

Date Application Received: 02-09-2018

Total Fees Due: \$ 675.00 ✓ (Banks)
Date Paid: 02-09-2018

Application for Special Use Permit City of Harrisonburg, Virginia

www.harrisonburgva.gov/zoning-applications

Application Fee: \$375.00 plus \$30.00 per acre

Section 1: Property Owner's Information

Property Owner's Name: Bill Neff

Street Address: 3570 North Valley Pike Email: neffenterprises@yahoo.com

City: Rockingham State: VA Zip: 22802

Telephone: Work: 540.434.9593 Fax: _____ Mobile/Home: _____

Section 2: Owner's Representative Information

Owner's Representative: Mike Myers

Street Address: 172 S Pantops Drive, Suite A Email: mmyers@dominioneng.com

City: Charlottesville State: Virginia Zip: 22911

Telephone: Work: 434-979-8121 Fax: _____ Mobile/Home: 434-242-2822

Section 3: Description of Property

Location (Street Address): 145 East Kaylor Park Drive

Tax Map Number Sheet: 4028 Block: 134 Lot: 103A5 Lot Area: 9.83

Existing Zoning Classification: B-2

Special Use being requested: Approval of an approximate 96,000-sf self-storage facility

Section 4: Certification

I certify that the information contained herein is true and accurate.

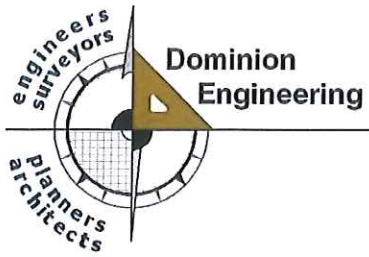
Signature: Bill Neff
Property Owner

Section 5: Required Attachments

- Survey of Property or Site Map
- Letter explaining Proposed Use & Reasons for Seeking a Special Use Permit
- TIA Determination Form OR Accepted TIA, signed by Public Works Department*

* Applicant should consult with Community Development or Public Works staff to determine if a TIA Determination Form is required. If required, the applicant is responsible for coordinating with Public Works Department prior to submitting a Special Use Permit application. If a Traffic Impact Analysis is required, this application shall not be considered accepted until the TIA has been reviewed and TIA fees paid. More information at www.harrisonburgva.gov/traffic-impact-analysis.

NOTE: If applying for a Wireless Telecommunications Facility allowed only by SUP, then also submit a wireless telecommunications facility application.



172 South Pantops Drive
Charlottesville, VA 22911

434.979.8121 (p)
434.979.1681 (f)
DominionEng.com

February 22, 2018

Ms. Thanh Dang, AICP
City Planner
Department of Planning and Community Development
409 South Main Street
Harrisonburg, VA 22801

**RE: U-Haul Storage Facility – 3170 E Kaylor Drive – TM 103-A-5
Special Use Permit Request**

Dear Ms. Dang,

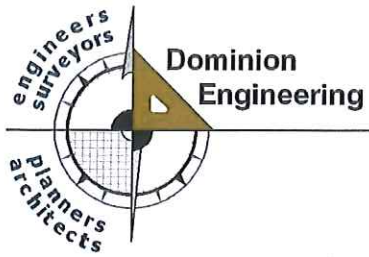
The attached application, fees, plan of development, and this letter of justification shall serve as our request for the approval of a Special Use Permit for an approximate 96,000-sf U-Haul Moving and Storage Store. The uses will consist of self-storage, U-Haul truck and trailer share, and related retail sales. The request is being made in conformance with Ordinance Section 10-3-127 and the special use permit use is described by 10-3-91(2). Please note the applicant is submitting an Ordinance Amendment Request simultaneous with the Special Use Permit request to update the verbiage of the special use to read:

(2) Warehousing and other storage facilities. , greater than twenty thousand (20,000) square feet.

The approximate 10-acre property is zoned B-2 and is located adjacent to the southbound side of Interstate 81, which runs from northeast to southwest along the property frontage. Motel 6 and a restaurant border the site on the northwest side. To the southwest are light industrial uses and two hotels. E Kaylor Drive borders the site to the northeast and terminates in a cul-de-sac along the site frontage. There is a body shop located across from the site on the other side of E Kaylor. There is also a vacant parcel on the other side of E Kaylor that is zoned R-5C and is shown as medium density residential on the Comprehensive Plan. With the exception of the residentially zoned parcel, the remaining parcels are all zoned B-1. The proposed self-storage use not only conforms to the existing surrounding uses, but would complement a medium-density residential development.

The proposed U-Haul Moving and Storage Store will provide self-storage, U-Haul truck and trailer share, recreational vehicle storage, and related retail sales. The hours of operation will be from 7AM to 7PM Monday through Thursday, 7AM to 8PM on Friday, 7AM to 7PM on Saturday, and 9AM to 5PM on Sunday. It is anticipated the project will employ 8-14 full-time and part-time employees and would serve the entire City of Harrisonburg, as well as serve as a waypoint for interstate travelers. The U-Haul brand on this parcel will be a service store for citizens and businesses and does not fit the traditional "warehouse" label that is characterized by tractor trailers, noise, odor, etc.

The applicant presented the concept plan to City staff in October 2017 and a number of site-specific issues were raised. Since this time, we have coordinated with City staff and other review agencies to address these concerns on the Special Use Permit Preliminary Site Plan. By way of summary:



172 South Pantops Drive
Charlottesville, VA 22911

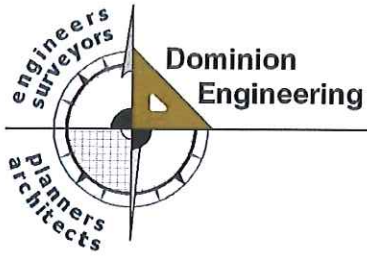
434.979.8121 (p)
434.979.1681 (f)
DominionEng.com

1) **Zoning**

- Preliminary computations have been provided to indicate compliance with the 15% parking lot landscaping requirements, public street planting and the provision of parking lot islands where appropriate.
- We have clarified the paved vs. grass areas.
- The RV spaces have been clarified as storage areas so that the landscaping requirements should not apply. In addition, the majority of the RV storage will be under a canopy and these structures will need to meet the setback requirements.
- The shunting area is a designated area for truck share. Trucks are shunted in lanes allowing them to remain in use, never parked in one spot for a long time. Once a customer returns the truck, it is cleaned and presented to the next customer without sitting parked in a lot for any length of time.
- The building has a 2,970-sf rental office/retail space.

1) **Waste, Sewer and Stormwater**

- The building and covered RV storage have been removed from the Harrisonburg/Rockingham Regional Sewer Authority (HRRSA) sewer easement that runs across the site.
- The site design will minimize impact on the existing sewer trunk line to avoid relocation of this main HRRSA line.
- The sewer line in E Kaylor Drive has been labeled with a note regarding the landscaping.
- The existing public watermain in the E Kaylor Drive right-of-way and cul-de-sac have been added to the plan. Overland relief for blow-off water will be provided with the site plan.
- Provisions to re-connect a potential sewer lateral crossing the property from the motel will be provided with the site plan.
- The applicant has secured a wetlands delineation report from ECS and it has been determined that there are no jurisdictional wetlands on the property. Confirmation from the Army Corps of Engineers is pending and will be made part of the site plan.
- Additional existing storm sewer piping has been added to the survey and the RV storage areas have been shifted where appropriate to minimize impact on the storm sewer.
- It is anticipated that stormwater concerns will be addressed with an underground storage system for quantity control to meet the DEQ Energy Balance requirements. Water quality control will be met with either the purchase of nutrient credits or with a variety of onsite measures, including both proprietary and non-proprietary filtering devices. Every effort will be made to provide water quality measures in a treatment train, which will also provide runoff reduction for the site. Approximate locations of



172 South Pantops Drive
Charlottesville, VA 22911

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stormwater control structures have been provided on the Concept Plan. Detailed stormwater management design and computations will be provided with the Stormwater Management Plans for the project to ensure compliance with onsite requirements and including provisions for overland relief of any offsite overflow to not impact permanent structures. Please note the locations of facilities are approximate and are subject to change based on final engineering design.

2) **Streets and Transportation**

- The plans indicate the extension of E Kaylor Drive to the site and terminating in a cul-de-sac as shown. It is our understanding there is a previously approved construction plan for the extension, which will be incorporated into the final road plan for the site. The temporary turnaround easement may be addressed at that time with an Easement/Dedication plat for the property.

3) **Miscellaneous**

- Soil testing will be completed and a report provided to the applicant for the design of foundations and subgrade preparation for areas to be paved.
- The applicant will comply with sign permit regulations.

Thanks for your assistance with this project, and please let me know if you have any questions or require additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael F. Myers", is positioned above the printed name.

Michael F. Myers, P.E., C.F.M.

Cc: Stephany Sheekey
enclosures



City of Harrisonburg, VA
Department of Public Works

Determination of Need for a
Traffic Impact Analysis (TIA)

www.harrisonburgva.gov/traffic-impact-analysis

Contact Information			
Consultant Name:	Mike Myers, Dominion Engineering & Design, LLC		
Telephone:	434-979-8121		
E-mail:	mmyers@dominioneng.com		
Owner Name:	Contract Purchaser: Amerco Real Estate. Representative: Stephany		
Telephone:	Sheekey. (602)263-6555. stephanysheekey@uhaul.com		
E-mail:			
Project Information			
Project Name:	UHAUL of Harrisonburg		
Project Address: TM #:	3180 S Main Street. TM# 103A5		
Existing Land Use(s):	Vacant		
Proposed Land Use(s): (if applicable)	Commercial		
Submission Type:	Comprehensive Site Plan <input type="radio"/>	Special Use Permit <input checked="" type="radio"/>	Rezoning <input type="radio"/> Preliminary Plat <input type="radio"/>
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)	Proposed UHAUL storage facility consisting of a 3-story self-storage building with a 34,588 sqft footprint and a retail area of 2,970 sqft gross area. TM#103A5 and consist of 9.83 acres. Access to site via East Kaylor Park Drive, extension to the road to the site is part of the site improvements proposed.		
Peak Hour Trip Generation (from row 15 on the second page)			
AM Peak Hour Trips:	14		
PM Peak Hour Trips:	24		

(reserved for City staff)

TIA required? Yes _____ No X

Comments:

Accepted by: Ian Pich

Date: 2/1/18

Revised Date: May 2017

Peak Hour Trip Generation by Land Use

Row	Land Use	ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1	151	1000 sft	97	14	24
2	Proposed #2					
3	Proposed #3					
4	Proposed #4					
5	Proposed #5					
6	Proposed #6					
7	Total New Trips					
8	Existing #1					
9	Existing #2					
10	Existing #3					
11	Existing #4					
12	Existing #5					
13	Existing #6					
14	Total Existing Trips					
15	Final Total (Total New – Total Existing)				14	24

Instructions

Determination of trip generation rates shall be in conformance with ITE guidelines.

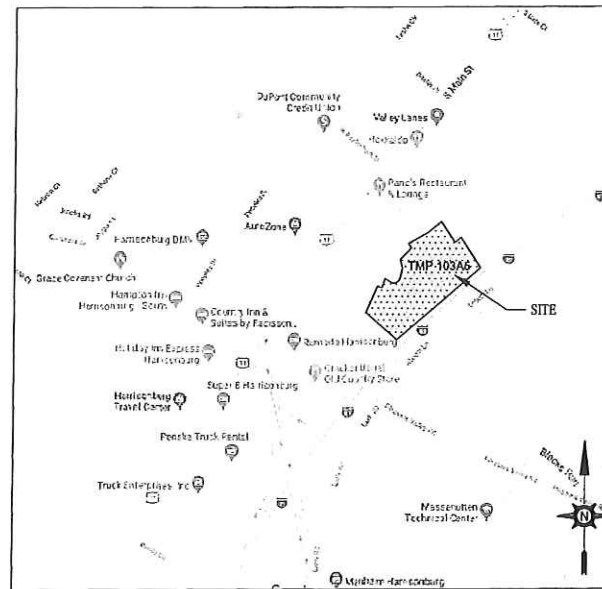
1. Based on the intended use(s), calculate the AM Peak and PM Peak trip generation using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 1-6). Attach additional sheets as necessary for more uses.
2. Sum up all of the trips generated for the new uses in the Total New Trips row (row 7).
3. If the development has any existing uses, calculate the AM Peak and PM Peak trip generations using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 8-13). Attach additional sheets as necessary for more uses.
4. Sum up all of the trips generated for the existing uses in the Total Existing Trips row (row 14).
5. Subtract the total existing trips from the total new trips to get the final total number of trips generated by the development (row 15). Enter these numbers on the first page.

SPECIAL USE PERMIT PLAN FOR U-HAUL OF HARRISONBURG

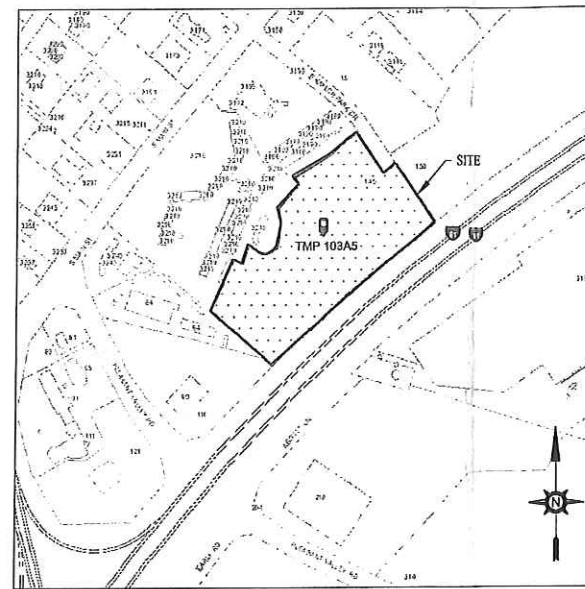
TMP 103A5

CITY OF HARRISONBURG, VIRGINIA

VICINITY MAP SCALE: 1" = 500'



PARCEL MAP

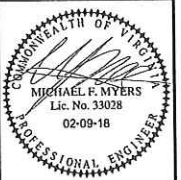
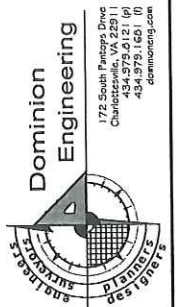


SHEET INDEX

- SP1 Cover Sheet
- SP2 Preliminary Site Plan
- SP3 ALTA Survey by American National (1 of 2)
- SP4 ALTA Survey by American National (2 of 2)

SITE INFORMATION

SITE TABULATIONS	
OWNER	BILLY V NEFF 3570 N VALLEY PKE HARRISONBURG, VA 22802
DEVELOPER	AMERCO REAL ESTATE 2727 N. CENTRAL AVE, SUITE 500 PHOENIX, AZ 85004
TAX MAP/PARCEL	103A5 AREA 09.83 AC DEED BOOK 4028, PAGE 134
ZONING INFORMATION	B-2
PROPOSED USE	SELF STORAGE, TRUCK AND TRAILER SHARE, RELATED RETAIL AND RV STORAGE
PROPOSED BUILDING HEIGHT	35 FEET
SETBACKS	FRONT-MIN 30 FEET SIDE-MIN 10 FEET REAR-MIN 10 FEET
BUILDING HEIGHT	MAXIMUM 75 FEET
LANDSCAPE	
REQUIREMENT:	15% OF PAVED AREA
TOTAL PAVED AREA:	300,527.80 SF
PROVIDED:	52,809.00 SF 18% OK



REVISIONS	NO.	DESCRIPTION	DATE	DESIGNED BY:	SCALE:	AS SHOWN	DRAWN BY:	CHECKED BY:	DATE

SPECIAL USE PERMIT PLAN FOR
U-HAUL HARRISONBURG
CITY OF HARRISONBURG, VA

COVER SHEET

DOM. PROJECT NO: 17.0147

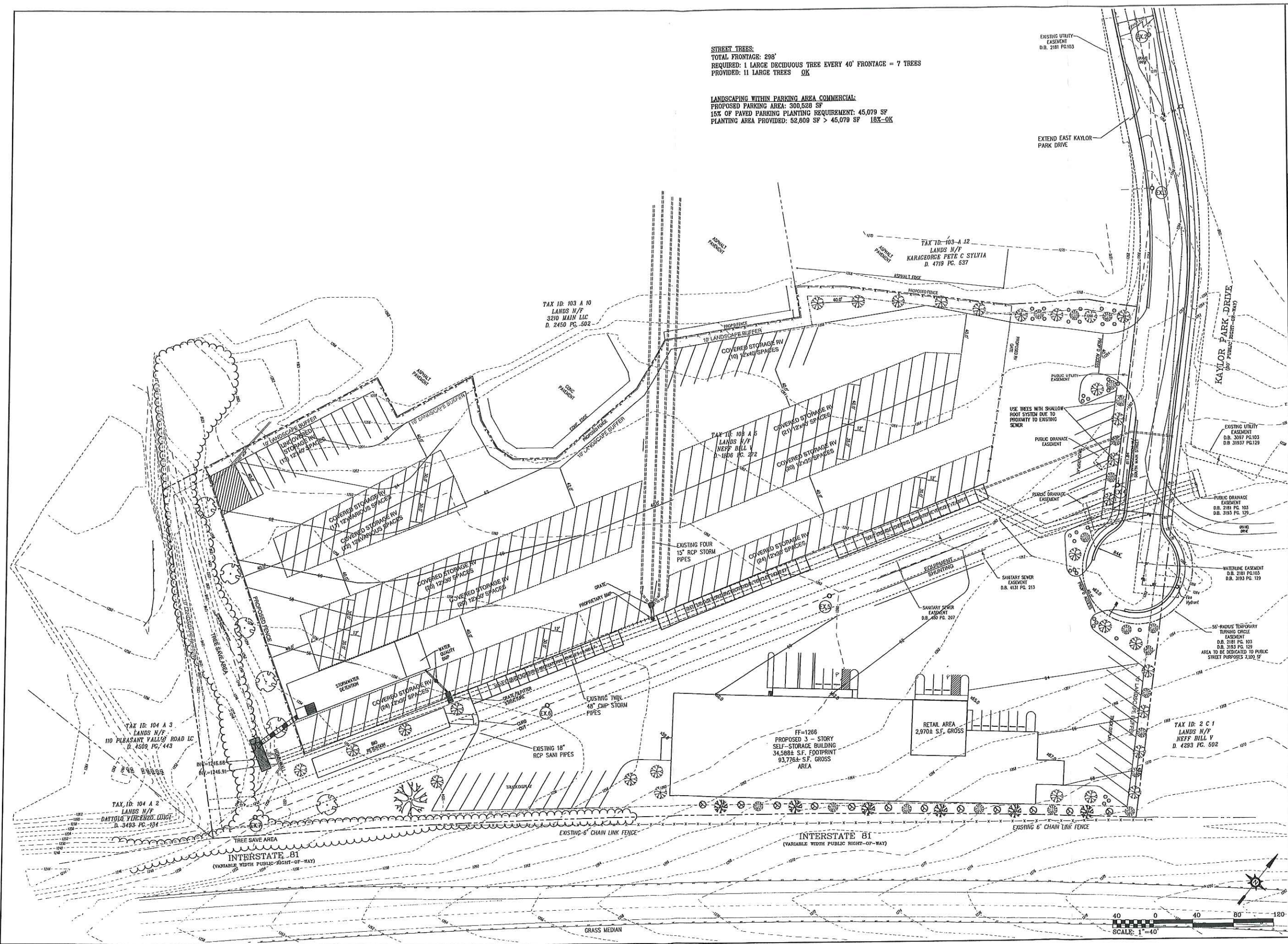
INDEX TITLE:
SP1

SHEET NO: 1 OF 4

DATE: 02/09/2018

STREET TREES:
 TOTAL FRONTAGE: 298'
 REQUIRED: 1 LARGE DECIDUOUS TREE EVERY 40' FRONTAGE = 7 TREES
 PROVIDED: 11 LARGE TREES OK

LANDSCAPING WITHIN PARKING AREA COMMERCIAL:
 PROPOSED PARKING AREA: 300,528 SF
 15% OF PAVED PARKING PLANTING REQUIREMENT: 45,079 SF
 PLANTING AREA PROVIDED: 52,609 SF > 45,079 SF 18X-OK



Dominion Engineering
 172 South Parkways Drive
 Charlottesville, VA 22911
 434.275.1651
 dominioneng.com

COMMONWEALTH OF VIRGINIA
 MICHAEL F. MYERS
 Lic. No. 33028
 02-09-18
 PROFESSIONAL ENGINEER

REVISIONS		REVISIONS	
NO.	DESCRIPTION	DATE	NO.

FILE NAME: 17.0147-10000-0000
 SCALE: AS SHOWN
 DESIGNED BY: RYN
 DRAWN BY: RYN
 CHECKED BY: MJE

SPECIAL USE PERMIT PLAN FOR
U-HAUL HARRISONBURG
CITY OF HARRISONBURG, VA

SHEET TITLE: **PRELIMINARY SITE PLAN**

DOM. PROJECT NO: 17.0147
 INDEX TITLE: **SP2**
 SHEET NO: 2 OF 4
 DATE: 02/09/2018



Commercial Real Estate
Due Diligence Management
3465 S. Arlington Road, Suite E183
Akron, OH 44312
866.290.8121
www.amnational.net

ALTA/NSPS Land Title Survey

Harrisonburg VA E Kaylor Park Drive
Surveyor Certification

3170 E Kaylor Park Drive
Harrisonburg, VA 22801
County of Harrisonburg City

To: Amerca Real Estate Company, a Nevada corporation; U-Haul Co. of Virginia; First American Title Insurance Company, and American National, LLC.
This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10a, 11, 13, 14, 16, 17, 18, 19, 20, 21 of Table A thereof, as amended on August 23, 2017 and November 11th, 2017.
The fieldwork was completed on August 23, 2017 and November 11th, 2017.

James W. Shoemaker
Professional Land Surveyor
No. 002186
State of Virginia
Date of Plot or Map: August 30, 2017
Date of last revision: November 11, 2017
Date of this Printing: November 11, 2017
Network reference: 20170890-1
Entity #24073

Survey Prepared By:
First Order, LLC
4383 Hecktown Road, Suite B
Bethlehem, PA 18020
Phone (610) 365-2907
Fax (610) 365-2958
jshoemaker@firstorderllc.net
Project No. 5569

Legal Description

All of those lots or parcels of land located in Harrisonburg City, Virginia, and more particularly described as follows:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 9.900ACRES, MORE OR LESS, SITUATE ON EAST KAYLOR PARK DRIVE IN THE CITY OF HARRISONBURG, VIRGINIA, AND BEING DESIGNATED AS NEW LOT 28 ON AN OWNER'S CONSENT AND DEDICATION PLAT MADE BY MICHAEL W. MARS, L.S., DATED FEBRUARY 22, 2012, AND REVISED FEBRUARY 29, 2012, ENTITLED "FINAL PLAT DIVISION OF LOT 28, SECTION ONE, SOUTH HARRISONBURG COMMERCIAL PARK", AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROCKINGHAM COUNTY IN DEED BOOK 4028 PAGE 134 AND MORE PARTICULARLY BOUNDED AND DESCRIBED ACCORDING TO SAID PLAT AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN FOUND IN THE SOUTHWESTERN LINE OF EAST KAYLOR PARK DRIVE;
THENCE WITH THE SOUTHWESTERN LINES OF EAST KAYLOR PARK DRIVE S 32° 58' 31" E 202.13' TO AN IRON PIN SET;
THENCE N 57° 01' 29" E 60.00' TO AN IRON PIN SET, SAID PIN BEING A CORNER TO LOT 2A
THENCE LEAVING SAID EAST KAYLOR PARK DRIVE AND WITH SAID LOT 2A S 32° 58' 31" E 299.55' TO AN IRON PIN SET IN THE NORTHWESTERN LINE OF INTERSTATE 81, SAID PIN BEING A POINT ON A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 7732.44' AND A DELTA OF 06° 47' 44";
THENCE WITH THE SAID NORTHWESTERN LINE OF INTERSTATE 81 AND WITH THE ARC OF SAID CURVE A DISTANCE OF 917.11' CHORD S 49° 03' 52" W 916.58' TO A POINT, SAID POINT BEING A CORNER TO NELSON E. SWARTZ;
THENCE LEAVING SAID INTERSTATE 81 AND IN PART WITH SAID SWARTZ AND IN PART WITH THE LANDS OF VINCENTO DATTOLO & LUIGI DATTOLO N 49° 12' 45" W 349.29' TO AN IRON PIN FOUND, SAID PIN BEING A CORNER TO 3210 MAIN, L.L.C., PASSING AN IRON PIN FOUND ON LINE AT 0.82';
THENCE WITH THE LANDS OF SAID 3210 MAIN L.L.C. N 22° 27' 08" E 240.75' TO AN IRON PIN FOUND;
THENCE S 67° 40' 13" E 43.34' TO AN IRON PIN FOUND;
THENCE N 22° 07' 31" E 84.98' TO AN IRON PIN FOUND;
THENCE S 51° 48' 34" E 44.63' TO AN IRON PIN FOUND;
THENCE S 70° 07' 24" E 31.96' TO AN IRON PIN FOUND;
THENCE N 83° 37' 08" E 19.21' TO AN IRON PIN FOUND;
THENCE N 49° 18' 50" E 42.96' TO AN IRON PIN FOUND;
THENCE N 09° 33' 28" E 104.96' TO AN IRON PIN FOUND;
THENCE N 09° 32' 24" W 55.75' TO AN IRON PIN FOUND;
THENCE N 40° 57' 33" E 138.52' TO AN IRON PIN FOUND;
THENCE N 49° 02' 27" W 31.00' TO AN IRON PIN FOUND;
THENCE N 50° 50' 15" E 48.06' TO AN IRON PIN FOUND;
THENCE N 56° 55' 51" E 165.31' TO AN IRON PIN FOUND;
THENCE N 47° 04' 18" E 81.00' TO AN IRON PIN FOUND;

THENCE WITH A NEW DIVISION LINE N 59° 12' 53" E 48.86' TO THE BEGINNING, CONTAINING 9.900 ACRES OF LAND.

Being the same tract of land described in a Title Report prepared by First American Title Insurance Company Commitment No. NCS-860002-PHX1, dated August 2, 2017.

Legend of Symbols & Abbreviations

● MONUMENT FOUND	⊕ POWERPOLE	⊕ SEWER MANHOLE
○ MONUMENT SET	⊕ GUY WIRE	⊕ CLEAN OUT
■ P.K. NAIL FOUND	⊕ LIGHT POLE	⊕ STORM DRAIN MANHOLE
⊕ P.K. NAIL SET	⊕ STREET LIGHT POLE	⊕ STORM INLET
⊕ FND X MARK	⊕ ELEC. TRANSFORMER	⊕ CURB INLET
⊕ SET X MARK	⊕ AIR CONDITIONER	⊕ PAY PHONE
⊕ R.R. SPIKE FOUND	⊕ BURED ELECTRIC	⊕ TELEPHONE BOX
⊕ R.R. SPIKE SET	⊕ OVERHEAD ELECTRIC	⊕ TELEPHONE MANHOLE
⊕ BENCHMARK	⊕ ELEC. MANHOLE	⊕ TELEPHONE POLE
(M) MEASURED DATA	⊕ ELECTRIC METER	⊕ TELEPHONE LINE
(S) SURVEYED DATA	⊕ WATER LINE	⊕ TELEPHONE MARKER
R/W RIGHT OF WAY	⊕ WATER MANHOLE	⊕ UNDERGROUND CABLE MARKER
BSL BACK SET LINE	⊕ WATER VALVE (FOUND)	⊕ UNDERGROUND CABLE MARKER
RCP REINFORCED CONC PIPE	⊕ HYDRANT	⊕ TRAFFIC POLES
CMP CORRUGATED METAL PIPE	⊕ BACK FLOW PREVENTOR	⊕ TRAFFIC SIGNAL
PVC PLASTIC PIPE	⊕ GAS VALVE	⊕ TRAFFIC MANHOLE
MFL METAL	⊕ GAS METER	⊕ TRAFFIC SIGNAL BOX
AGL ABOVE GROUND LEVEL	⊕ UNDERGROUND GAS MARKER	⊕ STOP SIGN
L/S LANDSCAPING	⊕ GAS MANHOLE	⊕ SIGN
⊕ TREE	⊕ GAS LINE	⊕ SQUARE METAL LID
⊕ METAL TANK COVER	⊕ BORE HOLE	⊕ FUEL TANK LID
⊕ FLAG POLE	⊕ MONITORING WELL	
⊕ DOOR SILL	⊕ MAIL BOX	
⊕ FINISH FLOOR	⊕ UNKNOWN MANHOLE	

UTILITY NOTE

UTILITIES SHOWN ARE BASED ON LIMITED DATA. THERE IS NO GUARANTEE AS TO THEIR LOCATION OR SIZE. PLEASE CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION. POSSIBLE CONTACTS IN THIS AREA ARE:

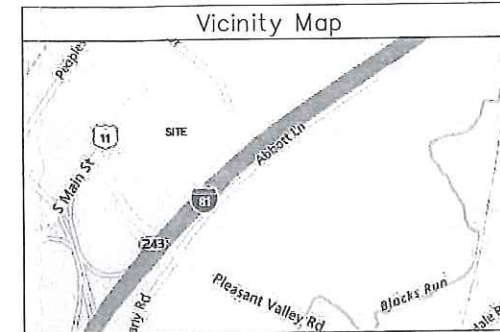
COLUMBIA GAS	804 214-3813	800 543-8911
COMCAST	804 562-3861	800 411-6917x1
DOMINION ELECTRIC	808 608-5640	888 657-3000
HARRISONBURG ELECTRIC	540 434-5361	540 434-5361
HARRISONBURG CITY WATER & SEWER	540 434-9959	540 434-9959
HARRISONBURG CITY UTILITIES	540 434-9958	540 510-7240
LUNGS NETWORK	804 608-5640	877 411-6950
SHENANDOAH TELECOMMUNICATIONS	804 562-3861	540 984-5631
VERIZON	703 754-2116	888 483-1233



SCALE: 1" = 30'

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) X (UNSHADED) of the Flood Insurance Rate Map, Community Panel No. 510276 0392 D & 510276 0394 D, which bear an effective date of 02/06/2008 and is not in a Special Flood Hazard Area.

CURVE TABLE					
CURVE #	RADIUS	LENGTH	CH. BRG.	CH. DIST.	DELTA
C1	7732.44	917.11	S49°03'52"W	916.58	006°47'44"



General Notes

- THE SURVEYOR WAS NOT PROVIDED WITH ZONING INFORMATION BY THE INSURER PURSUANT TO TABLE A ITEM 6 (a)(b).
PACING PROVIDED -
-REGULAR = 0 SPACES
-HANDICAP = 0 SPACES
TOTAL SPACES PROVIDED = 0
- PROPERTY IS KNOWN AS PARCEL 103 A 5 IN THE INDEPENDENT CITY OF HARRISONBURG, VIRGINIA.
- LOT AREA = 431,244 S.F. OR 9.900 AC.
- NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED KNOWN TO THIS SURVEYOR. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- VERTICAL DATUM = NAVD 88, DATUM ACCEPTED BY THE CITY OF HARRISONBURG, VIRGINIA
- BENCHMARK#1 - DOCK SPIKE ELEV = 1260.17
BENCHMARK#2 - MAG NAIL ELEV = 1263.34
- BASED ON VISUAL OBSERVATION, THE SUBJECT PROPERTY IS SERVICED BY ALL THE NECESSARY UTILITIES REQUIRED TO MAINTAIN NORMAL OPERATION. THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR ABOVE GROUND MARKINGS TO DETERMINE ANY SUBSURFACE LOCATION. CONTACT LOCAL UTILITY COMPANY PRIOR TO CONSTRUCTION
- THE SUBJECT PROPERTY HAS ACCESS TO EAST KAYLOR PARK DRIVE A PUBLIC RIGHT OF WAY
- THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE WAS NO OBSERVABLE EVIDENCE OF CEMETERIES FOUND AT THE TIME OF THIS SURVEY.
- THERE WAS NO OBSERVABLE EVIDENCE OF UNDERGROUND STORAGE TANKS OR MONITORING WELLS.
- THE SURVEYOR OBSERVED NO GAPS, GORES, OR STRIPS ALONG COMMON BOUNDARY LINES.
- IN RESPONSE TO ALTA/ACSM TABLE A ITEM 10a, THERE ARE NO PARTY WALLS AFFECTING THE PROPERTY BOUNDARY.
- IN RESPONSE TO ALTA/ACSM TABLE A ITEM 11a, THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES AND SURFACE MARKINGS PURSUANT TO ONE CALL REQUEST FOR GROUND MARKINGS OF UNDERGROUND UTILITY LINES.
- IN RESPONSE TO ALTA/ACSM TABLE A ITEM 11b, (UTILITIES, SURFACE MATTERS ONLY), UTILITIES TO BE SHOWN PER NEW JERSEY ONE CALLED REQUEST.
- IN RESPONSE TO ALTA/ACSM TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- IN RESPONSE TO ALTA/ACSM TABLE A ITEM 17, THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTIONS. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTIONS OR REPAIRS.
- IN RESPONSE TO ALTA/NSPS TABLE A ITEM 18, THE SURVEYOR DID NOT OBSERVE ANY MARKERS DELINEATING WETLANDS ON THE SUBJECT PROPERTY AT THE TIME OF THE FIELD SURVEY. WETLANDS ARE SHOWN FROM WWW.FWS.GOV/WETLANDS/DATA/MAPPER.HTML.
- IN RESPONSE TO ALTA/NSPS TABLE A ITEM 19, THERE ARE OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SUBJECT PROPERTY AS DISCLOSED BY THE TITLE COMMITMENT PROVIDED FOR THIS SITE.

Encroachment Statement

A BILLBOARD CROSSES THE PROPERTY LINE BY 19 FT

Notes Corresponding to Schedule B

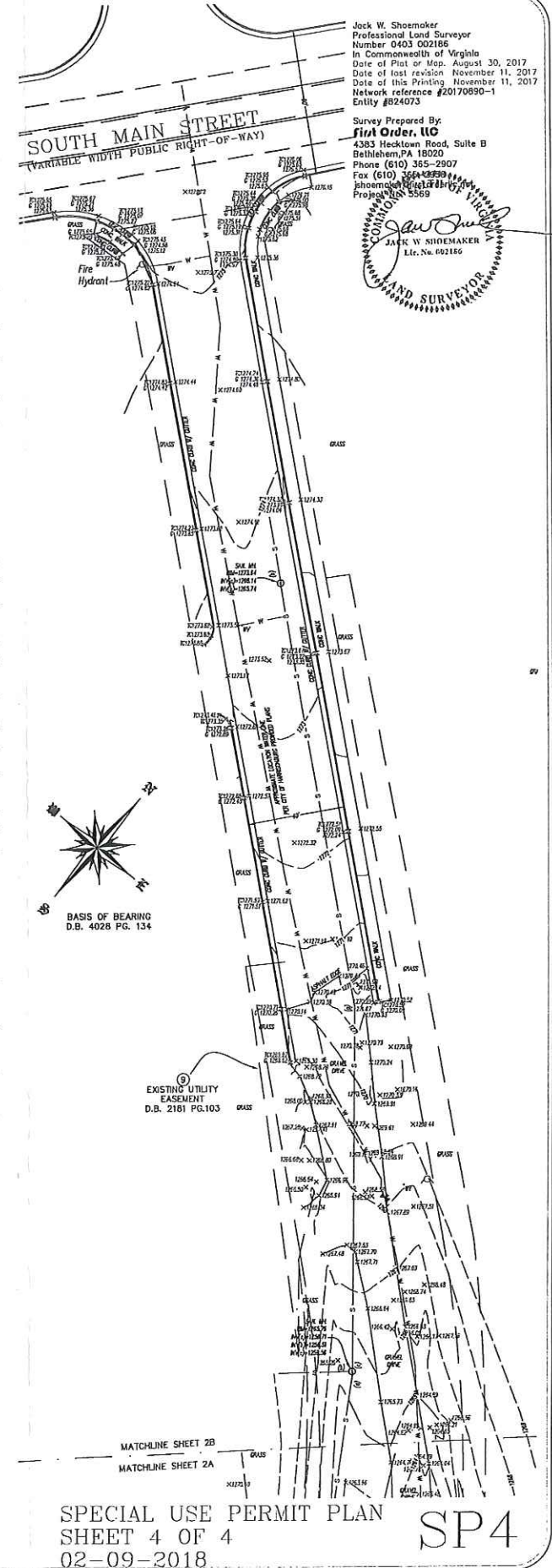
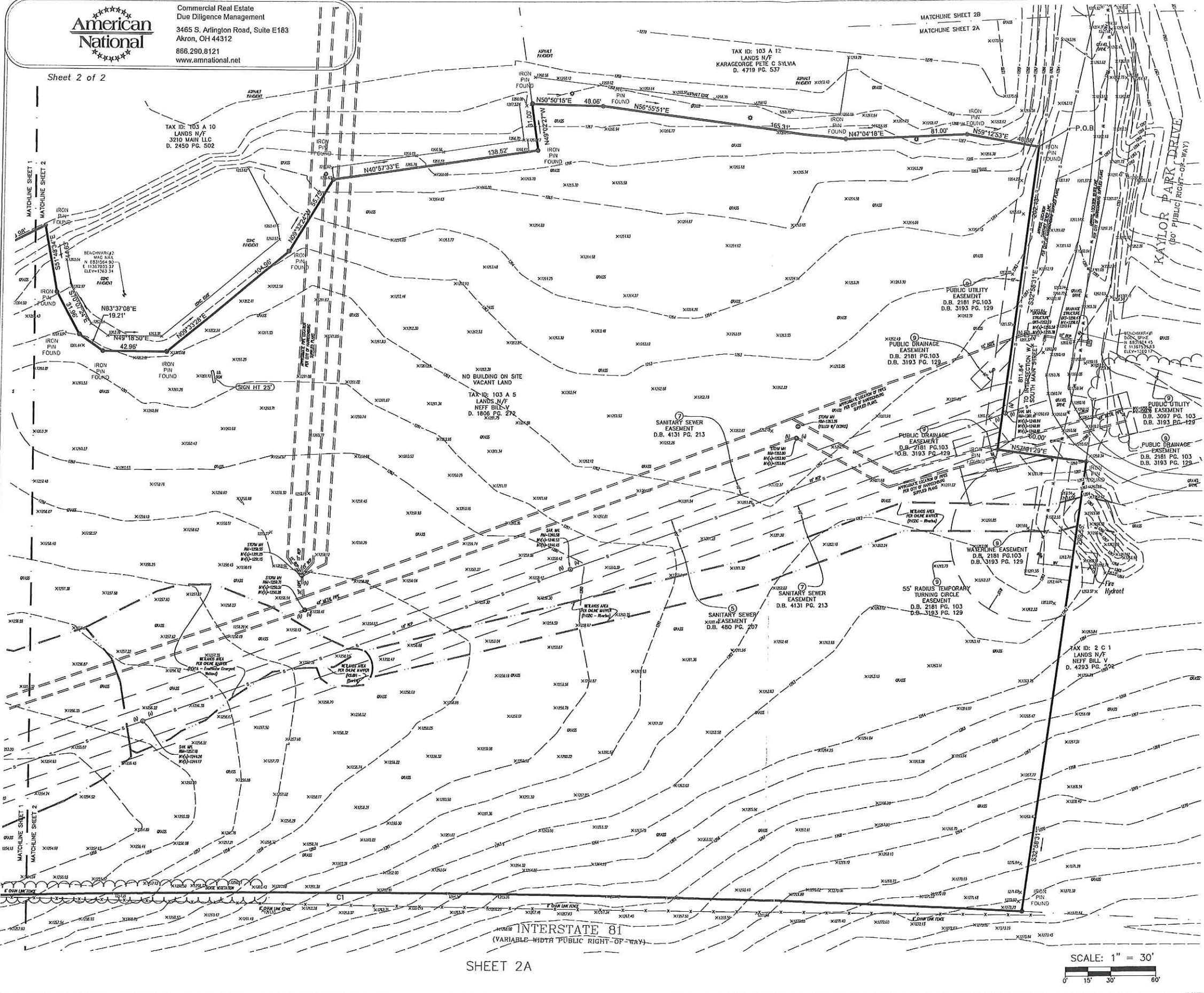
- Title Report prepared by First American Title Insurance Company Commitment No. NCS-860002-PHX1, dated August 2, 2017.
- Easement granted to City of Harrisonburg, Virginia, dated November 4, 2002, recorded December 10, 2002, in Deed Book 2181 Page 112. -NOT PLOTTED ON SURVEY. BLANKET IN NATURE.
 - Easement granted to City of Harrisonburg, Virginia, dated April 11, 2007, recorded May 07, 2007, in Deed Book 3097 Page 110. -NOT PLOTTED ON SURVEY. BLANKET IN NATURE.
 - Easement granted to Harrisonburg-Rockingham Regional Sewer Authority, dated September 1, 1976, recorded September 1, 1976, in Deed Book 480 Page 207. -PLOTTED ON SURVEY.
 - Easement granted to Harrisonburg-Rockingham Regional Sewer Authority, dated May 21, 1980, recorded May 23, 1980, in Deed Book 684 Page 237. -NOT PLOTTED ON SURVEY. THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
 - Easement granted to Harrisonburg-Rockingham Regional Sewer Authority, dated October 12, 2012, recorded October 24, 2012, in Deed Book 4131 Page 213. -PLOTTED ON SURVEY.
 - Easement granted to Virginia Electric and Power Company, dated January 19, 1953, recorded March 13, 1953, in Deed Book 237 Page 395. -NOT PLOTTED ON SURVEY. IT IS NOT ON AND DOES NOT TOUCH THE SURVEYED PROPERTY.
 - Subject to all matters shown on the Plat as recorded Deed Book 1806 Page 272, -NOT PLOTTED ON SURVEY. BLANKET IN NATURE. Deed Book 1901 Page 224, -NOT PLOTTED ON SURVEY. BLANKET IN NATURE. Deed Book 2181 Page 103, -PLOTTED ON SURVEY. Deed Book 3097 Page 103, -PLOTTED ON SURVEY. Deed Book 3193 Page 129 -PLOTTED ON SURVEY, and Deed Book 4028 Page 134. -NOT PLOTTED ON SURVEY. BLANKET IN NATURE.

SPECIAL USE PERMIT PLAN
SHEET 3 OF 4
02-09-2018
SP3



Commercial Real Estate
Due Diligence Management
3465 S. Arlington Road, Suite E183
Akron, OH 44312
866.290.8121
www.amnational.net

Sheet 2 of 2



Jack W. Shoemaker
Professional Land Surveyor
Number 0403 002168
In Commonwealth of Virginia
Date of Plat or Map: August 30, 2017
Date of last revision: November 11, 2017
Date of this Printing: November 11, 2017
Network reference #20170890-1
Entity #824073

Survey Prepared By:
First Order, LLC
4383 Hecktown Road, Suite B
Bethlehem, PA 18020
Phone (610) 365-2907
Fax (610) 365-9999
jshoemaker@firstorderllc.com
Project No. 5569



INTERSTATE 81
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

SHEET 2A

SCALE: 1" = 30'
0 15 30 60

SPECIAL USE PERMIT PLAN
SHEET 4 OF 4
02-09-2018
SP4