

GENERAL DEVELOPMENT PLAN

AUSTIN RIDGE LOGISTICS CENTER

HARTWOOD ELECTION DISTRICT

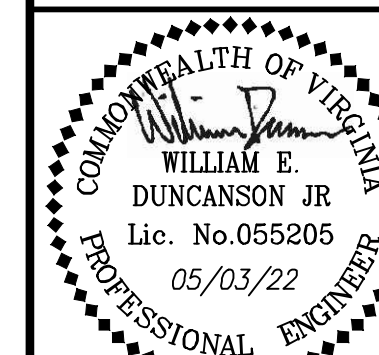
STAFFORD COUNTY, VIRGINIA

Bowman

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COVER SHEET
AUSTIN RIDGE LOGISTICS CENTER
GENERAL DEVELOPMENT PLAN
HARTWOOD ELECTION DISTRICT
STAFFORD COUNTY, VA

TBD
COUNTY PROJECT NUMBER



PLAN STATUS
04/15/22 ISSUED TO CLIENT
05/03/22 1st SUBMISSION

DATE	DESCRIPTION
JT/WD DESIGN	JT/WD DRAWN
SCALE	AS NOTED
JOB No.	7489-06-001
DATE	APRIL, 2022
FILE No.	7489-D-ZP-007

SHEET 1 OF 15

SHEET INDEX

NO.	DESCRIPTION
1.	COVER SHEET
2.	LEGEND, NOTES & TYPICAL STREET SECTIONS
3.	ENVIRONMENTAL INVENTORY PLAN
4.	GENERAL DEVELOPMENT PLAN - OVERALL
4A.	GENERAL DEVELOPMENT PLAN - SHEET INDEX
5.-13.	GENERAL DEVELOPMENT PLAN
14.	CONCEPTUAL LANDSCAPING AND OPEN SPACE PLAN
15.	ZONING PLAT

GENERAL NOTES

- EXISTING ZONING DISTRICTS ARE SHOWN IN THE LAND SUMMARY CHART SHOWN ON THIS SHEET. THE PROPOSED ZONING FOR THIS SITE IS M-1. SEE ZONING PLAT.
- BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF STAFFORD COUNTY AND A FIELD RUN SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD. ON FEBRUARY, 2020, DECEMBER, 2020, DECEMBER, 2021 FEBRUARY, 2022, AND MARCH, 2022.
- TOPOGRAPHY WAS OBTAINED FROM STAFFORD COUNTY TOPO. CONTOUR INTERVAL IS 2'.
- WETLANDS AND RPA WERE FIELD VERIFIED BY TNT ENVIRONMENTAL AND FIELD LOCATED BY BOWMAN CONSULTING.
- FLOOD ZONE DATA TAKEN FROM FIRM (FLOOD INSURANCE RATE MAP) COMMUNITY PANELS 5101540137E AND 5101540141E. THIS SITE LIES WITHIN THE 100 YEAR FLOODPLAIN ZONES X AND AE.
- THE PROPOSED SITE WILL BE SERVED BY PUBLIC WATER AND SEWER. STAFFORD COUNTY CURRENTLY HAS OR PLANS TO PROVIDE ADEQUATE WATER AND SEWER FACILITIES TO SERVE THIS PROJECT.
- THERE ARE NO KNOWN CEMETERIES ON THIS SITE.

CHESAPEAKE BAY NOTE:

ALL THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION ACT SHALL BE SHOWN ON THE CONSTRUCTION PLANS WHERE APPLICABLE. A CHESAPEAKE BAY PRESERVATION ACT OVERLAY PLAN SHALL BE SHOWN ON THE CONSTRUCTION PLANS AS THEY ARE DEVELOPED AND SUBMITTED FOR APPROVAL. SAID OVERLAY PLAN TO SHOW LIMITS OF CHESAPEAKE BAY AREAS.

THE 100-FOOT WIDE VEGETATED CRPA BUFFER SHALL REMAIN UNDISTURBED IN ACCORDANCE WITH STAFFORD COUNTY CODE, CHAPTER 27B, CHESAPEAKE BAY PRESERVATION AREA. ONLY WATER DEPENDENT FACILITIES OR REDEVELOPMENT ARE PERMISSIBLE IN CRPA AND THE 100-FOOT WIDE BUFFER AREA.

CRITICAL RESOURCE PROTECTION AREA ENCROACHMENTS SHOWN ON THIS PLAN ARE GENERAL IN NATURE AND SUBJECT TO CHANGE. PROPOSED ENCROACHMENTS INTO THE CRPA MUST BE MINIMIZED TO THE GREATEST EXTENT FEASIBLE AND REQUIRE ADMINISTRATIVE REVIEW AND APPROVAL PRIOR TO ISSUANCE OF ANY GRADING PERMIT. A WATER QUALITY IMPACT ASSESSMENT DETAILING THE PROPOSED IMPACTS MUST BE SUBMITTED TO THE DIRECTOR OF PLANNING AND ZONING FOR APPROVAL OF A SUBDIVISION CONSTRUCTION PLAN.

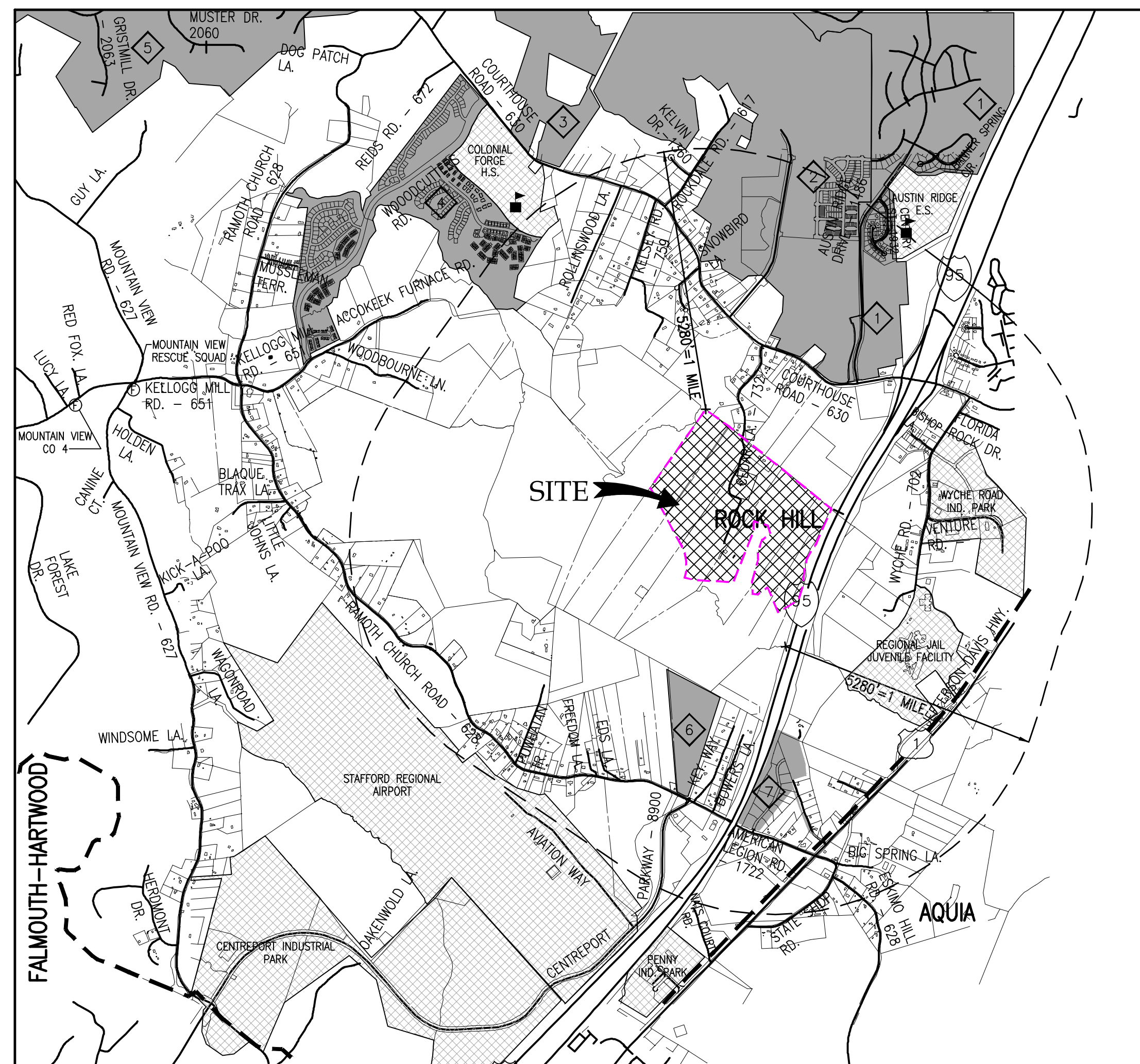
APPROVAL

AGENT, BOARD OF SUPERVISORS DATE

PARCELS SUBJECT TO APPLICATION

TAX MAP	LOT	OWNER	MAILING ADDRESS	CURRENT ZONE	INSTR. #	AREA SF	AREA AC
29	78A	BEUCHERT LINDA D & PATRICK V JR	114 CEDAR LANE STAFFORD VA 22554	A1	80006457	130,207.52 SF	2.98915 AC
38	78	ACCOOKEEK CREEK, LLC	51 BARRETT HEIGHTS ROAD A102 STAFFORD VA 22556	A1	220002711X	460,478.77 SF	10.57114 AC
****38	68	ACCOOKEEK CREEK, LLC	14319 DUMFRIES ROAD INDEPENDENT HLL VA 20112	A1	CONV000000112070	2,142,425.84 SF	49.18333 AC
****38	69	AUGUSTINE SOUTH ASSOCIATES LLC	PO BOX 2648 STAFFORD VA 22555-2648	A1	150000838X	1,358,343.18 SF	31.18327 AC
****38	70	AUGUSTINE SOUTH ASSOCIATES LLC	PO BOX 2648 STAFFORD VA 22555-2648	A1	150000838X	3,611,210.55 SF	82.90199 AC
38	77A	ACCOOKEEK CREEK, LLC	51 BARRETT HEIGHTS ROAD A102 STAFFORD VA 22556	A1	220002711X	21,595.54 SF	0.49577 AC
38	70A	AUGUSTINE SOUTH ASSOCIATES LLC	PO BOX 2648 STAFFORD VA 22555-2648	A1	150000838X	234,905.23 SF	5.39268 AC
TOTAL SITE AREA						7,959,166.63 SF	182.7173 AC

****38-68 - ONLY A PORTION OF THE PARCEL IS PART OF THE APPLICATION - REMAINDER TO STAY AS A-1
 ****38-69 - ONLY A PORTION OF THE PARCEL IS PART OF THE APPLICATION - REMAINDER TO STAY AS A-1
 ****38-70 - ONLY A PORTION OF THE PARCEL IS PART OF THE APPLICATION - REMAINDER TO STAY AS A-1



VICINITY SKETCH MAP
1" = 2000'

VICINITY SKETCH MAP LEGEND

SUBDIVISION KEY		SYMBOLS LEGEND	
1	AUSTIN RIDGE	7	ELLISON ESTATES
2	EMBREY MILL	SCHOOL	SCHOOL LOCATED WITHIN ONE MILE OF THE SITE
3	LIBERTY KNOLLS	MAGISTERIAL DISTRICT LINE	MAGISTERIAL DISTRICT LINE
4	COLONIAL FORGE	PROJECT LIMITS	PROJECT LIMITS
5	AUGUSTINE NORTH		
6	SENECA RIDGE ESTATES		

NOTES:

- SUBDIVISIONS ARE IDENTIFIED BY SHADING ON THE VICINITY SKETCH MAP THIS SHEET.
- SUBDIVISION LIST OBTAINED FROM STAFFORD COUNTY ROAD MAP WITH SUBDIVISIONS DATED JUNE 30, 2008. SUBDIVISIONS MAY OR MAY NOT BE RECORDED.
- AQUIA MAGISTERIAL DISTRICT IS LOCATED TO THE EAST OF ROUTE 1 AND ROCK HILL MAGISTERIAL DISTRICT IS LOCATED TO THE WEST OF ROUTE 1 WITH ROUTE 1 BEING THE DIVIDE BETWEEN THE TWO.

ZONING CALCULATIONS			
TOTAL ZONING AREA =		182.72	AC
PROPOSED M-1 LIGHT INDUSTRIAL AREA =		182.72	AC
EXISTING A-1 AREA TO REMAIN =		0.00	AC
M-1 LIGHT INDUSTRIAL ZONING TABULATIONS			
MAXIMUM FLOOR AREA =	0.5	OR	3,979,582.79 SF
MINIMUM OPEN SPACE RATIO =	0.2	OR	36.54 AC.
M-1 LOT REQUIREMENTS			
FRONT BRL:	40	FT	FRONT SETBACK MAY BE REDUCED SEE SUB-
SIDE BRL**:	15/40	FT	SECTION 28-59 (F) (10) OF THE ZONING ORD.
REAR BRL**:	15/40	FT	
** WHEN ADJ. ANY NON-INDUSTRIAL DISTRICT THE SETBACKS SHALL BE FORTY (40) FT.			
MAXIMUM BUILDING HEIGHT =	65	FT	
PROPOSED DEVELOPMENT SUMMARY:			
PROPOSED FLOOR AREA =	2,056,000.00	SF	
PROPOSED FLOOR AREA RATIO =	0.26		
PROPOSED OUTDOOR STORAGE =	333,360.73	SF	
PARKING TABULATIONS:			
STORAGE, INDOOR =	411	SPC	
STORAGE, OUTDOOR =	67	SPC	
PARKING LOT SPACES PROVIDED =	1454	SPC	
H.C. PARKING REQUIRED =	25	SPC	
H.C. PARKING PROVIDED =	58	SPC	
LOADING SPACE TABULATIONS:			
STORAGE, INDOOR =	1	SPC	
STORAGE, OUTDOOR =	1	SPC	
PROPOSED LOADING SPACES =	>2	SPC	
MINIMUM OPEN SPACE RATIO =	0.20	OR	36.54 AC.
ESTIMATED OPEN SPACE =	0.48	OR	86.97 AC.

APPLICANT

NORTHPOINT DEVELOPMENT
12977 N. OUTER 40, SUITE 203
ST. LOUIS, MO 63141
P: (314) 323-0732
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CIVIL ENGINEER

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1300 CENTRAL PARK BOULEVARD
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TRANSPORTATION ENGINEER

BOWMAN CONSULTING
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RICHMOND, VA 23233
P: (804) 616-3240
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ENVIRONMENTAL ENGINEER

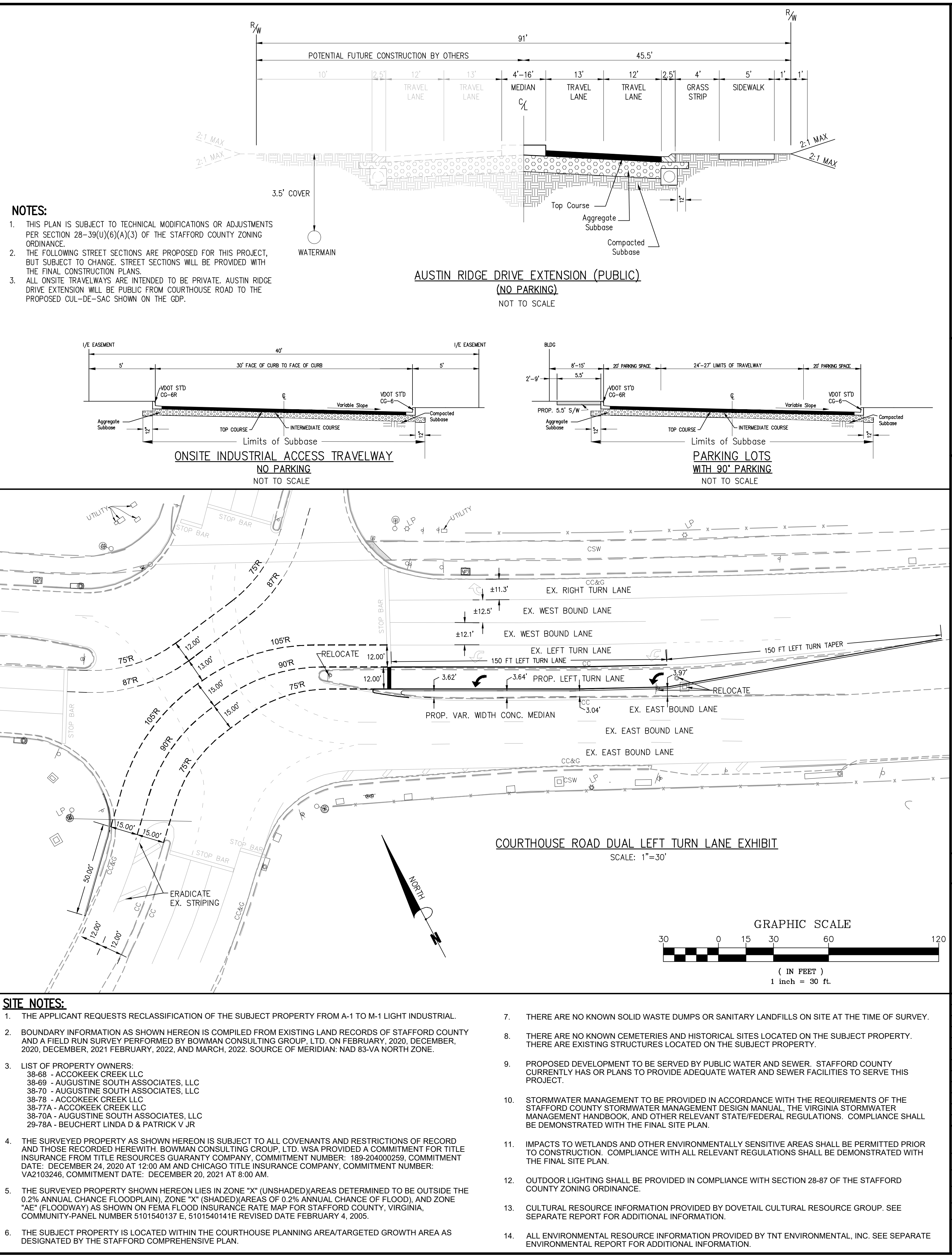
TNT ENVIRONMENTAL
4455 BROOKFIELD CORPORATE DRIVE,
SUITE 100
CHANTILLY, VA 20151
P: (703) 466-5123
F: (914) 470-5123
CONTACT: MR. AVI M. SAREEN, PWD,
ISA-CA

LAND USE ATTORNEY

HIRSCHLER
725 JACKSON STREET, SUITE 200
FREDERICKSBURG, VA 22401
P: (540) 604-2100
F: (540) 604-2101
CONTACT: MR. CHARLES W. PAYNE, JR.

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	
	STREET LIGHT	
	VEHICLES PER DAY (TRAFFIC COUNT)	
	TEST PIT LOCATION	
	CRITICAL SLOPE	
	HANDICAP RAMP (CG-12)	
	TREE/BUSH	
	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	AREA OF ARC
AD	ALGEBRAIC DIFFERENCE
AASHTO	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
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
C	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
CL	CENTERLINE
CL	CLASS
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
CO	CLEAN OUT
CONT.	CONTINUATION
CS	CURB STOP
CT	COURT
C/L	CENTERLINE
D	DEPTH
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
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
EVCE	ENDING VERTICAL CURVE ELEVATION
EW	END WALL
EX.	EXISTING
ELEC.	ELECTRICAL
EBL	EAST BOUND LANE
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
G	GRAVITY
G	GAS
GFA	GROSS FLOOR AREA
Gr.	GRADE
GR	GUARD RAIL
GAR	GARAGE
H	HEIGHT
H.h	HEAD
HC	HANDICAPPED PARKING SPACE
HGL	HYDRAULIC GRADIENT LINE
HP	HIGH POINT
HR	HAND RAIL
HT.	HEIGHT
HW	HEADWATER
I	RAINFALL INTENSITY
ID	INSIDE DIAMETER
IN	INCH
INV.	INVERT
IP	IRON PIPE
IPF	IRON PIPE FOUND
IPS	IRON PIPE SET
J	JUNCTION BOX
K	SIGHT DISTANCE COEFFICIENT
Ke	CULVERT ENTRANCE LOSS COEFFICIENT
L	LENGTH
LAT.	LATERAL
LF	LINEAR FOOT
LL	LOWER LEVEL
LOS	LINE OF SIGHT
LP	LOW POINT
LS	LOADING SPACE
LOG	LIMITS OF CLEARING & GRADING
LT	LEFT
M	MONUMENT FOUND
MECH.	MECHANICAL
MH	MANHOLE
MI	MILE
MPH	MILES PER HOUR
MS	MEDIAN STRIP
MSL	MEAN SEA LEVEL
MIN	MINIMUM
MAX	MAXIMUM
N	NOW OR FORMERLY
N/F	NET FLOOR AREA
NFA	NET FLOOR AREA
NO.#	NUMBER
NBL	NORTH BOUND LANE
N/A	NOT APPLICABLE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHANG
O/H	OVERHEAD
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
PVMT	PAVEMENT
PVRC	POINT OF VERTICAL REVERSE CURVE
PVT	POINT OF VERTICAL TANGENT
P&P	PLAN AND PROFILE
Q	Q(C.F.S.) AMOUNT OF RUNOFF
R	RADIUS
R,r	RADIUS
REQD	REQUIRED
ROP	REINFORCED CONCRETE PIPE
RD.	ROAD
RET.	RETAINING
REV.	REVISION
RR	RAILROAD
RTE.	ROUTE
R/W	RIGHT OF WAY
ROP	ROUGH GRADING PLAN
ROM	REMOTE OUTSIDE MONITOR
RMA	RESOURCE MANAGEMENT AREA
RPA	RESOURCE PROTECTION AREA
RT	RIGHT
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
Sx	CROSS SLOPE
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	UNDERDRAIN
UG	UNDERGROUND
UL	UPPER LEVEL
UP	UTILITY POLE
VAN	HANDICAPPED VAN PARKING SPACE
V	VELOCITY
V	VOLUME
VA	VIRGINIA
VC	VERTICAL CURVE
VA	VA. DEPT. OF TRANSPORTATION
VDOT	VA. DEPT. OF TRANSPORTATION
VF	VERTICAL FOOT
W	WEIGHT OR WIDTH
W/M	WATER MAIN
WBL	WEST BOUND LANE
WQIA	WATER QUALITY IMPACT ASSESSMENT
X	TRANSFORMER
Y	YARD INLET
YR	YEAR
Z	SIDE SLOPES



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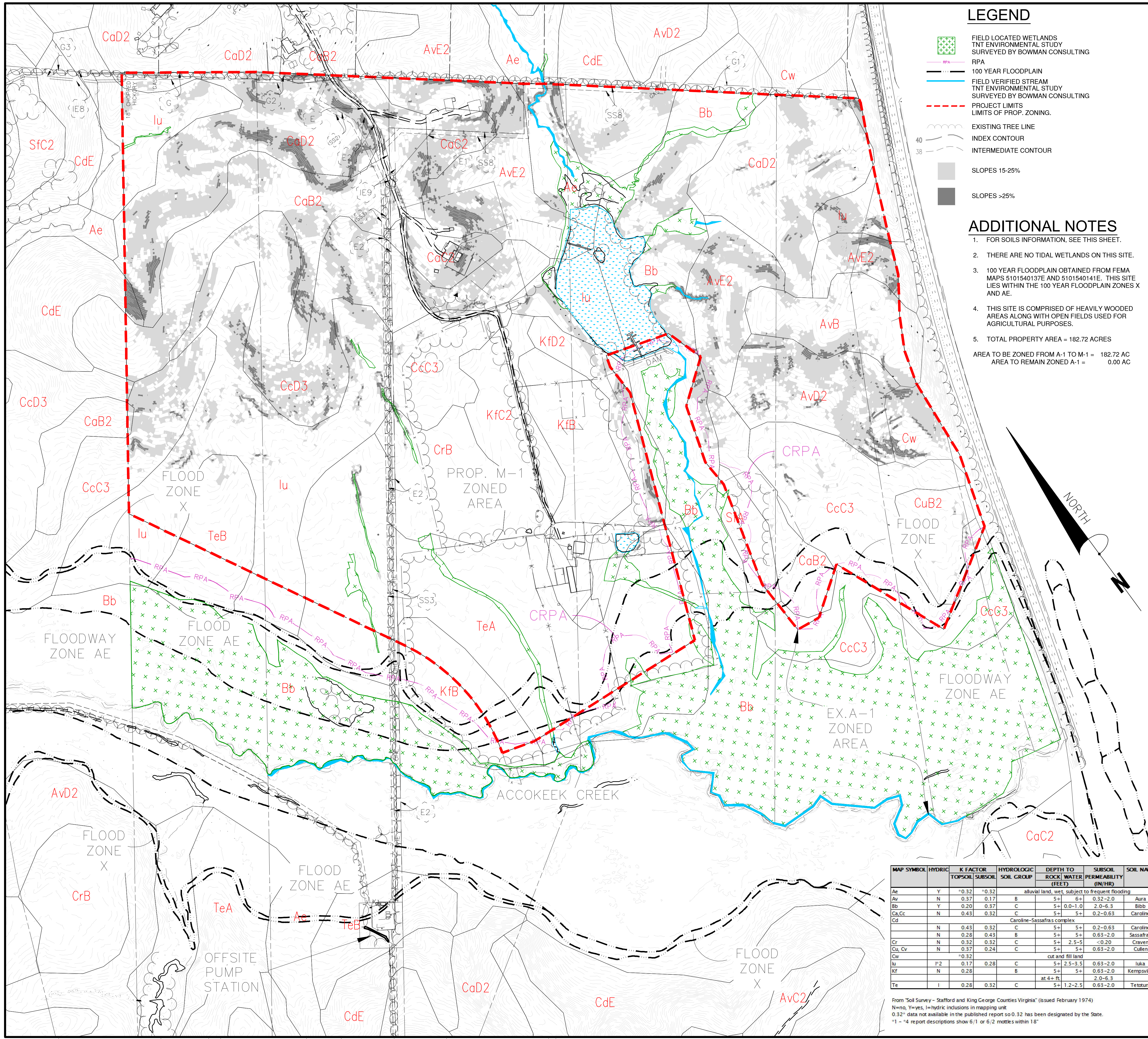
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SHEET 2 OF 15



LEGEND

- FIELD LOCATED WETLANDS
- TNT ENVIRONMENTAL STUDY SURVEYED BY BOWMAN CONSULTING
- RPA
- 100 YEAR FLOODPLAIN
- FIELD VERIFIED STREAM
- TNT ENVIRONMENTAL STUDY SURVEYED BY BOWMAN CONSULTING
- PROJECT LIMITS
- LIMITS OF PROP. ZONING.
- EXISTING TREE LINE
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- SLOPES 15-25%
- SLOPES >25%

ADDITIONAL NOTES

1. FOR SOILS INFORMATION, SEE THIS SHEET.
2. THERE ARE NO TIDAL WETLANDS ON THIS SITE.
3. 100 YEAR FLOODPLAIN OBTAINED FROM FEMA MAPS 5101540137E AND 5101540141E. THIS SITE LIES WITHIN THE 100 YEAR FLOODPLAIN ZONES X AND AE.
4. THIS SITE IS COMPRISED OF HEAVILY WOODED AREAS ALONG WITH OPEN FIELDS USED FOR AGRICULTURAL PURPOSES.
5. TOTAL PROPERTY AREA = 182.72 ACRES
 AREA TO BE ZONED FROM A-1 TO M-1 = 182.72 AC
 AREA TO REMAIN ZONED A-1 = 0.00 AC

NOTES:

1. The Project drains towards Accokeek Creek and unnamed tributaries to Accokeek Creek, which are located within the Accokeek Creek, Potomac Creek and Potomac River watershed of Hydrologic Unit Code 02070011 (Lower Potomac).
2. Project boundaries, existing conditions mapping, and general development plan layout information provided by Bowman Consulting Group, Ltd. (BCG). Topographic information obtained from the Stafford County GIS.
3. The majority of the Project is comprised of medium-aged mixed-hardwood and coniferous forest with fallow field areas in the northeastern portion of the Project.
4. Soils mapping information was obtained from the USDA Stafford and Kings George Counties Soils Survey (USDA, Natural Resources Conservation Service, Web Soil Survey 3.3, Survey Area Data: Version 15, September 16, 2019), and is summarized in the Soils Summary Table included on this Plan.
5. An analysis of topographic mapping obtained from the Stafford County GIS indicates that there are areas of slopes of 15 to 25 percent and slopes greater than 25 percent associated with stream valleys in the northern portion of the Project, as shaded on this Plan.
6. According to FEMA Flood Insurance Rate Map No. 5101540141E and 5101540137E (Effective Date February 4, 2005), regulated flood zones are mapped within the southern portion of the Project and are associated with Accokeek Creek.
7. The waters of the U.S. and wetland boundaries depicted on this Plan were delineated by TNT Environmental, Inc. June through July 2021 and October 2021 through March 2022 based on the requirements of the Corps of Engineers Wetlands Delineation Manual (1987), the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (Version 2.0, November 2010), and represent those areas that are most likely within the regulatory purview of the U.S. Army Corps of Engineers (USACE, Report and Map dated October 22, 2021). The flagged waters of the U.S. and wetland boundaries were field located by BCG in August 2021 through March 2022 using a handheld GPS capable of submeter accuracy. Survey information is provided at NAD83, Virginia State Plane, North Zone - 4501, NAVD83, US Survey Feet. These boundaries should be considered preliminary until approved by the USACE during a Jurisdictional Determination.
8. Preliminary stream classifications (perennial vs. non-perennial, or intermittent) indicated on this Plan are based on field assessments by TNT Environmental, Inc. conducted June through July 2021 and October 2021 through March 2022 using the North Carolina Division of Water Quality Identification Methods for the Origins of Intermittent and Perennial Streams (Version 4.11, September 2010), as approved for use by Stafford County. Based on the results of the perennial flow evaluation, several onsite perennial streams, including Accokeek Creek, were observed as noted herein.
9. The site-specific Critical Resource Protection Area (CRPA) boundaries depicted on this Plan are based on the results of the wetland delineation and perennial flow evaluation and CRPA determination studies conducted by TNT Environmental, Inc. for the Project. The results of the Perennial Flow Evaluation and CRPA Determination study pending submission to Stafford County and should be considered preliminary until approved by Stafford County. In accordance with Chapter 27B of the County's Chesapeake Bay Preservation Area (CBPA) Policy and the Virginia Department of Conservation and Recreation's Resource Protection Areas: Nontidal Wetlands, Guidance on the Chesapeake Bay Preservation Area Designation and Management Regulations, the preliminary CRPA boundaries depicted on this Plan are mapped 100-foot upstate or landward of the preliminary perennial stream boundaries and contiguous wetlands, as required by Stafford County and DCR. The site-specific preliminary CRPA encompasses approximately 59 acres within the Project.
10. An evaluation of the likelihood of Federal and State-listed threatened and endangered species occurring on, or in the vicinity of, the Project was conducted by TNT Environmental, Inc. based on information obtained from the U.S. Fish and Wildlife Service (FWS) and Virginia Department of Wildlife Resources (DWR). TNT Environmental, Inc. subsequently conducted habitat studies for the small whorled pogonia, swamp pink, and Harpersella. Based on the habitat studies, no suitable habitat for Harpersella was observed. TNT Environmental, Inc. then conducted species-specific surveys for the small whorled pogonia and swamp pink during the appropriate time of year in 2021 for most of the project site. No individual small whorled pogonias were observed onsite. No swamp pink was observed onsite. For the portions of the site added after the survey season, TNT will conduct species-specific surveys in 2022.
11. Impacts to environmentally sensitive features (streams and wetlands) are proposed with the development of the Project, and mitigation will be required.

Waters of the U.S. and Wetlands Summary Table

Classification ¹	Length (LF)	Area (SF)	Area (Ac)
Perennial Streams (R3)	5,854	N/A	N/A
Intermittent Streams (R4)	2,207	N/A	N/A
Ephemeral Streams (R6)	552	N/A	N/A
Palustrine Forested Wetlands (PFO)	N/A	2,133,147	48.97
Palustrine Emergent Wetlands (PEM)	N/A	53,401	1.23
Palustrine Open Water (POW)	N/A	212,191	4.87
Total Waters of the U.S.	8,613	2,398,739	55.07

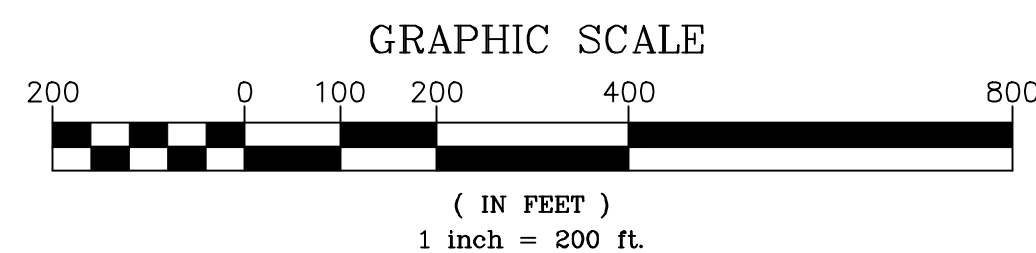
The amount of waters of the U.S. and wetlands indicated in the table reflects the amount located within the limits of investigation for the Project.
¹ Stream classifications are based on field assessments by TNT using the NCDWR Identification Methods for the Origins of Intermittent and Perennial Streams (Version 4.11, September 2010), as approved for use by Stafford County. Wetland classifications are based on assessments conducted by TNT Environmental, Inc. from June through July 2021 and October 2021 through March 2022.

EASEMENT LEGEND

- (G) EX. 30' GAS PIPELINE EASEMENT LR 990017472
- (G1) EX. 30' GAS PIPELINE EASEMENT LR 990016240
- (E) EX. VEPCO EASEMENT (APPROX. LOCATION) DB 163, PG 459
- (E1) EX. VEPCO EASEMENT (APPROX. LOCATION) DB 405, PG 689
- (E2) EX. 30' VEPCO EASEMENT (APPROX. LOCATION) DB 887, PG 560 ; PB 23, PG 117
- (G2) EX. COLUMBIA GAS EASEMENT (APPROX. LOCATION) LR 990017474
- (G3) EX. COLUMBIA GAS EASEMENT (APPROX. LOCATION) LR 010000652
- (IEB) EX. 40' INGRESS-EGRESS EASEMENT DB 97, PG 559 & PB 1, PG 238
- (IE9) EX. 25' INGRESS-EGRESS EASEMENT DB 401, PG 82
- (SS2) EX. SANITARY SEWER EASEMENT LR 090000864; PM 090000009
- (SS3) EX. SANITARY SEWER EASEMENTS LR 090005077; PM 090000039 PB 23, PG 117
- (SSB) PROPOSED 20' SEWER LINE EASEMENT & TEMPORARY EASEMENT AREA LR210001581

MAP SYMBOL	HYDRIC	K FACTOR	HYDROLOGIC	DEPTH TO	SUBSOIL	SOIL NAME	SHRINK-SWELL	FLOOD PLAIN			
		TOPSOIL	SOIL GROUP	ROCK	PERMEABILITY						
				(FEET)	(IN/HR)						
Ae	Y	0.32	0.32	alluvial land, wet, subject to frequent flooding	5+	6+	0.32-2.0	Aura	L	Y	
Av	N	0.37	0.17	B	5+	5+	0.0-1.0	2.0-6.3	Bibb	L	Y
Bb	Y	0.20	0.37	C	5+	5+	0.2-0.63	Caroline	M		
Ca,Cc	N	0.43	0.32	C	5+	5+	0.2-0.63	Caroline	M		
Ca	N	0.43	0.32	C	5+	5+	0.2-0.63	Caroline	M		
Cc	N	0.28	0.43	B	5+	5+	0.63-2.0	Sassafras	L		
Cr	N	0.32	0.32	C	5+	5+	<0.20	Craven	M		
Cu, Cv	N	0.37	0.24	C	5+	5+	0.63-2.0	Cullen	M		
Cw	N	0.17	0.32	C	5+	5+	0.63-2.0	Iuka	L	Y	
Iu	I	0.28	0.28	C	5+	5+	0.63-2.0	Kempsville	L		
Kf	N	0.28	0.32	B	5+	5+	2.0-6.3	Tetotum	M		
Te	I	0.28	0.32	C	5+	5+	1.2-2.5	0.63-2.0	Tetotum	M	

From "Soil Survey - Stafford and King George Counties Virginia" (issued February 1974)
 Nemo, Haves, L-hydric inclusions in mapping unit
 0.32: data not available in the published report so 0.32 has been designated by the State.
 *1 - 4 report descriptions show 6/1 or 6/2 mottles within 18"



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ENVIRONMENTAL INVENTORY PLAN
 AUSTIN RIDGE LOGISTICS CENTER
 GENERAL DEVELOPMENT PLAN

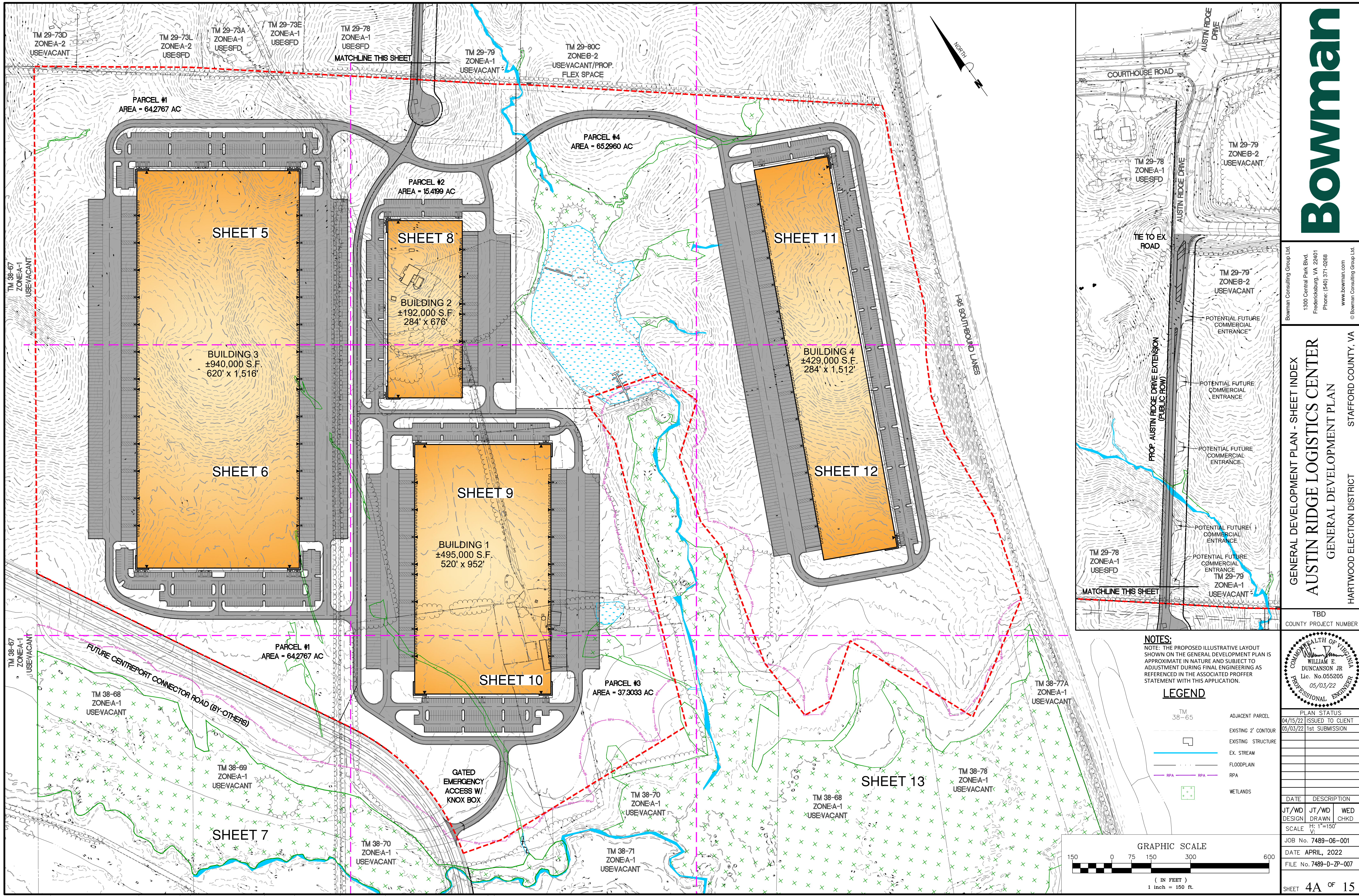
HARTWOOD ELECTION DISTRICT
 STAFFORD COUNTY, VA

TBD
 COUNTY PROJECT NUMBER

PLAN STATUS
 04/15/22 ISSUED TO CLIENT
 05/03/22 1st SUBMISSION

DATE	DESCRIPTION
JT/WD DESIGN	JT/WD DRAWN
WED	CHKD
SCALE	H: 1"=200' V:
JOB No. 7489-06-001	
DATE APRIL, 2022	
FILE No. 7489-D-ZP-007	

SHEET 3 OF 15

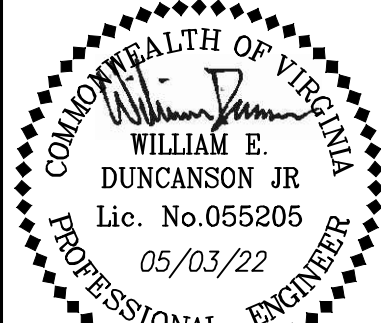


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GENERAL DEVELOPMENT PLAN - SHEET INDEX
AUSTIN RIDGE LOGISTICS CENTER
GENERAL DEVELOPMENT PLAN
 HARTWOOD ELECTION DISTRICT STAFFORD COUNTY, VA

TBD
 COUNTY PROJECT NUMBER



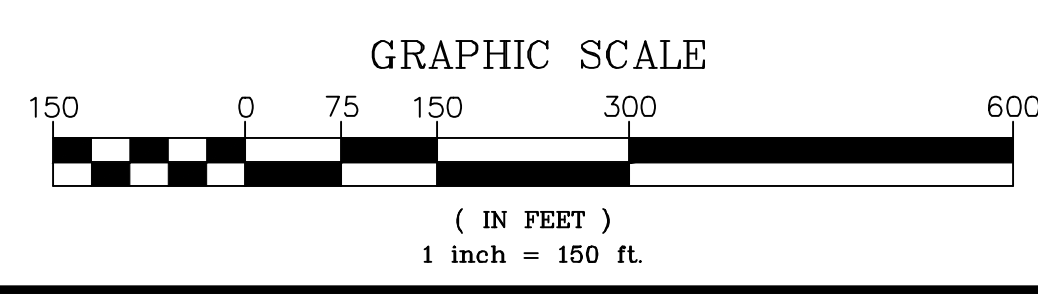
PLAN STATUS		
04/15/22	ISSUED TO CLIENT	
05/03/22	1st SUBMISSION	

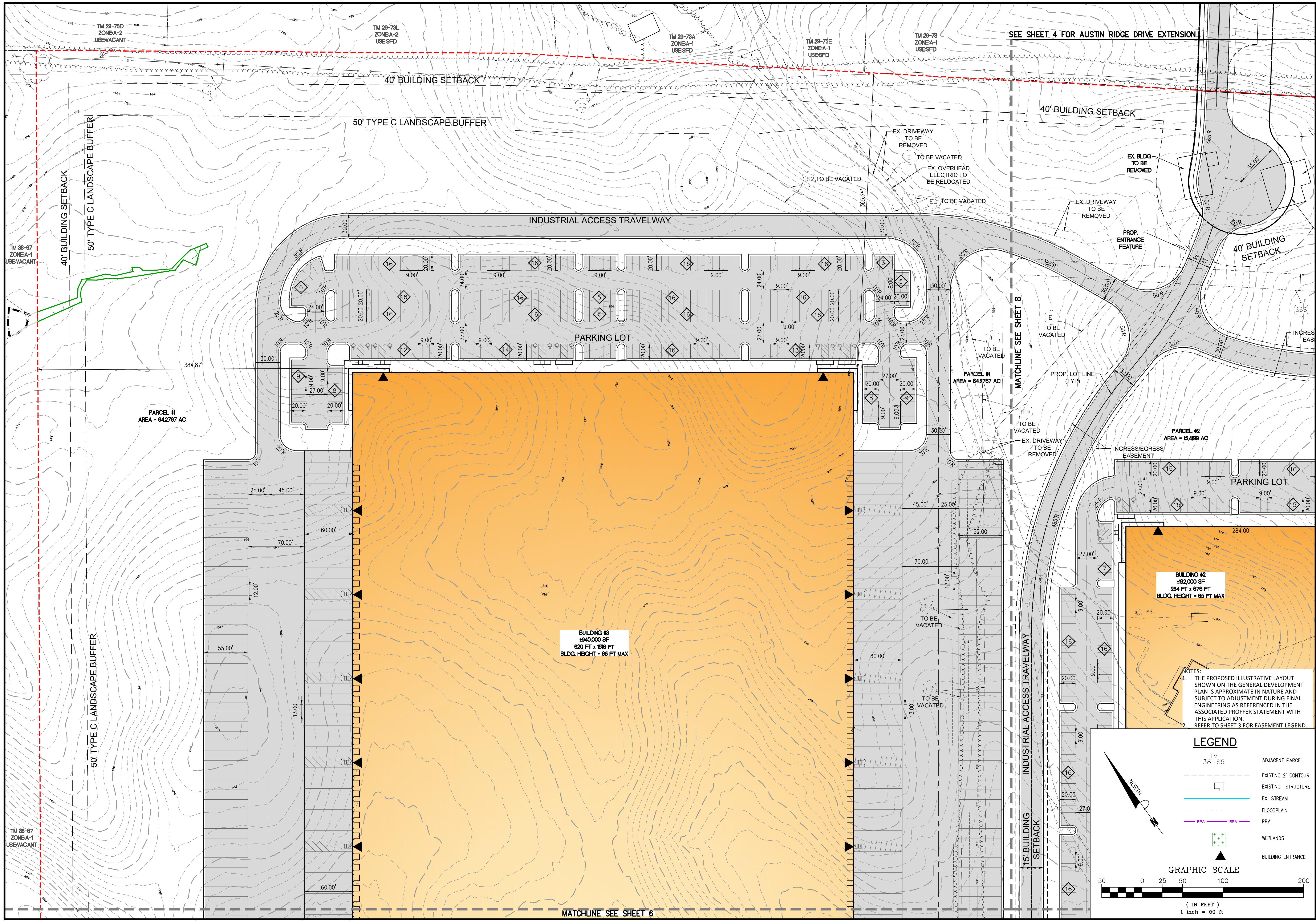
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JT/WD	JT/WD WED
DESIGN	DRAWN CHKD
SCALE	H: 1"=150'
	V: 1"=150'
JOB No.	7489-06-001
DATE	APRIL, 2022
FILE No.	7489-D-ZP-007

NOTES:
 NOTE: THE PROPOSED ILLUSTRATIVE LAYOUT SHOWN ON THE GENERAL DEVELOPMENT PLAN IS APPROXIMATE IN NATURE AND SUBJECT TO ADJUSTMENT DURING FINAL ENGINEERING AS REFERENCED IN THE ASSOCIATED PROFFER STATEMENT WITH THIS APPLICATION.

LEGEND

TM 38-65	ADJACENT PARCEL
[Symbol]	EXISTING 2' CONTOUR
[Symbol]	EXISTING STRUCTURE
[Symbol]	EX. STREAM
[Symbol]	FLOODPLAIN
[Symbol]	RPA
[Symbol]	WETLANDS



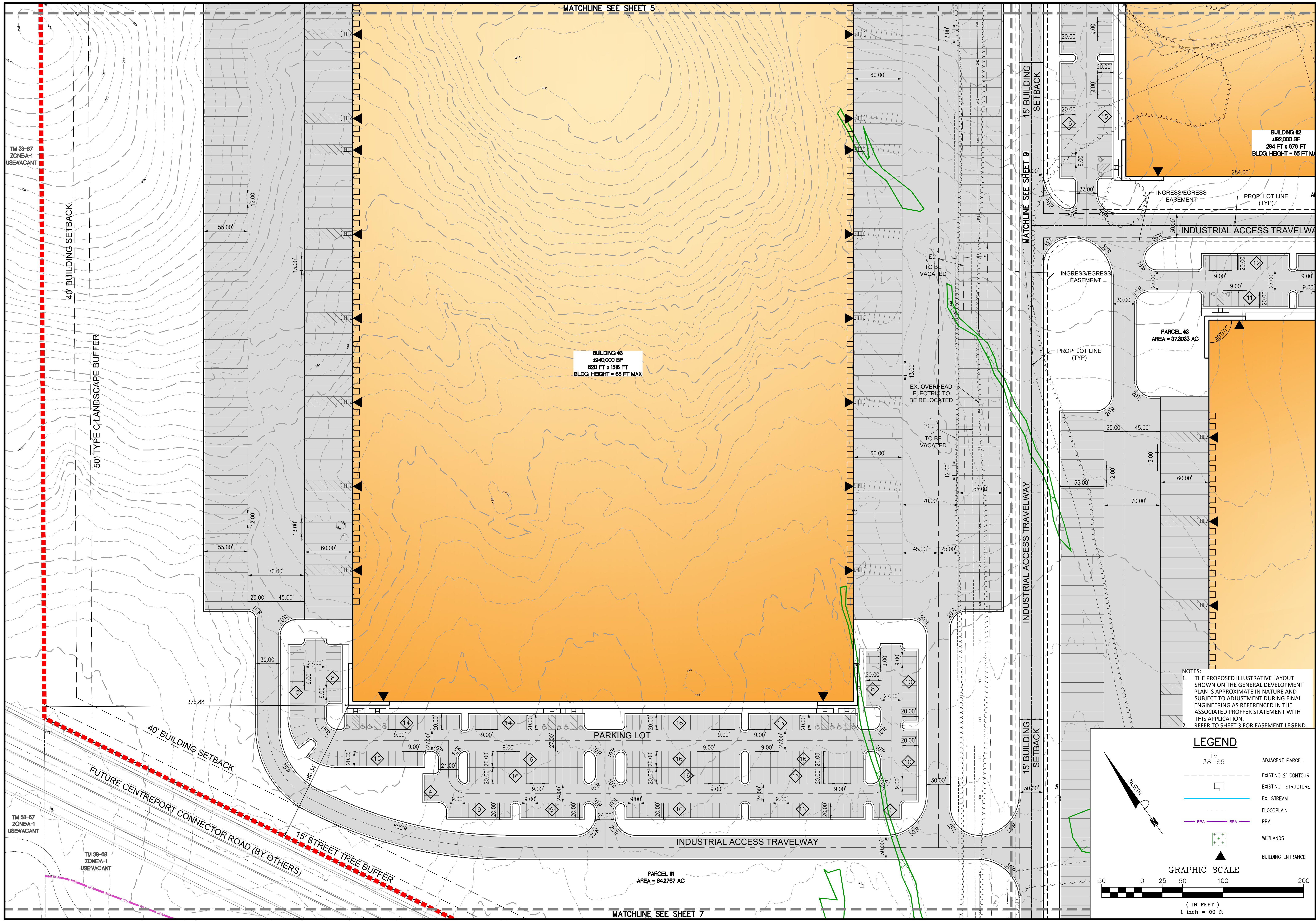


NOTES:
 1. THE PROPOSED ILLUSTRATIVE LAYOUT SHOWN ON THE GENERAL DEVELOPMENT PLAN IS APPROXIMATE IN NATURE AND SUBJECT TO ADJUSTMENT DURING FINAL ENGINEERING AS REFERENCED IN THE ASSOCIATED PROFFER STATEMENT WITH THIS APPLICATION.
 2. REFER TO SHEET 3 FOR EASEMENT LEGEND.

LEGEND

TM 38-65	ADJACENT PARCEL
(Symbol)	EXISTING 2' CONTOUR
(Symbol)	EXISTING STRUCTURE
(Symbol)	EX. STREAM
(Symbol)	FLOODPLAIN
(Symbol)	RPA
(Symbol)	WETLANDS
(Symbol)	BUILDING ENTRANCE

GRAPHIC SCALE
 (IN FEET)
 1 inch = 50 ft.



MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 7

NOTES:
 1. THE PROPOSED ILLUSTRATIVE LAYOUT SHOWN ON THE GENERAL DEVELOPMENT PLAN IS APPROXIMATE IN NATURE AND SUBJECT TO ADJUSTMENT DURING FINAL ENGINEERING AS REFERENCED IN THE ASSOCIATED PROFESSIONAL STATEMENT WITH THIS APPLICATION.
 2. REFER TO SHEET 3 FOR EASEMENT LEGEND.

LEGEND

TM 38-65	ADJACENT PARCEL
(Symbol)	EXISTING 2' CONTOUR
(Symbol)	EXISTING STRUCTURE
(Symbol)	EX. STREAM
(Symbol)	FLOODPLAIN
(Symbol)	RPA
(Symbol)	WETLANDS
(Symbol)	BUILDING ENTRANCE

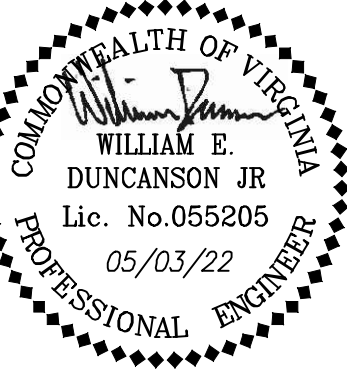
GRAPHIC SCALE
 (IN FEET)
 1 inch = 50 ft.



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GENERAL DEVELOPMENT PLAN
 HARTWOOD ELECTION DISTRICT
 STAFFORD COUNTY, VA

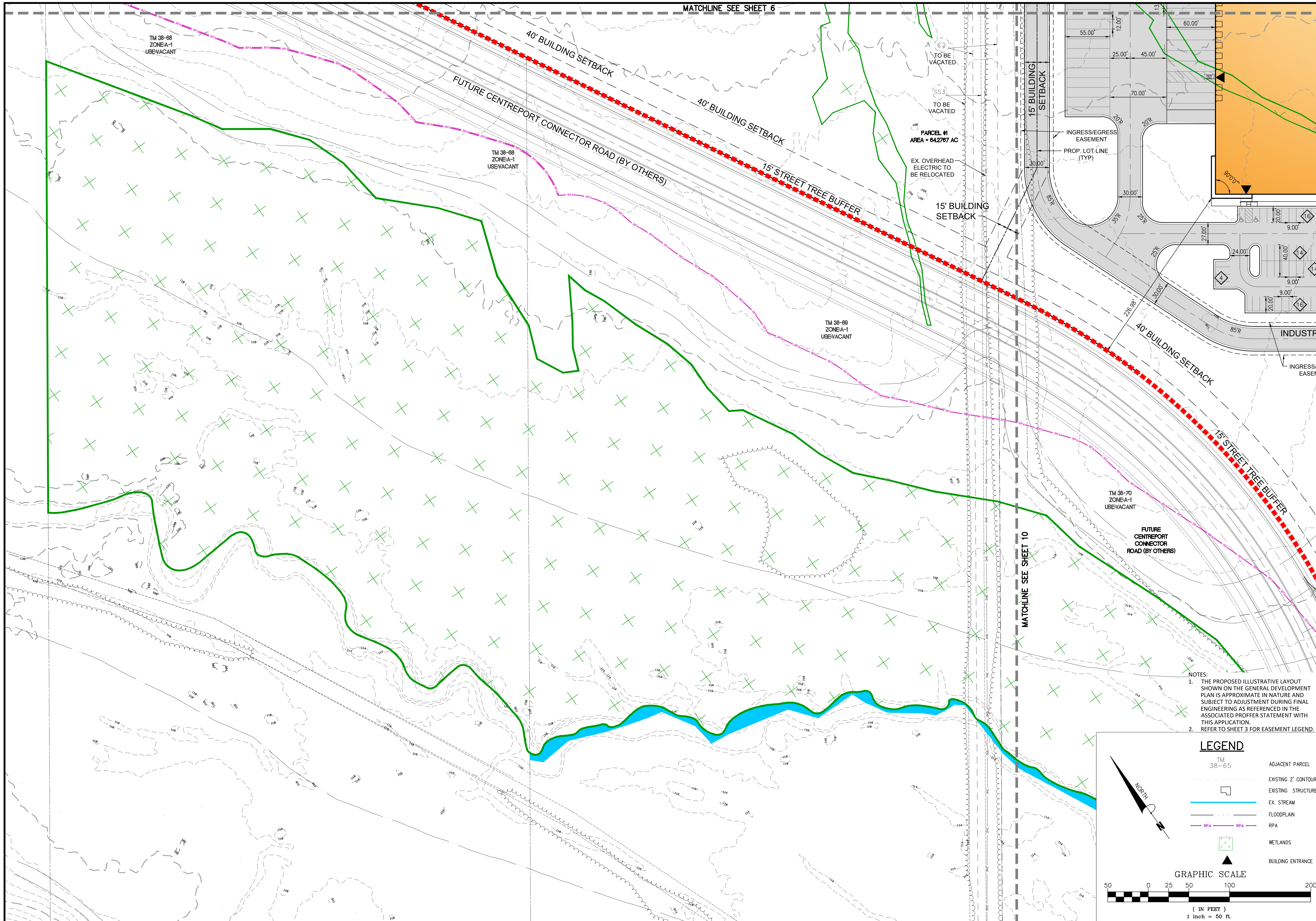
TBD
 COUNTY PROJECT NUMBER



PLAN STATUS
 04/15/22 ISSUED TO CLIENT
 05/03/22 1st SUBMISSION

DATE	DESCRIPTION
JT/WD DESIGN SCALE	JT/WD DRAWN H: 1"=50' V: 1"=50'
WED CHKD	
JOB No.	7489-06-001
DATE	APRIL, 2022
FILE No.	7489-D-ZP-007

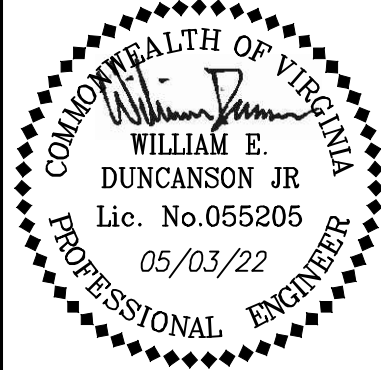
MATCHLINE SEE SHEET 6



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GENERAL DEVELOPMENT PLAN
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 GENERAL DEVELOPMENT PLAN
 HARTWOOD ELECTION DISTRICT
 STAFFORD COUNTY, VA

TBD
 COUNTY PROJECT NUMBER



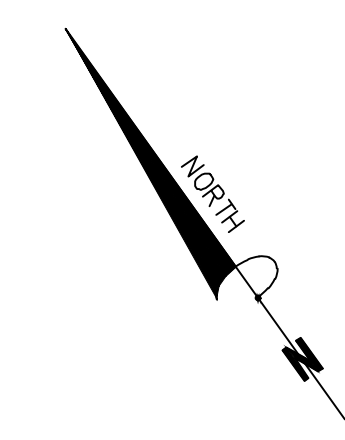
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 05/03/22 1st SUBMISSION

DATE	DESCRIPTION
JT/WD DESIGN	JT/WD DRAWN
SCALE H: 1"=50' V:	WED CHKD
JOB No. 7489-06-001	
DATE APRIL, 2022	
FILE No. 7489-D-ZP-007	

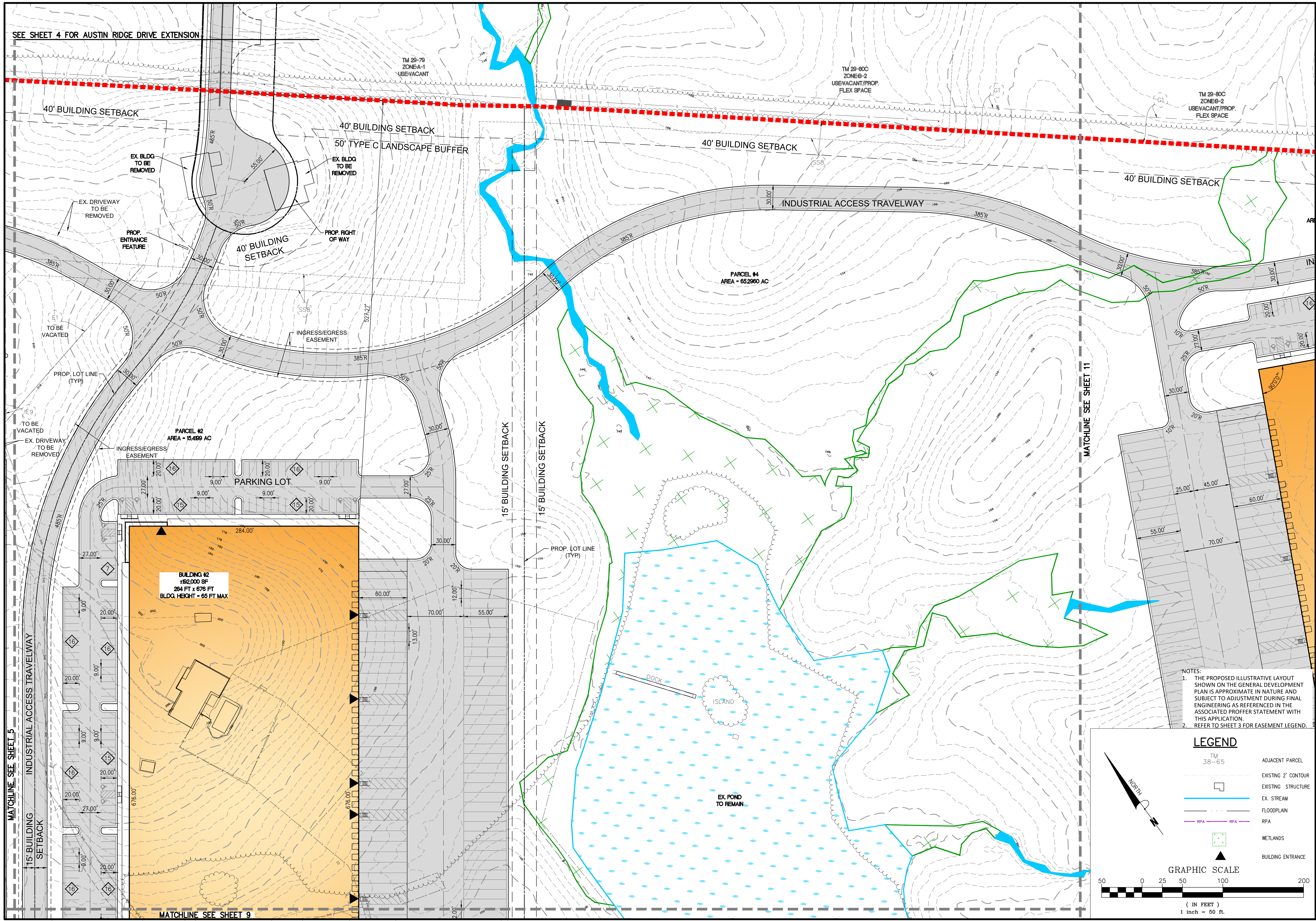
- NOTES:
- THE PROPOSED ILLUSTRATIVE LAYOUT SHOWN ON THE GENERAL DEVELOPMENT PLAN IS APPROXIMATE IN NATURE AND SUBJECT TO ADJUSTMENT DURING FINAL ENGINEERING AS REFERENCED IN THE ASSOCIATED PROFFER STATEMENT WITH THIS APPLICATION.
 - REFER TO SHEET 3 FOR EASEMENT LEGEND.

LEGEND

- TM 38-65 ADJACENT PARCEL
- EXISTING 2' CONTOUR
- EXISTING STRUCTURE
- EX. STREAM
- FLOODPLAIN
- RPA
- WETLANDS
- BUILDING ENTRANCE



GRAPHIC SCALE
 (IN FEET)
 1 inch = 50 ft.



SEE SHEET 4 FOR AUSTIN RIDGE DRIVE EXTENSION

MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 11

MATCHLINE SEE SHEET 9

NOTES:
 1. THE PROPOSED ILLUSTRATIVE LAYOUT SHOWN ON THE GENERAL DEVELOPMENT PLAN IS APPROXIMATE IN NATURE AND SUBJECT TO ADJUSTMENT DURING FINAL ENGINEERING AS REFERENCED IN THE ASSOCIATED PROFFER STATEMENT WITH THIS APPLICATION.
 2. REFER TO SHEET 3 FOR EASEMENT LEGEND.

LEGEND

TM 38-65	ADJACENT PARCEL
(Dashed line)	EXISTING 2' CONTOUR
(Solid line)	EXISTING STRUCTURE
(Blue line)	EX. STREAM
(Blue area)	FLOODPLAIN
(Purple area)	RPA
(Green area)	WETLANDS
(Triangle symbol)	BUILDING ENTRANCE

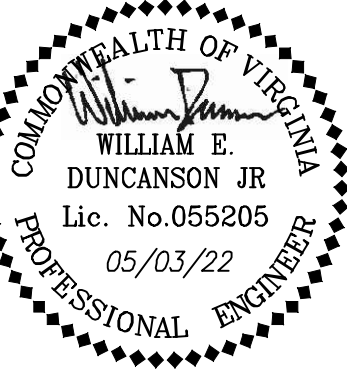
GRAPHIC SCALE
 (IN FEET)
 1 inch = 50 ft.



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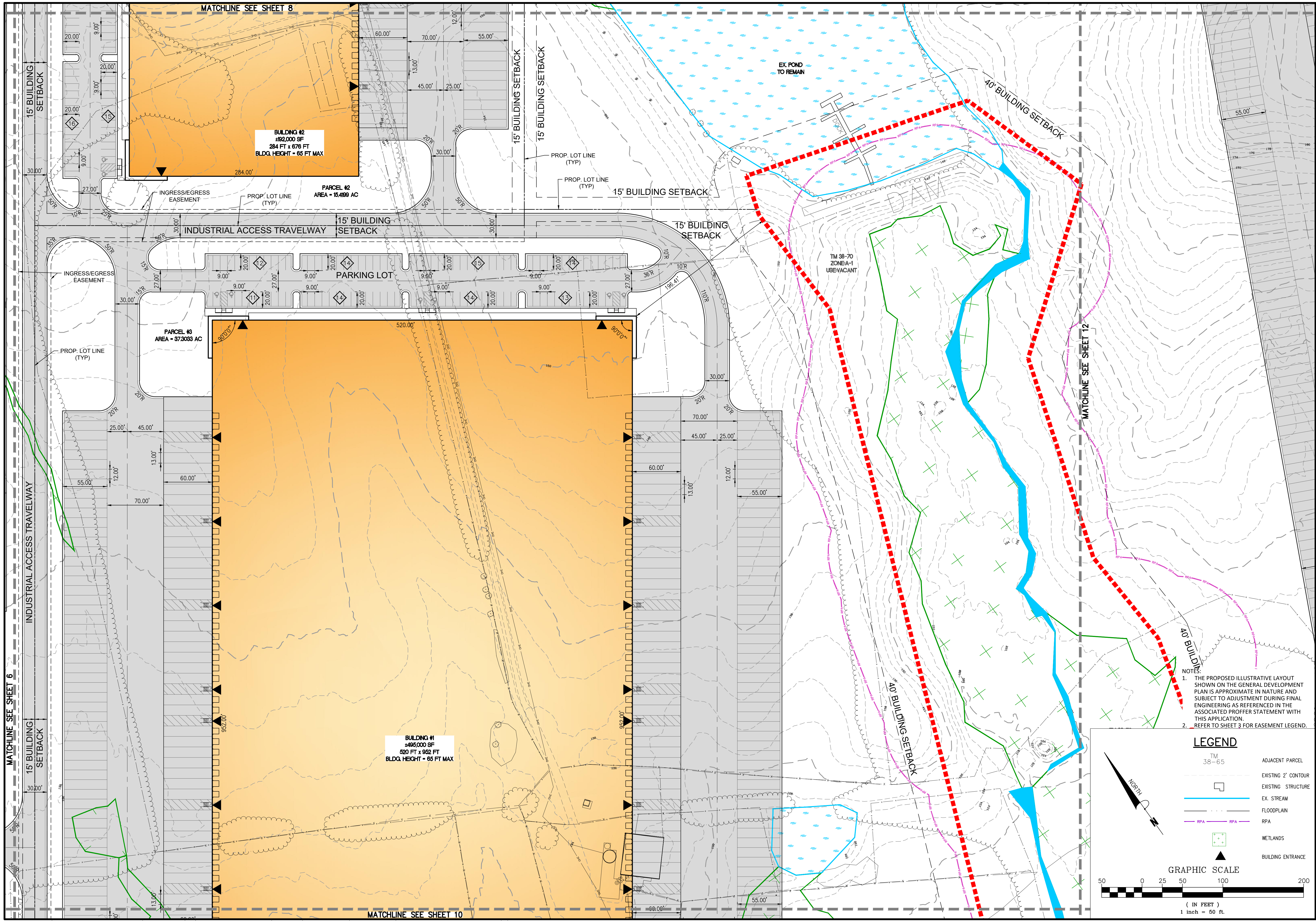
GENERAL DEVELOPMENT PLAN
AUSTIN RIDGE LOGISTICS CENTER
 GENERAL DEVELOPMENT PLAN
 HARTWOOD ELECTION DISTRICT
 STAFFORD COUNTY, VA

TBD
 COUNTY PROJECT NUMBER



PLAN STATUS
 04/15/22 ISSUED TO CLIENT
 05/03/22 1st SUBMISSION

DATE	DESCRIPTION
JT/WD DESIGN	JT/WD DRAWN
SCALE	CHKD
JOB No. 7489-06-001	
DATE APRIL, 2022	
FILE No. 7489-D-ZP-007	



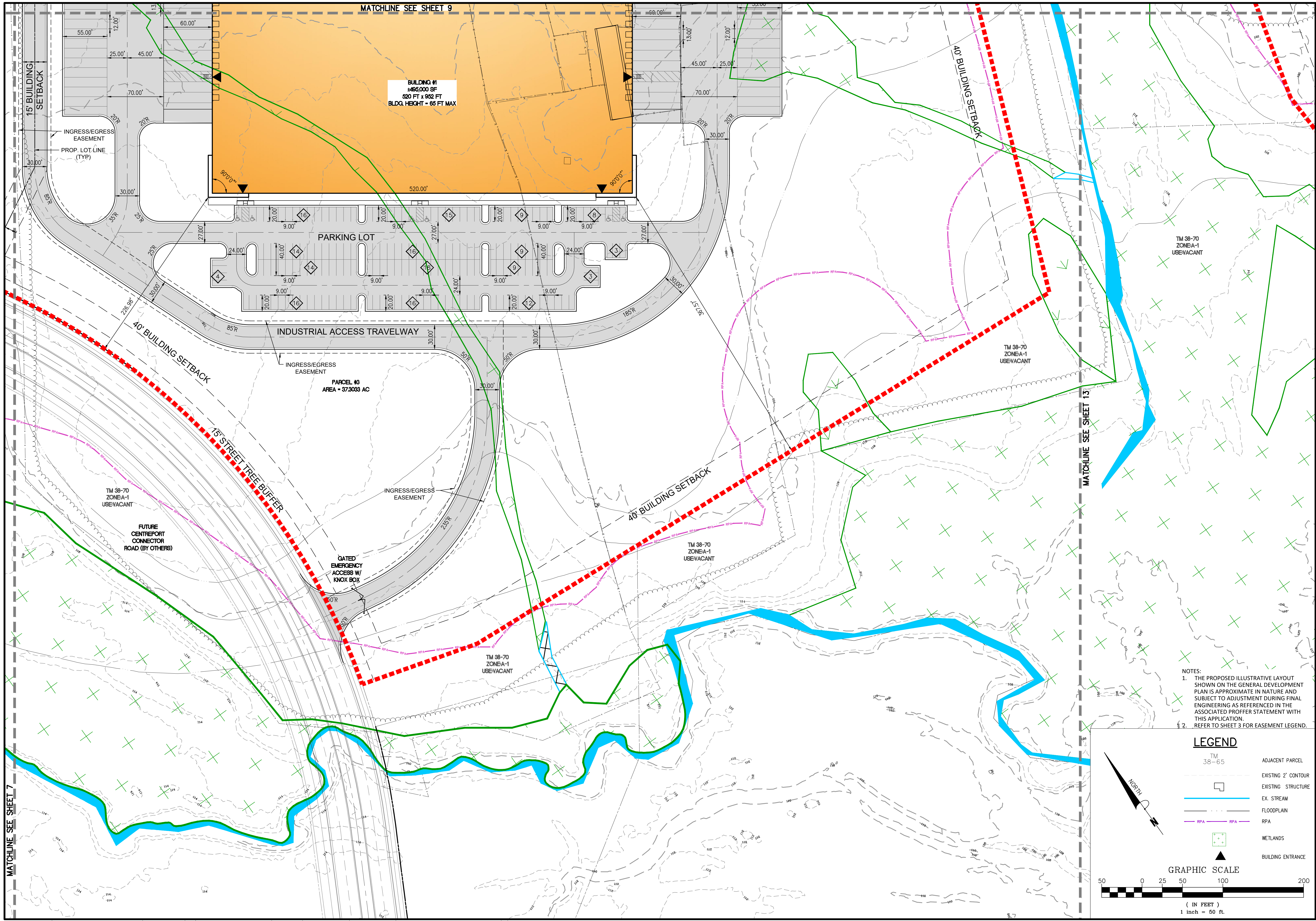
- NOTES:
1. THE PROPOSED ILLUSTRATIVE LAYOUT SHOWN ON THE GENERAL DEVELOPMENT PLAN IS APPROXIMATE IN NATURE AND SUBJECT TO ADJUSTMENT DURING FINAL ENGINEERING AS REFERENCED IN THE ASSOCIATED PROFFER STATEMENT WITH THIS APPLICATION.
 2. REFER TO SHEET 3 FOR EASEMENT LEGEND.

LEGEND

TM 38-65	ADJACENT PARCEL
EXISTING 2' CONTOUR	EXISTING STRUCTURE
EX. STREAM	FLOODPLAIN
RPA	RPA
WETLANDS	BUILDING ENTRANCE

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

50 0 25 50 100 200



MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 13

- NOTES:**
1. THE PROPOSED ILLUSTRATIVE LAYOUT SHOWN ON THE GENERAL DEVELOPMENT PLAN IS APPROXIMATE IN NATURE AND SUBJECT TO ADJUSTMENT DURING FINAL ENGINEERING AS REFERENCED IN THE ASSOCIATED PROFESSIONAL STATEMENT WITH THIS APPLICATION.
 2. REFER TO SHEET 3 FOR EASEMENT LEGEND.

LEGEND

TM 38-65	ADJACENT PARCEL
(Dashed line)	EXISTING 2' CONTOUR
(Solid line)	EXISTING STRUCTURE
(Blue line)	EX. STREAM
(Dotted line)	FLOODPLAIN
(Purple line)	RPA
(Green cross-hatch)	WETLANDS
(Black triangle)	BUILDING ENTRANCE

GRAPHIC SCALE

(IN FEET)
 1 inch = 50 ft.

0 25 50 100 200

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GENERAL DEVELOPMENT PLAN

AUSTIN RIDGE LOGISTICS CENTER

GENERAL DEVELOPMENT PLAN

HARTWOOD ELECTION DISTRICT STAFFORD COUNTY, VA

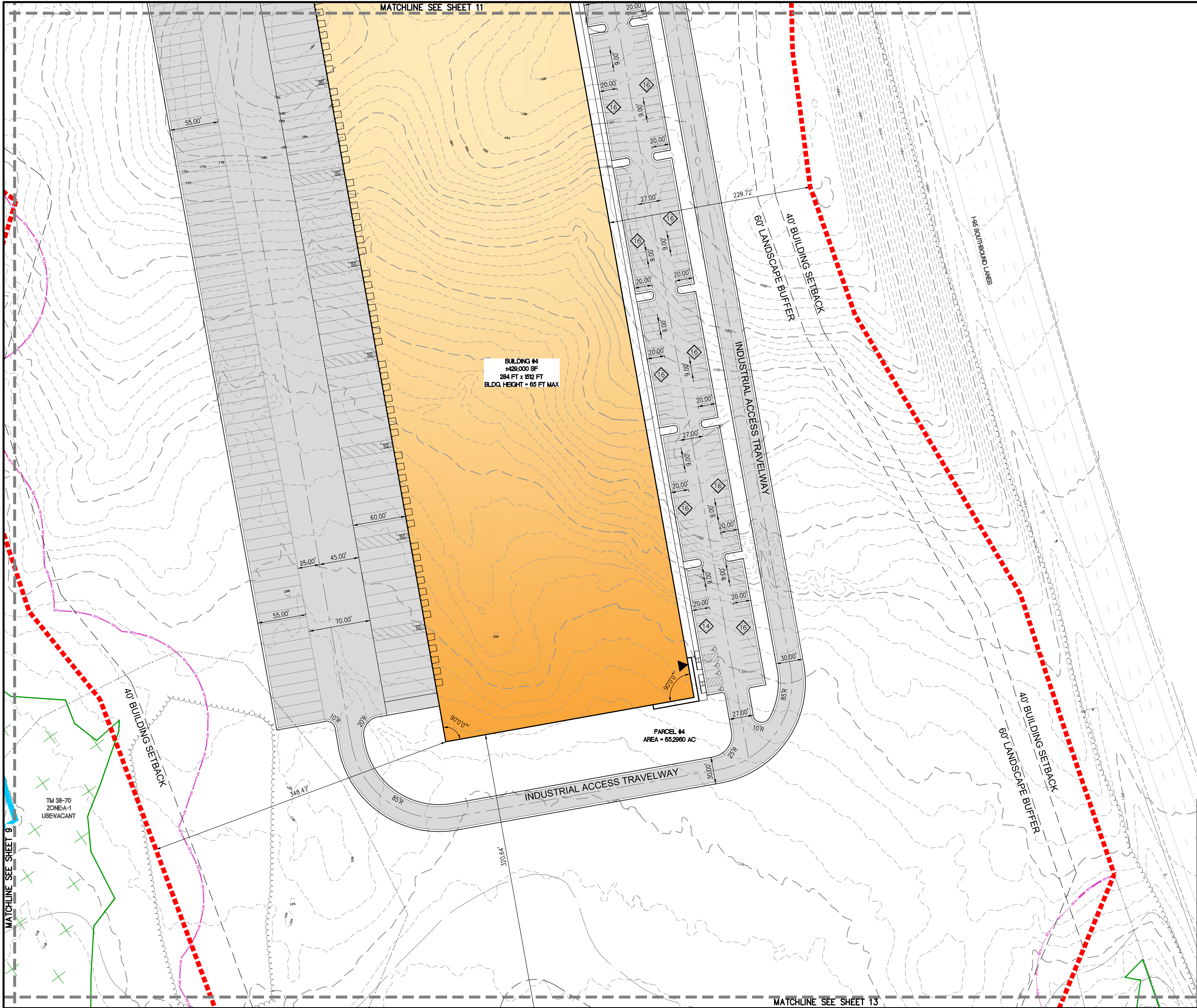
TBD

COUNTY PROJECT NUMBER

WILLIAM E. DUNCANSON JR.
 Lic. No. 055205
 05/03/22
 PROFESSIONAL ENGINEER

PLAN STATUS		
04/15/22	ISSUED TO CLIENT	
05/03/22	1st SUBMISSION	
DATE	DESCRIPTION	
JT/WD	JT/WD	WED
DESIGN	DRAWN	CHKD
SCALE	H: 1"=50'	V:
JOB No. 7489-06-001		
DATE APRIL, 2022		
FILE No. 7489-D-ZP-007		

SHEET 10 OF 15



BUILDING #4
 ±429,000 SF
 284 FT x 1512 FT
 BLDG. HEIGHT = 65 FT MAX

PARCEL #4
 AREA = 65,2960 AC

MATCHLINE SEE SHEET 11

MATCHLINE SEE SHEET 13

- NOTES:
1. THE PROPOSED ILLUSTRATIVE LAYOUT SHOWN ON THE GENERAL DEVELOPMENT PLAN IS APPROXIMATE IN NATURE AND SUBJECT TO ADJUSTMENT DURING FINAL ENGINEERING AS REFERENCED IN THE ASSOCIATED PROFFER STATEMENT WITH THIS APPLICATION.
 2. REFER TO SHEET 3 FOR EASEMENT LEGEND.

LEGEND

TM 38-65	ADJACENT PARCEL
EXISTING 2' CONTOUR	EXISTING STRUCTURE
EX. STREAM	FLOODPLAIN
RPA	RPA
WETLANDS	BUILDING ENTRANCE

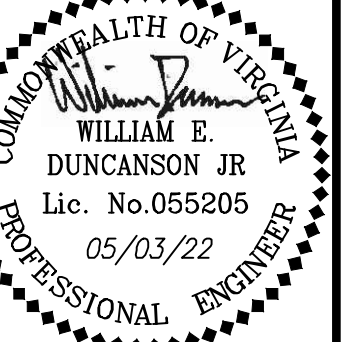
GRAPHIC SCALE
 (IN FEET)
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 GENERAL DEVELOPMENT PLAN
 HARTWOOD ELECTION DISTRICT STAFFORD COUNTY, VA

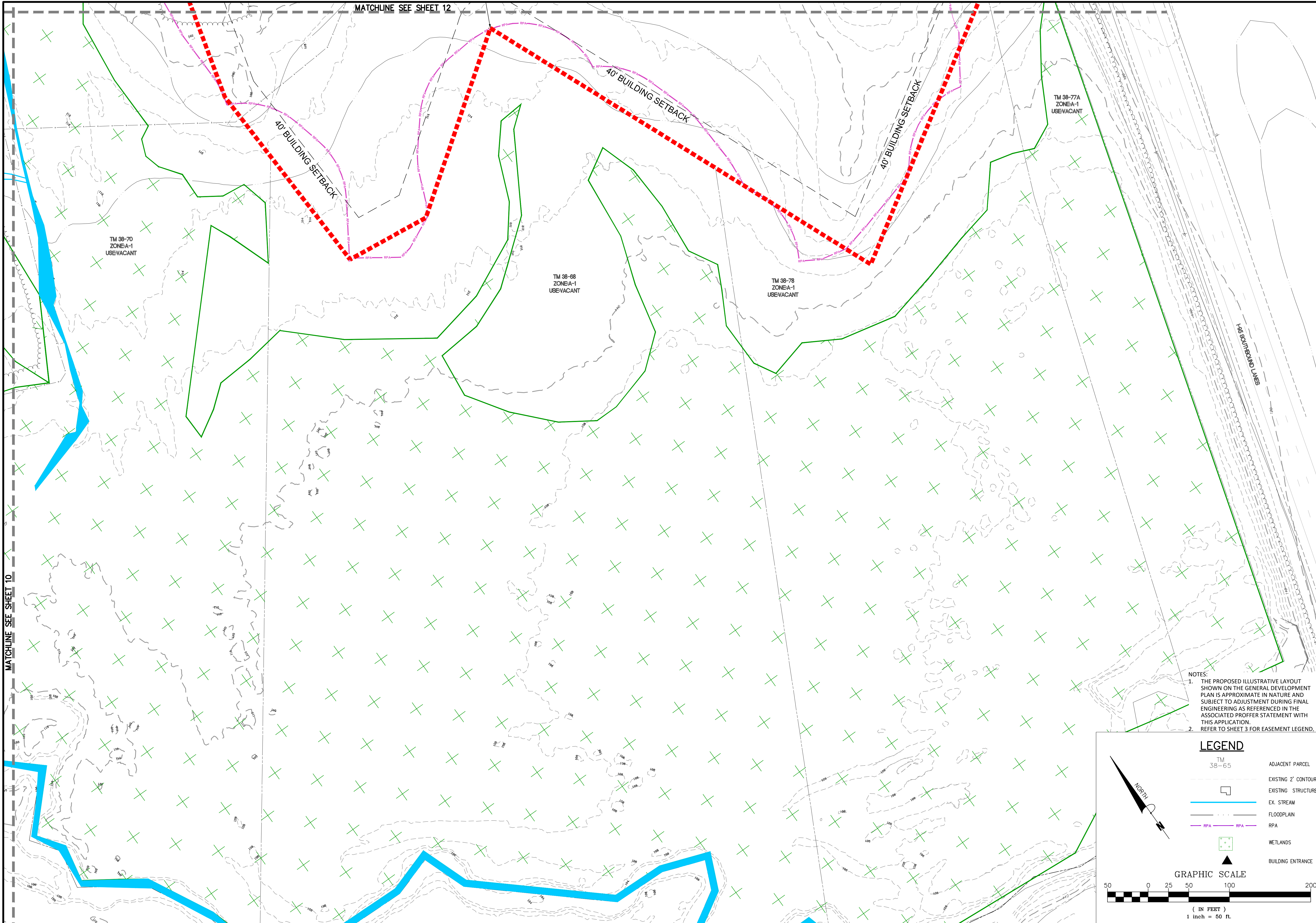
TBD
 COUNTY PROJECT NUMBER



PLAN STATUS
 04/15/22 ISSUED TO CLIENT
 05/03/22 1st SUBMISSION

DATE	DESCRIPTION
JT/WD DESIGN	JT/WD DRAWN WED CHKD
SCALE	H: 1"=50' V: 1"=50'
JOB No.	7489-06-001
DATE	APRIL, 2022
FILE No.	7489-D-ZP-007

SHEET 12 OF 15



MATCHLINE SEE SHEET 10

MATCHLINE SEE SHEET 12

NOTES:
 1. THE PROPOSED ILLUSTRATIVE LAYOUT SHOWN ON THE GENERAL DEVELOPMENT PLAN IS APPROXIMATE IN NATURE AND SUBJECT TO ADJUSTMENT DURING FINAL ENGINEERING AS REFERENCED IN THE ASSOCIATED PROFESSIONAL STATEMENT WITH THIS APPLICATION.
 2. REFER TO SHEET 3 FOR EASEMENT LEGEND.

LEGEND

TM 38-65	ADJACENT PARCEL
	EXISTING 2' CONTOUR
	EXISTING STRUCTURE
	EX. STREAM
	FLOODPLAIN
	RPA
	WETLANDS
	BUILDING ENTRANCE

GRAPHIC SCALE
 (IN FEET)
 1 inch = 50 ft.

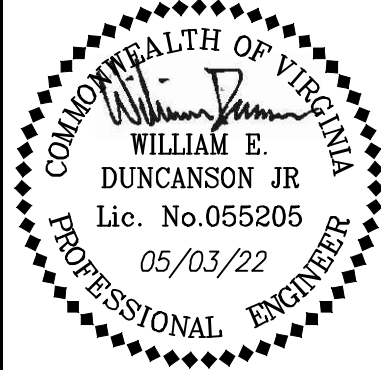
50 0 25 50 100 200



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 HARTWOOD ELECTION DISTRICT
 STAFFORD COUNTY, VA

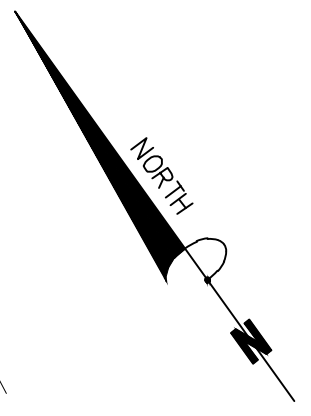
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05/03/22	1st SUBMISSION	

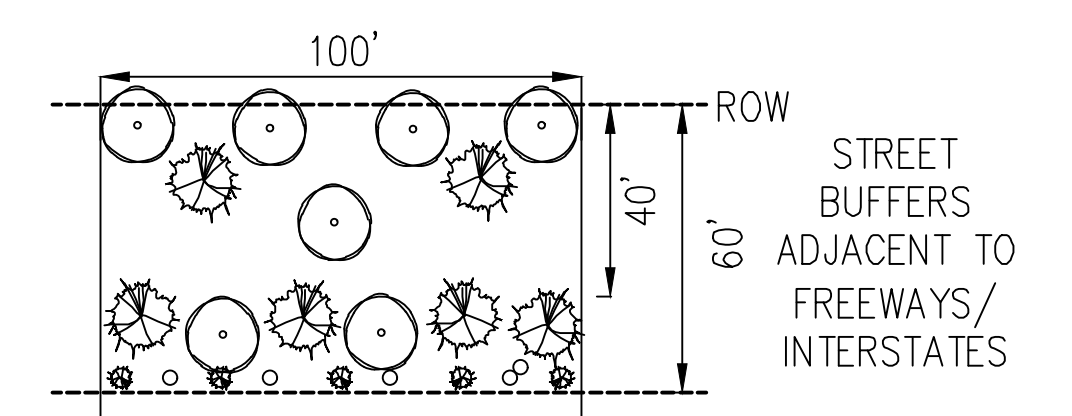
DATE	DESCRIPTION
JT/WD DESIGN	JT/WD DRAWN
SCALE	WED CHKD

JOB No. 7489-06-001
 DATE APRIL, 2022
 FILE No. 7489-D-ZP-007
 SHEET 13 OF 15

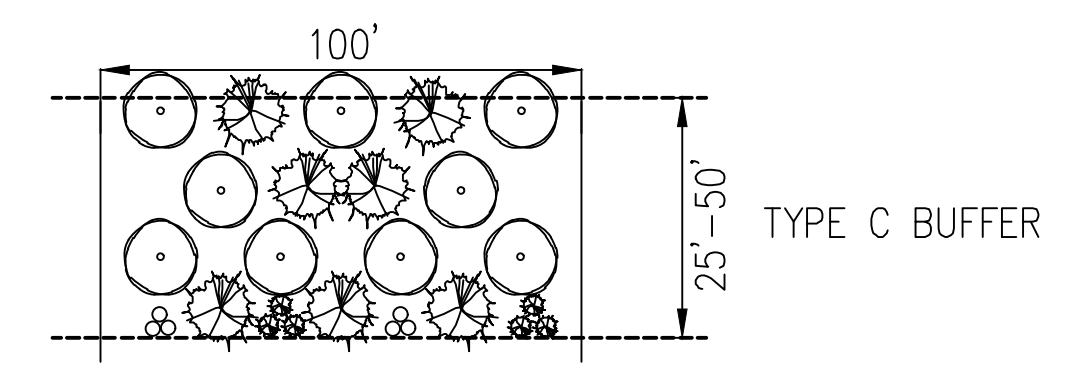


NOTES

1. THIS PLAN IS SUBJECT TO REVISION WITH FINAL ENGINEERING.
2. FINAL TREE SPECIES TO BE DETERMINED AT FINAL ENGINEERING.
3. EXISTING TREELINE GENERALLY DEPICTS LOCATION OF TREES WITH TRUNK DIAMETER GREATER THAN 6" INCHES DBH
4. PER SECTION 28-39(U)(4)(A) OF THE ZONING ORDINANCE VARIOUS TRANSITIONAL BUFFERS ARE REQUIRED BASED ON THE PROPOSED USE AND THE ADJACENT USE/ZONING.
5. INTERIOR PARKING LOT LANDSCAPING SHALL BE PROVIDED PER THE REQUIREMENTS OF SECTION 120.1 OF THE DCSL.
6. STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH DCSL SECTION 120.4.



132 PLANT UNITS PER EVERY 100 LINEAR FEET



162 PLANT UNITS PER EVERY 100 LINEAR FEET

MINIMUM PLANTINGS PER SECTION 110.3, TABLE 1.0 OF THE DESIGN AND CONSTRUCTION STANDARDS.

THE BUFFER WIDTHS ARE LISTED AS A RANGE. THE SMALLER WIDTH IS ALLOWED WITH A SIX (6) FOOT TALL PRIVACY FENCE TO REDUCE THE BUFFER YARD BY 50 PERCENT AS PERMITTED BY SECTION 110.0(J) OF THE DCSL.

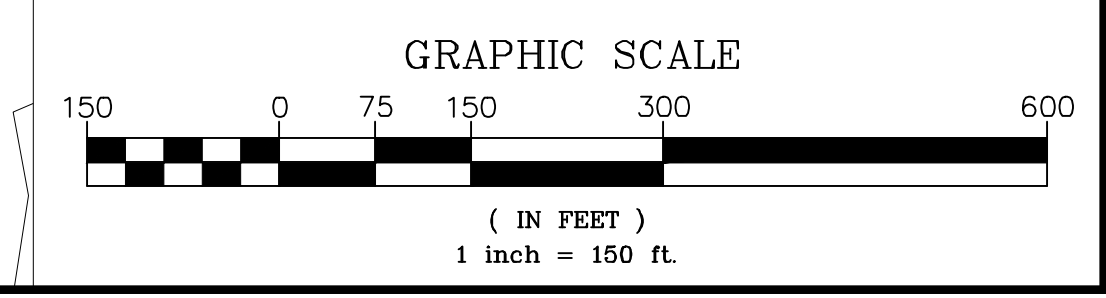
- 50% LARGE TREES
- 30% UNDERSTORY TREES
- 10% LARGE SHRUBS
- 10% SMALL SHRUBS/GRASSES

A WAIVER IS HEREBY REQUESTED TO ELIMINATE THE TRANSITIONAL BUFFER REQUIREMENTS ALONG THE PORTIONS OF TM 38-70, 38-68, 38-78, AND 38-77A THAT ARE TO REMAIN ZONED A-1. THESE AREAS ARE ENCUMBERED BY RPA AND WETLANDS THAT PRECLUDE FUTURE DEVELOPMENT AND USES THAT WOULD OTHERWISE REQUIRE TRANSITIONAL BUFFERING FROM THE PROPOSED DEVELOPMENT.

OPEN SPACE

NOTES:

THIS IS A CONCEPTUAL OPEN SPACE AND LANDSCAPE PLAN WHICH DEPICTS AREAS THAT MAY BECOME OPEN SPACE. THIS IS NOT INTENDED TO INDICATE THE FINAL LOCATIONS OF THE OPEN SPACE. PLANS MAY BE MODIFIED DURING FINAL DESIGN AND OPEN SPACE REMOVED AND/OR RELOCATED.

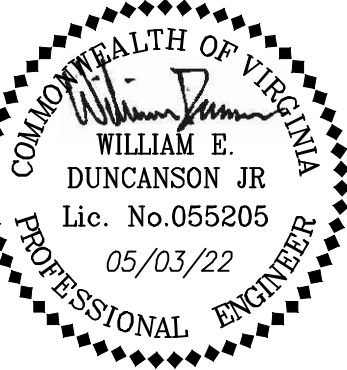


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CONCEPTUAL LANDSCAPING AND OPEN SPACE PLAN
AUSTIN RIDGE LOGISTICS CENTER
GENERAL DEVELOPMENT PLAN
HARTWOOD ELECTION DISTRICT STAFFORD COUNTY, VA

TBD
COUNTY PROJECT NUMBER



PLAN STATUS
04/15/22 ISSUED TO CLIENT
05/03/22 1st SUBMISSION

DATE	DESCRIPTION
JT/WD	JT/WD WED
DESIGN	DRAWN CHKD

SCALE: H: 1"=150'
V:
JOB No. 7489-06-001
DATE APRIL, 2022
FILE No. 7489-D-ZP-007
SHEET 14 OF 15

