NAD 83

SCALE 1"=100'

0 100' 200'

PETER RHYNE & BRIGETTE M. RHYNE
INST. #220001763
DB. 786, PG. 330 (PLAT)
ZONING: A1 - AGRICULTURAL
USE: RESIDENTIAL
TAX MAP #46-80A
85 CLIFT FARM RD.

SHEET C2.01, C3.01, C3.11, C4.01, C4.11, C5.01, C6.01, C6.11, C6.41

ANN R. WEST REVOCABLE TRUST, ANN R. WEST, TRUSTEE & KENNETH F. WEST REVOCABLE TRUST, KENNETH F. WEST, TRUSTEE
INST. #000010670
PB. 35, PG. 62
ZONING: A1 - AGRICULTURAL
USE: RESIDENTIAL
TAX MAP #46-80B
78 CLIFT FARM RD.

ROBERT A. ROWLETTE & NATHALIE J. ROWLETTE
INST. #050000239 (PLAT)
ZONING: A1 - AGRICULTURAL
USE: RESIDENTIAL
TAX MAP #46-79G
76 CLIFT FARM RD.

20' SIDE YARD SETBACK

20' SIDE YARD SETBACK

584.68'
S84°15'10"W

20' SIDE YARD SETBACK

336.8'

STAFF & VISITOR PARKING

291'

90°

KISS & RIDE

TIMOTHY B. DIEHR & LORI B. DIEHR
INST. #180005951
PB. 18, PG. 290
ZONING: A1 - AGRICULTURAL
USE: RESIDENTIAL
TAX MAP #46-79D
54 CLIFT FARM RD.

HICKORY RIDGE HOMEOWNERS ASSOC. INC
INST.#000018802
PB.27, PG.110
PARCEL "B"
ZONING: R1-SUBURBAN RESIDENTIAL
USE: RESIDENTIAL
TAX MAP #46G-6B-B

35' REAR YARD SETBACK

RPA

DREW MIDDLE SCHOOL

66.09'

548.15'

CLIFT FARM RD. ROUTE 647 VAR WIDTH RW DB 531, PG 1

287.87'

COURTYARD

394.66'

RESOURCE PROTECTION AREA (RPA)

836.29'

DRY DETENTION BASIN

NATHAN A. MACEY & TAMMY E. MACEY
INST. #180006840
PB. 27, PG. 110
LOT 347
ZONING: R1-SUBURBAN RESIDENTIAL
USE: RESIDENTIAL
TAX MAP #46G-11-347
22 PLUMOSA DRIVE

LOT 346

BENJAMIN A. AKERS & KARLEE ANNE AKERS
INST. #200013187
PB. 27, PG. 110
LOT 348
ZONING: R1-SUBURBAN RESIDENTIAL
USE: RESIDENTIAL
TAX MAP #46G-11-348
20 PLUMOSA DRIVE

SCHOOL BOARD OF STAFFORD COUNTY
INST. #250014499
ZONING: A1 - AGRICULTURAL
TAX MAP #46-80 PARCEL A
55 CLIFT FARM ROAD
1,709,599.32 SQFT.
39.247 AC.

BUS LOOP & PARKING

78'

WETLANDS

165'

PLAY FIELD

300'

BLACK TOP

JULIA TABOR & VICTORIA TABOR
INST. #220014917
PB. 27, PG. 110
LOT 349
ZONING: R1-SUBURBAN RESIDENTIAL
USE: RESIDENTIAL
TAX MAP #46G-11-349
18 PLUMOSA DRIVE

ALOMKONE SIRIKOOL
INST. #200026925
PB. 27, PG. 110
LOT 350
ZONING: R1-SUBURBAN RESIDENTIAL
USE: RESIDENTIAL
TAX MAP #46G-11-350
16 PLUMOSA DRIVE

LOT 351

S13°35'31"E
1766.05'

SOFTBALL FIELD

160'

TRACK AND FIELD

360'

50' FRONT YARD SETBACK

50' FRONT YARD SETBACK

SCHOOL BOARD OF STAFFORD COUNTY
WB. 16, PG. 666
WB. 12, PG. 368
INST. #08000037 (PLAT)
ZONING: A1 - AGRICULTURAL
USE: RESIDENTIAL
TAX MAP #46-79
ADDRESS UNKNOWN
[illegible] 06.41 SQFT.
1.641 AC.

ROAD IMPROVEMENTS TO CLIFT FARM & LEELAND ROAD ARE BEING PROPOSED UNDER SITE PLAN# 25156654

CLIFT FARM RD. ROUTE 647 VAR WIDTH RW DB 531, PG 1

SEAN R. PYLES & IRIS W. PYLES
DB. 1152, PG. 489
PB. 28, PG. 11
ZONING: A1 - AGRICULTURAL
TAX MAP #46-78B
485 LEELAND RD.

JPI-CLIFT FARM, LLC
INST. #200028262
INST. #08000037 (PLAT)
ZONING: A1 - AGRICULTURAL
TAX MAP #46-79H
40 CLIFT FARM RD.
130,605.91 SQFT.
2.998 AC.

ERIC C. RUDENSHIOLD & ABIGAIL CARTER
INST. #99111621
PB. 28, PG. 11
ZONING: A1 - AGRICULTURAL
TAX MAP #46-78A
489 LEELAND RD.

DANIEL VALENZUELA
INST. #210035433
INST. #050000050 (PLAT)
ZONING: A1 - AGRICULTURAL
TAX MAP #46-79E
445 LEELAND RD.

JAMES O. HANSEN & CATHERINE A. HANSEN
INST. #000014546
PB. 35, PG. 149
ZONING: A1 - AGRICULTURAL
TAX MAP #46-78C
475 LEELAND RD.

HICKORY RIDGE HOMEOWNERS ASSOC. INC
INST.#960018344
PB.27, PG.110
PARCEL "A"
ZONING: R1-SUBURBAN RESIDENTIAL
USE: RESIDENTIAL
TAX MAP #46G-11-A

20' SIDE YARD SETBACK

DENNIS L. CAMPBELL, JR. & CHRISTINE S. ROBBINS-CAMPBELL
INST. #040042615
DB. 103, PG. 82 (PLAT)
ZONING: A1 - AGRICULTURAL
USE: RESIDENTIAL
TAX MAP #46-59A
381 LEELAND RD.

LILLIAN G. FLIPPO
INST. #080000037
TAX MAP #46-80 PARCEL B
399 LEELAND RD.
ZONING: A1 - AGRICULTURAL
USE: RESIDENTIAL
ACREAGE AFTER

20' SIDE YARD SETBACK

SHEET C2.02, C3.02, C3.12, C4.02, C4.12, C5.02, C6.02, C6.12, C6.42

LEELAND RD. ROUTE 626 80' R/W(RECORD) 78' MEASURED VDOT PROJ. #0626-089-118

8" C900 PVC WATERLINE

AARONAL HOMES, INC.
INST. #010019426
ZONING: A1 - AGRICULTURAL
USE: RESIDENTIAL
TAX MAP #46N-7
450 LEELAND RD.

TAMASI ALISON
INST. #010019426
ZONING: A1 - AGRICULTURAL
USE: RESIDENTIAL
TAX MAP #46N-6
440 LEELAND RD.

AARONAL HOMES, INC.
INST. #010019426
ZONING: A1 - AGRICULTURAL
USE: RESIDENTIAL
TAX MAP #46N-5
430 LEELAND RD.

AARONAL HOMES, INC.
INST. #010019426
ZONING: A1 - AGRICULTURAL
TAX MAP #46N-4
420 LEELAND RD.

LEELAND CREEK ESTATES, INC.
INST. #010019426
"LEELAND CREEK ESTATES SUBDIVISION"
LOT 3
ZONING: A1 - AGRICULTURAL
USE: RESIDENTIAL
TAX MAP #46N-3
410 LEELAND RD.

LEELAND CREEK ESTATES, INC.
INST. #010019426
"LEELAND CREEK ESTATES SUBDIVISION"
LOT 2
ZONING: A1 - AGRICULTURAL
USE: RESIDENTIAL
TAX MAP #46N-2
400 LEELAND RD.

LEELAND CREEK ESTATES, INC.
INST. #010019426
"LEELAND CREEK ESTATES SUBDIVISION"
LOT 1
ZONING: A1 - AGRICULTURAL
USE: RESIDENTIAL
TAX MAP #46N-1
390 LEELAND RD.

N63°43'38"E
651.97'

JPI-CLIFT FARM, LLC
INST. #200028264
DB. 644, PG.599 (PLAT)
ZONING: A1 - AGRICULTURAL
USE: RESIDENTIAL
TAX MAP #46-59
ADDRESS UNKNOWN

ROBERT HANSGEN
INST. #06003495
DB. 254, PG.168 (PLAT)
ZONING: A1 - AGRICULTURAL
USE: RESIDENTIAL
TAX MAP #46-57C
355 LEELAND ROAD

MORTON ROAD ROUTE 624

JOSE REYES BARAHONA
INST. #240005019
"F.W. KAIN ESTATE FAMILY SUBDIVISION"
LOT 4
ZONING: A1 - AGRICULTURAL
USE: RESIDENTIAL
TAX MAP #46-57H
382 LEELAND RD.

STEVEN L. WOOD, JR. & JANICE M. WOOD
INST. #010027296
"F.W. KAIN ESTATE FAMILY SUBDIVISION"
LOT 3
ZONING: A1 - AGRICULTURAL

8" C900

SAMAHA
10521 Rosehaven Street, Suite 200 Fairfax, VA 22030
Phone 703-691-3311

TIMMONS GROUP
ENGINEERING | DESIGN | TECHNOLOGY
7053 Celebration Park Ave, Suite 300 Richmond, VA 23225
Phone 804-200-6500 Project #54407

EDWARD E. DREW JR. MIDDLE SCHOOL

55 CLIFT FARM ROAD
FREDERICKSBURG, VA 22405
STATE PROJECT NUMBER #

CONFORMANCE SET

NO	REVISION	DATE

Sheet Title:

OVERALL SITE PLAN

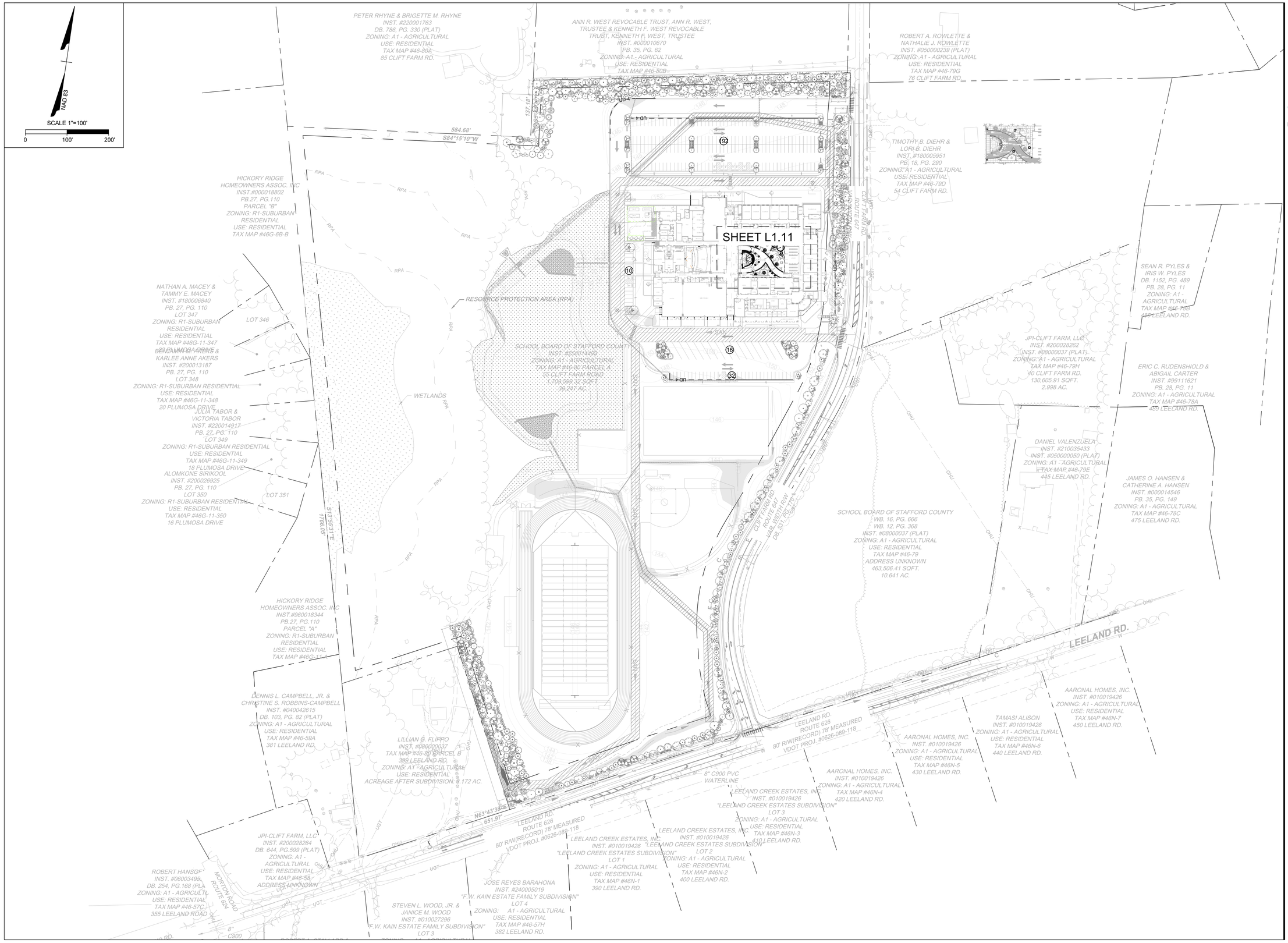
Issue Date: 02/10/2026

Sheet Number:

C1.00

Sheet No. in Set: 3 of 104

Project Number: 230310.1
Drawn By: HMD
Checked By: JWM



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COMMONWEALTH OF VIRGINIA
SCOTT W. WILEY
No. 1629
02/10/2026
LANDSCAPE ARCHITECT

EDWARD E. DREW JR. MIDDLE SCHOOL

55 CLIFT FARM ROAD
FREDERICKSBURG, VA 22405
STATE PROJECT NUMBER #

BID SET

NO	REVISION	DATE

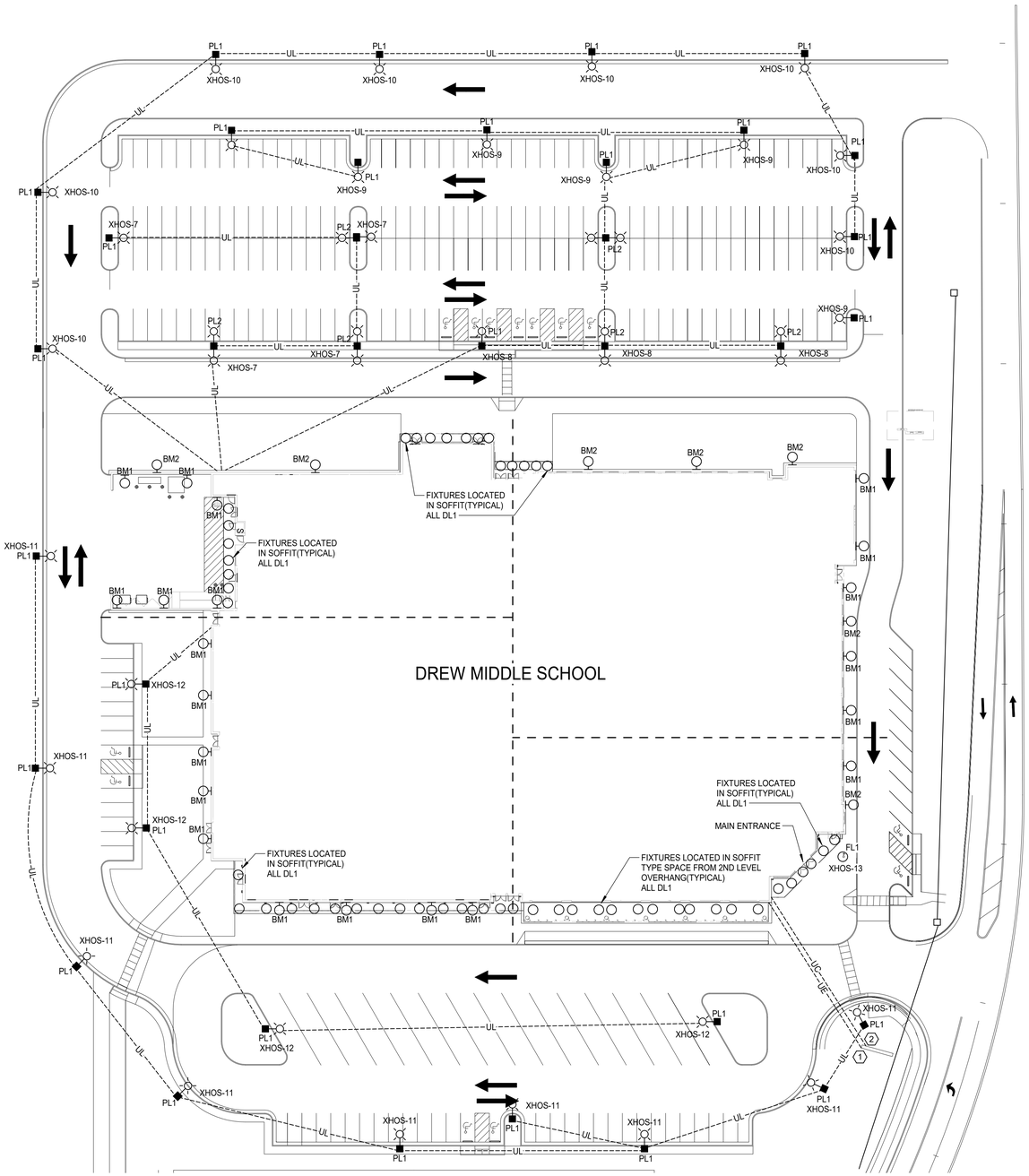
Sheet Title:

OVERALL ENHANCED LANDSCAPE PLAN

Issue Date: 02/10/2026
Sheet Number:

L1.10

Project Number:
Drawn By:
Checked By:



1 E5.00 ELECTRICAL SITE PLAN
SCALE: 1" = 40'-0"

AFF TOP OF OUTLET UNLESS NOTED	ELECTRICAL SYMBOLS	
	SYMBOL	DESCRIPTION
CEILING	○	CEILING OUTLET WITH LED FIXTURE
AS INDICATED	⊢○	WALL OUTLET WITH LED LAMP
GRADE	☼■	POLE MOUNTED FIXTURE
GRADE	☼■☼	DOUBLE POLE MOUNTED FIXTURE

GENERAL NOTES

1. CONTRACTOR SHALL PROVIDE AND INSTALL ALL RACEWAY, DUCT BANKS, TRANSFORMER PADS, PRIMARY SPLICE BOXES, SECTIONALIZERS PADS, AND HANDHOLES AS INDICATED. INSTALLATION SHALL BE IN ACCORDANCE WITH DOMINION ENERGY GUIDELINES.
2. ALL CONDUITS SHALL BE CAPPED AND PROVIDED WITH PULL STRING.
3. EXACT CONDUIT ROUTING SHALL UTILIZE 30, 60 AND 90 DEGREE SWEEPS AND ELBOWS.
4. PROVIDE ALL PULL BOXES, RACEWAY, ETC. AS REQUIRED FOR CODE COMPLIANT INSTILLATION.

SHEET NOTES

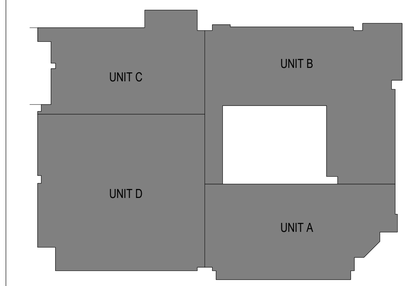
(1) ROUTE POWER TO SIGN FROM ELECTRICAL CLOSET 145F, CIRCUIT TO LM1C-26. COORDINATE EXACT REQUIREMENTS WITH ARCHITECTURAL AND MANUFACTURER DRAWINGS.

(2) PROVIDE DATA CONNECTION TO SIGN. PROVIDE SIX (6) STRAND SINGLE MODE FIBER OPTIC CABLING AND CONVERTERS AT BOTH ENDS. CONNECT TO NEAREST CONVIENCE RECEPTACLE CIRCUIT.

SITE LIGHT FIXTURE SCHEDULE

TYPE	VOLTAGE, V	MANUFACTURER	MODEL	LUMENS	COLOR TEMP., K	WATTAGE, W	NOTES
BM1	277	LITHONIA	WDGE2 LED P3 40K 80 CRI VF MVOLT	2,908	4,000	23	OUTDOOR LISTED. LIGHT LOSS FACTOR = 0.95. FINISH = BLACK. BULB = LED. FULL CUT OFF, MOUNTING = BUILDING 12'.
BM2	277	LITHONIA	DSX2 LED P4 40K T3M MVOLT	35,040	4,000	270	OUTDOOR LISTED. LIGHT LOSS FACTOR = 0.95. FINISH = BLACK. BULB = LED. FULL CUT OFF, MOUNTING = BUILDING 12'.
DL1	277	ACULUX	AX4 D 17LM 40K 80CRI 40D EZ1 MVOLT 4DP CS	2,216	4,000	20	OUTDOOR LISTED. LIGHT LOSS FACTOR = 0.95. FINISH = BLACK. BULB = LED. FULL CUT OFF, MOUNTING = CANOPY.
PL1	277	LITHONIA	DSX2 LED P6 40K T3M MVOLT	43,076	4,000	342	OUTDOOR LISTED. PRODUCT NUMBERS ARE FOR LIGHT FIXTURE/POLE/ARM. LIGHT FIXTURE SHALL BE MOUNTED AT 30' ABOVE FINISH GRADE INCLUDING POLE BASE. . LIGHT LOSS FACTOR = 0.95. FINISH = BLACK. BULB = LED. FULL CUT OFF, MOUNTING = POLE.
PL2	277	LITHONIA	2(DSX2 LED P6 40K T3M MVOLT)	86,152	4,000	684	OUTDOOR LISTED. PRODUCT NUMBERS ARE FOR LIGHT FIXTURE/POLE/ARM. LIGHT FIXTURE SHALL BE MOUNTED AT 30' ABOVE FINISH GRADE INCLUDING POLE BASE. POLE SHALL HAVE TWO (2) HEADS & ARMS 180 DEGREES FROM EACH OTHER. LIGHT LOSS FACTOR = 0.95. FINISH = BLACK. BULB = LED. FULL CUT OFF, MOUNTING = POLE.

KEY PLAN



GRAPHIC SCALE

SCALE: 1" = 40'-0"

40' 20' 0 40' 80'

SAMAHA
10521 Rosehaven Street, Suite 200 Fairfax, VA 22030
Phone 703-691-3311

ASCENT ENGINEERING GROUP
5228 VALLEYPOINTE PKWY, SUITE 4
ROANOKE, VIRGINIA 24019
(540) 265-4444
D: EPH 2025-0225 C: IMB

EDWARD E. DREW JR. MIDDLE SCHOOL

STATE PROJECT NUMBER: #XXX-XXX-XX-XXX

SIGNATURE AND SEAL FOR POLE LOCATION AND PHOTOMETRICS ONLY

CONFORMANCE SET

STAFFORD COUNTY PUBLIC SCHOOLS
55 CLIFT FARM RD., FREDERICKSBURG, VA 22405

NO	REVISION	DATE

Sheet Title:

ELECTRICAL SITE PLAN

Issue Date: 03/30/2026

Sheet Number:

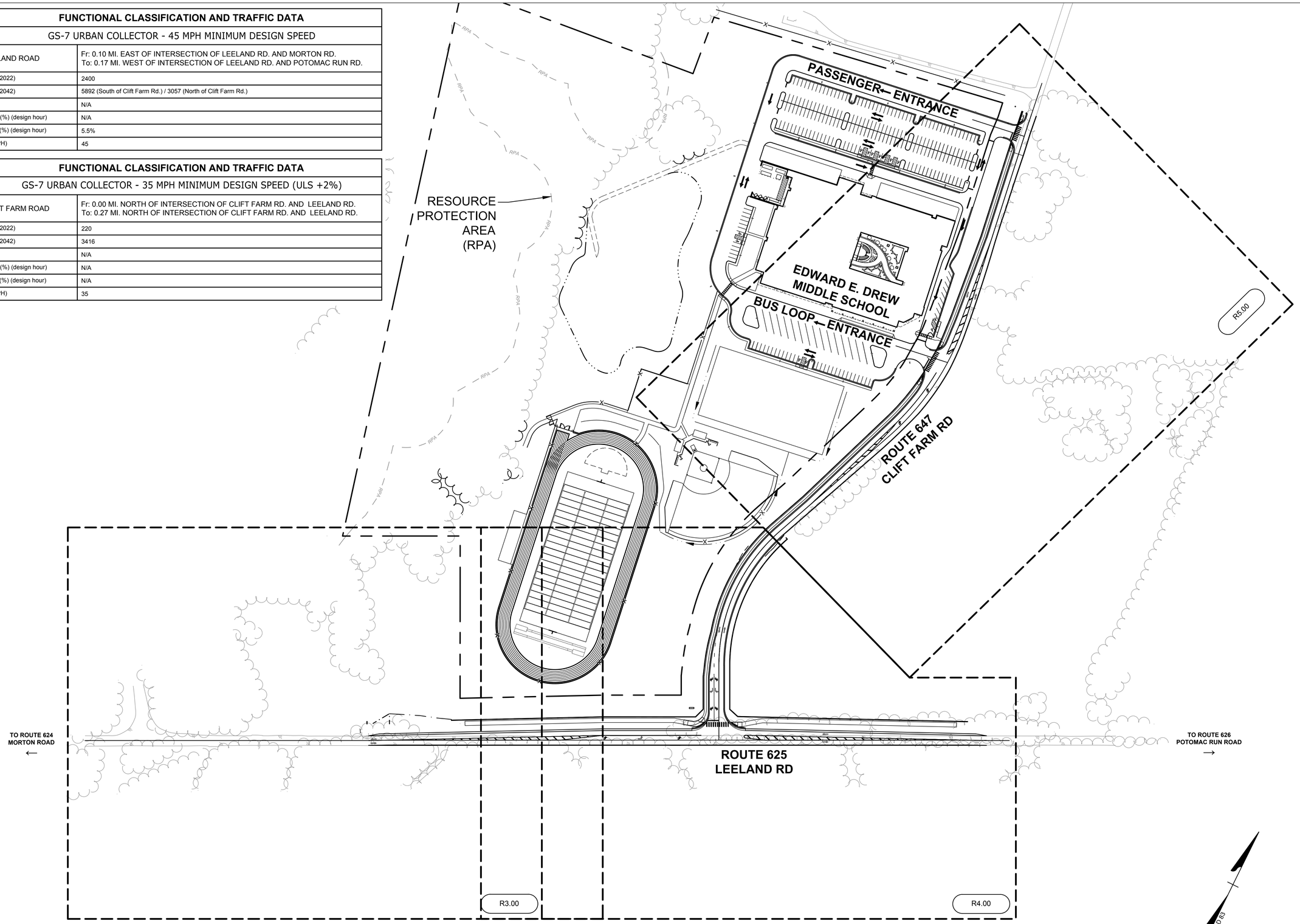
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Sheet No. in Set: Total No. Sheets: 83

Project Number:
Drawn By: EPH
Checked By: IMB
Timestamp: 3/25/2026 12:28:07 PM

FUNCTIONAL CLASSIFICATION AND TRAFFIC DATA	
GS-7 URBAN COLLECTOR - 45 MPH MINIMUM DESIGN SPEED	
LEELAND ROAD	Fr: 0.10 MI. EAST OF INTERSECTION OF LEELAND RD. AND MORTON RD. To: 0.17 MI. WEST OF INTERSECTION OF LEELAND RD. AND POTOMAC RUN RD.
ADT (2022)	2400
ADT (2042)	5892 (South of Clift Farm Rd.) / 3057 (North of Clift Farm Rd.)
DHV	N/A
D (%) (design hour)	N/A
T (%) (design hour)	5.5%
V (MPH)	45

FUNCTIONAL CLASSIFICATION AND TRAFFIC DATA	
GS-7 URBAN COLLECTOR - 35 MPH MINIMUM DESIGN SPEED (ULS +2%)	
CLIFT FARM ROAD	Fr: 0.00 MI. NORTH OF INTERSECTION OF CLIFT FARM RD. AND LEELAND RD. To: 0.27 MI. NORTH OF INTERSECTION OF CLIFT FARM RD. AND LEELAND RD.
ADT (2022)	220
ADT (2042)	3416
DHV	N/A
D (%) (design hour)	N/A
T (%) (design hour)	N/A
V (MPH)	35



ROAD DRAWING LAYOUT

SCALE: 1" = 100'

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EDWARD E. DREW JR. MIDDLE SCHOOL

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Sheet Title:

OVERALL SHEET

Issue Date: 03/30/2026

Sheet Number:

R1.00

Sheet No. in Set: 2 of 53

Project Number: 54407
Drawn By: ZRM
Checked By: BTC