

# GENERALIZED DEVELOPMENT PLAN

# DAHLGREN WEST

TAX MAP: #17-24  
TAX MAP: #17-27  
TAX MAP: #17-27A  
TAX MAP: #17-72

**PROPERTY OWNERS**

17-24  
ET DEVELOPERS, LLC  
23057 CHAMBOURCIN PL

17-27  
CLEYDAEL LIMITED PARTNERSHIP  
8267 LIGHTHOUSE LN

17-27A  
VEAZEY JOY G TRUSTEE  
8267 LIGHTHOUSE LN

17-72  
CLEYDAEL LIMITED PARTNERSHIP  
8267 LIGHTHOUSE LN

**APPLICANT**

DAHLGREN INNOVATION HUB, LLC  
4500 DALY DRIVE, SUITE 300  
CHANTILLY, VA 20151

**CIVIL ENGINEER/LAND PLANNING**

GORDON  
4501 DALY DRIVE, SUITE 200  
CHANTILLY, VA 20151  
(703) 263-1900

**TRANSPORTATION**

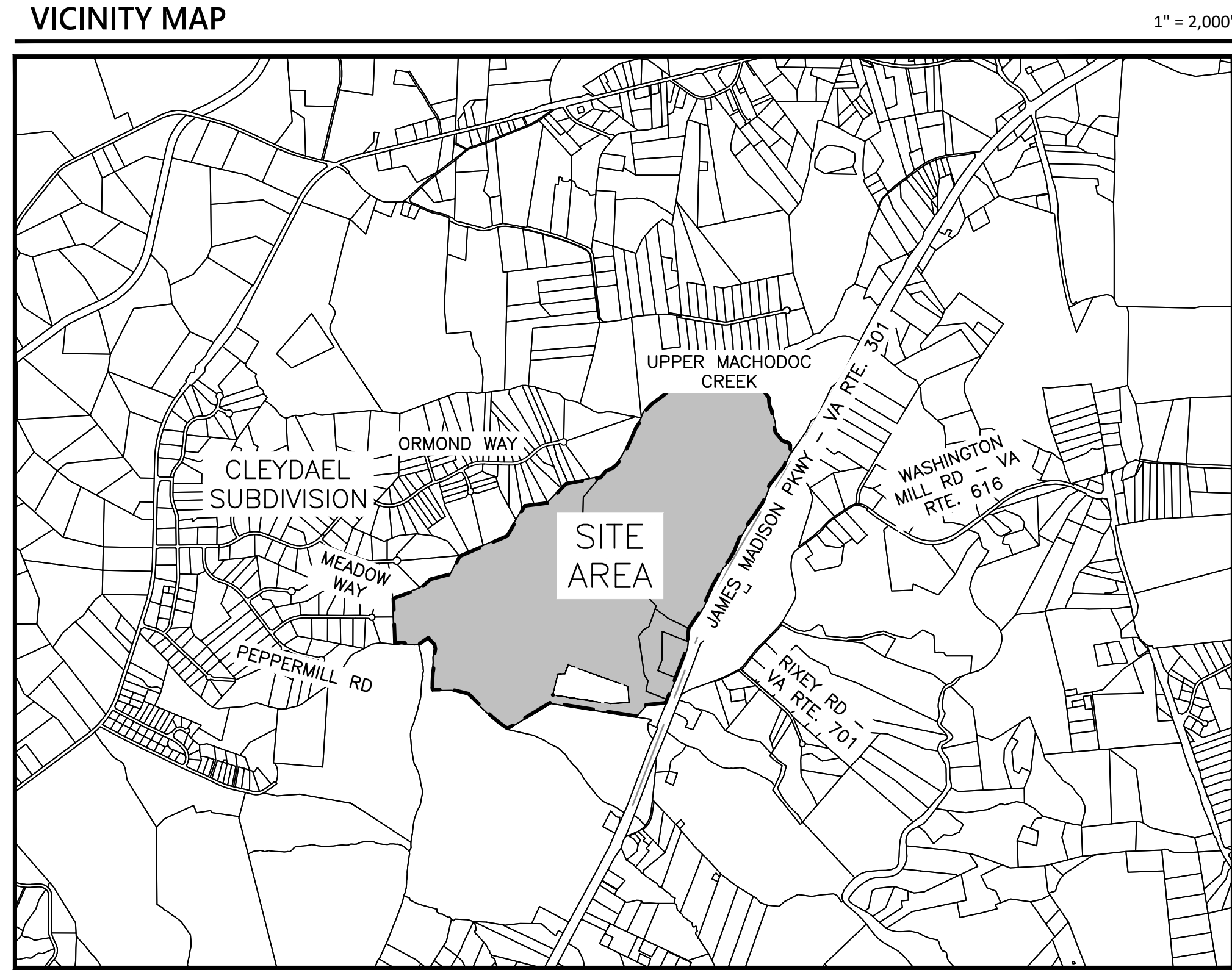
GOROVE SLADE  
4951 LAKE BROOK DRIVE, SUITE 250  
GLEN ALLEN, VA 23060  
(804) 362-0578

**LAND USE COUNSEL**

GREENHURLOCKER, PLC  
4908 MONUMENT AVE, SUITE 200  
RICHMOND, VA 23230  
(804) 672-4546

## DAHLGREN MAGISTERIAL DISTRICT & SHILOH MAGISTERIAL DISTRICT KING GEORGE COUNTY, VIRGINIA

PREPARED: AUGUST 2024  
REVISED: DECEMBER 11, 2024  
REVISED: JANUARY 31, 2025  
REVISED: FEBRUARY 10, 2025  
REVISED: MARCH 26, 2025



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09	STREET VIEW PERSPECTIVES
10	OFF-SITE TRANSPORTATION IMPROVEMENTS





GENERAL NOTES

- ALL CONSTRUCTION SHALL CONFORM TO KING GEORGE COUNTY CODE OF ORDINANCES AND VIRGINIA DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
- THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON TAX MAP NO. 17.
- CURRENT ZONING IS A-2 FOR PARCEL 17-24, A-2/C-2 FOR PARCEL 17-27, I FOR PARCEL 17-27A, AND R-1/C-2/I FOR 17-72.
- EXISTING USE: VACANT
- BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM THE ALTA SURVEYS PERFORMED BY TIMMONS GROUP DATED DECEMBER 3, 2024. IT IS THE OWNER'S RESPONSIBILITY TO NOTIFY GORDON OF ANY TOPOGRAPHIC CHANGES FROM THAT DATE THAT MAY IMPACT THE PROPOSED DESIGN. HORIZONTAL DATUM IS REFERENCED TO VIRGINIA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83).
- CONTOUR INTERVAL = 2 FEET. VERTICAL DATUM IS REFERENCED TO MEAN SEA LEVEL OF NATIONAL GEODETIC VERTICAL DATUM ON 1988 (NAVD 88).
- CONTRACTOR SHALL EXAMINE ALL ADJOINING WORK OR AREAS UPON WHICH THE PERFORMANCE OF THIS WORK IS IN ANY WAY DEPENDENT.
- IF REQUIRED, ALL UTILITIES, INCLUDING POLES ARE TO BE RELOCATED PRIOR TO CONSTRUCTION AT THE DEVELOPER'S EXPENSE.
- ADDITIONAL DITCH LININGS OR SILTATION AND EROSION CONTROL MEASURES SHALL BE PROVIDED, AT THE DEVELOPER'S EXPENSE, AS DETERMINED NECESSARY BY VDOT AND/OR KING GEORGE COUNTY DURING FIELD REVIEW AND SITE INSPECTIONS. ALL COSTS SHALL BE ASSUMED BY THE DEVELOPER.
- ALL PROPOSED DISTRIBUTION UTILITIES MUST BE LOCATED UNDERGROUND.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE SHOWN ON THE PLAN, HE SHALL IMMEDIATELY NOTIFY THE UTILITY COMPANY AND THE ENGINEER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE. ANY REDESIGN OF PROPOSED UTILITIES DUE TO CONFLICTS WITH EXISTING UTILITIES SHALL BE AT THE OWNERS EXPENSE. SUFFICIENT TIME MUST BE ALLOWED FOR REDESIGN AND COUNTY APPROVAL.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING TRUCKS AND/OR OTHER EQUIPMENT OF MUD PRIOR TO ENTERING THE VDOT RIGHT-OF-WAY, AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN STREETS AND MUD AND/OR ALLAY DUST AND TO TAKE WHATEVER MEASURES NECESSARY TO ENSURE THAT THE STREETS ARE KEPT IN A CLEAN AND DUST-FREE CONDITION AT ALL TIMES.
- ALL LAND, ON-SITE OR OFF-SITE, WHICH IS DISTURBED BY THIS DEVELOPMENT, AND WHICH IS NOT BUILT UPON OR SURFACED, SHALL BE ADEQUATELY STABILIZED WITH PERMANENT SEEDING TO CONTROL EROSION AND SEDIMENTATION.
- A SEPARATE BUILDING PERMIT WILL BE REQUIRED FOR ALL RETAINING WALLS 3 FEET HIGH AND OVER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO CONSTRUCTION AND TO NOTIFY THE DEVELOPER AND GORDON (703/263-1900) IMMEDIATELY IF NOT IN CONFORMANCE WITH THE APPROVED PLAN.
- CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS PRIOR TO COMMENCEMENT OF WORK AND FIELD VERIFY ALL GOVERNING CONSTRUCTION DIMENSIONS.
- TO THE BEST OF OUR BELIEF, THERE ARE NO GRAVES, OBJECTS, OR STRUCTURE MARKING A PLACE OF BURIAL ON THIS SITE.
- ALL EASEMENTS SHOWN ON THE PLAN VIEW SHEETS ARE PROPOSED EASEMENTS UNLESS OTHERWISE NOTED.
- ALL PROPOSED GRADES AS SHOWN HEREIN ARE FINISHED GRADE UNLESS NOTED ON THE PLAN.
- ALL DIMENSIONS CRITICAL TO THE PERFORMANCE OF THE WORK OR FABRICATION OF MATERIALS SHALL BE FIELD VERIFIED BY THE CONTRACTOR. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM THE DRAWINGS.
- ALL ON-SITE AND OUTDOOR LIGHTING LEVELS SHALL MEET OR BE LESS THAN THE PERMITTED UNDER THE OUTDOOR LIGHTING STANDARDS AS SPECIFIED IN ARTICLE VIII DIVISION 2 OF THE ZONING ORDINANCE.
- ALL ACCESSIBLE SPACES, AISLES, ROUTES, AND RAMPS SHALL COMPLY WITH THE ADA REQUIREMENTS FOR DIMENSIONS AND SLOPES.
- ADDITIONAL SUBSTATION AND UTILITY FACILITIES MAY BE CONSTRUCTED TO MEET THE NEEDS OF THE PROJECT.
- UTILITY INFORMATION SHOWN MAY BE SUBJECT TO CHANGE BASED ON FINAL ENGINEERING AND WILL BE DEPICTED AT TIME OF SITE PLAN(S).
- ALL OTHER INFORMATION NOT PROVIDED BY THE ALTA SURVEY WAS FOUND USING KING GEORGE COUNTY'S ONLINE GEOGRAPHIC INFORMATION SYSTEM (GIS) DATA.
- WETLANDS DEPICTED ON THIS PLAN PER DELINEATION PREPARED BY TNT ENVIRONMENTAL DATED 1/15/2025.
- RESOURCE PROTECTION AREA (RPA) SHOWN PER DELINEATION PERFORMED BY TNT ENVIRONMENTAL DATED 1/15/2025.

GENERAL SAFETY REQUIREMENTS

CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE PERFORMANCE ITS WORK AND THE WORK OF ITS SUBCONTRACTORS. GORDON SHALL NOT HAVE CONTROL OVER, CHARGE OF, OR RESPONSIBILITY FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

VDOT ENTRANCE NOTE

THE ENTRANCES ON RT. 301 WILL BE SHOWN ON SITE PLAN(S) AND WILL BE DESIGNED TO VDOT AND KING GEORGE COUNTY STANDARDS.

INTERNAL ROADWAYS NOTE

ALL INTERNAL ROADWAYS ARE PROPOSED AS PRIVATE STREETS AND WILL BE MAINTAINED BY THE OWNER.

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(S) FOR EACH BUILDING(S). COLLECTION WILL BE PROVIDED VIA A PRIVATE REFUSE COLLECTION COMPANY. ALL REFUSE MUST BE DISPOSED OF AT COUNTY APPROVED DISPOSAL SITES.

SITE DATA:

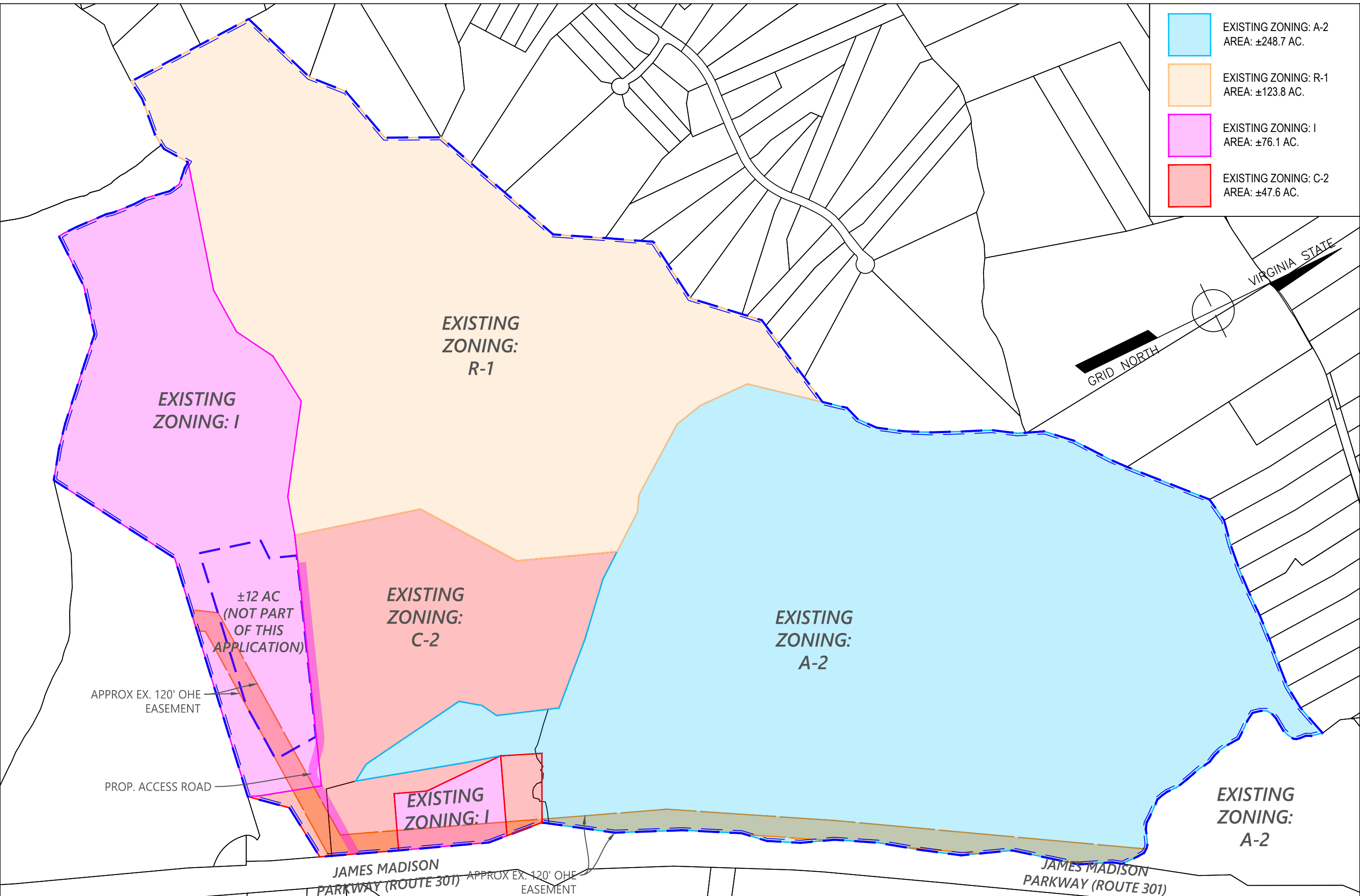
TAX MAP:	17-24	17-27	17-27A	17-72
TOTAL AREA:	215.6 AC	13.6 AC	5.9 AC	262.2 AC
TOTAL AREA (COMBINED):	497.2 AC			
APPROX ROW DEDICATION:	3.1 AC			
PORTION OF PROPERTY EXCLUDED FROM APPLICATION:	12.0 AC			
NET LAND AREA:	484.9 AC			
LAND DISTURBANCE:	±258 AC			
EXISTING ZONE:	A-2	A-2/C-2	I	R-1/C-2/I
PROPOSED ZONE:	I (INDUSTRIAL)			
OVERLAY DISTRICT(S):	HIGHWAY CORRIDOR OVERLAY DISTRICT (HCOD), CHESAPEAKE BAY PRESERVATION AREA OVERLAY DISTRICT (CBPA), & THE FLOODPLAIN MANAGEMENT OVERLAY DISTRICT (FMOD)			
EXISTING USE:	UNDEVELOPED			
PROPOSED USE:	AUX BLDG, LINEAR PARK TRAIL			
SPECIAL EXCEPTION USE:	DATA CENTER, UTILITY SUBSTATION			
SETBACKS:	REQUIRED:		PROPOSED:	
FRONT:	50	50		
SIDE:	20	20		
REAR:	20	20		
MINIMUM LOT AREA:	10 AC	10 AC MIN.		
MINIMUM SITE AREA FOR A USE:	80,000 SF	80,000 SF MIN.		
MINIMUM LOT WIDTH:	150 FT	150 FT MIN.		
OPEN SPACE:	REQUIRED:		PROPOSED:	
OPEN SPACE REQUIREMENT:	N/A		±200 AC	
	REQUIRED:		PROPOSED:	
GROSS FLOOR AREA:	N/A SF	±7,865,397 SF		
FLOOR AREA RATIO:	0.60 MAX	0.36*		
MAXIMUM STRUCTURE HEIGHT:	50'	65' - 85' **		
BUILDING FLOOR COUNT:	N/A	2		
HYDRAULIC UNIT CODE:	020700110601			
WATERSHED:	POTOMAC RIVER - UPPER MACHODOC CREEK			
WATER:	PUBLIC			
SEWER:	PUBLIC			
ESTIMATED VPD:	TBD			
HISTORIC FEATURES:	TBD			
KNOWN PLACES OF BURIAL:	TBD			
WETLANDS ON SITE:	YES			
RPA ON SITE:	YES			
FLOODPLAIN ON SITE:	YES			
SOLID WASTE STORAGE:	YES			
SOLID WASTE COLLECTION:	YES			
*NOTE: PROPOSED FAR CALCULATION EXCLUDES AREA SUBJECT TO PENDING BOUNDARY LINE ADJUSTMENT FOR ADJACENT HARWOOD POWER SUBSTATION (NOT PART OF THIS APPLICATION).				
**NOTE: BUILDING HEIGHT LIMITED TO 65' WHERE BUILDINGS ARE WITHIN 250' OF THE EXTERNAL PROPERTY LINE AND/OR RT. 301 ROW. ALL OTHER BUILDINGS CAN BE BUILT TO 85' IN HEIGHT.				

TRANSITIONAL BUFFER REQUIREMENTS: (ZO TABLE VIII-2&3)

LOCATION:	REQUIRED:	PROPOSED:
RT. 301 HCOD	50' TYPE C (TRANSITIONAL)	100' TYPE C
SOUTH (RESIDENTIAL)	50' TYPE C	100' TYPE C
SOUTH (SUBSTATION)	N/A	N/A
WEST (RESIDENTIAL)	50' TYPE C	100' TYPE C
NORTH (RESIDENTIAL)	50' TYPE C	100' TYPE C

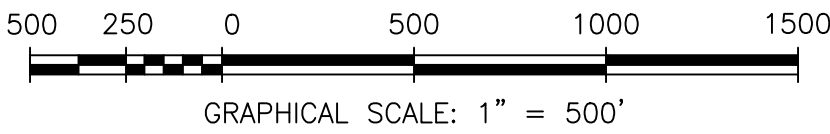
\*NOTE: REQUIRED BUFFERS TO BE PROVIDED PER TABLE VIII-3 PLANTING REQUIREMENTS OR TREE CONSERVATION OF EXISTING VEGETATION THAT MEETS REQUIREMENTS OF EACH BUFFER TYPE.

EXISTING ZONING MAP



NOTES:

- PARCELS WILL BE CONSOLIDATED AND/OR ADJUSTED THROUGH FUTURE BOUNDARY LINE ADJUSTMENTS TO MEET MINIMUM LOT SIZE IN I-DISTRICT, PRIOR TO APPROVAL OF THE FIRST SITE PLAN.
- THE 12 ACRE SUBSTATION PACEL (EXCLUDED FROM THIS APPLICATION) WILL BE SUBDIVIDED FROM THE DAHLGREN WEST PARCELS UPON APPROVAL OF THE SUBSTATION/BATTERY STORAGE APPLICATIONS.

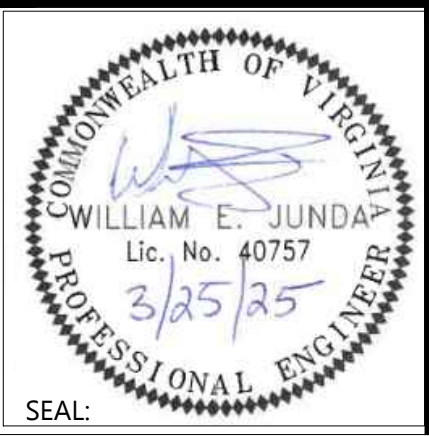


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SECURITY CONSULTING

**Gordon**  
4501 Daily Drive  
Chantilly, VA 20151  
Phone: 703-263-1900  
www.gordon.us.com

REVISIONS		DESCRIPTION
NUMBER	DATE	
4. MARCH 26, 2025 - REVISION D		
3. FEBRUARY 10, 2025 - REVISION C		
2. JANUARY 31, 2025 - REVISION B		
1. DECEMBER 11, 2024 - REVISION A		

SUR: GORDON	DES: N. RAY
DRW: N. RAY	CHK: W. JUNDA



GENERAL NOTES

**DAHLGREN WEST  
REZONING**

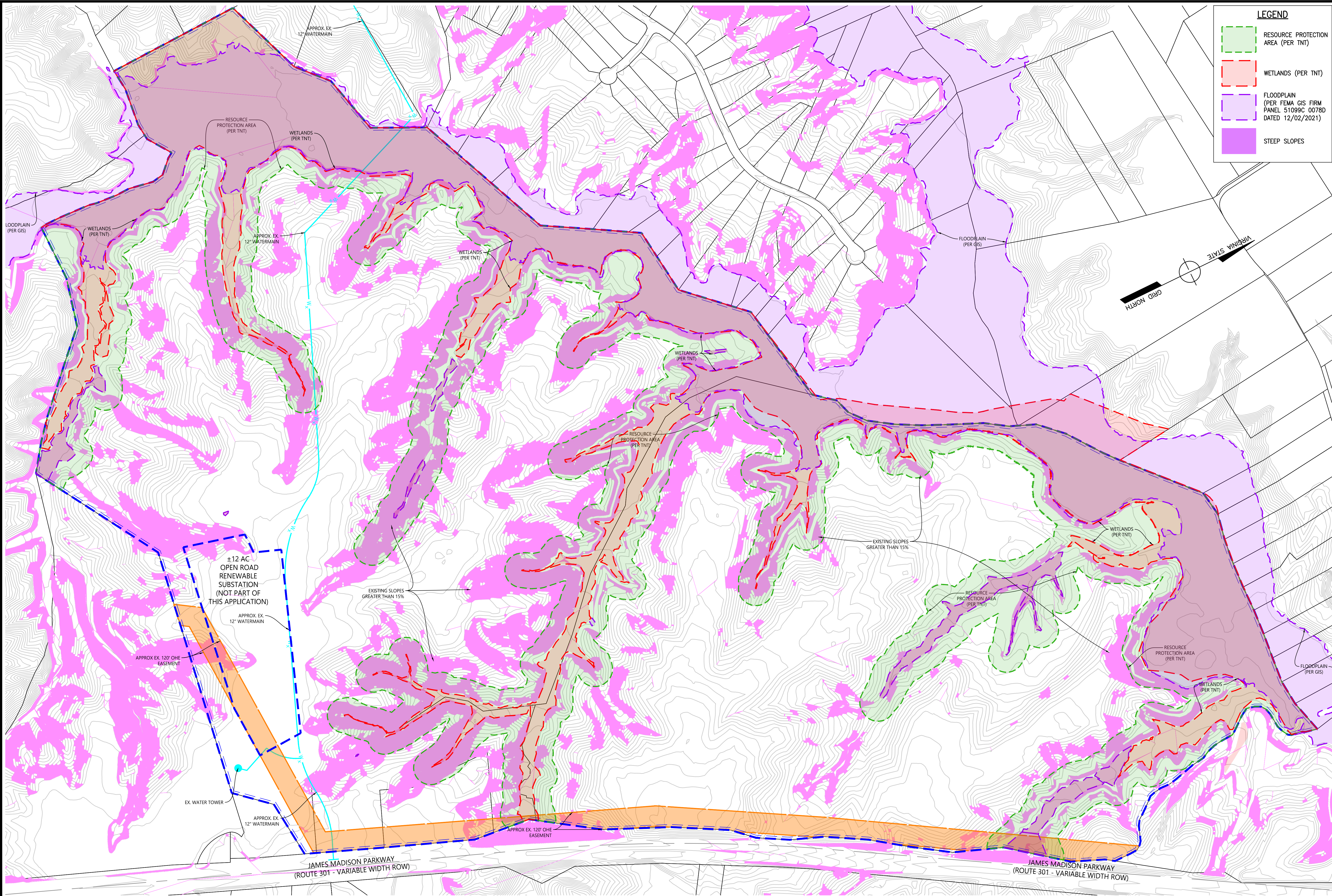
RAPPAHANNOCK MAGISTERIAL DISTRICT  
KING GEORGE COUNTY, VIRGINIA

HORIZ: 1" = 500'
SCALE: VERT:
DATE: AUGUST 2024
PLAN: GDP
JOB: 3656-0101
CADD: 3656-0101-C-GH-002.DWG
NCS: C-GH002

NUMBER: 02 of 10

**Gordon**





LEGEND

RESOURCE PROTECTION AREA (PER TNT)

WETLANDS (PER TNT)

FLOODPLAIN (PER FEMA GIS FIRM PANEL 51099C 0078D DATED 12/02/2021)

STEEP SLOPES

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DRW: N. RAY	CHK: W. JUNDA

COMMONWEALTH OF VIRGINIA

WILLIAM E. JUNDA

Lic. No. 40757

3/25/25

PROFESSIONAL ENGINEER

SEAL:

EXISTING CONDITIONS

DAHLGREN WEST

REZONING

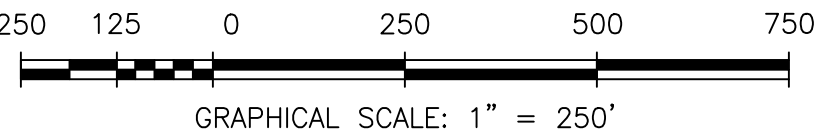
RAPPAHANNOCK MAGISTERIAL DISTRICT  
KING GEORGE COUNTY, VIRGINIA

HORIZ: 1" = 250'
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DATE: AUGUST 2024
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JOB: 3656-0101
CADD: 3656-0101-C-CD-101.DWG
NCS: C-CD-101

NUMBER: 03 of 10

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NOTE:  
WETLANDS & RPA DEPICTED ON THIS SHEET PER DELINEATIONS  
PERFORMED BY TNT ENVIRONMENTAL ON JANUARY 15, 2025.

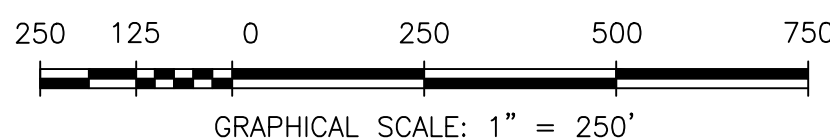


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- NOTES:
1. ON-SITE PRIVATE ROAD/TRAVELWAY ALIGNMENTS AND LOCATIONS SUBJECT TO FINAL ENGINEERING.
  2. INTERSECTIONS WITH RT. 301 TO BE DESIGNED TO VDOT STANDARDS WHEN REQUIRED AT TIME OF SITE PLAN.
  3. PROPOSED ON-SITE PARKING TO BE PROVIDED PURSUANT TO KING GEORGE COUNTY DESIGN STANDARDS.
  4. ALL PROPOSED BUILDING SIZES AND LOCATIONS ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES.
  5. ALL MECHANICAL YARDS/EQUIPMENT TO BE SCREENED.
  6. POTENTIAL 8' TALL SECURITY FENCING DEPICTED ON THIS PLAN SUBJECT TO FINAL ALIGNMENT/DESIGN AT TIME OF SITE PLAN.
  7. ALL SECURITY GATES TO BE INCORPORATED WITH KNOX/LOCK BOXES AND GATE OPENERS FOR EMERGENCY SERVICES.
  8. ALL LOADING AND TRASH ENCLOSURES SHALL BE SCREENED. FINAL LOCATIONS TO BE SHOWN AT TIME OF SITE PLAN WITH FINAL BUILDING DECISION.



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SUR:	DES:
GORDON	N. RAY

DRW:	CHK:
N. RAY	IW. JUNDA

SEAL

COMMONWEALTH OF VIRGINIA

WILLIAM E. JUNDA

Lic. No. 40757

3/25/25

PROFESSIONAL ENGINEER

GENERAL DEVELOPMENT PLAN

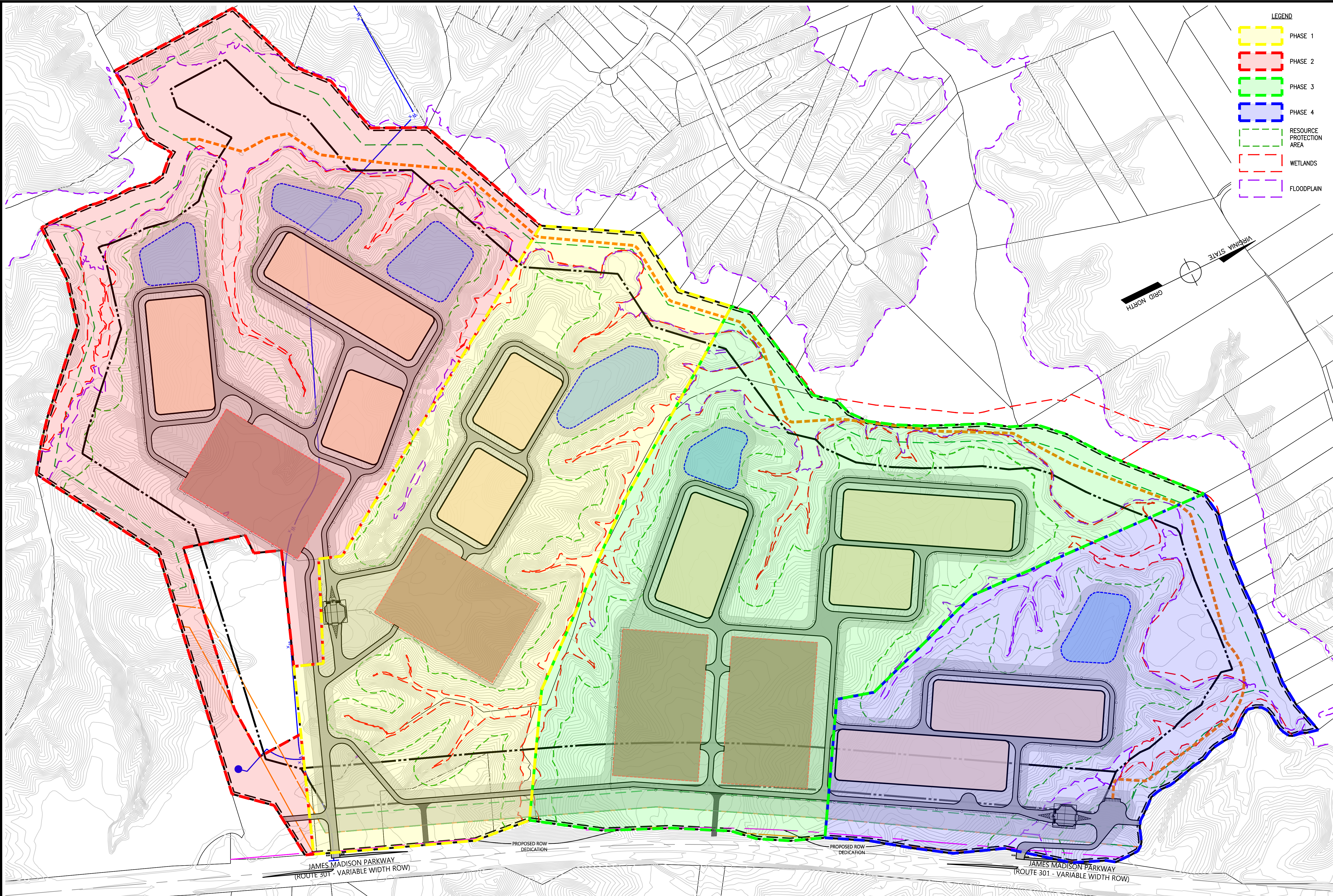
DAHLGREN WEST  
REZONING

RAPPAHANNOCK MAGISTERIAL DISTRICT  
KING GEORGE COUNTY, VIRGINIA

HORIZ:	1" = 250'
SCALE:	VERT:
DATE:	AUGUST 2024
PLAN:	GDP
JOB:	3656-0101
CADD:	3656-0101-C-CS-101.DWG
NCS:	C-CS-101
NUMBER:	04 of 10

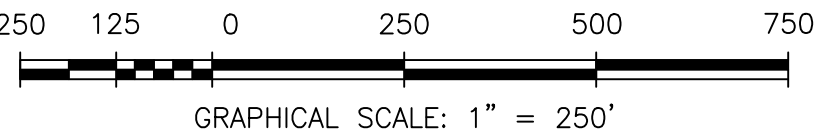
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NOTES:

1. THE FOUR PHASES SHOWN ARE FOR INFORMATIONAL PURPOSES AND MAY BE SUBJECT TO ADJUSTMENTS FOR THE PURPOSE OF CONSTRUCTABILITY, EARTHWORKS, PAD DELIVERY, AND FINAL END USER(S). SUCH ADJUSTMENTS WILL BE DEPICTED WITH THE FINAL SITE PLAN(S).
2. ALL PROPOSED BUILDING SIZES AND LOCATIONS ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES.
3. THE PROJECT IS ANTICIPATED TO BE DEVELOPED IN SEQUENTIAL ORDER FROM PHASE 1 TO PHASE 4. HOWEVER, THE ORDER OF THE DEVELOPMENT PHASES MAY BE MODIFIED PER FINAL DEVELOPMENT PROGRAM.



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SEAL:

POTENTIAL PHASING PLAN

**DAHLGREN WEST  
REZONING**

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UTILITY LEGEND

W

PROP. WATERLINE

SS

PROP. SANITARY SEWER LINE

PROP. FORCEMAIN

LEGEND

EXISTING OVERHEAD ELECTRIC TRANSMISSION EASEMENT

PROPOSED 100' SITE LANDSCAPE BUFFER

PROPOSED TRAIL (6' MIN) (FINAL ALIGNMENT SUBJECT TO FINAL ENGINEERING AND FIELD LOCATION)

NOTES:

- UTILITY ALIGNMENTS AND SERVICE CONNECTIONS ARE SUBJECT TO FINAL SITE PLAN DESIGN.
- OFF-SITE CONNECTIONS TO KING GEORGE SERVICE AUTHORITY INFRASTRUCTURE TO BE COORDINATED AT TIME OF FINAL SITE PLAN.

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GDP UTILITY PLAN

DAHLGREN WEST

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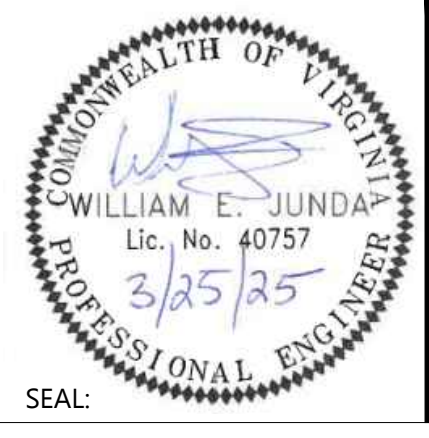




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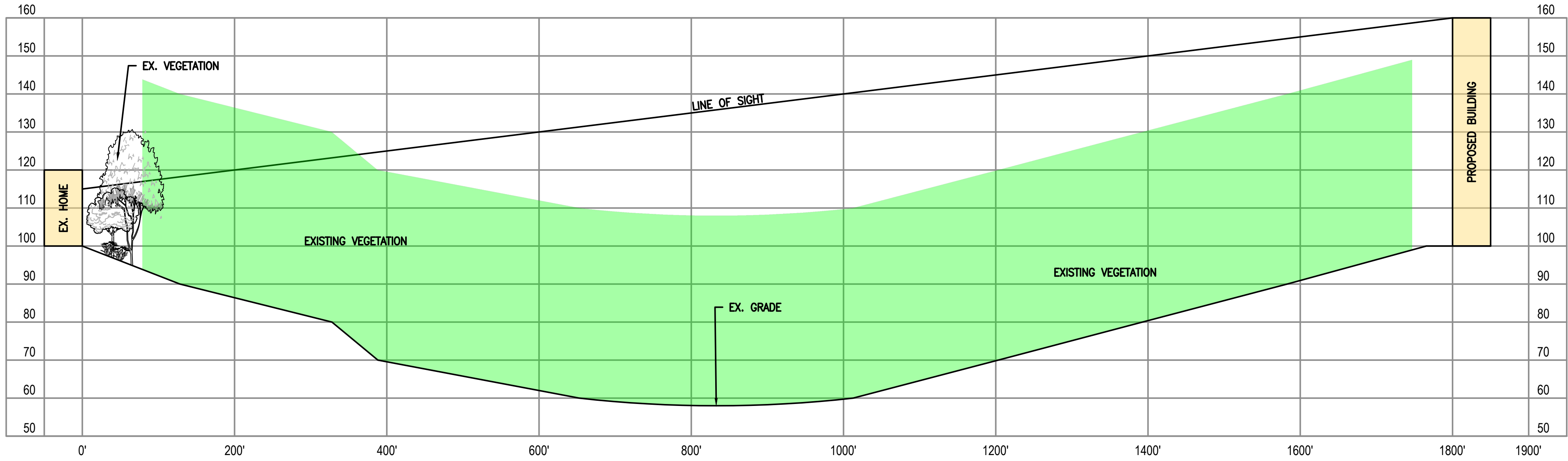
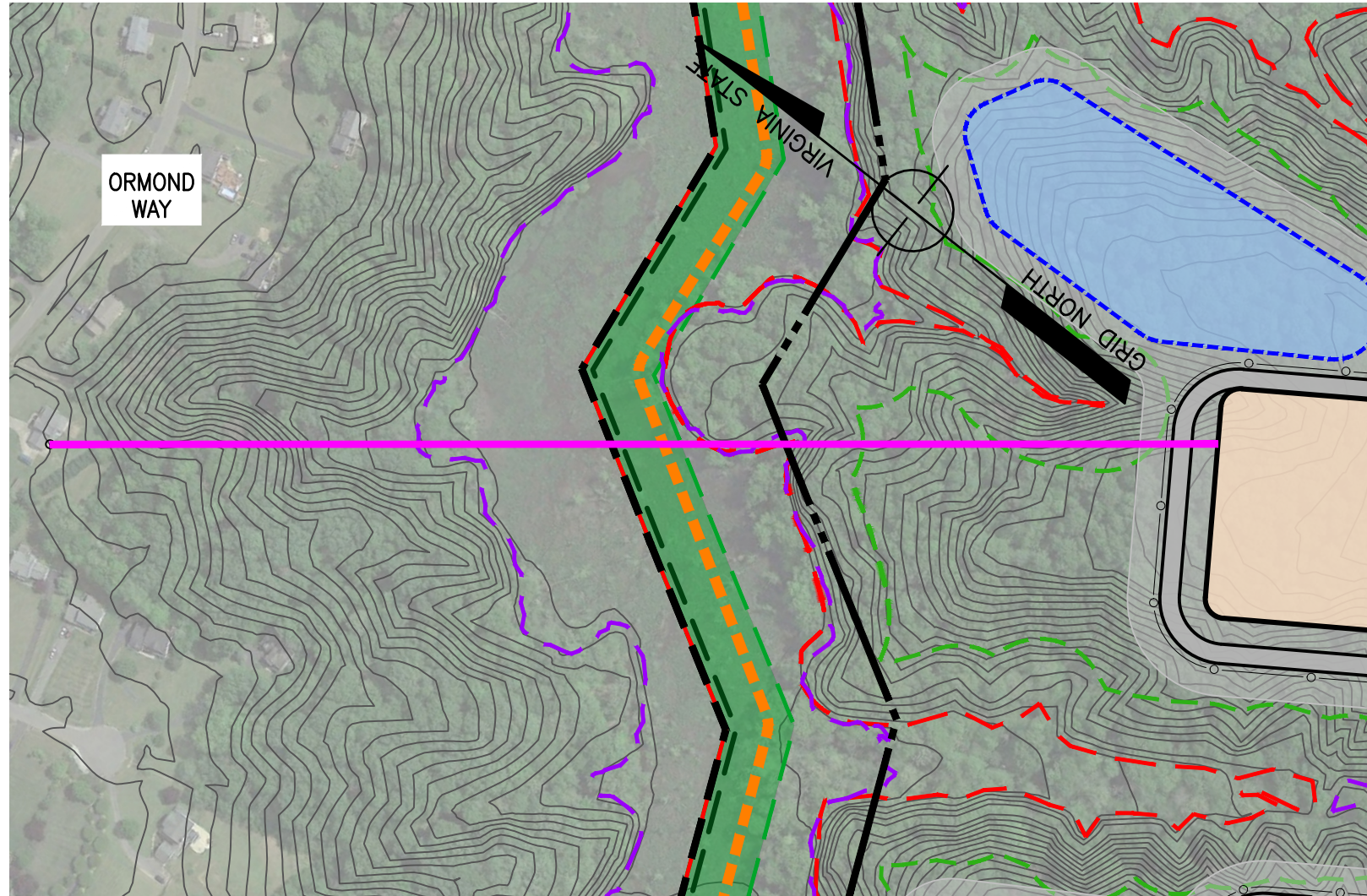
OPEN SPACE PLAN  
**DAHLGREN WEST  
REZONING**  
RAPPAHANNOCK MAGISTERIAL DISTRICT  
KING GEORGE COUNTY, VIRGINIA

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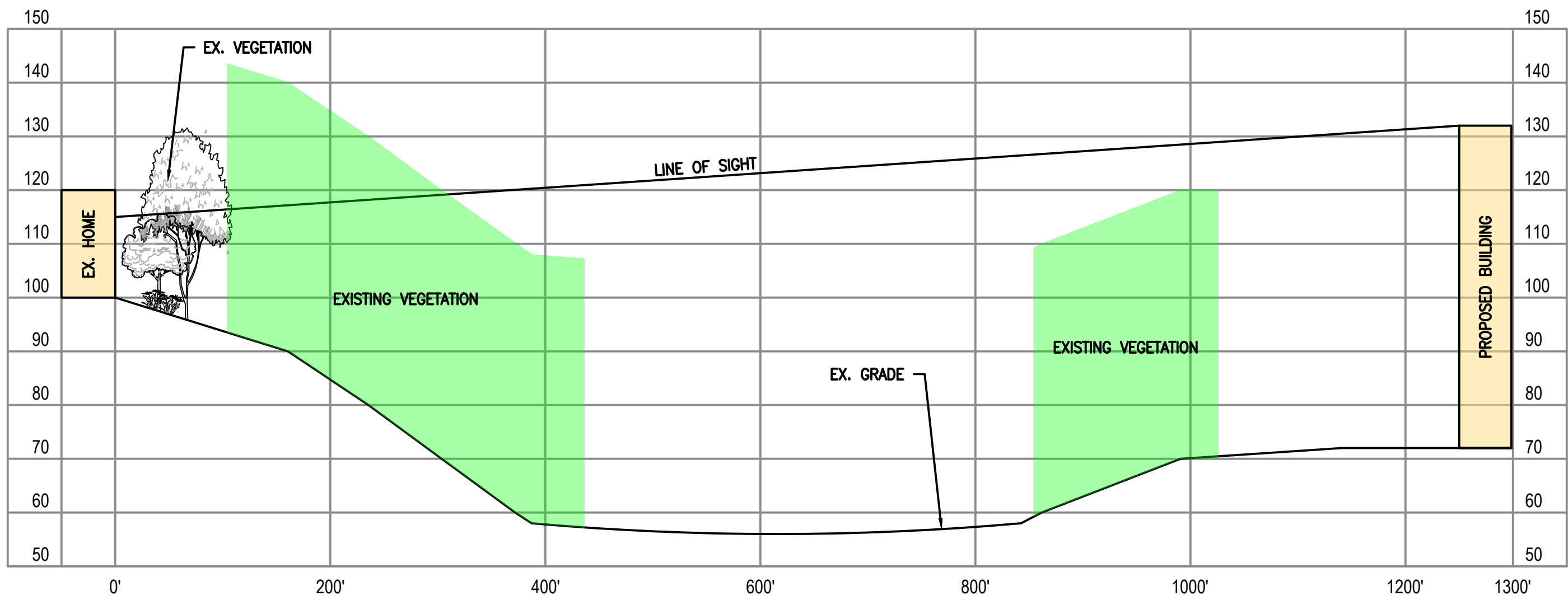
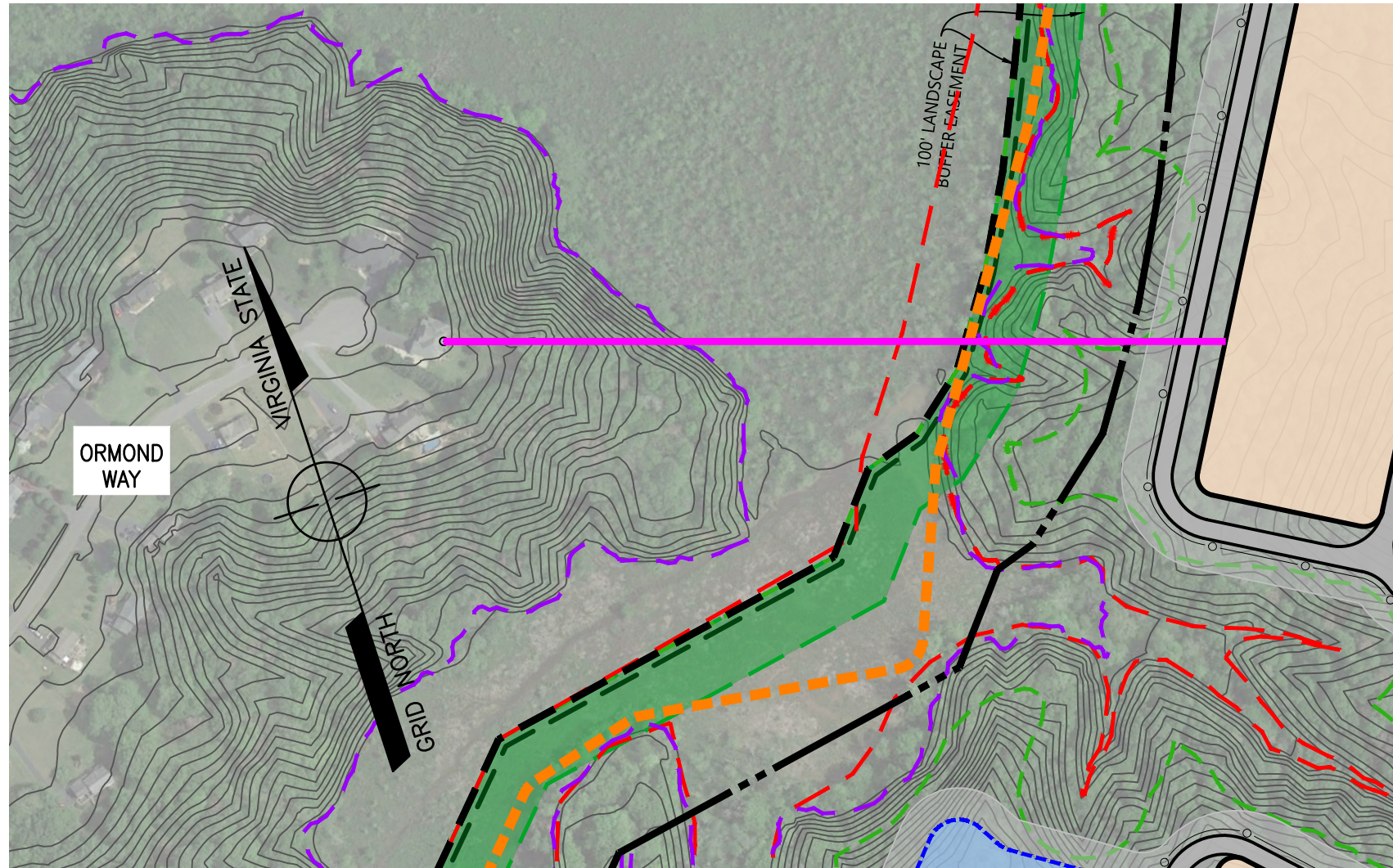


VISIBILITY SECTION VIEW #1



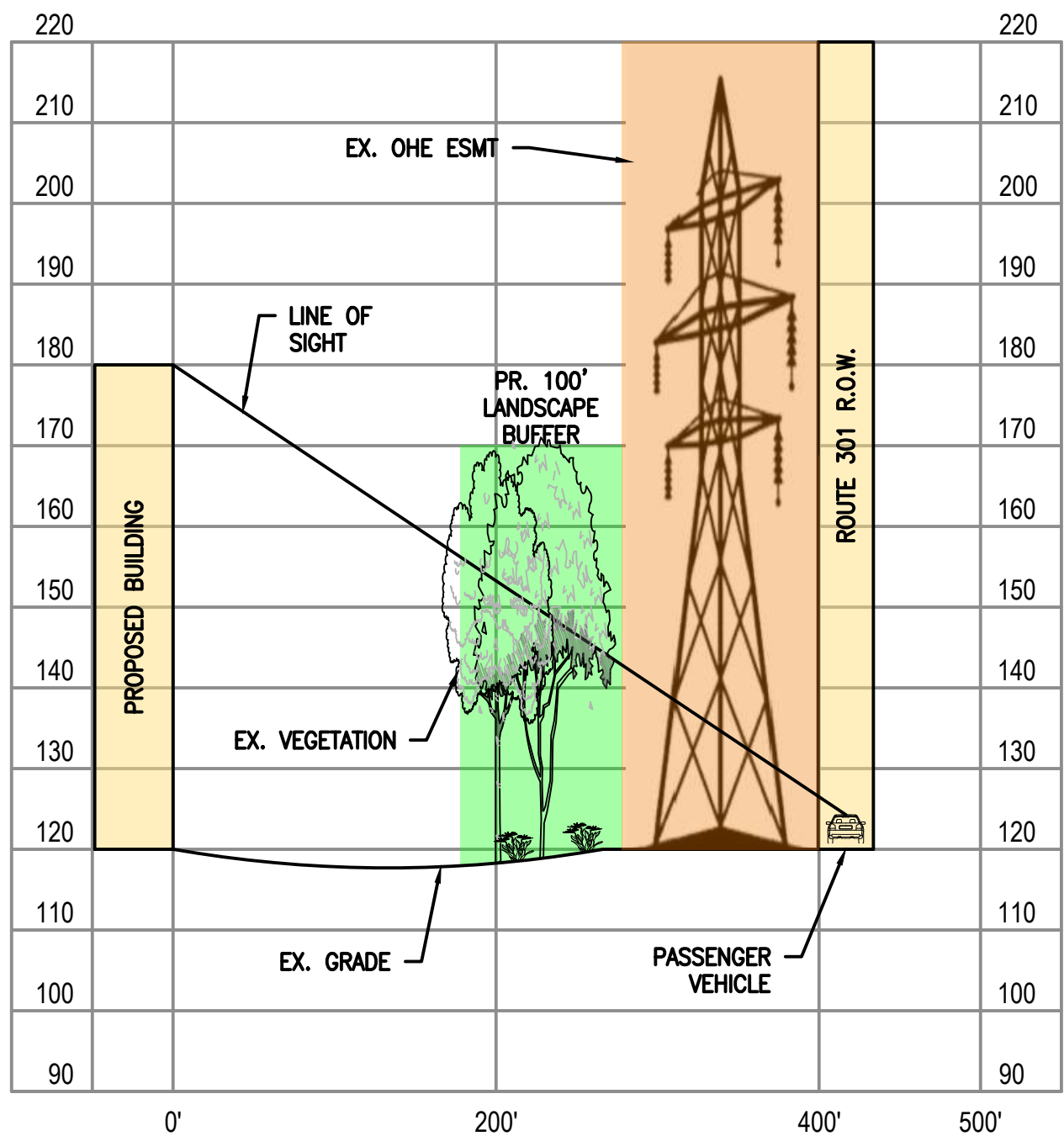
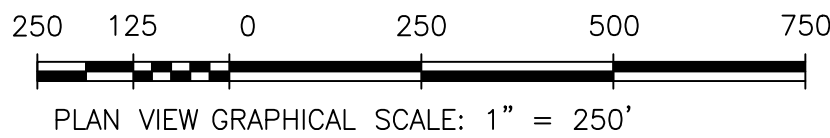
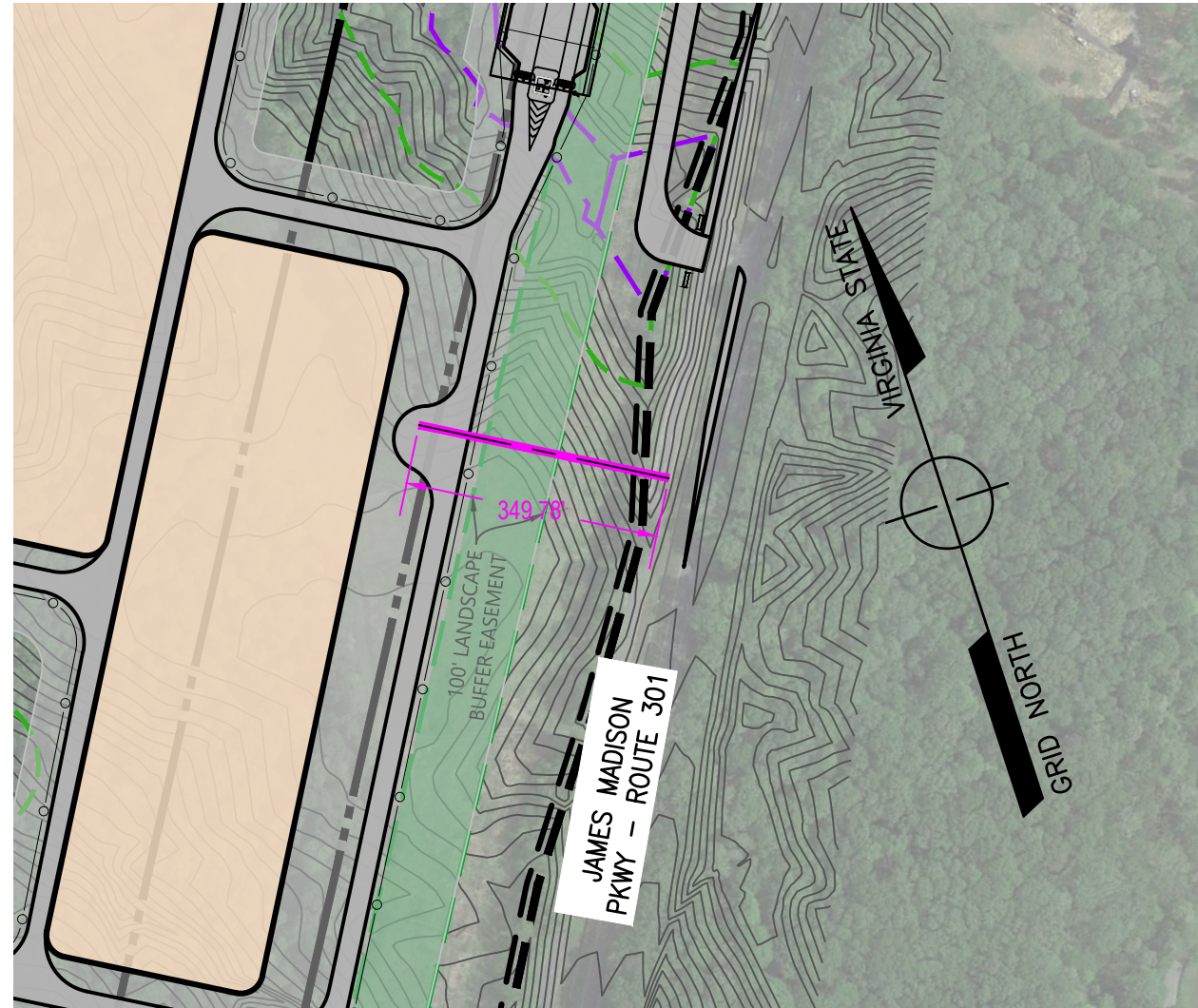
SECTION 1 PROFILE

VISIBILITY SECTION VIEW #2



SECTION 2 PROFILE

VISIBILITY SECTION VIEW #3



SECTION 3 PROFILE

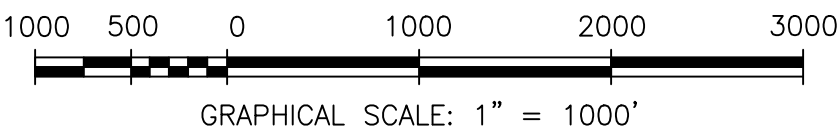
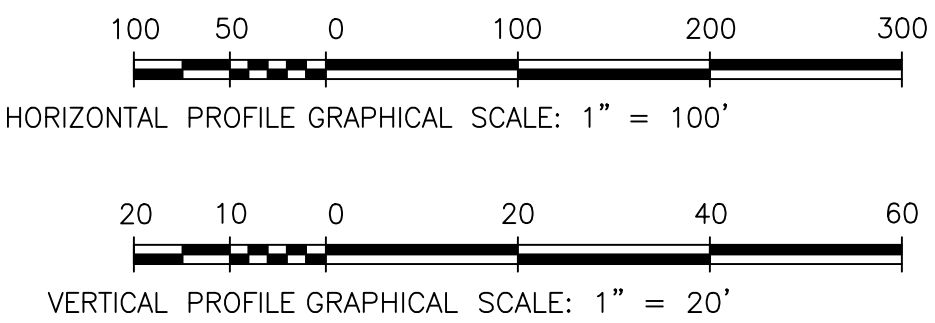
KEY MAP



VISIBILITY SECTION VIEW #1

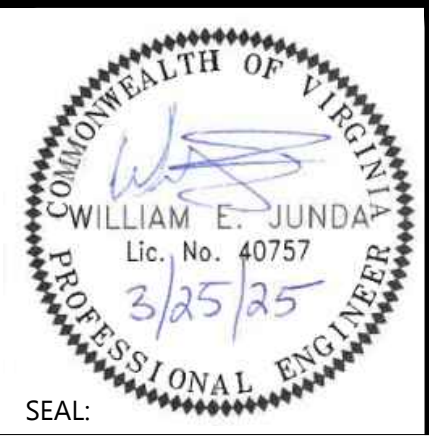
VISIBILITY SECTION VIEW #2

VISIBILITY SECTION VIEW #3



REVISIONS	
NUMBER	DESCRIPTION
4.	MARCH 26, 2025 - REVISION D
3.	FEBRUARY 10, 2025 - REVISION C
2.	JANUARY 31, 2025 - REVISION B
1.	DECEMBER 11, 2024 - REVISION A

SUR:	DES:
GORDON	N. RAY
DRW:	CHK:
N. RAY	W. JUNDA



SIGHT PERSPECTIVE SECTIONS	
DAHLGREN WEST REZONING	
RAPPAHANNOCK MAGISTERIAL DISTRICT KING GEORGE COUNTY, VIRGINIA	

HORIZ:	AS SHOWN
SCALE: VERT:	
DATE:	AUGUST 2024
PLAN:	GDP
JOB:	3656-0101
CADD:	3656-0101-C-CS-501.DWG
NCS:	---
NUMBER:	08 of 10







**A** **VIEW 1**  
NTS  
FUTURE BUILDINGS LOCATED BEHIND EXISTING VEGETATION AND A 100' LANDSCAPE BUFFER, ONLY PARTIALLY VISIBLE FROM THE TOP OF THE BUILDINGS FROM THE STREET.



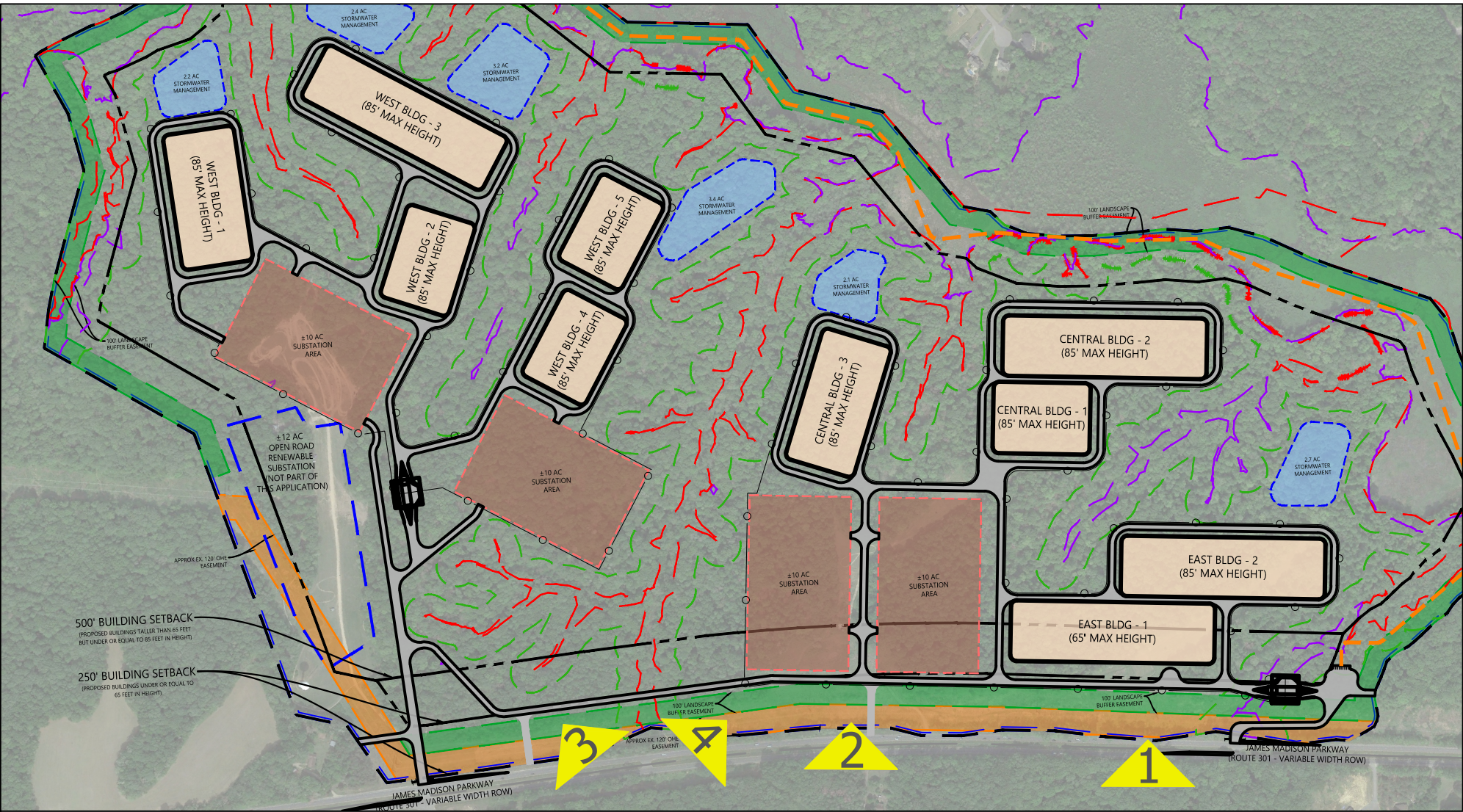
**C** **VIEW 3**  
NTS  
FUTURE BUILDINGS LOCATED BEHIND EXISTING VEGETATION AND A 100' LANDSCAPE BUFFER, ONLY PARTIALLY VISIBLE FROM THE TOP OF THE BUILDINGS FROM THE STREET.



**B** **VIEW 2**  
NTS  
FUTURE BUILDINGS LOCATED BEHIND EXISTING VEGETATION AND A 100' LANDSCAPE BUFFER, WILL NOT BE VISIBLE FROM THE STREET.



**D** **VIEW 4**  
NTS  
FUTURE BUILDINGS LOCATED BEHIND EXISTING VEGETATION AND A 100' LANDSCAPE BUFFER, ONLY PARTIALLY VISIBLE FROM THE TOP OF THE BUILDINGS FROM THE STREET.



**KEY PLAN**  
NTS

PROGRAMMING AND PLANNING  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
SURVEY AND MAPPING  
SECURITY CONSULTING

Gordon

4501 Daly Drive  
Chantilly, VA 20151  
Phone: 703-263-1900  
www.gordon.us.com

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SUR:	DES:
GORDON	N. RAY
DRW:	CHK:
N. RAY	W. JUNDA

STREET VIEW PERSPECTIVES

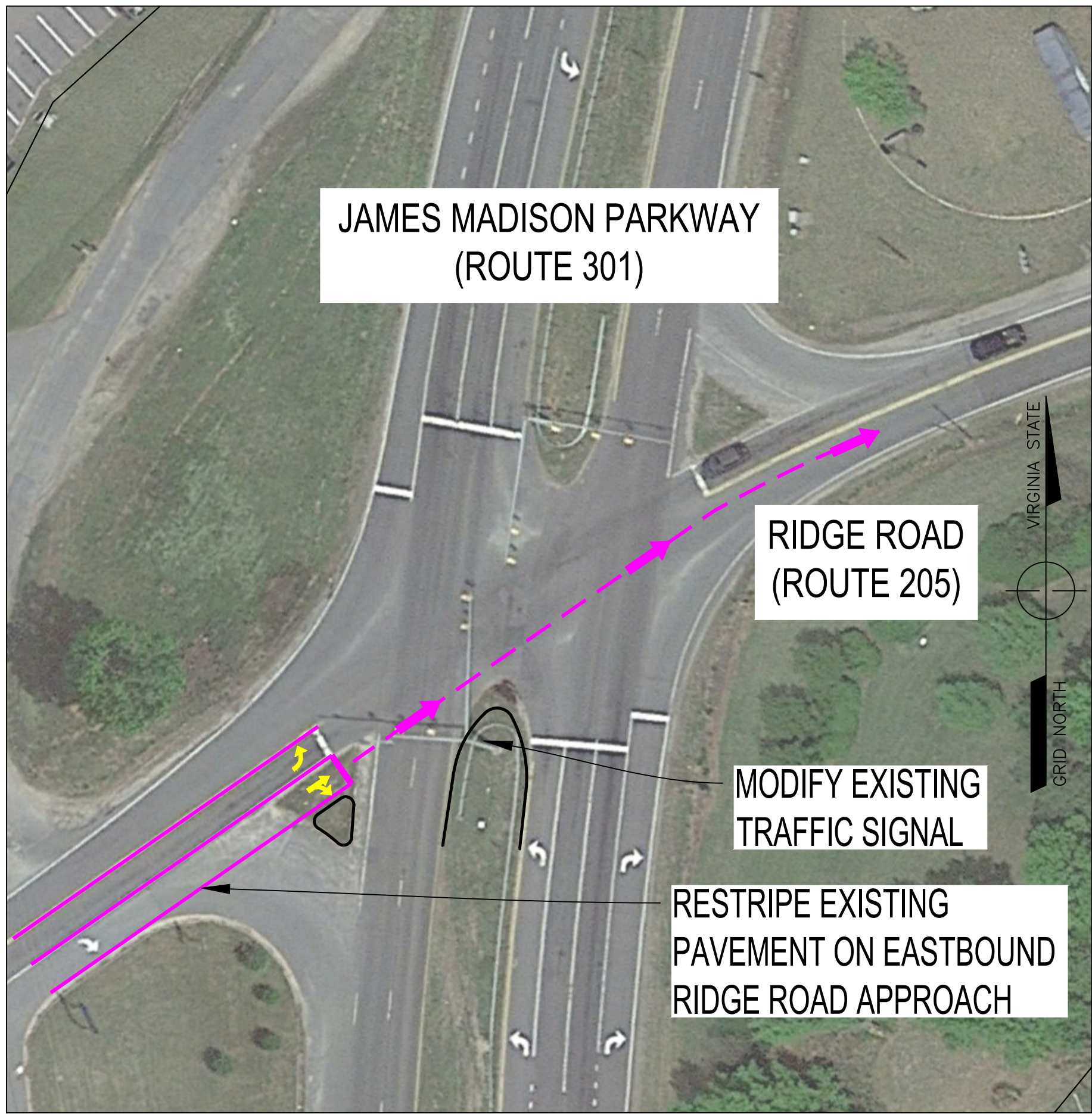
DAHLGREN WEST  
REZONING

RAPPAHANNOCK MAGISTERIAL DISTRICT  
KING GEORGE COUNTY, VIRGINIA

HORIZ:
SCALE: VERT:
DATE: AUGUST 2024
PLAN: GDP
JOB: 3656-0101
CADD: 3656-0101-C-CS-601.DWG
NCS: ---
NUMBER: 09 of 10

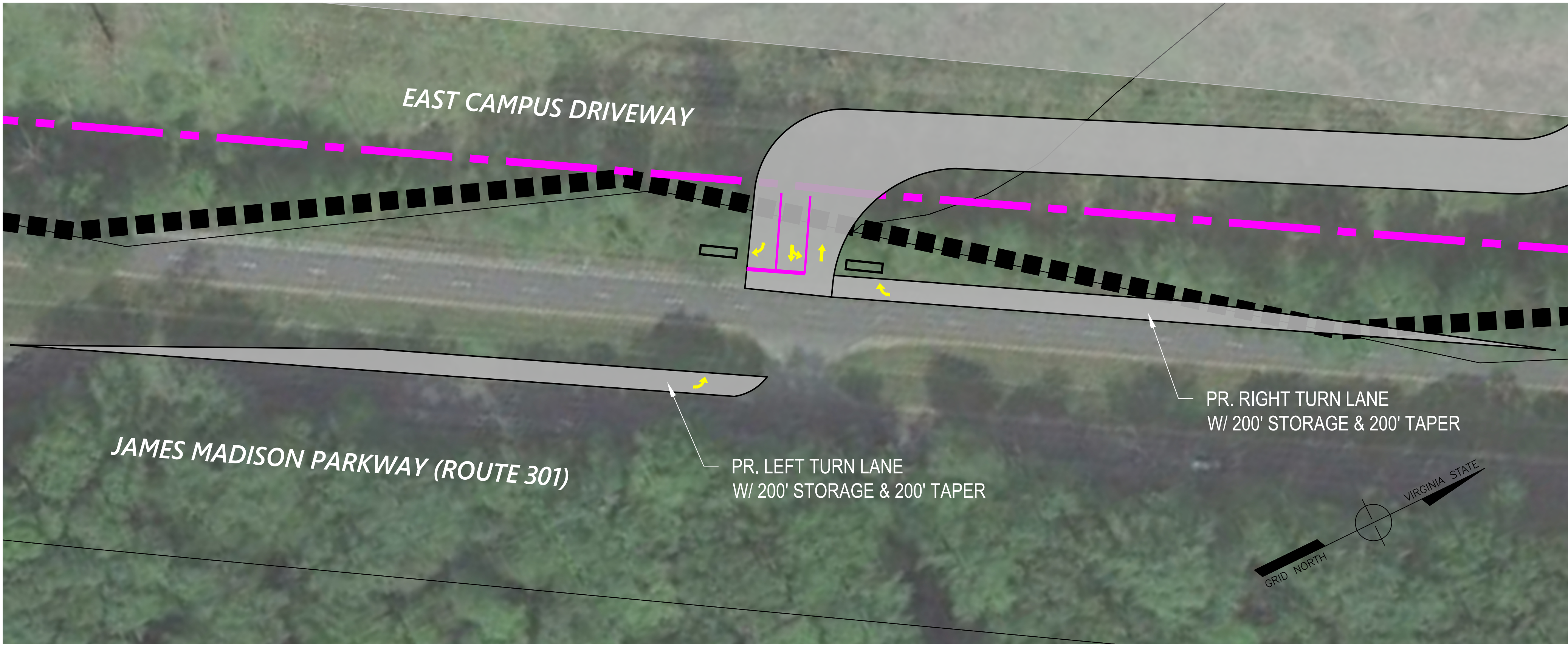
Gordon





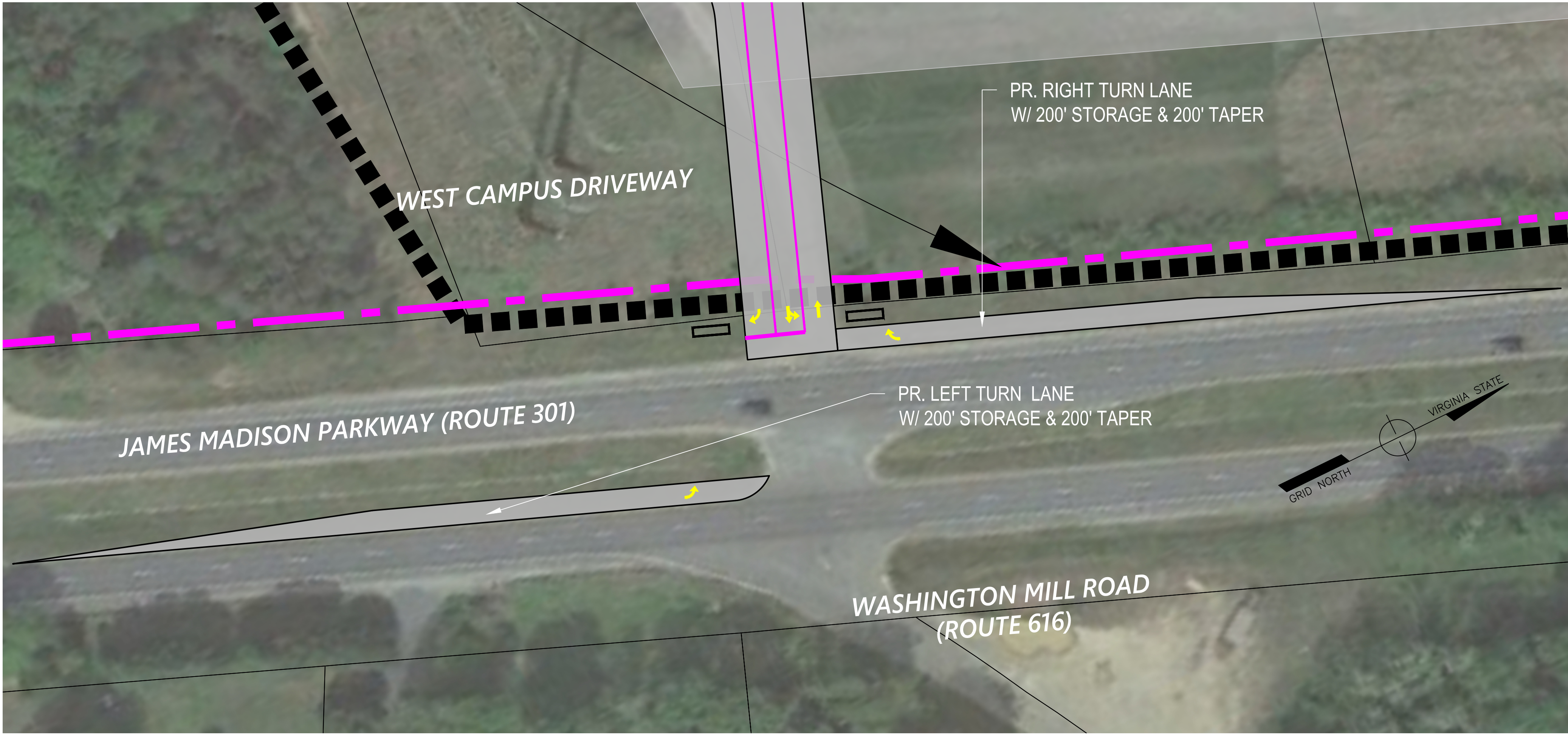
**A** RIDGE ROAD INTERSECTION IMPROVEMENTS

1" = 40'



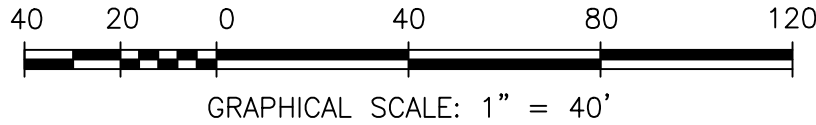
**B** RT. 301 - EAST CAMPUS INTERSECTION IMPROVEMENTS

1" = 40'



**C** RT. 301 - WEST CAMPUS INTERSECTION IMPROVEMENTS

1" = 40'



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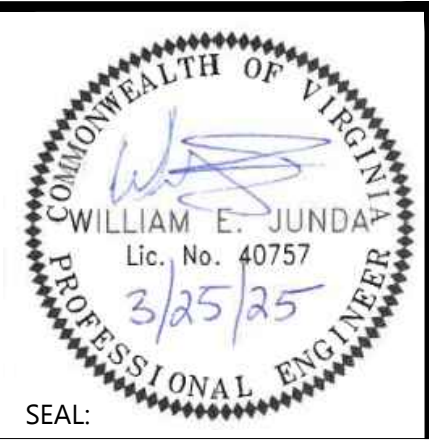
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GORDON	N. RAY
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OFF-SITE TRANSPORTATION IMPROVEMENTS

**DAHLGREN WEST  
REZONING**

RAPPAHANNOCK MAGISTERIAL DISTRICT  
KING GEORGE COUNTY, VIRGINIA

HORIZ:
SCALE: VERT:
DATE: AUGUST 2024
PLAN: GDP
JOB: 3656-0101
CADD: 3656-0101-C-CT-101.DWG
NCS: ---
NUMBER: 10 of 10

