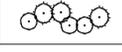
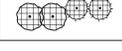


PLANT LEGEND

-  PROPOSED CANOPY TREES (DECIDUOUS)
-  PROPOSED CANOPY TREES (EVERGREEN)
-  PROPOSED UNDERSTORY TREES (DECIDUOUS)
-  PROPOSED UNDERSTORY TREES (EVERGREEN)
-  PROPOSED SHRUBS
-  PROPOSED SUPPLEMENTAL BUFFER PLANTING (LARGE EVERGREEN)

SOILS DESCRIPTIONS

PROPOSED ZONING AREA TABULATION			
AREA TO BE REZONED BP:	60.00 ACRES		
NET PROJECT AREA:	60.00 ACRES		
SOILS DESCRIPTIONS			
SOIL TYPE	SOIL NAME	SLOPE	HYDROLOGIC GROUP
14B	SOWEGO LOAM	2%-7%	B
60B	OTT-CATLETT COMPLEX	2%-7%	B
60C	OTT-CATLETT COMPLEX	7%-15%	B,D
63A	KELLY SILT LOAM	0%-2%	D
63B	KELLY VARIANT SILT LOAM	2%-7%	D
77B	ARCOLANESTORIA COMPLEX	2%-7%	C,D
77C	ARCOLANESTORIA COMPLEX	7%-15%	C,D
78A	DULLES SILT LOAM	0%-2%	D
178A	DULLES VARIAN SILT LOAM	0%-2%	D
200	CUT / FILL	VARIABLES	VARIABLES
W	WATER	N/A	N/A

LEGEND

-  PROPERTY BOUNDARY
 -  EXISTING WETLAND
 -  LANDSCAPE BUFFER
 -  STORMWATER AREA
- PROPOSED ZONING AREA TABULATION**
- AREA TO BE REZONED BP: 66.00 ACRES (APPROX.)
NET PROJECT AREA: 66.00 ACRES (APPROX.)

1. THIS PLAN IS PRELIMINARY AND SUBJECT TO MODIFICATION WITH ADDITIONAL STUDY.
2. DEPICTED WETLAND AREA WERE OBTAINED FROM AN ON-SITE WETLANDS DELINEATION PERFORMED BY WETLANDS STUDIES AND SOLUTIONS, INC. ON DECEMBER 15TH AND 17TH, 2020.
3. THE DEPICTED FEMA FLOODPLAIN IS THE PROPOSED REVISED FEMA FLOODPLAIN LINE PROVIDED BY THE FAUQUIER COUNTY GIS DEPARTMENT

SITE REQUIREMENTS	REQUIRED	PROVIDED
BUILDING		
FRONT	105'	110'
SIDE - RESIDENTIAL	100'	110'
SIDE - GASKINS LANE	75'	85'
SIDE - INDUSTRIAL	0'	20'
REAR	0'	50'
BUFFER		
FRONT	20'	45'
SIDE - RESIDENTIAL	20'	45'
SIDE - INDUSTRIAL	20'	30'
REAR	25'	30'
LANDSCAPED GREEN SPACE	15%	20%

PROJECT AREA
PROPOSED BP ZONE
60.00 ACRES
±2,613,604 SQ. FT.
PIN: 7932-05-8458-000
OWNER: CATLETT STATION II LLC
EX. ZONE: I-1
USE: COMMERCIAL AND INDUSTRIAL

christopher consultants 

9301 Innovation Dr, Suite 150
Manassas, VA 20110 P 703.993.9887
engineering • surveying • land planning

CATLETT DATA CENTER PARK
CONCEPT DEVELOPMENT PLAN

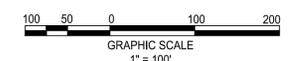
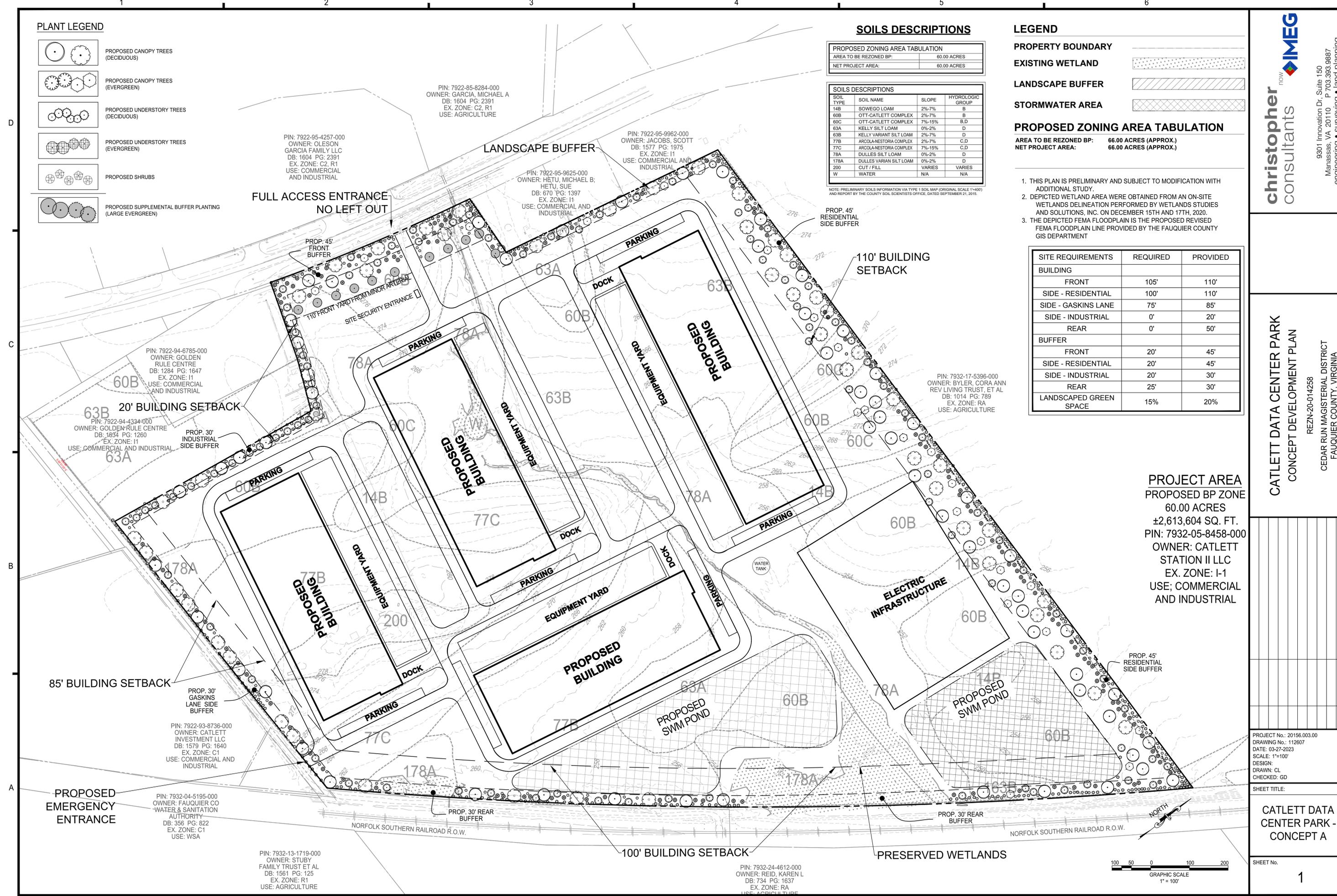
REZN-20-014258
CEDAR RUN MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No.: 20156.003.00
DRAWING No.: 112607
DATE: 03-27-2023
SCALE: 1"=100'
DESIGN: CL
CHECKED: GD

SHEET TITLE:
CATLETT DATA CENTER PARK - CONCEPT A

SHEET No.
1



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PLANT LEGEND

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- PROPOSED CANOPY TREES (EVERGREEN)
- PROPOSED UNDERSTORY TREES (DECIDUOUS)
- PROPOSED UNDERSTORY TREES (EVERGREEN)
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200	CUT / FILL	VARIABLES	VARIABLES
W	WATER	N/A	N/A

LEGEND

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- EXISTING WETLAND
- LANDSCAPE BUFFER
- STORMWATER AREA
- PROPOSED ZONING AREA TABULATION**
- AREA TO BE REZONED BP: 66.00 ACRES (APPROX.)
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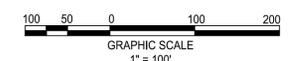
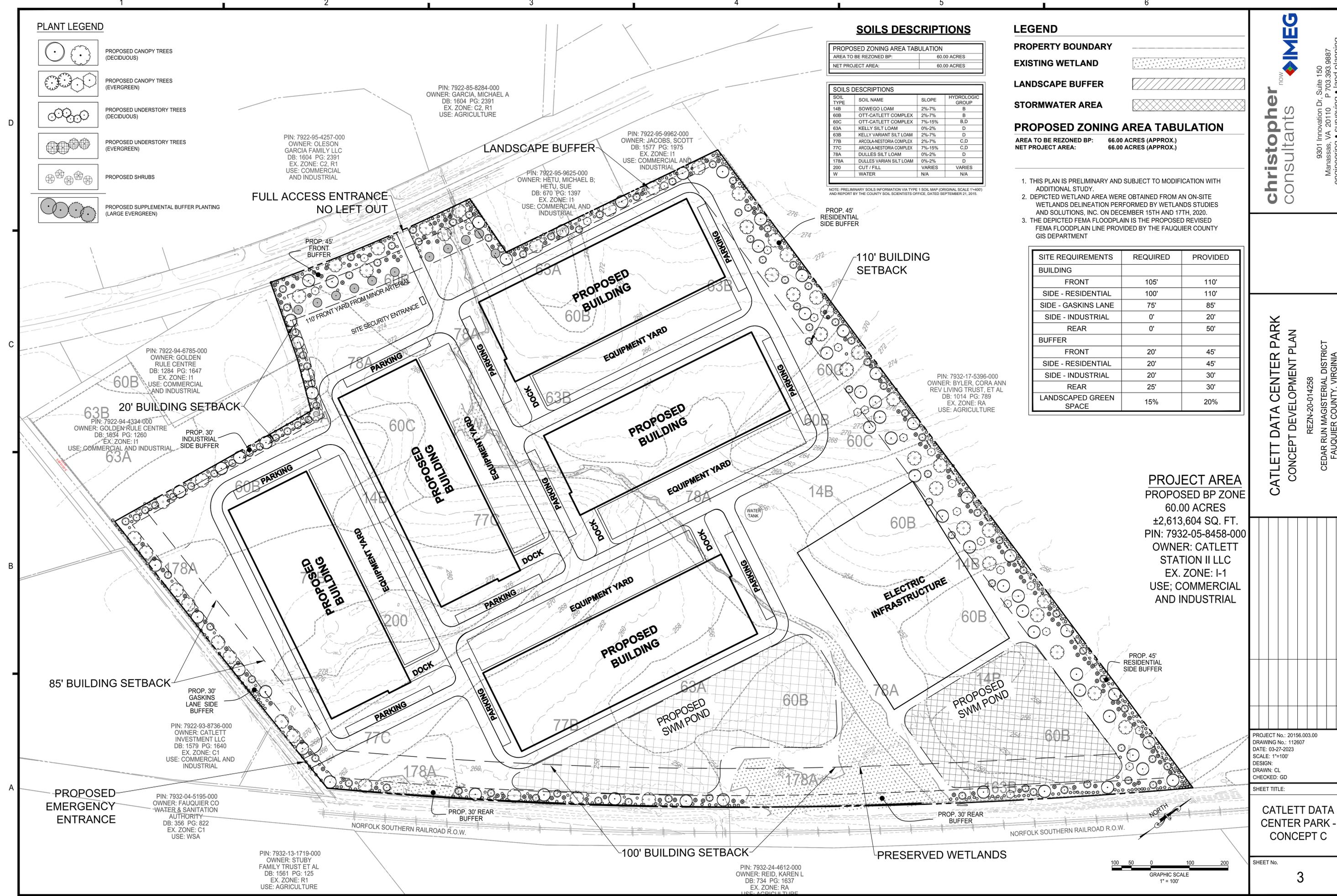
SITE REQUIREMENTS	REQUIRED	PROVIDED
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SIDE - RESIDENTIAL	100'	110'
SIDE - GASKINS LANE	75'	85'
SIDE - INDUSTRIAL	0'	20'
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PROJECT AREA
 PROPOSED BP ZONE
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 ±2,613,604 SQ. FT.
 PIN: 7932-05-8458-000
 OWNER: CATLETT STATION II LLC
 EX. ZONE: I-1
 USE: COMMERCIAL AND INDUSTRIAL

MARK	DATE	DESCRIPTION

PROJECT No.: 20156.003.00
 DRAWING No.: 112607
 DATE: 03-27-2023
 SCALE: 1"=100'
 DESIGN: CL
 CHECKED: GD

SHEET TITLE:
CATLETT DATA CENTER PARK - CONCEPT C



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