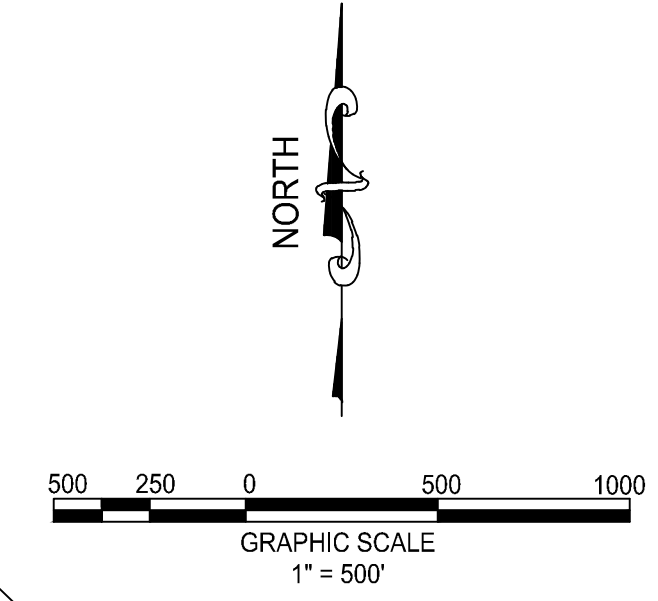


LEGEND

- CPA APPLICATION BOUNDARY
- EXISTING SANITARY SEWER FORCE MAINS
- POTENTIAL SANITARY SEWER GRAVITY LINES
- POTENTIAL SANITARY SEWER FORCE MAIN
- POTENTIAL PUMP STATION
- EXISTING WATER MAINS
- POTENTIAL WATER MAINS

NOTE: ALL DEPICTED EXISTING & PROPOSED UTILITY STRUCTURES AND FACILITIES ARE PRELIMINARY ONLY AND SUBJECT TO CHANGE WITH ADDITIONAL ENGINEERING STUDY.



christopher consultants
 9301 innovation dr
 suite 150
 manassas, va 20110
 engineering • surveying • land planning

**PW DIGITAL GATEWAY
 COMPREHENSIVE PLAN AMENDMENT**
 #CPA2021-00004
 GAINESVILLE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No.: 20143.002.00
 DRAWING No.: 111099
 DATE: 2022-01-12
 SCALE: 1"=500'
 DESIGN: SG
 DRAWN: SG
 CHECKED: MK

SHEET TITLE:
**INFRASTRUCTURE
 MAP**

AREA LABEL	EXISTING DEVELOPMENT DESCRIPTION
1	MODERATE TO LOW DENSITY SINGLE-FAMILY DETACHED RESIDENTIAL SUBDIVISIONS
2	MODERATE TO LOW DENSITY SINGLE-FAMILY DETACHED RESIDENTIAL SUBDIVISIONS
3	CORE SUBURBAN RESIDENTIAL AREA - MEDIUM TO HIGH DENSITY RESIDENTIAL - SINGLE-FAMILY DETACHED HOMES - SMALL LOT SINGLE-FAMILY DETACHED HOMES - TOWNHOMES / TWO-OVER-TWO MULTIFAMILY HOMES - SUPPORTING COMMUNITY RETAIL / SERVICES
4	SUBURBAN RESIDENTIAL AREA - SINGLE-FAMILY DETACHED HOMES - SMALL LOT SINGLE-FAMILY DETACHED HOMES - TOWNHOMES
5	COMMERCIAL CORRIDOR - RETAIL / DINING - OFFICE - COMMUNITY SERVICES
6	CORE SUBURBAN RESIDENTIAL AREA - SINGLE-FAMILY DETACHED HOMES - SMALL LOT SINGLE-FAMILY DETACHED HOMES - TOWNHOMES - TWO-OVER-TWO MULTIFAMILY HOMES - SUPPORTING COMMUNITY RETAIL / SERVICES
7	FUTURE DATA CENTER - UP TO 3.0 MILLION SQ. FT. UNDER CONSTRUCTION
8	CORE INDUSTRIAL / FLEX / DATA CENTER - INDUSTRIAL USES - WAREHOUSE / DISTRIBUTION - OFFICE - DATA CENTERS (ADS & FUTURE JOHN MARSHALL TECH PARK)
9	COMMERCIAL CORRIDOR - RETAIL / DINING - OFFICE - COMMUNITY SERVICES
10	CORE INDUSTRIAL / FLEX / DATA CENTER - INDUSTRIAL USES - WAREHOUSE / DISTRIBUTION - OFFICE - DATA CENTERS
11	VDOT COMMUTER LOTS - UNIVERSITY BOULEVARD PARK & RIDE (2,500 SPACES) - MANASSAS PARK & RIDE (1,175 SPACES) - CONNECTIONS TO MULTIMODAL NETWORKS

LEGEND

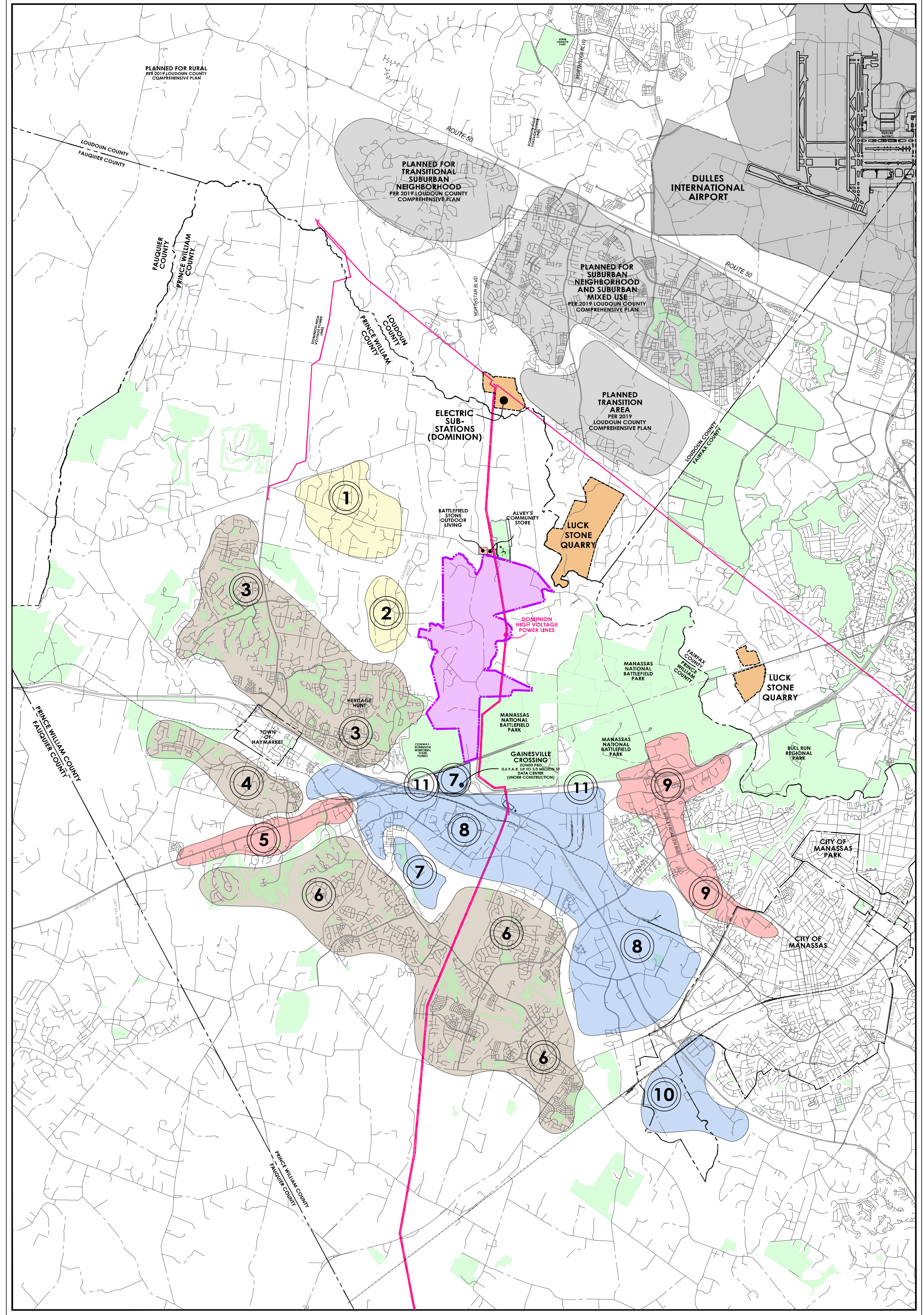
CPA APPLICATION BOUNDARY

DOMINION HIGH POWER ELECTRIC LINES

GENERALIZED DEVELOPMENT AREAS

- RESIDENTIAL AREA
- CORE SUBURBAN AREA
- CORE INDUSTRIAL & DATA CENTER AREA
- COMMERCIAL / RETAIL CORRIDORS
- MAJOR DEVELOPMENT AREAS - LOUDOUN COUNTY
- OTHER EXISTING INDUSTRIAL DEVELOPMENT
- PARKS

5000 2500 0 5000 10000
GRAPHIC SCALE
1" = 5000'



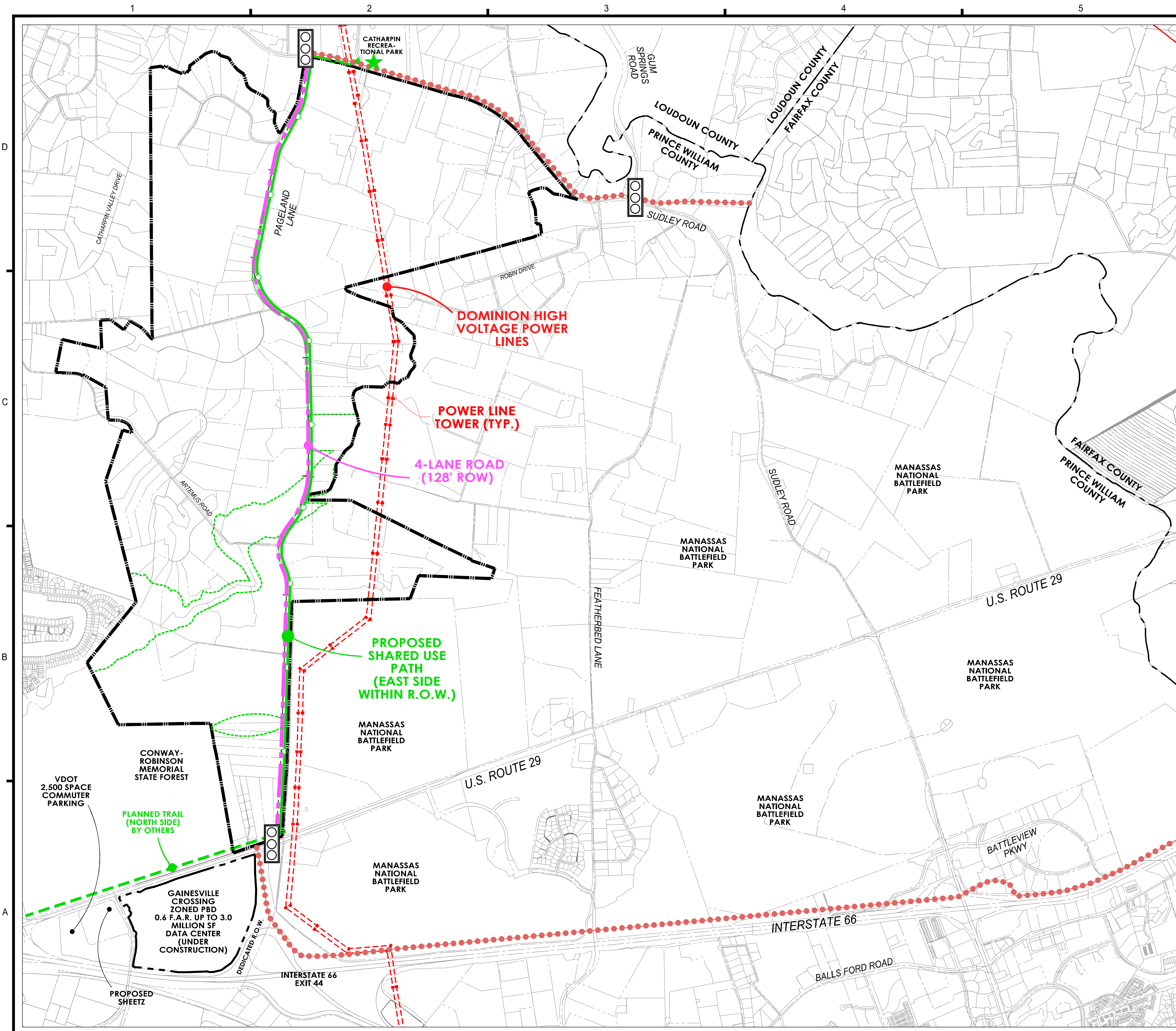
christopher consultants
9301 innovation dr p 703.393.9887
suite 150 manassas, va 20110
engineering • surveying • land planning

**PW DIGITAL GATEWAY
COMPREHENSIVE PLAN AMENDMENT**
#CPA2021-00004
GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION
2021-11-02		POST INITIATION SUBMISSION
2022-01-12		2nd POST INITIATION SUBMISSION

PROJECT No.: 20143.002.00
DRAWING No.: 111099
DATE: 05-07-2021
SCALE: 1"=5000'
DESIGN: SG
DRAWN: SG
CHECKED: MK

SHEET TITLE:
**APPROVED
NEARBY
DEVELOPMENT**



LEGEND

- CPA APPLICATION BOUNDARY
- 4-LANE DIVIDED ROAD (MA 1) WITH SHARED USE PATH (EAST SIDE)
- MANASSAS BATTLEFIELD BYPASS (4-LANES NORTH AND SOUTH)
- PROPOSED SHARED USE PATH (EAST SIDE WITHIN R.O.W.)
- PLANNED TRAIL (NORTH SIDE) BY OTHERS
- CATHARPIN GREENWAY EXTENSION
- SNYDER-JONES TRAIL CONNECTOR
- FINAL LOCATION OF PATHWAY CROSSING OF SUDLEY ROAD TO BE DETERMINED

TRAFFIC LIGHT

- A TRAFFIC LIGHT IS CURRENTLY LOCATED AT THE INTERSECTION OF PAGELAND LANE AND U.S. ROUTE 29.
- A TRAFFIC LIGHT & RIGHT TURN LANE HAS BEEN APPROVED AND FUNDED FOR THE INTERSECTION OF PAGELAND LANE AND SUDLEY ROAD.
- A TRAFFIC LIGHT IS CURRENTLY AT THE INTERSECTION OF SUDLEY ROAD AND GUM SPRINGS ROAD.

GRAPHIC SCALE
1" = 1000'

christopher consultants
9301 innovation dr
suite 150
manassas, va 20110
engineering • surveying • land planning

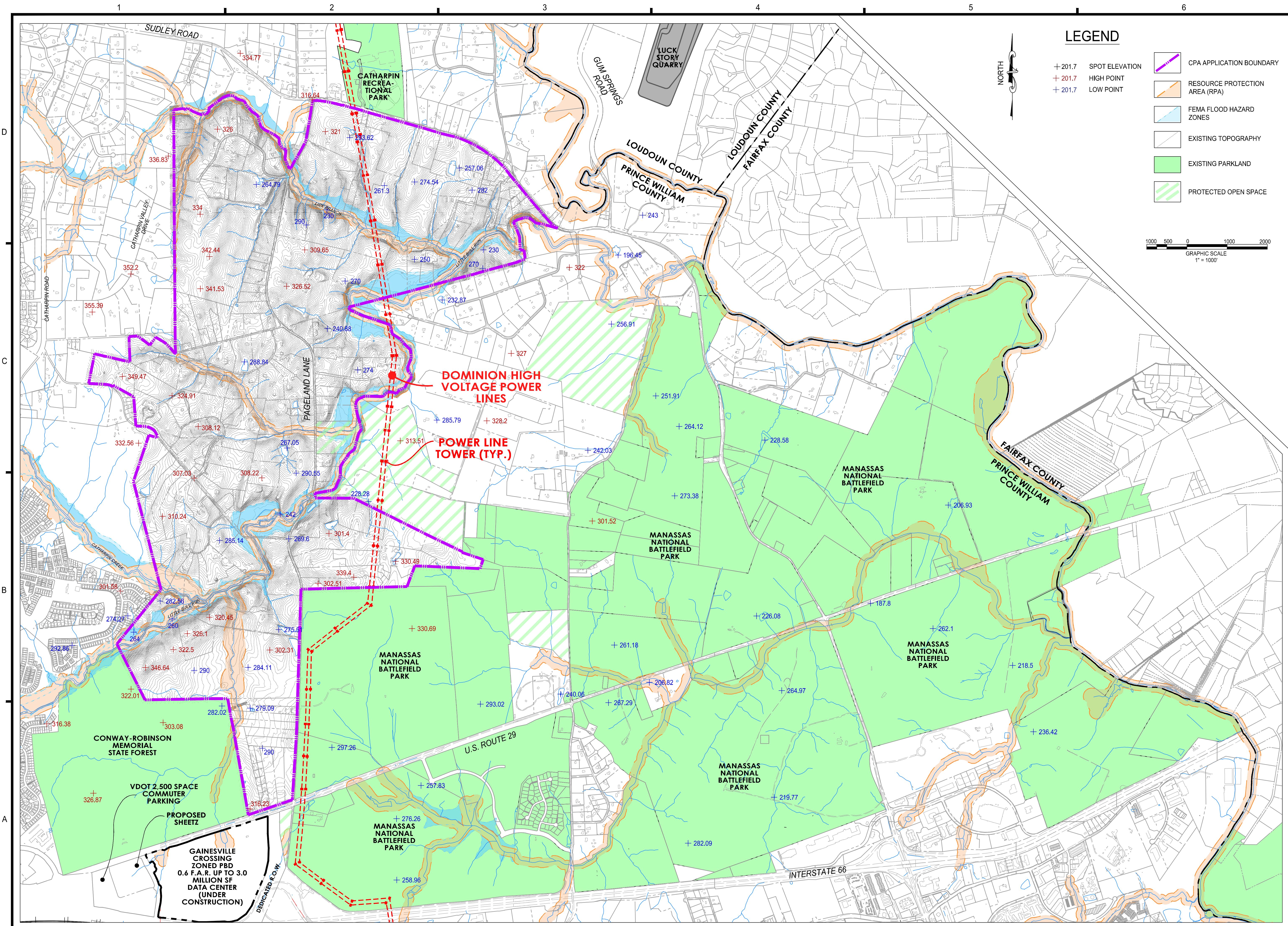
**PW DIGITAL GATEWAY
COMPREHENSIVE PLAN AMENDMENT**
#CPA2021-00004
GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION
2021-1-14-02		POST INITIATION SUBMISSION
2022-01-12		2nd POST INITIATION SUBMISSION

PROJECT No.: 20143.002.00
DRAWING No.: 111099
DATE: 05-07-2021
SCALE: 1"=1000'
DESIGN: SG
DRAWN: SG
CHECKED: MK

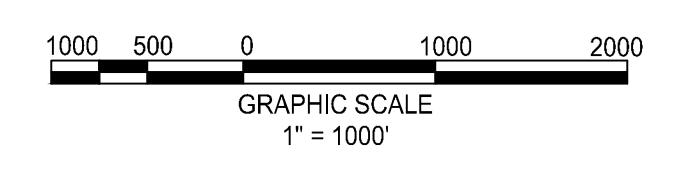
SHEET TITLE:
MOBILITY NETWORK

SHEET No.
6



LEGEND

- + 201.7 SPOT ELEVATION
- + 201.7 HIGH POINT
- + 201.7 LOW POINT
- CPA APPLICATION BOUNDARY
- RESOURCE PROTECTION AREA (RPA)
- FEMA FLOOD HAZARD ZONES
- EXISTING TOPOGRAPHY
- EXISTING PARKLAND
- PROTECTED OPEN SPACE



christopher consultants
 9301 innovation dr
 suite 150
 manassas, va 20110
 engineering • surveying • land planning

**PW DIGITAL GATEWAY
 COMPREHENSIVE PLAN AMENDMENT**
 #CPA2021-00004
 GAINESVILLE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION
2021-1-14-21		POST INITIATION SUBMISSION
2022-01-12		2nd POST INITIATION SUBMISSION

PROJECT No.: 20143.002.00
 DRAWING No.: 111099
 DATE: 05-07-2021
 SCALE: 1"=1000'
 DESIGN: SG
 DRAWN: SG
 CHECKED: MK

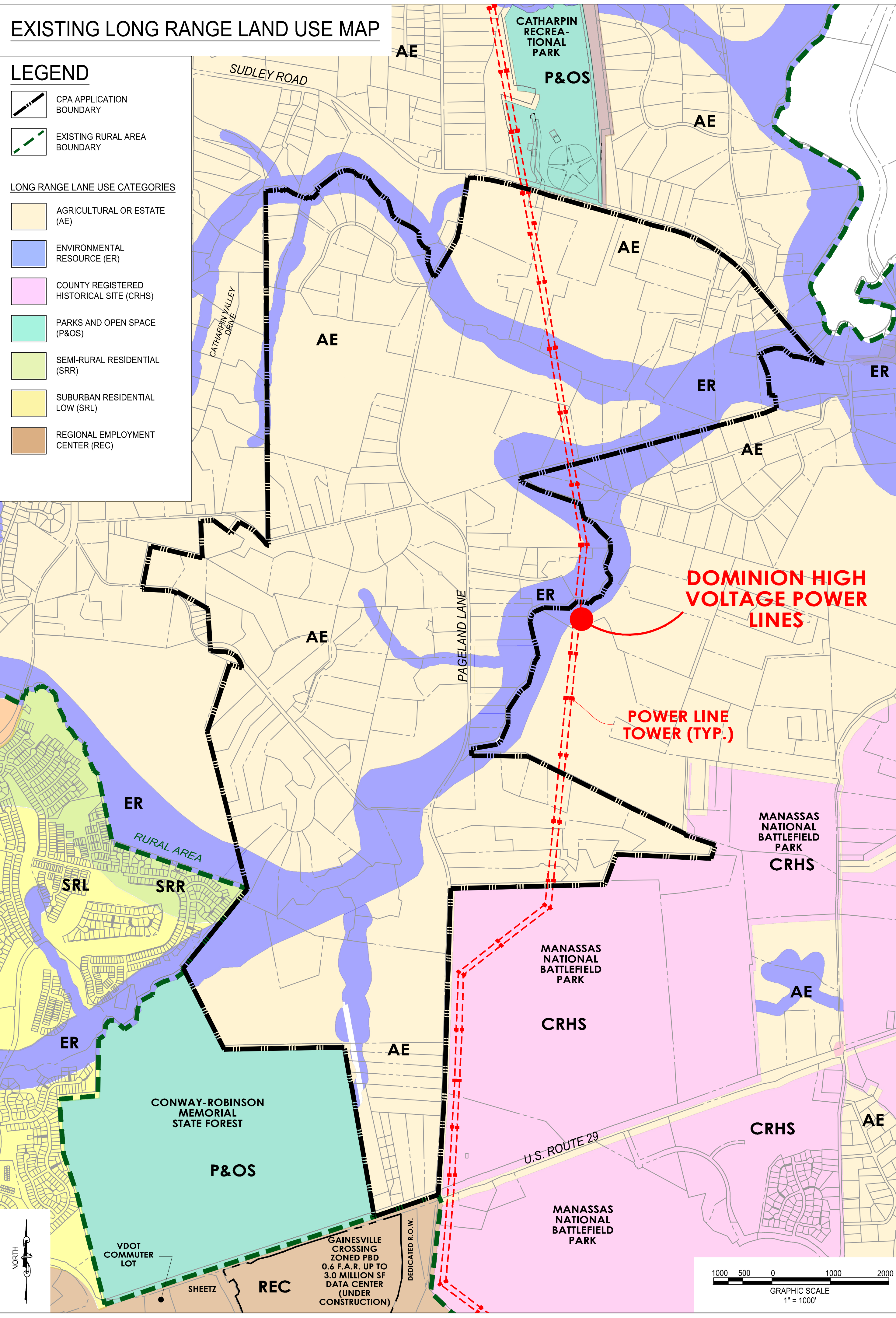
SHEET TITLE:
**ENVIRONMENTAL
 CONDITIONS MAP**

SHEET No.
7

EXISTING LONG RANGE LAND USE MAP

LEGEND

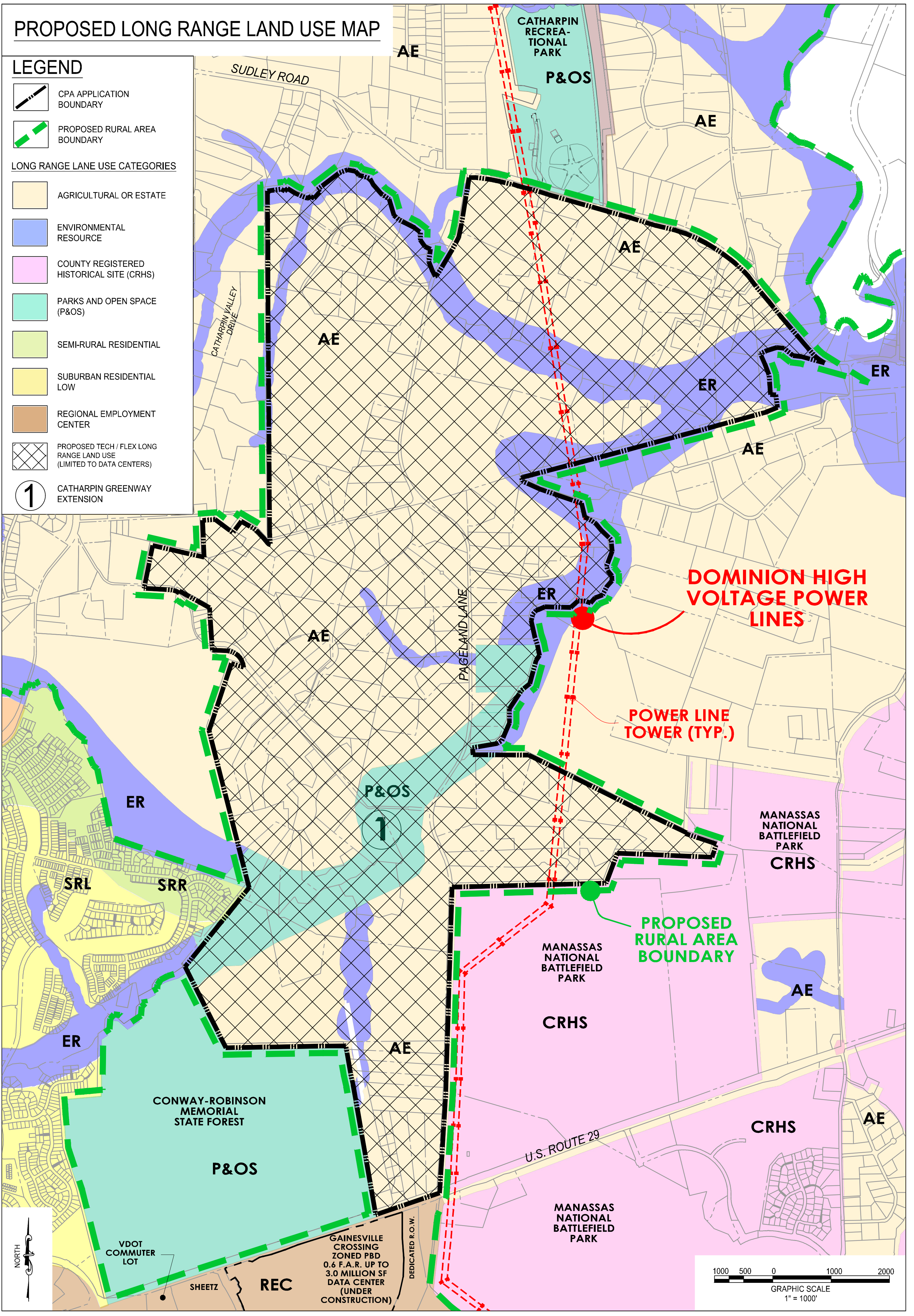
- CPA APPLICATION BOUNDARY
 - EXISTING RURAL AREA BOUNDARY
- LONG RANGE LAND USE CATEGORIES
- AGRICULTURAL OR ESTATE (AE)
 - ENVIRONMENTAL RESOURCE (ER)
 - COUNTY REGISTERED HISTORICAL SITE (CRHS)
 - PARKS AND OPEN SPACE (P&OS)
 - SEMI-RURAL RESIDENTIAL (SRR)
 - SUBURBAN RESIDENTIAL LOW (SRL)
 - REGIONAL EMPLOYMENT CENTER (REC)



PROPOSED LONG RANGE LAND USE MAP

LEGEND

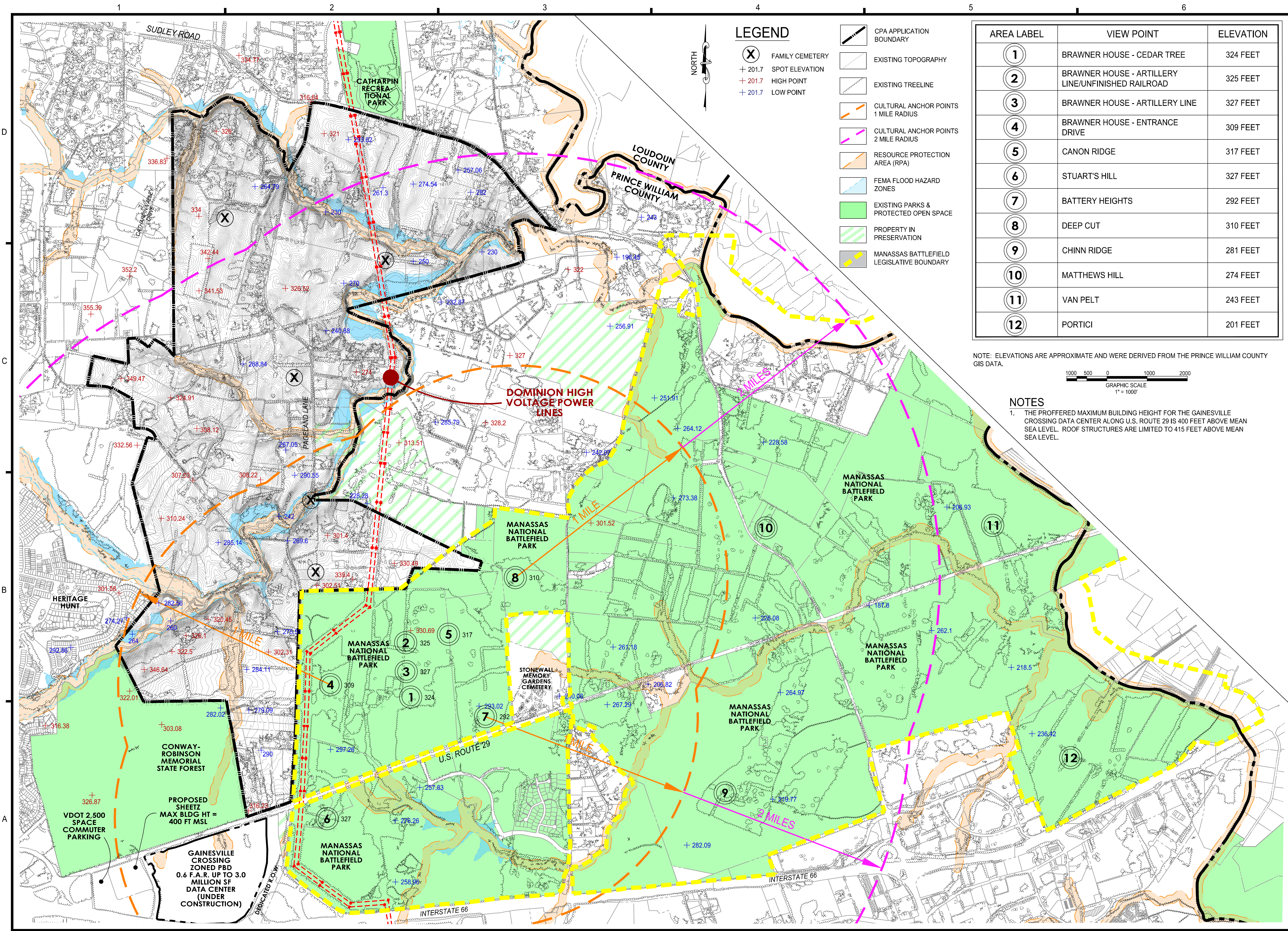
- CPA APPLICATION BOUNDARY
 - PROPOSED RURAL AREA BOUNDARY
- LONG RANGE LAND USE CATEGORIES
- AGRICULTURAL OR ESTATE
 - ENVIRONMENTAL RESOURCE
 - COUNTY REGISTERED HISTORICAL SITE (CRHS)
 - PARKS AND OPEN SPACE (P&OS)
 - SEMI-RURAL RESIDENTIAL
 - SUBURBAN RESIDENTIAL LOW
 - REGIONAL EMPLOYMENT CENTER
 - PROPOSED TECH / FLEX LONG RANGE LAND USE (LIMITED TO DATA CENTERS)
 - CATHARPIN GREENWAY EXTENSION



MARK	DATE	DESCRIPTION
2021-1-14-2	2022-01-12	POST INITIATION SUBMISSION 2nd POST INITIATION SUBMISSION

PROJECT No.: 20143.002.00
 DRAWING No.: 111099
 DATE: 05-07-2021
 SCALE: 1"=1000'
 DESIGN: SG/DC
 DRAWN: SG/DC
 CHECKED: MK

SHEET TITLE:
EXISTING & PROPOSED LONG RANGE LAND USE MAP

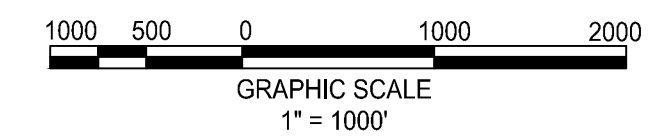


LEGEND

- (X) FAMILY CEMETERY
- + 201.7 SPOT ELEVATION
- + 201.7 HIGH POINT
- + 201.7 LOW POINT
- [Symbol] CPA APPLICATION BOUNDARY
- [Symbol] EXISTING TOPOGRAPHY
- [Symbol] EXISTING TREELINE
- [Symbol] CULTURAL ANCHOR POINTS 1 MILE RADIUS
- [Symbol] CULTURAL ANCHOR POINTS 2 MILE RADIUS
- [Symbol] RESOURCE PROTECTION AREA (RPA)
- [Symbol] FEMA FLOOD HAZARD ZONES
- [Symbol] EXISTING PARKS & PROTECTED OPEN SPACE
- [Symbol] PROPERTY IN PRESERVATION
- [Symbol] MANASSAS BATTLEFIELD LEGISLATIVE BOUNDARY

AREA LABEL	VIEW POINT	ELEVATION
①	BRAWNER HOUSE - CEDAR TREE	324 FEET
②	BRAWNER HOUSE - ARTILLERY LINE/UNFINISHED RAILROAD	325 FEET
③	BRAWNER HOUSE - ARTILLERY LINE	327 FEET
④	BRAWNER HOUSE - ENTRANCE DRIVE	309 FEET
⑤	CANON RIDGE	317 FEET
⑥	STUART'S HILL	327 FEET
⑦	BATTERY HEIGHTS	292 FEET
⑧	DEEP CUT	310 FEET
⑨	CHINN RIDGE	281 FEET
⑩	MATTHEWS HILL	274 FEET
⑪	VAN PELT	243 FEET
⑫	PORTICI	201 FEET

NOTE: ELEVATIONS ARE APPROXIMATE AND WERE DERIVED FROM THE PRINCE WILLIAM COUNTY GIS DATA.



NOTES

- THE PROFFERED MAXIMUM BUILDING HEIGHT FOR THE GAINESVILLE CROSSING DATA CENTER ALONG U.S. ROUTE 29 IS 400 FEET ABOVE MEAN SEA LEVEL. ROOF STRUCTURES ARE LIMITED TO 415 FEET ABOVE MEAN SEA LEVEL.

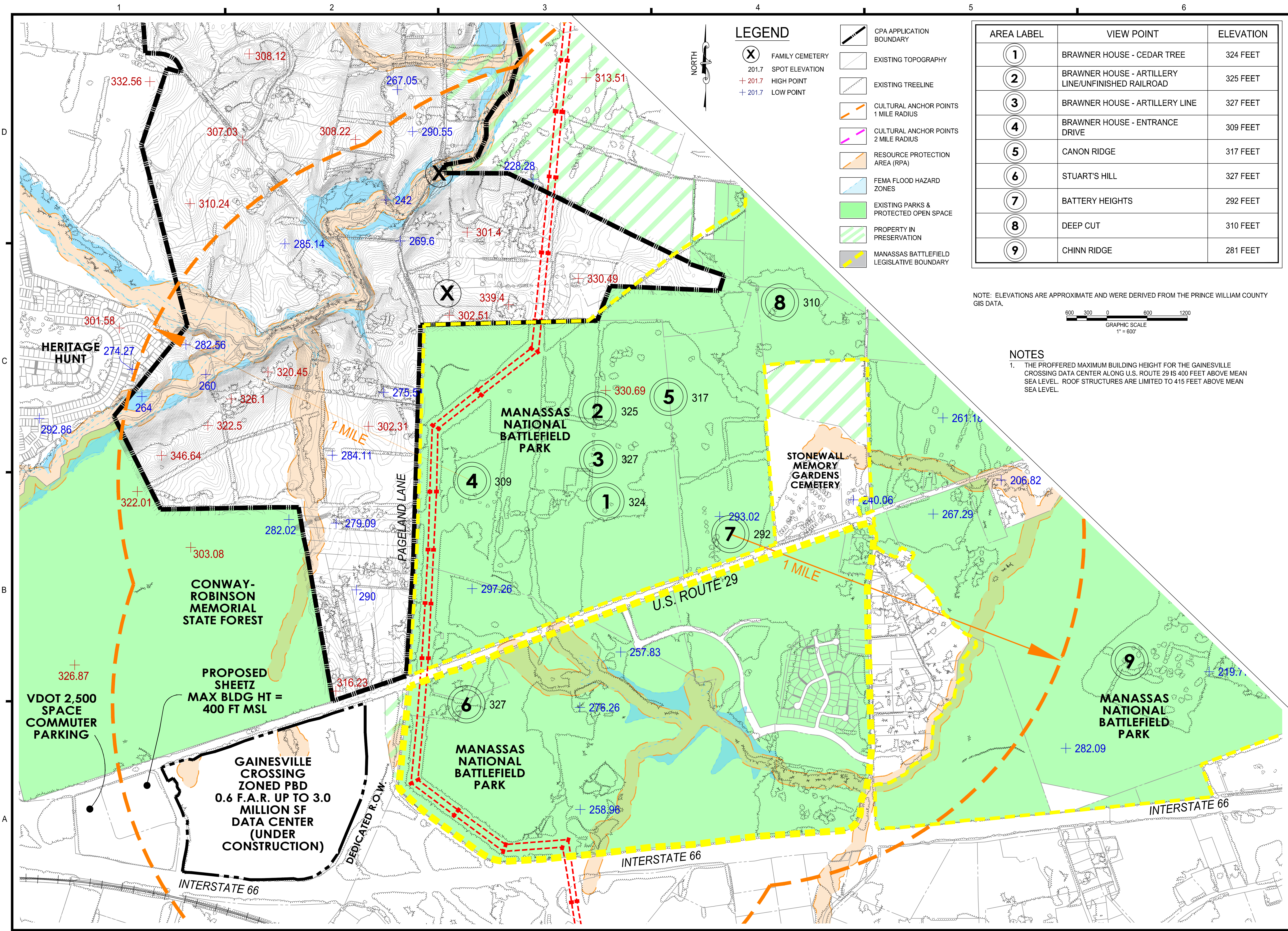
christopher consultants
 9301 innovation dr p 703.393.9887
 suite 150 manassas, va 20110
 engineering • surveying • land planning

PW DIGITAL GATEWAY
 COMPREHENSIVE PLAN AMENDMENT
 #CPA2021-00004
 GAINESVILLE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION
2021-1-14-02		POST INITIATION SUBMISSION
2022-01-12		2nd POST INITIATION SUBMISSION

PROJECT No.: 20143.002.00
 DRAWING No.: 111099
 DATE: 05-07-2021
 SCALE: 1"=1000'
 DESIGN: SG
 DRAWN: SG
 CHECKED: MK

SHEET TITLE:
CULTURAL RESOURCES MAP
 SHEET No.
9

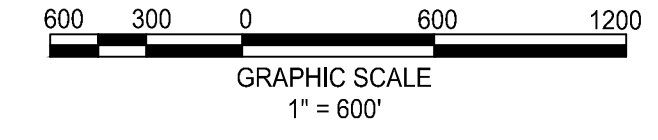


LEGEND

- (X) FAMILY CEMETERY
- 201.7 SPOT ELEVATION
- + 201.7 HIGH POINT
- + 201.7 LOW POINT
- [Symbol] CPA APPLICATION BOUNDARY
- [Symbol] EXISTING TOPOGRAPHY
- [Symbol] EXISTING TREELINE
- [Symbol] CULTURAL ANCHOR POINTS 1 MILE RADIUS
- [Symbol] CULTURAL ANCHOR POINTS 2 MILE RADIUS
- [Symbol] RESOURCE PROTECTION AREA (RPA)
- [Symbol] FEMA FLOOD HAZARD ZONES
- [Symbol] EXISTING PARKS & PROTECTED OPEN SPACE
- [Symbol] PROPERTY IN PRESERVATION
- [Symbol] MANASSAS BATTLEFIELD LEGISLATIVE BOUNDARY

AREA LABEL	VIEW POINT	ELEVATION
①	BRAWNER HOUSE - CEDAR TREE	324 FEET
②	BRAWNER HOUSE - ARTILLERY LINE/UNFINISHED RAILROAD	325 FEET
③	BRAWNER HOUSE - ARTILLERY LINE	327 FEET
④	BRAWNER HOUSE - ENTRANCE DRIVE	309 FEET
⑤	CANON RIDGE	317 FEET
⑥	STUART'S HILL	327 FEET
⑦	BATTERY HEIGHTS	292 FEET
⑧	DEEP CUT	310 FEET
⑨	CHINN RIDGE	281 FEET

NOTE: ELEVATIONS ARE APPROXIMATE AND WERE DERIVED FROM THE PRINCE WILLIAM COUNTY GIS DATA.



NOTES

- THE PROFFERED MAXIMUM BUILDING HEIGHT FOR THE GAINESVILLE CROSSING DATA CENTER ALONG U.S. ROUTE 29 IS 400 FEET ABOVE MEAN SEA LEVEL. ROOF STRUCTURES ARE LIMITED TO 415 FEET ABOVE MEAN SEA LEVEL.

christopher consultants
 9301 innovation dr
 suite 150
 manassas, va 20110
 engineering • surveying • land planning

PW DIGITAL GATEWAY
 COMPREHENSIVE PLAN AMENDMENT
 #CPA2021-00004
 GAINESVILLE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION
2021-11-02		POST INITIATION SUBMISSION
2022-01-12		2nd POST INITIATION SUBMISSION

PROJECT No.: 20143.002.00
 DRAWING No.: 111099
 DATE: 05-07-2021
 SCALE: 1"=600'
 DESIGN: SG
 DRAWN: SG
 CHECKED: MK

SHEET TITLE:
CULTURAL RESOURCES MAP (DETAILED VIEW)