

GENERAL DEVELOPMENT PLAN

AUSTIN RIDGE LOGISTICS CENTER

HARTWOOD ELECTION DISTRICT

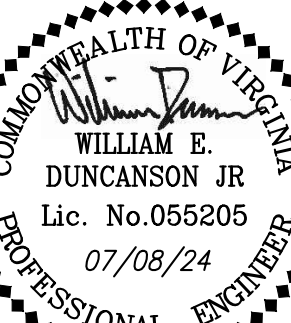
STAFFORD COUNTY, VIRGINIA

Bowman

Bowman Consulting Group Ltd.
1300 Central Park Blvd.
Fredericksburg, VA 22401
Phone: (540) 371-0268
www.bowman.com
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COVER SHEET
AUSTIN RIDGE LOGISTICS CENTER
GENERAL DEVELOPMENT PLAN
HARTWOOD ELECTION DISTRICT
STAFFORD COUNTY, VA

COUNTY PROJECT NUMBER



PLAN STATUS
05/29/24 ISSUED TO CLIENT
07/08/24 1st SUBMISSION

DATE	DESCRIPTION
JT/WD	JT/WD WED
DESIGN	DRAWN CHKD
SCALE	HT: AS NOTED
	VT:
JOB No.	7489-06-001
DATE	MAY 29, 2024
FILE No.	7489-D-ZP-008

SHEET 1 OF 15

- ### GENERAL NOTES
- EXISTING ZONING DISTRICTS ARE SHOWN IN THE LAND SUMMARY CHART SHOWN ON THIS SHEET. THE PROPOSED ZONING FOR THIS SITE IS M-2.
 - 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 51179C0137F AND 51179C0141F, REVISED DATE JUNE 21, 2023. 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.

- ### DATA CENTER SPECIFIC NOTES:
- IF DATA CENTER USES ARE CONSTRUCTED ON THE PROPERTY, THE PROPERTY SHALL BE ENCLOSED WITH SECURITY FENCING AT LEAST SEVEN (7) FEET IN HEIGHT, INCLUDE AN APPROPRIATE ANTI-CLIMBING DEVICE, AND SHALL BE SECURED WITH GATES. SECURITY FENCING SHALL BE INSTALLED INTERIOR TO ANY REQUIRED BUFFER.
 - ALL DATA CENTER PRIMARY STRUCTURES SHALL BE SETBACK AT LEAST ONE HUNDRED (100) FEET FROM ANY PROPERTY LINE ABUTTING NON-COMMERCIAL OR NON-INDUSTRIAL ZONED PROPERTIES.

CHESAPEAKE BAY NOTE:

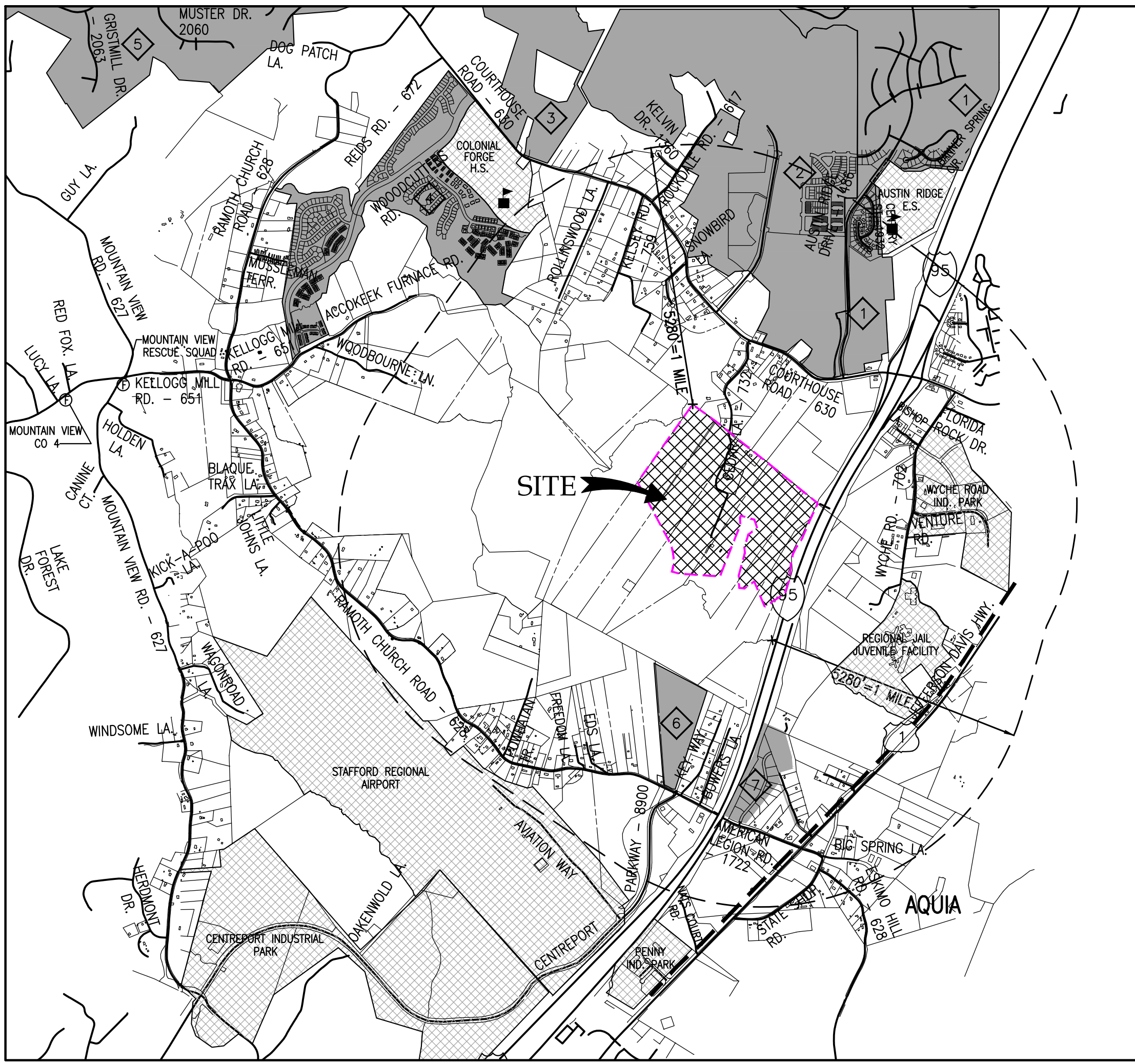
ALL THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION ACT SHALL BE SHOWN ON THE CONSTRUCTION PLANS WHERE APPLICABLE. A CHESAPEAKE BAY PRESERVATION ACT OVERLAY PLAN SHALL BE SHOWN ON THE CONSTRUCTION PLANS AS THEY ARE DEVELOPED AND SUBMITTED FOR APPROVAL. SAID OVERLAY PLAN TO SHOW LIMITS OF CHESAPEAKE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



VICINITY SKETCH MAP LEGEND

SUBDIVISION KEY	SYMBOLS LEGEND
1 AUSTIN RIDGE	SCHOOL LOCATED WITHIN ONE MILE OF THE SITE
2 EMBREY MILL	MAGISTERIAL DISTRICT LINE
3 LIBERTY KNOLLS	PROJECT LIMITS
4 COLONIAL FORGE	
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.
- NO LIBRARIES ARE LOCATED WITHIN ONE MILE OF THE SITE.
- NO PARKS ARE LOCATED WITHIN ONE MILE OF THE SITE.
- 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.

PARCELS SUBJECT TO APPLICATION

TAX MAP	LOT	OWNER	MAILING ADDRESS	CURRENT ZONE	INSTR. #	AREA SF	AREA AC
38	78	NP AUSTIN RIDGE, LLC	3315 N OAK TRAFFICWAY, KANSAS CITY, MO 64116	M1	230013312, 230015152, 240001551	2,824,112 SF	64.83269 AC
38	68	NP AUSTIN RIDGE, LLC	3315 N OAK TRAFFICWAY, KANSAS CITY, MO 64116	M1	230013312, 230015152, 240001551	2,775,860 SF	63.72497 AC
38	69	NP AUSTIN RIDGE BUILDING 2, LLC	3315 N OAK TRAFFICWAY, KANSAS CITY, MO 64116	M1	240006226	690,114 SF	15.84284 AC
38	70A	NP AUSTIN RIDGE BUILDING 1, LLC	3315 N OAK TRAFFICWAY, KANSAS CITY, MO 64116	M1	240006225	1,669,494 SF	38.32630 AC
TOTAL SITE AREA						7,959,580 SF	182.7268 AC

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.	BOUNDARY PLAT

ZONING CALCULATIONS

TOTAL ZONING AREA =	182.73	AC
PROPOSED M-2 HEAVY INDUSTRIAL AREA =	182.73	AC
EXISTING M-1 AREA TO REMAIN =	0.00	AC
RESERVATION AREA =	1.11	AC

M-2 HEAVY INDUSTRIAL ZONING TABULATIONS

MAXIMUM FLOOR AREA =	1.0	OR	7,959,580	SF
MINIMUM OPEN SPACE RATIO =	0.25	OR	45.68	AC.

M-2 LOT REQUIREMENTS

FRONT BRL:	40	FT	FRONT SETBACK MAY BE REDUCED SEE SUB-SECTION 28-59 (F) (10) OF THE ZONING ORD.
SIDE BRL:	40	FT	
REAR BRL:	40	FT	

MAXIMUM BUILDING HEIGHT =	95*	FT	Typ. Warehouse Bldg. Height = 45 FT-50 FT
			Typ. Data Center Bldg. Height = 95 FT

* MODIFIED WITH THIS GDP

PROPOSED DEVELOPMENT SUMMARY:

PROPOSED WAREHOUSE GFA =	652,650	SF	GROSS FLOOR AREA
PROPOSED OFFICE FLOOR AREA =	34,350	SF	GROSS FLOOR AREA
PROPOSED DATA CENTER GFA =	1,582,000	SF	GROSS FLOOR AREA
PROPOSED TOTAL FLOOR AREA =	2,269,000	SF	GROSS FLOOR AREA
PROPOSED FLOOR AREA RATIO =	0.29		
PROPOSED OUTDOOR STORAGE =	112,937	SF	(TRAILER PARKING LAND AREA)

PARKING TABULATIONS:

STORAGE, INDOOR =	131	SPC	(1.0 per 5,000 gfa x 652,650)
STORAGE, OUTDOOR =	23	SPC	(1.0 per 5,000 gfa x 112,937)
OFFICE/ADMINISTRATION =	115	SPC	(1.0 per 300 gfa x 34,350)
DATA CENTER =	143	SPC	(1.5 PER EMPLOYEE ON MAXIMUM SHIFT) (1.5 per 95 employees)
PARKING LOT SPACES PROVIDED =	854	SPC	(412 PARKING SPACES REQUIRED)
H.C. PARKING REQUIRED =	18	SPC	
H.C. PARKING PROVIDED =	38	SPC	

LOADING SPACE TABULATIONS:

STORAGE, INDOOR =	1	SPC	(TABLE 7.1 - 1 SPACE REQUIRED)
STORAGE, OUTDOOR =	1	SPC	(TABLE 7.1 - 1 SPACE REQUIRED)
DATA CENTER =	1	SPC	(TABLE 7.1 - 1 SPACE REQUIRED)
PROPOSED LOADING SPACES =	>3	SPC	

MINIMUM OPEN SPACE RATIO =	0.25	OR	45.68	AC.
ESTIMATED OPEN SPACE =	0.51	OR	94.09	AC.

NO. OF STORIES: 1-2 STORIES. WAREHOUSE COMPONENT WILL BE 1-STORY. OFFICE MAY HAVE A MEZZANINE/2-STORY COMPONENT.

OWNER (TM 38-68.78)/APPLICANT
NP AUSTIN RIDGE, LLC
3315 N OAK TRAFFICWAY
KANSAS CITY, MO 64116
P: (314) 323-0732
CONTACT: MR. RYAN MARSHALL

OWNER (TM 38-69)
NP AUSTIN RIDGE BUILDING 2, LLC
3315 N OAK TRAFFICWAY
KANSAS CITY, MO 64116
P: (314) 323-0732
CONTACT: MR. RYAN MARSHALL

OWNER (TM 38-70A)
NP AUSTIN RIDGE BUILDING 1, LLC
3315 N OAK TRAFFICWAY
KANSAS CITY, MO 64116
P: (314) 323-0732
CONTACT: MR. RYAN MARSHALL

CIVIL ENGINEER
BOWMAN CONSULTING
1300 CENTRAL PARK BOULEVARD
FREDERICKSBURG, VA 22401
P: (540) 371-0268
F: (540) 371-3479
CONTACT: MR. WILLIAM E. DUNCANSON, JR., P.E.

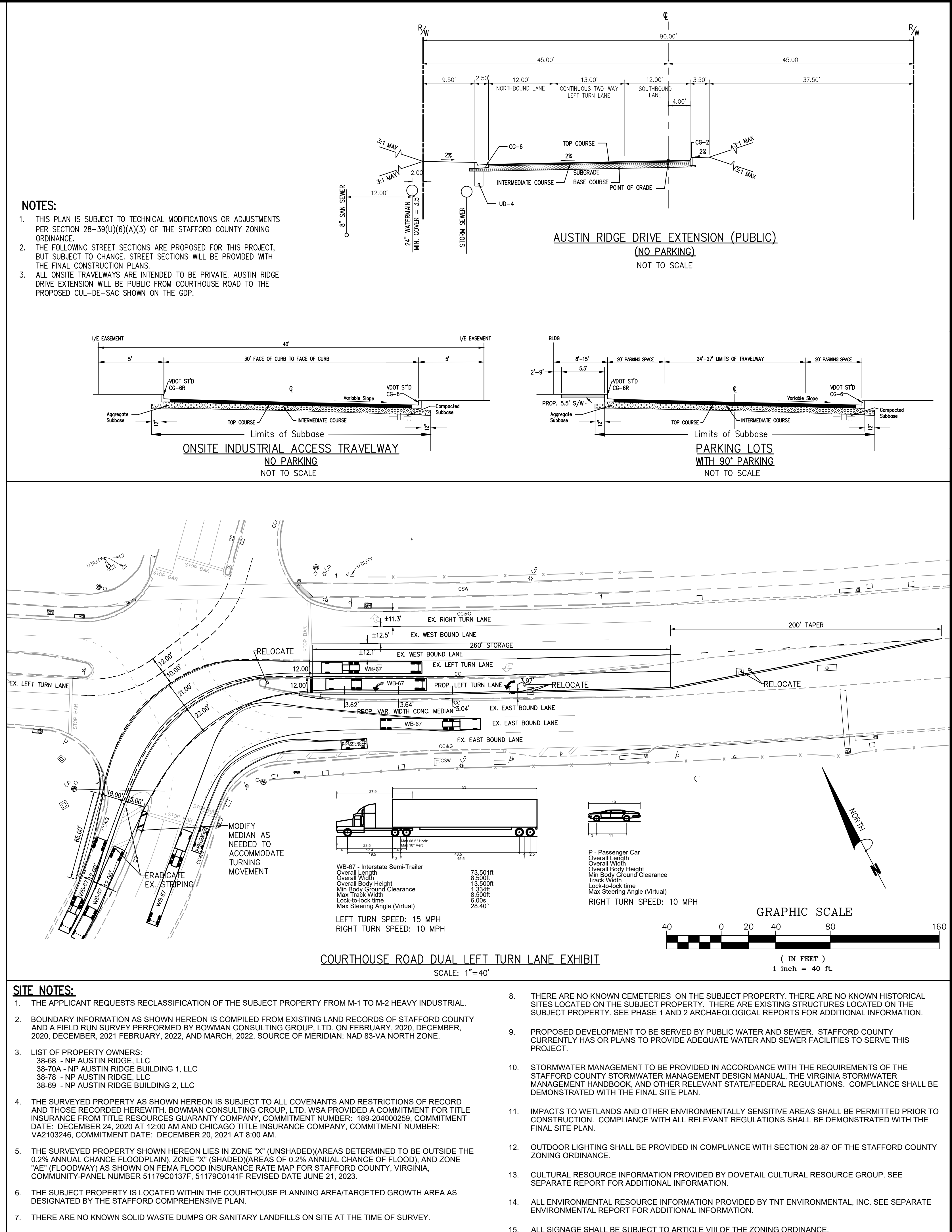
TRANSPORTATION ENGINEER
BOWMAN CONSULTING
947 MYERS STREET, SUITE B
RICHMOND, VA 23233
P: (804) 616-3240
CONTACT: MR. CARLOS G. GARCIA, P.E.

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.

LEGEND		
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	
	INDICATES THE NUMBER OF TYPICAL PARKING SPACES	
	STREET LIGHT	
	VEHICLES PER DAY (TRAFFIC COUNT)	
	TEST PIT LOCATION	
	RECOMMENDED/REQUIRED	
	CRITICAL SLOPE (SLOPES TO BE STABILIZED PURSUANT TO VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK)	
	HANDICAP RAMP (CG-12) DENOTES LOCATION OF STD VDOT CG-12 AND/OR JURISDICTIONAL STANDARD RAMP CONSTRUCTION	
	DENOTES CLEAR SIGHT TRIANGLE	
	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	BASMENT 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
CIIP	CAST IRON PIPE
CIP	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	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
LCG	LIMITS OF CLEARING & GRADING
LT	LEFT
M	MONUMENT FOUND
MECH.	MECHANICAL
MH	MANHOLE
MI	MILE
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	NUMBER
NO.	NUMBER
NBL	NORTH BOUND LANE
N/A	NOT APPLICABLE
O	ON CENTER
OC	OUTSIDE DIAMETER
OD	OVERHANG
OH	OVERHEAD
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	REQUIRED
REQD	REINFORCED CONCRETE PIPE
RD.	ROAD
RET.	RETAINING
REV.	REVISION
RR	RAILROAD
ROUTE	ROUTE
R/W	RIGHT OF WAY
R/R	ROUGH GRADING PLAN
ROP	REMOTE OUTSIDE MONITOR
ROM	RESOURCE MANAGEMENT AREA
RMA	RESOURCE PROTECTION AREA
RPA	RIGHT
S	SPEED OR SLOPE
SAN.	SANITARY
SBL	SOUTH BOUND LANE
SD	SIGHT DISTANCE
SECT.	SECTION
SEWER	SEWER
SH.	SHOULDER
SF	SQUARE FEET
SPACE	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
TEL	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
UP	HANDICAPPED VAN PARKING SPACE
V	VELOCITY
V	VOLUME
VA	VIRGINIA
VC	VERTICAL CURVE
VA	VA. DEPT. OF TRANSPORTATION
VDOT	VERTICAL FOOT
VF	VERTICAL FOOT
W	WEIGHT OR WIDTH
W/M	WATER MAIN
WBL	WEST BOUND LANE
WQA	WATER QUALITY IMPACT ASSESSMENT
X	TRANSFORMER
Y	YARD INLET
YR	YEAR
Z	SIDE SLOPES



Bowman

Bowman Consulting Group, Ltd.
 1300 Central Park Blvd.
 Fredericksburg, VA 22401
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LEGEND, NOTES & TYPICAL STREET SECTIONS

AUSTIN RIDGE LOGISTICS CENTER GENERAL DEVELOPMENT PLAN

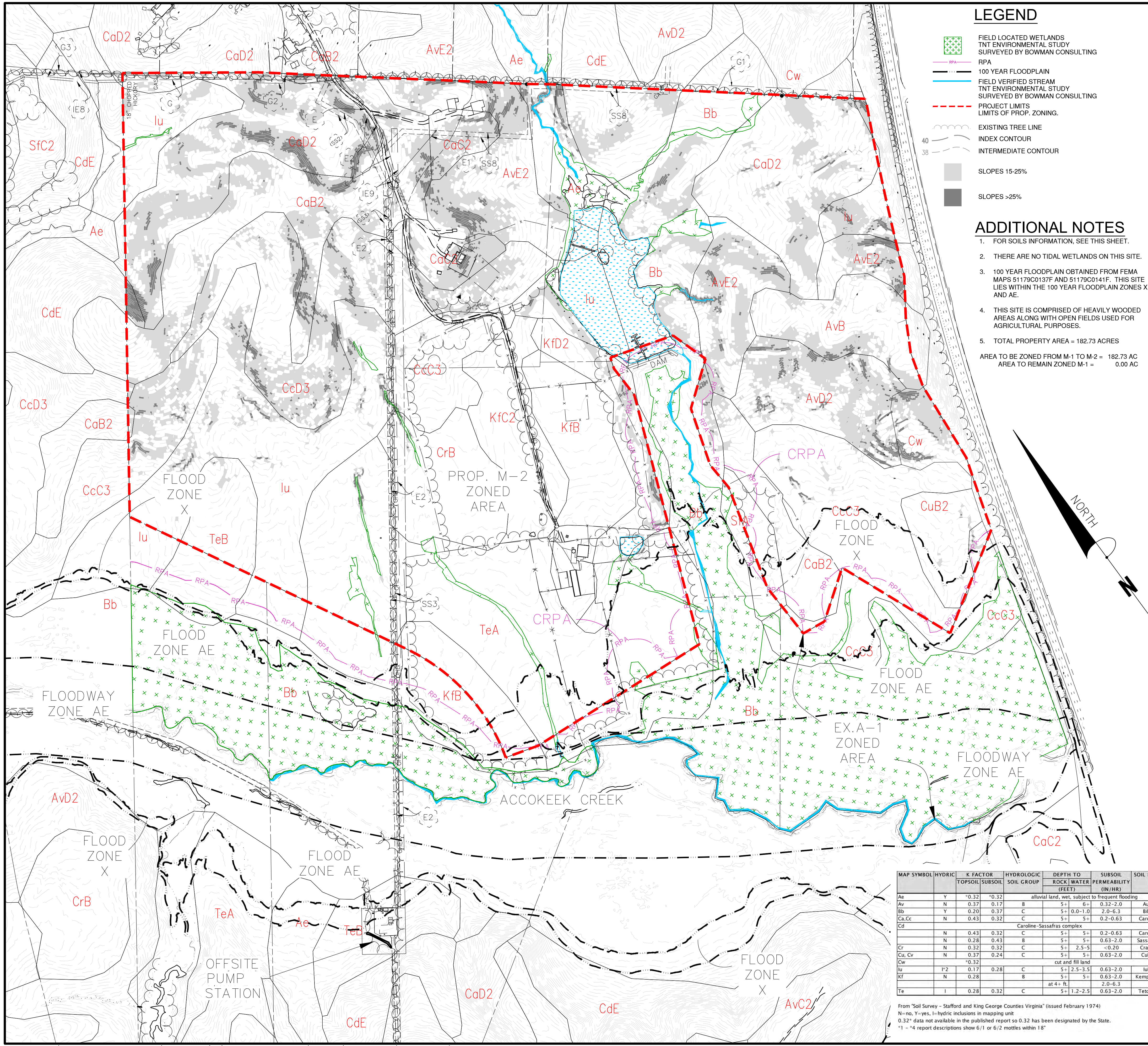
HARTWOOD ELECTION DISTRICT STAFFORD COUNTY, VA

COUNTY PROJECT NUMBER

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SCALE	H: AS SHOWN V: N/A
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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 51179C0137F AND 51179C0141F. 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 = 182.73 ACRES
AREA TO BE ZONED FROM M-1 TO M-2 = 182.73 AC
AREA TO REMAIN ZONED M-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. 51179C0137F and 51179C0141F (Effective Date June 21, 2023), 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, NAVD88, 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 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 upslope 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 Harperella. Based on the habitat studies, no suitable habitat for Harperella 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 Table¹

Classification ²	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

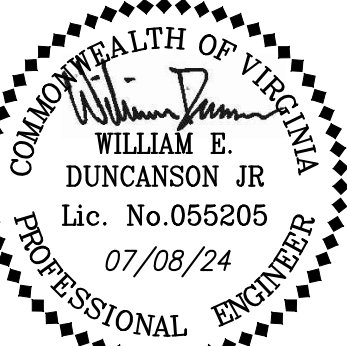
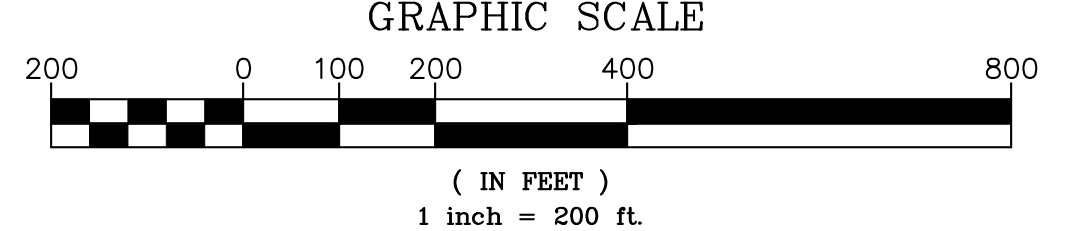
¹ The amount of waters of the U.S. and wetlands indicated in the table reflects the amount located within the limits of investigation for the Project.
² Stream classifications are based on field assessments by TNT using the NCDWQ Identification Methods for the Origins of Intermittent and Perennial Streams (Version 4.11, September 2010), as approved for use by Stafford County. Wetland classifications are based on assessments conducted by TNT Environmental in June through July 2021 and October 2021 through March 2022.

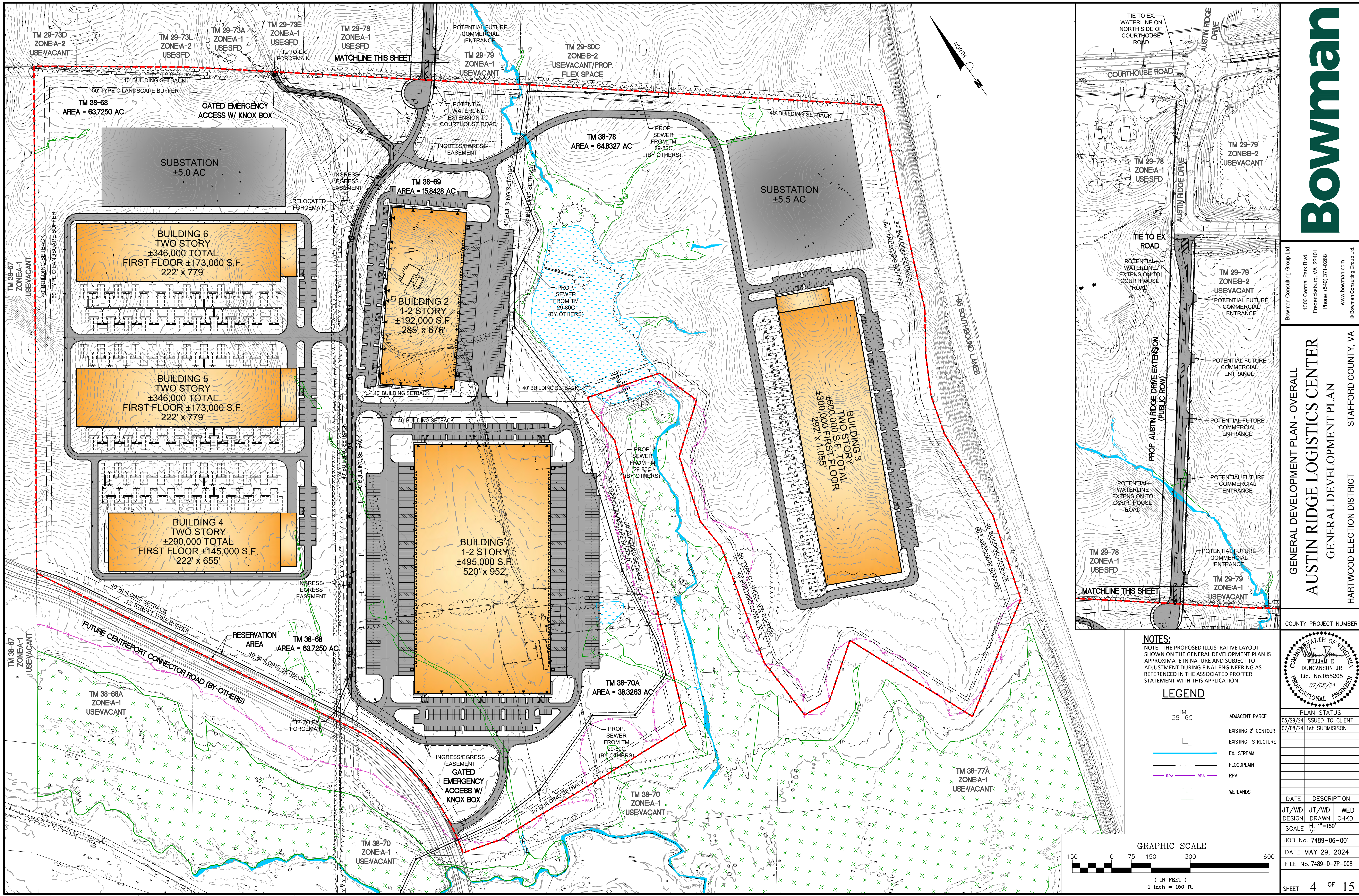
EASEMENT LEGEND

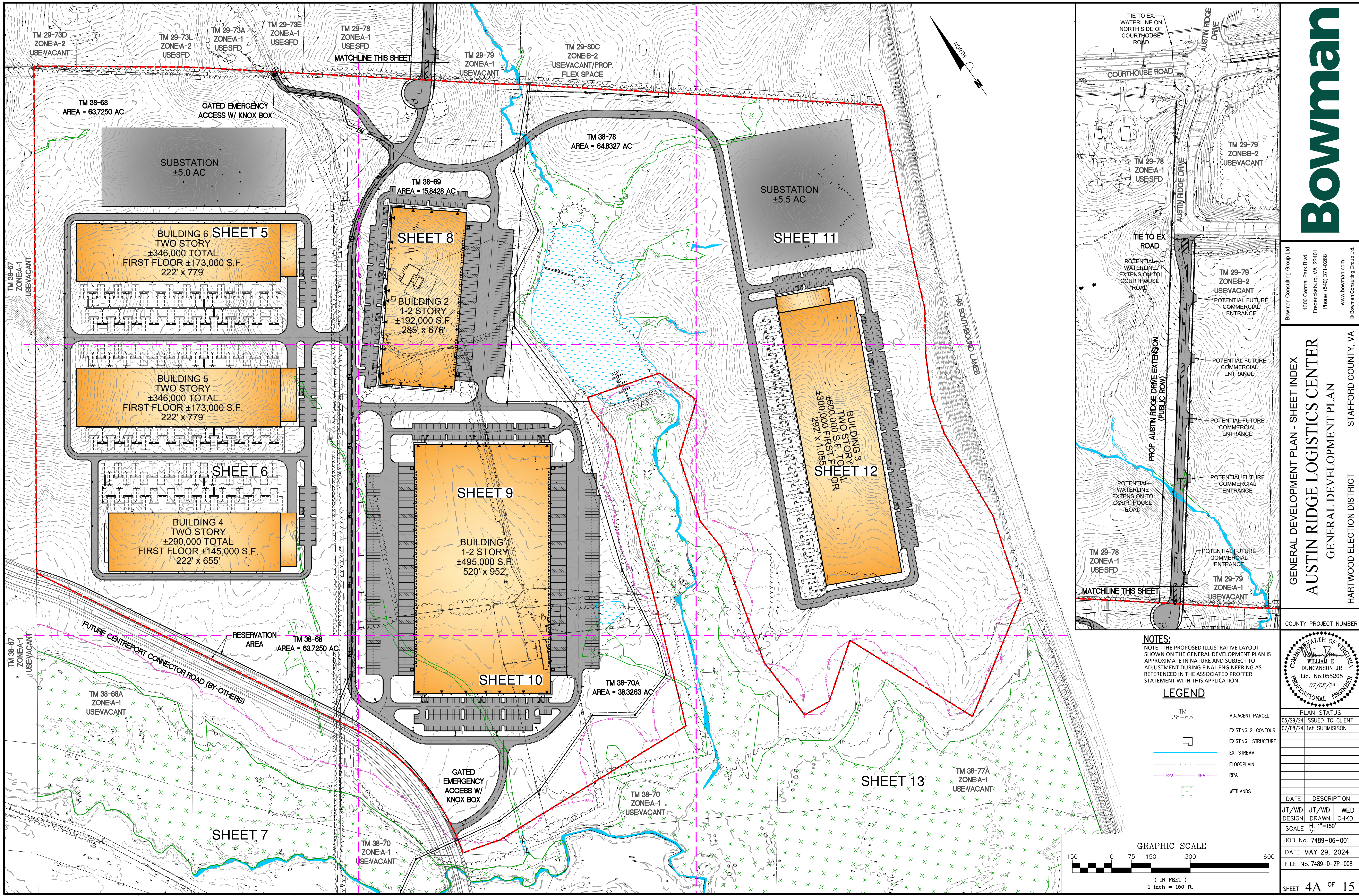
- (G) EX. 30' GAS PIPELINE EASEMENT LR 990017472
- (G1) EX. 30' GAS PIPELINE EASEMENT LR 990016240
- (E) EX. VEPCO EASEMENT (APPROX. LOCATION) DB 163, PG 459
- (E1) EX. VEPCO EASEMENT (APPROX. LOCATION) DB 405, PG 689
- (E2) EX. 30' VEPCO EASEMENT (APPROX. LOCATION) DB 887, PG 560 ; PB 23, PG 117
- (G2) EX. COLUMBIA GAS EASEMENT (APPROX. LOCATION) LR 990017474
- (G3) EX. COLUMBIA GAS EASEMENT (APPROX. LOCATION) LR 010000652
- (IE8) 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/SUBSOIL	SOIL GROUP	ROCK/WATER (FEET)	PERMEABILITY (IN/HR)			
Ae	Y	*0.32	*0.32	alluvial land, wet, subject to frequent flooding				Y
Av	N	0.37	0.17	B	5+	6+	0.32-2.0	Aura
Bb	Y	0.20	0.37	C	5+	5+	0.0-1.0	2.0-6.3
Ca/Cc	N	0.43	0.32	C	5+	5+	0.2-0.63	Caroline
Cd	N	0.43	0.32	C	5+	5+	0.2-0.63	Caroline-Sassafras complex
	N	0.28	0.43	B	5+	5+	0.63-2.0	Sassafras
Cr	N	0.32	0.32	C	5+	5+	<0.20	Craven
Cu, Cv	N	0.37	0.24	C	5+	5+	0.63-2.0	Cullen
Cw	N	*0.32		cut and fill land				
Iu	I ²	0.17	0.28	C	5+	5+	2.5-3.5	Iuka
Kf	N	0.28		B	5+	5+	0.63-2.0	Kempsville
Te	I	0.28	0.32	C	5+	1.2-2.5	0.63-2.0	Tetotum

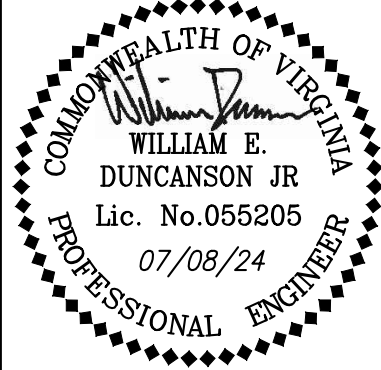
From "Soil Survey - Stafford and King George Counties Virginia" (issued February 1974)
N=no, Y=yes, I=hydric inclusions in mapping unit
0.32+ data not available in the published report so 0.32 has been designated by the State.
* - *4 report descriptions show 6/1 or 6/2 mottles within 18"







COUNTY PROJECT NUMBER



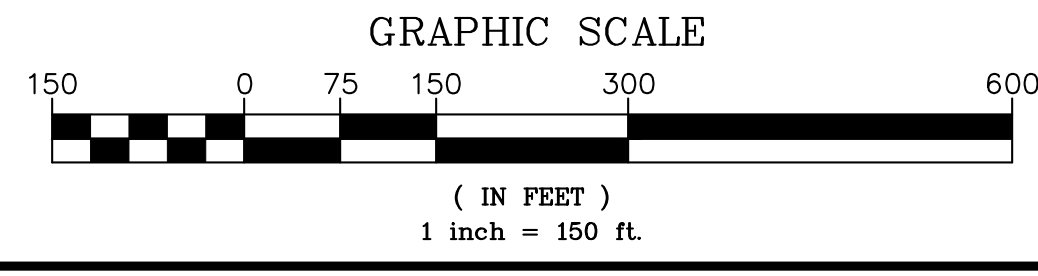
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05/29/24	ISSUED TO CLIENT
07/08/24	1st SUBMISSION

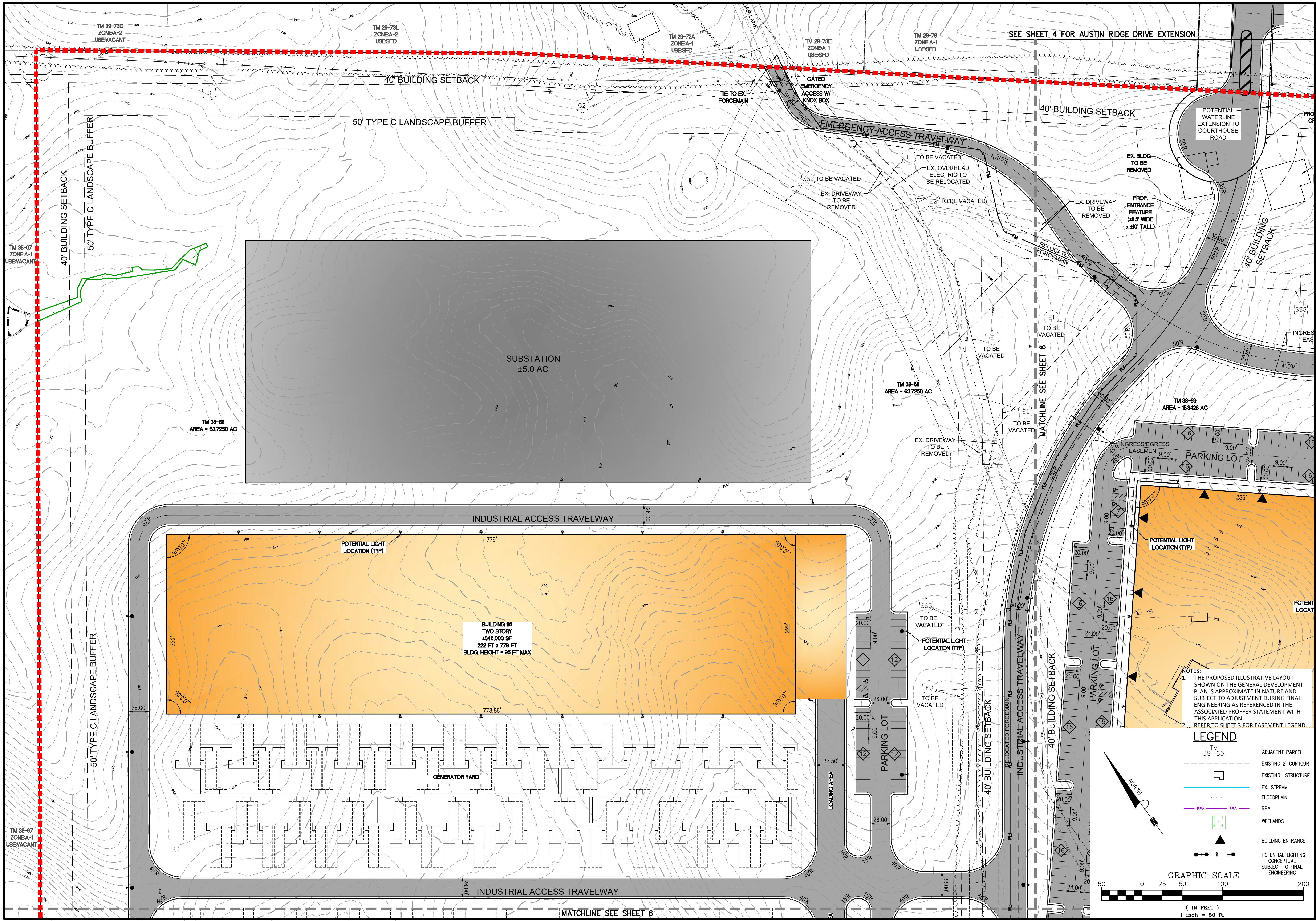
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DESIGN	DRAWN CHKD
SCALE	H: 1"=150'
	V: 1"=150'
JOB No.	7489-06-001
DATE	MAY 29, 2024
FILE No.	7489-D-ZP-008

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
—	EXISTING 2' CONTOUR
—	EXISTING STRUCTURE
—	EX. STREAM
—	FLOODPLAIN
—	RPA
—	WETLANDS



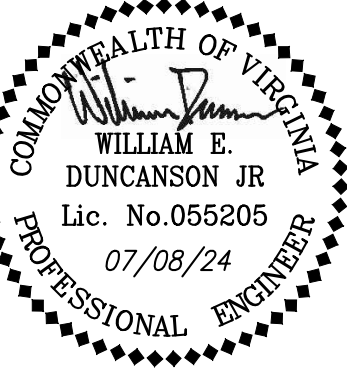
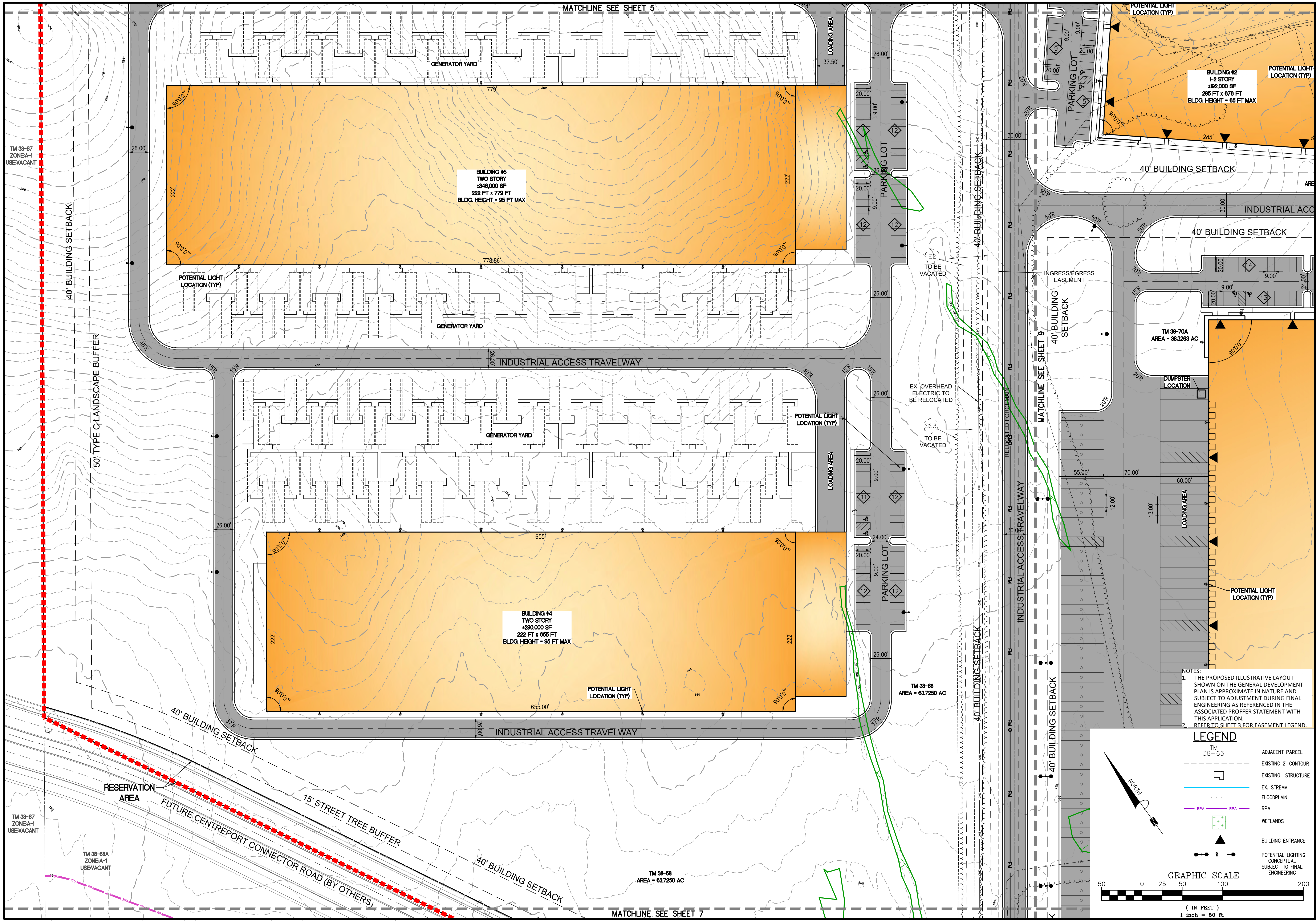


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LEGEND

TM 38-65	ADJACENT PARCEL
[Symbol]	EXISTING 2' CONTOUR
[Symbol]	EXISTING STRUCTURE
[Symbol]	EX. STREAM
[Symbol]	FLOODPLAIN
[Symbol]	RPA
[Symbol]	WETLANDS
[Symbol]	BUILDING ENTRANCE
[Symbol]	POTENTIAL LIGHTING CONCEPTUAL SUBJECT TO FINAL ENGINEERING

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



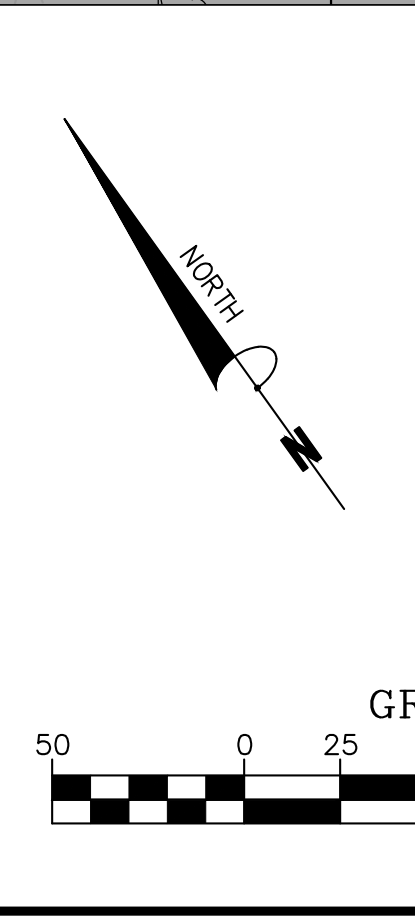
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05/29/24	ISSUED TO CLIENT	
07/08/24	1st SUBMISSION	

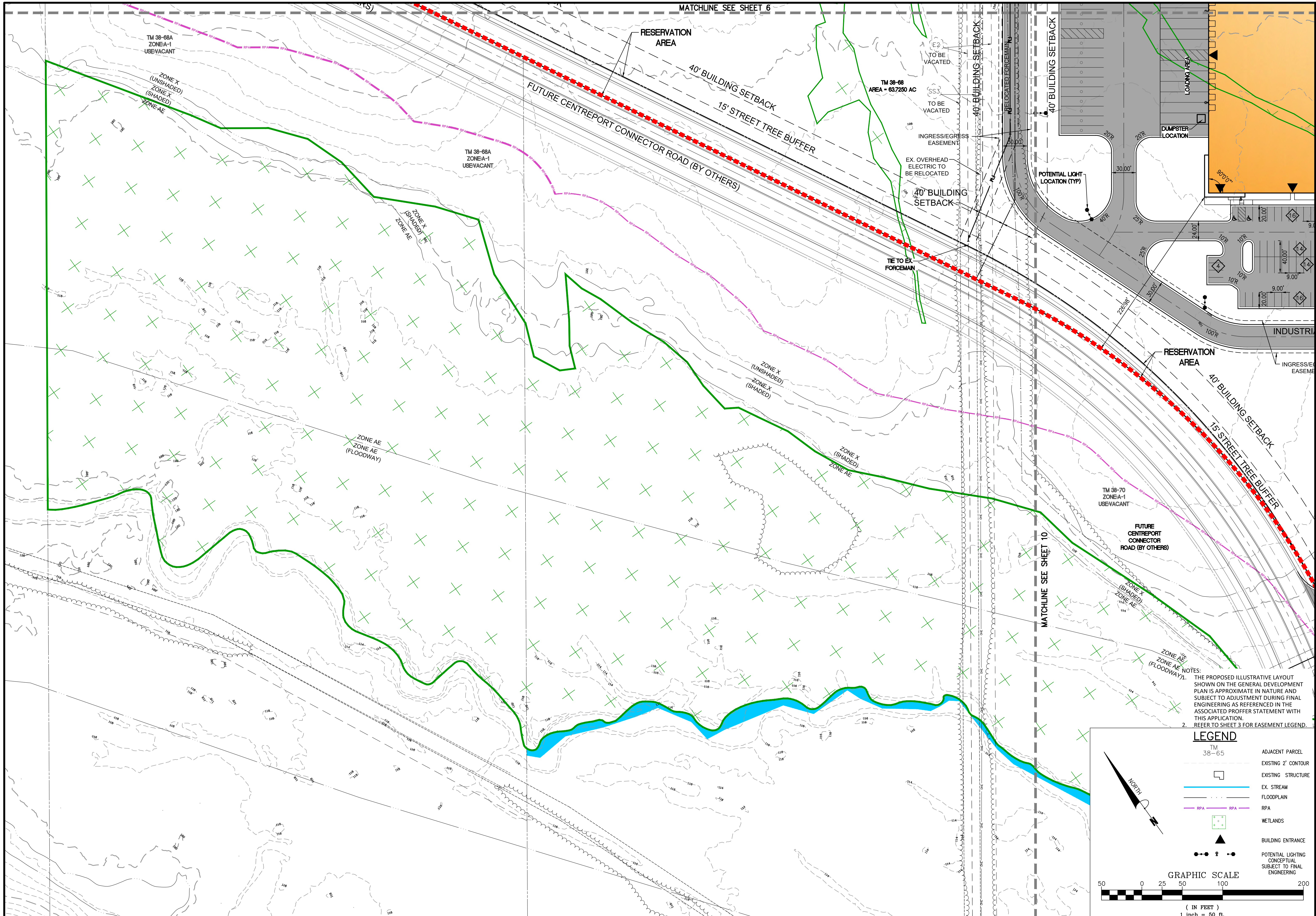
DATE	DESCRIPTION	
JT/WD	JT/WD	WED
DESIGN	DRAWN	CHKD
SCALE	H: 1"=50'	V: 1"=20'
JOB No.	7489-06-001	
DATE	MAY 29, 2024	
FILE No.	7489-D-ZP-008	

- 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
- POTENTIAL LIGHTING CONCEPTUAL SUBJECT TO FINAL ENGINEERING





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

COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
 WILLIAM E. DUNCANSON JR.
 Lic. No. 055205
 07/08/24
 PROFESSIONAL ENGINEER

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
[Symbol]	POTENTIAL LIGHTING SUBJECT TO FINAL ENGINEERING

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

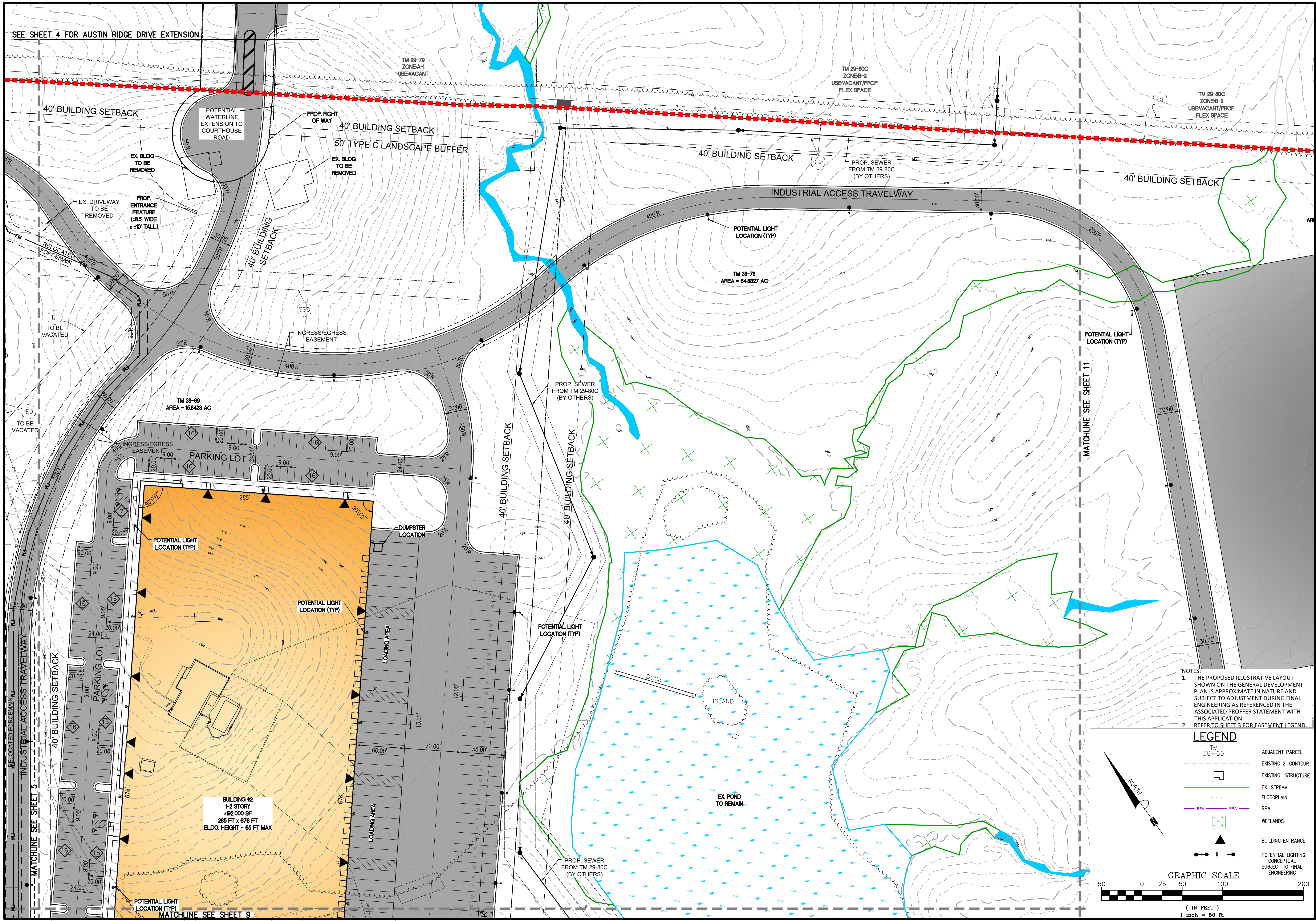
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PLAN STATUS

05/29/24	ISSUED TO CLIENT
07/08/24	1st SUBMISSION

DATE	DESCRIPTION
JT/WD DESIGN	JT/WD DRAWN
SCALE H: 1"=50' V: 1"=20'	WED CHKD
JOB No. 7489-06-001	
DATE MAY 29, 2024	
FILE No. 7489-D-ZP-008	

SHEET 7 OF 15



SEE SHEET 4 FOR AUSTIN RIDGE DRIVE EXTENSION

POTENTIAL WATERLINE EXTENSION TO COURTHOUSE ROAD

TM 38-69
AREA = 15,8428 AC

BUILDING #2
1-2 STORY
±192,000 SF
285 FT x 676 FT
BLDG. HEIGHT = 65 FT MAX

TM 29-79
ZONE-A-1
USE-VACANT

TM 29-80C
ZONE-B-2
USE-VACANT/PROP.
FLEX SPACE

TM 29-80C
ZONE-B-2
USE-VACANT/PROP.
FLEX SPACE

40' BUILDING SETBACK

40' BUILDING SETBACK

INDUSTRIAL ACCESS TRAVELWAY

TM 38-78
AREA = 64,8327 AC

MATCHLINE SEE SHEET 11

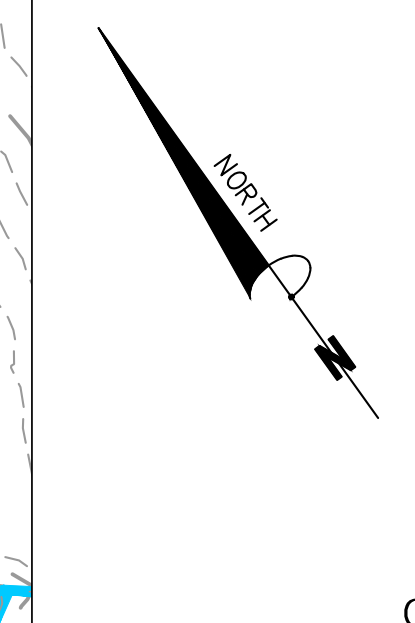
MATCHLINE SEE SHEET 5

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 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 |
| [Symbol] | POTENTIAL LIGHTING CONCEPTUAL SUBJECT TO FINAL ENGINEERING |



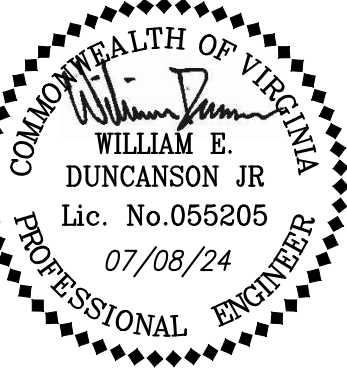
GRAPHIC SCALE
(IN FEET)
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STAFFORD COUNTY, VA

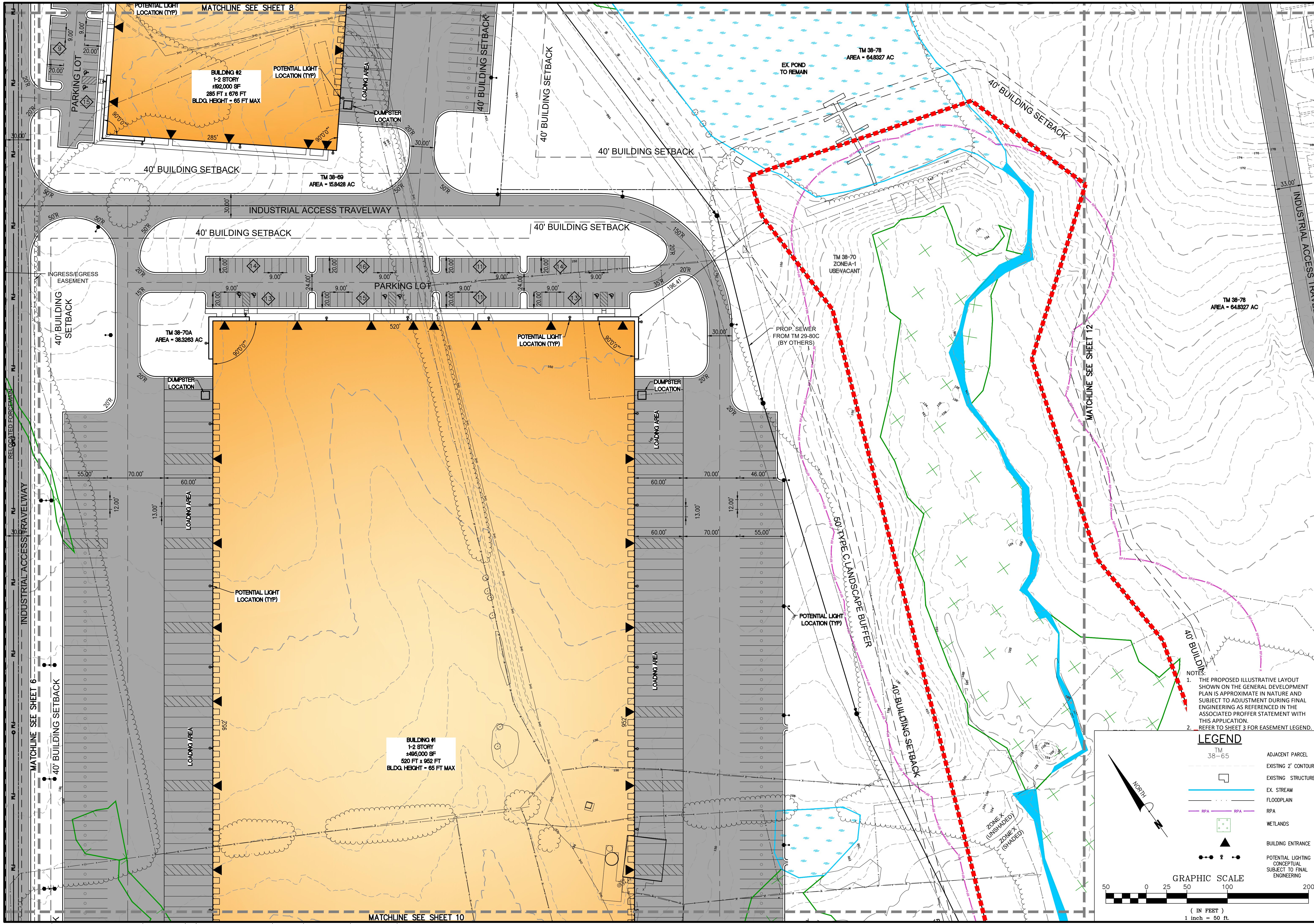
COUNTY PROJECT NUMBER



PLAN STATUS
05/29/24 ISSUED TO CLIENT
07/08/24 1st SUBMISSION

DATE	DESCRIPTION
JT/WD	JT/WD WED
DESIGN	DRAWN CHKD
SCALE	H: 1"=50'
	V: 1"=50'
JOB No.	7489-06-001
DATE	MAY 29, 2024
FILE No.	7489-D-ZP-008

SHEET 8 OF 15

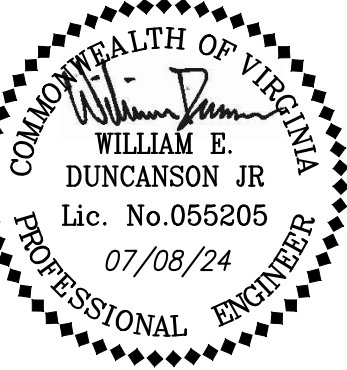


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 2. REFER TO SHEET 3 FOR EASEMENT LEGEND.

LEGEND

TM 38-65	ADJACENT PARCEL
EXISTING 2' CONTOUR	EXISTING STRUCTURE
EX. STREAM	FLOODPLAIN
RPA	RPA
WETLANDS	BUILDING ENTRANCE
POTENTIAL LIGHTING SUBJECT TO FINAL ENGINEERING	

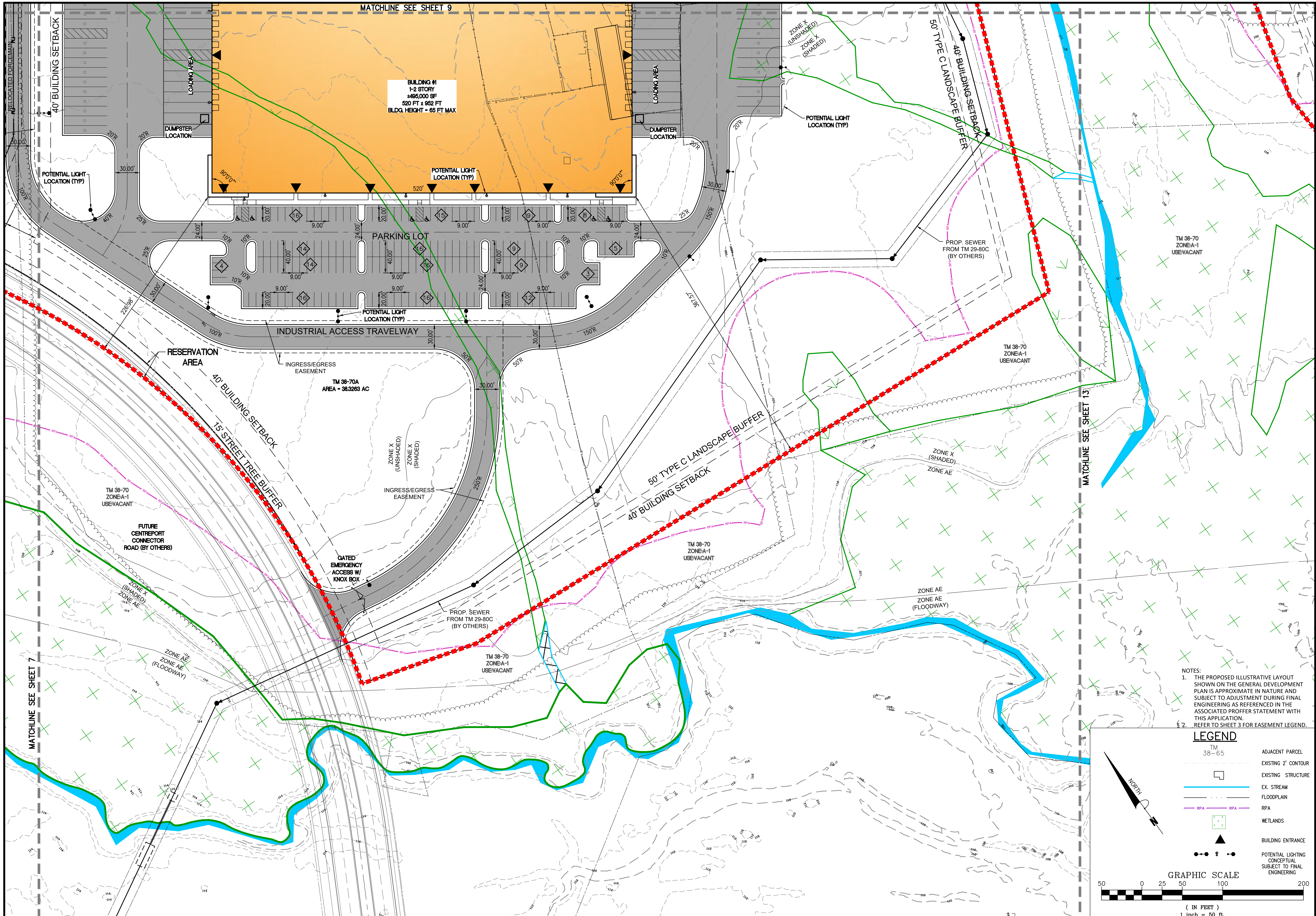
GRAPHIC SCALE
 (IN FEET)
 1 inch = 50 ft.



PLAN STATUS

05/29/24	ISSUED TO CLIENT
07/08/24	1st SUBMISSION

DATE	DESCRIPTION
JT/WD	JT/WD WED
DESIGN	DRAWN CHKD
SCALE	HT: 1"=50'
	VT: 1"=50'
JOB No.	7489-06-001
DATE	MAY 29, 2024
FILE No.	7489-D-ZP-008



MATCHLINE SEE SHEET 9

BUILDING #1
1-2 STORY
1495,000 SF
520 FT x 952 FT
BLDG. HEIGHT = 65 FT MAX

TM 38-70A
AREA = 38.3263 AC

GATED
EMERGENCY
ACCESS W/
KNOX BOX

PROP. SEWER
FROM TM 29-80C
(BY OTHERS)

TM 38-70
ZONE-A-1
USEVACANT

TM 38-70
ZONE-A-1
USEVACANT

TM 38-70
ZONE-A-1
USEVACANT

TM 38-70
ZONE-A-1
USEVACANT

TM 38-70
ZONE-A-1
USEVACANT

TM 38-70
ZONE-A-1
USEVACANT

TM 38-70
ZONE-A-1
USEVACANT

TM 38-70
ZONE-A-1
USEVACANT

TM 38-70
ZONE-A-1
USEVACANT

TM 38-70
ZONE-A-1
USEVACANT

TM 38-70
ZONE-A-1
USEVACANT

TM 38-70
ZONE-A-1
USEVACANT

TM 38-70
ZONE-A-1
USEVACANT

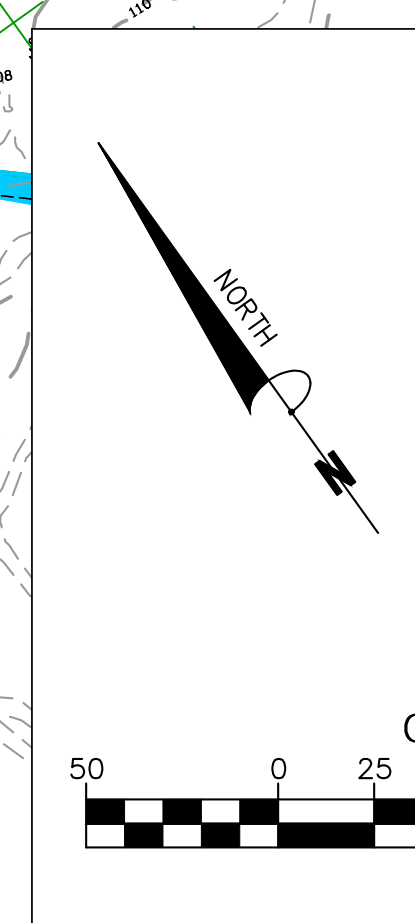
TM 38-70
ZONE-A-1
USEVACANT

TM 38-70
ZONE-A-1
USEVACANT

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
[Symbol]	POTENTIAL LIGHTING CONCEPTUAL SUBJECT TO FINAL ENGINEERING

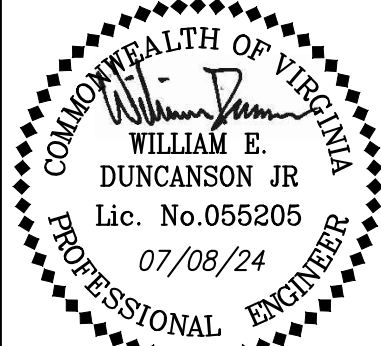


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HARTWOOD ELECTION DISTRICT
STAFFORD COUNTY, VA

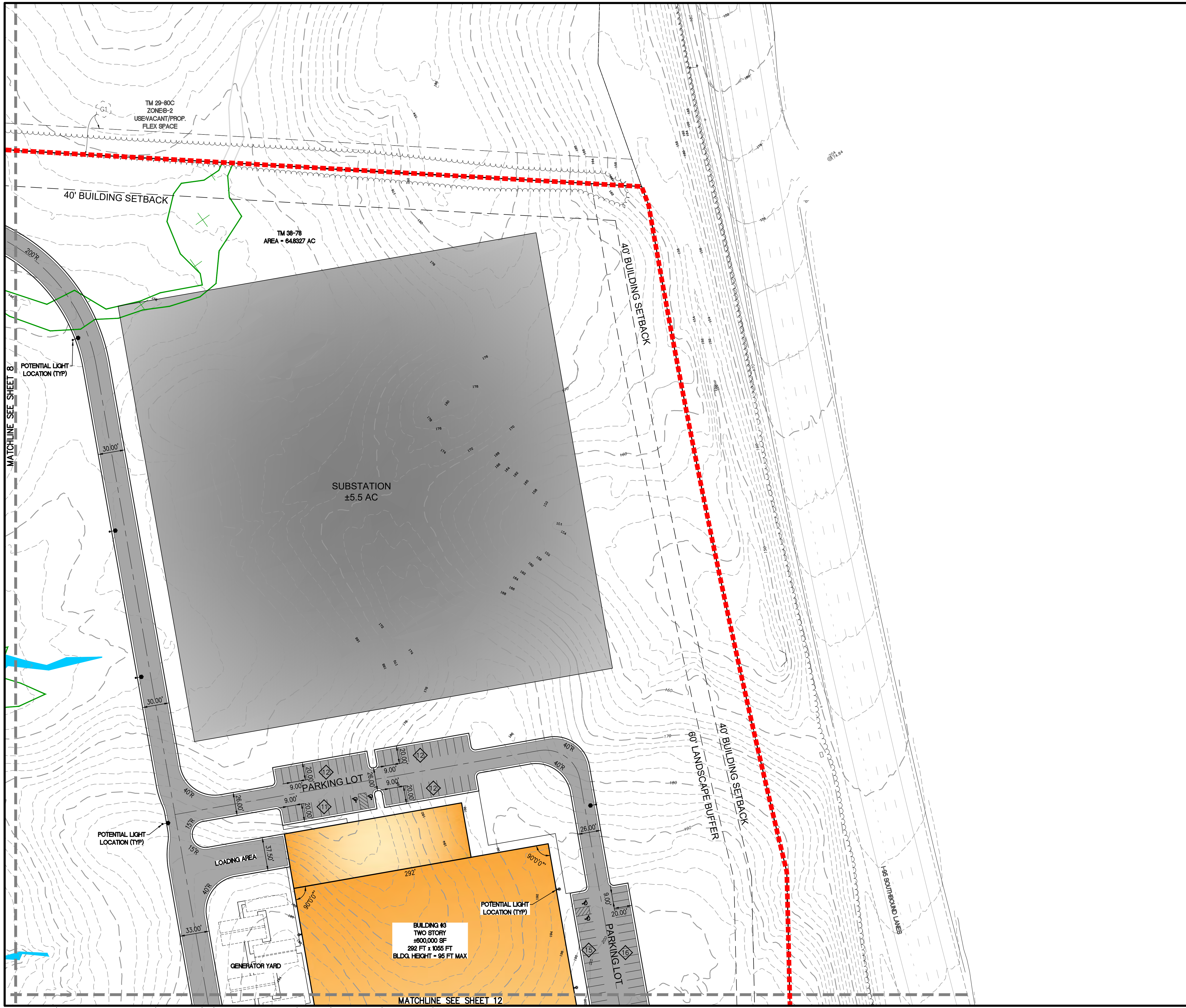
COUNTY PROJECT NUMBER



PLAN STATUS
05/29/24 ISSUED TO CLIENT
07/08/24 1st SUBMISSION

DATE	DESCRIPTION
JT/WD DESIGN	JT/WD DRAWN
SCALE	WED CHKD
JOB No. 7489-06-001	
DATE MAY 29, 2024	
FILE No. 7489-D-ZP-008	

SHEET 10 OF 15



Cad file name: P:\7489 - George Washington Village\7489-06-001 (ENG) - GW Village Industrial Park\Engineering\Engineering Plans\7489-D-ZP-008\004-013-7489-D-ZP-008-GDP.dwg

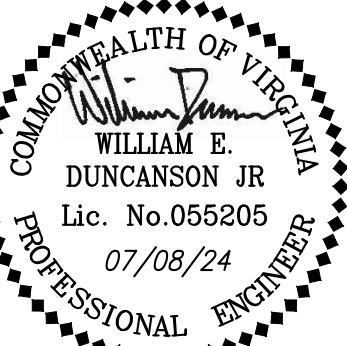
- NOTES:
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LEGEND

TM 38-65	ADJACENT PARCEL
[Symbol]	EXISTING 2' CONTOUR
[Symbol]	EXISTING STRUCTURE
[Symbol]	EX. STREAM
[Symbol]	FLOODPLAIN
[Symbol]	RPA
[Symbol]	WETLANDS
[Symbol]	BUILDING ENTRANCE
[Symbol]	POTENTIAL LIGHTING CONCEPTUAL SUBJECT TO FINAL ENGINEERING

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

50 0 25 50 100 200

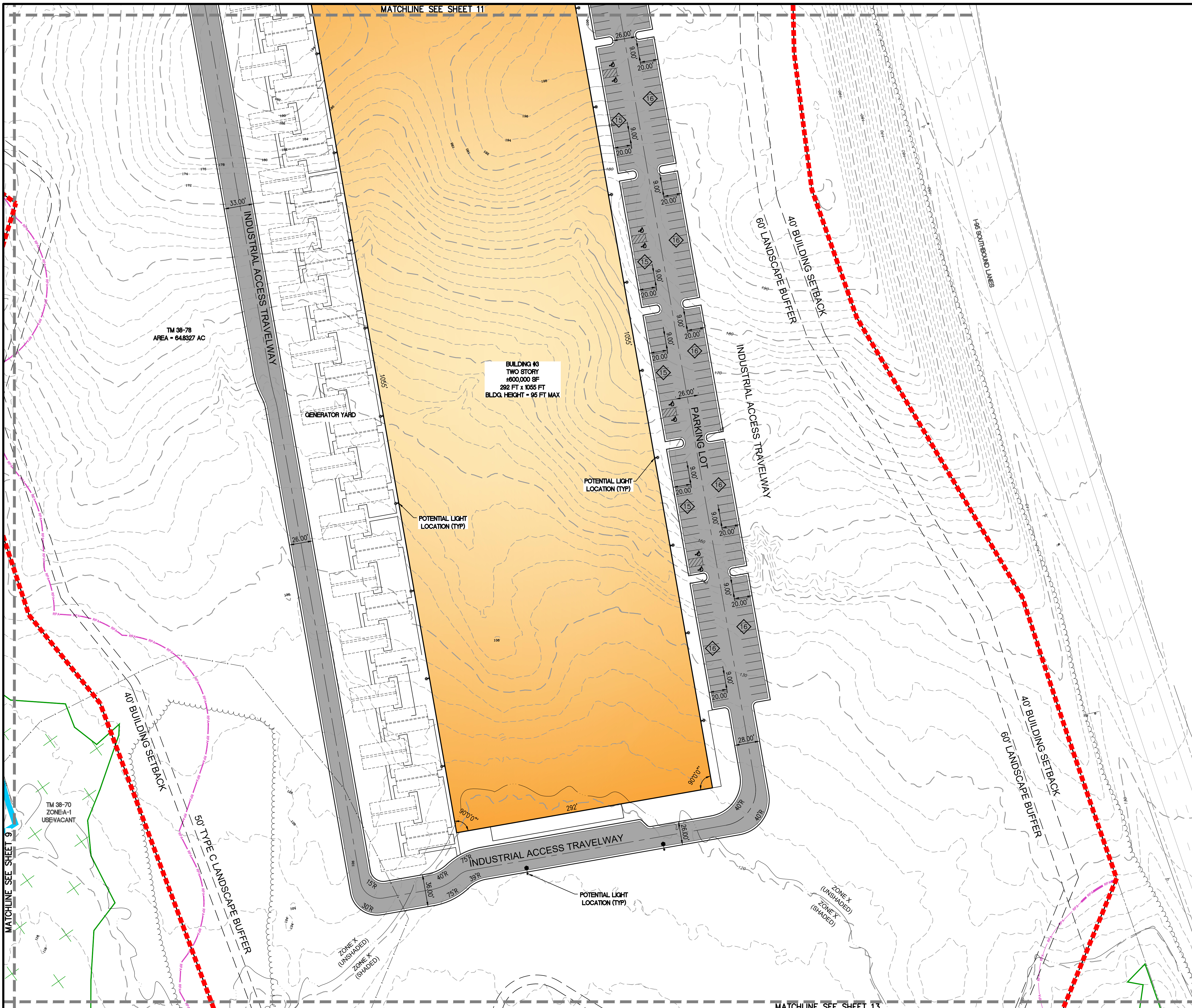


PLAN STATUS

05/29/24	ISSUED TO CLIENT
07/08/24	1st SUBMISSION

DATE	DESCRIPTION
JT/WD	JT/WD WED
DESIGN	DRAWN CHKD
SCALE	H: 1"=50'
	V: 1"=50'
JOB No.	7489-06-001
DATE	MAY 29, 2024
FILE No.	7489-D-ZP-008

SHEET 11 OF 15



MATCHLINE SEE SHEET 11

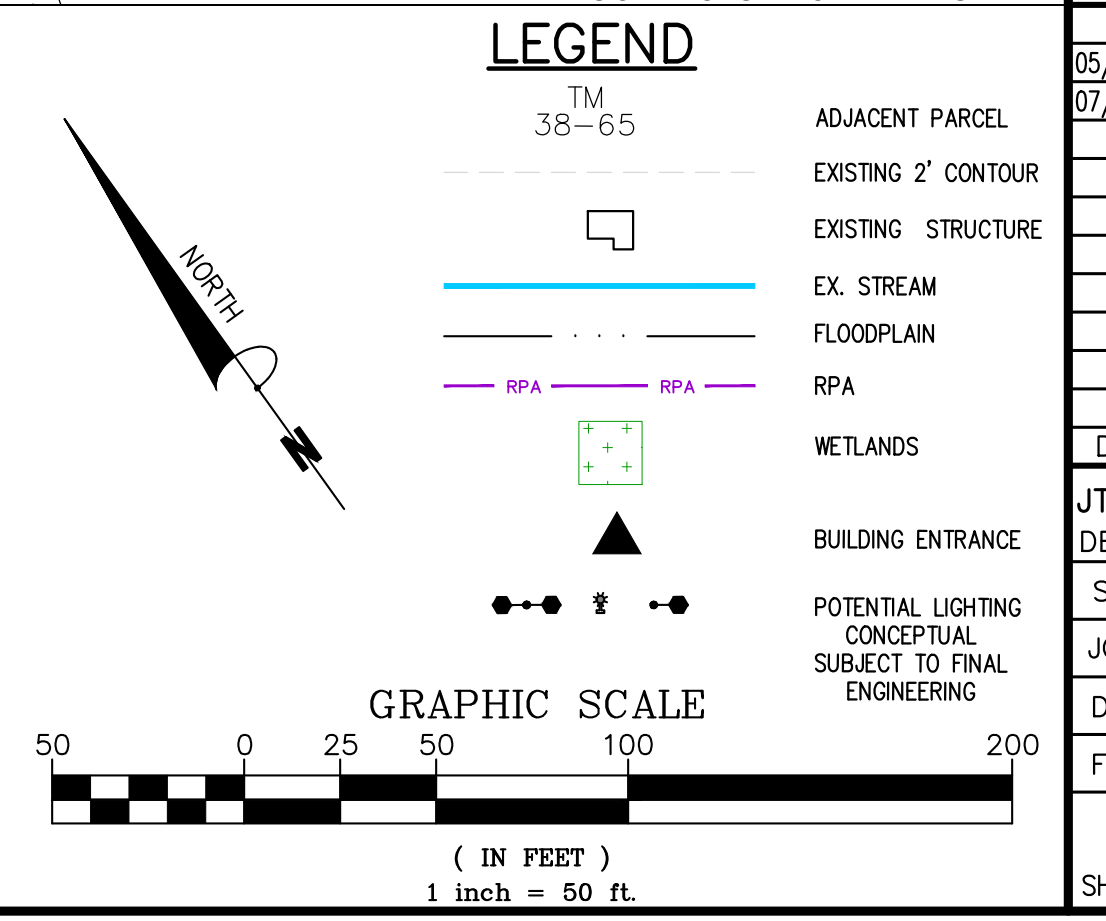
MATCHLINE SEE SHEET 13

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
—	EXISTING 2' CONTOUR
□	EXISTING STRUCTURE
—	EX. STREAM
—	FLOODPLAIN
—	RPA
—	WETLANDS
▲	BUILDING ENTRANCE
●—●	POTENTIAL LIGHTING SUBJECT TO FINAL ENGINEERING



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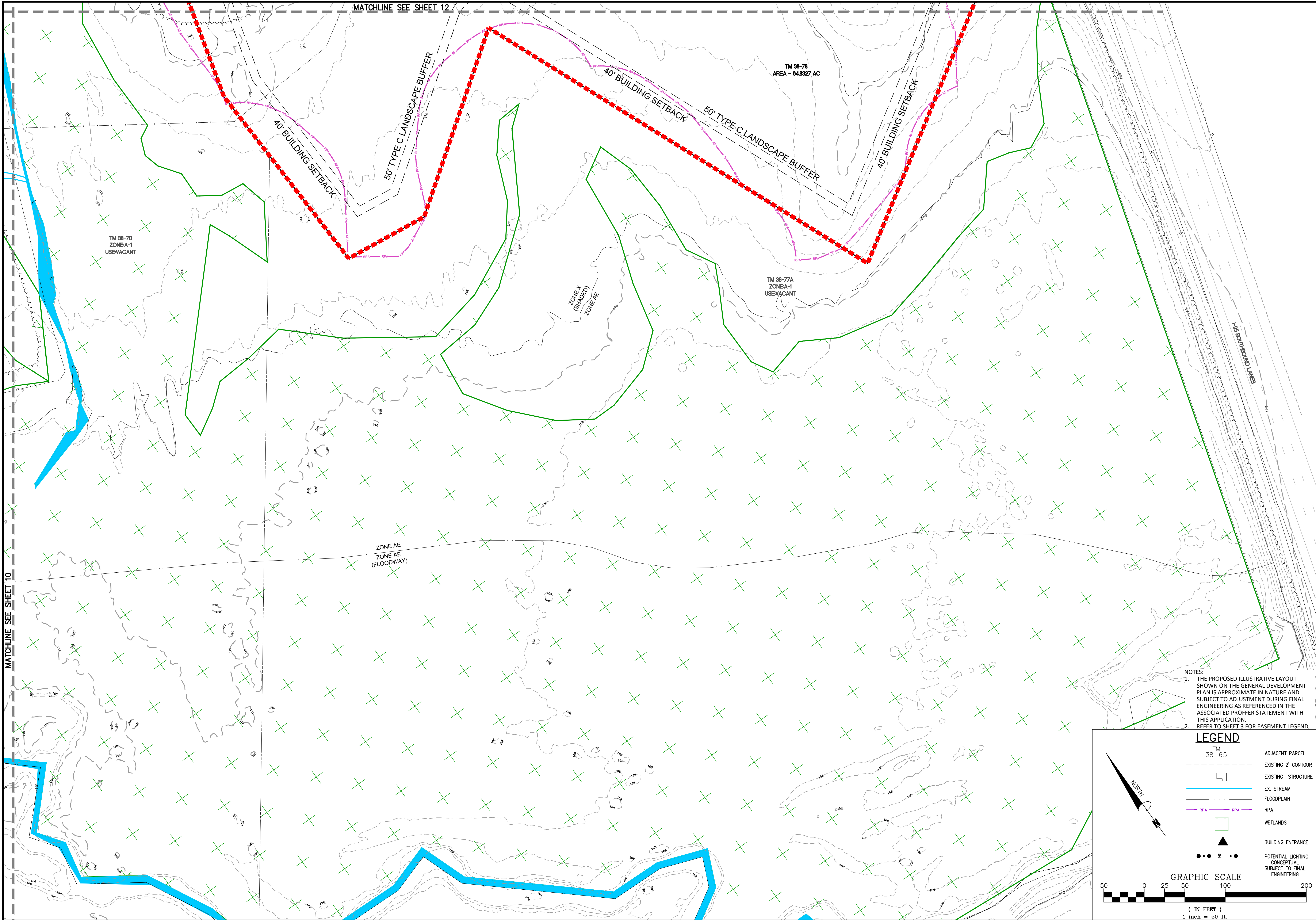
COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
 WILLIAM E. DUNCANSON JR.
 Lic. No. 055205
 07/08/24
 PROFESSIONAL ENGINEER

PLAN STATUS		
05/29/24	ISSUED TO CLIENT	
07/08/24	1st SUBMISSION	

DATE	DESCRIPTION
JT/WD	JT/WD WED
DESIGN	DRAWN CHKD
SCALE: H: 1"=50'	
V: 1"=50'	
JOB No. 7489-06-001	
DATE MAY 29, 2024	
FILE No. 7489-D-ZP-008	

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.
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LEGEND

TM 38-65	ADJACENT PARCEL
---	EXISTING 2' CONTOUR
---	EXISTING STRUCTURE
---	EX. STREAM
---	FLOODPLAIN
---	RPA
---	WETLANDS
▲	BUILDING ENTRANCE
● ● ●	POTENTIAL LIGHTING SUBJECT TO FINAL ENGINEERING

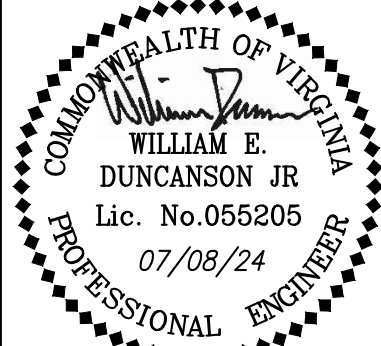
GRAPHIC SCALE
 0 25 50 100 200
 (IN FEET)
 1 inch = 50 ft.



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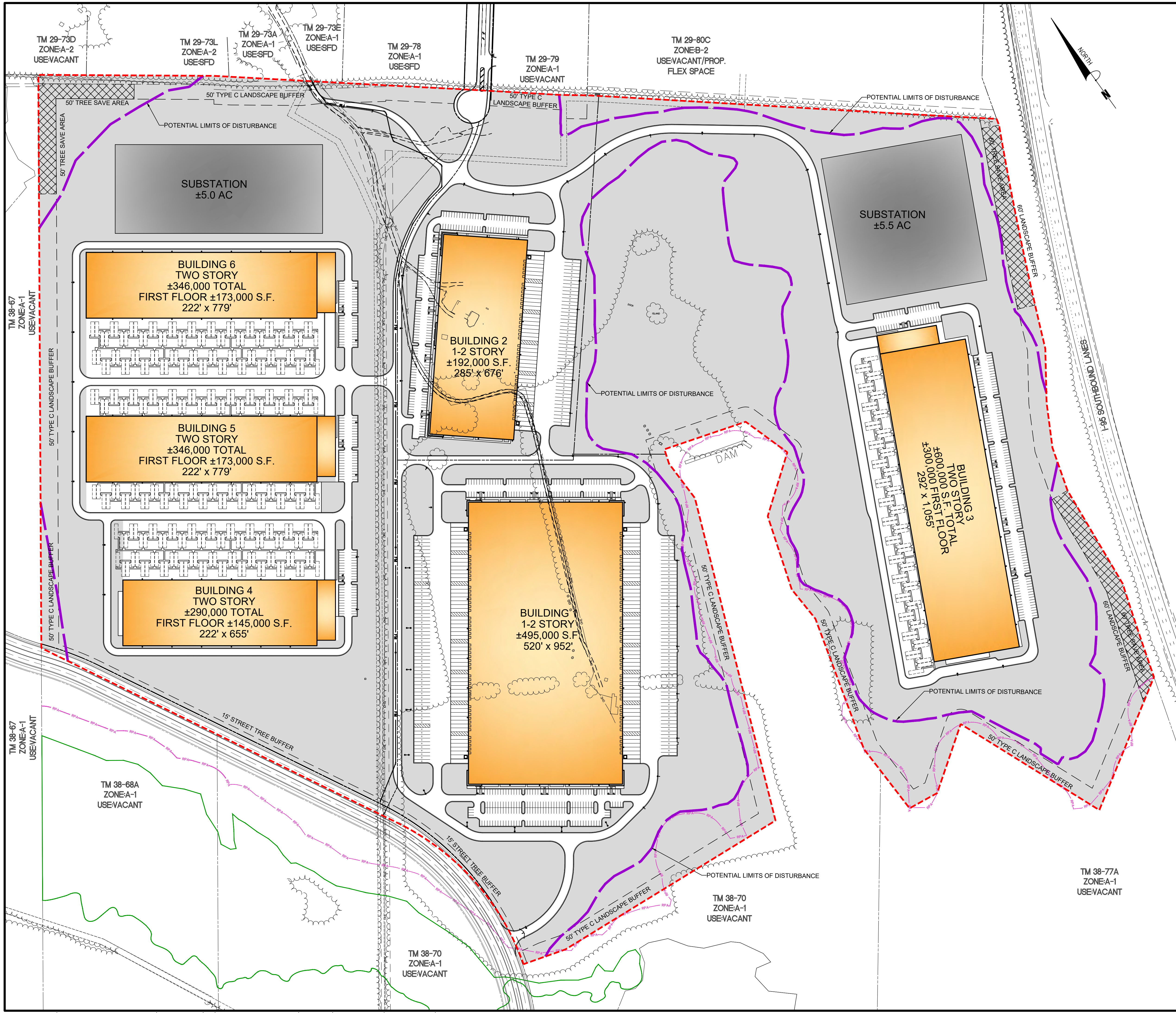
GENERAL DEVELOPMENT PLAN
AUSTIN RIDGE LOGISTICS CENTER
GENERAL DEVELOPMENT PLAN
 HARTWOOD ELECTION DISTRICT STAFFORD COUNTY, VA

COUNTY PROJECT NUMBER

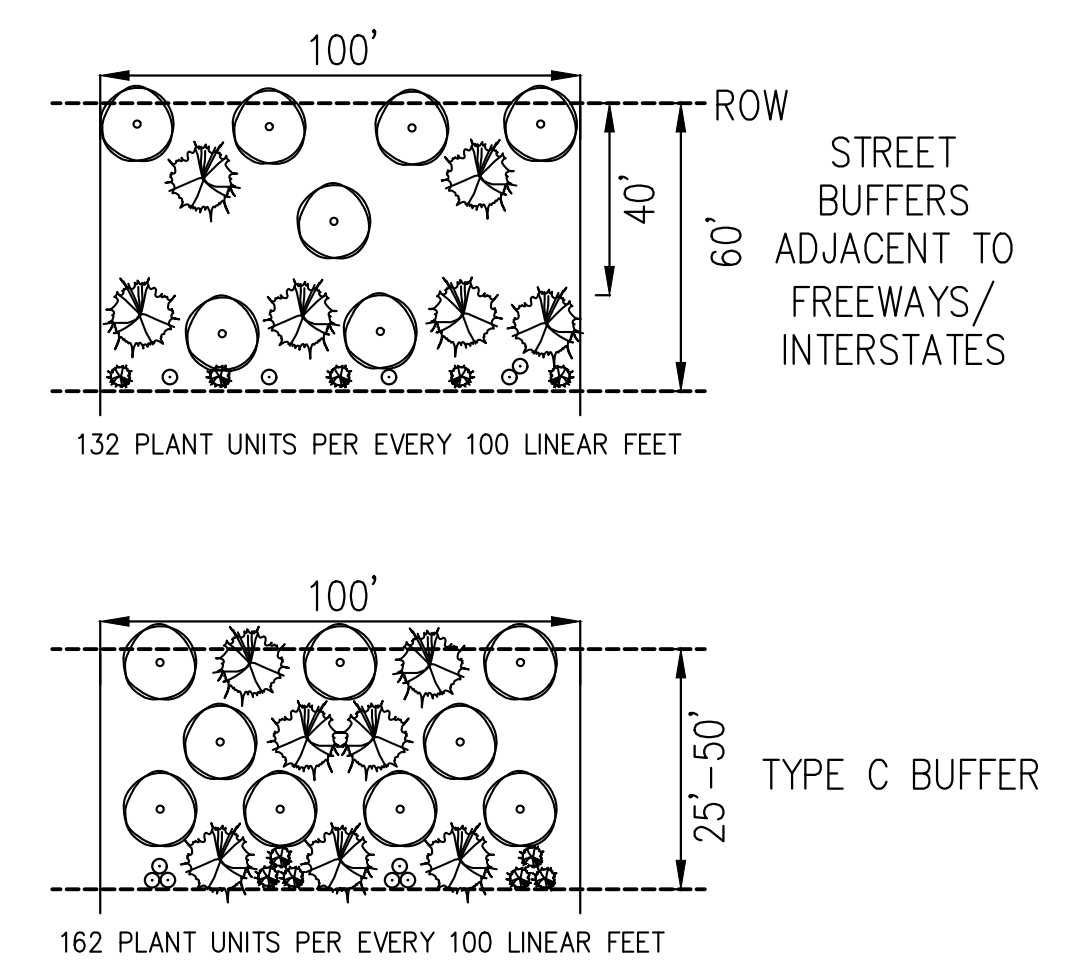


PLAN STATUS		
05/29/24	ISSUED TO CLIENT	
07/08/24	1st SUBMISSION	

DATE	DESCRIPTION
JT/WD DESIGN	JT/WD DRAWN
	WED CHKD
SCALE: 1" = 50'	
JOB No. 7489-06-001	
DATE MAY 29, 2024	
FILE No. 7489-D-ZP-008	



- NOTES**
- 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
 - 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.
 - INTERIOR PARKING LOT LANDSCAPING SHALL BE PROVIDED PER THE REQUIREMENTS OF SECTION 120.1 OF THE DCSL.
 - STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH DCSL SECTION 120.4.



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.

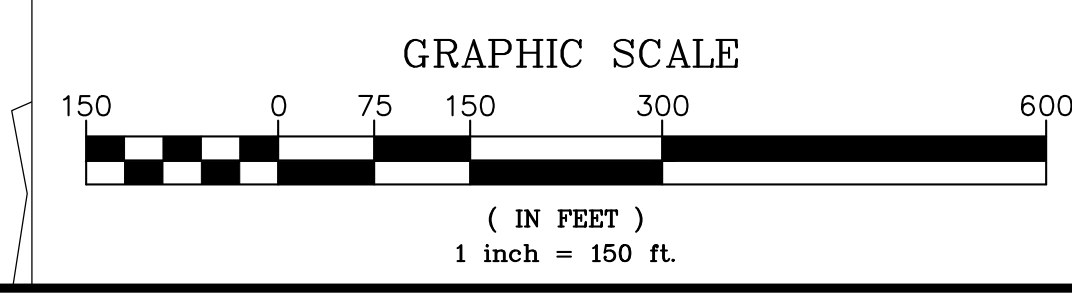
50% LARGE TREES
30% UNDERSTORY TREES
10% LARGE SHRUBS
10% SMALL SHRUBS/GRASSES

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
 - POTENTIAL TREE SAVE AREA*
- *NOTE: POTENTIAL TREE SAVE AREAS SHOWN ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.

NOTES:

THIS IS A CONCEPTUAL OPEN SPACE AND LANDSCAPE PLAN WHICH DEPICTS AREAS THAT MY 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.



Bowman

Bowman Consulting Group Ltd.
1300 Central Park Blvd.
Fredericksburg, VA 22401
Phone: (540) 371-0288
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CONCEPTUAL LANDSCAPING AND OPEN SPACE PLAN
 AUSTIN RIDGE LOGISTICS CENTER
 GENERAL DEVELOPMENT PLAN
 HARTWOOD ELECTION DISTRICT STAFFORD COUNTY, VA

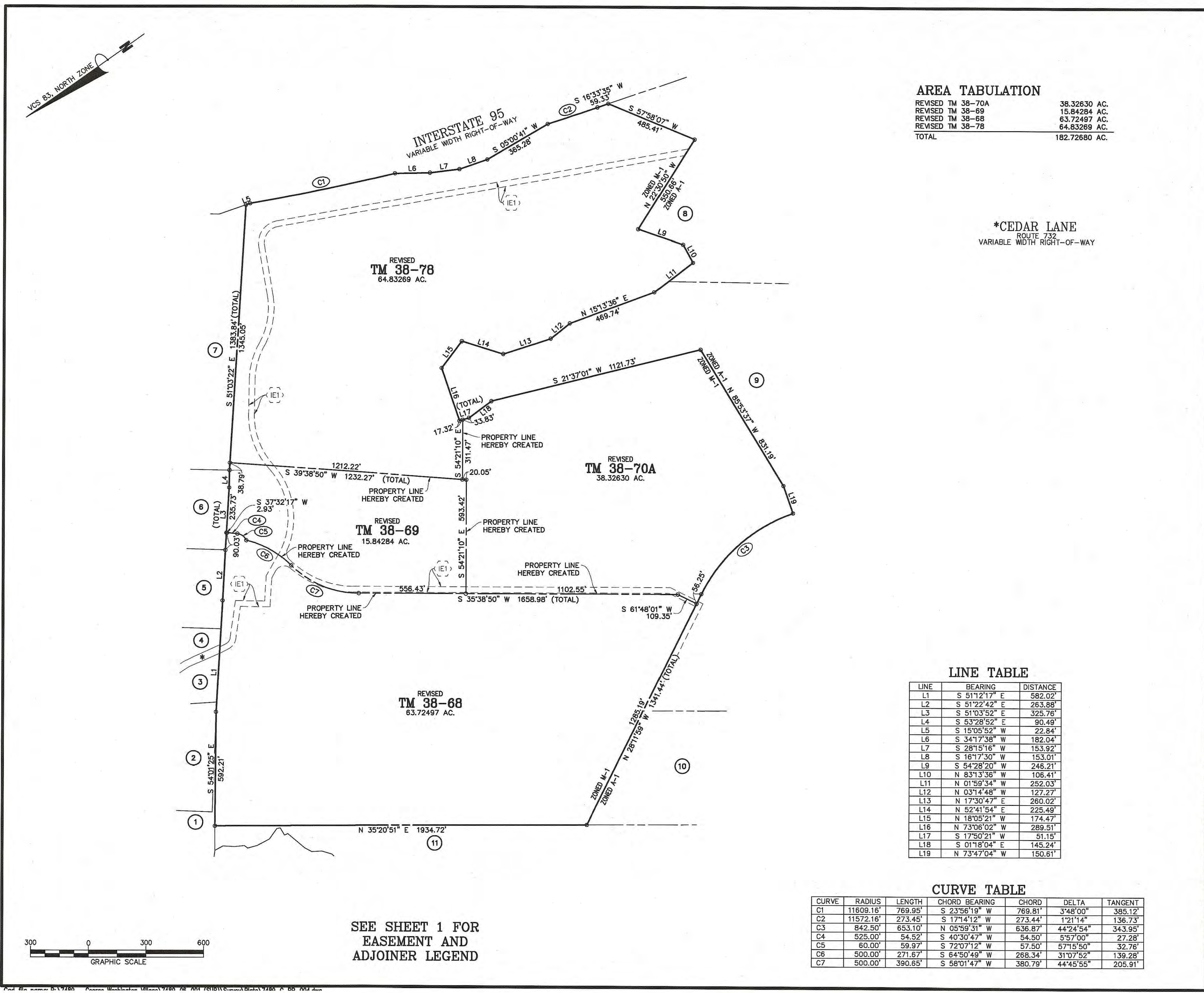
COUNTY PROJECT NUMBER


PLAN STATUS		
05/29/24	ISSUED TO CLIENT	
07/08/24	1st SUBMISSION	

DATE	DESCRIPTION
JT/WD	JT/WD WED
DESIGN	DRAWN CHKD
SCALE	H: 1"=150' V: 1"=150'

JOB No. 7489-06-001
DATE MAY 29, 2024
FILE No. 7489-D-ZP-008

SHEET 14 OF 15



SEE SHEET 1 FOR
EASEMENT AND
ADJOINER LEGEND

AREA TABULATION

REVISED TM 38-70A	38.32630 AC.
REVISED TM 38-69	15.84284 AC.
REVISED TM 38-68	63.72497 AC.
REVISED TM 38-78	64.83269 AC.
TOTAL	182.72680 AC.

*CEDAR LANE
ROUTE 732
VARIABLE WIDTH RIGHT-OF-WAY

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 51°12'17" E	582.02'
L2	S 51°22'42" E	253.88'
L3	S 51°03'52" E	325.76'
L4	S 53°28'52" E	90.49'
L5	S 15°05'52" W	22.84'
L6	S 34°17'36" W	182.04'
L7	S 28°15'16" W	153.92'
L8	S 16°17'30" W	153.01'
L9	S 54°28'20" W	246.21'
L10	N 83°13'36" W	106.41'
L11	N 01°59'54" W	252.03'
L12	N 03°14'48" W	127.27'
L13	N 17°30'47" E	260.02'
L14	N 52°41'54" E	225.49'
L15	N 18°05'21" W	174.47'
L16	N 73°06'02" W	289.51'
L17	S 17°50'21" W	51.15'
L18	S 01°18'04" E	145.24'
L19	N 73°47'04" W	150.61'

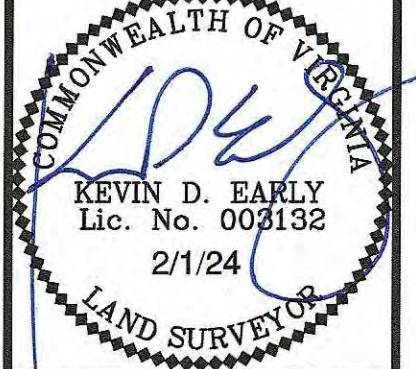
CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	11609.16'	769.95'	S 23°56'19" W	769.81'	3°48'00"	365.12'
C2	11572.16'	273.45'	S 17°41'12" W	273.44'	1°21'14"	136.73'
C3	842.50'	653.10'	N 05°59'31" W	636.87'	44°24'54"	343.95'
C4	525.00'	54.52'	S 40°30'47" W	54.50'	5°57'00"	27.28'
C5	60.00'	59.97'	S 72°07'12" W	57.50'	57°15'60"	32.76'
C6	500.00'	271.57'	S 64°50'49" W	268.34'	31°07'52"	139.28'
C7	500.00'	390.65'	S 58°01'47" W	380.79'	44°45'55"	205.91'

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REVISION	DESCRIPTION	DATE
1	UPDATED OWNERSHIP	11/27/23
2	PLAN REVISION UPDATE	12/26/23
3	COUNTY COMMENTS	1/10/24
4	COUNTY COMMENTS	2/1/24

PLAT SHOWING
BOUNDARY LINE ADJUSTMENT AND CONSOLIDATION
FOR
AUSTIN RIDGE LOGISTICS CENTER
ROCK HILL INDUSTRIAL DISTRICT
STAFFORD COUNTY, VIRGINIA



DRAWN: DJK
SCALE: 1" = 300'
PROJ. No. 007489-06-002
TASK No. 00015
DATE: 10/17/23
SHEET
3 OF 3

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

COUNTY PROJECT NUMBER

PLAN STATUS
05/29/24 ISSUED TO CLIENT
07/08/24 1st SUBMISSION

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

SCALE: H: N/A
V: V:
JOB No. 7489-06-001
DATE MAY 29, 2024
FILE No. 7489-D-ZP-008

SHEET 15 OF 15