

SPECIAL USE APPLICATION



Spotsylvania County Planning Department

**Merchants Square Office Building
9019 Old Battlefield Boulevard, Suite 320
Spotsylvania, Virginia 22553**

Phone (540) 507-7434

www.spotsylvania.va.us

UPDATED: 06/07/2019

**Spotsylvania County
Special Use Application
Generalized Development Plan Checklist**

Case Number: _____ **Project Name:** _____

NOTE: THIS CHECKLIST IS USED BY STAFF TO DETERMINE COMPLIANCE WITH COUNTY CODE, SEC. 23-4.5.3. IT IS PROVIDED TO PROFESSIONAL PLAN PREPARERS FOR INFORMATIONAL PURPOSES.

The generalized development plan (GDP) shall include the following information unless the submission requirements have been waived or modified by the Director of Planning due to the scope and nature of the proposed project:

- ___ (1) A title block denoting the type of application, name of project, tax map reference and street address;
- ___ (2) The name, address and phone number of the applicant;
- ___ (3) The name, address, phone number, signature and registration number of the plan preparer, and the preparation date of the plan;
- ___ (4) Vicinity map, 1" = 2000', a north arrow, scale and scale graphic;
- ___ (5) The identification of and distance to all major intersections within one-half mile of the proposed development;
- ___ (6) The boundary of the entire parcel with courses and distances;
- ___ (7) Any existing and proposed parcel lines, easements, or rights-of-way within the subject parcel;
- ___ (8) The present zoning and principal use of the subject parcel and all contiguous properties;
- ___ (9) The boundaries of any overlay zoning districts described in Article 6 of the Zoning Ordinance;
- ___ (10) A table (with computations) stating the types of proposed uses, the number of residential dwelling units and densities, and the gross and net floor areas of nonresidential structures;
- ___ (11) The general locations, dimensions, height, number of floors and setbacks of all existing and proposed buildings, structures and other improvements;
- ___ (12) A table (with computations) estimating the lot coverage ratio and impervious surface ratio;
- ___ (13) The boundaries of any lakes, rivers, streams, ponds or wetlands;

- (14) A generalized landscape plan showing existing vegetation, proposed clearing limits, and indicating the location, and types of vegetation to be installed under the landscaping and bufferyard requirements of Article 5, Division 5 of the Zoning Ordinance;
- (15) The general location, and material descriptions of all other existing and proposed screens, bufferyards or landscaping;
- (16) The location and dimensions of existing and proposed parking and loading areas and any other impervious surfaces, such as driveways, streets (and names), cement sidewalks, and playing surfaces;
- (17) The location and description of all points of access including all proposed interparcel connections;
- (18) The estimated daily vehicular trips generated by the proposed development on each road segment shown on the plan;
- (19) The location and dimensions of on-site pedestrian walkways or bicycle paths and any connection to adjacent property;
- (20) The location and dimensions of existing water and sewer mains serving the site of the proposed development, points of connection to public water and sewer and/or location of wells and septic systems and reserve drainfields;
- (21) Topographic contour lines at ten-foot (10') intervals using United States Geologic Survey 7.5 minute quadrangles for the existing site;
- (22) The location and dimensions of on-site and off-site facilities for the retention or detention of stormwater;
- (23) The size, location and boundaries of any common open spaces, recreation areas and recreation facilities, including a statement of whether such open areas are to be dedicated to the public;
- (24) For large scale, phased developments, identification of the location and timing of each phase of the development;
- (25) Any known historic buildings or features;
- (26) Any known places of burial;
- (27) Floodplains and resource protection areas;
- (28) Signature and seal of professional person certifying the plan;



SPECIAL USE APPLICATION
(Please type or print)

07/01/2019

Date: _____ Case: _____

110-0000-316-16-08 (395)	Mailing	\$ _____
260-0000-318-99-14	Intake	\$ 65.00
	Process. Fee	
110-0000-316-16-08 (395)	Planning	\$ _____
110-0000-316-16-10 (334)	GIS	\$ 190.00
260-0000-313-03-45	Zoning	\$ 455.00
Total Filing Fee:		_____

Sign Enterprise
Applicant's Name

1317 Alum Spring Road
Applicant's Address

Fredericksburg VA 22401
City, State, Zip Code

hope@signenterprise.com
Applicant's E-mail Address

540-899-9555
Applicant's Telephone No.

Jonathan Debnay
Agent's Name (Point of Contact for Application)

1317 Alum Spring Road
Agent's Address

Fredericksburg VA 22401
City, State, Zip Code

Jonathan@signenterprise.com
Agent's E-mail Address

540-899-9555
Agent's Telephone No.

Property Owner Information:

Daniel Deandrade
Name

If Applicant is not the owner, attach documentation of owner's consent

5801 Southpoint Centre Blvd 540-287-9710
Address City, State, Zip Code Telephone No.

Parcel Location: 5801 Southpoint Centre Blvd

Tax Map Parcel Number: 35-7-K2 Acreage: _____

Zoning District: C-3 Overlay District: _____

Proposed Use: New 75' pylon setback 20' from property line

To: The Board of Supervisors of Spotsylvania County, Virginia. The above named applicant(s) hereby petition(s) for the approval indicated above for the described property and as shown on the attached materials made a part of this Application.

I hereby certify by my signature below that I am the owner of record of the named property or that I am authorized to act on behalf of all the owners of record of the named property to execute this application. I further certify that all information I have provided thereon is complete and accurate. I agree on behalf of myself and all owners to conform to the Zoning Ordinance, Subdivision Ordinance, Virginia Uniform Statewide Building Code, Erosion Ordinance, Chesapeake Bay Preservation Ordinance, the Water and Sewer Construction Specifications of Spotsylvania County, and all other applicable laws and regulations of this jurisdiction.

[Signature] 3/7/22 Jonathan Debnay
Signature of Owner or Agent with POA* Date Print Name

Signature of Owner or Agent with POA* Date Print Name

*I have read this Application, understand its intent and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission for Spotsylvania County Officials and other authorized government agents on official business to enter the property to process this Application.

Voting District: _____ Census Tract: _____ Traffic Analysis Zone: _____
(To be completed by the Planning Department after submission)

SPECIAL POWER OF ATTORNEY AFFIDAVIT

COMMONWEALTH OF VIRGINIA
COUNTY OF SPOTSYLVANIA

This 25th day of February, 2022, I, Daniel Deandrade, the owner (circle one) of _____ (describe land by tax map number) make, constitute, and appoint SKN ENTERPRISE / Johnathan Dabney, my true and lawful attorney-in-fact, and in my name, place and stead giving unto said SKN ENTERPRISE / Johnathan Dabney full power and authority to do and perform all acts and make all representation necessary, without any limitation whatsoever, to make Application for said Special Use Application.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on 2/25, 2022, and shall remain in full force and effect thereafter until actual notice, by certified mail, return receipt requested is received by the Planning Department of Spotsylvania County stating that the terms of this power have been revoked or modified.

Given under our hands this 25th day of February, 2022.

[Signature]
Owner/Contract Purchaser/Authorized Agent (Circle One)

COMMONWEALTH OF Virginia
CITY/COUNTY OF Prince William, to wit:

The foregoing instrument was acknowledged before me by Daniel Deandrade, the Owner of said property, this 25th day of February, 2022.

My commission expires: 3/31/2024
Vernon C. Roseman Notary Public
7209507 Registration Number



OFFICE USE ONLY

File/Case Number _____ Date Accepted _____, 20__

ADJACENT PARCEL LIST

The following are the properties either abutting, adjoining, or across the street from the property subject to this Special Use Application (please print or type parcel number):

MAP #

- 35-7-K4, United States Parachute Assn Inc.
- 35-7-K1, American Museum of Sport Parachuting ^{! Air} _{society}
- 35-7-K3, Amerco Real Estate Company
- 35-7-JR, Southpoint Movies II LLC FL 3
- 35-A-108Q, Southpoint III
- 35-A-108J, Southpointe Hotel Company

