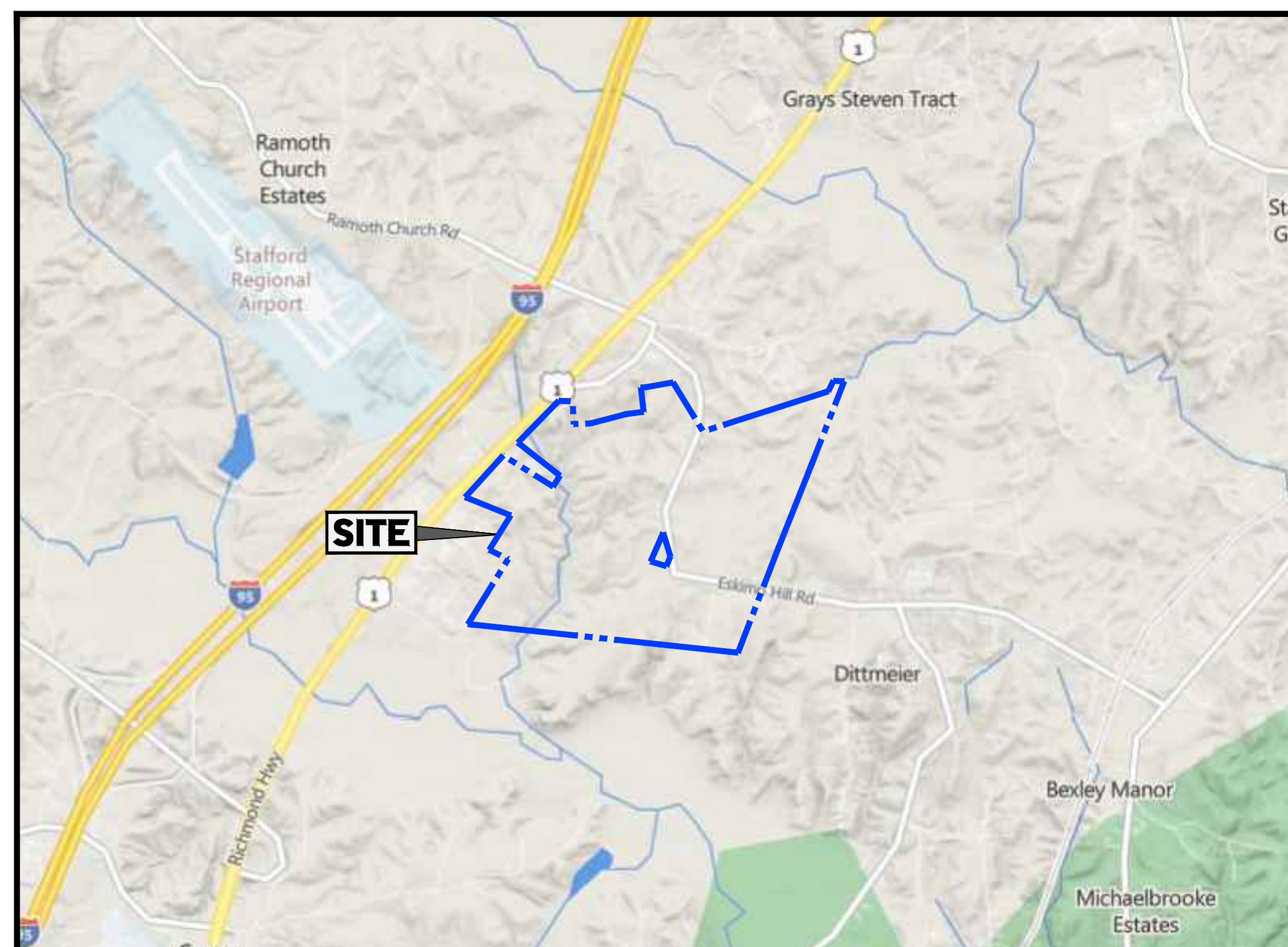


GENERALIZED DEVELOPMENT PLAN (GDP)

STAFFORD TECHNOLOGY CAMPUS

PROPERTY ID: 38 124 & 38 29A
FALMOUTH ELECTION DISTRICT
STAFFORD COUNTY, VIRGINIA



VICINITY MAP
SOURCE - BING MAPS
SCALE 1" = 2000'

OWNER / APPLICANT

PARCEL 38 124
STAFFORD TECHNOLOGY LC
 12500 FAIR LAKES CIRCLE; SUITE 400
 FAIRFAX, VA 22033

OWNER / APPLICANT

PARCEL 38 29A
SUSANNE BRADLEY GESLOIS TRUSTEE OF
THE SUSANNE BRADLEY GESLOIS REVOCABLE
LIVING TRUST DATED DECEMBER 18, 2017
PO BOX 5273
GLEN ALLEN, VA 23058

LAND USE ATTORNEY

WALSH COLUCCI LUBELEY & WALSH
4310 PRINCE WILLIAM PARKWAY; SUITE 300
PRINCE WILLIAM, VA 22192
CONTACT: JONELLE M. CAMERON
703-680-4664

TRANSPORTATION ENGINEER

GOROVE SLADE
4114 LEGATO ROAD; SUITE 650
FAIRFAX, VA 22033
CONTACT: KEVIN SITZMAN, P.E.
571-261-9718

CIVIL ENGINEER

BOHLER ENGINEERING
12825 WORLDGATE DRIVE; SUITE 700
HERNDON, VA 20170
CONTACT: MICHAEL O'SHAUGHNESSY
703-709-9500

SHEET INDEX	
SHEET TITLE	SHEET NUMBER
CIVIL ENGINEERING	
COVER SHEET	C-1
EXISTING CONDITIONS	C-2
GENERALIZED DEVELOPMENT PLAN	C-3
OVERALL ILLUSTRATIVE PLAN	C-4



REVISIONS

[illegible]

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PROJECT No.:	VAA220232.00
DRAWN BY:	MCW
CHECKED BY:	NTG
DATE:	02/24/23
CAD I.D.:	CNDS-0

PROJECT:

GENERALIZED DEVELOPMENT PLAN

- FOR -

STAFFORD
TECHNOLOGY
CAMPUS

PROPERTY ID: 38 124 AND 38 29A
FALMOUTH ELECTION DISTRICT
STAFFORD COUNTY, VIRGINIA



12825 WORLDGATE DR. SUITE 700
HERNDON, VIRGINIA 20170
Phone: (703) 709-9500
Fax: (703) 709-9501
VA@BohlerEng.com



SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-1

ORG. DATE - 02/24/23





TM

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 TRANSPORTATION SERVICES

WE ARE AVAILABLE TO DESIGN AND CONSTRUCT THE FOLLOWING TYPES OF PROJECTS: GRADE, EROSION CONTROL, STORMWATER TREATMENT, AND LANDSCAPE ARCHITECTURE. OUR PROJECTS INCLUDE: LANDSCAPE ARCHITECTURE, GRADE, EROSION CONTROL, STORMWATER TREATMENT, AND LANDSCAPE ARCHITECTURE. OUR PROJECTS INCLUDE: LANDSCAPE ARCHITECTURE, GRADE, EROSION CONTROL, STORMWATER TREATMENT, AND LANDSCAPE ARCHITECTURE.



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PROJECT:

STAFFORD
TECHNOLOGY
CAMPUS

BOHLER //

12825 WORLDGATE DR. SUITE 700
HERNDON, VIRGINIA 20170

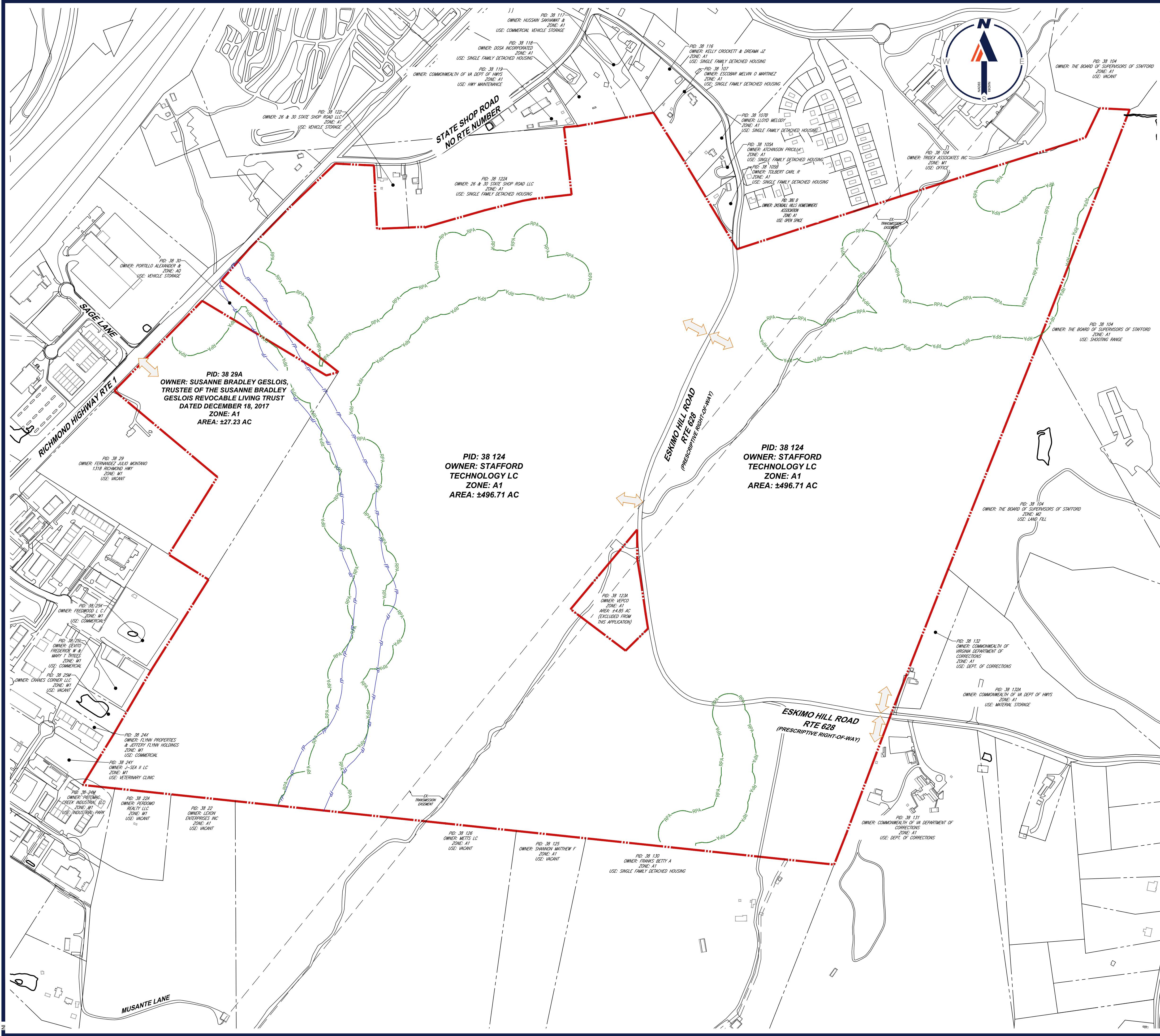
Phone: (703) 709-9500
Fax: (703) 709-9501

VA@BohlerEng.com



SHEET NUMBER: _____

ORG. DATE - 02/24/23



GENERALIZED DEVELOPMENT PLAN NOTES

1. THE GENERALIZED DEVELOPMENT PLAN PROPOSES TO REZONE APPROXIMATELY 523.94 ACRES FROM THE A1 ZONING DISTRICT TO THE M1 ZONING DISTRICT.
2. PUBLIC WATER AND SEWER SERVICE WILL BE AVAILABLE TO THE PROPERTY BY EXTENSION OF EXISTING FACILITIES AND INCORPORATING A PORTION OF THE APPLICATION AREA INTO THE URBAN SERVICES AREA.
3. STORMWATER MANAGEMENT WILL BE PROVIDED PER APPLICABLE STATE AND LOCAL STANDARDS AT TIME OF SITE PLAN.
4. THE PROPERTY CONTAINS NO GRAVES, OBJECTS OR STRUCTURES MARKING BURIAL PLACES AS DETERMINED BY VISUAL SURVEY.
5. THE PROPERTY CONTAINS NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 16.4, 302.4, AND 355 OR IN VIRGINIA DEPARTMENT OF WASTE MANAGEMENT REGULATIONS.
6. ZONE A FLOODPLAIN INFORMATION PER FEMA FIRM PANEL 5101540143E INFORMATION.
7. RESOURCE PROTECTION AREA IS DELINEATED BY TNT ENVIRONMENTAL DATED JANUARY 21, 2021.
8. THE DEVELOPMENT OF THE PROPERTY MAY BE PHASED THROUGH MULTIPLE SITE PLANS.
9. BUILDING SETBACKS MAY INCLUDE PARKING, FENCE, ACCESSORY BUILDINGS AND OTHER SIMILAR FEATURES.
10. ENTRANCE LOCATIONS ALONG ESKIMO HILL ROAD AND RICHMOND HIGHWAY TO BE DETERMINED AT TIME OF FINAL SITE PLAN DESIGN. LOCATIONS TO BE IN ACCORDANCE WITH VDOT SPACING REQUIREMENTS.
11. TRANSITIONAL BUFFERS WILL BE PROVIDED AT TIME OF SITE PLAN IN ACCORDANCE WITH THE REQUIREMENTS OF THE DCSL.

LEGEND

APPROXIMATE LOCATION OF PARCEL ACCESS

REZONING AREA (A-1 REZONED TO M-1)

LOD

LIMITS OF DISTURBANCE

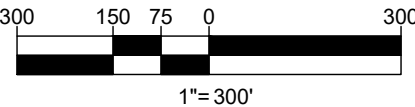
RPA

FIELD VERIFIED RESOURCE PROTECTION AREA PER TNT ENVIRONMENTAL

FEMA FLOOD ZONE A

STAFFORD M-1 ZONING DISTRICT REGULATIONS:

- MAXIMUM FLOOR AREA RATIO:	0.50
- OPEN SPACE RATIO:	0.20
- FRONT YARD:	40 FEET
- SIDE YARD:	15 FEET
- REAR YARD:	15 FEET
- MAXIMUM HEIGHT:	105 FEET



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	DRAWN BY	

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PROJECT No.:	VAA220232.00
DRAWN BY:	MCW
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DATE:	02/24/23
CAD ID:	GDVL-0

PROJECT:

GENERALIZED DEVELOPMENT PLAN

FOR

STAFFORD TECHNOLOGY CAMPUS

PROPERTY ID: 38 124 AND 38 29A
FALMOUTH ELECTION DISTRICT
STAFFORD COUNTY, VIRGINIA

BOHLER

12825 WORLDGATE DR. SUITE 700
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COMMONWEALTH OF VIRGINIA

PROFESSIONAL ENGINEER

MICHAEL K. O'SHAUGHNESSY
Lic. No. 0402050773
02/24/23

SHEET TITLE:

GENERALIZED DEVELOPMENT PLAN

SHEET NUMBER:

C-3

ORG. DATE - 02/24/23



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SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
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PROJECT No.:	VA220232.00
DRAWN BY:	MCW
CHECKED BY:	NTG
DATE:	02/24/23
CAD ID:	REND-0

PROJECT:
GENERALIZED DEVELOPMENT PLAN
FOR

STAFFORD
TECHNOLOGY
CAMPUS

PROPERTY ID: 38 124 AND 38 29A
FALMOUTH ELECTION DISTRICT
STAFFORD COUNTY, VIRGINIA

BOHLER

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COMMONWEALTH OF VIRGINIA

MICHAEL K. O'SHAUGHNESSY
Lic. No. 0402050773
02/24/23

PROFESSIONAL ENGINEER

SHEET TITLE:
OVERALL ILLUSTRATIVE PLAN

SHEET NUMBER:
C-4

ORG. DATE - 02/24/23