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David S. Houston tel 703.770.7544 david.houston@pillsburylaw.com

July 29, 2011

### Via Hand Delivery

Virginia H. Ruffner, Planner III Application Acceptance Section Zoning Evaluation Division Department of Planning and Zoning 12055 Government Center Parkway Suite 801 Fairfax, VA 22035

Re: Chantilly Honda

Applications for Rezoning and Special Exception Relief

Pohanka Stonecroft LLC

4175 Stonecroft Boulevard, Chantilly, VA

TM Reference: 34-3-((1))-1D

### Dear Ms. Ruffner:

On behalf of Pohanka Stonecroft LLC, the owner of the above referenced property, the following revised and updated materials are hereby submitted to address the deficiencies noted in your letter dated July 22, 2011:

- Four (4) copies of a completed and signed Special Exception application form revised to include the request for a waiver of certain sign regulations.
- Twenty-three (23) full size copies and one (1) 8½" X 11" copy of the revised Generalized Development Plan/Special Exception Plat, addressing such issues of driveway widths, proposed fencing, sign details and photometrics.
- Four (4) copies of a revised legal description of the subject property, including metes and bounds.

www.pillsburylaw.com 403011585v1

Virginia H. Ruffner Department of Planning and Zoning July 29, 2011 Page 2

• Four (4) copies of a signed and dated Statement of Justification revised to address the waiver of certain sign regulations in the description of the type of operation and to provide further signage details.

Please contact me if you need further information to accept this application. I would also be happy to meet with you or your staff at your convenience to answer any questions or provide any further information.

Sincerely,

David S. Houston

### **Enclosures**

cc:

Scott A. Crabtree Ben Kamm John Gaston James McCormack

Lori Hall



### **COUNTY OF FAIRFAX**

Department of Planning and Zoning **Zoning Evaluation Division** 

(Staff will assign)

12055 Government Center Parkway, Suite 801 (703) 324-1290, TTY 711 Fairfax, VA 22035 www.fairfaxcounty.gov/dpz/zoning/applications

### APPLICATION FOR A SPECIAL EXCEPTION

APPLICATION No:

(PLEASE TYPE or PRINT IN BLACK INK)				
	NAME Pohanka Stonecroft LLC			
APPLICANT	MAILING ADDRESS 1390 Char	11 Lee Jackson Memoria ntilly, VA 20151	l Highway	
	PHONE HOME (		VORK (703 ) 968-9100	
	PHONE MOBILE (	. )		
	PROPERTY ADDRESS 4175 Stonecroft Boulevard Chantilly, VA 20151			
PROPERTY INFORMATION	TAX MAP NO. 034-3((01))1D		SIZE (ACRES/SQ FT) 9.86 Acres (429,529 SF)	
	ZONING DISTRICT I-5, AN and WS		MAGISTERIAL DISTRICT Sully	
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION: C-8, AN and WS			
SPECIAL EXCEPTION	ZONING ORDINANCE SE 4-804, 9-502, 9-518, 9-620	CTION		
REQUEST INFORMATION	PROPOSED USE  Vehicle Sale, Rental and Ancillary Service Establishment and Vehicle Major Service Establishment, including a Waiver of Certain Sign Regulations			
	NAME David S. Houston, Att	orney/Agent		
AGENT/CONTACT INFORMATION	MAILING ADDRESS Pillsbury Winthrop Shaw Pittman, LLP 1650 Tysons Boulevard, Suite 1400 McLean, VA 22102			
	PHONE HOME (	)	WORK (703 ) 770-7544	
	PHONE MOBILE (	)		
MAILING	Send all correspondence to (	check one): Applica	nt −or- 🗹 Agent/Contact	
made part of this appli	cation. The undersigned ha presentatives on official bu	s the power to author	he affidavit form attached and rize and does hereby authorize bject property as necessary to	
David S. Houston, Agent				
TYPE/PRINT NAME	OF APPLICANT/AGENT	SIGNATUR	E OF APPLICANT/AGENT	
	ra an Lar	<del></del>	<del></del>	

טט	NOT	WRITE	ΤN	THIS	SPAC	E

Date Application accepted: _	Application Fee Paid: \$	
Date Application accepted: _	Application Fee Paid: \$	

# POHANKA STONECROFT LLC SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA

ZONING REQUIREMENTS C-8 DISTRICT:

MINIMUM LOT WIDTH:

WAXIMUM BUILDING HEIGHT: 40 FEET

MINNUM YARD RECOMBENCIES.

AS ANGLE OF BULK FLANE, BUT NOT LESS THAN 40 FEET.

SDE: NO RECOMBENET

REVR. 20 FEET.

MAXIMUM FLOOR AREA RATIO: 0.50

LANDSCAPED OPEN SPACE: 15% OF THE GROSS SITE AREA

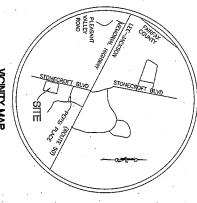
SITE TABULATION:
SIE TABULAIDIS
TOTAL SIIE AREA
TOTAL BUILDING GROSS FLOOR AREA
FLOOR AREA FAMO:

BUILDING HEIGHT:

9.85 ACRES 74,000 GROSS SQ. FT. 0.50 0.1B

## SITE TABULATION NOTES:

- NS AN OPRION, WITH FRAN, DIMEDIAN DESSIA A MEZZIANDE, RAZA, MAY DE RI NICLIDED DI THE SULSI RAEK OF THE DIMEDIAG, IN "MENTO LOSE THE FORDPRINIS OF THE BULDHORS" SHE DE AURIDED DI THAT THE TONA, GROSS FLOOR AREA OF THE DIMEDIAGS, INCLUDING THE HEZZMANE, WILL NOT EXCEED 74,000 GROSS SOUNCE TEEL. . THE DULDING FLOOR AREAS REPRESENTED IN THE TABULATION AND ON SMEET 2 ARE GROSS FLOOR AREAS AS DEFINED IN THE ZOING GRIPHAKE. IT IS MOREOSTOOD INN'T HE PROPOSED BUILDINGS, OR PORTIONS HEAD MAY HAVE CELLUM STRANGED, WINCH SPECKES) WILL BE QUALUMED FOR OFF-TREET PARKING REQUIREDURS IN ACCORDINGE, WITH THE PROPORESTS CREET FORTH HE SECTION 11—102(25) OF THE ZOWING GRIPHANCE.



### VICINITY MAP

NOTE: REFER TO SHEET 3 FOR DELINEATION OF SOIL BOUNDARIES	HEADINGTON	CALVERION SILT LOWI	SOIL TYPE
3 FOR DELINEATION	NARGINAL	PARGINAL	SUBSURFACE DRANAGE
OF SOIL BOUNDA	0000	HOOK	HOLFORNOS
RIES	COOD	GOOD	STOPE_
	MARGHAL .	SUGIIT .	EGOSION EGOSION

- OWER SHEET
  GENERALEZHEOPHENT PLAN / SPECIAL EXCEPTION PLAT
  EXISTRIA COMBITIONS AND VEGETATION HAP
  SHUTUNG ALBATONIS
  PHOTOLIERIC PLAN
  PHOTOLIERIC PLAN

JUNE, 2011 REVISED: JULY 27, 2011

- (D. B.? 2164, Pp. 812) PROPOSED NEW USE: YOHICE SUE, REHIAL AND INCILLARY SERVICE ESTALISHIBIT AND YOHICE UADOR SERVICE ESTALISHIBIT PROPOSED NEW USE: YOHICE SUE, REHIAL AND INCILLARY SERVICE ESTALISHIBIT AND YOHICE UADOR SERVICE ESTALISHIBIT
- AND LEATURES SHOWN HEREIN BASED ON FIELD-RUN TOPOGRAPHIC SURVEY BY BURGESS & WITLE, CONTIOUR
- INL OR GRAVE SITES KNOWN TO EXIST ON THIS PROPERTY. YEAR FLOOD PLAY, NOR AIM RESOURCE PROTECTION AREA OR ENVIRONMENTAL QUALITY CORRIDOR, EXISTINO
- PROPOSES A WENTE TRUE, ADALERAT TO STORTCHOTT GUILEVARD, AND A .

  PROPOSES ON THE MEST, OR OPPOSITE, SIDE OF THE ROADHAY, A FAX-FOOT-WIDE 
  GREENACT BOULEVARD FROUTAGE OF THE SUBJECT PROPERTY.

  BEDIED TO BE A WITHOUT FEATURE OR SCEING ASSET DESERMING OF PROTECTION O

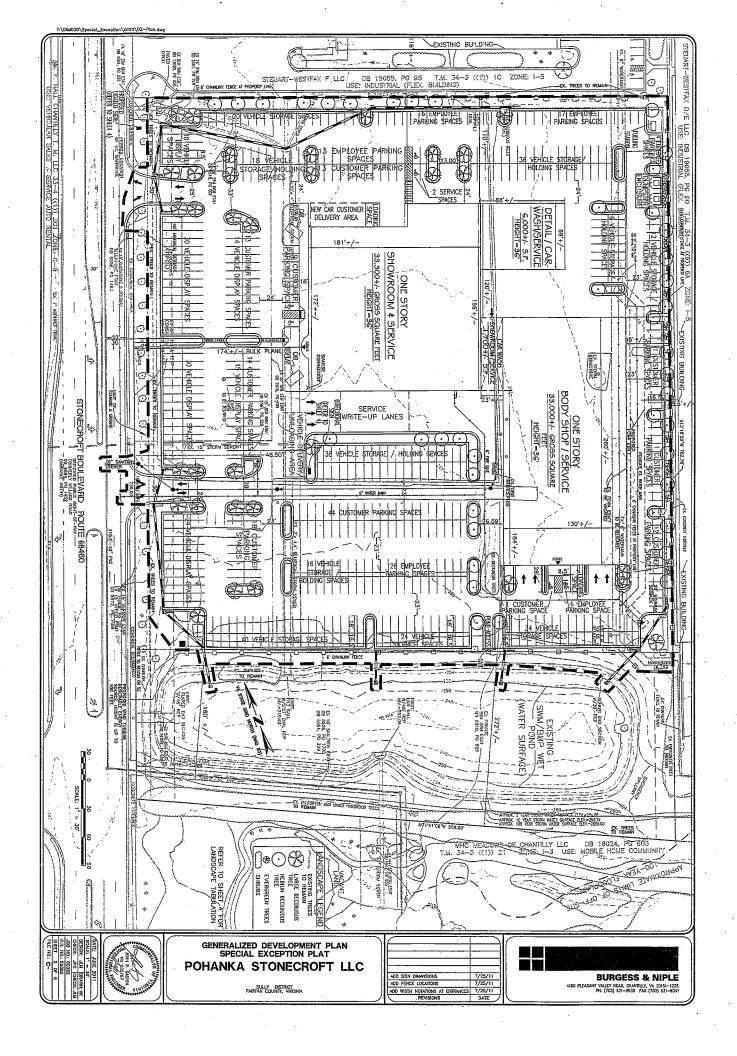
- A WHO TURBINE-RENEWABLE ENERGY SOURCE FOR THE GENERATION OF "GREEN" ELECTRIC POWE
- THE STELL SCHEDUNG/ALLOCATION OF THE SHE CALLS SIXET.

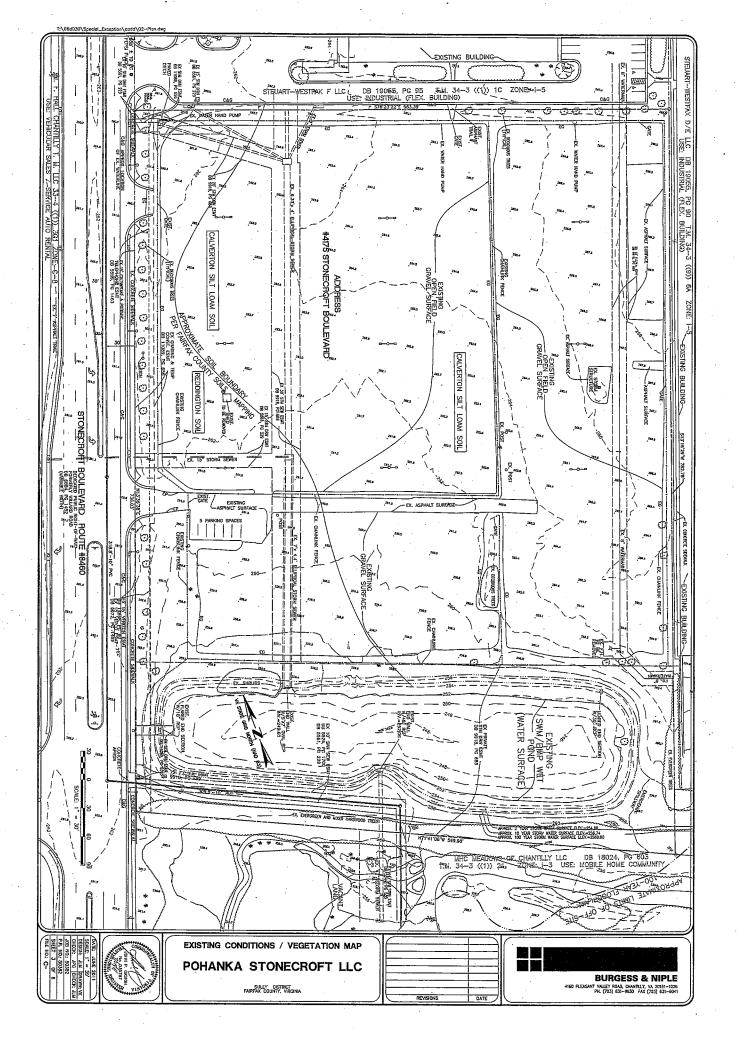
  DE PROCEDURE CHESTICA CON THE SHE FOUL HE PUBLIC SIXET.

  DE PROCEDURE OF THIS PROPERTY WIL HE PERSIEDS HIS CONFORMACE WIND HE UNDEPONDED HIS CONFORMACE AND HE UNDEPONDED HIS CONFORMACE AND HE UNDEPONDED HIS OF THE SHARES HIS SECRET HIS SHARES HIS SECRET OF THE SHARES HIS SECRET HIS
- TO SECTION 12—305 OF THE ZOHENG DROMANCE, A REQUEST IS BEING MADE, FOR A MIDDIKANION OF THE SKIMAD TO PERMIT THE INCREASE IN THE BODY STOP/SERNCE BUNDING FRONTAGE SIGN FROM 234 SOUNCE FEET TO 350 CECTION 14-9023 OF THE ZOMBIG GRBINNEES, A REQUEST IS BEING MADE TO MORTHY THE CHICKORY OF UP TO LOUGLE TO THE PROPERTIES USE TO FERRIT A MARKANDE MORTHOR LOCKED ON THE CHICKLORY OF UP TO REQUESTLY AS PROPOUNDES.









. SOME OF THE VEHICLE STORAGE AND VEHICLE HOLDING SPACES MAY BE INTERCHANGEBLY USED FOR ONE OR. THE OTHER PURPOSE DEPENDING UPON AVAILABILITY AND NEED REQUIREMENTS AT VARIOUS TIMES. THE POHASING OF DEVELOPMENT. INTERIM PARKING AND VEHICLE DISPLAY, EQUIRED AND THAY BITHEY MAY BE LOCATED IN AREAS THAT RE NOT IN VELOPMENT PROPGRAM REPRESENTED HEREIN SO LONG AS SUCH AREAS DO

ARKING TABULATION JB-TOTAL, TOTAL CUSTOMER PARKING REQUIRED: USTOMER PARKING PROVIDED - SALES AND RENTAL: STOMER PARKING PROVIDED - MAINTENANCE SERVICE AND BODY SHOP: TOTAL, CUSTOMER PAKING REQUIRED - MAINTENANCE SERVICE AND BODY SHOP: OMER PARKING REQUIRED - MAINTENANCE SERVICE AND BODY SHOP 28 VEHICLE MAINTENANCE SERVICE BAYS @ 2 SPACES PER BAY: 26 BODY SHOP SERVICE BAYS @ 2 SPACES PER BAY IDENTIFICATION SIGN ANGLE OF BULK PLANE DIAGRAM 174' FRONT ANGLE OF BULK PLANE BRAND Logo PYLON BASE

SALESPARTSSERVICEPARKING

4'x4' (WAX)
SIGH FACE
(SINGLE SIDED)
NON-ILLUKIHATED
WIDTH=2'

CUSTOMER PARKING REQUIRED. VEHICLE SALES AND REITIN.

3,729 SO. FT. OF DENCLOSED VEHICLE SALES FLOOR ANEA, @ 1 SPACESON SO. FT.:

3,729 SO. FT. OF DENCLOSED VEHICLE SALES AND REATINE.

30,529 SO. FT. OF DENCLOSED VEHICLE SALES AND RENTIAL

SUB-TOTAL, CUSTOMER PARKING REQUIRED. VEHIVICLE SALES AND RENTIAL

DIRECTIONAL SIGN

PYLON BASE

[X] I.O. Existing topography with maximum contains intervals of two (2) foot and a note as to whether it is on air survey or field can be provided on Sinets 3; NOTE\_QN\_SHEET\_1

[X] 7. A "stormwater management nurralitys" which contains a description of how detantion and bost management practices requirements will be mot be provided on Sheot. 4.

or of the scaffing conflictor of each numbered site actified extended downsteam from the site third is all leaves 100 facts the side were or which has a drawnge area of at least one square cros) is provided on Shoot. 4.

 $\overline{X}$  5. Nathbrianco access (root) to stermwater managament facility float are whown on Shoot  $\underline{2}$ . Type of mathemator access road surface noted on the plat is  $\underline{GRAVEL}$ . [septit, greated, panel etc.).

BUP/SHM WET POND 9.9 AC

22.3 AC

32.2 AC

12,119 SF

546,374 CF 14 FT Sterago If pond, dam Volume (cf) Insight (ft)

Totata 9.9 AC

32.2 AC 42.119 SF 546,374 CF 14 FT

118 SPACES 50 SPACES 116 SPACES

75 SPACES 76 SPACES 145 SPACES

PLOYEE PARKING REQUIRED - 75 EMPLOYEES @ 1 SPACE/EMPLOYEE:

OTAL PARKING SPACES REQUIRED:
OTAL PARKING SPACES PROVIDED:

VARIATIONS IN THE LOCATIONS OF CUSTOMER AND EMPLOYEE PARKINGS SPACES FROM THOSE SHOWN HEREON SHALL BE FERMITTED PROVIDED TIMT THE TOTAL NUMBER OF SUCH SPACES SHALL NOT BE LESS THAN THE NUMBER RECURRED FOR THE USSES ENSURING ON THE PROPERTY AT ANY ONE THIE.

# /EHICLE DISPLAY, STORAGE AND HOLDING SPACES:

/EHICLE STORAGE SPACES - SALES: /EHICLE HOLDING SPACES - SERVICE DEPARTMENT/BODY SHOP:

ARKING TABULATION NOTES: IF BUILDING DEVELOPMENT OCCURS IN PHASES, THE NUMBER OF CUSTOMER AND EMPLOYEE SPACES PROVIDED FOR EACH PHASE SHALL BE AS REQUIRED FOR THE USE(S) PROPOSED WITH THAT PHASE. CCESSIBLE PARKING SPACES REQUIRED: CCESSIBLE PARKING SPACES PROVIDED, INCLUDING FOUR VAN ACCESSIBLE SPACES:

# PRELIMINARY TREE COVER CALCULATION

NET SITE AREA: TOTAL SITE AREA: LESS, POND WATER SURFACE: IO-YEAR-GROWTH TREE COVER REQUIRED (10%): ESS, EASEMENTS - WIDTH = OR >25 FT.: 17,636 SQ. FT. 370,182 SQ. FT. 37,018 SQ. FT. 429,937 SQ. FT. 42,119 SQ. FT.

PRESERVED TREE CANOPY x 1.5: · EXISTING INDIVIDUAL TREES TO REMAIN (20): PROPOSED NEW LANDSCAPING (86 TREES): FOTAL PROPOSED TREE COVER: EXISTING TREE CANOPY PRESERVED: 10,437 SQ. FT. 15,655 SQ, FT, 4,000 SQ, FT, 16,850 SQ, FT, 36,005 SQ, FT,

INTERIOR PARKING LOT LANDSCAPING CALCULATION

TOTAL PARKING LOT AREA: REQUIRED TREE CANOPY COVER (5%): PROPOSED TREE CANOPY COVER:

205,889 SQ. FT. 10,295 SQ. FT. 11,250 SQ. FT.

Θ 22 OND THE ON THE P.

## DRAINAGE DIVIDE MAP SCALE: 1"=200'

# STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES

STORM WAITEN MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) FOR THIS DEVELOPMENT WILL BE PROVIDED BY AN EXSTING POULD COCATED WITHIN THE PROPERTY AT THE SOUTHERN PORTION OF THE SITE. THE EXISTING POUND IS, A PRIVATE REGORNAL FACHUT THAT WAS DESIGNED TO PROPUDE SWAPIABLE FOR A DEVILIAGE AREA OF 32.2 ACRES, INCLUDING THIS SITE. POND STORAGE SUMMARY FOR BMP) SWM ARE AS FOLLOWS:

REQUIRED STORAGE:

• BMP WATER QUALITY

• SWM (2-1, 10-YR STORM & 100-YR) =

TOTAL REQUIRED BMP/SWM STORAGE =

179,500 CF

366,874 CF (FROM 252.00-258.00) 546,374 CF

THE PERMANENT WATER QUALITY COULSE REQUIREMENT WAS CONSULTED BASED ON THE COCCOLAIN METHOD AS OUTLINED IN THE MORNING WIGHOUS METH ANDROOK. THE SWAM AMANGAMENT TORAGE REQUIREMENTS ON THE VAN MAD 10'S FORMS WERE CONSULTED LINING FLOS FLOST METHOD, ATTEMNISTING THE FLOST MAD AND TO OR BELOW RESCRIPTION FOR THE STATE OF THE STAT ILES SITE IS LOCATED NI THE COCCOQUAN VANTESSEED AND THE PHOSPHOUS REMOVAL REMINERATE IS ASSESSED. THE FORESKE CHEFFER SEAS COUNTY OF THE PROPERTY OF THE PROP

## **OUTFALL NARRATIVE**

THE SITE FAM STORE, THE EXTERT OF REVIEW FOR THIS OUTFALL YAUL BE BASED ON THE STEED REMONENCES OF FRAMENDAMEN FOR THE RESIDENCE OF THE STEED AND THE STEED



NOTES, DETAILS AND NARRATIVES

POHANKA STONECROFT LLC



SULLY DISTRICT FAIRFAX COUNTY, VIRGI



**BURGESS & NIPLE** T VALLEY ROAD, CHANTILLY, VA. 20 PH. (703) 631-9530 FAX (703)

KEIGHT = 36' SHOWROOM/ SERVICE BUILDING FF=266.0

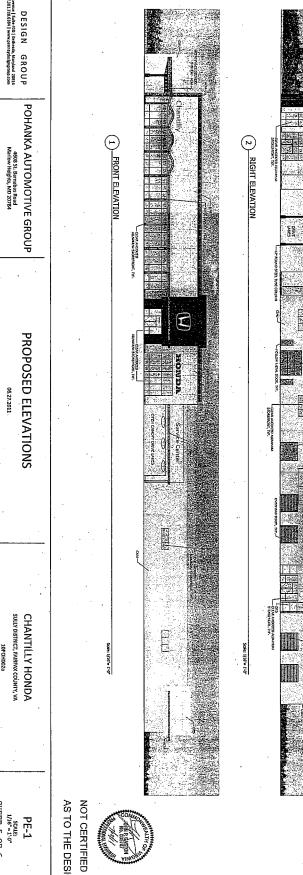
[X] 1. Plat is at a minimum scale of 1"=50" (unless life depicted on one sheet with a minimum scale of 1"=100").

us thornstalled in regulard under the MotovArd Zonick Ordinators puring shift 12 & 21, Special Emptrils (6011.12 A 21)
Special Exception (6015.15 G & 81)
Commercial Front Price Charlet (15-302 T & 41)
Development Front Price (15-302 T & 41)
FREP In (15-303 T & 41)
FREP In (15-303 T & 41)

।पुरानुरेक: )र्यकाइ (१०११ २.४ ६ २६) ५ --- विद्याद्यार्थक (रोजास्तिक (१४८२२ २४ (१२) है (१४))

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS l formation is required to be shown or provided in oil zooking applications, or a wheter exquisition required with a scied upon superatoly stion required subtractives on the stated of Afric Webnore, will be acted upon superatoly expectely address the required subtraction information may result in a doiny in processing this





4 LEFT ELEVATION E Scale: 1/16"= 1'-0"

3 REAR ELEVATION

AS TO THE DESIGN

PE-1

SOLE:
1/16"=1'0"

SHEET 5 OF 6