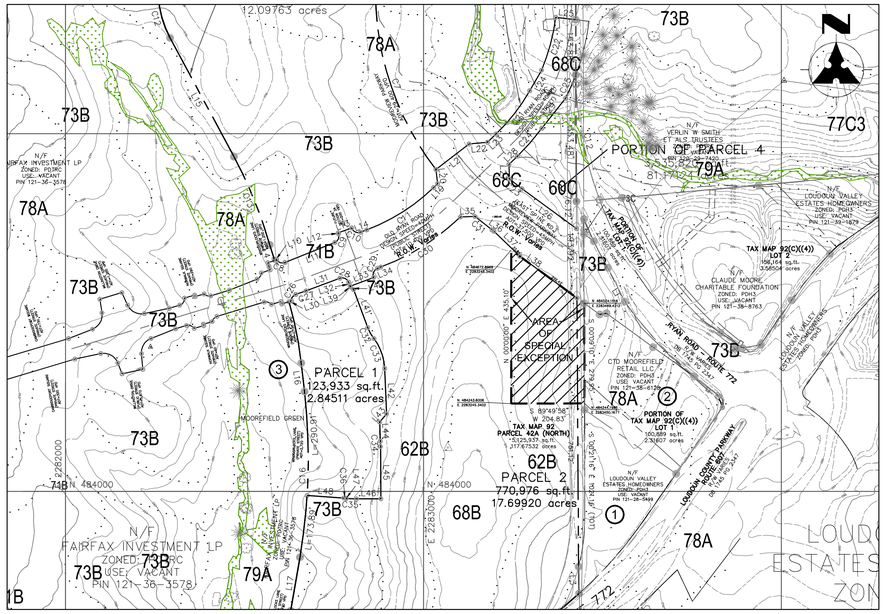
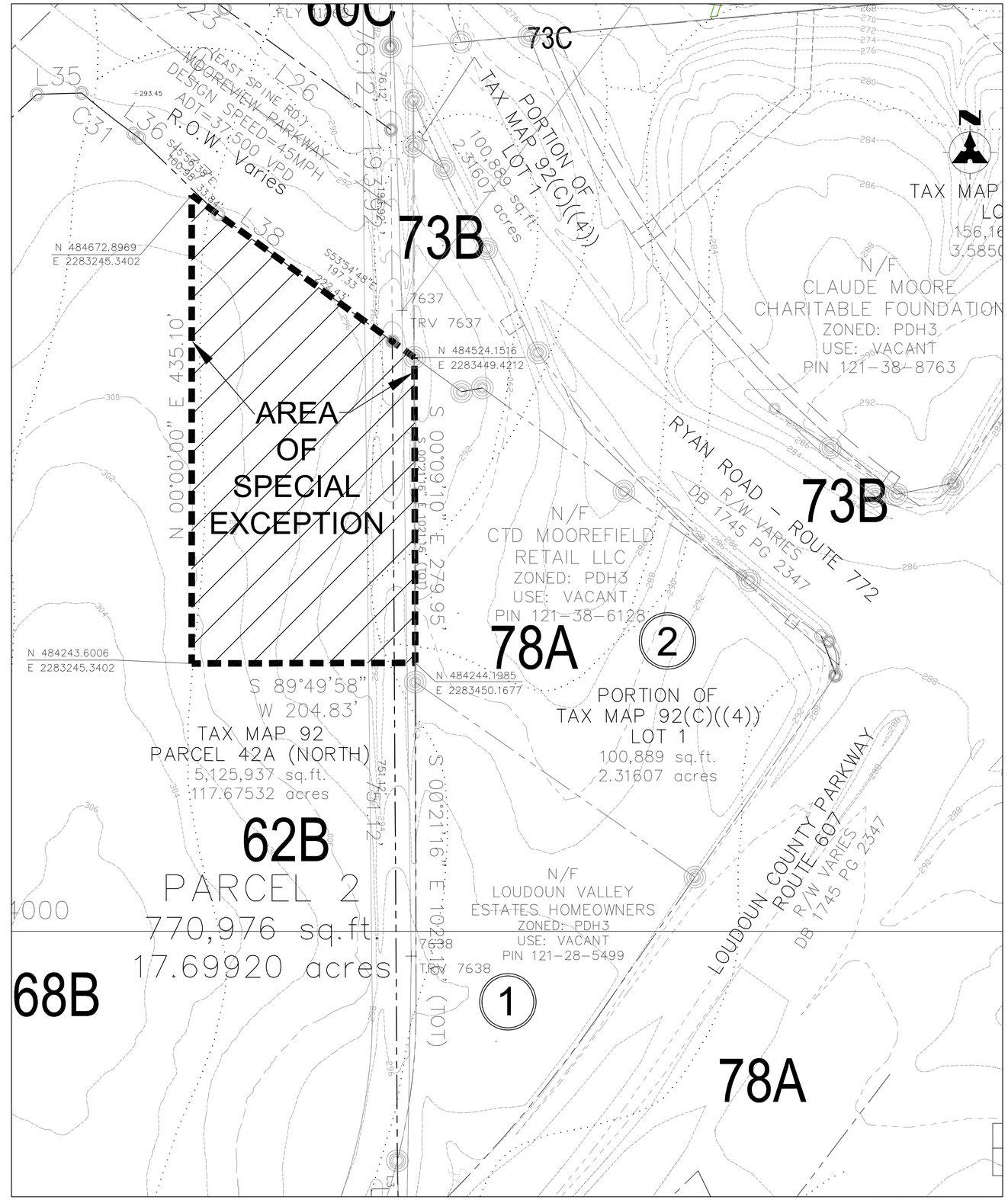
Existing Conditions of Adjacent Properties





PARCEL INDEX						
Moorefield Station SE - PHR+A Proj. No. 08052-8-0						
Key	PIN	TAX MAP #	OWNER	LEGAL DESCRIPTION	SECTION USE	ZONING
1	121-28-5499-000	/92/C/4/////B/	LOUDOUN VALLEY ESTATES HOMEOWNERS	LOUDOUN VALLEY ESTATES	EXEMPT/VACANT LAND	PDH3
2	121-38-6128-000	/92/C/4/////1/	CTD OFFSITE LLC	LOUDOUN VALLEY ESTATES	COMMERCIAL/INDUST/VACANT LAND	PDH3
3	121-36-3578-000	/92/////////40/	FAIRFAX INVESTMENT LP	NEAR ASHBURN (PARCEL 40A)	TRANS, 20-99.99 AC/VACANT LAND	PDTRC

Existing Conditions Legend:

73B — Existing Soil Information Description, Per Loudoun County Soil Survey

SPEX AREA

— PARCEL NUMBER

SOILS KEY				
Moorefield Station FDP - PHR+A Project No. 08052-1-9				
60C	Sycoline Catlett complex	C/D	7% - 15%	II R
62B	Sycoline complex	D/C	3% - 8%	III WP
68B	Haymarket and Jackland soils	D	3% - 8%	IV P
68C	Haymarket and Jackland soils	D	8% - 15%	IV P
71B	Panorama silt loam	B	3% - 8%	I
73B	Penn silt loam	C	3% - 8%	I
73C	Penn silt loam	C	8% - 15%	I
74B	Ashburn silt loam	C	1% - 8%	II WP
77C3	Nestoria gravelly silt loam	C	8% - 15%	II R
78A	Dulles silt loam	C	0% - 3%	IV W
79A	Albano silt loam	D	0% - 3%	IV W

Existing Conditions General Notes:

1. The topographic information was taken from a current aerial survey by PDS, Inc. and has a contour interval of 2 feet (USGS Datum NVAD of 1929).
2. The area of this special exception application does not have any steep slopes, floodplain, or wetlands per available GIS data from the Loudoun County Office of Mapping and Geographic Information and WSSI field survey.
3. The soils delineation is taken from available GIS data from the Loudoun County Office of Mapping and Geographic Information (PCT #088,089,090,119,120,121), with descriptions as identified by the Interpretive Guide to Soils Maps, Loudoun County, Virginia.
4. An inventory of evergreen trees with calipers greater that 14 inches, and an inventory of deciduous trees with calipers greater than 22 inches has been performed. These are shown on this Existing Conditions Plat.
5. Permanent existing structures, if any, on the subject property will be removed.
6. A Phase I Archeological Report has been submitted and approved by Loudoun County. There are no known historic achitecture or archaeological sites within the area of this special exception
7. A Phase I Environmental report has been submitted and approved by Loudoun County.
   There are no known endangered species within the area of this special exception.
8. There are no known fuel, fuel storage, and/or hazardous/toxic substances within the area of this special exception.

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.
208 Church Street, S.E.
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T 703.777.3616
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PHR+A

NO.	DESCRIPTION	DATE	CHKD
1.	First Referral Comments	12-12-06	MWT
2.	Second Referral Comments	02-04-09	MWT
3.	PC Work Session Comments	04-28-09	MWT

Moorefield Station
Financial Institution Drive Through
Special Exception- Sec. 4-1105 (C)(5)

Overall Existing Conditions Plan

DULLES ELECTION DISTRICT
DULLES MAGISTERIAL DISTRICT
LOUDOUN COUNTY, VIRGINIA

DRAWN	SURVEY
TEAM	PHR+A
DESIGN	CHECKED
TEAM	MWT

DATE: July 2006

SCALE: As Noted

SHEET: 3 of 5

FILE: 08052-8-1