SCH	SCHOOLHOUSE COMMONS  OPENS DA POST, 4 P.54				
GROSS PARCEL AREA	8.83 AC GPIN 7397-19-1734				
ZONING:	B-1 (EXISTING)	8.83 AC			
	R-2 (PROPOSED)	7.25 AC			
	B-1 (REMAINING)	1.58 AC			
	SITE TABULATIONS				
	B-1, TOWN CENTER DISTRICT				
GROSS SITE AREA	1.58 AC				
	REQUIRED	PROVIDED			
BUILDING LOT COVERAGE	85% (MAX)	35.22%			
BUILDING HEIGHT	3-STORIES (35' MAX)	35' (MAX)			
FLOOR AREA RATIO	NO MAXIMUM	NO MAXIMUM N/A			
YARD REQUIREMENTS					
FRONT YARD	10'	37'			
SIDE YARD	25' ABUTTING RESIDENTIAL DISTRICT	25'			
REAR YARD	25' ABUTTING RESIDENTIAL DISTRICT	44'			
BUFFER YARD REQUIREMENTS					
A DJOINING RESIDENTIAL	25' BUFFER YARD (TS)	25'			
F	R-2 RESIDENTIAL (TOWNHOUSE)				
SECT. 58-10.1 INTENT - AMENITIES AND CONVENIENC	E OF TOWNHOUSE <u>OR</u> SMALL LOT DETACHE	) )			
GROSS SITE AREA	7.25 AC				
	REQUIRED	PROVIDED			
MINIMUM LOT SIZE	1,500 S.F. (MIN. LOT AREA)	1,500 S.F. (MIN. LOT AREA)			
	2,000 S.F. (MIN. AVERAGE LOT AREA)	2,000 S.F. (MIN. AVERAGE LOT AREA)			
BUILDING HEIGHT	2 1/2-STORIES (35' MAX)	3 STORIES 35' (MAX)			
MAXIMUM NUMBER OF UNITS PER GROSS ACRE	8 UNITS/AC (MAX)	8.00 UNITS/AC			
MINIMUM LOT FRONTAGE	20' (INTERIOR UNIT)	24'			
MINIMUMICOT FRONTAGE	35' (END UNIT)	39'			
MINIMUM COMMON A REA	NONE	2.59 AC			
YARD REQUIREMENTS					
FRONT YARD	15'	15'			
SIDE YARD	15' (END UNIT)	15' (END UNIT) 15'			
REAR YARD	20'	20'			

PARKING TABULATIONS					
PROPOSED USE					
	PARKING REQUIREMENTS	TENANT SPACE SQ. FT.	REQUIRED PARKING	PROPOSED PARKING	
QBE	1 SPACE PER 300 S.F.	6,925	23.08		
	OF GROSS FLOOR AREA				
ZANDRAS	1 SPACE PER 100 S.F.	2,865	28.65		
	OF GROSS FLOOR AREA				
TROUVAILLE	1 SPACE PER 100 S.F.	3,300	33.00		
	OF GROSS FLOOR AREA	-,			
JUI JITSU	1 SPACE PER 300 S.F.	5,170	17.23		
JUIJIISU	OF GROSS FLOOR AREA	5,170	17.23		
	or checor Economic				
JAZZERCISE	1 SPACE PER 300 S.F.	1,750	5.83		
	OF GROSS FLOOR AREA				
VACANT	1 SPACE PER 300 S.F.	2,208	7.33		
	OF GROSS FLOOR AREA				
SUBTOTAL			115.12	141 SPACES (SURFACE PARKING)	
SUBTUTAL			113.12	(INCLUDES 5 H.C. PARKING SPACES)	
				,	
				* 76 SPACES B-1 ZONED	
				* 65 SPACES R-2 ZONED	
TOWNHOUSE (RESIDENT PARKING)	2 SPACES PER UNIT		116.00	116 (GARAGE)	
TOWNHOUSE (VISITOR PARKING)	0.25 SPACES PER UNIT		14.50	15 (SURFACE PARKING)	
SUBTOTAL			130.50	131 SPACES	
TOTAL			245.62	272 SPACES	
SHARED PARKING STUDY RESULTS			-30		
REDUCED TOTAL			215.62	272 SPACES	

GROUP LLC

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JUSE COMMONS
MAP AMENDMENT
PRINCE WILLIAM COUNTY, VIRGINIA STE TABULATIONS
SCHOOLHOUSE
ZONING MAP AMEN

SCALE: H) AS NOTED

V)

DATE: AUGUST 2025

CHECKED:

DRAWN: JHD

FILE NO: ZMAP-004-HAY

SHEET NO.

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10