

## 1.27 ACRE MT ZONED OUTDOOR STORAGE LOT

7404 Cushing Road  
Manassas, VA 20109



Hard to find M-T zoning ideally located between I-66 and Route 234 (Prince William Parkway) with Westbound Cushing Road filtering onto the I-66 ramp. This 1.27 acre graveled storage yard is fenced and currently being used for a trucking facility. Property will be delivered vacant with immediate access for a user in need of outdoor storage. Buyer can also build if needed. See Additional docs for more information about the property. Located in HUBZone. GPIN: 7597-03-1159.

Wright Realty, Inc. founded in 1946 continues to serve your real estate needs with over 75 years and five generations of experience



Edward B. Wright, III

9009 Sudley Road  
Manassas, Virginia 20110

Phone: 703-368-8136

Fax: 703-368-7238

Email: [ebw@wright-](mailto:ebw@wright-)

*Offering subject to errors, omissions, prior sale, change in price, or withdrawal without notice.*

## **Hard to find M-T zoning allows the following uses by right:**

Truck or Bus Terminal

Crane storage

Auto Sales, rental, or repair

Trash and Refuse removal service

Recycling facility

Manufacturing

Equipment rental

Vehicle Storage

Moving and Storage

Data Center

Office

Taxi and Limo service

Self Storage

Trailer sales and rentals

**OWNER'S CONSENT AND DEDICATION**

THE PLAT SHOWING STREET DEDICATION AND VARIOUS EASEMENTS ON A PORTION OF THE LAND OF ASHLEY BUSINESS PARK, LLC, AS SHOWN HEREON, IS WITH THE DESIRE OF THE UNDERSIGNED OWNER, PROPRIETORS AND TRUSTEES, IF ANY. THE UNDERSIGNED HEREBY EXPRESSLY CONSENT(S) TO THE DEDICATION TO THE BOARD OF COUNTY SUPERVISORS, IN FEE SIMPLE ABSOLUTE, THE AREAS SHOWN ON THIS PLAT FOR STREET DEDICATION AND SUCH OTHER PUBLIC USES AS MAY BE IDENTIFIED BY SPECIFIC USE OF NAME OR BY THE GENERAL DESIGNATION "FOR PUBLIC USE", AND FURTHER CONSENT(S) TO THE DEDICATION TO THE SAID BOARD OF ANY EASEMENT, INDICATED ON SUCH PLAT, TEMPORARY OR PERMANENT, FOR PUBLIC RIGHTS OF PASSAGE OR EXPRESSLY IDENTIFIED FOR THE INSTALLATION OF STORM DRAINAGE ULTIMATELY TO BE OWNED, OPERATED OR MAINTAINED BY ANY PUBLIC AUTHORITY AND FURTHER DEDICATE TO THE PRINCE WILLIAM COUNTY SERVICE AUTHORITY AS SHOWN HEREON.

**ASHLEY BUSINESS PARK, LLC,**  
a Virginia limited liability company

BY: [Signature] 7/25/06  
DATE:

TITLE: MANAGING MEMBER  
(PRINT)

**NOTARY'S CERTIFICATE**

CITY/COUNTY OF Prince William  
COMMONWEALTH OF VIRGINIA

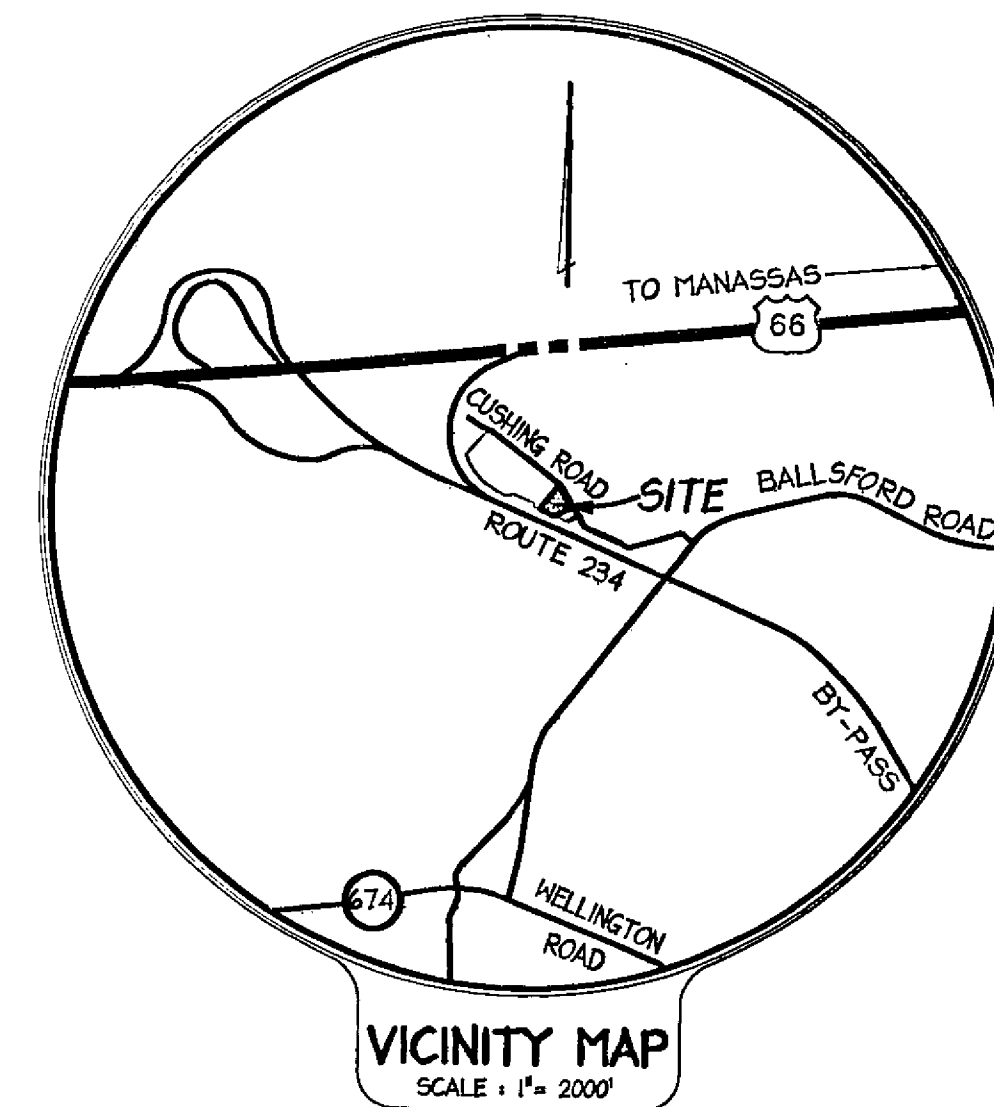
I, THE UNDERSIGNED NOTARY PUBLIC DO HEREBY CERTIFY THAT  
Mary Ann Altabian  
WHOSE NAME(S) IS SIGNED TO THE FOREGOING OWNER'S CONSENT APPEARED  
AND ACKNOWLEDGED THE SAME BEFORE ME THIS 25<sup>th</sup> DAY OF July, 2006

[Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 09-30-09

**NOTES:**

- 1.) THE GEOGRAPHICAL PARCEL IDENTIFICATION NUMBER (G.P.I.N.) FOR THE PROPERTY SHOWN HEREON IS 7597-03-1362 AND IS ZONED M2.
- 2.) THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS 1983) AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS SUBDIVISION TO PWC MONUMENT 023 BROADRUN. THE GRID FACTOR (ELEVATION FACTOR X SCALE FACTOR) WHICH HAS BEEN APPLIED TO THE FIELD DISTANCE TO DERIVE THE REFERENCE COORDINATES IS 0.99993676. UNLESS OTHERWISE STATED THE PLAT DISTANCES SHOWN ARE INTENDED TO BE HORIZONTAL DISTANCES MEASURED AT THE MEAN ELEVATION OF THIS SUBDIVISION. THE BEARINGS SHOWN ARE REFERENCED TO THE VCS 1983 GRID NORTH. THE FOOT DEFINITION USED FOR THE CONVERSION OF THE MONUMENT IS THE INTERNATIONAL FOOT OR 1"=0.3048 METER. HOWEVER THE COORDINATES SHOWN ARE ON STATE PLANE GRID.
- 3.) THE FEE TITLE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE, STORM WATER MANAGEMENT, AND BEST MANAGEMENT PRACTICE FACILITIES AND SYSTEMS IN ACCORDANCE WITH THE MAINTENANCE AGREEMENT TO ENSURE THAT THEY FUNCTION PROPERLY.  
  
SUBJECT TO OTHER LIMITATIONS, THE FEE TITLE OWNER MAY LANDSCAPE THE EASEMENT TO INCLUDE VEGETATION, SIGNS AND FENCES, PROVIDED THAT DRAINAGE AND THE COUNTY'S OR THE OWNERS ABILITY TO ACCESS THE EASEMENT IS NOT COMPROMISED AND THAT THE COUNTY IS NOT IN ANY WAY RESPONSIBLE FOR THE REPAIRS OF THESE LANDSCAPE ITEMS EVEN IF DAMAGED BY COUNTY FORCES.
- 4.) LAND DESIGNATED AS BUFFER AREA SHALL BE LANDSCAPED AND MAY ONLY BE USED FOR STRUCTURES, USES, OR FACILITIES IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE AND THE DCSM.
- 5.) THE OWNER OF FEE TITLE TO ANY PROPERTY ON WHICH PLANT MATERIAL HAS BEEN ESTABLISHED IN ACCORDANCE WITH AN APPROVED LANDSCAPE/PLANTING PLAN SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE APPROVED PLANT MATERIAL AS REQUIRED BY THE ORDINANCE.
- 6.) NO PRIVATE SIGNS, BUILDINGS, FENCES OR SIMILAR STRUCTURES WILL BE CONSTRUCTED WITHIN A STORM DRAINAGE EASEMENT UNLESS AN ENCROACHMENT AGREEMENT HAS BEEN EXECUTED BETWEEN THE OWNER AND THE PRINCE WILLIAM COUNTY DEPARTMENT OF PUBLIC WORKS.
- 7.) THERE IS A BLANKET EASEMENT FOR STORM DRAINAGE, WATER LINE AND A BLANKET INGRESS-EGRESS EASEMENT FOR PRINCE WILLIAM COUNTY, PRINCE WILLIAM COUNTY SERVICE AUTHORITY AND OTHER EMERGENCY VEHICLES OVER THE PRIVATE STREETS AND LIMITS OF SAID EASEMENTS AS SHOWN HEREON.
- 8.) NO USE SHALL BE MADE OF, NOR SHALL ANY DISTURBANCE, MODIFICATIONS OR IMPROVEMENTS BE MADE IN THE PERMANENT CONSERVATION AREAS FOR 100% BMP CREDIT (PCA) WITHOUT SPECIFIC AUTHORIZATION FROM THE DEPARTMENT OF PUBLIC WORKS.
- 9.) SIGHT DISTANCE EASEMENT TO BE MAINTAINED FREE AND CLEAR OF ALL OBSTRUCTIONS TO THE LINE OF SIGHT BY THE FEE PROPERTY OWNER.



**AREA TABULATION**

<b>ORIGINAL AREA</b> G.P.I.N. 7597-03-1362 .....	1.22987 ACRES
<b>STREET DEDICATION</b> DEDICATION TO PUBLIC STREET PURPOSES.....	0.07280 ACRES
<b>RESIDUE AREA</b> G.P.I.N. 7597-03-1362 .....	1.15707 ACRES

Instr: 200709060101488 Pg: 1 OF 2  
Prince William County, VA  
08/06/2007 8:50:45AM  
Wendy Jones, Clerk

Filed with Instrument Number:  
200709060101488

**APPROVED**

AUG 08 2007

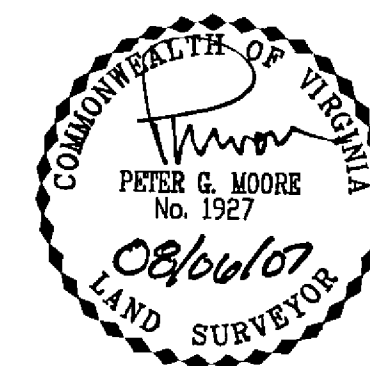
OFFICE OF PLANNING

[Signature]

**SURVEYOR'S CERTIFICATE**

I, PETER G. MOORE, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON IS IN THE NAME OF ASHLEY BUSINESS PARK, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AS RECORDED IN INSTRUMENT NUMBER 200606280096884, AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.

I FURTHER CERTIFY THAT THE LAND SHOWN HEREON LIES ENTIRELY WITHIN THE BOUNDS OF THE ORIGINAL TRACT, THAT THIS PLAT REPRESENTS AN ACCURATE SURVEY OF THE SAME AND ALL COURSES ARE REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 GRID NORTH AND SHOULD MY SERVICES BE RETAINED FOR THE PURPOSES OF SETTING IRON PIPES, SAID IRON PIPES WILL BE SET IN ACCORDANCE WITH THE PRINCE WILLIAM COUNTY DESIGN AND CONSTRUCTION STANDARDS MANUAL, SECTION 120.00 AND THE SUBDIVISION ORDINANCE.



PLAT SHOWING  
**STREET DEDICATION**  
AND  
**VARIOUS EASEMENTS**  
ON THE LAND OF  
**ASHLEY BUSINESS PARK, LLC**  
GAINESVILLE MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA  
SCALE: 1" = 30' DATE: JULY 17, 2006

**Dewberry & Davis LLC**  
A Dewberry Company  
ENGINEERS/PLANNERS/SURVEYORS  
10525 BATTLEVIEW PARKWAY

DRAFTED BY: C.T. SPARKS  
CHECKED BY:  
P:\PROJECT\78050022\CAD\COMP\050022-PLATS-VADWG\RP-1634-SH1.DWG

PLAN #06-00490 R00 505

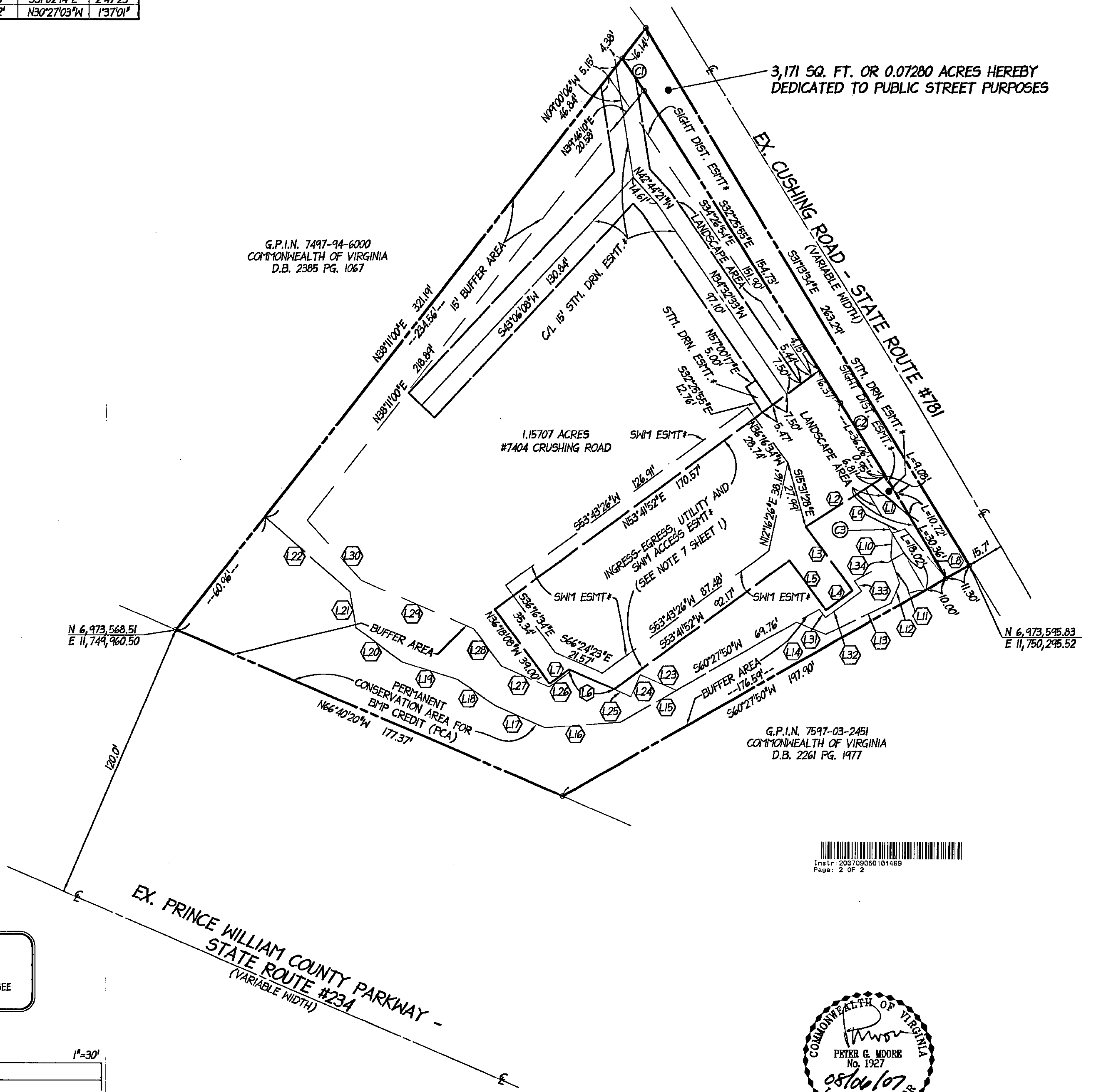
SHEET 1 OF 2  
MAN. RP-1634

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHD. BEARING	DELTA
C1	272.00'	16.34'	8.17'	16.34'	S34°09'12"E	3°26'33"
C2	1772.00'	86.28'	43.15'	86.27'	S31°02'14"E	2°47'23"
C3	1762.00'	49.72'	24.86'	49.72'	N30°27'03"W	1°37'01"

**LINE TABLE**

LINE	BEARING	DIST.
L1	N50°04'11"W	20.77'
L2	S57°34'05"W	40.00'
L3	S36°18'08"E	33.41'
L4	S53°41'52"W	14.00'
L5	N36°18'08"W	26.00'
L6	N66°40'20"W	20.86'
L7	S53°41'52"W	10.03'
L8	N39°41'18"W	27.13'
L9	S72°06'23"W	5.57'
L10	S03°18'25"W	10.12'
L11	S18°04'46"E	11.86'
L12	S23°53'55"W	8.94'
L13	S64°23'58"W	30.69'
L14	N67°30'46"W	13.35'
L15	S60°27'50"W	85.67'
L16	S85°45'40"W	32.16'
L17	N66°12'49"W	22.68'
L18	N55°01'05"W	19.48'
L19	N72°50'32"W	24.22'
L20	N52°55'59"W	24.50'
L21	N09°41'08"W	15.44'
L22	N48°16'40"W	47.91'
L23	N66°40'20"W	16.59'
L24	S23°19'40"W	10.00'
L25	N66°40'20"W	27.39'
L26	S53°41'52"W	11.59'
L27	N66°40'20"W	21.81'
L28	N36°18'08"W	19.78'
L29	N66°40'20"W	51.45'
L30	N41°35'04"W	34.41'
L31	S36°18'08"E	4.39'
L32	N53°41'52"E	19.00'
L33	N36°18'08"W	5.16'
L34	N60°27'50"E	24.03'



G.P.I.N. 7497-94-6000  
COMMONWEALTH OF VIRGINIA  
D.B. 2385 PG. 1067

G.P.I.N. 7597-03-2451  
COMMONWEALTH OF VIRGINIA  
D.B. 2261 PG. 1977

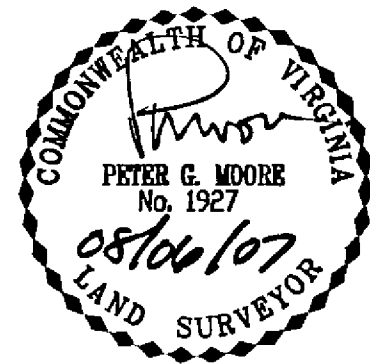
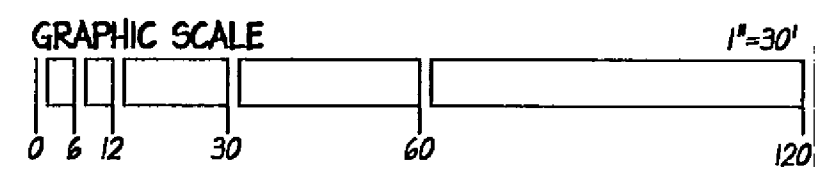
**APPROVED**

AUG 08 2007

OFFICE OF PLANNING  
*Cow F. Smith*

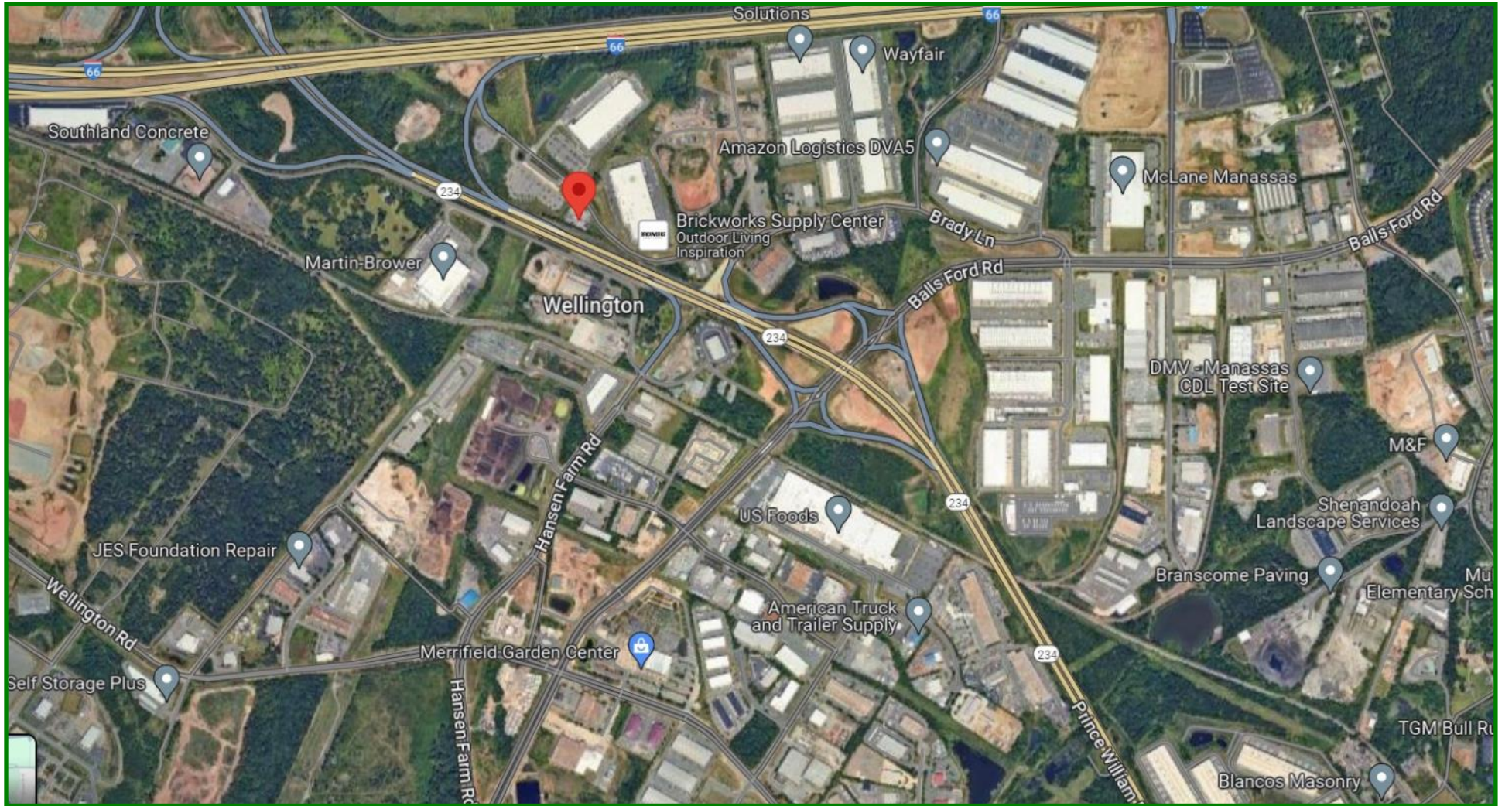


\* - DENOTES HEREBY GRANTED  
FOR ALL APPLICABLE EASEMENT NOTES SEE SHEET 1



PLAT SHOWING  
STREET DEDICATION  
AND  
VARIOUS EASEMENTS  
ON THE LAND OF  
**ASHLEY BUSINESS PARK, LLC**  
GAINESVILLE MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA  
SCALE: 1" = 30' DATE: JULY 17, 2006  
**Dewberry & Davis LLC**  
A Dewberry Company  
ENGINEERS/PLANNERS/SURVEYORS  
10525 BATTLEVIEW PARKWAY





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### **Sec. 32-403.30. M/T, Industrial/Transportation; purpose and intent.**

The M/T District is intended to implement the industrial employment land use classification of the Comprehensive Plan. The purpose of this district is to also promote employment opportunities and to enhance the tax base of Prince William County. It is designed to provide areas for and encourage development of heavy industrial uses, and in particular for including those which generate considerable truck and/or heavy equipment traffic, or which require access to more than one mode of transportation. Facilities involving specialized transportation and industrial equipment, together with related supporting services, should be located in the M/T District since, by their nature, such uses must be served by transportation facilities capable of handling the type and amount of traffic generated.

(Ord. No. 04-78, 12-21-04; Ord. No. 09-30, 5-19-09; Ord. No. 11-08, 3-1-11; Ord. No. 14-44, Attch., 7-15-14)

### **Sec. 32-403.31. Uses permitted by right.**

The following uses shall be permitted by right in the M/T District.

1. Alarm systems operations, offices.
2. Ambulance service, commercial.
3. Ambulance service maintenance facility.
4. Animal shelter.
5. Assembly (non-HAZMAT).
6. Bakery, industrial.
7. Blacksmith, welding or machine shop.
8. Boat building and repair yard.
9. Boat sales, rental or lease, storage, service, or repair.
10. Brewery and bottling facility.
11. Building materials sales yard.
12. Catalog sales, contractor, tradesman or industrial equipment (with or without showroom).
13. Coal, wood and lumber yards.
14. Cold storage.
15. Commercial bus terminal.
16. Commercial parking.
17. Company vehicle service facility.
18. Computer and network services.
19. Contractor or tradesman's shop (limited); no trash or refuse removal service.
20. Contractor or tradesman's shop (unlimited); no trash or refuse removal service.
21. Data Center within the Data Center Opportunity Zone Overlay District.
22. Distillery.
23. Dry cleaning/garment processing plant, wholesale facility.

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24. Dry cleaning/garment processing facility retail, greater than 3,000 square feet.
  25. Electronic component, assembly and repair.
  26. Equipment and material storage yard; no trash or refuse removal service.
  27. Farmer's market.
  28. Feed and grain storage and distribution center.
  29. Furniture repair, dipping and stripping, upholstery.
  30. Greenhouse or nursery (wholesale) (not more than 20 percent garden center uses).
  31. Janitorial service.
  32. Kennel, commercial.
  33. Laundry, industrial.
  34. Marble/tile processing, cutting and polishing.
  35. Manufacturing and fabrication of signs.
  36. Manufacturing, candy/confectioners.
  37. Manufacturing, cosmetics and perfume.
  38. Manufacturing, electronic components.
  39. Manufacturing, fabricated metal.
  40. Manufacturing, musical instruments and toys.
  41. Manufacturing, pharmaceuticals (non-HAZMAT process).
  42. Manufacturing, pottery, ceramics (using only previously pulverized clay and kiln fired only by electricity or gas).
  43. Motor vehicle auction (wholesale).
  44. Motor vehicle impoundment yard.
  45. Motor vehicle parts, with service.
  46. Motor vehicle repair.
  47. Motor vehicle sales, rental or lease (recreational).
  48. Motor vehicle sales, rental or lease (unlimited).
  49. Motor vehicle service.
  50. Motor vehicle storage lot.
  51. Moving and storage.
  52. Office.
  53. Package, telecommunications and courier service.
  54. Publishing and printing.
  55. Radio or TV broadcasting station.
  56. Railroad freight depot.



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57. Railroad passenger station.
  58. Railroad yard.
  58. Recording studio.
  60. Recyclable materials separation facility.
  61. Recycling collection points, subject to the standards in section 32-250.84.
  62. Research and development (non-HAZMAT).
  63. Self-storage center, in accordance with the provisions of section 32-400.14.
  64. Solar energy facility.
  65. Taxi or limousine operations and service facility.
  66. Tool and equipment rental, service and repair (heavy and minor).
  67. Trade, technical or vocational school.
  68. Trailer sales (retail), lease, storage, repair and maintenance.
  69. Trash and refuse removal service (local only).
  70. Truck terminal.
  71. Truck wash
  72. Veterinary hospital.
  73. Warehouse (non-HAZMAT).
  74. Waterfront and maritime uses.
  75. Wholesaling (non-HAZMAT).

Except for retail dry cleaning/garment processing facilities greater than 3,000 square feet, no more than 20 percent of the gross floor area devoted to any use may be used for accessory retail sales of products made or stored on the premises. The square footage devoted to such accessory retail sales shall be included in calculating the limit on secondary uses permitted by section 32-403.32, below.

(Ord. No. 92-50, 5-5-92; Ord. No. 94-1, 1-11-94; Ord. No. 95-6, 1-3-95; Ord. No. 03-52, 7-1-03; Ord. No. 04-78, 12-21-04; Ord. No. 09-30, 5-19-09; Ord. No. 11-08, 3-1-11; Ord. No. 14-44, Attch., 7-15-14; Ord. No. 14-60, Attch., 11-18-14; Ord. No. 16-21, Attch., 5-17-16; Ord. No. 18-15, Attch., 4-10-18)

### **Sec. 32-403.32. Secondary uses.**

The following uses shall be permitted by right in the M/T District, but only in conjunction with, and secondary to, a permitted principal use, either preexisting or proposed for concurrent construction, in accordance with the provisions of section 32-400.13.

1. Locksmith.
2. Motor vehicle fuel station (limited to vehicles associated with the primary business or use).
3. Recreation facility, commercial (indoor).
4. Quick service food store.
5. Restaurant.

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6. Restaurant, carry-out.
  7. Retail store.

(Ord. No. 04-78, 12-21-04; Ord. No. 06-77, 9-5-06; Ord. No. 09-30, 5-19-09)

### **Sec. 32-403.33. Special uses.**

The following uses shall be permitted in the M/T District with a Special Use Permit, including any other manufacturing, processing, or wholesaling use not otherwise permitted by this chapter, including any use involving the storage of petroleum, propane or natural gas products or hazardous materials.

1. Asphalt/concrete plant.
2. Assembly (HAZMAT).
3. Data Center outside the Data Center Opportunity Zone Overlay District.
4. Day care center.
5. Extraction of mineral resources and related industrial wholesaling operations, including operation of crushers and sorting equipment customarily accessory thereto.
6. Heliport.
7. Manufacturing and processing, other (HAZMAT or non-HAZMAT).
8. Marina.
9. Mobile home and office sales, lease or service.
10. Motor vehicle fuel station.
11. Motor vehicle graveyard.
12. Motor vehicle sales secondary to motor vehicle repair.
13. Racetrack (motorized vehicles).
14. Range, shooting (indoor or outdoor).
15. Recycling plant.
16. Research and development (HAZMAT).
17. Sawmill.
18. Stadium, arena, or amphitheater, indoor or outdoor.
19. Storage facility (HAZMAT).
20. Testing/experimental laboratories (HAZMAT).
21. Truck stop, with related facilities.
22. Warehouse (HAZMAT).
23. Water transportation facility.
24. Wholesaling (HAZMAT).

(Ord. No. 94-1, 1-11-94; Ord. No. 04-78, 12-21-04; Ord. No. 06-77, 9-5-06; Ord. No. 09-30, 5-19-09; Ord. No. 16-21, Attch., 5-17-16)

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### **Sec. 32-403.34. Development standards.**

1. The following standards will apply in all M/T District:
  - (a) There shall be no minimum lot size.
  - (b) The maximum lot coverage shall be 85 percent, with a required minimum open space area of 15 percent.
  - (c) The maximum floor area ratio (FAR) shall be 0.75 except as permitted pursuant to section 32-400.04.
  - (d) The maximum height for all structures shall be 75 feet; except as permitted pursuant to section 32-400.03.

(Ord. No. 94-1, 1-11-94; Ord. No. 04-78, 12-21-04)

Editor's note(s)—Former § 32-403.34Editor's note(s)— derived from Ord. No. 91-127, adopted Oct. 22, 1991, amended pursuant to Ord. No. 92-68, enacted June 23, 1992, Ord. 94-1, enacted Jan. 11, 1994, Ord. No. 94-76, enacted Nov. 1, 1994 and Ord. No. 98-62, enacted July 7, 1998, and pertained to provisional uses in the M/T District. Since the provisional use sections were repealed pursuant to Ord. No. 04-78, adopted Dec. 21, 2004, the uses have been relocated to by-right or special use sections. Former §§ 32-403.35Editor's note(s)— and 32-403.36 have been renumbered accordingly.

### **Sec. 32-403.35. Setbacks.**

All buildings and other principal structures shall be set back as follows.

1. At least 20 feet from all street rights-of-way;
2. When the side or rear of a lot within a M/T District abuts a commercial or office district, a minimum setback of 20 feet from the common property line shall be required for all structures and uses;
3. When the side or rear of a lot within a M/T District abuts an agricultural or residential district, a minimum setback of 50 feet from the common property line shall be required for all structures and uses;
4. When other provisions of this chapter operate to impose greater setback requirements than subsection 1. or 2. above, such other provisions shall prevail.

(Ord. No. 94-67, 10-4-94; Ord. No. 04-78, 12-21-04)

Editor's note(s)—Former § 32-403.36 renumbered as set out herein pursuant to Ord. No. 04-78, adopted Dec. 21, 2004.