

GENERALIZED DEVELOPMENT PLAN

BLAISDELL PROPERTY

TAX MAP: #53-1J, 53-1K, 53-1M, 53-1N, 53-1P, 53-1R, 53-1S, 53-1T, 53-1U, 53-1V, 53-1W,

GEORGE WASHINGTON MAGISTERIAL DISTRICT

STAFFORD COUNTY, VIRGINIA

SHEET INDEX	
1	COVER
1A	VICINITY MAP
2	LEGEND, NOTES, PROPERTY OWNER INFO
2A	ENVIRONMENTAL INVENTORY PLAN
3- 8	EXISTING CONDITIONS PLAN
9	OVERALL PLAN
9A	OVERALL PLAN WITHOUT MATCHLINES
10 - 14	GENERAL DEVELOPMENT PLAN
15 - 19	UTILITY PLAN
20 - 24	LANDSCAPE PLAN

27 TOTAL SHEETS

CONTRACT PURCHASER/APPLICANT

TC BLAISDELL OWNER, LLC  
888 16TH STREET NW, SUIT 555  
WASHINGTON, DC 20006  
(THE "APPLICANT")

PH: (202) 337-1025

PROPERTY OWNERS

SEE SHEET 2 FOR ADJACENT PROPERTY OWNERS

LAND USE ATTORNEY

HIRSCHLER FLEISCHER  
ATTN: CHARLES W. PAYNE, JR.  
725 JACKSON STREET, SUITE 200  
FREDERICKSBURG VA 22401  
PH: (540) 604-2108

CIVIL ENGINEER/LAND PLANNING

BOWMAN CONSULTING GROUP  
ATTN: CHUCK FITZGERALD  
1300 CENTRAL PARK BLVD  
FREDERICKSBURG, VA 22401  
PH: (540) 371-0268



VICINITY MAP  
SCALE: 1" = 2,000'

VICINTY SKETCH MAP LEGEND

SUBDIVISION KEY	DEVELOPMENT KEY
<div><div>1</div>RAPPAHANOCK LANDING</div> <div><div>2</div>CARRIAGE HILL</div>	<div><div>1</div>RIVERSIDE CENTER FOR PERFORMING ARTS</div> <div><div>2</div>LAUCKS ISLAND</div>
<div><div>SYMBOLS LEGEND</div><div><div>SCHOOL LOCATED WITHIN ONE MILE OF THE SITE</div><div><div>PR</div>PRIVATE STREET</div></div></div>	
<div>NOTES:</div> <div><div>1. SUBDIVISIONS ARE IDENTIFIED BY SHADING ON THE VICINITY SKETCH MAP THIS SHEET.</div><div>2. SUBDIVISION LIST OBTAINED FROM STAFFORD COUNTY ROAD MAP WITH ACTIVE SUBDIVISIONS DATED MAY 1, 2011. SUBDIVISIONS MAY OR MAY NOT BE RECORDED. ADDITIONAL INFORMATION FROM ADC MAP.</div></div>	
<div>NOTES:</div> <div><div>1. NO LIBRARIES ARE LOCATED WITHIN ONE MILE OF THE SITE.</div><div>2. NO FIRE OR RESCUE STATIONS ARE LOCATED WITHIN ONE MILE OF THE SITE.</div></div>	

NOTE:

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

SITE DATA:		
TAX MAP:	53-1M, 53-1W, 53-1V, 53-1T, 53-1P, 53-1N, 53-1R, 53-1S, 53-1K, 53-1J, 53-1U	
TOTAL AREA:	181.336 AC.	
EXISTING ZONE:	A-1 (AGRICULTURAL), B-2 (URBAN COMMERCIAL)	
PROPOSED ZONE:	B-2 (URBAN COMMERCIAL)	
OVERLAY DISTRICTS(S):	YES	
EXISTING USE:	VACANT, RESIDENTIAL	
PROPOSED USE:	DATA CENTER & ASSOCIATED IMPROVEMENTS	
SETBACKS:	REQUIRED:	PROVIDED:
FRONT:	40 FT	50 FT
SIDE:	15 FT	50 FT
REAR:	25 FT	50 FT
MINIMUM LOT AREA:	N/A SF	N/A
MINIMUM LOT WIDTH:	N/A FT	N/A
OPEN SPACE:	REQUIRED:	PROVIDED:
OPEN SPACE REQUIREMENT:	15%	No less than 20%
OPEN SPACE:	27.2004	36.2672
	ALLOWED:	PROPOSED:
MAXIMUM BUILDING HEIGHT:	65 FT	65 FT
GROSS FLOOR AREA:	5,529,297 SF	No more than 1,480,500 SF
TOTAL GROSS FLOOR AREA:	5,529,297 SF	No more than 1,480,500 SF
MAXIMUM FLOOR AREA RATIO:	0.70	No more than .19
BUILDING FLOOR COUNT:	N/A	2 Floors
HYDRAULIC UNIT CODE:	RA46	
WATERSHED:	RAPPAHANNOCK RIVER - HAZEL RUN	
WATER:	PUBLIC	
SEWER:	PUBLIC	
ESTIMATED VPD:	471	
HISTORIC FEATURES:	YES	
KNOWN PLACES OF BURIAL:	NO	
WETLANDS ON SITE:	YES	
RPA ON SITE:	YES	
FLOODPLAIN ON SITE:	NO	

THE INFORMATION CONTAINED IN THIS TABLE IS APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.

PARKING SPACE TABLE				
USE CATEGORY	REQUIREMENT	EMPLOYEES	REQUIRED	PROVIDED
DATA CENTER	1.5 PER NUMBER OF EMPLOYEES ON MAX. SHIFT	60	90	96
		TOTAL =	90	96

LOADING SPACE TABLE				
TYPE	REQUIREMENT		REQUIRED	PROVIDED
DATA CENTER	MIN. SIZE OF 12'X25'		3	3 MIN.
		TOTAL =	3	3

SOLID WASTE STATEMENT:

LARGE OUTSIDE COMMERCIAL CONTAINERS SHALL BE LOCATED WITHIN THE DEVELOPMENT FOR SOLID WASTE STORAGE. THE LOCATION OF CONTAINERS WILL BE SHOWN ON THE FINAL SITE PLAN. COLLECTION WILL BE PROVIDED VIA A PRIVATE REFUSE COLLECTION COMPANY. ALL REFUSE MUST BE DISPOSED OF AT COUNTY APPROVED DISPOSAL SITES.

LANDSCAPE REQUIREMENTS:

ALL BUFFER YARDS AND LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH CURRENT STAFFORD COUNTY DEVELOPMENT STANDARDS IN PLACE AT THE TIME OF SITE PLAN SUBMISSION.

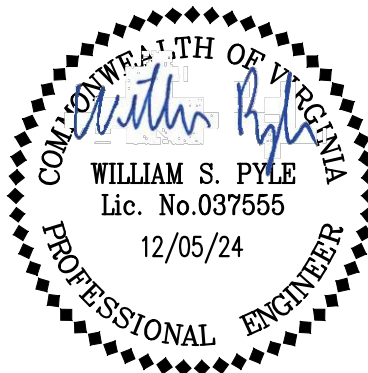
APPROVAL		
AGENT, BOARD OF SUPERVISORS		DATE

Bowman

Bowman Consulting Group Ltd  
1300 Central Park Boulevard  
Fredericksburg, Virginia 22401  
Phone: (540) 371-0268  
bowman.com  
© Bowman Consulting Group Ltd

COVER  
BLAISDELL PROPERTY  
GENERALIZED DEVELOPMENT PLAN  
STAFFORD COUNTY, VIRGINIA

COUNTY PROJECT NUMBER



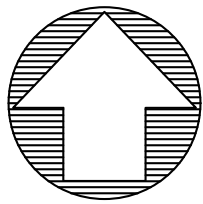
PLAN STATUS		
11/01/24	ISSUED TO CLIENT	
12/05/24	ISSUED TO CLIENT	
DATE	DESCRIPTION	
	JAP	WSP
DESIGN	DRAWN	CHKD
SCALE	H: AS SHOWN	V: N/A
JOB No. 031784-01-001		
DATE : NOVEMBER, 2024		
FILE No.		
SHEET	1	OF 24





VICINITY MAP  
SCALE: 1" = 1,000'

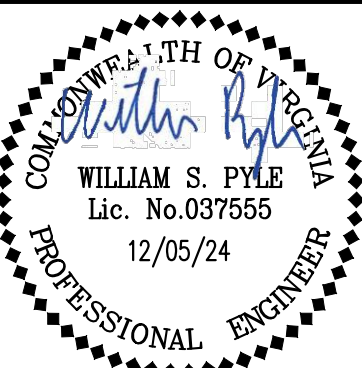
#	ROAD NAME	SR
1	LENDALL LN	1015
2	CHRISTIAN CT/RUSSELL RD	1198
3	PATRICK PL	1199
4	VALL ST	1075
5	INGLESIDE DR	1012
6	WALTER CIR	1072
7	MAGNOLIA PL	1074
8	SAMSON ST	
9	SOLOMON DR	
10	MELCHERS DR	
11	GAYLE ST	1011
12	WYNEDR	1008
13	VERNON ST	9464
14	VICKI CT	1153
15	WASHINGTON ST	1001
16	CARRIAGE HILL DR	2150
17	TRAIL RIDGE LN	2151
18	CHAPS LN	2152
19	RIVERSIDE PKWY	1445
20	SIMPSON RD	F169
21	OLDFORGE DR	1580
22	BELLOWS AVE	1076
23	MANOR LN	1077
24	MUSSELMAN RD	657
25	SLEDGEHAMMER DR	1079
26	KRIEGER LN	
27	STREAMBIV DR	2457
28	LANDING DR	2456
29	WATERSPRITE WAY	2459
30	HALFMOON WAY	2480
31	ANVIL RD	1078
32	IRONCASTING RD	1601
33	HIDDEN BROOK DR	2461
34	BUNKER LN	2463
35	TREELINE DR	
36	BIRDNEST WAY	2462
37	RISING SUN RD	
38	ROLLING VALLEY DR	
39	RIVERCREST WAY	
40	VIEWPOINT WAY	
41	ALBA RD	
42	BANGROFT DR	
43	SPRING PARK LN	
44	BRENTON RD	
45	LOOKOUT WAY	
46	SHORT ST	1034
47	THOMAS LN	
48	PETROLEUM LN	
49	QUARLES RD	
50	ROBINSON LN	
51	HORNEISNEST LN	
52	EDISON LN	
53	NORMANDY AVE	
54	LINDEN AVE	
55	VILLAGE LN	
56	RIVERSIDE DR	
57	MARY WASHINGTON BLVD	
58	WESTON LN	
59	WICKLOW DR	
60	BAKERSFIELD LN	
61	RIVERVALE ST	
62	HARRISON AVE	
63	WELLFORD ST	
64	CHARLES ST	
65	WOODFORD ST	



Bowman Consulting Group Ltd  
1300 Central Park Boulevard  
Fredericksburg, Virginia 22401  
Phone: (540) 371-0288  
bowman.com  
© Bowman Consulting Group Ltd

VICINITY MAP  
BLAISDELL PROPERTY  
GENERALIZED DEVELOPMENT PLAN  
STAFFORD COUNTY, VIRGINIA

COUNTY PROJECT NUMBER



PLAN STATUS  
11/01/24 ISSUED TO CLIENT  
12/05/24 ISSUED TO CLIENT

DATE	DESCRIPTION
DESIGN	JAP WSP
DRAWN	CHKD
SCALE	H: AS SHOWN V: N/A
JOB No.	031784-01-001
DATE :	NOVEMBER, 2024
FILE No.	

SUBDIVISION KEY

- 1 RAPPAHANOCK LANDING
- 2 CARRIAGE HILL

NOTES:

- SUBDIVISIONS ARE IDENTIFIED BY SHADING ON THE VICINITY SKETCH MAP THIS SHEET.
- SUBDIVISION LIST OBTAINED FROM STAFFORD COUNTY ROAD MAP WITH ACTIVE SUBDIVISIONS DATED MAY 1, 2011. SUBDIVISIONS MAY OR MAY NOT BE RECORDED. ADDITIONAL INFORMATION FROM ADC MAP.

DEVELOPMENT KEY

- 1 RIVERSIDE CENTER FOR PERFORMING ARTS
- 2 LAUCKS ISLAND


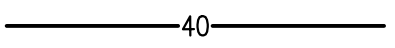

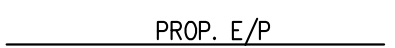


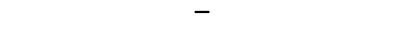
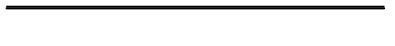
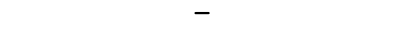

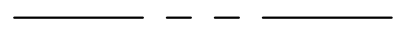


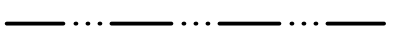


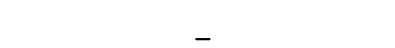




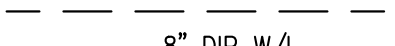
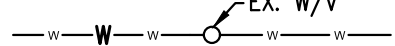
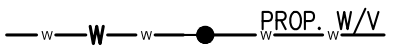

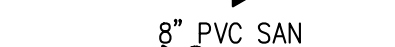

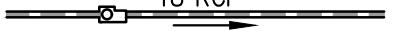

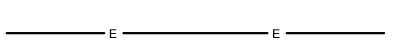

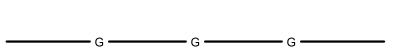
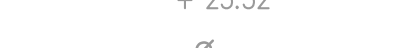
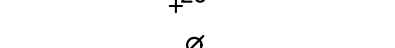

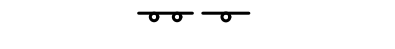






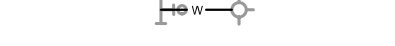
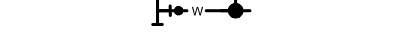




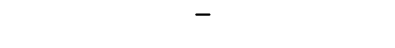
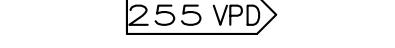
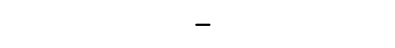

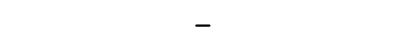





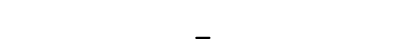






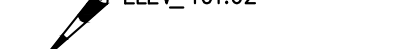

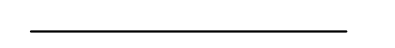

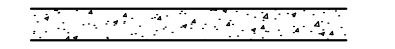

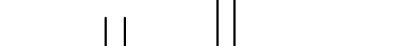

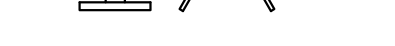



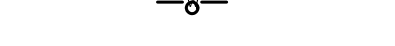
















SYMBOLS LEGEND

- SCHOOL LOCATED WITHIN ONE MILE OF THE SITE
- PRIVATE STREET

NOTES:

- NO LIBRARIES ARE LOCATED WITHIN ONE MILE OF THE SITE.
- NO FIRE OR RESCUE STATIONS ARE LOCATED WITHIN ONE MILE OF THE SITE.



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	
	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	
	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	J JB JUNCTION BOX
AD	ALGEBRAIC DIFFERENCE	K K SIGHT DISTANCE COEFFICIENT
AASHTO	AMERICAN ASSOCIATION OF STATE HWY. & TRANSP. OFFICIALS	Ke CULVERT ENTRANCE LOSS COEFFICIENT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	L L LENGTH
AC.	ACRE	LAT. LATERAL
AGGR.	AGGREGATE	LF LINEAR FOOT
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	LL LOWER LEVEL
ASPH	ASPHALT	LOS LINE OF SIGHT
AWWA	AMERICAN WATER WORKS ASSOCIATION	LP LOW POINT
B	BREADTH	LS LOADING SPACE
BC	BOTTOM OF CURB	LCG LIMITS OF CLEARING & GRADING
BF	BASEMENT FLOOR	LT LEFT
BLDG	BUILDING	M M MONUMENT FOUND
BM	BENCHMARK	MECH. MECHANICAL
BMP	BEST MANAGEMENT PRACTICES (WATER QUALITY)	MH MANHOLE
BOV	BLOW OFF VALVE	MI. MILE
BRL	BUILDING RESTRICTION LINE	MPH MILES PER HOUR
BVCS	BEGINNING VERTICAL CURVE STATION	MS MEDIAN STRIP
BVCE	BEGINNING VERTICAL CURVE ELEVATION	MSL MEAN SEA LEVEL
BW	BOTTOM OF WALL	MIN MINIMUM
C	CENTER CORRECTION ON VERTICAL CURVE	MAX MAXIMUM
c/c	COEFFICIENT OF RUNOFF	N N/F NOW OR FORMERLY
C	CABLE TELEVISION	NFA NET FLOOR AREA
CATV	CATCH BASIN OR CHORD BEARING	NO.# NUMBER
CB	CATCH BASIN OR CHORD BEARING	NBL NORTH BOUND LANE
CC	CENTER TO CENTER	N/A NOT APPLICABLE
CFS (Q)	CUBIC FEET PER SECOND	Q OC ON CENTER
CH	CHORD	OD OUTSIDE DIAMETER
CG	CURB AND GUTTER	OH OVERHANG
CIP	CAST IRON PIPE	O/H OVERHEAD
C	CENTERLINE	P P PERIMETER
CL	CLASS	PC POINT OF CURVATURE
CMC	CORRUGATED METAL PIPE	PCC POINT OF COMPOUND CURVE
CONC.	CONCRETE	PCEP POINT OF CURVE EDGE OF PAVEMENT
CO	CLEAN OUT	PCTC POINT OF CURVATURE TOP OF CURB
CONT.	CONTINUATION	PFM PUBLIC FACILITIES MANUAL
CS	CURB STOP	PG. PAGE
CT	COURT	PGL POINT OF GRADE LINE
C/L	CENTERLINE	PI POINT OF INTERSECTION
D	DEPTH	PL PROPERTY LINE
D.d	DRAINAGE AREA	PRC POINT OF REVERSE CURVES
DA	DEED BOOK	PRELIM. PRELIMINARY
DB	DEED BOOK	PROP. PROPOSED
DEQ	VA. DEPARTMENT OF ENVIRONMENTAL QUALITY	PT POINT OF TANGENCY
DET.	DETAIL	PVC POINT OF VERTICAL CURVATURE
DIP	DROP INLET	PVC POLY VINYL CHLORIDE
DIA.	DIAMETER	PVI POINT OF VERTICAL INTERSECTION
DPI	DUCTILE IRON PIPE	PVM/T PAVEMENT
DM	DROP MANHOLE	PVRC POINT OF VERTICAL REVERSE CURVE
DR.	DRIVE	PVT POINT OF VERTICAL TANGENT
DRNG	DRAINAGE	P&P PLAN AND PROFILE
DRWG.	DRAWING	Q Q(C.F.S.) AMOUNT OF RUNOFF
D/W	DRIVE WAY	R R.r RADIUS
Δ	DELTA	REQD REQUIRED
DU	DWELLING UNITS	RCP REINFORCED CONCRETE PIPE
DOM	DOMESTIC	RD. ROAD
E	RATE OF SUPER ELEVATION IN FEET PER FOOT	RET. RETAINING
EC	EROSION CONTROL	REV. REVISION
EGL	ENERGY GRADIENT LINE	RR RAILROAD
EQC	ENVIRONMENTAL QUALITY CORRIDOR	RTE. ROUTE
ESM'T	EASEMENT	R/W RIGHT OF WAY
EG	EDGE OF GUTTER	RGF ROUGH GRADING PLAN
ELEV.	ELEVATION	ROM REMOTE OUTSIDE MONITOR
ENT.	ENTRANCE	RMA RESOURCE MANAGEMENT AREA
EP	EDGE OF PAVEMENT	RPA RESOURCE PROTECTION AREA
ES	END SECTION	RT RIGHT
EVCS	ENDING VERTICAL CURVE STATION	S S SPEED OR SLOPE
EVCE	ENDING VERTICAL CURVE ELEVATION	SAN. SANITARY
EW	END WALL	SBL SOUTH BOUND LANE
EX.	EXISTING	SD SIGHT DISTANCE
ELEC.	ELECTRICAL	SECT. SECTION
EBL	EAST BOUND LANE	SEW. SEWER
F	FIRE LINE	SH. SHOULDER
FAR	FLOOR AREA RATIO	SF SQUARE FEET
FC	FACE OF CURB	SP. SPACE
FF	FIRST FLOOR	SP SITE PLAN
FG	FINISHED GRADE	SPEC. SPECIFICATION
FH	FIRE HYDRANT	STA. STATION
FL	FLOW LINE	STD. STANDARD
FP	FLOOD PLAIN	STK. STACK
FS	FACTOR OF SAFETY	STM. STORM
FT.	FOOT	SVC. SERVICE
FOY.	FOYER	SWM STORM WATER MANAGEMENT
FPS	FEET PER SECOND	S/W SIDE WALK
G	GRAVITY	Sx CROSS SLOPE
g	GAS	I I TANGENT
GFA	GROSS FLOOR AREA	TB TEST BORE
Gr.	GRADE	TC TOP OF CURB
GR	GUARD RAIL	Tc TIME OF CONCENTRATION
GAR	GARAGE	TEL TELEPHONE
H	HEIGHT	TP TEST PIT
H.h	HEAD	TP TREE PROTECTION
HC	HANDICAPPED PARKING SPACE	TB TOP OF BANK
HGL	HYDRAULIC GRADIENT LINE	TW TOP OF WALL
HP	HIGH POINT	TW TAILWATER
HR	HAND RAIL	UD UNDERDRAIN
HT.	HEIGHT	UG UNDERGROUND
HW	HEADWATER	UL UPPER LEVEL
I	RAINFALL INTENSITY	UP UTILITY POLE
ID	INSIDE DIAMETER	VAN HANDICAPPED VAN PARKING SPACE
IN.	INCH	V V VELOCITY
INV.	INVERT	V VOLUME
IP	IRON PIPE	VA VIRGINIA
IPF	IRON PIPE FOUND	VC VERTICAL CURVE
IPS	IRON PIPE SET	VDOT VA. DEPT. OF TRANSPORTATION
		VF VERTICAL FOOT
		W W WEIGHT OR WIDTH
		W/M WATER MAIN
		WBL WEST BOUND LANE
		WQA WATER QUALITY IMPACT ASSESSMENT
		X XF TRANSFORMER
		Y YI YARD INLET
		YR YEAR
		Z Z SIDE SLOPES

NOTES

1. THE APPLICANT DESIRES TO AMEND THE CURRENT ZONING OF THE PROPERTIES FROM A-1 AND B-2 TO M-2 TO ALLOW FOR THE DEVELOPMENT OF A DATA CENTER AND ASSOCIATED IMPROVEMENTS.

2. THE PROPERTY WILL BE DEVELOPED IN ACCORDANCE WITH THIS GENERALIZED DEVELOPMENT PLAN (GDP), WHICH WAS SUBMITTED WITH THE PROFFER AMENDMENT APPLICATION AND TITLED "GENERALIZED DEVELOPMENT PLAN BLAISDELL PROPERTY," PREPARED BY BOWMAN CONSULTING GROUP LTD., AND DATED NOVEMBER, 2024, AS LAST REVISED NOVEMBER, 2024.

3. BOUNDARY INFORMATION AS SHOWN HEREON IS BASED ON AN ALTA SURVEY PREPARED BY BOWMAN CONSULTING GROUP DATED AUGUST 14, 2024.

4. PER THE SURVEY PERFORMED BOWMAN, THE HORIZONTAL DATUM AS REFERENCED HEREON IS IS REFERENCED TO VIRGINIA STATE GRID, NORTH ZONE, NAD 83 (2011) AND IS REFERENCED IN U.S. SURVEY FEET.

5. PER THE SURVEY PERFORMED BY BOWMAN, THE LAND SHOWN HEREON IS NOW IN THE NAME OF THE OWNERS AS REFERENCED IN THE OWNERSHIP INFORMATION TABLE BELOW.

6. PER THE SURVEY PERFORMED BY BOWMAN THE LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS BUILT PLANS AND UTILITY MARK OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.

7. PER THE SURVEY PERFORMED BY BOWMAN, A PORTION OF THE SURVEYED PROPERTY AS SHOWN HEREON IS IN A 100-YEAR FLOODPLAIN. IT LIES IN ZONE "X" (SHADED) AND ZONE "AE" (SPECIAL FLOOD HAZARD AREAS). THE REMAINED LIES IN ZONE "X" (UNSHADED) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP, 51179C0203F, EFFECTIVE DATE JUNE 21, 2023.

8. THE SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING OVERLAY DISTRICTS/PLANNING AREAS:

OVERLAY DISTRICT/PLANNING AREA	LOCATED WITHIN
AIRPORT IMPACT OVERLAY	NO
FLOOD HAZARD OVERLAY	NO
COURTHOUSE SMALL AREA PLAN	NO
HIGHWAY CORRIDOR OVERLAY	NO
HISTORIC GATEWAY CORRIDOR OVERLAY	NO
HISTORIC RESOURCE OVERLAY	YES
INTEGRATED CORPORATE AND TECHNOLOGY PARK OVERLAY	NO
MILITARY FACILITY IMPACT OVERLAY	NO
RESERVOIR PROTECTION OVERLAY	NO
HERITAGE INTERPRETATION OVERLAY	NO
FALMOUTH GATEWAY TDA/TARGETED DEVELOPMENT AREA	YES
DAM INUNDATION ZONE	YES
URBAN SERVICES AREA	YES

9. PER THE SURVEY PERFORMED BY BOWMAN THERE ARE NO KNOWN SOLID WASTE DUMPS OR SANITARY LANDFILLS ON SITE AT THE TIME OF SURVEY.

10. PER THE SURVEY PERFORMED BY BOWMAN THERE ARE CEMETERIES OR HISTORICAL SITES LOCATED ON THE SUBJECT PROPERTY. ARCHAEOLOGICAL SITE 44S0007, HUNTER'S IRON WORKS, ALONG WITH OTHERS, WERE LOCATED IN A STUDY BY URS IN SEPTEMBER 2005.

11. ENVIRONMENTAL INFORMATION SHOWN HEREON PREPARED BY WSSI, WITH FIELD WORK DATED JULY 24, 2024.

12. PROPOSED DEVELOPMENT TO BE SERVED BY PUBLIC WATER AND SEWER. AVAILABILITY AND CAPACITY TO BE VERIFIED AT TIME OF FINAL SITE PLAN.

13. STORMWATER MANAGEMENT TO BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STAFFORD COUNTY STORMWATER MANAGEMENT DESIGN MANUAL, THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK, AND OTHER RELEVANT STATE/FEDERAL REGULATIONS. COMPUTATIONS WILL BE PROVIDED TO DEMONSTRATE COMPLIANCE WITH THE FINAL SITE PLAN.

14. IMPACTS TO WETLANDS AND OTHER ENVIRONMENTALLY SENSITIVE AREAS SHALL BE PERMITTED PRIOR TO CONSTRUCTION. COMPLIANCE WITH ALL RELEVANT REGULATIONS SHALL BE DEMONSTRATED WITH THE FINAL SITE PLAN.

15. OUTDOOR LIGHTING SHALL BE PROVIDED IN COMPLIANCE WITH SECTION 28-87 OF THE STAFFORD COUNTY ZONING ORDINANCE.

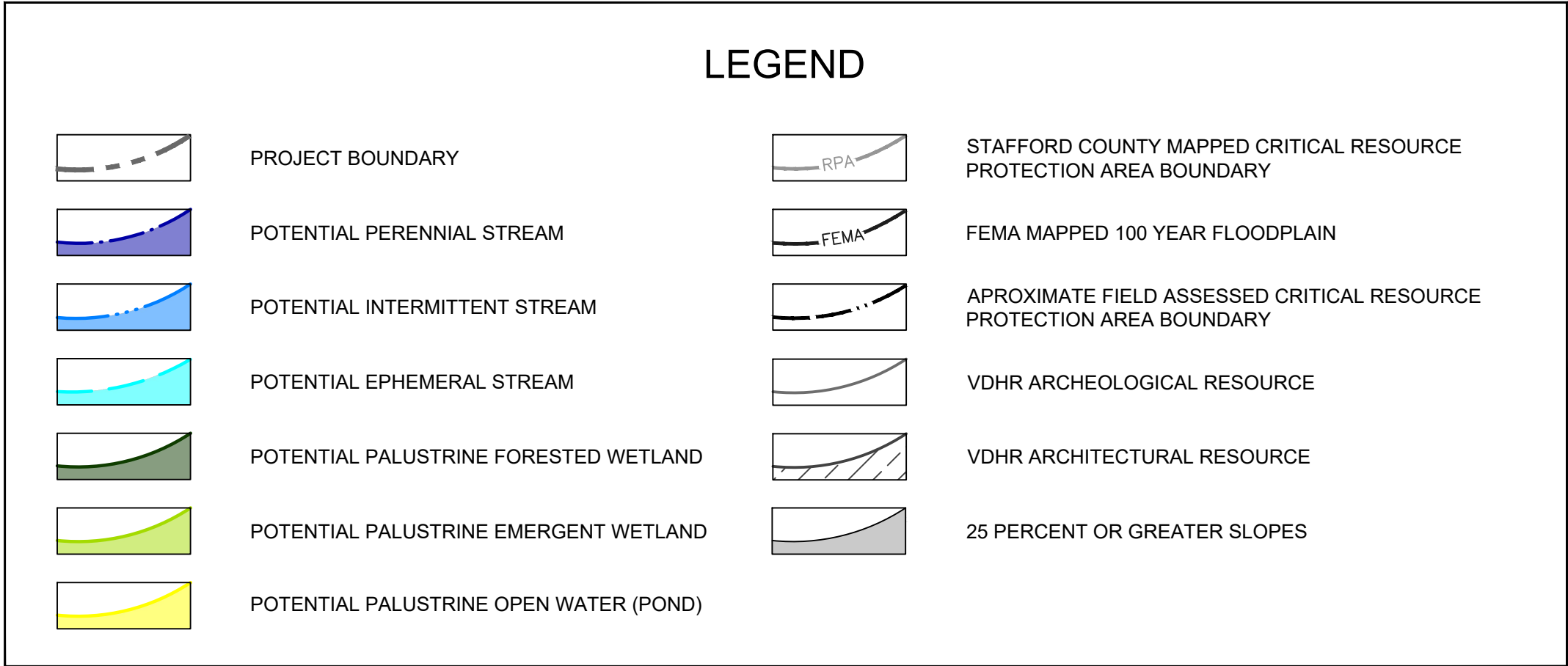
OWNERSHIP INFORMATION TABLE

TAX MAP #	TITLE	PARCEL #	ADDRESS	RECORD INFO	OWNER
TM 53-1J	PARCEL ONE	36	BLAISDELL LN	DEED BOOK 288 AT PAGE 11	NANCY B. HARRISON, AKA NANCY B. WESTERLUND, AKA NANCY B. ESTEP
TM 53-1K	PARCEL TWO	28	BLAISDELL LN	ESTATE FIDUCIARY NO. WF1-333	VERNON E. BLAISDELL, ROBERT GEORGE BLAISDELL, AND NANCY B. HARRISON, AKA NANCY B. WESTERLUND, AKA NANCY B. ESTEP
TM 53-1M	PARCEL THREE	NO ADDRESS LISTED		INSTRUMENT NO. 120027193 ESTATE FIDUCIARY NO. WF19-333	BEVERLY J. BLAISDELL AND STEVE P. BLAISDELL VERNON E. BLAISDELL, ROBERT GEORGE BLAISDELL, AND NANCY B. HARRISON, AKA NANCY B. WESTERLUND, AKA NANCY B. ESTEP
TM 53-1N	PARCEL FOUR	NO ADDRESS LISTED		INSTRUMENT NO. 120027190	BEVERLY J. BLAISDELL AND STEVE P. BLAISDELL
TM 53-1P	PARCEL FIVE	NO ADDRESS LISTED		INSTRUMENT NO. 130005461	NANCY B. HARRISON, ROBERT G. BLAISDELL AND VERNON E. BLAISDELL
TM 53-1R	PARCEL SIX	138	BLAISDELL LN	DEED BOOK 930 AT PAGE 355 INSTRUMENT NO. 080019025	BEVERLY J. BLAISDELL, TRUSTEE UNDER THE BEVERLY J. BLAISDELL REVOCABLE TRUST AGREEMENT, DATED MARCH 23, 1993
TM 53-1S	PARCEL SEVEN	NO ADDRESS LISTED		DEED BOOK 852 AT PAGE 619	STEVE P. BLAISDELL
TM 53-1T	PARCEL EIGHT	NO ADDRESS LISTED		DEED BOOK 852 AT PAGE 619	NANCY B. HARRISON, AKA NANCY B. WESTERLUND, AKA NANCY B. ESTEP
TM 53-1U	PARCEL NINE	NO ADDRESS LISTED		DEED BOOK 852 AT PAGE 619	NANCY B. HARRISON, AKA NANCY B. WESTERLUND, AKA NANCY B. ESTEP
TM 53-1V	PARCEL TEN	NO ADDRESS LISTED		INSTRUMENT NO. 010014036	ROBERT G. BLAISDELL
TM 53-1W	PARCEL ELEVEN	NO ADDRESS LISTED		DEED BOOK 852 AT PAGE 619	VERNON E. BLAISDELL

CULTURAL RESOURCE SITES

SITE #	Area	DESCRIPTION	RECOMMENDATION
44ST7	N/A	HUNTER'S IRONWORKS, NRHP LISTED	PRESERVATION
44ST155	H	CIVIL WAR GUN EMPLACEMNT	PRESERVATION
TB-4	B	LATE ARCHAIC TO EARLY WOODLAND CAMP WITH SMALL HISTORIC COMPONENT	PRESERVATION OR PHASE II EVALUATION
TI-6	I	PREHISTORIC CAMP AND EARLY - TO LATE 19TH CENTURY DOMESTIC SITE WITH DEPRESSION FEATURE	PRESERVATION OR PHASE II EVALUATION
TF-13	F	PREHISTORIC TEMPORARY RESOURCE PROCUREMENT CAMP	PRESERVATION OR PHASE II EVALUATION
TD-15	D	PREHISTORIC TEMPORARY RESOURCE PROCUREMENT CAMP	PRESERVATION OR PHASE II EVALUATION
TG-16	G	CIVIL WAR GUN EMPLACEMNT	PRESERVATION
		LATE ARCHAIC TEMPORARY CAMP WITH SMALL HISTORIC COMPONENT	PRESERVATION OR PHASE II EVALUATION
TG-17	G		EVALUATION
		MIDDLE ARCHAIC TEMPORARY CAMP WITH SMALL HISTORIC COMPONENT	PRESERVATION OR PHASE II EVALUATION
TH-18	H		EVALUATION
		LATE 18TH TO EARLY 19TH CENTURY DOMESTIC SITE WITH POSSIBLE FOUNDATION AND SMALL PREHISTORIC	PRESERVATION OR PHASE II EVALUATION
TM-19	M		EVALUATION
		PREHISTORIC TEMPORARY RESOURCE PROCUREMENT CAMP	PRESERVATION OR PHASE II EVALUATION
TE-20	E		EVALUATION
		LATE 18TH TO EARLY 19TH CENTURY DOMESTIC SITE WITH SMALL PREHISTORIC COMPONENT	PRESERVATION OR PHASE II EVALUATION
TK-23	K		EVALUATION





Map Unit	Map Unit Name	Drainage Class <sup>1</sup>	National Hydric Soils List <sup>2</sup>	Hydric Component
Ae	Alluvial land, wet	PD	YES	Alluvial land (85%)
AnB	Appling gravelly fine sandy loam, 2 to 6 percent slopes	WD	NO	N/A
AnC2	Appling gravelly fine sandy loam, 6 to 10 percent slopes, eroded	WD	NO	N/A
AsF	Ashlar fine sandy loam, 25 to 35 percent slopes	WD	NO	N/A
AwE	Aura-Galestown-Sassafras complex, 15 to 30 percent slopes	WD	NO	N/A
BmB	Bourne fine sandy loam, 2 to 6 percent slopes	MWD	NO	N/A
BmC2	Bourne fine sandy loam, 6 to 10 percent slopes, eroded	MWD	NO	N/A
Ce	Carteay fine sandy loam	SPD	YES	Carteay (85%) Alluvial land (5%) Wheadkee (3%)
CfC2	Cecil fine sandy loam, 6 to 15 percent slopes, eroded	WD	NO	N/A
ScF	Sandy and clayey land, steep, Sassafras and Caroline materials	WD	NO	N/A
W	Water	-	-	N/A
WmB	Wicham fine sandy loam, 2 to 6 percent slopes	WD	NO	N/A
WmC2	Wicham fine sandy loam, 6 to 12 percent slopes, eroded	WD	NO	N/A

<sup>2</sup>Per National Hydric Soils List for Stafford and King George Counties, Virginia published by USDA Natural Resources Conservation Services

NOTES:

THIS PLAN IS SUBJECT TO MINOR REVISIONS WITH THE SUBMISSION OF SITE PLAN TO ACCOMMODATE FOR SITE CONDITIONS AND ENGINEERING DESIGN CONSIDERATIONS.

NOTES:

1. The approximately 184.89-acre Project is identified as Tax Map 53, Parcels 1, 1J, 1K, 1M, 1N 1P, 1R, 1S, 1T, 1U, 1V, and 1W, and located at Blaisdell Lane/330 Warrenton Road in Stafford County, Virginia. The Project is generally located at 38°19'41"N Latitude and -77°29'14"W Longitude on the Fredericksburg, VA 1997 USGS Quadrangle Map. The Project drains towards the Rappahannock River, which are located within the Rappahannock River - Hazel Run watershed of Hydrologic Unit Code 02080104 (Lower Rappahannock).
2. Project boundaries, topographic information, existing conditions mapping, and general development plan layout information provided by Bowman Consulting Group, Ltd. (BCG).
3. The majority of the Project is comprised of medium-aged mixed-hardwood forest with a maintained utility easement and landscaping within the central and southwestern portions, respectively, of the Project. The tree line depicted on this Plan was obtained from BCG and generally represents the limits of forested areas and trees located on site with diameter at breast height (DBH) greater than 6-inches.
4. Soils mapping information was obtained from the USDA Stafford and Kings George Counties Soils Survey (USDA Natural Resources Conservation Service, Web Soil Survey 3.4, Survey Area Data: Version 20, August 30, 2024), and is summarized in the Soils Summary Table included on this Plan.
5. An analysis of topographic mapping obtained from BCG 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 and southern portions of the Project, as shaded on this Plan.
6. According to FEMA Flood Insurance Rate Map No. 51179C0203F (Effective Date June 21, 2023), regulated flood zones are not mapped within the majority of the Project. Zone X, Zone AE, and Regulatory Floodway are mapped along the Rappahannock River within the southern portion of the Project.
7. A preliminary field investigation titled "Existing Conditions Plan - Blaisdell Property" depicting the approximate limits of wetlands, streams, floodplain, and resource protection area (RPA) boundaries was previously prepared by BCG in July 19, 2005.

Wetland Studies and Solutions, Inc. (WSSI) conducted a pedestrian wetland reconnaissance for the project area on July 24, 2024 to ground truth the 2005 Bowman preliminary field investigation and perform an overall wetland reconnaissance of the project area. As shown on this Plan, there is potential for Waters of the United States (WOTUS) (i.e., streams and a pond) to be located within the project area.

There is a high probability for jurisdictional wetlands and other WOTUS to occur throughout the project area including palustrine forested wetlands (PFO), palustrine emergent wetlands (PEM), palustrine open water (POW), perennial stream channels (R3), intermittent stream channels (R4), and ephemeral stream channels (R6). Please note, that the features depicted on this Plan from WSSI's site visit and desktop observations are approximate and have not been survey-located.
8. Preliminary stream classifications (perennial vs. non-perennial, or intermittent or ephemeral) indicated on this Plan are based on the site reconnaissance. A field investigation 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.
9. The field assessed Critical Resource Protection Area (CRPA) boundaries depicted on this Plan are based on the results of the site reconnaissance. A Perennial Flow Evaluation and CRPA Determination study should be prepared and approved by Stafford County prior to site development. In accordance with Section 28-62(b)(1) 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-feet upslope or landward of the preliminary perennial stream boundaries. The field assessed preliminary CRPA encompasses approximately 36.78 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 WSSI based on information obtained from the U.S. Fish and Wildlife Service (USFWS), Virginia Department of Conservation and Recreation (DCR), Virginia Department of Wildlife Resources (DWR), and National Oceanic and Atmospheric Administration (NOAA Fisheries).

According to DCR's Natural Heritage Data Explorer, the project intersects the Rappahannock River - Hazel Run -Claiborne Run Stream Conservation Unit (SCU) in the north-central portion of the area. This SCU has been given a very high biodiversity significance ranking by DCR.

Based on a review of DWR's Virginia Fish and Wildlife Information Service (VaFWIS), the Rappahannock River, located to the south of the project area, is designated as Threatened and Endangered Water for dwarf wedgemussel (*Alasmidonta heterodon*, FE/SE), Atlantic sturgeon (*Acipenser oxyrinchus*, FE/SE), and green floater (*Lasmigona subviridis*, FP/ST).

According to the Official Species List obtained from the USFWS' Information, Planning and Conservation System (IPaC), the Project has the potential to support populations of northern long-eared bat (*Myotis septentrionalis*, FE/ST), tricolored bat (*Perimyotis subflavus*), dwarf wedgemussel, green floater, yellow lance (*Elliptio lanceolata*, FT) should suitable habitat be present.

Portions of the Project consist of relatively mature mixed-hardwood forest, which may be considered potential suitable habitat for northern long-eared bat and tricolored bat. Known northern long-eared bat capture records are present within Stafford County; however, the proposed project does not overlap these areas. No known tricolored bat hibernacula or maternity roosts are present within Stafford County; therefore, it is WSSSI's opinion that this species will not be adversely affected by the project. However, the tricolored bat has been proposed for listing as endangered by the USFWS with an expected final rule expected to be published around November 2024. Guidance pertaining to this listing is likely to amend this information as it becomes available.

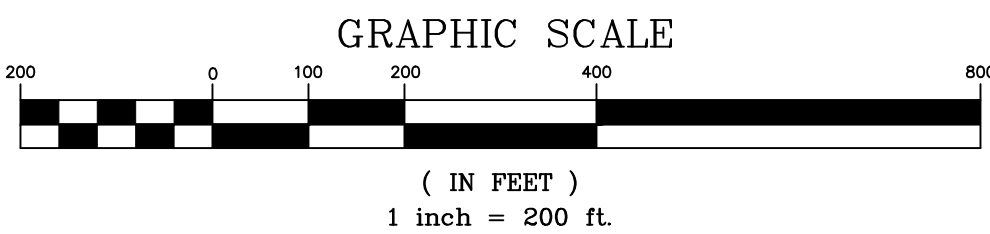
Although potential habitat for the various freshwater mussel species may be located within the Rappahannock River, no impacts are proposed to this resource. Other perennial streams are present on the site which may provide suitable habitat for freshwater mussel species. However, impacts to these streams are not anticipated.

The project area does not overlap the Atlantic sturgeon critical habitat within the Rappahannock River. Adverse effects to this species are not anticipated as no impacts are proposed within the Rappahannock River.

Based on current site conditions, the potential for occurrences of or potential impacts to listed species is considered low, and no Federal or State-listed threatened or endangered species are anticipated to be adversely affected by the proposed development activities at the Project.

11. Based on a review of the Virginia Department of Historic Resources (DHR) Virginia Cultural Resource Information System (V-CRIS), twenty-four archeological sites (44ST0007, 44ST0061, 44ST0072, 44ST0155, 44ST0156, 44ST0241, and 44ST0776 through 44ST0792) and two architectural resources (089-0006 and 111-5295) have been recorded within or immediately adjacent to the project area. As impacts to Veterans of the United States are planned in association with the development of the project area, the U.S. Army Corps of Engineers (COE) may require conduct a Phase I cultural resources investigation, including a metal detector survey, that is subject to review by the DHR in order to comply with Section 106 of the National Historic Preservation Act of 1966 (as amended). A Phase I may also be requested under county land-use review. Additionally, an assessment of the project's potential direct adverse effects on the viewsheds of the NHP-listed resources in the vicinity of the project area may also be required in association with a federal undertaking or under county land-use review.

12. Impacts to environmentally sensitive features (streams and wetlands) are proposed with the development of the Project. If the proposed impacts are under 1-acre and 1,500 linear feet, General Permits (GP) can be requested from the Virginia Department of Environmental Quality (DEQ) and COE. Should impacts exceed 1-acre and 1,500 linear feet, an Individual Permit (IP) will need to be requested from the COE and the DEQ. If the proposed cumulative permanent impacts are greater than 0.10 acre of wetlands and/or 300 linear feet or 0.03 acre of stream channel, compensatory mitigation will be required.



REVISIONS					
No.	Date	Description	Rev. By	App. By	
DATE: November 2024			SCALE: 1" = 200' C.L.: 2'		

Horizontal Datum: VCS NAD 83 HARN

Vertical Datum: NAVD 88

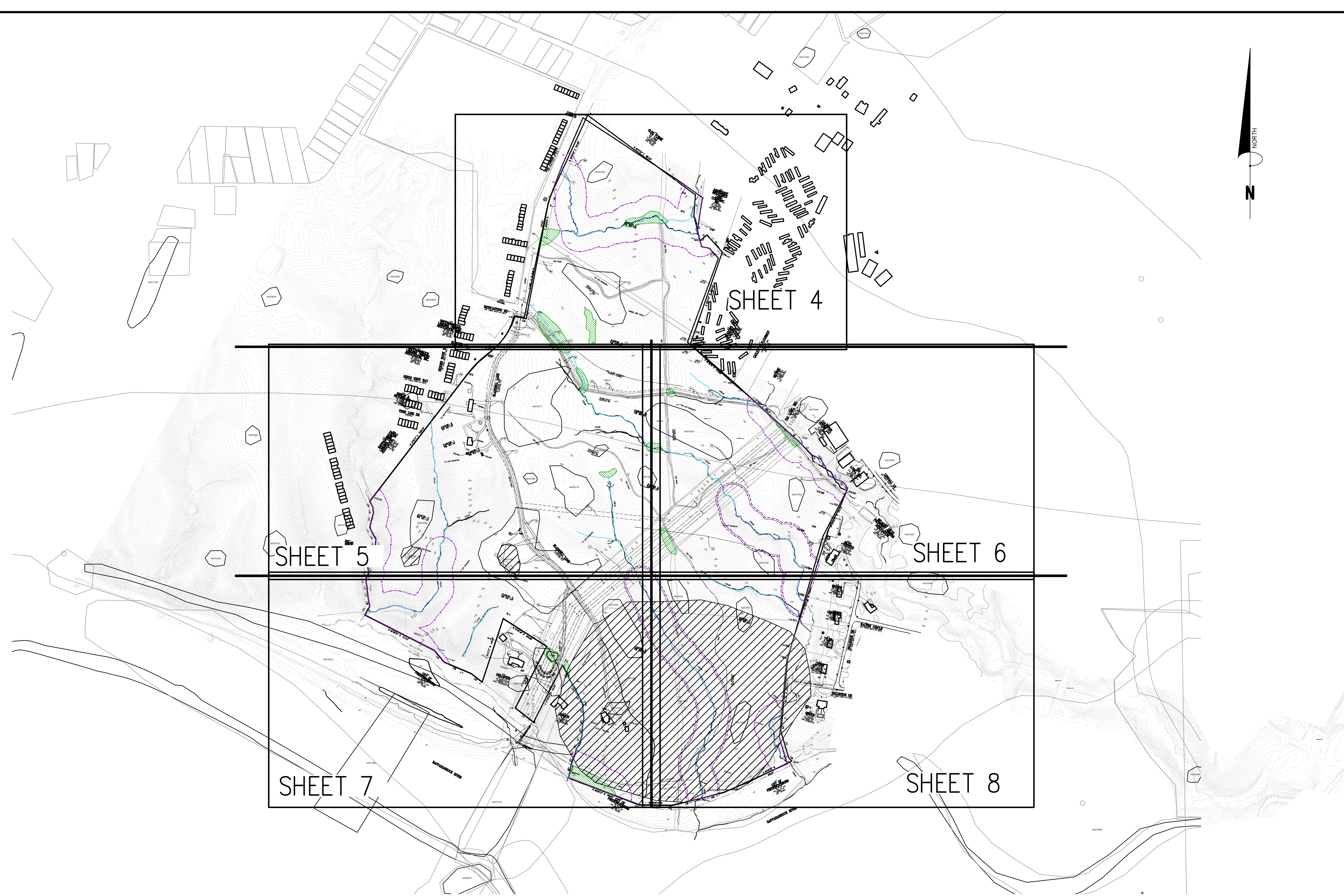
Boundary and Topo Source:  
Stafford County Digital Data

Design	Draft	Approved
DW	ABR	BNR

Sheet #  
2A of 24

Computer File Name:  
L:\35000\35000\35022.01\CADD\05-ENVR  
20241114\_EIP\_35022.01.dwg



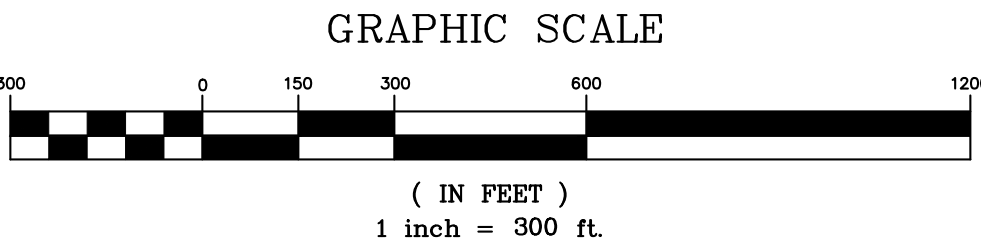


**NOTE**

1. THIS PLAN IS SUBJECT TO TECHNICAL MODIFICATIONS OR ADJUSTMENTS PER THE STAFFORD COUNTY ZONING ORDINANCE.

**LEGEND:**

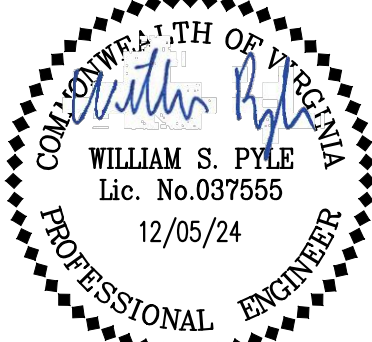
	PROJECT APPLICATION BOUNDARY		CULTURAL RESOURCE SITE CAN BE IMPACTED
	EX. COUTOURS (CI=10')		HISTORICAL PRESERVATION AREA NOT TO BE IMPACTED
	EX. COUTOURS (CI=1')		
	EX. TREELINE		
	EX. CRITICAL RESOURCE PROTECTION AREA		
	EX. STREAM		
	EX. OVERHEAD ELECTRIC LINE		
	EX. ELECTRIC EASEMENT		



Bowman Consulting Group Ltd  
1300 Central Park Boulevard  
Fredericksburg, Virginia 22401  
Phone: (540) 371-4088  
bowman.com  
© Bowman Consulting Group Ltd

EXISTING CONDITIONS  
**BLAISDELL PROPERTY**  
GENERALIZED DEVELOPMENT PLAN  
STAFFORD COUNTY, VIRGINIA

COUNTY PROJECT NUMBER

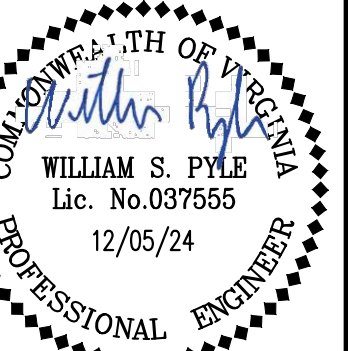


PLAN STATUS	
11/01/24	ISSUED TO CLIENT
12/05/24	ISSUED TO CLIENT

DATE	DESCRIPTION	
DESIGN	JAP	WSP
DRAWN	CHKD	CHKD
SCALE	H: 1"=300'	V: N/A
JOB No.	031784-01-001	
DATE :	NOVEMBER, 2024	
FILE No.		
SHEET	3	OF 24



COUNTY PROJECT NUMBER




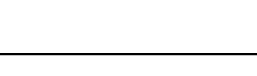








PLAN STATUS	
1/24	ISSUED TO CLIENT
05/24	ISSUED TO CLIENT

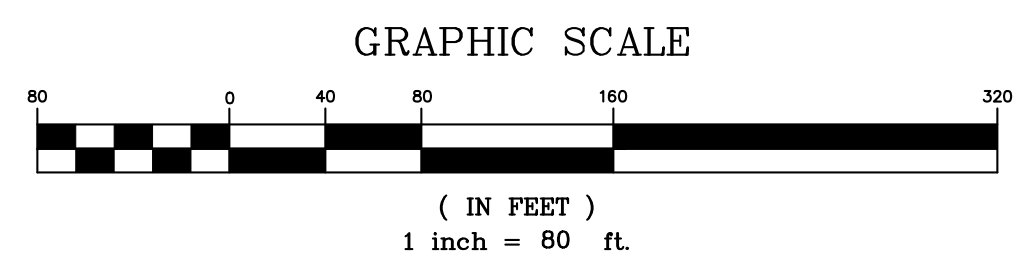
TE	DESCRIPTION	
SIGN	JAP DRAWN	WSP CHKD
SCALE	H: 1"=80' V: N/A	
B No. 031784-01-001		
TE : NOVEMBER, 2024		
E No.		
ET	4	OF 24



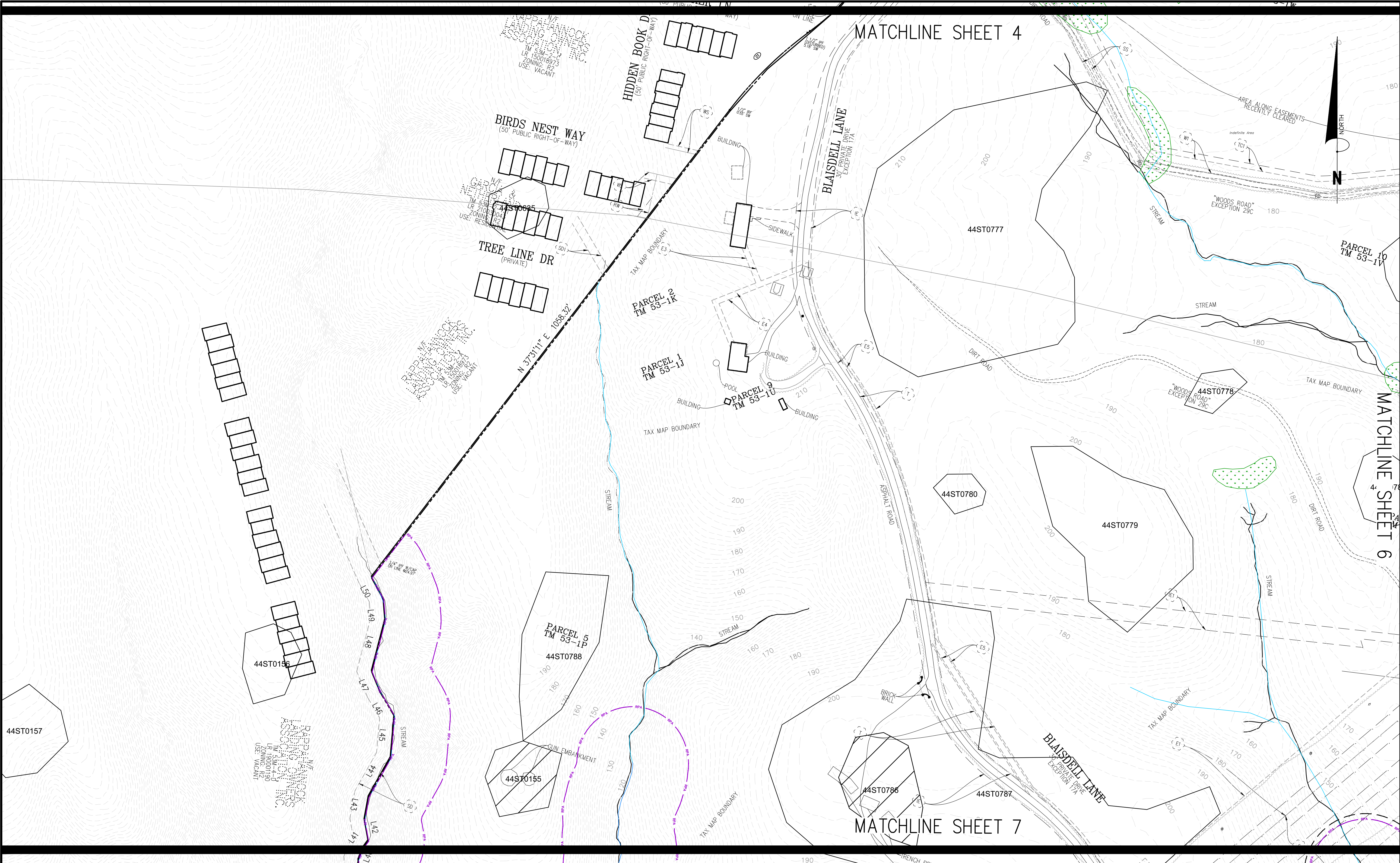
1. THIS PLAN IS SUBJECT TO TECHNICAL MODIFICATIONS OR ADJUSTMENTS PER THE STAFFORD COUNTY ZONING ORDINANCE.

LEGEND:

	PROJECT APPLICATION BOUNDARY		
	EX. CONTOURS (0=10')		
	EX. CONTOURS (0=1')		
	EX. TREELINE		
	EX. CRITICAL RESOURCE PROTECTION AREA		HISTORICAL PRESERVATION AREA NOT TO BE IMPACTED
	EX. STREAM		
	EX. OVERHEAD ELECTRIC LINE		
	EX. ELECTRIC EASEMENT		





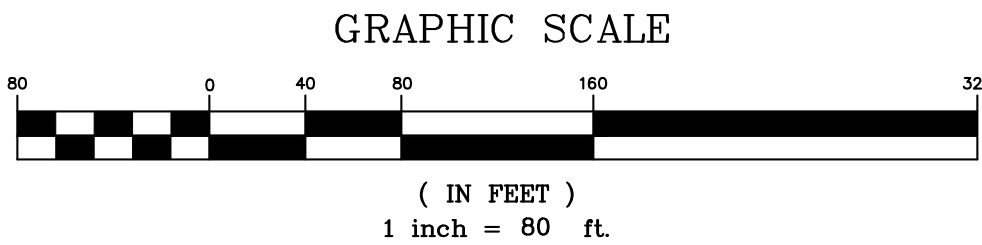


**NOTE**

1. THIS PLAN IS SUBJECT TO TECHNICAL MODIFICATIONS OR ADJUSTMENTS PER THE STAFFORD COUNTY ZONING ORDINANCE.

**LEGEND:**

- |  |                                       |  |   |
|--|---------------------------------------|--|---|
|  | PROJECT APPLICATION BOUNDARY          |  | HISTORICAL PRESERVATION AREA NOT TO BE IMPACTED |
|  | EX. CONTOURS (CI=10')                 |  |   |
|  | EX. CONTOURS (CI=1')                  |  |   |
|  | EX. TREELINE                          |  |   |
|  | EX. CRITICAL RESOURCE PROTECTION AREA |  |   |
|  | EX. STREAM                            |  |   |
|  | EX. OVERHEAD ELECTRIC LINE            |  |   |
|  | EX. ELECTRIC EASEMENT                 |  |   |



Bowman Consulting Group Ltd  
1300 Central Park Boulevard  
Fredericksburg, Virginia 22401  
Phone: (540) 371-4088  
bowman.com  
© Bowman Consulting Group Ltd

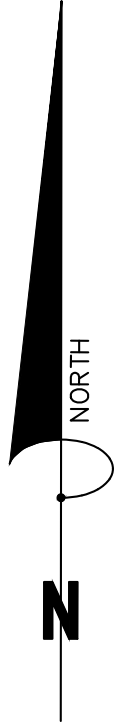
EXISTING CONDITIONS  
**BLAISDELL PROPERTY**  
GENERALIZED DEVELOPMENT PLAN  
STAFFORD COUNTY, VIRGINIA

COUNTY PROJECT NUMBER

PLAN STATUS		
11/01/24	ISSUED TO CLIENT	
12/05/24	ISSUED TO CLIENT	

DATE	DESCRIPTION	
	JAP	WSP
DESIGN	DRAWN	CHKD
SCALE	H: 1"=80'	V: N/A
JOB No.	031784-01-001	
DATE :	NOVEMBER, 2024	
FILE No.		
SHEET	5 OF 24	





1. THIS PLAN IS SUBJECT TO TECHNICAL MODIFICATIONS OR ADJUSTMENTS PER THE STAFFORD COUNTY ZONING ORDINANCE.

\_\_\_\_\_

- PROJECT APPLICATION BOUNDARY

EX. COUTOURS (CI=10')

EX. COUTOURS (CI=1')

EX. TREELINE

EX. CRITICAL RESOURCE PROTECTION AREA  
RPA

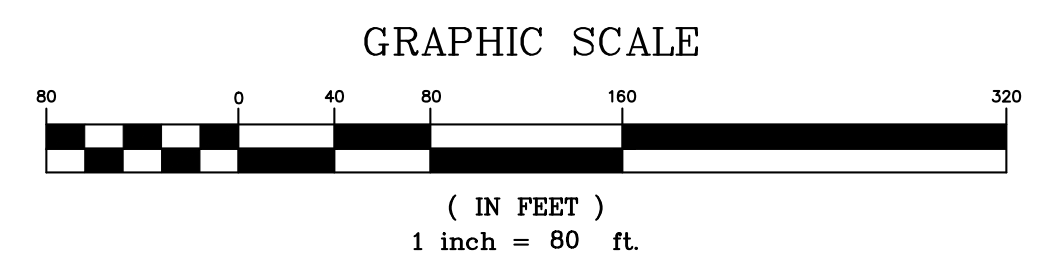
EX. STREAM

EX. OVERHEAD ELECTRIC LINE

EX. ELECTRIC EASEMENT

CULTURAL RESOURCE SITE CAN BE IMPACTED

HISTORICAL PRESERVATION AREA NOT TO BE IMPACTED







1. THIS PLAN IS SUBJECT TO TECHNICAL MODIFICATIONS OR ADJUSTMENTS PER THE STAFFORD COUNTY ZONING ORDINANCE.

LEGEND:

- PROJECT APPLICATION BOUNDARY  
EX. COUTOURS (Cl=10')

EX. CONTOURS (Cl=1')

EX. TREELINE

EX. CRITICAL RESOURCE PROTECTION AREA  
RPA

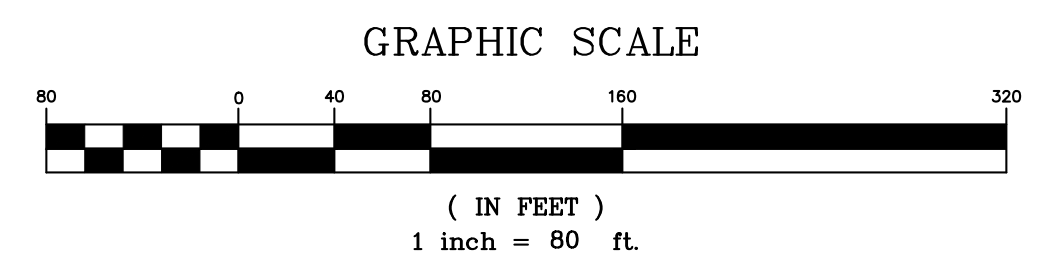
EX. STREAM

EX. OVERHEAD ELECTRIC LINE

EX. ELECTRIC EASEMENT

CULTURAL RESOURCE SITE CAN BE IMPACTED

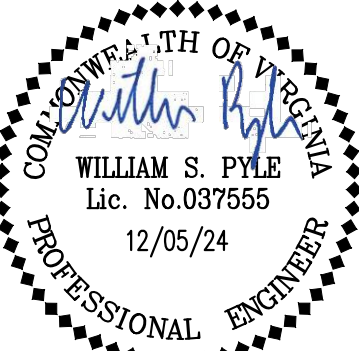
HISTORICAL PRESERVATION AREA NOT TO BE IMPACTED





EXISTING CONDITIONS  
**BLAISDELL PROPERTY**  
GENERALIZED DEVELOPMENT PLAN  
STAFFORD COUNTY, VIRGINIA

COUNTY PROJECT NUMBER



PLAN STATUS

1/01/24	ISSUED TO CLIENT
2/05/24	ISSUED TO CLIENT

DATE	DESCRIPTION	
DESIGN	JAP DRAWN	WSP CHKD
SCALE	H: 1"=80' V: N/A	
JOB No. 031784-01-001		
DATE : NOVEMBER, 2024		
FILE No.		
<div style="display: flex; justify-content: space-around; align-items: center;"> <span style="font-size: 2em;">8</span> <span>OF</span> <span style="font-size: 2em;">24</span> </div>		
SHEET		



NOTE

1. THIS PLAN IS SUBJECT TO TECHNICAL MODIFICATIONS OR ADJUSTMENTS PER THE STAFFORD COUNTY ZONING ORDINANCE.

LEGEND:



PROJECT APPLICATION BOUNDARY

EX. COUTOURS (CI=10')

EX. TREELINE

EX. CRITICAL RESOURCE PROTECTION AREA

EX. STREAM

EX. OVERHEAD ELECTRIC LINE

EX. ELECTRIC EASEMENT

44ST0793

CULTURAL RESOURCE SITE CAN BE IMPACTED

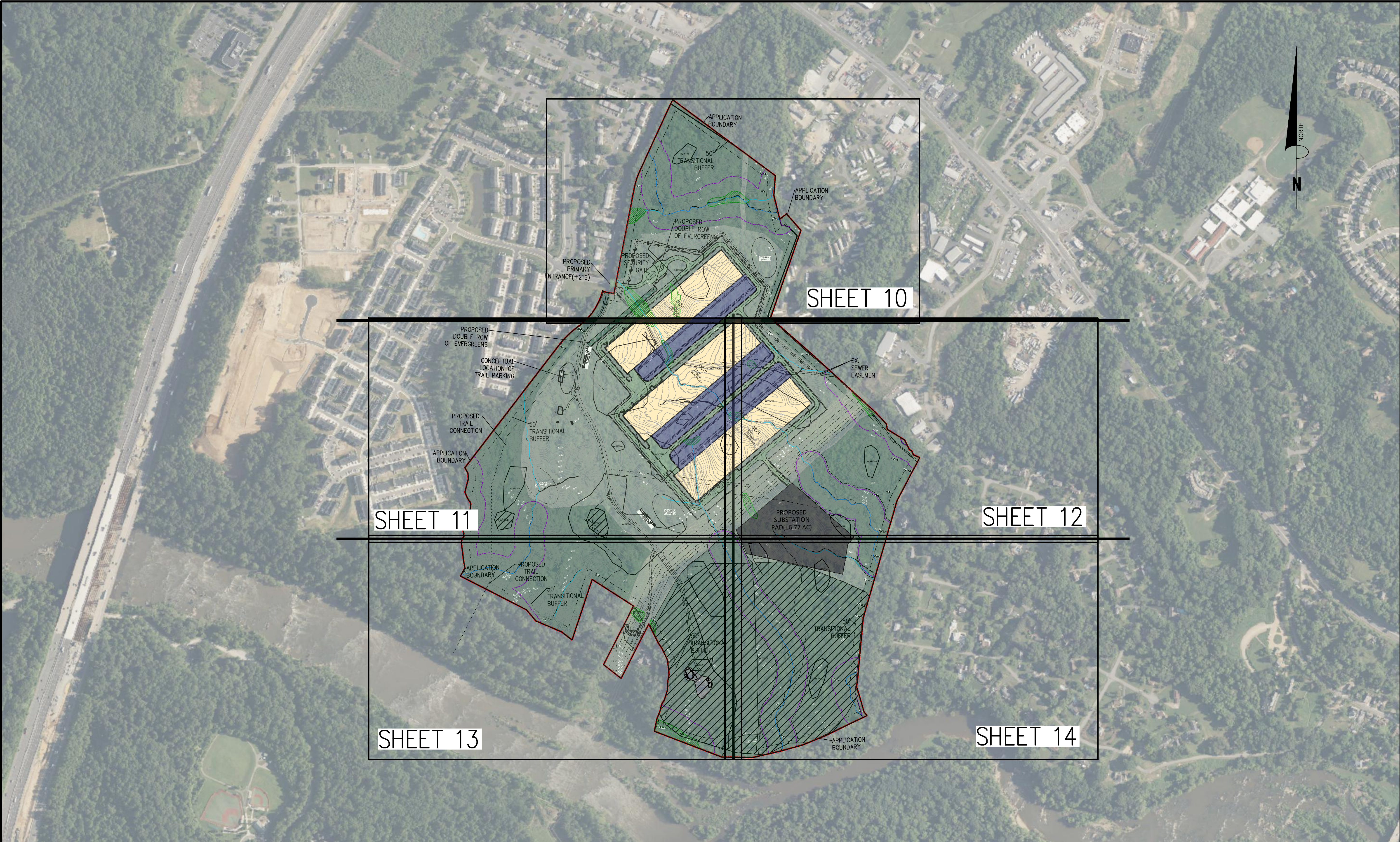
HISTORICAL PRESERVATION AREA NOT TO BE IMPACTED

GRAPHIC SCALE



( IN FEET )  
1 inch = 80 ft.





**GENERAL NOTES:**

- THIS PLAN IS SUBJECT TO TECHNICAL MODIFICATIONS OR ADJUSTMENTS PER THE STAFFORD COUNTY ZONING ORDINANCE.
- THE AREA FOR DEVELOPMENT MAY BE SUBJECT TO ADJUSTMENTS FOR THE PURPOSE OF CONSTRUCTABILITY/ CONTRACTORS LIMIT OF DISTURBANCE. SUCH ADJUSTMENTS WILL BE CLARIFIED AT THE SITE PLAN STAGE.
- NO FURTHER SETBACK/ LANDSCAPE/ SCREENING BUFFERS WILL BE REQUIRED AROUND ANY NEW LOTS CREATED FOR UTILITY PURPOSES.
- SUBSTATION EQUIPMENT VISIBLE ABOVE THE FENCE LINE WILL NOT REQUIRE ADDITIONAL SCREENING AND ARE EXEMPT FROM HEIGHT REQUIREMENTS.
- OPAQUE FENCING WITHIN THE FRONT SETBACK SHALL BE NO MORE THAN FOUR (4) FEET IN HEIGHT. OPAQUE FENCING WITHIN THE SIDE AND REAR SETBACKS SHALL HAVE AN OVERALL HEIGHT OF EIGHT (8) FEET.

**LEGEND**

	DEVELOPED AREA (APPROX.)		DATA CENTER BUILDING		PROPOSED DOUBLE EVERGREEN SCREEN
	FORESTED AREA (APPROX.)		SUBSTATION AREA		
	OPEN AREA (APPROX.)		CULTURAL RESOURCE SITES NOT TO BE IMPACTED		

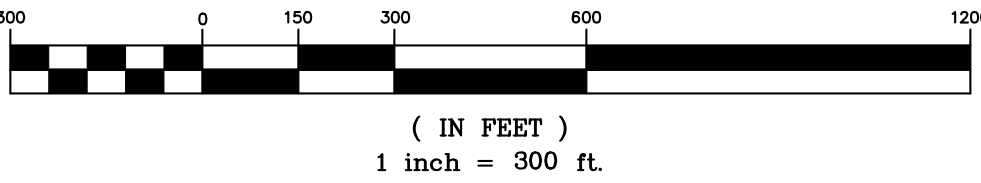
**LEGEND:**

	PROJECT APPLICATION BOUNDARY
	EX. COUTOURS (CI=10')
	EX. COUTOURS (CI=1')
	EX. TREELINE
	EX. CRITICAL RESOURCE PROTECTION AREA
	EX. STREAM

**LANDUSE:**

OPEN SPACE REQ'D: 15% (27,200 AC.)  
OPEN SPACE PROVIDED: 24.9% (44.13 AC.)  
UNDISTURBED AREA: 45.2% (82,002 AC)

**GRAPHIC SCALE**



# Bowman

Bowman Consulting Group Ltd  
1300 Central Park Boulevard  
Fredericksburg, Virginia 22401  
Phone: (540) 371-4088  
bowman.com  
© Bowman Consulting Group Ltd

GENERAL DEVELOPMENT PLAN  
**BLAISDELL PROPERTY**  
GENERALIZED DEVELOPMENT PLAN  
STAFFORD COUNTY, VIRGINIA

COUNTY PROJECT NUMBER

WILLIAM S. PYLE  
Lic. No. 037555  
12/05/24  
PROFESSIONAL ENGINEER

PLAN STATUS		
11/01/24	ISSUED TO CLIENT	
12/05/24	ISSUED TO CLIENT	
DATE	DESCRIPTION	
DESIGN	JAP	WSP
DRAWN		CHKD
SCALE	H: 1"=80' V: N/A	
JOB No. 031784-01-001		
DATE : NOVEMBER, 2024		
FILE No.		
SHEET	9 OF 24	





**GENERAL NOTES:**

1. THIS PLAN IS SUBJECT TO TECHNICAL MODIFICATIONS OR ADJUSTMENTS PER THE STAFFORD COUNTY ZONING ORDINANCE.
2. THE AREA FOR DEVELOPMENT MAY BE SUBJECT TO ADJUSTMENTS FOR THE PURPOSE OF CONSTRUCTABILITY/ CONTRACTORS LIMIT OF DISTURBANCE. SUCH ADJUSTMENTS WILL BE CLARIFIED AT THE SITE PLAN STAGE.
3. NO FURTHER SETBACK/ LANDSCAPE/ SCREENING BUFFERS WILL BE REQUIRED AROUND ANY NEW LOTS CREATED FOR UTILITY PURPOSES.
4. SUBSTATION EQUIPMENT VISIBLE ABOVE THE FENCE LINE WILL NOT REQUIRE ADDITIONAL SCREENING AND ARE EXEMPT FROM HEIGHT REQUIREMENTS.
5. OPAQUE FENCING WITHIN THE FRONT SETBACK SHALL BE NO MORE THAN FOUR (4) FEET IN HEIGHT. OPAQUE FENCING WITHIN THE SIDE AND REAR SETBACKS SHALL HAVE AN OVERALL HEIGHT OF EIGHT (8) FEET.

**LEGEND**

	DEVELOPED AREA (APPROX.)		DATA CENTER BUILDING		PROPOSED DOUBLE EVERGREEN SCREEN
	FORESTED AREA (APPROX.)		SUBSTATION AREA		CULTURAL RESOURCE SITES NOT TO BE IMPACTED
	OPEN AREA (APPROX.)				

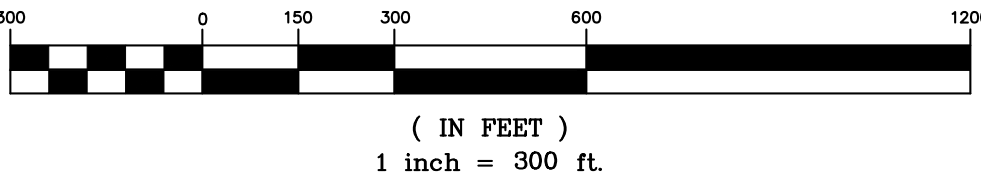
**LEGEND:**

	PROJECT APPLICATION BOUNDARY
	EX. COUTOURS (CI=10')
	EX. COUTOURS (CI=1')
	EX. TREELINE
	EX. CRITICAL RESOURCE PROTECTION AREA
	EX. STREAM

**LANDUSE:**

OPEN SPACE REQ'D: 15% (27,200 AC.)  
OPEN SPACE PROVIDED: 24.9% (44.13 AC.)  
UNDISTURBED AREA: 45.2% (82,002 AC.)

**GRAPHIC SCALE**



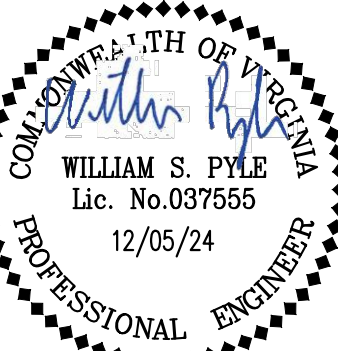
**GENERAL DEVELOPMENT PLAN**

**BLAISDELL PROPERTY**

**GENERALIZED DEVELOPMENT PLAN**

STAFFORD COUNTY, VIRGINIA

COUNTY PROJECT NUMBER



PLAN STATUS

11/01/24	ISSUED TO CLIENT
12/05/24	ISSUED TO CLIENT

DATE

DESIGN	JAP	WSP
DRAWN	CHKD	

SCALE H: 1"=80' V: N/A

JOB No. 031784-01-001

DATE : NOVEMBER, 2024

FILE No.

SHEET 9A OF 24





**GENERAL NOTES:**

1. THIS PLAN IS SUBJECT TO TECHNICAL MODIFICATIONS OR ADJUSTMENTS PER THE STAFFORD COUNTY ZONING ORDINANCE.
2. THE AREA FOR DEVELOPMENT MAY BE SUBJECT TO ADJUSTMENTS FOR THE PURPOSE OF CONSTRUCTABILITY/ CONTRACTORS LIMIT OF DISTURBANCE. SUCH ADJUSTMENTS WILL BE CLARIFIED AT THE SITE PLAN STAGE.
3. NO FURTHER SETBACK/ LANDSCAPE/ SCREENING BUFFERS WILL BE REQUIRED AROUND ANY NEW LOTS CREATED FOR UTILITY PURPOSES.
4. SUBSTATION EQUIPMENT VISIBLE ABOVE THE FENCE LINE WILL NOT REQUIRE ADDITIONAL SCREENING AND ARE EXEMPT FROM HEIGHT REQUIREMENTS. OPAQUE FENCING WITHIN THE FRONT SETBACK SHALL BE NO MORE THAN FOUR (4) FEET IN HEIGHT. OPAQUE FENCING WITHIN THE SIDE AND REAR SETBACKS SHALL HAVE AN OVERALL HEIGHT OF EIGHT (8) FEET.
- 5.

**LEGEND**

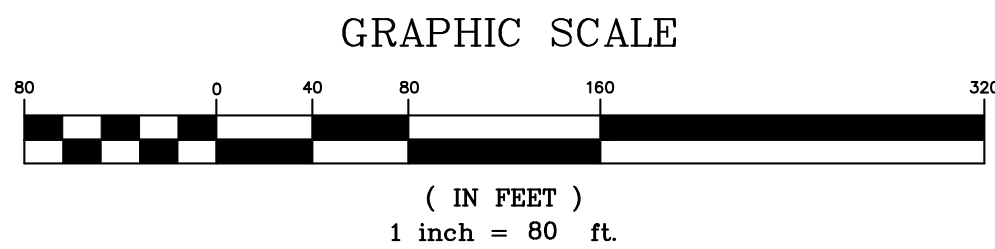
	DEVELOPED AREA (APPROX.)		DATA CENTER BUILDING		PROPOSED DOUBLE EVERGREEN SCREEN
	FORESTED AREA (APPROX.)		SUBSTATION AREA		CULTURAL RESOURCE SITES NOT TO BE IMPACTED
	OPEN AREA (APPROX.)				

**LEGEND:**

	PROJECT APPLICATION BOUNDARY
	EX. COUTOURS (CI=10')
	EX. COUTOURS (CI=1')
	EX. TREELINE
	EX. CRITICAL RESOURCE PROTECTION AREA
	EX. STREAM

**LANDUSE:**

OPEN SPACE REQ'D: 15% (27.200 AC.)  
OPEN SPACE PROVIDED: 24.9% (44.13 AC.)  
UNDISTURBED AREA: 45.2% (82.002 AC.)



ANKER IN  
(1/4")

MATCHLINE SHEET 11

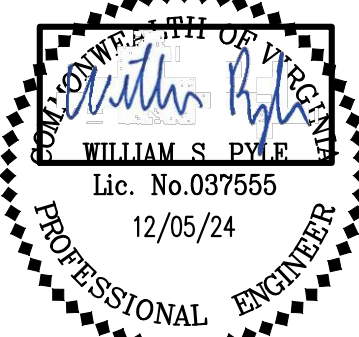
MATCHLINE SHEET 12

**Bowman**

Bowman Consulting Group Ltd  
1300 Central Park Boulevard  
Fredericksburg, Virginia 22401  
Phone: (540) 371-4088  
bowman.com  
© Bowman Consulting Group Ltd

GENERAL DEVELOPMENT PLAN  
**BLAISDELL PROPERTY**  
GENERALIZED DEVELOPMENT PLAN  
STAFFORD COUNTY, VIRGINIA

COUNTY PROJECT NUMBER



PLAN STATUS  
11/01/24 ISSUED TO CLIENT  
12/05/24 ISSUED TO CLIENT

DATE	DESCRIPTION
DESIGN	JAP DRAWN
SCALE	H: 1"=80' V: N/A
JOB No.	031784-01-001
DATE :	NOVEMBER, 2024
FILE No.	
SHEET	10 OF 24





### GENERAL NOTES:

- THIS PLAN IS SUBJECT TO TECHNICAL MODIFICATIONS OR ADJUSTMENTS PER THE STAFFORD COUNTY ZONING ORDINANCE.
- THE AREA FOR DEVELOPMENT MAY BE SUBJECT TO ADJUSTMENTS FOR THE PURPOSE OF CONSTRUCTABILITY/ CONTRACTORS LIMIT OF DISTURBANCE. SUCH ADJUSTMENTS WILL BE CLARIFIED AT THE SITE PLAN STAGE.
- NO FURTHER SETBACK/ LANDSCAPE/ SCREENING BUFFERS WILL BE REQUIRED AROUND ANY NEW LOTS CREATED FOR UTILITY PURPOSES.
- SUBSTATION EQUIPMENT VISIBLE ABOVE THE FENCE LINE WILL NOT REQUIRE ADDITIONAL SCREENING AND ARE EXEMPT FROM HEIGHT REQUIREMENTS. OPAQUE FENCING WITHIN THE FRONT SETBACK SHALL BE NO MORE THAN FOUR (4) FEET IN HEIGHT. OPAQUE FENCING WITHIN THE SIDE AND REAR SETBACKS SHALL HAVE AN OVERALL HEIGHT OF EIGHT (8) FEET.

### LEGEND

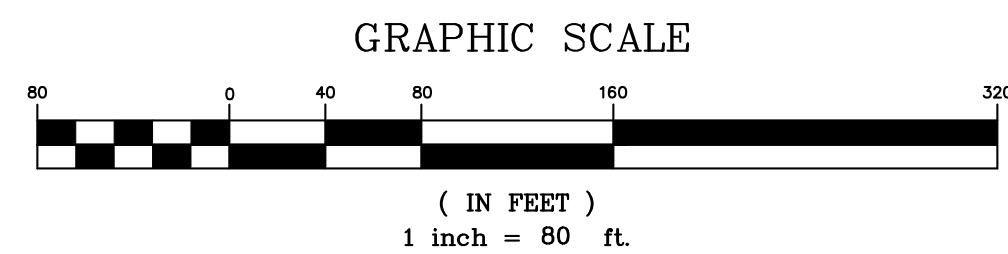
	DEVELOPED AREA (APPROX.)		DATA CENTER BUILDING		PROPOSED DOUBLE EVERGREEN SCREEN
	FORESTED AREA (APPROX.)		SUBSTATION AREA		CULTURAL RESOURCE SITES NOT TO BE IMPACTED
	OPEN AREA (APPROX.)				

### LEGEND:

	PROJECT APPLICATION BOUNDARY
	EX. CONTOURS (CI=10')
	EX. CONTOURS (CI=1')
	EX. TREELINE
	EX. CRITICAL RESOURCE PROTECTION AREA
	EX. STREAM

### LANDUSE:

OPEN SPACE REQ'D: 15% (27,200 AC.)  
OPEN SPACE PROVIDED: 24.9% (44,13 AC.)  
UNDISTURBED AREA: 45.2% (82,002 AC.)

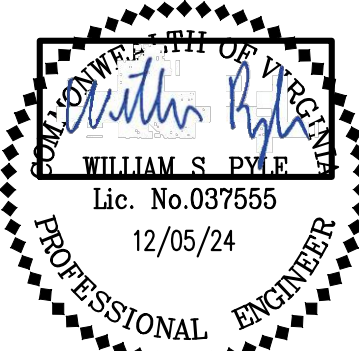


# Bowman

Bowman Consulting Group Ltd  
1300 Central Park Boulevard  
Fredericksburg, Virginia 22401  
Phone: (540) 371-4088  
bowman.com  
© Bowman Consulting Group Ltd

GENERAL DEVELOPMENT PLAN  
**BLAISDELL PROPERTY**  
GENERALIZED DEVELOPMENT PLAN  
STAFFORD COUNTY, VIRGINIA

COUNTY PROJECT NUMBER



PLAN STATUS  
11/01/24 ISSUED TO CLIENT  
12/05/24 ISSUED TO CLIENT

DATE	DESCRIPTION
11/01/24	JAP WSP
12/05/24	CHKD
SCALE	H: 1"=80' V: N/A
JOB No.	031784-01-001
DATE :	NOVEMBER, 2024
FILE No.	
SHEET	11 OF 24