**William H. Gordon Associates, Inc.**
305 Harrison Street, Suite 1A
Leesburg, VA 20175
703-779-2191 phone
703-263-0766 fax

November 25, 2009

RECEIVED
NOV 25 2009
PLANNING DEPARTMENT

Mr. Marchant Schneider, Project Manager
County of Loudoun
Department of Planning
1 Harrison St., SE
Leesburg, VA 21077

Subject: SPEX 2009–0006, Dulles Industrial Park South, Lot 1
Gordon Project No.: 2766-0101

Dear Mr. Schineider:

The following are our responses to the various referral agencies for the above referenced project:

**Building and Development, ERT**

No outstanding issues.

**Loudoun County Heath Department**

Comment 1: Now that the property is served by public sewer, the pump and haul tanks must be properly abandoned. The owner must contact the Health Department to obtain a septic abandonment permit and follow all abandonment procedures.

**Response: Comment acknowledged. Tanks will be abandoned per Health Department requirements prior to site plan approval.**

**Commonwealth of Virginia Department of Transportation**

No outstanding issues.

**County of Loudoun Office of Transportation Services**

No outstanding issues.

**County of Loudoun Department of Planning**

No outstanding issues.

**County of Loudoun Zoning Administration**

Comment 1: Provide the dimensions and the square footage of the special exception area and the compound area on the plat.

**Response: Dimensions and the square footage of the special exception area have been added to Sheet 3.**

Comment 2: On the plat, correct the "Proposed Land Use Groups" under "Buffer Requirements" to indicate the proposed use is "Storage, Bulk Gasoline, Petroleum Products and Natural Gas, Small and Large."

**Response: The "Proposed Land use Groups" under "Buffer Requirements" has been corrected on Sheet 2.**

**Loudoun County Department of Fire, Rescue and Emergency Management**

No outstanding issues.

If you have any questions or need additional information, please contact me at 703-779–2191 or rclark@whga.com.

Sincerely,

WILLIAM H. GORDON ASSOCIATES, INC.

Roy Clark
Project Director

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# SPECIAL EXCEPTION PLAT

# LOT 1

# DULLES INDUSTRIAL PARK SOUTH

## SPEX 2009-0006

DULLES ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA

OWNER/APPLICANT

**DULLES SOUTH PROPERTIES, LLC**
4622 42ND PLACE
HYATTSVILLE, MD 20781-2208
301.230.5800

ENGINEER/PLANNER

William H. Gordon Associates, Inc.

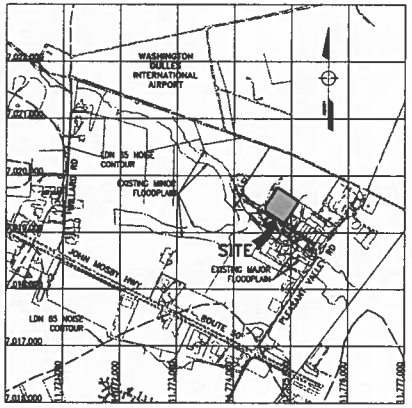
Engineers Land Planners•Landscape Architects•Surveyors

305 Harrison Street, Suite 1A
Leesburg, Virginia 20175
(703) 779-2191

PROJECT MANAGER: ROY CLARK

DATE ISSUED: FEBRUARY 3, 2009

| NO. | REVISION | DATE |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| 3. | COUNTY COMMENTS | 11/16/09 |
| 2. | COUNTY COMMENTS | 10/09/09 |
| 1. | COUNTY COMMENTS | 3/31/09 |




VICINITY MAP

GRAPHIC SCALE

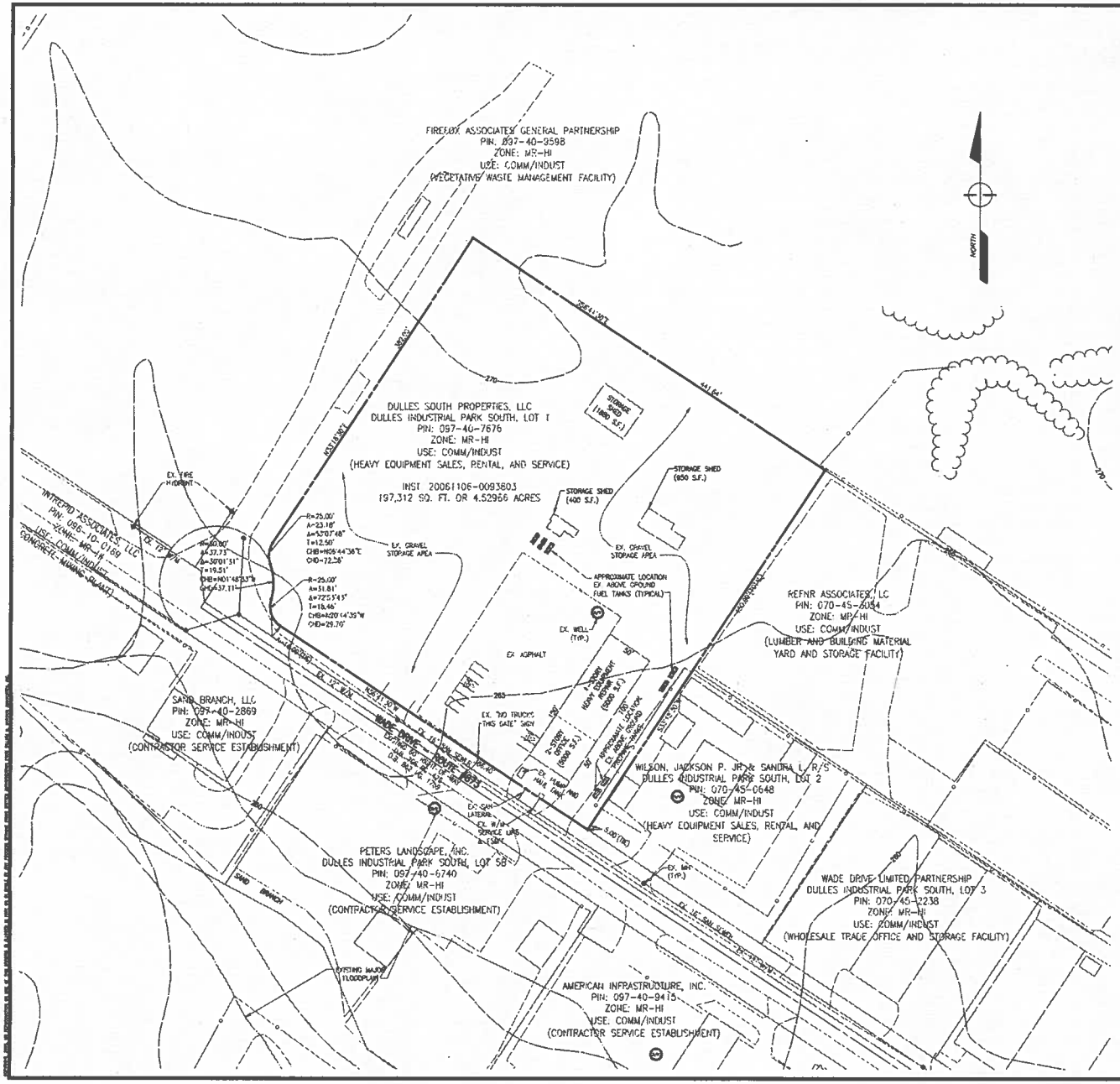
1,000 0 500 1,000 2,000

( IN FEET )
1 INCH = 1,000 FEET

LIST OF DRAWINGS

1. COVER SHEET
2. EXISTING CONDITIONS PLAT
3. SPECIAL EXCEPTION PLAT

| STEPHEN STECKLIEN | EXECUTIVE V.P. AND CHIEF OPERATING OFFICER |
|---|---|
| APPLICANT NAME | TITLE |
| Stephen J. Stecklein | |
| APPLICANT SIGNATURE | DATE |
| LOIS SMITH | DISTRICT MANAGER |
| APPLICANT NAME | TITLE |
| Lois Smith | |
| APPLICANT SIGNATURE | DATE |




## GENERAL NOTES:

1. THE SPECIAL EXCEPTION IS SOUGHT TO ALLOW THE FOLLOWING:
   - STORAGE, BULK GASOLINE, PETROLEUM PRODUCTS AND NATURAL GAS, SMALL AND LARGE (SEC 3-1004(Y))
2. THE SUBJECT PROPERTY IS LOCATED ON LOUDOUN COUNTY PIN NUMBER 097-40-7676 IN THE NAME OF DULLES SOUTH PROPERTIES, LLC.
3. THE PROPERTY IS ZONED MR-HI MINERAL RESOURCES-HEAVY INDUSTRIAL (SEC. 3-1000) AND IS LOCATED WITHIN THE LDN 65 AI-AIRPORT IMPACT OVERLAY DISTRICT (SEC. 4-1400), ADMINISTERED UNDER THE REVISED 1993 ZONING ORDINANCE.
4. TOPOGRAPHIC INFORMATION AS SHOWN WAS TAKEN FROM LOUDOUN COUNTY OFFICE OF MAPPING & GEOGRAPHIC INFORMATION.
5. THE SUBJECT PROPERTY CONTAINS 4.5296 ACRES PER INFORMATION OF RECORD.
6. BOUNDARY INFORMATION WAS TAKEN FROM INFORMATION OF RECORD AND DOES NOT CONSTITUTE A FIELD RUN SURVEY BY WILLIAM H. GORDON ASSOCIATES, INC.
7. STORMWATER MANAGEMENT AND/OR BEST MANAGEMENT PRACTICES FOR NEW DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CURRENT FACILITIES STANDARDS MANUAL.
8. THE LOCATION AND NAMES OF ALL ROADWAYS THAT CONNECT OR ARE ADJACENT TO THE SUBJECT PROPERTY WERE OBTAINED FROM THE LOUDOUN COUNTY OFFICE OF MAPPING & GEOGRAPHIC INFORMATION.
9. THE AREA OF THE SPECIAL EXCEPTION DOES NOT ENCROACH UPON ANY POTENTIAL JURISDICTIONAL WATERS AND WETLANDS AS IDENTIFIED BY THE LOUDOUN COUNTY OFFICE OF MAPPING & GEOGRAPHIC INFORMATION PREDICTIVE WETLANDS MODEL.
10. A WAIVER HAS BEEN REQUESTED FOR A PHASE ONE (I) ARCHAEOLOGICAL ASSESSMENT.
11. THERE IS NO PROPOSED LIGHTING OR SIGNAGE WITH THIS APPLICATION.
12. THERE ARE NO STEEP SLOPES, FLOODPLAIN OR MOUNTAIN OVERLAY DISTRICTS ON THE SITE PER LOUDOUN COUNTY OFFICE OF MAPPING & GEOGRAPHIC INFORMATION.
13. THIS PROPOSED SPEX PLAT SHALL BE IN COMPLIANCE WITH SECTION 5-1507, NOISE STANDARDS OF THE REVISED 1993 ZONING ORDINANCE.
14. THE PROPERTY IS SERVED BY A PRIVATE ON-SITE SEWER SYSTEM AND AN ON-SITE WELL.
15. NO EXTENSION OF UTILITIES ARE PROPOSED WITH THIS USE.
16. EXISTING VEGETATION/TREE COVER: THE SITE HAS NO EXISTING EVERGREEN TREES WITH CALIPERS OF 14 INCHES OR LARGER OR DECIDUOUS TREES OF 22 INCHES OR LARGER. THERE ARE SHRUB FOUNDATION PLANTINGS ALONG THE FRONT OF THE BUILDING AND SMALL UNDERSTORY NATIVE SPECIES ALONG THE SIDE AND REAR FENCE LINES.
17. LAND DEVELOPMENT APPLICATIONS PRECEDING THE SUBJECT APPLICATION AND RELEVANT TO THE SUBJECT PROPERTY:

| NUMBER | PROJECT NAME | APPROVAL DATE |
|---|---|---|
| SPPF 1990-0022 | ADDISON CRANE ADDITION | JANUARY 27, 1992 |
| BLAD 1989-0810 | FOXFIRE ASSOCIATES GENERAL PARTNERSHIP PROPERTY AND ADDISON CRANE COMPANY, INC. PROPERTY | OCTOBER 10, 1989 |

## LEGEND

- EXISTING MAJOR FLOOD PLAIN
- EXISTING 5' CONTOURS
- EXISTING TREE LINE
- EXISTING PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING FENCE
- EXISTING DRAIN / WELL LOCATION
- EXISTING CENTERLINE
- EXISTING EDGE OF PAVEMENT
- EXISTING STRUCTURE

50 25 0 50 100 150

GRAPHICAL SCALE: 1" = 50'

REVISIONS
1/31/09 COUNTY COMMENTS
10/09/09 COUNTY COMMENTS
11/16/09 COUNTY COMMENTS

SURVEY: N/A
DESIGN: A. AGEE
DRAWN: A. AGEE
CHECKED: R. CLARK

ENGINEERS • SURVEYORS • LAND PLANNERS • LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
308 Harrison Street • Suite 1A • Leesburg, Virginia 20175
(703) 779-2191 • FAX (703) 243-0766

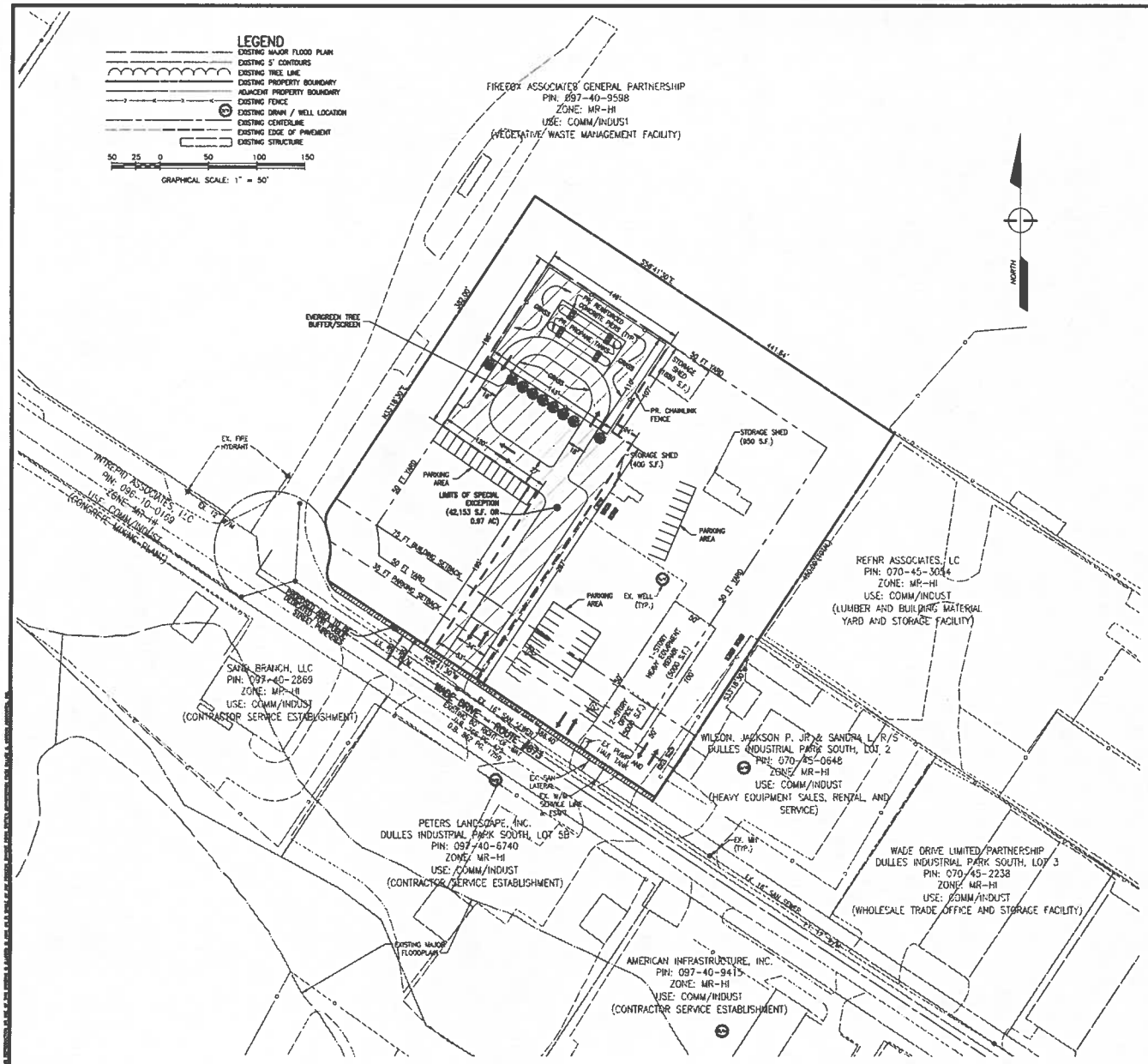
DATE: FEBRUARY 2009
SCALE: HORZ: 1"=50' VERT: N/A
SEAL

EXISTING CONDITIONS PLAT

# LOT 1
# DULLES INDUSTRIAL PARK SOUTH

DULLES ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA

PROJECT
JOB: 2766-0101
CADD: 2766EC.DWG
SHEET: 2 OF 3




## ZONING TABULATION

ZONE: MR-HI – MINERAL RESOURCES–HEAVY INDUSTRIAL (SEC. 3-1000)
AI – AIRPORT IMPACT OVERLAY DISTRICT (SEC 4-1400)

PROPOSED USE: STORAGE, BULK GASOLINE, PETROLEUM PRODUCTS AND NATURAL GAS, SMALL AND LARGE (SEC. 3-1004(Y))

EXISTING USE: HEAVY EQUIPMENT REPAIR AND ACCESSORY STORAGE RELATED TO HEAVY EQUIPMENT REPAIR AND CONTRACTOR SERVICE ESTABLISHMENT WITH ACCESSORY OUTDOOR STORAGE

### LOT REQUIREMENTS (SEC. 3-1005)

LOT SIZE
MINIMUM: 3.00 ACRES
EXISTING: 4.53 ACRES
AREA TO BE DEDICATED: 0.05 ACRES
PROPOSED: 4.48 ACRES

LOT WIDTH
MINIMUM: 200 FT
EXISTING: 441.6± FT

DEPTH
MINIMUM: 500 FT
EXISTING: 450 FT
PROPOSED: 445 FT

LENGTH/WIDTH RATIO
MINIMUM: 3.5
EXISTING: 1

YARDS (SEC. 3-1005(E))
REQUIRED: NO STRUCTURE OR USE SHALL BE LOCATED WITHIN FIFTY (50) FEET OF ANY PROPERTY LINE
EXISTING: THIRTY (30) FEET. NON-CONFORMING USE; NO EXPANSION PROPOSED (SEC. 1-1400)

DEVELOPMENT SETBACK AND ACCESS FROM MAJOR COLLECTOR (SEC 5-900)
BUILDING SETBACK: 75 FT
PARKING SETBACK: 35 FT

### BUILDING REQUIREMENTS (SEC. 3-1006)

LOT COVERAGE
ALLOWED: 98,683 S.F. (50%)
EXISTING/PROPOSED: EXISTING BUILDING 7,500 S.F.
EXISTING SHEDS 3,280 S.F.
PROPOSED TANKS 12,500 S.F.
TOTAL 23,280 S.F. (12%)

BUILDING HEIGHT
ALLOWED: 40 F.T.
EXISTING: 20 F.T.
PROPOSED: N/A (NO BUILDING PROPOSED WITH THIS APPLICATION)

GROSS FLOOR AREA
EXISTING BUILDING: INDUSTRIAL 6,752 S.F.
OFFICE 3,248 S.F.
EXISTING SHEDS 3,280 S.F.
PROPOSED N/A
TOTAL 13,280 S.F.

FLOOR AREA RATIO
ALLOWED: 146,497 S.F. (75%)
EXISTING/PROPOSED: 13,280 S.F. (6.8%)

### PARKING REQUIREMENTS (TABLE 5-1102)

REQUIRED
INDUSTRIAL/MANUFACTURING: 2/1,000 S.F. OF GFA PLUS ANY REQUIRED FOR OFFICE
(10,032 S.F./1,000) X 2 = 20 SPACES
GENERAL OFFICE: 4/1,000 S.F. OF GFA
(3,248 S.F./1,000) X 4 = 13 SPACES
TOTAL REQUIRED = 33 SPACES

PROVIDED
STANDARD 31 SPACES
HANDICAPPED ACCESSIBLE 2 SPACES
TOTAL 33 SPACES

LOADING
INDUSTRIAL/MANUFACTURING: 1/25,000 S.F. OF GFA
10,032 S.F./25,000 = 1 SPACE
GENERAL OFFICE: NONE FOR THE FIRST 30,000 S.F. OF GFA

### BUFFER REQUIREMENTS (TABLE 5-1414)

PROPOSED LAND USE GROUPS:
STORAGE, BULK GASOLINE, PETROLEUM PRODUCTS AND NATURAL GAS, SMALL AND LARGE = GROUP 10

| ADJACENT LAND USE GROUP | REQUIRED BUFFER |
|---|---|
| NORTH & WEST | |
| VEGETATIVE WASTE MANAGEMENT FACILITY = 10 | N/A |
| EAST | |
| HEAVY EQUIPMENT SALES, RENTAL, AND SERVICES = 10 | N/A |
| LUMBER & BUILDING MATERIAL YARD AND STORAGE FACILITY = 10 | N/A |
| SOUTH | |
| CONTRACTOR SERVICE ESTABLISHMENT = 10 | N/A |

REVISIONS
3/31/09 COUNTY COMMENTS
10/09/09 COUNTY COMMENTS
11/15/09 COUNTY COMMENTS

SURVEY N/A
DESIGN A. AGEE
DRAWN A. AGEE
CHECKED R. CLARK

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SCALE HORZ: 1"=50' VERT: N/A
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SPECIAL EXCEPTION PLAT
PROJECT
# LOT 1
# DULLES INDUSTRIAL PARK SOUTH
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JOB 2766-0101
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SHEET 3 OF 3