

CONDITIONAL USE PERMIT

APPLICATION



AUGUST 2019

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

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.

Background and Process Information

Conditional uses are uses which are generally compatible with the other land uses permitted in the zoning district but require individual review for their intensity, location, design and configuration. Conditions are imposed by the County in order to ensure the appropriateness of the use at a particular location.

Conditional Use Permits may be approved upon a finding by the Board of Supervisors that the use will not be detrimental to the character and development of the adjacent land and will be in harmony with the purpose and intent of the zoning ordinance. Applications for conditional use permits must be submitted to the Department of Planning & Zoning.

Each application for a Conditional Use Permit is forwarded to the Planning Commission for consideration. The Planning Commission will hold a public hearing on the application.

The applicant is required to attend this public hearing. After the public hearing, the Planning Commission forwards a recommendation to the Board of Supervisors.

The Board of Supervisors will hold a public hearing on the application. The applicant is required to attend the public hearing. The Board may approved or deny the request for a permit. Should the Board approve the permit, they may designate conditions which, in its opinion, will mitigate the impacts of the requested conditional use.

Conditions may be established to:

1. Abate or restrict noise, smoke, dust or other elements that may affect surrounding properties.
2. Provide for adequate parking, ingress and egress to public streets and roads.
3. Provide adjoining property with buffers or screening to mitigate visual and/or noise impacts.
4. Establish setback, side or rear yard requirements necessary for orderly expansion and to prevent traffic congestion.

Amendments to Approved Conditional Use Permit Conditions:

Any previous approved conditional use permit may be revised by the Board of Supervisors following a public hearing. Minor Amendments shall be allowed subject to the following requirements:

1. No more than two permit conditions can be changed at the time of request
2. Changes do not materially affect site layout

Conditional Use Permit Amendments are subject to the standard Conditional Use Permit fees. Minor Amendments are subject to the Minor Amendment fees in Section 2 of the Application Review Fees Calculation.

Conditional Use Permit Application Instructions

1. The applicant must meet with a Planner prior to submitting an application. A preliminary conference regarding the application may be scheduled with a Planner.
2. Fill-out, sign and date the application form. If the applicant is not the property owner, attach a notarized letter of consent from the property owner authorizing the applicant to act as the owner's agent for the application.
3. The applicant must provide three copies of a boundary survey and a metes and bounds description of the land for which the Conditional Use Permit would apply.
4. The applicant must provide the names and addresses of all adjacent property owners, including those immediately across the road(s) from the property. This list is used for the notification to the adjacent owners of the public hearing.
5. The applicant must provide a General Development Plan (GDP) drawn to standards in Article 13 of the Zoning Ordinance.
6. If available, it is recommended that the applicant(s) include architectural renderings that show building materials, building heights, site design amenities, etc. Staff may ask this to be submitted by the applicant(s) on a case-by-case-basis.
7. The applicant must submit impact statements with the application. Impact studies must address traffic volumes, public utility capacities, noise, dust and smoke emissions. A Transportation Impact Analysis (TIA) is required for all projects that meet the following criteria:
 - generate 150 or more vehicle trips per day above the existing use, and
 - the site would meet the VDOT requirements for TIAs under 24 VAC 30-155 or Stafford County Rezoning TIA requirements.Proffers or conditions which limit the vehicle trips per day may be taken into consideration when calculating the maximum development. The TIA shall be developed in accordance with the guidelines established in 24 VAC 30-155.
8. Applications are due the third Friday of any month. Public hearings are required by the Planning Commission and Board of Supervisors. Public hearing dates will be determined based on application filing date, date application is deemed complete, and available meeting dates.

Application Submittal Checklist

-
- ☒ Completed **"Project Information & Primary Contacts"** form (Page 7)
 - ☒ Signed **"Statements of Understanding"** from the owner(s) and applicant (Page 8)
 - ☒ Signed and Notarized **Owner's Consent Statement** (if applicant/agent is not the owner)
 - ☒ Completed **"General Information"** sheet (Page 9)
 - ☒ Completed **"Review Fee Calculation"** sheet and appropriate **Fees** payable to "County of Stafford" (Page 10)
 - ☒ Completed **"List of Adjoining Property Owners"** (Pages 12 & 13)
 - ☒ Completed **"Application Affidavit"** (Pages 14 – 17)
 - ☒ Completed **"Checklist for Generalized Development Plans"** (Pages 18 & 19)
 - ☒ Completed **"Transportation Impact Analysis Determination Form"** (Page 20)
 - ☒ Proof that **Real Estate Taxes** have been paid
 - ☒ Complete **Legal Description** of the area to be reclassified (Acreage must match Boundary Survey Plat)
 - ☒ Completed **Impact Statement**
- N/A ☐ Completed **Transportation Impact Analysis (TIA)**, if required (Five (5) paper copies with electronic copies or ftp site)
-

PLATS AND PLANS

- ☒ **Boundary Survey Plat** of area subject to rezoning (with 3 copies at 8½" x 11" size)
- ☒ **Generalized Development Plan** (12 full-size copies at 24"x 36" size)

* See **"Checklist for Generalized Development Plans"** (Pages 18 & 19)

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. These items are often requested during the review process. Providing the information in advance can assist in accelerating the review:

1. Site Illustrations or Building Elevations
2. Electronic Version of generalized development plans, boundary survey, and any illustrations (a pdf on a CD, DVD, sent via email, or through ftp site is acceptable)

Project Information & Primary Contacts

<u>PROJECT INFORMATION</u>		<u>PROJECT #</u> _____	
Crucible _____ PROJECT NAME		_____ SECTION	
45 Jack Ellington Rd _____ ADDRESS (IF AVAILABLE)		87.59 _____ TOTAL SITE ACREAGE	
35-22 _____ TAX MAP /PARCEL(S)		M-1 _____ ZONING DISTRICT	
Off Jack Ellington Rd, Hartwood Magisterial District _____ LOCATION OF PROJECT			

<u>APPLICANT/AGENT</u> (Provide attachment if Applicant and Agent differ)		Primary Contact Person <input checked="" type="checkbox"/>	
John Garman _____ NAME		Team Crucible, LLC _____ COMPANY	
60 Jack Ellington Rd _____ ADDRESS		_____ STATE	
540-752-2800 _____ PHONE NUMBER		540-752-1800 _____ FAX NUMBER	
		jgarman@team-crucible.com _____ EMAIL ADDRESS	

<u>OWNER</u> (Provide attachments if multiple owners)		Primary Contact Person <input type="checkbox"/>	
John C Stradley and Co-Managers _____ NAME		Crucible Properties II, LLC _____ COMPANY	
60 Jack Ellington Rd _____ ADDRESS		VA _____ STATE	
Fredericksburg _____ CITY		22406 _____ ZIP	
540-295-4178 _____ PHONE NUMBER		jstradley@hotmail.com _____ EMAIL ADDRESS	

<u>PROFESSIONAL</u> (Engineer, Surveyor, etc.)		Primary Contact Person <input type="checkbox"/>	
Raymond P. Freeland, P.E. _____ NAME		Freeland Engineering P.C. _____ COMPANY	
10814 Courthouse Road _____ ADDRESS		VA _____ STATE	
Fredericksburg _____ CITY		22408 _____ ZIP	
(540) 898-3092 _____ PHONE NUMBER		(877) 658-7735 _____ FAX NUMBER	
		rfreeland@freelandengineeringpc.com _____ EMAIL ADDRESS	

General Information

Clearly indicate all information that applies to this project:

DETAILED DESCRIPTION OF PROJECT

See Attached Impact Statement

INFORMATION FOR FEE CALCULATIONS

87.59 # of Acres

Type of Conditional Use Permit:

- ☒ Standard Conditional Use Permit (including amendments)
- ☐ Minor Conditional Use Permit Amendment *
- ☐ Minor Conditional Use Permit Amendment (submitted simultaneously with a Minor Proffer Amendment Application) *

* See Background Information on page 3 to determine if the request qualifies as a minor amendment.

INFORMATIONAL

Previous Resolution # _____

Zoning District M-1

Proposed Use(s) School, Industrial

Review Fee Calculations

The County review fee calculations are divided into two sections. Each section is based on a different type of application. Determine the application fee by filling out the one section that applies.

Section I. Standard Conditional Use Permit:

A. Base Fee: (Required)	\$ <u>9,750.00</u>
B. General Fee: (If greater than 5 acres)	
(<u>87.59</u> Acres – 5) X \$125	\$ <u>10,323.75</u>
C. Fire & Rescue Review Fee (required).....	\$ <u>95.00</u>
D. Utilities Department Review Fee (required).....	\$ <u>95.00</u>
E. Public Works Review Fee (required).....	\$ <u>120.00</u>
F. Traffic Impact Analysis Review Fee: (If TIA required)	
Volume <1,000 VPD	\$200.00
Volume >1,000 VPD	\$ <u>N/A</u>
G. Adjacent Property Notification (required):	
(<u>9</u> Adjacent properties) X \$6.48	\$ <u>58.32</u>
Sub-total (Add appropriate amounts from lines A thru G above).....	\$ <u>20,442.07</u>
H. Technology Fee (sub-total x 2.75% or 0.0275).....	\$ <u>562.16</u>
TOTAL (Sub-total + H. Technology Fee)	\$ <u>21,004.23</u>

Section II. Minor Conditional Use Permit Amendment:

A. General Fee:	\$ <u>6,190.00</u>
B. Adjacent Property Notification (required):	
(_____ Adjacent properties) X \$6.48	\$ _____
Sub-total (Add lines A and B)	\$ _____
C. Technology Fee (sub-total x 2.75% or 0.0275).....	\$ _____
TOTAL (Sub-total + C. Technology Fee)	\$ _____

Section III. Minor Conditional Use Permit Amendment (when submitted simultaneously with a Minor Proffer Amendment Application):

A. General Fee: \$ 3,095.00

B. Adjacent Property Notification (required):

(_____ Adjacent properties) X \$6.48 \$ _____

Sub-total (Add lines A and B) \$ _____

C. Technology Fee (sub-total x 2.75% or 0.0275)..... \$ _____

TOTAL (Sub-total + C. Technology Fee)..... \$ _____

MAKE CHECK PAYABLE TO "STAFFORD COUNTY"

- If an application is withdrawn prior to the first public hearing, fifty (50) percent of the amount of the application fee may be refunded to the applicant.
- If an application is withdrawn after the first public hearing, the application fee is non-refundable.

List of Adjoining Property Owners

The applicant is required to 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 to be rezoned or issued a Conditional Use Permit. If the application requests a rezoning of only a portion of the parcel or a Conditional Use Permit on only a portion of the parcel, the entire parcel must be the basis for the below listing.

Provide additional pages if needed.

SEE ATTACHED LIST

_____	_____	
TAX MAP / PARCEL	NAME	

MAILING ADDRESS		

CITY	STATE	ZIP

_____	_____	
TAX MAP / PARCEL	NAME	

MAILING ADDRESS		

CITY	STATE	ZIP

_____	_____	
TAX MAP / PARCEL	NAME	

MAILING ADDRESS		

CITY	STATE	ZIP

_____	_____	
TAX MAP / PARCEL	NAME	

MAILING ADDRESS		

CITY	STATE	ZIP

_____	_____	
TAX MAP / PARCEL	NAME	

MAILING ADDRESS		

CITY	STATE	ZIP

_____	_____	
TAX MAP / PARCEL	NAME	

MAILING ADDRESS		

CITY	STATE	ZIP

_____	_____	
TAX MAP / PARCEL	NAME	

MAILING ADDRESS		

CITY	STATE	ZIP

Properties Adjacent to 45 Jack Ellington Road, Parcel I.D.: 35 22

Parcel I.D.: 35 21

WESTLAKE DEVELOPMENT LLC
24012 FREDERICK RD
CLARKSBURG MD 20871-9718

Parcel I.D.: 35 23

UNIVERSITY OF MARY WASHINGTON FOUNDA
1125 JEFFERSON DAVIS HWY STE 200
FREDERICKSBURG VA 22401-8447

Parcel I.D.: 35 23A

VULCAN LANDS INC ATTN PROPERTY ADM F
1200 URBAN CENTER DR
BIRMINGHAM AL 35242-2545

Parcel I.D.: 42 4A

VULCAN LANDS INC ATTN PROPERTY ADM F
1200 URBAN CENTER DR
BIRMINGHAM AL 35242-2545

Parcel I.D.: 34L 1 1

PATTON KEVIN & CINDY
379 RICHARD FERRY ROAD
FREDERICKSBURG VA 22406-4821

Parcel I.D.: 34 61

PATTON KEVIN W & CINDY A
379 RICHARDS FERRY RD
FREDERICKSBURG VA 22406-4821

Parcel I.D.: 34J 6

THOMPSON ANTHONY
13101 KENDALE CT
WOODBIDGE VA 22193-5218

Parcel I.D.: 34 56
CHANG MYUNG IL & HEE SOON CHANG
40 JACK ELLINGTON RD
FREDERICKSBURG VA 22406-4806

Parcel I.D.: 34 55G
HOUCHIN KENNETH WAYNE
41 JACK ELLINGTON RD
FREDERICKSBURG VA 22406-4807

Application Affidavit

This form to be filed with:

STAFFORD COUNTY
BOARD OF SUPERVISORS

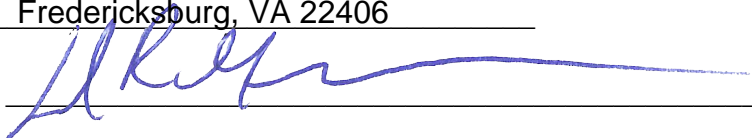
1300 COURTHOUSE ROAD
STAFFORD, VIRGINIA 22555

Internal Use Only	
Project Name:	_____
A/P #:	_____
Date:	_____

All applicants for a special exception, a special use permit, conditional use permit, amendment to the zoning ordinance or variance shall make complete disclosure of the equitable ownership of the real estate involved in the application, including in the case of corporate ownership, limited liability company ownership or similar business ownership, the name of stockholders, officers, managing partners, general partners, owners and members, and in any case the names and addresses of all of the real parties in interest. 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. In the event the ownership of the involved real estate changes in any respect during the time the application is pending, the applicant shall make complete disclosure of the new equitable ownership of the real estate involved in the application as required herein. If the applicant is a contract purchaser, the ownership information required herein shall be provided for the contract purchaser in addition to the owner of the real estate involved in the application. This section applies to applications before the board of supervisors, planning commission and board of zoning appeals.

See Section 15.2-2289 for State Enabling Authority

1. Applicant information

Name of Applicant	Team Crucible, LLC
Name of Company	Team Crucible, LLC
Applicant Address	60 Jack Ellington Rd Fredericksburg, VA 22406
Applicant's Signature	
Name of Agent	John Garman
Address of Agent	60 Jack Ellington Rd Fredericksburg, VA 22406

2. Type of Application

- | | |
|--|--|
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Special Exception |

Application Affidavit

Page 2

Applicant: Team Crucible, LLC

Project Name: _____

A/P #: _____

Date: _____

3. Property Information

Assessor's Parcel(s) 35 22

Address 45 Jack Ellington Rd
Fredericksburg, VA 22406

4. Unless the equitable ownership is a corporation, limited liability company or similar business ownership, list all equitable owners of the property.

<u>Name of owners</u>	<u>Address</u>
_____	N/A
_____	_____
_____	_____
_____	_____

5. If the equitable ownership of the property is a corporation, limited liability company or similar business ownership, list all officers, managing partners, general partners, share holders, owners and members. This provision shall not apply if the corporation is listed on a national or local stock exchange and has more than 500 shareholders.

<u>Name of Members</u>	<u>Address</u>
*Crucible Capital Partners, LLC	8031 Philips Hwy, Ste 3, Jacksonville, FL 32256
*Sole member/owner	_____
_____	_____
_____	_____

6. Unless the applicant is a contract purchaser and is a corporation, limited liability company or similar business ownership, list all individuals involved with the purchase of the property.

<u>Name of Members</u>	<u>Address</u>
_____	N/A
_____	_____
_____	_____
_____	_____
_____	_____

Application Affidavit

Page 3

Applicant: Team Crucible, LLC

Project Name: _____
A/P #: _____
Date: _____

7. If the applicant is a contract purchaser and is a corporation, limited liability company or similar business ownership, list all officers, managing partners, general partners, share holders, owners and members. This provision shall not apply if the corporation is listed on a national or local stock exchange and has more than 500 share holders

Name of Members

_____	N/A
_____	_____
_____	_____
_____	_____
_____	_____

8. Have all individuals listed on this affidavit been notified of the purpose of the application?

☒

Yes

☐

No

9. If #8 is No, list all individuals who have not been notified about this application plus submit the cost required for the Department of Planning and Zoning or Code Administration to send certified letters notifying those listed below of this application prior to the public hearing.

<u>Name</u>	<u>Team Crucible, LLC</u> <u>Address, including zip code, no P.O. Box please</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Number of owners to be notified: _____X

Cost for certified letters \$ _____ (cost as of the day of submittal)

Total due: \$ _____ (Make checks payable to County of Stafford)

Please submit a check in the amount due with this application to cover the cost of serving the individuals listed in this section.

Application Affidavit

Page 4

Applicant: Team Crucible, LLC

Project Name: _____
A/P #: _____
Date: _____

10. Affirmation & Witness

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief. In the event the ownership of the involved real estate changes during the time the application is pending, I shall make complete disclosure of the new equitable ownership of the real estate involved in the application as required herein.

Printed name of Signer John Garman

Corporate Office of Signer Team Crucible, LLC

Signature 

Date 19 October 2022

COMMONWEALTH OF VIRGINIA
COUNTY OF STAFFORD, to wit:

The forgoing affidavit was acknowledged before me this 19 day of October, 2022 by
John Garman owner/applicant.

My commission expires: 11-30-2026


Notary Public



Checklist for Generalized Development Plans (GDP)

In accordance with Section 28-224 of the Stafford County Code, when a GDP involves engineering, architecture, urban land use planning or design, landscape architecture, or surveying, such work shall be performed by persons qualified and authorized to perform such professional work, in accordance with applicable provisions of the Code of Virginia.

N/A COMPLETE

		Sec 28-225(1)
<input type="checkbox"/>	<input type="checkbox"/>	Date of drawing,
<input type="checkbox"/>	<input type="checkbox"/>	true north arrow,
<input type="checkbox"/>	<input type="checkbox"/>	scale,
<input type="checkbox"/>	<input type="checkbox"/>	legend for all symbols used,
<input type="checkbox"/>	<input type="checkbox"/>	name of the applicant,
<input type="checkbox"/>	<input type="checkbox"/>	name of the owner,
<input type="checkbox"/>	<input type="checkbox"/>	name of the development,
<input type="checkbox"/>	<input type="checkbox"/>	person preparing the drawing,
<input type="checkbox"/>	<input type="checkbox"/>	match lines if applicable;
		Sec 28-225(2)
<input type="checkbox"/>	<input type="checkbox"/>	Boundaries of the area covered by the application,
<input type="checkbox"/>	<input type="checkbox"/>	vicinity map showing the general location of the proposed development,
		major roads and existing subdivisions at a scale of one inch equals two thousand (2,000) feet;
		Sec 28-225(3)
<input type="checkbox"/>	<input type="checkbox"/>	Approximate locations and identification of any easements and rights-of-way on or abutting the site;
		Sec 28-225(4)
<input type="checkbox"/>	<input type="checkbox"/>	Approximate location of each existing and proposed structure on the site
<input type="checkbox"/>	<input type="checkbox"/>	the number of stories,
<input type="checkbox"/>	<input type="checkbox"/>	height,
<input type="checkbox"/>	<input type="checkbox"/>	roof line,
<input type="checkbox"/>	<input type="checkbox"/>	gross floor areas and
<input type="checkbox"/>	<input type="checkbox"/>	location of building entrances and exits;
		Sec 28-225(5)
<input type="checkbox"/>	<input type="checkbox"/>	Identification and location of uses and structures on all abutting properties;
		Sec 28-225(6)
<input type="checkbox"/>	<input type="checkbox"/>	Approximate location of all existing and proposed parking and loading areas,
<input type="checkbox"/>	<input type="checkbox"/>	outdoor trash storage,
<input type="checkbox"/>	<input type="checkbox"/>	lighting facilities, and
<input type="checkbox"/>	<input type="checkbox"/>	pedestrian walkways;
		Sec 28-225(7)
<input type="checkbox"/>	<input type="checkbox"/>	Approximate location, height and type of each existing and proposed wall, fence, and other types of screening;

Checklist for Generalized Development Plans (continued)

N/A COMPLETE

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Sec 28-225(8)
Approximate location and description of all proposed landscaping; |
| <input type="checkbox"/> | <input type="checkbox"/> | Sec 28-225(9)
Approximate location, height and dimensions of all proposed signage on site; |
| <input type="checkbox"/> | <input type="checkbox"/> | Sec 28-225(10)
Approximate location of all existing drainage ways, floodplains and wetlands on site; |
| <input type="checkbox"/> | <input type="checkbox"/> | Sec 28-225(11)
Approximate location of all common open space, recreational areas and bufferyards; |
| <input type="checkbox"/> | <input type="checkbox"/> | Sec 28-225(12)
Where the site abuts any tidal water body or impoundments, the approximate high water line, low water line, top of bank and toe of slope; |
| <input type="checkbox"/> | <input type="checkbox"/> | Sec 28-225(13)
Approximate location and identification of all significant natural or noteworthy features including, but not limited to, historic and archeological sites, cemeteries, existing trees with a trunk diameter greater than six (6) inches DBH |

Waiver of GDP Requirements

In accordance with Section 28-223 of the Stafford County Code, the Director of Planning and Zoning may waive the requirement for the submission of a GDP if the application meets one of the following standards:

- (1) There will be less than two thousand five hundred (2,500) square feet of total land disturbance on lots or parcels of less than ten thousand (10,000) square feet.
- (2) For single-family dwellings intended for the occupancy of the applicant and where there will be less than five thousand (5,000) square feet of land disturbance.
- (3) For specific items of information when, in the opinion of the director of planning, their application to the subject property does not serve the purpose and intent of this article.

A request for a waiver shall be made in writing to the Director of Planning and Zoning identifying the sections in which you are requesting a waiver and the reason for the request.

**CONDITIONAL USE PERMIT
TRANSPORTATION IMPACT
ANALYSIS DETERMINATION**

Name of development _____
Type of development _____
Parcel # _____

RECEIVED BUT NOT OFFICIALLY SUBMITTED
DATE: _____ INITIALS _____

OFFICIALLY SUBMITTED

DATE: _____ INITIALS _____

Traffic Volume Calculations

This site generates:

6.23 VPH (insert the highest VPH)

270 VPD on state controlled highways (insert highest volume).

6.23 Peak AM (VPH)

2.2 Peak PM (VPH)

3.3 Peak Saturday (VPH)

_____ VPD highest intensity*

Attach a page showing the calculations and the ITE trip generation codes to this form.

Minimum Thresholds to submit a TIA

Any proposal that generates 150 or more vehicle trips per day above the existing use, and the site meets the VDOT requirements for TIAs under 24 VAC 30-155 or Stafford County Rezoning TIA requirements. See "VDOT Traffic Impact Analysis Requirements" table on next page.

Trip Generation Calculation Guidelines

- Traffic volumes shall be based on the rates or equations published in the latest edition of the Institute of Transportation Engineers Trip Generation.
- If a site has multiple entrances to highways, volumes on all entrances shall be combined for the purposes of this determination.
- If the site does not have direct access to a state maintained road, the site's connection is where the site connects to the state highway system.
- Traffic volumes shall NOT be reduced through internal capture rates, pass by rates, or any other reduction methods.
- For redevelopment sites only: when the existing use is to be developed at a higher intensity, trips currently generated by the existing development that will be removed may be deducted from the total trips that will be generated by the proposed land use.
- When rezoning, use the highest possible traffic generating use unless development is limited by proffer to less than the possible highest traffic generation.

For development proposals that generate 1000 or more vehicle trips per peak hour the applicant shall request a scope of work meeting with VDOT and Stafford County Office of Transportation to discuss the required elements of a traffic impact analysis.

*The highest intensity use is the highest possible use allowable under the zoning requirements for the entire property should it be developed to its fullest extent possible under the current building guidelines. The only exception is if proffers limit the area and type of uses.

VDOT Traffic Impact Analysis Requirements

Process		Threshold	Review Process*	Fee**
Comprehensive Plan and Plan Amendments (including small area plans)		5,000 VPD on state-controlled highways, or Major change to infrastructure / transportation facilities	Application submitted to VDOT for review and comment VDOT may request a meeting with the locality within 30 days Review to be completed in 90 days or later if mutually agreed	\$1000 covers first and second review. No fee if initiated by locality or public agency. No fee for citizens' organization or neighborhood association proposing plan amendments.
Rezoning	Residential Low Volume Road Submission	400 VPD AND exceeds the current traffic volume on a state controlled highway	VDOT or local TIA (certified by VDOT) and Application submitted to VDOT for review and comment VDOT may request a meeting with the locality & applicant within 45 days Review to be completed in 120 days if VDOT requests a meeting Otherwise review to be completed in 45 days	For first and second review: \$250 - Low Volume Rd \$1000 – All other submissions
	All Other Land Uses including residential	5,000 VPD on state controlled highways, or 5,000 VPD on locality maintained streets AND within 3000 feet of a state controlled highway	Review to be completed in 120 days if VDOT requests a meeting Otherwise review to be completed in 45 days NOTE: When a related comprehensive plan revision and rezoning proposal are being considered concurrently for the same geographical area, then only a rezoning TIA package is required.	No fee if initiated by locality or public agency No fee if using a VDOT TIA prepared for a small area plan

* For proposals generating less than 1000VPH the locality and/or applicant may request a Scope of Work Meeting with VDOT. For proposals generating 1000 VPH or more the locality and/or applicant shall hold a Scope of Work Meeting with VDOT.

** Third or subsequent submissions require additional fee as though they were an initial submission.



Stafford County

Revenue Collection System

Real Estate Inquiry

Map Number: 35 22
PAGINDCBKLOT S
PIN: 22788
District: FH

Property Description
BENSON 87.590 AC

45 JACK ELLINGTON RD

Responsible Name and Addresses

CRUCIBLE PROPERTIES II LLC
60 JACK ELLINGTON RD
FREDERICKSBURG VA
22406-4806

Real Estate Descriptions and Values

Land Value	\$963,500.00
Building Value	\$2,437,500.00
Land Use Value	\$0.00

Outstanding Balance Information

Total Due:	\$14,454.25
Levy:	\$14,454.25
Penalty:	\$0.00
Interest:	\$0.00
P&I Calculated as of:	7/13/2022

Bill Year	Bill Number	Installment Number	Cat	Bill Amount Due	Total Paid	Last Payment Date	Levy Due	Penalty Due	Interest Due	Total Due
2022	22308	2	2	\$14,454.25	\$0.00		\$14,454.25	\$0.00	\$0.00	\$14,454.25
2022	22308	1	1	\$14,454.25	\$14,454.25	06/03/2022	\$0.00	\$0.00	\$0.00	\$0.00
2021	22317	2	2	\$16,017.61	\$16,017.61	12/03/2021	\$0.00	\$0.00	\$0.00	\$0.00
2021	22317	1	1	\$16,017.61	\$16,017.61	06/28/2021	\$0.00	\$0.00	\$0.00	\$0.00
2020	22325	2	2	\$16,017.61	\$16,017.61	12/04/2020	\$0.00	\$0.00	\$0.00	\$0.00
2020	22325	1	1	\$16,017.61	\$16,017.61	06/23/2020	\$0.00	\$0.00	\$0.00	\$0.00
2019	22341	2	2	\$16,639.25	\$16,639.25	12/09/2019	\$0.00	\$0.00	\$0.00	\$0.00
2019	22341	1	1	\$16,639.25	\$16,639.25	05/31/2019	\$0.00	\$0.00	\$0.00	\$0.00
2018	22366	2	2	\$16,309.76	\$16,309.76	11/26/2018	\$0.00	\$0.00	\$0.00	\$0.00
2018	22366	1	1	\$16,309.76	\$16,309.76	05/23/2018	\$0.00	\$0.00	\$0.00	\$0.00
2017	22392	2	2	\$16,443.90	\$16,443.90	11/28/2017	\$0.00	\$0.00	\$0.00	\$0.00
2017	22392	1	1	\$16,443.90	\$16,443.90	06/09/2017	\$0.00	\$0.00	\$0.00	\$0.00
2016	22412	2	2	\$16,444.90	\$16,444.90	12/20/2016	\$0.00	\$0.00	\$0.00	\$0.00

Real Estate Inquiry

Map Number: 35 22
 PAGINDCBKLOT S
 PIN: 22788
 District: FH

Property Description
 BENSON 87.590 AC

45 JACK ELLINGTON RD

Responsible Name and Addresses

CRUCIBLE PROPERTIES II LLC
 60 JACK ELLINGTON RD
 FREDERICKSBURG VA
 22406-4806

Real Estate Descriptions and Values

Land Value \$963,500.00
 Building Value \$2,437,500.00
 Land Use Value \$0.00

Outstanding Balance Information

Total Due: \$14,454.25
 Levy: \$14,454.25
 Penalty: \$0.00
 Interest: \$0.00
 P&I Calculated as of: 7/13/2022

Bill Year	Bill Number	Installment Number	Cat	Bill Amount Due	Total Paid	Last Payment Date	Levy Due	Penalty Due	Interest Due	Total Due
2016	22412	1	1	\$16,443.90	\$16,443.90	05/17/2016	\$0.00	\$0.00	\$0.00	\$0.00
2015	22430	2	2	\$17,587.43	\$17,587.43	11/18/2015	\$0.00	\$0.00	\$0.00	\$0.00
2015	22430	1	1	\$17,587.43	\$17,587.43	05/27/2015	\$0.00	\$0.00	\$0.00	\$0.00
2014	22448	2	2	\$17,587.43	\$17,587.43	11/21/2014	\$0.00	\$0.00	\$0.00	\$0.00
2014	22448	1	1	\$17,587.43	\$17,587.43	05/28/2014	\$0.00	\$0.00	\$0.00	\$0.00
2013	22459	2	2	\$17,645.37	\$17,645.37	12/09/2013	\$0.00	\$0.00	\$0.00	\$0.00
2013	22459	1	1	\$17,645.37	\$17,645.37	06/05/2013	\$0.00	\$0.00	\$0.00	\$0.00
2012	22477	2	2	\$17,645.37	\$17,645.37	12/04/2012	\$0.00	\$0.00	\$0.00	\$0.00
2012	22477	1	1	\$17,645.37	\$17,645.37	06/04/2012	\$0.00	\$0.00	\$0.00	\$0.00
2011	22497	2	2	\$18,436.68	\$18,436.68	12/06/2011	\$0.00	\$0.00	\$0.00	\$0.00
2011	22497	1	1	\$18,436.68	\$18,436.68	05/31/2011	\$0.00	\$0.00	\$0.00	\$0.00
2010	22512	2	2	\$18,702.75	\$18,702.75	11/30/2010	\$0.00	\$0.00	\$0.00	\$0.00
2010	22512	1	1	\$18,702.75	\$18,702.75	05/28/2010	\$0.00	\$0.00	\$0.00	\$0.00
2009	22522	2	2	\$15,085.14	\$15,085.14	01/05/2010	\$0.00	\$0.00	\$0.00	\$0.00
2009	22522	1	1	\$15,085.14	\$15,085.14	06/03/2009	\$0.00	\$0.00	\$0.00	\$0.00
2008	22544	2	2	\$15,085.14	\$15,085.14	11/13/2008	\$0.00	\$0.00	\$0.00	\$0.00
2008	22544	1	1	\$15,085.14	\$15,085.14	05/29/2008	\$0.00	\$0.00	\$0.00	\$0.00
2007	22570	2	2	\$9,817.15	\$9,817.15	12/05/2007	\$0.00	\$0.00	\$0.00	\$0.00
2007	22570	1	1	\$9,817.15	\$9,817.15	05/30/2007	\$0.00	\$0.00	\$0.00	\$0.00

Real Estate Inquiry

Map Number: 35 22
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Property Description
 BENSON 87.590 AC

45 JACK ELLINGTON RD

Responsible Name and Addresses

CRUCIBLE PROPERTIES II LLC
 60 JACK ELLINGTON RD
 FREDERICKSBURG VA
 22406-4806

Real Estate Descriptions and Values

Land Value \$963,500.00
 Building Value \$2,437,500.00
 Land Use Value \$0.00

Outstanding Balance Information

Total Due: \$14,454.25
 Levy: \$14,454.25
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 Interest: \$0.00
 P&I Calculated as of: 7/13/2022

Bill Year	Bill Number	Installment Number	Cat	Bill Amount Due	Total Paid	Last Payment Date	Levy Due	Penalty Due	Interest Due	Total Due
2006	28434	2	2	\$8,835.43	\$8,835.43	11/28/2006	\$0.00	\$0.00	\$0.00	\$0.00
2006	28434	1	1	\$9,718.97	\$9,718.97	06/22/2006	\$0.00	\$0.00	\$0.00	\$0.00
2005	27482	2	2	\$11,968.34	\$11,968.34	11/28/2005	\$0.00	\$0.00	\$0.00	\$0.00
2005	27482	1	1	\$11,968.34	\$11,968.34	05/26/2005	\$0.00	\$0.00	\$0.00	\$0.00
2004	26478	2	2	\$11,968.34	\$11,968.34	12/03/2004	\$0.00	\$0.00	\$0.00	\$0.00
2004	26478	1	1	\$13,285.65	\$13,285.65	08/23/2004	\$0.00	\$0.00	\$0.00	\$0.00
2003	25720	2	2	\$13,758.09	\$13,758.09	11/26/2003	\$0.00	\$0.00	\$0.00	\$0.00
2003	25720	1	1	\$13,758.09	\$13,758.09	06/12/2003	\$0.00	\$0.00	\$0.00	\$0.00
2002	24339	2	2	\$13,758.09	\$13,758.09	12/09/2002	\$0.00	\$0.00	\$0.00	\$0.00
2002	24339	1	1	\$15,512.25	\$15,512.25	09/26/2002	\$0.00	\$0.00	\$0.00	\$0.00
2001	23702	2	2	\$10,845.44	\$10,845.44	02/21/2002	\$0.00	\$0.00	\$0.00	\$0.00
2001	23702	1	1	\$9,859.49	\$9,859.49	06/05/2001	\$0.00	\$0.00	\$0.00	\$0.00
2000	22758	2	2	\$9,859.49	\$9,859.49	12/05/2000	\$0.00	\$0.00	\$0.00	\$0.00
2000	22758	1	1	\$9,859.49	\$9,859.49	06/05/2000	\$0.00	\$0.00	\$0.00	\$0.00
1999	22312	2	2	\$9,893.67	\$9,893.67	01/14/2000	\$0.00	\$0.00	\$0.00	\$0.00
1999	22312	1	1	\$8,994.24	\$8,994.24	06/07/1999	\$0.00	\$0.00	\$0.00	\$0.00
1998	21700	2	2	\$9,901.16	\$9,901.16	02/17/1999	\$0.00	\$0.00	\$0.00	\$0.00
1998	21700	1	1	\$8,994.24	\$8,994.24	06/05/1998	\$0.00	\$0.00	\$0.00	\$0.00
1997	21376	2	2	\$8,789.04	\$8,789.04	12/05/1997	\$0.00	\$0.00	\$0.00	\$0.00

Real Estate Inquiry

Map Number: 35 22
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 PIN: 22788
 District: FH

Property Description
 BENSON 87.590 AC

45 JACK ELLINGTON RD

Responsible Name and Addresses

CRUCIBLE PROPERTIES II LLC
 60 JACK ELLINGTON RD
 FREDERICKSBURG VA
 22406-4806

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Bill Year	Bill Number	Installment Number	Cat	Bill Amount Due	Total Paid	Last Payment Date	Levy Due	Penalty Due	Interest Due	Total Due
1997	21376	1	1	\$9,667.94	\$9,667.94	06/20/1997	\$0.00	\$0.00	\$0.00	\$0.00
1996	20838	2	2	\$9,675.26	\$9,675.26	01/15/1997	\$0.00	\$0.00	\$0.00	\$0.00
1996	20838	1	1	\$8,789.04	\$8,789.04	05/29/1996	\$0.00	\$0.00	\$0.00	\$0.00
1995	20427	2	2	\$9,228.60	\$9,228.60	12/05/1995	\$0.00	\$0.00	\$0.00	\$0.00
1995	20427	1	1	\$9,228.60	\$9,228.60	06/01/1995	\$0.00	\$0.00	\$0.00	\$0.00
1994	19750	2	2	\$9,228.60	\$9,228.60	12/15/1994	\$0.00	\$0.00	\$0.00	\$0.00
1994	19750	1	1	\$9,228.60	\$9,228.60	06/06/1994	\$0.00	\$0.00	\$0.00	\$0.00
1993	19005	2	2	\$8,162.65	\$8,162.65	11/30/1993	\$0.00	\$0.00	\$0.00	\$0.00
1993	19005	1	1	\$8,162.65	\$8,162.65	06/07/1993	\$0.00	\$0.00	\$0.00	\$0.00
1992	18362	2	2	\$8,162.65	\$8,162.65	12/05/1992	\$0.00	\$0.00	\$0.00	\$0.00
1992	18362	1	1	\$8,162.65	\$8,162.65	05/26/1992	\$0.00	\$0.00	\$0.00	\$0.00
1991	17427	2	2	\$8,159.33	\$8,159.33	11/21/1991	\$0.00	\$0.00	\$0.00	\$0.00
1991	17427	1	1	\$8,159.33	\$8,159.33	06/28/1991	\$0.00	\$0.00	\$0.00	\$0.00
1990	16682	2	2	\$8,159.33	\$8,159.33	12/05/1990	\$0.00	\$0.00	\$0.00	\$0.00
1990	16682	1	1	\$8,159.33	\$8,159.33	06/01/1990	\$0.00	\$0.00	\$0.00	\$0.00
1989	15454	2	2	\$5,653.44	\$5,653.44	11/29/1989	\$0.00	\$0.00	\$0.00	\$0.00
1989	15454	1	1	\$5,653.44	\$5,653.44	05/30/1989	\$0.00	\$0.00	\$0.00	\$0.00
1988	26392	2	2	\$222.20	\$222.20	11/28/1988	\$0.00	\$0.00	\$0.00	\$0.00
1988	14881	2	2	\$4,808.37	\$4,808.37	11/28/1988	\$0.00	\$0.00	\$0.00	\$0.00

Real Estate Inquiry

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Property Description
 BENSON 87.590 AC

45 JACK ELLINGTON RD

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CRUCIBLE PROPERTIES II LLC
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1988	14881	1	1	\$4,808.37	\$4,808.37	06/03/1988	\$0.00	\$0.00	\$0.00	\$0.00
1987	14758	2	2	\$4,611.30	\$4,611.30	11/20/1987	\$0.00	\$0.00	\$0.00	\$0.00
1987	14758	1	1	\$4,611.30	\$4,611.30	06/05/1987	\$0.00	\$0.00	\$0.00	\$0.00
1986	14633	2	2	\$4,611.30	\$4,611.30	12/05/1986	\$0.00	\$0.00	\$0.00	\$0.00
1986	14633	1	1	\$4,611.30	\$4,611.30	06/15/1986	\$0.00	\$0.00	\$0.00	\$0.00

**Legal Description
National Technical Systems
87.590 Acres Being Tax Map 35-22
Stafford County, Virginia
March 16, 2010**

BEGINNING at a point in the southerly right-of-way line of Richards Ferry Road - Route 752; said point being the northern-most corner of Myung Il Chang and He Soon Chang (T.M. 34-56);

THENCE leaving said Richards Ferry Road and running with the westerly right-of-way line of Jack Ellington Road and the lands of Chang S41°33'15"E 1078.28 feet to an iron rod found and the TRUE POINT OF BEGINNING;

THENCE leaving the lands of Chang and running with the end of the right-of-way of Jack Ellington Road N37°54'31"E 29.82 feet to an iron rod found;

THENCE leaving said Jack Ellington Road and running with Westlake Development, LLC (T.M. 35-21) S48°35'52"E 1722.77 feet to an iron pipe found;

THENCE S34°25'00"E 690.32 feet to an iron pipe found;

THENCE continuing with the lands of Westlake Development, LLC, running with the lands of the University of Mary Washington Foundation (T.M. 35-23) and running with Vulcan Lands, Inc. (T.M. 35-23A) S35°49'55"W 1466.00 feet to an iron pipe found;

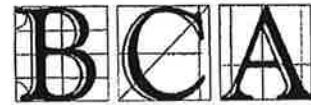
THENCE continuing with Vulcan Lands, Inc. (T.M. 35-23A) N46°40'09"W 520.26 feet to a stone found;

THENCE leaving Vulcan Lands, Inc. (T.M. 35-23A) and running with Vulcan Lands, Inc. (T.M. 42-4A) N47°23'42"W 1355.22 feet to a stone found;

THENCE leaving Vulcan Lands, Inc. (T.M. 42-4A) and running with Kevin W. Patton (T.M. 34-61) N45°05'00"W 615.74 feet to a stone found in the southern line of Kevin and Cindy Patton (T.M. 34L-1-1);

THENCE continuing with the lands of Kevin and Cindy Patton, running with the lands of Concept, LLC (T.M. 34J-6) and running with the lands of Chang N39°46'25"E 1515.34 feet to the TRUE POINT OF BEGINNING and containing 87.590 acres of land.

Bagby, Caldwell and Associates, P.C.



1985 Jefferson Davis Highway Fredericksburg, Virginia 22401
(540) 373-5178 • (540) 373-6281 fax

Michael M. Bagby, P.E.
Darrell M. Caldwell, L.S., P.E.
Mark D. Goodpasture, L.S.

Gatherine C. Coffey, P.E.
David M. Winger, P.E.
Edward O'Kelley, L.S.

April 14, 2010

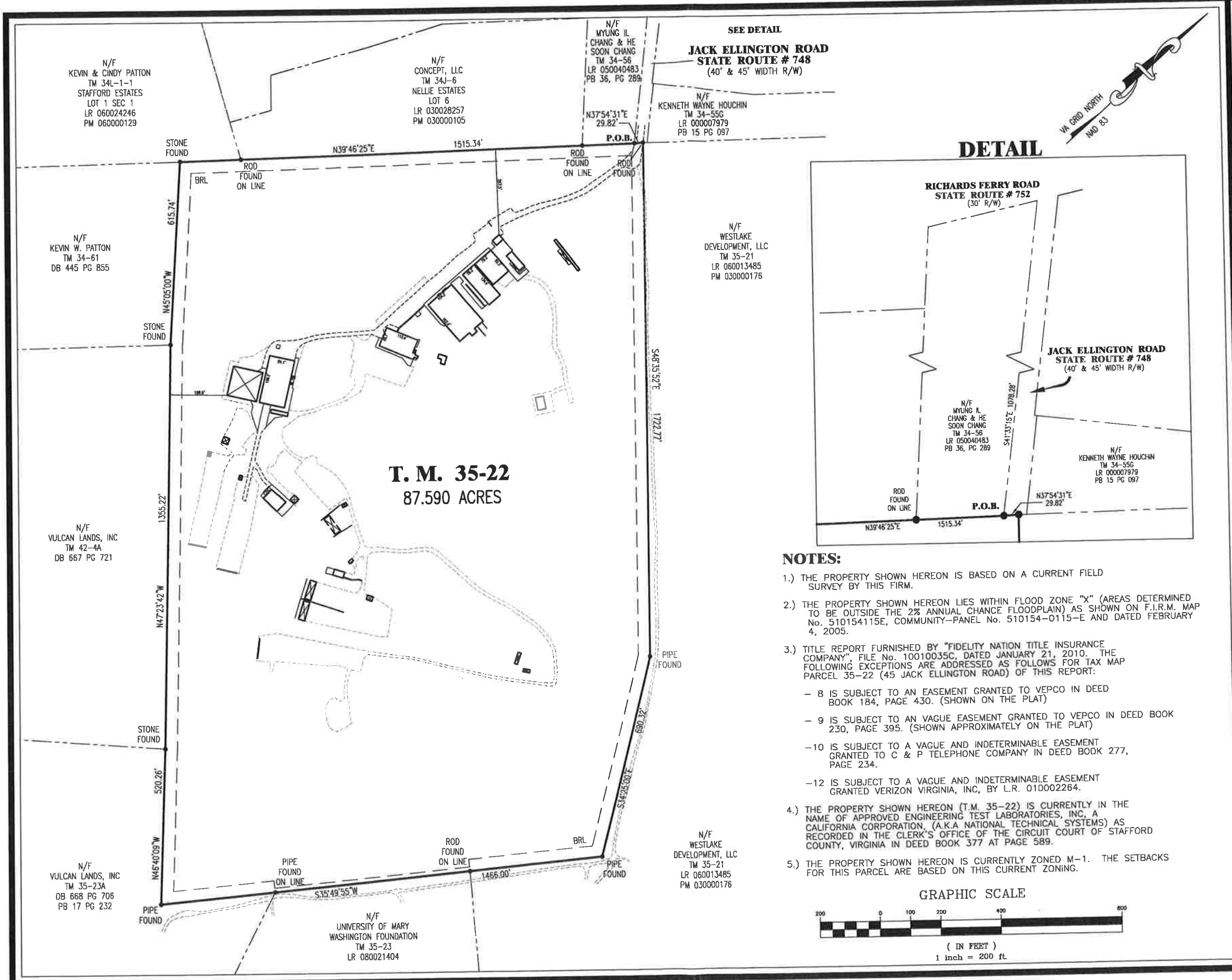
Approved Engineering Test Laboratories, Inc.
24007 Ventura Blvd., Suite 200
Calabasas, CA 91302

Dear Sir or Madam:

This letter is to certify that Bagby, Caldwell and Associates, P.C., has performed a field survey as shown on a plat entitled "Boundary Plat Tax Map 35-22 National Technical Systems 87.590 Acres" dated March 8, 2010. This boundary plat accurately depicts the property currently in the name of the above as recorded in Deed Book 377 at Page 589 in the Clerk's Office of Stafford County, VA.

Sincerely,

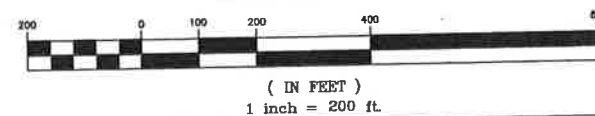
A handwritten signature in cursive script that reads "Mark D. Goodpasture".
Mark D. Goodpasture, L.S.
Virginia License Number: 2057



NOTES:

- 1.) THE PROPERTY SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY BY THIS FIRM.
- 2.) THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON F.I.R.M. MAP No. 510154115E, COMMUNITY-PANEL No. 510154-0115-E AND DATED FEBRUARY 4, 2005.
- 3.) TITLE REPORT FURNISHED BY "FIDELITY NATION TITLE INSURANCE COMPANY", FILE No. 10010035C, DATED JANUARY 21, 2010. THE FOLLOWING EXCEPTIONS ARE ADDRESSED AS FOLLOWS FOR TAX MAP PARCEL 35-22 (45 JACK ELLINGTON ROAD) OF THIS REPORT:
 - 8 IS SUBJECT TO AN EASEMENT GRANTED TO VEPCO IN DEED BOOK 184, PAGE 430. (SHOWN ON THE PLAT)
 - 9 IS SUBJECT TO AN VAGUE EASEMENT GRANTED TO VEPCO IN DEED BOOK 230, PAGE 395. (SHOWN APPROXIMATELY ON THE PLAT)
 - 10 IS SUBJECT TO A VAGUE AND INDETERMINABLE EASEMENT GRANTED TO C & P TELEPHONE COMPANY IN DEED BOOK 277, PAGE 234.
 - 12 IS SUBJECT TO A VAGUE AND INDETERMINABLE EASEMENT GRANTED VERIZON VIRGINIA, INC, BY L.R. 010002264.
- 4.) THE PROPERTY SHOWN HEREON (T.M. 35-22) IS CURRENTLY IN THE NAME OF APPROVED ENGINEERING TEST LABORATORIES, INC, A CALIFORNIA CORPORATION, (A.K.A NATIONAL TECHNICAL SYSTEMS) AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF STAFFORD COUNTY, VIRGINIA IN DEED BOOK 377 AT PAGE 589.
- 5.) THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED M-1. THE SETBACKS FOR THIS PARCEL ARE BASED ON THIS CURRENT ZONING.

GRAPHIC SCALE



REVISIONS	
DATE	

BAGBY, CALDWELL and ASSOCIATES, P.C.
CIVIL ENGINEERS AND LAND SURVEYORS
1085 JEFFERSON DAVIS HIGHWAY
FREDERICKSBURG, VIRGINIA 22401
TELEPHONE: (540) 373-5178
FAX: (540) 373-6281

COMMONWEALTH OF VIRGINIA
MARK D. GOODPASTURE
Lic. No. 2057
LAND SURVEYOR

BOUNDARY PLAT

TAX MAP 35-22

NATIONAL TECHNICAL SYSTEMS

87.590 ACRES

HARTWOOD MAGISTERIAL DISTRICT

STAFFORD COUNTY, VIRGINIA

DATE:	MARCH 8, 2010
SCALE:	1" = 200'
DESIGNED BY:	
DRAWN BY:	EO
CHECKED BY:	MDG
FILE NAME:	10714 BNDY
JOB NO.	10714
SHEET	1 OF 3