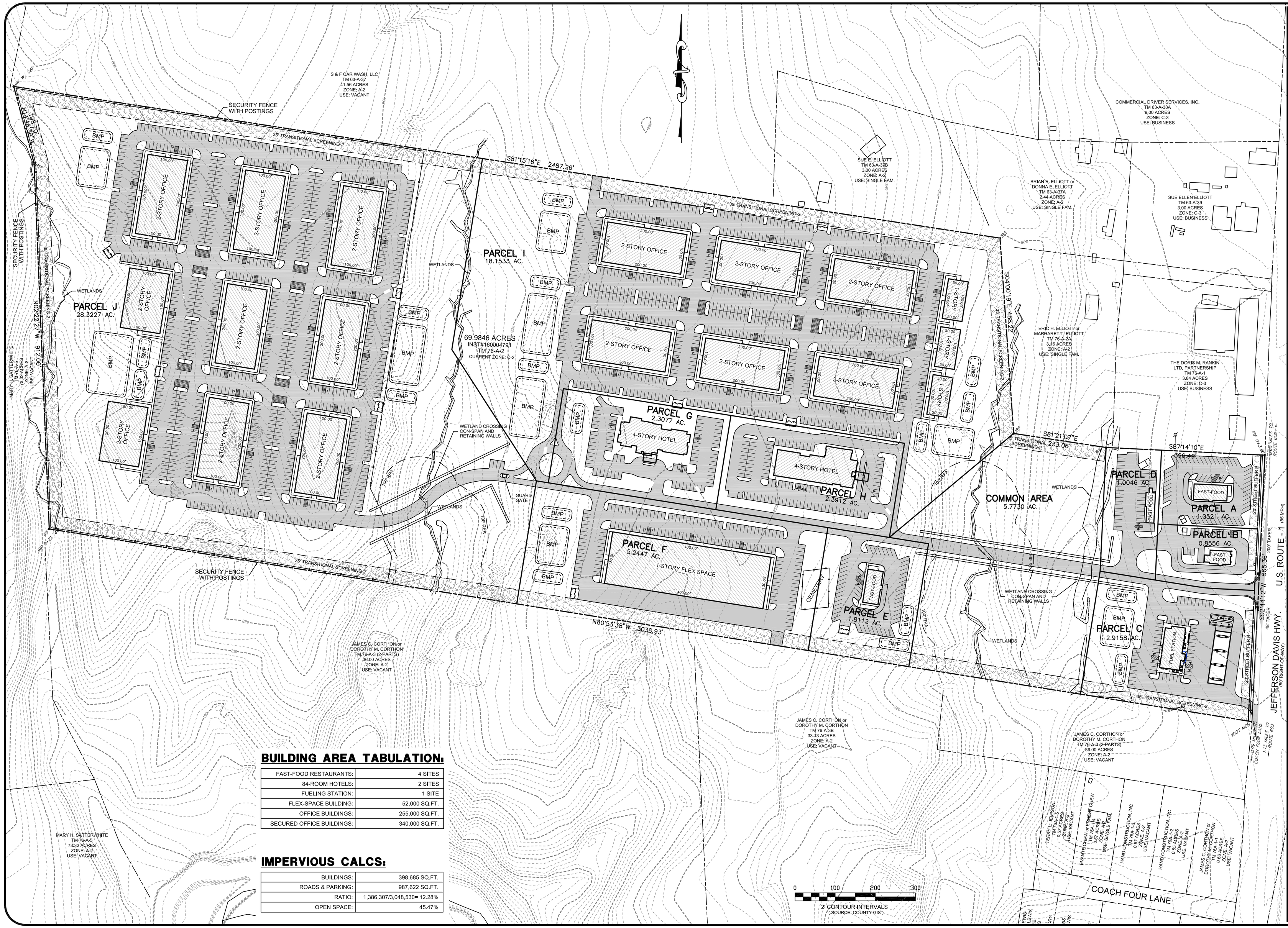

BUILDING AREA TABULATION:

FAST-FOOD RESTAURANTS:	4 SITES
84-ROOM HOTELS:	2 SITES
FUELING STATION:	1 SITE
FLEX-SPACE BUILDING:	52,000 SQ.FT.
OFFICE BUILDINGS:	255,000 SQ.FT.
SECURED OFFICE BUILDINGS:	340,000 SQ.FT.

IMPERVIOUS CALCS:

BUILDINGS:	398,685 SQ.FT.
ROADS & PARKING:	987,622 SQ.FT.
RATIO:	1,386,307/3,048,530= 12.28%
OPEN SPACE:	45.47%

REVISION BLOCK

DATE	DESCRIPTION	BY
1/02/23	PER COUNTY/VDOT TRC COMMENTS	D.W.R.
1/07/23	ADDITION OF PARCEL AREAS	D.W.R.

W W WEBB & ASSOCIATES, PLLC
ENGINEERING · SURVEYING · LAND PLANNING
11903 BOWMAN DRIVE, SUITE 106, FREDERICKSBURG, VA. 22408
OFFICE (540)371-1209 FAX (540)371-4650

PRELIMINARY PLAN

THORNBURG CORPORATE CENTER

BERKELY MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

DATE:	NOV. 18, 2022
SCALE:	1"= 100'
DESIGNED BY:	D.W.R.
DRAWN BY:	D.W.R.
CHECKED BY:	
ACAD FILE:	
DRAWING NO:	

SHEET NO. 1 OF 1 SHEETS