

# COMPREHENSIVE PLAN COMPLIANCE REVIEW

## APPLICATION



OCTOBER 2018

### Stafford County Department of Planning & Zoning

1300 Courthouse Road  
P.O. Box 339  
Stafford, VA 22555-0339

Phone: 540-658-8668  
Fax: 540-658-6824

[www.staffordcountyva.gov](http://www.staffordcountyva.gov)

## NOTICE

Stafford County treats all applications and applicants equally. The County does not discriminate against religion, or on the basis of race, sex, age, national origin, or disability, in its planning, permitting, utilities, and land use processes.

Under the laws of the United States and the Commonwealth of Virginia, no government may discriminate against any religion or on the basis of race, sex, age, national origin, or disability, in its planning, permitting, utilities, and land use processes.

Under the Religious Land Use and Institutionalized Persons Act (“RLUIPA”), no government may apply its zoning or land use laws, or its policies and procedures in a manner that unjustifiably imposes a substantial burden on the religious exercise of a person, assembly, or institution.

RLUIPA also provides that no government may apply its zoning or land use laws in a manner that treats a religious assembly or institution on unequal terms with a non-religious institution or assembly.

Finally, RLUIPA provides that no government may impose or implement a land use regulation in a manner that discriminates against a religious assembly or institution.

Stafford County does not discriminate in its planning, permitting, utilities, and land use processes, practices, and policies. Stafford County treats all applications and applicants equally.

## Application Submittal Checklist

- ☒ Completed **"Project Information & Primary Contacts"** form (Page 3)
- ☒ Signed **"Statements of Understanding"** from the owner(s) and applicant (Page 4)
- ☒ Completed **"General Information"** sheet (Pages 5 & 6)
- ☒ Completed **"Review Fee Calculation"** sheet and appropriate fees payable to "County of Stafford" and "Virginia Department of Transportation" (if applicable) (Page 7)
- ☒ Completed **"List of Adjoining Property Owners"** (Pages 8 & 9)
- ☒ **Site Layout Plans** (12 Sets)

Applications for the **Extension of Water and/or Sewer outside the Urban Services Area** shall also include:

- ☒ Conceptual sewer and/or water line layout plan

Applications for **Telecommunication Facilities** shall also include:

- ☐ Propagation Maps showing the existing and proposed network coverage area (12 color copies)
- ☐ Profile or elevation views of the Telecommunication facility or structure being used to support telecommunication equipment, showing all proposed and future antenna locations (12 sets)

RECEIVED

DATE: \_\_\_\_\_ INITIALS \_\_\_\_\_

OFFICIALLY SUBMITTED

DATE: \_\_\_\_\_ INITIALS \_\_\_\_\_

### Optional Application Materials:

Although not required, the following additional materials are requested to be included with the initial application submission, if available, to assist in the review process.

1. Electronic Version of any plans, surveys, and illustrations (a pdf on a CD, DVD, sent via email, or through ftp site is acceptable)

## Project Information & Primary Contacts

<b><u>PROJECT INFORMATION</u></b>	<b><u>PROJECT #</u></b> <u>22154537</u>
<u>Rogers Glen Subdivision</u>	<u>14213</u>
PROJECT NAME	SECTION
<u>N/A</u>	<u>142.13</u>
ADDRESS (IF AVAILABLE)	TOTAL SITE ACREAGE
<u>Tax Map 37 Parcels 12, 12A, 13A and 16</u>	<u>A-1</u>
TAX MAP /PARCEL(S)	ZONING DISTRICT
<u>Stafford County, 22406 // Approximate Coordinates: 38.380168, -77.483340</u>	
LOCATION OF PROJECT	

<b><u>APPLICANT/AGENT</u></b> (Provide attachment if Applicant and Agent differ)	Primary Contact Person <input checked="" type="checkbox"/>
<u>Mary C. Pitman</u>	<u>SMITH Engineering</u>
NAME	COMPANY
<u>14901 Bogle Drive, Suite 202</u> <u>Chantilly</u> <u>VA</u> <u>20151</u>	
ADDRESS	CITY
<u>(703)840-4987</u>	<u>MPitman@Pennoni.com</u>
PHONE NUMBER	EMAIL ADDRESS

<b><u>OWNER</u></b> (Provide attachments if multiple owners)	Primary Contact Person <input checked="" type="checkbox"/>
<u>Richard E. Ward, II</u>	<u>Ward Corporation</u>
NAME	COMPANY
<u>1300 Piccard Drive, Suite 106</u> <u>Rockville</u> <u>MD</u> <u>20850</u>	
ADDRESS	CITY
<u>(301)948-0333</u>	<u>rich@ellisdaleconstruction.com</u>
PHONE NUMBER	EMAIL ADDRESS

<b><u>PROFESSIONAL</u></b> (Engineer, Surveyor, etc.)	Primary Contact Person <input checked="" type="checkbox"/>
<u>Mary C. Pitman</u>	<u>SMITH Engineering</u>
NAME	COMPANY
<u>14901 Bogle Drive, Suite 202</u> <u>Chantilly</u> <u>VA</u> <u>20151</u>	
ADDRESS	CITY
<u>(703)840-4987</u>	<u>MPitman@Pennoni.com</u>
PHONE NUMBER	EMAIL ADDRESS

### Statements of Understanding

I, as owner/co-owner of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of comprehensive plan compliance for review and approval as provided under the requirements and applicable provisions of Section 15.2-2232 of the Code of Virginia and the Stafford County Comprehensive Plan.

  
Signature of Owner/Co Owner

CARRIE W. ACCARDI 10-18-22  
Printed Name Date

  
Signature of Owner/Co Owner

RICHARD E. WARD 10-18-22  
Printed Name Date

\_\_\_\_\_  
Signature of Owner/Co Owner

\_\_\_\_\_  
Printed Name Date

I, as applicant or agent for the owner(s) of the property subject to this application, do hereby certify that I have submitted this application for comprehensive plan compliance for review and approval as provided under the requirements and applicable provisions of Section 15.2-2232 of the Code of Virginia and the Stafford County Comprehensive Plan.

  
Signature of Applicant/Agent

CARRIE W. ACCARDI 10-18-22  
Printed Name Date

\* Additional sheets may be used, if necessary.

## General Information

CLEARLY INDICATE ALL INFORMATION THAT APPLIES TO THIS PROJECT:

NAME OF PROJECT: Rogers Glen Subdivision SECTION: 14213

Is this application submitted in conjunction with another application? ☐ Yes ☒ No

If YES, application name or number (if available): \_\_\_\_\_

COMPREHENSIVE PLAN LAND USE DESIGNATION: A-1

FEATURE REQUIRING REVIEW FOR COMPLIANCE WITH THE COMPREHENSIVE PLAN:

- ☐ Extension of sewer outside of the Urban Service Area (complete additional information)
- ☐ Telecommunication facility or collocation of telecommunication antennas on a structure which is not a telecommunication facility. (complete additional information)
- ☐ New or relocation of a street, connection or change to existing street, not identified on the Transportation Plan or not shown on a Preliminary Subdivision or Site Plan approved by the Planning Commission.
- ☐ Public Park or Area
- ☐ Public Building or Structure
- ☐ Public Utilities Facilities
- ☐ Public Service Corporation Facility
- ☒ Other: Extension of waterline outside of the Urban Service Area

DETAILED DESCRIPTION AND LOCATION OF PROJECT/FEATURE:

The new 8" D.I.P. waterline will be located along the roadside of Glen Way, Liberty Hall Drive, Hulls Street, and Sisson Street. This waterline connects at the existing 16" waterline at the intersection of Hulls Chapel Road and Glen Way, ends in a flushing hydrant at the intersection of Glen Way, Sisson Street, and Hulls Street, and ties into an existing 10" waterline near Meadows at Liberty Hall.

COMPLETE ADDITIONAL INFORMATION IF APPLICABLE:

**FOR EXTENSION OF SEWER OUTSIDE OF THE URBAN SERVICE AREA:**

Number of lots connecting onto sewer: \_\_\_\_\_

Linear feet from existing sewer: \_\_\_\_\_

Connects to existing sewer outside of the Urban Service Area? ☐ Yes ☐ No

Will sewer extend outside the limits of the site? ☐ Yes ☐ No

If yes, how many existing dwellings would have access to the sewer? \_\_\_\_\_

Pump station required? ☐ Yes ☐ No

Type of proposed sewer:

☐ Gravity

☐ Low Pressure

Type: ☐ Grinder

☐ Ejector

☐ Other: \_\_\_\_\_

**FOR TELECOMMUNICATION FACILITIES:**

☐ New telecommunication facility

Height of tower: \_\_\_\_\_

Type of tower: ☐ Monopole

☐ Self-supporting lattice

☐ Guide wire

☐ Stealth

☐ Other; \_\_\_\_\_

☐ Collocation on existing structure other than a telecommunication facility

Type of structure: \_\_\_\_\_

Height of structure (without antennas): \_\_\_\_\_

Total height of structure with antennas (not including lightning rod): \_\_\_\_\_

Number of antennas: \_\_\_\_\_

Telecommunication ground equipment? ☐ Yes ☐ No

Within existing compound? ☐ Yes ☐ No

Type of ground equipment: ☐ Unmanned shelter

☐ Cabinets

Dimensions of telecommunication ground equipment: \_\_\_\_\_

Height of the telecommunication ground equipment: \_\_\_\_\_

**Review Fee Calculations**

A. Application Fee: .....	\$ <u>300.00</u>
B. Technology Fee (Application Fee x 2.75% or 0.0275).....	\$ <u>8.25</u>
<b>TOTAL (Add lines A and B).....</b>	<b>\$ <u>308.25</u></b>

**MAKE CHECK PAYABLE TO “STAFFORD COUNTY”**

Note: The application fees are for the administrative process and review of this application and do not constitute an approval.



### List of Adjoining Property Owners

Provide a list of the owners as shown on the current real estate tax assessment books of all abutting properties and properties immediately across the street or road from the property subject to this application. If the application applies to only a portion of a parcel, the entire parcel must be the basis for the below listing.

Provide additional pages if needed.

<u>37 42C</u>	<u>COUNTY OF STAFFORD</u>	
TAX MAP / PARCEL	NAME	
<u>PO BOX 339</u>		
MAILING ADDRESS		
<u>STAFFORD</u>	<u>VA</u>	<u>22555-0339</u>
CITY	STATE	ZIP

<u>37 11</u>	<u>COUNTY OF STAFFORD</u>	
TAX MAP / PARCEL	NAME	
<u>PO BOX 339</u>		
MAILING ADDRESS		
<u>STAFFORD</u>	<u>VA</u>	<u>22555-0339</u>
CITY	STATE	ZIP

<u>37 10</u>	<u>WARD CORPORATION</u>	
TAX MAP / PARCEL	NAME	
<u>1300 PICCARD DRIVE STE 150</u>		
MAILING ADDRESS		
<u>ROCKVILLE</u>	<u>MD</u>	<u>20850-4322</u>
CITY	STATE	ZIP

<u>37 12</u>	<u>WARD CORPORATION</u>	
TAX MAP / PARCEL	NAME	
<u>1300 PICCARD DRIVE STE 103</u>		
MAILING ADDRESS		
<u>ROCKVILLE</u>	<u>MD</u>	<u>20850-4322</u>
CITY	STATE	ZIP

<u>37 13A</u>	<u>WARD CORPORATION</u>	
TAX MAP / PARCEL	NAME	
<u>1300 PICCARD DRIVE STE 103</u>		
MAILING ADDRESS		
<u>ROCKVILLE</u>	<u>MD</u>	<u>20850-4322</u>
CITY	STATE	ZIP

<u>37 13B</u>	<u>ATLEE JOHN W JR. &amp; MANN WILLIAM F II &amp; AMANDA</u>	
TAX MAP / PARCEL	NAME	
<u>327 HULLS CHAPEL RD</u>		
MAILING ADDRESS		
<u>FREDERICKSBURG</u>	<u>VA</u>	<u>22406-5200</u>
CITY	STATE	ZIP

<u>37 13</u>	<u>WILDMAN DANIEL</u>	
TAX MAP / PARCEL	NAME	
<u>85 EDGEWATER DR.</u>		
MAILING ADDRESS		
<u>FREDERICKSBURG</u>	<u>VA</u>	<u>22406-5486</u>
CITY	STATE	ZIP

<u>37 13D</u>	<u>WILDMAN DANIEL C</u>	
TAX MAP / PARCEL	NAME	
<u>85 EDGEWATER DR</u>		
MAILING ADDRESS		
<u>FREDERICKSBURG</u>	<u>VA</u>	<u>22406-5486</u>
CITY	STATE	ZIP

<u>37 13C</u>	<u>JOHNSON REGINALD W</u>	
TAX MAP / PARCEL	NAME	
<u>21 WALLACE FARMS LN</u>		
MAILING ADDRESS		
<u>FREDERICKSBURG</u>	<u>VA</u>	<u>22406-5137</u>
CITY	STATE	ZIP

<u>45K 11</u>	<u>PIPER DARREN &amp; SANDY</u>	
TAX MAP / PARCEL	NAME	
<u>22 WALLACE FARMS LN</u>		
MAILING ADDRESS		
<u>FREDERICKSBURG</u>	<u>VA</u>	<u>22406-5136</u>
CITY	STATE	ZIP

<u>45L 5</u>	<u>ROOD RICHARD ALLEN &amp; CINDY M</u>	
TAX MAP / PARCEL	NAME	
<u>111 PEACOCK STATION DR</u>		
MAILING ADDRESS		
<u>FREDERICKSBURG</u>	<u>VA</u>	<u>22406-5139</u>
CITY	STATE	ZIP

<u>45L 6</u>	<u>EGGEN RICHARD E &amp; SUSAN B</u>	
TAX MAP / PARCEL	NAME	
<u>112 PEACOCK STATION DR</u>		
MAILING ADDRESS		
<u>FREDERICKSBURG</u>	<u>VA</u>	<u>22406-5139</u>
CITY	STATE	ZIP

<u>45L 7</u>	<u>PHILIP LAUREN R &amp; SEGURA SHERRY A</u>	
TAX MAP / PARCEL	NAME	
<u>110 PEACOCK STATION DR</u>		
MAILING ADDRESS		
<u>FREDERICKSBURG</u>	<u>VA</u>	<u>22406-5139</u>
CITY	STATE	ZIP

<u>45L 16</u>	<u>RAYBOLD WILLIAM S JR. &amp; JENNIFER A</u>	
TAX MAP / PARCEL	NAME	
<u>107 PLUME COURT</u>		
MAILING ADDRESS		
<u>FREDERICKSBURG</u>	<u>VA</u>	<u>22406-5140</u>
CITY	STATE	ZIP

<u>45L 17</u>	<u>AYARS ALAN E &amp; KIRSTEN L</u>	
TAX MAP / PARCEL	NAME	
<u>108 PLUME CT</u>		
MAILING ADDRESS		
<u>FREDERICKSBURG</u>	<u>VA</u>	<u>22405-5140</u>
CITY	STATE	ZIP

<u>45J 3 20</u>	<u>FROMBERG RICHARD</u>	
TAX MAP / PARCEL	NAME	
<u>40 STACY LN</u>		
MAILING ADDRESS		
<u>FREDERICKSBURG</u>	<u>VA</u>	<u>22406</u>
CITY	STATE	ZIP

<u>37 18A</u>	<u>COOPER DARRELL W &amp; MELANIE K</u>	
TAX MAP / PARCEL	NAME	
<u>145 HULLS CHAPEL RD</u>		
MAILING ADDRESS		
<u>FREDERICKSBURG</u>	<u>VA</u>	<u>22406-5218</u>
CITY	STATE	ZIP

<u>37 18</u>	<u>COOPER DARRELL W &amp; MELANIE K</u>	
TAX MAP / PARCEL	NAME	
<u>145 HULLS CHAPEL RD</u>		
MAILING ADDRESS		
<u>FREDERICKSBURG</u>	<u>VA</u>	<u>22406-5218</u>
CITY	STATE	ZIP

<u>37 17</u>	<u>GAMA-SALAZAR CLAUDETTE</u>	
TAX MAP / PARCEL	NAME	
<u>163 HULLS CHAPEL RD</u>		
MAILING ADDRESS		
<u>FREDERICKSBURG</u>	<u>VA</u>	<u>22406-5218</u>
CITY	STATE	ZIP

<u>37 16B</u>	<u>TORRIJOS MIGUEL MORALES</u>	
TAX MAP / PARCEL	NAME	
<u>169 HULLS CHAPEL RD</u>		
MAILING ADDRESS		
<u>FREDERICKSBURG</u>	<u>VA</u>	<u>22406-5218</u>
CITY	STATE	ZIP

<u>37 16C</u>	<u>MEADE ADRIAN &amp; CLIFTON</u>	
TAX MAP / PARCEL	NAME	
<u>175 HULLS CHAPEL RD</u>		
MAILING ADDRESS		
<u>FREDERICKSBURG</u>	<u>VA</u>	<u>22406-5218</u>
CITY	STATE	ZIP

<u>37C 15</u>	<u>ADAMS JOHN R &amp; CAROL W</u>	
TAX MAP / PARCEL	NAME	
<u>20 LAKEBREEZE WAY</u>		
MAILING ADDRESS		
<u>FREDERICKSBURG</u>	<u>VA</u>	<u>22406-5230</u>
CITY	STATE	ZIP

<u>37 16A</u>	<u>ZOLLNER ANDREW</u>	
TAX MAP / PARCEL	NAME	
<u>221 HULLS CHAPEL RD</u>		
MAILING ADDRESS		
<u>FREDERICKSBURG</u>	<u>VA</u>	<u>22406-5220</u>
CITY	STATE	ZIP