



# Rockingham County Special Use Permit Application

## Application Procedure

The special use permit process usually takes about eight weeks from time of application submittal. However, timing can vary depending on application submission date in connection to scheduled public hearings.

1. Applicant participation in a recommended Pre-Application Meeting to receive early input from county and agency staff. Call (540) 564-5074 for more information and scheduling.
2. Submission of complete application (as a guide, use the check list provided below).
3. Staff and agency application review and comments from the County departments of Building, Engineering, Planning, Fire & Rescue, Public Works, Environmental, Zoning, Economic Development, Public Schools; Virginia Department of Health (VDH); and Virginia Department of Transportation (VDOT). Other applicable agencies may be contacted if needed.
4. Notification letters of public hearing mailed to adjoining landowners.
5. Special use permit sign placed on property in public view and drone video of property taken.
6. Public hearing advertisement placed in the local paper.
7. Board of Supervisors public hearing, review, and final special use permit determination. The decision to approve or deny the special use permit request is ultimately determined by the Rockingham County Board of Supervisors. (The applicant, or representative, is encouraged to attend related public hearing.)

## Application Checklist *(please submit with application)*

It is the responsibility of the applicant to gather all information and submit a complete special use permit application to the Rockingham County Department of Community Development. Applications can be mailed, dropped off in person, or [emailed](#) to the Rockingham County Zoning Administrator.

- ☐ A completed and signed application (digital PDF preferred).
- ☐ A boundary map of the property, showing what is described in the "Guide: Proposed Use Layout for Special Use Permit Application" section of this application. The submitted map cannot be larger than 11" x 17".
- ☐ Required **\$550 fee**
- ☐ Please answer the following questions and where required, attach additional information to this application. The information provided will be reviewed by the staff in their analysis of your request.

An application for a special use permit shall be considered incomplete when an applicant fails to provide the following required information. Based upon the size, scale, complexity and impact of the proposed use, the zoning administrator may waive or modify certain requirements of this application. Any waivers or modifications shall be expressed in writing by the zoning administrator and shall be provided, by the applicant, as part of this application.

## Special Use Permit Application Form

**Property Owner:** \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

**Other Applicant Party (such as a contract purchaser) if applicable:** \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

**Other Contact Person (such as a law or engineering firm) if applicable:** \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

**Application Contact:** \_\_\_\_\_

**Property Address:** \_\_\_\_\_

**Property Location:** (N S E W) of (Road Name) \_\_\_\_\_ (Route #) \_\_\_\_\_

approximately \_\_\_\_\_ miles/feet (N S E W) of (Road Name) \_\_\_\_\_

(Route #) \_\_\_\_\_. **Election District #:** \_\_\_\_\_

**Property Tax Map Number(s):** \_\_\_\_\_

**Use Applied For:** \_\_\_\_\_

**Acreage in Parcel:** \_\_\_\_\_ **Acreage to be used:** \_\_\_\_\_ **Current Zoning:** \_\_\_\_\_

**Size And Height Of Existing And/Or Proposed Building Or Structure if applicable:** \_\_\_\_\_

**Size and Height of Signage if applicable:** \_\_\_\_\_

**Indicate Method of:**

Water Supply

- ☐ County Water
- ☐ City Water \*
- ☐ Community System
- ☐ Well
- ☐ Cistern

Sewage Disposal

- ☐ County Sewer
- ☐ City Sewer \*
- ☐ Community System
- ☐ Septic System
- ☐ Alternative: \_\_\_\_\_

*\* If City water and/or sewer are selected, applicant must have full approval by City & County prior to submitting this application.*

**Are there any historical features, listed on a national or state registry, located on the property? If so, please provide documentation.** \_\_\_\_\_

**Are there any wetlands or sinkholes, as delineated by a professional engineer, located on the property? If so, please provide documentation.** \_\_\_\_\_

Are there any known cemeteries located on the property? No

Is the property located in the Cross Keys and Port Republic Battlefield Study Area, Core Area, or Field of Fire? No

Is the property currently in an Agricultural and Forestal District? If so, please indicate which District.  
No

Explain in detail your proposal, hours of operation, number of employees, customer trips expected, etc.

See attached narrative.

Stonewall Investments, LLC  
by: W. D. Smith, Secretary  
Troubad, Inc., Sole Mgt.  
Signature of Landowner

Michelle Bach  
Digitally signed by Michelle Bach  
DN: C=US, E=mbach@1784holdings.com,  
O="1784 Holdings, LLC", CN=Michelle Bach  
Date: 2024.03.14 13:01:20-07'00'  
Signature of Applicant or Agent

### Guide: Proposed Use Layout for Special Use Permit Application (required)

The Rockingham County Zoning Ordinance requires Special Use Permit applications to include an accurately scaled proposed use layout. The scaled proposed use layout and any demonstrative materials submitted with the application will become part of the record of the hearing on the application and become legally binding elements of the zoning ordinance and map if the special use permit is approved by the Board of Supervisors.

The accurately scaled proposed use layout shall include the following information as a minimum:

1. Size and shape of parcel of land where use or building is to be located.
2. Location of use of proposed and/or existing buildings---distance from public highways, from adjoining property.
3. Size and shape of proposed and/or existing buildings.
4. Access to and from property.
5. Relation to street and highway intersections.
6. Any planned screening or landscaping.
7. Number and location of off-street parking spaces.
8. Specify proposed use of area (if not contained in building).

Reference Section 17-1003.01 of the Zoning Ordinance located on the County's website for more information and requirements.

## Department of Community Development



### Special Use Permit Case Report 20240407

<b>Applicant</b>	1784 Holdings LLC
<b>Address/Location</b>	Parcel Directly East of Dupont Community Credit Union at 1900 Stone Spring Road
<b>Comprehensive Plan</b>	Stone Spring Urban Development Area/Neighborhood Center
<b>Tax Map#</b>	125-A-7 & 125-A-16B
<b>Present Zoning</b>	B-1 C - General Business District with Conditions
<b>Board Meeting Date</b>	06/12/2024
<b>Requested Use</b>	Mini-storage
<b>Acreage in Parcel</b>	20.542
<b>Acres in Request</b>	1.435
<b>Election District</b>	District 4



## **General Information**

### Overview and Background

The Applicant proposes to construct and manage an approximately 97,296 square foot, 4 story climate controlled mini-storage facility on property located in the Stone Spring Urban Development Area/Neighborhood Center. The project is a proposed 1.435 acres of two adjoining parcels (Tax Map # 125-A-7 & 125-A-16B) which have a combined acreage of 20.542 acres. If this special use permit is approved the applicant would submit a final plat to create the 1.42-acre parcel where the mini-storage facility would be located. Office hours would be 8:00am-6:00pm 7 days a week customer access to the secured building would be 5:00am-10:00pm 7 days a week.

The following are proffered conditions on the property from REZ21-191 that apply to the use mini-storage specifically and to commercial buildings generally. (Approval letter and proffers from REZ21-191 are attached at the end of this report.)

3.(a) Mini-storage facility: Individual units of a Mini storage facility shall be accessed internally. No garage or bay doors will be permitted on the exterior except for one loading dock door for the purpose of loading and unloading trucks of items stored in the interior units. The loading dock shall be screened from direct view of adjoining parcels and streets through the use of landscape screening, decorative fencing, or building design. No outside storage for vehicles or other items will be permitted. No vinyl or metal siding shall be used as siding on the exterior of the building.

5. Commercial buildings and office buildings shall generally be limited to exterior construction of brick, decorative block, stone, drivit, concrete panels, and "hardy plank" or other similar materials. Large commercial buildings shall have a variety of colors, textures, and architectural features that promote a pleasing appearance.

a) Outdoor storage areas, mechanical equipment, utility vaults and trash receptacle/dumpsters shall be screened from view from adjacent street, pedestrian ways and neighboring properties. Such screening may be by landscaping, fencing, other which is architecturally integrated with adjacent buildings.

b) Variation in roof lines shall be accomplished through the use of over-hanging eaves, parapets, popouts, entrance features or height variation.

c) Flat roofs and all roof top equipment will generally be concealed from adjacent street level view by use of parapets, cupolas, dormers, or similar uses.

### Justification Section

Table 17-606 of the County Code allows for the use "Mini-storage facility" by special use permit in the B1 zoning District when within the Urban Development Area with the following supplemental standards:

(a) All storage shall be located entirely within the structure except an outside screened area may be included for storage of unoccupied, operational, recreational vehicles.

(b) No hazardous, toxic, or explosive materials shall be stored on the premises. Signs shall be posted within the facility describing such limitations.

(c) Hours of operation shall be limited to 6:00 a.m. to 9:00 p.m.

(d) No businesses shall be operated inside any unit of the mini-storage facility.

## **Staff and Agency Analysis**

### Building Services

No comment at this point. If the special use permit request is approved, building plans will be reviewed separately.

### Engineering

If your special use request is approved, the proposed project will require an engineered site plan to be submitted for review and approval prior to issuance of the building permit.

### Environmental

No comments at this time. Environmental comments for stormwater management and erosion and sediment control will be held until a site plan has been submitted.

### Fire

This special use request is located within the Port Republic Road Emergency Services Response Station and the Harrisonburg Volunteer Rescue Squad's respective response areas. The Fire Marshal's Office has substantial no concerns with the special use request. Based on the site plan submitted for the special use permit, the fire department access roadways will need to be 26 feet wide to accommodate a fire department ladder truck since the height of the structure is greater than 30 feet. Fire hydrants and fire department connections can be reviewed once the official site plan is submitted.

Additional documentation was provided by the Applicant in reference to this special use request. The Fire Marshal's Office has reviewed the information and saw the proposed site plan has the fire department access roadways greater than 26 feet wide as noted in the previous comments. There are no other comments from the Fire Marshal's Office related to this request.

### Planning

This property is located within the Stone Port Area of the Stone Spring Urban Development Area and is designated as Neighborhood Center. In the Neighborhood Center development is planned for high density mixed use, with buildings placed close to the street and pedestrian accommodations. The proposed use and site layout, along the primary frontage of Stone Spring Road, is not consistent with the traditional neighborhood design principles described for the Stone Port area in the Stone Spring Urban Development Area.

### Public Works

Public Works has no comment at this time. Comments will be made during the site plan review process.

### VDOT

- 1) The proposed site would use the existing entrance to Dupont Credit Union as a shared entrance.
- 2) The existing commercial entrance has an existing right turn lane/taper and there are no other offsite improvements that would be required for the expected increased traffic generation of the proposed use.
- 3) A second entrance is shown on private Ridge Port Drive. This street could be considered to be public street in the future and therefore this proposed entrance should be designed to meet all applicable VDOT standards. VDOT will work with the developer at the site plan phase and review the proposed entrance design.
- 4) A VDOT Land Use Permit will be required for all the work to be completed within the VDOT right of way including the proposed sidewalk.

### VA Dept. of Health Environmental

No comments from the local health department.

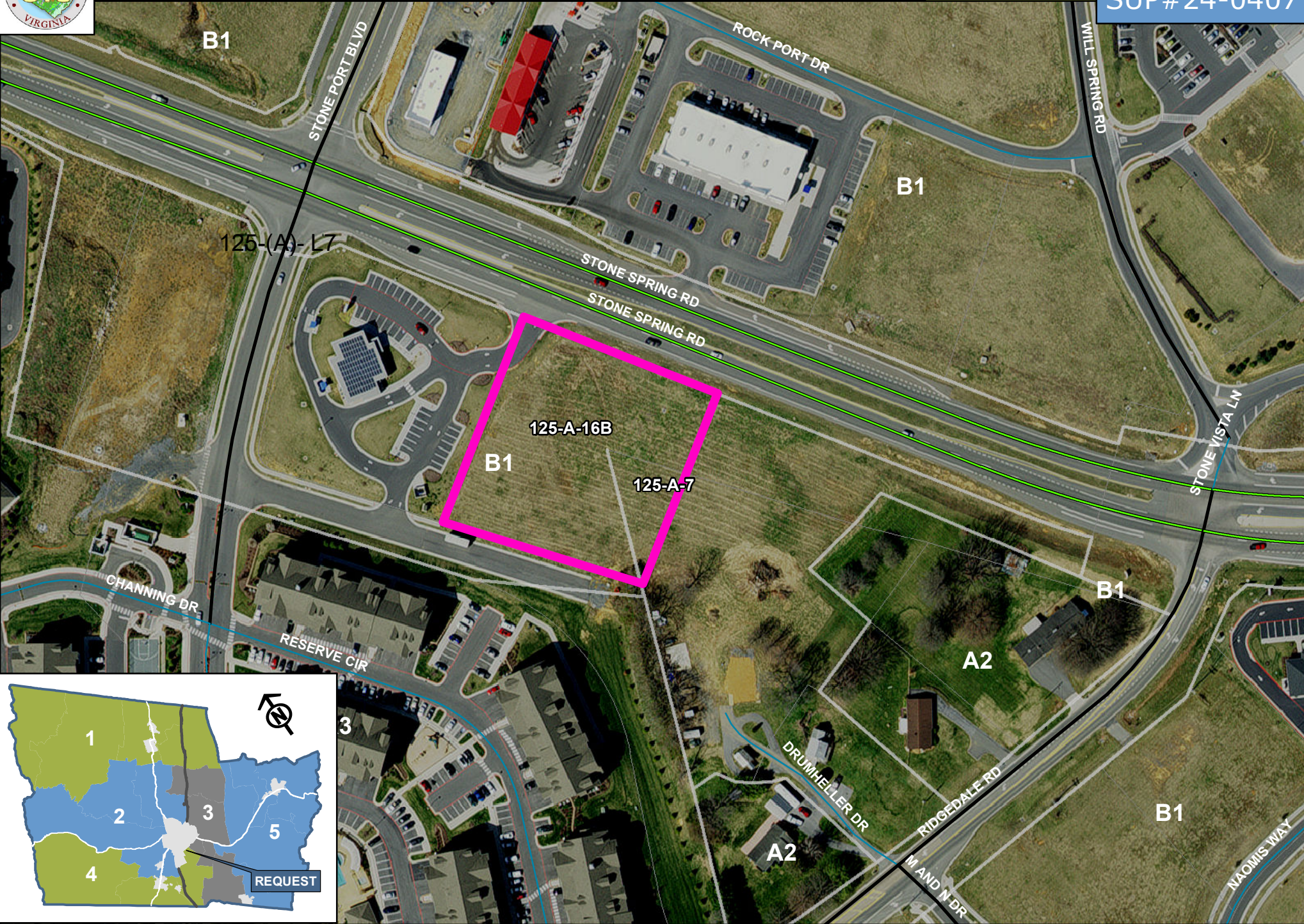




# 1784 Holdings LLC Special Use Permit Request



SUP#24-0407





**1784 Holdings LLC**  
**East of the Southeast Corner of Stone Spring Rd & Stone Port Rd**  
**“Stone Spring Road Self Storage”**

**Project Narrative for SUP**

6/5/24 Revised



**A. Property Location:**

The subject property (the “Property”) is vacant land encompassing approximately 1.435 acres. The Property is located South of Stone Spring Rd and East of Stone Port Blvd, in unincorporated Rockingham County. The Property consists of a portion of APN nos. 125-A-7 & 125-A-16B.

The Property is zoned General Business (B1) and is part of the Stone Port Neighborhood within the Stone Spring Urban Development Plan. The Property is designated as Lot 26 in the Stone Port Development Master Plan. The surrounding parcels to the north, east, and west are also zoned B1 and are developed as commercial uses or are vacant land. There is a multi-family residential project zoned R3 to the south across Ridge Port Drive that is developed with 3 and 4 story buildings, located approximately 90 feet from the Property line.

**B. Purpose of Request:**

1784 Holdings LLC (the “Applicant”) is seeking Special Use permit approval for the proposed self-storage facility consistent with Rockingham County’s Zoning Ordinance (the “Code”) to allow the development of a climate-controlled self-storage facility.

**C. Applicant Information:**

Established in 2013, 1784 Holdings LLC is committed to establishing the highest standards within the self-storage industry through state-of-the-art construction, compatible architectural design, professional management, and enhanced security. Based in Scottsdale, Arizona, the Applicant intends to fulfill the growing demand for quality storage in vibrant regions throughout the U.S.

The project team includes the following:

**DEVELOPER/APPLICANT**

**1784 Holdings LLC**

Michelle Bach  
509-669-7946  
mbach@1784holdings.com

**CIVIL ENGINEER**

**Koontz Bryant Johnson Williams, Inc**

Simon Mueller  
737-213-6699  
simon@kbjwgroup.com

**ZONING ATTORNEY**

**Miles & Stockbridge**

Maxwell Wiegard  
804-905-6932  
mwiegard@MilesStockbridge.com

**D. Project Description:**

The Applicant proposes to construct and manage an approximate 97,296 square foot, 4-story climate controlled self-storage building. The building architecture will be designed to emulate a contemporary office building versus a traditional storage facility. The materials and color palette chosen for the project will provide a more contemporary design consistent and compatible with a more urban office building aesthetic.

The site plan complies with Rockingham County Code ("Code") regulations, providing setbacks of 63-feet from the east property line, 22-feet from west property line, 29-feet from rear along Ridge Port Drive, and 67-feet from the front along Stone Spring Rd. The developer is required to dedicate 25-feet along Stone Port Road to Rockingham County for future right-of-way. There are a several easements within the northern portion of the Property requiring the building to be setback significantly from Stone Spring Road. These easements include a 20' private storm drainage easement, two 20' private storm drainage easements within the same area, and a 30' public force main and waterline easement. Access from Stone Spring Road is provided through an existing driveway easement shared with the bank to the west, which also impacts site circulation options and the possible building location on the Property. These easements along Stone Spring Road are depicted in **Exhibit A** below.

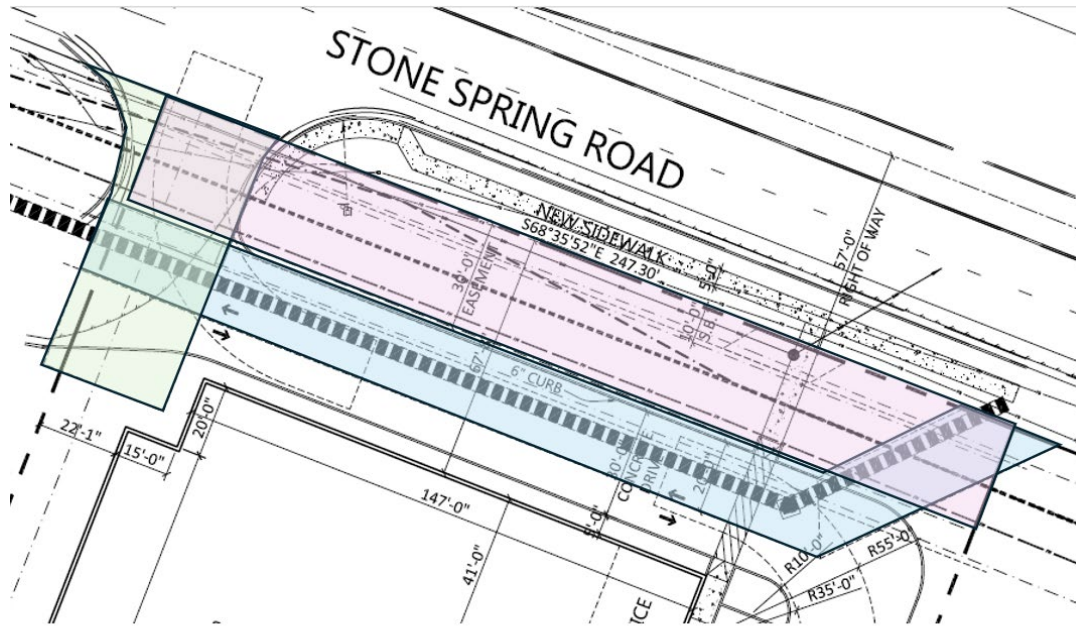


Exhibit A - Easements

While the Rockingham County Stone Spring Redevelopment Area Plan (“UDA Plan”) recommends buildings on this parcel be located closer to Stone Spring Road with parking in the rear, the onsite easements restrict the location of buildings on the Property. building has been located as close as possible to Stone Spring Road with parking and loading located on the east side of the Property, which allows for the most efficient use of the Property in compliance with the UDA Plan, providing a buffer for the residential development to the south from the parking and loading areas. Locating the parking and loading directly across Ridge Port Drive at the rear of the building does not provide the most compatible site design given the adjacent residential use.

The proposed building height is 50’ 4”, lower than the permitted maximum 60 feet for properties within the UDA Plan area. All rooftop equipment will be screened from street view by an approximate 4- to 5- foot parapet wall, beyond the top of roof, in compliance with the UDA Plan and Rockingham County Zoning Ordinance building heights.

Site access is proposed through the existing shared driveway off Stone Spring Rd, currently connected to the Property, and a secondary access driveway from Ridge Port Drive along the east property line. The Ridge Port Drive driveway is located 284 feet from the bank driveway to the west, in compliance with driveway spacing requirements in Rockingham County. Customer parking will be provided on the east side of the building adjacent to the 1,000 square foot Office and interior loading area. Windows will be installed between the office loading area to allow on-site staff to monitor customer loading activities. There are 7 parking spaces provided, including 1 ADA space, for customers and employees on the north side of the building, which exceeds the required parking for the facility. Parking calculations are included in the site plan data table. All parking and loading will be screened from view of the right-of-way by trees planted along the eastern property line as shown in the landscape plan and renderings provided with this application and shown in Exhibit B below. The proposed site design includes 33% landscape coverage, where only 10% is required.

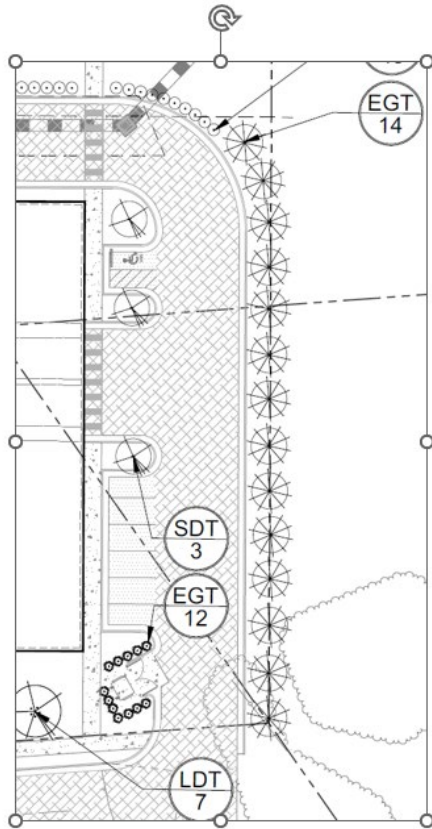


Exhibit B – Landscape Screening

The trash enclosure is located along the north-east side of the building and will be screened by a masonry wall with metal doors and trees planted along the eastern property line. Only on-site management have access to the trash enclosure and customers are not permitted to use it.

Exterior lighting on site will be wall mounted only at a height no greater than 10 feet, shielded and downward facing to eliminate impacts to surrounding properties. Photometric plans for the proposed development will be provided with the site plan submittal and clearly demonstrate that lighting will not spill onto adjacent properties.

The proposed office hours are 8 am to 6 pm, seven days a week. Keypad entry is required for customers to access the secured building from 5 am to 10 pm, seven days a week. The facility will be managed by employees that are on site during office hours. The facility will be monitored 24/7 by a security company using a state-of-the-art video security system on the interior and exterior of the building.

The proposed use creates fewer vehicle trips per day when compared to other commercial uses permitted in the B1 zoning district and will have less of an impact on the surrounding area and roadway systems.

This type of facility has low water and sewer use given the low number of customer trips per day to the facility and employees on the Property and will have limited impacts on the County's existing sewer infrastructure and water supply.

The following table further details the proposed development of the property.

REGULATIONS	REQUIRED	PROPOSED
Height	60 feet (within UDA)	50' 4"
Front setback	10 feet	67' 8"
Rear setback	0 feet	29'
Side Interior setback (east)	0 feet	63' 3"
Side Interior setback (west)	0 feet	22' 1"
Parking Spaces	5 spaces	7 spaces



**E. Comprehensive Plan Conformance:**

***Goal 10. Preserve and Improve Free Flow of Traffic and Improve the Safety of the Road System***

Response: Due to the low traffic volume associated with self-storage facilities compared to other commercial uses, the proposed facility will have minimal impact on current streets services levels. With two driveway locations, vehicular traffic from the facility will be dispersed between the two adjacent roadways. The nature of the use and proposed site design will help preserve and improve traffic flow on the local roadway system.

***Goal 11. Preserve/Improve Accessibility of Non-Motorized Traffic (pedestrians, bicycles, horses, buggies)***

Response: The proposed self-storage facility will improve accessibility of non-motorized traffic with the addition of sidewalks along Stone Spring Rd and Ridge Port Drive. This will provide connection points to future development on adjacent property where sidewalks will be added to improve walkability and accessibility within the overall County pedestrian circulation system.

**F. Stone Spring UDA Plan Conformance**

***Guiding Principles for Traditional Neighborhood Design encourage flexibility for innovation and development predictability.***

***Connected sidewalks with clear pedestrian path, street trees, and lighting.***

Response: The proposed development will include sidewalks along Stone Spring Rd and Ridge Port Dr, as well as street trees wherever possible to provide shade and enhance the pedestrian environment.

***Greater density that includes a mix of dwelling units and commercial uses.***

Response: With a growing population downsizing and moving toward a turn-key lifestyle, the need for high-quality self-storage options close to home has become a necessity. The proposed self-storage facility will be a valuable addition to the neighborhood, providing nearby, convenient, and secure storage space for the existing and growing number of multi-family residential properties and businesses.

**G. Relationship to Surrounding Properties**

The property is situated in a commercially vibrant area along Stone Spring Rd, surrounded by a range of complementary businesses, retail and service uses. In comparison to other commercial activities, the proposed self-storage use generates very low vehicular traffic, which makes it compatible with the existing adjacent uses, with minimal impact on the surrounding area and proximate to residential developments that will benefit from the storage use.

To the south of the Property is a multi-family development across Ridge Port Drive which is 50-feet wide. The existing multi-family buildings to the south are 3 to 4 stories tall and will be a

distance of 115-feet from the proposed self-storage facility which will have a similar building massing and height. The building setback area on the Property will be landscaped and the building architecture will be four sided, designed to look similar to an office building with significant glazing and a mix of building materials and colors. There will be no visibility through the windows on the rear side of the building both in or out, providing privacy for the residential development across the street.

<b>Direction</b>	<b>Zoning</b>	<b>Type of Development</b>
North	B1	Single story retail stores and car wash (across State Route 726)
East	B1	Vacant lot
South	R3	3-4 story multi-family development
West	B1	Single story bank building

#### **H. Circulation System**

Access to the Property is through an existing 35' private ingress and egress driveway on Stone Spring Rd, which is shared with a bank property to the west. This driveway will serve as the main entrance for customers, providing them with convenient access to the interior pull-in loading area located on the east side of the building. Additionally, a proposed 30-foot driveway at the rear of the Property will connect to Ridge Port Drive, which is currently a private roadway. Given self-storage facilities are low traffic generating uses, the project will have very minimal impact on the surrounding roadway system.

#### **I. Development Schedule (Phasing)**

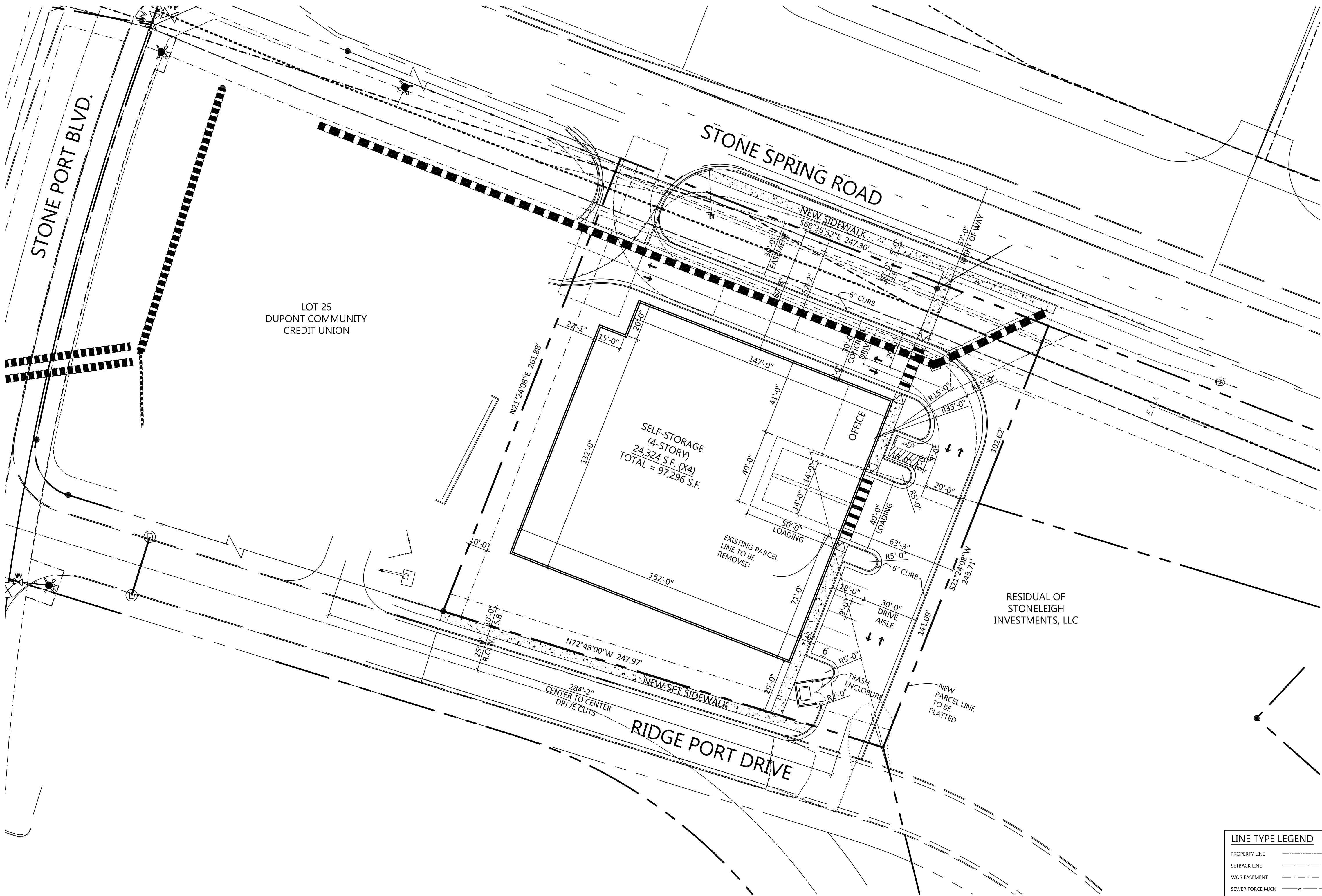
The Applicant intends to construct the facility in a single phase but reserves the ability to develop in phase if needed. The Applicant will install the required retention, landscaping, and other site improvements upon construction of the Property.

#### **J. Conclusion**

This development will provide a needed service to area residents within close distance. More importantly, it preserves a high quality of life without the impacts that accompany other commercial uses. The intended use of the Property supports the goals of Rockingham County's Comprehensive Plan 2020 and Beyond and the UDA Plan. The proposed development is compatible and consistent with the surrounding area and the standards of Rockingham County Code of Ordinances.

# ROCKINGHAM SELF-STORAGE

LOT 26  
HARRISONBURG, VIRGINIA



SITE PLAN  
SCALE: 1" = 30'-0"

PROJECT DIRECTORY	
DEVELOPER:	
1784 HOLDINGS, LLC	
8777 NORTH GAINNEY CENTER DRIVE, SUITE 191	
SCOTTSDALE, AZ 85258	
POINT OF CONTACT: MICHELLE BACH	
PHONE: 509.669.7946	EMAIL: mbach@1784holdings.com
CIVIL ENGINEER/LANDSCAPE ARCHITECT:	
KOONTZ BRYANT JOHNSON WILLIAMS, INC.	
1703 NORTH PARHAM ROAD, SUITE 202	
HENRICO, VA 23229	
POINT OF CONTACT: SIMON MUELLER	
PHONE: 804.971.1886	EMAIL: simon@kbjwgroup.com
LAND USE CONSULTANT:	
NIMBLE CONSULTING, LLC	
PO BOX 45294	
PHOENIX, AZ 85064	
POINT OF CONTACT: JESSI RAY	
PHONE: 602.510.3654	EMAIL: jessi@nimbleconsulting.llc

SITE DATA		
ADDRESS	LOT 26	
JURISDICTION	ROCKINGHAM COUNTY	
APN	125-A-7, 125-A-16B	
NET ACRES / S.F.	1.435 ACRES (62,508 S.F.)	
EXISTING ZONING	B-1 (GENERAL BUSINESS)	
PROPOSED ZONING	B-1 W/SPECIAL USE PERMIT	
EXISTING LAND USE	VACANT	
PROPOSED LAND USE	SELF STORAGE	
CONSTRUCTION TYPE	II-B	
OCCUPANCY TYPE	S-1 (STORAGE), B (BUSINESS)	
BUILDING HEIGHT ALLOWED	45 FEET IN B-1 / 60 FEET WITHIN UDA	
BUILDING HEIGHT PROPOSED	50'-4" FEET	
BUILDING AREA (4-STORY) WITH 1,000 SF OFFICE AREA	97,296 S.F.	
BUILDING SETBACKS (PER SECTION 33-273)		
	REQUIRED	PROVIDED
FRONT SETBACK	10 FEET	67'-8"
SIDE INTERIOR SETBACK (WEST)	0 FEET	22'-1"
SIDE INTERIOR SETBACK (EAST)	0 FEET	63'-3"
REAR SETBACK	0 FEET	29'-0"
LANDSCAPE CALCULATION		
TOTAL LANDSCAPE REQUIRED: 62,508 S.F. X 0.10 = 6,251 S.F.		6,251 S.F. (10 %)
TOTAL LANDSCAPE PROVIDED		20,763 S.F. (33%)
STANDARD PARKING REQUIRED: MINI-STORAGE 3 SPACES PER 1,000 SF OF GROSS OFFICE AREA, PLUS 1 SPACE PER EMPLOYEE		5 SPACES
STANDARD PARKING PROVIDED		6 SPACES
ADA PARKING REQUIRED		1 SPACES
ADA PARKING PROVIDED		1 SPACES
LOADING PARKING PROVIDED (INTERIOR)		2 SPACES

PROJECT DESCRIPTION		
4-STORY CLIMATE-CONTROLLED SELF-STORAGE		
COUNTY	ROCKINGHAM	
CITY	HARRISONBURG	
STATE	VIRGINIA	
ISSUE DATE		
SUP	SPECIAL USE PERMIT	06-05-2024
SUP	SPECIAL USE PERMIT	03-21-2024
SP	PRE-APPLICATION	01-22-2024






RENDER PERSPECTIVE - NORTH EAST VIEW



RENDER PERSPECTIVE - SOUTH EAST VIEW



RENDER PERSPECTIVE - SOUTH WEST VIEW



Architecture  
Interior Design

Engineering  
Industrial

TELE **602.441.4505** FAX  
901 E Madison St, Phoenix, AZ 85034  
[www.eapc.net](http://www.eapc.net)

CONSULTANTS

CLIENT

**1784** Holdings

PROJECT DESCRIPTION

4-STORY CLIMATE  
CONTROLLED SELF  
STORAGE

CITYROCKINGHAM  
STATEVIRGINIA

ISSUE DATES

PRELIMINARY -  
NOT FOR  
CONSTRUCTION

SUP	SPECIAL USE PERMIT	05-28-2024
SUP	SPECIAL USE PERMIT	03-21-2024
SP	PRE-APPLICATION	01-22-2024
MARK	DESCRIPTION	DATE

PROJECT NO:20242140  
DRAWN BY:AB  
CHECKED BY:MH  
COPYRIGHT:  
All plans, specifications, computer files, field data, notes  
and other documents and instruments prepared by EAPC  
as instruments of service shall remain the property of  
EAPC. EAPC shall retain all common lay, statutory and  
other reserved rights, including the copyright there to.

STAMP

DRAWING TITLE

RENDERS

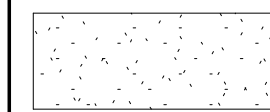
**A.405**



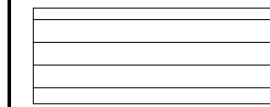
Revit Version: 2023  
Plot Date: 6/6/2024 10:27:11 AM

PRELIMINARY - NOT FOR CONSTRUCTION		
SUP	SPECIAL USE PERMIT	05-28-2024
SUP	SPECIAL USE PERMIT	03-21-2024
SP	PRE-APPLICATION	01-22-2024
MARK	DESCRIPTION	DATE

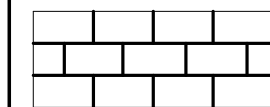
EXTERIOR FINISHES:



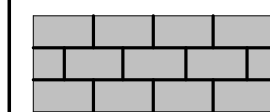
EIFS COLOR 1  
MEDIUM FINISH INTEGRAL COLOR TO MATCH  
DUNN EDWARDS COLOR DEC791 CLOUD



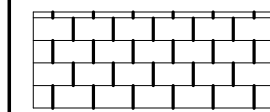
EIFS COLOR 2  
MEDIUM FINISH INTEGRAL COLOR, SCORED,  
TO MATCH CUSTOM SHEWIN WILLIAMS COLOR AD CHRIS BRONZE



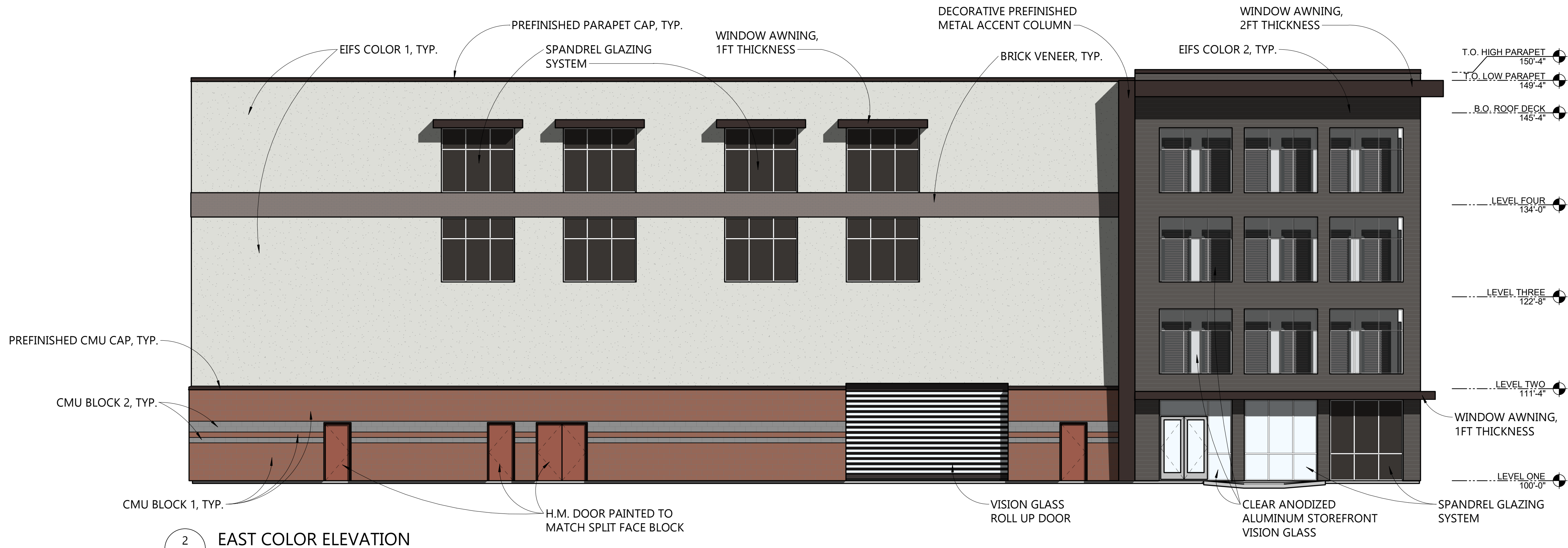
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SPLIT FACE BLOCK, 8X8X16, OLD CASTLE MASONRY  
COLOR GARNETT (MID-ATLANTIC)



CMU BLOCK 2  
SPLIT FACE BLOCK, 8X8X16, OLD CASTLE MASONRY  
COLOR SLATE GREY

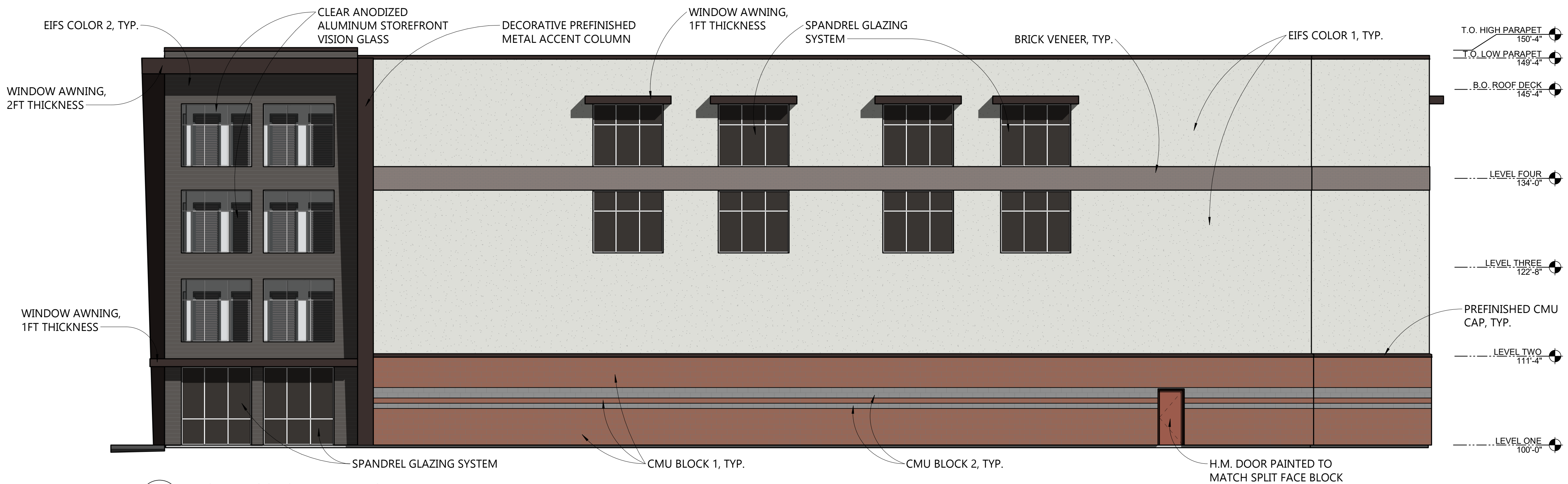


BRICK VENEER  
SUMMIT BRICK  
COLOR IRON MOUNTAIN GRAIN



2 EAST COLOR ELEVATION

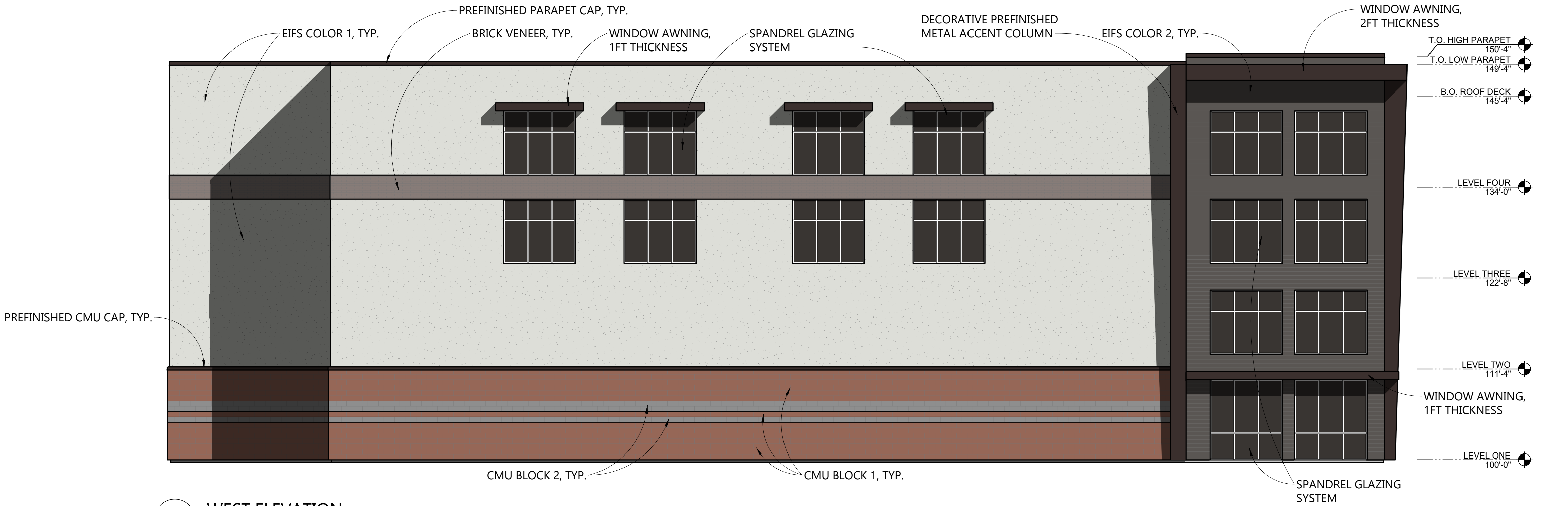
A-403 1/8" = 1'-0"



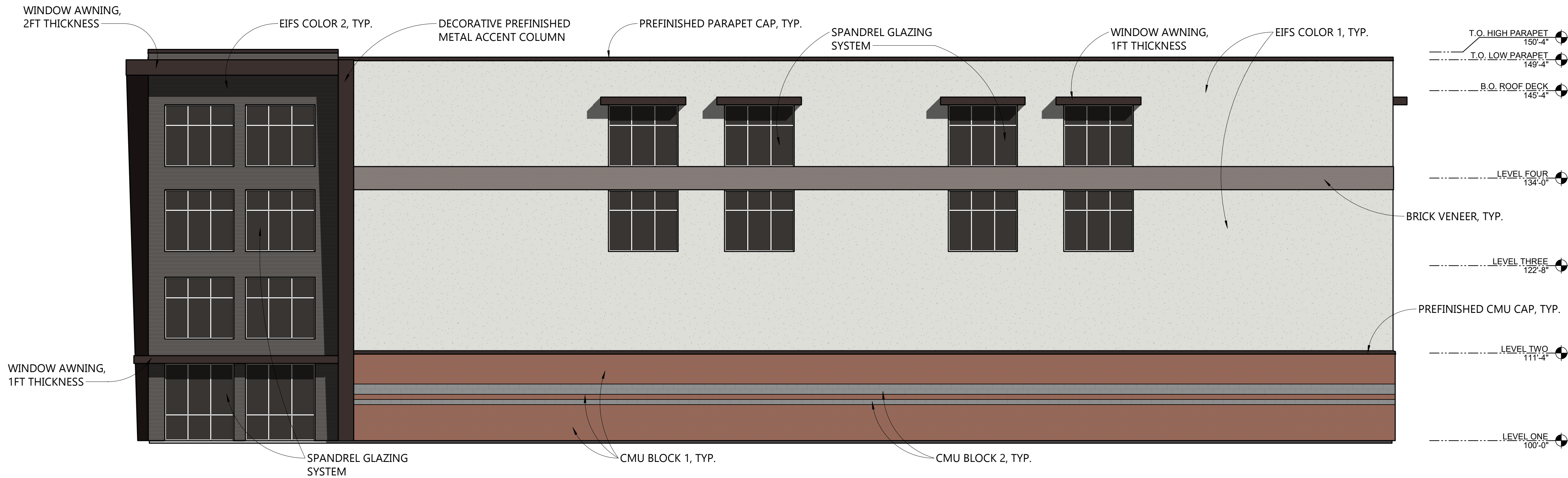
1 NORTH COLOR ELEVATION

A-403 1/8" = 1'-0"

Revit Version: 2023  
Plot Date: 6/24/2024 11:35:02 AM

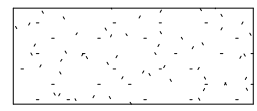


2 WEST ELEVATION  
A.404 1/8" = 1'-0"

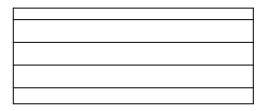


1 SOUTH ELEVATION  
A.404 1/8" = 1'-0"

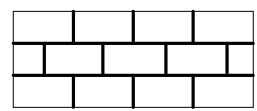
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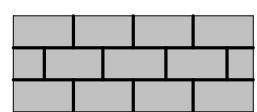
EIFS COLOR 1  
MEDIUM FINISH INTEGRAL COLOR TO MATCH  
DUNN EDWARDS COLOR DEC791 CLOUD



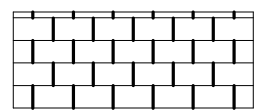
EIFS COLOR 2  
MEDIUM FINISH INTEGRAL COLOR, SCORED,  
TO MATCH CUSTOM SHEWIN WILLIAMS COLOR AD CHRIS BRONZE



CMU BLOCK 1  
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COLOR GARNETT (MID-ATLANTIC)



CMU BLOCK 2  
SPLIT FACE BLOCK, 8X8X16, OLD CASTLE MASONRY  
COLOR SLATE GREY



BRICK VENEER  
SUMMIT BRICK  
COLOR IRON MOUNTAIN GRAIN



Architecture Engineering  
Interior Design Industrial

TELE **602.441.4505** FAX

901 E Madison St, Phoenix, AZ 85034

www.eapc.net

#### CONSULTANTS

#### CLIENT

**1784** Holdings

PROJECT DESCRIPTION  
4-STORY CLIMATE  
CONTROLLED SELF  
STORAGE

CITY ROCKINGHAM  
STATE VIRGINIA

#### ISSUE DATES

PRELIMINARY -  
NOT FOR  
CONSTRUCTION

SUP	SPECIAL USE PERMIT	05-28-2024
SUP	SPECIAL USE PERMIT	03-21-2024
SP	PRE-APPLICATION	01-22-2024
MARK	DESCRIPTION	DATE

PROJECT NO: 20242140  
DRAWN BY: AB  
CHECKED BY: MH

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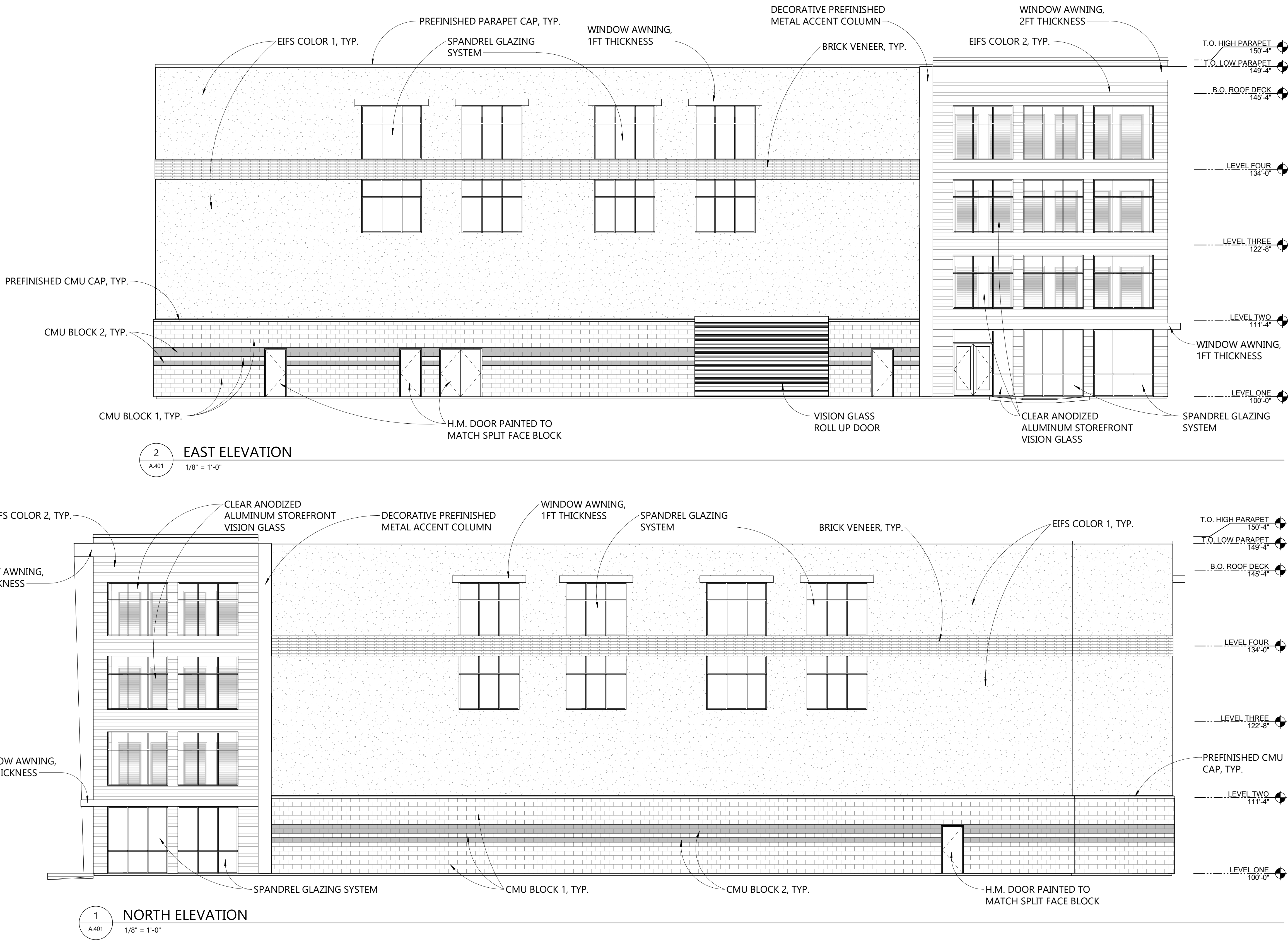
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ELEVATIONS

**A.404**



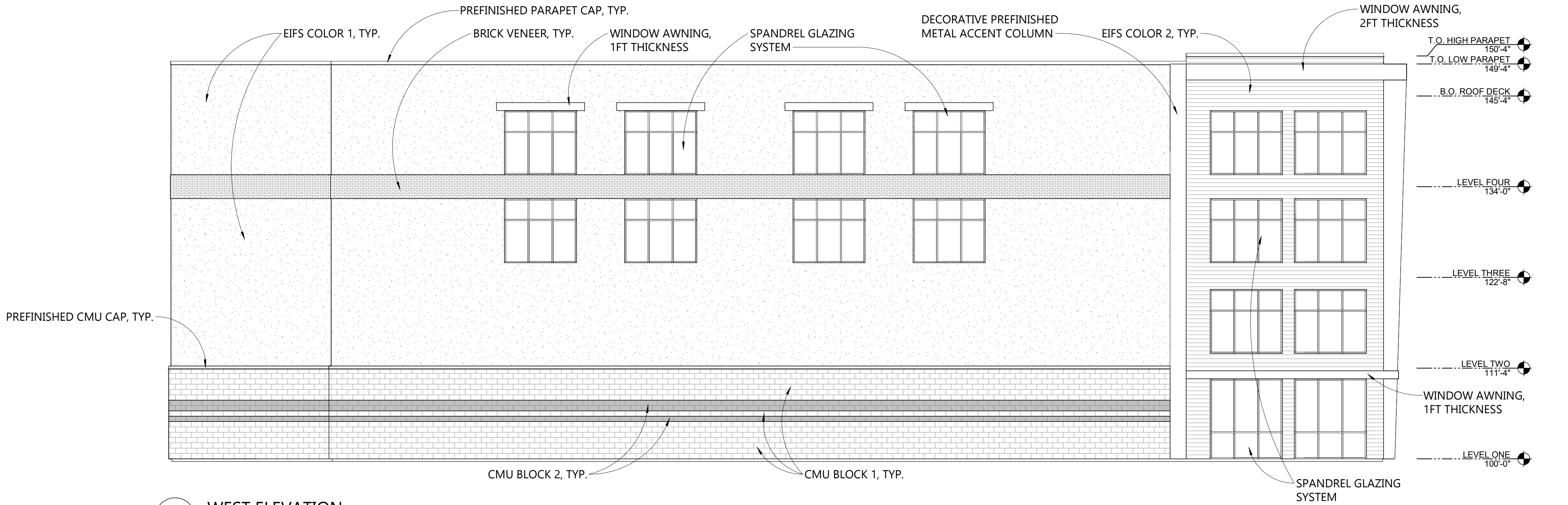
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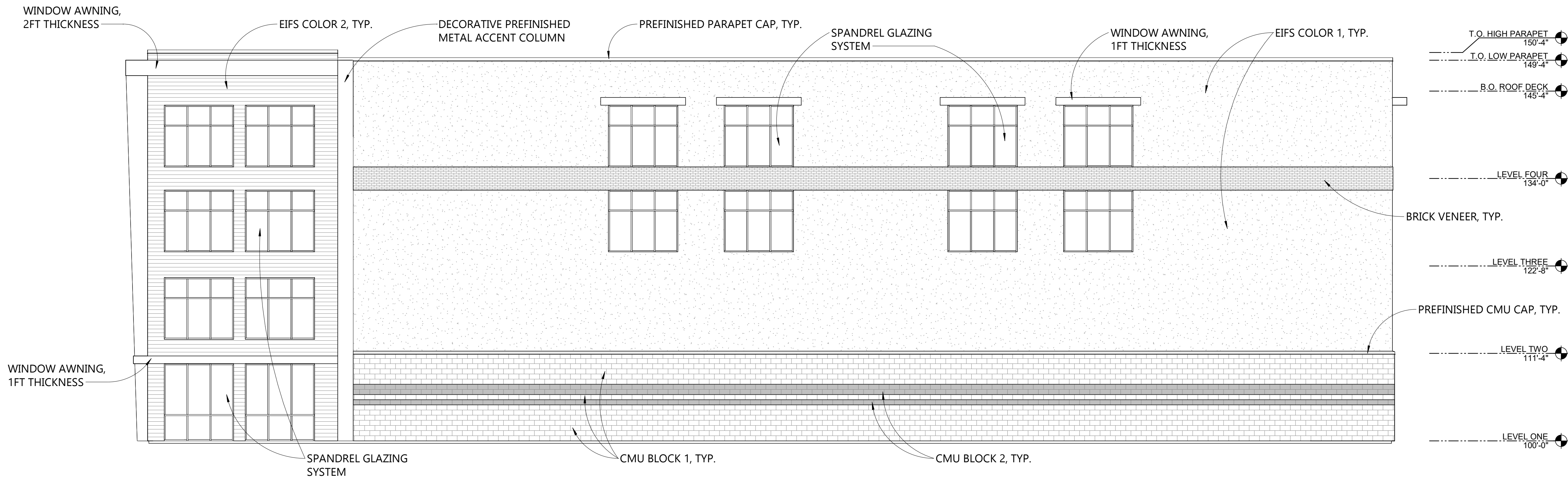
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SUP	SPECIAL USE PERMIT	03-21-2024
SP	PRE-APPLICATION	01-22-2024
MARK	DESCRIPTION	DATE



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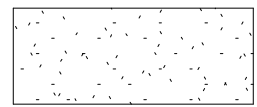


2 WEST ELEVATION  
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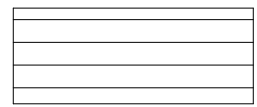


1 SOUTH ELEVATION  
A-402 1/8" = 1'-0"

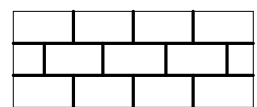
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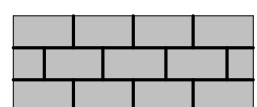
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MEDIUM FINISH INTEGRAL COLOR TO MATCH  
DUNN EDWARDS COLOR DEC791 CLOUD



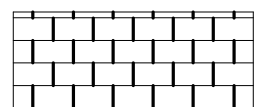
**EIFS COLOR 2**  
MEDIUM FINISH INTEGRAL COLOR, SCORED,  
TO MATCH CUSTOM SHEWIN WILLIAMS COLOR AD CHRIS BRONZE



**CMU BLOCK 1**  
SPLIT FACE BLOCK, 8X8X16, OLD CASTLE MASONRY  
COLOR GARNETT (MID-ATLANTIC)



**CMU BLOCK 2**  
SPLIT FACE BLOCK, 8X8X16, OLD CASTLE MASONRY  
COLOR SLATE GREY



**BRICK VENEER**  
SUMMIT BRICK  
COLOR IRON MOUNTAIN GRAIN



Architecture Engineering  
Interior Design Industrial

TELE **602.441.4505** FAX

901 E Madison St, Phoenix, AZ 85034

www.eapc.net

CONSULTANTS

CLIENT

**1784** Holdings

PROJECT DESCRIPTION  
4-STORY CLIMATE  
CONTROLLED SELF  
STORAGE

CITY ROCKINGHAM  
STATE VIRGINIA

ISSUE DATES

PRELIMINARY -  
NOT FOR  
CONSTRUCTION

SUP	SPECIAL USE PERMIT	05-28-2024
SUP	SPECIAL USE PERMIT	03-21-2024
SP	PRE-APPLICATION	01-22-2024
MARK	DESCRIPTION	DATE

PROJECT NO: 20242140

DRAWN BY: AB

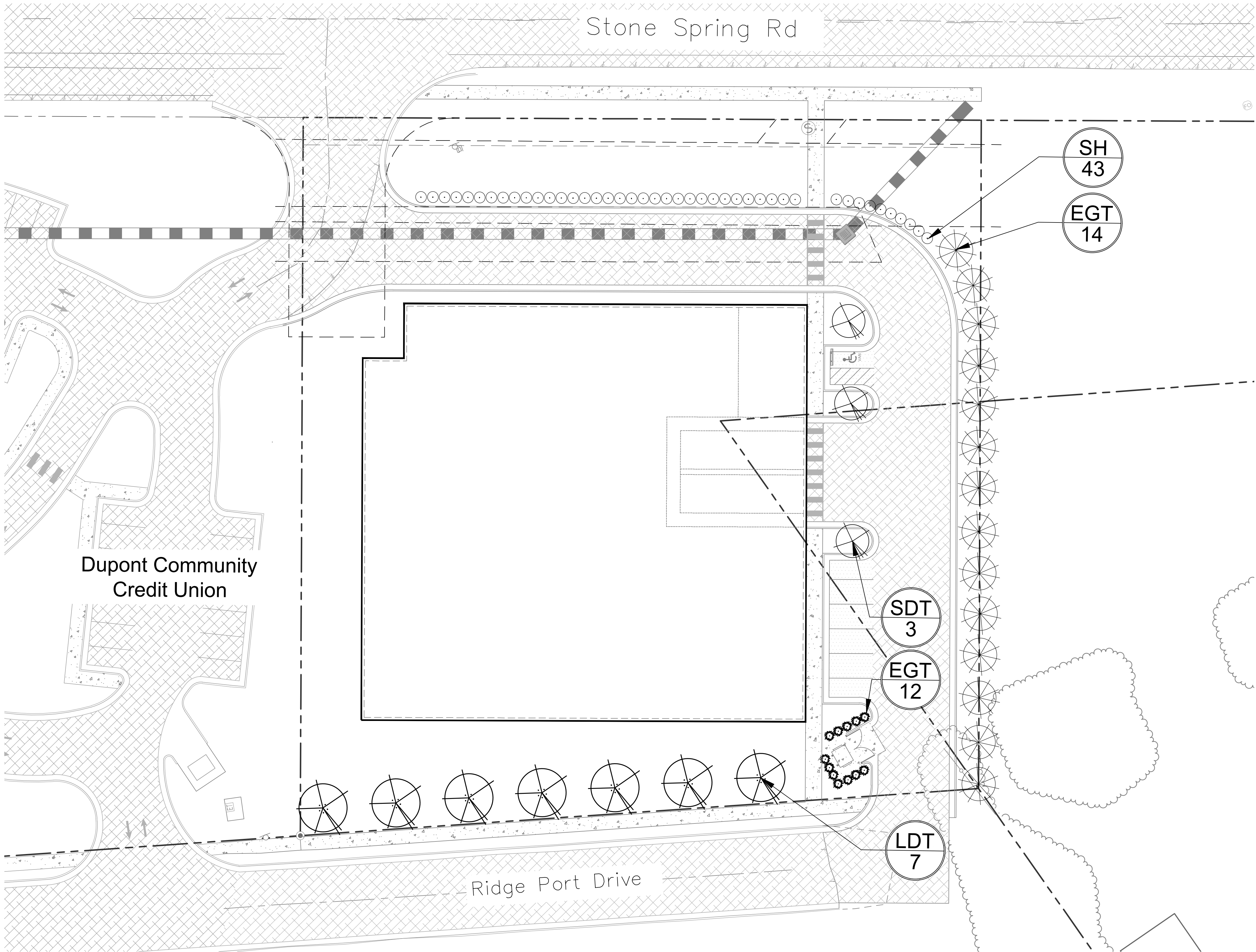
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STAMP

DRAWING TITLE  
BUILDING ELEVATIONS

**A.402**



Dupont Community  
Credit Union

Ridge Port Drive

Stone Spring Rd

**MISS UTILITY**

- CALL VIRGINIA MISS UTILITY, "ONE CALL" AT 811 THREE (3) DAYS PRIOR TO ANY DIGGING.
- NOTE:**
- IT IS THE CONTRACTOR'S RESPONSIBILITY FOR CONTACTING VIRGINIA MISS UTILITY PRIOR TO ANY DEMOLITION OR CONSTRUCTION BEGINS.
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL UTILITIES, VAULTS, UNDERGROUND STRUCTURES, ETC. BEFORE DEMOLITION OR CONSTRUCTION BEGINS. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR/ REPLACE ANY DAMAGED UTILITIES, STRUCTURES, DURING DEMOLITION AND CONSTRUCTION.



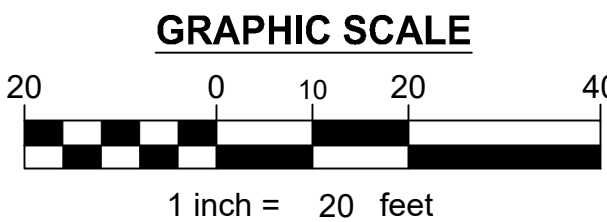
**GENERAL NOTES**

- ALL PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND, INCLUDING ELECTRIC, TELEPHONE, AND CATV (SEE SITE UTILITY PLAN).
- ANY SIGN IN EXCESS OF EIGHT (8) SQUARE FEET REQUIRES A PERMIT. PERMIT MUST BE OBTAINED THROUGH BUILDING INSPECTIONS DEPARTMENT.
- NO LANDSCAPING OF ANY TYPE SHALL BE PLACED WITHIN A THREE FOOT RADIUS OF ANY FIRE HYDRANT, FIRE PUMP TEST HEADER, FIRE DEPARTMENT SPRINKLER SYSTEM CONNECTION, FIRE DEPARTMENT STANDPIPE CONNECTION OR FIRE SUPPRESSION CONTROL VALVE. LANDSCAPING IN THE AREA OF FIRE HYDRANTS, FIRE PUMP TEST HEADERS, FIRE DEPARTMENT SPRINKLER SYSTEM CONNECTIONS OR FIRE DEPARTMENT STANDPIPE CONNECTIONS SHALL BE OF THE TYPE THAT WILL NOT ENCR OACH ON THE REQUIRED THREE FOOT CLEAR RADIUS ON MATURITY OF THE LANDSCAPING
- NO TREE SHALL BE PLACED WITHIN A WATER AND SANITARY SEWER EASEMENT OR ANY CLOSER THAN TEN FEET (10') TO ANY PUBLIC SANITARY SEWER OR WATER IMPROVEMENT.
- ALL TREES IN PARKING AREAS TO BE MAINTAINED WITH A MINIMUM 5' BRANCHING HEIGHT (LIMBED UP TO 5' MINIMUM).
- ALL JUNCTION AND/OR ACCESS BOXES, WHEN LOCATED ON SITES ALONG DESIGNATED ROADS, SHALL BE SCREENED FROM VIEW WITH LANDSCAPING. SUPPLEMENTAL PLANTINGS SHALL BE PROVIDED AS REQUIRED TO PROVIDE THIS SCREENING PRIOR TO CERTIFICATE OF OCCUPANCY.

**LANDSCAPE NOTES**

- PER THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) ROAD DESIGN MANUAL, APPENDIX B(1), PAGE B(1)-45, TREES THAT OVERHANG THE LINE OF SIGHT OF ANY VDOT RIGHT OF WAY MUST BE LIMBED UP TO A MINIMUM OF SEVEN FEET(7') TO MAINTAIN REQUIRED SIGHT DISTANCE.
- PER THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) ROAD DESIGN MANUAL, APPENDIX A(1), PAGE A(1)-71, TREES THAT OVERHANG SIDEWALKS MUST BE MAINTAINED LIMBED UP SEVEN FEET(7') FOR PEDESTRIAN SAFETY.
- NO PLANTING WHICH OBSTRUCTS VISION BETWEEN 30" AND 8' ABOVE THE GROUND LEVEL SHALL BE PERMITTED WITHIN THE SIGHT DISTANCE LINE.

**NOTE:**  
THIS PLAN IS FOR LANDSCAPE PURPOSES  
ONLY. REFER TO CIVIL ENGINEERING PLANS  
FOR DETAILED SITE INFORMATION.



**KOONTZ BRYANT  
JOHNSON WILLIAMS**  
1703 N. Parham Rd. Suite 202  
Henrico, Va 23229  
(804) 740-9200  
FAX (804) 740-7338  
www.KBJWgroup.com



NO.	DATE	REVISIONS DESCRIPTION	POST APPROVAL
DESIGNED JKG		DRAWN JKG	CHECKED GLS

**ROCKINGHAM SELF-STORAGE**  
DISTRICT 4  
ROCKINGHAM COUNTY, VIRGINIA  
**CONCEPTUAL LANDSCAPE**

**SCALE:** 1"=20'  
**DATE:** JUNE 5, 2024  
**PROJECT:** 23-29005-001

**L1.1**



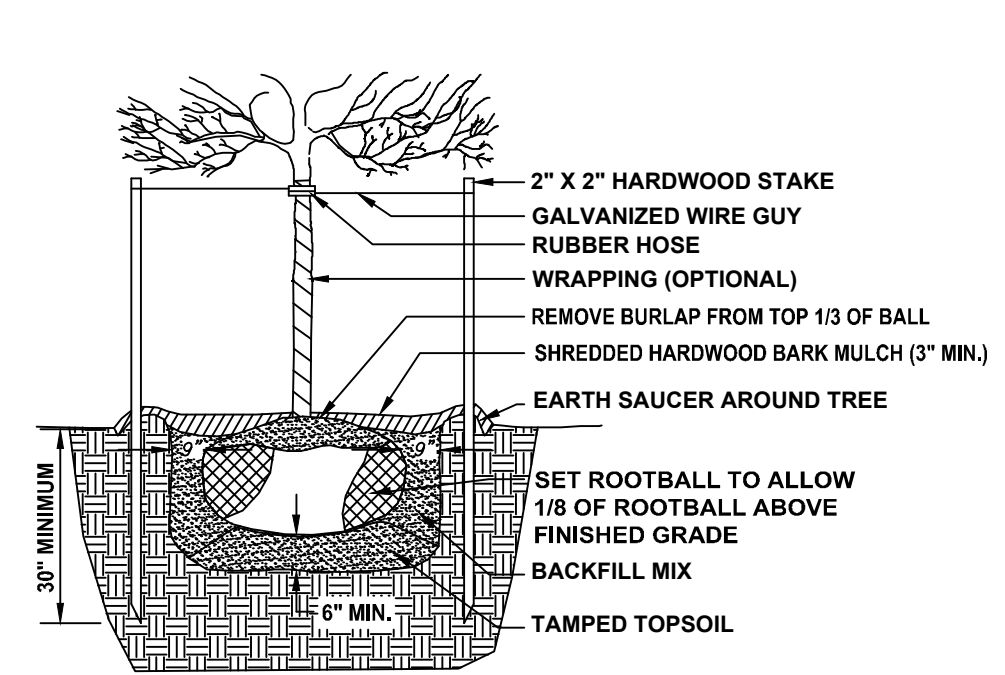
LANDSCAPE PLANTING NOTES

PLANTING

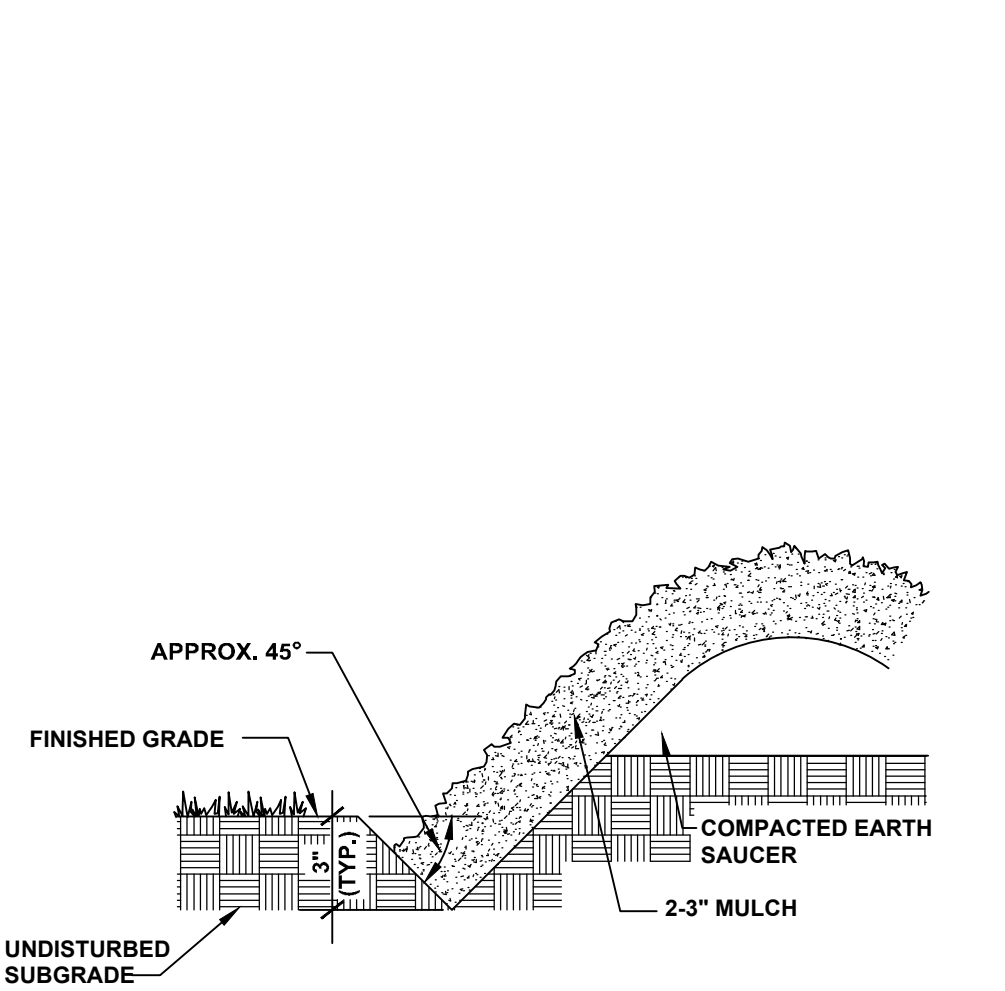
GENERAL CONDITIONS:  
1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING ALL PLANT MATERIALS SHOWN ON PROJECT PLANS AND ON THE PLANT LIST. PLANT LIST QUANTITIES ARE FOR REFERENCE AND CONVENIENCE ONLY. QUANTITIES REPRESENTED BY ACTUAL PLAN PLANT COUNT SHALL PREVAIL AND SHALL BE QUANTITIES REQUIRED TO BE PLANTED BY THE CONTRACTOR. LANDSCAPE CONTRACTOR SHALL INVESTIGATE SOURCES OF SUPPLY FOR AVAILABILITY OF SPECIFIED PLANTS AND BY SUBMITTING A BID, AGREES THAT SUCH PLANTS WILL BE AVAILABLE FOR INSTALLATION ON THIS PROJECT PER THE CURRENT SCHEDULE. IF PLANT MATERIAL SPECIFIED IS UNAVAILABLE, LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE AND A SUBSTITUTE OR OTHER ACTION WILL BE TAKEN.  
2. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE (1) YEAR, COMMENCING ON THE DATE OF INITIAL ACCEPTANCE. ALL PLANTS SHALL BE ALIVE, HEALTHY AND IN SATISFACTORY GROWTH AT THE END OF THE GUARANTEE PERIOD. ANY PLANT THAT IS 25% OR MORE DEAD SHALL BE CONSIDERED DEAD AND SHALL BE REPLACED AT NO CHARGE TO THE OWNER.  
3. AN INSPECTION WILL BE CONDUCTED BY THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE WITHIN TWO (2) WEEKS UPON RECEIVING WRITTEN NOTICE BY THE LANDSCAPE CONTRACTOR THAT THE WORK UNDER THIS CONTRACT IS COMPLETE. THIS INSPECTION WILL BE DONE TO DETERMINE INITIAL ACCEPTANCE OF THE WORK. IF WORK IS FOUND TO BE INCOMPLETE AND/OR THAT OTHER DEFICIENCIES IN THE WORK EXIST, THE LANDSCAPE CONTRACTOR WILL BE ISSUED A PUNCH LIST FOR ITEMS IN NEED OF CORRECTION. UPON COMPLETION OF ANY PUNCH LIST ITEMS, LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE WILL RE-INSPECT WORK, AND IF ACCEPTABLE, WILL ISSUE TO THE LANDSCAPE CONTRACTOR INITIAL ACCEPTANCE.  
4. PRIOR TO INITIAL ACCEPTANCE, LANDSCAPE CONTRACTOR SHALL PROVIDE TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE A TYPEWRITTEN SET OF DETAILED AND COMPREHENSIVE PLANT AND TURF MAINTENANCE INSTRUCTIONS.  
5. AT THE CONCLUSION OF THE GUARANTEE PERIOD, AN INSPECTION WILL BE CONDUCTED BY THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE TO DETERMINE FINAL ACCEPTANCE FOR THIS PROJECT. ANY PLANTS THAT ARE IN AN UNHEALTHY, UNSIGHTLY, AND/OR BADLY IMPAIRED CONDITION AT THIS TIME AS DETERMINED BY THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE WILL BE REPLACED AT NO CHARGE. WHEN ALL REQUIRED REPLACEMENTS HAVE BEEN COMPLETED, LANDSCAPE CONTRACTOR WILL BE ISSUED FINAL ACCEPTANCE.  
6. A SOIL TEST OF EXISTING SOILS (REPRESENTATIVE SAMPLE FOR ENTIRE SITE) SHALL BE MADE BY THE LANDSCAPE CONTRACTOR TO DETERMINE MECHANICAL ANALYSIS, pH, ORGANIC CONTENT, MAGNESIUM, POTASSIUM, PHOSPHORUS & NITROGEN LEVELS, SOLUBLE SALTS/CONDUCTIVITY. SOIL TEST SHALL BE CONDUCTED BY A STATE LABORATORY OR RECOGNIZED COMMERCIAL LABORATORY. RESULTS OF SOILS TEST SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR EVALUATION AND RECOMMENDATIONS FOR SOIL ADJUSTMENTS SHALL BE REQUIRED, IF REQUIRED.  
7. ALL PLANTINGS HAVE BEEN LOCATED WITH RESPECT TO EXISTING AND PLANNED UTILITIES AND/OR STRUCTURES. IF CONFLICTS OCCUR IN FIELD, PLANT MATERIAL LOCATIONS WILL BE FIELD ADJUSTED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES. CONTRACTOR SHALL CONTACT MISS UTILITY AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF WORK.  
8. ANY AREAS DAMAGED BY THE LANDSCAPE CONTRACTOR WILL BE RESTORED TO THEIR ORIGINAL CONDITION AT NO ADDITIONAL CHARGE TO THE OWNER.

MATERIALS:  
1. ALL PLANT MATERIALS WILL CONFORM TO THE CURRENT STANDARDS FOR QUALITY AND SIZE PER THE AMERICAN STANDARD FOR NURSERY STOCK AS PUBLISHED BY THE AMERICAN NURSERYMEN AND LANDSCAPE ASSOCIATION (ANLA).  
2. ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AND/OR APPROVAL BY THE LANDSCAPE ARCHITECT AT THEIR PLACE OF GROWTH FOR CONFORMITY TO THE SPECIFICATION REQUIREMENTS AS TO SIZE, QUALITY AND VARIETY. THE LANDSCAPE CONTRACTOR SHALL SELECT PLANTS IN ADVANCE OF INSPECTION VISITS TO PREVENT REJECTION OF MATERIAL DELIVERED TO THE SITE. PLANT MATERIALS DAMAGED IN HANDLING AND/OR TRANSPORTATION MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE UPON ARRIVAL AT THE SITE.  
3. BACKFILL MIX FOR TREES & SHRUBS SHALL BE A THOROUGHLY BLENDED MIXTURE OF 50% EXISTING SOIL, 25% TOPSOIL & 25% ORGANIC MATTER (LEAF COMPOST, COMPOSTED PINE BARK FINES, COMPOSTED COW MANURE AND/OR OTHER ORGANIC MATERIAL APPROVED BY LANDSCAPE ARCHITECT).  
4. MULCH FOR TREES, SHRUBS, GROUND COVER AND ANNUAL PLANTING BEDS SHALL BE DOUBLE SHREDDED HARDWOOD BARK MULCH AND SHALL BE INSTALLED AT 2"-3" DEPTH.  
5. STAKES FOR STAKING & GUYING OF TREES SHALL BE 2"x2" HARDWOOD, REASONABLY FREE OF KNOTS AND/OR OTHER DEFECTS. STAKES FOR GUYING SHALL BE 3' IN LENGTH AND FOR VERTICAL STAKING SHALL BE 8' IN LENGTH.  
6. WIRE FOR STAKING & GUYING SHALL BE A MINIMUM OF 12 GAUGE GALVANIZED STEEL OR APPROVED EQUAL. HOSE FOR WIRE CHAFING GUARDS SHALL BE CORDED RUBBER, 1/2" DIAMETER AND BLACK IN COLOR. TURNBUCKLES (FOR TREES 4" CALIPER AND LARGER) SHALL BE ZINC PLATED OR ALUMINUM WITH A MINIMUM DIAMETER OF 5/16" AND A MINIMUM TAKE-UP DIMENSION OF 4".  
7. FERTILIZER FOR ALL PLANTINGS SHALL BE GRANULAR OR PELLET FORM WITH AN ANALYSIS OF 10-4-4, 50% ORGANIC FORM AND SHALL BE APPLIED PER SOIL TEST RECOMMENDATION.

EXECUTION:  
1. ALL PLANTINGS TO BE INSTALLED PER DETAILS ON THIS SHEET. IF PLANTINGS CAN NOT BE INSTALLED PER DETAIL, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN WRITING OF SUCH AN INSTANCE AND A CORRECTIVE PLANTING MEASURE WILL BE ISSUED.  
2. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE IN WRITING IF POOR DRAINAGE AREAS ARE ENCOUNTERED DURING PLANTING OPERATIONS. IF REQUIRED DUE TO THIS POOR DRAINAGE, PLANT MATERIAL LOCATION MAY BE ADJUSTED BY THE LANDSCAPE ARCHITECT. PLANT SELECTION MAY BE MODIFIED AND/OR A MEASURE FOR CORRECTING SAID DRAINAGE PROBLEM WILL BE NEGOTIATED WITH LANDSCAPE CONTRACTOR.  
3. ALL BURLAP AND/OR TIES AROUND TOP 1/3 OF TREE ROOT BALLS SHALL BE REMOVED DURING



TREE PLANTING DETAIL - UP TO 4" CALIPER  
SCALE: N.T.S. SECTION



V-CUT BED EDGE  
SCALE: N.T.S. SECTION

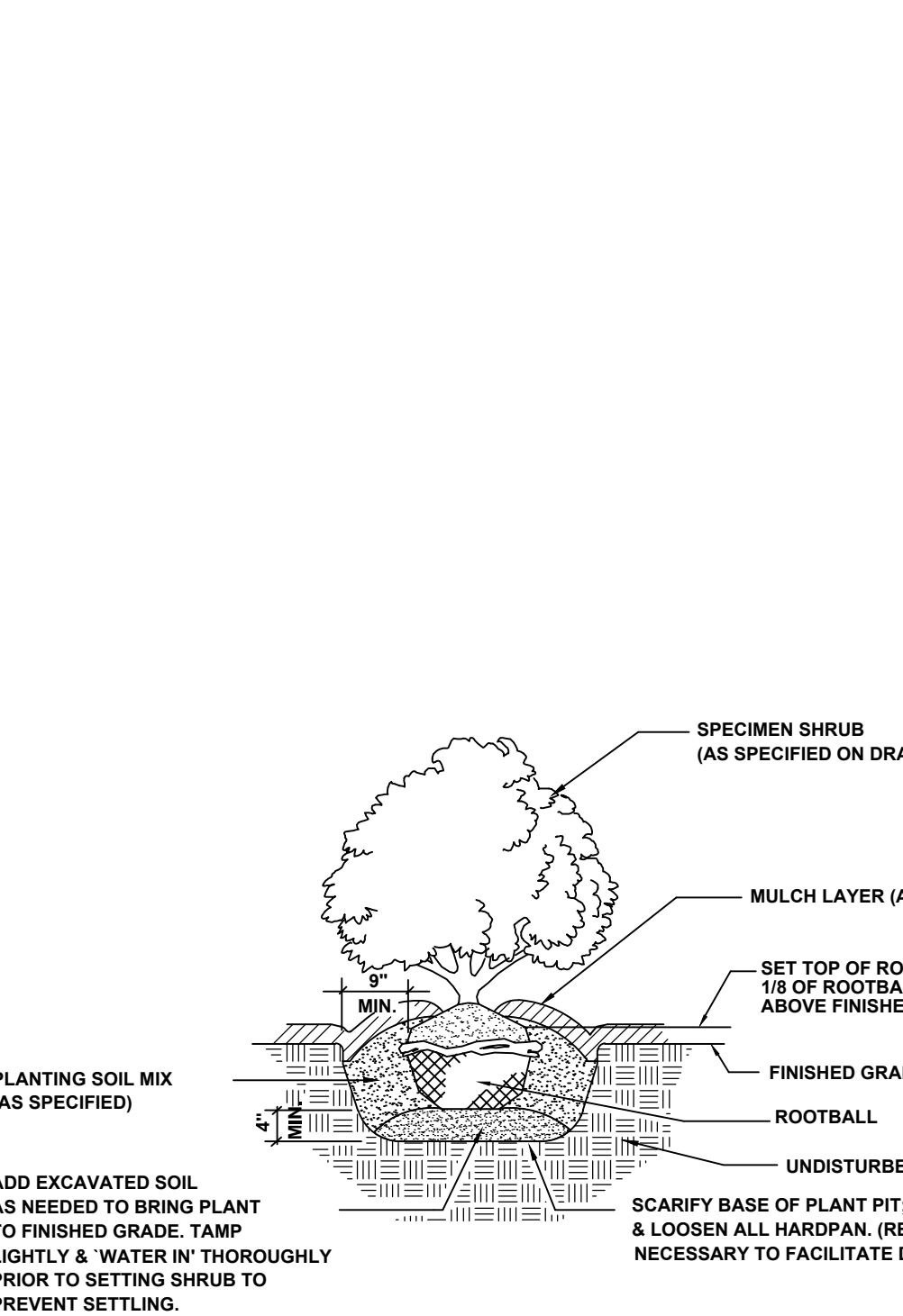
PLANTING OPERATION. ALL PLASTIC POTS AND/OR CONTAINERS AS WELL AS OTHER MISCELLANEOUS DEBRIS FROM PLANTING OPERATIONS, SHALL BE REMOVED FROM PROJECT SITE ON A DAILY BASIS.  
4. ALL DECIDUOUS TREES 2" CALIPER OR LARGER AND EVERGREENS 8" HEIGHT AND LARGER SHALL BE GUYED PER DETAIL 1 ON THIS SHEET, EXCEPT FOR THOSE TREES LOCATED IN PEDESTRIAN AREAS WHICH SHALL BE VERTICALLY STAKED PER DETAIL 2. VERTICAL STAKES SHALL BE LOCATED PARALLEL TO WALKS, STREETS, ETC.  
5. ALL PLANTINGS SHALL BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING, EVEN IF IT IS RAINING. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING OF ALL PLANTINGS UNTIL INITIAL ACCEPTANCE.  
6. REMOVE ALL STAKES & GUY'S ON TREES PLANTED AS PART OF THIS PROJECT AT THE END OF THE 1 YEAR PLANT MATERIAL WARRANTY PERIOD. DISPOSE OF DEBRIS & OLD STAKING MATERIALS LEGALLY OFF-SITE.

TURF

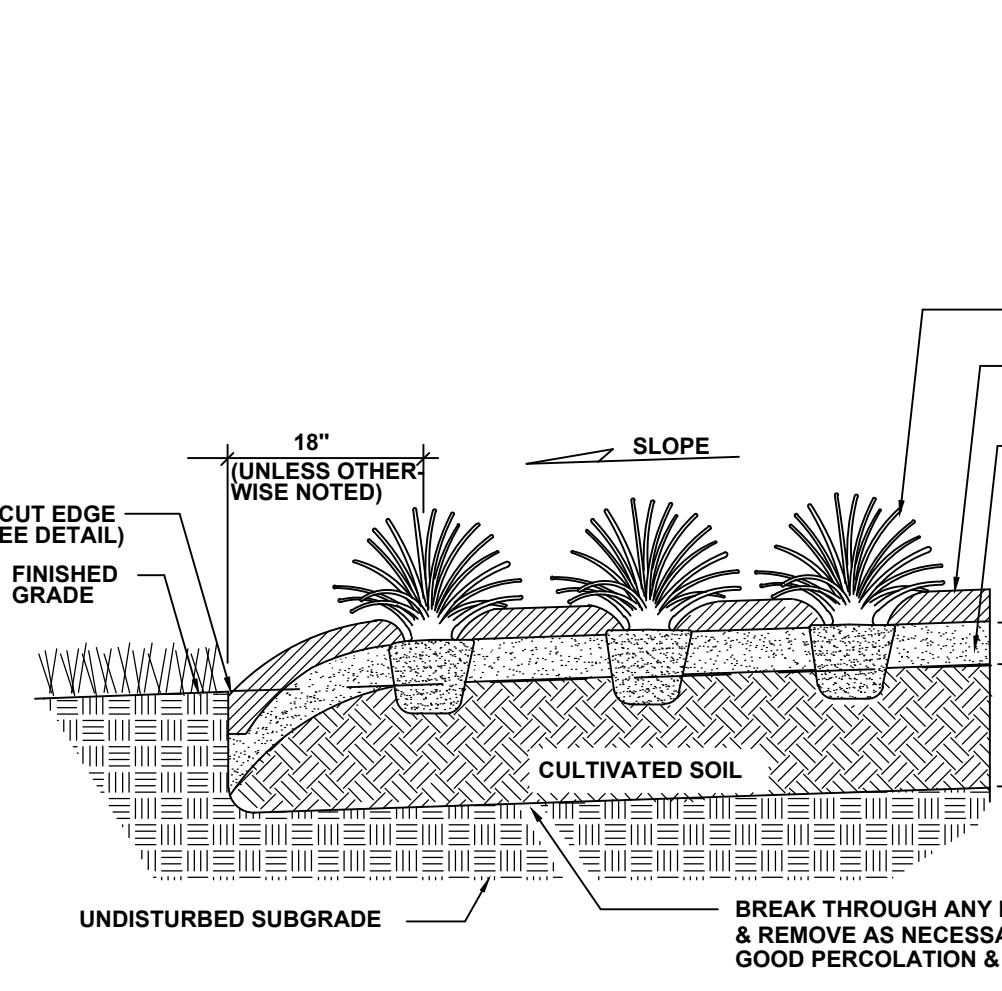
GENERAL CONDITIONS:  
1. LANDSCAPE CONTRACTOR SHALL FURNISH AND INSTALL ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY TO COMPLETE THE TURF ESTABLISHMENT.  
2. ALL TURF SEED AREAS SHALL BE GUARANTEED TO ACHIEVE A 85% OR GREATER GERMINATION RATE. ANY AREAS NOT RECEIVING THIS RATE SHALL BE RE-SEED AT NO ADDITIONAL CHARGE TO THE OWNER.  
3. THREE COPIES OF THE CERTIFIED SEED LABEL FOR THE SPECIFIED TURF SEED MIXTURE SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT PRIOR TO SEEDING OPERATIONS.

MATERIALS:  
1. TURF (SEED AND SOD) SHALL BE A BLEND OF THREE (3) IMPROVED VARIETIES OF TURF TYPE FALL FESCUE PER THE CURRENT LIST FROM VPI & SU. SEED AND SOD SHALL BE STATE CERTIFIED. SEED FOR SHADE AREAS TO BE CREEPING RED FESCUE AND CHEWINGS FESCUE.  
2. STRAW MULCH TO BE CLEAN WHEAT STRAW, FREE OF NOXIOUS WEED SEEDS (I.E. QUACKGRASS, JOHNSON GRASS, THISTLE, ETC.). HAY FOR USE AS MULCH IS UNACCEPTABLE.  
3. HYDROMULCH FOR SEEDING OPERATION SHALL BE CELLULOSE FIBER SUCH AS CONWEB OR APPROVED EQUAL.  
4. FERTILIZER FOR TURF AREAS SHALL BE GRANULAR OR PELLET FORM, WITH A GUARANTEED ANALYSIS OF 10-10-10.  
5. LIME MATERIAL SHALL BE PELLETIZED LIME.

EXECUTION:  
1. PRIOR TO SEED AND/OR SOD INSTALLATION, AREAS SHALL BE FINE GRADED AND CLEANED OF TRASH, ROOTS, DEBRIS AND/OR STONES 1/2" IN LENGTH OR DIAMETER.  
2. FERTILIZER SHALL BE INSTALLED IN TURF AREAS AT A RATE OF 20 LBS./1000 SQUARE FEET.  
3. LIME SHALL BE APPLIED AT A RATE AS DETERMINED BY SOIL TESTS.  
4. SOD SHALL BE LAID WITH STAGGERED JOINTS AND PERPENDICULAR TO SLOPE, IF ANY. SOD SHALL BE WATERED THOROUGHLY AFTER BEING LAID AND THEN SHALL BE ROLLED TO PROVIDE GOOD SOD-TO-SOIL CONTACT.  
5. TURF SEED SHALL BE INSTALLED BY HYDROSEED METHOD. SEED, FERTILIZER AND/OR LIME SHALL BE ONE SLURRY MIX. HYDROMULCH SHALL BE SECOND SLURRY (TACK COAT) AFTER STRAW MULCH INSTALLATION. SEED SHALL BE SOWED AT A RATE OF 6-8 LBS./1000 SQUARE FEET.  
6. WATER AREA THOROUGHLY AFTER MULCHING OPERATION.  
7. TURF SHALL BE KEPT MOIST ON A DAILY BASIS UNTIL 2 WEEKS AFTER GERMINATION TO ENSURE PROPER ESTABLISHMENT.  
8. CLEAN UP MISCELLANEOUS DEBRIS AND EXCESS STRAW FROM THE TURF AREAS AND FROM JOB SITE.



SHRUB PLANTING  
SCALE: N.T.S. SECTION

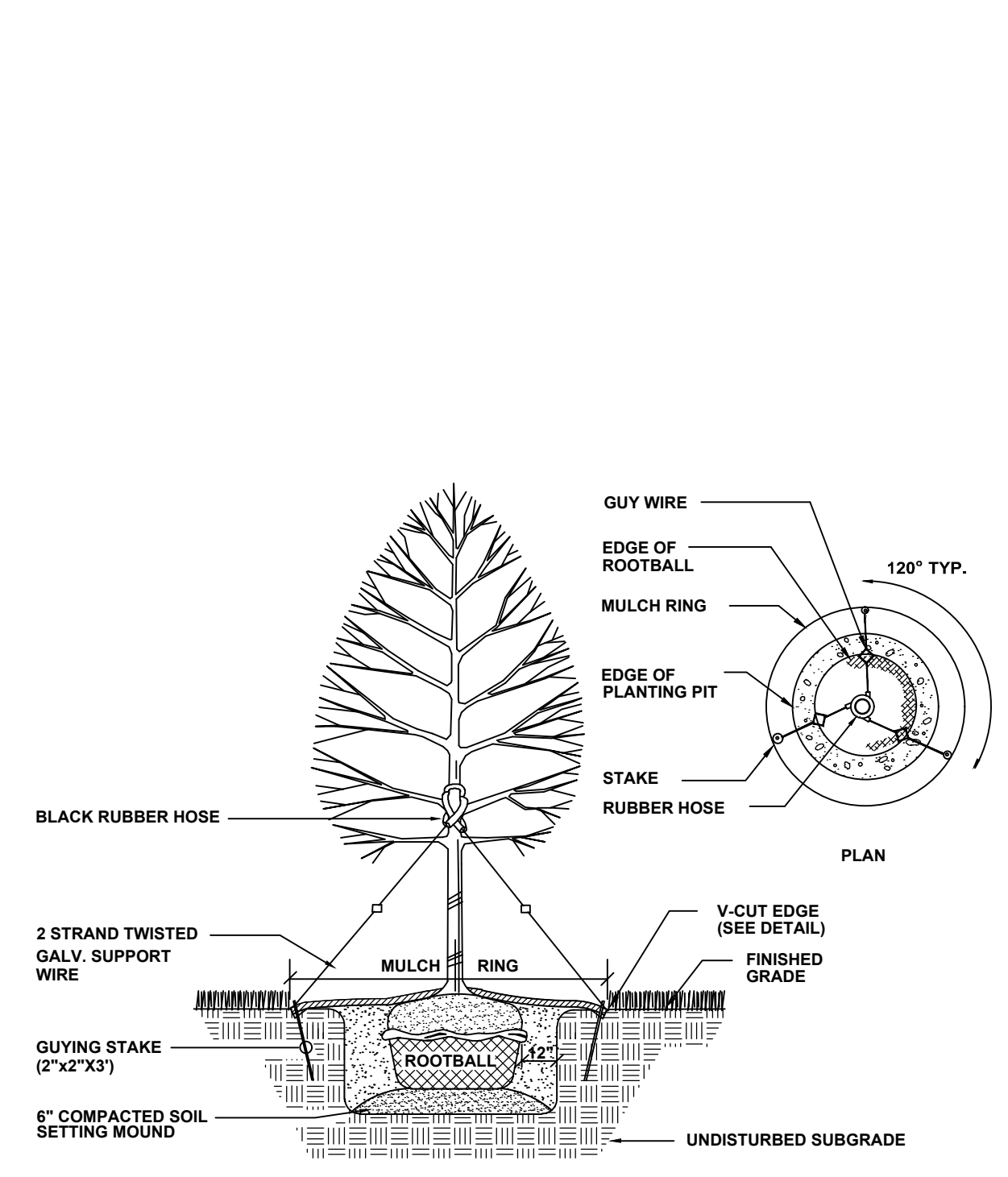


GROUND COVER PLANTING  
SCALE: N.T.S. SECTION

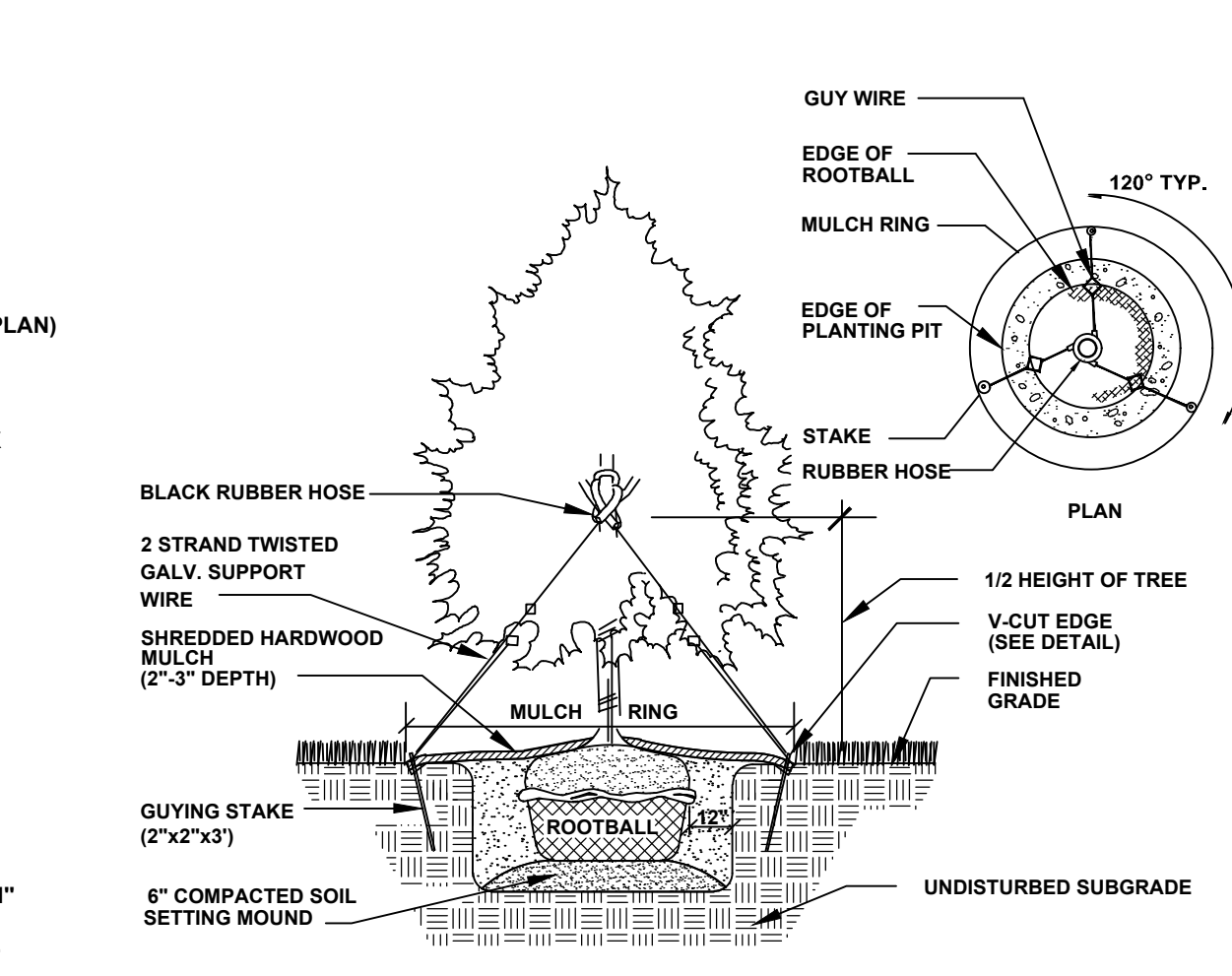
Plant Material Options - Stone Port Self Storage  
Site Plant List

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE		ROOT	REMARKS	PROJECTED TREE COVERAGE*				
				CALIPER	HEIGHT/SPREAD			QUAN:	x	SF/TREE	=	TOTAL:
LARGE DECIDUOUS TREES (LDT)												
A	<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple		2"- 2.5" Cal.		B&B	Matched, Well Branched	0	x	100	=	0
B	<i>Carpinus betulus</i> 'Fastigiata'	Columnar Hornbeam		2"- 2.5" Cal.		B&B	Matched, Well Branched	0	x	100	=	0
C	<i>Ulmus propinqua</i> 'JFS-Bieberich'	Emerald Sunshine® Elm		2"- 2.5" Cal.		B&B	Matched, Well Branched	0	x	100	=	0
								DECIDUOUS TOTAL (SF) = 0				
SMALL DECIDUOUS TREES (SDT)												
A	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry		1.5"- 2" Cal.		B&B	MS, 3 Stem Min., Well Brached	0	x	100	=	0
B	<i>Cersis canadensis</i> 'Forest Pansy'	Forest Pansy Eastern Redbud		1.5"- 2" Cal.		B&B	MS, 3 Stem Min., Well Brached	0	x	100	=	0
C	<i>Lagerstroemia indica</i> 'Christiana'	Christiana Crape Myrtle		1.5"- 2" Cal.		B&B	MS, 3 Stem Min., Well Brached	0	x	100	=	0
								DECIDUOUS TOTAL (SF) = 0				
EVERGREEN TREES (EGT)												
A	<i>Thuja occidentalis</i> 'Smaragd'	Emerald Green Arborvitae			6' - 8' Ht		Full, Dense, Uniform Shape	0	x	100	=	0
B	<i>Thuja standishii x plicata</i> 'Green Giant'	Green Giant Arborvitae			6' - 8' Ht		Full, Dense, Uniform Shape	0	x	100	=	0
C	<i>Cryptomeria japonica</i> 'Radicans'	Radicans Japanese Cedar			6' - 8' Ht		Full, Dense, Uniform Shape	0	x	100	=	0
								EVERGREEN TOTAL (SF) = 0				
								TOTAL TREE CANOPY (SF) = 0				
SHRUBS (SH)												
A	<i>Ilex cornuta</i> 'Burfordii'	Burford Chinese Holly			18"-24" Spd.	3 Gal. Cont.	Full, Dense, Uniform Shape					
B	<i>Rhododendron</i> 'Robleg' PP15227	Autumn Angel® Encore® Azalea			18"-24" Spd.	3 Gal. Cont.	Full, Dense, Uniform Shape					
C	<i>Prunus laurocerasus</i> 'Otto Luyken'	Otto Luyken Cherry Laurel			18"-24" Spd.	3 Gal. Cont.	Full, Dense, Uniform Shape					
			TOTAL SHRUBS:	0								

Date Inserted: 6/4/2024 10:08



LARGE TREE PLANTING & GUYING  
SCALE: N.T.S. SECTION



EVERGREEN (CONIFER) TREE PLANTING AND GUYING  
SCALE: N.T.S. SECTION

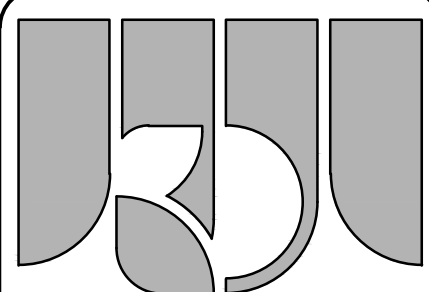
MISS UTILITY

CALL VIRGINIA MISS UTILITY, "ONE CALL" AT 811 THREE (3) DAYS PRIOR TO ANY DIGGING.  
NOTE:  
1. IT IS THE CONTRACTOR'S RESPONSIBILITY FOR CONTACTING VIRGINIA MISS UTILITY PRIOR TO ANY DEMOLITION OR CONSTRUCTION BEGINS.  
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL UTILITIES, VAULTS, UNDERGROUND STRUCTURES, ETC. BEFORE DEMOLITION OR CONSTRUCTION BEGINS. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR/REPLACE ANY DAMAGED UTILITIES, STRUCTURES, DURING DEMOLITION AND CONSTRUCTION.

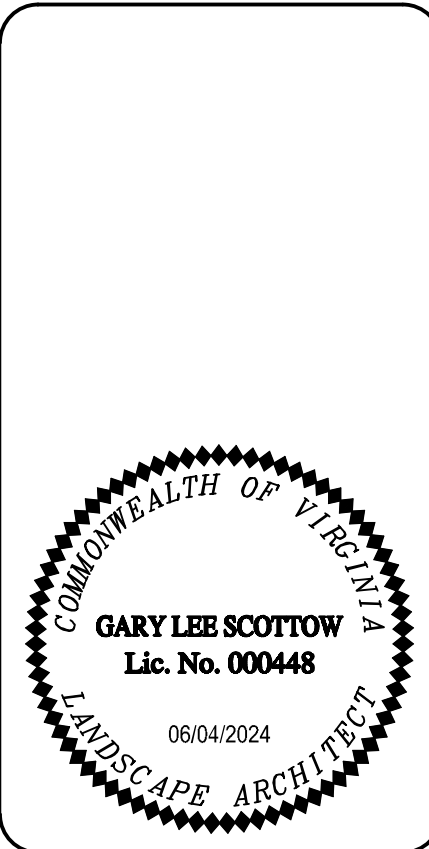
GENERAL NOTES

- ALL PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND, INCLUDING ELECTRIC, TELEPHONE, AND CATV (SEE SITE UTILITY PLAN).
- ANY SIGN IN EXCESS OF EIGHT (8) SQUARE FEET REQUIRES A PERMIT. PERMIT MUST BE OBTAINED THROUGH BUILDING INSPECTIONS DEPARTMENT.
- NO LANDSCAPING OF ANY TYPE SHALL BE PLACED WITHIN A THREE FOOT RADIUS OF ANY FIRE HYDRANT, FIRE PUMP TEST HEADER, FIRE DEPARTMENT SPRINKLER SYSTEM CONNECTION, FIRE DEPARTMENT STANDPIPE CONNECTION OR FIRE SUPPRESSION CONTROL VALVE. LANDSCAPING IN THE AREA OF FIRE HYDRANTS, FIRE PUMP TEST HEADERS, FIRE DEPARTMENT SPRINKLER SYSTEM CONNECTIONS OR FIRE DEPARTMENT STANDPIPE CONNECTIONS SHALL BE OF THE TYPE THAT WILL NOT ENCROACH ON THE REQUIRED THREE FOOT CLEAR RADIUS ON MATURITY OF THE LANDSCAPING.
- NO TREE SHALL BE PLACED WITHIN A WATER AND SANITARY SEWER EASEMENT OR ANY CLOSER THAN TEN FEET (10') TO ANY PUBLIC SANITARY SEWER OR WATER IMPROVEMENT.
- ALL TREES IN PARKING AREAS TO BE MAINTAINED WITH A MINIMUM 5' BRANCHING HEIGHT (LIMBED UP TO 5' MINIMUM).

NOTE:  
THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY. REFER TO CIVIL ENGINEERING PLANS FOR DETAILED SITE INFORMATION.



**KOONTZ BRYANT  
JOHNSON WILLIAMS**  
1703 N. Parham Rd, Suite 202  
Henrico, Va 23229  
(804) 740-9200  
FAX (804) 740-7338  
www.KBJwgroup.com



NO.	DATE	REVISIONS		DESCRIPTION
		DESIGNED	DRAWN	
		JKG	JKG	CHEKED GLS

POST APPROVAL

ROCKINGHAM SELF-STORAGE  
ROCKINGHAM COUNTY, VIRGINIA  
DISTRICT 4  
LANDSCAPE DETAILS

SCALE: SCALE  
DATE: JUNE 5, 2024  
PROJECT: 23-29005-001

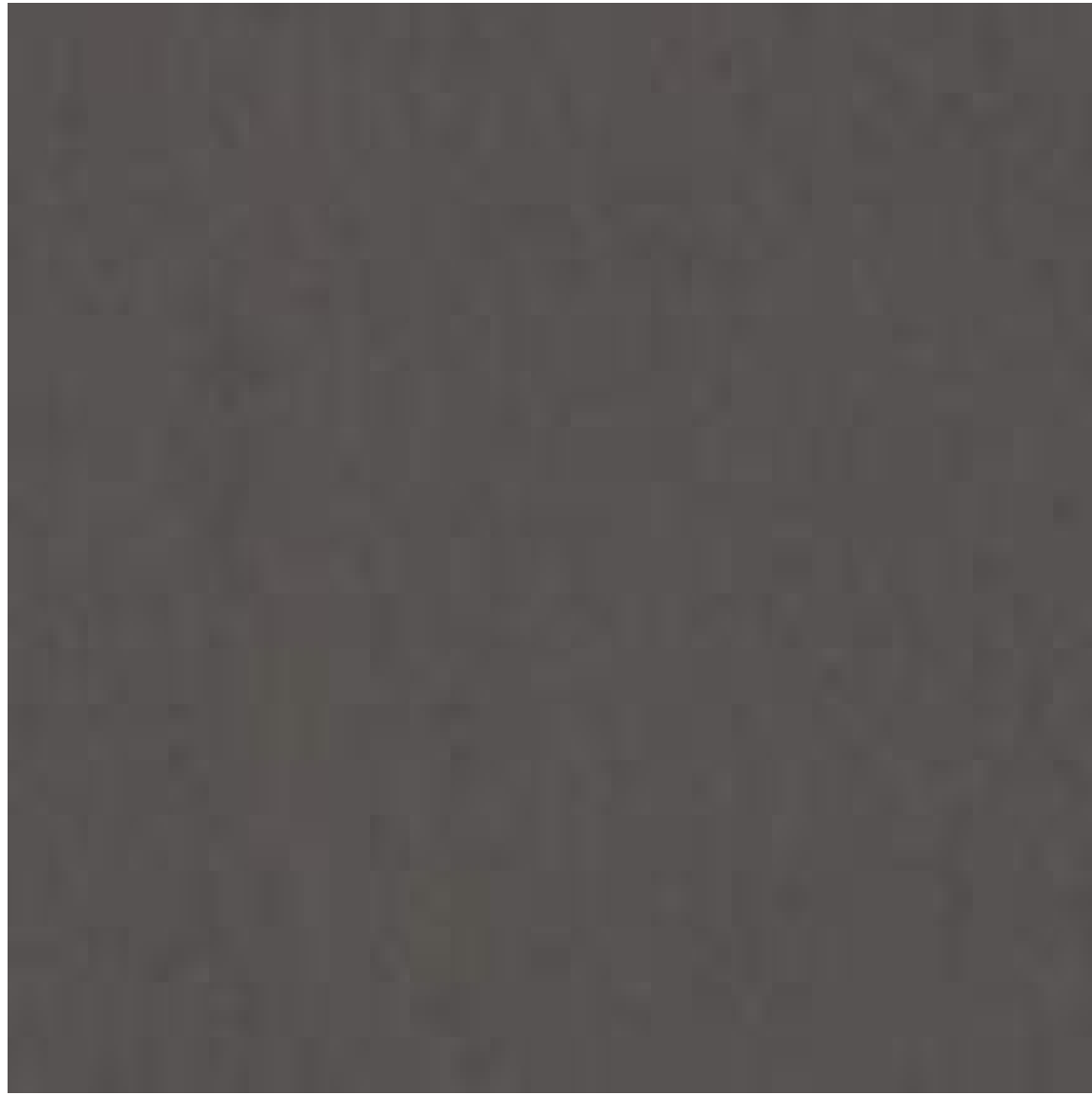
L2.2



Revit Version: 2023  
Plot Date: 6/2/2024 11:34:59 AM



EIFS COLOR 1  
MEDIUM FINISH INTEGRAL COLOR  
DUNN EDWARDS DEC791 'CLOUD'



EIFS COLOR 2  
MEDIUM FINISH INTEGRAL COLOR SCORED  
CUSTOM SHERWIN WILLIAMS COLOR AD  
CHRIS BRONZE



CMU BLOCK 1  
SPLIT FACE BLOCK  
OLD CASTLE MASONRY  
COLOR GARNETT (MID-ATLANTIC)



CMU BLOCK 2  
SPLIT FACE BLOCK  
OLD CASTLE MASONRY  
COLOR SLATE GREY



BRICK VENEER  
SUMMIT BRICK  
COLOR IRON MOUNTAIN GRAIN



Architecture	Engineering
Interior Design	Industrial

TELE **602.441.4505** FAX  
901 E Madison St, Phoenix, AZ 85034  
[www.eapc.net](http://www.eapc.net)

CONSULTANTS

CLIENT

**1784** Holdings

PROJECT DESCRIPTION  
4-STORY CLIMATE  
CONTROLLED SELF  
STORAGE

CITY ROCKINGHAM  
STATE VIRGINIA

ISSUE DATES

PRELIMINARY -  
NOT FOR  
CONSTRUCTION

SUP	SPECIAL USE PERMIT	05-28-2024
SUP	SPECIAL USE PERMIT	03-21-2024
SP	PRE-APPLICATION	01-22-2024
MARK	DESCRIPTION	DATE

PROJECT NO: 20242140  
DRAWN BY: AB  
CHECKED BY: MH

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EAPC. EAPC shall retain all common lay, statutory and  
other reserved rights, including the copyright there to.

STAMP

DRAWING TITLE  
MATERIAL BOARD

**A.400**





# COUNTY of ROCKINGHAM

## Department of Community Development

Rhonda H. Cooper  
Director

November 2, 2021

Walter R. Trobaugh, III  
1463 Brookhaven Drive  
Harrisonburg, VA 22801

**Re: Case #PLREZC2021000191 (#REZ21-191)**

Dear Mr. Trobaugh,

At the regular meeting of the Rockingham County Board of Supervisors held on October 27, 2021, your request to amend the proffers on properties totaling 49.125 acres located north and south of Stone Spring Road (Rt. 280) at and near the intersections of Stone Port Boulevard (Rt. 726) and Ridgedale Road (Rt. 710) to better align with current B-1 General Business uses, was **APPROVED**.

**These proffered conditions supersede all conditions approved by the Board of Supervisors September 24, 2014, in Case #REZ14-144. Any development must meet all proffered conditions as approved by the Board of Supervisors on October 27, 2021, for this Case #REZ21-191. Those proffered conditions are as follows:**

1. The following uses are permitted in the B-1 development: All uses permitted in the B-1 (General Business) zone district under the Zoning Ordinance of Rockingham County, as now in effect and as it may be amended, subject to any Supplemental Standards that be applicable under Section 17-605 of the Zoning Ordinance.
2. The following special uses are permitted in B-1 development with a special use permit: All special uses permitted in the B-1 (General Business) zone district under the Zoning Ordinance of Rockingham County, as now in effect and as it may be amended, subject to any Supplemental Standards that may be applicable under Section 17-605 of the Zoning Ordinance.
3. The following permitted uses shall conform to the following standards:
  - a) Mini-storage facility: Individual units of a Mini storage facility shall be accessed internally. No garage or bay doors will be permitted on the exterior except for one loading dock door for the purpose of loading and unloading trucks of items stored in the interior units. The loading dock shall be screened from direct view of adjoining parcels and streets through the use of landscape screening, decorative fencing, or building design. No outside storage for vehicles or other items will be permitted. No vinyl or metal siding shall be used as siding on the exterior of the building.

4. The following uses, although permitted uses in the B-1 zoning district, are proffered as non-permitted uses through this proffer:

- a.) Impound lot
- b.) Machinery and equipment center
- c.) Motor vehicle tow service

5. Commercial buildings and office buildings shall generally be limited to exterior construction of brick, decorative block, stone, drivit, concrete panels, and "hardy plank" or other similar materials. Large commercial buildings shall have a variety of colors, textures, and architectural features that promote a pleasing appearance.

a) Outdoor storage areas, mechanical equipment, utility vaults and trash receptacle/dumpsters shall be screened from view from adjacent street, pedestrian ways and neighboring properties. Such screening may be by landscaping, fencing, other which is architecturally integrated with adjacent buildings.

b) Variation in roof lines shall be accomplished through the use of over-hanging eaves, parapets, popouts, entrance features or height variation.

c) Flat roofs and all roof top equipment will generally be concealed from adjacent street level view by use of parapets, cupolas, dormers, or similar uses.

#### 6. Open Space, Landscaping and Buffering

a) At least 10% of area in the proposed B-1 commercial/office area will be open/green space which shall be landscaped.

b) Landscaping with evergreen trees and shrubs will be planted along portions of the residential that abut up to the commercial/office area in order to buffer the residential component.

c) A continuous landscape median of at least 8 feet in width shall be provided between every 8 rows of parking.

d) Plant islands shall be provided which shall have at least one ornamental tree.

e) Shade and/or ornamental trees shall be planted along public streets, between public ROW and parking lots, internal roads and/or buildings. Areas between the back of the buildings and public roads shall include evergreen trees and shrubs to provide minimal screening.

f) Landscaped pedestrian plazas with seating areas, pocket parks etc. shall be integrated with building clusters. Plazas/parks shall not be less than 400 sq. ft., and have at least one shade tree and two ornamental trees. One plaza/park shall be constructed with every 200,000 sq. ft. of commercial buildings.

g) All landscape areas, parking lots, sidewalks, etc. are to be maintained by the individual property owners or the property owners association (POA). Dead trees and shrubs shall be replaced each spring and fall.

7. Bus stops shall be placed in strategic locations throughout the development. Actual locations and designs shall be coordinated with transit authorities in the site plan phase of development.

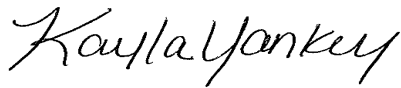
8. The following public road improvements and new road construction are proffered:

a) Stoneleigh Associates agrees to sign a signal agreement for a traffic light at the intersection of the southeast connector and Stone Port Drive.

9. Property Owners associations will be established to provide for the maintenance of the common areas, open space, electricity for streetlights and maintenance of the regional storm water management pond.

Prior to beginning any construction or earth-moving, please contact Planner Kayla Yankey at (540) 564-5074 or via email at [Kyankey@RockinghamCountyVA.gov](mailto:Kyankey@RockinghamCountyVA.gov) to determine what site plan you must meet. If you have any questions, please feel free to contact our office.

Respectfully,

A handwritten signature in black ink that reads "Kayla Yankey". The script is cursive and fluid.

Kayla Yankey  
Planner

CC: Kelly Getz, Zoning Administrator  
Rhonda Cooper, Director of Community Development  
Ross Morland, County Engineer