

APPLICATION FOR A SPECIAL USE PERMIT

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

Case Name: Apollo Enterprises, LLC Motor Vehicle Service

The undersigned, being all of the owner(s), contract purchasers or the respective duly authorized agents thereof, do hereby petition for a special use permit to allow the following (state the purpose of the application): Motor vehicle parts, with service

G.P.I.N. #
8093-82-3587

8093-81-6290 (portion)

8093-82-8425 (portion)

Zoning:
B-1 (proposed)

B-1 (proposed)

B-1 (proposed)

Acres: approximately 1.29 acres

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 immediately south of the intersection of Prince William County Parkway and Hoadly Road and approximately 200 feet northeast from the intersection of Apollo Drive and Hoadly Road.

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 (attach additional pages if necessary):

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.

SEE ATTACHED SIGNATURE PAGE

SPECIAL USE PERMIT APPLICATION (cont')

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.

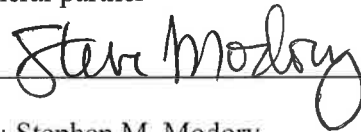
Signed this 1st day of APRIL, 2016.

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: _____



Name: Stephen M. Modory

Title: Vice President

**APOLLO ENTERPRISES, LLC MOTOR VEHICLE SERVICE
NARRATIVE DESCRIPTION FOR SPECIAL USE PERMIT**

Record Owner: VILLAGE PWP, LLC ("Owner")

Applicant: Apollo Enterprises, LLC ("Applicant")

Prince William County GPINs 8093-82-3587, 8093-81-6290 (portion) and 8093-82-8425
(portion) ("Property")

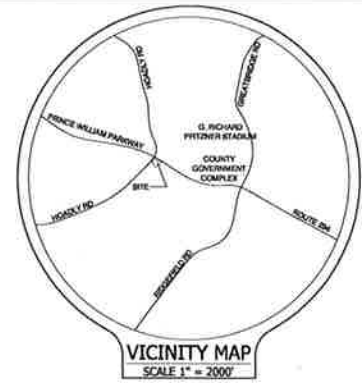
(Approximately 1.2944 acres)

April 6, 2016

SUP #PLN2016-00XXX

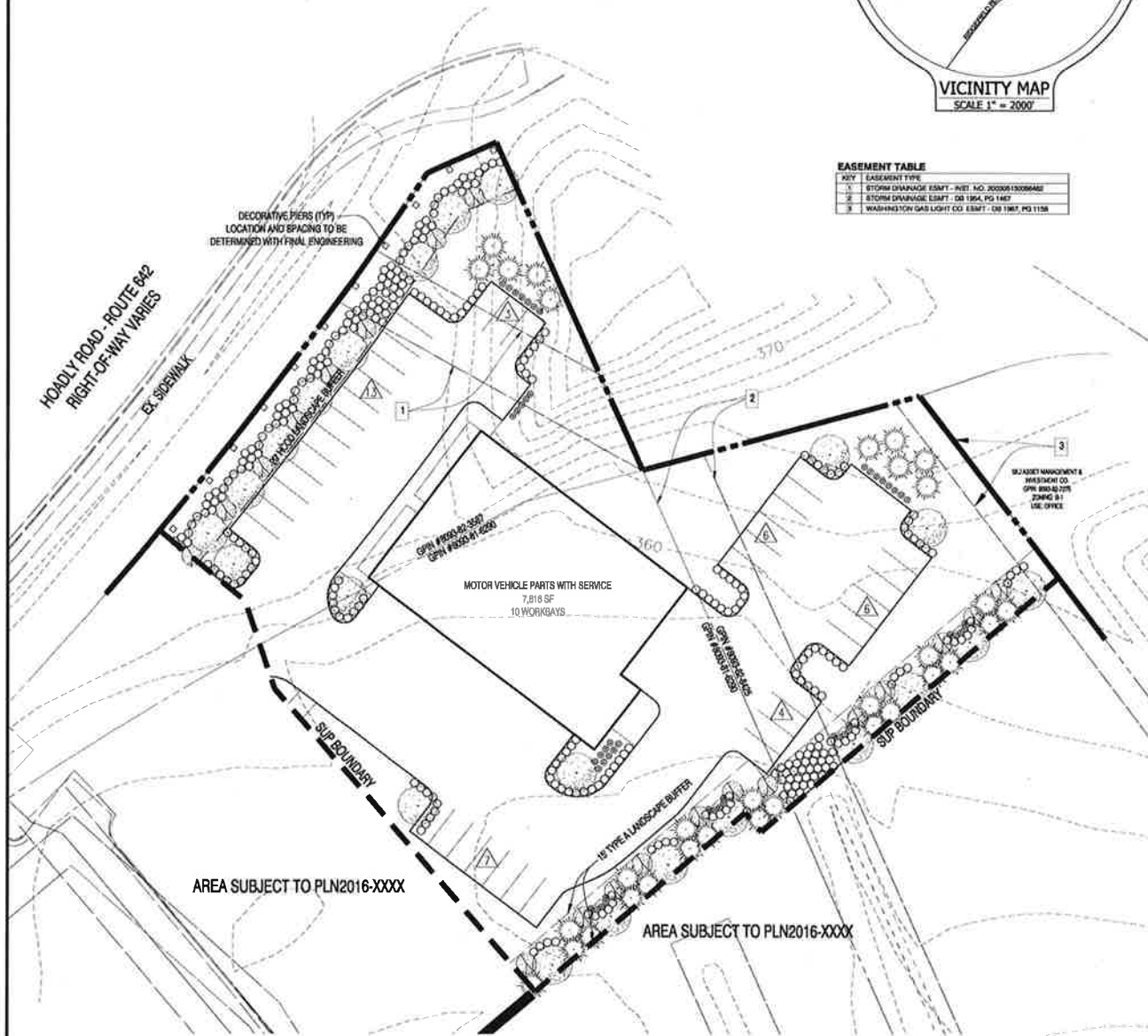
1. Overview. Apollo Enterprises, LLC is the Applicant of the Property subject to this special use permit application, consisting of GPIN 8093-82-3587 and portions of GPINs 8093-81-6290 and 8093-82-8425, having an area of approximately 1.29 acres, as shown on the special use permit plan submitted with this application. An approximately 7,820 square foot motor vehicle service facility is proposed on the Property. The Property is located immediately south of the intersection of Prince William County Parkway and Hoadly Road and approximately 200 feet northeast from the intersection of Apollo Drive and Hoadly Road.
2. Land Use. The Property is currently zoned PBD, Planned Business District, and A-1, Agricultural and is part of the concurrent Apollo Enterprises, LLC Rezoning. The Property is designated CEC, Community Employment Center, on the Prince William County Comprehensive Plan Long-Range Land Use Map. The Property is located within Prince William Parkway and Hoadly Road Highway Corridor Overlay Districts.
3. Community Design. Design Guidelines are included with the concurrent Apollo Enterprises, LLC Rezoning and address landscaping, lighting and other design concepts.
4. Cultural Resources. A Phase I Cultural Resources Investigation is included with the concurrent Apollo Enterprises, LLC Rezoning. The survey concluded that no further archeological work is needed on the Property.
5. Economic Development. Development of the proposed motor vehicle service facility is consistent with the County's objectives of promoting employment opportunities and enhancing the non-residential tax base. Tax revenues generated by the development and use of the Property will result in a positive economic benefit to the County.
6. Environment. An Environmental Constraints Analysis Plan has been prepared and is included with this submission.
7. Fire and Rescue. The Property appears to be located within an area designated on County maps as having a 4½ minute or less response time from the Dale City – Princedale and OWL-Lakeridge fire and rescue stations.
8. Housing. The proposed use will have no impact on housing.

9. Libraries. The proposed use will have no impact on libraries in the area.
10. Parks and Open Space. The proposed use will have no impact on the demand for park acreage and recreational facilities in the area.
11. Potable Water. The site will be served by public water.
12. Schools. The proposed use will have no impact on schools in the area.
13. Sewer. The site will be served by public sewer.
14. Telecommunications. The proposed development and use will have no impact on telecommunications in the area.
15. Transportation. A Traffic Impact Analysis (TIA) is included with the concurrent Apollo Enterprises, LLC Rezoning.



EASEMENT TABLE

KEY	EASEMENT TYPE
1	STORM DRAINAGE ESMT - INET. NO. 2000913008842
2	STORM DRAINAGE ESMT - DB 1864, PG 1167
3	WASHINGTON GAS LIGHT CO. ESMT - DB 1967, PG 1158



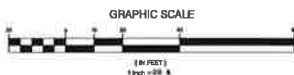
NOTES:

- OWNER: VILLAGE PWP, LLC
- CONTRACT PURCHASER: APOLLO ENTERPRISES, LLC
- GPIN # (s): 8093-82-3281, PORTION OF 8293-81-8250, PORTION OF 8093-82-8426
- SUB AREA: 1.29 AC.
- EXISTING ZONING: P10 (GPIN 8093-81-8250) AND A-1 (GPIN 8093-82-3087, 8093-82-8426)
- PROPOSED ZONING: B-1

DEVELOPMENT STANDARDS	PROVIDED WITH SUB AREA
MAXIMUM LOT COVERAGE: 85%	85%
MINIMUM OPEN SPACE: 15%	20%
MAXIMUM F.A.R.: 0.40	14
MAXIMUM BUILDING HEIGHT: 45'	45' MAX.
REQUIRED F.O.W. SETBACKS: 20'	30' MIN.
- SWAMP REQUIREMENTS TO BE PROVIDED WITH STORMWATER FACILITIES MEETING THE REQUIREMENTS OF PRINCE WILLIAM COUNTY AND THE COMMONWEALTH OF VIRGINIA.
- PER APPROVED PFD, PWC PLAN#ASPD018-00025586, THE SITE DOES NOT CONTAIN AN RPA.
- TOPOGRAPHIC INFORMATION SHOWN PER PRINCE WILLIAM COUNTY MAPPING INFORMATION
- BUILDING ENVELOPE, PARKING AREAS, LANDSCAPING AND OPEN SPACE SHOWN HEREON ARE APPROXIMATE AND SUBJECT TO MODIFICATION AT TIME OF FINAL SITE PLAN SO LONG AS DEVELOPMENT STANDARDS AND USCM REQUIREMENTS ARE MET.
- LOCATION AND SPACING OF DECORATIVE PIERS IN HEDD LANDSCAPE BUFFER TO BE DETERMINED AT FINAL ENGINEERING.
- REQUIRED PARKING: 3 SPACES PER WORK BAY (10 = 30)
PROVIDED PARKING: 38 SPACES
- NO FLOODPLAIN ON SITE PER FEMA MAP #911802021 ID DATED JANUARY 5, 1995
- LANDSCAPING WITHIN SUB AREA TO BE PROVIDED PER SECTION 600 OF THE DCSM AT TIME OF FINAL SITE PLAN.

LEGEND:

- LARGE DECIDUOUS TREE
- EVERGREEN TREE
- SMALL DECIDUOUS TREE
- SHRUB
- ORNAMENTAL GRASS
- DECORATIVE PIER



APOLLO ENTERPRISES, LLC
MOTOR VEHICLE SERVICE - SPECIAL USE PERMIT

DATE: 4/06/16

PLN2018-



NEARSCO MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
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Dewberry
Consultants LLC
1400 VENTNORTH BLVD.
SUITE 100
DANFORTH, VA 22189-4882
PHONE: 703.446.2511
FAX: 703.446.2512



NOTES:

1. OWNER(S): VILLAGE PWF, LLC
2. CONTRACT PURCHASER: APOLLO ENTERPRISES, LLC
3. OPIN #3: 8000-82-0587, PORTION OF 8000-81-8290, PORTION OF 8000-82-8425
4. SUP AREA: 1.28 AC
5. EXISTING ZONING: PSD (OPM 2000-81-4250) AND A-1 (OPM 8000-82-0587, 8000-82-8425)
6. 2 TOPOGRAPHIC INFORMATION SHOWN PER PRINCE WILLIAM COUNTY MAPPING INFORMATION
7. NO RESOURCE PROTECTION AREA OR WOLUS ON SITE, PER APPROVED PRD, PWC PLAN #ASP2016-00008806, PREPARED BY WETLAND STUDIES AND SOLUTIONS (WSS) DATED JANUARY 26, 2016.
8. SOILS INFORMATION PROVIDED TAKEN FROM SOIL SURVEY OF PRINCE WILLIAM COUNTY PREPARED BY THE U.S.D.A., 1994.
9. PER ENDANGERED AND THREATENED SPECIES (ETS) REVIEW PREPARED BY WRB DATED JANUARY 12, 2016. THE LOW DATABASE SEARCH INDICATES THERE ARE NO CONFINED ETS WITHIN A TWO MILE RADIUS OF THE PROJECT AREA.
10. NO FLOODPLAIN PER FEMA MAP #11150C0210
11. ENTIRE SUP AREA MAY BE DISTURBED BY COMPLETION OF THE PROJECT.

LEGEND:

- RED MAPLE FOREST TYPE
- AREAS OF STEEP SLOPE 15% OR GREATER
- MAPPED SOILS

SOILS INVENTORY:

SOIL #	SOIL NAME	SOIL CAT.	SURFACE RUNOFF	EROSION HAZARD	DEPTH TO BEDROCK	SHRINK SWELL	FLOODING	SLOPES
6A	SALE	3	SLOW	MODERATE	THICK TO 8"	MOD.	LOW	10-15%
41B	LOWM	2	SLOW-MOD.	SLIGHT-MOD.	MORE THAN 8"	LOW	LOW	0-7%

VEGETATION INVENTORY

THERE IS ONE FOREST TYPE PRESENT IN THE SUP AREA. THIS YOUNG RED MAPLE FOREST TYPE COVERS APPROXIMATELY 0.24 ACRES AND FORGES FROM 4-8 INCHES DBH. IN ADDITION TO THE RED MAPLE FOREST TYPE, THERE IS APPROXIMATELY 0.86 ACRES OF MAINTAINED FIELD.

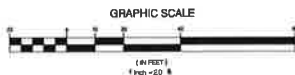
IMPERVIOUS/PERVIOUS ESTIMATES:

	IMPERVIOUS	PERVIOUS
EXISTING:	0 SQ. FT.	60,384 SQ. FT.
PROPOSED:	34,384 SQ. FT.	22,000 SQ. FT.

**APOLLO ENTERPRISES, LLC
SPECIAL USE PERMIT - ECA**

DATE: 4/08/18

PLN2016-



NEARSCO MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
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