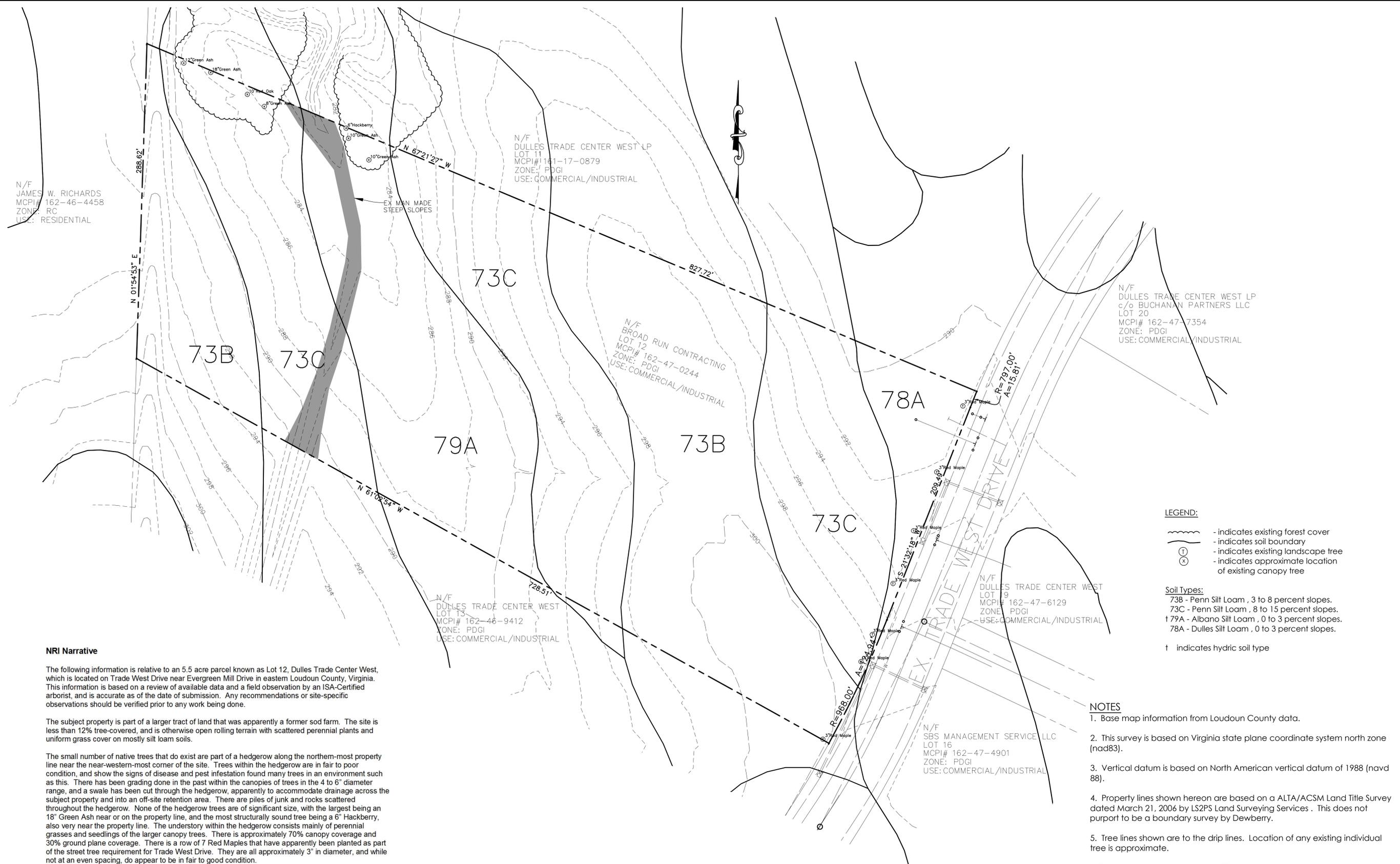




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N/F  
 JAMES W. RICHARDS  
 MCP# 162-46-4458  
 ZONE: RC  
 USE: RESIDENTIAL

N/F  
 DULLES TRADE CENTER WEST LP  
 LOT 11  
 MCP# 161-17-0879  
 ZONE: PDGI  
 USE: COMMERCIAL/INDUSTRIAL

N/F  
 DULLES TRADE CENTER WEST LP  
 c/o BUCHANAN PARTNERS LLC  
 LOT 20  
 MCP# 162-47-7354  
 ZONE: PDGI  
 USE: COMMERCIAL/INDUSTRIAL

N/F  
 BROAD RUN CONTRACTING  
 LOT 12  
 MCP# 162-47-0244  
 ZONE: PDGI  
 USE: COMMERCIAL/INDUSTRIAL

N/F  
 DULLES TRADE CENTER WEST  
 LOT 13  
 MCP# 162-46-9412  
 ZONE: PDGI  
 USE: COMMERCIAL/INDUSTRIAL

N/F  
 DULLES TRADE CENTER WEST  
 LOT 9  
 MCP# 162-47-6129  
 ZONE: PDGI  
 USE: COMMERCIAL/INDUSTRIAL

N/F  
 SBS MANAGEMENT SERVICE LLC  
 LOT 16  
 MCP# 162-47-4901  
 ZONE: PDGI  
 USE: COMMERCIAL/INDUSTRIAL

**LEGEND:**

- indicates existing forest cover
- indicates soil boundary
- indicates existing landscape tree
- indicates approximate location of existing canopy tree

**Soil Types:**

- 73B - Penn Silt Loam , 3 to 8 percent slopes.
- 73C - Penn Silt Loam , 8 to 15 percent slopes.
- † 79A - Albano Silt Loam , 0 to 3 percent slopes.
- 78A - Dulles Silt Loam , 0 to 3 percent slopes.

† indicates hydric soil type

**NOTES**

1. Base map information from Loudoun County data.
2. This survey is based on Virginia state plane coordinate system north zone (nad83).
3. Vertical datum is based on North American vertical datum of 1988 (navd 88).
4. Property lines shown hereon are based on a ALTA/ACSM Land Title Survey dated March 21, 2006 by LS2PS Land Surveying Services. This does not purport to be a boundary survey by Dewberry.
5. Tree lines shown are to the drip lines. Location of any existing individual tree is approximate.
6. Tree location information and NRI data are based on field work done by an ISA-Certified arborist.
7. There are no wetlands on the site as determined by Wetlands Delineation by Acorn Environmental, Inc. dated 10-13-05 and confirmed by the Army Corps of Engineers on 12/15/06 Project #05-R3121.
8. Topographic information shown is based on ALTA/ACSM Land Title Survey dated March 21, 2006 by LS2PS Land Surveying Services. The contour interval is 2 feet based on NAD 83 datum.

**NRI Narrative**

The following information is relative to an 5.5 acre parcel known as Lot 12, Dulles Trade Center West, which is located on Trade West Drive near Evergreen Mill Drive in eastern Loudoun County, Virginia. This information is based on a review of available data and a field observation by an ISA-Certified arborist, and is accurate as of the date of submission. Any recommendations or site-specific observations should be verified prior to any work being done.

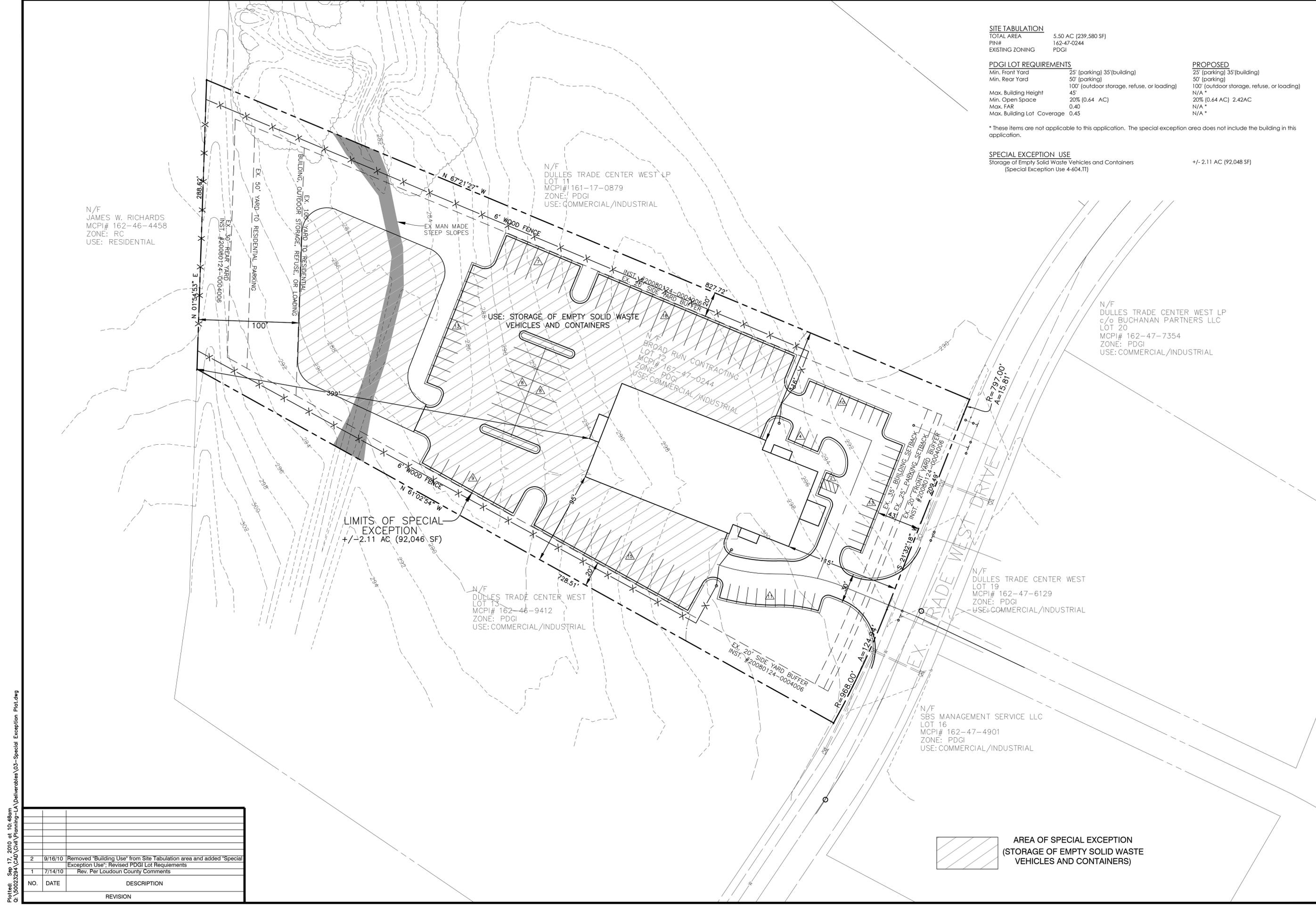
The subject property is part of a larger tract of land that was apparently a former sod farm. The site is less than 12% tree-covered, and is otherwise open rolling terrain with scattered perennial plants and uniform grass cover on mostly silt loam soils.

The small number of native trees that do exist are part of a hedgerow along the northern-most property line near the near-western-most corner of the site. Trees within the hedgerow are in fair to poor condition, and show the signs of disease and pest infestation found many trees in an environment such as this. There has been grading done in the past within the canopies of trees in the 4 to 6" diameter range, and a swale has been cut through the hedgerow, apparently to accommodate drainage across the subject property and into an off-site retention area. There are piles of junk and rocks scattered throughout the hedgerow. None of the hedgerow trees are of significant size, with the largest being an 18" Green Ash near or on the property line, and the most structurally sound tree being a 6" Hackberry, also very near the property line. The understory within the hedgerow consists mainly of perennial grasses and seedlings of the larger canopy trees. There is approximately 70% canopy coverage and 30% ground plane coverage. There is a row of 7 Red Maples that have apparently been planted as part of the street tree requirement for Trade West Drive. They are all approximately 3" in diameter, and while not at an even spacing, do appear to be in fair to good condition.

Based on the currently proposed site plan for the subject property, at least one of the small trees will be impacted by the vehicle entrance. Any of these small trees could easily be relocated. The proposed development does not appear to impact the native trees within the hedgerow. Other than relocating one or two of the small street trees, no specific arboricultural treatments are recommended for the existing trees on the subject property.

Prior to the field work done for this report, research was conducted on data bases relative to rare, threatened and endangered plant species known to occur in Loudoun County. None of the areas within the subject property have the conditions which would support any of these known rare, threatened or endangered species. The field work conducted did not return any sightings of these plants.

NO.	DATE	DESCRIPTION
2	9/16/10	Revised total sheet number
1	7/14/10	Rev. Per Loudoun County Comments
REVISION		



**SITE TABULATION**

TOTAL AREA	5.50 AC (239,580 SF)
PIN#	162-47-0244
EXISTING ZONING	PDGI

PDGI LOT REQUIREMENTS	PROPOSED
Min. Front Yard	25' (parking) 35' (building)
Min. Rear Yard	50' (parking)
	100' (outdoor storage, refuse, or loading)
Max. Building Height	45'
Min. Open Space	20% (0.64 AC)
Max. FAR	0.40
Max. Building Lot Coverage	0.45

Special Exception Use	+/- 2.11 AC (92,048 SF)
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\* These items are not applicable to this application. The special exception area does not include the building in this application.

N/F  
JAMES W. RICHARDS  
MCPI# 162-46-4458  
ZONE: RC  
USE: RESIDENTIAL

N/F  
DULLES TRADE CENTER WEST LP  
LOT 11  
MCPI# 161-17-0879  
ZONE: PDGI  
USE: COMMERCIAL/INDUSTRIAL

USE: STORAGE OF EMPTY SOLID WASTE VEHICLES AND CONTAINERS

N/F  
BROAD RUN CONTRACTING  
LOT 12  
MCPI# 162-47-0244  
ZONE: PDGI  
USE: COMMERCIAL/INDUSTRIAL

N/F  
DULLES TRADE CENTER WEST LP  
c/o BUCHANAN PARTNERS LLC  
LOT 20  
MCPI# 162-47-7354  
ZONE: PDGI  
USE: COMMERCIAL/INDUSTRIAL

N/F  
DULLES TRADE CENTER WEST  
LOT 13  
MCPI# 162-46-9412  
ZONE: PDGI  
USE: COMMERCIAL/INDUSTRIAL

N/F  
DULLES TRADE CENTER WEST  
LOT 19  
MCPI# 162-47-6129  
ZONE: PDGI  
USE: COMMERCIAL/INDUSTRIAL

N/F  
SBS MANAGEMENT SERVICE LLC  
LOT 16  
MCPI# 162-47-4901  
ZONE: PDGI  
USE: COMMERCIAL/INDUSTRIAL

LIMITS OF SPECIAL EXCEPTION  
+/- 2.11 AC (92,046 SF)

 AREA OF SPECIAL EXCEPTION (STORAGE OF EMPTY SOLID WASTE VEHICLES AND CONTAINERS)

Plot: Sep 17, 2010, 4:10:46pm  
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NO.	DATE	DESCRIPTION
2	9/16/10	Removed "Building Use" from Site Tabulation area and added "Special Exception Use"; Revised PDGI Lot Requirements
1	7/14/10	Rev. Per Loudoun County Comments



Dewberry & Davis LLC  
 10000 WOODBRIDGE FERRY ROAD, SUITE 200  
 LEESBURG, VIRGINIA 20176  
 PHONE: 703.771.8004 METRO: 703.478.1336  
 FAX: 703.771.4001

**SPECIAL EXCEPTION PLAT**

**BROAD RUN CONTRACTING  
DULLES TRADE CENTER WEST - LOT 12**  
 SPEX 2010-0010  
 Loudoun County, Virginia  
 Dulles Election District

Plan Number	
Drawn By	DRT
Designed By	DRT
Checked By	DPB
Date	February 2010
Scale	1" = 40'
Sheet	3 of 4
File Number	RZ-127-LC

