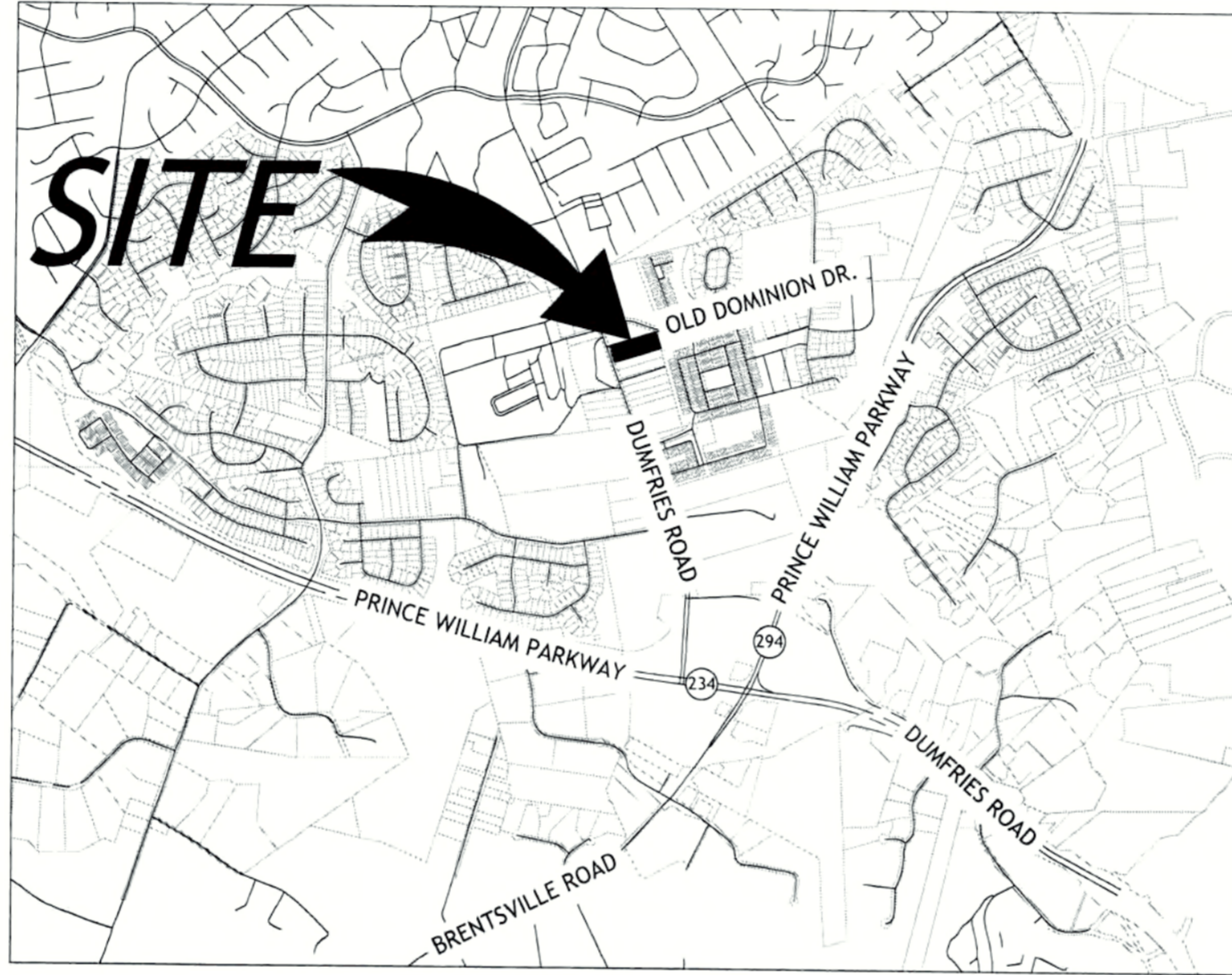


GENERAL DEVELOPMENT & SPECIAL USE PERMIT PLAN

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
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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	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

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

REVISIONS	
NO.	DATE

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

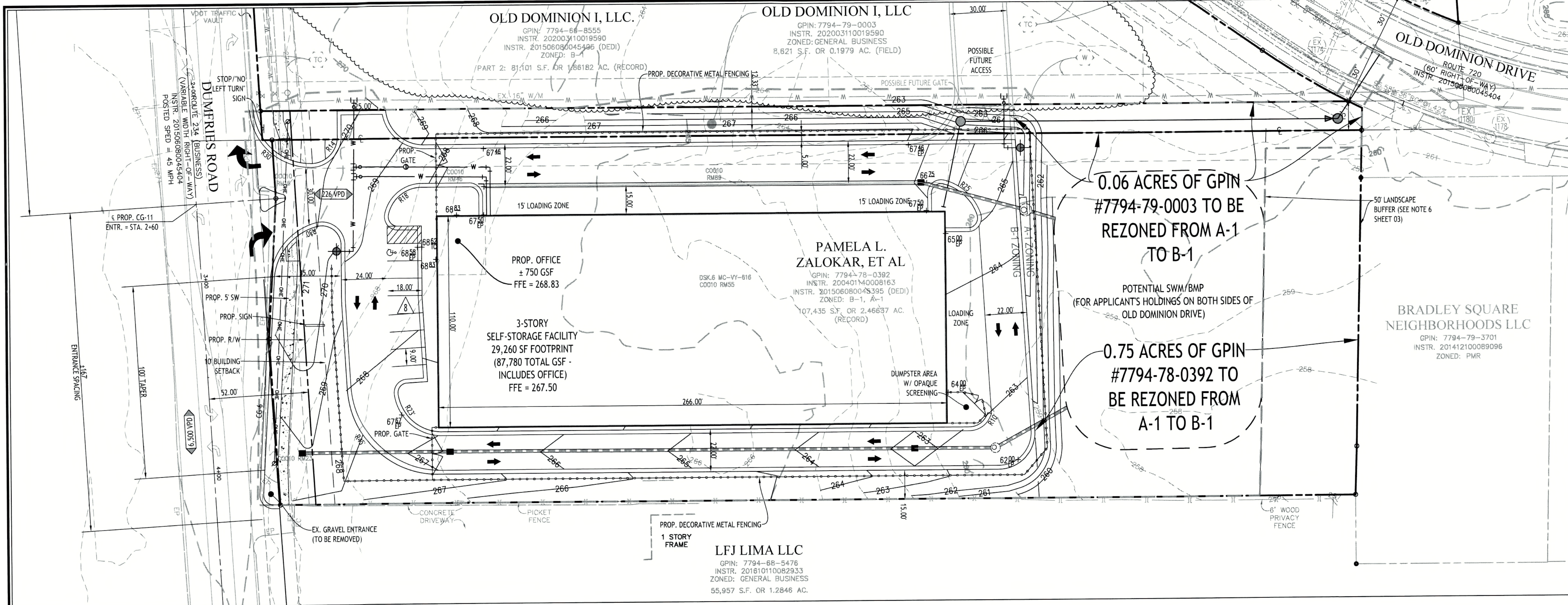
Planning Office

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

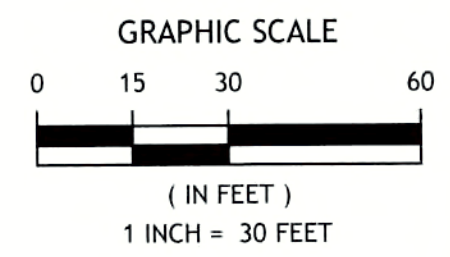
Planning Office

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



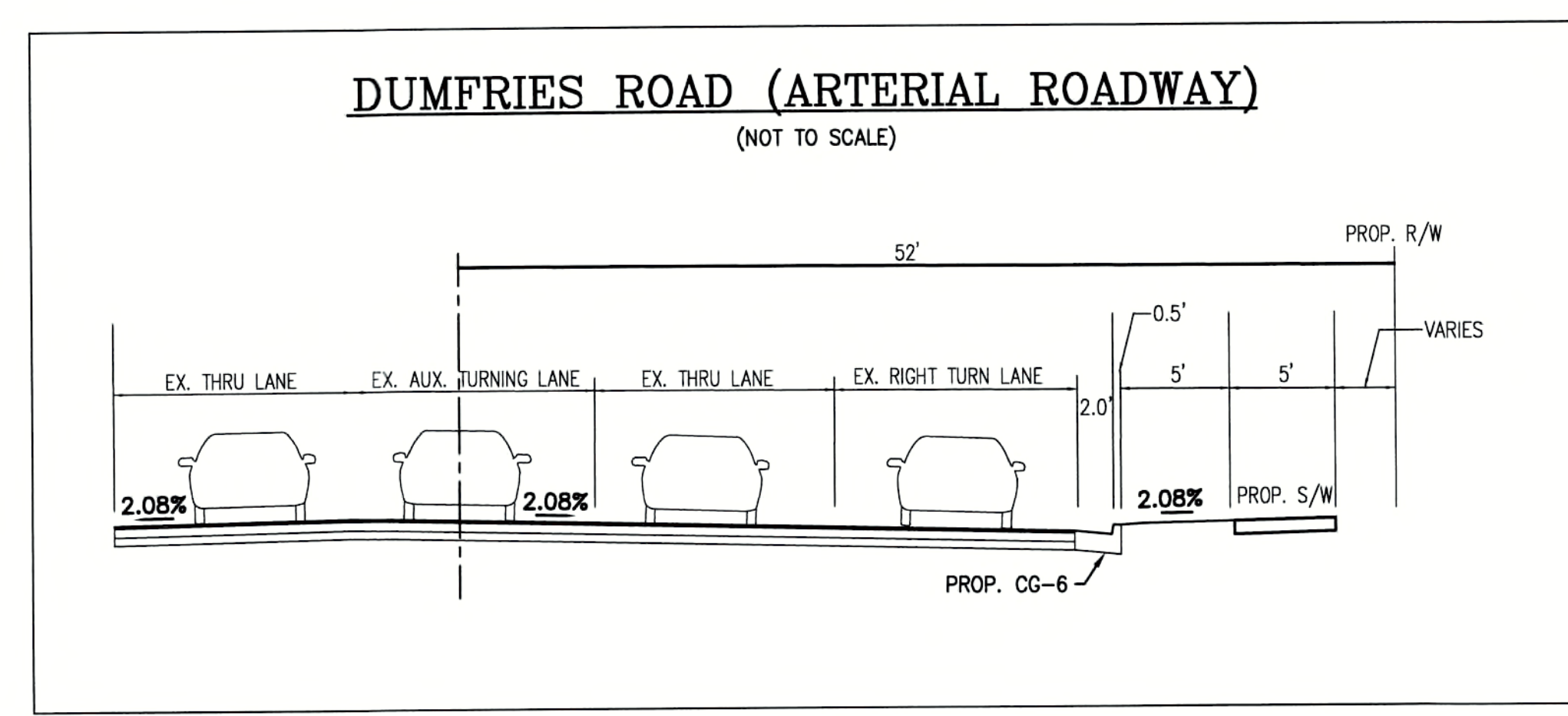
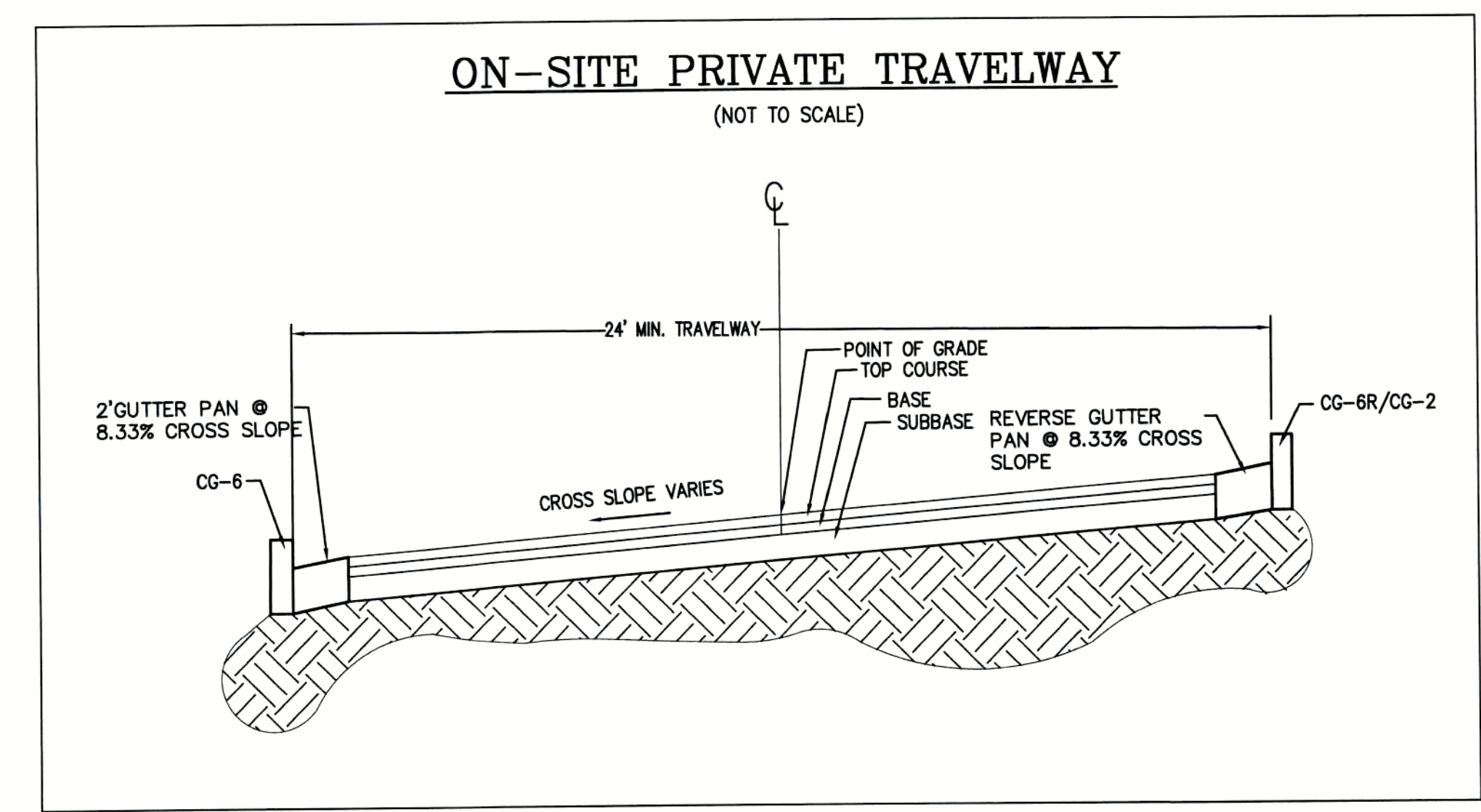
ADT TRIP PROJECTION:
226 TRIPS PER DAY (ITE CODE 151 & 710)



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.

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Suite 330
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www.j2engineers.com

Robert W. 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
07-08-2021
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	DESCRIPTION

SHEET
02
OF
04

J2 Engineers - X:\DRAWINGS\ACTIVE\old dominion pwc\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	

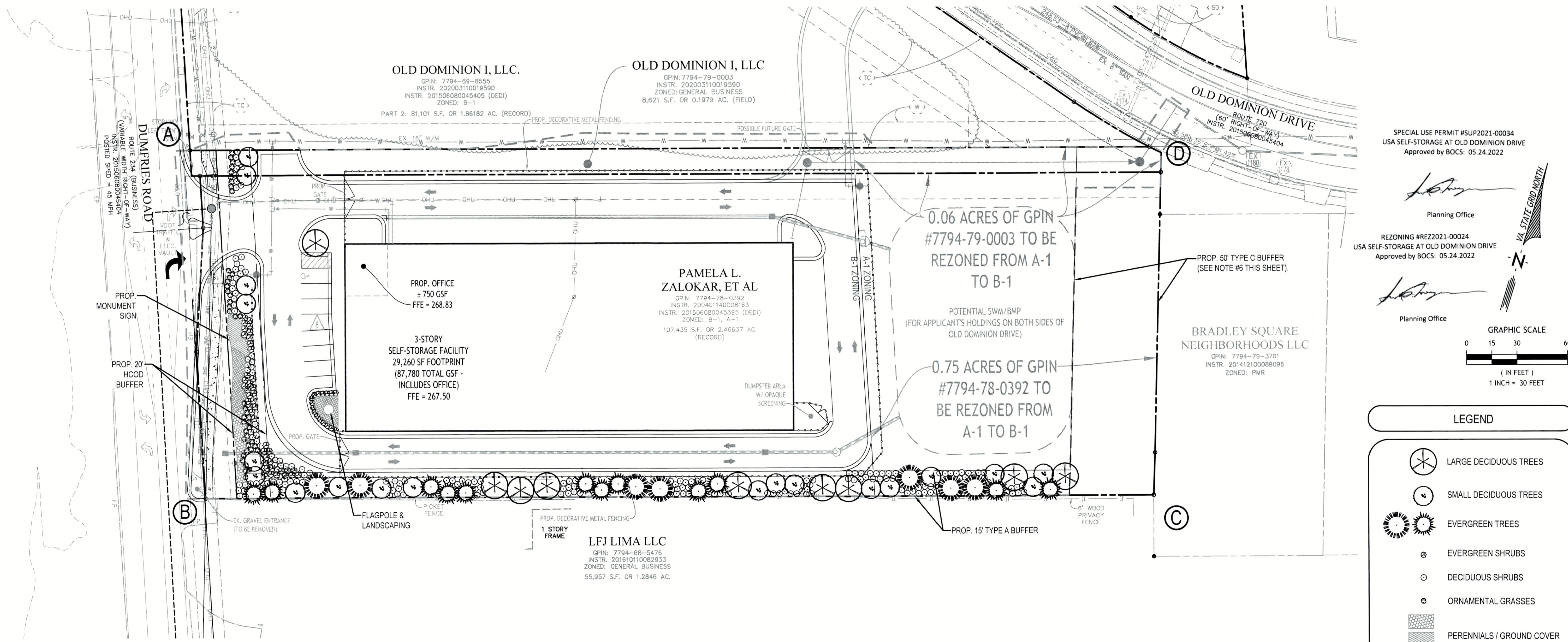
SCHEDULE A BUFFER AREA PLANTING : B - C			
1) Minimum required buffer area (A, B or C)		A	
2) Minimum width of landscape yard:	15'		
3) Linear feet of buffer strip required along property line and/or right-of-way:	480		
4) Percentage of required buffer area occupied by existing woodland:	0%		
5) Fence 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

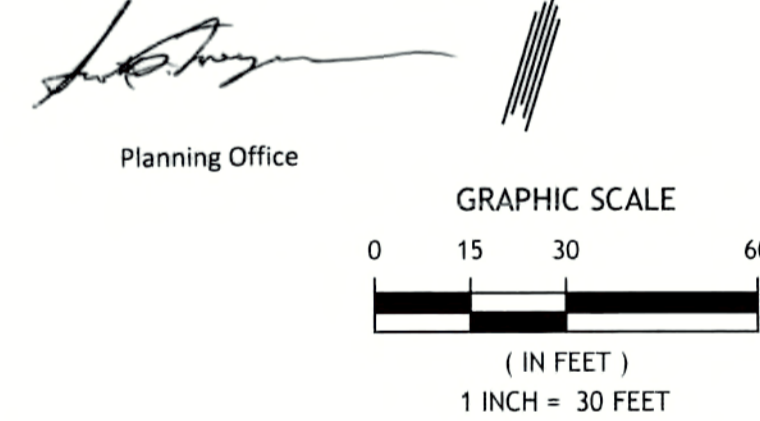
LANDSCAPE NOTES:

- 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.

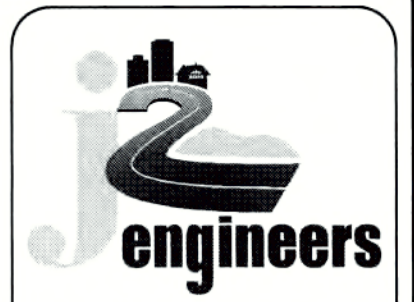


SPECIAL USE PERMIT #SUP2021-00034
USA SELF-STORAGE AT OLD DOMINION DRIVE
Approved by BOCS: 05.24.2022

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



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



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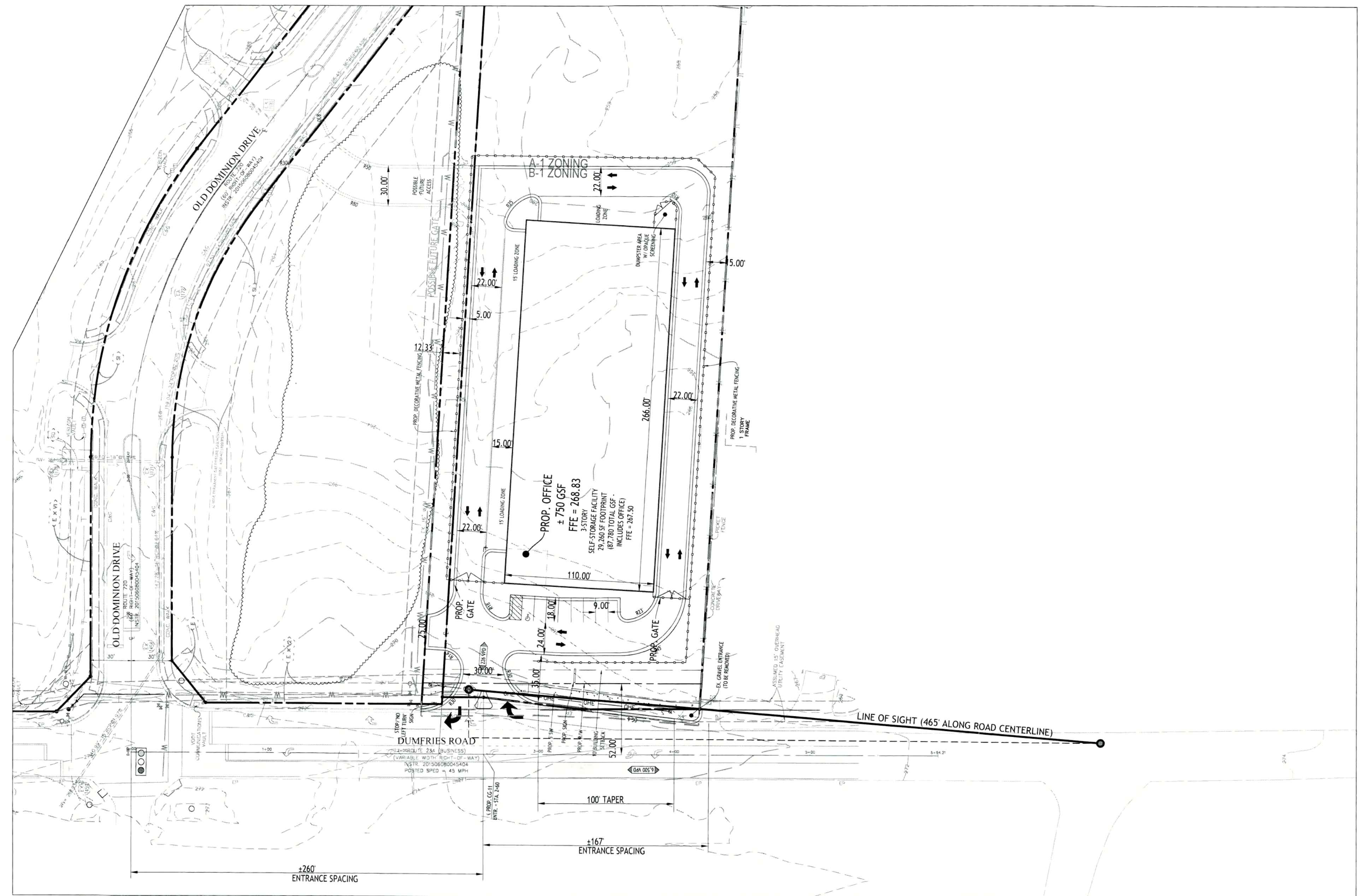
PLAN# 12345
DATE: APRIL, 2021
CONTOUR INT. = 2'
SCALE: 1"=30'

PLAN DATE
06-28-2021
10-08-2021
01-05-2022
02-10-2022
05-24-2022

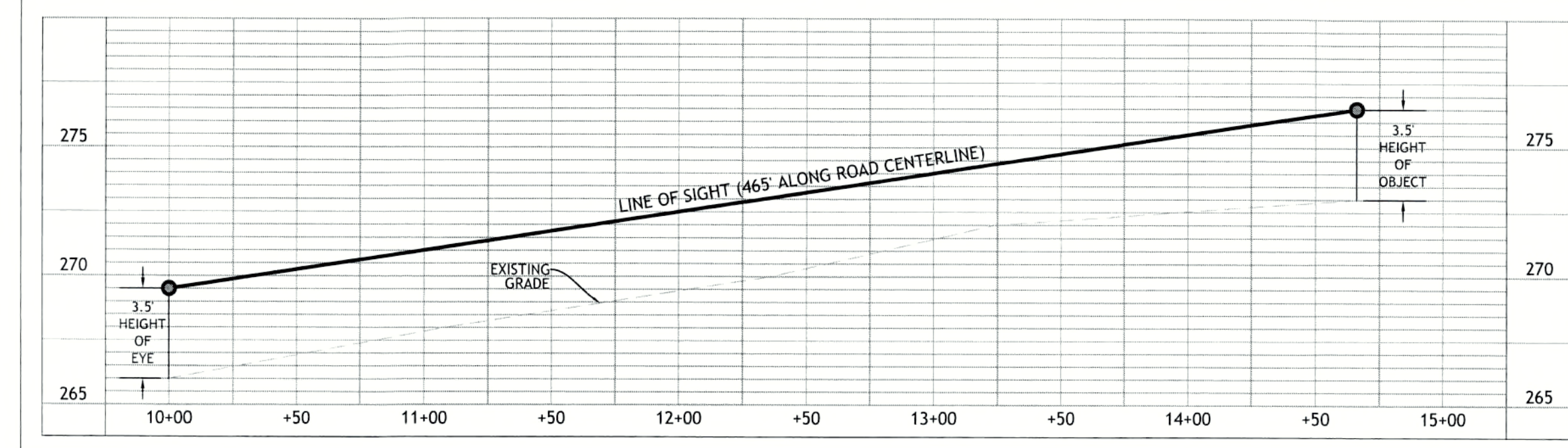
CONCEPTUAL LANDSCAPE PLAN
USA SELF-STORAGE
AT OLD DOMINION DRIVE
COLES DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

REVISIONS	
No.	DATE

SHEET
03
OF
04



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



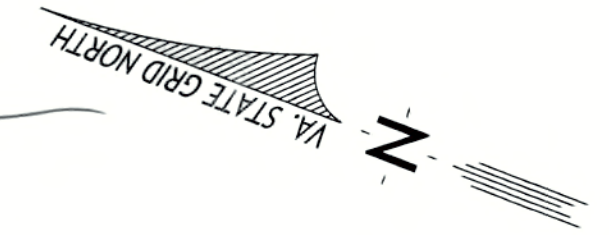
DUMFRIES ROAD - SIGHT DISTANCE PROFILE
 SCALE: H: 1" = 50', V: 1" = 5'

SPECIAL USE PERMIT #SUP2021-00034
 USA SELF-STORAGE AT OLD DOMINION DRIVE
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REZONING #REZ2021-00024
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[Signature]
 Planning Office

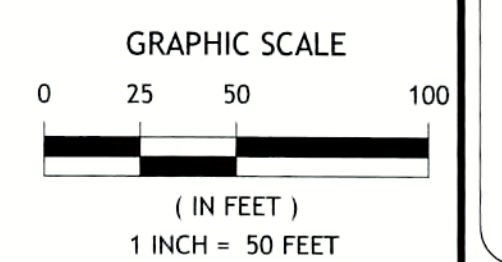
[Signature]
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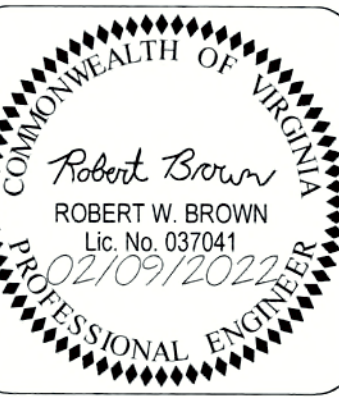
VDOT ACCESS MANAGEMENT (APPENDIX F)
 REQUIRED SIGHT DISTANCE LEFT = 465 FT
 SIGHT DISTANCE RIGHT (NOT REQUIRED)

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)



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PLAN# 12345
 DATE: APRIL, 2021
 CONTOUR INT. = NA
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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	REVISIONS