

County of Loudoun

Department of Planning

MEMORANDUM

DATE: April 23, 2009

TO:

Building and Development, ERT	Marilee Seigfried	MS 60
Building and Development, Zoning	Marilee Seigfried	MS 60
Fire, Rescue & Emergency Services	Maria Taylor (3)	MS 61
General Services	Randy Williford	MS 48
Health Services, Environmental	Alan Brewer	MS 68
MWAA	Bill Lebegern	n/a
Office of Transportation Services	Terri Smithson	MS 69
Planning, Comprehensive	Cindy Keegan	MS 62
Virginia Department of Transportation	Tom Van Poole (3)	MS 00
Board of Supervisors	Stevens Miller	MS 01
Planning Commission	Sandra Chaloux	MS 62

FROM: Marchant Schneider
Project Manager

RE: **SPEX 2009-0006 – Dulles Industrial Park South Lot 1**

COMMENT

DUE DATE: **May 23, 2009**
Please provide one paper copy to Project Manager by due date as well as one electronic copy of referral comments to marchant.schneider@loudoun.gov. If you have any questions, please contact me at 703-771-5669.

Please find the enclosed information for your review: **(Please check LMIS application documents if no hard copy is provided)**

1. Information Sheet
2. Statement of Justification
3. Checklist Waiver letter dated March 10, 2009
4. DCR Correspondence dated December 11, 2008
5. Traffic Study Statement dated January 27, 2009 and revised through March 25, 2009
6. Special Exception Plat dated February 3, 2009.

SPEX 2009-0006 Dulles Industrial Park South Lot 1

APPLICANT: Dulles South Properties, LLC
Stephen Stecklein
Executive, Vice President, and Chief Operating Officer
12529 Parklawn Drive
Rockville, MD 20852
301-230-5800

PROPERTY OWNER: Same as Applicant

REPRESENTATIVE: Dulles South Properties, LLC
Stephen Cranford
12529 Parklawn Drive
Rockville, MD 20852
301-230-5800
scanford@washair.com

PROPOSAL: A Special Exception to allow installation of two 30,000 gallon storage tanks for distribution and storage of propane gas in the MR-HI zoning district.

LOCATION: 44180 Wade Drive, Chantilly, VA. North side of Wade Drive, 0.2 miles northwest of Pleasant Valley Road.

TAX MAP/PARCEL: Tax Map— 102///1/////1/ MCPI— 097-40-7676-000

ZONING: MR-HI

RESIDENTIAL UNITS: N/A

NON-RES. FLOOR AREA: See Plat

SURROUNDING ZONING / LAND USES:

NORTH	MR-HI	Commercial Industrial
SOUTH	MR-HI	Commercial Industrial
EAST	MR-HI	Commercial Industrial
WEST	MR-HI	Commercial Industrial

ELECTION DISTRICT: Dulles

**LOT 1, DULLES INDUSTRIAL PARK SOUTH
Special Exception**

Statement of Justification



Introduction

Dulles South, a Virginia Limited Liability Company (“Dulles South”), and AmeriGas Propane, a Delaware Corporation (“AmeriGas”), seek a special exception for the bulk storage and commercial distribution of propane gas on the heavy industrial property located at 44180 Wade Drive, in Chantilly, Virginia, PIN 097-40-7676 (the “Property”). The Property is located in an industrial park off of Pleasant Valley Road, about a half-mile north of Route 50, south of Washington Dulles International Airport, in the south-east corner of Loudoun County. The Property is zoned MR-HI (Mineral Resource - Heavy Industry), and this special exception use is pursuant to section 3-1004(Y) of the Loudoun County Zoning Ordinance, which allows for “Storage, bulk gasoline, petroleum products and natural gas, small and large” in an MR-HI zone.

Dulles South is the owner of the destination property and AmeriGas is the propane distributor whose tanks would be relocated to the property and who seeks to operate a commercial propane distribution operation on the property. AmeriGas is the nation’s largest propane company, serving over 1.3 million residential, commercial, industrial, agricultural and motor fuel propane customers in nearly 50 states. AmeriGas propane is used in multiple commercial and industrial settings, including building constructions, filling stations, restaurants, hotels, schools, crematories, vehicles and forklifts.

Design commitments are included in the application to ensure that the proposed development is adequately screened and buffered from surrounding developments. In addition, the Property is located within Washington Dulles International Airport’s 65 Ldn (day-night average noise level) noise contours (*see* Airport Ldn Contours Map) and therefore will not affect any existing or potential commercial or residential development of the Route 50 corridor. Rather, the proposed development would serve the community and promote the interests of the Loudoun County Revised General Plan by supplying green fuels to local businesses, creating local jobs, and improving highway safety.

Need for a Propane Storage and Distribution Facility in Southeast Loudoun County

Loudoun County’s rapid growth in recent years has resulted in the growth of the demand for petroleum products by residential, commercial, and industrial customers. The nearest AmeriGas propane storage and distribution facility is located in Aldie, Virginia, approximately twenty miles north-west of the proposed site. There is significant demand for additional commercial propane distribution capabilities in south-east Loudoun County, as well as Fairfax county and surrounding areas.

Conformance with County Policies and Comprehensive Plan

The proposed AmeriGas propane storage and distribution facility will strengthen the local economy by bringing new and diverse jobs to the area, which supports the policies outlined in Loudoun County's Economic Development Plan.

The proposed AmeriGas propane storage and distribution facility will be conveniently located to provide services to local businesses in the Dulles area, the Route 28 corridor, and the Route 50 corridor, all of which are high growth areas. These services are consistent with Loudoun County's Economic Development Plan.

The proposed AmeriGas propane storage and distribution facility will improve highway safety, particularly on the scenic and historic, yet highly travelled, Route 50 corridor because AmeriGas' propane will no longer have to be transported all the way from Aldie, Virginia to customers in the Dulles area and Route 28 corridor. This is consistent with Loudoun County's Economic Development Plan and Transportation Plan.

The proposed AmeriGas propane storage and distribution facility will improve the availability and affordability (due to reduced transportation costs) of clean burning propane fuel, which lends itself to improved air quality consistent with Loudoun County's Green Infrastructure Plan.

The proposed AmeriGas propane storage and distribution facility is not at odds with the Loudoun County Economic Development and Suburban Policy Area Plans' proposal to foster residential and non-industrial commercial growth of the Route 50 corridor because the Property is located within Washington Dulles International Airport's 65 Ldn (day-night average noise level) noise contours (*see* Airport Ldn Contours Map), where residential development is prohibited. In fact, the proposed development will foster such development by making available affordable propane gas for new hotels, restaurants, schools, and other businesses that serve both local residents and tourists.

The Loudoun County Suburban Policy Area Plan's General Industrial Policies specify that industrial uses, such as the proposed development, are the preferred use in designated industrial areas such as the Washington Dulles International Airport 65 Ldn (day-night average noise level) noise contours, where the Property is located. (*See also* Loudoun County Suburban Policy Area Plan's General Industrial Use Policies.)

The proposed AmeriGas propane storage and distribution facility will be located in an industrial park away from Route 50, which is consistent with Loudoun County Suburban Policy Area Plan's General Industrial Use Policies.

The proposed AmeriGas propane storage and distribution facility will provide sufficient buffering from nearby residential and business uses to ensure that the effects of noise, vibration, odor, or other emissions are screened from adjoining non-industrial properties and roads, which is consistent with Loudoun County Suburban Policy Area Plan's General Industrial Use Policies.

Section 6-1301 Issues for Consideration

(A) Whether the proposed special exception is consistent with the Comprehensive Plan.

As discussed above, the proposed special exception is consistent with the Comprehensive Plan, including the Economic Development Plan, Transportation Plan, Green Infrastructure Plan, Route 50 Corridor Plan, and the Suburban Policy Area Plan.

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

The proposed AmeriGas propane storage and distribution facility will have effective fire control measures and will adequately provide for safety from fire hazards. As indicated in the Special Exception application and accompanying materials, the propane storage tanks will be supported by precast concrete piers with reinforcement as needed, and a 6-foot high security fence will be installed around the tanks and piping. In addition, the propane stored on the premises will contain an odorant so that any potential leak could be promptly detected, and there will be a remote emergency shut-off station between 255 and 100 feet from the tanks. The Arcola Pleasant Valley Volunteer Fire Department is located a mere five miles from the Property.

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

The proposed AmeriGas propane storage and distribution facility will have a negligible noise impact. There will be no noise unless the pumps are running, which will only occur during business hours (Monday through Friday, 7:30 a.m. to 5:00 p.m.). The noise created by the pumps when they are operating will be consistent with or lower than the noise levels created by the other businesses on the Property and on adjacent parcels, all of which operate at noise levels that are below the continuous noise maximum sound levels for industrial properties. Loudoun County Zoning Ordinance section 5-1507(B)(1) allows for industrial properties to emit continuous noise levels up to 70 dBA, which is to be measured at the property boundary, which will be separated from the pumps by landscaping and a buffer zone. In addition, the Property is located within Washington Dulles International Airport's 65 Ldn (day-night average noise level) noise contours (*see* Airport Ldn Contours Map), which negates any noise concerns related to the minimal noise caused by the pumps and their pneumatic control system.

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

The light impact of the proposed AmeriGas propane storage and distribution facility will be negligible. The propane tanks and pumps will only be operated during business hours

(Monday through Friday, 7:30 a.m. to 5:00 p.m.). As such, they will not need to be supported by additional lighting.

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

The proposed AmeriGas propane storage and distribution facility is compatible with other uses of land in the neighborhood, which include an air compressor rental company (Washington Air Compressor Rental Company) and a landscaping company (Palmer Landscaping) that stores equipment and maintains offices on the Property. The proposed AmeriGas propane storage and distribution facility is also compatible with other uses of land in on adjacent parcels, which include Weslind Crane Service, which stores large cranes, Central Irrigation, which stores and sells irrigation supplies, American Infra-Structural and RC Griffin, both of which store large construction equipment, Peters Landscaping and Mid Atlantic Tennis & Landscaping, both of which stores trucks and equipment, Buhl Electric, which stores trucks and maintains office space, Dunbrook Concrete, which stores trucks and maintains a concrete plant, Loudoun Compost, which recycles and processes waste, and Pro Built, which stores and sells drywall products.

(F) Whether sufficient existing or proposed landscaping, screening and buffering on the site and in the neighborhood to adequately screen surrounding areas.

As set forth on the accompanying Special Exception Plat, the proposed AmeriGas propane storage and distribution facility will be surrounded by ample landscaping and buffering to sufficiently screen the propane tanks from the surrounding uses. The propane tanks will be at least 50 feet from the property line, and there will be a Type 2 landscape buffer along the south-western side of the proposed development, which faces Wade Drive.

(G) Whether the proposed special exception will result in the preservation of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance.

The proposed AmeriGas propane storage and distribution facility will not impact any topographic or physical, natural, scenic, archeological or historic feature of importance. There are no such features on the Property or in its vicinity.

(H) Whether the proposed special exception will damage existing animal habitat, vegetation, water quality (including groundwater) or air quality.

The proposed AmeriGas propane storage and distribution facility will not damage any existing animal habitat, vegetation, water or groundwater quality, or air quality. The Department of Conservation and Recreation's Division of Natural Heritage has searched its Biotics Data System and has identified only one area of concern, the wood turtle (*Glyptemys insculpta*). According to the DCR, the wood turtle does not inhabit the Property, but rather than Cub Run Stream Conservation Unit, which is downstream from the property. As such, according to the DCR, the only concern raised by the proposed

development is erosion and sediment control. The proposed AmeriGas propane storage and distribution facility involves only the placement of a concrete slab and installation of two propane storage tanks, with supports. The proposed development therefore does not involve any excavation of soil or any new wastewater or other water runoff, and it should not affect the existing flow of storm water on the property. As such, there will be no damage to the habitat of the wood turtle caused by the proposed development.

(I) Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public.

As discussed herein, the proposed AmeriGas propane storage and distribution facility will promote the public welfare by improving highway safety along the Route 50 corridor and by promoting clean burning fuels that have a direct impact on air quality. The proposed development also promotes the convenience of the public by improving the affordability and availability of propane gas, which is used by local hotels, restaurants, schools, and other businesses that directly serve both local residents and the tourist population.

(J) Whether the traffic expected to be generated by the proposed use will be adequately and safely served by roads, pedestrian connections and other transportation services.

The proposed AmeriGas propane storage and distribution facility will have a negligible traffic impact. The proposed trip generation (including the other businesses on the property) will still be far lower than the existing by right use as zoned. Specifically, based on the traffic at Amerigas' plant in Aldie, Virginia, the expected number of monthly trips to/from the proposed site is between 6 and 94 trips per month. This level of traffic is more than adequately served by the connectors to the property: Wade Drive, Pleasant Valley Road, and Route 50. The proposed development will not offer retail services, only commercial distribution, so pedestrian connections and public transportation services are not necessary.

(K) Whether, in the case of existing structures proposed to be converted to uses requiring a special exception, the structures meet all the code requirements of Loudoun County.

Not applicable. The proposed AmeriGas propane storage and distribution facility will not convert any existing structures, but all structures on the Property conform to the code requirements of Loudoun County.

(L) Whether the proposed special exception will be served adequately by essential public facilities and services.

Utilities exist on the property for water, electric, telephone, and other services.

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

None.

(N) Whether the proposed use will affect the structural capacity of the soils.

The proposed AmeriGas propane storage and distribution facility will have a negligible impact on the structural capacity of the soils. The proposed AmeriGas propane storage and distribution facility involves only the placement of a concrete slab and installation of two propane storage tanks that will be supported by precast concrete piers with reinforcement as needed. This development will have only a negligible impact on the structural capacity of the soils

(O) Whether the proposed use will negatively impact orderly and safe road development and transportation.

The applicant is unaware of any plans for road development on Route 50 or Pleasant Valley Road that would be affected by the proposed development. Generally, the proposed development will increase traffic safety on Route 50 because AmeriGas and its customers will no longer have to transport propane from the plant in Aldie, Virginia to its customers in the Dulles area and the Route 28 corridor.

(P) Whether the proposed special exception use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.

The propane sales generated by the proposed AmeriGas propane storage and distribution facility will contribute sales taxes to the local economy. In addition, the increased availability and affordability of propane gas may encourage businesses that rely on propane—including hotels, restaurants, and crematories—to invest in Loudoun County.

(Q) Whether the proposed special exception considers the needs of agriculture, industry, and businesses in future growth.

The proposed AmeriGas propane storage and distribution facility supports the needs of agriculture, industry, and local businesses in their future growth. The increased availability and affordability of propane will support enterprises that rely on propane for their operations. In the agricultural sector, numerous types of agricultural vehicles and machinery operate on propane. In the industrial sector, propane heaters are often employed in the construction and heavy industry businesses to maintain employee safety and productivity through cold winter months. Similarly, in the business sector, numerous businesses—including hotels, restaurants, crematories, and schools—rely on propane gas in their day to day operations.

(R) Whether adequate on and off-site infrastructure is available.

All necessary transportation and utility infrastructure is currently available.

(S) Any anticipated odors which may be generated by the uses on sit, and which may negatively impact adjacent uses.

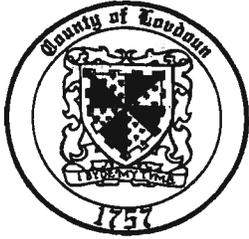
The proposed AmeriGas propane storage and distribution facility will not generate any odors that will negatively impact adjacent uses. Although the propane stored on the premises will contain an odorant to facilitate detection of a potential leak, this odorant will only be perceptible in the event of a leak. Should such a leak occur, there will be a remote emergency shut-off station between 255 and 100 feet from the tanks, which will allow for prompt shut-off of the pumps, thereby containing the leak and further odor. In the event of such a leak, following prompt detection and shut-off, any odorized propane that has been released would quickly dissipate and be imperceptible. Any release of such odors is mitigated by the distance of the propane tanks from the property boundary and the intervening landscape and buffer zones.

(T) Whether the proposed special exception uses sufficient measure to mitigate the impact of construction traffic on existing neighborhoods and school areas.

The proposed AmeriGas propane storage and distribution facility will have a negligible construction traffic impact. The development will require delivery of the two propane tanks and other minor construction traffic, whose impact on the surrounding neighborhood is negligible. There are no residential neighborhoods or school areas in the vicinity.

Conclusion

The proposed AmeriGas propane storage and distribution facility will bring much needed services to south-east Loudoun County and surrounding areas. It will bring economic benefits to the area and increase the convenient availability of clean burning propane gas. It will improve local air quality and traffic safety with negligible negative impact on the surrounding area. Dulles South and AmeriGas Propane therefore respectfully request that the Board of Supervisors approve the requested special exception.



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

March 10, 2009

Roy Clark, Director of Planning and Land Use Services
William H. Gordon Associates, Inc.
44084 Riverside Parkway, Suite 100
Leesburg, VA 20176

**Re: SPEX 2009-0006
Dulles Industrial Park South L1**

Dear Mr. Clark:

In response to your email dated December 29, 2008, the Director has agreed to waive Checklist Items K5b. The agreement to waive these requirements is based upon your explanation that the site has been developed as well as the evidence of numerous land development applications and approved permits.

This letter does not preclude staff from requesting such information during the review process if it is deemed necessary. Furthermore, this waiver is granted solely for the proposed special exception.

Please include a copy of this letter in your application submission. If you have any questions please feel free to contact me at 703-777-0647.

Sincerely,

Ginni Van Horn
Planner

cc: John Merrithew, Assistant Director, Department of Planning

L. Preston Bryant, Jr.
Secretary of Natural Resources



Joseph H. Maroon
Director

COMMONWEALTH of VIRGINIA
DEPARTMENT OF CONSERVATION AND RECREATION

217 Governor Street
Richmond, Virginia 23219-2010
(804) 786-7951 FAX (804) 371-2674

December 11, 2008

Roy Clark
William H. Gordon Associates, Inc.
44084 Riverside Pkwy, Suite 100
Leesburg, VA 20176

Re: Dulles Industrial Park South

Dear Mr. Clark :

The Department of Conservation and Recreation's Division of Natural Heritage (DCR) has searched its Biotics Data System for occurrences of natural heritage resources from the area outlined on the submitted map. Natural heritage resources are defined as the habitat of rare, threatened, or endangered plant and animal species, unique or exemplary natural communities, and significant geologic formations.

According to the information currently in our files, the Cub Run Stream Conservation Unit has been documented downstream of the project site. Stream Conservation Units (SCUs) identify stream reaches that contain aquatic natural heritage resources, including 2 miles upstream and 1 mile downstream of documented occurrences, and all tributaries within this reach. Stream Conservation Units are also given a biodiversity significance ranking based on the rarity, quality, and number of element occurrences they contain. Rank is a rating of the significance of the site based on presence and number of natural heritage resources; on a scale of 1-5, 1 being most significant. This site has been ranked as a B3 conservation site, which indicates it is of high significance. The natural heritage resource of concern associated with this conservation site located downstream of the project area is:

Glyptemys insculpta

Wood turtle

G4/S2/NL/LT

The wood turtle inhabits forested floodplains and nearby fields, wet meadows, and farmlands (Mitchell, 1994). As this species overwinters on the bottoms of creeks and streams, a primary habitat requirement is the presence of water (Mitchell, 1994). Please note that the wood turtle is classified as threatened by the Virginia Department of Game and Inland Fisheries (VDGIF).

In addition, Cub Run has been designated by VDGIF as a Threatened and Endangered Waters for the Wood turtle.

To minimize adverse impacts to the aquatic ecosystem as a result of the proposed activities, DCR recommends the implementation of and strict adherence to applicable state and local erosion and sediment control/storm water management laws and regulations. Due to the legal status of the Wood turtle, DCR recommends coordination with VDGIF to ensure compliance with protected species legislation.

Our files also do not indicate the presence of any State Natural Area Preserves under DCR's jurisdiction in the project vicinity.

Under a Memorandum of Agreement established between the Virginia Department of Agriculture and Consumer Services (VDACS) and the Virginia Department of Conservation and Recreation (DCR), DCR represents VDACS in comments regarding potential impacts on state-listed threatened and endangered plant and insect species. The current activity will not affect any documented state-listed plants or insects.

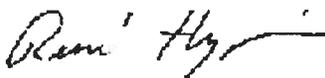
New and updated information is continually added to Biotics. Please contact DCR for an update on this natural heritage information if a significant amount of time passes before it is utilized.

A fee of \$425.00 has been assessed for the service of providing this information. Please find enclosed an invoice for that amount. Please return one copy of the invoice along with your remittance made payable to the Treasurer of Virginia, Department of Conservation and Recreation, 217 Governor Street, Richmond, VA 23219. Payment is due within thirty days of the invoice date. Please note late payment may result in the suspension of project review service for future projects.

The Virginia Department of Game and Inland Fisheries maintains a database of wildlife locations, including threatened and endangered species, trout streams, and anadromous fish waters, that may contain information not documented in this letter. Their database may be accessed from <http://vafwis.org/fwis/> or contact Shirl Dressler at (804) 367-6913.

Should you have any questions or concerns, feel free to contact me at 804-371-2708. Thank you for the opportunity to comment on this project.

Sincerely,



S. Rene' Hypes
Project Review Coordinator

CC: Ernie Aschenbach, VDGIF

F.S.M. Traffic Study Guidelines (12/07)
Checklist for Application Acceptance

Loudoun County Virginia
Office of Transportation Services

Page 1 of 4

Memo dated January 27, 2009 / Revised March 25, 2009 by William H. Gordon, Associate Inc. Lot 1

Application Name: Adles Industrial Park South, Lot 1 Date: 3/30/09

Application Type: Special Exception Reviewer: James P. Phelan

of Guidelines Satisfied: 13 of 13

Accept or Reject: Accept Comment: _____

- (1) **Study Area:** Roadways internal or adjacent to the development site shall be included in the traffic study. The study area should be defined at the scoping meeting and as a guideline should include other external roads to the extent that the project's generated traffic is anticipated to exceed 10 percent of the road's current/existing traffic volumes (at the time of application).

Does Study Meet Guidelines? yes Comments: See page 1, 2

- (2) **Traffic Count Locations:** Traffic counts are required on the adjacent roads, the adjacent intersections beyond the project's frontage on adjacent roads in the study area. The AM/PM peak period traffic counts shall not be more than twelve (12) months old at the time of the application submission. Twenty-four (24) hour weekday traffic counts are also required for roadway segments.

Does Study Meet Guidelines? yes Comments: N.A.

- (3) **Trip Generation:** As a general guide to vehicle trip generation, the latest edition of the Institute of Transportation Engineer's (I.T.E.). Trip Generation Report shall be used. These rates may be supplemented by additional information provided by the County. If the applicant chooses to use different rates, they shall be documented and agreed to at the scoping meeting prior to their use in the traffic analyses. Primary trip reductions associated with passby trips and methodologies for trip reductions associated with passby trips shall be discussed and agreed upon at the scoping meeting.

Does Study Meet Guidelines? yes Comments: See Site Generation Volumes on pages 2 + 3

- (4) **Traffic Volume Projections:** The traffic study shall include an agreed upon build out year and provide existing and projected traffic volumes, with and without the subject project, for Average Daily Traffic (ADT), as well as AM and PM peak hours. The peak hour of the project/individual land use(s) (as given in the ITE Trip Generation Report) should be added to the corresponding AM/PM existing peak hour of the adjacent roadway traffic volumes (to show the worst case scenario), if the peak hour of the project/individual land use(s) for the generator is greater than the peak hour of the adjacent roadway (per ITE Trip Generation Report). The existing peak hour of traffic on the roads adjacent to the subject project site shall be identified. These traffic volumes shall be provided at roadway intersections and commercial or private accessways/entrances.

Does Study Meet Guidelines? yes Comments: N.A.

- (5) **LOS Analysis:** : Level of Service (LOS) calculations for existing and projected conditions, with and without the subject project, for highway segments, intersection legs, and entrances shall be provided. Calculations shall be in accordance with the Highway Capacity Manual (HCM) and/or the Highway Capacity Software (HCS), or as may be agreed at the scoping meeting. Traffic volumes and LOS information shall be provided for each phase of development, to include conditions at date of project completion. Projections shall also be made for date of completion plus ten (10) years or to an agreed upon forecast year.

Does Study Meet Guidelines? yes Comments: N.A.

- (6) **Minimum Roadway/Intersection LOS Standards:** Recommendations for phased improvements to the road network links in order to maintain an acceptable LOS (minimum LOS "D") shall be provided. For each phase up to and including buildout, a minimum approach and overall LOS "D" at intersections shall apply.

Does Study Meet Guidelines? yes Comments: Insignificant Traffic

(7) **Background Traffic Assumptions:** Assumptions which determine projected background traffic, including through traffic growth rate to be applied on roadway links, shall be confirmed at the scoping meeting. The sources for determining future traffic projections will include one or more of the following:

- The Loudoun County Growth Summary or similar documents from Loudoun County.
- The Loudoun County transportation model which incorporates COG's Cooperative Forecasts for Loudoun County.
- Approved developments in the vicinity of the proposed development.

Specific other approved development names and respective development square footage or residential units in the study shall be provided.

Does Study Meet Guidelines? yes Comments: N.A.

(8) **Traffic/Trip Distribution:** Directional trip distribution information shall be provided for project entrances and collector and arterial intersections within the study area for the phases and categories (e.g., residential, office, retail, industrial and institutional) of development.

Does Study Meet Guidelines? yes Comments: See page 3 for percentage distribution

(9) **LOS Calculations Assumptions:** Traffic counts and LOS worksheets and projected traffic volume LOS analyses, using agreed upon analysis techniques, including existing AM/PM peak hour signal timing, shall be included as a part of the traffic study.

Does Study Meet Guidelines? yes Comments: N.A.

(10) **Mode Choice:** Modal split information shall be provided for the phases of the analysis, with sources of information identified (e.g., COG model).

Does Study Meet Guidelines? yes Comments: N.A.

- (11) **Safety Locations:** Road safety hazards, as identified by the ISTEA set-aside funding criteria and/or as identified by the County at the scoping meeting, within the study area shall be analyzed for all roadway links and intersections in the traffic study.

Does Study Meet Guidelines? yes Comments: See page 3 for description of construction on Pleasant Valley Road and Route 50

- (12) **Traffic Mitigation Measures:** If trip reduction factors are used in the study, measures necessary to implement the reduction must be specified, with supporting documentation.

Does Study Meet Guidelines? yes Comments: N.A.

- (13) **Bicycle & Pedestrian Accommodations:** When bicycle and pedestrian accommodations are used to reduce anticipated traffic volumes, a description of the physical and functional characteristics of the proposed bicycle and pedestrian accommodations shall be provided. If such separate bicycle accommodations (e.g., striped lanes or multi-purpose trails) are anticipated, they shall also be identified. A description of the functional characteristics shall be provided to identify the transportation options that these accommodations provide (e.g., pedestrian access to retail center, safe bicycle route to elementary school, inter-parcel connections to adjacent neighborhoods, access to W&OD trail, etc.)

Does Study Meet Guidelines? yes Comments: N.A.

lmm/

G:\LCG\OTS\FSM Traffic Study Scoping Documents\FSM Checklist for Application (12-07 FSM Revisions).doc

From: Ginni VanHorn
To: Polis, Wini
Date: 3/26/2009 5:19 PM
Subject: Fwd: Re: FW: Dulles Industrial Park Lot 1

>>> George Phillips 3/25/2009 3:21 PM >>>
Roy- 3/25/09

I got your phone message and E mail. Your revised traffic statement covers it. Go ahead and send this in with your application and when it comes to me through Ginni in Planning, I'll check it off as accepted.

Thanks, George

>>> "Roy Clark" <RClark@whqa.com> 3/25/2009 1:26 PM >>>

> -----Original Message-----

> From: Roy Clark
> Sent: Wednesday, March 25, 2009 1:24 PM
> To: 'gphillips@loudoun.gov'
> Subject: FW: Dulles Industrial Park Lot 1

>

>

>

> -----Original Message-----

> From: Roy Clark
> Sent: Wednesday, March 25, 2009 1:21 PM
> To: 'gphillips@loudoun.gov'
> Subject: Dulles Industrial Park Lot 1

>

>

> George: Here is the revised Traffic Impact Statement for SPEX 2009 - 0006. Sorry for the delay.....roy

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> > <<Revised 3-25-09 Traffic Study Statement for Dulles Industrial Park South Lot 1.doc>>

>

>

> Roy Clark
> Director of Planning and Land Use Services
> rclark@whqa.com
> 571-291-4625

>

>

>

> WILLIAM H. GORDON ASSOCIATES, INC.
> Civil Engineering * Survey * Landscape Architecture * Land Planning
> Site Security Consulting * GIS
> 44084 Riverside Pkwy., Ste. 100, Leesburg, VA 20176
> 703-729-9009 (office) / 703-478-8517 (fax)
> <http://www.whqa.com> (<http://www.whqa.com/>)

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William H. Gordon Associates, Inc.

Date: January 27, 2009
Revised March 25, 2009
Re: Dulles Industrial Park South, Lot 1
Traffic Study Statement

On behalf of Dulles South Properties, LLC, we are writing to provide you traffic information in lieu of a full Traffic Study for a proposed Special Exception application as discussed with County staff at the October 14, 2008 Traffic Study Scoping meeting.

Site Description

Dulles South Properties, LLC is seeking to relocate AmeriGas propane distributor to their property located at 44180 Wade Drive, Chantilly, Virginia (PIN 097-40-7676). The application is for a special exception to permit bulk storage and commercial distribution of propane gas. The property is zoned MR-HI Mineral Resource – Heavy Industrial and is currently occupied by an air compressor rental company and a landscape contractor. The current users occupy approximately 13,280 square feet of gross floor area. The proposed facility will be two (2) 30,000 gallon propane storage tanks on a concrete pad within a fenced compound. No building structures are proposed with this application.

Site Access

Access to the site is from a VDOT commercial entrance from Wade Drive, Route 873. Wade Drive intersects with Pleasant Valley Drive, Route 609, approximately 1,000 linear feet east of the site and ends in the west at a cul-de-sac adjacent to the site. Pleasant Valley Drive intersects Route 50 to the south and terminates at the Washington Dulles International Airport boundary line to the north.

Use / Hours of Operation

The special exception is for two (2) 30,000 gallon propane storage tanks. There is no direct sale to the general public. AmeriGas delivery trucks come to the site to fill their trucks for delivery to their customers in southeast Loudoun County and the surrounding areas. The 30,000 gallon propane storage tanks are replenished at various times of the month by a tractor-trailer. Normal business hours are 7:30 A.M. to 5:00 P.M. Monday through Friday with occasional deliveries after hours and weekends.

Wade Drive

Wade Drive (Route 873) is a two lane paved local roadway within a 60' right-of-way. The Revised Countywide Transportation Plan calls for this segment to become a major collector (Route 50 North Collector Road) with four lanes in a 70' right-of-way. The estimated Annual Average Daily Traffic (AADT) for Wade Drive is 180 per VDOT's 2007 Daily Traffic Volume Estimates.

Pleasant Valley Drive

Pleasant Valley Drive (Route 609) is a two lane paved roadway within a variable width right-of-way. The Pleasant Valley Drive / Route 50 intersection is signalized. Plans are currently under review by Loudoun County for improvements to the Route 609 and Route 50 intersection with site plan application STPL-2008-0030 to allow a left, left/through, and right turn lanes. The current posted limit is 35 MPH. The estimated Average Annual Daily Traffic (AADT) for Pleasant Valley Drive is 3,300 per VDOT's 2007 Daily Traffic Volume Estimates.

Site Generation Volumes

Permitted Use as Zoned

Land Use	ITE Code	Size (GFA)	----- Weekday -----						
			AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	Total
General Heavy Industrial	120	147,995 SF	38	37	75	50	50	100	222

Existing / Proposed Use

Land Use	ITE Code	Size (GFA)	----- Weekday -----						
			AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	Total
Office	710	1,978 SF	1	0	1	0	3	3	4
General Heavy Industrial	120	11,302 SF	3	3	6	4	4	8	17
AmeriGas – Historical Data		N/A	1	1	2*	1	1	2*	4*
Site Total		13,280 SF	5	4	9	5	8	13	25

*Assumes Worse Case

Refer to the attached "Aldie Plant Activity" for site generation volumes used with this Traffic Study Statement.

Site Trip Distribution

To / From East on Route 50	25%
To / From West on Route 50	25%
To / From North on Pleasant Valley Drive	25%
To / From South on Pleasant Valley Drive	25%
Total	100%

Safety Issues

A portion of Pleasant Valley Drive is currently under construction for a widening which will be completed in the near future. Route 50 is scheduled to be widened to six (6) lanes from Route 28 to Route 742. Construction is scheduled to begin in the summer of 2010. This area will be a construction zone for a period of time and will require caution when used.

Conclusion

The addition of the AmeriGas Propane Storage and Distribution Facility to existing uses already located on the property will be substantially less than if the property was developed with by-right uses. The AmeriGas facility will have negligible impact on the existing transportation network.



William H. Gordon Associates, Inc.

Date: January 27, 2009
Re: **Dulles Industrial Park South, Lot 1**
Traffic Study Statement



On behalf of Dulles South Properties, LLC, we are writing to provide you traffic information in lieu of a full Traffic Study for a proposed Special Exception application as discussed with County staff at the October 14, 2008 Traffic Study Scoping meeting.

Site Description

Dulles South Properties, LLC is seeking to relocate AmeriGas propane distributor to their property located at 44180 Wade Drive, Chantilly, Virginia (PIN 097-40-7676). The application is for a special exception to permit bulk storage and commercial distribution of propane gas. The property is zoned MR-HI Mineral Resource – Heavy Industrial and is currently occupied by an air compressor rental company and a landscape contractor. The current users occupy approximately 13,280 square feet of gross floor area. The proposed facility will be two (2) 30,000 gallon propane storage tanks on a concrete pad within a fenced compound. No building structures are proposed with this application.

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Existing / Proposed Use

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Conclusion

The addition of the AmeriGas Propane Storage and Distribution Facility to existing uses already located on the property will be substantially less than if the property was developed with by-right uses. The AmeriGas facility will have negligible impact on the existing transportation network.



**DULLES INDUSTRIAL PARK
SOUTH**

SPECIAL EXCEPTION EXHIBIT

W&A
ENGINEERS • SURVEYORS • LAND PLANNERS • LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
4404 Riverside Pk., Suite 100, Leesburg, Virginia 20176
(703) 782-0000 FAX (703) 497-0000 TOLL (703) 497-0017

ALDIE PLANT ACTIVITY

MONTH/2008	LOADS DROPPED	LOADS PULLED OUT		
08-Jun	1	5		
08-May	1	8		
08-Apr	3	17		
08-Mar	8	24		
08-Feb	8	42		
08-Jan	17	77		
Dec-07	7	35		
Nov-07	7	18		
Oct-07	3	26		
Sep-07	3	7		
Aug-07	4	6		
Jul-07	0	6		
Jun-07	3	4		
May-07	2	10		
Apr-07	4	19		
Mar-07	17	31		
Feb-07	20	73		
Jan-07	14	48		
06-Dec	5	20		
06-Nov	9	21		

Virginia Department of Transportation
 Traffic Engineering Division
 2007
 Annual Average Daily Traffic Volume Estimates By Section of Route
 Loudoun Maintenance Area

Route	Length	AADT	QA	4Tire	Bus	Truck				QC	K Factor	QK	Dir Factor	AAWDT	QW	Year
						2Axle	3+Axle	1Trail	2Trail							
Loudoun County																
(863) Highwater Rd	0.09	40	R								NA		NA			1999
(864) Glenn Dr	0.54	8400	R								NA		NA			03/14/2005
(864) Glenn Dr	0.11	1900	R								NA		NA			1999
(864) Glenn Dr	0.10	1900	N								NA		NA			1999
(865) Acacia Dr	0.21	200	R								NA		NA			1999
(866) Underwood Lane	0.31	1200	R								NA		NA			1999
(867) Shepard Dr	0.25	3300	R								NA		NA			03/14/2005
(868) Davis Dr	0.31	4400	R								NA		NA			03/19/2005
(868) Davis Dr	0.06	5400	N								NA		NA			03/19/2005
(868) Davis Dr	0.11	5400	R								NA		NA			03/19/2005
(868) Davis Dr	0.33	NA									NA		NA			
(869) Bryant Ct	0.11	290	R								NA		NA			1999
(870) Mullen Hill Rd	0.22	60	R								NA		NA			04/25/2005
(871) Manor House Rd	0.08	70	R								NA		NA			1999
(872) Lewis Ct	0.15	80	R								NA		NA			1999
(873) Wade Dr	0.27	180	R								NA		NA			1999
(875) Powers Ct	0.13	150	R								NA		NA			1999
(877) Racefield Lane	0.60	140	R								NA		NA			1999
(878) Glendale St	0.26	290	R								NA		NA			1999
(879) Basswood Ct	0.23	170	R								NA		NA			1999

Virginia Department of Transportation
 Traffic Engineering Division
 2007
 Annual Average Daily Traffic Volume Estimates By Section of Route
 Loudoun Maintenance Area

Route	Length	AADT	QA	4Tire	Bus	Truck				QC	K Factor	QK	Dir Factor	AAWDT	QW	Year
						2Axle	3+Axle	1Trail	2Trail							
Loudoun County																
(600) Lenah Rd	2.00	650	R								NA		NA			03/01/2002
(601) Raven Rocks Rd	0.40	140	R								NA		NA			1999
(602) Russell Rd	0.44	210	R								NA		NA			02/01/2002
(603) Brockman Lane	0.13	320	R								NA		NA			04/21/2005
(603) Brockman Lane	0.16	860	R								NA		NA			1999
(604) Alcott Way	0.21	40	R								NA		NA			1999
(604) Alcott Way	0.21	180	R								NA		NA			02/16/2005
(604) Sugarland Rd	0.25	9800	G	99%	0%	0%	0%	0%	0%	C	0.107	F	0.636	11000	G	2007
(605) Rock Hill Rd	0.60	2100	R								NA		NA			04/05/2005
(606) Old Ox Rd	0.81	30000	G	92%	2%	2%	2%	2%	0%	F	0.098	F	0.685	31000	G	2007
(606) Old Ox Rd	1.98	21000	G	92%	2%	2%	2%	2%	0%	F	0.095	F	0.736	22000	G	2007
(606) Old Ox Rd	3.03	24000	G	92%	2%	2%	2%	2%	0%	C	0.092	F	0.620	24000	G	2007
(606) Old Ox Rd	2.12	37000	G	92%	2%	2%	2%	2%	0%	F	0.088	F	0.650	38000	G	2007
(606) Old Ox Rd	1.09	33000	G	97%	0%	1%	1%	0%	0%	C	0.088	F	0.507	37000	G	2007
(606) Old Ox Rd	0.03	41000	G	97%	0%	1%	1%	0%	0%	F	0.086	N	0.515	43000	G	2007
(607) Smith Switch Rd	3.36	890	R								NA		NA			01/25/2005
(607) Presidential Dr	0.35	330	R								NA		NA			1999
(608) Foxhill Rd	0.49	120	R								NA		NA			1999
(609) Pleasant Valley Rd	0.56	2300	G	96%	1%	2%	1%	1%	0%	C	0.086	F	0.801	2300	G	2007
(609) Pleasant Valley Rd	0.65	3300	R								NA		NA			01/06/2005
(610) Ruritan Rd	0.40	400	R								NA		NA			1999

Application Name: Americas Propane (Dulles South) Date: 10/14/08

Application Type: Special Exception

Attendees: George Phillips
Steve Crawford
Steve Stacklein

Roy Clark
Tony Brathwaite
John Herman
Tom Dunlap

- (1) **Study Area:** Roadways internal or adjacent to the development site shall be included in the traffic study. The study area should be defined at the scoping meeting and as a guideline should include other external roads to the extent that the project's generated traffic is anticipated to exceed 10 percent of the road's current/existing traffic volumes (at the time of application).

Comments: Route 50 / Route 609 (Lodge Drive) north of Route 50
gait:
Mention in letter of the planned Route 50 North Collector Road

- (2) **Traffic Count Locations:** Traffic counts are required on the adjacent roads, the adjacent intersections beyond the project's frontage on adjacent roads in the study area. The AM/PM peak period traffic counts shall not be more than twelve (12) months old at the time of the application submission. Twenty-four (24) hour weekday traffic counts are also required for roadway segments.

Comments: Not necessary assuming the proposed trip generation is lower than the existing by night use as zoned.
If it does exceed then additional analysis will be required and meeting will need to be held with the applicants consultants

- (3) **Trip Generation:** As a general guide to vehicle trip generation, the latest edition of the Institute of Transportation Engineer's (I.T.E.). Trip Generation Report shall be used. These rates may be supplemented by additional information provided by the County. If the applicant chooses to use different rates, they shall be documented and agreed to at the scoping meeting prior to their use in the traffic analyses. Primary trip reductions associated with passby trips and methodologies for trip reductions associated with passby trips shall be discussed and agreed upon at the scoping meeting.

Comments: Applicants will provide a comparison of the proposed use (Propane Business in Aldie, VA) with the existing by night zoning (Heavy Industrial). These numbers will be included in the letter

- (4) **Traffic Volume Projections:** The traffic study shall include an agreed upon build out year and provide existing and projected traffic volumes, with and without the subject project, for Average Daily Traffic (ADT), as well as AM and PM peak hours. The peak hour of the project/individual land use(s) (as given in the ITE Trip Generation Report) should be added to the corresponding AM/PM existing peak hour of the adjacent roadway traffic volumes (to show the worst case scenario), if the peak hour of the project/individual land use(s) for the generator is greater than the peak hour of the adjacent roadway (per ITE Trip Generation Report). The existing peak hour of traffic on the roads adjacent to the subject project site shall be identified. These traffic volumes shall be provided at roadway intersections and commercial or private accessways/entrances.

Comments: N.A. See #2

- (5) **LOS Analysis:** Level of Service (LOS) calculations for existing and projected conditions, with and without the subject project, for highway segments, intersection legs, and entrances shall be provided. Calculations shall be in accordance with the Highway Capacity Manual (HCM) and/or the Highway Capacity Software (HCS), or as may be agreed at the scoping meeting. Traffic volumes and LOS information shall be provided for each phase of development, to include conditions at date of project completion. Projections shall also be made for date of completion plus ten (10) years or to an agreed upon forecast year.

Comments: N.A. See Comment #2

- (6) **Minimum Roadway/Intersection LOS Standards:** Recommendations for phased improvements to the road network links in order to maintain an acceptable LOS (minimum LOS "D") shall be provided. For each phase up to and including buildout, a minimum approach and overall LOS "D" at intersections shall apply.

Comments: N.A. See Comment #2

(7) **Background Traffic Assumptions:** Assumptions which determine projected background traffic, including through traffic growth rate to be applied on roadway links, shall be confirmed at the scoping meeting. The sources for determining future traffic projections will include one or more of the following:

- The Loudoun County Growth Summary or similar documents from Loudoun County.
- The Loudoun County transportation model which incorporates COG's Cooperative Forecasts for Loudoun County.
- Approved developments in the vicinity of the proposed development.

Specific other approved development names and respective development square footage or residential units in the study shall be provided.

Comments: N.A. See Comment #2

(8) **Traffic/Trip Distribution:** Directional trip distribution information shall be provided for project entrances and collector and arterial intersections within the study area for the phases and categories (e.g., residential, office, retail, industrial and institutional) of development.

Comments: Will provide in the letter

(9) **LOS Calculations Assumptions:** Traffic counts and LOS worksheets and projected traffic volume LOS analyses, using agreed upon analysis techniques, including existing AM/PM peak hour signal timing, shall be included as a part of the traffic study.

Comments: N.A. See Comment #2

(10) **Mode Choice:** Modal split information shall be provided for the phases of the analysis, with sources of information identified (e.g., COG model).

Comments: N.A.

- (11) **Safety Locations:** Road safety hazards, as identified by the ISTEA set-aside funding criteria and/or as identified by the County at the scoping meeting, within the study area shall be analyzed for all roadway links and intersections in the traffic study.

Comments: Will mention either way

- (12) **Traffic Mitigation Measures:** If trip reduction factors are used in the study, measures necessary to implement the reduction must be specified, with supporting documentation.

Comments: N.A.

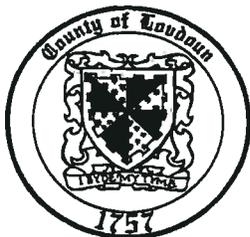
- (13) **Bicycle & Pedestrian Accommodations:** When bicycle and pedestrian accommodations are used to reduce anticipated traffic volumes, a description of the physical and functional characteristics of the proposed bicycle and pedestrian accommodations shall be provided. If such separate bicycle accommodations (e.g., striped lanes or multi-purpose trails) are anticipated, they shall also be identified. A description of the functional characteristics shall be provided to identify the transportation options that these accommodations provide (e.g., pedestrian access to retail center, safe bicycle route to elementary school, inter-parcel connections to adjacent neighborhoods, access to W&OD trail, etc.)

Comments: N.A.

Staff Signature: Deane R. Phillips 10/14/08

Traffic Consultant Signature: [Signature] AS Attorney
Thomas Dunlap 777-7319

Imm/



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

April 23, 2009

Mr. Stephen Cranford
Dulles South Properties, LLC
12529 Parklawn Drive
Rockville, MD 20852

RE: SPEX 2009-0006 – Dulles Industrial Park South Lot 1

Dear Mr. Cranford:

This letter serves to inform you that the above-referenced land development application has been officially accepted for processing as of April 23, 2009. The application will be sent to the appropriate referral agencies for review with a comment due date of May 23, 2009. I have been asked to serve as the Project Manager and look forward to working with your team. Should you wish to review the file, it is available in the file room located in the Department of Building and Development. If you have any further questions regarding the review and processing of the above-referenced application, please feel free to contact me.

Sincerely,

Marchant Schneider
Project Manager

cc: Van Armstrong, Land Use Review Division Manager, Department of Planning



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

April 23, 2009

RE: **SPEX 2009-0006 – Dulles Industrial Park South Lot 1**

Dear Adjacent Property Owner:

This letter serves to inform you that the above referenced land development application has been officially accepted for processing as of April 23, 2009. Should you wish to review the file, it is available in the file room located in the Department of Building and Development. If you have any further questions regarding the review and processing of this application, please feel free to contact me.

Sincerely,

Marchant Schneider
Project Manager

cc: Stephen Cranford, Dulles South Properties, LLC
Van Armstrong, Land Use Review Program Manager, Department of Planning

Attachment on back

SPEX 2009-0006 Dulles Industrial Park South Lot 1

APPLICANT: Dulles South Properties, LLC
Stephen Stecklein
Executive, Vice President, and Chief Operating Officer
12529 Parklawn Drive
Rockville, MD 20852
301-230-5800

PROPERTY OWNER: Same as Applicant

REPRESENTATIVE: Dulles South Properties, LLC
Stephen Cranford
12529 Parklawn Drive
Rockville, MD 20852
301-230-5800
scanford@washair.com

PROPOSAL: A Special Exception to allow installation of two 30,000 gallon storage tanks for distribution and storage of propane gas in the MR-HI zoning district.

LOCATION: 44180 Wade Drive, Chantilly, VA. North side of Wade Drive, 0.2 miles northwest of Pleasant Valley Road.

TAX MAP/PARCEL: Tax Map— 102///1/////1/ MCPI— 097-40-7676-000

ZONING: MR-HI

RESIDENTIAL UNITS: N/A

NON-RES. FLOOR AREA: See Plat

SURROUNDING ZONING / LAND USES:

NORTH	MR-HI	Commercial Industrial
SOUTH	MR-HI	Commercial Industrial
EAST	MR-HI	Commercial Industrial
WEST	MR-HI	Commercial Industrial

ELECTION DISTRICT: Dulles



Dunlap, Grubb & Weaver

www.dglegal.com

Attorneys & Counselors At Law

199 Liberty Street, SW
Leesburg, VA 20175-2715
703-777-7319 · fax 703-777-3656

1200 G Street, NW, Suite 800
Washington, DC 20005
202-316-8558 · Fax 202-318-0242

April 16, 2009

BY HAND DELIVERY

Wini Polis, Land Use Review Planner
Loudoun County Department of Planning
1 Harrison Street, S.E., 3rd Floor
Leesburg, VA 20177-7000



Re: SPEX 2009-0006 – Dulles Industrial Park South Lot 1

Dear Ms. Polis:

Enclosed please find the original, notarized Revised Disclosure of Real Parties in Interest form in the above referenced matter. A copy of this form was delivered to you on April 7, 2009, but we wanted to provide the original with the notary's seal for your files.

If you have any questions or concerns, please call me at (703) 777-7319. Thank you for your assistance with this matter.

Best regards,

David Ludwig
Attorney for Applicant/Owner

Enclosure

LOUDOUN COUNTY
DISCLOSURES OF REAL PARTIES IN INTEREST
AND LAND USE PROCEEDINGS



A. INTRODUCTION

Under the mandatory provisions of Va. Code Ann. § 15.2-2287.1, each member of the Board of Supervisors, Planning Commission, and the Board of Zoning Appeals must make a full public disclosure of any business or financial relationship (including gifts or donations received as described in this Affidavit) that the member has or has had with the applicant, title owner, contract purchaser, or lessee of the land or their agent within twelve months prior to a hearing. This Code Section is specifically applicable only to Loudoun County.

In addition, pursuant to Va. Code Ann. § 15.2-2289, the Board of Supervisors for Loudoun County had previously adopted an ordinance requiring the submission of a completed Disclosure of Real Parties in Interest Form. *See 1993 Revised Zoning Ordinance, Section 6-403(A).*

The Loudoun County Board of Supervisors has directed County Staff to prepare land use affidavit forms to be used with rezoning, special exception, and variance applications, and reaffirmation procedures for affidavits. **The "Affidavit" and "Reaffirmation of Affidavit" forms shall not be altered or modified in any way. Any form that is altered or modified in any way will not be accepted.**

With the submission of any such zoning application, you are required to submit an Affidavit. Prior to a public hearing, you will be required to reaffirm your Affidavit in accordance with the reaffirmation procedures.

B. INSTRUCTIONS

1. Fill out the Affidavit and file with Application.
2. All listings which include PARTNERSHIPS, CORPORATIONS, or TRUSTS, must include the names of beneficiaries, broken down successively until: (a) only individual persons are listed or (b) the listing is a corporation having more than 100 shareholders that has no shareholder owning 10% or more of any class of stock. In the case of an Applicant, title owner, contract purchaser, or lessee of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all its partners (general and limited), of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the applicant, title owner, contract purchaser, or lessee of the land.
3. **Limited liability companies and real estate investment trusts and their equivalents are treated as corporations**, with members being deemed the equivalent of shareholders; managing members shall also be listed.

4. Prior to each and every public hearing on a Zoning Map Amendment, Zoning Concept Plan Amendment, Zoning Ordinance Modification, Special Exception, Commission Permit, Certificate of Appropriateness or Variance, and prior to Board action, the Applicant shall review the affidavit and provide any changed or supplemental information including business or financial relationships of the type described above, that arise on or after the date of this application. A "Reaffirmation of Affidavit" form is available for your use online at: http://inetdocs.loudoun.gov/planning/docs/documentsandfor_/index.htm
5. As used in these forms "real parties in interest" shall include all sole or joint property owners, parties who have legal interest in the protection of the property such as a trustee or executor, parties who have an equitable or beneficial interest in the property, such as beneficiaries of a trust, and, in the case of corporations, all stockholders, officers, and directors. Pursuant to Va. Code Ann. § 15.2-2289, the requirement of listing names of stockholders, officers, and directors shall not apply to a corporation whose stock is traded on a national or local stock exchange and having more than 500 shareholders.
6. In the case of a condominium, the requirements shall apply only to the title owner, contract purchaser, or lessee if they own 10% or more of the units in the condominium.

I, Stephen J. Stecklein, Dulles South Properties, LLC, do hereby state that I am an

X Applicant

___ Applicant's Authorized Agent listed in Section C.1. below

in Application Number(s): SPEX 1009-0006 – Dulles Industrial Park South Lot 1

and that to the best of my knowledge and belief, the following information is true:

C. DISCLOSURES: REAL PARTIES IN INTEREST AND LAND USE PROCEEDINGS

1. REAL PARTIES IN INTEREST

The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS** and **LESSEES** of the land described in the application* and if any of the forgoing is a **TRUSTEE**** each **BENEFICIARY** of such trust, and all **ATTORNEYS**, and **REAL ESTATE BROKERS**, and all AGENTS of any of the foregoing.

All relationships to the persons or entities listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together (ex. Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc.) For a multiple parcel application, list the Parcel Identification Number (PIN) of the parcel(s) for each owner(s).

<i>NAME</i> <i>(First, M.I., Last)</i>	<i>ADDRESS</i> <i>(Street, City, State, Zip Code)</i>	<i>RELATIONSHIP</i> <i>(Listed in bold above)</i>
Dulles South Properties, LLC	12529 Parklawn Dr. Rockville, MD 20850	Applicant/Title Owner
AmeriGas, Inc.	PO Box 965 Valley Forge, PA 19482	Applicant
Washington Air Compressor Rental Co.	4622 42nd Place Hyattsville, MD 20781	Lessee
Palmer Landscaping	PO Box 710025 Oak Hill, VA 20171	Lessee
William H. Gordon Associates, Inc.	4501 Daly Drive Chantilly, VA 20151	Land Use Planner
Dunlap, Grubb & Weaver, PLLC	199 Liberty Street, SW Leesburg, VA 20175	Attorney for Owner

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** In the case of a TRUSTEE, list Name of Trustee, name of Trust, if applicable, and name of each beneficiary.

Check if applicable:

___ There are additional Real Parties in Interest. See Attachment to Paragraph C-1.

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

Dulles South Properties, LLC, 12529 Parklawn Dr., Rockville, MD 20852

Description of Corporation:

There are 100 or fewer shareholders and all shareholders are listed below.

There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of Shareholders:

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>
Albert E. Stecklein III	
Stephen J. Stecklein	
Kathleen S. Stecklein	
Brian D. Stecklein	
Kevin A. Stecklein	

Names of Officers and Directors:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>
Stephen J. Stecklein	Managing Member

Check if applicable:

There is additional Corporation Information. See Attachment to Paragraph C-2.

Attachment to Paragraph C-2

Name and Address of Corporation: (complete name, street address, city, state, zip code)

AmeriGas, Inc., PO BOX 965, Valley Forge, PA 19482

Description of Corporation:

There are 100 or fewer shareholders and all shareholders are listed below.

There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of Shareholders:

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>

Names of Officers and Directors:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>
Eugene Bissell	CEO
Jerry Sheridan	CFO
Lon Greenberg	Chairman
John Walsh Jr.	Vice Chairman
Robert Knauss	V.P.

Attachment to Paragraph C-2

Name and Address of Corporation: (complete name, street address, city, state, zip code)

Washington Air Compressor Rental Co., 4622 42nd Place, Hyattsville, MD 20781

Description of Corporation:

X *There are 100 or fewer shareholders and all shareholders are listed below.*

 There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

 There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

 There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of Shareholders:

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>
Albert E. Stecklein Jr.	
Kathleen R. Stecklein	
Albert E. Stecklein III	
Stephen J. Stecklein	
Kathleen S. Stecklein	
Brian D. Stecklein	
Kevin A. Stecklein	

Names of Officers and Directors:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>
Albert E. Stecklein Jr.	President
Stephen J. Stecklein	Executive Vice President
Albert E. Stecklein III	Vice President
Brian D. Stecklein	Vice President
Kathleen R. Stecklein	Treasurer

Attachment to Paragraph C-2

Name and Address of Corporation: (complete name, street address, city, state, zip code)

Palmer Landscaping, P.O. Box 710025, Oak Hill, VA 20171

Description of Corporation:

There are 100 or fewer shareholders and all shareholders are listed below.

There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of Shareholders:

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>
Patrick Palmer	
Neil Brady	

Names of Officers and Directors:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>
Patrick Palmer	President
Neil Brady	Vice President

Attachment to Paragraph C-2

Name and Address of Corporation: (complete name, street address, city, state, zip code)

William H. Gordon Associates, Inc., 4501 Daly Drive, Chantilly, VA 20151

Description of Corporation:

X *There are 100 or fewer shareholders and all shareholders are listed below.*

 There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

 There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

 There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of Shareholders:

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>
William H. Gordon	Joseph W. McClellan
Eugene C. Dorn	R. Steven Hulsey
Robert W. Walker	Robert W. Woodruff
Paula M. Fleckenstein	Mark A. Dyck
Wayne E. Foard	Kevin B. Nelson
Brian P. Fletcher	Jeffrey S. Peterson
Roger E. Harris	Stanley D. Heiser
Louise Zwicker	William E. Junda

Names of Officers and Directors:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>
R. Steven Hulsey	Chief Executive Officer
Eugene C. Dorn	Vice President
Joseph W. McClellan	Vice President
Robert W. Walker	Chief Marketing Officer
Robert W. Woodruff	Chief Operating Officer
Paula M. Fleckenstein	Chief Financial Officer
Mark A. Dyck	Vice President

Attachment to Paragraph C-2

Name and Address of Corporation: (complete name, street address, city, state, zip code)

Dunlap, Grubb & Weaver, PLLC, 199 Liberty Street, SW, Leesburg, VA 20175

Description of Corporation:

X *There are 100 or fewer shareholders and all shareholders are listed below.*

 There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

 There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

 There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of Shareholders:

<i>SHAREHOLDER NAME (First, M.I., Last)</i>	<i>SHAREHOLDER NAME (First, M.I., Last)</i>

Names of Officers and Directors:

<i>NAME (First, M.I., Last)</i>	<i>Title (e.g. President, Treasurer)</i>
Thomas M. Dunlap	Member
Jeffrey W. Weaver	Member

3. PARTNERSHIP INFORMATION

The following constitutes a listing of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in the affidavit.

Partnership name and address: (complete name, street address, city, state, zip)

(check if applicable) The above-listed partnership has no limited partners.

Names and titles of the Partners:

<i>NAME</i> <i>(First, M.I., Last)</i>	<i>Title</i> <i>(e.g. General Partner, Limited Partner, etc)</i>

Check if applicable:

Additional Partnership information attached. *See Attachment to Paragraph C-3.*

4. ADDITIONAL INFORMATION

- a. One of the following options **must** be checked:

In addition to the names listed in paragraphs C. 1, 2, and 3 above, the following is a listing of any and all other individuals who own in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Other than the names listed in C. 1, 2 and 3 above, no individual owns in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Check if applicable:

Additional information attached. *See Attachment to Paragraph C-4(a).*

- b. That no member of the Loudoun County Board of Supervisors, Planning Commission, Board of Zoning Appeals or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or though an interest in a partnership owning such land, or as beneficiary of a trust owning such land.

EXCEPT AS FOLLOWS: (If none, so state).

Check if applicable:

Additional information attached. *See Attachment to Paragraph C-4(b).*

- c. That within the twelve-month period prior to the public hearing for this application, no member of the Loudoun County Board of Supervisors, Board of Zoning Appeals, or Planning Commission or any member of his immediate household, either individually, or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation (as defined in the Instructions at Paragraph B.3) in which any of them is an officer, director, employee, agent or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has or has had any business or financial relationship (other than any ordinary customer or depositor relationship with a retail establishment, public utility, or bank), including receipt of any gift or donation having a value of \$100 or more, singularly or in the aggregate, with or from any of those persons or entities listed above.

EXCEPT AS FOLLOWS: (If none, so state).

Check if applicable:

Additional information attached. *See Attachment to Paragraph C-4(c).*

D. COMPLETENESS

That the information contained in this affidavit is complete, that all partnerships, corporations (as defined in Instructions, Paragraph B.3), and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, OR LESSEE of the land have been listed and broken down, and that prior to each hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including any gifts or business or financial relationships of the type described in Section C above, that arise or occur on or after the date of this Application.

WITNESS the following signature: Stephen J. Stecklein

check one: Applicant or Applicant's Authorized Agent

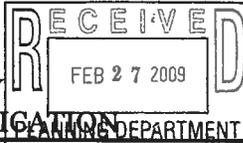
Stephen J. Stecklein, Managing Member
(Type or print first name, middle initial and last name and title of signee)

Subscribed and sworn before me this 6th day of April 2009, in the State/Commonwealth of Maryland, in the County/City of Rockville.

Stephen Cranford
Notary Public

My Commission Expires: May 9th, 2010

STEPHEN CRANFORD
Notary Public-Maryland
Montgomery County
My Commission Expires
May 09, 2010



**LOUDOUN COUNTY
LAND DEVELOPMENT APPLICATION**
PLANNING DEPARTMENT

- (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	Application Number Assigned _____
_____ 1972 Zoning Ordinance	Fee Amount Paid _____
_____ 1993 Zoning Ordinance	Receipt Number _____
<input checked="" type="checkbox"/> Revised 1993 Zoning Ordinance	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	PROPOSED RESIDENTIAL UNITS (This section is to be completed for all residential applications).		
	Total Units	Quantity Affordable	Quantity Elderly
Residential _____			
Non-residential <u>1</u>			
Conservancy _____			
Open Space _____			
Other (Specify type) _____			
Total Lots <u>1</u>	Total 0		

PROPOSED NON-RESIDENTIAL SQUARE FOOTAGE 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:

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.)
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ELECTION DISTRICT(S)
Dulles

PROPERTY TAX MAP, ACREAGE AND ZONING INFORMATION

Tax Map Number(s) or Pin Number Reference(s)	Zoning District(s)	Acreage	Zoning Status	
			Existing	Proposed
Tax Map # 102//1//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	Westland 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	LBSmitho20@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)

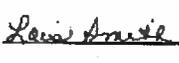
Company Name	Dulles South Properties LLC	Company Name	
Name of Person & Title	Stephen Stecklein, Executive, Vice President, and Chief Operating Officer	Name of Person & Title	
Mailing Address	12529 Parklawn Drive	Mailing Address	
City, State, Zip Code	Rockville, MD 20852	City, State, Zip Code	
Daytime 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)

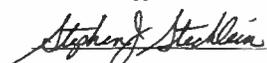
Company Name	Dulles South Properties LLC	Company Name	
Name of Person & Title	Stephen Stecklein CRANFORD Executive, Vice President, and Chief Operating Officer	Name of Person & Title	
Mailing Address	12529 Parklawn Drive	Mailing Address	
City, State, Zip Code	Rockville, MD 20852	City, State, Zip Code	
Daytime Telephone	301-230-5800	Daytime Telephone	
E-mail Address	SStecklein@washair.com SCANFORD@WBSOAGIR.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
 2/26/2008	 2/26/2008
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	
 2/26/2008	
Signature of Applicant Date	Signature of Property Owner Date

LOUDOUN COUNTY DEPARTMENT OF PLANNING
1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177 Local (703) 777-0246

MINIMUM SUBMISSION REQUIREMENTS FOR SPECIAL EXCEPTION APPLICATION

Application No. SPEX _____

TO BE COMPLETED BY THE APPLICANT

Project Name: Lot 1, Dulles Industrial Park South

Proposed Use: § 3-1004(Y): storage, bulk gasoline, petroleum products and natural gas, small and large

Project Location: 44180 Wade Drive, Chantilly, Virginia (in Zoning District MR-HI)

Tax Map #(s): 102///1///1/

Parcel #(s): 097-40-7676

Parcel Owner(s): Dulles South Properties LLC

Telephone No.: 301-230-5800

Applicant/Authorized Agent: Stephen Stecklein

Telephone No.: 301-230-5800

Engineer/Surveyor: Roy Clark, William H. Gordon Assoc.

Telephone No.: 703-729-9009

Attorney: Thomas M. Dunlap, Dunlap, Grubb & Weaver, PLLC

Telephone No.: 703-777-7319

Signature of Person Completing Checklist: _____ Date: _____

TO BE COMPLETED BY THE PLANNING OFFICE PERSONNEL

Date Received: _____ Date Reviewed: _____

Reviewed by: _____ Date Accepted/Not Accepted: _____

Reason(s) For Not Accepting: _____

MCPI Number(s): _____



A. APPLICANT RESPONSIBILITIES. The applicant must complete all of the Special Exception information contained in this checklist, or present written approval for any deviation therefrom. Written approval from the designated department for any deviation from mandatory requirements must be obtained prior to application submission.

Where proposed project information is requested in this checklist for adjacent property to the proposal, this information may be limited to projects on file with the County or with an adjacent incorporated town or surrounding jurisdiction.

All plats or plans submitted with this application shall be folded to a size of approximately 8½" x 11" with the title block visible.

If the application is judged incomplete, the staff will identify in writing the deficiencies that must be corrected. The application will not be accepted for processing. The fee and materials will be returned to the applicant.

All required forms are available in the Department of Planning.

Approved Deviations:

K.5 Archeological Assessment (waiver request pending) and K.12.b tree inventory (waiver request pending)

B. <u>LAND DEVELOPMENT APPLICATION FORM.</u> Submit a completed land development application form, including the following:	SUBMITTED		
	YES	NO	N/A
1. Name of the applicant(s).	✓		
2. Applicant(s) address: city/state/zip.	✓		
3. Applicant(s) telephone number(s).	✓		
4. Authorized representative.	✓		
5. Representative's address: city/state/zip code.	✓		
6. Representative's telephone number(s).	✓		
7. Property owner(s).	✓		
8. Property owner(s) address: city/state/zip code.	✓		
9. Property owner(s) telephone number(s).	✓		
10. Present zoning classification(s). ²	✓		
11. Project location.	✓		
12. Tax map & parcel number(s); MCPI number(s).	✓		
13. Proposed name of the subdivision, development or business.	✓		
14. Election district(s) in which the proposed special exception is located.	✓		

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning

	SUBMITTED		
	YES	NO	N/A
15. Signature of the applicant.	✓		
16. Signature of the owner.	✓		
C. <u>CERTIFICATE OF PAYMENT OF TAXES.</u> Provide a certificate verifying that real estate taxes have been paid for all property included in the application. <i>(A certificate of payment of taxes is available from the Treasurer's Office.)</i>	✓		
D. <u>USE VALUE ASSESSMENT PROGRAM.</u> Provide a statement which identifies any parcel(s) currently subject to the County's Use Value Assessment that are included as part of this application. <i>(A Land Use certificate is available from the Department of Financial Services.)</i>	✓		
E. <u>DISCLOSURE OF REAL PARTIES IN INTEREST.</u> Provide completed disclosure form(s).	✓		
F. <u>FEES.</u> Provide a check made payable to the County of Loudoun.	✓		
G. <u>BUILDING DESIGN.</u> Provide 15 copies of floor plans and elevations for the front, sides, and rear of any on-site structures proposed.	✓		
H. <u>RECORD OF PRE-APPLICATION CONFERENCE.</u> Provide a copy of the documentation provided at the conference.	✓		
I. <u>STATEMENT OF JUSTIFICATION.</u> Provide 15 copies of a written Statement of Justification describing the project and detailing the reason(s) why the granting of a special exception is appropriate. The statement must address the issues for consideration in Section 6-1310 of the Zoning Ordinance including a description of the proposed development's compliance with the environmental, cultural, land use, economic and fiscal, and design goals and policies of the Comprehensive Plan.	✓		
J. <u>VICINITY MAP.</u> Provide 15 copies of a map labeled "Vicinity Map" at a scale of 1" = 1000', 8½" x 11" in size with approximate Virginia coordinate grid information with the proposal's property centered on the map. ¹ Include the following information on the map:	✓		
1. Approximate location of arterial and collector streets and any local streets connecting to the proposed project and street names or numbers; major streams or rivers; the Potomac River; the W&OD Trail. ¹	✓		
2. Project boundaries and all existing lot boundaries (as shown on the County parcel maps) within the project and surrounding the project within the vicinity map area. ¹	✓		
3. For adjacent property within 200 feet including property across the road from project, include the following:			
a. Approved and proposed projects or subdivision names, lot lines, section and lot numbers ¹ and zoning ² .	✓		
b. Existing and proposed land uses at time of submission; lots; existing structures within 200 feet of the proposed project. ¹	✓		
c. Adjacent open space easements, park and recreation land.	✓		
4. Jurisdictional boundaries. ¹	✓		

1. Information available from the Office of Mapping

2. Information available from the Department of Building and Development

3. Information available from the Clerk of the Circuit Court

4. Information available from the Department of Planning

	SUBMITTED		
	YES	NO	N/A
10. On-site roadway information including: ¹ a. Existing and proposed access points to existing state road system including roadway entrance widths. b. Existing and proposed locations of internal through public street network and right-of-way widths; access points with adjacent parcels.	✓		✓
11. Include parking/loading areas.			
12. The location and general description of vegetation and existing tree cover including: a. A description of type and extent of tree cover that identifies canopy, understory growth and other flora; b. An inventory of evergreen trees with calipers of 14 inches or larger and deciduous trees with calipers of 22 inches or larger (measured 4.5 feet above the ground); and c. Endangered species habitat ⁵ . d. The nature and extent of existing and/or proposed landscaping, screening or buffering on the site.	✓ <i>(note 15 on sheet 2)</i> ✓ ✓		<i>(see note 15 on sheet 2)</i> <i>(letter enclosed)</i>
13. Topography at contours not more than five (5) feet. <i>Note: The Director may request a two (2) foot contour.</i>	✓		
14. The location of any steep slopes.			✓
15. The location and type of any fuel and fuel storage and a listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; all hazardous waste as set forth in Commonwealth of Virginia Department of Waste Management.	✓		
16. Where applicable, the limits of floodplain boundaries are to be delineated. The plan shall utilize and identify the source as the Floodplain Map of Loudoun County.	✓		
17. Limits of any overlay districts on the property (HCC, AI, FOD, MDOD). ²	✓		
18. If requested by the Planning Director the applicant shall provide: a. A minimum of two cross-sections where a grade change of 3 feet or more is proposed or where buildings are proposed. The cross-sections shall illustrate existing and proposed topography, height and density of vegetation and the dimensions of proposed buildings. b. For projects adjacent to existing residentially zoned or used property, three-dimensional sketches providing a "bird's eye" (45°) view and at least two eye-level perspectives (30°) of the project illustrating the relationship between the proposed development and the surrounding community. <i>Note: The cross-sections and/or sketches shall be provided no later than the applicant's response to the initial agency comments (referrals).</i>			✓ ✓

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning
5. Information available from the State Department of Natural Resources

	SUBMITTED		
	YES	NO	N/A
19. Identification of any Federal or State permits or conditions that directly limit development on the subject property.	✓		
L. TRAFFIC STUDY. Provide 6 copies of a traffic analysis indicating the relationship of the proposed development to traffic, road and transit use and plans according to FSM Section 4-200B including the following elements:	✓	<i>(see enclosed traffic study scoping meeting notes)</i>	
1. Study area.			✓
2. Traffic count locations.			✓
3. Trip generation.			✓
4. Traffic volume projections.			✓
5. Level of service analysis.			✓
6. Minimum roadway/intersection level of service standards.			✓
7. Background traffic assumptions.			✓
8. Traffic/trip distribution.			✓
9. Level of service calculation assumptions.			✓
10. Mode choice.			✓
11. Safety locations.			✓
12. Traffic mitigation measures.			✓

- M. **COMMUNITY MEETINGS.** The applicant must submit a list or schedule of meetings between the applicant and the surrounding communities either held or scheduled to be held.
- N. **MAILING LABELS.** The applicant must submit two (2) sets of pre-printed address/ mailing labels with addresses of all adjacent property owners.
- O. **CERTIFICATION OF APPLICATION SUBMISSION.** I hereby certify that the above stated information is included in the attached special exception application and accompanying materials. Further, I have included on the site plan any conditions required by proffers of an approved rezoning for this site, or required by a variance approval, special agreements or covenants.

APPLICANT SIGNATURE *Stephen J. Stecklein* DATE 2/26/2008

APPLICANT SIGNATURE *Louis Arnette* DATE 2/26/2008

Application: _____ Accepted _____ Rejected

Checklist Reviewer

Date



Dunlap, Grubb & Weaver

www.dglegal.com

Attorneys & Counselors At Law

199 Liberty Street, SW
Leesburg, VA 20175-2715
703-777-7319 • fax 703-777-3656

1200 G Street, NW, Suite 800
Washington, DC 20005
202-316-8558 • Fax 202-318-0242

April 7, 2009

BY HAND DELIVERY

Wini Polis, Land Use Review Planner
Loudoun County Department of Planning
1 Harrison Street, S.E., 3rd Floor
Leesburg, VA 20177-7000



Re: SPEX 2009-0006 – Dulles Industrial Park South Lot 1

Dear Ms. Polis:

Enclosed please find supplemental materials related to the above-reference application, in response to your March 27, 2009 letter. The requested soft copies of the plat and statement of justification have been previously submitted by email.

If you have any questions or concerns, please call me at (703) 777-7319. Thank you for your assistance with this matter.

Best regards,

David Ludwig
Attorney for Applicant/Owner

Enclosures: Revised Plat (18 copies); Statement of Justification (18 copies); Schedule of Community Meetings (1 copy); Revised Disclosure of Real Parties in Interest form (1 copy); Revised Pre-Printed Mailing Address Labels (2 sets)



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

March 27, 2009

Mr. Stephen Stecklein
Executive, Vice President and Chief Operating Officer
Dulles South Properties LLC
12529 Parklawn Drive
Rockville, MD 20852

RE: SPEX 2009-0006 – Dulles Industrial Park South Lot 1

Dear Mr. Stecklein:

This letter serves to inform you that the above referenced application has been reviewed for minimum checklist submission compliance. The following material has not been provided or needs to be clarified before the application can be officially accepted for processing:

1. On the first page of the Disclosure of Real Parties in Interest, it is stated that Steve Cranford with Dulles South Properties is the Applicant but Mr. Cranford is not listed on the Land Development Application form as an Applicant. Please clarify and update both forms.
2. Please provide information for AmeriGas, Inc. as an Applicant and William H. Gordon Associates, Inc. as an Agent on the Disclosure of Real Parties in Interest form. This information should include the company name, address, and relationship within Section C.1. And within Section C.2 or C.3 provide a listing of all individuals that are either shareholders or partners.
3. Please list the current owner name "Dulles Properties LLC" of the subject parcel along with the individual names already listed for the company in Section C.1. of the same disclosure form.
4. Please revise the plat title sheet to change the County Election District to the Dulles District. Sheets 2 and 3 are labeled correctly.
5. Revise the adjacent parcel information on Sheets 2 and 3 to include the current owner name and current legal description in the same format for all adjacent parcels.
6. Please revise the plat on the existing conditions plat sheet to show the location of well Site Id number WWIN-1981-0316.
7. Please revise the plat on Sheet 3 of 3 to correct the parking requirement for the Industrial/Manufacturing zoning tabulation. The correct requirement is 2/1,000 s.f. of GFA.
8. George Phillips, Senior Transportation Planner, in our Office of Transportation Services reviews the Traffic Study for all legislative applications prior to acceptance. This application will not be accepted for review until Mr. Phillips has cleared it for acceptance. Please contact George Phillips at 703-777-0122 to discuss any questions you may have regarding traffic issues.

9. Please submit (2) set of pre-printed mailing labels with the **current owner and current owner mailing address** for all adjacent property owners. The two sets of mailing labels that were submitted do not include the correct owner names and owner addresses. Additionally, provide a list or schedule of meeting between the applicant and the surrounding communities either held or scheduled to be held.

Once this information is revised, please submit 18 hard copies of the revised plat and 18 additional hard copies of the statement of justification. Also include in Adobe/pdf format a soft copy of the plat and in MS Word format a soft copy of the statement of justification. Should you have any questions regarding the review and processing of your application, please feel free to contact me at 703-737-8446 or by email wini.polis@loudoun.gov.

Sincerely,



Wini Polis
Planner, Land Use Review

Cc: Van Armstrong, Land Use Review Program Manager, Department of Planning

From: "Roy Clark" <RClark@whga.com>
To: <ginni.vanhorn@loudoun.gov>
CC: "Nita Bearer (E-mail)" <nita.bearer@loudoun.gov>
Date: 12/29/2008 1:17 PM
Subject: FW: PRAP-2008-0066 Dulles Industrial Park South, Lot 1
Attachments: SKMBT_C25008122913060.pdf; SKMBT_C25008111411040.pdf

Ginni:

We are preparing to submit a Special Exception application for the attached property. Back in November we requested a waiver of the Archaeological Survey since we only developing a small amount of the property which is pretty much developed. I don't know if the e-mail got through but I'll like to follow up with you since item 5 in the attached Pre-Application Conference indicated you or John Merrithew could act on the request. I've cc Nita, as the notes indicate she was there and may be able to help with any questions. Let me know if you need anything from us. Thanks, Roy

<<SKMBT_C25008122913060.pdf>>

> -----Original Message-----

> From: Roy Clark
> Sent: Friday, November 14, 2008 10:14 AM
> To: 'John Merrithew (E-mail)'
> Cc: Steve Cranford (E-mail); 'David Ludwig'
> Subject: PRAP-2008-0066 Dulles Industrial Park South, Lot 1

> Mr. Merrithew:

> As a follow up to the Pre-Application Conference held on July 8, 2008, we respectfully request a waiver of Item K.5.b., an archaeological survey, of the Special Exception Application's Checklist of Minimum Requirements. The forthcoming application proposes to construct a fenced concrete pad approximately 100' x 125' for two (2) 30,000 gallon propane storage tanks. The pad will be located in what is currently an existing outdoor storage area.

> The site, located at 44180 Wade Drive (PIN 097-40-7676) is Zoned MR-HI, with Aircompressor Rental Company and a landscaping contractor already existing on the property. The site is approximately 90% gravel storage, paved parking and building with surrounding like uses (see attachment).

> Thank you for your consideration of this request.

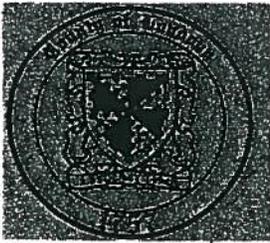
> > <<SKMBT_C25008111411040.pdf>>

> Roy Clark
> Director of Planning and Land Use Services
> rclark@whga.com
> 571-291-4625

> WILLIAM H. GORDON ASSOCIATES, INC.
> Civil Engineering * Survey * Landscape Architecture * Land Planning
> Site Security Consulting * GIS
> 44084 Riverside Pkwy., Ste. 100, Leesburg, VA 20176
> 703-729-9009 (office) / 703-478-8517 (fax)
> http://www.whga.com



APPROXIMATE LOCATION OF
PROPOSE 100' x 125' PAD



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441



RECORD OF PRE-APPLICATION CONFERENCE

PRE-APPLICATION CASE NUMBER/NAME/CASE TYPE	PRAP 2008-0066	SPEX
DATE OF CONFERENCE	Dulles South Properties LLC - 44180 Wade Dr	Propane storage/distribution MR-HI 7/8/08 11:00am

ATTENDANCE LISTING

NAME	AFFILIATION
<i>Steve [Signature]</i>	Dulles South Properties
<i>Leis Smith</i>	Amerigas
<i>Marie Genover</i>	Community Planning
<i>Shaher Assad</i>	Transportation
<i>Nita Beauw</i>	B-D Zoning

I verify that a pre-application conference on the above-referenced proposal has been conducted in accordance with Article VI of the Loudoun County Zoning Ordinance. No matters discussed shall be binding on either the applicant or the County. A copy of this form shall be submitted by the applicant with the official application for checklist review. A summary of issues discussed is not required to be submitted with the official application.

Director, Department of Planning or Designee:

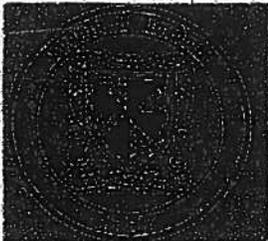
Date:

[Signature]

July 8, 2008

Application Fee:

\$ 7,360



Loudoun County, Virginia
 Department of Planning
 1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000
 Telephone (703) 777-0246 • Fax (703) 777-0441

SYNOPSIS OF PRE-APPLICATION CONFERENCE ISSUES DISCUSSED

PRE-APPLICATION CASE NUMBER/NAME/CASE TYPE	PRAP 2008-0066	SPEX
DATE OF CONFERENCE	Dulles South Properties LLC - 44180 Wade Dr Propane storage/distribution MR-HI	7/8/08 11:00am

1. ISSUES RAISED BY THE APPLICANT

Project relocate a - 30,000 gallon storage tank from
 Lynch to Wade Drive. Wade Dr. site is zoned
 MR-HI (Manufactured Storage - Heavy Industry).
 Aircompressor rental company and a landscaping
 company already exist on Wade Drive site. Site
 is 4.53 acres.
 Facility includes pit tanks. Delivery trucks load only.
 Winter truck traffic - 1/2 40-50 loads per month. Summer
 traffic minimal.

2. COMPREHENSIVE PLANNING ISSUES DISCUSSED

Suburban Policy Area - area is categorized as industrial.
 Issues would relate to buffering & screening.
 Can waive archaeological & tree inventory.

3. ZONING ISSUES DISCUSSED 1972. 1993 Revised 1993 Zoning Ordinance

Site is MR-HI and is Airport Impact Overlay. Use is bulk storage of petroleum as long as no retail sales. If Wade Drive is to be major collector may require larger setback (75 ft for buildings and 35 ft. for parking). Tanks have to be 50 feet from property line. 50% lot coverage for whole site. Show loading area and show adequate parking for all uses.

4. TRANSPORTATION ISSUES DISCUSSED

Wade Drive will become major collector and will expand to 75 feet (5 additional feet). Increasing number of trips - will require traffic study - contact George Phillips (below). May have to study Wade Drive/Pleasant Valley Drive intersection.

To scope traffic study, contact George Phillips, Office of Transportation Services 703-737-8624.

5. OTHER ISSUES DISCUSSED

Type 2 landscape buffer required along Wade Drive. Need to show ordinance compliance for entire site.

• Checklist waivers can be requested by email to ginni.vanhorn@louisiana.gov or john.merrithew@louisiana.gov.

Environmental issues should be addressed in submittal

6. REVIEW AND PROCESSING PROCEDURES DISCUSSED

4-6 month process. Public hearings before Planning Commission and Board of Supervisors. 30 day staff review - 30 days advertising for each hearing.

Conference Coordinator:

John Merrithew

Date:

July 8, 2008

Dulles South Properties LLC

12529 Parklawn Dr., Rockville, MD 20852

May 28, 2008

Department of Planning
Loudoun County, VA

Dear Department of Planning:

Dulles South Properties LLC would like to request a meeting for a Special Exception (SPEX) for the property located at 44180 Wade Dr., in Chantilly, VA. Tax Map: 102///1///1/. PIN # 097-40-7676, Zoning District MR-HI., Currently there are essentially two businesses operating on the property at this time. The two businesses which have been conducting business since 2007 are Washington Air Compressor Rental Co. which sells and rents construction equipment. The second business is Palmer Landscaping, which cuts grass and trims weeds. We have been informed by the Loudoun County Department of Building and Development that the distribution & storage of propane gas is permitted in this zoning district. So we would like to begin the process to have Amerigas conduct business from this location as well. This would involve the installing of two 30,000 gallon storage tanks being installed on the property for distribution & storage of propane gas.

We look forward to hearing back from you very soon.

Please feel free to contact me at 301-230-5800 with any further questions.

Thank you,



Steve Cranford
Dulles South Properties LLC
12529 Parklawn Dr.
Rockville, MD 20852

Dulles South Properties LLC

12529 Parklawn Dr., Rockville, MD 20852

May 28, 2008

Department of Planning
Loudoun County, VA

Dear Department of Planning:

List of issues to be discussed at the conference for Dulles South Properties LLC, Inc. for the existing property located at 44180 Wade Dr., in Chantilly, VA. Tax Map: 102///1///1/. PIN # 097-40-7676, Zoning District MR-HI.

In order to permit the storage and distribution of propane gas on the property a SPEX is required for the installation of two 30,000 gallon tanks (Amerigas). The proper building and zoning permits will be obtained upon SPEX approval. So Amerigas can begin the distribution and storage of propane gas on the property and comply with the Zoning Ordinance.

We look forward to hearing back from you very soon.

Please feel free to contact me at 301-230-5800 with any further questions.

Thank you,


Steve Cranford
Dulles South Properties LLC
12529 Parklawn Dr.
Rockville, MD 20852

Dulles South Properties LLC

12529 Parklawn Dr., Rockville, MD 20852

June 4, 2008

Department of Planning
Loudoun County, VA

Dear Department of Planning:

Description of the site for Dulles South Properties LLC, Inc. for the existing property located at 44180 Wade Dr., in Chantilly, VA. Tax Map: 102///1///1/. PIN # 097-40-7676, Zoning District MR-HI. A two-story warehouse building on roughly 197,327 square feet or 4.53 acres of land. Lot 1 in "Dulles Industrial Park South" 5th Magisterial District, Loudoun County. Dulles South Properties LLC would like to continue to conduct business under the current zoning uses.

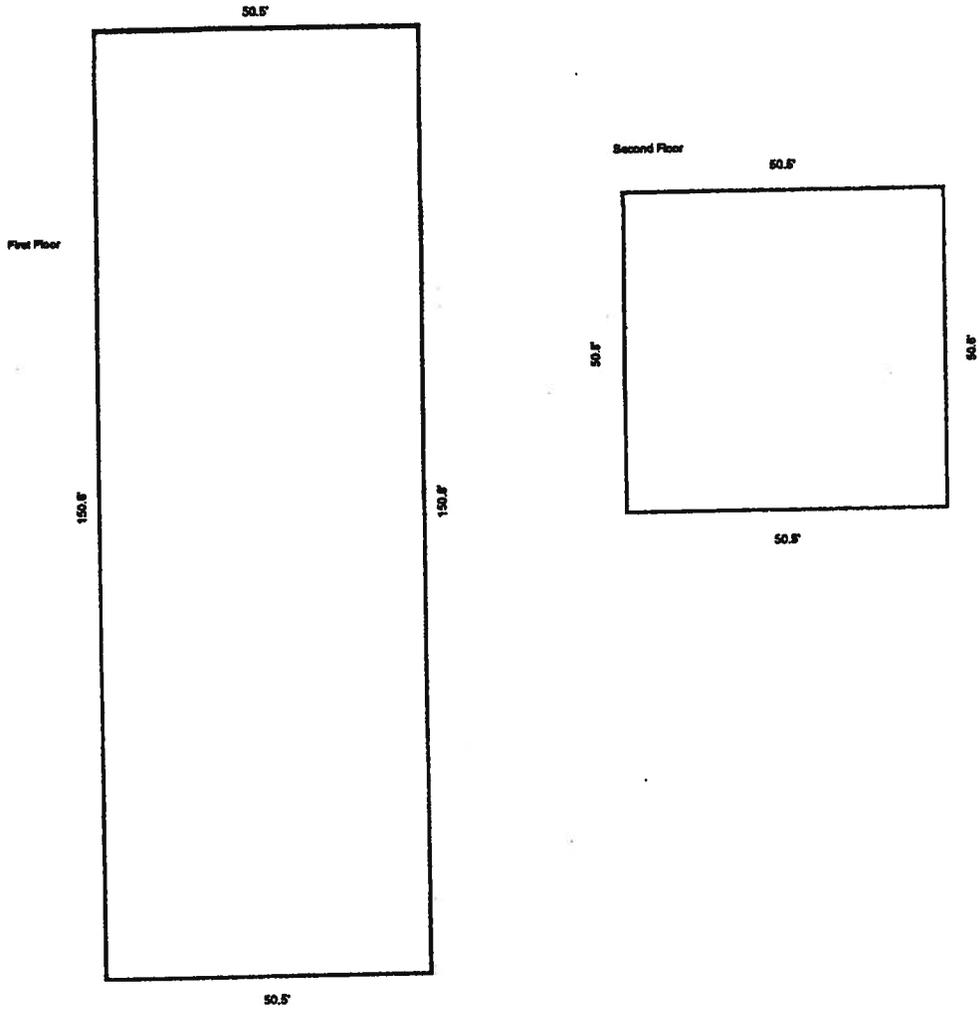
We look forward to hearing back from you very soon.

Please feel free to contact me at 301-230-5800 with any further questions.

Thank you,



Steve Cranford
Dulles South Properties LLC
12529 Parklawn Dr.
Rockville, MD 20852



Sketch by Apex IV™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GLA1	First Floor	7615.40	7615.40
GLA2	Second Floor	2565.40	2565.40

LIVING AREA BREAKDOWN			Subtotals
Breakdown			
First Floor			7615.40
	50.5 x	150.8	
Second Floor			2565.40
	50.5 x	50.8	



Loudoun County, Virginia

www.loudoun.gov

Department of Building and Development

Zoning Administration / MSC# 60

1 Harrison Street, S.E., P.O. Box 7000, Leesburg, VA 20177-7000

Administration: 703-777-0397 • Fax: 703-771-5215

May 13, 2008

Stephen J. Stecklein
Dulles South Properties, LLC
12529 Parklawn Drive
Rockville, MD 20852

MAY 22 2008

RE: Permissibility of Use - 44180 Wade Drive
PIN 097-40-7676 Tax Map #102///1/////1/

Dear Mr. Stecklein:

I am responding to your letter dated April 4, 2008 to Melinda M. Artman, Zoning Administrator, in which you asked if the storage and distribution of propane gas is a use permitted to locate on the above referenced property. The use is permitted by approval of a special exception.

The property is zoned Mineral Resource–Heavy Industry (MR-HI) and is regulated by the Revised 1993 Loudoun County Zoning Ordinance.

The use described as the storage and distribution of propane gas is defined as “storage, bulk gasoline, petroleum products and natural gas, small and large” and is permitted in the MR-HI zoning district by approval of a special exception. After a special exception is approved, approval of a site plan and a building and zoning permit is required.

If you would like to discuss the special exception application process, please contact the Office of Planning at 703-777-0246. To discuss the site plan process, please contact the Office of Engineering at 703-777-0397. If I may be of further assistance regarding this matter, please contact me by telephone at 571-258-3197 or by electronic mail at nita.bearer@loudoun.gov.

Sincerely,

Nita Bearer

Nita Bearer
Planner, Zoning Division

C: Stevens Miller, Supervisor, Dulles Election District
Melinda M. Artman, Zoning Administrator
Marilee Seigfried, Deputy Zoning Administrator
Joe Caminiti, Zoning Inspector
Property Owner: Dulles South Properties LLC

ZCOR-2008-0104

David Ludwig

From: DEPT-TREAS-**TREASURER'S OFFICE.GOVCTR.LOUDOUN COUNTY@loudoun.gov
Sent: Monday, September 22, 2008 2:22 PM
To: David Ludwig
Subject: Re: Request for Certificate of Payment of Real Estate Taxes

Attachments: Text.htm; ATT268117.jpg; Paid Receipts.pdf



Text.htm



ATT268117.jpg



Paid Receipts.pdf

Mr. Ludwig,



Attached please find a copy of taxes paid for first half of 2008 and a copy of the bills due December 5th for the property you requested. For future reference, you may also access this information online at www.loudoun.gov/re.

Best Regards,

Monica Bledsoe
Information Services Supervisor
Loudoun County Treasurer's Office

>>> "David Ludwig" <dludwig@dglegal.com> 9/19/2008 2:27 PM >>>

Loudoun County Treasurer:

I am preparing an application for a zoning exception and need to provide a Certificate of Payment of Real Estate Taxes for the real property located at 44180 Wade Drive in Chantilly, Virginia. Please let me know how to request this certificate and whether there are any fees associated with this request.

Best Regards,
David Ludwig

www.dglegal.com
703.777.7319 EXT 305
Fax 703.777.3656

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PAID RECEIPT

Account: 102///1/////1/ Pin: 097407676000
Parcel Desc/Acres: DULLES IND PARK SOUTH L.1 4.53
Owner as of Jan 1, 2008: DULLES SOUTH PROPERTIES LLC
Mortgage Info:

Include Account Number on Your Check: 102///1/////1/

Checks Payable to: County of Loudoun

DULLES SOUTH PROPERTIES LLC
4622 42ND PL
HYATTSVILLE, MD 20781-2208

Mail to: H. Roger Zurn, Jr.
Treasurer of Loudoun County
P.O. Box 347
Leesburg, VA 20178-0347

County of Loudoun Real Property Tax Bill - First Half

Table with 3 columns: Account Information, Annual Assessment Information, and First Half Amount Due. Includes tax year 2008, improvement value \$673,100, land value \$2,523,300, taxable assessment \$3,196,400, and total amount due \$0.00.

Keep this portion for your records. Your cancelled check is your receipt.

PAID RECEIPT

Detach this portion and mail with your payment.

RE TAX

Account: 102///1/////1/ Pin: 097407676000
Tax Year: 2008 Half: 1 District: 1 Supp:
Parcel Desc/Acres: DULLES IND PARK SOUTH L.1 4.53
Taxable Assessment: \$3,196,400 Land Use: NO
Owner as of Jan 1, 2008: DULLES SOUTH PROPERTIES LLC
Mortgage Info:

Printed: 2008-09-22 3120

JUNE 5 TAX \$18,219.48
TAX PAID \$18,219.48

DULLES SOUTH PROPERTIES LLC
4622 42ND PL
HYATTSVILLE, MD 20781-2208

Total Amount Due: \$0.00

Checks Payable to: County of Loudoun
H. Roger Zurn, Jr., Treasurer of Loudoun County
P.O. Box 347, Leesburg, VA 20178-0347



PAID RECEIPT

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PAID RECEIPT

Detach this portion and mail with your payment.

RE TAX

Account: 102///1/////1/ Pin: 097407676000
Tax Year: 2008 Half: 1 District: 8 Supp:
Parcel Desc/Acres: DULLES IND PARK SOUTH L.1 4.53
Taxable Assessment: \$0 Land Use: NO
Owner as of Jan 1, 2008: DULLES SOUTH PROPERTIES LLC
Mortgage Info:

Printed: 2008-09-22 3120

JUNE 5 TAX \$4,281.98
TAX PAID \$4,281.98

DULLES SOUTH PROPERTIES LLC
4622 42ND PL
HYATTSVILLE, MD 20781-2208

Total Amount Due: \$0.00

Checks Payable to: County of Loudoun
H. Roger Zurn, Jr., Treasurer of Loudoun County
P.O. Box 347, Leesburg, VA 20178-0347

LC RD 09740767600000200818 00 00000000 000000 060508 0000000000 N



Payment Due By: DEC 5, 2008

Account: 102///1/////1/ Pin: 097407676000
Parcel Desc/Acres: DULLES IND PARK SOUTH L.1 4.53
Owner as of Jan 1, 2008: DULLES SOUTH PROPERTIES LLC
Mortgage Info:

Include Account Number on Your Check: 102///1/////1/

Checks Payable to: County of Loudoun

DULLES SOUTH PROPERTIES LLC
4622 42ND PL
HYATTSVILLE, MD 20781-2208

Mail to: H. Roger Zurn, Jr.
Treasurer of Loudoun County
P.O. Box 347
Leesburg, VA 20178-0347

County of Loudoun Real Property Tax Bill - Second Half

Account Information	Annual Assessment Information	Second Half Amount Due
Tax Year: 2008 Half: 2 Supplement: District: REGULAR Tax Relief: NO	Improvement: \$673,100 Land Value: \$2,523,300 Land Use: \$0 Taxable Assessment: \$3,196,400 Land Use Program: NO	Tax Amount (a): \$18,219.48 10% Late Penalty: \$0.00 Interest Due: \$0.00 Collection Fee: \$0.00 Total Paid (b): \$0.00
(a) Tax rate per \$100 assessed value is: \$1.1400 (b) Applied to tax; if paid after the due date, payment also applied to penalty, interest and fees. Tax payments postmarked after DEC 5, 2008 will incur interest and a 10% late payment penalty. Interest accrues on both the tax and late payment penalty at a rate of 10% annually.		TOTAL AMOUNT DUE \$18,219.48
<p>Call the Treasurer's Office at (703) 777-0280 or e-mail taxes@loudoun.gov, if you have:</p> <ol style="list-style-type: none"> 1) Questions concerning payments 2) Questions concerning 10% late payment penalty 3) Questions concerning payment due date 4) Questions concerning OTHER DELINQUENT TAXES DUE 5) Questions concerning 10% APR interest calculation <p>Call the Office of the County Assessor at (703) 777-0267 or e-mail assessor@loudoun.gov, if you have:</p> <ol style="list-style-type: none"> 1) Questions concerning the annual assessment 2) Questions concerning the land use program 3) Questions concerning property owner address change <p>Call the Commissioner of the Revenue's Office at (703) 737-8557 or e-mail trcor@loudoun.gov, if you have:</p> <ol style="list-style-type: none"> 1) Questions concerning qualifying for Tax Relief for the Elderly and Disabled <p>Pay online at www.loudoun.gov</p>		

Keep this portion for your records. Your cancelled check is your receipt.

Detach this portion and mail with your payment.

RE TAX

Account: 102///1/////1/ Pin: 097407676000
Tax Year: 2008 Half: 2 District: 1 Supp:
Parcel Desc/Acres: DULLES IND PARK SOUTH L.1 4.53
Taxable Assessment: \$3,196,400 Land Use: NO
Owner as of Jan 1, 2008: DULLES SOUTH PROPERTIES LLC
Mortgage Info:

Printed: 2008-09-22 3120

DEC 5 TAX \$18,219.48

DULLES SOUTH PROPERTIES LLC
4622 42ND PL
HYATTSVILLE, MD 20781-2208

Total Amount Due: \$18,219.48
Payment Due By: DEC 5, 2008

Checks Payable to: County of Loudoun
H. Roger Zurn, Jr., Treasurer of Loudoun County
P.O. Box 347, Leesburg, VA 20178-0347

LC RD 09740767600000200821 00 00000000 000000 120508 0001821948 N



Payment Due By: DEC 5, 2008

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Parcel Desc/Acres: DULLES IND PARK SOUTH L.1 4.53
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Include Account Number on Your Check: 102///1/////1/

Checks
Payable to: County of Loudoun

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Leesburg, VA 20178-0347

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Account Information	Annual Assessment Information	Second Half Amount Due
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(a) Tax rate per \$100 assessed value is: \$1.1400 (b) Applied to tax; if paid after the due date, payment also applied to penalty, interest and fees. Tax payments postmarked after DEC 5, 2008 will incur interest and a 10% late payment penalty. Interest accrues on both the tax and late payment penalty at a rate of 10% annually.		TOTAL AMOUNT DUE \$4,281.98
<p>Call the Treasurer's Office at (703) 777-0280 or e-mail taxes@loudoun.gov, if you have:</p> <ol style="list-style-type: none"> 1) Questions concerning payments 2) Questions concerning 10% late payment penalty 3) Questions concerning payment due date 4) Questions concerning OTHER DELINQUENT TAXES DUE 5) Questions concerning 10% APR interest calculation <p>Call the Office of the County Assessor at (703) 777-0267 or e-mail assessor@loudoun.gov, if you have:</p> <ol style="list-style-type: none"> 1) Questions concerning the annual assessment 2) Questions concerning the land use program 3) Questions concerning property owner address change <p>Call the Commissioner of the Revenue's Office at (703) 737-8557 or e-mail trcor@loudoun.gov, if you have:</p> <ol style="list-style-type: none"> 1) Questions concerning qualifying for Tax Relief for the Elderly and Disabled <p>Pay online at www.loudoun.gov</p>		

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Detach this portion and mail with your payment.

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Account: 102///1/////1/ Pin: 097407676000
Tax Year: 2008 Half: 2 District: 8 Supp:
Parcel Desc/Acres: DULLES IND PARK SOUTH L.1 4.53
Taxable Assessment: \$0 Land Use: NO
Owner as of Jan 1, 2008: DULLES SOUTH PROPERTIES LLC
Mortgage Info:

Printed: 2008-09-22 3120

DEC 5 TAX

\$4,281.98

DULLES SOUTH PROPERTIES LLC
4622 42ND PL
HYATTSVILLE, MD 20781-2208

Total Amount Due: \$4,281.98

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Payable to: H. Roger Zurn, Jr., Treasurer of Loudoun County
P.O. Box 347, Leesburg, VA 20178-0347

LC RD 09740767600000200828 00 00000000 000000 120508 0000428198 N

Loudoun County Real Estate Tax, Assessment & Parcel Database

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Tax History - Commercial

[Map It](#)[Recent Sales](#)[Pay Taxes](#)[Assessment](#)**Jan 1 2008 Owner:** DULLES SOUTH PROPERTIES LLC**Current Owner:** DULLES SOUTH PROPERTIES LLC**Tax Map Number:** 102///1/////1/**PIN:** 097-40-7676-000

For details on total taxes paid, click on the applicable year. If **UNPAID** status indicated, click on applicable year for total amount now due, including late payment penalty, interest or other applicable fees.

Levy Year	Tax District	Supplement	Annual Taxable Assessment	Tax Rate	Annual Tax Levied	1st Half Pay Status	2nd Half Pay Status
2008	Regular		\$3,196,400	\$1.14	\$36,438.96	Fully Paid	Fully Paid
	Dulles SD		N/A	N/A	\$8,563.96	Fully Paid	Fully Paid
2007	Regular		\$3,123,500	\$0.917	\$28,642.50	Fully Paid	Fully Paid
	Fire/EMS		\$3,123,500	\$0.043	\$1,343.11	Fully Paid	Fully Paid
	Dulles SD		N/A	N/A	\$8,563.96	Fully Paid	Fully Paid
2006	Regular		\$2,540,600	\$0.89	\$22,611.34	Fully Paid	Fully Paid
2005	Regular		\$1,238,900	\$1.04	\$12,884.56	Fully Paid	Fully Paid
2004	Regular		\$1,238,900	\$1.1075	\$13,720.82	Fully Paid	Fully Paid
2003	Regular		\$944,300	\$1.11	\$10,481.73	Fully Paid	Fully Paid
2002	Regular		\$863,500	\$1.05	\$9,066.75	Fully Paid	Fully Paid
2001	Regular		\$863,500	\$1.08	\$9,325.80	Fully Paid	Fully Paid
2000	Regular		\$713,000	\$1.08	\$7,700.40	Fully Paid	Fully Paid
1999	Regular		\$707,600	\$1.11	\$7,854.36	Fully Paid	Fully Paid
1998	Regular		\$683,400	\$1.11	\$7,585.74	Fully Paid	Fully Paid
1997	Regular		\$717,800	\$1.06	\$7,608.68	Fully Paid	Fully Paid
1996	Regular		\$508,600	\$1.03	\$5,238.58	Fully Paid	Fully Paid
1995	Regular		\$510,100	\$0.99	\$5,049.99	Fully Paid	Fully Paid
1994	Regular		\$512,300	\$1.02	\$5,225.46	Fully Paid	Fully Paid
1993	Regular		\$514,500	\$1	\$5,145.00	Fully Paid	Fully Paid
1992	Regular		\$617,200	\$0.96	\$5,925.12	Fully Paid	Fully Paid
1991	Regular		\$730,400	\$0.94	\$6,865.76	N/A	Fully Paid
1990	Regular		\$789,300	\$0.85	\$6,709.05	N/A	Fully Paid
1989	Regular		\$775,000	\$0.88	\$6,820.00	N/A	Fully Paid
1988	Regular		\$636,600	\$0.95	\$6,047.70	N/A	Fully Paid

1987	Regular		\$372,420	\$0.88	\$3,277.30	N/A	Fully Paid
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				assessed value	
2nd Half		Original Due Date: 2008-12-05		Date Levied: 2008-04-09	
Taxable Assessment: \$1,598,200		Waiver Date:		Date Last Paid: 2008-11-28	
	Tax Amount	Late Penalty	Interest Amount	Fees	Total Amount
Levied:	\$18,219.48				\$18,219.48
Paid:	\$18,219.48	\$0.00	\$0.00	\$0.00	\$18,219.48
Refunded:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Due:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
District: Dulles SD		Supplement:		Tax Rate: N/A	
2nd Half		Original Due Date: 2008-12-05		Date Levied: 2008-04-09	
Taxable Assessment: N/A		Waiver Date:		Date Last Paid: 2008-11-28	
	Tax Amount	Late Penalty	Interest Amount	Fees	Total Amount
Levied:	\$4,281.98				\$4,281.98
Paid:	\$4,281.98	\$0.00	\$0.00	\$0.00	\$4,281.98
Refunded:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Due:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Date of Query: 02/25/2009



Loudoun County, Virginia

www.loudoun.gov

The Office of the County Assessor

1 Harrison Street, SE, 5th Floor, P.O. Box 7000, Leesburg, VA 20177-7000

703.777.0267 • Fax 703.771.5234

LAND USE CERTIFICATE



Date: _____

9/26/08

The following property, _____, is **IN** the Land Use Program.
Tax Map/PIN Number

Signature

The following property, 097407676, is **NOT IN** the Land Use Program.
Tax Map/PIN Number

Joe M. White

Signature

John Wheeler - Fwd: Request for Land Use Certificate

From: DEPT-MAN&FINSERV-MANAGEMENT&FINANCIAL_SERVICES
To: Wheeler, John
Date: 9/25/2008 8:56 AM
Subject: Fwd: Request for Land Use Certificate

>>> "David Ludwig" <dludwig@dglegal.com> 9/19/2008 2:31 PM >>>
Loudoun County Department of Financial Services:

I am preparing an application for a zoning exception for the real property located at 44180 Wade Drive in Chantilly, Virginia. The application requests a statement identifying whether this parcel is currently subject to the County's Use Value Assessment and suggests that a Land Use certificate is available from the Department of Financial Services. Please let me know how to request this land use certificate and whether there are any fees associated with this request.

Best Regards,
David Ludwig



DUNLAP | GRUBB | WEAVER

www.dglegal.com

703.777.7319 EXT 305

Fax 703.777.3656

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No

REFNR ASSOCIATES LC
4353 MAJESTIC LN
FAIRFAX VA 22033-3538

WILSON, JACKSON P JR & SANDRA L R/S
623 CURTIN PL SE
LEESBURG VA 20175-5612

FIREFOX ASSOCIATES GENERAL PARTSHP
c/o PHOENIX DEVELOPMENT
44150 WADE DR
CHANTILLY VA 20152

INTREPID ASSOCIATES LLC
4215 LAFAYETTE CENTER DR STE 1
CHANTILLY VA 20151-1243

SAND BRANCH LLC
ATTN: SUE WOLFE
1304 SEVERN WAY STE F
STERLING VA 20166-8916

PETERS LANDSCAPE INC
44183 WADE DR
CHANTILLY VA 20152-1348

AMERICAN INFRASTRUCTURE INC
c/o R G GRIFFITH
14900 CONFERENCE CENTER DR #350
CHANTILLY VA 20151

**LOT 1, DULLES INDUSTRIAL PARK SOUTH
Special Exception**

Community Meetings

In advance of any public hearing for the proposed special exception application, the Applicant will meet or contact the neighboring community members and/or land owners to keep them involved and informed as needed.



Receipt of Payment

Receipt Number : 090002178
Transaction Number : A000000005743
Payment Method: CHECK
Check Number: 090031



Date: 2009-02-27
Amount: \$7,360.00
Check Escrow Flag: N
Check Writer: WASHINGTON AIR COMP

Detail Information

7,360.00 SPEX-2009-0006 TOTAL FEE