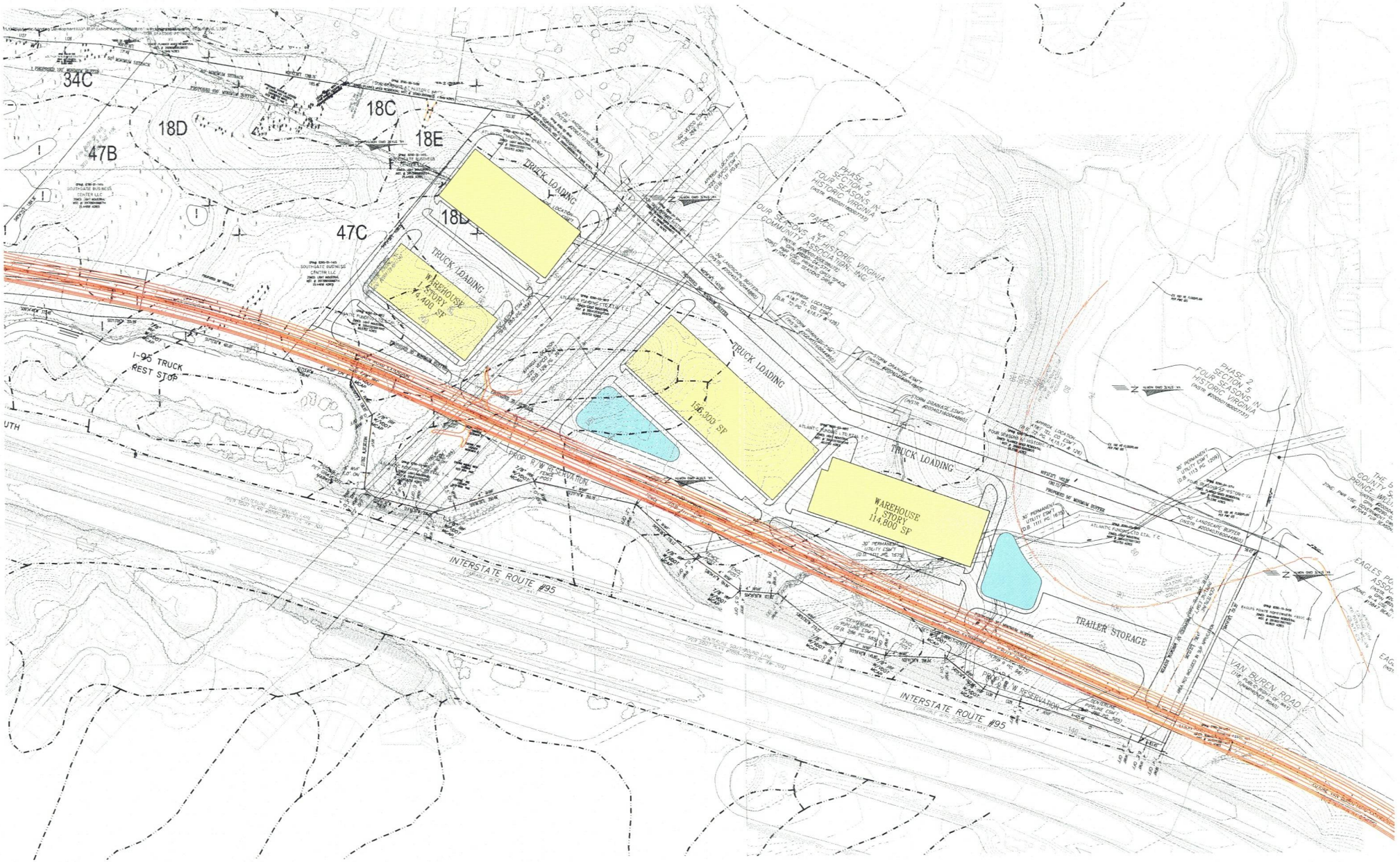
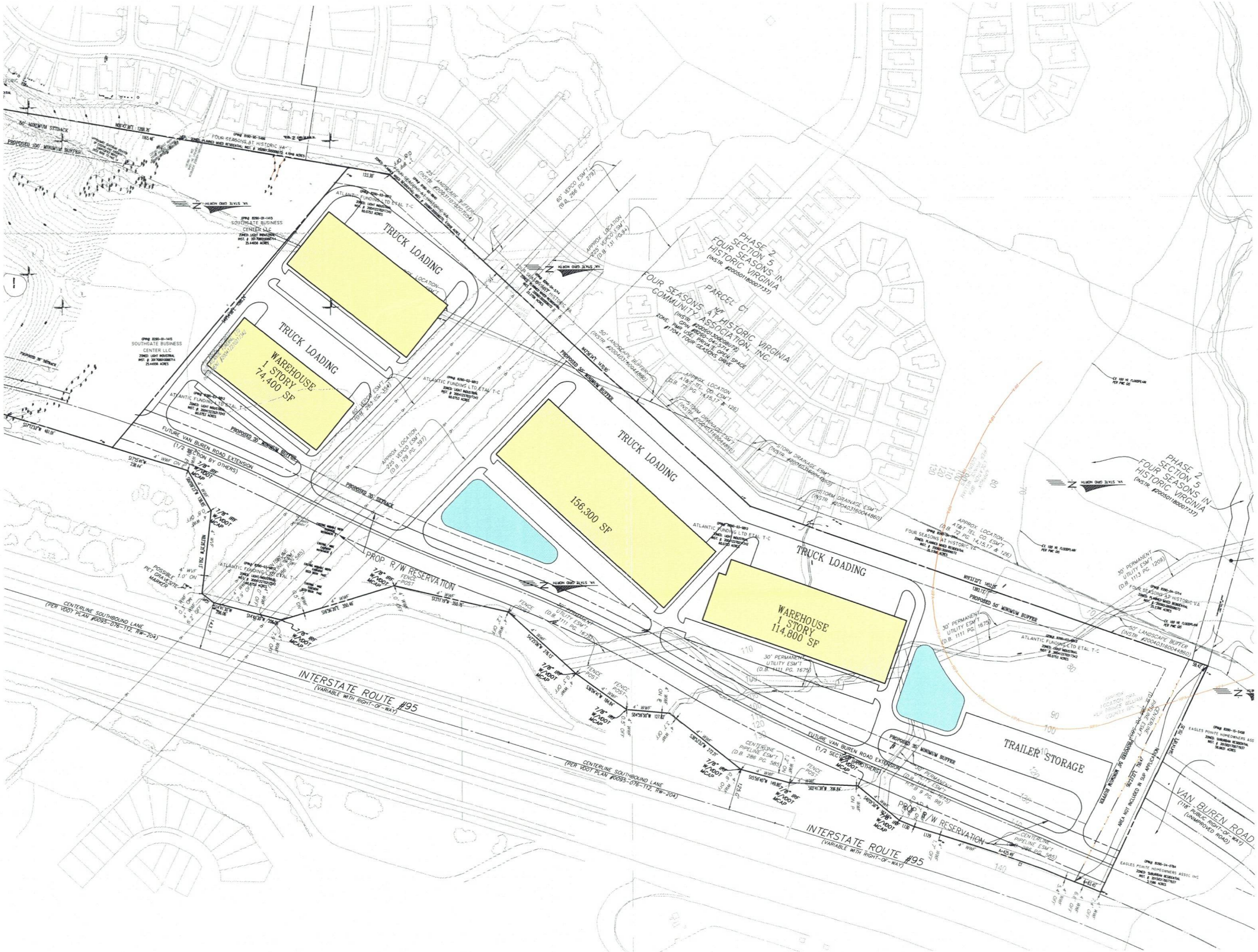

34C
18D
47B
18C
18E
18D
47C
TRUCK LOADING
WAREHOUSE
1 STORY
74,400 SF
I-95 TRUCK
REST STOP
TRUCK LOADING
156,000 SF
TRUCK LOADING
WAREHOUSE
1 STORY
114,800 SF
PROP. R/W RESERVATION
INTERSTATE ROUTE #95
TRAILER STORAGE
PROP. R/W RESERVATION
INTERSTATE ROUTE #95
VAN BUREN ROAD
PHASE 2
SECTION 5
FOUR SEASONS IN
HISTORIC VIRGINIA
PHASE 2
SECTION 5
FOUR SEASONS IN
HISTORIC VIRGINIA


TRUCK LOADING
WAREHOUSE
1 STORY
74,400 SF
TRUCK LOADING
156,300 SF
TRUCK LOADING
WAREHOUSE
1 STORY
114,800 SF
TRUCK LOADING
TRAILER STORAGE
PROPOSED 50' MINIMUM BUFFER
PROPOSED 30' SETBACK
FUTURE VAN BUREN ROAD EXTENSION
(1/2 SECTION BY OTHERS)
PROP R/W RESERVATION
INTERSTATE ROUTE #95
(VARIABLE WIDTH RIGHT-OF-WAY)
CENTERLINE SOUTHBOUND LANE
(PER VDOT PLAN #0093-076-112, RW-204)
VAN BUREN ROAD
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
(UNIMPROVED ROAD)
PHASE 2
SECTION 5
FOUR SEASONS IN
HISTORIC VIRGINIA
(INSTR. #200501180007237)
FOUR SEASONS AT HISTORIC VIRGINIA
COMMUNITY ASSOCIATION, INC.
PARCEL C1
N/F
FOUR SEASONS AT HISTORIC VIRGINIA
COMMUNITY ASSOCIATION, INC.
(INSTR. #200501180007237)
SOUTHGATE BUSINESS
CENTER LLC
ATLANTIC FUNDING LTD ET AL T-C
EAGLES POINTE HOMEOWNERS ASSOC INC
EAGLES POINTE HOMEOWNERS ASSOCIATION
50' MINIMUM SETBACK
PROPOSED 100' MINIMUM BUFFER
50' LANDSCAPE BUFFER
(INSTR. #20040318004486)
30' PERMANENT
UTILITY ESM'T
(D.B. 1111 PG. 167)
60' VEPCO ESM'T
(D.B. 266 PG. 179)
125' VEPCO ESM'T
(D.B. 131 PG. 43)
APPROX. LOCATION
225' VEPCO ESM'T
(D.B. 159 PG. 197)
APPROX. LOCATION
AT&T TEL. CO. ESM'T.
(D.B. 1112 PG. 14,15,17 & 128)
CENTERLINE
PIPELINE ESM'T
(D.B. 288 PG. 385)
CENTERLINE
PIPELINE ESM'T
(D.B. 288 PG. 385)
STORM DRAINAGE ESM'T
(INSTR. #20040319004486)
STORM DRAINAGE ESM'T
(INSTR. #20040319004486)
FENCE POST
4' WWF
7/8" IRF
W/VDOT
MCAD
AREA NOT INCLUDED IN SUP APPLICATION
POSSIBLE
PET GRAVESITE
MARKER
FLOOD ZONE VA
FT 100 YR FLOODPLAIN
PER FIRM DIS