



WALSH COLUCCI  
LUBELEY & WALSH PC

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RECEIVED

2016 APR -8 P 4: 07

PLANNING OFFICE  
PRINCE WILLIAM COUNTY

April 8, 2016

Via Hand Delivery

Steve Donohoe, Current Planning Manager  
Prince William County Planning Office  
5 County Complex Court  
Prince William, VA 22192

Re: Apollo Enterprises, LLC Rezoning  
Apollo Enterprises, LLC Motor Vehicle Service Special Use Permit  
Application Documents

Dear Mr. Donohoe:

Enclosed please find the following items in connection with the above referenced rezoning and special use permit applications. The proposed rezoning from PBD, Planned Business District, and A-1, Agricultural, to B-1, General Commercial, M-2, Light Industrial, and R-6, Residential, is located at 5109 and 5115 Hoadly Road and 12701, 12751 and 12800 Apollo Drive in the Neabsco Magisterial District:

Apollo Enterprises, LLC Rezoning:

1. An original executed Application for Rezoning;
2. A check payable to Prince William County in the amount of \$13,529.07, representing the filing, PWC TIA and Service Authority review fees;
3. Completed Fee Calculation Worksheet;
4. Executed Interest Disclosure Affidavit signed by VILLAGE PWP, LLC;
5. Executed Adjacent Property Owners Affidavit signed by VILLAGE PWP, LLC;
6. The names and mailing addresses of the subject property owners within 200 feet of the subject property;
7. Two (2) copies of the Deed conveying fee simple interest in the property to VILLAGE PWP, LLC;
8. One (1) copy of the Narrative Description, dated April 6, 2016;

ATTORNEYS AT LAW

703 680 4664 ■ WWW.THELANDLAWYERS.COM  
4310 PRINCE WILLIAM PARKWAY ■ SUITE 300 ■ WOODBRIDGE, VA 22192-5199

ARLINGTON 703 528 4700 ■ LOUDOUN 703 737 3633

9. Three (3) copies of the cultural resources survey entitled "Apollo – Phase I Cultural Resources Investigation," prepared by Thunderbird Archeology, dated March, 2016;
10. Four (4) copies with four (4) information disks of the traffic impact analysis entitled "Apollo Enterprises, LLC Traffic Impact Study," prepared by Wells + Associates, Inc., dated April 8, 2016;
11. Five (5) copies of the draft proffer statement, dated April 6, 2016;
12. Twenty-five (25) full sized copies and a reduction of the general development plan entitled "Apollo Enterprises, LLC," prepared by Dewberry Consultants, LLC, dated April 6, 2016 and consisting of the following three sheets:
  - a) General Development Plan;
  - b) Notes and Tabulations; and
  - c) Open Space and Trail Plan;
13. Twenty-five (25) 11x17 copies of the exhibit entitled "Apollo Enterprises, LLC – Illustrative Plan," prepared by Dewberry Consultants, LLC, dated April 6, 2016;
14. Fourteen (14) full sized copies and a reduction of the environmental constraints analysis plan entitled "Apollo Enterprises, LLC – Environmental Constraints Analysis," prepared by Dewberry Consultants, LLC, dated April 6, 2016;
15. Twenty-five (25) full sized copies and a reduction of the rezoning plat entitled "Rezoning Plat of the Lands of VILLAGE PWP, LLC," dated March 17, 2016; and
16. Fifteen (15) copies of the design guidelines entitled "Design Guidelines Apollo Enterprises, LLC," dated April 6, 2016.

Apollo Enterprises, LLC Motor Vehicle Service Special Use Permit:

1. An original executed Application for Special Use Permit;
2. A check payable to Prince William County in the amount of \$6,660.33, representing the filing and Service Authority review fees;
3. Completed Fee Calculation Worksheet;
4. Executed Interest Disclosure Affidavit signed by VILLAGE PWP, LLC;
5. Executed Adjacent Property Owners Affidavit signed by VILLAGE PWP, LLC;
6. The names and mailing addresses of the subject property owners within 200 feet of the subject property;

Steve Donohoe, Current Planning Manager

April 8, 2016

Page 3

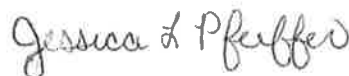
7. Two (2) copies of the Deed conveying fee simple interest in the property to VILLAGE PWP, LLC;
8. One (1) copy of the Narrative Description, dated April 6, 2016;
9. Three (3) copies of the cultural resources survey entitled "Apollo – Phase I Cultural Resources Investigation," prepared by Thunderbird Archeology, dated March, 2016. Please note that these copies were included as part of the rezoning above and no additional copies were included for the special use permit;
10. Four (4) copies with four (4) information disks of the traffic impact analysis entitled "Apollo Enterprises, LLC Property Rezoning," prepared by Wells + Associates, Inc., dated April 8, 2016. Please note that these copies were included as part of the rezoning above and no additional copies were included for the special use permit;
11. Twenty-five (25) full sized copies and a reduction of the special use permit plan entitled "Apollo Enterprises, LLC – Motor Vehicle Service – Special Use Permit," prepared by Dewberry Consultants, LLC, dated April 6, 2016; and
12. Fourteen (14) full sized copies and a reduction of the environmental constraints analysis plan entitled "Apollo Enterprises, LLC – Special Use Permit - ECA," prepared by Dewberry Consultants, LLC, dated April 6, 2016.

Once you have had an opportunity to review the application, together with the supporting documents, please contact me immediately if any additional information is required for acceptance. Thereafter, I will look forward to receiving the case planner's summary letter (and copies of the agencies' comments) and having a post-submission meeting in approximately 30 to 45 days.

Thank you for your assistance in connection with this application.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Jessica L. Pfeiffer  
Planner

JLP/js

Enclosures

cc: Scott Plein/Susan Caudle (w/encl)  
Bryan Lilly (w/encl)  
P0634137.DOC

**APPLICATION FOR: REZONING PROFFER AMENDMENT (check one)**

TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

**Project Name** Apollo Enterprises, LLC Rezoning

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agents thereof, do hereby petition to change the zoning of the property described below and shown on the accompanying plans, which are made part of this application, as follows:

**G.P.I.N. #**                      **From:**                      **To:**                      **Acres:** approximately 25.5948 acres  
**SEE ATTACHED PARCEL/OWNERSHIP CHART**

**Property Location** (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets.

The Property is located at 5109 and 5115 Hoadly Road and 12701, 12751 and 12800 Apollo Drive, immediately southeast of the intersection of Hoadly Road and Apollo Drive.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser/lessee, and engineer(s) as applicable are:

**Owner of Property**

name: VILLAGE PWP LLC  
c/o Stephen Modory  
mailing 12720 Hillcrest Road, Suite 705  
address: Dallas, TX 75230

**Contract Purchaser/Applicant**

name: Apollo Enterprises, LLC  
mailing 8040 Industrial Park Court  
address: Bristow, VA 20136  
phone:

**Authorized Agent(s)**

name: Peter Dolan, Esquire/Jessica Pfeiffer  
Walsh, Colucci, Lubeley & Walsh, P.C.  
mailing: 4310 Prince William Parkway, Suite 300  
address: Woodbridge, VA 22192  
phone: (703) 680-4664

**Engineer**

name: Dewberry Consultants LLC  
mailing 13575 Heathcote Boulevard, Suite 130  
address: Gainesville, VA 20155  
phone:

Please check the box next to the contact to which correspondence should be sent.

**Apollo Enterprises, LLC Rezoning  
Parcel/Ownership Chart**

| Parcel       | Address            | From | To                | Acreage                            | Owner           | Deed Book and Page or Instrument # |
|--------------|--------------------|------|-------------------|------------------------------------|-----------------|------------------------------------|
| 8093-82-3587 | 5115 Hoadly Road   | A-1  | B-1               | approx. 0.5482                     | VILLAGE PWP LLC | 201103100020553                    |
| 8093-82-8425 | 5109 Hoadly Road   | A-1  | B-1<br>M-2<br>R-6 | approx. 0.3335<br>2.1800<br>8.2974 | VILLAGE PWP LLC | 201103100020553                    |
| 8093-81-6290 | 12701 Apollo Drive | PBD  | B-1<br>M-2<br>R-6 | approx. 3.1204<br>2.1702<br>6.5975 | VILLAGE PWP LLC | 201103100020553                    |
| 8093-81-3943 | 12800 Apollo Drive | PBD  | R-6               | approx. 2.2761                     | VILLAGE PWP LLC | 201103100020553                    |
| 8093-91-0735 | 12751 Apollo Drive | PBD  | R-6               | approx. 0.0715                     | VILLAGE PWP LLC | 201103100020553                    |

Total Acreage – approximately 25.5948 acres  
 Total M-2 Acreage – approximately 4.3502 acres  
 Total B-1 Acreage – approximately 4.0021 acres  
 Total R-6 Acreage – approximately 17.2425 acres

**[See attached signature page]**

**Apollo Enterprises, LLC Rezoning  
Signature Page**

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 to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this day of April 1 2016

VILLAGE PWP, LLC,  
a Texas limited liability company

By: Champion Partners Group, Ltd.,  
a Texas limited partnership, its manager

By: Champion Partners Group GP, LLC,  
a Texas limited liability company,  
its general partner

By: Steve Modory

Name: Stephen M. Modory

Title: Vice President

## NARRATIVE STATEMENT

### APOLLO ENTERPRISES, LLC REZONING

**GPINs: 8093-82-3587, 8093-82-8425, 8093-81-6290, 8093-81-3943 and 8093-91-0735  
(the "Property")**

**Contract Purchaser/Applicant: Apollo Enterprises, LLC**

**April 6, 2016**

**Introduction:** Apollo Enterprises, LLC (hereinafter, the "Applicant") is the contract purchaser of the Property, which is comprised of approximately 25.6 acres. The Property is located at 5109 and 5115 Hoadly Road and 12701, 12751 and 12800 Apollo Drive, immediately southeast of the intersection of Hoadly Road and Apollo Drive in the Neabsco Magisterial District.

**Proposal:** The Applicant is requesting a rezoning of the Property from A-1, Agricultural, and PBD, Planned Business District, to M-2, Light Industrial, B-1 General Commercial, and R-6, Residential.

**Land Use:** The Property is zoned A-1, Agricultural, and PBD, Planned Business District, and designated as CEC, Community Employment Center, on the Long Range Land Use Map. Included with the rezoning submission is an illustrative plan that shows more details of the orientation and layout of the uses on the Property. The design of the Property, as depicted on the illustrative plan, allows for needed retail service uses for the community, while providing a transitional area of residential that will act as a buffer for the existing residences to the south of the Property. The purpose of the CEC classification is to "allow mixed-use projects planned and developed in a comprehensive, coordinated manner." As depicted on the illustrative plan, this rezoning allows for a mix of uses, while coordinating and complimenting existing uses, zonings and designations on adjacent properties. Adjacent properties to the east, west and south are also designated CEC and the properties to the north are designated CEC and NC, Neighborhood Commercial. The Property is consistent with adjacent land uses and zonings.

The Property is also located in the Government Center Sector Plan. This sector plan includes design guidelines and concept plan (Appendix A). This development specifically plans for building areas and a pattern of streets based on the topographic and other environmental constraints. It also develops an overall network of pedestrian connections. This application includes Design Guidelines, which mirrors and compliments existing, surrounding developments and concepts found in the Government Center Sector Plan.

**Community Design:** Included with the rezoning submission is an illustrative plan, which provides more information in terms of landscaping and pedestrian connections. This includes a trail to Earl M. Cunard Park at Ridgefield Village. The application also includes Design Guidelines, which provides more information on community design aspects, such as building facades, landscaping and lighting.

**Transportation:** A Traffic Impact Analysis (TIA) is included with this rezoning submission. The TIA includes a comparison of the traffic generation and levels of service assuming the by-right, PBD Centrepointe zoning (REZ1991-0016) and it would yield results similar to those projected with the proposed rezoning.

**Environment:** An Environmental Constraints Analysis Plan has been prepared and is included with this submission.

**Fire and Rescue:** The Property appears to be located within an area designated on County maps as having a 4½ minute or less response and 4½ minute or more response times from the Dale City – Princedale and OWL-Lakeridge fire and rescue stations.

**Schools:** The proposed rezoning will have a minimal impact on schools, which will be addressed by proffered monetary contributions.

**Parks and Open Space:** The proposed rezoning includes trails and passive and active recreation areas. This includes a trail to Earl M. Cunard Park at Ridgefield Village. The Government Center Sector Plan calls for a continuous pedestrian trail system, which is being furthered by the proposed rezoning. The trails are depicted on the illustrative plan and there is further information in the Design Guidelines. The proffers will also include monetary contributions for parks and recreation purposes.

**Housing:** The proposed rezoning will provide additional housing stock and a transitional buffer adjacent to new and existing residences.

**Cultural Resources:** A Phase I Cultural Resources Investigation is included with this submission. The survey concluded that no further archeological work is needed on the Property.

**Water and Sanitary Sewer:** Development on the Property will be served by public water and sewer.

**Libraries:** The proposed rezoning will have a minimal impact on library facilities, which will be addressed by proffered monetary contributions.

**Economic Development:** Retail service development is consistent with the County's objectives of promoting employment opportunities and enhancing the non-residential tax base. The B-1 and M-2 portions of the Property in particular will generate employment opportunities and address community retail service needs.



## **PROFFER STATEMENT**

**REZONING:** Prince William County REZ #PLN2016-00XXX, Apollo Enterprises, LLC Rezoning

**PROPOSED ZONING:** B-1, General Commercial, M-2, Light Industrial, and R-6, Residential

**PROPERTY:** GPINs 8093-82-3587, 8093-82-8425, 8093-81-6290, 8093-81-3943 and 8093-91-0735, totaling approximately 25.5948 acres (hereinafter, the "Property")

**RECORD OWNER** VILLAGE PWP, LLC

**APPLICANT/CONTRACT PURCHASER:** Apollo Enterprises, LLC

**DISTRICT:** Neabsco Magisterial District

**DATE:** April 6, 2016

The undersigned hereby proffers that the use and development of the subject Property shall be in strict conformance with the following conditions. In the event the above referenced rezoning is not granted as applied for by Applicant, these proffers shall be withdrawn and are null and void. The headings of the proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any improvements proffered herein below shall be provided at the time of development of the portion of the site served by the improvement, unless otherwise specified. The terms "Applicant" and "Developer" shall include all future owners and successors in interest.

When used in these proffers, the term "GDP" shall refer to the general development plan entitled "Apollo Enterprises, LLC," prepared by Dewberry Consultants, LLC, dated April 6, 2016 (pages 1 and 2 of 3).

### **USES & SITE DEVELOPMENT**

1. Area A, as depicted on the GDP (the "B-1 Property"), consisting of approximately 4.0021 acres, shall be developed in accordance with the B-1 Zoning District and in substantial conformance with the GDP, subject to minor changes approved by Prince William County (the "County").
2. Area B, as depicted on the GDP (the "M-2 Property"), consisting of approximately 4.3502 acres, shall be developed in accordance with the M-2 Zoning District and in substantial conformance with the GDP, subject to minor changes approved by the County.

3. Area C, as depicted on the GDP (the "R-6 Property"), consisting of approximately 17.2425 acres, shall be developed in accordance with the R-6 Zoning District and in substantial conformance with the GDP, subject to minor changes approved by the County.
4. The maximum number of single family attached units on the R-6 Property shall be one hundred ten (110).

### **COMMUNITY DESIGN**

5. Development on the Property shall be conformance with the design guidelines entitled "Design Guidelines – Apollo Enterprises, LLC" and dated April 6, 2016 (hereinafter, the "Design Guidelines"), subject to minor modifications made in connection with site/subdivision plan review. More substantial modifications to the Design Guidelines may be approved by the Planning Director which represent an overall improvement to the quality of the development.
6. The Applicant shall create covenants, conditions and restrictions (hereinafter, the "CCR's") to coordinate development within the B-1 Property, M-2 Property and R-6 Property, which include such items as architectural controls, signage, building materials, lighting and landscaping, all in accordance with the Design Guidelines. The Applicant shall create a homeowners association with an affiliated design review committee to oversee implementation of the CCR's to be established for the R-6 Property. This design review committee shall be responsible for ensuring high quality development by reviewing exterior architectural elevations and façade treatments for compliance with the CCR's. The CCR's shall include provisions related to the following:
  - A. Architectural style.
  - B. Building materials and colors.
  - C. Lighting, landscaping and fencing.
  - D. Habitat protection strategies that will include the distribution of community planting/landscape guidelines.
  - E. All other exterior architectural modifications or additions.

### **TRANSPORTATION**

7. Vehicular access to the Property shall be provided as shown on the GDP.
8. Within the B-1 Property and M-2 Property, parking and signage for handicapped customers shall be provided in accordance with the DCSM and other current standards.
9. If requested by the Prince William County Department of Transportation in connection with the first site/subdivision plan for the Property, the Applicant shall construct those improvements to Hoadly Road as shown on Sheet 2 of the GDP. If requested, the Applicant shall show such improvements on the first site/subdivision plan for the

Property (or on a separate public improvements plan to be submitted with the first site/subdivision plan for the Property). Subject to County and VDOT approval, the Applicant shall thereafter construct such improvements within existing right of way.

10. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors, on a per unit basis, in the amount of \$15,425 per single-family attached dwelling unit for transportation purposes. The per unit contribution shall be made prior to and as a condition of issuance of an occupancy permit for each residential unit. These monetary contributions shall be applied to capital projects in the area of the Property that are identified in the CIP, 6-year road plan or other capital improvements projects adopted by the Board. The Applicant shall receive a credit against said monetary contributions equal to the value of the design and construction costs for the improvements described in Proffer #9 above. The Applicant shall provide evidence of these amounts to County Transportation for review and approval of the value of such credits.

#### **WATER AND SEWER**

11. The property shall be served by public sanitary sewer and water, and the Applicant shall be responsible for those improvements required in order to provide such service for the demand generated by the development of the Property.

#### **ENVIRONMENT**

12. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre for water quality monitoring, drainage improvements and/or stream restoration projects. Said contribution shall be made prior to and as a condition of final site/subdivision plan approval with the amount to be based on the acreage reflected on the site/subdivision plan.
13. The Applicant shall provide stormwater management on-site or off-site in accordance with the DCSM.

#### **SCHOOLS**

14. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors, on a per unit basis, \$17,489.00 per single family attached dwelling unit for school purposes. The per unit contribution shall be made prior to and as a condition for issuance of occupancy for each residential unit.

### **LIBRARIES**

15. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors, on a per unit basis, \$805.00 per single family attached dwelling unit for library purposes. The per unit contribution shall be made prior to and as a condition of issuance of occupancy for each residential unit.

### **PARKS AND RECREATION**

16. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors, on a per unit basis, \$5,144.00 per single family attached dwelling unit for parks and recreation purposes. The per unit contribution shall be made prior to and as a condition of issuance of occupancy for each residential unit. The Applicant shall receive a credit against said monetary contributions for any improvements made to Earl M. Cunard Memorial Park, as agreed upon by the Applicant and County. The Applicant shall provide evidence of these amounts to the Prince William County Department of Parks and Recreation for review and approval of the value of any such credits.

### **FIRE AND RESCUE**

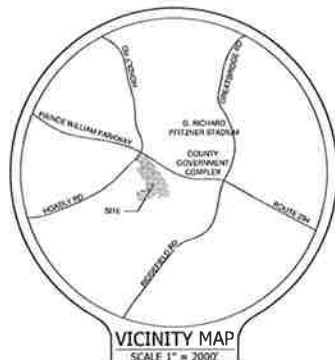
17. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors, on a per unit basis, \$974.00 per single family attached dwelling unit for fire and rescue purposes. The per unit contribution shall be made prior to and as a condition of issuance of occupancy for each residential unit.
18. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$0.61 per square foot to be used for fire and rescue services. Said contribution shall be based on the size of the buildings on the B-1 Property and/or M-2 Property as shown on the applicable site plan(s) (excluding any structured parking) and shall be paid prior to and as a condition of the issuance of a building permit for such building.

### **MISCELLANEOUS**

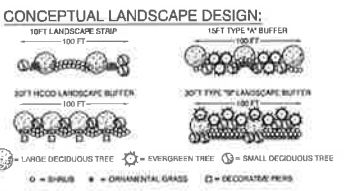
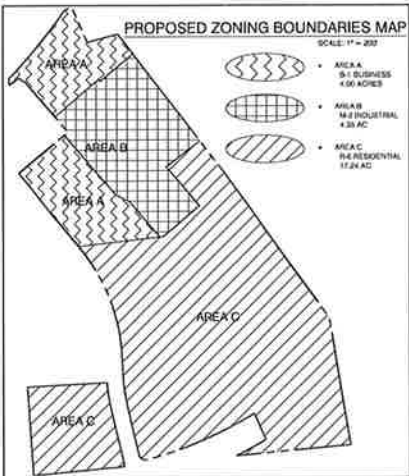
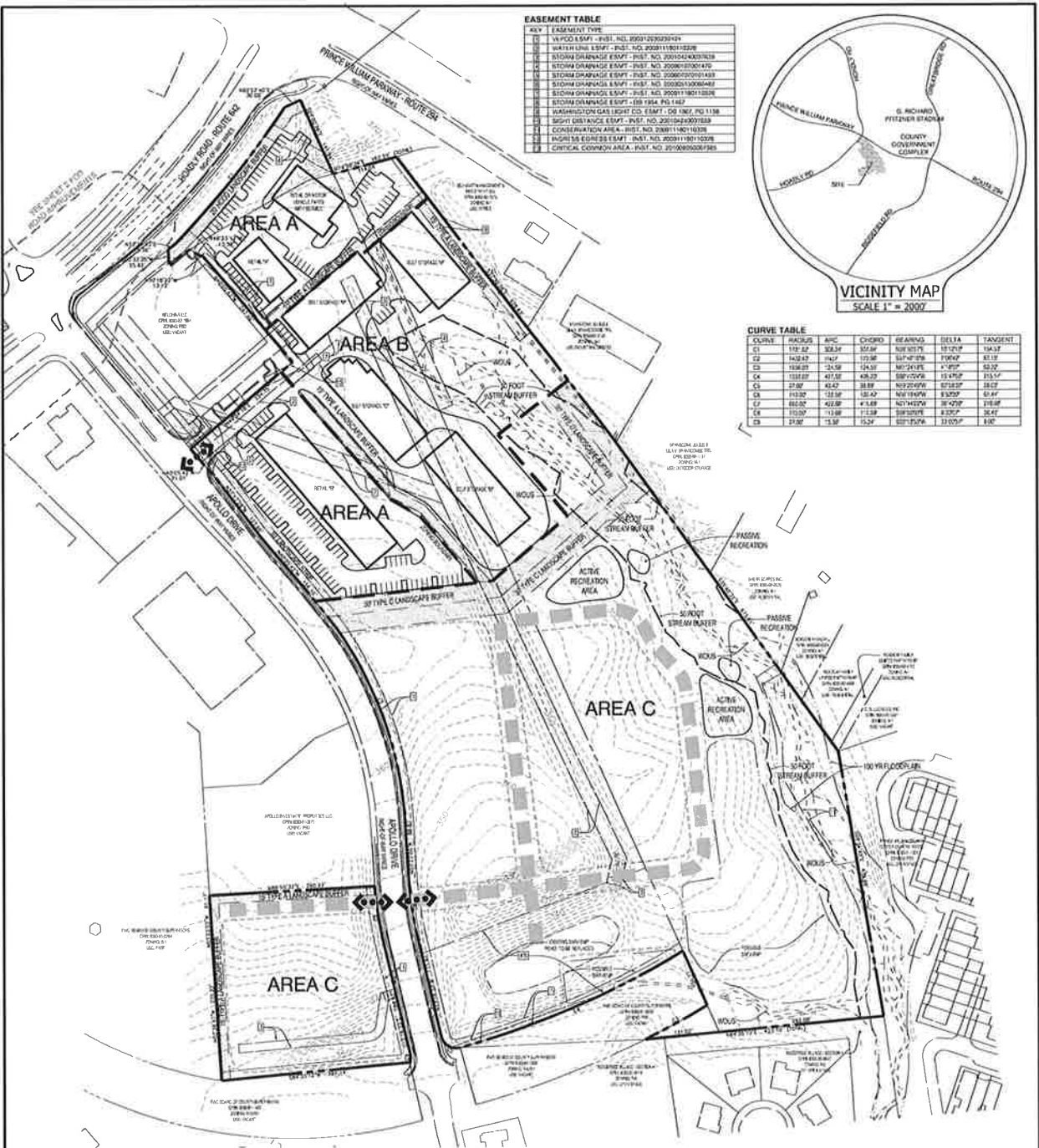
19. In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William County Board of County Supervisors ("Board") within twenty-four (24) months of the approval of this proffer amendment, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in this Proffer Statement which are paid to the Board after twenty-four (24) months following the approval of this rezoning shall be adjusted in accordance with the Urban Consumer Price Index ("CPI-U") published by the United States Department of Labor, such that at the time contributions are paid they shall be adjusted by the percentage change in the CPI-U from that date twenty-four (24) months after the approval of this

rezoning to the most recently available CP1-U to the date the contributions are paid, subject to a cap of 6 percent (6%) per year, noncompounded.

| KEY | EASEMENT TYPE                                      |
|-----|--|
| 1   | VAPOR EASE - PUB. REG. NO. 00012002000000          |
| 2   | WATCH LINE EASE - PUB. REG. NO. 00011901000000     |
| 3   | STORM DRAINAGE EASE - PUB. REG. NO. 00000400000000 |
| 4   | STORM DRAINAGE EASE - PUB. REG. NO. 00000100000000 |
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| 70  | STORM DRAINAGE EASE - PUB. REG. NO. 00006800000000 |
| 71  | STORM DRAINAGE EASE - PUB. REG. NO. 00006900000000 |
| 72  | STORM DRAINAGE EASE - PUB. REG. NO. 00007000000000 |
| 73  | STORM DRAINAGE EASE - PUB. REG. NO. 00007100000000 |
| 74  | STORM DRAINAGE EASE - PUB. REG. NO. 00007200000000 |
| 75  | STORM DRAINAGE EASE - PUB. REG. NO. 00007300000000 |
| 76  | STORM DRAINAGE EASE - PUB. REG. NO. 00007400000000 |
| 77  | STORM DRAINAGE EASE - PUB. REG. NO. 00007500000000 |
| 78  | STORM DRAINAGE EASE - PUB. REG. NO. 00007600000000 |
| 79  | STORM DRAINAGE EASE - PUB. REG. NO. 00007700000000 |
| 80  | STORM DRAINAGE EASE - PUB. REG. NO. 00007800000000 |
| 81  | STORM DRAINAGE EASE - PUB. REG. NO. 00007900000000 |
| 82  | STORM DRAINAGE EASE - PUB. REG. NO. 00008000000000 |
| 83  | STORM DRAINAGE EASE - PUB. REG. NO. 00008100000000 |
| 84  | STORM DRAINAGE EASE - PUB. REG. NO. 00008200000000 |
| 85  | STORM DRAINAGE EASE - PUB. REG. NO. 00008300000000 |
| 86  | STORM DRAINAGE EASE - PUB. REG. NO. 00008400000000 |
| 87  | STORM DRAINAGE EASE - PUB. REG. NO. 00008500000000 |
| 88  | STORM DRAINAGE EASE - PUB. REG. NO. 00008600000000 |
| 89  | STORM DRAINAGE EASE - PUB. REG. NO. 00008700000000 |
| 90  | STORM DRAINAGE EASE - PUB. REG. NO. 00008800000000 |
| 91  | STORM DRAINAGE EASE - PUB. REG. NO. 00008900000000 |
| 92  | STORM DRAINAGE EASE - PUB. REG. NO. 00009000000000 |
| 93  | STORM DRAINAGE EASE - PUB. REG. NO. 00009100000000 |
| 94  | STORM DRAINAGE EASE - PUB. REG. NO. 00009200000000 |
| 95  | STORM DRAINAGE EASE - PUB. REG. NO. 00009300000000 |
| 96  | STORM DRAINAGE EASE - PUB. REG. NO. 00009400000000 |
| 97  | STORM DRAINAGE EASE - PUB. REG. NO. 00009500000000 |
| 98  | STORM DRAINAGE EASE - PUB. REG. NO. 00009600000000 |
| 99  | STORM DRAINAGE EASE - PUB. REG. NO. 00009700000000 |
| 100 | STORM DRAINAGE EASE - PUB. REG. NO. 00009800000000 |
| 101 | STORM DRAINAGE EASE - PUB. REG. NO. 00009900000000 |
| 102 | STORM DRAINAGE EASE - PUB. REG. NO. 00010000000000 |



| CURVE | STATION | PC    | PVI    | PT      | CHORD   | BEARING | DELTA   | TANGENT |
|-------|---------|-------|--------|---------|---------|---------|---------|---------|
| C1    | 119.42  | 32.39 | 32.39  | 102.075 | 151.219 | 151.219 | 151.219 | 151.219 |
| C2    | 143.47  | 142.7 | 172.92 | 147.478 | 170.62  | 170.62  | 170.62  | 170.62  |
| C3    | 158.87  | 24.59 | 154.19 | 142.145 | 142.145 | 142.145 | 142.145 | 142.145 |
| C4    | 133.17  | 47.52 | 48.23  | 107.056 | 154.219 | 154.219 | 154.219 | 154.219 |
| C5    | 27.89   | 41.42 | 38.89  | 107.250 | 171.817 | 171.817 | 171.817 | 171.817 |
| C6    | 112.02  | 12.59 | 152.47 | 142.145 | 142.145 | 142.145 | 142.145 | 142.145 |
| C7    | 162.02  | 42.82 | 43.49  | 107.450 | 154.219 | 154.219 | 154.219 | 154.219 |
| C8    | 102.07  | 11.88 | 11.88  | 107.450 | 154.219 | 154.219 | 154.219 | 154.219 |
| C9    | 27.89   | 13.57 | 13.57  | 107.450 | 154.219 | 154.219 | 154.219 | 154.219 |



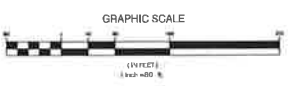
NOTE:

- WHERE EXISTING VEGETATION IS PRESERVED WITHIN LANDSCAPE BUFFERS IT MAY BE USED IN LIEU OF PROPOSED LANDSCAPE MATERIAL.
- THE LANDSCAPE CONCEPTS SHOWN HEREIN ARE CONCEPTUAL AND SUBJECT TO CHANGE AT FINAL ENGINEERING SO LONG AS LANDSCAPE STANDARDS SET FORTH IN THE DCMA ARE PROVIDED.
- LOCATION AND SPACING OF DECORATIVE PERIS TO BE DETERMINED AT FINAL ENGINEERING.

**LEGEND:**

- ◆◆◆ PROPOSED ACCESS POINT
- APPROXIMATE RESERVING DEVELOPMENT AREA
- APPROXIMATE RESIDENTIAL ACCESS ROADS
- PROPOSED LANDSCAPE AREA
- PROPOSED ZONING BOUNDARY LINES (AREA A, B, & C)

SEE SHEET 2 FOR NOTES AND TABULATIONS



**APOLLO ENTERPRISES, LLC**  
GENERAL DEVELOPMENT PLAN

DATE: 4/06/16

PLN2016-



NEABSCO MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA  
PAGE 1 OF 3

Dewberry  
Consultants LLC

GDP #001

**NOTES:**

1. DIVERSIFIED VILLAGE PWP, LLC
2. CONTRACT PURCHASER APOLLO ENTERPRISES, LLC
3. OPIN #03-02-2347, 8003-01-0330, 8003-02-0425, 8003-01-0131, 8003-01-2343
4. AREA A: 25.38 AC.
5. RESIDING AREA: 25.58 AC.
6. EXISTING ZONING: PBD (CPN# 8003-01-0230, 8003-01-0753, 8003-01-3343) AND A-1 (CPN# 8003-02-3047, 8003-02-0425)
7. PROPOSED ZONING: B-1, M-2 AND R-6 (SEE ZONING BOUNDARIES MAP FOR LOCATIONS AND AREAS)
8. SWM BMP REQUIREMENTS TO BE PROVIDED WITH STORMWATER FACILITIES MEETING THE REQUIREMENTS OF PRINCE WILLIAM COUNTY AND THE COMMONWEALTH OF VIRGINIA.
9. MAPS OF THE U.S. (NOGS) SHOWN HEREON PER APPROVED JURISDICTIONAL DETERMINATION NAD-2008-0003 PREPARED BY WETLAND STUDIES AND SOLUTIONS (WS&S) DATED JANUARY 26, 2016.
10. PER APPROVED PFD, PWC PLAN # ASP2214-0002932, THE SITE DOES NOT CONTAIN AN RPA.
11. 100 YEAR FLOODPLAIN SHOWN PER FEMA MAP #2114320219 DATED JANUARY 8, 1984.
12. 2' TOPOGRAPHIC INFORMATION SHOWN PER PRINCE WILLIAM COUNTY MAPPING INFORMATION.
13. BUILDING ENVELOPES, PARKING AREAS, CONCEPTUAL LANDSCAPING AND OPEN SPACE SHOWN HEREON ARE APPROXIMATIONS AND SUBJECT TO MODIFICATION AT 10% OF FINAL SITE PLAN SO LONG AS DEVELOPMENT STANDARDS AND DCSM REQUIREMENTS ARE MET.

**AREA A DEVELOPMENT STANDARDS (B-1):**

- MAXIMUM LOT COVERAGE SHALL BE 80%
- MINIMUM OPEN SPACE SHALL BE 10%
- MAXIMUM FLOOR AREA RATIO (FAR) SHALL BE 0.40
- MAXIMUM BUILDING HEIGHT SHALL BE 45 FEET
- MINIMUM SETBACK SHALL BE 20 FEET FROM ANY STREET RIGHT-OF-WAY OR 25 FEET FROM ANY ADJUTING COMMON PROPERTY THAT IS AN AGRICULTURAL OR RESIDENTIAL DISTRICT
- PARKING AND LOADING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 64 OF THE PRINCE WILLIAM COUNTY (PWC) DESIGN AND CONSTRUCTION STANDARDS MANUAL (DCSM).
- LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 600 OF THE PWC DCSM.

**AREA B DEVELOPMENT STANDARDS (M-2):**

- MAXIMUM LOT COVERAGE SHALL BE 80%
- MINIMUM OPEN SPACE SHALL BE 10%
- MAXIMUM FLOOR AREA RATIO (FAR) SHALL BE 0.50
- MAXIMUM BUILDING HEIGHT SHALL BE 60 FEET
- MINIMUM SETBACK SHALL BE 20 FEET FROM ANY STREET RIGHT-OF-WAY, SIDE OR REAR PROPERTY LINE THAT ADJUTS COMMERCIAL OR OFFICE PROPERTY, 30 FEET FROM ANY ADJUTING COMMON PROPERTY THAT IS AN AGRICULTURAL OR RESIDENTIAL DISTRICT
- PARKING AND LOADING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 64 OF THE PRINCE WILLIAM COUNTY (PWC) DESIGN AND CONSTRUCTION STANDARDS MANUAL (DCSM).
- LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 600 OF THE PWC DCSM.

**AREA C DEVELOPMENT STANDARDS (R-6):**

- MINIMUM LOT WIDTH SHALL BE 30'
- AVERAGE LOT SIZE SHALL BE LESS THAN 8,000 SF
- THE GROUP SETBACK SHALL BE 20'
- MAXIMUM BUILDING HEIGHT SHALL BE 35 FEET
- MINIMUM SETBACKS: FRONT: 20' FROM ROW; 30' SIDE: 10' REAR: 20'
- MINIMUM BUILDING FOOTPRINT SHALL BE 720 SF
- MINIMUM OPEN SPACE SHALL BE 30%
- PARKING AND LOADING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 64 OF THE PRINCE WILLIAM COUNTY (PWC) DESIGN AND CONSTRUCTION STANDARDS MANUAL (DCSM).
- LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 600 OF THE PWC DCSM.

**B-1 DEVELOPMENT STANDARDS TABULATIONS**

|  | ALLOWABLE | PROPOSED |
|--|-----------|----------|
| MAXIMUM LOT COVERAGE                                       | 80%       | 80%      |
| MINIMUM OPEN SPACE   | 10%       | 10%      |
| MAXIMUM BUILDING HEIGHT                                    | 45'       | 45' MAX. |
| MAXIMUM F.A.R.   | 0.4       | 0.20     |
| REQUIRED SETBACK FROM ROW                                  | 20'       | 20' MIN. |
| REQUIRED SETBACK FROM ADJUTING A-1 OR RESIDENTIAL DISTRICT | 25'       | 25' MIN. |

NOTE: PROPOSED PERCENTAGES WERE CALCULATED USING THE ASSOCIATED ZONING AREA'S AVERAGE

**M-2 DEVELOPMENT STANDARDS TABULATIONS**

|  | ALLOWABLE | PROPOSED |
|--|-----------|----------|
| MAXIMUM LOT COVERAGE   | 80%       | 80%      |
| MINIMUM OPEN SPACE   | 10%       | 10%      |
| MAXIMUM BUILDING HEIGHT  | 60'       | 60' MAX. |
| MAXIMUM F.A.R.   | 0.5       | 0.5      |
| ACQUIRED SETBACK FROM ROW, SIDE OR REAR PROPERTY ADJUTING COMMERCIAL OR OFFICE | 30'       | 30' MIN. |
| REQUIRED SETBACK FROM ADJUTING A-1 OR RESIDENTIAL DISTRICT                     | 35'       | 35' MIN. |

NOTE: PROPOSED PERCENTAGES WERE CALCULATED USING THE ASSOCIATED ZONING AREA'S AVERAGE

**R-6 DEVELOPMENT STANDARDS TABULATIONS**

|                         | ALLOWABLE  | PROPOSED   |
|-------------------------|------------|------------|
| AVERAGE LOT SIZE        | < 6,000 SF | < 6,000 SF |
| MINIMUM OPEN SPACE      | 30%        | 42%        |
| MINIMUM BUILDING HEIGHT | 0          | 0-65'      |
| MAXIMUM BUILDING HEIGHT | 35'        | 35' MAX.   |
| REQUIRED GROUP SETBACK  | 20'        | 20' MIN.   |
| REQUIRED SETBACKS       | 20'        | 20' MIN.   |
| FRONT YARD              | 20'        | 20' MIN.   |
| SIDE YARD               | 10'        | 10' MIN.   |
| REAR YARD               | 20'        | 20' MIN.   |

NOTE: PROPOSED PERCENTAGES WERE CALCULATED USING THE ASSOCIATED ZONING AREA'S AVERAGE

**PROPOSED DENSITY TABULATIONS**

| AREA A - 4.00 AC (174,332 SF)   | MOTOR VEHICLE PARTS WITH SERVICE | PROPOSED FLOOR AREA          | PROPOSED DENSITY            |
|---------------------------------|----------------------------------|------------------------------|-----------------------------|
|                                 | RETAIL                           | PROPOSED FLOOR AREA          | 27,000 SF                   |
|                                 |                                  | TOTAL                        | 85,000 SF                   |
|                                 |                                  | PROPOSED F.A.R.              | 38,000 / 174,332 = 22       |
|                                 |                                  |                              | 8.20                        |
| AREA B - 4.35 AC (188,401 SF)   | SELF STORAGE                     | PROPOSED FLOOR AREA          | 95,125 SF                   |
|                                 |                                  | PROPOSED F.A.R.              | 95,125 / 188,401 = 0.50     |
| AREA C - 10.51 AC (453,897 SF)* | SINGLE FAMILY ATTACHED           | PROPOSED DWELLING UNITS      | 130 UNITS                   |
|                                 |                                  | PROPOSED RESIDENTIAL SERVICE | 110 / 16.52 = 6.68 UNITS/AC |

NOTE: DENSITY CALCULATED USING RESPECTIVE ZONING AREA'S AVERAGE  
\* AVERAGE SHOWN FOR AREA C DOES NOT INCLUDE 0.73 ACRES OF FLOODPLAIN (17.24 ACRES - 0.73 ACRES OF FLOODPLAIN = 16.51 ACRES)

**PROPOSED USE TABULATIONS**

| AREA A | MOTOR VEHICLE PARTS WITH SERVICE    | TOTAL SQ. FOOTAGE |
|--------|-------------------------------------|-------------------|
|        | RETAIL                              | 27,000            |
|        | TOTAL                               | 35,000            |
| AREA B | SELF STORAGE                        | 95,125            |
|        | TOTAL COMMERCIAL SQUARE FOOTAGE     | 130,125           |
| AREA C | SINGLE FAMILY ATTACHED UNITS (SFAU) | TOTAL S.F. UNITS  |
|        |                                     | 130               |

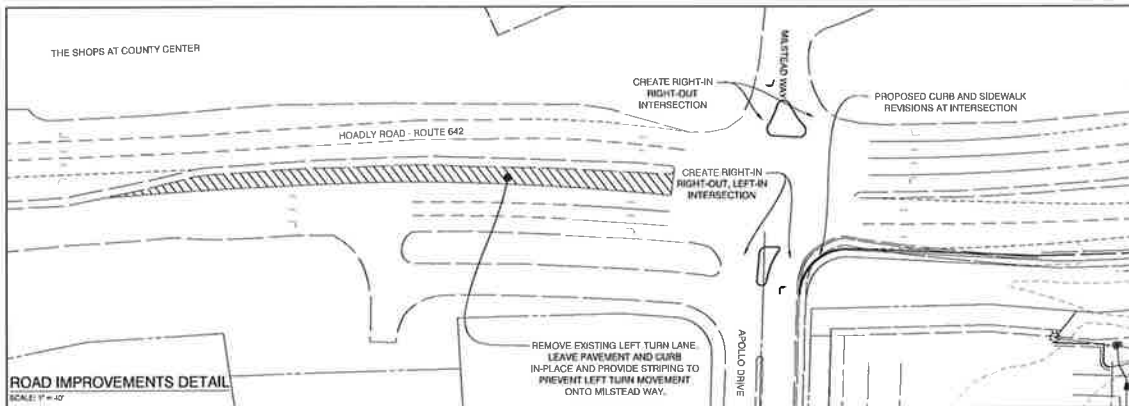
**PROPOSED PARKING TABULATIONS**

|   | REQ'D / RECOMM'D PARKING SPACES | PROVIDED PARKING SPACES |        |          |       | TOTAL | REQUIRED LOADING SPACES | PROVIDED LOADING SPACES |
|---|---------------------------------|-------------------------|--------|----------|-------|-------|-------------------------|-------------------------|
|   |                                 | SURFACE                 | GARAGE | DRIVEWAY | TOTAL |       |                         |                         |
| MOTOR VEHICLE PARTS WITH SERVICE (AREA A) | 30                              | 0                       | 0      | 0        | 30    | 0     | 0                       |                         |
| RETAIL                                    | 100                             | 120                     | 0      | 0        | 120   | 1     | 1                       |                         |
| SELF STORAGE                              | 6                               | 11                      | 0      | 0        | 11    | 1     | 1                       |                         |
| RESIDENTIAL                               | 254                             | 100                     | 220    | 220      | 594   | 0     | 0                       |                         |
| TOTAL                                     | 480                             | 231                     | 220    | 220      | 721   | 1     | 1                       |                         |

FINAL PARKING TABULATION TO BE PROVIDED IN CONNECTION WITH SITE PLAN REVIEW

**PROPOSED OPEN SPACE TABULATIONS**

| AREA (ACRES) | OPEN SPACE REQUIRED (%) | OPEN SPACE REQUIRED (SQ. FT.) | OPEN SPACE PROVIDED (SQ. FT.) | OPEN SPACE PROVIDED (%) |
|--------------|-------------------------|-------------------------------|-------------------------------|-------------------------|
| AREA A       | 10                      | 17,433                        | 20                            | 0.11                    |
| AREA B       | 30                      | 56,520                        | 36                            | 0.19                    |
| AREA C       | 30                      | 136,169                       | 47                            | 0.34                    |
| AREA A,B & C | 10%                     | 190,122                       | 83                            | 0.43                    |



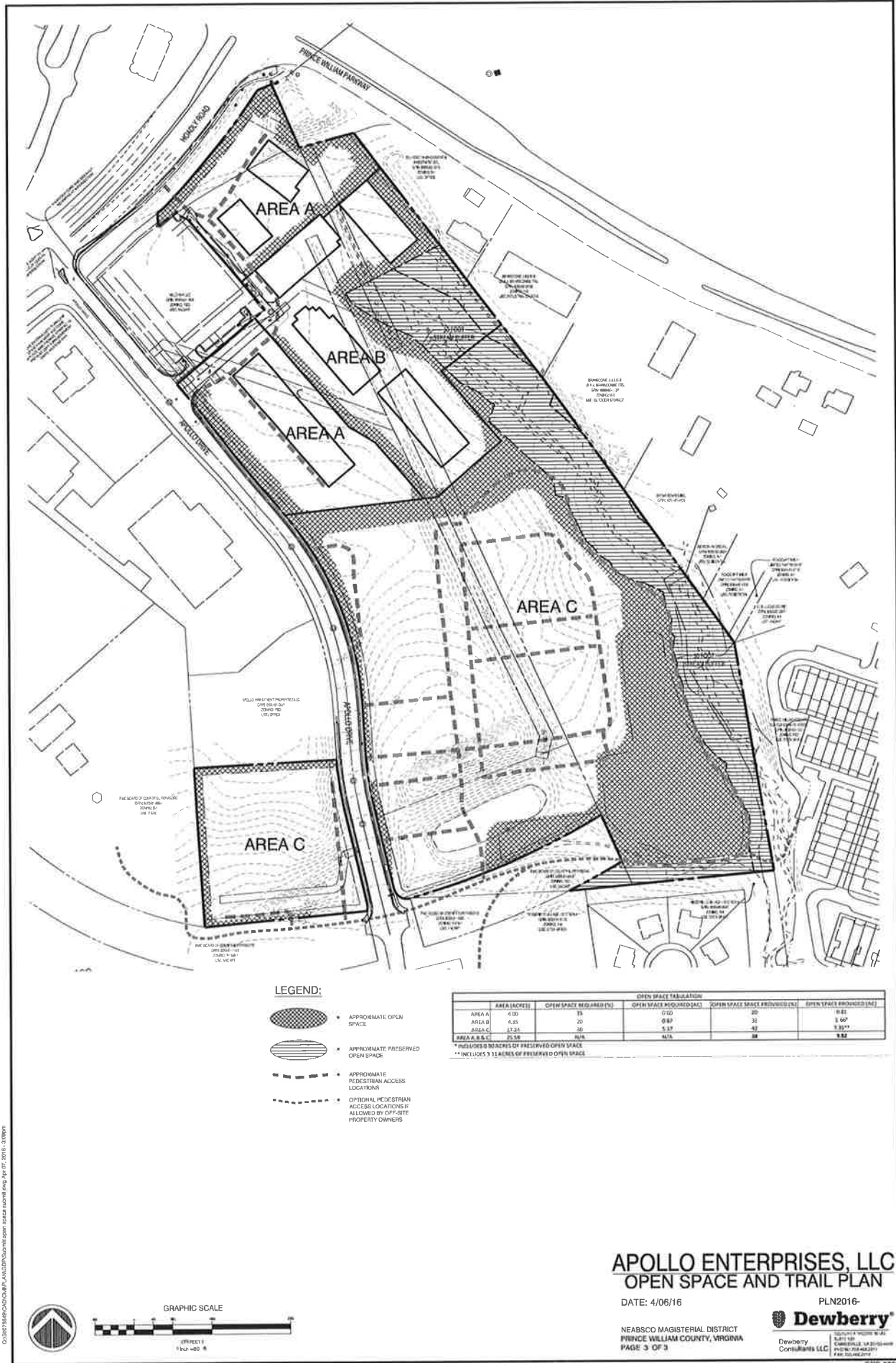
**APOLLO ENTERPRISES, LLC**  
NOTES AND TABULATIONS

DATE: 4/06/16

PLN2016-

NEABCO MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA  
PAGE 7 OF 3

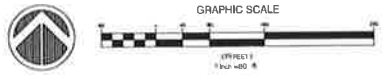




- LEGEND:**
- APPROXIMATE OPEN SPACE
  - APPROXIMATE PRESERVED OPEN SPACE
  - APPROXIMATE PEDESTRIAN ACCESS LOCATIONS
  - OPTIONAL PEDESTRIAN ACCESS LOCATIONS IF ALLOWED BY OFF-SITE PROPERTY OWNERS

| AREA (ACRES) | OPEN SPACE REQUIRED (%) | OPEN SPACE TABULATION    |                         |                          |                             |
|--------------|-------------------------|--------------------------|-------------------------|--------------------------|-----------------------------|
|              |                         | OPEN SPACE REQUIRED (AC) | OPEN SPACE PROVIDED (%) | OPEN SPACE PROVIDED (AC) | OPEN SPACE PROVIDED (SQ FT) |
| AREA A       | 18                      | 2.00                     | 20                      | 18.8                     | 1,650,000                   |
| AREA B       | 20                      | 0.80                     | 38                      | 11.60                    | 1,015,000                   |
| AREA C       | 30                      | 1.20                     | 47                      | 15.80                    | 1,370,000                   |
| <b>TOTAL</b> |                         | <b>4.00</b>              | <b>105</b>              | <b>46.20</b>             | <b>4,035,000</b>            |

\*\* INCLUDES 32 ACRES OF PRESERVED OPEN SPACE  
\*\* INCLUDES 32 ACRES OF PRESERVED OPEN SPACE



**APOLLO ENTERPRISES, LLC  
OPEN SPACE AND TRAIL PLAN**

DATE: 4/06/16 PLAN2016-

NEABSCD MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA  
PAGE 3 OF 3

**Dewberry**  
Consultants LLC  
Dewberry & Davis Knutson  
Kutner Coughlin & Taylor  
11000 Sunrise Valley Drive  
Suite 100  
Falls Church, VA 22044-4000  
Phone: 703.462.2000  
Fax: 703.462.2001

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**LEGEND:**

- - - - - APPROXIMATE PEDESTRIAN ACCESS LOCATIONS
- - - - - APPROXIMATE LOCATION OF OPTIONAL PEDESTRIAN ACCESS LOCATIONS



THIS SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY

**APOLLO ENTERPRISES, LLC  
ILLUSTRATIVE PLAN**

DATE: 04/06/16

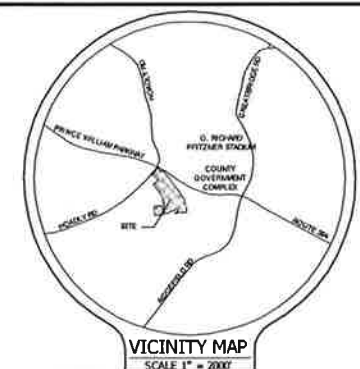
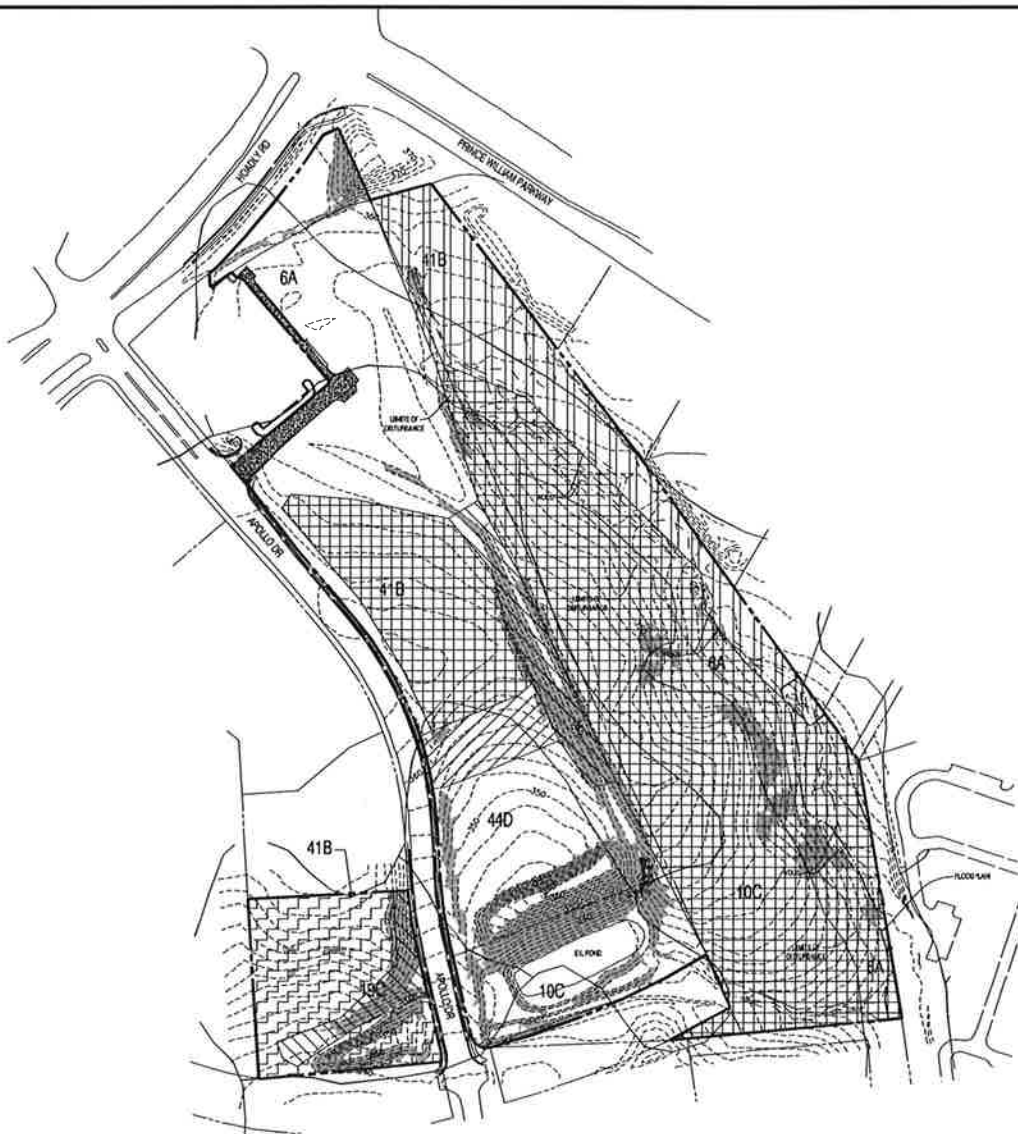
PLN2016-

NEARSCO MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

**Dewberry**  
Consultants LLC

1400 BROADWAY, SUITE 100  
DANVILLE, VA 24040  
PHONE: 757.888.2010  
FAX: 757.888.9970

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**LEGEND:**

- EXISTING FOREST TYPES**
- YELLOW POPLAR
  - VIRGINIA PINE 4-8' DBH
  - VIRGINIA PINE 1-4' DBH
  - WHITE OAK
  - RED MAPLE
- AREAS OF STEEP SLOPE 10% OR GREATER
  - MAPPED SOILS
  - WOODS INTERMITTENT STREAMS AND WETLANDS
  - 100 YEAR FLOODPLAIN
  - APPROXIMATE LIMITS OF DISTURBANCE
  - EXISTING IMPERVIOUS AREA

**NOTES:**

1. OWNER: VILAGE PAV LLC
2. CONTRACT PURCHASER: APOLLO ENTERPRISES, LLC
3. DPTN #1: 880-82-0087, 880-81-4291, 800-82-9425, 880-81-4731, 800-81-0641
4. REZONING AREA IS 28 AG.
5. NO RESOURCE PROTECTION AREA ON SITE PER APPROVED PDC PLAN #82901-00000000, PREPARED BY WETLAND STUDIES AND SOLUTIONS (WSD), DATED JANUARY 28, 2016.
6. 100 YEAR FLOODPLAIN PER FEMA MAP #81500201D.
7. 2' TOPOGRAPHIC INFORMATION SHOWN PER PRINCE WILLIAM COUNTY MAPING INFORMATION
8. SOILS INFORMATION PROVIDED TAKEN FROM SOIL SURVEY OF PRINCE WILLIAM COUNTY PREPARED BY THE U.S.D.A. 1984.
9. PER ENDANGERED AND THREATENED SPECIES (ETS) REVIEW PREPARED BY WMS DATED JANUARY 12, 2016. THE DOI F DATABASE SEARCH INDICATED THERE ARE NO CONFIRMED ETS WITHIN A TWO MILE RADIUS OF THE PROJECT AREA.
10. WOODS INFORMATION SHOWN HEREON PER APPROVED JURISDICTIONAL DETERMINATION (JD) #AD-8888-8888 DATED JANUARY 28, 2016.

**VEGETATION INVENTORY**

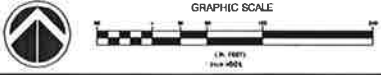
THERE ARE ROUGHLY FIVE DIFFERENT FOREST TYPES PRESENT ON SITE. THE YELLOW POPLAR STAND RANGES IN DBH FROM 8 TO 28 INCHES AND COVERS APPROXIMATELY 1.56 ACRES OF THE SITE. THERE ARE TWO VIRGINIA PINE STANDS. THE FIRST COVERS 3.8 ACRES AND RANGES FROM 4 TO 8 INCHES DBH. THE OTHER COVERS 1.14 ACRES AND RANGES FROM 1-4 INCHES DBH. THE WHITE OAK FOREST COVERS APPROXIMATELY 11.84 ACRES OF THE SITE AND RANGES FROM 18 TO 18 INCHES. THE FINAL STAND IS A WHITE RED MAPLE FOREST TYPE. IT COVERS APPROXIMATELY 2.56 ACRES AND RANGES FROM 6-8 INCHES DBH. IN ADDITION TO THE FOREST TYPES FOUND ON SITE, THERE IS ALSO APPROXIMATELY 4.56 ACRES OF MAINTAINED FIELD.

**IMPERVIOUS/PERVIOUS ESTIMATES:**

|           | IMPERVIOUS      | PERVIOUS          |
|-----------|-----------------|-------------------|
| EXISTING: | 12,476 SQ. FT.  | 1,102,224 SQ. FT. |
| PROPOSED: | 545,000 SQ. FT. | 560,700 SQ. FT.   |

**SOILS INVENTORY:**

| SOC # | SOIL NAME | SOIL CUT | SURFACE RUNOFF | EROSION HAZARD | DEPTH TO BEDROCK  | SWELLING | FLOODING | SLOPE |
|-------|-----------|----------|----------------|----------------|-------------------|----------|----------|-------|
| 6A    | LOAM      | 3        | SLOW           | MODERATE       | MORE THAN 30"     | MOD.     | NONE     | 0-1%  |
| 10C   | CLAYSHAL  | 1        | MED. RPTD      | SEVERE         | MORE THAN 30"     | MOD.     | NONE     | 1-15% |
| 10D   | CLAY      | 1        | MED. RPTD      | SEVERE         | MORE THAN 30"     | MOD.     | NONE     | 1-15% |
| 21B   | LOAM      | 3        | SLD. W/ RPTD   | SEVERE         | MORE THAN 30"     | LOW      | NONE     | 0-1%  |
| 41B   | CLAYSCAL  | 3        | MOD. RPTD      | SEVERE         | 40-60" TO 1' IMP. | LOW      | NONE     | 1-25% |



**APOLLO ENTERPRISES, LLC**  
 ENVIRONMENTAL CONSTRAINTS ANALYSIS

DATE: 4/06/16 PLN2016-

NEABSCO MAGISTERIAL DISTRICT  
 PRINCE WILLIAM COUNTY, VIRGINIA

**Dewberry**  
 CONSTRUCTION  
 10000 WOODBRIDGE BLVD  
 SUITE 200  
 CHANTILLY, VA 20151  
 PHONE: 703.907.8000  
 FAX: 703.907.8001

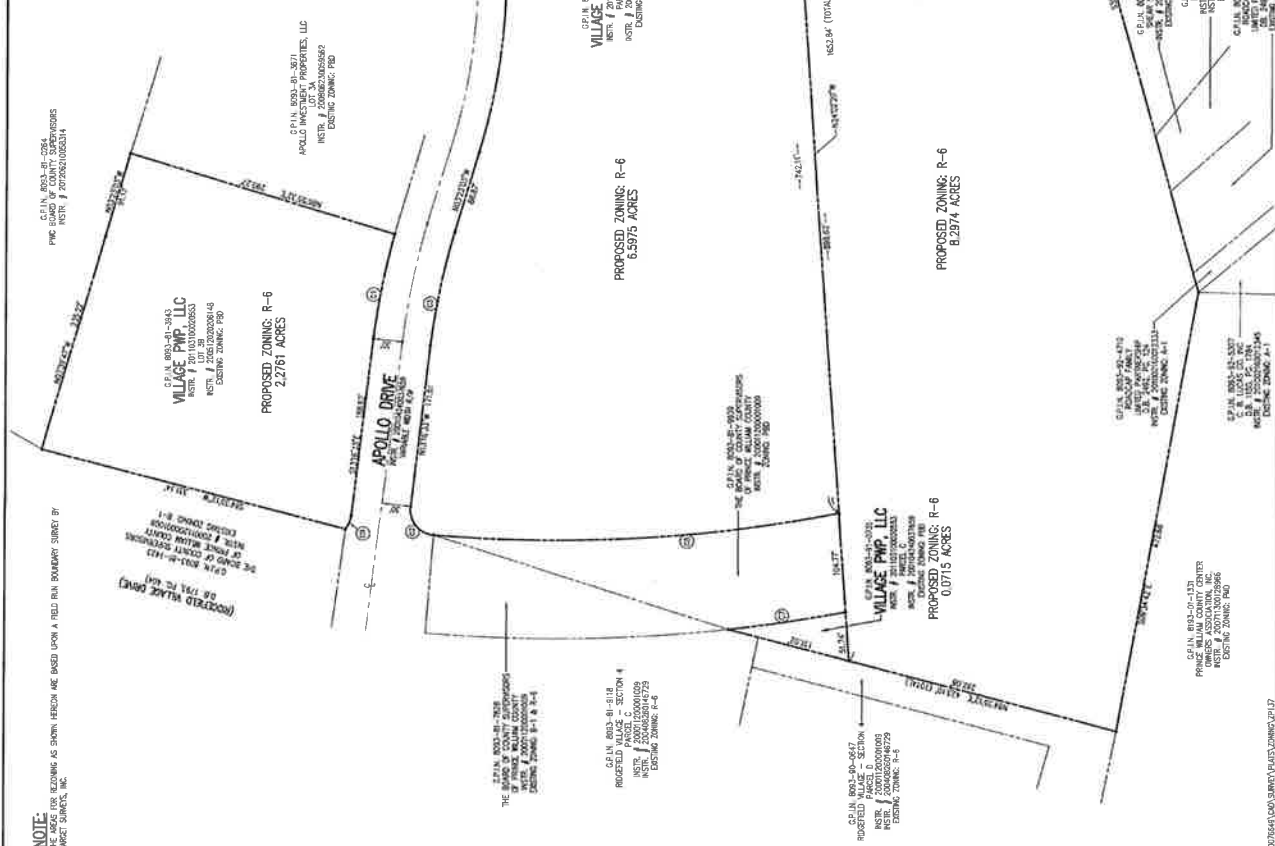
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**CURVE TABLE**

| CURVE | ANGLE  | LENGTH | PIECE       | AREA  | PERCENT |
|-------|--------|--------|-------------|-------|---------|
| C1    | 171.00 | 117.00 | 50.00000000 | 83.37 | 35.00   |
| C2    | 171.00 | 117.00 | 50.00000000 | 83.37 | 35.00   |
| C3    | 171.00 | 117.00 | 50.00000000 | 83.37 | 35.00   |
| C4    | 171.00 | 117.00 | 50.00000000 | 83.37 | 35.00   |
| C5    | 171.00 | 117.00 | 50.00000000 | 83.37 | 35.00   |
| C6    | 171.00 | 117.00 | 50.00000000 | 83.37 | 35.00   |
| C7    | 171.00 | 117.00 | 50.00000000 | 83.37 | 35.00   |
| C8    | 171.00 | 117.00 | 50.00000000 | 83.37 | 35.00   |
| C9    | 171.00 | 117.00 | 50.00000000 | 83.37 | 35.00   |
| C10   | 171.00 | 117.00 | 50.00000000 | 83.37 | 35.00   |
| C11   | 171.00 | 117.00 | 50.00000000 | 83.37 | 35.00   |
| C12   | 171.00 | 117.00 | 50.00000000 | 83.37 | 35.00   |
| C13   | 171.00 | 117.00 | 50.00000000 | 83.37 | 35.00   |
| C14   | 171.00 | 117.00 | 50.00000000 | 83.37 | 35.00   |
| C15   | 171.00 | 117.00 | 50.00000000 | 83.37 | 35.00   |
| C16   | 171.00 | 117.00 | 50.00000000 | 83.37 | 35.00   |
| C17   | 171.00 | 117.00 | 50.00000000 | 83.37 | 35.00   |
| C18   | 171.00 | 117.00 | 50.00000000 | 83.37 | 35.00   |
| C19   | 171.00 | 117.00 | 50.00000000 | 83.37 | 35.00   |
| C20   | 171.00 | 117.00 | 50.00000000 | 83.37 | 35.00   |
| C21   | 171.00 | 117.00 | 50.00000000 | 83.37 | 35.00   |
| C22   | 171.00 | 117.00 | 50.00000000 | 83.37 | 35.00   |
| C23   | 171.00 | 117.00 | 50.00000000 | 83.37 | 35.00   |
| C24   | 171.00 | 117.00 | 50.00000000 | 83.37 | 35.00   |
| C25   | 171.00 | 117.00 | 50.00000000 | 83.37 | 35.00   |
| C26   | 171.00 | 117.00 | 50.00000000 | 83.37 | 35.00   |
| C27   | 171.00 | 117.00 | 50.00000000 | 83.37 | 35.00   |
| C28   | 171.00 | 117.00 | 50.00000000 | 83.37 | 35.00   |
| C29   | 171.00 | 117.00 | 50.00000000 | 83.37 | 35.00   |
| C30   | 171.00 | 117.00 | 50.00000000 | 83.37 | 35.00   |
| C31   | 171.00 | 117.00 | 50.00000000 | 83.37 | 35.00   |
| C32   | 171.00 | 117.00 | 50.00000000 | 83.37 | 35.00   |
| C33   | 171.00 | 117.00 | 50.00000000 | 83.37 | 35.00   |
| C34   | 171.00 | 117.00 | 50.00000000 | 83.37 | 35.00   |
| C35   | 171.00 | 117.00 | 50.00000000 | 83.37 | 35.00   |
| C36   | 171.00 | 117.00 | 50.00000000 | 83.37 | 35.00   |
| C37   | 171.00 | 117.00 | 50.00000000 | 83.37 | 35.00   |
| C38   | 171.00 | 117.00 | 50.00000000 | 83.37 | 35.00   |
| C39   | 171.00 | 117.00 | 50.00000000 | 83.37 | 35.00   |
| C40   | 171.00 | 117.00 | 50.00000000 | 83.37 | 35.00   |
| C41   | 171.00 | 117.00 | 50.00000000 | 83.37 | 35.00   |
| C42   | 171.00 | 117.00 | 50.00000000 | 83.37 | 35.00   |
| C43   | 171.00 | 117.00 | 50.00000000 | 83.37 | 35.00   |
| C44   | 171.00 | 117.00 | 50.00000000 | 83.37 | 35.00   |
| C45   | 171.00 | 117.00 | 50.00000000 | 83.37 | 35.00   |
| C46   | 171.00 | 117.00 | 50.00000000 | 83.37 | 35.00   |
| C47   | 171.00 | 117.00 | 50.00000000 | 83.37 | 35.00   |
| C48   | 171.00 | 117.00 | 50.00000000 | 83.37 | 35.00   |
| C49   | 171.00 | 117.00 | 50.00000000 | 83.37 | 35.00   |
| C50   | 171.00 | 117.00 | 50.00000000 | 83.37 | 35.00   |

**ZONING TABULATION**  
 TOTAL PROPOSED R-6 ZONING: 17,245 ACRES  
 TOTAL PROPOSED B-1 ZONING: 1,581 ACRES  
 TOTAL PROPOSED M-2 ZONING: 2,598 ACRES  
 TOTAL PROPOSED M-1 ZONING: 1,581 ACRES



REZONING PLAN  
 OF THE LANDS OF  
**VILLAGE PWP, LLC**  
 RESTAURANT NUMBER 0011010000033  
 13025 HARTSDALE CHESAPEAKE SUB 104  
 GAINESVILLE, VIRGINIA 20135  
 SCALE: 1" = 80' DATE: MARCH 17, 2019  
**Dewberry**  
 13025 HARTSDALE CHESAPEAKE SUB 104  
 GAINESVILLE, VIRGINIA 20135  
 TEL: 703.682.2121



# DESIGN GUIDELINES

## APOLLO ENTERPRISES, LLC

Prince William County, Virginia  
April 6, 2016



### APPLICANT

Apollo Enterprises, LLC  
8040 Industrial Park Court  
Bristow, VA 20136  
(703) 479-2687

### DEVELOPER

Equinox Investments, LLC  
8040 Industrial Park Court  
Bristow, VA 20136  
(703) 479-2687

### LAND USE ATTORNEY

Walsh Colucci Lubeley & Walsh PC  
4310 Prince William Parkway, Suite 300  
Prince William VA 22192  
(703) 680-4664

### CIVIL ENGINEER

Dewberry  
13575 Heathcote Blvd, Suite 130  
Gainesville, VA 20155  
(703) 468-2244

### TRANSPORTATION ENGINEER

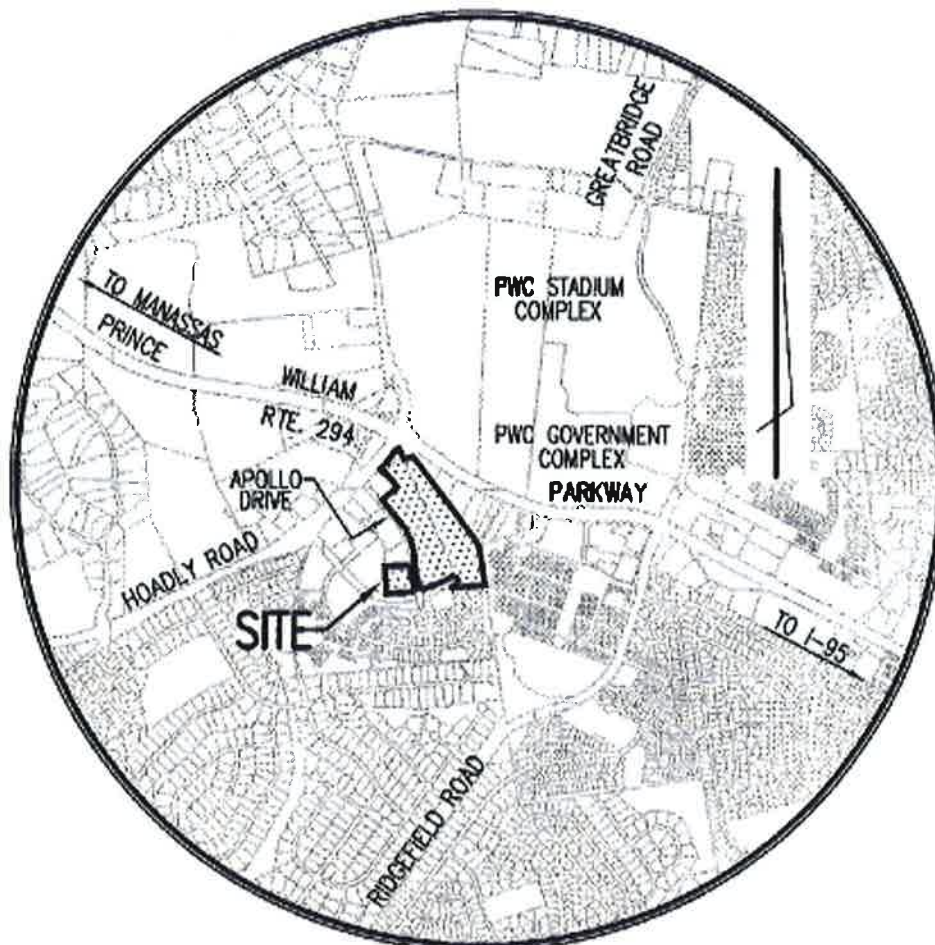
Wells + Associates  
1420 Spring Hill Road, Suite 610  
Tysons, VA 22102  
(703) 676-3603

### WETLAND CONSULTANT

Wetlands Studies & Solutions, Inc.  
5300 Wellington Branch Drive  
Manassas, VA 20110  
(703) 257-5600

**PROJECT LOCATION AND OVERVIEW**

The subject property is located in Prince William County, Virginia, within the Washington Metropolitan Area, approximately 6 miles west of Interstate 95, 10 miles south of Interstate 66, and approximately 27 miles south of Washington, DC. The project is located in close proximity to the Prince William County Government Center, Regency Center Shopping Center (Shops at County Center), County Center, and Reid’s Prospect. The subject property is immediately adjacent to Hoadly Road, Apollo Drive, The Prince William County Parkway, and retail and residential uses. Apollo Enterprises, LLC will incorporate components designed in a style similar to the adjacent developments and will contain a mix of uses to include residential, retail, self storage, and a motor vehicle service facility. The high level of architectural detail, pedestrian connections, preservation of peripheral vegetation, substantial open space, transportation improvements, and mixture of uses will contribute to a vibrant mix of community services and appropriate residential development in the heart of Prince William County and the Government Center Sector Plan.



**VICINITY MAP**  
SCALE: 1" = 2000'

## **INTRODUCTION**

The Applicant is the contract purchaser of an assemblage of 5 parcels of land, consisting of approximately 25.59 acres and located at the intersection of the Prince William County Parkway, Hoadly Road, and Apollo Drive. The subject property is situated in a rapidly growing area of Prince William County and will be an integral part of this community. The property currently has a zoning of A-1, Agricultural; PBD, Planned Business District; and designated as CEC, Community Employment Center on the Long Range Land Use Plan. The Applicant is proposing a mixture of retail, self-storage, motor vehicle services, and residential uses on the property.

## **COMMUNITY DESIGN**

The Applicant will incorporate components designed in a style in keeping with the adjacent developments which will contain a mix of uses to include residential, retail, retail service, self storage, and a motor vehicle service facility. The high level of architectural detail, pedestrian connections, preservation of peripheral vegetation, substantial open space, transportation improvements, and mixture of uses will contribute to a vibrant, mixed use development in the heart of Prince William County and the Government Center Sector Plan. The result will be a blended community neighborhood center that provides a comfortable and convenient place for families to get their basic services and that serves as an attractive place to live, work, and shop.

Within the subject site, the proposed land uses have been designed to accommodate the surrounding uses. Specifically, a buffer has been provided adjacent to existing residential to provide an appropriate transition between the residential and retail and service amenities. Further, the land uses have been sited to preserve environmental features located on the northeastern portion of the site. Within this preserved area, a trail network will be provided to accommodate pedestrian movement throughout the site and to adjacent developments, and the Earl M. Cunard Park at Ridgefield Village, as well as encourage passive recreation throughout.

**GENERAL DEVELOPMENT PLAN**



- - - Approximate location of pedestrian access locations within the subject property
- - - Approximate location of optional pedestrian access locations providing access to adjacent developments
- Approximate location of passive recreation areas

**RESIDENTIAL UNITS**

All units and building facades, which front on existing or planned public roadways or which face south, without any other intervening structures between them and the Property's southern boundary, will only use the following materials on the front and side elevations: brick or brick veneer; stone or stone veneer; or fiber cement siding, i.e.; Hardiplank or equivalent, or similar type siding materials; or some combination of these materials. No vinyl or aluminum siding materials will be allowed on these elevations.

If any unit's front faces Apollo Drive then such front facade may only use brick or brick veneer; or stone or stone veneer on these elevations.

Single family attached unit elevations that front on public roads will be varied in terms of architectural elements and finish types, such that no two adjoining units have the same exact elevations.



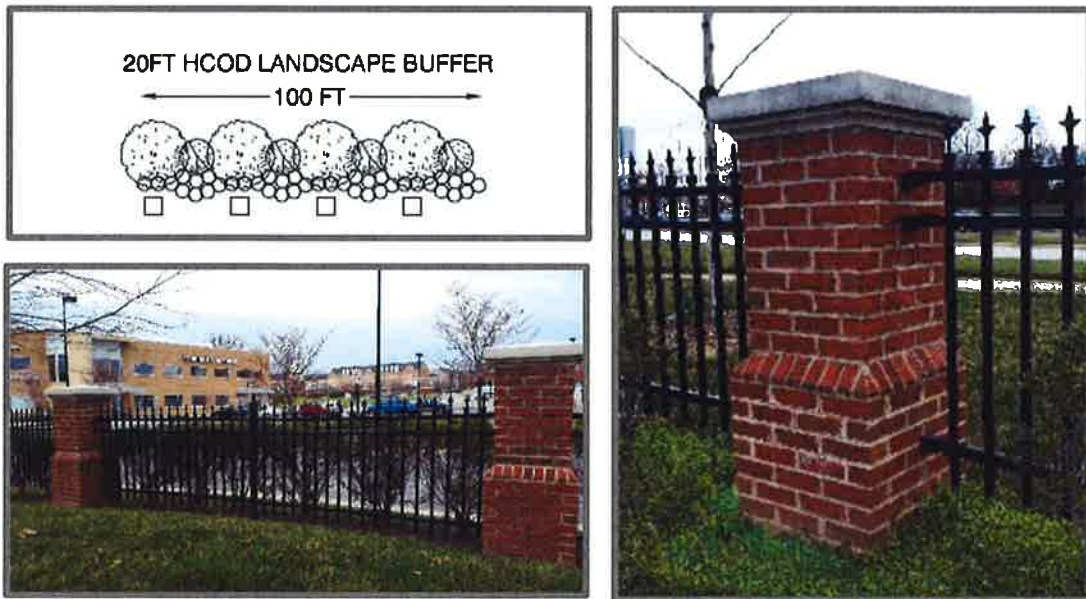
**Example A:** Proposed Housing Types



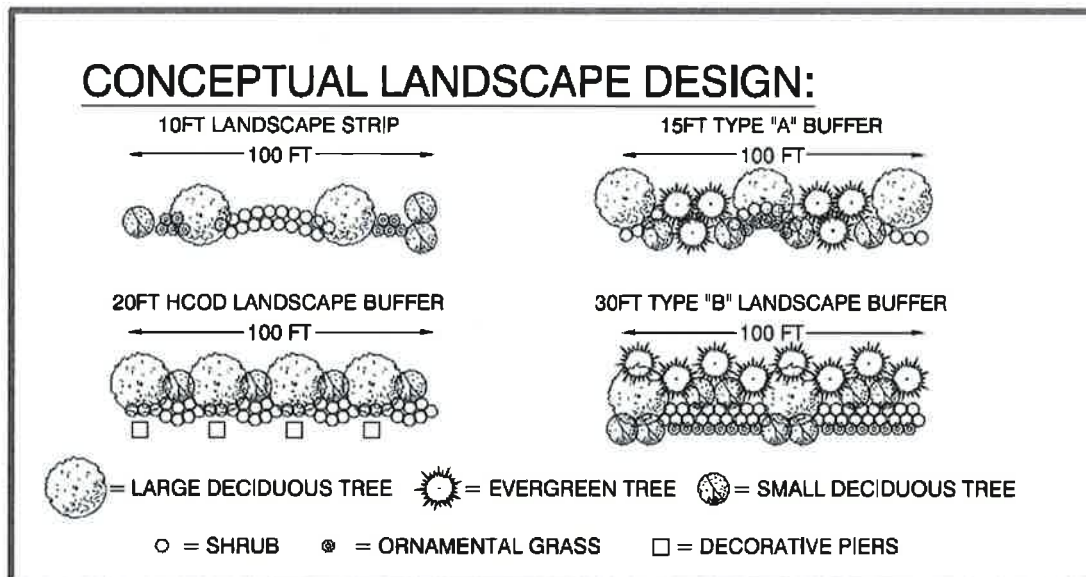
**LANDSCAPING**

Trees, shrubs, and ornamental grasses will create an attractive, appealing environment, providing shade and a buffer between the street and sidewalk.

The Applicant is proposing a number of landscape treatments throughout the subject property. Within the landscaped areas will be a mixture of evergreen and deciduous trees, planting beds supplemented by ornamental grasses and shrubs, and some may contain brick piers and wrought iron style fencing, as shown below in Example B. The specific types of trees, location, and number will be determined at the time of final site plan. Landscaped areas may vary based on DCSM standards.



**Example B:** Proposed pier and wrought iron style metal fence detail in a landscaped buffer. May be designed with brick or stone.



**Example C:** Conceptual Landscape Buffer Designs from Page 1 of 3 of the General Development Plan dated April 6, 2016

**SELF STORAGE FACILITY**

***Exterior Lighting***

Any exterior lighting installed on the Property shall be full cutoff and fully shielded light fixtures. Lighting shall be directed inward and downward toward the interior of the Property, away from public streets and adjacent properties. The lighting details shall be determined in connection with site plan review.

***Buffering and Screening***

Landscaping and buffering shall be provided in accordance with Page 1 of 3 of the General Development Plan dated April 6, 2016. Landscaped areas shall be maintained in good condition and health by the Owner.



**COMMUNITY SERVICES/RETAIL/MOTOR VEHICLE SERVICE CENTER**

**Description** - Community Services/Retail buildings may be defined as a 1-story or 2-story structure with multiple tenants. The tenant suites will have mixed uses including but not limited to those approved in M-2. Tenants may have individual access doors into each tenant suite.

**Materials** - The use of a variety of architectural materials and textures shall be used for each building façade. Acceptable elevation materials shall include brick, split faced block, stone, concrete, stucco, standing seam metal roofing or other appropriate material, as depicted in the images below:



**Colors** - The primary colors for building elevations shall be those found within the built landscape and shall contribute to the overall design character of the site. Colors for manufactured items such as brick, split faced block, stone, stucco, or standing seam metal roofing may be chosen from the manufacturers standard color selections. Limited accent colors may be used to complement the building design. The use of fluorescent or garish colors shall be prohibited.

**Doors, Window Openings and Glazing** – The door and window selections shall be appropriate to the style of building architecture.

**Mechanical and Electrical Equipment** – Mechanical equipment, when located on the building rooftops, shall be screened from view from the adjacent right of way. Electrical equipment shall be located on building rooftops or on rear facing elevations. The electrical equipment shall be screened from view from the adjacent right of way.

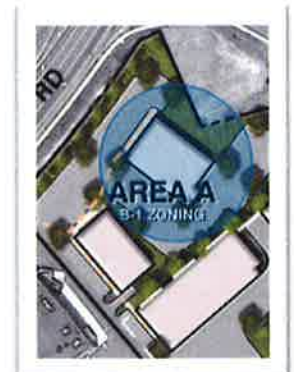
**Service Areas** – Service areas, including dumpsters and loading dock areas, shall be oriented to minimize the visual impact on adjacent right of way.



**MOTOR VEHICLE SERVICE CENTER**



Example of a Motor Vehicle Service Center



**EARL M. CUNARD PARK**

The subject property’s close proximity to the Earl M. Cunard Park at Ridgefield Village creates a unique opportunity for this development. Dedicated in 2006 in memory of Earl M. Cunard, Jr, who was a long time volunteer advocate for quality development in Prince William County and a member of the Lake Ridge Occoquan Coles Civic Association (LOCCA/PELT), the 5 acre park is located on Ridgefield Village Drive off of Hoadly Road.

The Applicant is proposing trail connectivity to the park from its southwesternmost residential section depicted as “Area C” below, and improvements to the park are outlined in the proffers.



Example showing trail connectivity from Area C to the Earl M. Cunard Park at Ridgefield Village