

# SALE

## 7.26 ACRES ON RT 50 IN CHANTILLY, VA

43107 LITTLE RIVER TURNPIKE, CHANTILLY VIRGINIA 20152



### FEATURES:

- 7.26 acres consisting of two parcels (6.25 acres & 1.01 acres)
- Loudoun County Parcel ID: 127260592 (6.25 acres) & 127262463 (1.01 acres)
- Zoned CLI - zoning allows for flex, retail, office, hotel, health & fitness center, medical care facility, adult/child day care center, research & development, church, funeral home, manufacturing, and other by right uses.
- Lot is mostly clear and level
- Utilities (electric, water, sewer) on site
- Strategically located at the juncture of Route 50 and Loudoun County Parkway in southeast Loudoun County
- Minutes to Dulles International Airport
- Price: \$10,900,000

DAVID GUNTER  
DEG@CGR-INC.COM  
703-544-1013 · EXT 111



DAVID AUSTIN  
AUSTIN@CGR-INC.COM  
703-544-1013 · EXT 114



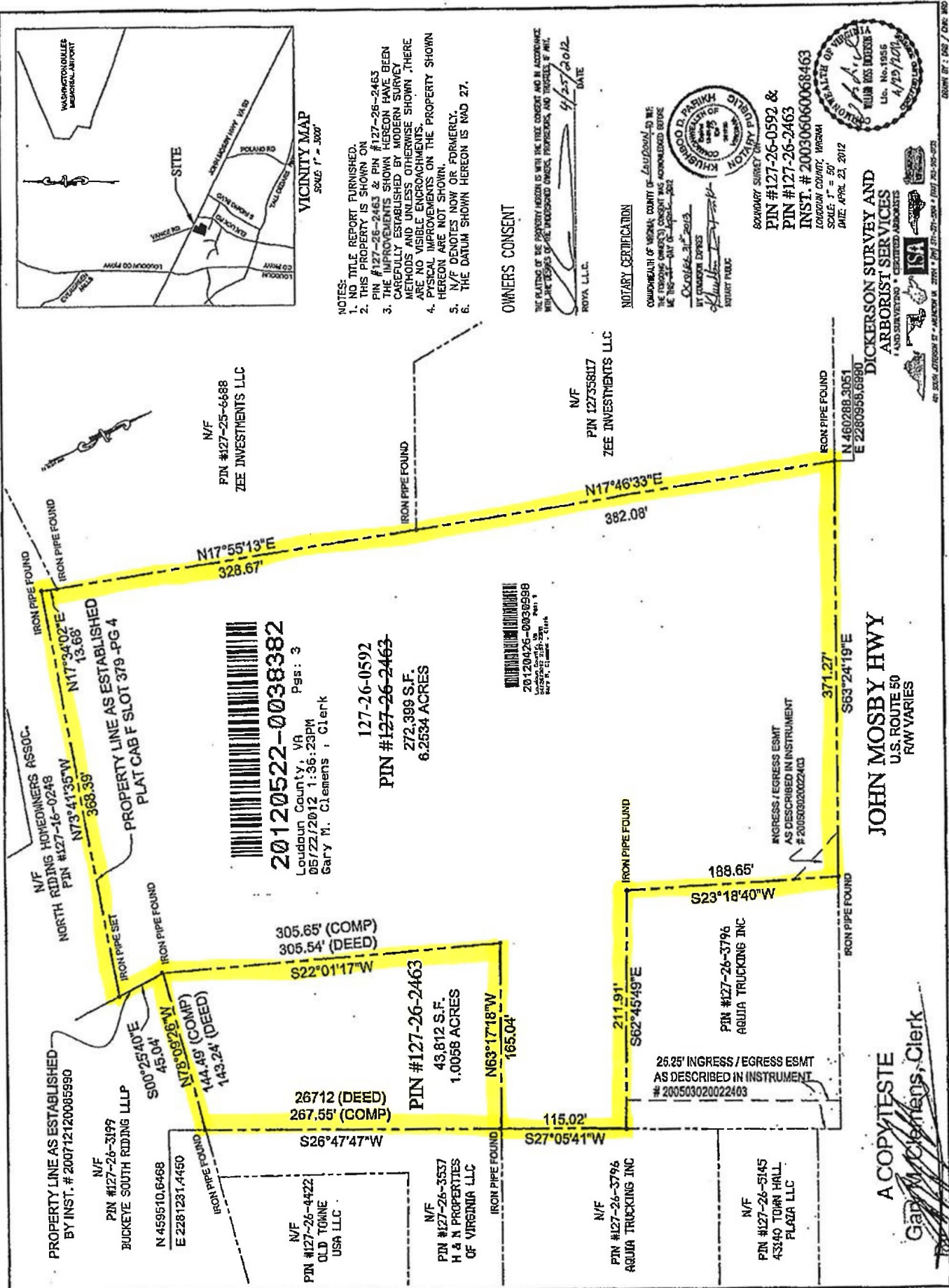
Exclusive Listing By:

**CGR**  
COMMERCIAL GROUP REALTY  
[www.cgr-inc.com](http://www.cgr-inc.com)

This being re-recorded to add legal description.

Box 8

Blue Ridge Title



- NOTES:
1. NO TITLE REPORT FURNISHED.
  2. THIS PROPERTY IS SHOWN ON PIN #127-26-2463 & PIN #127-26-2463.
  3. THE IMPROVEMENTS SHOWN HEREON HAVE BEEN CAREFULLY ESTABLISHED BY MODERN SURVEY METHODS AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCUMBRANCES ON THE PROPERTY SHOWN.
  4. PHYSICAL IMPROVEMENTS ON THE PROPERTY SHOWN HEREON ARE NOT SHOWN.
  5. N/T DENOTES NOW OR FORMERLY.
  6. THE DATUM SHOWN HEREON IS NAD 27.

OWNERS CONSENT

THE PLATING OF THE PROPERTY HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE TERMS OF THE UNDERPINNED ORDERS, PROCEEDINGS, AND DECISIONS OF THE BOARD OF SURVEYORS OF THE COMMONWEALTH OF VIRGINIA, COUNTY OF LOUDOUN, IN THE MATTER OF THE ESTATE OF GARY M. CLEMENS, DECEASED, DATED 04/25/2012.

ROYA, L.L.C.

NOTARY CERTIFICATION

COMMONWEALTH OF VIRGINIA, COUNTY OF LOUDOUN, DO WE, THE FOREGOING OWNERS' CONSENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF APRIL, 2012.

ROBYN D. PARRISH  
NOTARY PUBLIC

BOUNDARY SURVEY OR  
PIN #127-26-0592 &  
PIN #127-26-2463  
INST. # 200306060068463  
LOUDOUN COUNTY, VIRGINIA  
SCALE: 1" = 50'  
DATE: APRIL 23, 2012

DICKERSON SURVEY AND  
ARBORIST SERVICES  
AND SURVEYING • CERTIFIED ARBORISTS



JOHN MOSBY HWY  
U.S. ROUTE 50  
R/W VARIES

A COPYTESTE  
Gary M. Clemens, Clerk

Deputy Clerk

COMMONWEALTH OF VIRGINIA  
JULIA ROS BODEN  
Lic. No. 19555  
4/23/2012

GRAPH BY: PLS / ONE TWO

NO.	DATE	DESCRIPTION

LAND OWNER:  
**SMP GROUP, LLC**  
 10000 W. WINDY HILL  
 SUITE 200  
 STERLING, VA 20164

ENGINEER:  
**Jordan Land Design LLC**  
 10000 W. WINDY HILL  
 SUITE 200  
 STERLING, VA 20164



**ROYAL STREET PLAZA SPECIAL EXCEPTION**  
 BLUE RIDGE DISTRICT, LOUDOUN COUNTY, VIRGINIA

**SPECIAL EXCEPTION PLAT**

DATE: 04/18/2022  
 DRAWN BY: JLD  
 CHECKED BY: JLD  
 SCALE: 1" = 50'

NOTES:  
 1. PROPERTY BOUNDARIES HEREON IS APPROXIMATELY 7.26 ACRES, AND IS RECORDED IN THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA AS FOLLOWS:

TAX MAP	PARCEL #	OWNER	INSTRUMENT NUM	IPN	TAX MAP	AREA
101	101	SMP GROUP, LLC	17-26-692	101	6.2534 AC	
101	101	SMP GROUP, LLC	17-26-692	101	10.0068 AC	

DWF#	RESOURCE NAME
051-5854	HOUSE, 4301 JOHN MOSBY HWY
051-5855	HOUSE, 4301 JOHN MOSBY HWY
051-5856	HOUSE, 4301 JOHN MOSBY HWY

2. THE CURRENT ZONING OF THE PROPERTIES IS C-1, ADMINISTERED UNDER THE REVISED 1993 ZONING ORDINANCE.
3. BOUNDARY INFORMATION BASED ON PUBLIC RECORDS, BOUNDARY SURVEY BY DICKERSON SURVEY INSTRUMENT 20120406000698, AND CORRECTED AT INSTRUMENT 2020080882, TOPOGRAPHIC SURVEY RUN BY SAME CONSULTING GROUP, SOILS INFORMATION BASED ON SURVEY REPORT DATED 08/11/2017, AND AERIAL PHOTOGRAPHY DATED 08/11/2017.
4. THE PROPERTY LIES ENTIRELY WITHIN THE 100-60 ONE MILE BUFFER OF THE AIRPORT IMPACT OVERLAY DISTRICT (AO) AND WITHIN THE QUARRY NOTIFICATION OVERLAY DISTRICT (ON).
5. PUBLIC WATER AND SEWER WILL BE PROVIDED TO THE SITE AT NO COST TO LOUDOUN COUNTY. ALL UTILITIES WILL ULTIMATELY BE PROVIDED BY THE LOCAL UTILITY PROVIDERS.
6. THERE ARE NO KNOWN ARCHEOLOGICAL SITES EXISTING ON SITE AS IDENTIFIED BY THE LOUDOUN COUNTY COMPREHENSIVE PLANS HISTORIC RESOURCES MAP OR THE LOUDOUN COUNTY MAPPING OFFICE'S HISTORIC AND SCENIC SITES MAP. HOWEVER, THERE ARE HISTORIC RESOURCES NOTED AS HISTORIC RESOURCES BY THE DEPARTMENT OF HISTORIC RESOURCES (DHR). THE PROPERTIES ARE AS FOLLOWS:

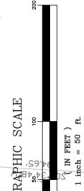
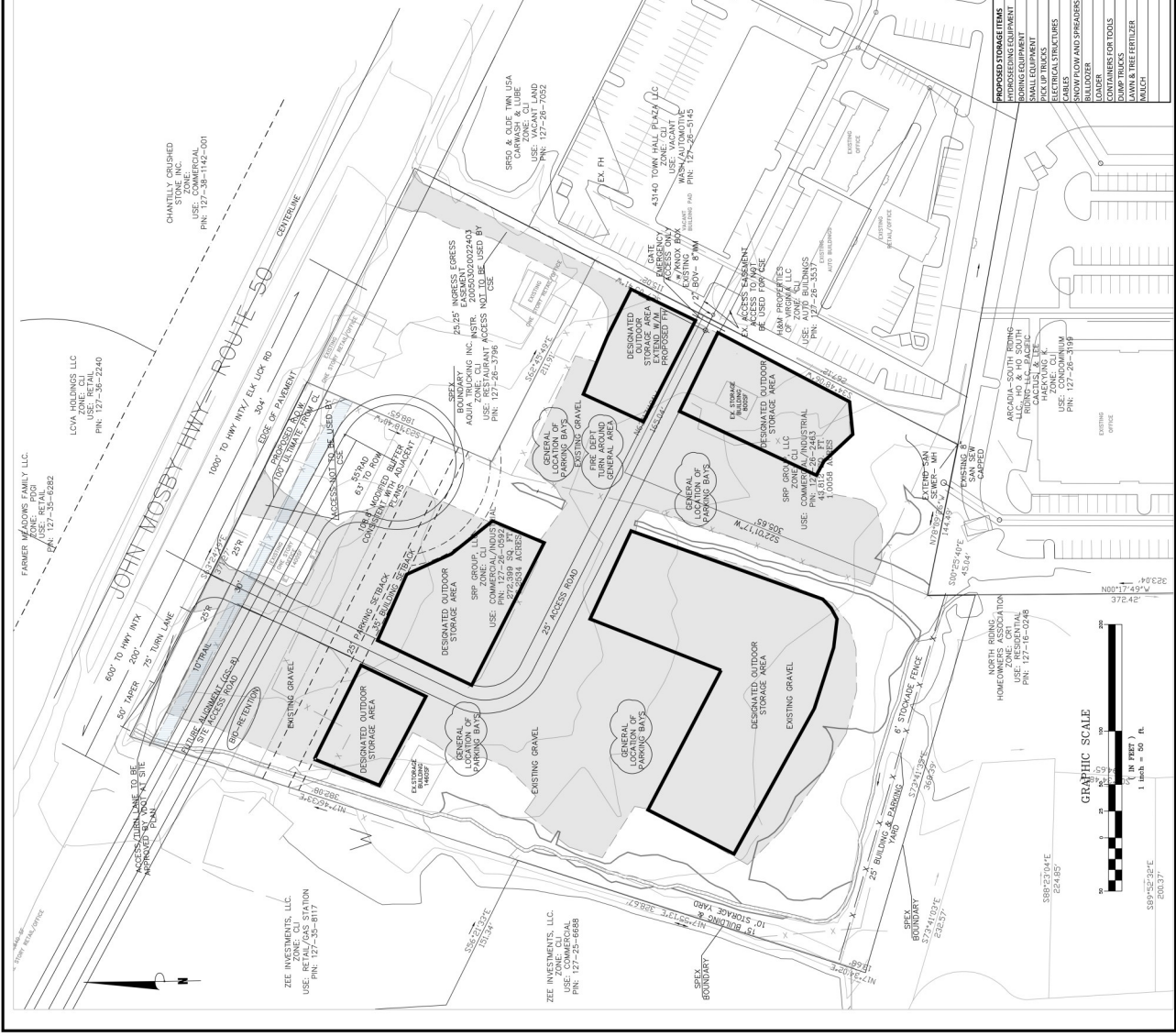
7. A DETAILED LIGHTING PLAN WILL BE SUBMITTED AT THE TIME OF A SITE PLAN AND WILL CONFORM TO SECTION 5-1504 OF THE REVISED 1993 ZONING ORDINANCE.
8. ACCORDING TO THE DHR ACTIVITY OF CONSERVATION AND RECREATION (DCOR), THERE IS NO PRESENCE OF ANY STATE AND FEDERAL HISTORIC MONUMENTS OR NATIONAL HISTORIC LANDMARKS ON THE SITE.
9. THERE IS NO FUEL STORAGE ON THE SITE AND THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES PRESENT.
10. THERE ARE NO FEDERAL OR STATE PERMITS OF CONDITIONS LIMITING DEVELOPMENT OF THE SITE.
11. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH SECTION 5-1300 OF THE REVISED 1993 ZONING ORDINANCE.
12. EXISTING ON-SITE WELLS AND PUMP & HAUL TANKS ARE TO BE ABANDONED PRIOR TO RAZING OF STRUCTURES.
13. SURVEY CONTAINS NO KNOWN GRAVES, OBJECTS OR STRUCTURES MARKING BURIAL PLACES AS DETERMINED BY VISUAL SURVEY.
14. THE LOCATION OF LOW IMPACT DESIGN IS APPROXIMATE AND THE FINAL DESIGN AND CALCULATIONS SHALL BE DONE AT THE TIME OF SITE PLAN SUBMISSION.
15. ORDNANCE GENERATION ON THE SITE WILL CONFORM TO THE NOISE STANDARDS IN SECTION 5-1506 OF THE REVISED 1993 ZONING ORDINANCE.
16. THE EXISTING PROPERTIES WILL BE CONSOLIDATED (BLAD) TO MEET THE CONFORMING LOT REQUIREMENT OF THE C-1 DISTRICT.
17. IN ACCORDANCE WITH SECTION 3-066 (B), THE MAXIMUM HEIGHT OF THE PROPOSED BUILDING SHALL BE 60 FEET AT THE PROPOSED BUILDING SETBACK LINE.
18. IN ACCORDANCE WITH SECTION 3-066 (B), THE APPLICANT WILL OBTAIN FAA APPROVAL PRIOR TO SITE PLAN APPROVAL.
19. AS AN ANALYSIS HAS BEEN COMPLETED EXISTING VEGETATION ON SITE CONSISTS PRIMARILY OF SCRUB UNDERSTORY GROWTH. THERE ARE A FEW MATURE TREES ON THE SITE. THE PROPOSED DEVELOPMENT SHALL BE LOCATED WITHIN THE FORESTED AREA. A MIXTURE OF TREES SUCH AS MAPLES AND ELMS, BUT NO SPECIFIC TREES WERE LOCATED WITHIN THE FORESTED AREA.
20. ALL NEW UTILITY DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND.
21. WRITTEN DISCLOSURE TO ALL PROSPECTIVE PURCHASERS THAT THE PROPERTY IS LOCATED WITHIN AN AREA IMPACTED BY QUARRY OPERATIONS AND BLASTING IS REQUIRED. SUCH DISCLOSURE SHALL BE INCLUDED IN SALES CONTRACTS, BROCHURES, PROMOTIONAL MATERIALS, AND SIGNAGE.
22. DIRECT ACCESS TO ROUTE 50 IS PERMITTED & LIMITED TO RIGHT TURN ONLY, AS APPROVED BY VDOT, PRIOR TO SITE PLAN APPROVAL FOR ANY USE, INCLUDING USE OF THE PROPERTY AS A PUBLIC ROAD. ACCESS RIGHTS AND ACCESS TO DIRECT ACCESS TO ROUTE 50 AS AN ALTERNATE ACCESS IS AVAILABLE VIA A PUBLIC ROAD.
23. LANDSCAPING SPACE TO BE PROVIDED PER SECTION 3-067C, REQUIRED AREA TO BE DETERMINED AT SITE PLAN.
24. SECTION 3-067 (D) AREA OF PERMITTED OUTDOOR STORAGE WILL BE CALCULATED AT SITE PLAN (AREA TO BE DETERMINED AFTER CONSTRUCTION OF TRAIL TO BE DETERMINED AT SITE PLAN).
25. PARKING SPACE COUNT AND LOCATION TO BE PROVIDED IN ACCORDANCE WITH ZONING ORDINANCE WITH SITE PLAN.
26. FIRE APPARATUS ACCESS ROAD TO BE DESIGNED ACCORDING TO FSM CHAPTER 4 WITH SITE PLAN.
27. THERE IS NO FLOODPLAIN ON THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION. THE CURRENT FLOOD INSURANCE RATE IS 0.00%.
28. THE COMMUNITY PANEL NUMBER FOR THE PROPERTY THAT IS SUBJECT OF THIS APPLICATION IS 210V0070, EFFECTIVE FEBRUARY, 17, 2017.

**ZONING TABULATIONS**  
 (REVISED 1993 ORDINANCE)

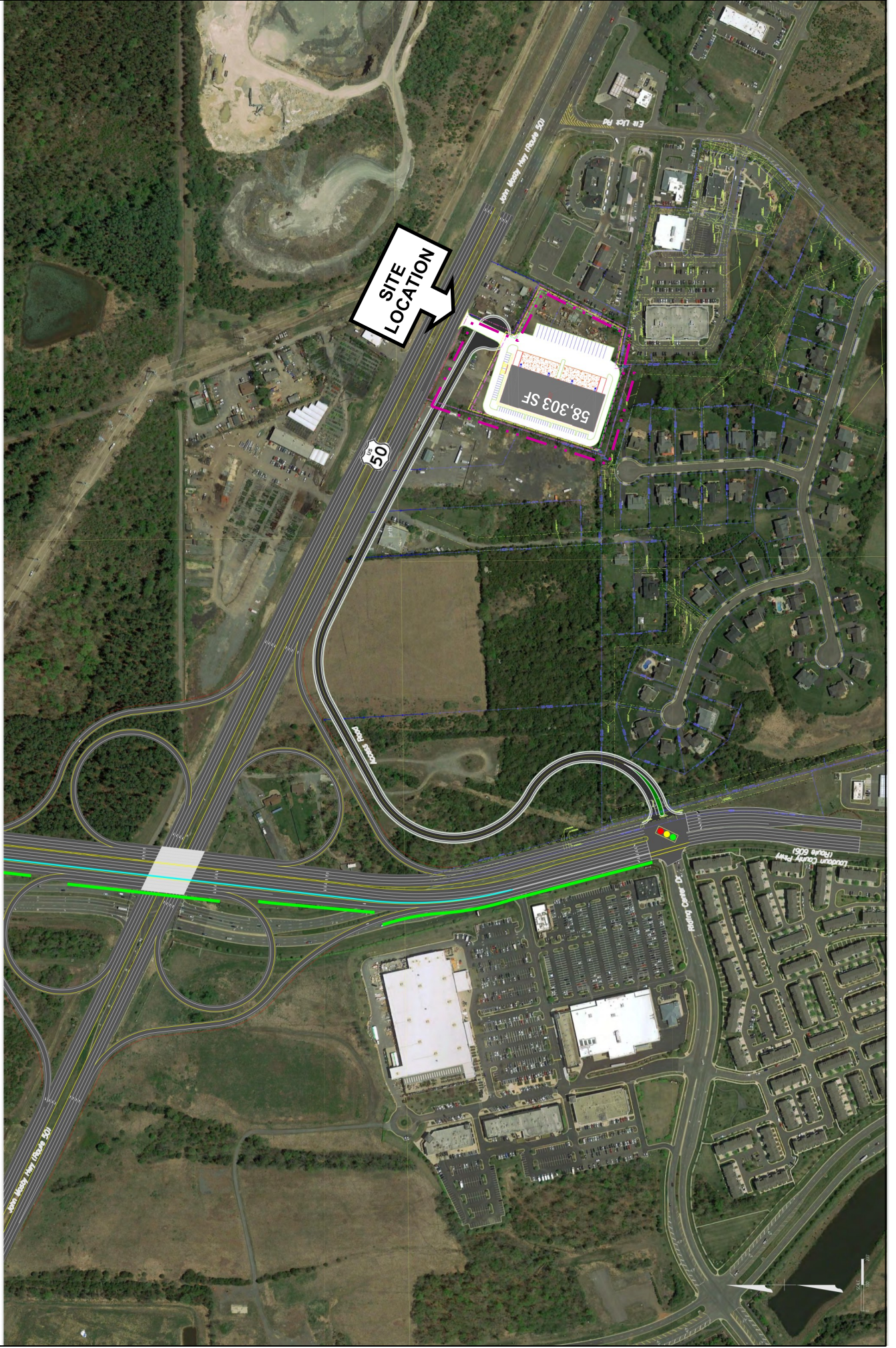
YARDS	REQUIRED	EXISTING	PROPOSED
BUILDING FROM ROW (ROUTE 50)	100	0.00	20.00
PARKING FROM ROW (ROUTE 50)	75	0.00	7.75
NON-RESIDENTIAL	10	0.00	10.00
PARKING OUTDOOR STORAGE (LOAD TO OTHER)	10	0.00	14.00
NON-RESIDENTIAL	25	274	274
BUILDINGS ADJACENT TO RESIDENTIAL	25	158	158
PERMITTED OUTDOOR STORAGE (LOAD TO RESIDENTIAL)	25	158	158

**ZONING SUMMARY**

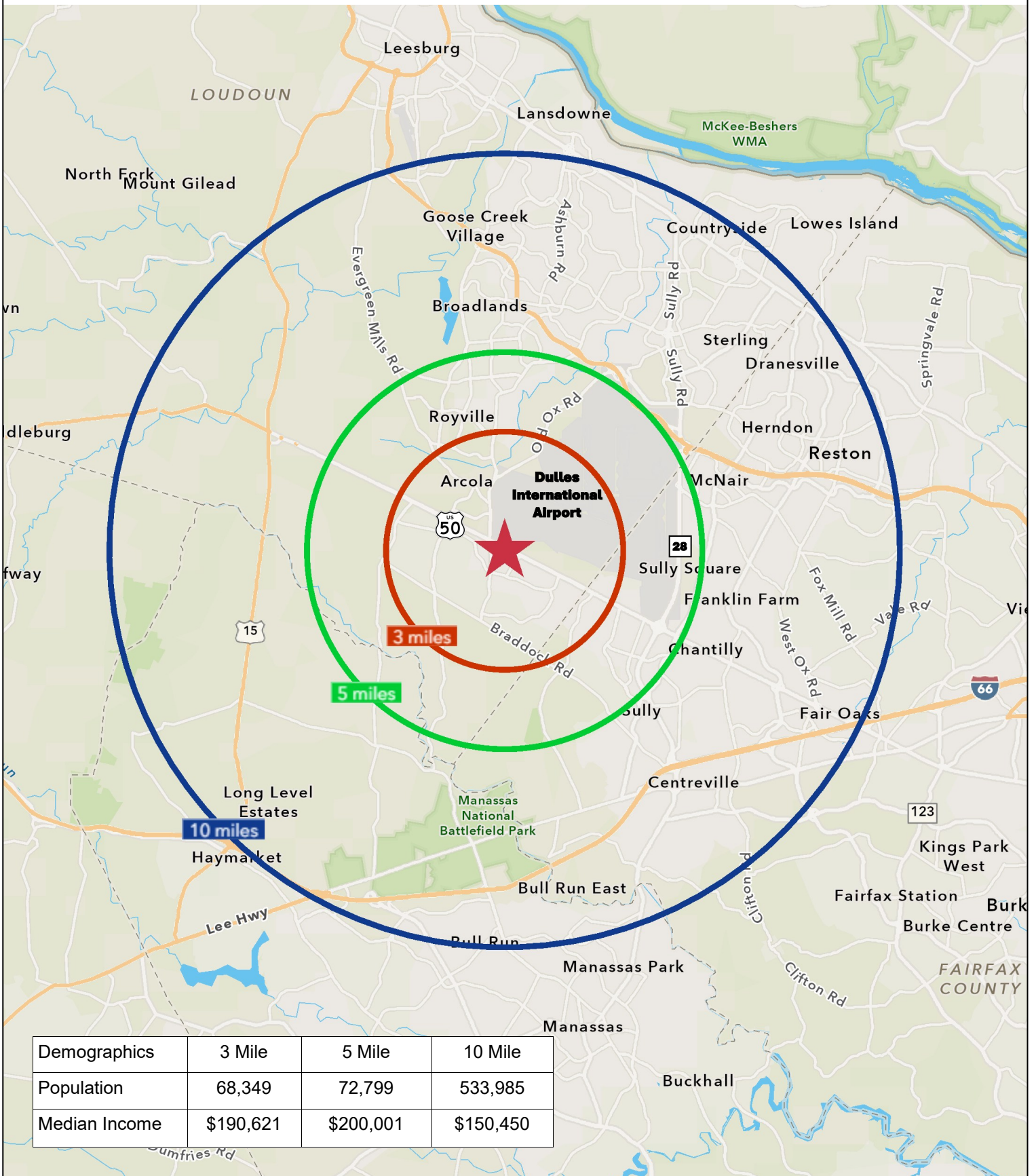
MAXIMUM LOT COVERAGE	PERCENTAGE ALLOWED	PROPOSED (%)
100%	0.00	100%
BUILDING FOOTPRINT	N/A	0
BUILDING HEIGHT	N/A	65.0
LANDSCAPE OPEN SPACE - SECTION 3-067 (C)	N/A	27.00
OUTDOOR STORAGE	25% OF SITE AREA	2962.8
TOTAL SITE AREA (50 FT)		31621



WAREHOUSE CONCEPT PLAN WITH  
ROUTE 50 ALTERNATIVE ACCESS ROAD & CUL-DE-SAC



# 3, 5, 10 MILE RADIUS



Demographics	3 Mile	5 Mile	10 Mile
Population	68,349	72,799	533,985
Median Income	\$190,621	\$200,001	\$150,450