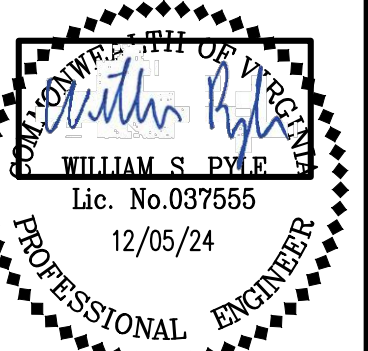


GENERAL DEVELOPMENT PLAN
BLAISDELL PROPERTY
GENERALIZED DEVELOPMENT PLAN
STAFFORD COUNTY, VIRGINIA

COUNTY PROJECT NUMBER



PLAN STATUS	
01/24	ISSUED TO CLIENT
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.		
MEET	12 ^{OF}	24



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 LOT'S 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.

	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		

PROJECT APPLICATION BOUNDARY

EX. COUTOURS (CI=10')

EX. CONTOURS (CI=1')

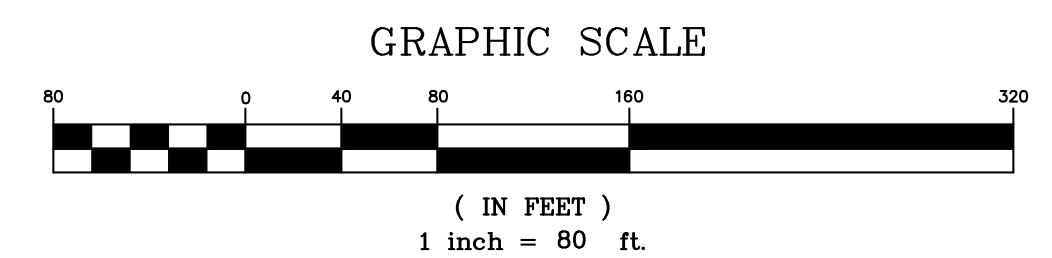
EX. TREELINE

EX. CRITICAL RESOURCE PROTECTION AREA

EX. STREAM

RPA

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

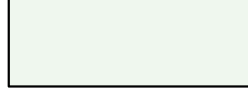




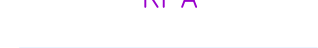
GENERAL NOTES:

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.
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LEGEND

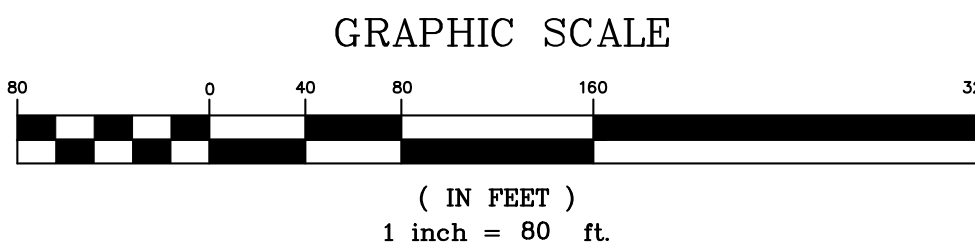
	DEVELOPED AREA (APPROX.)		DATA CENTER BUILDING		PROPOSED DOUBLE EVERGREEN SCREEN
	FORESTED AREA (APPROX.)		SUBSTATION AREA		
	OPEN AREA (APPROX.)		CULTURAL RESOURCE SITES NOT TO BE IMPACTED		

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)

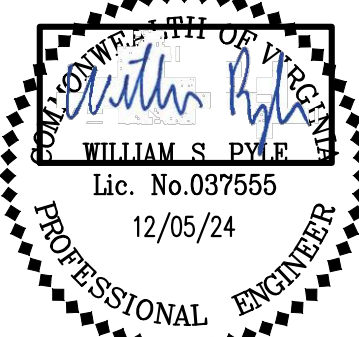


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GENERAL DEVELOPMENT PLAN
BLAISDELL PROPERTY
GENERALIZED DEVELOPMENT PLAN
STAFFORD COUNTY, VIRGINIA

COUNTY PROJECT NUMBER



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

DATE	DESCRIPTION
11/01/24	JAP DRAWN WSP CHKD
12/05/24	JAP DRAWN WSP CHKD

SCALE H: 1"=80'
V: N/A
JOB No. 031784-01-001
DATE : NOVEMBER, 2024
FILE No.

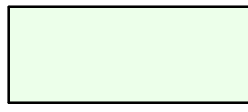
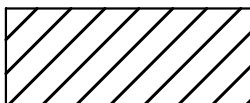
SHEET 13 OF 24



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.
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- 5.

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		

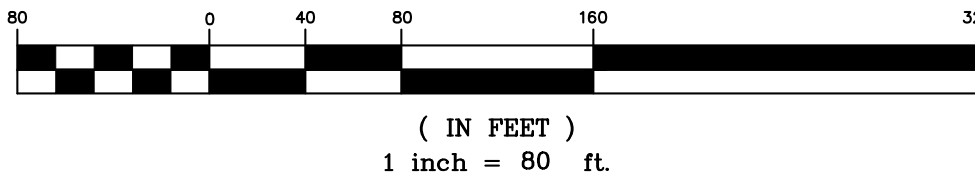
LEGEND:

	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

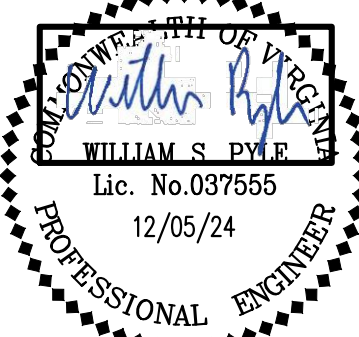


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GENERAL DEVELOPMENT PLAN
BLAISDELL PROPERTY
GENERALIZED DEVELOPMENT PLAN
STAFFORD COUNTY, VIRGINIA

COUNTY PROJECT NUMBER



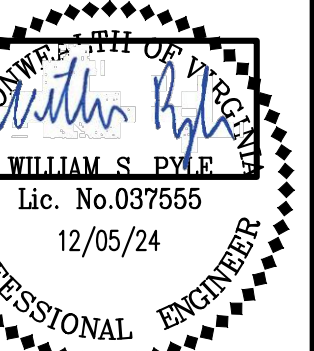
PLAN STATUS
11/01/24 ISSUED TO CLIENT
12/05/24 ISSUED TO CLIENT

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

SHEET 14 OF 24

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

TY PROJECT NUMBER



PLAN STATUS	
24	ISSUED TO CLIENT
24	ISSUED TO CLIENT

DESCRIPTION	
JAP DRAWN	WSP CHKD
H: 1"=80' V: N/A	
No. 031784-01-001	
: NOVEMBER, 2024	
No.	
15 ^{OF} 24	

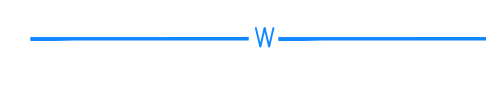


1. THIS PLAN IS SUBJECT TO TECHNICAL MODIFICATIONS OR ADJUSTMENTS PER THE STAFFORD COUNTY ZONING ORDINANCE.

LEGEND:



PROJECT APPLICATION BOUNDARY



PROPOSED WATERLINE



PROPOSED SANITARY SEWER LINE



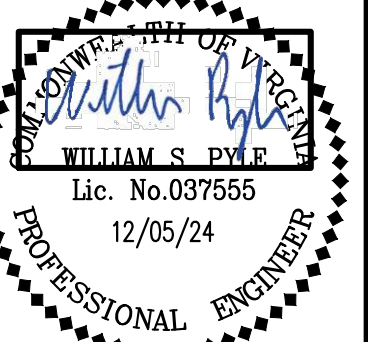
CULTURAL RESOURCE SITES NOT TO BE IMPACTED

GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.

COUNTY PROJECT NUMBER



PLAN STATUS	
01/24	ISSUED TO CLIENT
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.		



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

LEGEND:



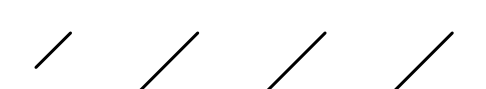
PROJECT APPLICATION BOUNDARY



PROPOSED WATERLINE



PROPOSED SANITARY SEWER LINE

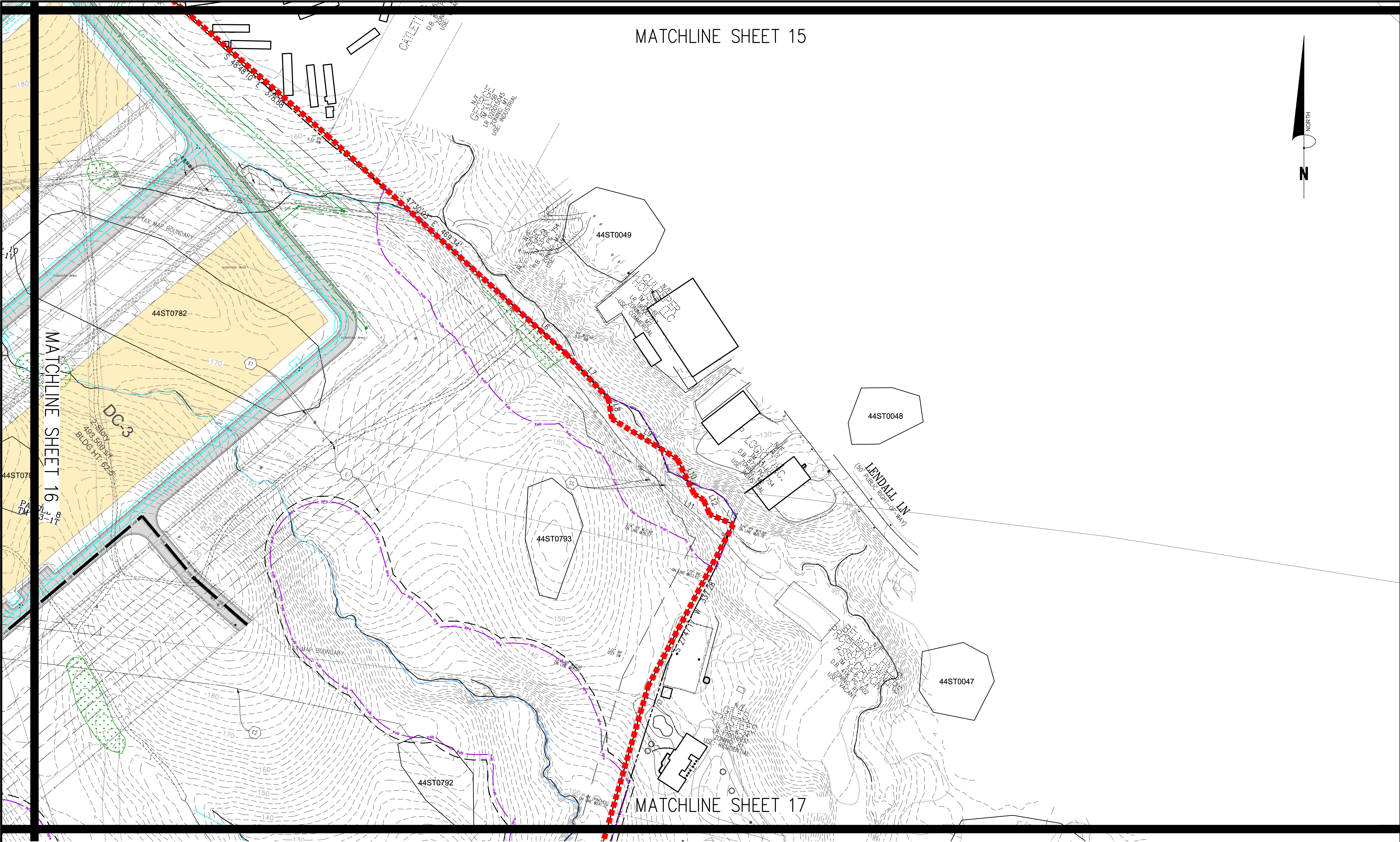


CULTURAL RESOURCE SITES NOT TO BE IMPACTED

GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.



MATCHLINE SHEET 15

MATCHLINE SHEET 16

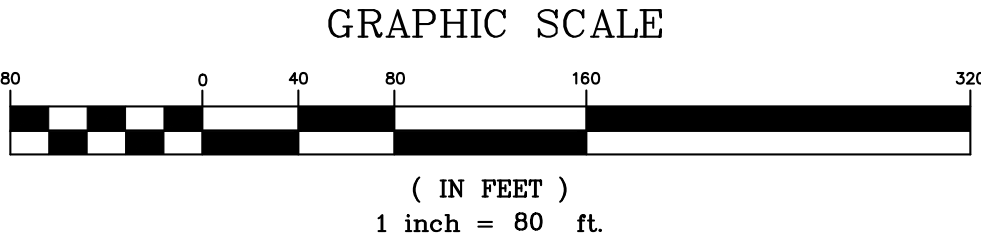
MATCHLINE SHEET 17

NOTE

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

LEGEND:

- PROJECT APPLICATION BOUNDARY
- PROPOSED WATERLINE
- PROPOSED SANITARY SEWER LINE
- CULTURAL RESOURCE SITES NOT TO BE IMPACTED



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UTILITES 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	
	JAP	WSP
DESIGN	DRAWN	CHKD

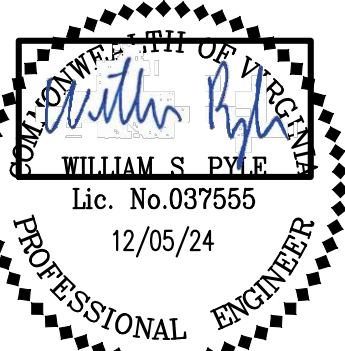
SCALE H: 1"=80'
V: N/A

JOB No. 031784-01-001

DATE : NOVEMBER, 2024

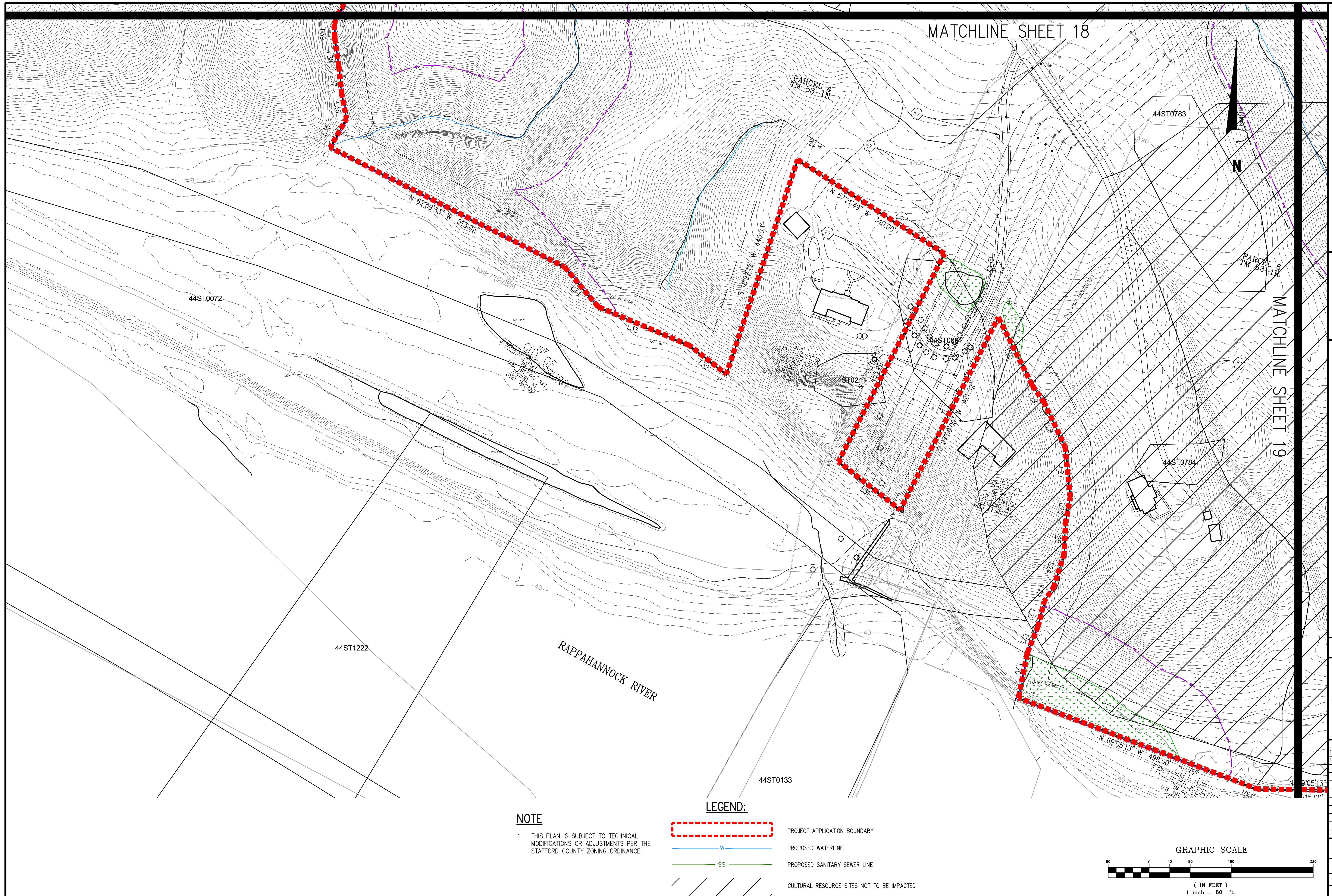
FILE No.

SHEET 17 OF 24

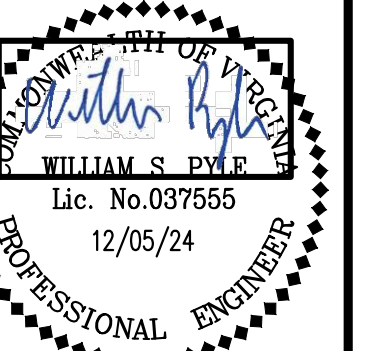


PLAN STATUS	
1/01/24	ISSUED TO CLIENT
2/05/24	ISSUED TO CLIENT

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

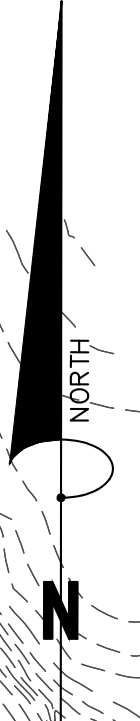


COUNTY PROJECT NUMBER



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.		



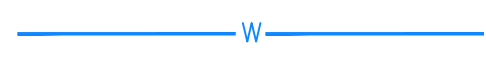
NOTE

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

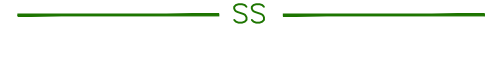
LEGEND:



PROJECT APPLICATION BOUNDARY



PROPOSED WATERLINE



PROPOSED SANITARY SEWER LINE

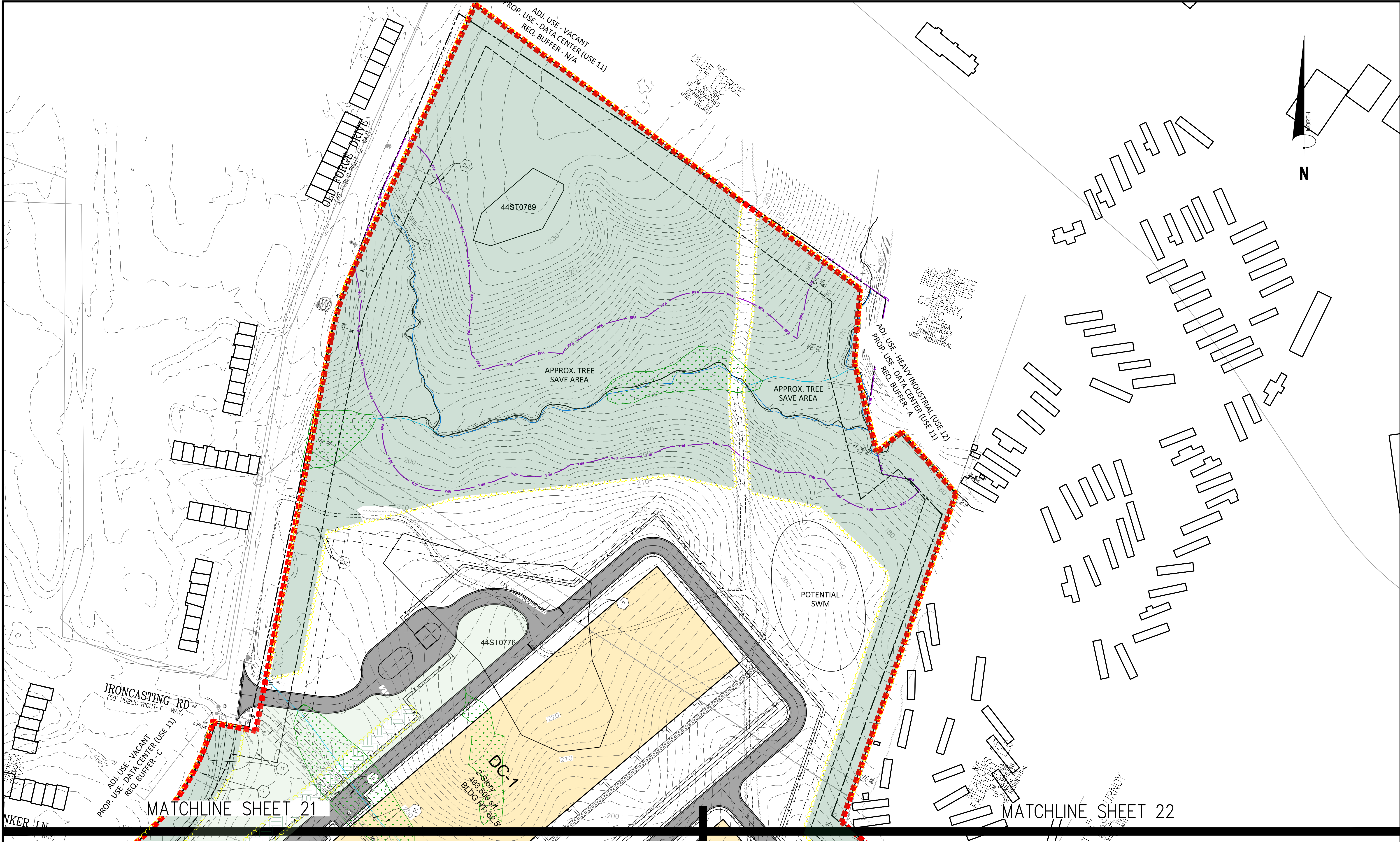


CULTURAL RESOURCE SITES NOT TO BE IMPACTED

GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.

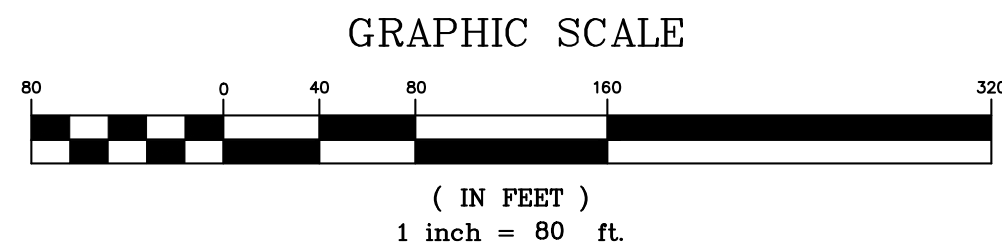


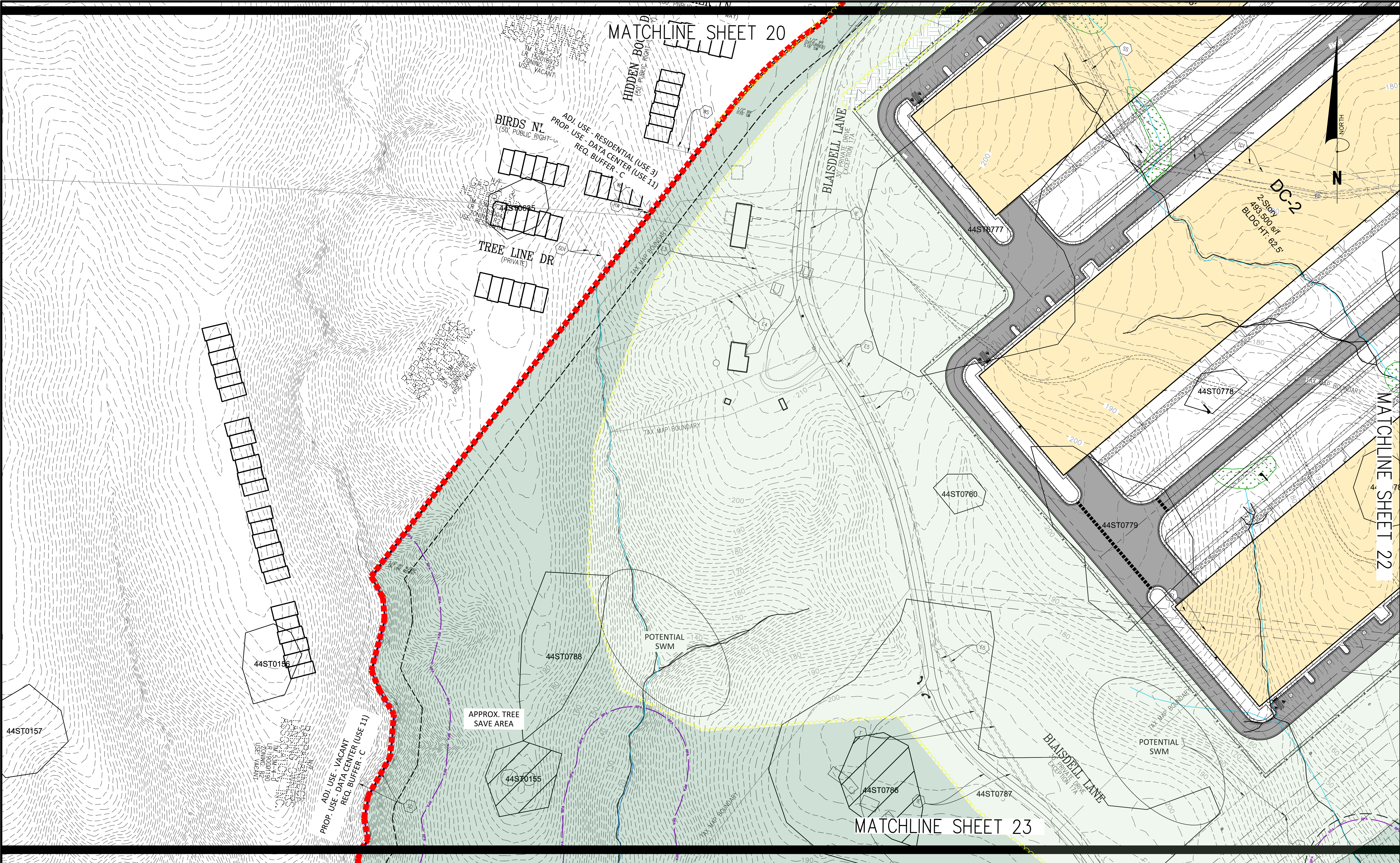
LANDSCAPE NOTES

- THIS PLAN IS SUBJECT TO TECHNICAL MODIFICATIONS OR ADJUSTMENTS PER THE STAFFORD COUNTY ZONING ORDINANCE AND THE DCSL.
- 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 110.3.C & TABLE 2 OF THE DCSL, TYPE 'B' (35 FEET WIDE) TRANSITIONAL BUFFERS ARE REQUIRED ALONG THE PROPERTY'S BOUNDARY DEPENDING ON THE EXISTING LAND USE OF THE ADJACENT PROPERTY. ABUTTING PUBLIC USE PROPERTY REQUIRES A TYPE 'B' BUFFER AND ABUTTING RESIDENTIAL/VACANT AGRICULTURAL PROPERTY REQUIRES A TYPE 'C' BUFFER. THE APPLICANT PROPOSES TO SATISFY THIS REQUIREMENT AS FOLLOWS:
 - BY THE PRESERVATION OF EXISTING VEGETATION ALONG THE PROJECT SITE'S BOUNDARIES, WHERE APPLICABLE AND WHERE, AT SITE PLAN, A TREE SURVEY CAN BE PERFORMED, IF REQUIRED BY THE COUNTY, TO TAKE CREDIT FOR PRESERVATION.
 - PROVISION OF A TYPE 'B' BUFFER (35 FEET WIDE) OR A TYPE 'C' BUFFER (50 FEET WIDE) ALONG THE BALANCE OF THE PROJECT SITE WHERE DISTURBED. IN THOSE AREAS A SIX (6) FOOT TALL PRIVACY FENCE MAY BE PROVIDED TO REDUCE THE BUFFER YARD BY 50 PERCENT AS PERMITTED BY SECTION 110.0(J) OF THE DCSL.
- 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.
- 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:

- APPLICATION AREA
- EX. TREE LINE
- PROPOSED TREE PRESERVATION AREA
- PROPOSED DOUBLE EVERGREEN SCREEN
- CULTURAL RESOURCE SITES NOT TO BE IMPACTED



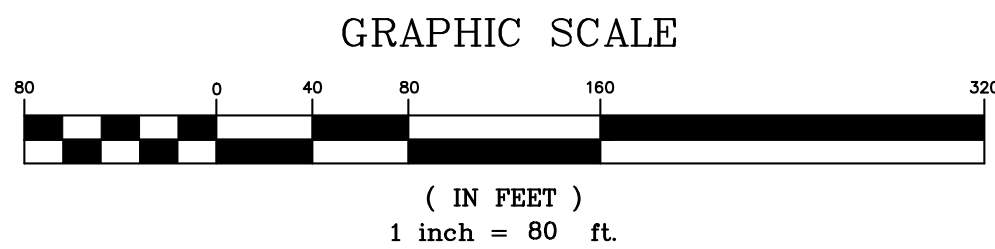


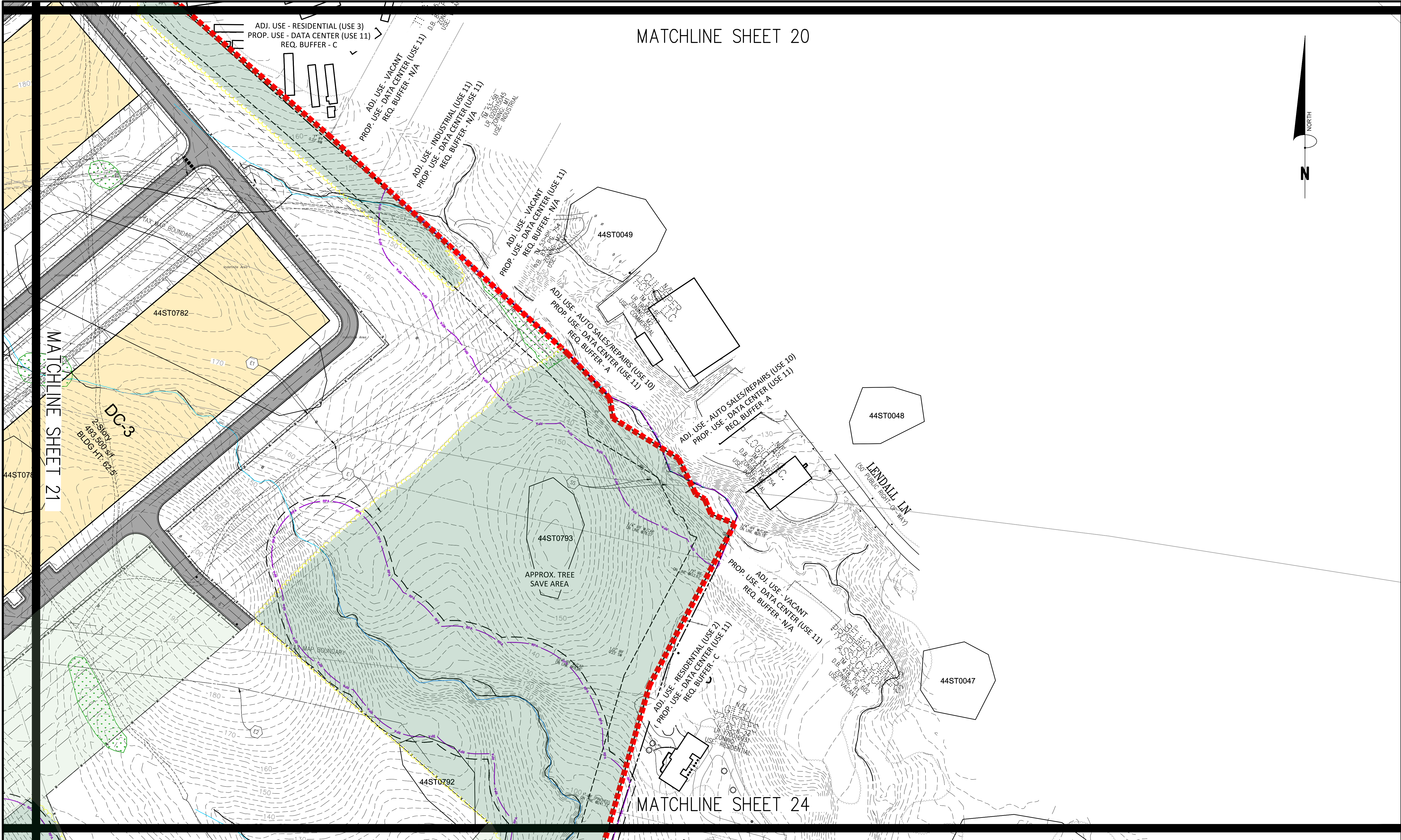
LANDSCAPE NOTES

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LEGEND:

- | | |
|--|--|
| | APPLICATION AREA |
| | EX. TREE LINE |
| | PROPOSED TREE PRESERVATION AREA |
| | PROPOSED DOUBLE EVERGREEN SCREEN |
| | CULTURAL RESOURCE SITES NOT TO BE IMPACTED |



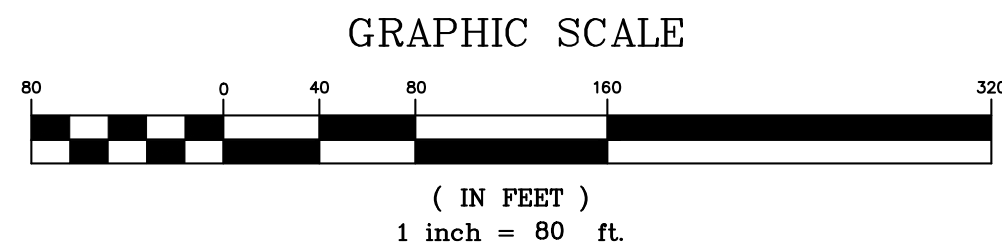


LANDSCAPE NOTES

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LEGEND:

- APPLICATION AREA
- EX. TREE LINE
- PROPOSED TREE PRESERVATION AREA
- PROPOSED DOUBLE EVERGREEN SCREEN
- CULTURAL RESOURCE SITES NOT TO BE IMPACTED



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1300 Central Park Boulevard
Fredericksburg, Virginia 22401
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LANDSCAPE PLAN

BLAISDELL PROPERTY

GENERALIZED DEVELOPMENT PLAN

STAFFORD COUNTY, VIRGINIA

COUNTY PROJECT NUMBER

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

PLAN STATUS

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

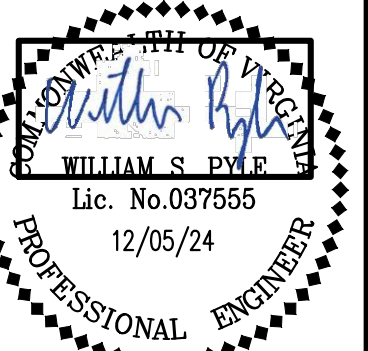
DATE	DESCRIPTION
11/01/24	JAP DRAWN
12/05/24	WSP CHKD

JOB No. 031784-01-001

DATE : NOVEMBER, 2024

FILE No.

SHEET 22 OF 24



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.		

MATCHLINE SHEET 24

APPROX. TREE
SAVE AREA

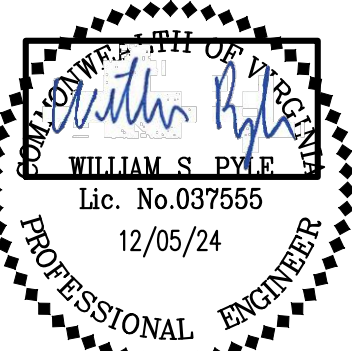
APPROX. TREE
SAVE AREA

RAPPAHANNOCK RIVER

1. THIS PLAN IS SUBJECT TO TECHNICAL MODIFICATIONS OR ADJUSTMENTS PER THE STAFFORD COUNTY ZONING ORDINANCE AND THE DCSL.
2. FINAL TREE SPECIES TO BE DETERMINED AT FINAL ENGINEERING.
3. EXISTING TREELINE GENERALLY DEPICTS LOCATION OF TREES WITH TRUNK DIAMETER GREATER THAN 6 INCHES DBH.
4. PER SECTION 110.1.3.C & TABLE 2 OF THE DCSL, TYPE 'B' (35 FEET WIDE) OR TYPE 'C' (50 FEET WIDE) TRANSITIONAL BUFFERS ARE REQUIRED ALONG THE PROPERTY'S BOUNDARY DEPENDING ON THE EXISTING LAND USE OF THE ADJACENT PROPERTY. ABUTTING PUBLIC USE PROPERTY REQUIRES A TYPE 'B' BUFFER AND ABUTTING RESIDENTIAL/VACANT AGRICULTURAL PROPERTY REQUIRES A TYPE 'C' BUFFER. THE APPLICANT PROPOSES TO SATISFY THIS REQUIREMENT AS FOLLOWS:
 - A. BY THE PRESERVATION OF EXISTING VEGETATION ALONG THE PROJECT SITE'S BOUNDARIES, WHERE APPLICABLE AND WHERE, AT SITE PLAN, A TREE SURVEY CAN BE PERFORMED, IF REQUIRED BY THE COUNTY, TO TAKE CREDIT FOR PRESERVATION.
 - B. PROVISION OF A TYPE 'B' BUFFER (35 FEET WIDE) OR A TYPE 'C' BUFFER (50 FEET WIDE) ALONG THE BALANCE OF THE PROJECT SITE WHERE DISTURBED. IN THOSE AREAS A SIX (6) FOOT TALL PRIVACY FENCE MAY BE PROVIDED TO REDUCE THE BUFFER YARD BY 50 PERCENT AS PERMITTED BY SECTION 110.0(J) OF THE DCSL.
5. INTERIOR PARKING LOT LANDSCAPING SHALL BE PROVIDED PER THE REQUIREMENTS OF SECTION 120.1 OF THE DCSL.
6. STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH DCSL SECTION 120.4.
7. 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.

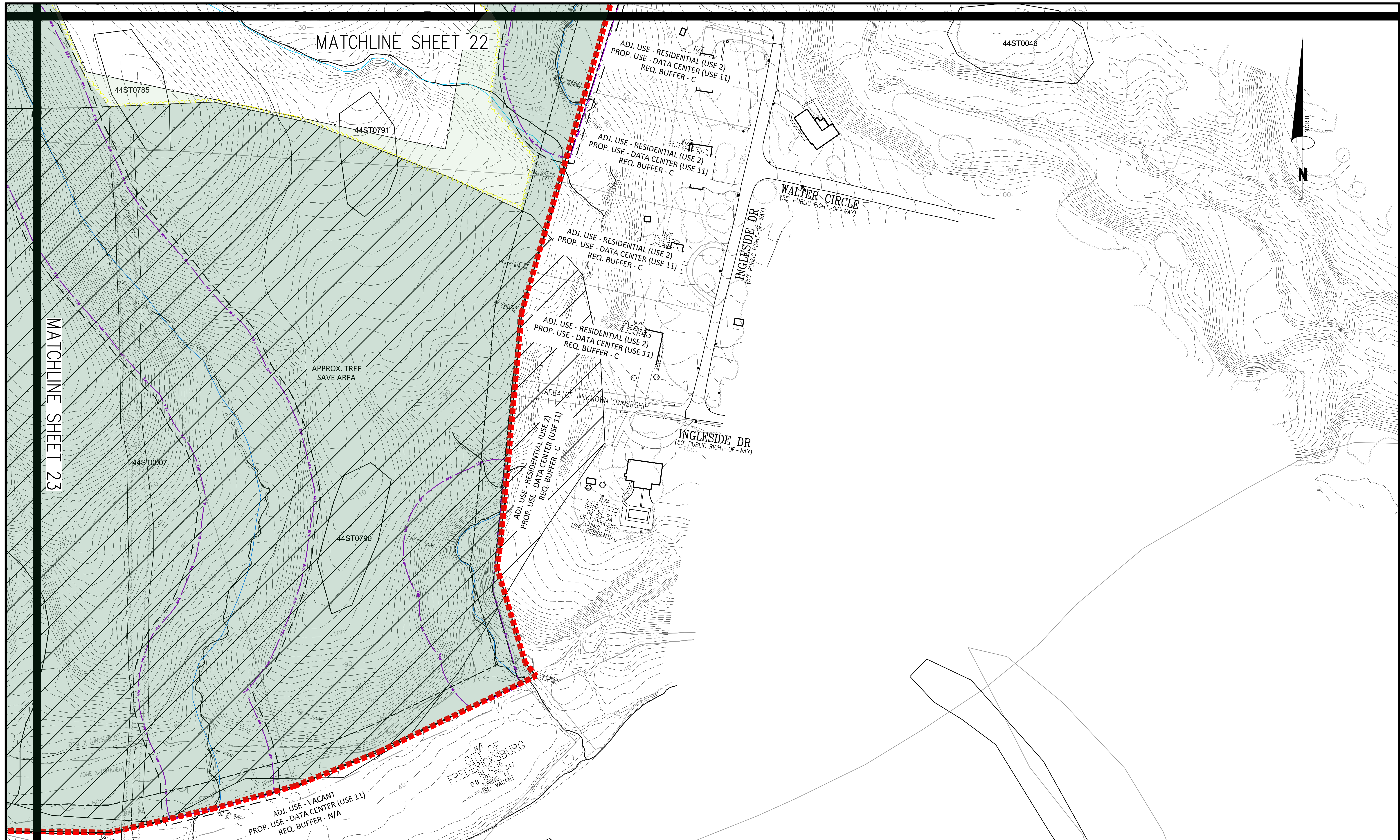
	APPLICATION AREA
	EX. TREE LINE
	PROPOSED TREE PRESERVATION AREA
	PROPOSED DOUBLE EVERGREEN SCREEN
	CULTURAL RESOURCE SITES NOT TO BE IMPACTED

(IN FEET)
1 inch = 80 ft.



PLAN STATUS	
/01/24	ISSUED TO CLIENT
/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.		
SHEET	24	OF 24



1. THIS PLAN IS SUBJECT TO TECHNICAL MODIFICATIONS OR ADJUSTMENTS PER THE STAFFORD COUNTY ZONING ORDINANCE AND THE DCSL.
2. FINAL TREE SPECIES TO BE DETERMINED AT FINAL ENGINEERING.
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5. INTERIOR PARKING LOT LANDSCAPING SHALL BE PROVIDED PER THE REQUIREMENTS OF SECTION 120.1 OF THE DCSL.
6. STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH DCSL SECTION 120.4.
7. 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 (8) FEET.

	APPLICATION AREA
	EX. TREE LINE
	PROPOSED TREE PRESERVATION AREA
	PROPOSED DOUBLE EVERGREEN SCREEN
	CULTURAL RESOURCE SITES NOT TO BE IMPACTED

