

**LAND USE STATISTICS**  
**LAND AREAS:**  
 GOOCHLAND COUNTY = ±39.8 AC  
 HANOVER COUNTY = ±44.4 AC  
 TOTAL PROPERTY AREA = ±84.2 AC  
**LOT AREAS:**  
 14 LOTS = ±59.8 AC (2,604,888 SF)  
 ROAD R/W AREA = ±2.92 AC (127,195 SF)  
 OPEN SPACES/SWM/ W/WOUS  
 LAND AREA = ±20.96 AC (913,182 SF)  
 SEWER: ONSITE SEPTIC (PRIVATE)  
 WATER: ONSITE WELL (PRIVATE)

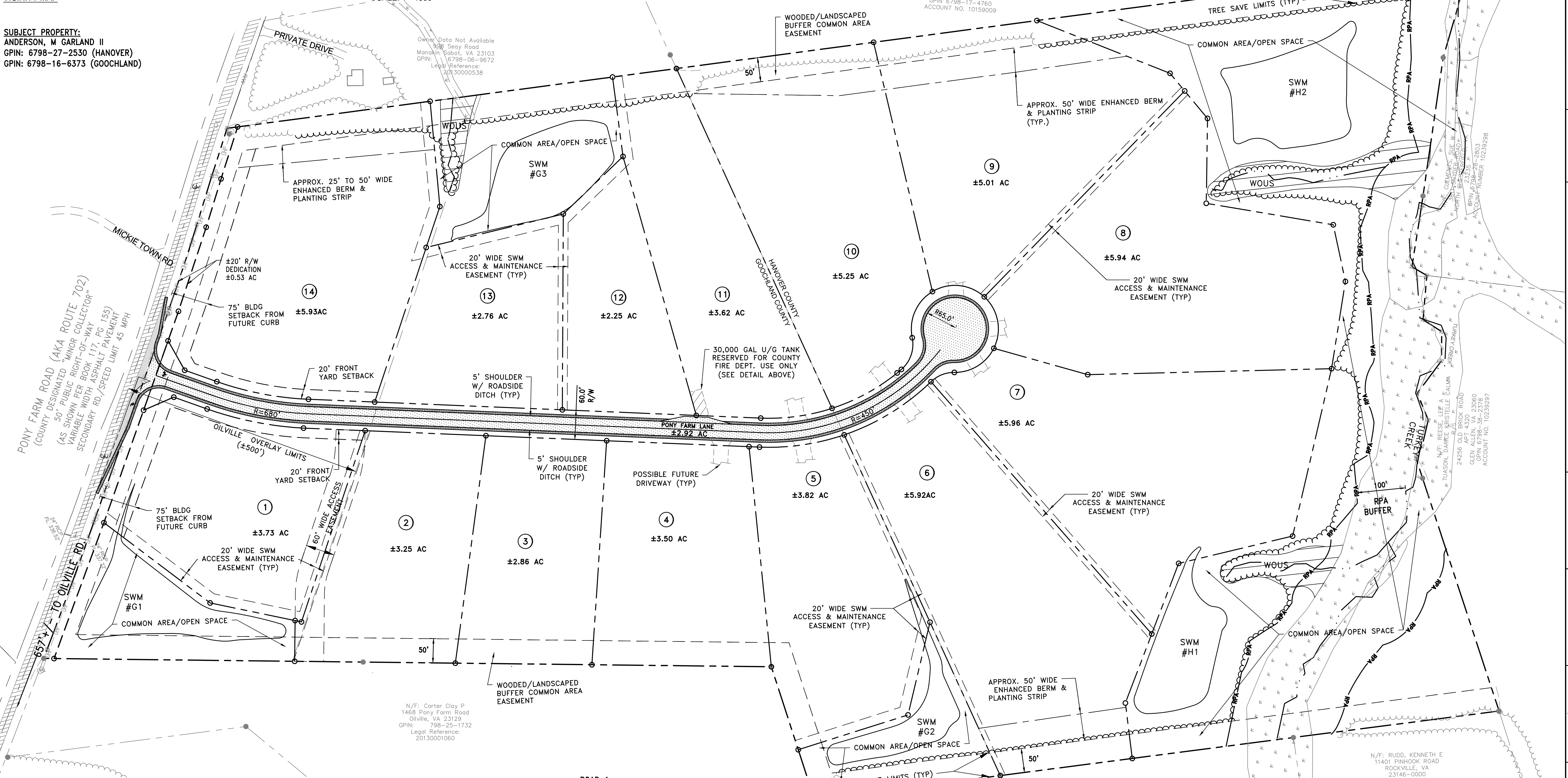
**PARCEL I**  
 N/F: ANDERSON M GARLAND  
 8913 TRESKO ROAD  
 HENRICO, VA 23229  
 GPIN: 6798-16-6373  
 LEGAL REFERENCE: 20130004403  
 1,732,696 SQ. FEET ±  
 39.777 ACRES ±

**PARCEL II**  
 N/F: ANDERSON, M GARLAND II  
 8913 TRESKO ROAD  
 RICHMOND, VA 23229  
 GPIN: 6798-27-2530  
 ACCOUNT NO. 10159144  
 1,935,375 SQ. FEET ±  
 44.430 ACRES ±

**TOTAL AREA VACANT LAND**  
 3,668,072 SQ. FEET ±  
 84.207 ACRES ±

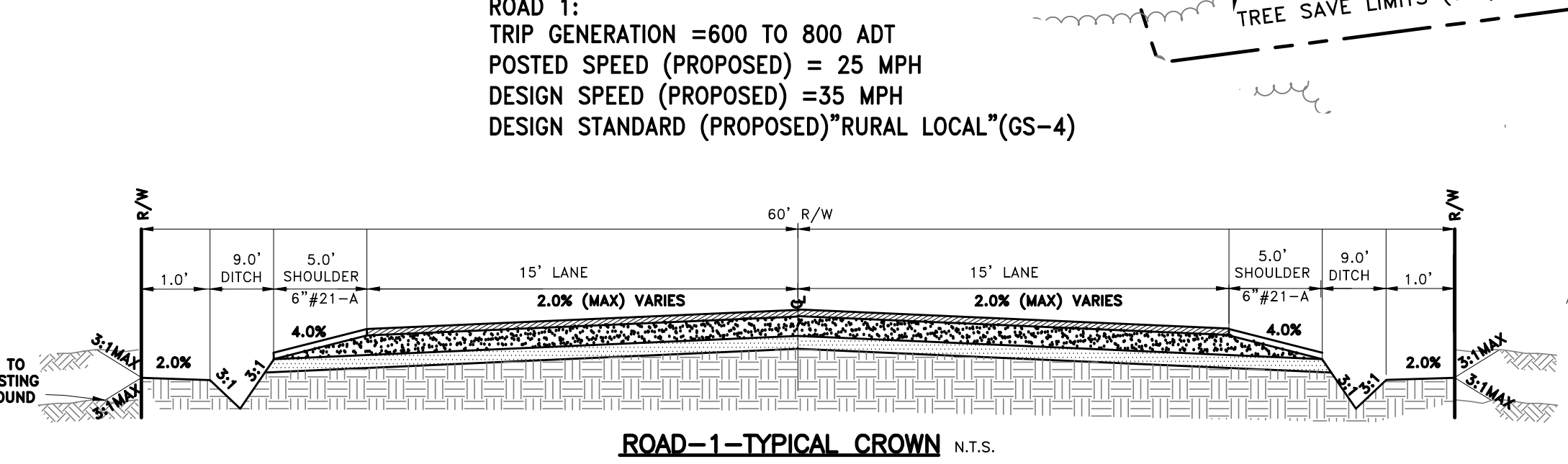
**SURVEY INFORMATION SOURCE:**  
 CONCEPT PLANS BASED ON COMPILATION OF GOOCHLAND COUNTY & HANOVER COUNTY GIS PROPERTY MAPS & TOPOGRAPHIC & ENVIRONMENTAL ATTRIBUTES & FIELD SURVEY INFORMATION PROVIDED BY BLEW & ASSOCIATES.

**SUBJECT PROPERTY:**  
 ANDERSON, M GARLAND II  
 GPIN: 6798-27-2530 (HANOVER)  
 GPIN: 6798-16-6373 (GOOCHLAND)



**GEOMETRIC DESIGN STANDARDS FOR RURAL LOCAL ROAD SYSTEM (GS-4)**

TRAFFIC VOLUME	TERRAIN	DESIGN SPEED (MPH)	MINIMUM RADIUS	(9) MINIMUM STOPPING SIGHT DISTANCE	(2) MINIMUM WIDTH OF SURFACING OR PAVEMENT		(3) (4) (5) MINIMUM WIDTH OF GRADED SHOULDERS CUT & FILL		(6) MINIMUM WIDTH OF DITCH FRONT SLOPE	(7) SLOPE	NEW AND RECONSTRUCTED MINIMUM BRIDGE WIDTHS AND VERTICAL CLEARANCES
					With GR	Without GR	With GR	Without GR			
(1) ADT OVER 2000	LEVEL	50	760'	425'	(10) 22'	10'	6'	6' @ 4:1	4' @ 3:1	CS-4, 4A / 4C	See Footnote (8)
	ROLLING	45	589'	360'							
	MOUNTAINOUS	40	446'	305'							
(1) ADT 400 TO 2000	LEVEL	30	215'	200'	22'	7'	3'	6' @ 4:1	4' @ 3:1	CS-1	See Footnote (8)
	ROLLING	50	760'	425'							
	MOUNTAINOUS	45	589'	360'							



**PLAN REVISIONS -**

- 02/10/2023 - PRICING SET
- 02/23/2023 - REVISED FOR "OILVILLE OVERLAY" SETBACKS & COMMON AREA EASEMENT PER GOOCHLAND
- 03/20/2023 - PER HANOVER COUNTY COMMENTS
- 4/04/2023 - ADD FDC TANK PER GOOCHLAND CO.
- 5/02/2023 PLAN REVISION PER HANOVER CO.

**SHEET 1 OF 5**

**SCALE AS-SHOWN**

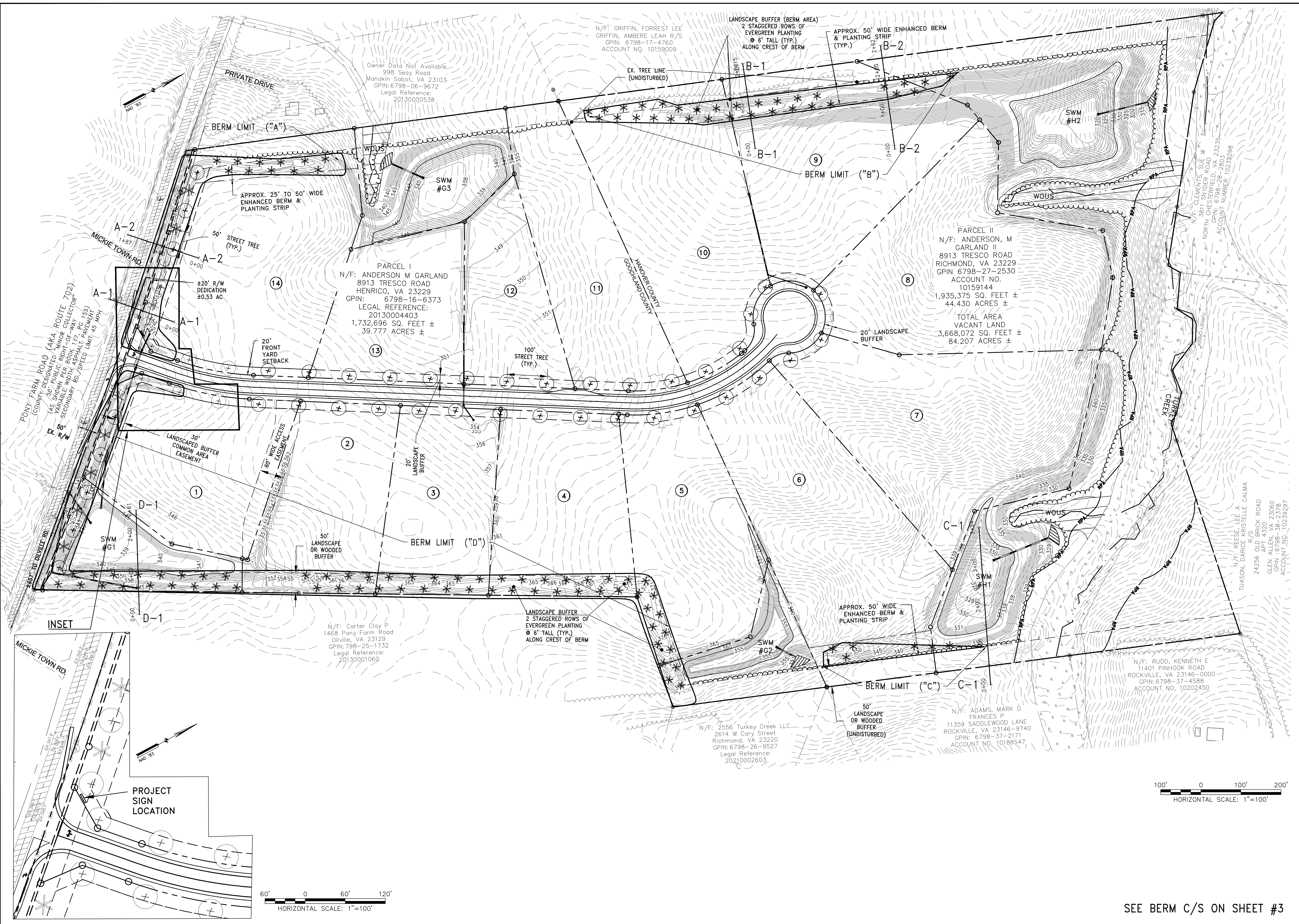
**I-64 INDUSTRIAL PARK**  
 GOOCHLAND/HANOVER COUNTY, VA  
 OVERALL CONCEPT MASTER PLAN

**DATE: 2/10/2023**  
**ENGINEER: MMM**  
**CHECKED: MMM**  
**CAD: AK, OJG**  
**JOB# 22303**

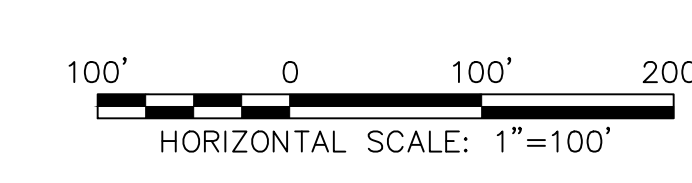
**COMMONWEALTH OF VIRGINIA**  
 05/02/2023  
 M.M. MILLS III  
 LIC. No. 19880  
 PROFESSIONAL ENGINEER

**RK&K**  
 P: 804.782.1933  
 2100 E. Cary St., Suite 309 | Richmond, VA 23223  
 Engineers | Construction Managers | Planners | Scientists  
 www.rkk.com  
 Responsive People | Creative Solutions

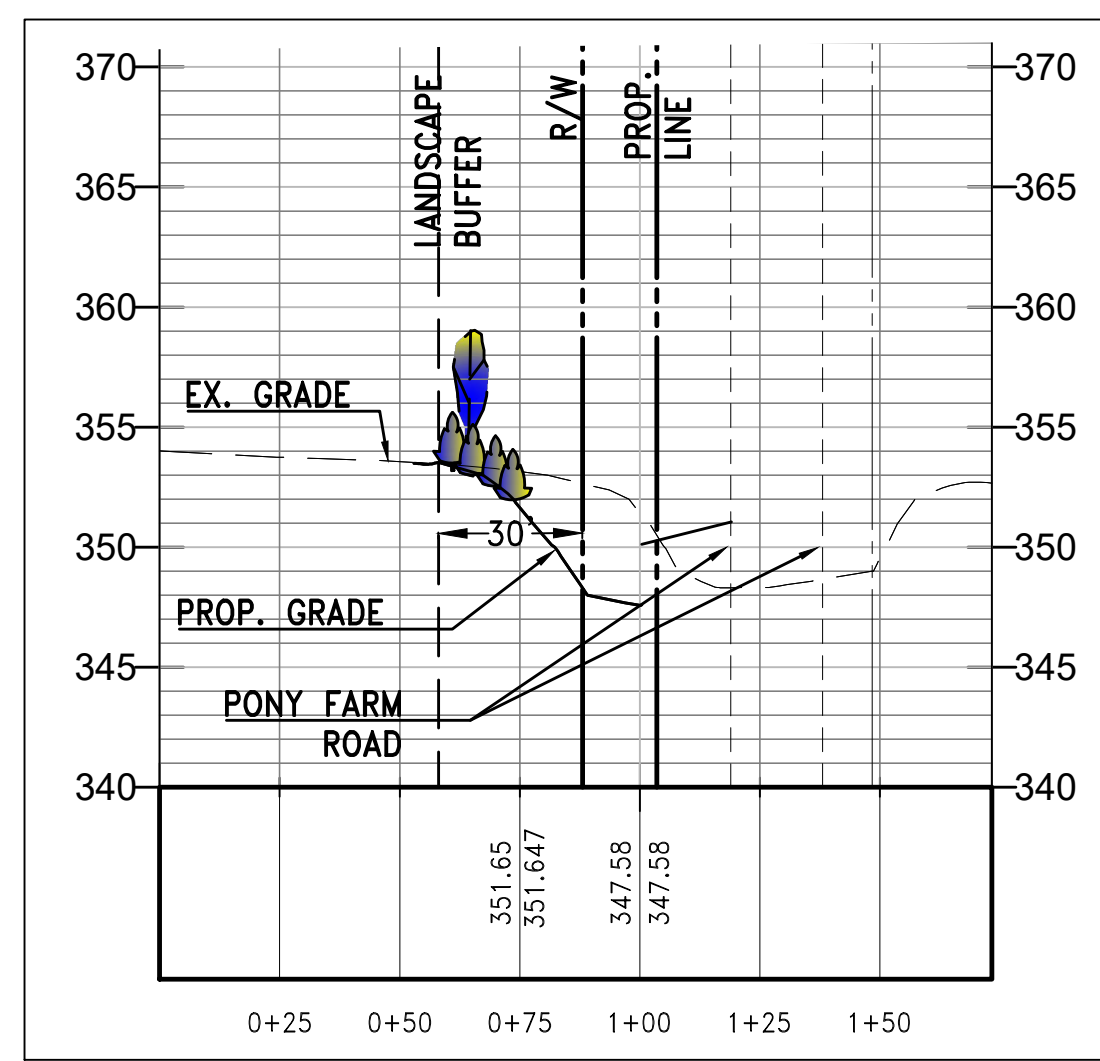
\\ed.rkk.com\fa\Cloud\Projects\2022\22303\_ponyfarmec\concept\_master\_plan\_set1\2+3 - CONCEPT BERM PLAN AND PROFILES.dwg / 5/12/2023 1:06:32 PM



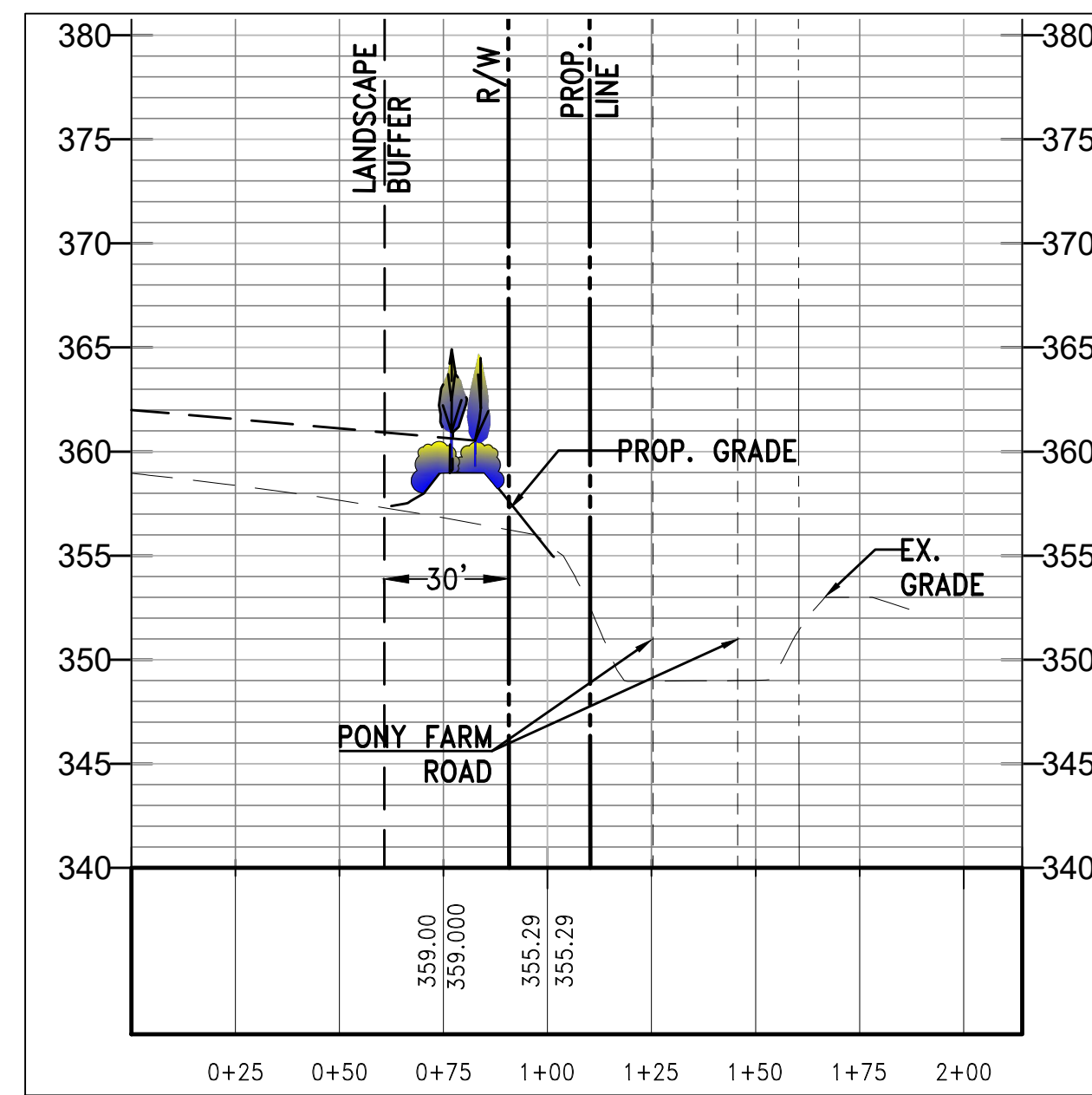
<b>PLAN REVISIONS -</b>	
1) 02/10/2023 - PRICING SET	
2) 02/23/2023 - REVISED FOR "OILVILLE OVERLAY" SETBACKS & COMMON AREA EASEMENT PER GOOCHLAND	
3) 03/20/2023 - PER HANOVER COUNTY COMMENTS	
4) 4/04/2023 - ADD FDC TANK PER GOOCHLAND CO.	
5) 5/02/2023 PLAN REVISION PER HANOVER CO.	
<b>SHEET</b>	<b>2 OF 5</b>
<b>SCALE</b>	<b>AS SHOWN</b>
<b>I-64 INDUSTRIAL PARK</b>	
<b>GOOCHLAND/HANOVER COUNTY, VA</b>	
<b>CONCEPT BERM PLAN</b>	
<b>DATE: 2/10/2023</b>	<b>ENGINEER: MMM</b>
<b>CHECKED: MMM</b>	<b>CAD: AK,OJG</b>
<b>JOB# 22303</b>	
Engineers   Construction Managers   Planners   Scientists 2100 E. Cary St. Suite 309   Richmond, VA 23223 www.rkk.com Responsive People   Creative Solutions	



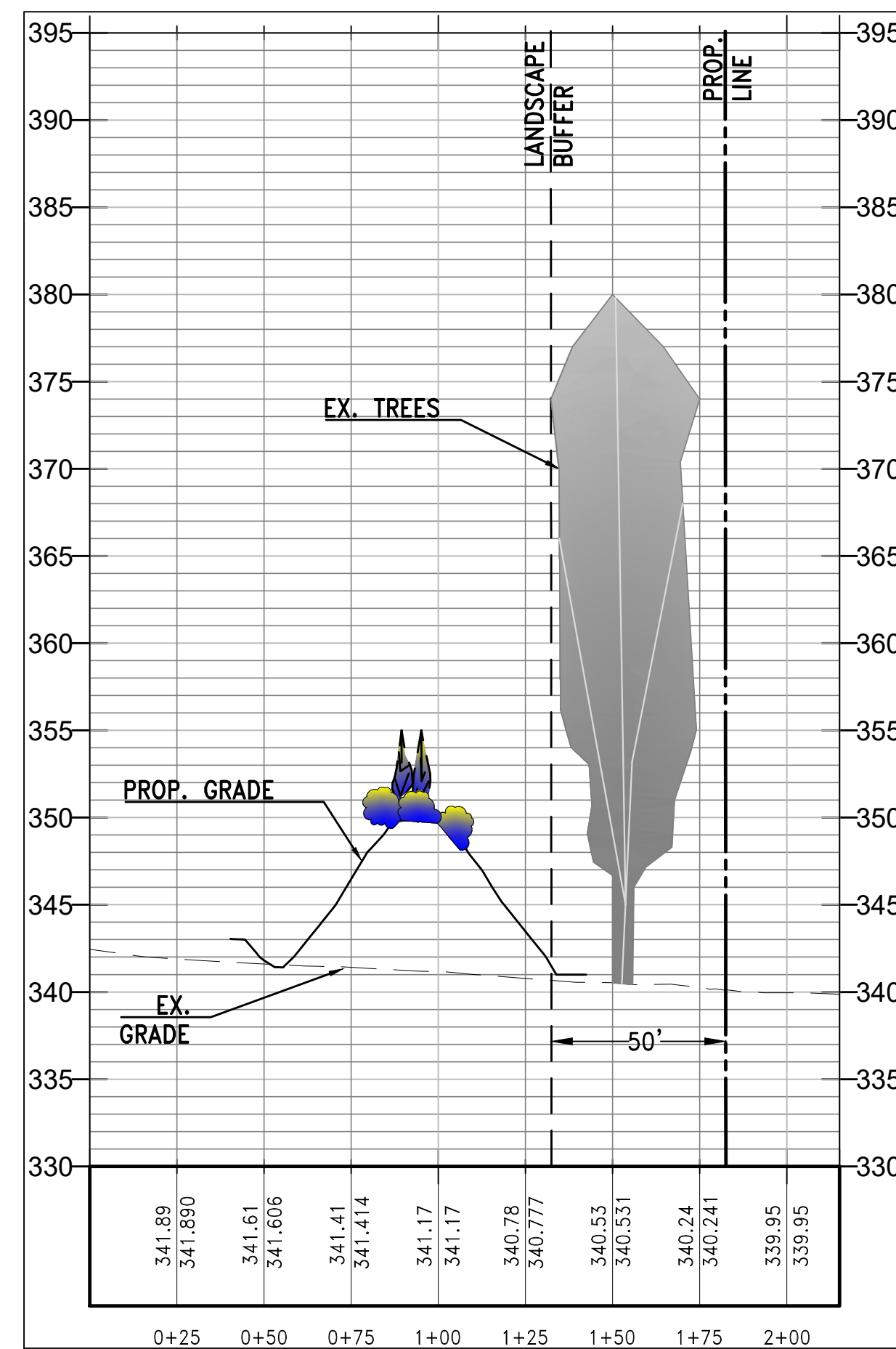
SEE BERM C/S ON SHEET #3



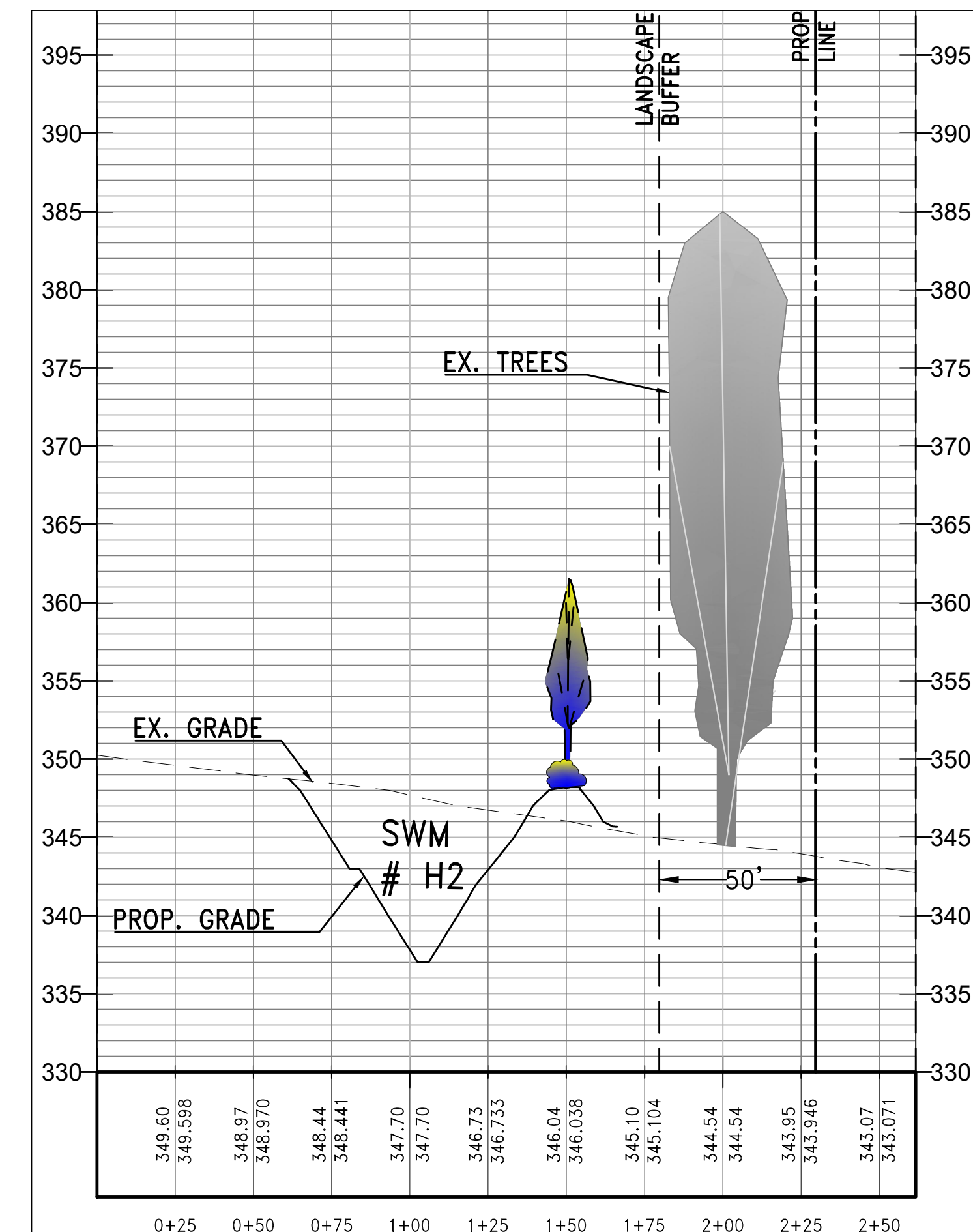
BERM PROFILE (A-1)



BERM PROFILE (A-2)

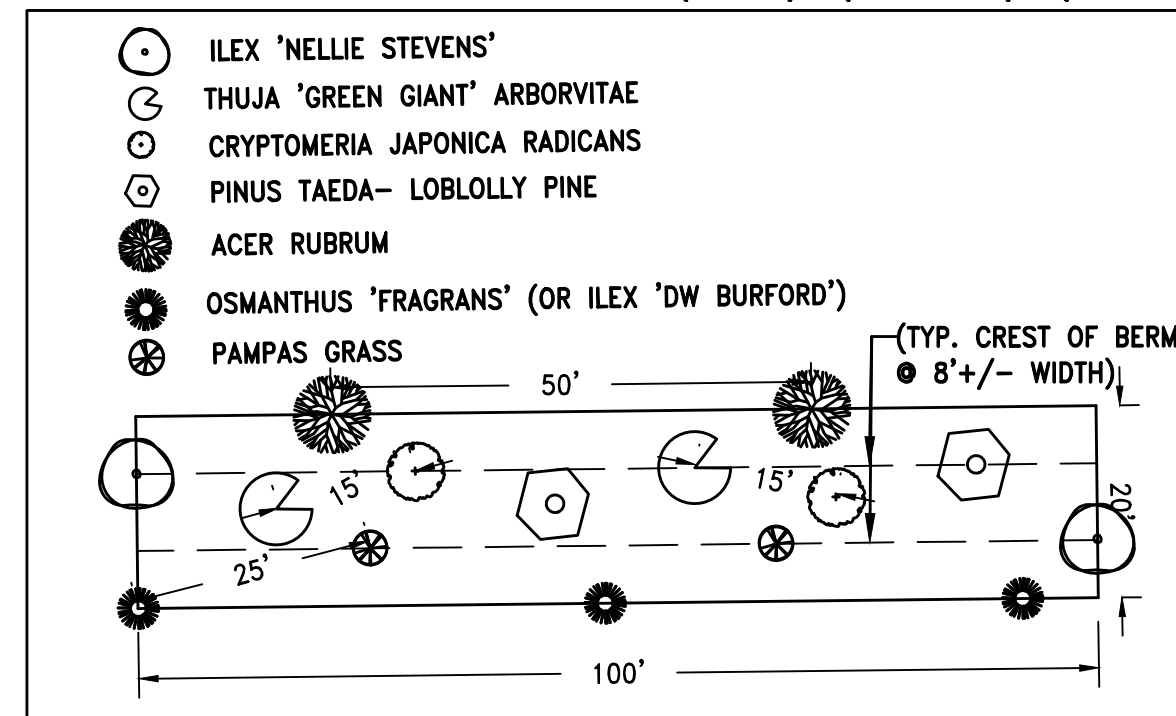


BERM PROFILE (B-1)

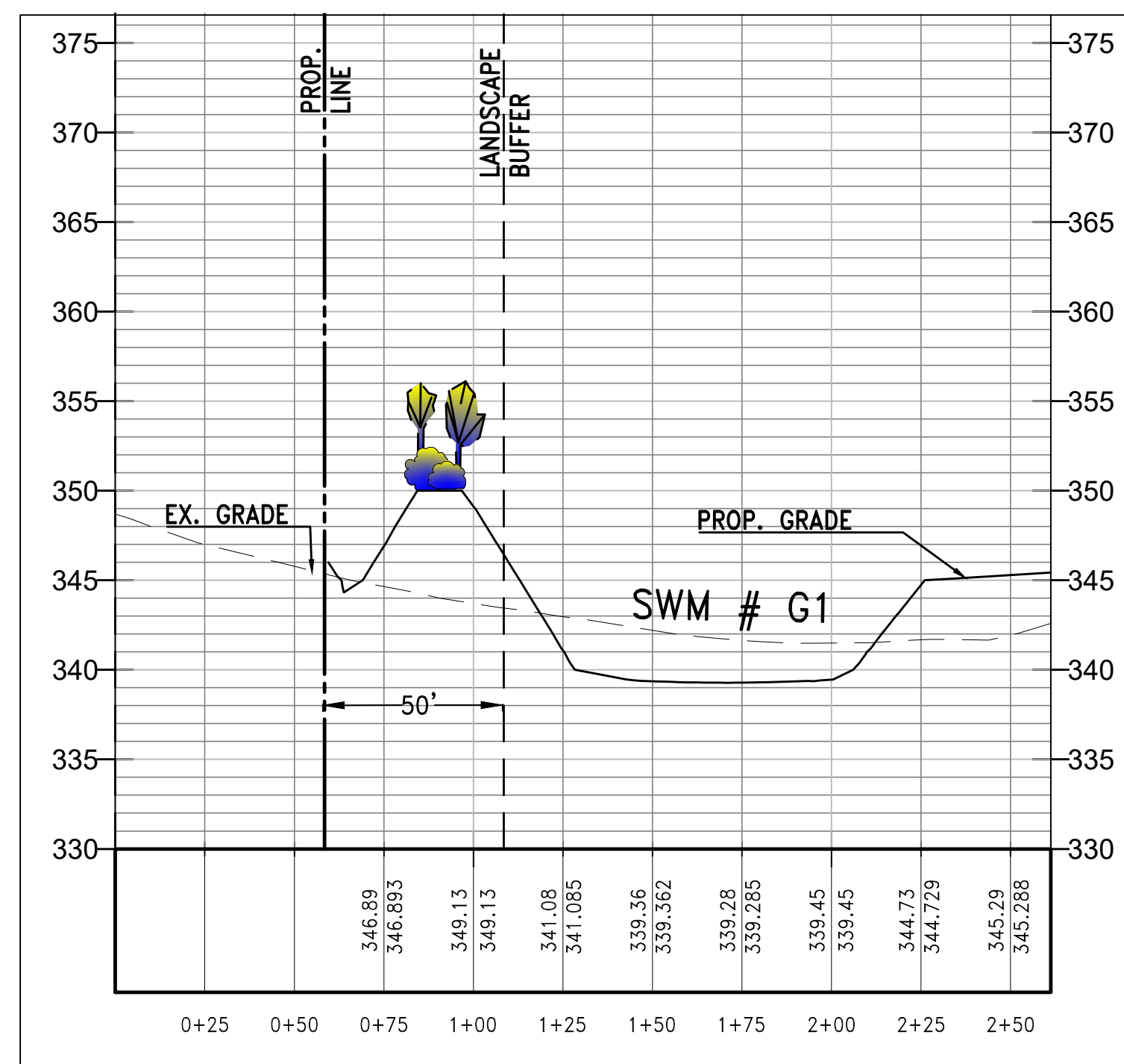
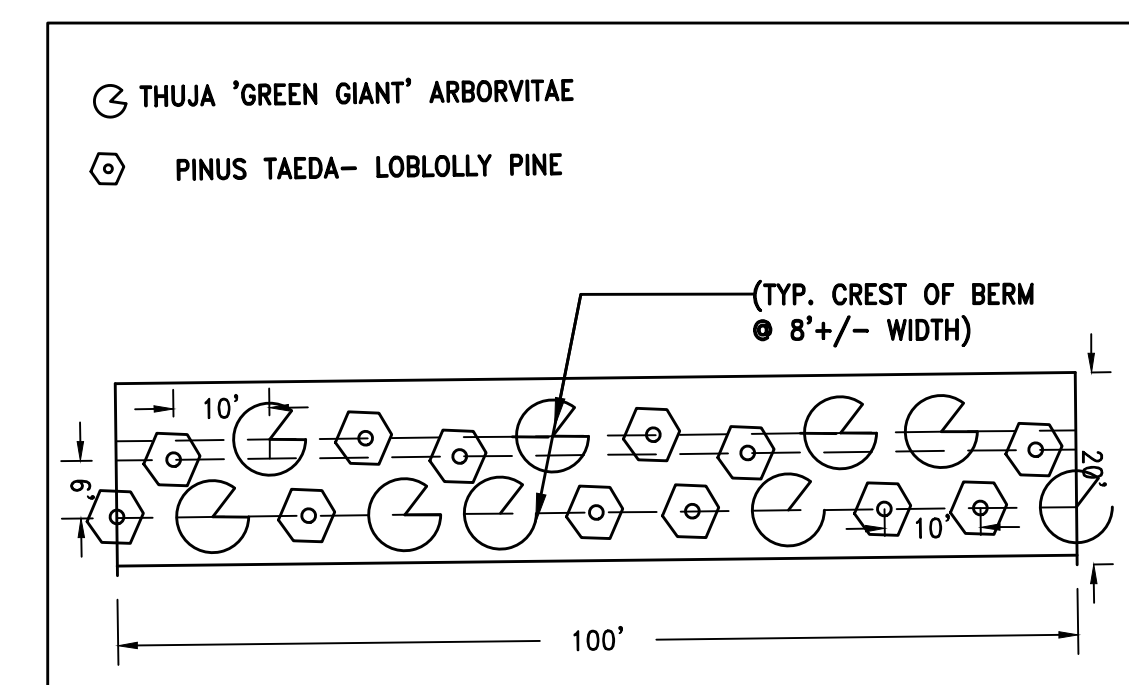


BERM PROFILE (B-2)

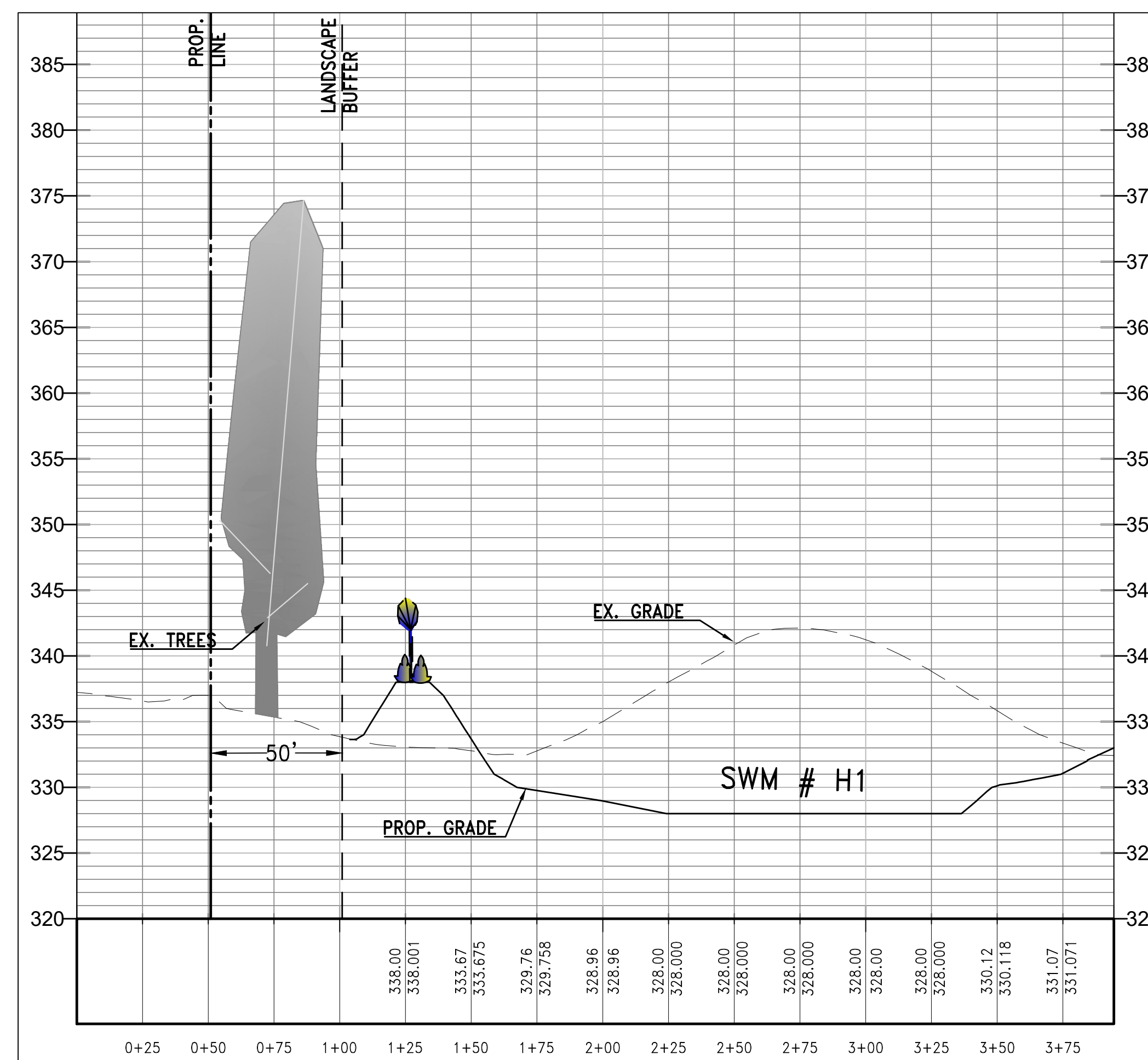
PLANT KEY : OVERLAY DISTRICT (TYP.) (1'=20') (BERM "A")



PLANT KEY : COMMON AREA BUFFERS (TYP.) (1"-20') (BERM "B"/ "C"/"D")



BERM PROFILE (D-1)



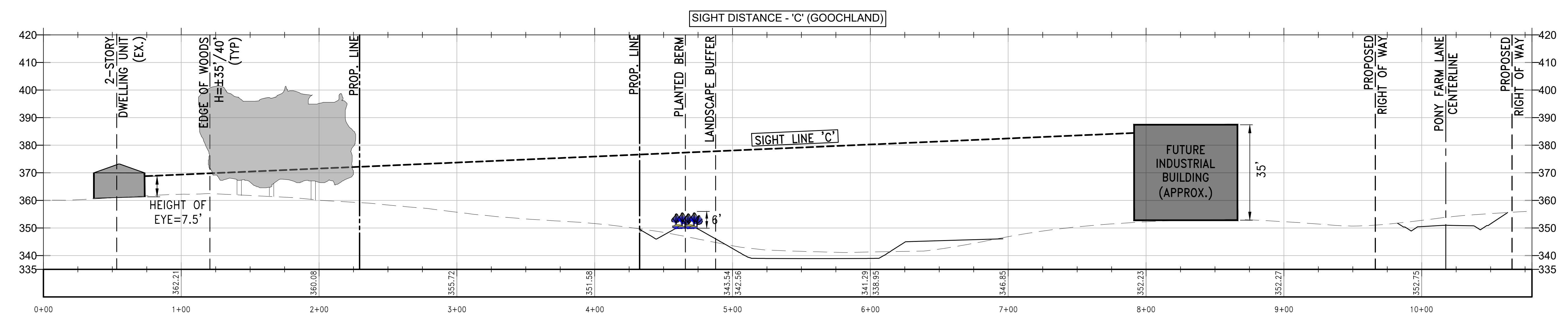
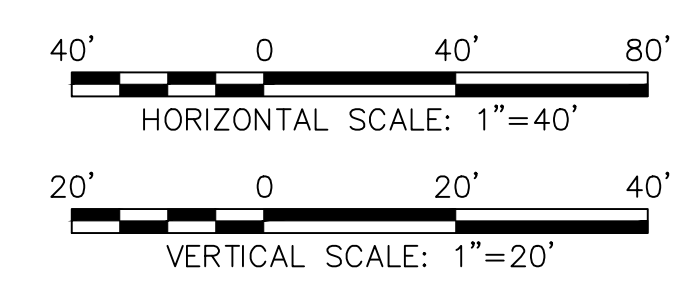
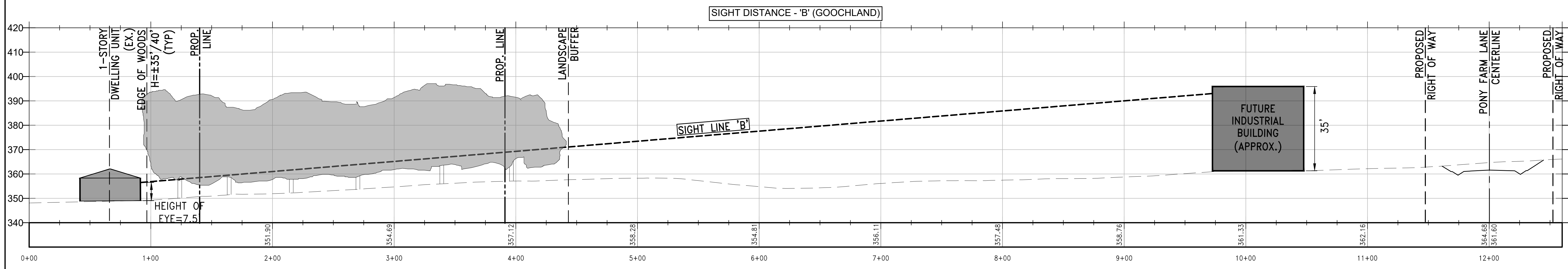
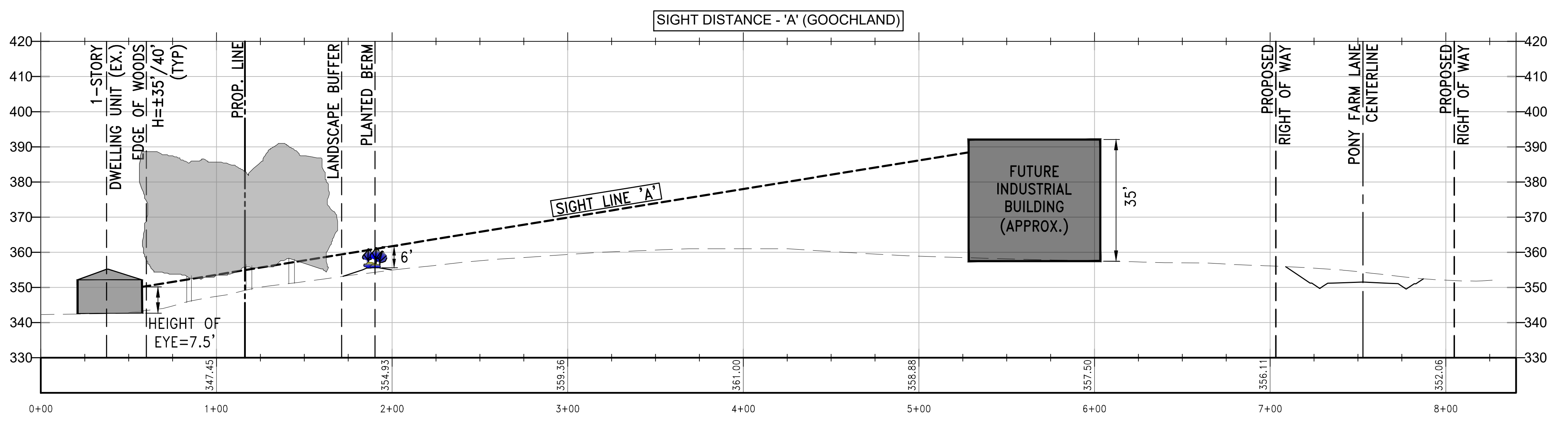
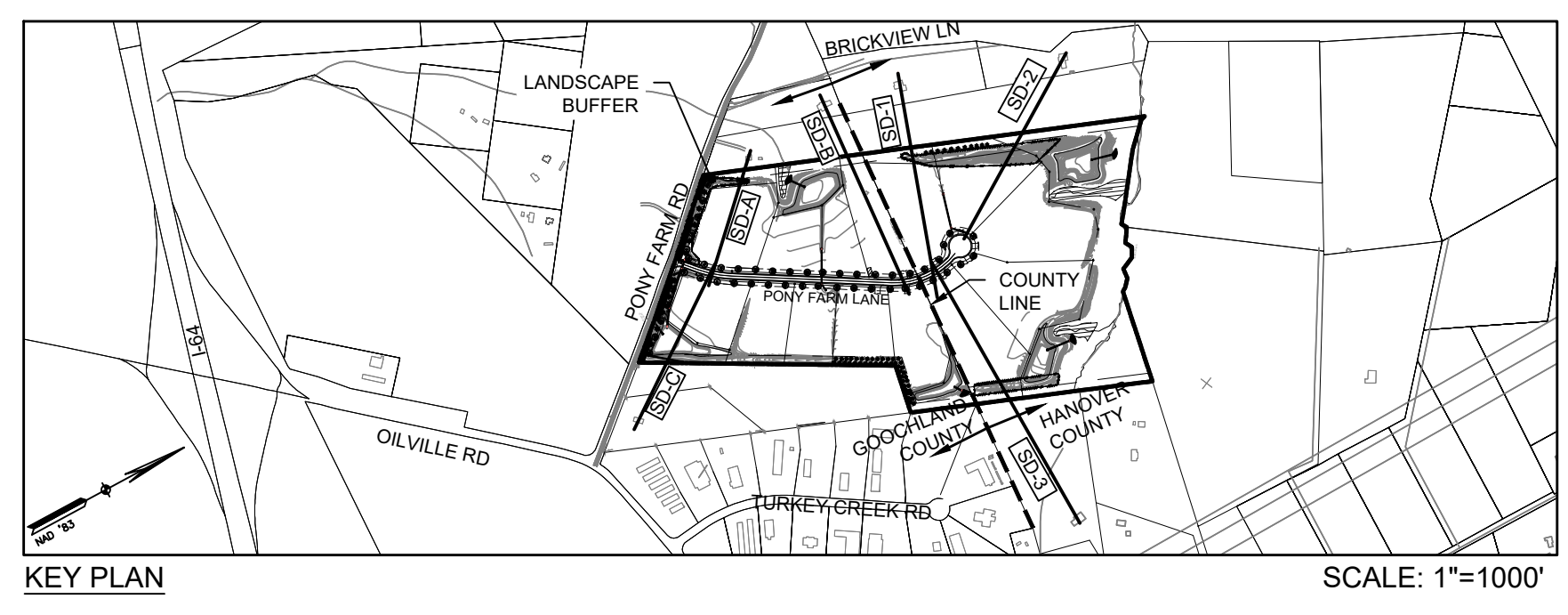
BERM PROFILE (C-1)

NOTE: ALL PLANTING MUST MEET HANOVER COUNTY LANDSCAPE SCREENING & PLANTING STANDARDS (SEC.26-263)

ALL PROFILES  
H 1"=8'  
V 1"=40'

<b>PLAN REVISIONS -</b> 1) 02/10/2023 - PRICING SET 2) 02/23/2023 - REVISED FOR "OILVILLE OVERLAY" SETBACKS & COMMON AREA EASEMENT PER GOOCHLAND 3) 03/20/2023 - PER HANOVER COUNTY COMMENTS 4) 4/04/2023 - ADD FDC TANK PER GOOCHLAND CO. 5) 5/02/2023 PLAN REVISION PER HANOVER CO.	
<b>SHEET</b> 3 OF 5	<b>SCALE</b> AS SHOWN
<b>I-64 INDUSTRIAL PARK</b> GOOCHLAND/HANOVER COUNTY, VA CONCEPT BERM CROSS SECTIONS	
<b>DATE:</b> 2/10/2023 <b>ENGINEER:</b> MMM <b>CHECKED:</b> MMM <b>CAD:</b> AK,OJG <b>JOB#:</b> 22303	

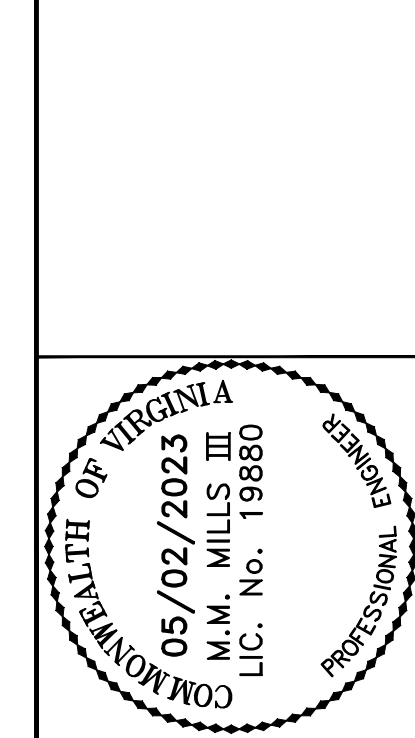
\\od.rkk.com\vis\Cadd\Projects\2022\22303\_PonyFarmC\CADD\Exhibits\Concept Master Plan Set\4+5 - SIGHT DISTANCE PROFILES.dwg / 5/12/2023 12:35:28 PM by



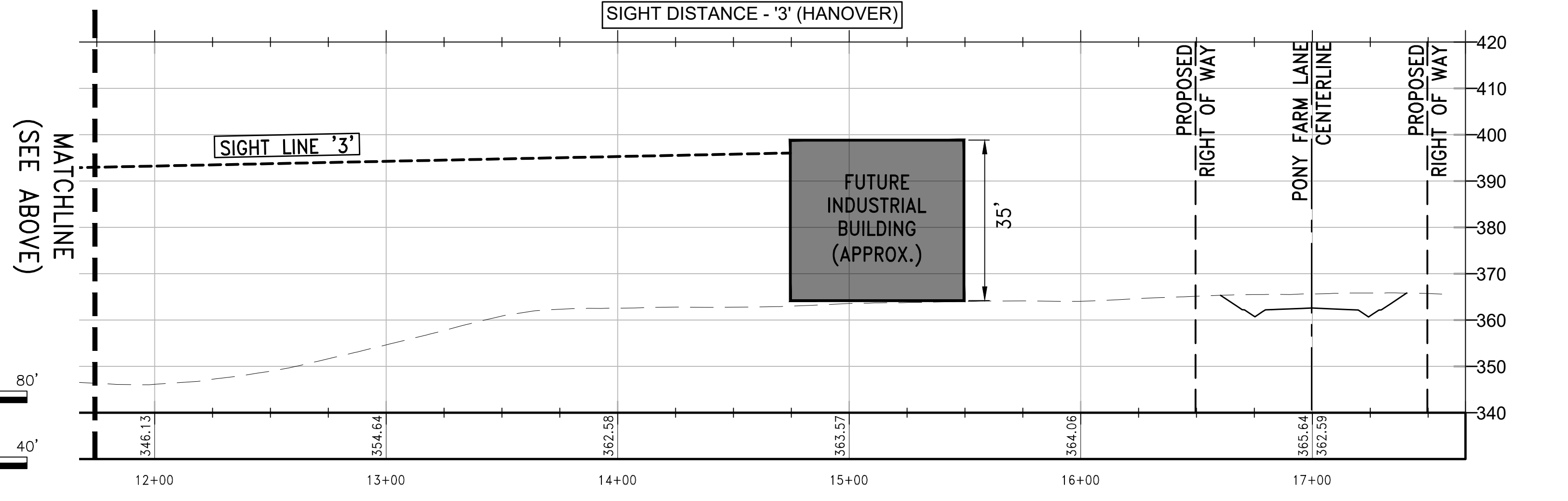
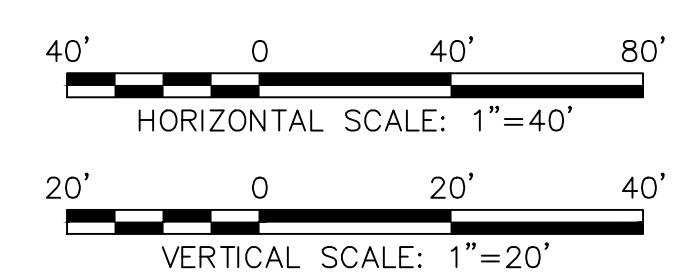
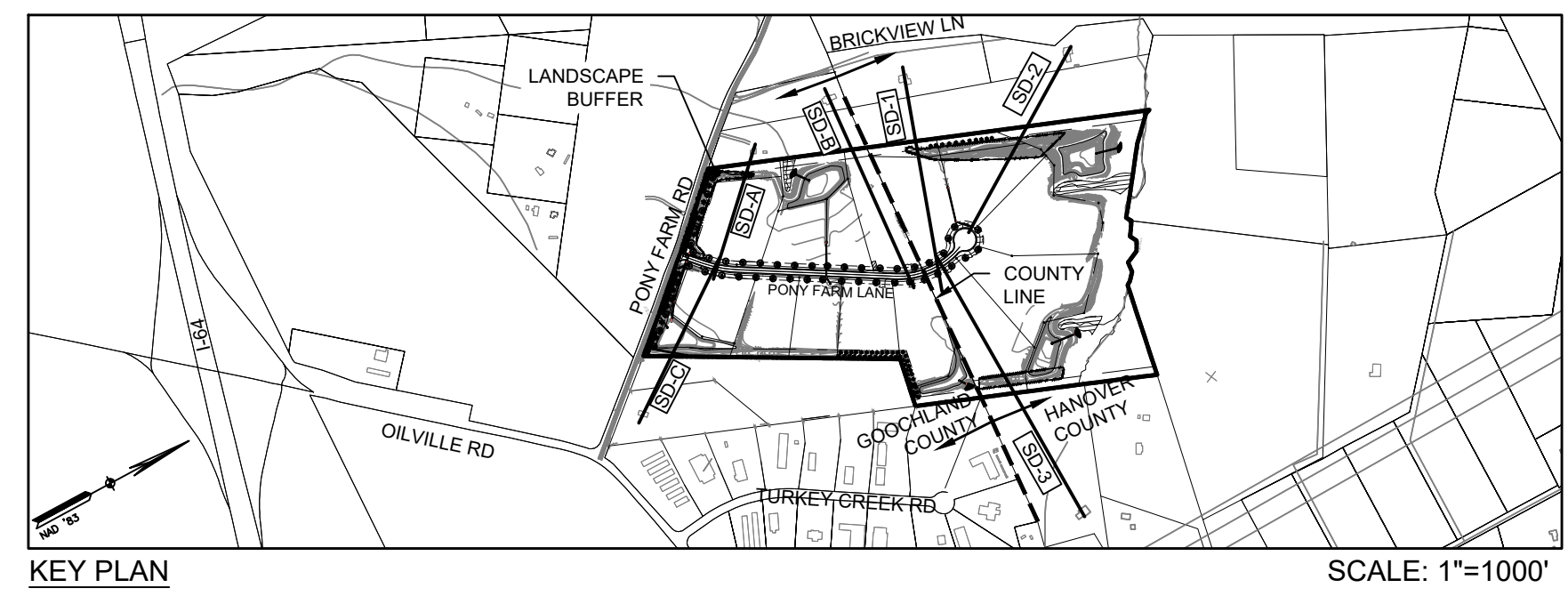
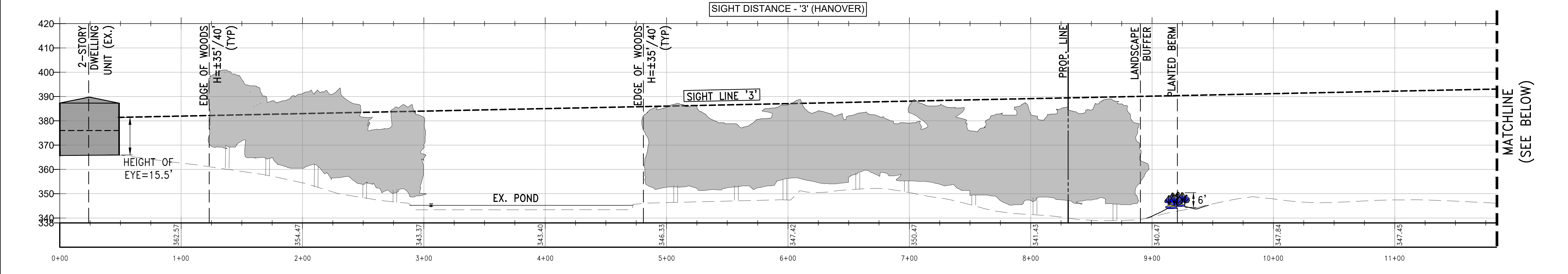
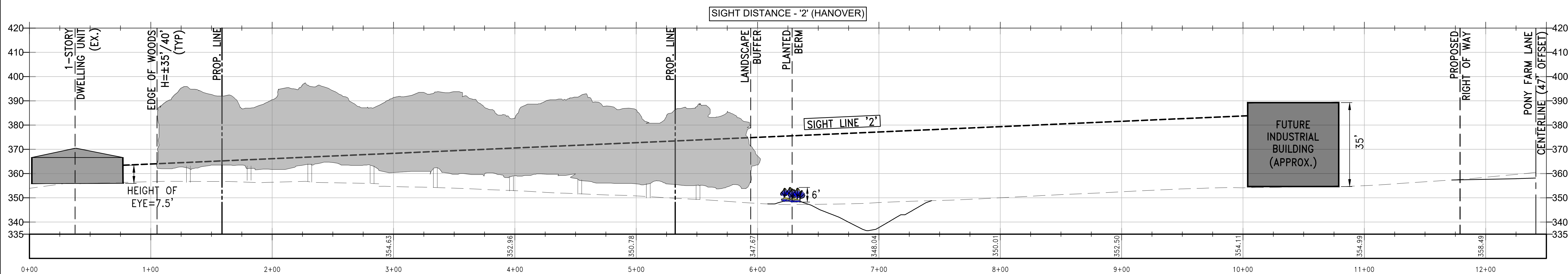
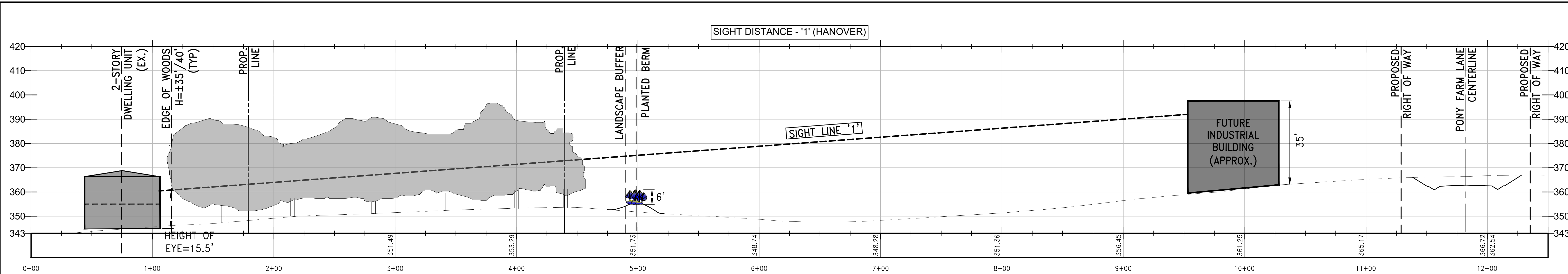
<b>PLAN REVISIONS -</b>	1) 02/10/2023 - PRICING SET
	2) 02/23/2023 - REVISED FOR "OILVILLE OVERLAY"
	SETBACKS & COMMON AREA EASEMENT PER GOOCHLAND
	3) 03/20/2023 - PER HANOVER COUNTY COMMENTS
	4) 4/04/2023 - ADD FDC TANK PER GOOCHLAND CO.
	5) 5/02/2023 PLAN REVISION PER HANOVER CO.
<b>SHEET</b>	4 OF 5
<b>SCALE</b>	AS SHOWN

**I-64 INDUSTRIAL PARK**  
 GOOCHLAND/HANOVER COUNTY, VA  
 SIGHT DISTANCE PROFILES  
 (GOOCHLAND COUNTY)

DATE: 2/10/2023  
 ENGINEER: MMM  
 CHECKED: MMM  
 CAD: AK, OJG  
 JOB#: 22303



\\od.rkk.com\vs\Cloud\Projects\2022\22303\_PonyFarm\CC\CADD\Exhibits\Concept Master Plan Set\4+5 - SIGHT DISTANCE PROFILES.dwg / 5/12/2023 12:35:38 PM by



<b>PLAN REVISIONS -</b> 1) 02/10/2023 - PRICING SET 2) 02/23/2023 - REVISED FOR "OILVILLE OVERLAY" SETBACKS & COMMON AREA EASEMENT PER GOOCHLAND 3) 03/20/2023 - PER HANOVER COUNTY COMMENTS 4) 4/04/2023 - ADD FDC TANK PER GOOCHLAND CO. 5) 5/02/2023 PLAN REVISION PER HANOVER CO.	<b>SHEET</b> 5 OF 5	<b>I-64 INDUSTRIAL PARK</b> GOOCHLAND/HANOVER COUNTY, VA SIGHT DISTANCE PROFILES (HANOVER COUNTY)	<b>DATE:</b> 2/10/2023 <b>ENGINEER:</b> MMM <b>CHECKED:</b> MMM <b>CAD:</b> AK,OJG <b>JOB#:</b> 22303
	<b>SCALE</b> AS SHOWN		
		P: 804.782.1903 2100 E. Cary St., Suite 309   Richmond, VA 23223 Engineers   Construction Managers   Planners   Scientists www.rkk.com Responsive People   Creative Solutions	