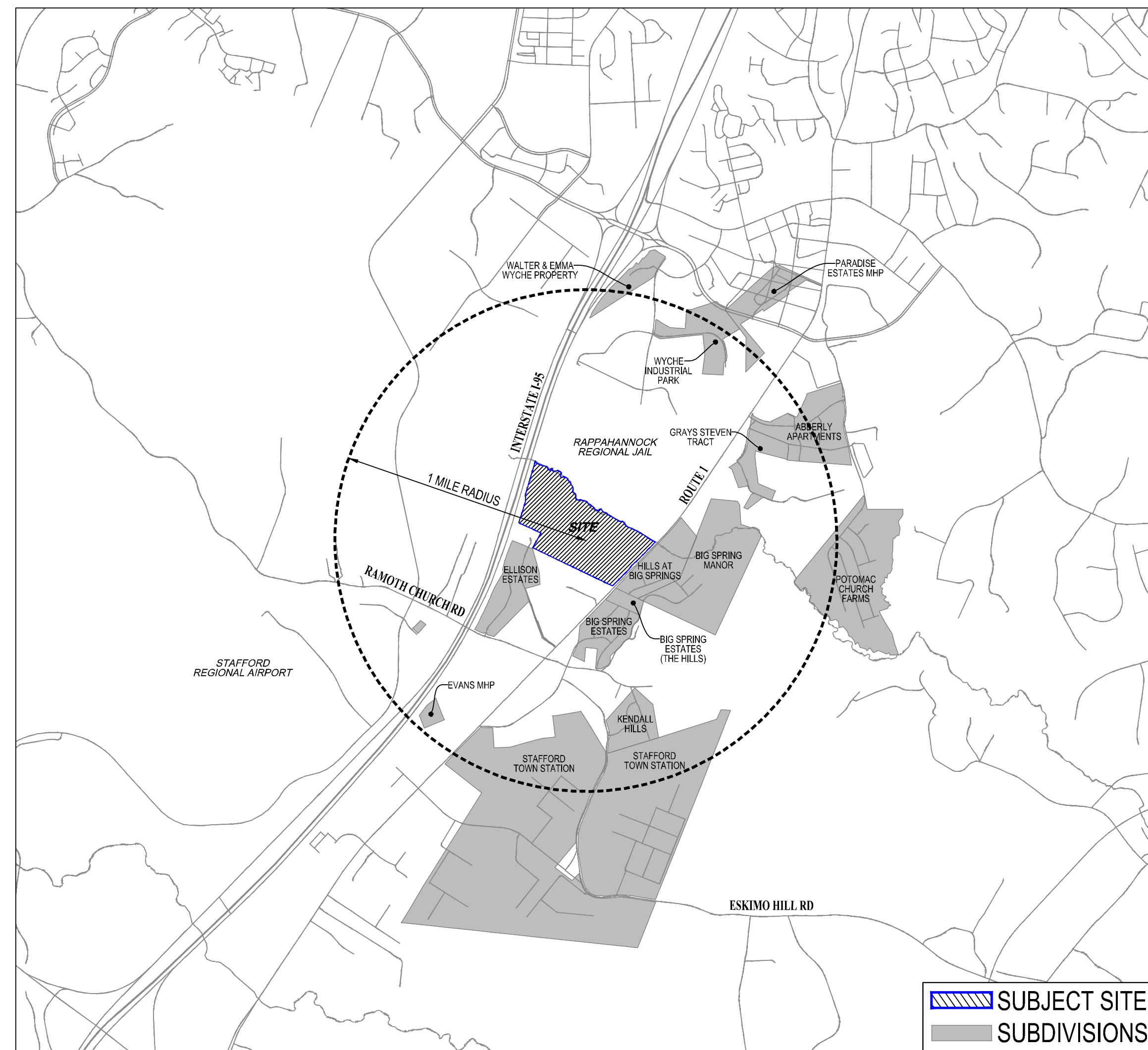


GENERALIZED DEVELOPMENT PLAN

ACCOKEEK CENTER

PROPERTY ID: 38-74A & 38-96

FALMOUTH MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA



VICINITY MAP
SCALE: 1"= 2,000'

Sheet List Table	
Sheet Number	Sheet Title
01	COVER SHEET
02	EXISTING CONDITIONS
03	GENERAL DEVELOPMENT PLAN
04	LANDSCAPE PLAN

OWNER
(PROPERTY ID: 38-96)
A.I., INC
807 3/4 CLAY ST
RICHMOND, VA 23220-3115

(PROPERTY ID: 38-74A)
DANIEL H. BORINSKY AS TRUSTEE
OF THE B. CALVIN BURNS TRUST
1250 S WASHINGTON ST. UNIT 821
ALEXANDRIA, VA 22314-4434

APPLICANT
FALMOUTH TECH LLC
2704 BUCHANAN ST., SUITE 100
ARLINGTON, VA 22207
CONTACT: STEPHEN DEFALCO
PHONE: 703-628-8039

ATTORNEY
HIRSCHLER FLEISCHER
725 JACKSON STREET
SUITE 200
FREDERICKSBURG, VA 22401
CONTACT: CHARLES W. PAYNE, JR.
PHONE: 540-604-2108

ENGINEER
URBAN LTD.
4200 D TECHNOLOGY COURT
CHANTILLY, VA. 20151
CONTACT: CLAYTON TOCK
PHONE: 703-642-2306

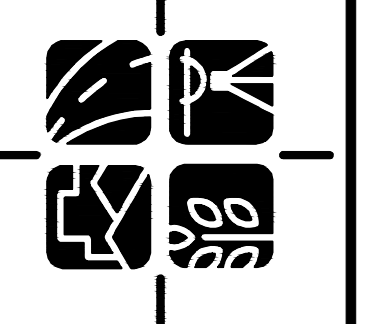
TRANSPORTATION
GOROVE SLADE
4114 LEGATO ROAD
SUITE 650
FAIRFAX, VA 22033
CONTACT: KEVIN SITZMAN, P.E.
PHONE: 571-261-9718

No.	DATE	DESCRIPTION	REVISIONS

PLAN DATE
10-31-2024

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CHANTILLY, VA 20151
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Planners, Engineers, Landscape Architects, Land Surveyors



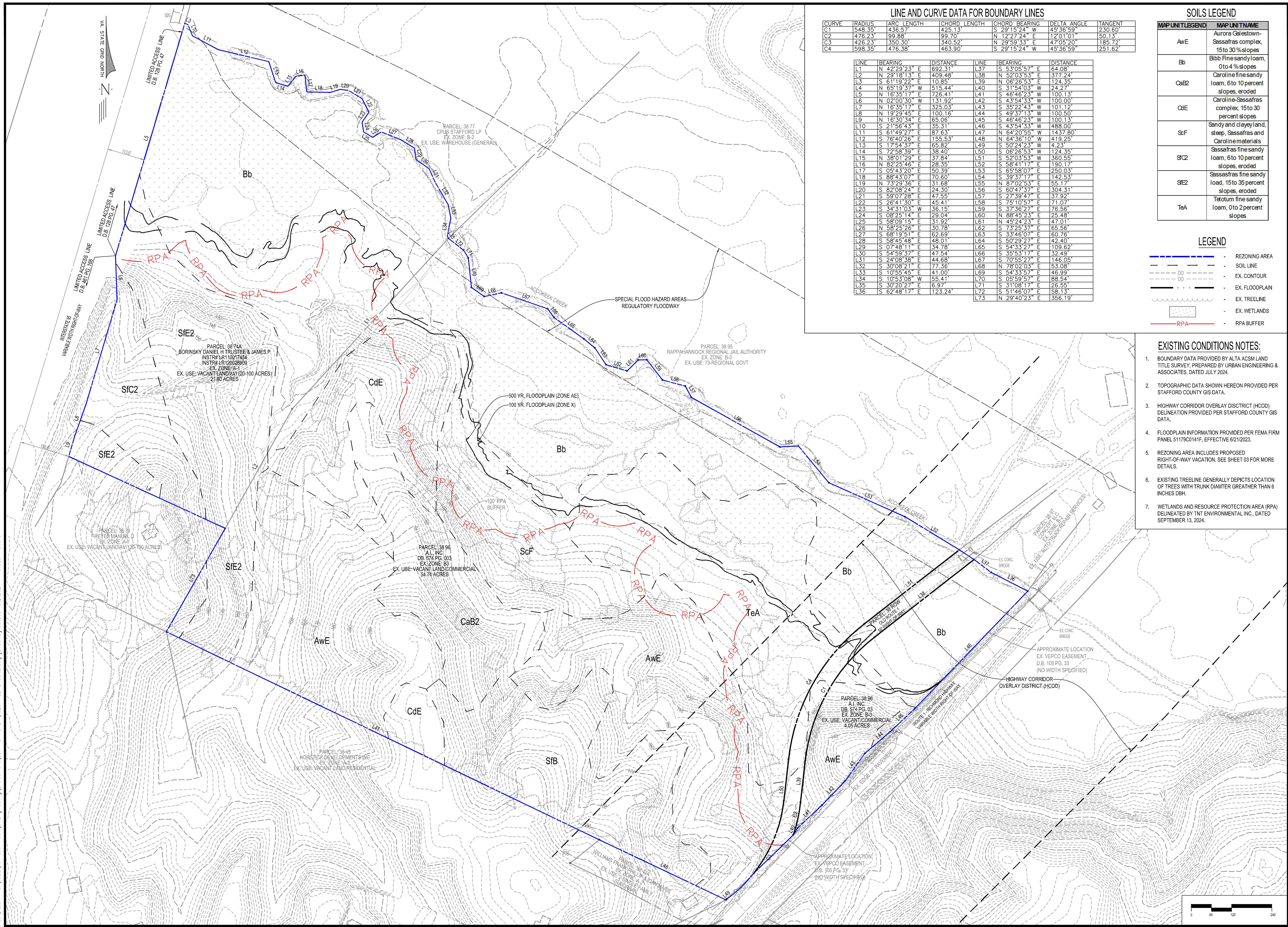
COVER SHEET
ACCOKEEK CENTER
GENERALIZED DEVELOPMENT PLAN
FALMOUTH MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA

SCALE: AS NOTED
DATE: OCT, 2024
C.I.F. NA

SHEET
01
OF
04
FILE No.
RZ-13207

Urban, Ltd. - J:\VBS\Falmouth Tech\B-Engineering\Entirement\CDP-FDP-SPEX\13207-01-COVER.dwg [COVER] October 30, 2024 - 10:38am awalla

Urban, Ltd. - J:\095\Falmouth Tech\B-Engineering\Environment\CDP-FDP-SPEX\13207-02-EXCOND.dwg [EXCOND] October 30, 2024 - 10:38am eweido



LINE AND CURVE DATA FOR BOUNDARY LINES

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	548.35'	436.57'	425.13'	S 29°15'24" W	45°36'59"	230.60'
C2	476.23'	99.88'	99.70'	N 127°12'24" E	120°11'01"	30.13'
C3	426.23'	350.30'	340.52'	N 29°59'33" E	47°05'20"	185.72'
C4	598.35'	476.38'	463.90'	S 29°15'24" W	45°36'59"	251.62'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 42°29'23" E	692.31'	L37	S 53°05'57" E	64.08'
L2	N 29°18'13" E	409.48'	L38	N 52°03'53" E	377.24'
L3	S 61°19'22" E	10.85'	L39	N 06°26'53" E	124.35'
L4	N 85°19'37" W	515.44'	L40	S 31°54'03" W	24.27'
L5	N 16°35'17" E	726.41'	L41	S 46°46'23" W	100.13'
L6	N 02°00'30" W	131.92'	L42	S 43°54'33" W	100.00'
L7	N 16°35'17" E	325.03'	L43	S 35°22'43" W	101.12'
L8	N 19°29'45" E	100.16'	L44	S 49°37'13" W	100.50'
L9	N 16°30'34" E	65.06'	L45	S 46°46'23" W	100.13'
L10	S 21°56'43" E	35.31'	L46	S 43°54'33" W	188.00'
L11	S 61°49'27" E	87.63'	L47	N 64°20'55" W	1437.80'
L12	S 76°40'26" E	155.53'	L48	N 64°36'10" W	419.25'
L13	S 17°54'37" E	65.82'	L49	S 50°24'23" W	4.23'
L14	S 72°58'39" E	38.40'	L50	S 06°26'53" W	124.35'
L15	N 38°01'29" E	37.84'	L51	S 52°03'53" W	360.55'
L16	N 82°25'46" E	28.35'	L52	S 58°41'17" E	110.17'
L17	S 05°43'20" E	50.39'	L53	S 65°58'07" E	250.03'
L18	S 88°43'07" E	70.60'	L54	S 39°37'17" E	142.53'
L19	N 73°29'36" E	31.68'	L55	N 87°02'53" E	55.17'
L20	S 82°08'24" E	24.30'	L56	S 60°47'37" E	304.31'
L21	S 59°07'28" E	47.55'	L57	S 27°39'47" E	37.92'
L22	S 26°41'30" E	45.41'	L58	S 75°10'57" E	71.07'
L23	S 34°31'03" W	36.15'	L59	S 37°46'23" E	76.56'
L24	S 08°25'14" E	29.04'	L60	N 88°45'23" E	25.48'
L25	S 88°09'15" E	31.92'	L61	N 45°24'23" E	47.01'
L26	N 58°25'26" E	30.78'	L62	S 73°25'37" E	65.56'
L27	S 68°19'51" E	62.69'	L63	S 33°46'07" E	60.76'
L28	S 58°45'48" E	48.01'	L64	S 50°29'27" E	42.40'
L29	S 07°48'11" E	34.78'	L65	S 54°33'27" E	109.62'
L30	S 64°59'37" E	47.54'	L66	S 35°53'17" E	32.49'
L31	S 24°08'38" E	44.68'	L67	S 70°55'27" E	146.05'
L32	S 30°08'21" E	77.36'	L68	N 78°02'03" E	53.08'
L33	S 10°55'45" E	41.00'	L69	S 54°33'57" E	46.99'
L34	S 10°53'08" W	55.41'	L70	S 05°59'57" E	88.54'
L35	S 30°20'27" E	6.97'	L71	S 31°08'17" E	26.55'
L36	S 62°48'17" E	123.24'	L72	S 51°46'07" E	58.13'
			L73	N 29°40'23" E	356.19'

SOILS LEGEND

MAP UNIT LEGEND	MAP UNIT NAME
AwE	Aurora Galestown-Sassafras complex, 15 to 30% slopes
Bb	Bbb Fine sandy loam, 0 to 4% slopes
CaE2	Caroline fine sandy loam, 6 to 10 percent slopes, eroded
CdE	Caroline-Sassafras complex, 15 to 30 percent slopes
ScF	Sandy and clayey land, steep, Sassafras and Caroline materials
SFC2	Sassafras fine sandy loam, 6 to 10 percent slopes, eroded
SIE2	Sassafras fine sandy loam, 15 to 35 percent slopes, eroded
TeA	Tetotum fine sandy loam, 0 to 2 percent slopes

LEGEND

- REZONING AREA
- SOIL LINE
- EX. CONTOUR
- EX. FLOODPLAIN
- EX. TREELINE
- EX. WETLANDS
- RPA BUFFER

EXISTING CONDITIONS NOTES:

1. BOUNDARY DATA PROVIDED BY ALTA ACSM LAND TITLE SURVEY, PREPARED BY URBAN ENGINEERING & ASSOCIATES, DATED JULY 2024.
2. TOPOGRAPHIC DATA SHOWN HEREON PROVIDED PER STAFFORD COUNTY GIS DATA.
3. HIGHWAY CORRIDOR OVERLAY DISTRICT (HCOD) DELINEATION PROVIDED PER STAFFORD COUNTY GIS DATA.
4. FLOODPLAIN INFORMATION PROVIDED PER FEMA FIRM PANEL 51179C0141F, EFFECTIVE 6/21/2023.
5. REZONING AREA INCLUDES PROPOSED RIGHT-OF-WAY VACATION. SEE SHEET 03 FOR MORE DETAILS.
6. EXISTING TREELINE GENERALLY DEPICTS LOCATION OF TREES WITH TRUNK DIAMETER GREATER THAN 6 INCHES DBH.
7. WETLANDS AND RESOURCE PROTECTION AREA (RPA) DELINEATED BY TNT ENVIRONMENTAL INC., DATED SEPTEMBER 13, 2024.

PLAN DATE: 10-31-2024

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Planner-Engineer, Landscape Architect and Surveyor

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Planner-Engineer, Landscape Architect and Surveyor

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOOK
Lic. No. 038790
10/31/2024
PROFESSIONAL ENGINEER

EXISTING CONDITIONS

**ACCOKEEK CENTER
GENERALIZED DEVELOPMENT PLAN**
FALMOUTH MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA

DATE: OCT. 2024
CL-2

SCALE: 1"=120'

SHEET 02 OF 04
FILE No. RZ-13207

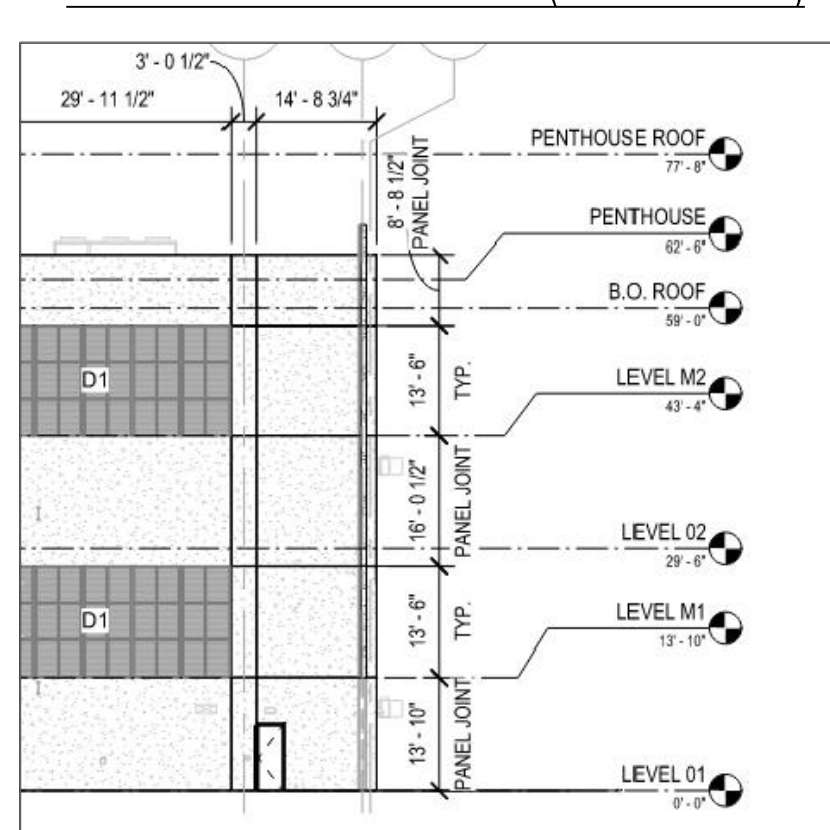
REVISIONS

No.	DATE	DESCRIPTION

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BUILDING HEIGHT ELEVATION (NOT TO SCALE)



SITE TABULATIONS

ZONING TABULATIONS	
TOTAL AREA OF REZONING:	79.63 AC.
EXISTING ZONE:	B-3 (OFFICE), A-1 (AGRICULTURAL)
PROPOSED ZONE:	M-2 (HEAVY INDUSTRIAL)
OVERLAY DISTRICT(S):	HIGHWAY CORRIDOR OVERLAY DISTRICT (HCOD)
EXISTING USE:	VACANT LAND
PROPOSED USE:	DATA CENTER & ASSOCIATED INFRASTRUCTURE

SETBACKS:	REQUIRED	PROPOSED
FRONT:	40 FT.	40 FT.
SIDE:	40 FT.	40 FT.
REAR:	40 FT.	40 FT.

OPEN SPACE:	ALLOWED	PROPOSED
25% (20.46 AC.)	MIN 25% (20.46 AC.)	
MAXIMUM BUILDING HEIGHT:	65 FT.	65 FT.
MAXIMUM FLOOR AREA RATIO:	1.0	.15
TOTAL GROSS FLOOR AREA:	3,565,386 SF	520,000 SF
BUILDING FLOOR COUNT:	NA	2 FLOORS
ESTIMATED VPD		515 VPD

PARKING TABULATION

USE CATEGORY	REQUIREMENT	EMPLOYEES	SPACES REQUIRED	SPACES PROVIDED
DATA CENTER	1.5 PER NUMBER OF EMPLOYEES ON MAX. SHIFT	20	30	MIN 30.

LOADING SPACE TABULATION

USE CATEGORY	REQUIREMENT	EMPLOYEES	SPACES REQUIRED	SPACES PROVIDED
DATA CENTER	1 SPACE MIN. 12 X 25' SIZE		1	MIN. 1

GENERALIZED DEVELOPMENT PLAN NOTES

- AREA TABULATION:**
 • PID 38-96: 58.79 AC.
 • PID 38-74A: 21.80 AC.
 • PID 38-R0W (PORTION) PROPOSED R.O.W. VACATION: 1.08 AC.
 SUBTOTAL AREA: 81.67 AC.
 • PROPOSED R.O.W. DEDICATION: 2.04 AC.
 TOTAL DEVELOPMENT AREA: 79.63 AC.
- THE GENERALIZED DEVELOPMENT PLAN PROPOSES TO REZONE APPROXIMATELY 79.63 ACRES FROM THE B-3 (OFFICE) AND A-1 (AGRICULTURAL) ZONING DISTRICT TO M-2 (HEAVY INDUSTRIAL) ZONING DISTRICT.
 - PROPOSED RIGHT-OF-WAY VACATION OF A PORTION OF PARCEL ID 38-R0W SHOWN HEREON TO BE COORDINATED AND VERIFIED WITH ALL APPLICABLE LOCAL AND STATE JURISDICTIONS AT TIME OF FINAL SITE PLAN.
 - THIS APPLICATION IS PROPOSING 75' OF RIGHT-OF-WAY DEDICATION AS MEASURED FROM THE EXISTING ROUTE 1 PROPERTY FRONTAGE TO ACCOMMODATE FOR THE ULTIMATE EXPANSION OF ROUTE 1 IMPROVEMENTS AND FOR THE INSTALLATION OF NECESSARY TURN LANES INTO THE SUBJECT SITE.
 - THIS PLAN IS SUBJECT TO TECHNICAL MODIFICATIONS OR ADJUSTMENTS PER THE STAFFORD COUNTY ZONING ORDINANCE.
 - LOCATIONS SHOWN HEREON FOR BUILDING FOOTPRINTS, EQUIPMENT AREAS, PARKING & LOADING AREAS, TRAVELWAYS, FENCES, RETAINING WALLS AND LIMITS OF DISTURBANCE ARE PRELIMINARY AND SUBJECT TO CHANGE AT TIME OF FINAL SITE PLAN.
 - THE PROPOSED DEVELOPMENT IS TO BE SERVED PUBLIC WATER AND SEWER BY EXTENSION OF EXISTING FACILITIES. AVAILABILITY AND CAPACITY OF EXISTING FACILITIES TO BE COORDINATED WITH THE STAFFORD COUNTY UTILITY DEPARTMENT, AND VERIFIED AT TIME OF FINAL SITE PLAN.
 - FINAL LOCATIONS FOR ALL STORMWATER MANAGEMENT/BMP WILL BE DETERMINED AT FINAL SITE PLAN AND SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REQUIREMENTS.
 - THE PROPERTY CONTAINS NO KNOWN GRAVES, OBJECTS OR STRUCTURES MARKING BURIAL PLACES AS DETERMINED BY VISUAL SURVEY.
 - THE PROPERTY IS LOCATED WITHIN THE HIGHWAY CORRIDOR OVERLAY DISTRICT (HCOD) AND IS SUBJECT TO THE REGULATIONS OF SECTION 28-59 OF THE STAFFORD COUNTY ZONING ORDINANCE.
 - OUTDOOR LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28-87 OF THE STAFFORD COUNTY ZONING ORDINANCE.
 - ALL SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28-130, ET. AL. OF THE STAFFORD COUNTY ZONING ORDINANCE.
 - ENTRANCE LOCATIONS ALONG RICHMOND HIGHWAY TO BE FINALIZED AT FINAL SITE PLAN DESIGN SUBJECT TO COUNTY AND VDOT REQUIREMENTS AND APPROVAL.
 - OPEN SPACE SHOWN HEREON INCLUDES BUFFERS, TREE PRESERVATION AREAS AND FLOODPLAIN, AND IS SUBJECT TO CHANGE AT TIME OF FINAL SITE PLAN.
 - THIS GDP HAS NOT BEEN REVIEWED FOR FULL COMPLIANCE WITH THE STAFFORD COUNTY ORDINANCE AT THIS TIME. ALL PROPOSED SITE IMPROVEMENTS SHOWN ON THIS PLAN MAY BE AMENDED BY THE OWNERS TO FULFILL REQUIREMENTS OF FINAL ENGINEERING, OR COMPLIANCE WITH CURRENT STATE AGENCY REGULATIONS AND/OR COUNTY DEVELOPMENT REGULATIONS/STANDARDS IN PACE AT THE TIME OF SITE PLAN SUBMISSION.
 - DUMPSTER ENCLOSURES AND OTHER WASTE DISPOSAL OR STORAGE AREAS SHALL BE COMPLETELY SCREENED FROM THE PUBLIC AND WILL COMPLY WITH ALL APPLICABLE REGULATIONS OF THE STAFFORD COUNTY ZONING ORDINANCE AND STAFFORD COUNTY DCSM AT TIME OF SITE PLAN.
 - FENCING LOCATIONS SHOWN HEREON ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATIONS AT TIME OF SITE PLAN, AND FENCING HEIGHT AND MATERIALS WILL COMPLY WITH ALL APPLICABLE REGULATIONS OF THE STAFFORD COUNTY ZONING ORDINANCE AND STAFFORD COUNTY DCSM.
 - THE HEIGHT OF BUILDINGS CONSTRUCTED ON THE SUBJECT PROPERTY SHALL BE IN ACCORDANCE WITH THE STAFFORD COUNTY ZONING ORDINANCE, INCLUDING WITHOUT LIMITATION OF Z.O. SECTION 28-24.

LEGEND

- REZONING AREA
- EX. FLOODPLAIN
- EX. TREELINE
- EX. WETLANDS
- RPA BUFFER
- LIMITS OF DISTURBANCE
- BUILDING FOOTPRINT
- EQUIPMENT AREA
- TRAVELWAYS
- PARKING AREA
- LOADING AREA
- OPEN SPACE AREA (APPROX.)
- TREE PRESERVATION AREA WITHIN OPEN SPACE (APPROX.)
- RIGHT-OF-WAY VACATION (PORTION)
- PROPOSED FENCE
- PRIMARY SITE ACCESS
- SECONDARY SITE ACCESS

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Planner-Engineer, Landscape Architect and Surveyor

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Professional Engineer
 Commonwealth of Virginia
 License No. 038790
 10/21/2024

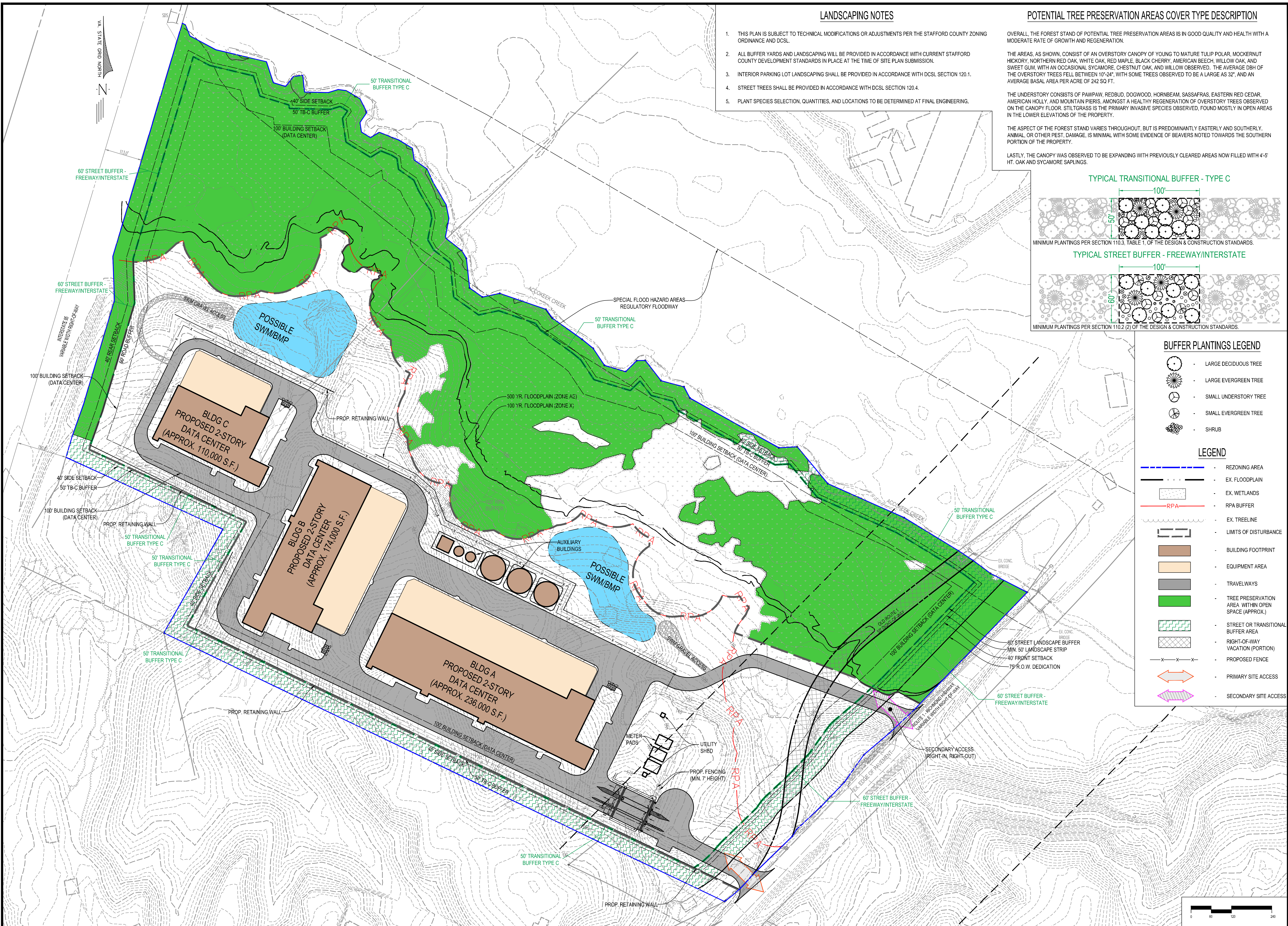
GENERAL DEVELOPMENT PLAN
 ACCOKEEK CENTER
 GENERALIZED DEVELOPMENT PLAN
 FALMOUTH MAGISTERIAL DISTRICT
 STAFFORD COUNTY, VIRGINIA

DATE: OCT, 2024
 SCALE: 1"=120'
 SHEET 03 OF 04
 FILE No. RZ-13207

PLAN DATE: 10-31-2024

No. DATE DESCRIPTION REVISIONS

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LANDSCAPING NOTES

1. THIS PLAN IS SUBJECT TO TECHNICAL MODIFICATIONS OR ADJUSTMENTS PER THE STAFFORD COUNTY ZONING ORDINANCE AND DC SL.
2. ALL BUFFER YARDS AND LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH CURRENT STAFFORD COUNTY DEVELOPMENT STANDARDS IN PLACE AT THE TIME OF SITE PLAN SUBMISSION.
3. INTERIOR PARKING LOT LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH DC SL SECTION 120.1.
4. STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH DC SL SECTION 120.4.
5. PLANT SPECIES SELECTION, QUANTITIES, AND LOCATIONS TO BE DETERMINED AT FINAL ENGINEERING.

POTENTIAL TREE PRESERVATION AREAS COVER TYPE DESCRIPTION

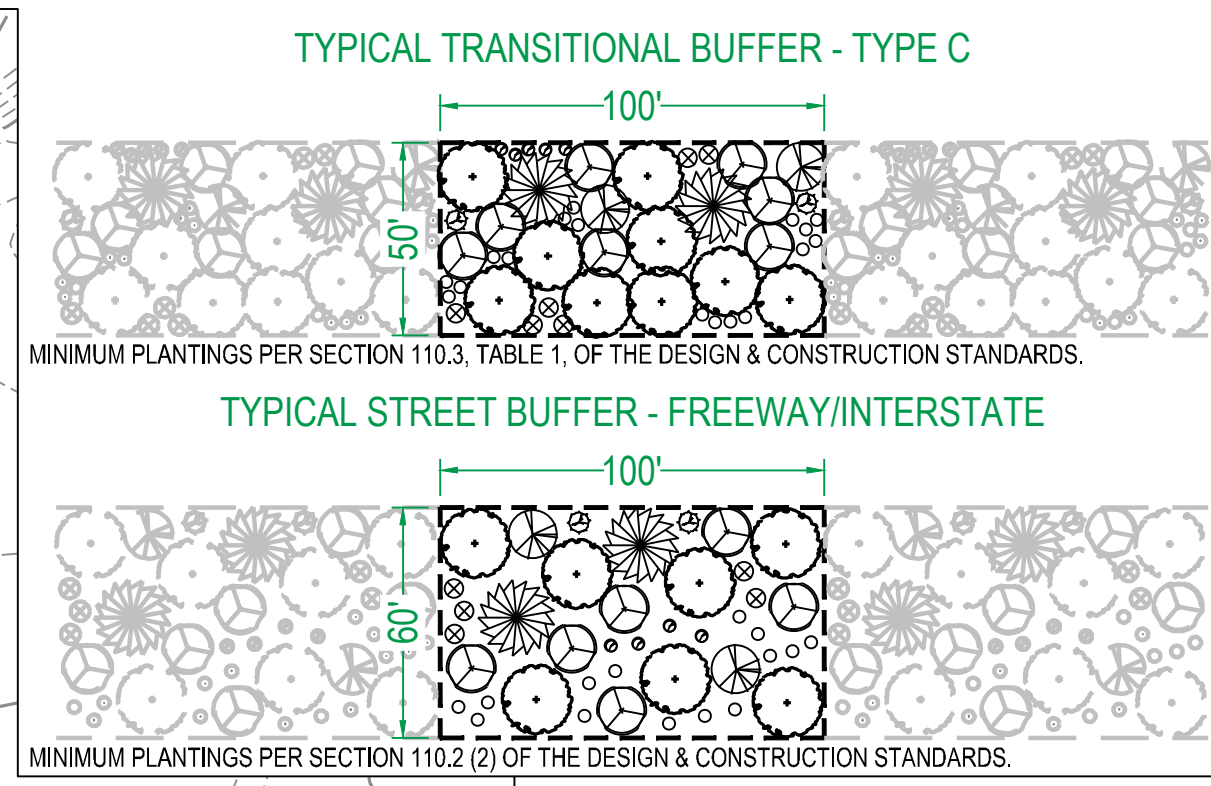
OVERALL, THE FOREST STAND OF POTENTIAL TREE PRESERVATION AREAS IS IN GOOD QUALITY AND HEALTH WITH A MODERATE RATE OF GROWTH AND REGENERATION.

THE AREAS, AS SHOWN, CONSIST OF AN OVERSTORY CANOPY OF YOUNG TO MATURE TULIP POLAR, MOCKERNUT HICKORY, NORTHERN RED OAK, WHITE OAK, RED MAPLE, BLACK CHERRY, AMERICAN BEECH, WILLOW OAK, AND SWEET GUM, WITH AN OCCASIONAL SYCAMORE, CHESTNUT OAK, AND WILLOW OBSERVED. THE AVERAGE DBH OF THE OVERSTORY TREES FELL BETWEEN 10"-24", WITH SOME TREES OBSERVED TO BE A LARGE AS 32", AND AN AVERAGE BASAL AREA PER ACRE OF 242 SQ. FT.

THE UNDERSTORY CONSISTS OF PAWPAW, REDBUD, DOGWOOD, HORNBEAM, SASSAFRAS, EASTERN RED CEDAR, AMERICAN HOLLY, AND MOUNTAIN PIERIS, AMONGST A HEALTHY REGENERATION OF OVERSTORY TREES OBSERVED ON THE CANOPY FLOOR. STILTGRASS IS THE PRIMARY INVASIVE SPECIES OBSERVED, FOUND MOSTLY IN OPEN AREAS IN THE LOWER ELEVATIONS OF THE PROPERTY.

THE ASPECT OF THE FOREST STAND VARIES THROUGHOUT, BUT IS PREDOMINANTLY EASTERLY AND SOUTHERLY. ANIMAL OR OTHER PEST, DAMAGE, IS MINIMAL WITH SOME EVIDENCE OF BEAVERS NOTED TOWARDS THE SOUTHERN PORTION OF THE PROPERTY.

LASTLY, THE CANOPY WAS OBSERVED TO BE EXPANDING WITH PREVIOUSLY CLEARED AREAS NOW FILLED WITH 4'-5' HT. OAK AND SYCAMORE SAPLINGS.



BUFFER PLANTINGS LEGEND

- LARGE DECIDUOUS TREE
- LARGE EVERGREEN TREE
- SMALL UNDERSTORY TREE
- SMALL EVERGREEN TREE
- SHRUB

LEGEND

- REZONING AREA
- EX. FLOODPLAIN
- EX. WETLANDS
- RPA BUFFER
- EX. TREELINE
- LIMITS OF DISTURBANCE
- BUILDING FOOTPRINT
- EQUIPMENT AREA
- TRAVELWAYS
- TREE PRESERVATION AREA WITHIN OPEN SPACE (APPROX.)
- STREET OR TRANSITIONAL BUFFER AREA
- RIGHT-OF-WAY VACATION (PORTION)
- PROPOSED FENCE
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CLAYTON C. TOOK
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10/21/2024
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LANDSCAPE PLAN
**ACCOKEEK CENTER
GENERALIZED DEVELOPMENT PLAN**
FALMOUTH MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA

SCALE: 1"= 120'
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SHEET 04 OF 04
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