

BROAD RUN CONTRACTING

DULLES TRADE CENTER WEST LOT 12

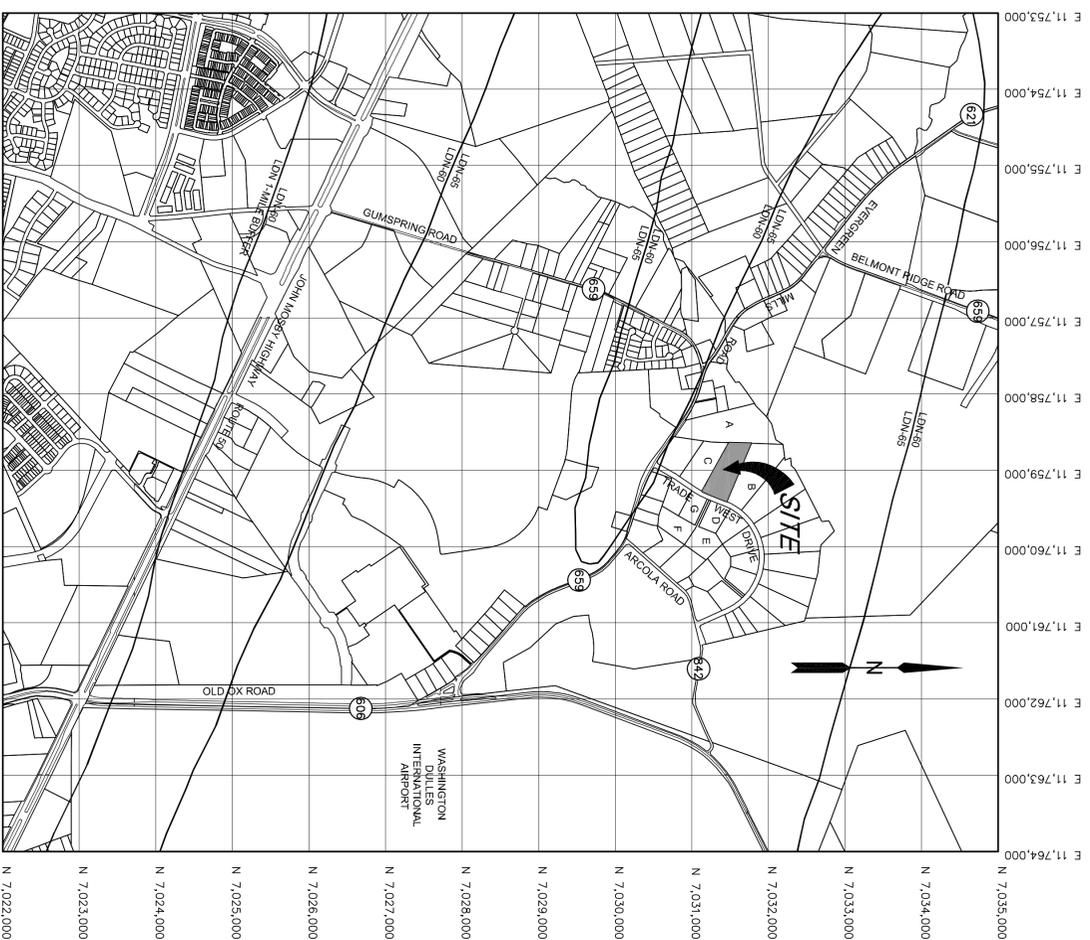
SPECIAL EXCEPTION PLAT

SPEX 2010-XXXX

DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

GENERAL NOTES

1. THE PARCEL SHOWN ON THIS SPECIAL EXCEPTION IS IDENTIFIED ON THE LOUDOUN COUNTY PARCEL MAP BY PIN NUMBER 162-472241, TAX MAP 10711111111121, AND IS ZONED PDG1 AS GOVERNED BY THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.
2. THIS SPECIAL EXCEPTION IS FOR STORAGE OF EMPTY SOLID WASTE VEHICLES AND CONTAINERS. USE PER SECTION 4-604(I)(1) OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.
3. A PHASE I ARCHAEOLOGICAL SURVEY WAS COMPLETED BY CULTURAL RESOURCES, INC., FREDERICK, MD. FOR BUCHANAN PARTNERS, GAITHERSBURG, MD ON JUNE 2006.
4. ALL SIGNAGE WILL CONFORM TO REGULATIONS NOTED IN SECTION 5-1200 OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.
5. THIS PROPERTY IS NOT SUBJECT TO THE COUNTY'S USE VALUE ASSESSMENT.
6. THIS PROPERTY IS LOCATED WITHIN THE ICH-65 NOISE CONTOUR AS SHOWN ON THE LOUDOUN COUNTY DULLES AIRPORT NOISE CONTOUR MAP.
7. THERE ARE NO FUEL, FUEL STORAGE, HAZARDOUS OR TOXIC SUBSTANCES EXISTING ONSITE.
8. THERE IS NO MAJOR OR MINOR FLOODPLAIN ONSITE. (SOURCE: FLOODPLAIN MAP OF LOUDOUN COUNTY)
9. A WETLANDS DELINEATION STUDY WAS CONDUCTED BY ACORN ENVIRONMENTAL, INC. DATED OCTOBER 13, 2005. A JURISDICTIONAL DETERMINATION WAS ISSUED ON DECEMBER 15, 2006. PROJECT #05-PR0121.
10. A TRAFFIC IMPACT ANALYSIS WAS PERFORMED BY GOROVE SLADE AND ASSOCIATES, INC. DATED MARCH 17, 2010.
11. ANY SIGNS WILL BE PLACED ON THE FRONT OF THE BUILDING OR IN THE GRASS AREA IN FRONT OF THE BUILDING OUTSIDE OF THE SPECIAL EXCEPTION AREA. THEREFORE, THE SIGN WILL NOT BE SUBJECT TO REVIEW IN THE SPECIAL EXCEPTION PROCESS.
12. THERE ARE NO EXISTING WELLS OR DRAIN FIELDS ON THE PROPERTY.
13. THERE ARE NO NATURALLY OCCURRING STEEP SLOPES ON THE PROPERTY.
14. WATER AND SEWER SERVICE TO BE PROVIDED BY LOUDOUN WATER. THERE ARE CURRENTLY WATER AND SEWER SERVICE LINES ON THE PROPERTY.
15. TOPOGRAPHIC INFORMATION SHOWN ON PLANS IS BASED ON ATLAS/ACSM LAND TITLE SURVEY DATED MARCH 21, 2006 BY US2P3 LAND SURVEYING SERVICES. THE CONTOUR INTERVALS IS 2 FEET BASED ON NAD83 DATUM.
16. EXISTING TREE COVER INFORMATION SHOWN ON THIS PLANS IS BASED ON A TREE SURVEY PERFORMED BY DEWBERRY ON MARCH 9, 2010.
17. ALL OUTDOOR STORAGE AREAS WILL BE IN COMPLIANCE WITH SECTION 4-607(D)(9) OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.



VICINITY MAP

SCALE: 1" = 1000'

ADJACENT OWNERS

- A JAMES W. RICHARDS
MCP# 162-46-468
ZONE: RESIDENTIAL
USE: RESIDENTIAL
- B DULLES TRADE CENTER WEST LP
LOT 11
MCP# 161-17-0879
ZONE: PDG1
USE: COMMERCIAL/INDUSTRIAL
- C DULLES TRADE CENTER WEST
MCP# 162-46-9412
ZONE: PDG1
USE: COMMERCIAL/INDUSTRIAL
- D DULLES TRADE CENTER WEST LP
C/O BUCHANAN PARTNERS LLC
LOT 19
MCP# 162-47-6129
ZONE: PDG1
USE: COMMERCIAL/INDUSTRIAL
- E DULLES TRADE CENTER WEST LP
C/O BUCHANAN PARTNERS LLC
LOT 18
MCP# 162-47-7811
ZONE: PDG1
USE: COMMERCIAL/INDUSTRIAL
- F DULLES TRADE CENTER WEST LP
C/O BUCHANAN PARTNERS LLC
ZONE: PDG1
MCP# 162-47-6776
USE: COMMERCIAL/INDUSTRIAL
- G SBS MANAGEMENT SERVICE LLC
LOT 16
MCP# 162-47-4801
USE: COMMERCIAL/INDUSTRIAL

APPLICANT/ OWNER

Broad Run Contracting, L.L.C.
PO Box 1550
Ashburn, VA 20146
Phone (703) 443-2000

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 | REVISION |
|-----|---------|----------------------------------|----------|
| 1 | 7/14/10 | Rev. For Loudoun County Comments | |
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| BROAD RUN CONTRACTING DULLES TRADE CENTER WEST - LOT 12 SPEX 2010-XXXX Dulles Election District Loudoun County, Virginia | COVERSHEET |  Dewberry & Davis LLC <small>1503 EDWARDS FERRY ROAD, SUITE 200 LEESBURG, VIRGINIA 20176 PHONE: 703.771.8004 METRO: 703.478.1335 FAX: 703.771.4091</small> |
| Plan Number Drawn By: DRT Designed By: DRT Checked By: DPB Date: February 2010 Scale: AS SHOWN Sheet: 1 OF 5 File Number: RZ-127-1-C | | |

