



LOUDOUN COUNTY LAND DEVELOPMENT APPLICATION

- (1) *This application form must be filled out in its entirety.*
- (2) *An incomplete application form will result in rejection of the application prior to checklist review.*
- (3) *If additional space is needed to complete any section of this application, attach a separate sheet containing all the required information and refer to such where appropriate on the form.*
- (4) *Do not write in shaded areas.*
- (5) *See attached Instructions for completing the Land Development Application.*

PLEASE PRINT IN INK OR USE TYPEWRITE

TYPE OF APPLICATION <input type="checkbox"/> 1972 Zoning Ordinance <input type="checkbox"/> 1993 Zoning Ordinance <input checked="" type="checkbox"/> Revised 1993 Zoning Ordinance	Application Number Assigned _____ Fee Amount Paid _____ Receipt Number _____ Date of Official Acceptance _____																												
Calculations of Bond (CPAP, CPAP REVISION, REST, STPL, STPR & STMP)																													
Total Number of Cross-Sections (FPAL Type II & FPST)																													
Project Name: Lot 1, Dulles Industrial Park South	Subdivision Name (if different from project name): Subdivision Section: Lot Numbers:																												
Description of Proposed Project: (Must be completed) SPEX: Special exception approval to allow installation of two 30,000 gallon storage tanks for distribution and storage of propane gas.																													
Number and Types of Proposed Lots Residential _____ Non-residential <u>1</u> Conservancy _____ Open Space _____ Other (Specify type) _____	PROPOSED RESIDENTIAL UNITS (This section is to be completed for all residential applications). <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>Total Units</th> <th>Quantity Affordable</th> <th>Quantity Elderly</th> </tr> </thead> <tbody> <tr> <td>Detached</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Semi-detached</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Townhouse</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Multi-family</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Other (specify)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td style="text-align: center;">0</td> <td></td> <td></td> </tr> </tbody> </table>		Total Units	Quantity Affordable	Quantity Elderly	Detached				Semi-detached				Townhouse				Multi-family				Other (specify)				Total	0		
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Detached																													
Semi-detached																													
Townhouse																													
Multi-family																													
Other (specify)																													
Total	0																												
Total Lots <u>1</u>																													
PROPOSED NON-RESIDENTIAL SQUARE FOOTAGE <i>This section must be completed for all non-residential applications and non-residential components of residential applications. Describe the type (s) in the appropriated category and the total square footage for the category:</i>																													
Category	Description of Use	Square Footage																											
Ag-Residential																													
Sales & Service																													
Office		3,248																											
Industrial	Propane storage and distribution facility	12,500																											
Gov't., Utilities & Public Service																													
Recreation & Special Interests																													
Transportation & Communications																													
Education & Training																													
Other (specify)	Heavy equipment repair/contractor service establishment	10,032																											
Total Square Footage		25,780																											
PROJECT LOCATION																													
Property Address: 44180 Wade Drive, Chantilly, Virginia	Property Location: North side of Wade Drive, 0.2 miles northwest of Pleasant Valley Road (Rte. 609), and approximately 1 mile north of John Mosby Hwy (I-50).	Adjacent Roads Rte 609 (Pleasant Valley Rd.) and I-50 (John Mosby Hwy.)																											
ELECTION DISTRICT(S) Dulles																													
PROPERTY TAX MAP, ACREAGE AND ZONING INFORMATION																													
Tax Map Number(s) or Pin Number Reference(s)	Zoning District(s)	Acreege	Zoning Status Existing Proposed																										
Tax Map # 102///1///1/ PIN # 097-40-7676	MR-HI	4.53	MR-HI SPEX																										

SURROUNDING LAND USES AND ZONING

List all surrounding land uses and zoning districts adjacent to the property, including those across roads.

LAND USE		ZONING
NORTH	Weslind Crane Service, which stores large cranes, and Central Irrigation, which stores and sells irrigation supplies	MR-HI
SOUTH	Peters Landscaping and Mid Atlantic Tennis & Landscaping, both of which store trucks and equipment, and Buhl Electric, which stores trucks and maintains office space.	MR-HI
EAST	Loudoun Compost, which recycles and processes waste, and Pro Built, which stores and sells drywall products.	MR-HI
WEST	Dunbrook Concrete, which stores trucks and maintains a concrete plant, and Loudoun Compost, which recycles and processes waste.	MR-HI

APPLICANT(S)

Company Name	Dulles South Properties LLC	Company Name	AmeriGas, Inc.
Name of Person & Title	Stephen Stecklein, Executive, Vice President, and Chief Operating Officer	Name of Person & Title	Lois Smith, District Manager
Mailing Address	12529 Parklawn Drive	Mailing Address	126 East 3rd Avenue
City, State, Zip Code	Rockville, MD 20852	City, State, Zip Code	Ranson, WV 25438
Daytime Telephone	301-230-5800	Daytime Telephone	304-725-7087
E-mail Address	SStecklein@washair.com	E-mail Address	LBSmith020@aol.com
Correspondent?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Correspondent?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

PROPERTY OWNER(S)

Company Name	Dulles South Properties LLC	Company Name	
Name of Person & Title	Stephen Stecklein, Executive, Vice President, and Chief Operating Officer	Name of Person & Title	
Mailing Address	12529 Parklawn Drive	Mailing Address	
City, State, Zip Code	Rockville, MD 20852	City, State, Zip Code	
Daytime Telephone	301-230-5800	Daytime Telephone	
E-mail Address	SStecklein@washair.com	E-mail Address	
Correspondent?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Correspondent?	<input type="checkbox"/> Yes <input type="checkbox"/> No

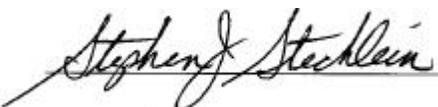
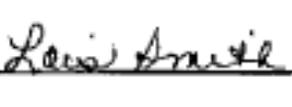
REPRESENTATIVE(S)

Company Name	Dunlap, Grubb & Weaver, PLLC	Company Name	
Name of Person & Title	Thomas M. Dunlap, Partner, and David Ludwig, Associate	Name of Person & Title	
Mailing Address	199 Liberty Street, SW	Mailing Address	
City, State, Zip Code	Leesburg, VA 20175	City, State, Zip Code	
Daytime Telephone	703-777-7319	Daytime Telephone	
E-mail Address	tdunlap@dlegal.com; dludwig@dlegal.com	E-mail Address	
Correspondent?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Correspondent?	<input type="checkbox"/> Yes <input type="checkbox"/> No

CERTIFICATIONS

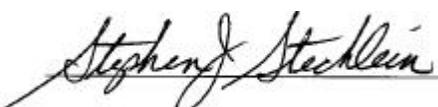
APPLICANT(S):

The information provided is accurate to the best of my knowledge. I acknowledge that any percolation tests, topographic studies, or other requirements of the Health Official, Director of Building and Development, or Zoning Administrator will be carried out at my expense. I understand that the County may deny, approve, or conditionally approve that for which I am applying. I certify that all property corners have been clearly staked and flagged.

Stephen Stecklein, Dulles South Properties LLC Printed Name of Applicant	Lois Smith, AmeriGas, Inc. Printed Name of Applicant
 10/23/2009	 10/23/2009
Signature of Applicant Date	Signature of Applicant Date

PROPERTY OWNER(S) (to be signed by all property owners):

I have read this completed application, understand its intent, and freely consent to its filing. Furthermore, I grant permission to the Department of Building and Development and/or Planning and other authorized government agents to enter the property and make such investigations and tests as they deem necessary.

Stephen Stecklein, Dulles South Properties LLC Printed Name of Applicant	Printed Name of Property Owner
 10/23/2009	Signature of Property Owner Date
Signature of Applicant Date	

INSTRUCTIONS FOR COMPLETING THE LAND DEVELOPMENT APPLICATION FORM

The land development application form must be filled out in its entirety using the following instructions and examples. An incomplete application form will result in rejection of the application prior to checklist review. If additional space is needed to complete any section of the application form, attach a separate sheet containing all the required information and refer to such where appropriate on the form. Do not write in any shaded areas contained on the form (these areas are for County office use only). Please use a typewriter or print in ink.

<p>Type of Application</p> <p>1972 or 1993 Zoning Ordinance</p>	<p>Enter the type of application that is being submitted. Example: Record Subdivision or Zoning Map Amendment Petition.</p> <p>Place a checkmark next to the Ordinance under which the application should be processed.</p>
<p>Project Name</p>	<p>Enter the name of the proposed project. Example: Cascades Town Center, Lot H.</p>
<p>Subdivision Name, Subdivision Section, and Lot Numbers</p>	<p>Enter the subdivision name (if different from the project name), the subdivision section number(s) and the lot number(s) of the proposed project. Example: Potomac Lakes, Section 21, Lot H.</p>
<p>Description of Proposed Project</p>	<p>Enter the description of the proposed project using these examples:</p> <p>APPL: Approval of appeal of Zoning Administrator's determination relative to road frontage requirements in the A3 zoning district.</p> <p>BLAD: Approval of boundary line adjustment between two A3 lots.</p> <p>CMPT: Approval of a commission permit to allow construction of a 30-inch water main in a PDH3 zoning district.</p> <p>CPAM: Approval of amendments to the General Plan to allow commercial retail uses along Route 50 west of Route 15.</p> <p>CPAP: Approval of construction plans and profiles for private streets - Chestnut Ct., Hickory Pl., and Redbud Sq.</p> <p>FPAL: Approval of a floodplain alteration to allow construction of a driveway across the floodplain of an unnamed tributary of Goose Creek.</p> <p>FPST: Approval of floodplain study for tributaries of Broad Run.</p> <p>SBEX: Approval of a subdivision exception to allow a private access easement to serve a four-lot subdivision.</p> <p>SBFM: Approval of a three-lot A3 family subdivision.</p> <p>SBLD: Approval of a five-lot A3 low-density subdivision waiver.</p> <p>SBPL: Preliminary subdivision approval for 25 SFD lots, 60 townhouse lots, a church site, a recreation site, two open space parcels, and right-of-way dedication.</p> <p>SBPR: Preliminary/record plat approval for four PDH4 parcel for future development.</p> <p>SBRD: Record plat approval for 25 SFD lots, 60 townhouse lots, a church site, a recreation site, two open space parcels, and right-of-way dedication.</p> <p>SBWV: Approval of one-lot A3 subdivision waiver.</p> <p>SPAM: Approval of amendments to SPFI 1994-0050 to show revised stoop and leadwalk locations and associated grading for lots 23 through 35.</p>
<p>Description of Proposed Project Continued...</p>	<p>SPEX: Special exception approval to allow construction of a church in a PDIP zoning district.</p> <p>SPFI: Final site plan approval for eight buildings containing a total of 96 multi-family condominium units.</p>

	<p>SPPF: Preliminary/final site plan approval for a 7,500 square-foot free-standing restaurant.</p> <p>SPPL: Preliminary site plan approval for a 4,000 square-foot vehicle repair and maintenance facility.</p> <p>ZCPA: Approval of proffer/concept plan amendment to reduce to the total number of units from 800 to 600 and to amend the approved proffers to reflect the decrease in total units and unit type changes.</p> <p>ZMAP: Approval to rezone 350 acres from A3 to PDH4 to allow development of 2,500 residential units, a 25,000 square-foot commercial center, and recreation facilities, with modifications.</p> <p>ZMOD: Approval of zoning modifications to Section 702.2.4 to reduce the 150-foot buffer.</p>																														
<p>Number and Types of Proposed Lots</p>	<p>List the number of lots next to the appropriate category. If the categories shown are inappropriate, specify the appropriate category in the space provided. Total the number of lots.</p> <p>Example:</p> <table data-bbox="1015 712 1339 927"> <tr> <td>Residential</td> <td>75</td> </tr> <tr> <td>Non-Residential</td> <td>1</td> </tr> <tr> <td>Open Space</td> <td>2</td> </tr> <tr> <td>Conservancy</td> <td></td> </tr> <tr> <td>Other (<i>specify type</i>)</td> <td></td> </tr> <tr> <td>Total Lots</td> <td>78</td> </tr> </table>	Residential	75	Non-Residential	1	Open Space	2	Conservancy		Other (<i>specify type</i>)		Total Lots	78																		
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Total Lots	78																														
<p>Proposed Residential Units</p>	<p>Enter the total number of units next to the appropriate category, then list the number of total units that are affordable and/or elderly. If the categories provided are inappropriate, list a different category in the space provided along with the number of units. Provide totals for the number of units, quantity affordable, and quantity elderly.</p> <p>Example:</p> <table data-bbox="820 1223 1559 1438"> <thead> <tr> <th></th> <th><u>Total Units</u></th> <th><u>Quantity</u></th> <th><u>Quantity Elderly</u></th> </tr> </thead> <tbody> <tr> <td>Detached</td> <td>50</td> <td>5</td> <td>5</td> </tr> <tr> <td>Semi-detached townhouse</td> <td>75</td> <td>10</td> <td>20</td> </tr> <tr> <td>Multi-family other (specify)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td>125</td> <td>15</td> <td>25</td> </tr> </tbody> </table>		<u>Total Units</u>	<u>Quantity</u>	<u>Quantity Elderly</u>	Detached	50	5	5	Semi-detached townhouse	75	10	20	Multi-family other (specify)				Total	125	15	25										
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<p>Proposed Non-Residential Square Footage</p>	<p>Enter the type(s) of use(s) in the appropriate category and the total square footage for the category. Enter the total square footage. If the categories provided are deemed inappropriate, list the appropriate category in the space provided and enter a description of the use and the square footage. Enter square footage only, not the FAR.</p> <p>Example:</p> <table data-bbox="917 1733 1542 2083"> <thead> <tr> <th><u>Category</u></th> <th><u>Description of Use</u></th> <th><u>Square Footage</u></th> </tr> </thead> <tbody> <tr> <td>Ag-Residential</td> <td>Restaurant, bank</td> <td>6,500</td> </tr> <tr> <td>Sales & Service Office</td> <td>Medical Office</td> <td>3,000</td> </tr> <tr> <td>Industrial</td> <td></td> <td></td> </tr> <tr> <td>Government, Utilities...</td> <td></td> <td></td> </tr> <tr> <td>Recreation, and...</td> <td></td> <td></td> </tr> <tr> <td>Transportation and ...</td> <td></td> <td></td> </tr> <tr> <td>Education and Training</td> <td></td> <td></td> </tr> <tr> <td>Other (specify)</td> <td></td> <td></td> </tr> <tr> <td>TOTAL SQUARE FOOTAGE</td> <td></td> <td>9,500</td> </tr> </tbody> </table>	<u>Category</u>	<u>Description of Use</u>	<u>Square Footage</u>	Ag-Residential	Restaurant, bank	6,500	Sales & Service Office	Medical Office	3,000	Industrial			Government, Utilities...			Recreation, and...			Transportation and ...			Education and Training			Other (specify)			TOTAL SQUARE FOOTAGE		9,500
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TOTAL SQUARE FOOTAGE		9,500																													
<p>Property Address</p>	<p>If the property has been assigned an address by the County's Office of Mapping and Geographic Information, enter that address in the space provided. Otherwise, enter "none".</p>																														
<p>Property Location</p>	<p>Enter the location of the property.</p> <p>Example:</p> <p>Southeast quad of the intersection of Route 7 and Route 28 or North side of Route 50, .4 miles west of Route 15.</p>																														
<p>Adjacent Roads</p>	<p>List the County-approved street names and State route numbers (if appropriate) of all streets immediately adjacent (streets on which the property has road frontage) to the property.</p>																														

	<p>Example:</p> <p>Sully Road, Route 28. If the property has no road frontage, enter "none" in the space provided.</p>															
Election District(s)	Enter the election district(s) in which the property is located. (See Loudoun County Election District map dated May 13, 1991).															
Magisterial District(s)	Enter the magisterial district(s) in which the property is located. Please note that magisterial district boundaries <u>are not</u> the same as election district boundaries and that the names of the districts are not necessarily the same. For example, there is no Sugarland Run Magisterial District and there is no longer a Guilford Election District. (See Loudoun County Magisterial District map prepared in 1976).															
Tax Map Number(s), Acreage and Zoning	Enter tax map references and the parcel acreage and current zoning for each parcel that is part of the proposed project. If the application proposes a new zoning district, enter the existing and proposed zoning for each parcel as shown in the example on the application form.															
Surrounding Land Uses and Zoning	<p>Enter the current land use and the existing zoning on the north, south, east and west sides of the subjects property. Include those <u>across</u> roads.</p> <p>Examples:</p> <table> <thead> <tr> <th></th> <th><u>Land Use</u></th> <th><u>Zoning</u></th> </tr> </thead> <tbody> <tr> <td>North:</td> <td>Residential</td> <td>R16</td> </tr> <tr> <td>South:</td> <td>Route 7</td> <td>PDIP</td> </tr> <tr> <td>East:</td> <td>Vacant</td> <td>PDRDP</td> </tr> <tr> <td>West:</td> <td>Residential</td> <td>R16</td> </tr> </tbody> </table>		<u>Land Use</u>	<u>Zoning</u>	North:	Residential	R16	South:	Route 7	PDIP	East:	Vacant	PDRDP	West:	Residential	R16
	<u>Land Use</u>	<u>Zoning</u>														
North:	Residential	R16														
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West:	Residential	R16														
Applicant(s)	Enter the company name, name of person, address, and telephone number of <u>every</u> applicant associated with the project. Also, indicate whether the applicant wishes to be a correspondent during the processing of the application.															
Property Owner(s)	Enter the company name, name of person, address, and telephone number of <u>every</u> applicant associated with the project. Also, indicate whether the property owner wishes to be a correspondent during the processing of the application.															
Representative(s)	Enter the company name, name of person, address, and telephone number of <u>every</u> representative designated by the applicant. Also, indicate whether the representative is to be a correspondent during the processing of the application.															
Certifications	<u>Every</u> applicant and property owner associated with the project must sign and date the appropriate certification prior to submission of the application. An application will not be considered submitted to the County for review unless the completed application form contains original signatures of all applicants and property owners. If additional space is needed, a re production of the certification statement(s) should be made, signed by the additional applicants and/or property owners, and attached to the completed application form.															

MINIMUM SUBMISSION CHECKLIST

APPLICATION NUMBER:
APPLICATION NAME:

REQUIREMENT	ACCEPTABLE?	
	YES	NO
DOCUMENTATION		
Certificate of Payment of Real Estate Taxes Note: This certificate may be obtained from the Treasurer's Office		
Completed Land Development Application form, with original signatures		
Fee Check		
Number of folded plats/plans (10 plats, 15 plans, 6 for boundary line adjustment)		
One copy of all deeds		
Health Department or LCSA Certificates		
PLAT/PLAN REQUIREMENTS		
Title Block, including: Scale of drawings Name of development and section number(s) (<i>if applicable</i>) Name of firm preparing document		
Plans on 24" x 36" sheets; plats on 18" x 24" sheets.		
All tax map and parcel number references of the proposal site.		
Zoning of subject property and adjacent properties		
Approval conditions, proffers, and/or waivers granted for the subject property.		
Location; County-assigned street name(s) and State route number (s); bearings and distances of existing or proposed property lines; centerline and width of existing or proposed streets, easements, or other public or private way; and location and dimensions of driveway entrances.		
Dimension separation between structures and dimensions of all setbacks for zoning, building and easements for existing or proposed parcels.		
Number of stories and total height of structures.		
Location(s) of existing and proposed structures, easements, utilities, waterways, wetlands, floodplain, mountainside overlay, septic, well, archeological, natural and historic features and landmarks, Ldn noise limits, jurisdiction boundaries (i.e., towns, county).		
Topographic map with existing and proposed contours.		
Soils map.		
Landscape plans.		
Number of units, FAR calculations, square footage of structures.		
Parking calculations.		
Stormwater management calculations.		