

GENERALIZED DEVELOPMENT PLAN POTOMAC CHURCH PROPERTY TAX MAP: #39-71A FALMOUTH MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA

SHEET INDEX

- 1 - COVER SHEET
- 2 - LEGEND & NOTES
- 3 - EXISTING CONDITIONS PLAN
- 4 - GENERAL DEVELOPMENT PLAN
- 5 - UTILITY PLAN
- 6 - LANDSCAPE PLAN

CONTRACT PURCHASER/APPLICANT

AMAZON DATA SERVICES, INC., A DELAWARE CORPORATION
(THE "APPLICANT")

PROPERTY OWNERS

39-71A
OLD POTOMAC CHURCH LLC
6308 FIVE MILE CENTRE PK SUITE 215
FREDERICKSBURG, VA 22407-5508

LAND USE ATTORNEY

HIRSCHLER FLEISCHER
ATTN: CHARLES W. PAYNE, JR.
725 JACKSON STREET
FREDERICKSBURG VA 22401
PH: (540) 604-2108

CIVIL ENGINEER/LAND PLANNING

BOWMAN CONSULTING GROUP
ATTN: GREGG D. EBERLY
13461 SUNRISE VALLEY DRIVE, SUITE 500
HERNDON, VA 20171
PH: (703) 464-1000



VICINITY MAP
SCALE: 1" = 2,000'

VICINITY SKETCH MAP LEGEND

| SUBDIVISION KEY | | DEVELOPMENT KEY | |
|--|---------------------------------|--|-----------------------------------|
| 1 ABBERLY WATERSTONE | 8 STALLINGS | 1 STAFFORD COUNTY COURT HOUSE AND ADMINISTRATIVE COMPLEX | 4 ROWSER BUILDING |
| 2 PARADISE ESTATES | 9 SUMMERWIND | 2 STAFFORD COUNTY HOSPITAL | 5 STAFFORD COUNTY FIRE STATION #2 |
| 3 COURTHOUSE SQUARE | 10 SPARTAN OAKS | 3 RAPPAHANNOCK REGIONAL JAIL | 6 STAFFORD CIVIL WAR PARK |
| 4 STAFFORD OAKS | 11 GRAYS STEVEN TRACT | | |
| 5 COURTHOUSE MANOR | 12 BROOKE POINT ESTATES | | |
| 6 COBBLESTONE | 13 DEER CROSSING | | |
| 7 VESTAVIA WOODS | 14 WALTER & EMMA WYCHE PROPERTY | | |
| NOTES: | | SYMBOLS LEGEND | |
| 1. SUBDIVISIONS ARE IDENTIFIED BY SHADING ON THE VICINITY SKETCH MAP THIS SHEET. | | [SCHOOL] SCHOOL LOCATED WITHIN ONE MILE OF THE SITE | |
| 2. SUBDIVISION LIST OBTAINED FROM STAFFORD COUNTY ROAD MAP WITH ACTIVE SUBDIVISIONS DATED MAY 1, 2011. SUBDIVISIONS MAY OR MAY NOT BE RECORDED. ADDITIONAL INFORMATION FROM ADC MAP. | | [P] PRIVATE STREET | |
| | | NOTES: | |
| | | 1. NO LIBRARIES ARE LOCATED WITHIN ONE MILE OF THE SITE. | |
| | | 2. NO FIRE OR RESCUE STATIONS ARE LOCATED WITHIN ONE MILE OF THE SITE. | |

SITE DATA:

| | | |
|---------------------------|---------------------------------------|------------------|
| TAX MAP: | 39-71A | |
| TOTAL AREA: | 49.85 AC. | |
| EXISTING ZONE: | B-2 (URBAN COMMERCIAL) | |
| PROPOSED ZONE: | B-2 (URBAN COMMERCIAL) | |
| OVERLAY DISTRICT(S): | YES | |
| EXISTING USE: | VACANT | |
| PROPOSED USE: | DATA CENTER & ASSOCIATED IMPROVEMENTS | |
| SETBACKS: | REQUIRED: | PROVIDED: |
| FRONT: | 40 FT | 40 FT |
| SIDE: | 15 FT | 15 FT |
| REAR: | 25 FT | 25 FT |
| MINIMUM LOT AREA: | N/A SF | N/A |
| MINIMUM LOT WIDTH: | N/A FT | N/A |
| OPEN SPACE: | REQUIRED: | PROVIDED: |
| OPEN SPACE REQUIREMENT: | 25% | MIN 25% |
| OPEN SPACE: | 12.46 AC. | MIN 12.46 AC. |
| | ALLOWED: | PROPOSED: |
| MAXIMUM BUILDING HEIGHT: | 65 FT | +62 FT 1 IN |
| GROSS FLOOR AREA: | 1,520,026 SF | +510,000 SF |
| TOTAL GROSS FLOOR AREA: | 1,520,026 SF | +510,000 SF |
| MAXIMUM FLOOR AREA RATIO: | 0.70 | +0.22 |
| BUILDING FLOOR COUNT: | N/A | 2 FLOORS |
| HYDRAULIC UNIT CODE: | PLS8 | |
| WATERSHED: | Accokeek Creek | |
| WATER: | PUBLIC | |
| SEWER: | PUBLIC | |
| ESTIMATED VPD: | 471 | |
| HISTORIC FEATURES: | NO | |
| KNOWN PLACES OF BURIAL: | NO | |
| WETLANDS ON SITE: | YES | |
| RPA ON SITE: | YES | |
| FLOODPLAIN ON SITE: | NO | |

THE INFORMATION CONTAINED IN THIS TABLE IS APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.

PARKING SPACE TABLE

| USE CATEGORY | REQUIREMENT | EMPLOYEES | REQUIRED | PROVIDED |
|--------------|---|-----------|----------|----------|
| DATA CENTER | 1.5 PER NUMBER OF EMPLOYEES ON MAX. SHIFT | 20 | 30 | 30 MIN. |
| TOTAL = | | | 30 | 30 |

LOADING SPACE TABLE

| TYPE | REQUIREMENT | REQUIRED | PROVIDED |
|-------------|----------------------|----------|----------|
| DATA CENTER | MIN. SIZE OF 12'X25' | 1 | 1 MIN. |
| TOTAL = | | 1 | 1 |

SOLID WASTE STATEMENT:

LARGE OUTSIDE COMMERCIAL CONTAINERS SHALL BE LOCATED WITHIN THE DEVELOPMENT FOR SOLID WASTE STORAGE. THE LOCATION OF CONTAINERS WILL BE SHOWN ON THE FINAL SITE PLAN. COLLECTION WILL BE PROVIDED VIA A PRIVATE REFUSE COLLECTION COMPANY. ALL REFUSE MUST BE DISPOSED OF AT COUNTY APPROVED DISPOSAL SITES.

APPROVAL

AGENT, BOARD OF SUPERVISORS

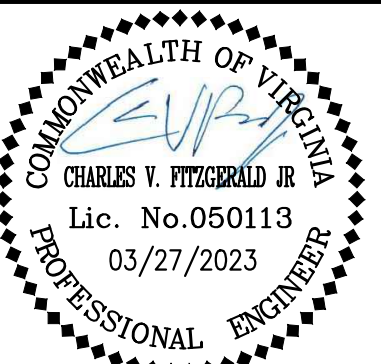
DATE

Bowman

Bowman Consulting Group Ltd
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Fredericksburg, Virginia 22401
Phone: (540) 371-0288
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COVER SHEET
POTOMAC CHURCH PROPERTY
GENERALIZED DEVELOPMENT PLAN
STAFFORD COUNTY, VIRGINIA

COUNTY PROJECT NUMBER



PLAN STATUS
03/27/23 1ST SUBMISSION

| DATE | DESCRIPTION |
|----------|-----------------------|
| DESIGN | GDE DRAWN GDE/MT CHKD |
| SCALE | H: AS SHOWN V: N/A |
| JOB No. | 100475-01-002 |
| DATE | MARCH, 2023 |
| FILE No. | |

LEGEND

| EXISTING | DESCRIPTION | PROPOSED |
|----------|--|----------|
| | INDEX CONTOUR | |
| | INTERMEDIATE CONTOUR | |
| | EDGE OF PAVEMENT | |
| | CURB AND GUTTER | |
| | TRANSITION FROM CG-6 TO CG-6R | |
| | PROPOSED HEADER CURB | |
| | PROPERTY LINE | |
| | DEPARTING PROPERTY LINE | |
| | LOT LINE | |
| | RIGHT-OF-WAY | |
| | CENTERLINE | |
| | FLOOD PLAIN | |
| | CLEARING AND GRADING | |
| | TREE LINE | |
| | FLOW LINE OF SWALE | |
| | STREAM | |
| | OVERLAND RELIEF PATHWAY | |
| | FENCE LINE | |
| | EASEMENT | |
| | WATER LINE | |
| | WATER VALVE | |
| | REDUCER | |
| | SANITARY SEWER | |
| | STORM SEWER | |
| | CABLE TV | |
| | ELECTRIC SERVICE | |
| | TELEPHONE SERVICE | |
| | GAS LINE | |
| | SPOT ELEVATION | |
| | UTILITY POLE | |
| | SIGN | |
| | SANITARY SEWER IDENTIFIER | |
| | STORM DRAIN IDENTIFIER | |
| | EASEMENT IDENTIFIER | |
| | WATER METER | |
| | FIRE HYDRANT | |
| | PARKING INDICATOR INDICATES THE NUMBER OF TYPICAL PARKING SPACES | |
| | STREET LIGHT | |
| | VEHICLES PER DAY (TRAFFIC COUNT) | |
| | TEST PIT LOCATION RECOMMENDED/REQUIRED | |
| | CRITICAL SLOPE SLOPES TO BE STABILIZED PURSUANT TO VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK | |
| | HANDICAP RAMP (CG-12) DENOTES LOCATION OF STD ROOT CG-12 AND/OR JURISDICTIONAL STANDARD RAMP CONSTRUCTION | |
| | DENOTES CLEAR SIGHT TRIANGLE | |
| | TREE | |
| | BENCHMARK | |
| | ASPHALT TRAIL | |
| | CONCRETE SIDEWALK | |
| | END WALLS | |
| | END SECTIONS | |
| | STOP SIGN | |
| | STREET SIGN | |
| | OVERHEAD ELECTRIC | |
| | OVERHEAD TELEPHONE | |
| | HANDICAP PARKING SPACE (VAN) | |
| | RIP RAP | |
| | CROSSWALK | |

ABBREVIATIONS

| | | | |
|----------|---|----------|--|
| A | A AREA OF ARC AD ALGEBRAIC DIFFERENCE AAASHTO AMERICAN ASSOCIATION OF STATE HWY. & TRANSP. OFFICIALS ASTM AMERICAN SOCIETY FOR TESTING AND MATERIALS AC. ACRE AGGR. AGGREGATE ANSI AMERICAN NATIONAL STANDARDS INSTITUTE ASPH ASPHALT AWWA AMERICAN WATER WORKS ASSOCIATION | J | JB JUNCTION BOX |
| B | B BREADTH BC BOTTOM OF CURB BF BASEMENT FLOOR BLDG BUILDING BM BENCHMARK BMP BEST MANAGEMENT PRACTICES (WATER QUALITY) BOV BLOW OFF VALVE BRL BUILDING RESTRICTION LINE BVCS BEGINNING VERTICAL CURVE STATION BVCE BEGINNING VERTICAL CURVE ELEVATION BW BOTTOM OF WALL | K | K K Ke SIGHT DISTANCE COEFFICIENT Kc CULVERT ENTRANCE LOSS COEFFICIENT |
| C | c,e CENTER CORRECTION ON VERTICAL CURVE c COEFFICIENT OF RUNOFF CATV CABLE TELEVISION CB CATCH BASIN OR CHORD BEARING CC CENTER TO CENTER CFS (Q) CUBIC FEET PER SECOND CH CHORD CG CURB AND GUTTER CIP CAST IRON PIPE C CENTERLINE CL CLASS CMP CORRUGATED METAL PIPE CONC. CONCRETE CO CLEAN OUT CONT. CONTINUATION CS CURB STOP CT COURT C/L CENTERLINE | L | L LENGTH LAT. LATERAL LF LINEAR FOOT LL LOWER LEVEL LOS LINE OF SIGHT LP LOW POINT LS LOADING SPACE LGC LIMITS OF CLEARING & GRADING LGT LEFT |
| D | D,d DEPTH DA DRAINAGE AREA DB DEED BOOK DEQ VA. DEPARTMENT OF ENVIRONMENTAL QUALITY DET. DETAIL DI DROP INLET DIA. DIAMETER DIP DUCTILE IRON PIPE DM DROP MANHOLE DR. DRIVE DRNG DRAINAGE DRWG. DRAWING D/W DRIVE WAY Δ DELTA DU DWELLING UNITS DOM DOMESTIC | M | M MONUMENT FOUND MECH. MECHANICAL MH MANHOLE MI MILE MPH MILES PER HOUR MS MEDIAN STRIP MSL MEAN SEA LEVEL MIN MINIMUM MAX MAXIMUM |
| E | e RATE OF SUPER ELEVATION IN FEET PER FOOT EC EROSION CONTROL EGL ENERGY GRADIENT LINE EQC ENVIRONMENTAL QUALITY CORRIDOR ESM'T EASEMENT EG EDGE OF GUTTER ELEV. ELEVATION ENT. ENTRANCE EP EDGE OF PAVEMENT ES END SECTION EVCS ENDING VERTICAL CURVE STATION EVECE ENDING VERTICAL CURVE ELEVATION EW END WALL EX. EXISTING ELEC. ELECTRICAL EBL EAST BOUND LANE | N | N,N/F NOW OR FORMERLY NFA NET FLOOR AREA NO.# NUMBER NBL NORTH BOUND LANE N/A NOT APPLICABLE |
| F | F FIRE LINE FAR FLOOR AREA RATIO FC FACE OF CURB FF FIRST FLOOR FG FINISHED GRADE FH FIRE HYDRANT FL FLOW LINE FP FLOOD PLAIN FS FACTOR OF SAFETY FT. FOOT FOY. FOYER FPS FEET PER SECOND | O | O ON CENTER OD OUTSIDE DIAMETER OH OVERHANG O/H OVERHEAD |
| G | G GRAVITY G GAS GFA GROSS FLOOR AREA Gr. GRADE GR GUARD RAIL GAR GARAGE | P | P PERIMETER PC POINT OF CURVATURE PCC POINT OF COMPOUND CURVE PCEP POINT OF CURVE EDGE OF PAVEMENT PCTC POINT OF CURVATURE TOP OF CURB PFM PUBLIC FACILITIES MANUAL PG. PAGE PGL POINT OF GRADE LINE PI POINT OF INTERSECTION PL PROPERTY LINE PRC POINT OF REVERSE CURVES PRELIM. PRELIMINARY PROP. PROPOSED PT POINT OF TANGENCY PVC POINT OF VERTICAL CURVATURE PVC POLY VINYL CHLORIDE PVI POINT OF VERTICAL INTERSECTION PVM'T PAVEMENT PVRC POINT OF VERTICAL REVERSE CURVE PVT POINT OF VERTICAL TANGENT P&P PLAN AND PROFILE Q(C.F.S.) AMOUNT OF RUNOFF |
| H | H,h HEIGHT H HEAD HC HANDICAPPED PARKING SPACE HGL HYDRAULIC GRADIENT LINE HP HIGH POINT HR HAND RAIL HT. HEIGHT HW HEADWATER | Q | Q,Q(C.F.S.) AMOUNT OF RUNOFF |
| I | I ID RAINFALL INTENSITY ID INSIDE DIAMETER IN. INCH INV. INVERT IP IRON PIPE IPF IRON PIPE FOUND IPS IRON PIPE SET | R | R,r RADIUS REQD REQUIRED RCP REINFORCED CONCRETE PIPE RD. ROAD RET. RETAINING REV. REVISION RR RAILROAD RTE. ROUTE R/W RIGHT OF WAY RGP ROUGH GRADING PLAN ROM REMOTE OUTSIDE MONITOR RMA RESOURCE MANAGEMENT AREA RPA RESOURCE PROTECTION AREA RT RIGHT |
| | | S | S SPEED OR SLOPE SAN. SANITARY SBL SOUTH BOUND LANE SD SIGHT DISTANCE SECT. SECTION SEW. SEWER SH. SHOULDER SF SQUARE FEET SP. SPACE SP. SITE PLAN SPEC. SPECIFICATION STA. STATION STD. STANDARD STK. STACK STM. STORM SVC. SERVICE SWM STORM WATER MANAGEMENT S/W SIDE WALK Sk CROSS SLOPE |
| | | T | T TANGENT TB TEST BORE TC TOP OF CURB Tc TIME OF CONCENTRATION TEL TELEPHONE TP TEST PIT TP TREE PROTECTION TB TOP OF BANK TW TOP OF WALL TW TAILWATER |
| | | U | UD UNDERDRAIN UG UNDERGROUND UL UPPER LEVEL UP UTILITY POLE VAN HANDICAPPED VAN PARKING SPACE |
| | | V | V VELOCITY V VOLUME VA VIRGINIA VC VERTICAL CURVE VDOT VA. DEPT. OF TRANSPORTATION VF VERTICAL FOOT |
| | | W | W WEIGHT OR WIDTH W/M WATER MAIN WBL WEST BOUND LANE WQIA WATER QUALITY IMPACT ASSESSMENT |
| | | X | XF TRANSFORMER |
| | | Y | YI YARD INLET YR YEAR |
| | | Z | Z SIDE SLOPES |

NOTES

- THE APPLICANT DESIRES TO AMEND THE CURRENT PROFFERED CONDITIONS UNDER ORDINANCE 009-28 TO ALLOW FOR THE DEVELOPMENT OF A DATA CENTER AND ASSOCIATED IMPROVEMENTS.
 - THIS PROFFER AMENDMENT WILL REPLACE AND SUPERCEDE ALL PRIOR PROFFERS APPROVED UNDER ORDINANCE 009-28 AND THE PROFFERS UNDER ORDINANCE 009-28 WILL THEREBY BE VOID, UNENFORCEABLE AND OF NO FURTHER LEGAL EFFECT UPON THE STAFFORD COUNTY BOARD OF SUPERVISOR'S FINAL APPROVAL OF THIS PROFFER AMENDMENT AND UNDERLYING APPLICATION.
 - THE PROPERTY WILL BE DEVELOPED IN ACCORDANCE WITH THE GENERALIZED DEVELOPMENT PLAN (GDP) PROVIDED HEREIN AND SUBMITTED WITH THE PROFFER AMENDMENT APPLICATION ENTITLED "POTOMAC CHURCH PROPERTY GENERALIZED DEVELOPMENT PLAN," PREPARED BY BOWMAN CONSULTING, DATED FEBRUARY, 2023.
 - BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF STAFFORD COUNTY AND A FIELD SURVEY PERFORMED BY GRS GROUP, LLC/ KIMLEY-HORN AND ASSOCIATES, INC COMPLETED NOVEMBER, 2022.
 - PER THE SURVEY PERFORMED BY GRS GROUP, LLC/ KIMLEY-HORN AND ASSOCIATES, INC THE HORIZONTAL DATUM IS VCS 83 (2011) (NORTH ZONE) BASED UPON GPS OBSERVATIONS. THE VERTICAL DATUM, NAVD 88, IS BASED UPON GPS OBSERVATIONS (GEOID 18B).
 - PER THE SURVEY PERFORMED BY GRS GROUP, LLC/ KIMLEY-HORN AND ASSOCIATES, INC PROPERTY IS THE LANDS OF OLD POTOMAC CHURCH, LLC, RECORDED IN INSTRUMENT NO. 070015722 WITH A TAX MAP REFERENCE OF 39-71A.
 - PER THE SURVEY PERFORMED BY GRS GROUP, LLC/ KIMLEY-HORN AND ASSOCIATES, INC THE LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS BUILT PLANS AND UTILITY MARK OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
 - GRS GROUP, LLC/ KIMLEY-HORN AND ASSOCIATES, INC PREPARED THE FIELD SURVEY WITH REFERENCE TO A TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 202201484VA WITH AN EFFECTIVE DATE OF OCTOBER 17, 2022.
 - PER THE SURVEY PERFORMED BY GRS GROUP, LLC/ KIMLEY-HORN AND ASSOCIATES, INC THE SURVEYED PROPERTY SHOWN HEREON LIES IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR STAFFORD COUNTY, VIRGINIA COMMUNITY-PANEL NUMBER 510 154 0141 E & 510 154 0142 E, REVISED DATE FEBRUARY 4, 2005.
 - THE SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING OVERLAY DISTRICTS/PLANNING AREAS:
- | OVERLAY DISTRICT/PLANNING AREA | LOCATED WITHIN |
|--|----------------|
| AIRPORT IMPACT OVERLAY | NO |
| FLOOD HAZARD OVERLAY | NO |
| COURTHOUSE SMALL AREA PLAN | YES |
| HIGHWAY CORRIDOR OVERLAY | NO |
| HISTORIC GATEWAY CORRIDOR OVERLAY | NO |
| HISTORIC RESOURCE OVERLAY | NO |
| INTEGRATED CORPORATE AND TECHNOLOGY PARK OVERLAY | NO |
| MILITARY FACILITY IMPACT OVERLAY | NO |
| RESERVOIR PROTECTION OVERLAY | NO |
| HERITAGE INTERPRETATION OVERLAY | NO |
| COURTHOUSE TDA/TARGETED DEVELOPMENT AREA | YES |
| DAM INUNDATION ZONE | NO |
| URBAN SERVICES AREA | YES |
- PER THE SURVEY PERFORMED BY GRS GROUP, LLC/ KIMLEY-HORN AND ASSOCIATES, INC THERE ARE NO KNOWN SOLID WASTE DUMPS OR SANITARY LANDFILLS ON SITE AT THE TIME OF SURVEY.
 - PER THE SURVEY PERFORMED BY GRS GROUP, LLC/ KIMLEY-HORN AND ASSOCIATES, INC THERE ARE NO KNOWN CEMETERIES OR HISTORICAL SITES LOCATED ON THE SUBJECT PROPERTY. THERE ARE NO EXISTING STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
 - PER THE SURVEY PERFORMED BY GRS GROUP, LLC/ KIMLEY-HORN AND ASSOCIATES, INC THERE WAS NO EVIDENCE OF A FIELD DELINEATION OF WETLANDS CONDUCTED ON THE SITE.
 - PROPOSED DEVELOPMENT TO BE SERVED BY PUBLIC WATER AND SEWER. AVAILABILITY AND CAPACITY TO BE VERIFIED AT TIME OF FINAL SITE PLAN.
 - STORMWATER MANAGEMENT TO BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STAFFORD COUNTY STORMWATER MANAGEMENT DESIGN MANUAL, THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK, AND OTHER RELEVANT STATE/FEDERAL REGULATIONS. COMPUTATIONS WILL BE PROVIDED TO DEMONSTRATE COMPLIANCE WITH THE FINAL SITE PLAN.
 - IMPACTS TO WETLANDS AND OTHER ENVIRONMENTALLY SENSITIVE AREAS SHALL BE PERMITTED PRIOR TO CONSTRUCTION. COMPLIANCE WITH ALL RELEVANT REGULATIONS SHALL BE DEMONSTRATED WITH THE FINAL SITE PLAN.
 - OUTDOOR LIGHTING SHALL BE PROVIDED IN COMPLIANCE WITH SECTION 28-87 OF THE STAFFORD COUNTY ZONING ORDINANCE.

COMPREHENSIVE PLAN NARRATIVE

ACCORDING TO THE 2021 STAFFORD COUNTY COMPREHENSIVE PLAN, THE PROPERTY IS LOCATED IN THE COURTHOUSE TARGETED DEVELOPMENT AREA, WHICH IDENTIFIES FUTURE USE OF THE PROPERTY TO CONSIST OF MIXED USE (COMMERCIAL / RESIDENTIAL) DEVELOPMENT.

THE PROPERTY IS ALSO LOCATED IN THE IN THE COURTHOUSE SMALL AREA PLAN, WHICH IDENTIFIES THE FUTURE USES OF THE PROPERTY TO CONSIST OF OFFICE, CIVIC GREENS AND TOWNHOUSES DEVELOPMENT.

THE CURRENT APPLICATION TO ALLOW FOR THE DEVELOPMENT OF A DATA CENTER USE MAY NOT BE CONSISTENT WITH COMPREHENSIVE PLAN RECOMMENDATIONS AND MAY REQUIRE A COMPREHENSIVE PLAN AMENDMENT.

SEE APPLICATION IMPACT STATEMENT FOR MORE INFORMATION.



Bowman

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LEGEND & NOTES

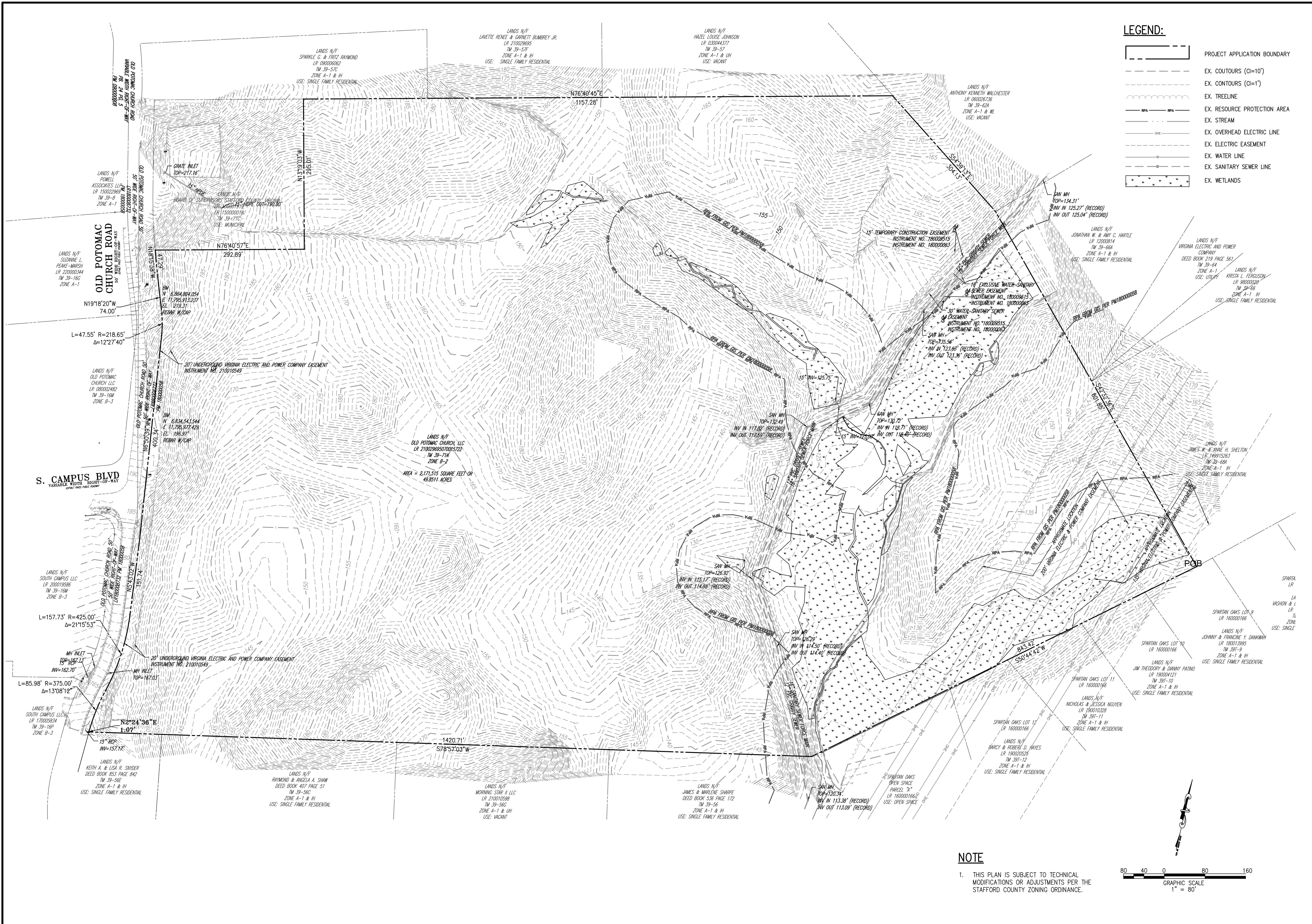
POTOMAC CHURCH PROPERTY

GENERALIZED DEVELOPMENT PLAN

STAFFORD COUNTY, VIRGINIA

| COUNTY PROJECT NUMBER | |
|---|-----------------------|
|  | |
| PLAN STATUS | |
| 03/27/23 1ST SUBMISSION | |
| DATE | DESCRIPTION |
| DESIGN | GDE DRAWN GDE/MT CHKD |
| SCALE | H: N/A V: N/A |
| JOB No. 100475-01-002 | |
| DATE : MARCH, 2023 | |
| FILE No. | |

SHEET **2** OF **6**



LEGEND:

| | |
|------------------|------------------------------|
| [Solid line] | PROJECT APPLICATION BOUNDARY |
| [Dashed line] | EX. COUTOURS (CI=10') |
| [Dashed line] | EX. COUTOURS (CI=1') |
| [Wavy line] | EX. TREELINE |
| [Dashed line] | EX. RESOURCE PROTECTION AREA |
| [Dashed line] | EX. STREAM |
| [Dashed line] | EX. OVERHEAD ELECTRIC LINE |
| [Dashed line] | EX. ELECTRIC EASEMENT |
| [Dashed line] | EX. WATER LINE |
| [Dashed line] | EX. SANITARY SEWER LINE |
| [Dotted pattern] | EX. WETLANDS |

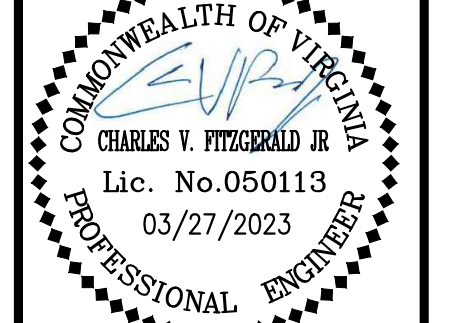
NOTE

1. THIS PLAN IS SUBJECT TO TECHNICAL MODIFICATIONS OR ADJUSTMENTS PER THE STAFFORD COUNTY ZONING ORDINANCE.

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 Fredericksburg, Virginia 22401
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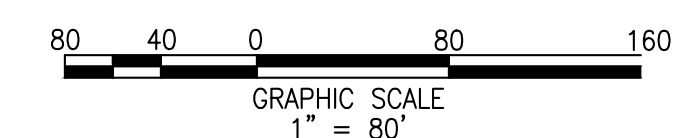
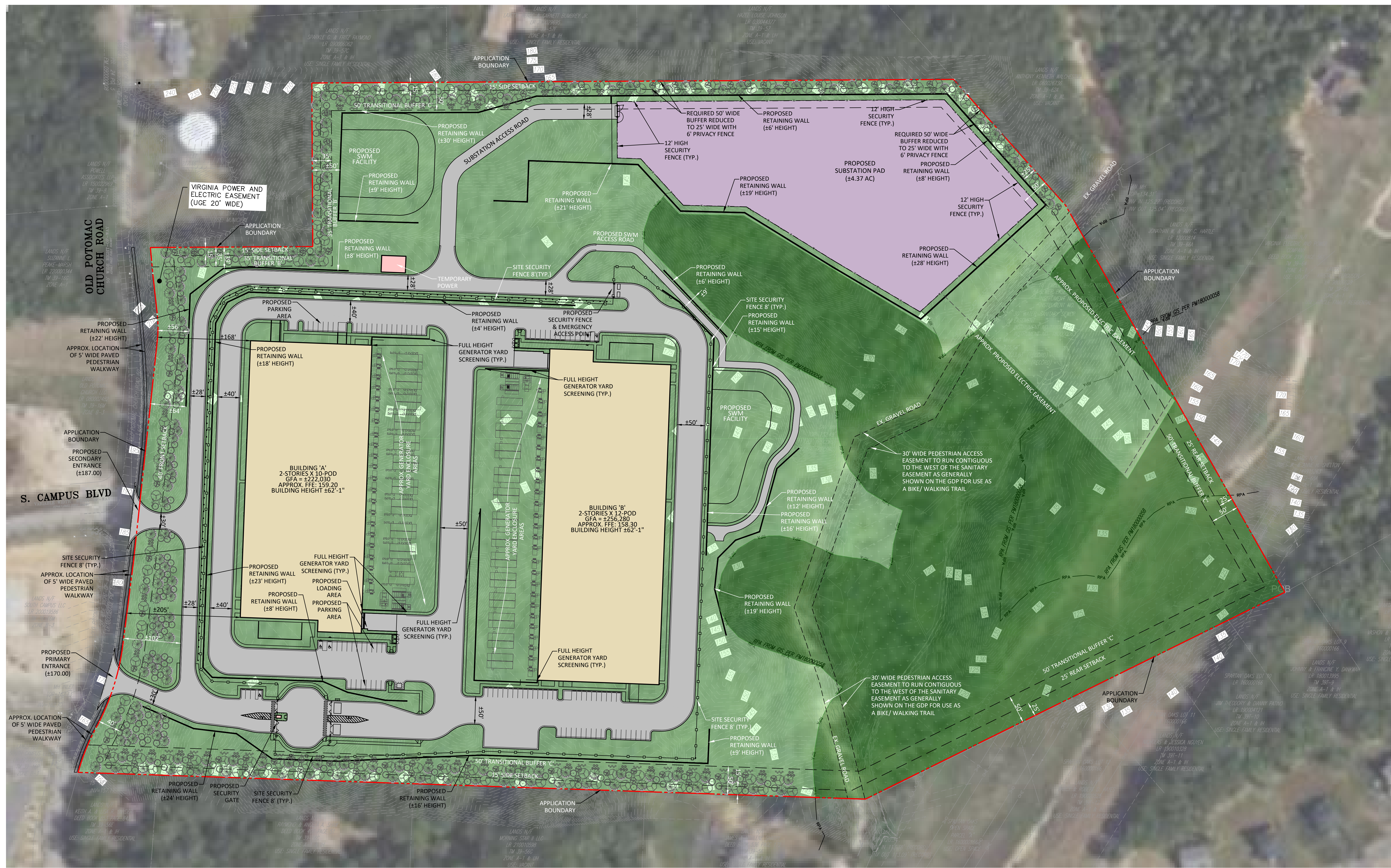
EXISTING CONDITIONS PLAN
POTOMAC CHURCH PROPERTY
GENERALIZED DEVELOPMENT PLAN
 STAFFORD COUNTY, VIRGINIA

COUNTY PROJECT NUMBER



PLAN STATUS
 03/27/23 1ST SUBMISSION

| DATE | DESCRIPTION |
|----------|---------------|
| | GDE |
| | GDE/MT |
| DESIGN | DRAWN |
| | CHKD |
| SCALE | H: 1"=80' |
| | V: N/A |
| JOB No. | 100475-01-002 |
| DATE : | MARCH, 2023 |
| FILE No. | |

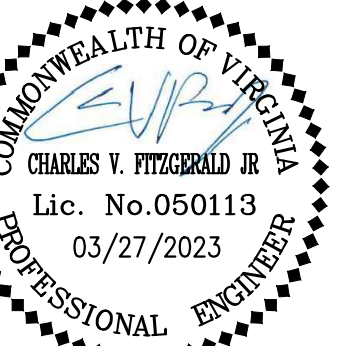


GENERAL NOTES:

- THIS PLAN IS SUBJECT TO TECHNICAL MODIFICATIONS OR ADJUSTMENTS PER THE STAFFORD COUNTY ZONING ORDINANCE.
- THE AREA FOR DEVELOPMENT MAY BE SUBJECT TO ADJUSTMENTS FOR THE PURPOSE OF CONSTRUCTABILITY/ CONTRACTORS LIMIT OF DISTURBANCE. SUCH ADJUSTMENTS WILL BE CLARIFIED AT THE SITE PLAN STAGE.
- NO FURTHER SETBACK/ LANDSCAPE/ SCREENING BUFFERS WILL BE REQUIRED AROUND ANY NEW LOTS CREATED FOR UTILITY PURPOSES.
- SUBSTATION EQUIPMENT VISIBLE ABOVE THE FENCE LINE WILL NOT REQUIRE ADDITIONAL SCREENING AND ARE EXEMPT FROM HEIGHT REQUIREMENTS.

GENERAL DEVELOPMENT PLAN
POTOMAC CHURCH PROPERTY
GENERALIZED DEVELOPMENT PLAN
 STAFFORD COUNTY, VIRGINIA

COUNTY PROJECT NUMBER

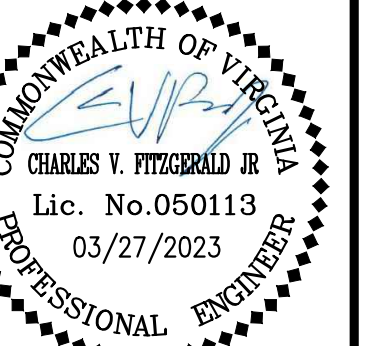


PLAN STATUS
 03/27/23 1ST SUBMISSION

| DATE | DESCRIPTION |
|----------|---------------------|
| DESIGN | GDE DRAWN |
| SCALE | H: 1"=80' V: N/A |
| JOB No. | 100475-01-002 |
| DATE | MARCH, 2023 |
| FILE No. | |

UTILITY PLAN
POTOMAC CHURCH PROPERTY
 GENERALIZED DEVELOPMENT PLAN
 STAFFORD COUNTY, VIRGINIA

COUNTY PROJECT NUMBER



PLAN STATUS
 03/27/23 1ST SUBMISSION

| DATE | DESCRIPTION |
|------|-------------|
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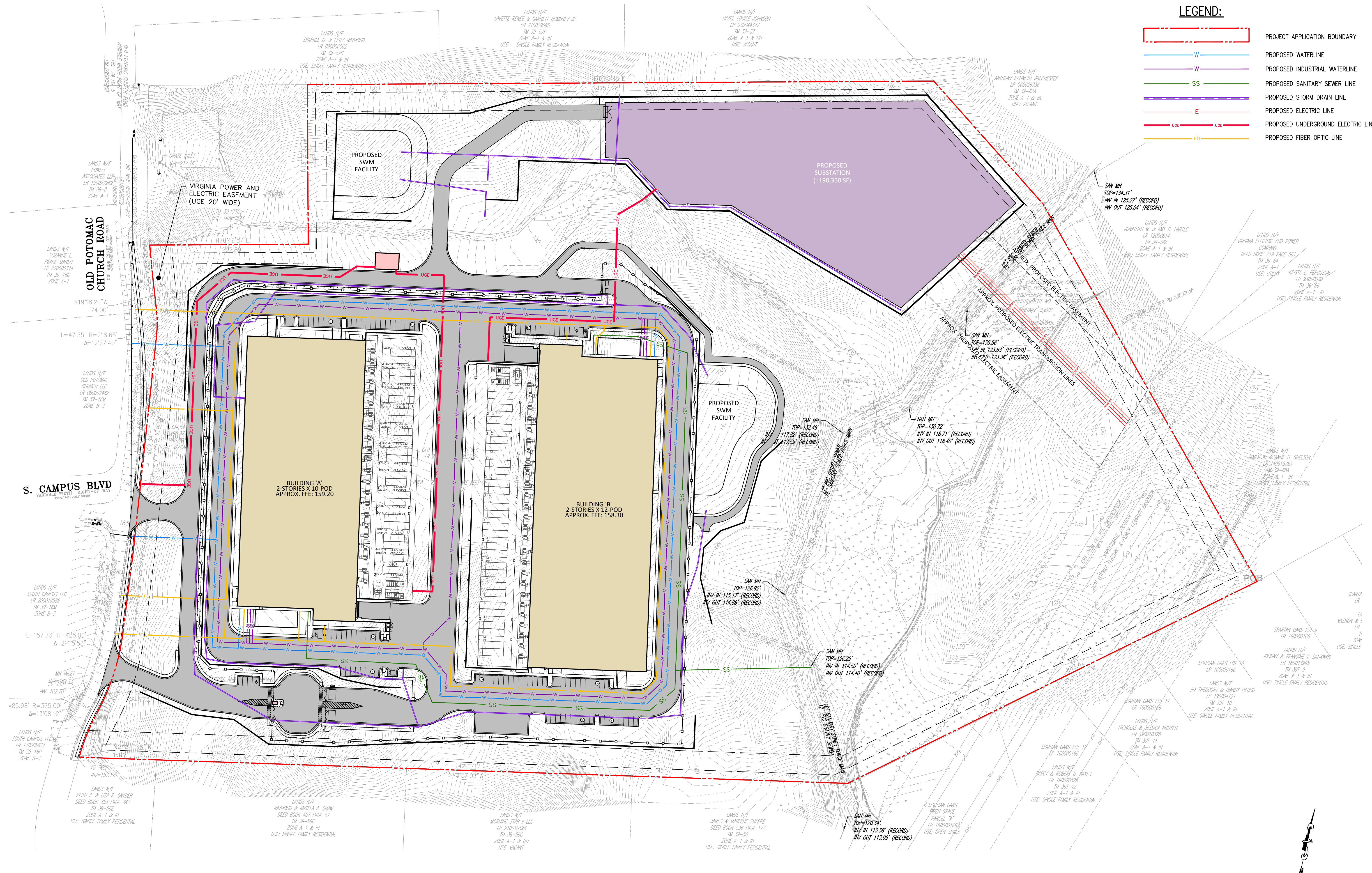
| DESIGN | GDE | GDE/MT |
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| | | |

SCALE: H: 1"=80'
 V: N/A

JOB No. 100475-01-002
 DATE: MARCH, 2023
 FILE No.

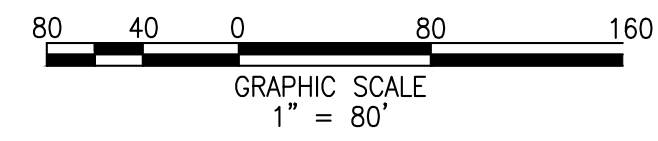
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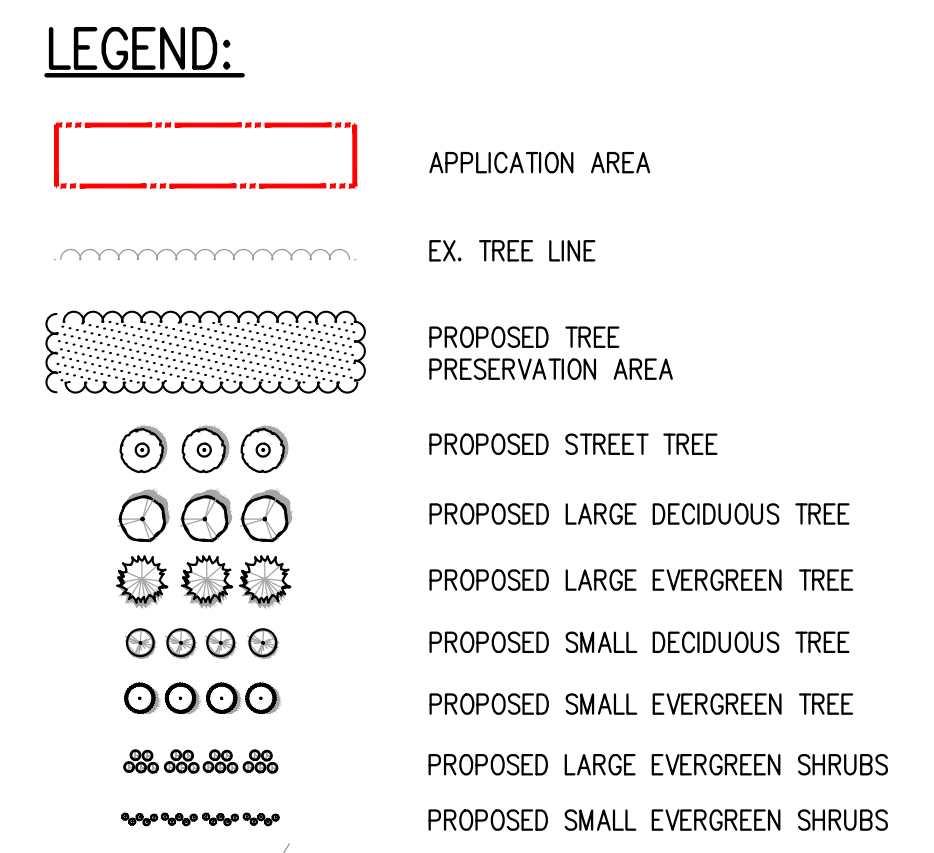
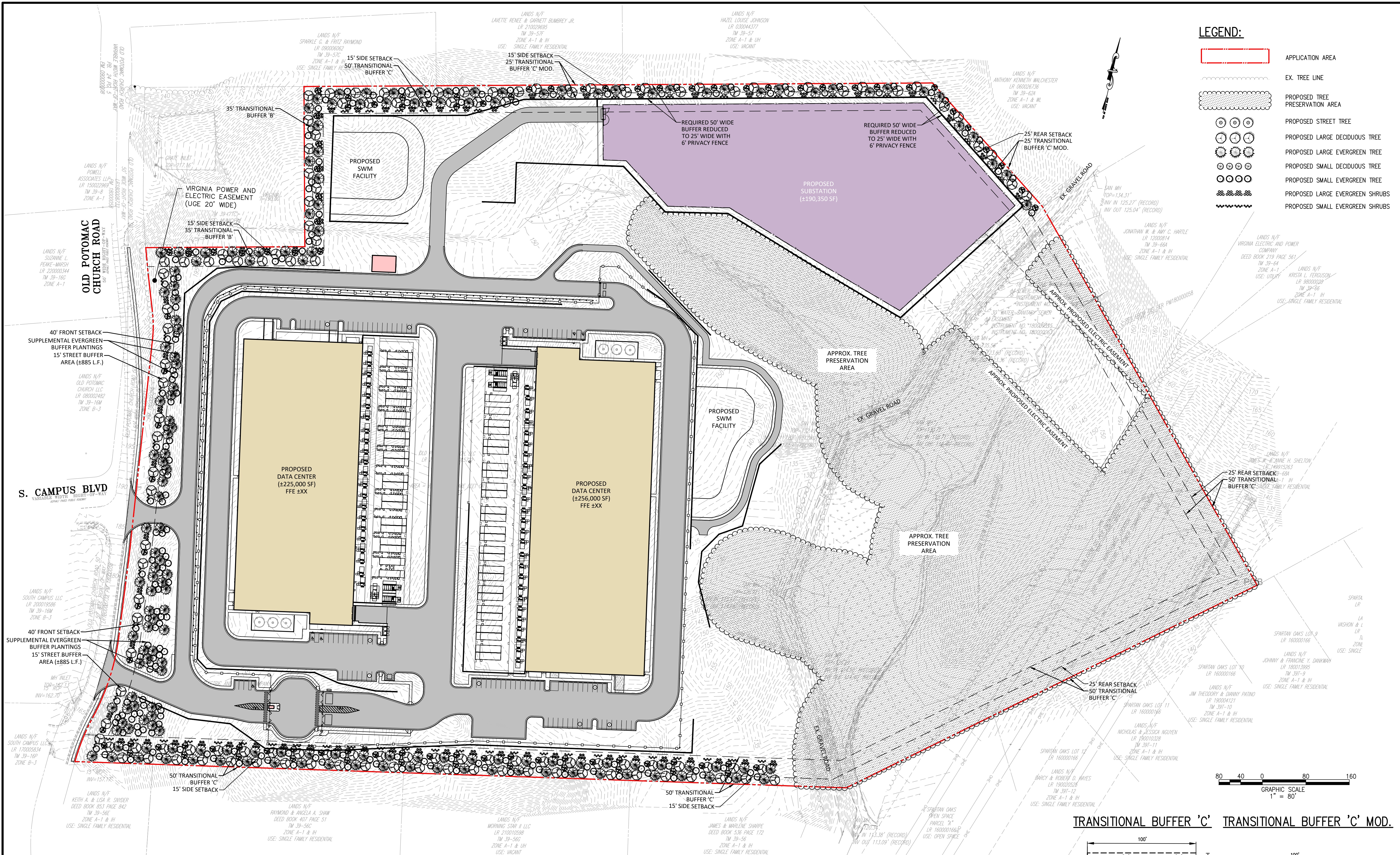
- PROJECT APPLICATION BOUNDARY
- PROPOSED WATERLINE
- PROPOSED INDUSTRIAL WATERLINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED ELECTRIC LINE
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED FIBER OPTIC LINE



NOTE

- THIS PLAN IS SUBJECT TO TECHNICAL MODIFICATIONS OR ADJUSTMENTS PER THE STAFFORD COUNTY ZONING ORDINANCE.
- NO FURTHER SETBACK/ LANDSCAPE/ SCREENING BUFFERS WILL BE REQUIRED AROUND ANY NEW LOTS CREATED FOR UTILITY PURPOSES.
- SUBSTATION EQUIPMENT VISIBLE ABOVE THE FENCE LINE WILL NOT REQUIRE ADDITIONAL SCREENING AND ARE EXEMPT FROM HEIGHT REQUIREMENTS.





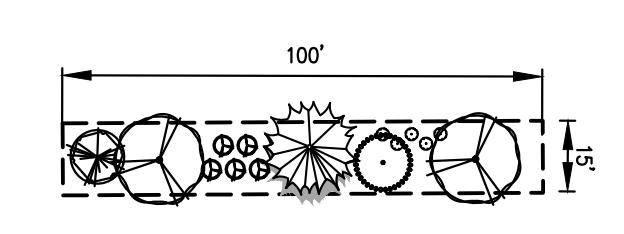
LANDSCAPE NOTES

- THIS PLAN IS SUBJECT TO TECHNICAL MODIFICATIONS OR ADJUSTMENTS PER THE STAFFORD COUNTY ZONING ORDINANCE AND THE DCSL.
- FINAL TREE SPECIES TO BE DETERMINED AT FINAL ENGINEERING.
- EXISTING TREELINE GENERALLY DEPICTS LOCATION OF TREES WITH TRUNK DIAMETER GREATER THAN 6 INCHES DBH.
- PER SECTION 110.3.C & TABLE 2 OF THE DCSL, TYPE "B" (35 FEET WIDE) OR TYPE "C" (50 FEET WIDE) TRANSITIONAL BUFFERS ARE REQUIRED ALONG THE PROPERTY'S BOUNDARY DEPENDING ON THE EXISTING LAND USE OF THE ADJACENT PROPERTY. ABUTTING PUBLIC USE PROPERTY REQUIRES A TYPE "B" BUFFER AND ABUTTING RESIDENTIAL/VACANT AGRICULTURAL PROPERTY REQUIRES A TYPE "C" BUFFER. THE APPLICANT PROPOSES TO SATISFY THIS REQUIREMENT AS FOLLOWS:
 - BY THE PRESERVATION OF EXISTING VEGETATION ALONG THE PROJECT SITE'S BOUNDARIES, WHERE APPLICABLE AND WHERE, AT SITE PLAN, A TREE SURVEY CAN BE PERFORMED, IF REQUIRED BY THE COUNTY, TO TAKE CREDIT FOR PRESERVATION.
 - PROVISION OF A TYPE "B" BUFFER (35 FEET WIDE) OR A TYPE "C" BUFFER (50 FEET WIDE) ALONG THE BALANCE OF THE PROJECT SITE WHERE DISTURBED. IN THOSE AREAS A SIX (6) FOOT TALL PRIVACY FENCE MAY BE PROVIDED TO REDUCE THE BUFFER YARD BY 50 PERCENT AS PERMITTED BY SECTION 110.0(J) OF THE DCSL.
- INTERIOR PARKING LOT LANDSCAPING SHALL BE PROVIDED PER THE REQUIREMENTS OF SECTION 120.1 OF THE DCSL.
- STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH DCSL SECTION 120.4.

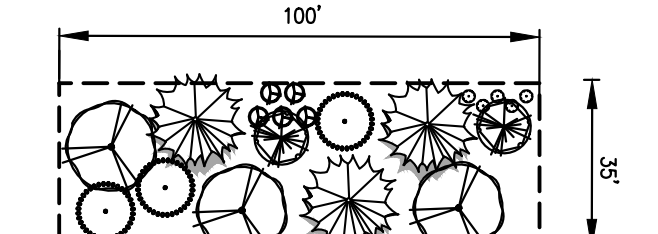
NOTE

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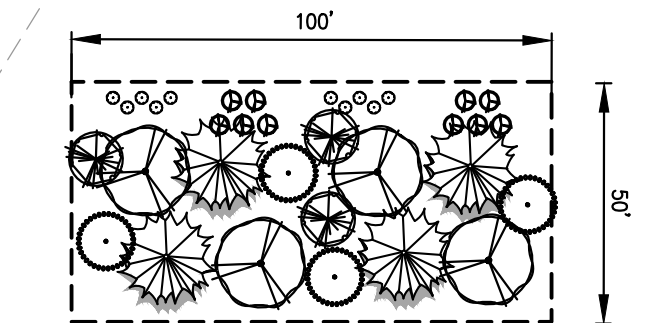
STREET BUFFER



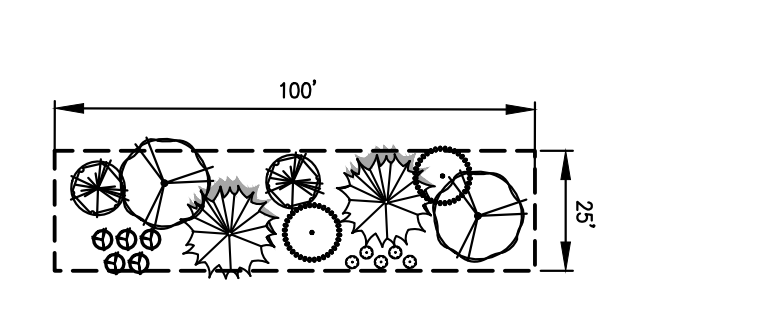
TRANSITIONAL BUFFER 'B'



TRANSITIONAL BUFFER 'C'



TRANSITIONAL BUFFER 'C' MOD.



MINIMUM PLANTINGS PER SECTION 110.3, TABLE 1.0 OF THE DESIGN AND CONSTRUCTION STANDARDS. THE APPLICANT PROPOSES TO USE A UNIFORM BUFFER AROUND THE BOUNDARY OF THE PROJECT WHERE POSSIBLE, WITH A 50' WIDE TYPE "C" BUFFER ADJACENT TO RESIDENTIAL/VACANT AGRICULTURAL USES.

MINIMUM PLANTINGS PER SECTION 110.3, TABLE 1.0 OF THE DESIGN AND CONSTRUCTION STANDARDS. THE APPLICANT PROPOSES TO USE A MODIFIED "TYPE C" BUFFER AROUND THE BOUNDARY OF THE PROJECT WHERE POSSIBLE PER 110.0(J). IT TO BE COMPOSED OF A 25' WIDE TYPE "C" BUFFER, A 50% REDUCTION IN PLANT UNITS & A SIX (6) FOOT TALL PRIVACY/ OPAQUE FENCE ADJACENT TO RESIDENTIAL/VACANT AGRICULTURAL USES.