

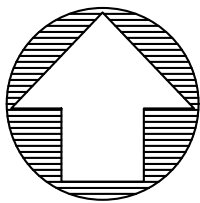
TM 44N-1-10
GEORGE WASHINGTON DISTRICT
STAFFORD COUNTY, VIRGINIA

AGENT, BOARD OF SUPERVISORS

DATE _____

SCALE: 1" = 2,000'

(IN FEET)
1 inch = 2000ft.



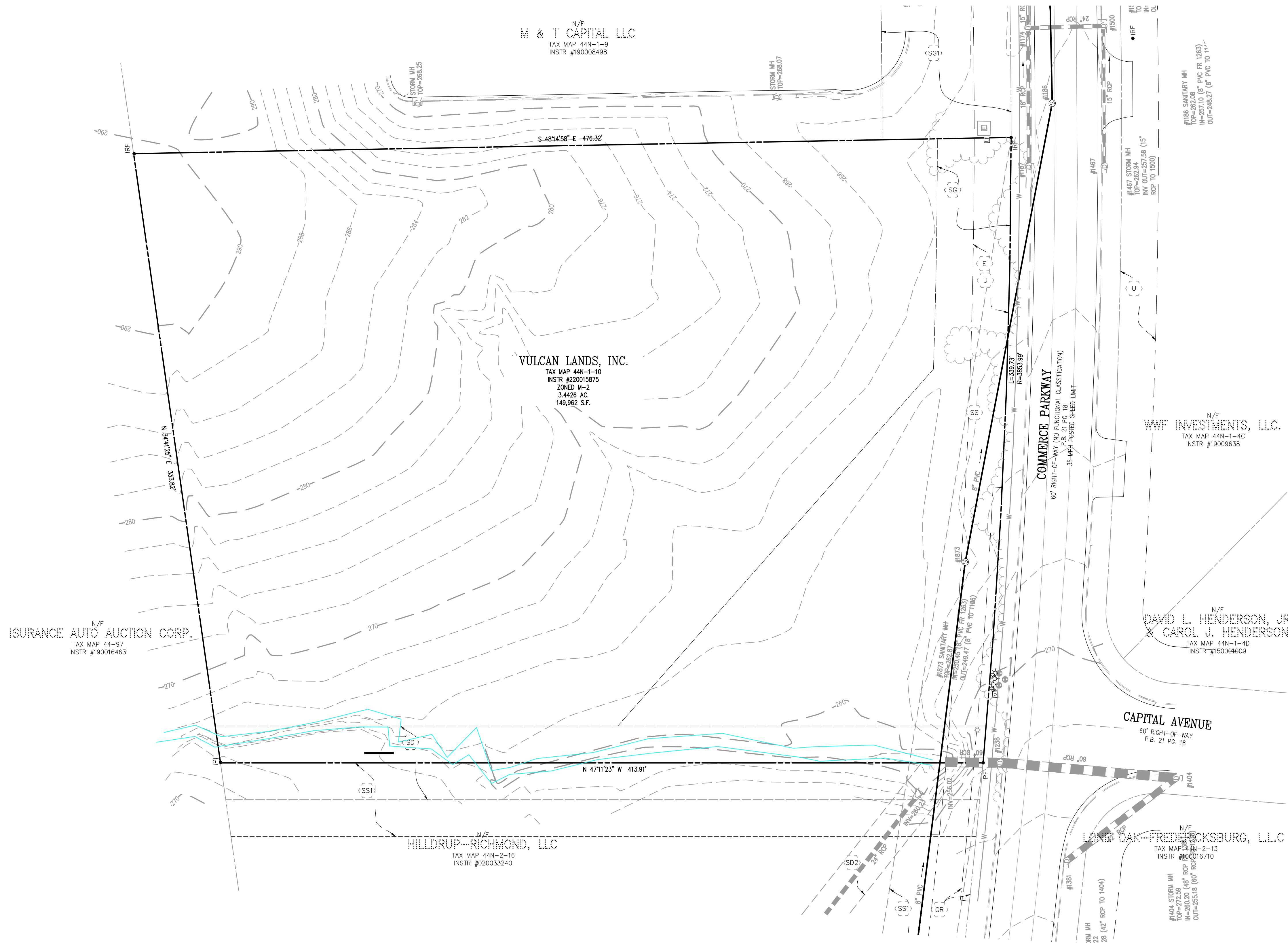
- 22 ENGLAND RUN PLANTATION
- 23 FALLS RUN INDUSTRIAL PARK
- 24 CARTERS CROSSING
- 25 CARTERS CROSSING – PANERA
- 26 CELEBRATE VIRGINIA

1. CENTRAL RAPPAHANNOCK REGIONAL LIBRARY IS LOCATED ROUGHLY 5,000 FEET NORTHEAST FROM THE SITE, ON PLANTATION DRIVE.
2. STAFFORD COUNTY FIRE & RESCUE (STATION 12) IS LOCATED ROUGHLY 2,000 FEET NORTHEAST FROM THE SITE, ON LICHFIELD BOULEVARD.

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.


SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	LEGEND & NOTES
3	ENVIRONMENTAL INVENTORY PLAN
4	GENERALIZED DEVELOPMENT PLAN
5	SIGHT DISTANCE
6	LANDSCAPING PLAN
7	ZONING PLAT
7 SHEETS	IN TOTAL

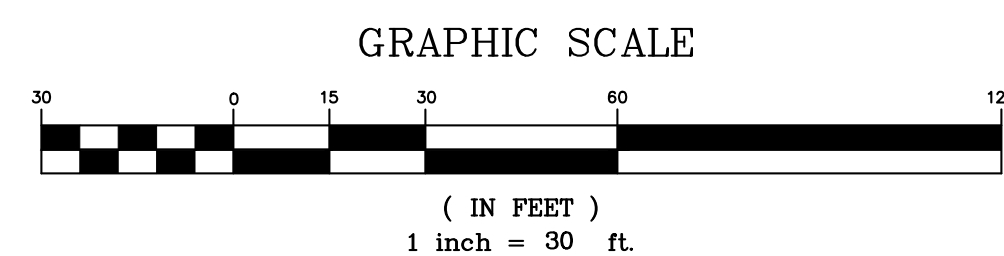
THIS PLAN IS NOT BEING REVIEWED FOR FULL COMPLIANCE WITH THE ZONING ORDINANCE AT THIS TIME.

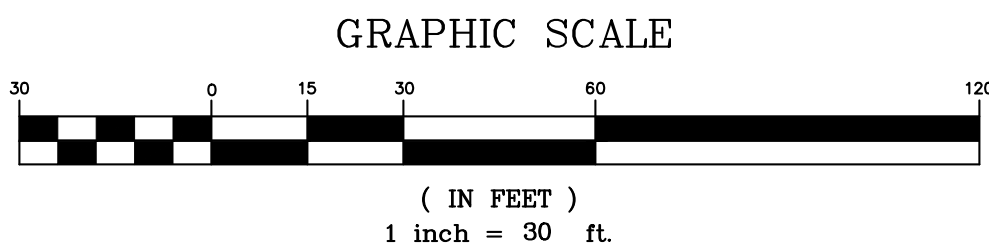
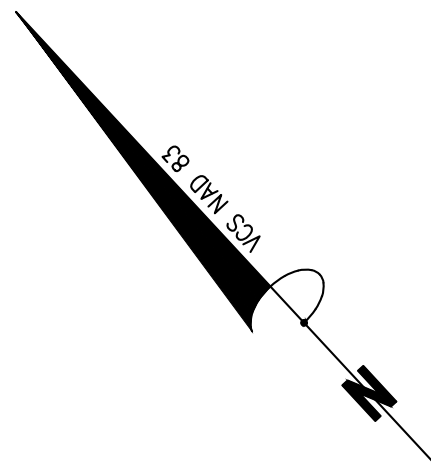
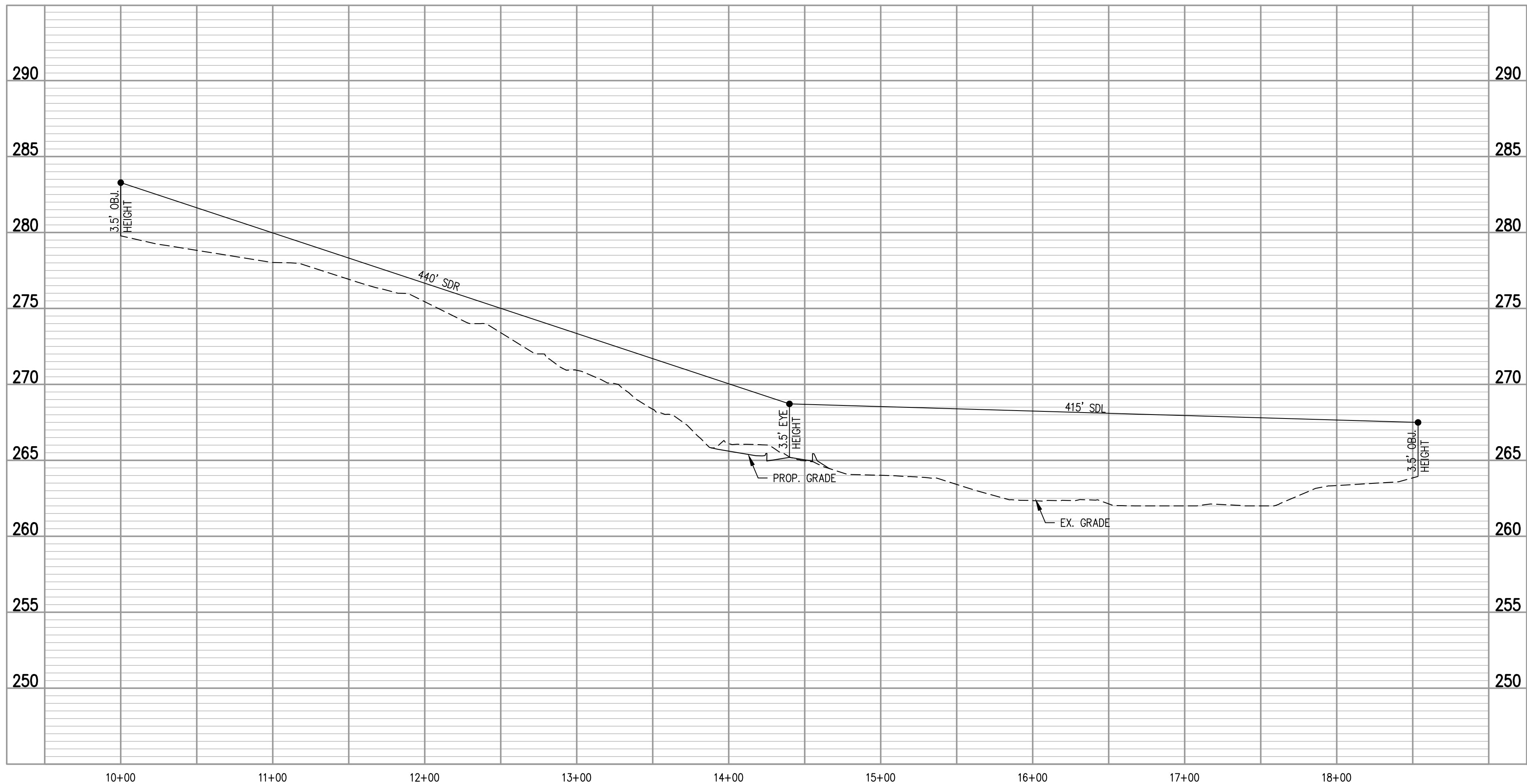
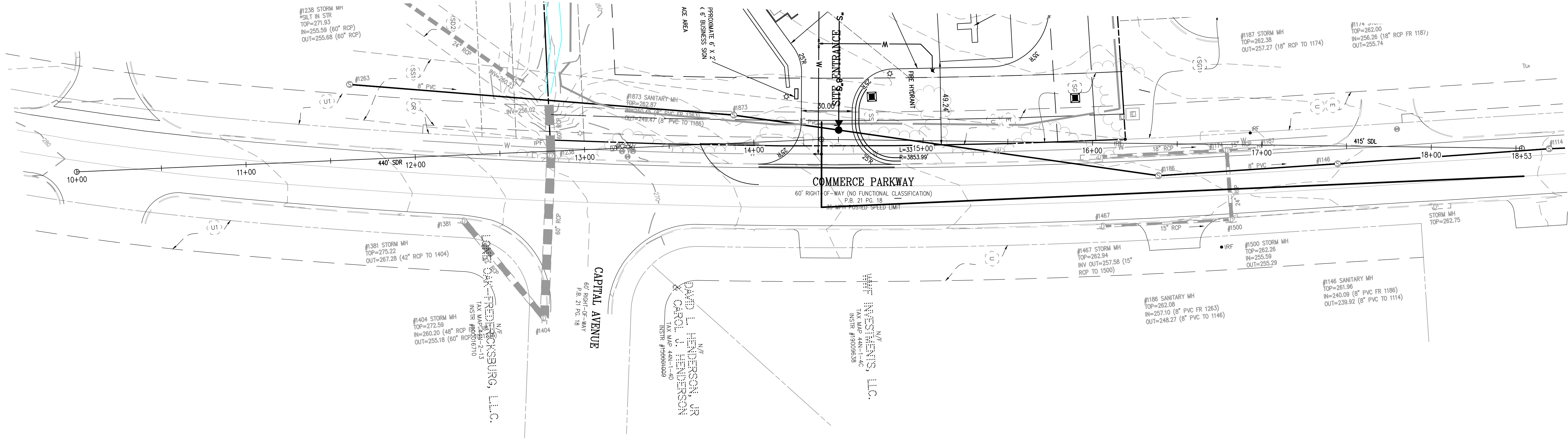




GEORGE WASHINGTON DISTRICT
STAFFORD COUNTY, VA



SHEET 4 OF 7

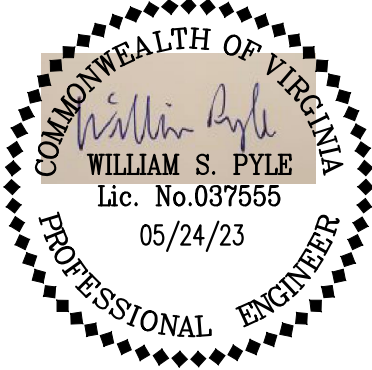


SIGHT DISTANCE PLAN AND PROFILE
VULCAN MATERIALS - HCC
GENERALIZED DEVELOPMENT PLAN - CUP

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Fredericksburg, VA 22401
Phone: (540) 371-0268
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STAFFORD COUNTY, VA
GEORGE WASHINGTON DISTRICT

TBD
COUNTY PROJECT NUMBER



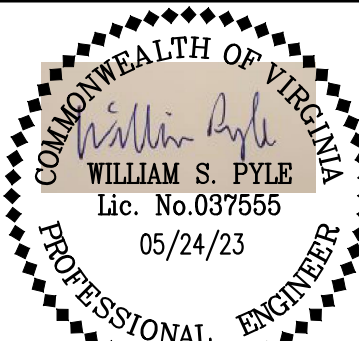
PLAN STATUS
05/24/23 ISSUE TO CLIENT

DATE	DESCRIPTION
WSP DESIGN	WSP DRAWN
SCALE	CHKD
H: 1" = 30'	
V: N/A	
JOB No. 100384-02-001	
DATE MAY 2023	
FILE No. 100384-D-2P-001	

CONCEPTUAL LANDSCAPE PLAN
VULCAN MATERIALS - HCC
GENERALIZED DEVELOPMENT PLAN - CUP

STAFFORD COUNTY, VA
GEORGE WASHINGTON DISTRICT

TBD
COUNTY PROJECT NUMBER

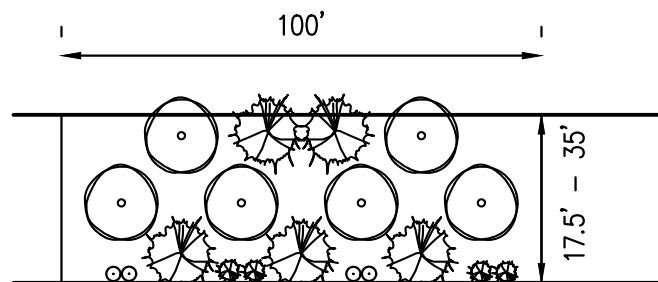


PLAN STATUS
05/24/23 ISSUE TO CLIENT

DATE	DESCRIPTION
WSP DESIGN	WSP DRAWN
SCALE H: 1" = 30'	CHKD V: N/A
JOB No. 100384-02-001	
DATE MAY 2023	
FILE No. 100384-D-2P-001	

- THIS PLAN IS SUBJECT TO REVISION WITH FINAL ENGINEERING.
- FINAL TREE SPECIES TO BE DETERMINED AT FINAL ENGINEERING.
- EXISTING TREELINE GENERALLY DEPICTS LOCATION OF TREES WITH TRUNK DIAMETER GREATER THAN 6 INCHES DBH
- STREET BUFFERS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 110.2 OF THE DCSL.
- INTERIOR PARKING LOT LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 120.1 OF THE DCSL.
- PARKING LOT PERIMETER LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 120.2 OF THE DCSL.
- STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 120.4 OF THE DCSL. ALTERNATIVE COMPLIANCE IS BEING SOUGHT FOR THE PLANTING AREA INSIDE THE SIGHT DISTANCE EASEMENT AND TRAVELWAY ON THE EAST SIDE OF THE SITE.
- TRANSITIONAL BUFFERS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 110.3 OF THE DCSL. CREDIT SHALL BE SOUGHT FOR THE BUFFER IN THE RPA AT TIME OF FINAL SITE PLAN.

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

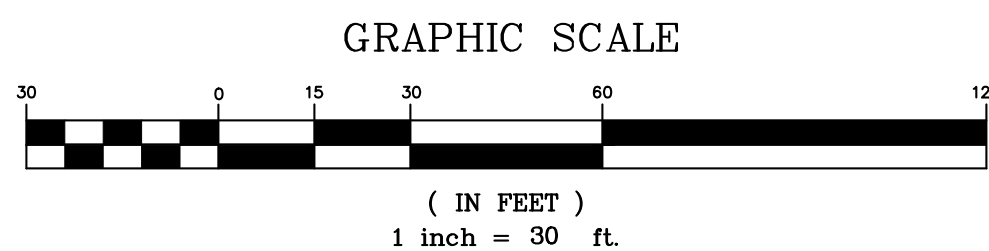
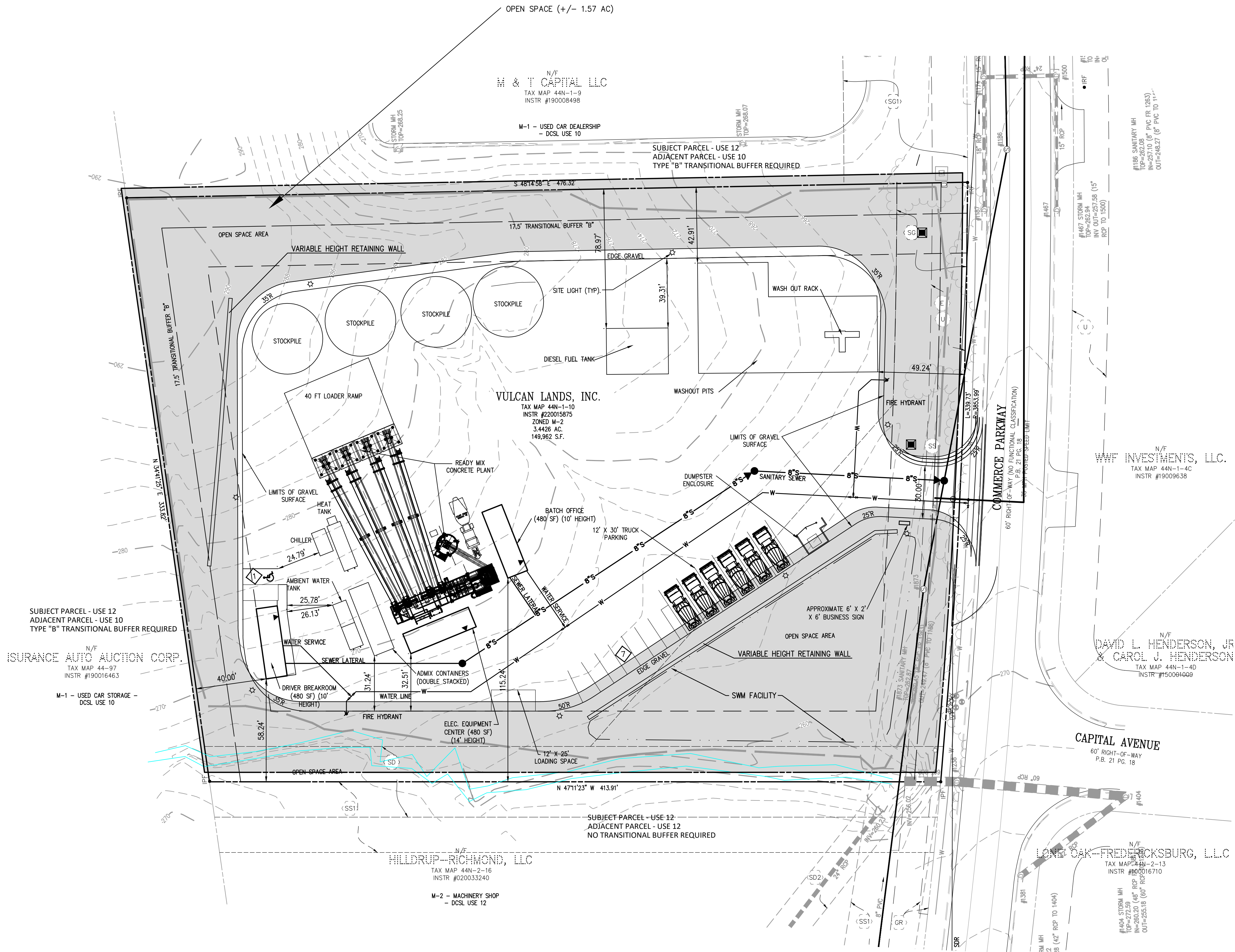


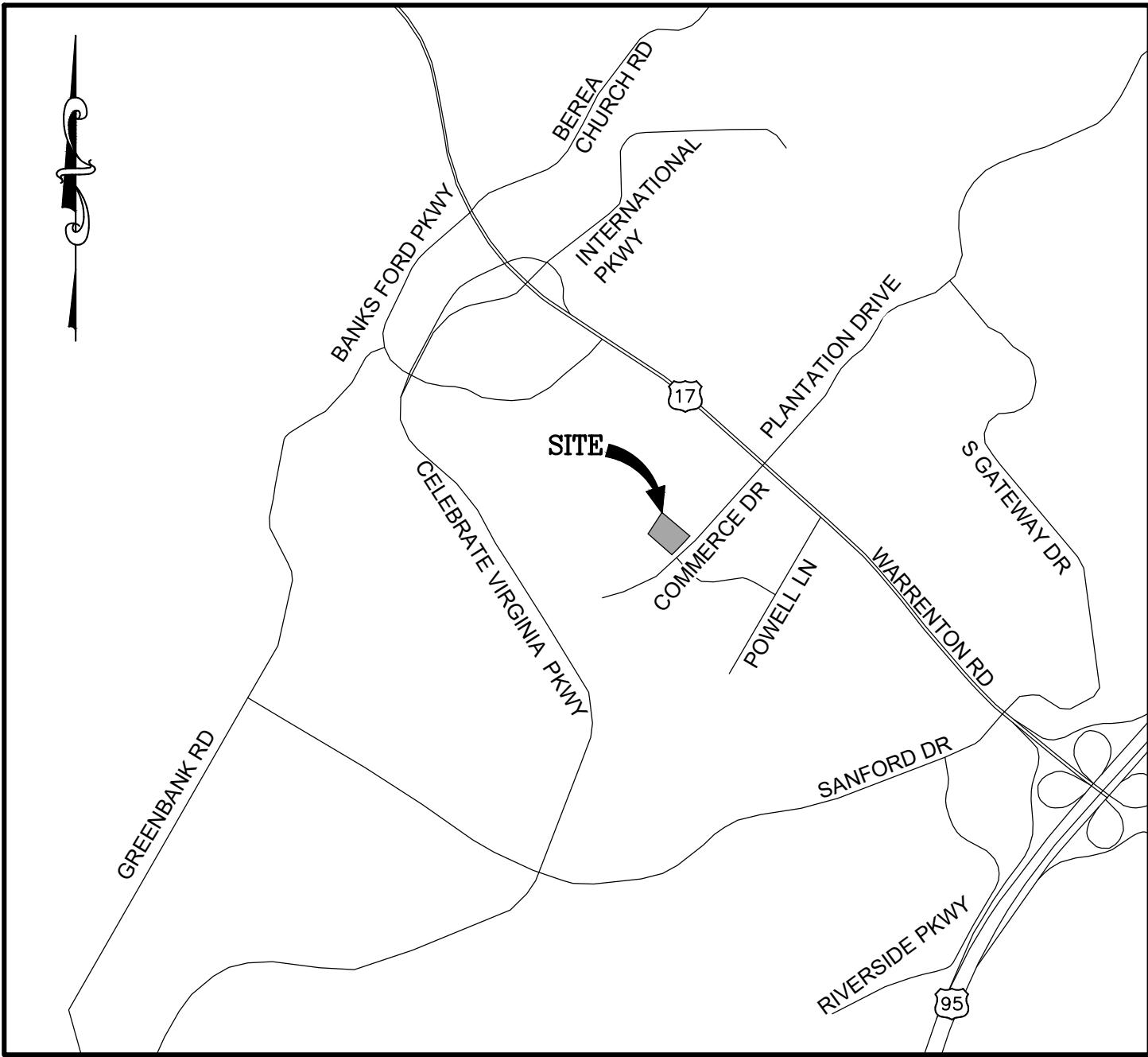
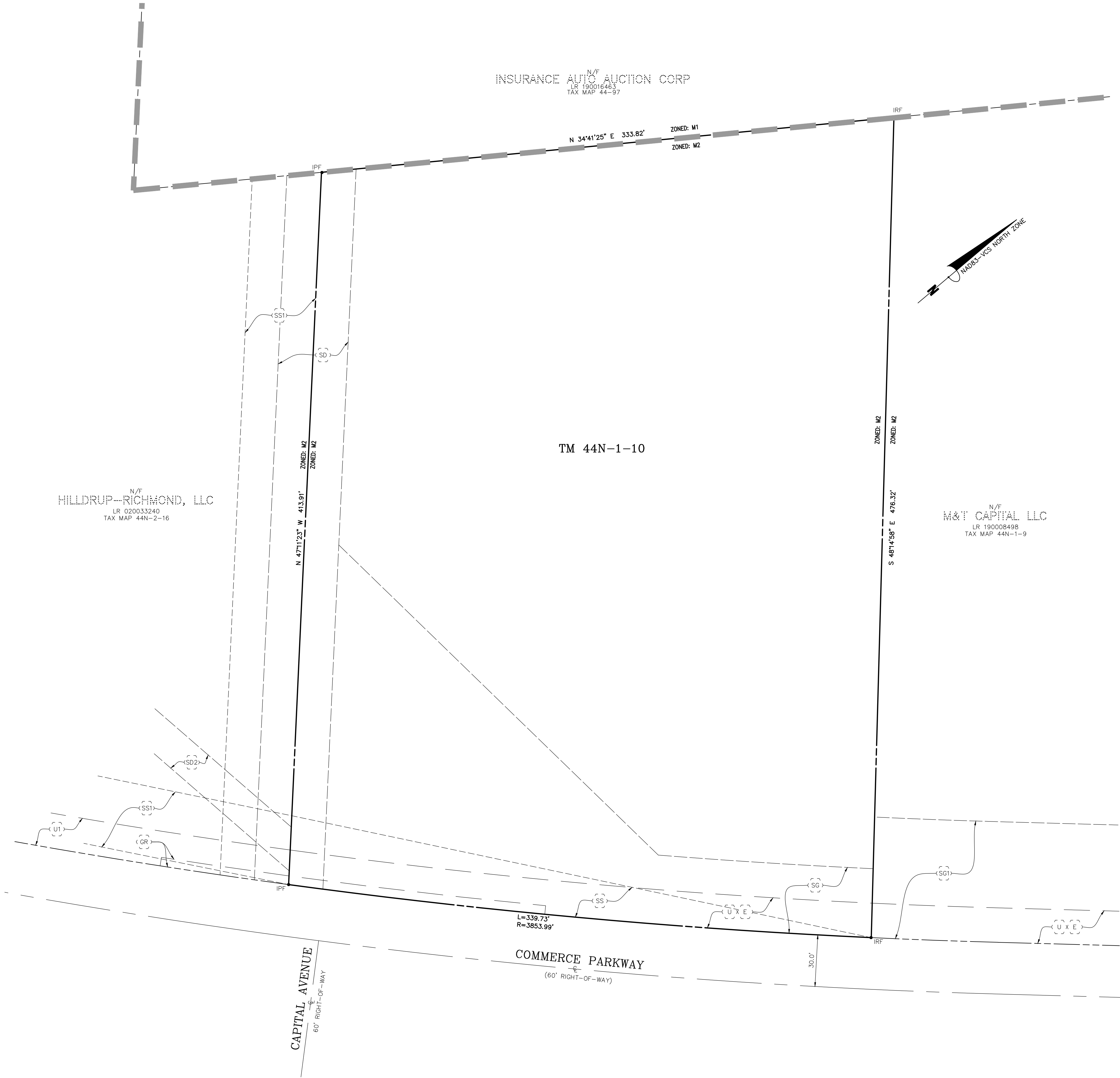
TYPE B BUFFER

115 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.





VICINITY MAP
SCALE: 1"=2000'

NOTES:

- THE PROPERTY DELINEATED HEREON IS LOCATED ON STAFFORD COUNTY TAX ASSESSEMENT MAP NUMBER 44N-1-10 AND IS ZONED M2 (HEAVY INDUSTRIAL).
- THE PROPERTY IS NOW IN THE NAME OF VULCAN LANDS, INC., AS RECORDED IN INSTRUMENT NUMBER 220015875, AMONG THE LAND RECORDS OF STAFFORD COUNTY, VIRGINIA.
- BOUNDARY INFORMATION AS SHOWN HEREON IS BASED ON DEEDS AND PLATS OF RECORD AND A PLAT TITLED "ALTA/NSPS LAND TITLE SURVEY LOT 10 PHASE 1 HERITAGE COMMERCE CENTER" WITH A DATE OF PLAT OR MAP OF FEBRUARY 1, 2022 OF STAFFORD COUNTY AND A FIELD SURVEY PERFORMED BY BOWMAN ON DECEMBER 13, 2022.
- THE HORIZONTAL DATUM AS REFERENCED HEREON WAS ESTABLISHED BY STATIC GPS CONTROL METHODS. THE HORIZONTAL DATUM IS REFERENCED TO VIRGINIA STATE GRID, NORTH ZONE, NAD83 (2011) AND IS REFERENCED IN U.S. SURVEY FEET.
- THE SURVEYED PROPERTY AS SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HERewith. BOWMAN WAS PROVIDED A COMMITMENT FOR TITLE INSURANCE FROM STEWART TITLE GUARANTY COMPANY FILE NO.: 21000031904, DATED JULY 29, 2022 AT 11:56AM.
- THIS CONDITIONAL USE EXHIBIT IS FOR THE USE OF A CONCRETE PLANT ON SITE.

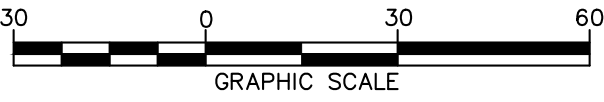
EASEMENT LEGEND

- (E) EX. 20' VEPCO EASEMENT
D.B. 775 PG 264
- (GR) EX. 5' GUARDRAIL EASEMENT
P.B. 21 PG 18
- (SD) EX. 40' STORM DRAINAGE EASEMENT
P.B. 21 PG 18
- (SD1) EX. 180'x125' DRAINAGE EASEMENT
P.B. 21 PG 18
- (SD2) EX. 20' DRAINAGE EASEMENT
PM040000234
- (SG) EX. 40' SLOPE & GRADING EASEMENT
P.B. 21 PG 18
- (SG1) EX. 70' SLOPE & GRADING EASEMENT
P.B. 21 PG 18
- (SS) EX. 40' SANITARY SEWER EASEMENT
P.B. 21 PG. 18
- (SS1) EX. 40' SANITARY SEWER EASEMENT
P.B. 21 PG 21
- (U) EX. 20' UTILITY EASEMENT
P.B. 21 PG. 18
- (U1) EX. 20' UTILITY EASEMENT
P.B. 21 PG 18

AREA TABULATION

TM 44H-1-10	3.0026 AC.
TOTAL AREA	3.0026 AC.

M-2
HEAVY COMMERCIAL 3.0026 AC.



PLAT SHOWING
CONDITIONAL USE EXHIBIT
GENERAL DEVELOPMENT PLAN
VULCAN LANDS, INC.



DRAWN: MWH
CHK: MGB
QC: JAJ

SCALE: 1" = 30'

PROJ No. 100384-01-002

TASK No. 00007

DATE : 1/25/2023

7 OF 7

REVISION	REVISIONS	DATE