ZONING RECLASSIFICATION CASE #: TBD

POTOMAC CREEK CAMPUS

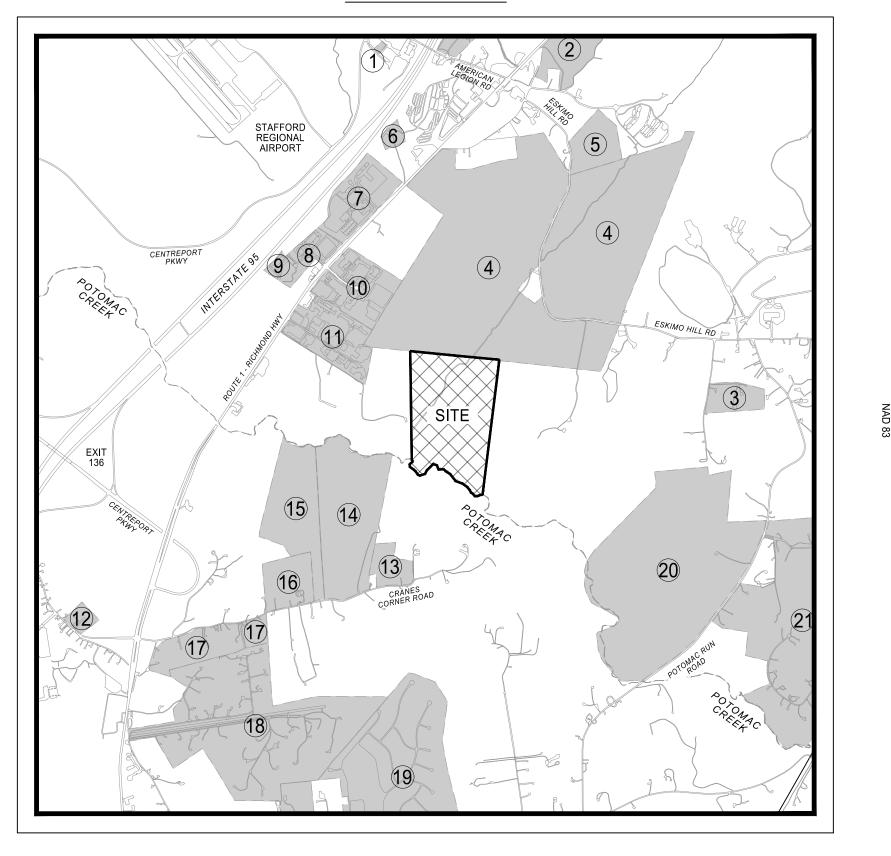
PROPERTY ID #: 38 126

FALMOUTH ELECTION DISTRICT STAFFORD COUNTY, VIRGINIA

SUBDIVISION LIST

KEY#	SUBDIVISION NAME
1	ELLISON ESTATES
2	BIG SPRING ESTATES
3	DITTMEIER SUBDIVISION
4	STAFFORD TOWN STATION
5	KENDALL HILLS
6	EVANS M.H.P.
7	PENNY INDUSTRIAL PARK
8	TAYLOR INDUSTRIAL PARK
9	BLACKJACK RD IND. CONDO
10	CRANES CORNER IND. PARK
11	POTOMAC CREEK IND. PARK
12	CRANEWOOD
13	BEVERLY HILLS
14	BLUFFS AT CRANES CORNER
15	ESTATE AT CRANES CORNER
16	OAKLAND
17	FAIRVIEW
18	DOGWOOD AIRPARK
19	HICKORY RIDGE
20	GRANVILLE ESTATES
21	POTOMAC RUN FARM

VICINITY MAP



1" = 1000'

SHEET INDEX				
C000	COVER SHEET			
C100	EXISTING CONDITIONS PLAN			
C200	GENERALIZED DEVELOPMENT PLAN			
C300	OVERALL ILLUSTRATIVE PLAN			

OWNER / APPLICANT METTS LC C/O JOSEPH JACOBS

1355 BEVERLY ROAD, SUITE 240 MCLEAN, VIRGINIA 22101

LAND USE ATTORNEY COOLEY LLP C/O MARK LOONEY 11951 FREEDOM DRIVE

CIVIL ENGINEER / LAND PLANNING

IMEG Consultants Corp C/O MICHAEL KITCHEN, P.E. 9301 INNOVATION DRIVE, SUITE 150 MANASSAS, VIRGINIA 20110

TRAFFIC ENGINEER VETTRA CO. C/O VERNON E. TORNEY, M.ASCE 11535 GUNNER COURT WOODBRIDGE, VIRGINIA 22192

ENVIRONMENTAL ENGINEER TNT ENVIRONMENTAL C/O AVI SAREEN, PWD, ISA-CA 4455 BROOKFIELD CORPORATE DRIVE, SUITE 100 CHANTILLY, VIRGINIA 20151

POT

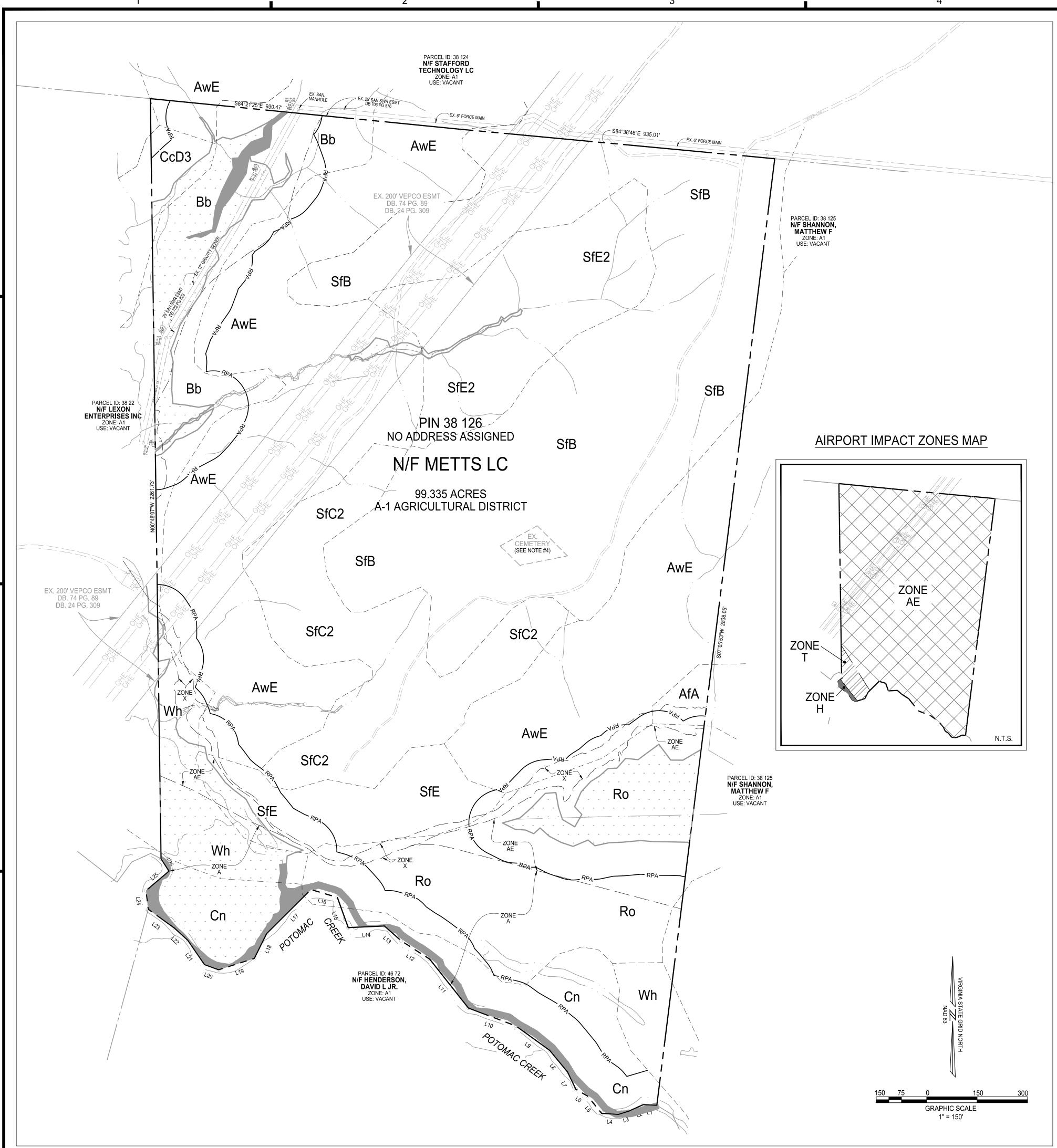
PROJECT No.: 24000892.00 DRAWING No.: 113549 DATE: 09/04/2024 SCALE: 1"=1,000' DESIGN: GB/SG DRAWN: GB/SG CHECKED: MK

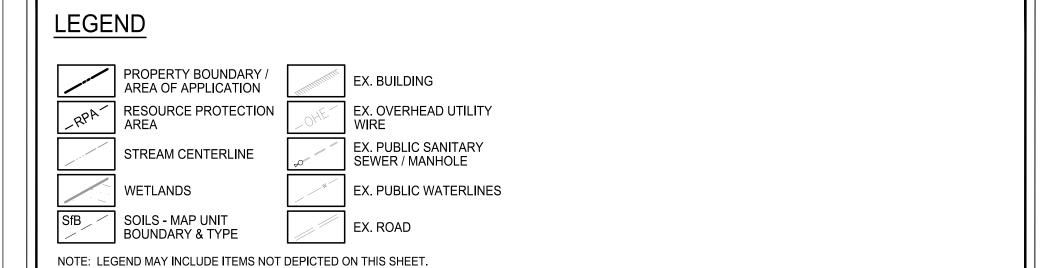
SHEET TITLE:

COVER SHEET

C000

NOTE: THIS PLAN 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 AND LOCAL AGENCY REGULATIONS AND/OR COUNTY DEVELOPMENT REGULATIONS/STANDARDS IN PLACE AT THE TIME OF SITE PLAN SUBMISSION.





NOTES

- 1. THIS PLAN IS PRELIMINARY AND SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING.
- 2. DEPICTED BOUNDARY INFORMATION OBTAINED FROM AN ALTA/ACSM SURVEY PREPARED BY DEWBERRY AND DATED SEPTEMBER 13, 2005. A CURRENT TITLE REPORT HAS NOT BEEN PROVIDED AND ALL UNDERLYING EASEMENTS MAY NOT BE SHOWN.
- 3. THE DEPICTED FLOOD ZONE INFORMATION WAS OBTAINED FROM THE STAFFORD COUNTY GIS AND THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE SUBJECT PROPERTY IS LOCATED ON FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANELS #51179C0143F AND #51179C0210G, WITH AN EFFECTIVE DATE OF JUNE 21, 2013.
- 4. THE EXISTING CEMETERY IS TO BE RELOCATED ON-SITE IN ACCORDANCE WITH AGENCY REQUIREMENTS. ADDITIONAL DETAILS TO BE PROVIDED AT TIME OF FINAL SITE PLAN SUBMISSION.
- 5. THE DEPICTED RESOURCE PROTECTION AREA AND WETLANDS WERE DELINEATED BY TNT ENVIRONMENTAL AS DOCUMENTED IN THEIR REPORTED DATED MARCH 11, 2024.
- 6. DEPICTED SOILS INFORMATION OBTAINED FROM THE STAFFORD COUNTY GIS AND THE USDA'S NATURAL RESOURCES CONSERVATION SERVICE WEB WEB SOIL SURVEY.

SOILS INFORMATION

MAP UNIT SYMBOL	MAP UNIT NAME				
AfA	ALTAVISTA FINE SANDY LOAM, 0 TO 2% SLOPES				
AwE	AURA-GALESTOWN-SASSAFR AS COMPLEX, 15 TO 30% SLOPES				
Bb	BIBB FINE SANDY LOAM, 0 TO 4% SLOPES				
CcD3	CAROLINE CLAY LOAM, 10 TO 18% SLOPES, SEVERLY ERODED				
Cn	CONGAREE LOAM				
Ro	ROANOKE SILT LOAM, 0 TO 2% SLOPES				
SfB	SASSAFRAS FINE SANDY LOAM, 2 TO 6% SLOPES				
SfC2	SASSAFRAS FINE SANDY LOAM, 6 TO 10% SLOPES, ERODED				
SfE2	SASSAFRAS FINE SANDY LOAM, 15 TO 35% SLOPES, ERODED				
StE	STONY STEEP LAND				
Wh	WEHADKEE VERY FINE SANDY LOAM, 0 TO 2% SLOPES				

LINE TABLE

LINE BEARING		DISTANCE	
L1	N 87° 23' 42" W	40.59'	
L2	S 65° 49' 30" W	47.90'	
L3	S 72° 46' 57" W	31.84'	
L4	N 85° 59' 20" W	49.70'	
L5	N 39° 09' 04" W	66.13'	
L6	N 60° 07' 09" W	40.13'	
L7	N 25° 24' 15" W	56.77'	
L8	N 39° 31' 13" W	83.38'	
L9	N 54° 06' 37" W	124.55'	
L10	N 69° 21' 24" W	150.86'	
L11	N 38° 22' 25" W	185.50'	
L12	N 57° 12' 44" W	101.68'	
L13	N 48° 23' 02" W	65.80'	
L14	S 87° 25' 08" W	107.79'	
L15	N 19° 49' 50" W	95.47'	
L16	N 73° 21' 59" W	81.97'	
L17	S 45° 11' 50" W	186.00'	
L18	S 26° 19' 46" W	82.15'	
L19	N 72° 14' 09" W	111.37'	
L20	N 69° 56' 31" W	44.82'	
L21	N 34° 26' 46" W	87.32'	
L22	N 47° 27' 28" W	53.85'	
L23	N 54° 08' 25" W	96.41'	
L24	N 06° 42' 53" W	55.64'	
L25	N 49° 44' 08" E	89.52'	
L26	N 32° 55' 15" W	43.91'	

NOTE: THIS PLAN HAS NOT BEEN REVIEWED FOR FULL COMPLIANCE WITH THE STAFFORD COUNTY ORDINANCE AT THIS TIME.
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FINAL ENGINEERING, OR COMPLIANCE WITH CURRENT STATE AND LOCAL AGENCY REGULATIONS AND/OR COUNTY
DEVELOPMENT REGULATIONS/STANDARDS IN PLACE AT THE TIME OF SITE PLAN SUBMISSION.

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eering • surveying • land planning

AC CREEK CAMPUS
G RECLASSIFICATION
DUTH ELECTION DISTRICT

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12/01/2024 REVISED SUBMISSION

MARK DATE DESCRIPTION

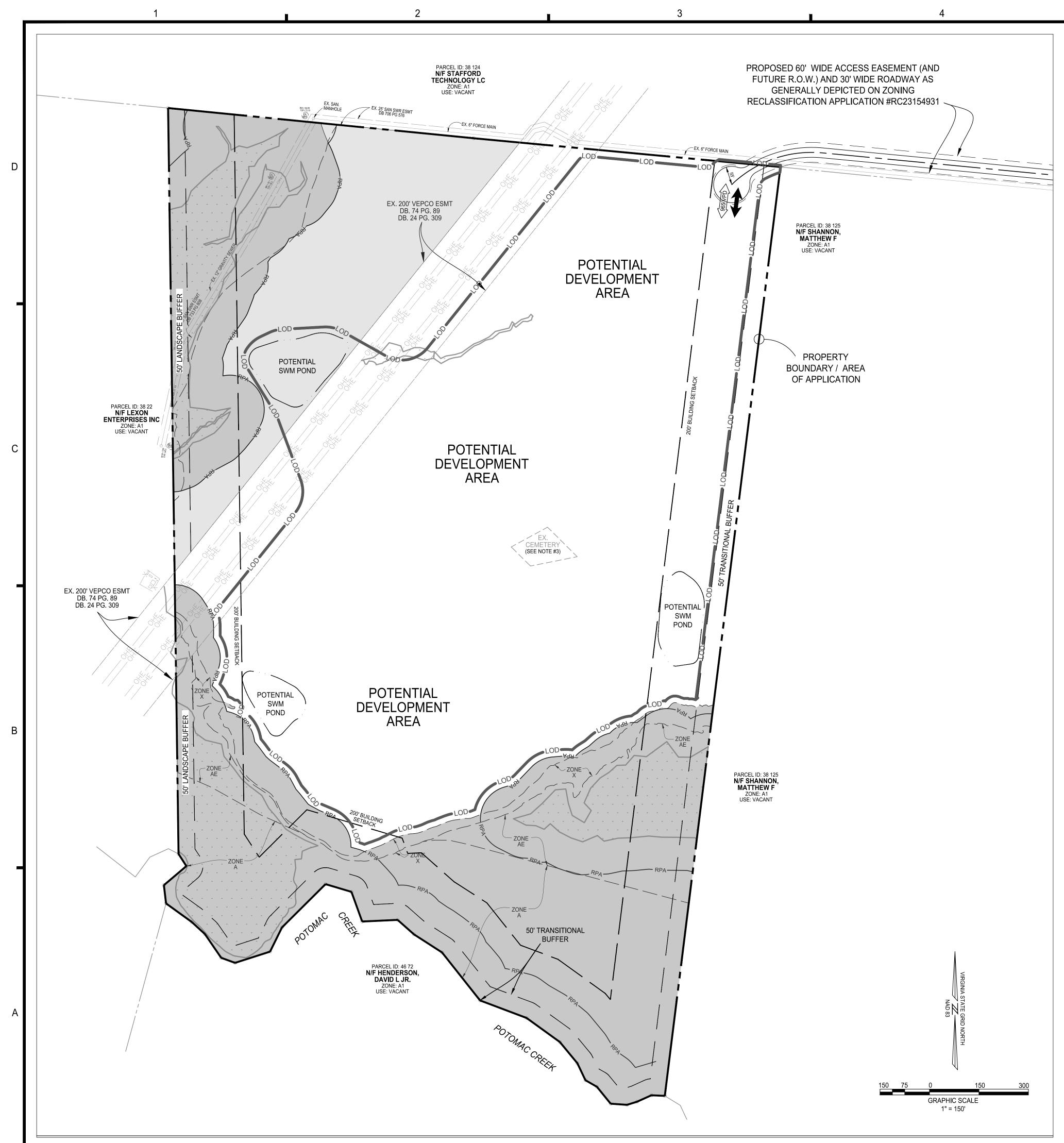
PROJECT No.: 24000892.00 DRAWING No.: 113549 DATE: 09/04/2024 SCALE: 1"=150' DESIGN: GB/SG DRAWN: GB/SG CHECKED: MK

SHEET TITLE:

EXISTING CONDITIONS PLAN

SHEET No.

C100



LEGEND

PROPERTY BOUNDARY / EX. BUILDING AREA OF APPLICATION RESOURCE PROTECTION EX. OVERHEAD UTILITY AREA **EX. PUBLIC SANITARY** STREAM CENTERLINE SEWER / MANHOLE WETLANDS EX. PUBLIC WATERLINES EX. ROAD

NOTE: LEGEND MAY INCLUDE ITEMS NOT DEPICTED ON THIS SHEET

PROP. SITE ACCESS PROP. OPEN SPACE -**ENVIRONMENTALLY SENSITIVE AREAS** PROP. OPEN SPACE -ADDITIONAL AREAS PROP. 200' BUILDING SETBACK PER Z.O. SEC. 28-39 (q) PROP. LIMITS OF DISTURBANCE

NOTES

- THIS PLAN IS PRELIMINARY AND SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING.
- THE APPLICANT REQUESTS APPROVAL OF A ZONING RECLASSIFICATION APPLICATION TO THE M-2 HEAVY INDUSTRIAL ZONING DISTRICT. SEE THE SUBMITTED PROFFER STATEMENT FOR MORE INFORMATION REGARDING THE PROPOSED USE.
- THE EXISTING CEMETERY IS TO BE RELOCATED ON-SITE IN ACCORDANCE WITH AGENCY REQUIREMENTS. ADDITIONAL DETAILS TO BE PROVIDED AT TIME OF FINAL SITE PLAN SUBMISSION.
- THE APPLICANT PROPOSES TO ACCESS THE SITE THROUGH THE PROPOSED 60' WIDE ACCESS EASEMENT, AND FUTURE RIGHT-OF-WAY, AS DEPICTED ON THE GENERALIZED DEVELOPMENT PLAN FOR STAFFORD TECHNOLOGY CAMPUS (#RC23154931).
- ALL INTERNAL ROADS SHALL BE PRIVATELY MAINTAINED.
- SWM / BMP TO BE PROVIDED THROUGH THE CONSTRUCTION OF ON-SITE SWM/BMP FACILITIES IN LOCATIONS AS GENERALLY DEPICTED ON THIS PLAN. ADDITIONAL INFORMATION SHALL BE PROVIDED AT THE TIME OF SITE PLAN SUBMISSION.
- PARKING TO BE PROVIDED IN ACCORDANCE WITH THE STAFFORD COUNTY REQUIREMENTS. ADDITIONAL INFORMATION WILL BE PROVIDED AT THE TIME OF SITE PLAN SUBMISSION.
- CONSTRUCTION MAY BE COMPLETED IN ONE (1) OR MORE PHASES.
- THE SUBJECT PROPERTY SHALL BE SERVED BY PUBLIC WATER AND SEWER. SEE SEWER AND WATER SERVICE NARRATIVE BELOW.

SEWER & WATER SERVICE NARRATIVE

THE SUBJECT PARCEL IS PARTIALLY LOCATED OUTSIDE OF THE COUNTY'S URBAN SERVICES AREA (USA) AND DOES NOT ENTIRELY HAVE ACCESS TO PUBLIC WATER AND SEWER. IN ACCORDANCE WITH COUNTY POLICY, WATER AND SEWER UPGRADES WILL BE DONE AS NECESSARY TO FULLY SERVE THE PARCEL AND PROVIDE ADEQUATE CAPACITY TO THE SITE.

PUBLIC SEWER: THIS PROPERTY WAS SUBJECT TO COMPREHENSIVE PLAN COMPLIANCE FOR EXTENSION OF THE USA AND APPROVED ON THIS TIME, AS THE BUILDINGS HAVE NOT BEEN FULLY DESIGNED. BASED ON PRELIMINARY CALCULATIONS, UPGRADES TO THE EXISTING INFRASTRUCTURE MAY BE REQUIRED TO SUPPORT THE DEVELOPMENT OF THIS CAMPUS, INCLUDING THE EXISTING SEWER LINE LOCATED ALONG THE NORTH AND EAST SIDES OF THE PROPERTY. A SEWER STUDY WILL BE PERFORMED AT THE TIME OF FINAL ENGINEERING TO DETERMINE THE EXACT WATER DISCHARGE RATES AND WHAT UPGRADES ARE REQUIRED AS A RESULT OF THE PROPOSED DEVELOPMENT.

PUBLIC WATER: THIS PROJECT IS SPLIT BETWEEN THE CENTRAL AND FALMOUTH PRESSURE ZONES. THE ANTICIPATED DAILY DEMAND FOR HYDRAULIC ANALYSIS WILL BE PERFORMED AT THE TIME OF FINAL ENGINEERING TO DETERMINE THE EXACT WATER PRESSURES AND VELOCITIES. POTENTIAL CONNECTION POINTS INCLUDE AN EXISTING WATER LINE IN ESKIMO HILL ROAD TO THE NORTH. CONTINUED COORDINATION WITH THE STAFFORD UTILITIES DEPARTMENT WILL TAKE PLACE AS DEMANDS ARE DETERMINED

BUFFERS & LANDSCAPING NOTES

- TRANSITIONAL BUFFERS SHALL BE PROVIDED AS REQUIRED BY SECTION 110.0 OF THE DESIGN AND CONSTRUCTION STANDARDS FOR
- LANDSCAPING, BUFFERING AND SCREENING (DCSL). AS THERE ARE NO FREEWAYS, ARTERIAL STREETS OR COLLECTOR STREETS FRONTING ON THE SUBJECT PROPERTY NO STREET
- BUFFERS WILL BE REQUIRED. STREET TREES SHALL BE PROVIDED AS REQUIRED BY SECTION 120.4(3) OF THE DCSL.
- SHOULD PARCEL 38-124 BE DEVELOPED WITH DATA CENTERS (HEAVY INDUSTRIAL USE) NO TRANSITIONAL BUFFER ALONG THE NORTHERN PROPERTY LINE WILL BE REQUIRED.
- TREE PRESERVATION TO BE USED TO FULFILL PLANTING REQUIREMENTS TO THE GREATEST EXTENT POSSIBLE.
- PARKING LOT LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 120.0 OF THE DCSL.
- SCREENING SHALL BE PROVIDED AS REQUIRED BY SECTION 28-88 OF THE ZONING ORDINANCE AND SECTION 130.0 OF THE DCSL. DEPICTED OPEN SPACE AREAS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING. UTILITY CROSSINGS AND THE LOCATION OF SWM/BMP FACILITIES WITHIN THESE AREAS MAY BE REQUIRED.

SITE TABULATIONS & DEVELOPMENT STANDARDS | M-2, INDUSTRIAL, HEAVY ZONING DISTRICT

PARKING, ETC. MAY VARY SUBJECT TO THE MAXIMUMS ALLOWED BY THE M-2 DISTRICT OR APPROVED PROFFER STATEMENT.

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REQUIREMENT / STANDARD	REQUIRED	PROPOSED			
MINIMUM LOT SIZE:	NO REQUIREMENT	99.335 ACRES / 4,327,033 SQ. FT.			
MINIMUM LOT WIDTH OR DEPTH:	NO REQUIREMENT	NOT APPLICABLE			
MAXIMUM FLOOR AREA RATIO (RATIO):	1.0	0.23			
MAXIMUM FLOOR AREA RATIO (CALCULATED):	±4,327,033 SQ. FT. (MAX. GFA)	±975,000 SQ. FT. GFA			
MAXIMUM BUILDING HEIGHT:	65 FEET	65 FEET			
MINIMUM YARDS:					
FRONT	40 FEET	40 FEET			
SIDE	40 FEET	40 FEET			
BACK	40 FEET	40 FEET			
DATA CENTER PRIMARY BUILDING SETBACK (NON-USA)	200 FEET	200 FEET			
NOTE: FOR PURPOSES OF APPLYING THE DATA CENTER SETBACK AS FOUND IN Z.O. SEC. 28-39 (q) IT IS ASSUMED THAT THE PROPERTY TO THE NORTH WILL BE REZONED TO THE M-2 ZONING DISTRICT AND THEREFORE THE 200' SETBACK IS NOT REQUIRED.					
ODEN SDACE DED ZO SEC 39 30 (a)	20 DEDOENT - 20 0 ACDEC	100 DEDOCNT - 100 0 ACDEO			

| OPEN SPACE - PER Z.O. SEC. 28-39 (q) 30 PERCENT = 29.8 ACRES ± 35 PERCENT = ± 35.0 ACRES NOTE: TABULATIONS ARE PRELIMINARY AND SUBJECT TO MINOR MODIFICATION AT THE TIME OF SITE PLAN SUBMISSION. THE ULTIMATE PROPOSED BUILDING AREA, OPEN SPACE,

NOTE: THIS PLAN 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 AND LOCAL AGENCY REGULATIONS AND/OR COUNTY DEVELOPMENT REGULATIONS/STANDARDS IN PLACE AT THE TIME OF SITE PLAN SUBMISSION.

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PROJECT No.: 24000892.00 DRAWING No.: 113549 DATE: 09/04/2024 SCALE: 1"=150' DESIGN: GB/SG DRAWN: GB/SG CHECKED: MK

SHEET TITLE:

GENERALIZED **DEVELOPMENT PLAN**

SHEET No.

C200



NOTES

1. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL BUILDING LOCATIONS AND DIMENSIONS AREA SUBJECT TO CHANGE.

FINAL ENGINEERING, OR COMPLIANCE WITH CURRENT STATE AND LOCAL AGENCY REGULATIONS AND/OR COUNTY

DEVELOPMENT REGULATIONS/STANDARDS IN PLACE AT THE TIME OF SITE PLAN SUBMISSION.

9301 Innovation Dr., Suite 150

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MAC CREEK CAMP

NG RECLASSIFICATION

MOLITH FLECTION DISTRICT

MARK DATE DESCRIPTION

PROJECT No.: 24000892.00 DRAWING No.: 113549 DATE: 09/04/2024 SCALE: 1"=150' DESIGN: GB/SG DRAWN: GB/SG CHECKED: MK

SHEET TITLE:

OVERALL ILLUSTRATIVE PLAN

SHEET No.

C300