

ZONING RECLASSIFICATION CASE #: TBD

POTOMAC CREEK CAMPUS

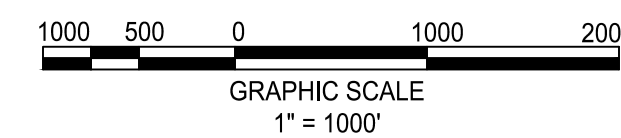
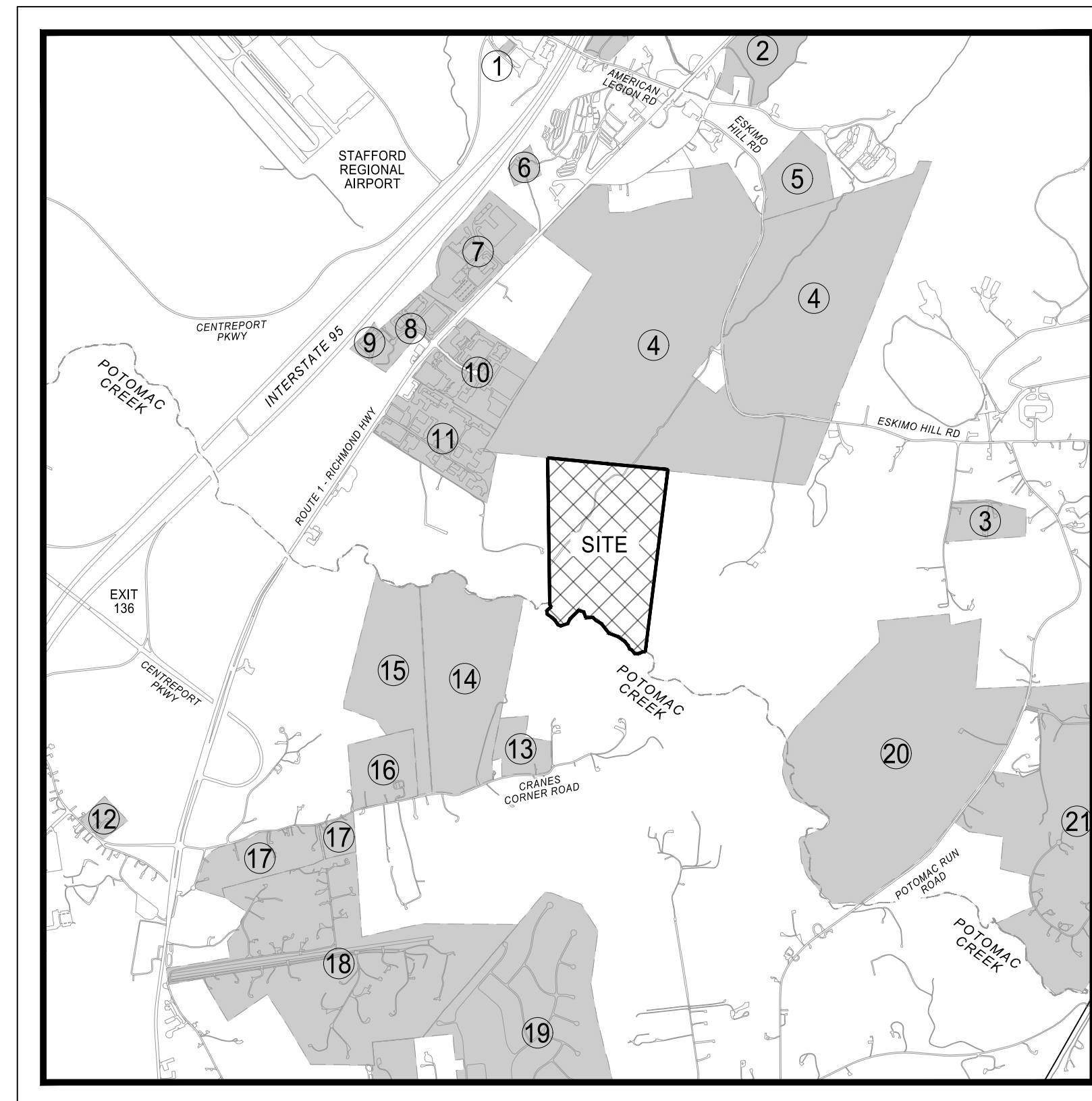
PROPERTY ID #: 38 126

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



SHEET INDEX

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

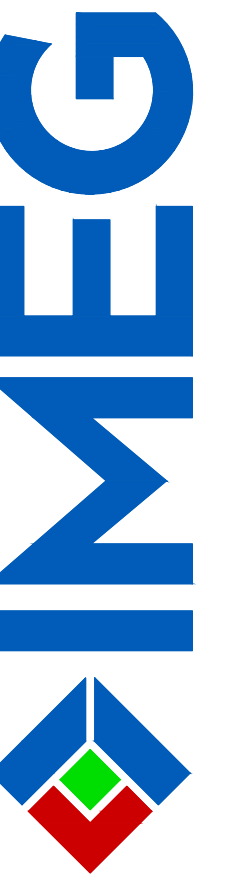
OWNER / APPLICANT
METTS LC
 C/O JOSEPH JACOBS
 1355 BEVERLY ROAD, SUITE 240
 MCLEAN, VIRGINIA 22101

LAND USE ATTORNEY
COOLEY LLP
 C/O MARK LOONEY
 ONE FREEDOM SQUARE
 11951 FREEDOM DRIVE
 RESTON, VIRGINIA 20190

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



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POTOMAC CREEK CAMPUS
ZONING RECLASSIFICATION
 FALMOUTH ELECTION DISTRICT
 STAFFORD COUNTY, VIRGINIA

REVISION SUBMISSION	MARK	DATE	DESCRIPTION
12/01/2024			

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

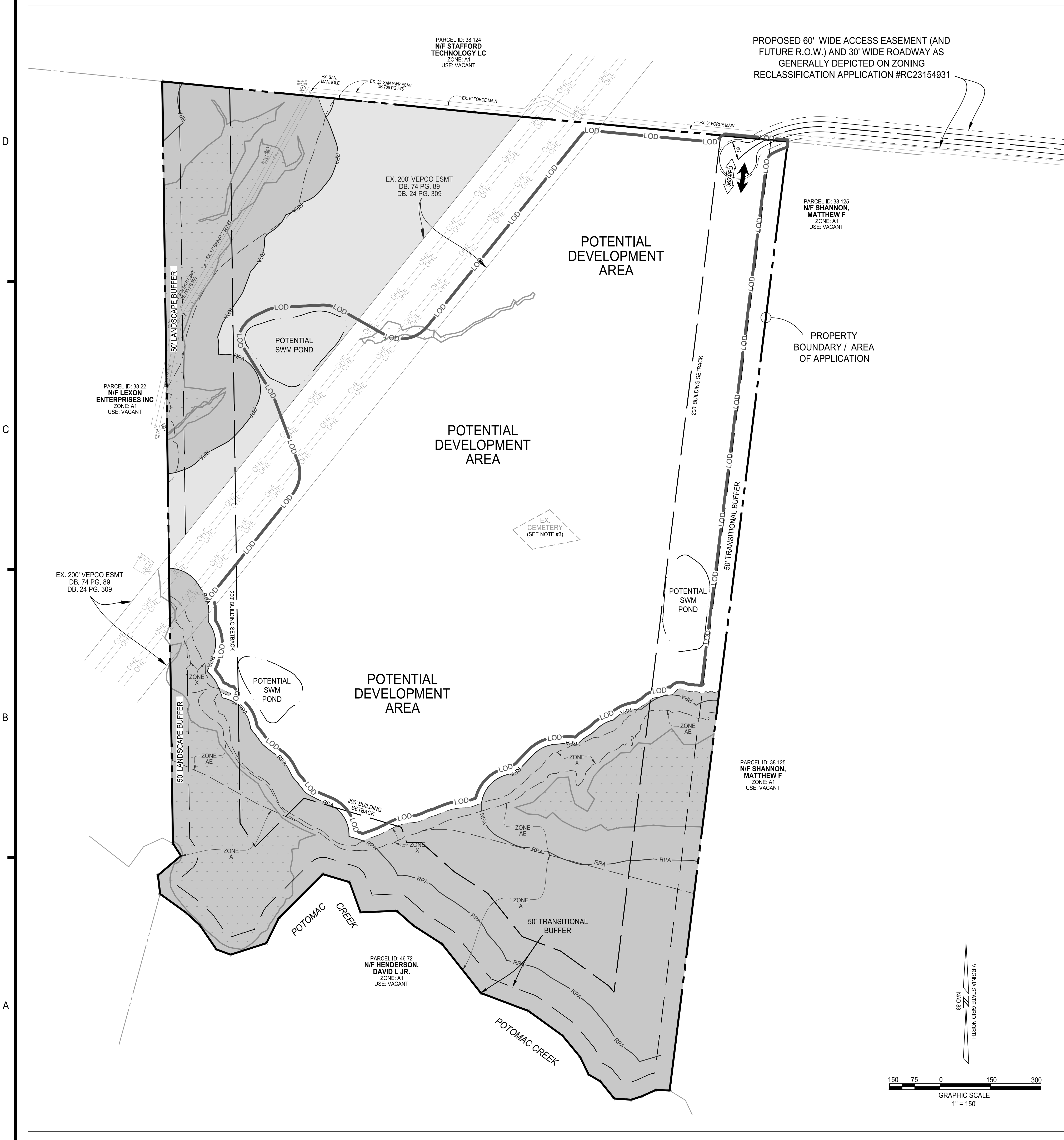
SHEET TITLE:

COVER SHEET

SHEET No.
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.

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LEGEND

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NOTE: LEGEND MAY INCLUDE ITEMS NOT DEPICTED ON THIS SHEET.

- ### NOTES
1. THIS PLAN IS PRELIMINARY AND SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING.
 2. 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.
 3. 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.
 4. 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).
 5. ALL INTERNAL ROADS SHALL BE PRIVATELY MAINTAINED.
 6. SWM / BMP TO BE PROVIDED THROUGH THE CONSTRUCTION OF ON-SITE SWMBMP FACILITIES IN LOCATIONS AS GENERALLY DEPICTED ON THIS PLAN. ADDITIONAL INFORMATION SHALL BE PROVIDED AT THE TIME OF SITE PLAN SUBMISSION.
 7. PARKING TO BE PROVIDED IN ACCORDANCE WITH THE STAFFORD COUNTY REQUIREMENTS. ADDITIONAL INFORMATION WILL BE PROVIDED AT THE TIME OF SITE PLAN SUBMISSION.
 8. CONSTRUCTION MAY BE COMPLETED IN ONE (1) OR MORE PHASES.
 9. 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 FEBRUARY 21, 2007. THE ANTICIPATED DAILY DEMAND FOR SEWER DISCHARGE FROM THE POTOMAC CREEK CAMPUS IS NOT YET KNOWN AT 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 WATER FOR THE POTOMAC CREEK CAMPUS IS NOT YET KNOWN AT THIS TIME, AS THE BUILDINGS HAVE NOT BEEN FULLY DESIGNED. IT IS ANTICIPATED THAT UPGRADES TO THE EXISTING WATER INFRASTRUCTURE WILL NEED TO BE MADE TO ACCOUNT FOR THIS DEVELOPMENT. A 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

1. TRANSITIONAL BUFFERS SHALL BE PROVIDED AS REQUIRED BY SECTION 110.0 OF THE DESIGN AND CONSTRUCTION STANDARDS FOR LANDSCAPING, BUFFERING AND SCREENING (DCSL).
2. 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.
3. SHOULD PARCEL 38-124 BE DEVELOPED WITH DATA CENTERS (HEAVY INDUSTRIAL USE) NO TRANSITIONAL BUFFER ALONG THE NORTHERN PROPERTY LINE WILL BE REQUIRED.
4. TREE PRESERVATION TO BE USED TO FULFILL PLANTING REQUIREMENTS TO THE GREATEST EXTENT POSSIBLE.
5. PARKING LOT LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 120.0 OF THE DCSL.
6. SCREENING SHALL BE PROVIDED AS REQUIRED BY SECTION 28-88 OF THE ZONING ORDINANCE AND SECTION 130.0 OF THE DCSL.
7. DEPICTED OPEN SPACE AREAS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING. UTILITY CROSSINGS AND THE LOCATION OF SWMBMP FACILITIES WITHIN THESE AREAS MAY BE REQUIRED.

SITE TABULATIONS & DEVELOPMENT STANDARDS

M-2, INDUSTRIAL, HEAVY ZONING DISTRICT

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

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POTOMAC CREEK CAMPUS
ZONING RECLASSIFICATION
FALMOUTH ELECTION DISTRICT
STAFFORD COUNTY, VIRGINIA

REVISION	DATE	DESCRIPTION
12/01/2024		

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

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NOTES

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

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SHEET TITLE:
OVERALL ILLUSTRATIVE PLAN

SHEET No.
C300