

MOTION: LAWSON

**May 24, 2022
Regular Meeting
Ord. No. 22-17**

SECOND: BODDYE

**RE: REZONING #REZ2021-00024, USA SELF-STORAGE AT OLD DOMINION DRIVE –
COLES MAGISTERIAL DISTRICT**

ACTION: APPROVED

WHEREAS, this is a request to rezone ±0.81 acres from A-1, Agricultural, to B-1, General Business; and

WHEREAS, this proposal is being concurrently processed with Special Use Permit #SUP2021-00034, USA Self-Storage at Old Dominion Drive, to allow a self-storage center with an increase in floor area ratio (FAR) and associated signage modifications on ±2.66 acres; and

WHEREAS, the subject property is located ±180 feet south of the intersection of Dumfries Road (Route 234 Business) and Old Dominion Drive, is currently addressed as 8913 and 8923 Old Dominion Drive, and is identified on County maps as GPINs 7794-78-0392 (portion) and 7794-79-0003 (portion), respectively; and

WHEREAS, the site is designated CEC, Community Employment Center, in the Comprehensive Plan; and

WHEREAS, the site is currently zoned A-1, Agricultural, is located within the Airport Safety Overlay District, and is partially located within the Route 234 (Dumfries Road) Highway Corridor Overlay District; and

WHEREAS, staff has reviewed the subject application and recommends approval, as stated in the staff report; and

WHEREAS, the Planning Commission, at its public hearing on February 23, 2022, recommended approval, as stated in Resolution Number 22-024, on the Expedited Agenda; and

WHEREAS, the Prince William Board of County Supervisors (Board) reviewed this item on May 10, 2022, closed the public hearing, and deferred action until the May 24, 2022 meeting, as requested by the Applicant; and

WHEREAS, the Board finds that public necessity, convenience, general welfare, and good zoning practice are served by the approval of the request;

NOW, THEREFORE, BE IT ORDAINED that the Prince William Board of County Supervisors hereby approves Rezoning #REZ2021-00024, USA Self-Storage at Old Dominion Drive, subject to the proffers dated February 11, 2022;

May 24, 2022
Regular Meeting
Ord. No. 22-17
Page Two

BE IT FURTHER ORDAINED that the Prince William Board of County Supervisors' approval and adoption of any proffered conditions does not relieve the applicant, and / or subsequent owners, from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

ATTACHMENT: Proffer Statement, dated February 11, 2022

Votes:

Ayes: Angry, Bailey, Boddye, Candland, Franklin, Lawson, Wheeler

Nays: None

Absent from Vote: None

Absent from Meeting: Vega

For Information:

Planning Director

Jessica Pfeiffer / John Foote
Walsh, Colucci, Lubeley & Walsh, P.C.
4310 Prince William Parkway, Suite 300
Prince William, VA 22192

ATTEST: _____

Andrea P. Madden

Clerk to the Board

PROFFER STATEMENT

RE: #REZ2021-00024, USA Self-Storage at Old Dominion Drive
Owners: Pamela L. Zalokar, Terry L. Wineholt, Gregory S. Chrisawn, and
OLD DOMINION I, LLC
Applicant: OLD DOMINION I, LLC
Property: GPINs: 7794-78-0392 (portion) and 7794-79-0003 (portion),
Approximately 0.81 acres (the "Property")
Coles Magisterial District
A-1, Agricultural, to B-1, General Business
Date: February 11, 2022

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 the 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.

For purposes of reference in this Proffer Statement, the "GDP" shall be that plan entitled "General Development Plan/Special Use Permit Plan – USA Self-Storage at Old Dominion Drive" prepared by J2 Engineers, Inc., dated June 28, 2021, last revised February 9, 2022 (sheets 2 and 3 of 4).

USES & SITE DEVELOPMENT

1. The Property, consisting of approximately 0.81 acres, shall be developed in accordance with the B-1 Zoning District.
2. The Property shall be developed in substantial conformance with the GDP, subject to minor modifications in connection with final engineering and design requirements.
3. All uses permitted in the B-1 zoning district shall be permitted by-right on the Property.

REZONING #REZ2021-00024
USA SELF-STORAGE AT OLD DOMINION DRIVE
Approved by BOCS: 05.24.2022



Planning Office

TRANSPORTATION

4. Access to the Property shall be provided as shown on the GDP.

[Signatures appear on following pages]

REZONING #REZ2021-00024
USA SELF-STORAGE AT OLD DOMINION DRIVE
Approved by BOCS: 05.24.2022

A handwritten signature in black ink, appearing to be "L. P. Meyer", written over a horizontal line.

Planning Office

SIGNATURE PAGE
#REZ2021-00024, USA Self-Storage at Old Dominion Drive



Pamela L. Zalokar

REZONING #REZ2021-00024
USA SELF-STORAGE AT OLD DOMINION DRIVE
Approved by BOCS: 05.24.2022



Planning Office

SIGNATURE PAGE
#REZ2021-00024, USA Self-Storage at Old Dominion Drive


Terry L. Wineholt

REZONING #REZ2021-00024
USA SELF-STORAGE AT OLD DOMINION DRIVE
Approved by BOCS: 05.24.2022



Planning Office

SIGNATURE PAGE
#REZ2021-00024, USA Self-Storage at Old Dominion Drive


Gregory S. Chrisawn

REZONING #REZ2021-00024
USA SELF-STORAGE AT OLD DOMINION DRIVE
Approved by BOCS: 05.24.2022



Planning Office

SIGNATURE PAGE
#REZ2021-00024, USA Self-Storage at Old Dominion Drive

OLD DOMINION I, LLC,
a Virginia limited liability company

By: Mid-Atlantic Real Estate Investments, Inc.,
a Virginia corporation, its Sole Member

By: 

Name: Kevin M. Sills

Title: President

REZONING #REZ2021-00024
USA SELF-STORAGE AT OLD DOMINION DRIVE
Approved by BOCS: 05.24.2022



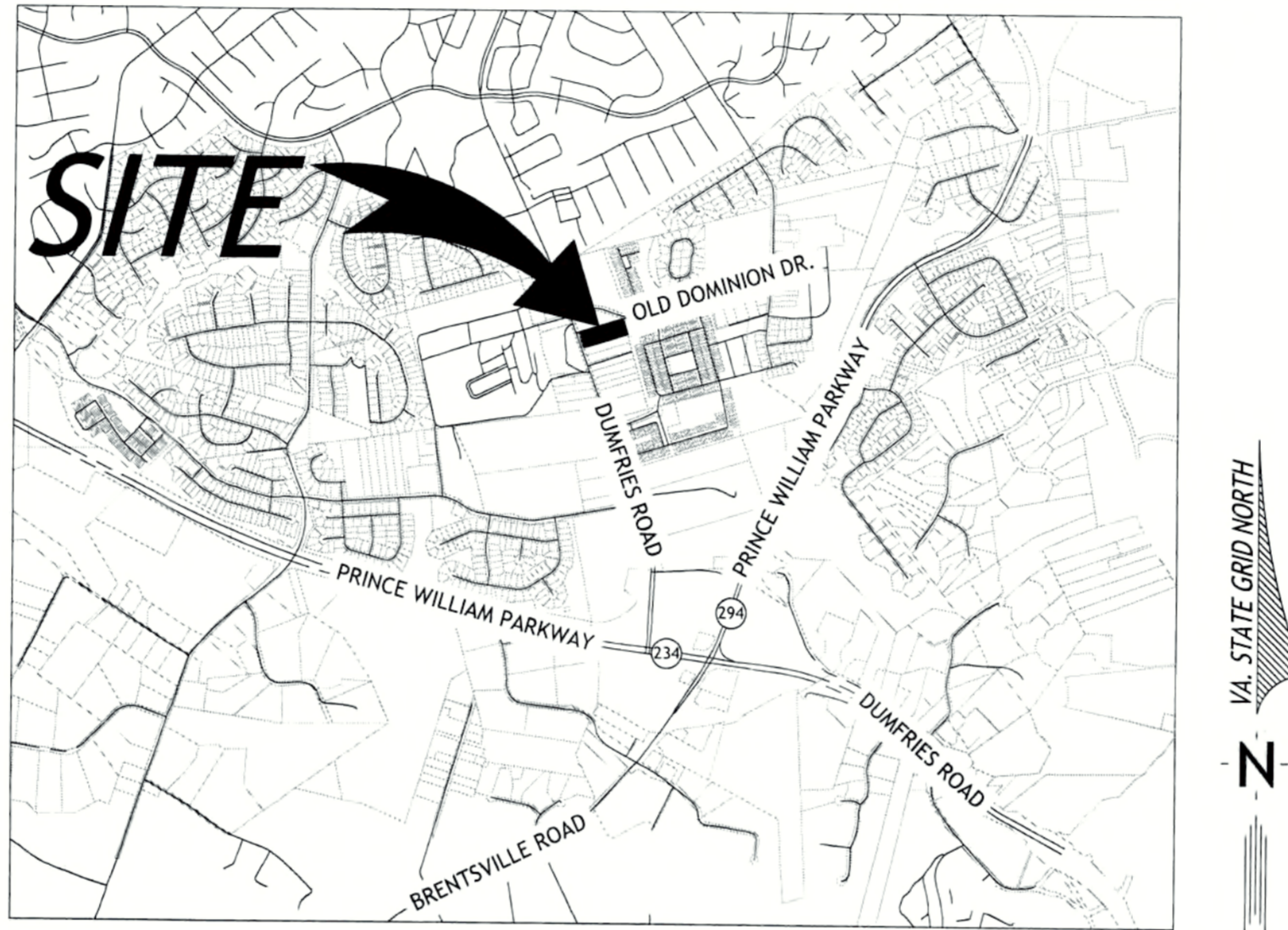
Planning Office

GENERAL DEVELOPMENT & SPECIAL USE PERMIT PLAN

USA SELF-STORAGE AT OLD DOMINION DRIVE

#REZ2021-00024 AND #SUP2021-00034

COLES DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA



VICINITY MAP
SCALE : 1"=2000'

SHEET INDEX	
Sheet Number	Sheet Title
01	COVER SHEET
02	GENERAL DEVELOPMENT PLAN & SPECIAL USE PERMIT PLAN
03	CONCEPTUAL LANDSCAPE PLAN
04	DUMFRIES ROAD SIGHT DISTANCE EXHIBIT

PLAN STATUS	
DATE	DESCRIPTION
06-28-2021	1st SUBMISSION TO PWC
10-08-2021	2nd SUBMISSION TO PWC
01-05-2022	PC HEARING SETS
02-01-2022	UPDATES FOR PC HEARING
02-09-2022	UPDATES FOR PC HEARING
.	.
.	.

J2 Engineers, Inc.
4080 Lafayette Center Drive
Suite 330
Chantilly, Va. 20151
703.361.1550 (office)
703.956.6845 (fax)
www.j2engineers.com

PLAN# 12345
DATE: APRIL, 2021
CONTOUR INT. = 2'
SCALE: AS NOTED

PLAN DATE
06-28-2021
10-08-2021
01-05-2022
02-01-2022
02-09-2022

COVER SHEET
**USA SELF-STORAGE
AT OLD DOMINION DRIVE**
COLES DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION
OCTOBER 8, 2021		

APPLICANT
MID-ATLANTIC REAL ESTATE INVESTMENTS
ATTN: KEVIN SILLS
9161 LIBERIA AVE.
SUITE 201
MANASSAS, VA 20110
703.257.1188

ARCHITECT
DUNNING GROUP ARCHITECTS, LLC
ATTN: BOB DUNNING
14420 ALBEMARLE POINT PLACE
CHANTILLY, VA 20151
703-378-7991

ENGINEER
J2 ENGINEERS
4080 LAFAYETTE CENTER DRIVE
SUITE 330
CHANTILLY, VA. 20151
703.361.1550 (OFFICE)

OWNER
PAMELA L. ZALOKAR, ET. AL.
10110 S GRANT AVE
MANASSAS, VA 20110

LAND USE ATTORNEY
W.C.L.W.
ATTN: JOHN FOOTE
4310 PRINCE WILLIAM PKWY
SUITE 300
PRINCE WILLIAM, VA 22192
703.680.4664

OWNER
OLD DOMINION I, LLC
9161 LIBERIA AVE
SUITE 201
MANASSAS, VA 20110

SPECIAL USE PERMIT #SUP2021-00034
USA SELF-STORAGE AT OLD DOMINION DRIVE
Approved by BOCS: 05.24.2022

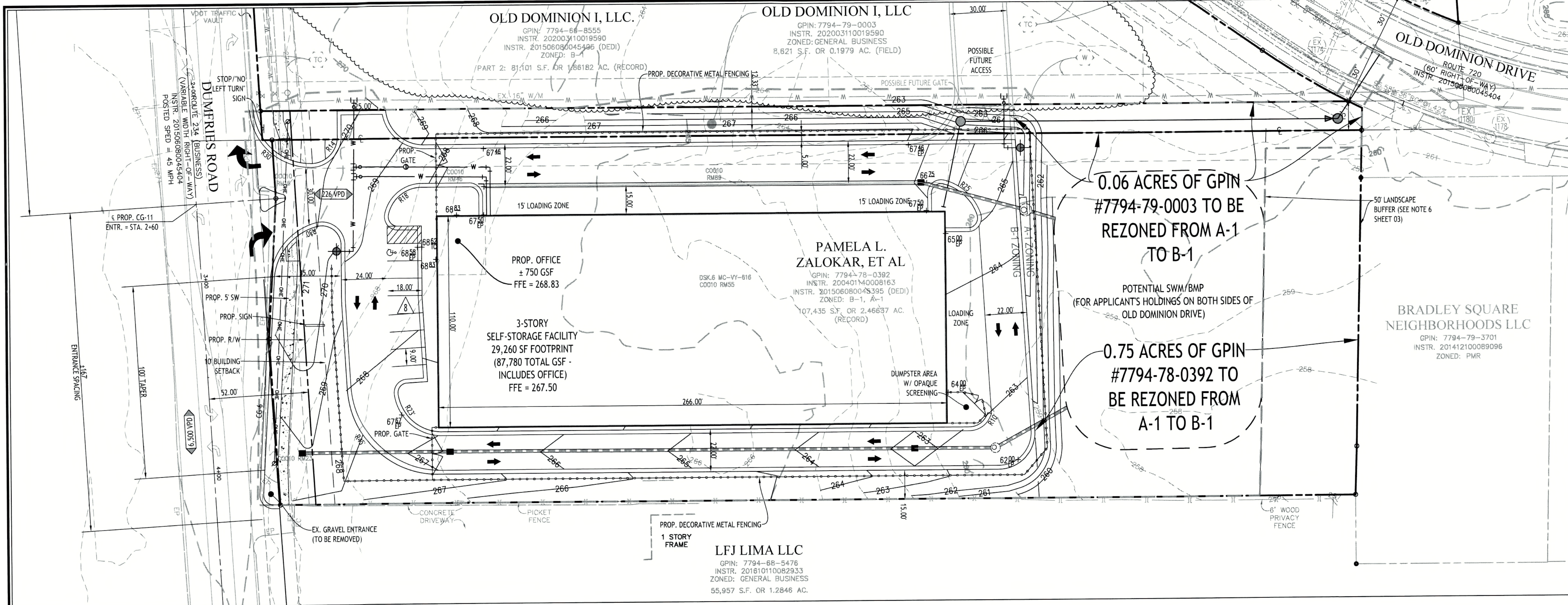
Planning Office

REZONING #REZ2021-00024
USA SELF-STORAGE AT OLD DOMINION DRIVE
Approved by BOCS: 05.24.2022

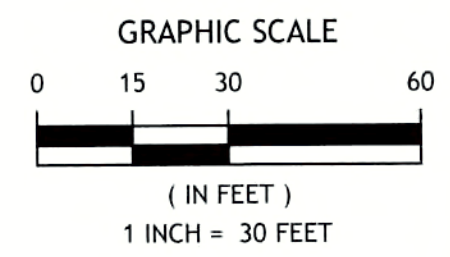
Planning Office

SHEET
01
OF
04

J2 Engineers - X:\DRAWINGS\ACTIVE\old dominion pwc\SUP\RE1901 - COVER.dwg [COVER SHEET] July 13, 2022 - 3:13pm mgaurasi



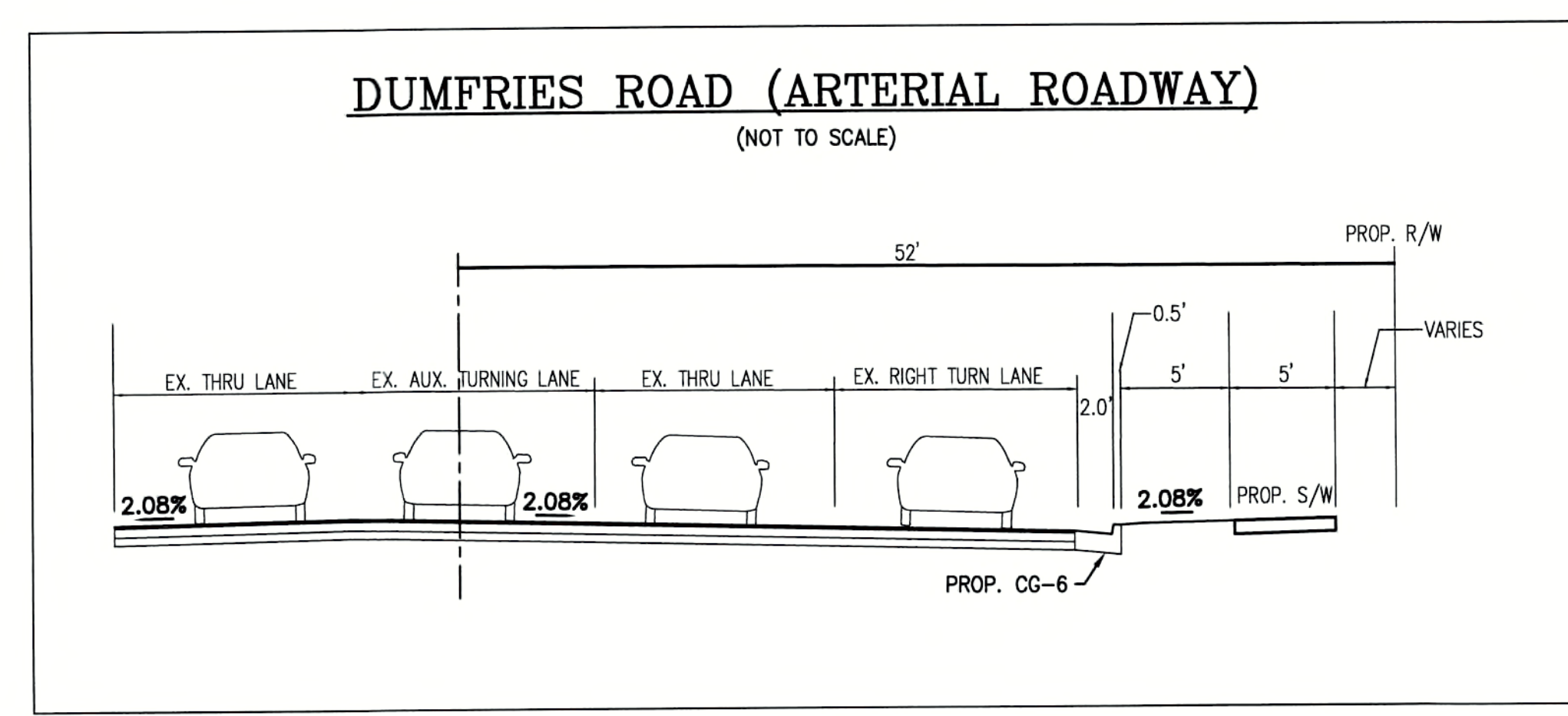
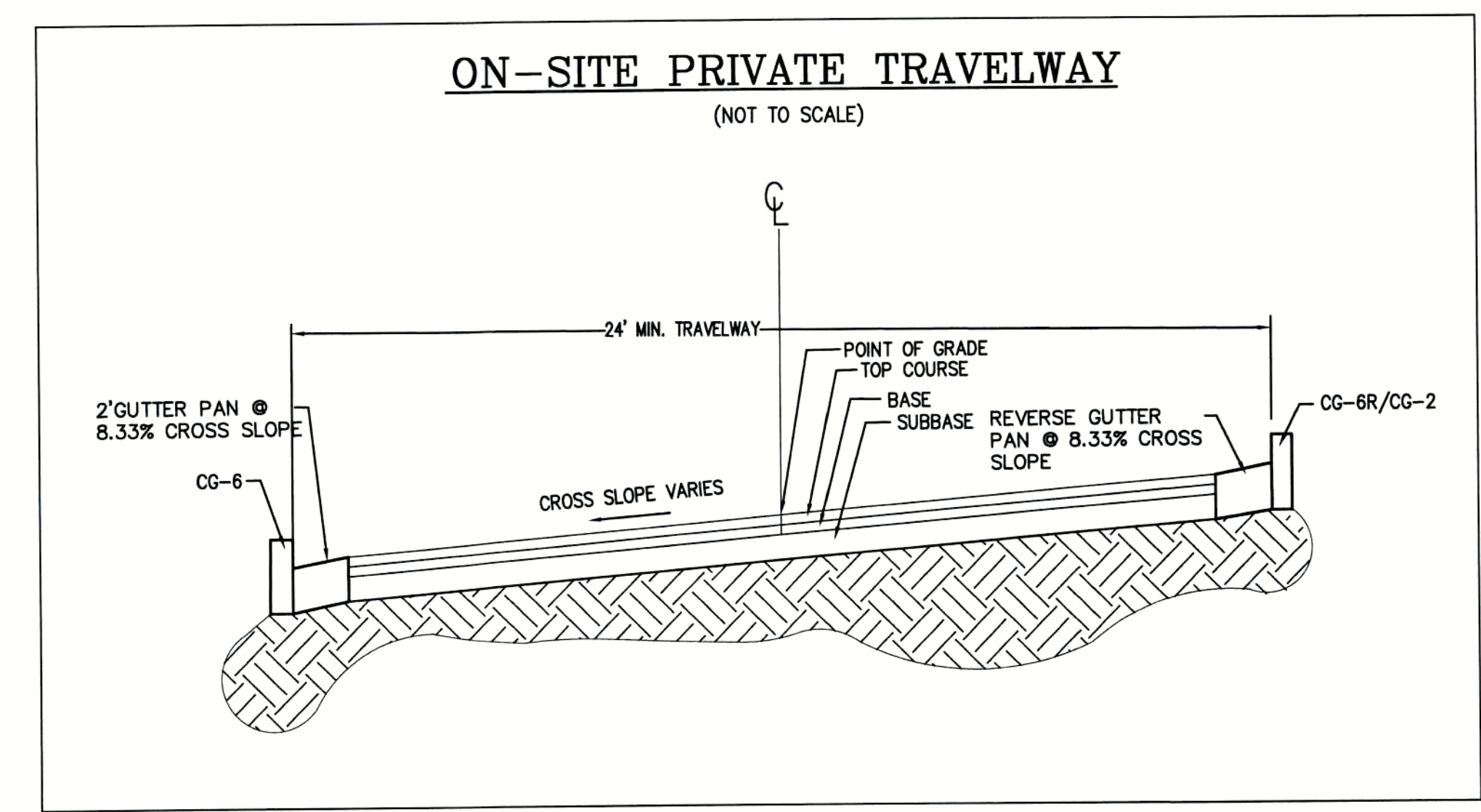
ADT TRIP PROJECTION:
226 TRIPS PER DAY (ITE CODE 151 & 710)



GENERAL DEVELOPMENT/ SPECIAL USE PERMIT PLAN

SPECIAL USE PERMIT #SUP2021-00034
USA SELF-STORAGE AT OLD DOMINION DRIVE
Approved by BOCS: 05.24.2022

[Signature]
Planning Office



ZONING TABULATIONS

ZONING REQUIREMENTS AND TABULATIONS: B-1 (GENERAL BUSINESS)

ZONING DISTRICTS (ARTICLE IV)

USE: SELF-STORAGE CENTER BY SPECIAL USE PERMIT WITH ACCESSORY OFFICE

PROP. BLDG. =	87,780 GSF
LOT COVERAGE:	85% MAX.
LOT COVERAGE PROVIDED:	60%
FAR:1	0.40 MAX.
FAR PROVIDED:	(87,780 / 116,056) = 0.76
	0.76 (SUBJECT TO 32-400.04)
BUILDING HEIGHT:	45 FEET MAX.
BUILDING HEIGHT PROVIDED:	45 FEET MAX.
SETBACKS:	
FROM ANY STREET RIGHT-OF-WAY:	20 FEET (BUILDING) 10 FEET (PARKING)
FROM AGRICULTURAL OR RESIDENTIAL DISTRICTS:	25 FEET (BUILDING) 10 FEET (PARKING)
OPEN SPACE REQUIRED:	15% MIN.
OPEN SPACE PROVIDED:	40%
PARKING AND LOADING REQUIREMENTS	
PARKING SPACES REQUIRED:	3.2 SPACES PER 1,000 NET SF. OF OFFICE + 1 SPACE PER EMPLOYEE AND 2 SPACES FOR THE RESIDENT MANAGER
PARKING REQUIREMENT ASSUMPTIONS:	3 EMPLOYEES NO RESIDENT MANAGER
REQUIRED:	750 GSF → 750 * 0.75 = 563 NSF OF OFFICE REQUIRED SPACES= 3.2 SP. * 563 NSF / 1000 = 2 SPACES + 1 SP. * 3 EMPLOYEES = 5 SPACES
PARKING SPACES PROVIDED:	8 SPACES (INCLUDING 1 ADA VAN SPACE)
LOADING SPACES REQUIRED:	NONE

GENERAL NOTES

- THE SUBJECT APPLICATION INCLUDE TWO PROPERTIES IDENTIFIED IN PRINCE WILLIAM COUNTY AS GPIN 7794-79-0003 AND 7794-78-0392.
- THE TWO PROPERTIES LISTED ABOVE ARE ANTICIPATED TO BE CONSOLIDATED AT THE TIME OF SITE PLAN.
- THE EXISTING ZONING OF THE SUBJECT PROPERTIES ARE A-1 & B-1. THIS APPLICATION PROPOSES TO REZONE THE A-1 PORTION TO B-1.
- THE TOTAL APPLICATION AREA IS 116,056 SQUARE FEET OR 2.66 ACRES.
- THERE IS AN EXISTING HOUSE ON THE PROPERTY WHICH WILL BE REMOVED.
- THE SPECIAL USE PERMITS BEING REQUESTED INCLUDE A SELF-STORAGE CENTER WITH AN INCREASE IN FAR.
- BOUNDARY AND EXISTING SITE CONDITIONS INFORMATION SHOWN IS FROM A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY J2 ENGINEERS, INC. ON DECEMBER 28, 2017.
- THE SUBJECT SITE IS NOT SUBJECT TO 100-YEAR FLOODING AND NO RPA EXISTS ON-SITE.
- THE PROPERTY SHOWN IS LOCATED ON FEMA MAP COMMUNITY PANEL NUMBER 51153C0176D AND 51153C0177D, EFFECTIVE ON 01/05/1995. THE SITE IS LOCATED IN ZONE X.
- THE PROPERTY IS LOCATED IN THE OCCOQUAN RIVER WATERSHED OF PRINCE WILLIAM COUNTY, VIRGINIA.
- THIS PLAN CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF PRINCE WILLIAM COUNTY, UNLESS NOTED HEREON.
- THERE IS NO EVIDENCE OF ANY GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL.
- THERE ARE NO WATERS AND/OR WETLANDS REGULATED UNDER SECTION 404 OF THE CLEAN WATER ACT IDENTIFIED ON THE SUBJECT SITE.
- THE PROPOSED CONDITION OF THE SITE RESULTS IN A NET INCREASE IN IMPERVIOUS AREA. AS SUCH, STORMWATER DETENTION MEASURES ARE ANTICIPATED TO BE REQUIRED AS RUNOFF FROM THE SITE WILL BE GREATER THAN PREDEVELOPMENT LEVELS. WATER QUALITY TREATMENT, PER THE VRRM SPREADSHEET, WILL BE REQUIRED. THE WATER QUALITY REQUIREMENT IS TO BE MET THROUGH THE PROPOSED "SWM/BMP" AREA SHOWN ON THE PLAN.
- THE FINAL LIMITS OF CLEARING AND GRADING SHALL BE DETERMINED AT FINAL ENGINEERING.

J2 engineers

J2 Engineers, Inc.
4080 Lafayette Center Drive
Suite 330
Chantilly, Va. 20151

703.361.1550 (office)
703.956.6845 (fax)
www.j2engineers.com

COMMONWEALTH OF VIRGINIA

Robert Brown
ROBERT W. BROWN
Lic. No. 037041
02/07/2022

PROFESSIONAL ENGINEER

PLAN# 12345
DATE: APRIL 2021
CONTOUR INT. = N/A
SCALE: 1"=30'

PLAN DATE:
06-28-2021
01-08-2022
02-01-2022
02-09-2022

GENERAL DEVELOPMENT PLAN & SPECIAL USE PERMIT PLAN
USA SELF-STORAGE
AT OLD DOMINION DRIVE
COLES DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

REVISIONS

No.	DATE	PLANNING OFFICE	DESCRIPTION

SHEET
02
OF
04

J2 Engineers - X:\DRAWINGS\ACTIVE\old dominion pwr\sup\wre\901 - GEO.dwg [GDP-SUP] July 13, 2022 - 3:13pm mgj@j2e.com

SCHEDULE D TREE COVER CALCULATIONS			
1) Gross site area:	116,056 S.F. (2.66 AC)		
2) Percent of tree cover required:	10%		
3) Total area of tree cover required:	11,606 S.F.		
Tree cover provided:			
4) Tree cover from landscaping:	5,525 S.F.		
5) Buffer tree cover from landscaping and/or preservation (Note 7)	6,300 S.F.		
6) Total tree cover provided:	11,825 S.F.	10.19%	

BUFFER YARD REQUIREMENTS						
Buffer Segment	Location	Proposed Use		Adjacent Use		Buffer Type
		Land Use	Group	Land Use	Group	
B-C	South	Commercial	11	Office	10	Type A
C-D	East	Commercial	11	Residential		Type C
A-D	North	Commercial	11	Commercial	11	N/A

BUFFER AREAS ALONG HCOD HIGHWAY DUMFRIES ROAD (A-B)			
1) Type of street adjacent to property:	Arterial Urban		
2) Minimum width of required buffer:	20'		
3) Linear feet abutting rear or side yards:	170		
4) Total number of plant units required:	221		
5) Percentage of required buffer strip occupied by existing woodland:	0%		
6) Number of plants provided:			
0 large deciduous	x 10 p.u. =	0	
0 large evergreen	x 10 p.u. =	0	
6 deciduous understory	x 5 p.u. =	30	
0 evergreen understory	x 5 p.u. =	0	
73 shrubs	x 2 p.u. =	146	
45 ornamental grass	x 1 p.u. =	45	
7) Total number of plant units provided:		221	

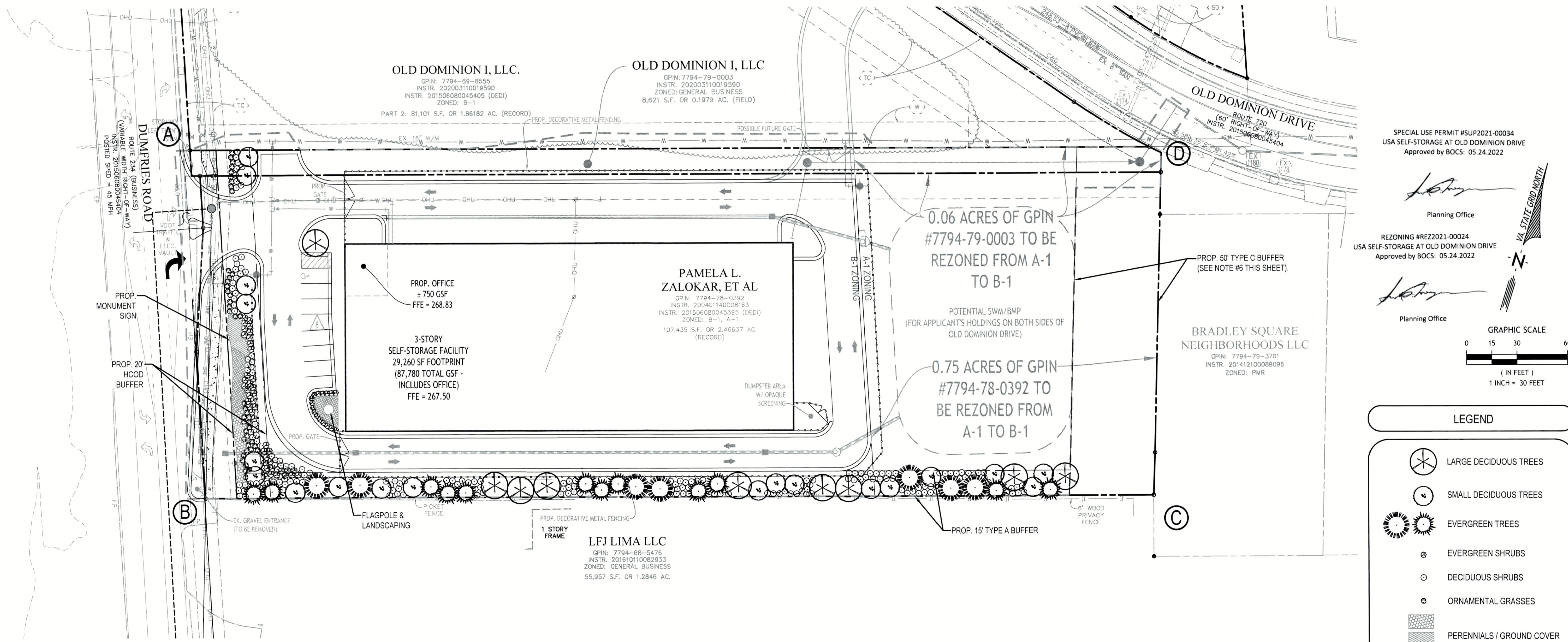
SCHEDULE A BUFFER AREA PLANTING : B - C			
1) Minimum required buffer area (A, B or C)		A	
2) Minimum width of landscape yard:	15'		
3) Linear feet of buffer strip required along property line and/or right-of-way:	480		
4) Percentage of required buffer area occupied by existing woodland:	0%		
5) Fence or wall or berm employed in buffer strip:	NO		
6) Total number of plant units required in buffer strip:	528		
7) Number of plants provided:			
8 large deciduous	x 10 p.u. =	80	
7 large evergreen	x 10 p.u. =	70	
13 deciduous understory	x 5 p.u. =	65	
12 evergreen understory	x 5 p.u. =	60	
127 shrubs	x 2 p.u. =	254	
8) Total number of plant units provided in buffer strip:	529		

SCHEDULE A BUFFER AREA PLANTING : C - D			
1) Minimum required buffer area (A, B or C)		C	
2) Minimum width of landscape yard:	50'		
3) Linear feet of buffer strip required along property line and/or right-of-way:	200		
4) Percentage of required buffer area occupied by existing woodland:	0-100%		
5) Fence or wall or berm employed in buffer strip:	NO		
6) Total number of plant units required in buffer strip:	640		
7) Number of plants provided:			
(See Note 6)			
large deciduous	x 10 p.u. =	TBD	
large evergreen	x 10 p.u. =	TBD	
deciduous understory	x 5 p.u. =	TBD	
evergreen understory	x 5 p.u. =	TBD	
shrubs	x 2 p.u. =	TBD	
8) Total number of plant units provided in buffer strip:	TBD		

SCHEDULE H PLANT SCHEDULE				
Qty.	Size	Type	10 Yr. Canopy	
9	Large Deciduous Trees	2" Cal. B & B	200	1,800
19	Small Deciduous Trees	1" Cal. B & B	75	1,425
7	Large Evergreen Trees	7-8' Ht. B & B	200	1,400
12	Small Evergreen Trees	6-7' Ht. B & B	75	900
TOTAL CANOPY COVERAGE PROVIDED =				5,525

LANDSCAPE NOTES:

- THESE PLANS (INCLUDING TABULATIONS) ARE SCHEMATIC AND REFLECT THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURE, AND LANDSCAPE ARCHITECTURE DESIGN. MODIFICATIONS AND VARIATIONS MAY OCCUR WITH FINAL ENGINEERING AND AT THE TIME OF FINAL SITE PLAN. DRAWINGS ARE NOT FOR CONSTRUCTION.
- TO SATISFY THE MINIMUM TREE COVER CALCULATIONS, TREE CATEGORY DESIGNATION, TREE LOCATIONS, AND TREE QUANTITY ARE SUBJECT TO CHANGE BASED ON MODIFICATIONS AND VARIATIONS THAT WILL OCCUR WITH FINAL SITE PLAN.
- THERE ARE NO PARKING LOTS OF TWENTY (20) OR MORE SPACES. INTERIOR PARKING LOT LANDSCAPING [DCSM 802.44] AND PERIMETER PARKING LOT LANDSCAPING [DCSM 802.43] IS NOT REQUIRED.
- PURSUANT TO DCSM 1003.01(E), THE WIDTH OF THE REQUIRED HCOD BUFFER VARIES BY 15% IN ORDER TO AVOID CONFLICTS WITH OVERHEAD UTILITY EASEMENT.
- THE 50' BUFFER AREA WILL BE PRIMARILY UNDISTURBED WITH THE INTENTION OF USING EXISTING VEGETATION FOR ALL OR PART OF THE BUFFER PLANTINGS. SHOULD THE EXISTING VEGETATION NEED TO BE SUPPLEMENTED TO PROVIDE THE REQUIRED SITE BUFFER, THE SUPPLEMENTAL PLANTINGS SHALL BE INSTALLED WITHOUT MASS CLEARING / GRADING THIS 50' AREA.
- THE BUFFER AREA WILL CONSIST OF EXISTING TREES TO REMAIN AND/OR PROPOSED PLANTINGS. OVERALL CANOPY COVERAGE FOR THE SITE WILL BE MET.

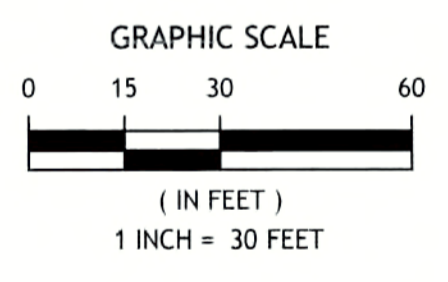


SPECIAL USE PERMIT #SUP2021-00034
USA SELF-STORAGE AT OLD DOMINION DRIVE
Approved by BOCS: 05.24.2022

Planning Office

REZONING #REZ2021-00024
USA SELF-STORAGE AT OLD DOMINION DRIVE
Approved by BOCS: 05.24.2022

Planning Office



LEGEND

- LARGE DECIDUOUS TREES
- SMALL DECIDUOUS TREES
- EVERGREEN TREES
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS / GROUND COVER

J2 Engineers, Inc.
4080 Lafayette Center Drive
Suite 330
Chantilly, Va. 20151
703.361.1550 (office)
703.956.6845 (fax)
www.j2engineers.com

Robert Brown
Lic. No. 037041
02/10/2022
PROFESSIONAL ENGINEER

PLAN# 12345
DATE: APRIL, 2021
CONTOUR INT. = 2'
SCALE: 1"=30'

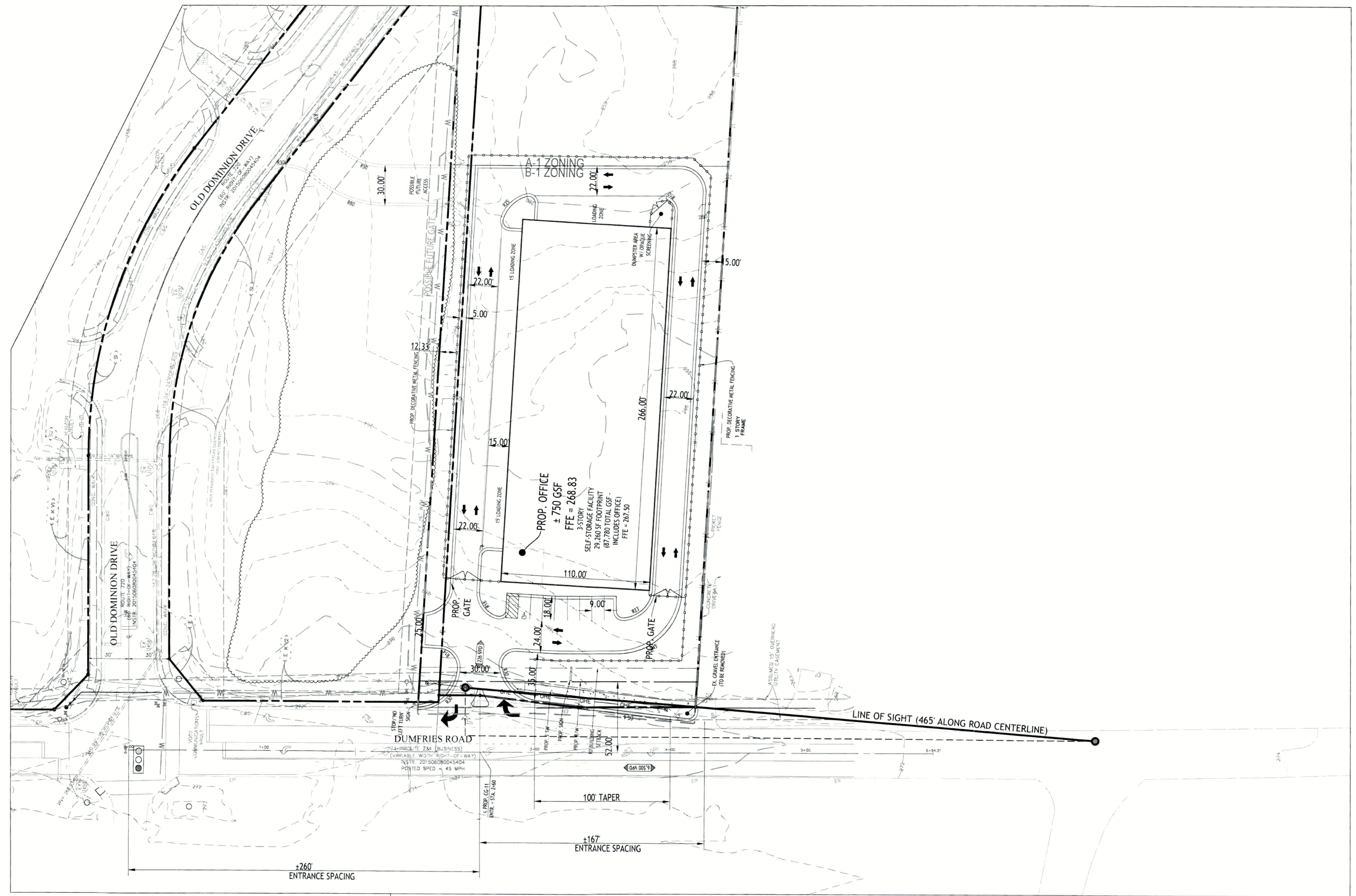
PLAN DATE
06-28-2021
10-08-2021
01-05-2022
02-10-2022
02-09-2022

CONCEPTUAL LANDSCAPE PLAN
USA SELF-STORAGE
AT OLD DOMINION DRIVE
COLES DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

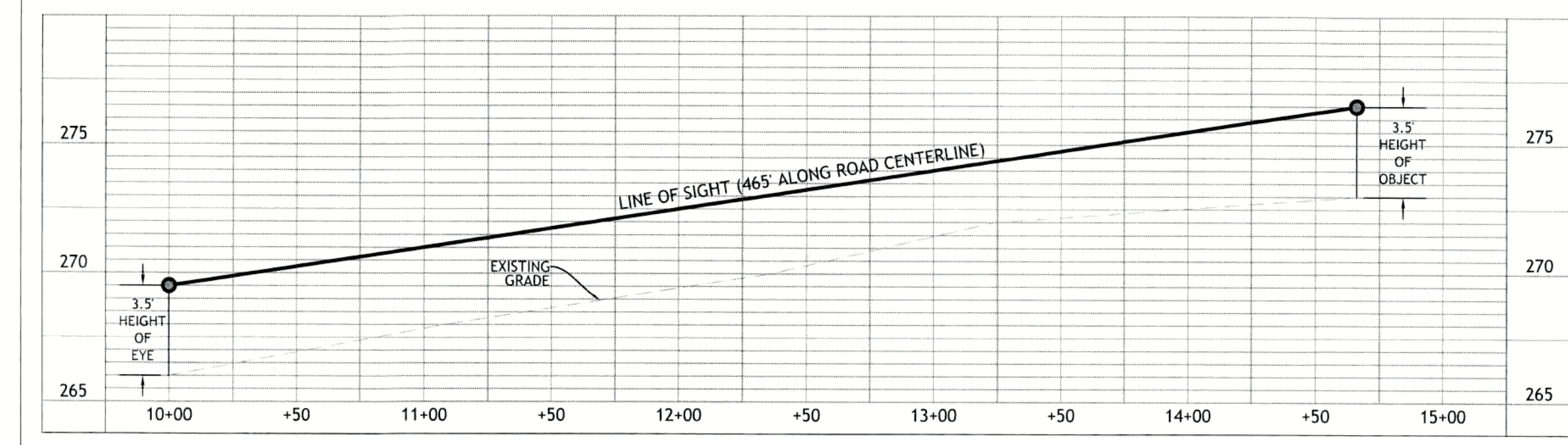
OCTOBER 8, 2021

No.	DATE	DESCRIPTION	REVISIONS

SHEET
03
OF
04



DUMFRIES ROAD SIGHT DISTANCE (SCALE : 1" = 50')
 CLASSIFICATION: MINOR ARTERIAL
 POSTED SPEED: 45 MPH



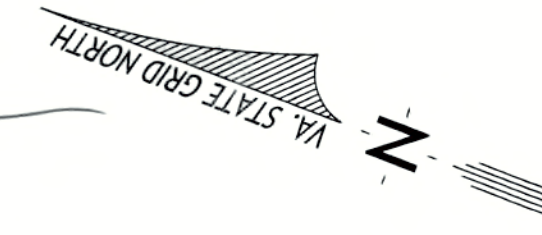
DUMFRIES ROAD - SIGHT DISTANCE PROFILE
 SCALE: H: 1" = 50', V: 1" = 5'

SPECIAL USE PERMIT #SUP2021-00034
 USA SELF-STORAGE AT OLD DOMINION DRIVE
 Approved by BOCS: 05.24.2022

REZONING #REZ2021-00024
 USA SELF-STORAGE AT OLD DOMINION DRIVE
 Approved by BOCS: 05.24.2022

[Signature]
 Planning Office

[Signature]
 Planning Office



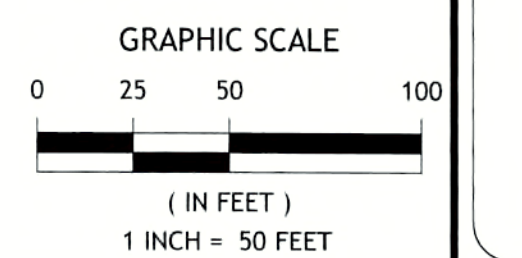
VDOT ACCESS MANAGEMENT (APPENDIX F)

REQUIRED SIGHT DISTANCE LEFT = 465 FT
 SIGHT DISTANCE RIGHT (NOT REQUIRED)

ENTRANCE SPACING ANALYSIS

DISTANCE FROM PROPOSED ENTRANCE TO OLD DOMINION DRIVE
 DISTANCE FROM PROPOSED ENTRANCE TO ADJACENT COMMERCIAL ENTRANCE

REQUIRED	PROVIDED	TYPE
250'	260'	PARTIAL (R _i /R _o)
250'	167'	PARTIAL (R _i /R _o)



J2 Engineers, Inc.
 4080 Lafayette Center Drive
 Suite 330
 Chantilly, Va. 20151
 703.361.1550 (office)
 703.956.6845 (fax)
 www.j2engineers.com



PLAN# 12345
 DATE: APRIL, 2021
 CONTOUR INT. = NA
 SCALE: 1" = 50'

PLAN DATE
02-28-2021
10-08-2021
01-05-2022
02-01-2022
02-09-2022

DUMFRIES ROAD SIGHT DISTANCE EXHIBIT
USA SELF-STORAGE
AT OLD DOMINION DRIVE
 COLES DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA

OCTOBER 8, 2021

No.	DATE	DESCRIPTION

SHEET
04
 OF
04