

June 30, 2010



Mr. Marchant Schneider, Project Manager
Loudoun County Department of Planning
1 Harrison Street, S. E.
Leesburg, Virginia 20177

**Re: First Submission Comments for Broad Run Contracting-Dulles Trade Center West Lot 12
(SPEX 2010-0010)**

Dear Mr. Schneider:

We have revised our plans for the above referenced application in response to your comments dated June 7, 2010. Our response to these comments is as follows:

**DEPARTMENT OF BUILDING AND DEVELOPMENT - ZONING ADMINISTRATION
REFERRAL (Marilee Seigfried 6/7/10):**

II. STATEMENT OF JUSTIFICATION:

In the first paragraph, fifth sentence, remove "(as amended through January 6, 2003)" as the property is subject to the most current Revised 1993 Loudoun County Zoning Ordinance which is amended through April 20, 2010.

Response:

The portion of the fifth sentence has been removed from the Statement of Justification.

III. SECTION 6-1310, SPECIAL EXCEPTION ISSUES FOR CONSIDERATION:

6-1310(B) Whether the proposed special exception will adequately provide for safety from fire hazards and have effective measures of fire control.

The applicant did not explain what measures will be taken to address safety from fire hazards. A 500 gallon fuel tank/pump is proposed to be located at the site. Clarify what measures will be taken to insure safe handling of the tank.

Response:

The fuel storage tank has been removed from the special exception application as this use is not required for the special exception process. The Statement of Justification has not been revised due to the removal of the fuel storage tanks.

6-1310(C) Whether the level and impact of noise emanating from the site, including that generated by the proposed use, negatively impacts the uses in the immediate area.

The applicant indicated that the site is located within the PD-GI zoning district which will contain similar uses and noise levels nearby. The adjacent property located west of the subject property and identified as MCPI 162-46-4458 is zoned Rural Commercial (RC). According to the assessment records, the use of the property is residential. Noise emanating from the site is subject to the noise standards of Section 5-1507.

Response:

The Statement of Justification has been revised to read “The noise level of the proposed special exception use will comply with the standards set forth in Section 5-1507 of the Revised 1993 Zoning Ordinance.”

6-1310(D) Whether the glare or light that may be generated by the proposed use negatively impacts uses in the immediate area.

According to the assessment records, the use of the adjacent property located west of the subject property and identified as MCPI 162-46-4458 is residential. The proposed use is subject to the light and glare standards of Section 5-1504.

Response:

The sentence “The subject property will meet the standards set forth in section 5-1504 of the Revised 1993 Zoning Ordinance.” has been added to the Statement of Justification to assure that all lighting standards will be met with this application.

6-1310(E) Whether the proposed use is compatible with other existing or proposed uses in the neighborhood and adjacent parcels.

As noted above, the adjacent property located west of the subject property is zoned RC and, according to the assessment records, is used for residential purposes.

Response:

According to a comment from Pat Giglio of the Loudoun County Department of Planning – Community Planning dated 6/7/10, he advises that the proposed special exception use of storage of solid waste vehicles and containers is in conformance with the Industrial land use policies of the Revised General Plan. Our plan will contain the required buffers of the 1993 Loudoun County Zoning Ordinance as well as a wood fence around the storage area as shown on the plans. Even though there are no required internal buffers between lots in the industrial park, the community association requires a landscape buffer which will be provided at the time of the final site plan. Also, recently lot 6 (pin #161-18-5429) of the Dulles Trade Center West industrial development had a special exception (SPEX 2008-0059) approved for the use of “storage of solid waste vehicles and containers”.

6-1310(M) The effect of the proposed special exception on groundwater supply.

According to the record subdivision plat for Dulles Trade Center West, SBRD 2007-0042, there is a storm drainage easement on Lot 12. The plat illustrates the vehicle and container storage area to be in the vicinity of the easement. Additionally, according to the plat, the proposed 500 gallon fuel tank is in the vicinity of the storm drainage easement. Zoning staff will defer to the Environmental Review Team for review of the effect on groundwater.

Response:

As noted above, the fuel storage tanks have been removed from the application and therefore are no longer a concern for the groundwater supply. As shown on sheet 6 of the plat, an extensive Stormwater Management/BMP plan is shown. The Statement of Justification has not been changed.

IV. SPECIAL EXCEPTION PLAT:

1. According to Section 4-603(W), a “contractor service establishment” is a permitted use within the PD-GI zoning district. It is only necessary to show the special exception request on the plat.

Response:

The use of “contractor service establishment” has been removed from the plat on sheets 3 and 4.

2. The 50’ and 100’ setbacks labeled on the plan are required yards. Correct the plan to indicate 50’ yard and 100’ yard instead of “setback.”

Response:

The 50’ and 100’ setbacks have been revised to be “yards” on sheets 3, 4, and 6.

3. Remove the “200’ building setback to residential” as this is not a requirement of the PD-GI zoning district for the proposed use.

Response:

The 200’ building setback to residential has been removed from sheets 3, 4, and 6.

4. The requirement for the buffer yard and screening will be determined at the time of site plan. Unless the applicant is offering to provide the type 4 landscape buffer in order to provide additional screening, remove the reference to the buffer yards from the illustration. Please inform the applicant that, if it is determined that a type 4 landscape buffer is required or if the applicant is offering to provide the type 4 buffer, the required width of the sides and rear buffer yards is 25’ minimum/30’ maximum according to Sect 5-1414. Also, a type 4 landscape buffer requires a six foot high fence, wall, or berm providing a minimum opacity of 95%.

Response:

All buffer information has been removed from the plan and a note was added to sheet 4 stating that “Landscape buffering to be determined at the time of site plan.”

5. Clarify whether the “gravel vehicle storage area” is for the purpose of storing the empty solid waste vehicles and containers. Label all areas that will be used for the storage of empty solid waste vehicles and containers.

Response:

The hatched area of the special exception use has been revised. The area is now shown only where the use of “storage of empty solid waste vehicles and containers” is located. The label, “gravel vehicle storage area” has been revised to read “gravel area”.

6. According to Section 4-607(D)(3), the outdoor storage areas shall be buffered and screened on the periphery of the storage area. This is in addition to any required buffer yards. Add a note that all areas used for storage will be in compliance with Section 4.

Response:

General Note 17 has been added to the cover sheet to address this issue.

7. Correct the PIN# and total area in the Site Tabulation table. The application is for the parcel identified as PIN# 162-47-0244. Update the PD-GI lot requirement tabulations to reflect the 5.5 acre parcel.

Response:

The correct PIN# is now shown in the Site Tabulation on sheet 3.

8. Delete the "25' (per 5-1400)" from the minimum rear and side yard in the table of PD-GI Lot Requirements as this is for the buffer yard which will be determined at site plan submission. Also delete the "200' (building)" rear yard.

Response:

The "25' (per 5-1400)" and "200' (building)" have been removed from the PDGI Lot Requirements on sheet 3.

9. Please advise the applicant that, according to section 5-1400, a landscape plan, including a parking lot landscape and screening plan, shall be submitted at the time of site plan submission.

Response:

Comment acknowledged.

V. OTHER ZONING COMMENTS

1. Sheet 1, General Note #6 – According to LMIS, the property is located with the LDN 65 db noise contour of the Airport Impact Overlay District.

Response:

General Note 6 on the cover sheet has been updated along with the Vicinity Map which now shows the LDN contours.

2. Sheet 1, Adjacent Property Owners - According to assessment records, the use of the property identified as MCPI# 162-46-4458 is residential.

Response:

The use of MCPI # 162-46-4458 has been revised to be a residential use throughout the plat.

3. Sheet 2, Existing Conditions, Natural Resource Inventory – According to the first sentence of the NRI Narrative, the information is relative to an 11 acre parcel. Lot 12 consists of 5.5 acres. Verify that the information provided related to lot 12 and correct the acreage.

Response:

The NRI Narrative on sheet 2 has been updated to reflect the 5.5 acre parcel.

DEPARTMENT OF BUILDING AND DEVELOPMENT - ENVIRONMENTAL REVIEW (William Marsh 6-9-10) COMMENTS:

1. The proposed special exception's effect on water quality is an issue for consideration as stated in Section 6-1310(H) of the Zoning Ordinance (ZO). The special exception uses of gasoline storage and distribution, and solid waste fleet storage, are both stormwater hotspot uses per Section 5.320.E.1 of the Facilities Standards Manual pollution prevention plan for the special exception uses. Further, staff desires an agreement with the applicant on the scope of said plan prior to the case's consideration by the Planning Commission.

Response:

As noted earlier, the fuel storage tanks have been removed from the Special Exception application. The "Fleet Storage Areas" all flow into BMP measures before leaving the site and therefore all stormwater runoff from the storage will be treated before leaving the site.

2. ERT concurs with Community Planning's recommendation on conserving potable water use by harvesting rainwater to use for washing vehicles. Such a measure promotes General Water Policy 1 of the Revised General Plan while also adding an effective stormwater management technique to the site.

Response:

At this time, the applicant does not wish to pursue a rainwater harvesting operation.

Comment:

3. Staff encourages other green building design approaches for this application besides water conservation, including energy efficient design and construction waste management. A nearby parcel in the subdivision is applying for LEED for New Construction certification and may provide a relevant example.

Response:

The building is not associated with this special exception application. The applicant does not wish to obtain LEED certification for the building.

LOUDOUN COUNTY DEPARTMENT OF PLANNING – COMMUNITY PLANNING (Pat Giglio 6/7/10)

ANALYSIS

LAND USE

The subject site is in an area designated for Industrial uses by the Revised General Plan. The Plan states that general industrial uses are predominantly labor-intensive industrial and commercial uses which may pose outdoor storage requirements, noise levels, and emissions that present difficult design issues and make them incompatible with residential development. Associated activities, such as truck traffic, may also make them incompatible with residential and other business areas. Such development is best located away from major roads, accessed from within the industrial park, and limited to a minor portion of a larger development (Revised General Plan, Chapter 6, General Industrial, text).

The subject site is located within Dulles Trade Center West, an industrial park comprised of approximately 90 acres divided into 29 building lots. Many of the lots within the industrial park have already been purchased, however only a few buildings have been constructed to date within the development. The use of the subject site for a by-right contractor service establishment and the proposed use of the rear of the site as a storage yard for empty solid waste vehicles and waste containers by Special Exception, are in conformance with the Industrial land use policies of the Revised General Plan.

Staff finds the proposed use of the rear of the site as a storage yard for empty solid waste vehicles and waste containers to be in conformance with the Industrial land use policies of the Revised General Plan.

Response:

Comment Acknowledged.

SITE DESIGN

1. Layout

The Plan states that a general industry use should, “complement surrounding land uses by means of appropriate arrangement of buildings and service areas, attractive architecture, and effective landscape buffering” (Revised General Plan, Chapter 11, General Industry, Policy 8a). The Plan calls for buildings to be the prominent feature of the site when viewed from the road, while outdoor storage and the majority of parking should be located toward the rear of a lot (Revised General Plan, Chapter 11, General Industry, Policy 8d). In keeping with Plan policies staff notes that the subject site has been designed with the building sited along the road frontage with the storage area located to the rear of the property.

Staff finds the proposed site layout is in conformance with the policies of the Revised General Plan.

Response:

Comment Acknowledged.

2. Screening and Buffering

The County requires that all industrial uses provide adequate buffers and protection to mitigate negative impacts associated with the effects of noise, vibration, odor or other emissions which can be associated with industrial uses (Revised General Plan, Chapter 6, General Industrial Use Policies, Policy 2). The Plan specifically calls for the use of landscaping as buffers to break up monotonous parking surfaces, structural walls, and storage areas to enhance the aesthetic quality of General Industrial areas (Revised General Plan, Chapter 11, General Industry, Policy 8d). The applicant has proposed a Type 4 Buffer comprised of canopy trees, understory trees, shrubs and evergreen trees to screen the sides and rear yards of the property. The buffer also utilizes existing mature trees located in the northwestern corner of the property to supplement the

buffer. The proposed landscape buffer appears to provide adequate screening and buffering for the proposed use.

Staff finds that the proposed landscape buffer appears to provide adequate screening and buffering for the proposed use. Staff recommends conditions of approval to ensure the landscaped areas will be maintained for the life of the project. The use of native plant and tree species is encouraged.

Response:

As per comment IV.4. from Zoning Administration (June 7, 2010) all buffer information has been removed from the plan and a note was added to sheet 4 stating that "Landscape buffering to be determined at the time of site plan."

4. Lighting

The Plan promotes sound night-lighting standards that will "reduce light pollution such as glare, energy waste, light trespass, and the deterioration of the natural nighttime environment" (*Revised General Plan, Chapter 5 Lighting and the Night Sky, text*). The Plan promotes the use of lighting for public safety and visibility without the nuisance associated with light pollution (*Revised General Plan, Chapter 5 Lighting and Night Sky Policies, Policy 1a*).

The applicant states that "the proposed special exception use will not generate glare of light" but has not provided any details on the proposed lighting. The applicant should commit to conditions for site lighting which provides assurances that the proposed lighting will be the minimum intensity of lighting necessary for the operation of the proposed facility and that the lights will be extinguished and/or lighting levels reduced during non-business hours. In addition, conditions should be developed to ensure that the proposed site lighting will be shielded and directed downward to reduce glare and spillage of light into the night sky.

Staff recommends conditions of approvals that ensure that all lighting is the minimum intensity necessary for the operation of the proposed facility and that all site lighting is fully shielded and directed downward to reduce glare and protect the night sky. Additionally the site lighting should be extinguished and/or lighting levels reduced during non-business hours to reduce light pollution.

Response:

The Statement of Justification has been updated to read "The subject property will meet the standards set forth in section 5-1504 of the Revised 1993 Zoning Ordinance."

5. Fuel Storage

The Plan calls for the protection of surface water and groundwater resources from contamination and pollution to prevent the degradation of water quality in the watersheds (*Revised General Plan, Chapter 5, Surface and Groundwater Policies, text*). The applicant has proposed the installation of a 500 gallon fuel storage tank and pump on the subject site. Plan policies state that "the County will require secondary containment, treatment and emergency response plans for business storing and dispensing of petroleum products (*Revised General Plan, Chapter 5, Surface Water Policies, Policy 21*). The application should provide a spill mitigation and emergency response plan for the proposed diesel fuel storage and distribution area, this area is an anticipated pollutant source of vehicle related runoff (fuel, oil, and grease) which will impact surface water quality. A specific spill mitigation plan should be developed for the site.

Staff recommends the development of a spill mitigation plan that includes information on secondary containment, treatment, and emergency response plans for the storing and dispensing of fuel on the subject site.

Response:

The fuel storage tank has been removed from the special exception application as this use is not required for the special exception process. The Statement of Justification has not been revised due to the removal of the fuel storage tanks.

6. Wash-Down Facilities

As part of the day-to-day operation of the business the solid waste vehicles and waste containers will be required to be washed out prior to storage on the site. Staff request further information on the proposed wash-down facilities and procedures. Staff recommends that all water used in the wash down processes be captured, cleaned and reused onsite to promote water conservation. The Plan promotes water conservation through the use of innovative, cost effective water reuse systems (*Revised General Plan, Chapter 5, Surface Water Policies, Policy 2*).

Staff requests additional information on the wash-down facilities and procedures for cleaning the solid waste vehicles and waste containers on the subject site. Staff recommends that water reuse and conservation techniques be applied in the design of the wash down facility.

Response:

General Note 18 has been added to the cover sheet. It states "Before onsite storage, all solid waste containers will be cleaned within a wash-down facility inside the building. Solid waste vehicles will use the wash-down facility as needed." At this time, the applicant has not researched the type of wash-down facility to be used but and does not wish to commit to a water reuse system at this time.

RECOMMENDATION

Staff finds that the Special Exception (SPEX) requests to permit the storage of empty solid waste vehicles and waste containers on the subject site is in compliance with the Industrial land use policies of the Revised General Plan. However, staff has identified several outstanding issues related to site design (lighting, fuel storage and wash-down facilities) and recommends conditions of approval assuring these issues are mitigated appropriately.

Response:

Comment acknowledged.

**LOUDOUN COUNTY DEPARTMENT OF CONSTRUCTION & WASTE MANAGEMENT
(MONICA GORMAN 6/6/10)**

CONFORMANCE WITH LOCAL SOLID WASTE REGULATIONS

1. **Chapter 1080.** The land use specifies that the solid waste vehicles and containers be empty as Chapter 1080 of the Loudoun County Codified Ordinances, the "Solid Waste Management Facilities Ordinance," prohibits storage on the property of any solid waste that was collected from off site. Any such waste storage would require a permit for a "solid waste management facility" issued under Chapter 1080, and the configuration of the subject property would not allow for such a permit.

Response:

There will be no storage of solid waste collected off-site.

2. **County Ordinance Chapter 1084, Section 1084.06.** No solid waste collection company may conduct any portion of its business in Loudoun County without a valid permit under Chapter 1084. The occupant of the subject property must maintain a collector's permit issued annually by the DCWM in order to lawfully store collection vehicles and containers. As of this writing, BRC does hold a collector's permit, which is valid until March 31, 2011.

Response:

Comment acknowledged.

3. **Sections 1084.09(f) and 1084.11(d).** The subject property may be used for the storage of empty solid waste collection vehicles and containers as long as such storage is in conformance with the Zoning Ordinance. The approval of this SPEX alone will not constitute compliance with Sections 1084.09(f) and 1084.11(d); an approved site plan and Zoning Permit are also required. Staff defers to Zoning Administration with respect to any additional requirements under the Zoning Ordinance.

Response:

Comment acknowledged.

4. **Sections 1084.09(f) and 1084.11(d).** Collection containers must "be kept and maintained in a clean and sanitary condition," and "collection vehicles shall be stored in a neat and sanitary manner and shall not provide areas for insect breeding, vectors, or be a nuisance to adjoining property owners or a source of odors." Although BRC currently only collects construction and demolition waste, which is not typically a source of odors or vectors, the SPEX use does not limit the type of collection vehicle or container that is stored on the property. As a result, vehicles and containers used for the collection of garbage, which can pose a nuisance, could be lawfully be stored on the property in the future.

Response:

Note 18 has been added to the cover sheet which states "Before onsite storage, all solid waste containers will be cleaned within a wash-down facility inside the building. Solid waste vehicles will use the wash-down facility as needed."

ISSUES FOR CONSIDERATION

1. Management of runoff should be considered given that solid waste vehicles and open-top containers will be stored on the exterior of the property. The quality of storm water runoff may be compromised if the vehicles and containers are not maintained in a clean condition.

Response:

As noted earlier, note 18 was added to the cover sheet which states "Before onsite storage, all solid waste containers will be cleaned within a wash-down facility inside the building. Solid waste vehicles will use the wash-down facility as needed." Also, there are storm water management facilities being proposed onsite that will treat all runoff from the storage areas.

2. Typically, trash collection companies also use exterior storage lots to perform vehicle and container maintenance and repair, to include oil and fluid changes, repainting vehicles and containers, and welding. The impact of these activities on groundwater and storm water quality should be considered.

Response:

The applicant does not intend to use the outside areas for maintenance unless absolutely necessary. The building will contain bays in which all maintenance will be performed.

3. No information was provided as to the proposed methods for maintaining vehicles and containers in a clean and sanitary condition as required by ordinance. Given that the SPEX use would also allow for the storage of vehicles and containers that collect garbage, staff requests that the applicant provide details on how and where such vehicles and containers would be washed in order to prevent odors and vectors. In addition, the applicant should provide details on how the uncontrolled discharge of wash water will be prevented as this water could contain hydraulic fluid, oil, organic matter, and solid waste.

Response:

As noted earlier, note 18 was added to the cover sheet which states "Before onsite storage, all solid waste containers will be cleaned within a wash-down facility inside the building. Solid waste vehicles will use the wash-down facility as needed."

RECOMMENDATIONS

The DCWM recommends approval of this SPEX application subject to consideration of the issues presented above and the following:

1. A note should be added to the plat stating that the SPEX use is regulated under Chapter 1084 of the Codified Ordinances of Loudoun County.

Response:

General Note 19 was added to the cover sheet.

2. Staff recommends a condition of approval that states that a Site Plan and a Zoning Permit must be issued under this SPEX prior to storage of any solid waste vehicles and containers on the property.

Response:

The applicant agrees with this condition.

3. Staff recommends a condition of approval that prohibits any maintenance or washing of solid waste vehicles and containers on the exterior of the property.

Response:

The applicant agrees with this condition.

4. Staff recommends a condition of approval that prohibits storage of solid waste vehicles and containers that are used for the collection of garbage unless the applicant adequately addresses how and where any such vehicles and containers would be routinely washed and maintained in order to prevent vectors and odors.

Response:

General Notes 18 and 19 on the cover sheet should relieve the applicant from this condition of approval.

**LOUDOUN COUNTY DEPARTMENT OF BUILDING AND DEVELOPMENT –
ENVIRONMENTAL REVIEW TEAM (William Marsh 6/9/10)**

1. The proposed special exceptions' effect on water quality is an issue for consideration as stated in Section 6-1310 (H) of the Zoning Ordinance (ZO). The special exception uses of gasoline storage and distribution, and solid waste fleet storage, are both stormwater hotspot uses per Section 5.320.E.1 of the Facilities Standards Manual (FSM). Accordingly, staff recommends discussion with the applicant of a stormwater pollution prevention plan for the special exception uses. Further, staff desires an agreement with the applicant on the scope of said plan prior to the cases' consideration by the Planning Commission.

Response:

As noted earlier in this letter, the fuel storage tank has been removed from this special exception application as it is not a special exception use for this property. All areas in which the solid waste vehicles will be stored will drain into a proposed Best Management Practices facility as shown on sheet 5 in the plat. The facilities proposed will be bioretention filters with underdrains that will use the provided media to filter out any small amount of oily residue that may be left by the trucks. The site is using Low Impact Development design measures that treat small drainage areas individually before allowing the treated water to flow from the site. Also, as noted by Matthew D. Tolley of the Loudoun County Health Department dated 5/18/10, "The Health Department recommends approval of this application. The project will not affect any on-site sewage disposal or water well systems."

2. ERT concurs with Community Planning's recommendation on conserving potable water use by harvesting rainwater to use for washing vehicles. Such a measure promotes General Water Policy 1 of the Revised General Plan while also adding an effective stormwater management technique to the site.

Response:

At this time, the applicant does not wish to pursue a rainwater harvesting operation.

3. Staff encourages other green building design approaches for this application besides water conservation, including energy efficient design and construction waste management. A nearby parcel in this subdivision is applying for LEED for New Construction certification and may provide a relevant example.

Response:

The building is not associated with this special exception application. The applicant does not wish to obtain LEED certification for the building.

**DEPARTMENT OF FIRE, RESCUE AND EMERGENCY MANAGEMENT (Maria Figueora Taylor
6/7/10)**

Thank you for the opportunity to review the above captioned application. The Fire and Rescue Planning Staff, in agreement with the Fire Marshal's Office, has no objection to the application as presented.

The Fire-Rescue GIS and Mapping coordinator offered the following information regarding estimated response times:

PIN	Project name	Arcola VFRC Station 9 Travel Time
162-47-0244	Dulles Trade Center West	1 minute, 39 seconds

The Travel Times for each project were calculated using ArcGIS and Network Analyst extension to calculate the travel time in minutes. To get the total response time another two minutes were added to account for dispatching and turnout. This assumes that the station is staffed at the time of the call. If the station is unoccupied another one to three minutes should be added.

Project name	Arcola VFRC Station 9 Response Times
Dulles Trade Center West	3 minutes, 39 seconds

Response:
Comments acknowledged.

LOUDOUN COUNTY HEALTH DEPARTMENT (Matthew D. Tolley 5/18/10)

The Health Department recommends approval of this application. The project will not affect any on-site sewage disposal or water well systems. The proposed facility will be served by public water and sewer. The plat reviewed was prepared by Dewberry and was dated February 2010.

Response:
Comment acknowledged.

VIRGINIA DEPARTMENT OF TRANSPORTATION (JOHN BASSETT 6/9/10)

We have reviewed the above noted application as requested in your May 10, 2010 transmittal. We have no objection to the approval of this application.

Response:
Comment acknowledged.

LOUDOUN WATER (Julie Atwell 6/17/10)

Loudoun Water has reviewed the referenced application and offers no objection to its approval.

Loudoun Water could serve the proposed development by connection to existing facilities. Public water and sanitary sewer service would be contingent upon the developer's compliance with the Authority's Statement of Policy; Rates, Rules and Regulations; and Design Standards.

Response:

Comment acknowledged.

LOUDOUN COUNTY OFF OF TRANSPORTATION SERVICES (Marc Lewis-DeGrace 7/2/10)

Transportation Comment

1. The proposed use will not adversely impact the road network and thus road improvements are not requested with this application.

Response:

Comment acknowledged.

Conclusion

OTS has no objection to the approval of this application.

Response:

Comment acknowledged.

Please call if there are any further questions.

Sincerely,



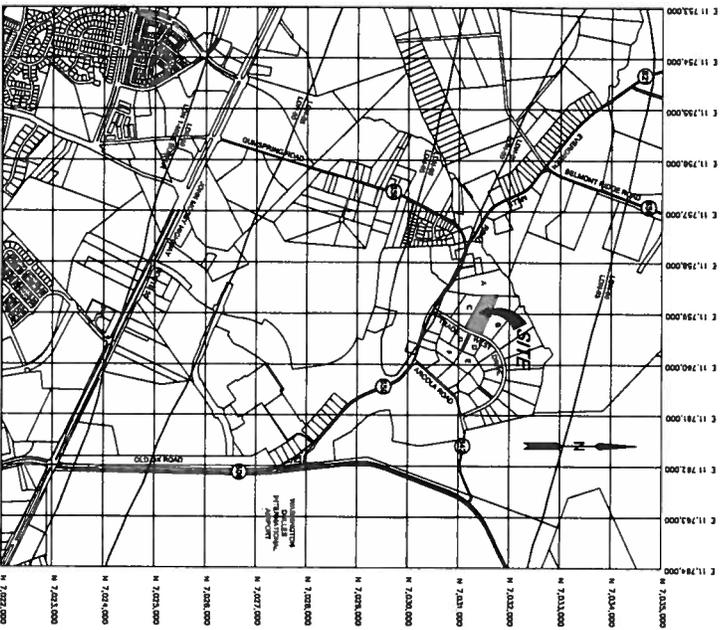
Duane Thomas, Project Engineer

BROAD RUN CONTRACTING DULLES TRADE CENTER WEST LOT 12 SPECIAL EXCEPTION PLAT SPEX 2010-XXXX

DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

GENERAL NOTES

1. THE APPLICANT HAS OBTAINED ALL NECESSARY PERMITS FROM THE LOUDOUN COUNTY PLANNING AND ZONING DEPARTMENT.
2. THE SPECIAL EXCEPTION IS FOR STORAGE OF BUILT SOLID WASTE VEHICLES AND CONTAINERS FOR THE PROPOSED DEVELOPMENT.
3. THE SPECIAL EXCEPTION IS FOR STORAGE OF BUILT SOLID WASTE VEHICLES AND CONTAINERS FOR THE PROPOSED DEVELOPMENT.
4. ALL SPECIAL EXCEPTIONS SHALL BE REVIEWED BY THE BOARD OF SUPERVISORS.
5. THE PROPERTY IS NOT SUBJECT TO THE COUNTY'S USE VALUE ADJUSTMENT.
6. THE PROPERTY IS NOT SUBJECT TO THE COUNTY'S USE VALUE ADJUSTMENT.
7. THERE ARE NO UNLAWFUL OCCURRENCES THAT ARISE ON THE PROPERTY.
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16. THERE ARE NO UNLAWFUL OCCURRENCES THAT ARISE ON THE PROPERTY.
17. THERE ARE NO UNLAWFUL OCCURRENCES THAT ARISE ON THE PROPERTY.



VICINITY MAP
 SCALE: 1" = 100'

ADJACENT OWNERS

- A. JAMES W. RICHARDS
 ZONE: RESIDENTIAL
- B. DULLES TRADE CENTER WEST LP
 ZONE: INDUSTRIAL
- C. DULLES TRADE CENTER WEST LP
 ZONE: INDUSTRIAL
- D. DULLES TRADE CENTER WEST LP
 ZONE: INDUSTRIAL
- E. DULLES TRADE CENTER WEST LP
 ZONE: INDUSTRIAL
- F. DULLES TRADE CENTER WEST LP
 ZONE: INDUSTRIAL
- G. DULLES TRADE CENTER WEST LP
 ZONE: INDUSTRIAL
- H. DULLES TRADE CENTER WEST LP
 ZONE: INDUSTRIAL
- I. DULLES TRADE CENTER WEST LP
 ZONE: INDUSTRIAL
- J. DULLES TRADE CENTER WEST LP
 ZONE: INDUSTRIAL
- K. DULLES TRADE CENTER WEST LP
 ZONE: INDUSTRIAL
- L. DULLES TRADE CENTER WEST LP
 ZONE: INDUSTRIAL
- M. DULLES TRADE CENTER WEST LP
 ZONE: INDUSTRIAL
- N. DULLES TRADE CENTER WEST LP
 ZONE: INDUSTRIAL
- O. DULLES TRADE CENTER WEST LP
 ZONE: INDUSTRIAL

APPLICANT/ OWNER
 Broad Run Contracting, LLC.
 PO Box 1550
 Ashburn, VA 20148
 Phone (703) 443-5000

- SHEET INDEX:**
- 1 Cover Sheet
 - 2 Existing Conditions
 - 3 Special Exception Plat
 - 4 Conceptual Landscape Plan
 - 5 Conceptual Stormwater Management / BMP Plan

NO.	DATE	DESCRIPTION	BY
1	01/15/2010	PRELIMINARY SPECIAL EXCEPTION	NR
2	01/15/2010	SPECIAL EXCEPTION PLAT	NR
3	01/15/2010	CONCEPTUAL LANDSCAPE PLAN	NR
4	01/15/2010	CONCEPTUAL STORMWATER MANAGEMENT / BMP PLAN	NR

COVERSHEET

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

Dewberry
 Dewberry & Davis, LLC
 1000 BRIDGEWAY DRIVE, SUITE 100
 FORT MYERS, FLORIDA 33901
 PHONE: 888.777.7777 FAX: 888.777.7777

NRI Narrative

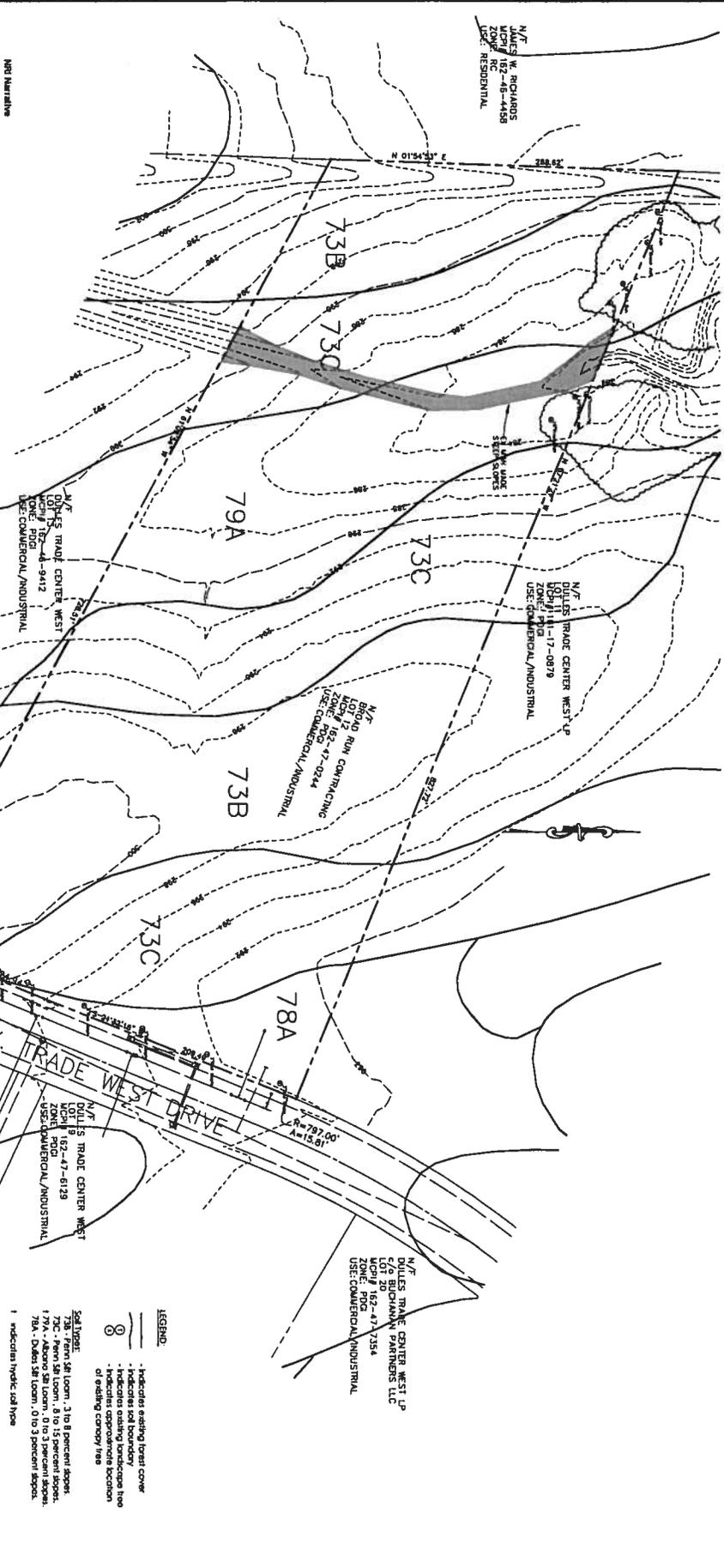
The following information is related to NRIS done per project located on Lot 12, Dulles Trade Center West, Loudoun County, Virginia. This information is based on a review of available data and a field observation by an NRIS-certified biologist, and is accurate as of the date of submission. Any recommendations or site-specific observations should be viewed from the survey date on any work being done.

The subject property is part of a larger tract of land that was apparently a former wood farm. This site is less than 172% tree-covered, and contains open fields with scattered perennial grasses and a few scattered trees on the property.

The small number of native trees that do exist are part of a hedgerow along the northern-most property boundary. These trees have been planted in the past within the canopy of trees in the 4 to 6' diameter range. There has been a significant loss of trees in this area, and the remaining trees are scattered throughout the hedgerow. None of the hedgerow trees are of significant size, with the largest being an 18" Green Ash tree on the property line, and the most numerous around the 5' Hickory, 18" Green Ash tree, or on the property line. There is approximately 77% canopy coverage and 25% ground plane coverage. There is a 0.7' Red Spruce that has apparently been planted in the past and is now appearing to 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 with the greatest diameter will be removed. Any of the trees that are removed will be replaced. The proposed development does not appear to impact the native trees within the hedgerow. Other than increasing one or two of the small trees there are no specific arboreal treatments or recommendations for the existing trees on the subject property.

Prior to the field work done for this report, research was conducted on data banks relative to lists of native and non-native tree species. The field work conducted did not return any sightings of these native or non-indigenous species. The field work conducted did not return any sightings of these plants.



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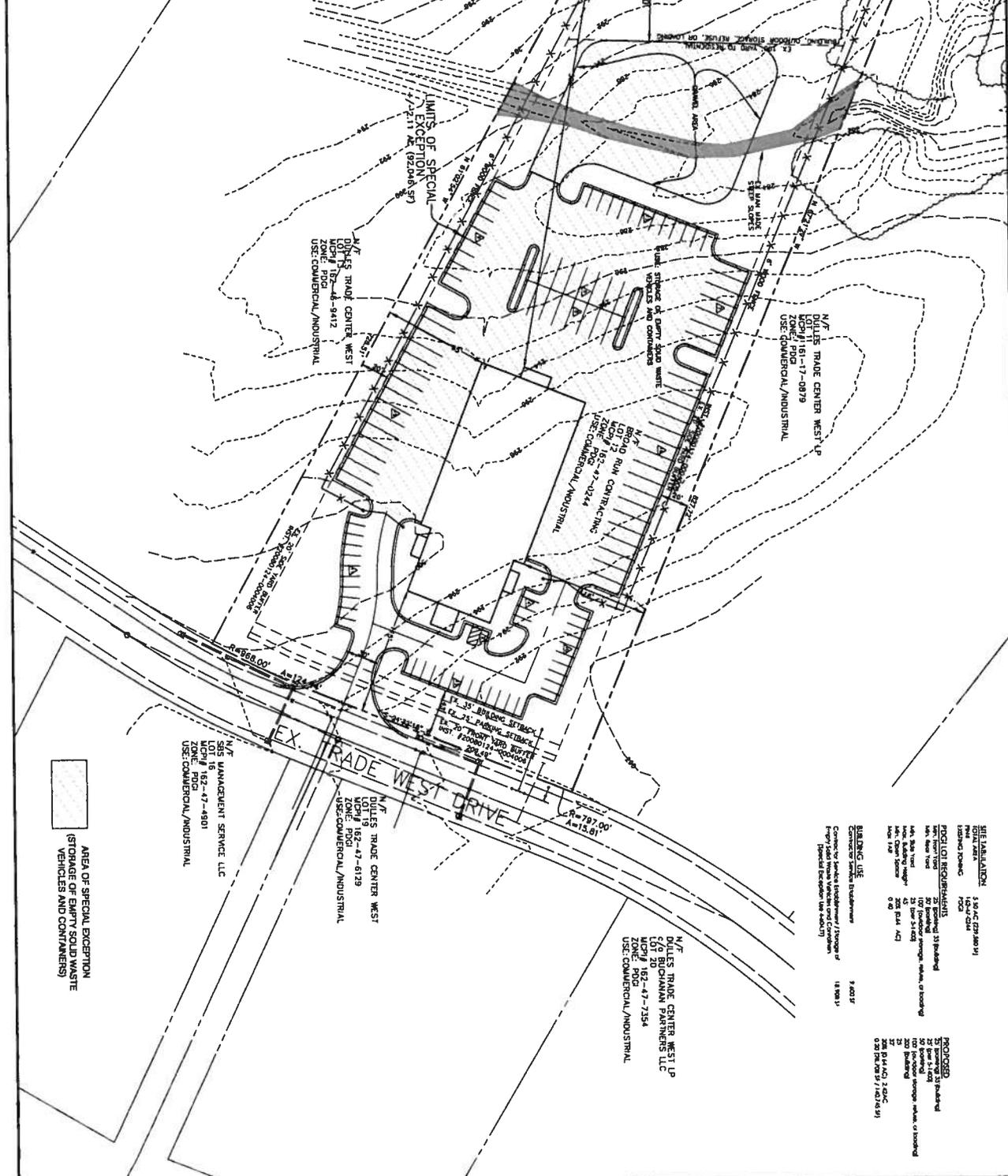
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AREA OF SPECIAL EXCEPTION
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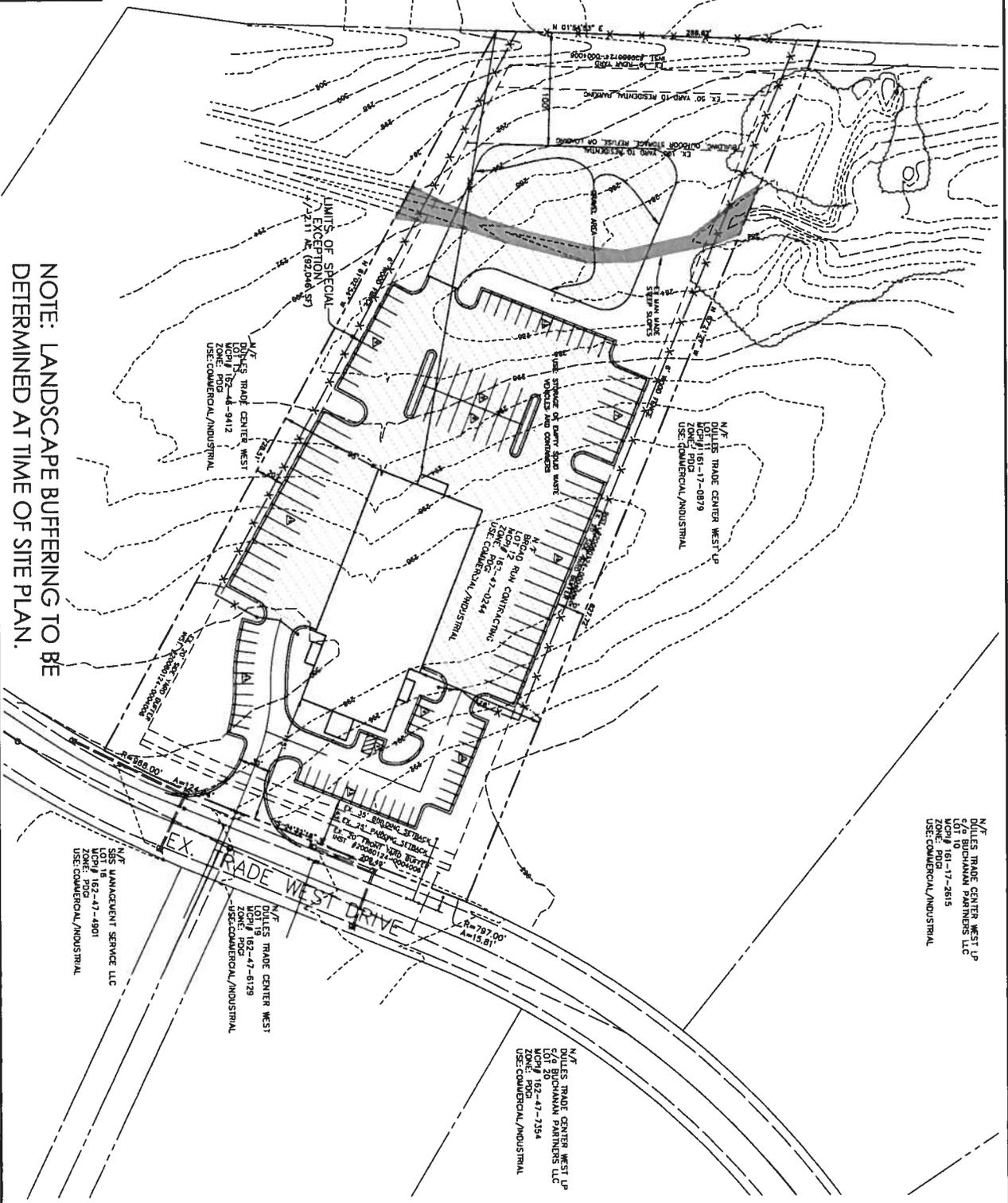
BROAD RUN CONTRACTING
DULLES TRADE CENTER WEST - LOT 12
SPEX 2010-XXXX
 Dulles Election District Loudoun County, Virginia

SPECIAL EXCEPTION PLAT

Dewberry
 Dewberry & Davis LLC
 10000 WOODBRIDGE DRIVE SUITE 200
 FARMERSVILLE VA 22434
 TEL: 540-426-1000 FAX: 540-426-1001
 WWW.DDBVA.COM

Prepared By	DLT
Checked By	DLT
Designed By	DLT
Drawn By	DLT
Date	February 2010
Scale	1" = 40'
Sheet	3 of 5
File Number	R2-1721-C

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NOTE: LANDSCAPE BUFFERING TO BE DETERMINED AT TIME OF SITE PLAN.

Sheet	4 of 5
File Number	RZ-157-LC

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

CONCEPTUAL LANDSCAPE PLAN

Dewberry
 Dewberry & Davis LLC
 1000 MARSHALL STREET SUITE 200
 FORT MYERS, FLORIDA 33901
 PHONE: 888.777.8888 FAX: 888.777.8888
 *A/C 768.777.8888

**STATEMENT OF JUSTIFICATION
BROAD RUN CONTRACTING
DULLES TRADE CENTER WEST LOT 12**



**Special Exception to Permit the storage of empty solid waste
vehicles and containers in the PD-GI Zoning
District Section 4-604 (TT)
25 February 2010**

This Statement of Justification is submitted in support of an Application for Special Exception pursuant to Section 6-1300 of the Revised 1993 Loudoun County Zoning Ordinance (LCZO). This Application seeks the approval of a building and parking area for the use of storage of empty solid waste vehicles and containers in the PD-GI Zoning District. Broad Run Contracting, LLC is the applicant/owner of the application subject property. The property is identified as: Tax Map 107///7///12/ PIN 162-47-0244. The parcel on which the building is located is zoned PD-GI under the Revised 1993 Zoning Ordinance. The Applicant proposes to use the site for storage of empty solid waste vehicles and containers by special exception and a contractor service establishment by right. The Applicant files this Special Exception to permit the development of building with a parking/storage area within Dulles Trade Center West. The PD-GI Zoning District allows storage of solid waste vehicles and containers in the zoning district by special exception Section 4-604 (TT).

LOCATION

The property, lot 12, is located 850' north of the intersection of Evergreen Mill Road and Trade West Drive within the Dulles Trade Center West development. The lot is currently vacant.

ZONING AND USE

The zoning of the property is PD-GI (Planned Development –General Industry) for medium industrial uses with a public nuisance potential and necessary accessory uses and facilities. The lot is currently vacant. The Dulles Trade Center West subdivision construction plans and profiles were approved on July 20, 2007. The majority of the lots within the 28 lot subdivision are currently vacant as well.

PROPOSED USE

Broad Run Contracting, LLC will use this site primarily as a contractor service establishment which is a permitted use for PDGI under the 1993 Revised Zoning Ordinance 4-603(W). The western portion of the lot will be used as storage of empty solid waste vehicles and containers which is a special exception use for PD-GI under the 1993 Revised Zoning Ordinance 4-604(TT). The western area will also be used as a contractor service establishment along with the storage of empty solid waste vehicles and containers. Storage of the empty waste containers will be throughout the parking area which will be oversized

parking spaces in order to accommodate the dimensions of the large trucks as well as the empty sold waste containers.

The primary working hours at the facility will be 7:00 AM to 5:00 PM, with longer working hours as needed.

COMPREHENSIVE PLAN

The proposed site is located in an area identified in the Revised General Plan as in the Suburban Policy Area. The site is also defined as being part of the Industrial land use district. The proposed use of storage of empty solid waste vehicles and containers is consistent with the land use policies expressed in the plan as a industrial land use.

SPECIAL EXCEPTION STANDARDS FOR APPROVAL STANDARDS

The applicant submits that the proposed special exception on the subject property meets or satisfies the standard criteria set forth in Section 6-1310 of the 1993 Loudoun County Zoning Ordinance.

- (A) The proposed special exception use is consistent with the Comprehensive Plan. The site falls within the Industrial land use area which recommends a minimum 70% industrial use. The storage of empty solid waste vehicles and containers is considered an industrial use per Comprehensive Plan policies.
- (B) The proposed special exception use will adequately provide for safety from fire hazards and will have effective measures of fire control.
- (C) The noise level of the proposed special exception use will comply with the standards set forth in Section 5-1507 of the Revised 1993 Zoning Ordinance.
- (D) The proposed special exception use will not generate glare of light and will not negatively impact uses in the immediate area. The subject property will meet the standards set forth in section 5-1504 of the Revised 1993 Zoning Ordinance. The business hours are 7:00 AM to 5:00 PM so minimal light will be produced during evening hours.
- (E) The proposed special exception use is compatible with other existing uses in the neighborhood and adjacent parcels as it adds compatible use to the industrial land use area in which it will be located. The lot is located within an existing industrial development and therefore the proposed industrial use is compatible.
- (F) There will be sufficient landscaping, screening and buffering proposed on the site to adequately screen surrounding uses. All required landscaping will be installed with the construction of the site.
- (G) The proposed special exception use will have no impact on preservation of topographic or physical, natural, scenic, archeological or historic feature of significant importance. The site is currently consists of gentle slopes on an existing sod farm. There will be no vegetation removed with this plan.

- (H) The proposed special exception use will not damage existing animal habitat, vegetation, water quality or air quality. The new construction will not remove any existing vegetation as the current condition of the site is a sod farm. The stormwater runoff generated will be treated according to the criteria outlined in the Virginia Stormwater Management Handbook and the requirements of the Loudoun County Facilities Standards Manual.
- (I) The proposed special exception use at this site will contribute to the welfare and convenience of the public and serve the surrounding residents and businesses by providing a service that is needed for the area's growing construction needs.
- (J) The traffic expected to be generated by the proposed use will be adequately and safely served by existing roads surrounding the property as shown by a Traffic Impact Analysis completed by Gorove Slade & Associates. There is no pedestrian access within the existing industrial development.
- (K) There are no existing structures on the site.
- (L) The proposed special exception use will be served adequately by essential public facilities and services as it will become part of the existing Dulles Trade Center West.
- (M) The proposed special exception use will have no adverse effect on groundwater supply. The impervious runoff generated will be treated according to the criteria outlined in the Virginia Stormwater Management Handbook and the requirements of the Loudoun County Facilities Standards Manual.
- (N) The proposed special exception use will have no adverse effect on the structural capacities of the soils.
- (O) The proposed special exception use will not negatively impact orderly and safe road development and transportation as the site is within a recently approved industrial development Dulles Trade Center West.
- (P) The Special Exception will provide employment and will enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan, specifically, industrial use.
- (Q) The Special Exception takes into consideration the needs of agriculture, industry and businesses in future growth. No existing agricultural activity in the vicinity will be impacted by this special exception.
- (R) Adequate on and off-site infrastructure is available, and has been constructed.

(S) The proposed special exception use will not generate odors which may negatively impact adjacent uses. The solid waste container will be empty and therefore no odor will be emitted.

(T) The proposed special exception will not affect any existing neighborhoods or school areas. The site is within an existing industrial development.

TRANSPORTATION / PUBLIC IMPROVEMENTS

No transportation or public improvements will be required by this special exception. Trade West Drive is built to its ultimate section, and is fully functional. Adequate parking will be provided within the site according to the 1993 Revised Zoning Ordinance.

TRAFFIC IMPACT

As stated in the Dulles Trade Center West-Lot 12 - Traffic Assessment Memorandum by Gorove /Slade Associates, Inc. dated March 17, 2010, the proposed special exception use of storage of empty solid waste vehicles and containers will decrease the traffic generated from the site from the current zoning. Therefore there is no traffic impact.

PUBLIC UTILITIES

The property is served by public sewer and water from the Loudoun Water. Current service to the property is adequate to serve the proposed use.

CONCLUSION

The storage of solid waste vehicles and containers at Dulles Trade Center West will provide a much needed resource for the growing construction needs of eastern Loudoun County. Its location within the Industrial District ensures that the proposed industrial use will not impact local properties.