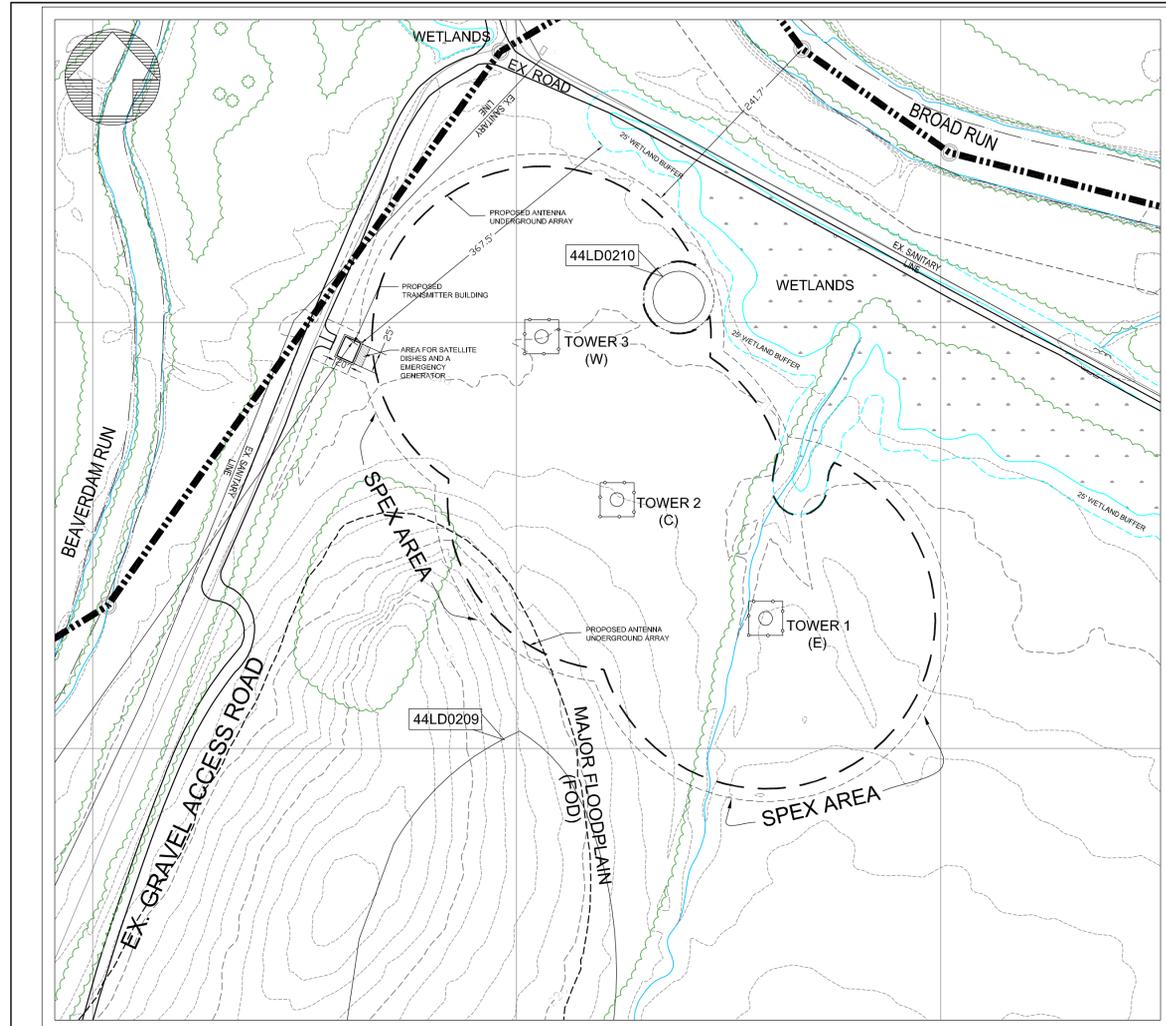
TITLE  
**EXISTING CONDITIONS**

**Patton Harris Rust & Associates**  
Engineers. Surveyors. Planners. Landscape Architects.

**PHRA**

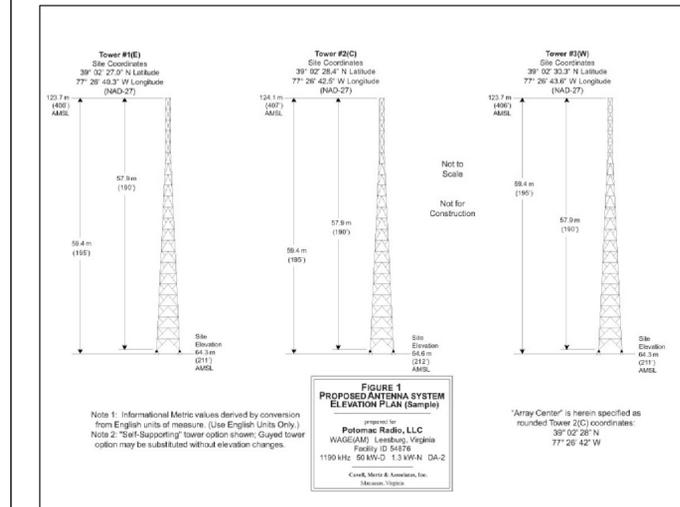
208 Church Street SE  
Leesburg, VA 20175  
T 703.777.3616  
F 703.777.3725

| DESIGN    | TEAM   | SURVEY   |
|-----------|--------|----------|
| PHR+A     |        |          |
| DRAWN     | SLW    | DATE     |
| FEBRUARY  |        | 2009     |
| CHECKED   | MWT    | SCALE    |
| 1"=200'   |        |          |
| SHEET     | 2 OF 3 | FILE NO. |
| 10347-4-0 |        |          |

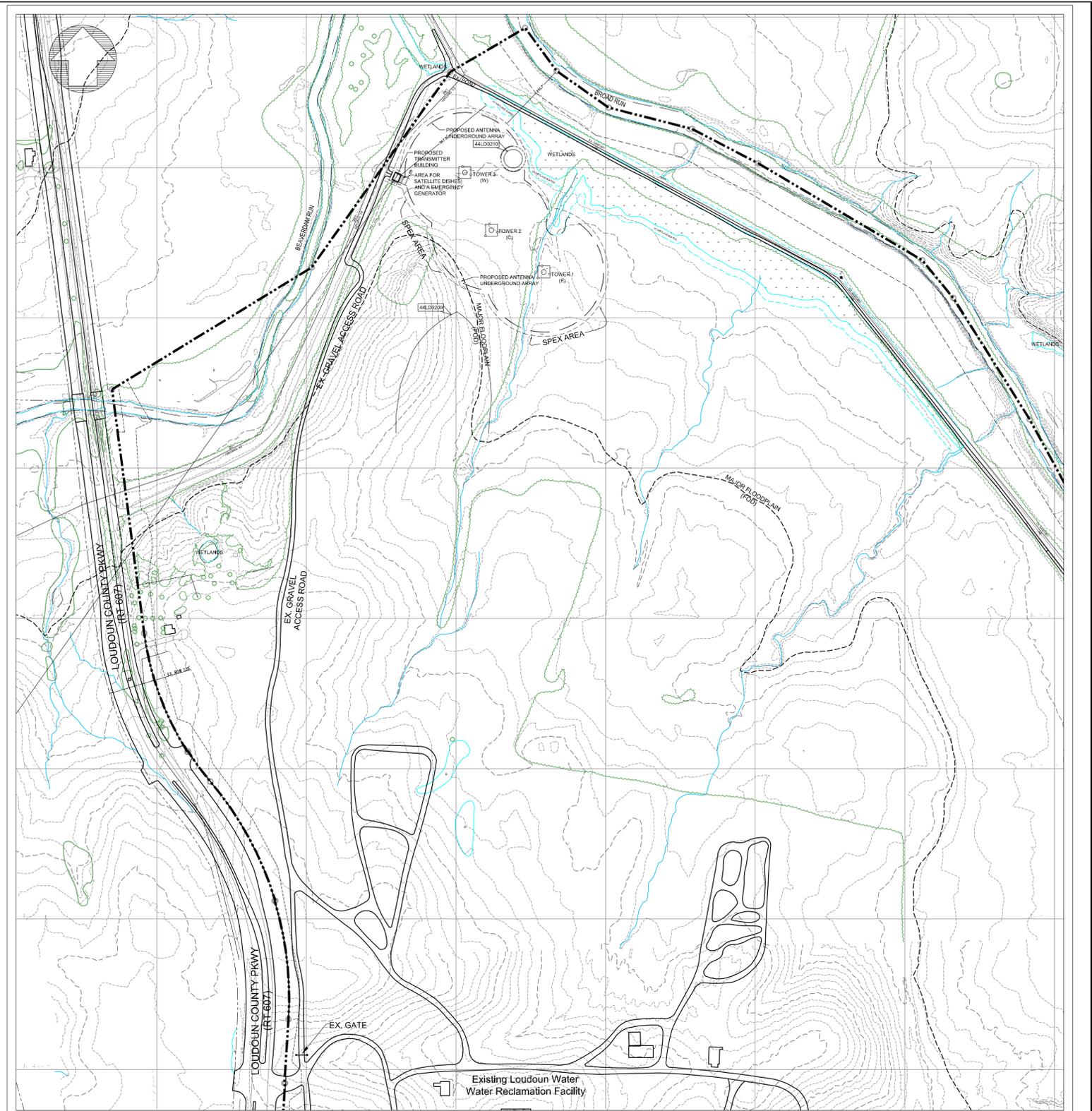


SPECIAL EXCEPTION AREA

Scale 1" = 100'



- Note:
- The final location of related equipment and facilities are subject to change due to final engineering and design.
  - A fence is required around each tower approximately 20 feet from the nearest point of the tower and as required by OET Bulletin 65.
  - Archeological Site # 44LD0210, nor the wetlands areas, will be impacted by the proposed applications.
  - The proposed height of the transmitter building will not exceed 20'.
  - The Applicant has obtained approval from the Federal Communications Commission ("FCC") for a Construction Permit dated October 29, 2008, to construct three (3) AM radio station towers which together will operate as the new WAGE daytime antenna system. As required by the FCC, an environmental assessment titled "Environmental Assessment New WAGE (AM) Daytime Transmitter Site Sterling, Virginia", prepared by blueskies environmental associates, inc. and dated January 2007, was submitted to the FCC along with a subsequent environmental assessment addendum dated July 2008, prepared in accordance with 47CFR Section 1.1307 for new structures associated with WAGE (AM) in Leesburg, Virginia
  - The Applicant has also received for each tower Determinations of No Hazard to Air Navigation from the Federal Aviation Administration ("FAA"). The FAA determined that marking and lighting are not necessary for aviation safety. The Metropolitan Washington Airport Authority ("MWAA") has stated that there would be no impediments to the Washington Dulles International Airport from the three proposed radio station towers.



Date: Jul 20, 2009, 3:09pm User: ID: thomas File: P:\Project\103474-0\Planning\Plans\P-3 PROP SITE.dwg

| NO. | DESCRIPTION | DATE | CHKD |
|-----|-------------|------|------|
|     |             |      |      |
|     |             |      |      |
|     |             |      |      |
|     |             |      |      |
|     |             |      |      |

PROFESSIONAL SEAL

PROJECT  
**POTOMAC RADIO  
 SPECIAL EXCEPTION /  
 COMMISSION PERMIT  
 BROAD RUN ELECTION DISTRICT  
 LOUDOUN COUNTY, VIRGINIA**

TITLE  
**SPECIAL EXCEPTION  
 PLAT**

**Patton Harris Rust & Associates**  
 Engineers. Surveyors. Planners. Landscape Architects.

**PHRA**

208 Church Street SE  
 Leesburg, VA 20175  
 T 703.777.3616  
 F 703.777.3725

|              |                    |
|--------------|--------------------|
| DESIGN TEAM  | PHR+A              |
| DRAWN SLW    | DATE FEBRUARY 2009 |
| CHECKED MWT  | SCALE 1" = 200'    |
| SHEET 3 OF 3 | FILE NO. 10347-4-0 |