

GENERALIZED DEVELOPMENT PLAN FOR ENON ROAD TECHNOLOGY PARK

HARTWOOD MAGISTERIAL DISTRICT STAFFORD COUNTY, VA

OWNER
HURLEY, HARRY T
449 SUNSET DRIVE
HALLENDALE BEACH, FL 33009-6539

APPLICANT/PLANNER/ENGINEER
LEGACY ENGINEERING, P.C.
419 CHATHAM SQUARE OFFICE PARK
FREDERICKSBURG, VA 22405
540-373-8350
CONTACT: BRUCE A. REESE

SITE DATA
PARCEL NUMBERS: 45-127A, 45-127F, 45-133A, 45-227
PARCEL AREA: 162.36 AC
CURRENT ZONE: A-1, M-1
CURRENT USE: VACANT
PROPOSED SQFT PER BUILDING: 264,000

ZONING DATA
PROPOSED ZONE: M2
PROPOSED USE: HEAVY INDUSTRIAL
OVERLAY DISTRICTS:
THIS SITE IS LOCATED WITHIN AIRPORT IMPACT ZONE C.

OPEN SPACE REQUIREMENTS:
TOTAL SITE AREA: 162.36 AC
OPEN SPACE REQUIRED: 20%
IMPERVIOUS AREA: 39.29 AC
OPEN SPACE PROVIDED: 75.8% (39.29/162.36 = 0.242)

BUILDING REQUIREMENTS:
MINIMUM FRONT SETBACK: 40 FT
MINIMUM SIDE SETBACK: 0 FT
MINIMUM REAR SETBACK: 25 FT
MAXIMUM HEIGHT: 65 FT. (2-STORY, FLAT ROOF)

PARKING REQUIREMENTS

BUILDINGS #1-#6 PARKING
PARKING SPACES REQUIRED: 1.5 SPACE PER NUMBER OF EMPLOYEES ON MAX SHIFT
AVERAGE DATA CENTER EMPLOYEE COUNT: 25
25 X 1.5 = 38 SPACES REQUIRED

LOADING SPACES PROVIDED: 2 LOADING DOCKS/ BUILDING
** PARKING AREAS ARE DIAGRAMMATICALLY SHOWN AND WILL BE FINALIZED IN THE SITE PLANS.

FLOOD PLAIN:
THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE .2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FIRM MAP NO. 51179C0201F, DATED JUNE 21, 2023.

STREAMS, WETLANDS AND RPA:
THE EXISTING WETLANDS SHOWN HEREON WERE FIELD VERIFIED BY THIS FIRM IN JANUARY 2023. WETLANDS ARE SHOWN ON SHEET 3.

HISTORIC BUILDINGS:
TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN HISTORIC BUILDINGS OR FEATURES ON THIS SITE.

PLACES OF BURIAL:
THE APPROXIMATE POSITION OF A CEMETERY LOCATED ONSITE ON TAX MAP PARCEL 45-127A CAN BE FOUND ON SHEET 3. FOUND IN PLAT BOOK 5, PAGE 184 (ITEMS #4, #11 & #20).
THE APPROXIMATE LIMITS OF A CEMETERY ONSITE ON TAX MAP PARCEL 45-127F CAN BE FOUND ON SHEET 3.

MAINTENANCE:
ALL PROPOSED ROADS, EASEMENTS, OPEN SPACE, PARKING AREAS, AND STORMWATER AND DRAINAGE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.

UTILITIES:
THIS PROJECT SHALL BE SERVICED BY PUBLIC WATER AND SEWER VIA PROPOSED CONNECTION AS SHOWN ON THIS PLAN. UTILITY LOCATION SHOWN IS PRELIMINARY AND FINAL DESIGN WILL BE MET AT TIME OF SITE PLAN.

LANDSCAPING:
LANDSCAPING LOCATIONS SHOWN ARE PRELIMINARY AND FINAL DESIGN WILL BE MET AT TIME OF SITE PLAN.

EROSION & SEDIMENT CONTROL:
A TWO PHASE EROSION & SEDIMENT CONTROL PLAN IS TO BE PREPARED WITH THE FINAL SITE PLAN. ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT HANDBOOK.



VICINITY MAP
1" = 2640'
0 2640 5280 FEET

SOILS MAP
1" = 1000'
0 1000 2000 FEET

Map Unit Symbol	Map Unit Name	HSG	Depth to Water Table
Ae	Alluvial land, wet		6"-24"
AvB	Aura gravelly fine sandy loam, 2 to 6 percent slopes	A	>80"
AvC2	Aura gravelly fine sandy loam, 6 to 10 percent slopes	A	>80"
AvD2	Aura gravelly fine sandy loam, 10 to 18 percent slopes	A	>80"
AvE2	Aura gravelly fine sandy loam, 18 to 35 percent slopes	A	>80"
AwD	Aura Galestown Sassafras complex, 6 to 15 percent slopes	A	>80"
AwE	Aura Galestown Sassafras complex, 15 to 30 percent slopes	A	>80"
BaA	Bertie very fine sandy loam, 0 to 3 percent slopes	C	18"-30"
Bb	Bibb fine sandy loam, 0 to 4 percent slopes	D	6"-12"
Bd	Bladen loam, 0 to 2 percent slopes	D	0"-12"
BmB	Bourne fine sandy loam, 2 to 6 percent slopes	C	18"-30"
BmC2	Bourne fine sandy loam, 6 to 10 percent slopes, eroded	C	18"-30"
CaB2	Caroline fine sandy loam, 2 to 6 percent slopes, eroded	C	42"-60"
CaC2	Caroline fine sandy loam, 6 to 10 percent slopes, eroded	C	42"-60"
CcC3	Caroline clay loam, 6 to 10 percent slopes, severely eroded	C	42"-60"
CcD3	Caroline clay loam, 10 to 18 percent slopes, severely eroded	C	42"-60"
CdE	Caroline Sassafras complex, 15 to 30 percent slopes	C	42"-60"
Cw	Cut and fill land		
Iu	Iuka fine sandy loam, local alluvium, 0 to 4 percent slopes	C	12"-36"
KfB	Kempsville fine sandy loam, gravelly substratum, 2 to 6 percent slopes	A	>80"
KfC2	Kempsville fine sandy loam, gravelly substratum, 6 to 10 percent slopes, eroded	A	>80"
KfD2	Kempsville fine sandy loam, gravelly substratum, 10 to 18 percent slopes, eroded	A	>80"
SfB	Sassafras fine sandy loam, 2 to 6 percent slopes	B	>80"
TeA	Tetotum fine sandy loam, 0 to 2 percent slopes	C	18"-30"
TeB	Tetotum fine sandy loam, 2 to 6 percent slopes	C	18"-30"
W	Water		

SHEET INDEX	
SHEET#	SHEET TITLE
1	COVER
2	NOTES & DETAILS
3	EXISTING CONDITIONS
4	OVERALL GEOMETRIC LAYOUT
5	UTILITIES PLAN
6	OFFSITE UTILITY CONNECTION
7	LANDSCAPE PLAN

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GENERALIZED DEVELOPMENT PLAN
ENON ROAD TECHNOLOGY PARK
COVER
HARTWOOD MAGISTERIAL DISTRICT
STAFFORD COUNTY, VA

DATE	REVIEW STATUS	NO

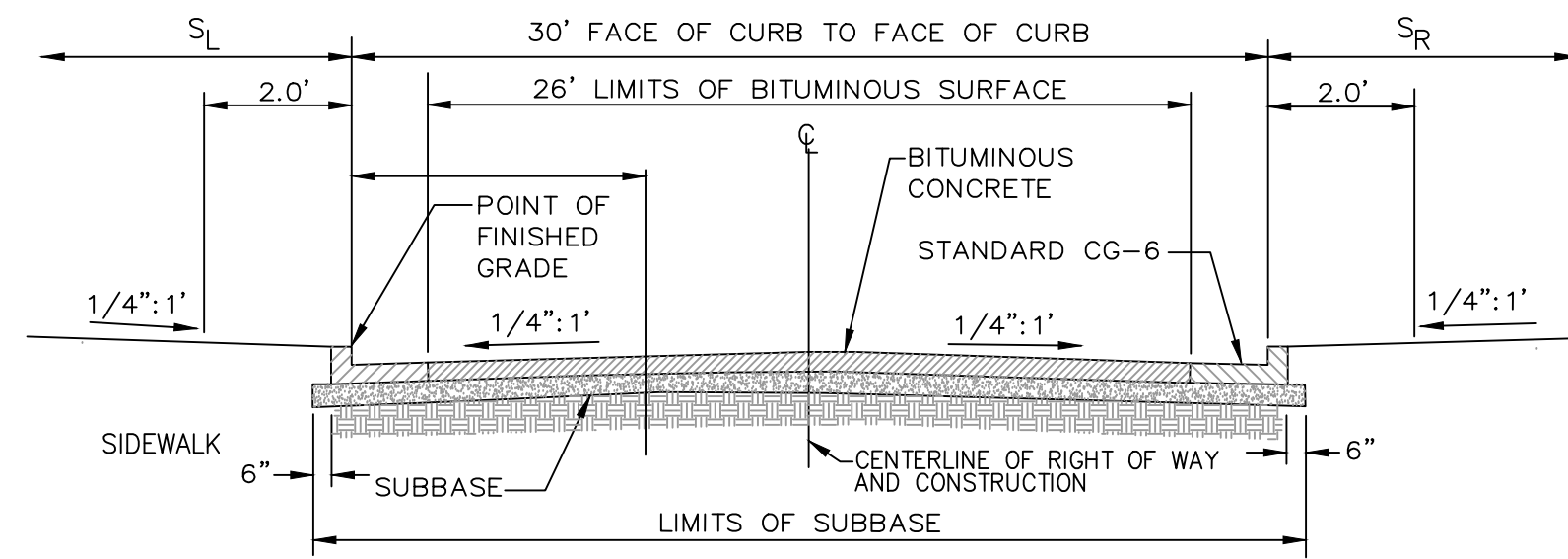
BRUCE A. REESE
Lic. No. 22807
5/24/24
PROFESSIONAL ENGINEER

FILE NO.	SHEET
N.A.	1
DATE	OF 7
5/24/24	
SCALE	
AS SHOWN	

GENERAL NOTES:

- THIS TOPOGRAPHIC BASESHEET HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE, EASEMENTS, RIGHT-OF WAYS AND RESTRICTIVE COVENANTS OF RECORD MAY NOT NECESSARILY BE SHOWN.
- THE PROPERTY SHOWN HEREON IS LOCATED ON THE STAFFORD COUNTY TAX ASSESSMENT MAP AS TAX MAP NO. 45-127A, 45-127F, 45-133A, AND 45-227 AND APPEARS TO BE ZONED A-1, WITH A PORTION OF 45-227 ZONED M-1.
- THE PROPERTY SHOWN HEREON IS NOW OR FORMERLY IN THE NAME OF HURLEY, HARRY T AS RECORDED AMONG THE LAND RECORDS OF STAFFORD COUNTY, VIRGINIA AT DOC. NO. 120017065X, 160002945, 120017067, AND 120017065X.
- THE ADDRESS FOR TAX MAP #45-127F IS 345 ENON ROAD, FREDERICKSBURG, VIRGINIA 22406. THE ADDRESS FOR TAX MAP #45-227 IS 4 WYATT LANE, FREDERICKSBURG, VIRGINIA 22406. TAX MAP #45-127A AND TAX MAP #45-133A HAVE NOT YET BEEN ASSIGNED A PHYSICAL ADDRESS.
- THE BOUNDARY INFORMATION AS SHOWN HEREON IS BASED ON DEEDS AND PLATS OF RECORD AND DOES NOT REPRESENT A CURRENT FIELD RUN BOUNDARY SURVEY PERFORMED BY THIS FIRM.
- THE NORTH ORIENTATION SHOWN HEREON HAS BEEN TIED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83) VIRGINIA STATE GRID NORTH.
- THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE .2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON F.E.M.A. MAP NO. 51179C0201F, DATED JUNE 21, 2023.
- THE VERTICAL ORIENTATION AS SHOWN HEREON HAS BEEN TIED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- THE CONTOURS AS SHOWN HEREON ARE SHOWN AT 2' CONTOUR INTERVALS.
- GEOTECHNICAL SUBSURFACE, FIELD REVIEW, RESEARCH, AGENCY OF GOVERNMENT RECORDS REVIEW, OR OTHER INVESTIGATIONS HAVE NOT BEEN MADE FOR THE PURPOSE OF LOCATING, OR DETERMINING THE EXISTENCE OF HAZARDOUS MATERIALS ON SITE IN PERFORMANCE OF THIS SURVEY.
- NO CERTIFICATION IS MADE AS TO THE LOCATION OF UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO, ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, WATER, SANITARY AND STORM SEWERS, ETC. ONLY ABOVE GROUND READILY OBSERVABLE VISIBLE FEATURES AS SHOWN HEREON ARE HEREBY CERTIFIED.
- THERE ARE TWO KNOWN CEMETERIES ONSITE ON TAX MAPS 45-127A AND 45-127F.
- STREET SIGNS WILL BE INSTALLED IN CONFORMANCE WITH CURRENT STAFFORD COUNTY REQUIREMENTS. ALL ON-SITE SIGNAGE WILL BE HANDLED UNDER A SEPARATE PERMIT.
- PROOF OF ALL NECESSARY FEDERAL, STATE, AND LOCAL ENVIRONMENTAL PERMITS MUST BE SUBMITTED TO PLANNING DEPARTMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS AND/OR GRADING PLANS.
- A VSMP PERMIT IS REQUIRED PRIOR TO CONSTRUCTION.
- ALL PAVEMENT MARKINGS WITHIN VDOT R/W SHALL BE TYPE B CLASS 1 THERMOPLASTIC.
- OPEN BURNING IS NOT PERMITTED UNLESS A VALID PERMIT AND PRIOR APPROVAL IS OBTAINED FROM THE FIRE MARSHAL'S OFFICE.
- WORK WITHIN VDOT R/W WILL REQUIRE A VDOT PERMIT.
- OUTDOOR DUMPSTER LOCATIONS TO BE DETERMINED AT FINAL ENGINEERING.
- BUILDING ENTRANCES AND EXITS WILL BE DESIGNED WITH THE FINAL ARCHITECTURAL AND SITE PLANS.
- THE SECURITY FENCE WILL BE 8' IN HEIGHT.

TYPICAL ROAD SECTION



LEGEND

EXISTING INTERMEDIATE CONTOUR		FLOW LINE	
EXISTING INDEX CONTOUR		FENCELINE	
PROPOSED CONTOUR		EXISTING UTILITY POLE	
EXISTING EDGE OF PAVEMENT		PROPOSED UTILITY POLE	
PROPOSED EDGE OF PAVEMENT		EXISTING WATERLINE W/ TEE	
EXISTING CURB AND GUTTER		PROPOSED WATERLINE W/ TEE	
PROPOSED CURB AND GUTTER		EXISTING FIRE HYDRANT	
TRANSITION FROM CG-6 TO CG-6R		PROPOSED FIRE HYDRANT	
EXISTING TELEPHONE LINE		EXISTING WATER VALVE	
PROPOSED TELEPHONE LINE		PROPOSED WATER VALVE	
EXISTING STORM SEWER		PROPOSED WATER METER	
PROPOSED STORM SEWER		EXISTING REDUCER	
EXISTING SANITARY SEWER		PROPOSED REDUCER	
PROPOSED SANITARY SEWER		STOP SIGN	
EXISTING ELECTRIC SERVICE		HANDICAP RAMP (CG-12)	
PROPOSED ELECTRIC SERVICE		INDICATES LOCATION OF STD VDOT CG-12 AND/OR RESTRICTIONAL STANDARD RAMP CONSTRUCTION	
EXISTING GAS LINE		PARKING INDICATOR	
PROPOSED GAS LINE		INDICATES THE NUMBER OF TYPICAL PARKING SPACES	
PROPERTY LINE		TEST PIT LOCATION	
EASEMENT LINE		CRITICAL SLOPE	
CENTERLINE		SLOPES TO BE STABILIZED PURSUANT TO VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK	
LIMITS OF DISTURBANCE		VEHICLES PER DAY COUNT	
EXISTING SPOT ELEVATION		PROPOSED BUILDING ENTRANCE	
PROPOSED SPOT ELEVATION		NUMBER OF BUILDING RISERS	
EXISTING TREE DRIP LINE		EXISTING STREET LIGHT	
EXISTING TREE		PROPOSED STREET LIGHT	
PROPOSED TREE		PROPOSED STREET NAME SIGN	
EXISTING STREAMS		PROPOSED SANITARY LATERAL CLEANOUT	
		SANITARY MANHOLE IDENTIFIER	
		STORM DRAIN STRUCTURE IDENTIFIER	
		WETLANDS	

<p>4" PAINTED STRIPE (WHITE) PER VDOT SPEC.</p> <p>20' DEPTH</p> <p>9' WIDTH</p>	<p>1.5" ASPHALT SURFACE AND COURSE (VDOT SM-9.5A)</p> <p>2" ASPHALT BASE COURSE (VDOT IM-19.0A)</p> <p>6" TYPE 21A STONE COVER</p> <p>COMPACTED SUBGRADE</p> <p>NOTE: PAVEMENT DESIGN IS BASED ON AN ASSUMED CBR VALUE OF 10. IF CBR OF 10 IS NOT ACHIEVED DURING PREPARATION OF SUBGRADE, NOTIFY ENGINEER IMMEDIATELY FOR A REVISED PAVEMENT SECTION.</p>	<p>1/2" PREFORMED EXPANSION JOINT FILLER WHERE ADJACENT TO THE BUILDING</p> <p>VARIES</p> <p>4" CLASS A3 CONCRETE</p> <p>STRUCTURAL BACKFILL (WHERE FILL IS NEEDED)</p> <p>NOTE: FINISH - TROWELED EDGES, (WHERE FILL IS NEEDED) BROOM FINISH SCORING EVERY 6" EXPANSION JOINTS EVERY 30' MIN.</p> <p>DENOTES CONCRETE SIDEWALK ON PLANS</p>
TYPICAL PARKING SPACE STRIPING NO SCALE	TYPICAL PAVEMENT SECTION NO SCALE	TYPICAL CONCRETE SIDEWALK NO SCALE

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GENERALIZED DEVELOPMENT PLAN

ENON ROAD TECHNOLOGY PARK

NOTES & DETAILS

HARTWOOD MAGISTERIAL DISTRICT
STAFFORD COUNTY, VA

DATE	REVIEW STATUS	NO
DATE	REVISION	NO

BRUCE A. REESE
Lic. No. 22807
5/24/24
PROFESSIONAL ENGINEER

FILE NO. N.A.	SHEET 2
DATE 5/24/24	OF 7
SCALE AS SHOWN	

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 73°39'22" E	74.21'
L2	N 86°52'53" E	86.98'
L3	S 56°27'54" E	68.76'
L4	S 49°33'26" E	149.99'
L5	S 50°11'57" E	79.67'
L6	N 02°36'40" E	31.36'
L7	S 53°12'36" E	55.49'
L8	S 38°35'06" W	15.45'
L9	S 52°09'52" E	171.69'
L10	S 62°02'29" E	170.12'
L11	S 73°41'56" E	140.54'
L12	N 67°17'56" E	44.37'
L13	N 78°04'15" E	152.80'
L14	N 65°15'41" E	47.62'
L15	S 74°48'17" E	76.80'
L16	S 13°40'36" W	12.66'
L17	S 18°42'17" W	108.88'
L18	S 11°06'49" W	99.37'
L19	S 71°27'52" E	19.93'
L20	S 84°44'00" W	60.63'
L21	S 01°21'58" E	46.41'
L22	N 27°26'04" E	93.35'
L23	N 37°34'59" E	43.57'
L24	N 54°26'09" E	55.09'
L25	N 05°36'47" W	49.24'
L26	N 04°22'18" E	108.22'
L27	N 03°10'28" E	52.08'
L28	N 16°30'16" E	72.79'

CURVE TABLE

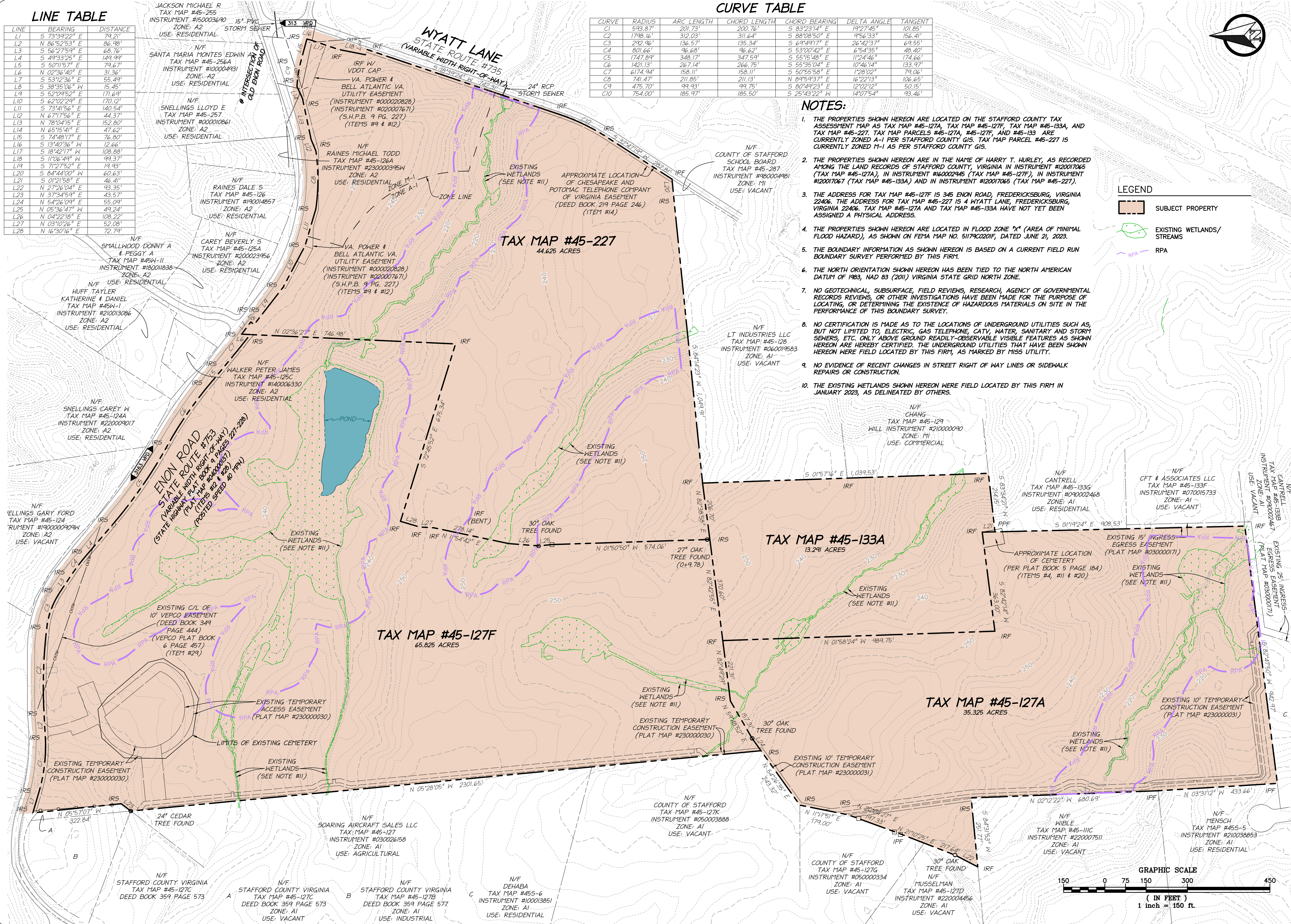
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	593.87'	201.73'	200.76'	S 83°23'14" E	19°27'45"	101.85'
C2	1798.16'	312.03'	311.64'	S 88°08'50" E	9°56'13"	156.41'
C3	292.96'	136.57'	135.34'	S 69°49'17" E	26°42'37"	69.55'
C4	801.66'	96.68'	96.62'	S 53°00'42" E	6°54'35"	48.40'
C5	1747.89'	348.17'	347.59'	S 55°15'48" E	11°24'46"	174.66'
C6	1421.13'	267.14'	266.75'	S 55°35'04" E	10°46'14"	133.97'
C7	6174.94'	158.11'	158.11'	S 50°55'58" E	1°28'02"	79.06'
C8	741.47'	211.85'	211.13'	N 89°59'37" E	16°22'13"	106.65'
C9	475.70'	99.93'	99.75'	S 80°49'23" E	12°02'12"	50.15'
C10	754.00'	185.97'	185.50'	S 25°43'22" W	14°07'54"	93.46'

NOTES:

1. THE PROPERTIES SHOWN HEREON ARE LOCATED ON THE STAFFORD COUNTY TAX ASSESSMENT MAP AS TAX MAP #45-127A, TAX MAP #45-127F, TAX MAP #45-133A, AND TAX MAP #45-227. TAX MAP PARCELS #45-127A, #45-127F, AND #45-133 ARE CURRENTLY ZONED A-1 PER STAFFORD COUNTY GIS. TAX MAP PARCEL #45-227 IS CURRENTLY ZONED M-1 AS PER STAFFORD COUNTY GIS.
2. THE PROPERTIES SHOWN HEREON ARE IN THE NAME OF HARRY T. HURLEY, AS RECORDED AMONG THE LAND RECORDS OF STAFFORD COUNTY, VIRGINIA IN INSTRUMENT #120017065 (TAX MAP #45-127A), IN INSTRUMENT #160002945 (TAX MAP #45-127F), IN INSTRUMENT #120017067 (TAX MAP #45-133A) AND IN INSTRUMENT #120017065 (TAX MAP #45-227).
3. THE ADDRESS FOR TAX MAP #45-127F IS 345 ENON ROAD, FREDERICKSBURG, VIRGINIA 22406. THE ADDRESS FOR TAX MAP #45-227 IS 4 WYATT LANE, FREDERICKSBURG, VIRGINIA 22406. TAX MAP #45-127A AND TAX MAP #45-133A HAVE NOT YET BEEN ASSIGNED A PHYSICAL ADDRESS.
4. THE PROPERTIES SHOWN HEREON ARE LOCATED IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), AS SHOWN ON FEMA MAP NO. 51174C0201F, DATED JUNE 21, 2023.
5. THE BOUNDARY INFORMATION AS SHOWN HEREON IS BASED ON A CURRENT FIELD RUN BOUNDARY SURVEY PERFORMED BY THIS FIRM.
6. THE NORTH ORIENTATION SHOWN HEREON HAS BEEN TIED TO THE NORTH AMERICAN DATUM OF 1983, NAD 83 (2011) VIRGINIA STATE GRID NORTH ZONE.
7. NO GEOTECHNICAL, SUBSURFACE, FIELD REVIEWS, RESEARCH, AGENCY OF GOVERNMENTAL RECORDS REVIEWS, OR OTHER INVESTIGATIONS HAVE BEEN MADE FOR THE PURPOSE OF LOCATING, OR DETERMINING THE EXISTENCE OF HAZARDOUS MATERIALS ON SITE IN THE PERFORMANCE OF THIS BOUNDARY SURVEY.
8. NO CERTIFICATION IS MADE AS TO THE LOCATIONS OF UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO, ELECTRIC, GAS TELEPHONE, CATV, WATER, SANITARY AND STORM SEWERS, ETC. ONLY ABOVE GROUND READILY-OBSERVABLE VISIBLE FEATURES AS SHOWN HEREON ARE HEREBY CERTIFIED. THE UNDERGROUND UTILITIES THAT HAVE BEEN SHOWN HEREON WERE FIELD LOCATED BY THIS FIRM, AS MARKED BY MISS UTILITY.
9. NO EVIDENCE OF RECENT CHANGES IN STREET RIGHT OF WAY LINES OR SIDEWALK REPAIRS OR CONSTRUCTION.
10. THE EXISTING WETLANDS SHOWN HEREON WERE FIELD LOCATED BY THIS FIRM IN JANUARY 2023, AS DELINEATED BY OTHERS.

LEGEND

- SUBJECT PROPERTY
- EXISTING WETLANDS/STREAMS
- RPA



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GENERALIZED DEVELOPMENT PLAN

ENON ROAD TECHNOLOGY PARK

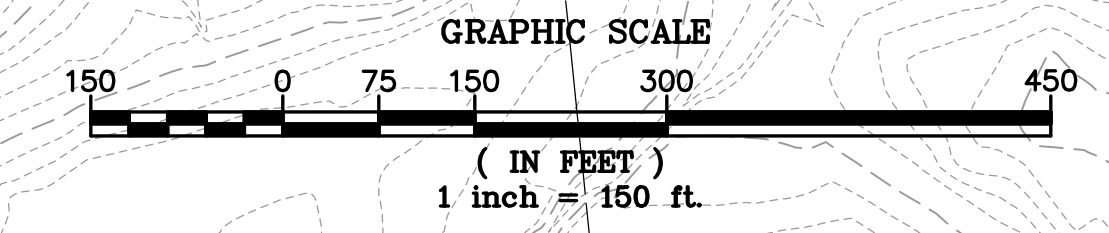
EXISTING CONDITIONS

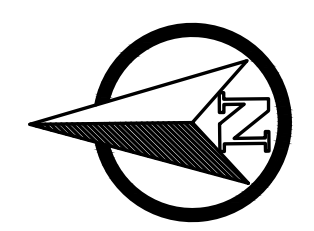
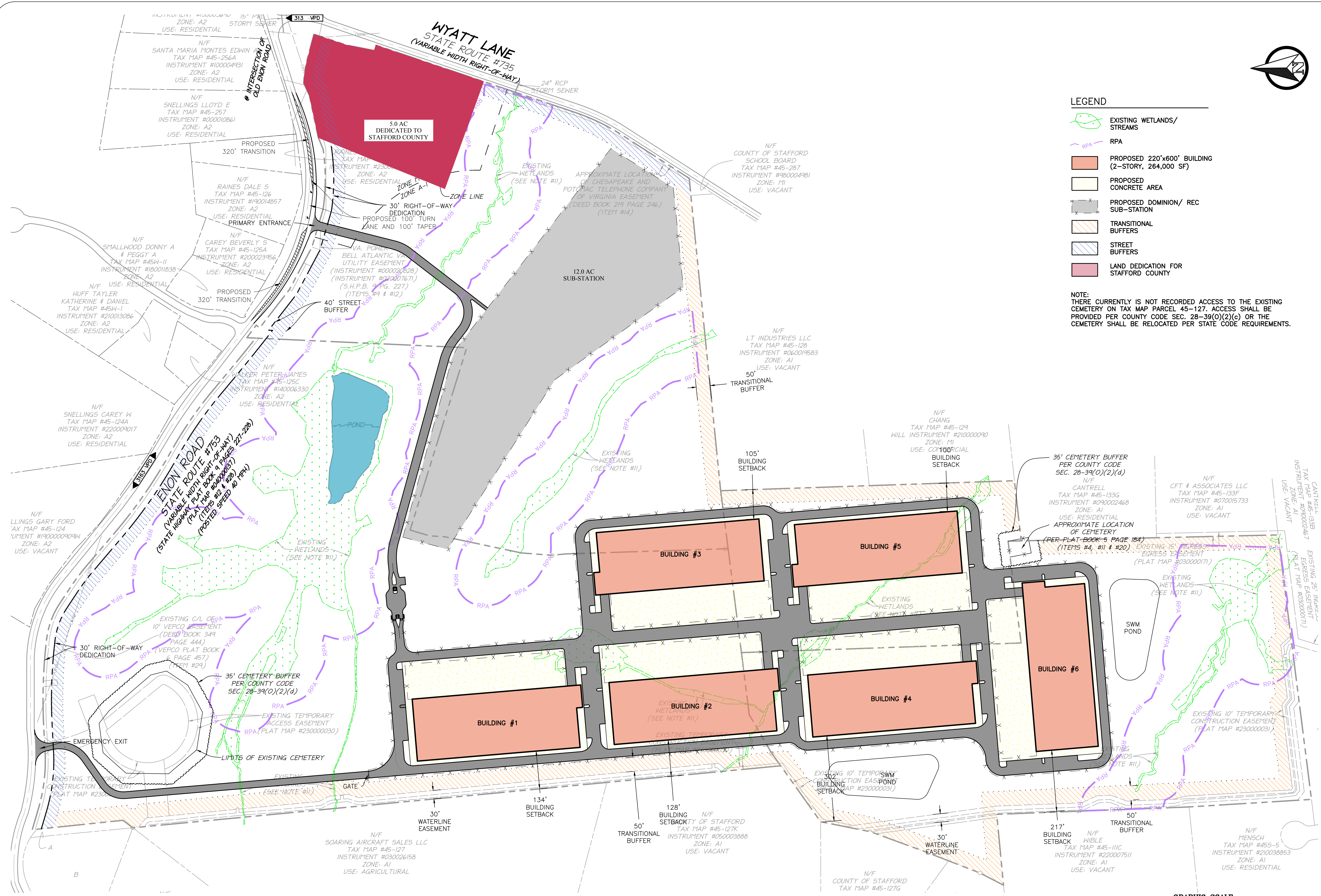
HARTWOOD MAGISTERIAL DISTRICT
STAFFORD COUNTY, VA

DATE	REVIEW STATUS	NO

BRUCE A. REESE
Lic. No. 22807
5/24/24
PROFESSIONAL ENGINEER

FILE NO.	SHEET
N.A.	3
DATE	SCALE
5/24/24	OF 7





- LEGEND**
- EXISTING WETLANDS/ STREAMS
 - RPA
 - PROPOSED 220'x600' BUILDING (2-STORY, 264,000 SF)
 - PROPOSED CONCRETE AREA
 - PROPOSED DOMINION/ REC SUB-STATION
 - TRANSITIONAL BUFFERS
 - STREET BUFFERS
 - LAND DEDICATION FOR STAFFORD COUNTY

NOTE:
THERE CURRENTLY IS NOT RECORDED ACCESS TO THE EXISTING CEMETERY ON TAX MAP PARCEL 45-127. ACCESS SHALL BE PROVIDED PER COUNTY CODE SEC. 28-39(0)(2)(c) OR THE CEMETERY SHALL BE RELOCATED PER STATE CODE REQUIREMENTS.

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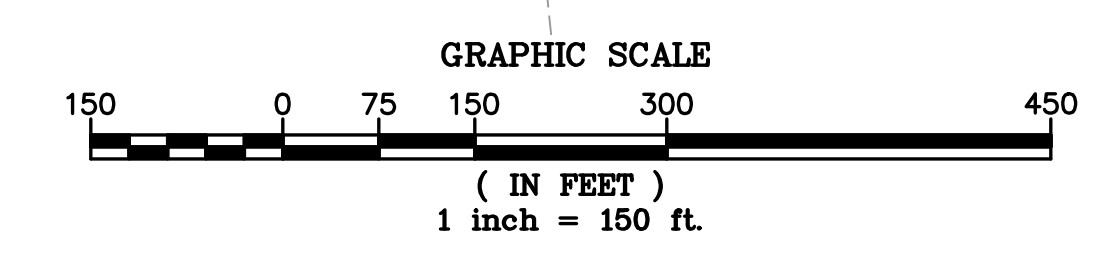
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ENON ROAD TECHNOLOGY PARK
OVERALL GEOMETRIC LAYOUT

HARTWOOD MAGISTERIAL DISTRICT
STAFFORD COUNTY, VA

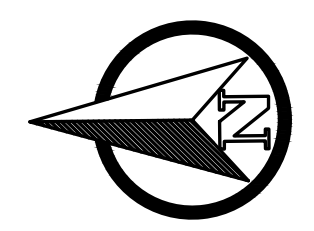
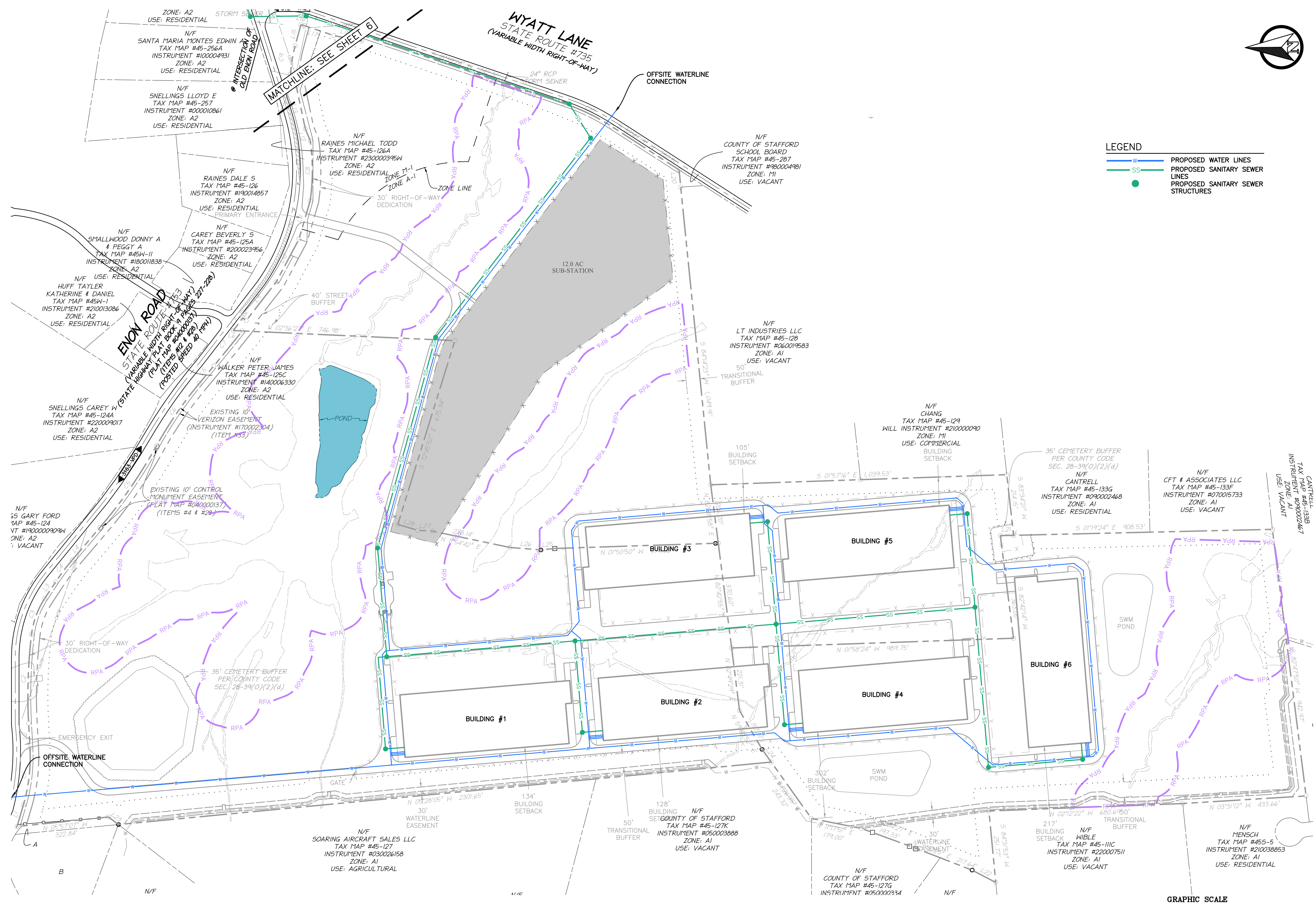
DATE	REVIEW STATUS	NO

Professional Engineer Seal

BRUCE A. REESE
Lic. No. 22807
5/24/24



FILE NO.	SHEET
N.A.	4
DATE	5/24/24
SCALE	OF 7
1"=150'	



LEGEND

- W PROPOSED WATER LINES
- SS PROPOSED SANITARY SEWER LINES
- PROPOSED SANITARY SEWER STRUCTURES

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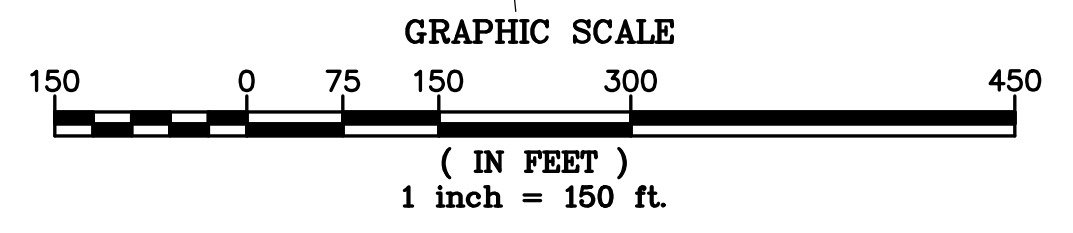
GENERALIZED DEVELOPMENT PLAN
ENON ROAD TECHNOLOGY PARK
UTILITIES PLAN
 HARTWOOD MAGISTERIAL DISTRICT
 STAFFORD COUNTY, VA

DATE	REVIEW STATUS	NO

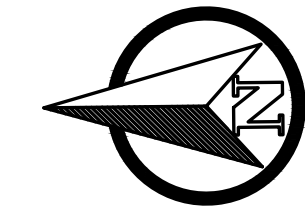
Professional Engineer Seal

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 Lic. No. 22807
 5/24/24
 PROFESSIONAL ENGINEER

FILE NO.	SHEET
N.A.	5
DATE	5/24/24
SCALE	OF 7
1"=150'	

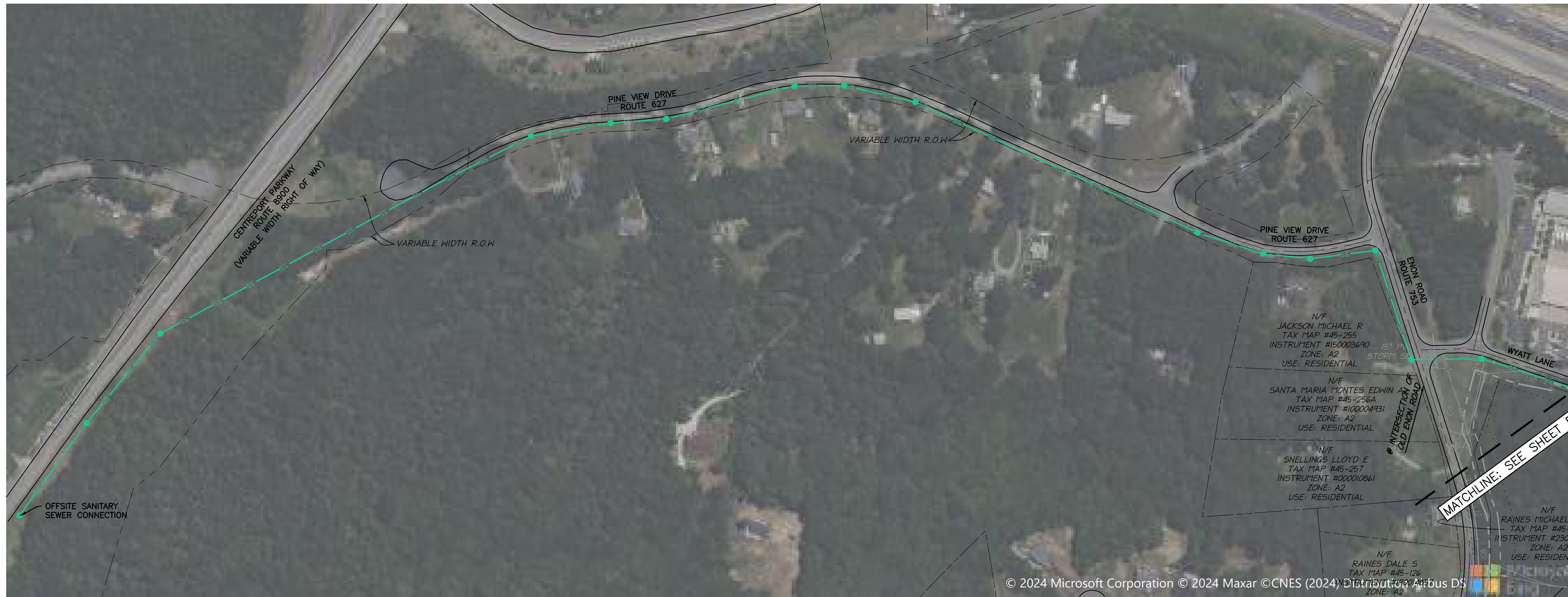


NOTE: STORM SEWER, STORMWATER MANAGEMENT AND OFFSITE UTILITY CONNECTIONS WILL BE ADDRESSED DURING THE FINAL ENGINEERING.



LEGEND

- PROPOSED WATER LINES
- PROPOSED SANITARY SEWER LINES
- PROPOSED SANITARY SEWER STRUCTURES



LEGACY ENGINEERING
 419 CHATHAM SQUARE OFFICE PARK
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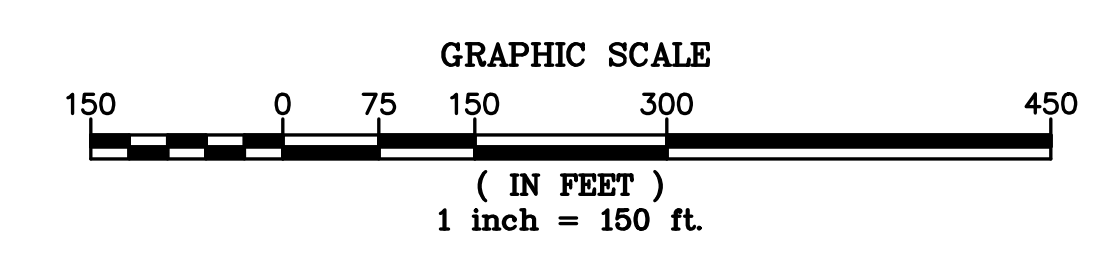
**GENERALIZED DEVELOPMENT PLAN
 ENON ROAD TECHNOLOGY PARK
 OFFSITE UTILITY CONNECTION**

HARTWOOD MAGISTERIAL DISTRICT
 STAFFORD COUNTY, VA

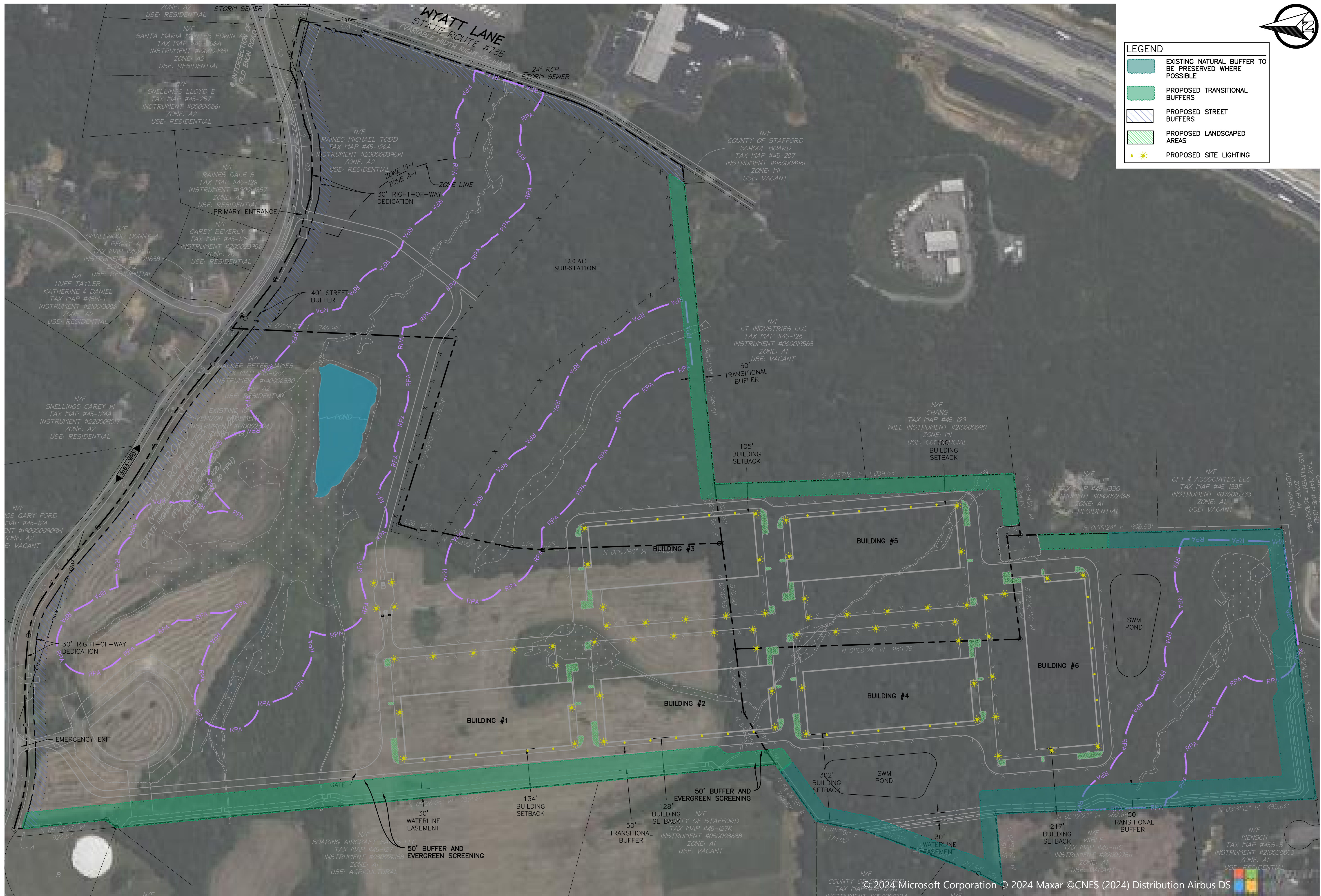
DATE	REVIEW STATUS	REVISION	NO



FILE NO.	SHEET
N.A.	6
DATE	5/24/24
SCALE	OF 7
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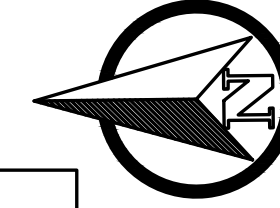


NOTE: STORM SEWER, STORMWATER MANAGEMENT AND OFFSITE UTILITY CONNECTIONS WILL BE ADDRESSED DURING THE FINAL ENGINEERING.



LEGEND

- EXISTING NATURAL BUFFER TO BE PRESERVED WHERE POSSIBLE
- PROPOSED TRANSITIONAL BUFFERS
- PROPOSED STREET BUFFERS
- PROPOSED LANDSCAPED AREAS
- PROPOSED SITE LIGHTING



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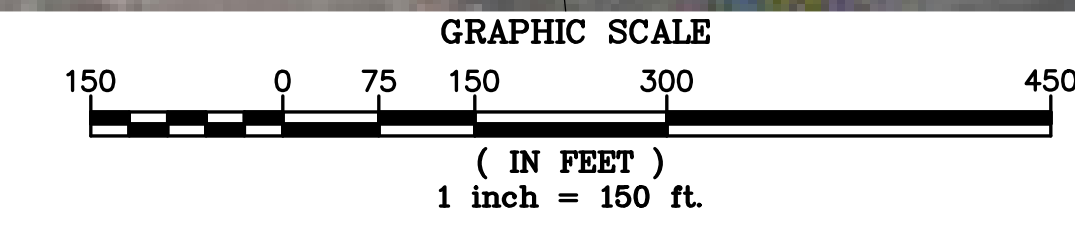
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GENERALIZED DEVELOPMENT PLAN
ENON ROAD TECHNOLOGY PARK
LANDSCAPE PLAN
 HARTWOOD MAGISTERIAL DISTRICT
 STAFFORD COUNTY, VA

DATE	REVIEW STATUS	NO



FILE NO.	SHEET
N.A.	7
DATE	5/24/24
SCALE	OF 7
1"=150'	

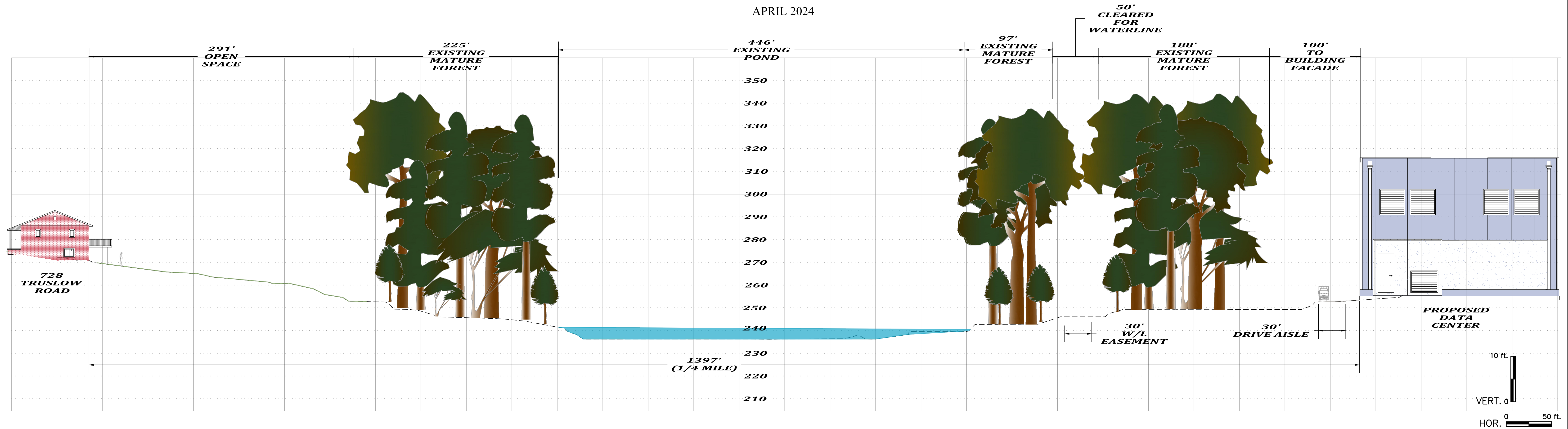


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ENON TECHNOLOGY PARK SIGHT EXHIBIT

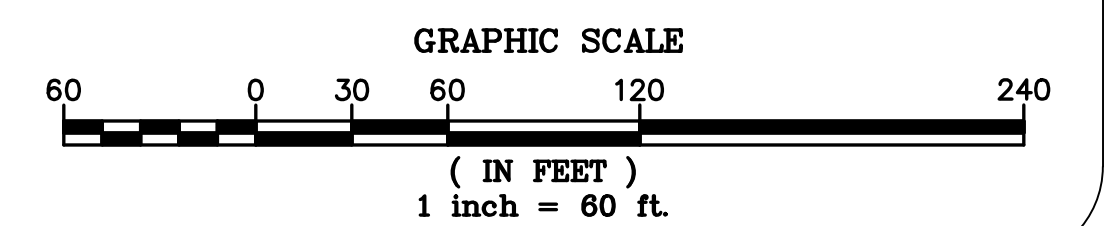
VIEW FROM 728 TRUSLOW ROAD
STAFFORD COUNTY, VA

APRIL 2024



MUSSELMAN, LINDA V
PID: 45-127K
11.52 AC
ZONING: A-1

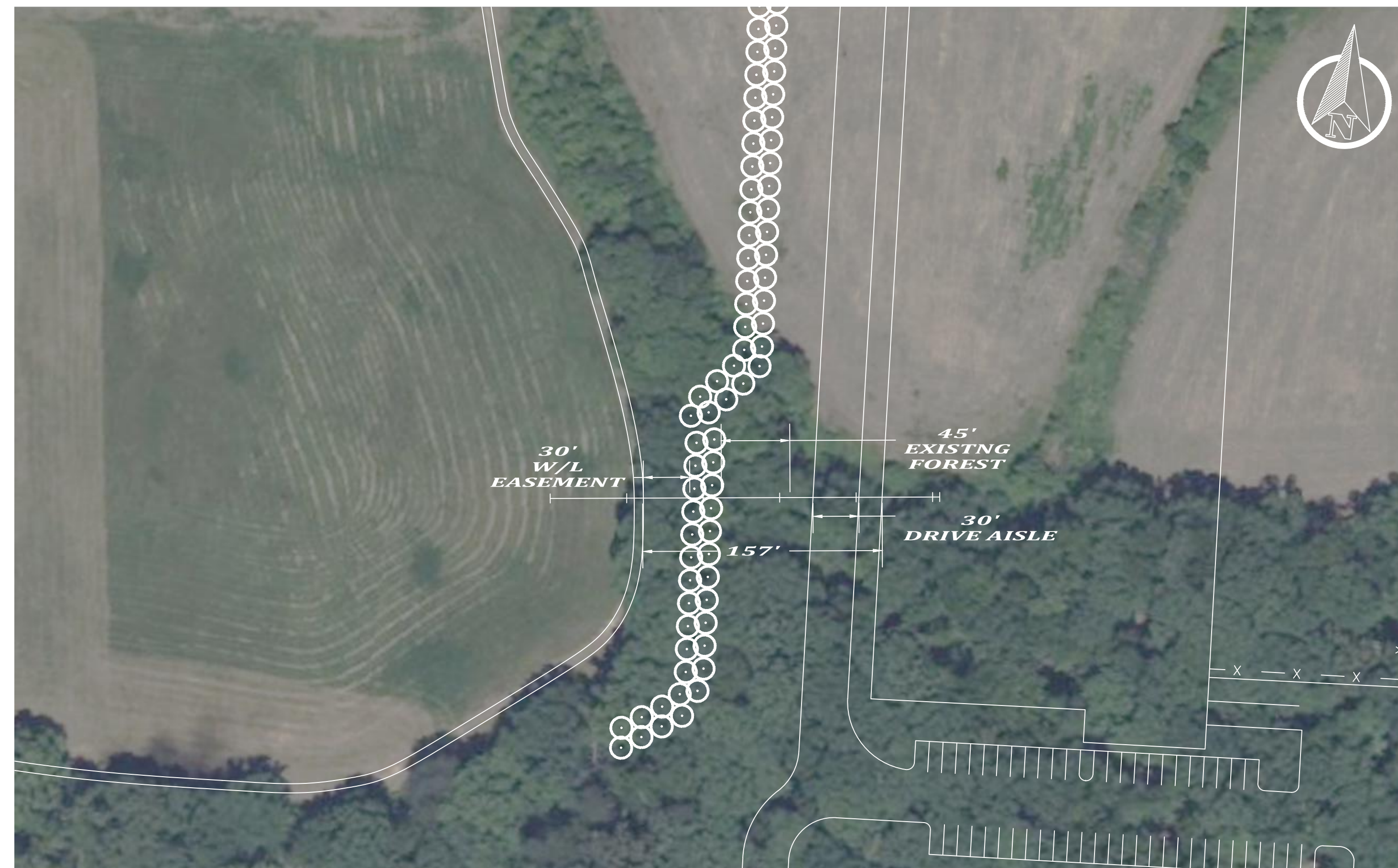
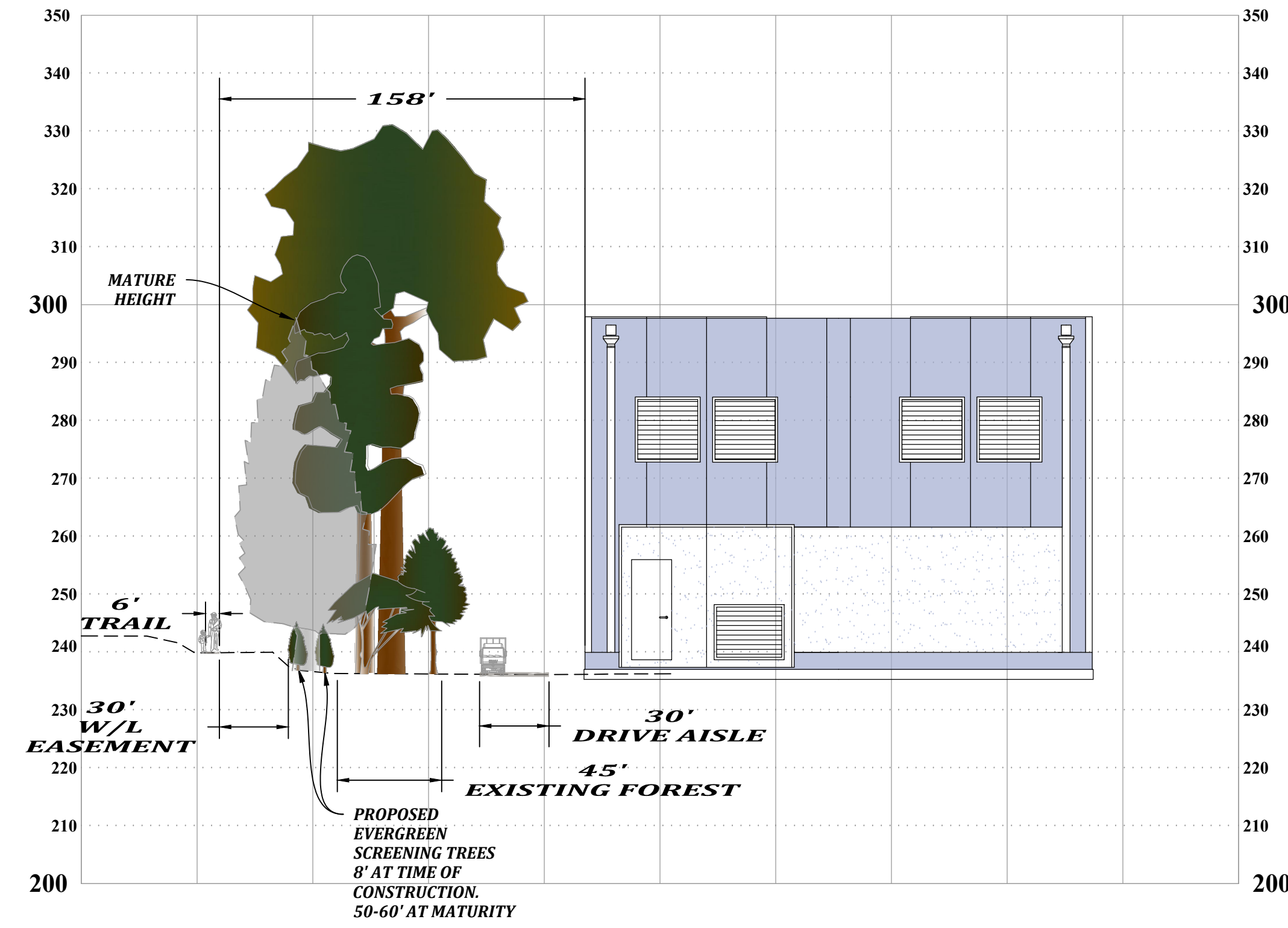
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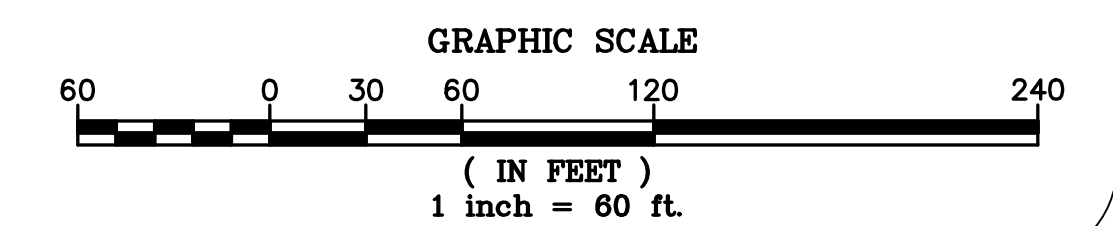
ENON TECHNOLOGY PARK SIGHT EXHIBIT

VIEW FROM MUSSELMAN PARK
STAFFORD COUNTY, VA

APRIL 2024



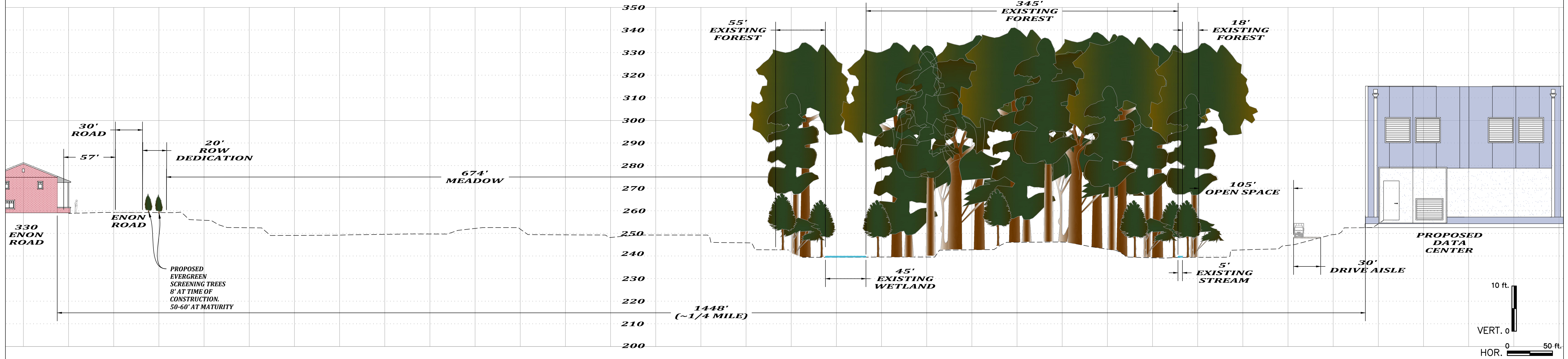

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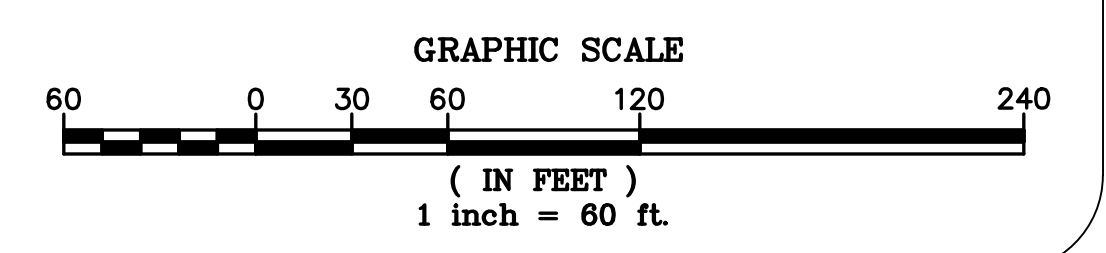
ENON TECHNOLOGY PARK SIGHT EXHIBIT

VIEW FROM 330 ENON ROAD
STAFFORD COUNTY, VA

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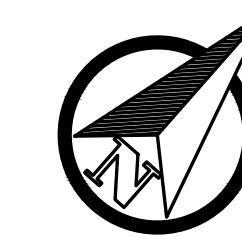
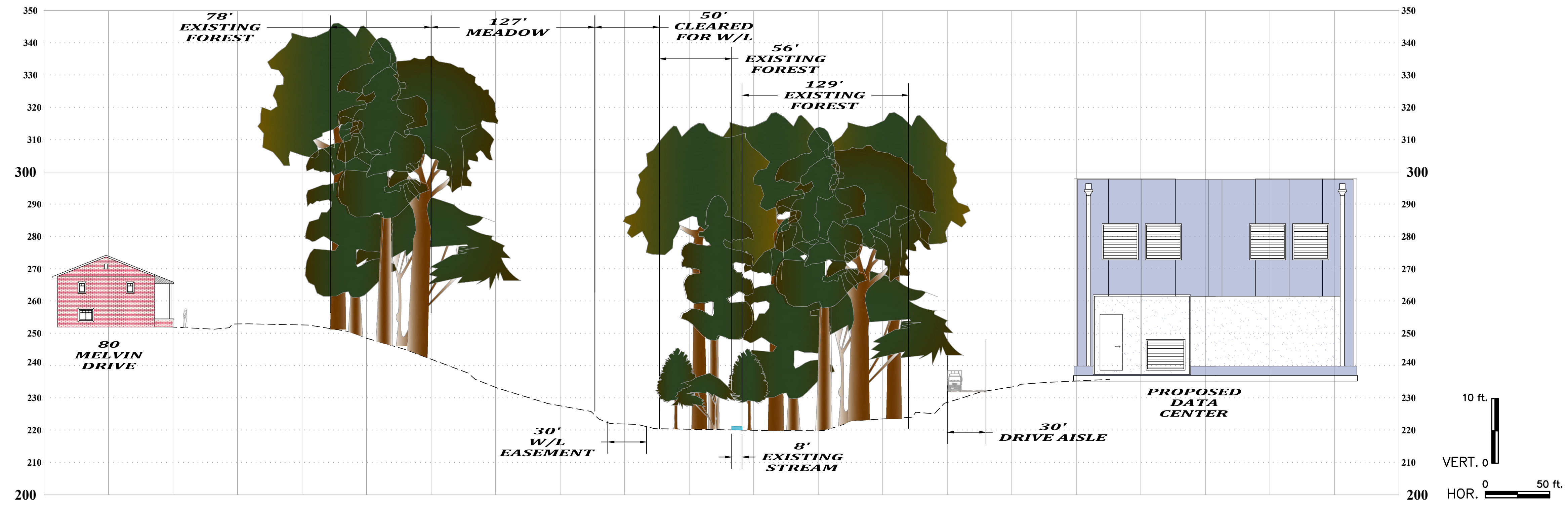
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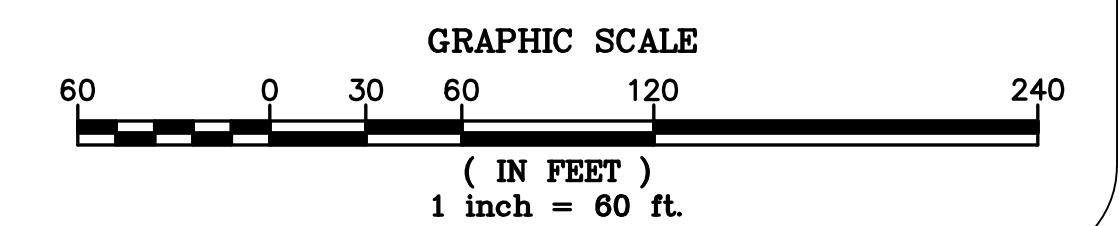
VIEW FROM 80 MELVIN DRIVE
STAFFORD COUNTY, VA

APRIL 2024



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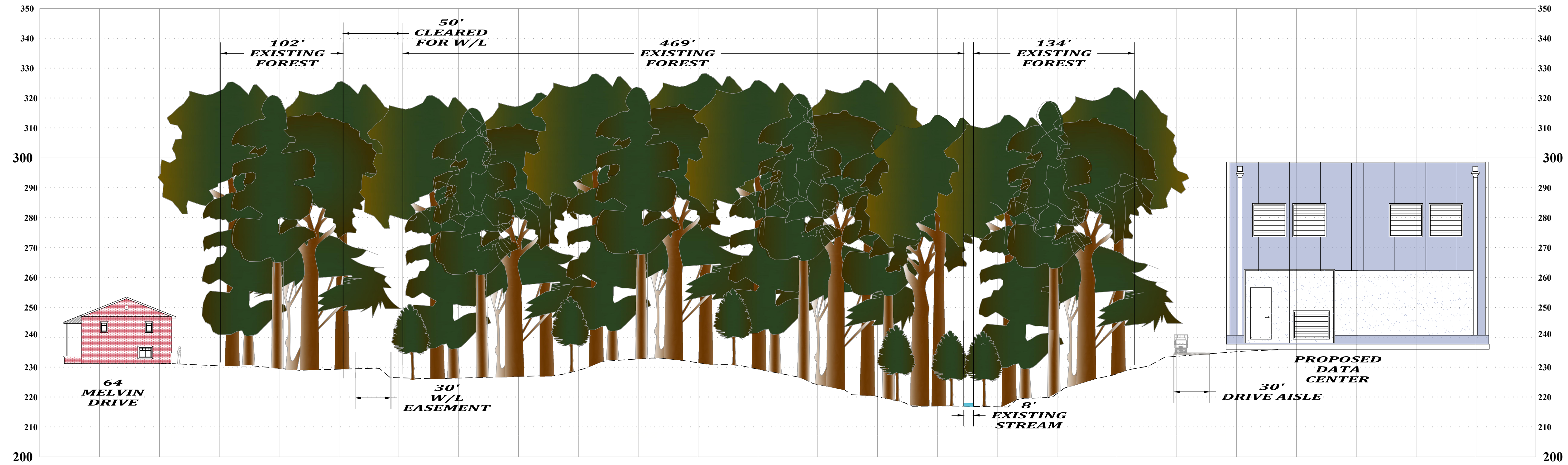
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ENON TECHNOLOGY PARK SIGHT EXHIBIT

VIEW FROM 64 MELVIN ROAD
STAFFORD COUNTY, VA

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