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LEMING AND HEALY P.C.
P. O. BOX 445
GARRISONVILLE, VA 22463

**H. CLARK LEMING
PATRICIA A. HEALY
PETER R. BASANTI**

**(540) 659-5155
FAX (540) 659-1651
Email: lemingandhealy1@msn.com**

February 18, 2022

VIA HAND DELIVERY

Jeffrey A. Harvey, Director
Department of Planning and Zoning
Stafford County
P.O. Box 339
Stafford County, Virginia 22555-0339



RE: Embrey Mill Town Center South Phase - Application for Conditional Use Permit
for Comprehensive Sign Package on Tax Map Parcel Number 29-70K (the
"Property")

Dear Jeff:

Enclosed please find the submission materials for North Stafford Associates, L.C.'s
Conditional Use Permit ("CUP") Application to permit the development of a Comprehensive
Plan Package for the Embrey Mill Town Center South Phase located on the Property.

The following materials are enclosed:

1. Check for the Application fee;
2. Project Information & Primary Contacts;
3. Statement of Understanding;
4. Owner's Consent Statement;
5. General Information;
6. Review Fee Calculation;
7. List of Adjoining Property Owners;
8. Application Affidavit;
9. Checklist for Generalized Development Plan;
10. Transportation Impact Analysis Determination Form;
11. Proof of Real Estate Tax Payment;
12. Three (3) copies of Boundary Survey Plat with Legal Description for the Property
prepared by VHB;
13. Narrative and Impact Statement; and
14. Comprehensive Sign Package prepared by BCT Design Group (electronic copy to
follow by email).

Jeffrey A. Harvey, Director
February 18, 2022
Page 2

I look forward to working with you on this matter. Please contact us if you have questions.

Yours very truly,

A handwritten signature in black ink, consisting of the letters 'P', 'R', and 'B' in a stylized, cursive-like font.

Peter R. Basanti

Enclosures

cc: North Stafford Associates, L.C.

CONDITIONAL USE PERMIT

APPLICATION



AUGUST 2019

Stafford County Department of Planning & Zoning

1300 Courthouse Road
P.O. Box 339
Stafford, VA 22555-0339

Phone: 540-658-8668
Fax: 540-658-6824

www.staffordcountyva.gov

NOTICE

Stafford County treats all applications and applicants equally. The County does not discriminate against religion, or on the basis of race, sex, age, national origin, or disability, in its planning, permitting, utilities, and land use processes.

Under the laws of the United States and the Commonwealth of Virginia, no government may discriminate against any religion or on the basis of race, sex, age, national origin, or disability, in its planning, permitting, utilities, and land use processes.

Under the Religious Land Use and Institutionalized Persons Act (“RLUIPA”), no government may apply its zoning or land use laws, or its policies and procedures in a manner that unjustifiably imposes a substantial burden on the religious exercise of a person, assembly, or institution.

RLUIPA also provides that no government may apply its zoning or land use laws in a manner that treats a religious assembly or institution on unequal terms with a non-religious institution or assembly.

Finally, RLUIPA provides that no government may impose or implement a land use regulation in a manner that discriminates against a religious assembly or institution.

Stafford County does not discriminate in its planning, permitting, utilities, and land use processes, practices, and policies. Stafford County treats all applications and applicants equally.

Background and Process Information

Conditional uses are uses which are generally compatible with the other land uses permitted in the zoning district but require individual review for their intensity, location, design and configuration. Conditions are imposed by the County in order to ensure the appropriateness of the use at a particular location.

Conditional Use Permits may be approved upon a finding by the Board of Supervisors that the use will not be detrimental to the character and development of the adjacent land and will be in harmony with the purpose and intent of the zoning ordinance. Applications for conditional use permits must be submitted to the Department of Planning & Zoning.

Each application for a Conditional Use Permit is forwarded to the Planning Commission for consideration. The Planning Commission will hold a public hearing on the application.

The applicant is required to attend this public hearing. After the public hearing, the Planning Commission forwards a recommendation to the Board of Supervisors.

The Board of Supervisors will hold a public hearing on the application. The applicant is required to attend the public hearing. The Board may approved or deny the request for a permit. Should the Board approve the permit, they may designate conditions which, in its opinion, will mitigate the impacts of the requested conditional use.

Conditions may be established to:

1. Abate or restrict noise, smoke, dust or other elements that may affect surrounding properties.
2. Provide for adequate parking, ingress and egress to public streets and roads.
3. Provide adjoining property with buffers or screening to mitigate visual and/or noise impacts.
4. Establish setback, side or rear yard requirements necessary for orderly expansion and to prevent traffic congestion.

Amendments to Approved Conditional Use Permit Conditions:

Any previous approved conditional use permit may be revised by the Board of Supervisors following a public hearing. Minor Amendments shall be allowed subject to the following requirements:

1. No more than two permit conditions can be changed at the time of request
2. Changes do not materially affect site layout

Conditional Use Permit Amendments are subject to the standard Conditional Use Permit fees. Minor Amendments are subject to the Minor Amendment fees in Section 2 of the Application Review Fees Calculation.

Conditional Use Permit Application Instructions

1. The applicant must meet with a Planner prior to submitting an application. A preliminary conference regarding the application may be scheduled with a Planner.
2. Fill-out, sign and date the application form. If the applicant is not the property owner, attach a notarized letter of consent from the property owner authorizing the applicant to act as the owner's agent for the application.
3. The applicant must provide three copies of a boundary survey and a metes and bounds description of the land for which the Conditional Use Permit would apply.
4. The applicant must provide the names and addresses of all adjacent property owners, including those immediately across the road(s) from the property. This list is used for the notification to the adjacent owners of the public hearing.
5. The applicant must provide a General Development Plan (GDP) drawn to standards in Article 13 of the Zoning Ordinance.
6. If available, it is recommended that the applicant(s) include architectural renderings that show building materials, building heights, site design amenities, etc. Staff may ask this to be submitted by the applicant(s) on a case-by-case-basis.
7. The applicant must submit impact statements with the application. Impact studies must address traffic volumes, public utility capacities, noise, dust and smoke emissions. A Transportation Impact Analysis (TIA) is required for all projects that meet the following criteria:
 - generate 150 or more vehicle trips per day above the existing use, and
 - the site would meet the VDOT requirements for TIAs under 24 VAC 30-155 or Stafford County Rezoning TIA requirements.Proffers or conditions which limit the vehicle trips per day may be taken into consideration when calculating the maximum development. The TIA shall be developed in accordance with the guidelines established in 24 VAC 30-155.
8. Applications are due the third Friday of any month. Public hearings are required by the Planning Commission and Board of Supervisors. Public hearing dates will be determined based on application filing date, date application is deemed complete, and available meeting dates.

Application Submittal Checklist

-
- ☒ Completed **"Project Information & Primary Contacts"** form (Page 7)
 - ☒ Signed **"Statements of Understanding"** from the owner(s) and applicant (Page 8)
 - ☒ Signed and Notarized **Owner's Consent Statement** (if applicant/agent is not the owner)
 - ☒ Completed **"General Information"** sheet (Page 9)
 - ☒ Completed **"Review Fee Calculation"** sheet and appropriate **Fees** payable to "County of Stafford" (Page 10)
 - ☒ Completed **"List of Adjoining Property Owners"** (Pages 12 & 13)
 - ☒ Completed **"Application Affidavit"** (Pages 14 – 17)
 - N/A ☐ Completed **"Checklist for Generalized Development Plans"** (Pages 18 & 19)
 - ☒ Completed **"Transportation Impact Analysis Determination Form"** (Page 20)
 - ☒ Proof that **Real Estate Taxes** have been paid
 - ☒ Complete **Legal Description** of the area to be reclassified (Acreage must match Boundary Survey Plat)
 - ☒ Completed **Impact Statement**
 - N/A ☐ Completed **Transportation Impact Analysis (TIA)**, if required (Five (5) paper copies with electronic copies or ftp site)

PLATS AND PLANS

- ☒ **Boundary Survey Plat** of area subject to rezoning (with 3 copies at 8½" x 11" size)
- N/A* ☐ **Generalized Development Plan** (12 full-size copies at 24"x 36" size)

* See **"Checklist for Generalized Development Plans"** (Pages 18 & 19)

*Pursuant to County Code Sec. 28-223, the Planning Director has permitted the Comprehensive Sign Package to serve as the Generalized Development Plan for this CUP Application.

RECEIVED

DATE: _____ INITIALS _____

OFFICIALLY SUBMITTED

DATE: 2/22/22 INITIALS: RGK

Optional Application Materials

Although not required, the following additional materials are requested to be included with the initial application submission, if available. These items are often requested during the review process. Providing the information in advance can assist in accelerating the review:

1. Site Illustrations or Building Elevations
2. Electronic Version of generalized development plans, boundary survey, and any illustrations (a pdf on a CD, DVD, sent via email, or through ftp site is acceptable)

Project Information & Primary Contacts

<u>PROJECT INFORMATION</u>		<u>PROJECT #</u> <u>22154344</u>	
<u>Embrey Mill Town Center - South Phase</u>			
PROJECT NAME		SECTION	
		<u>20.2762</u>	
ADDRESS (IF AVAILABLE)		TOTAL SITE ACREAGE	
<u>29-70K</u>		<u>PD-2</u>	
TAX MAP /PARCEL(S)		ZONING DISTRICT	
<u>North side of Courthouse Road near the intersection with Austin Ridge</u>			
LOCATION OF PROJECT			

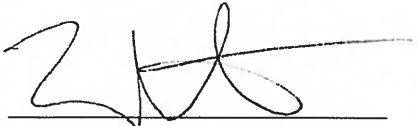
<u>APPLICANT/AGENT</u> (Provide attachment if Applicant and Agent differ)		Primary Contact Person <input checked="" type="checkbox"/>	
<u>H. Clark Leming</u>		<u>Leming and Healy, P.C.</u>	
NAME		COMPANY	
<u>233 Garrisonville Rd., Suite 104</u> <u>Stafford</u>		<u>Virginia</u> <u>22554</u>	
ADDRESS		STATE	
<u>(540) 659-5155</u> <u>(540) 659-1651</u>		<u>lemingandhealy1@msn.com</u>	
PHONE NUMBER		FAX NUMBER	
		EMAIL ADDRESS	

<u>OWNER</u> (Provide attachments if multiple owners)		Primary Contact Person <input type="checkbox"/>	
<u>Edward C. Peete</u>		<u>North Stafford Associates, L.C.</u>	
NAME		COMPANY	
<u>2407 Columbia Pike, Suite 200</u> <u>Arlington</u>		<u>VA</u> <u>22204</u>	
ADDRESS		STATE	
<u>(703) 920-2200</u>		<u>ZIP</u>	
PHONE NUMBER		FAX NUMBER	
		EMAIL ADDRESS	

<u>PROFESSIONAL</u> (Engineer, Surveyor, etc.)		Primary Contact Person <input type="checkbox"/>	
<u>Brennan Murray</u>		<u>BCT Design Group</u>	
NAME		COMPANY	
<u>100 N Charles St 18th</u> <u>Baltimore</u>		<u>MD</u> <u>21201</u>	
ADDRESS		STATE	
<u>(410) 837-2727</u>		<u>brennanm@bctdesigngroup.com</u>	
PHONE NUMBER		FAX NUMBER	
		EMAIL ADDRESS	

Statements of Understanding

I, as owner/co-owner of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of a conditional use permit as provided under the Stafford County Code, and further, that this submittal is in compliance with the requirements and applicable provisions of the Stafford County Zoning Ordinance, Chapter 28 of the Stafford County Code.



Signature of Owner/Co Owner

Edward C. Peete

Printed Name

2/15/2022

Date

Signature of Owner/Co Owner

Printed Name

Date

Signature of Owner/Co Owner

Printed Name

Date

I, as applicant or agent for the owner(s) of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of a conditional use permit as provided under the Stafford County Code, and further, that this submittal is in compliance with the requirements and applicable provisions of the Stafford County Zoning Ordinance, Chapter 28 of the Stafford County Code.

Signature of Applicant/Agent

H. Clark Leming

Printed Name

Date

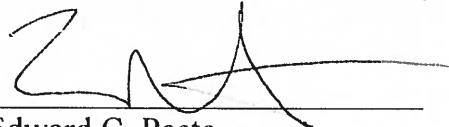
* Additional sheets may be used, if necessary.

OWNER'S CONSENT FORM

I, Edward C. Peete, hereby authorize Leming and Healy P.C. to apply for a Conditional Use Permit for Parcel 29-70K as shown on the records of the Commissioner of the Revenue for Stafford County, Virginia.

North Stafford Associates, L.C.,
a Virginia limited liability company

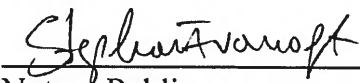
By: NSA North, LLC,
a Virginia limited liability company

By: 
Edward C. Peete
Authorized Manager

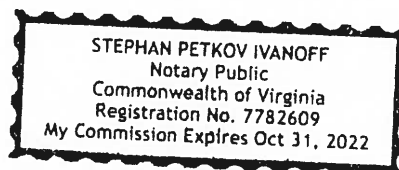
COMMONWEALTH / STATE OF Virginia
CITY / COUNTY OF STAFFORD, to wit:

I the undersigned, a Notary Public in and for the county and state aforesaid, do hereby certify that Edward C. Peete, whose name is signed to the foregoing document, has personally acknowledged the same before me in my aforesaid jurisdiction.

GIVEN under my hand and seal this 15 day of February, 2022.


Notary Public

My Commission Expires: 10.31.2022



General Information

Clearly indicate all information that applies to this project:

DETAILED DESCRIPTION OF PROJECT

Conditional Use Permit to approve the Comprehensive Plan Package for the commercial development
of the Embrey Mill Town Center South Phase

INFORMATION FOR FEE CALCULATIONS

20.2762 # of Acres

Type of Conditional Use Permit:

- ☒ Standard Conditional Use Permit (including amendments)
- ☐ Minor Conditional Use Permit Amendment *
- ☐ Minor Conditional Use Permit Amendment (submitted simultaneously with a Minor Proffer Amendment Application) *

* See Background Information on page 3 to determine if the request qualifies as a minor amendment.

INFORMATIONAL

Previous Resolution # 001-08

Zoning District PD-2

Proposed Use(s) commercial

Review Fee Calculations

The County review fee calculations are divided into two sections. Each section is based on a different type of application. Determine the application fee by filling out the one section that applies.

Section I. Standard Conditional Use Permit:

A. Base Fee: (Required)	\$	<u>9,750.00</u>
B. General Fee: (If greater than 5 acres)		
(<u>20.2762</u> Acres – 5) X \$125	\$	<u>1,909.53</u>
C. Fire & Rescue Review Fee (required).....	\$	<u>95.00</u> ✓
D. Utilities Department Review Fee (required).....	\$	<u>95.00</u> ✓
E. Public Works Review Fee (required).....	\$	<u>120.00</u> ✓
F. Traffic Impact Analysis Review Fee: (If TIA required)		
Volume <1,000 VPD	\$	<u>200.00</u>
Volume >1,000 VPD	\$	<u>0</u>
G. Adjacent Property Notification (required):		
(<u>60</u> Adjacent properties) X \$6.48	\$	<u>388.80</u>
Sub-total (Add appropriate amounts from lines A thru G above).....	\$	<u>12,358.25</u>
H. Technology Fee (sub-total x 2.75% or 0.0275).....	\$	<u>339.85</u>
TOTAL (Sub-total + H. Technology Fee)	\$	<u>12,698.10</u>

Section II. Minor Conditional Use Permit Amendment:

A. General Fee:	\$	<u>6,190.00</u>
B. Adjacent Property Notification (required):		
(____ Adjacent properties) X \$6.48	\$	<u> </u>
Sub-total (Add lines A and B)	\$	<u> </u>
C. Technology Fee (sub-total x 2.75% or 0.0275).....	\$	<u> </u>
TOTAL (Sub-total + C. Technology Fee)	\$	<u> </u>

Section III. Minor Conditional Use Permit Amendment (when submitted simultaneously with a Minor Proffer Amendment Application):

A. General Fee: \$ 3,095.00

B. Adjacent Property Notification (required):
(_____ Adjacent properties) X \$6.48 \$ _____

Sub-total (Add lines A and B) \$ _____

C. Technology Fee (sub-total x 2.75% or 0.0275)..... \$ _____

TOTAL (Sub-total + C. Technology Fee)..... \$ _____

MAKE CHECK PAYABLE TO "STAFFORD COUNTY"

- If an application is withdrawn prior to the first public hearing, fifty (50) percent of the amount of the application fee may be refunded to the applicant.
- If an application is withdrawn after the first public hearing, the application fee is non-refundable.

Application Affidavit

This form to be filed with:

STAFFORD COUNTY
BOARD OF SUPERVISORS

1300 COURTHOUSE ROAD
STAFFORD, VIRGINIA 22555

Internal Use Only	
Project Name:	_____
A/P #:	_____
Date:	_____

All applicants for a special exception, a special use permit, conditional use permit, amendment to the zoning ordinance or variance shall make complete disclosure of the equitable ownership of the real estate involved in the application, including in the case of corporate ownership, limited liability company ownership or similar business ownership, the name of stockholders, officers, managing partners, general partners, owners and members, and in any case the names and addresses of all of the real parties in interest. The requirement of listing names of stockholders, officers and directors shall not apply to a corporation whose stock is traded on a national or local stock exchange and having more than 500 shareholders. In the event the ownership of the involved real estate changes in any respect during the time the application is pending, the applicant shall make complete disclosure of the new equitable ownership of the real estate involved in the application as required herein. If the applicant is a contract purchaser, the ownership information required herein shall be provided for the contract purchaser in addition to the owner of the real estate involved in the application. This section applies to applications before the board of supervisors, planning commission and board of zoning appeals.

See Section 15.2-2289 for State Enabling Authority

1. Applicant information

Name of Applicant Edward C. Peete
Name of Company North Stafford Associates, L.C.

Applicant Address 2407 Columbia Pike #200
Arlington, Virginia 22204

Applicant's Signature _____

Name of Agent H. Clark Leming

Address of Agent 233 Garrisonville Road, Suite 104, Stafford, VA 22554

2. Type of Application

☒ Conditional Use Permit

☐ Variance

☐ Rezoning

☐ Special Exception

Application Affidavit

Page 2

Applicant: North Stafford Associates, L.C.

Project Name: _____

A/P #: _____

Date: _____

3. Property Information

Assessor's Parcel(s) 29-70K

Address _____

4. Unless the equitable ownership is a corporation, limited liability company or similar business ownership, list all equitable owners of the property.

<u>Name of owners</u>	<u>Address</u>
_____	_____
_____	_____
_____	_____
_____	_____

5. If the equitable ownership of the property is a corporation, limited liability company or similar business ownership, list all officers, managing partners, general partners, share holders, owners and members. This provision shall not apply if the corporation is listed on a national or local stock exchange and has more than 500 shareholders.

<u>Name of Members</u>	<u>Address</u>
NSA North, LLC	2407 Columbia Pike Ste 200, Arlington, VA, 22204
(see attached ownership information for NSA North, LLC)	_____
_____	_____
_____	_____
_____	_____

6. Unless the applicant is a contract purchaser and is a corporation, limited liability company or similar business ownership, list all individuals involved with the purchase of the property.

<u>Name of Members</u>	<u>Address</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Application Affidavit

Page 3

Applicant: North Stafford Associates, L.C.

Project Name: _____
A/P #: _____
Date: _____

7. If the applicant is a contract purchaser and is a corporation, limited liability company or similar business ownership, list all officers, managing partners, general partners, share holders, owners and members. This provision shall not apply if the corporation is listed on a national or local stock exchange and has more than 500 share holders

Name of Members

_____	_____
_____	_____
_____	_____
_____	_____

8. Have all individuals listed on this affidavit been notified of the purpose of the application?



Yes



No

9. If #8 is No, list all individuals who have not been notified about this application plus submit the cost required for the Department of Planning and Zoning or Code Administration to send certified letters notifying those listed below of this application prior to the public hearing.

Name

Address, including zip code, no P.O. Box please

_____	_____
_____	_____
_____	_____
_____	_____

Number of owners to be notified: _____X

Cost for certified letters \$ _____ (cost as of the day of submittal)

Total due: \$ _____ (Make checks payable to County of Stafford)

Please submit a check in the amount due with this application to cover the cost of serving the individuals listed in this section.

Application Affidavit

Page 4

Applicant: North Stafford Associates, L.C.

Project Name: _____
A/P #: _____
Date: _____

10. Affirmation & Witness

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief. In the event the ownership of the involved real estate changes during the time the application is pending, I shall make complete disclosure of the new equitable ownership of the real estate involved in the application as required herein.

Printed name of Signer Edward C. Peete

Corporate Office of Signer Authorized Manager

Signature [Signature]

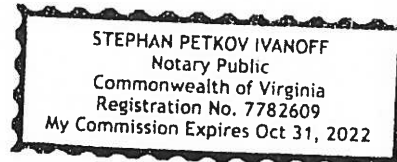
Date 2/15/2022

COMMONWEALTH OF VIRGINIA
COUNTY OF STAFFORD, to wit:

The forgoing affidavit was acknowledged before me this 15 day of FEBRUARY, 2022 by
Edward C. Peete owner/applicant.

My commission expires: 10.31.2022

[Signature]
Notary Public



Embrey Mill/North Stafford Assoc. Ownership

North Stafford Associates, LC - Ownership		
Name	Percentage Interest	Address
The BMS Jr. 2011 Trust	34.3333%	2407 Columbia Pike, #200 Arlington, VA 22204
Edward M. Smith Residuary Trust	18.5%	2407 Columbia Pike, #200 Arlington, VA 22204
Edward M. Smith Family Trust	6.5%	2407 Columbia Pike, #200 Arlington, VA 22204
David D. Peete, Jr.	15.25%	2407 Columbia Pike, #200 Arlington, VA 22204
Edward C. Peete	15.4167%	2407 Columbia Pike, #200 Arlington, VA 22204
Guy M. Gravett Revocable Inter Vivos Trust (Guy M. Gravett and Katherine M. Gravett trustees)	5%	2407 Columbia Pike, #200 Arlington, VA 22204
Deborah G. Luccese	5%	9927 Lake Jackson Manassas, VA 20110

Checklist for Generalized Development Plans (GDP)

In accordance with Section 28-224 of the Stafford County Code, when a GDP involves engineering, architecture, urban land use planning or design, landscape architecture, or surveying, such work shall be performed by persons qualified and authorized to perform such professional work, in accordance with applicable provisions of the Code of Virginia.

N/A COMPLETE

- | | | |
|--------------------------|--------------------------|--|
| | | Sec 28-225(1) |
| <input type="checkbox"/> | <input type="checkbox"/> | Date of drawing, |
| <input type="checkbox"/> | <input type="checkbox"/> | true north arrow, |
| <input type="checkbox"/> | <input type="checkbox"/> | scale, |
| <input type="checkbox"/> | <input type="checkbox"/> | legend for all symbols used, |
| <input type="checkbox"/> | <input type="checkbox"/> | name of the applicant, |
| <input type="checkbox"/> | <input type="checkbox"/> | name of the owner, |
| <input type="checkbox"/> | <input type="checkbox"/> | name of the development, |
| <input type="checkbox"/> | <input type="checkbox"/> | person preparing the drawing, |
| <input type="checkbox"/> | <input type="checkbox"/> | match lines if applicable; |
| | | Sec 28-225(2) |
| <input type="checkbox"/> | <input type="checkbox"/> | Boundaries of the area covered by the application, |
| <input type="checkbox"/> | <input type="checkbox"/> | vicinity map showing the general location of the proposed development, |
| | | major roads and existing subdivisions at a scale of one inch equals two |
| | | thousand (2,000) feet; |
| | | Sec 28-225(3) |
| <input type="checkbox"/> | <input type="checkbox"/> | Approximate locations and identification of any easements and rights-of- |
| | | way on or abutting the site; |
| | | Sec 28-225(4) |
| <input type="checkbox"/> | <input type="checkbox"/> | Approximate location of each existing and proposed structure on the site |
| <input type="checkbox"/> | <input type="checkbox"/> | the number of stories, |
| <input type="checkbox"/> | <input type="checkbox"/> | height, |
| <input type="checkbox"/> | <input type="checkbox"/> | roof line, |
| <input type="checkbox"/> | <input type="checkbox"/> | gross floor areas and |
| <input type="checkbox"/> | <input type="checkbox"/> | location of building entrances and exits; |
| | | Sec 28-225(5) |
| <input type="checkbox"/> | <input type="checkbox"/> | Identification and location of uses and structures on all abutting |
| | | properties; |
| | | Sec 28-225(6) |
| <input type="checkbox"/> | <input type="checkbox"/> | Approximate location of all existing and proposed parking and loading |
| | | areas, |
| <input type="checkbox"/> | <input type="checkbox"/> | outdoor trash storage, |
| <input type="checkbox"/> | <input type="checkbox"/> | lighting facilities, and |
| <input type="checkbox"/> | <input type="checkbox"/> | pedestrian walkways; |
| | | Sec 28-225(7) |
| <input type="checkbox"/> | <input type="checkbox"/> | Approximate location, height and type of each existing and proposed |
| | | wall, fence, and other types of screening; |

Checklist for Generalized Development Plans (continued)

N/A COMPLETE

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Sec 28-225(8)
Approximate location and description of all proposed landscaping; |
| <input type="checkbox"/> | <input type="checkbox"/> | Sec 28-225(9)
Approximate location, height and dimensions of all proposed signage on site; |
| <input type="checkbox"/> | <input type="checkbox"/> | Sec 28-225(10)
Approximate location of all existing drainage ways, floodplains and wetlands on site; |
| <input type="checkbox"/> | <input type="checkbox"/> | Sec 28-225(11)
Approximate location of all common open space, recreational areas and bufferyards; |
| <input type="checkbox"/> | <input type="checkbox"/> | Sec 28-225(12)
Where the site abuts any tidal water body or impoundments, the approximate high water line, low water line, top of bank and toe of slope; |
| <input type="checkbox"/> | <input type="checkbox"/> | Sec 28-225(13)
Approximate location and identification of all significant natural or noteworthy features including, but not limited to, historic and archeological sites, cemeteries, existing trees with a trunk diameter greater than six (6) inches DBH |

Waiver of GDP Requirements

In accordance with Section 28-223 of the Stafford County Code, the Director of Planning and Zoning may waive the requirement for the submission of a GDP if the application meets one of the following standards:

- (1) There will be less than two thousand five hundred (2,500) square feet of total land disturbance on lots or parcels of less than ten thousand (10,000) square feet.
- (2) For single-family dwellings intended for the occupancy of the applicant and where there will be less than five thousand (5,000) square feet of land disturbance.
- (3) For specific items of information when, in the opinion of the director of planning, their application to the subject property does not serve the purpose and intent of this article.

A request for a waiver shall be made in writing to the Director of Planning and Zoning identifying the sections in which you are requesting a waiver and the reason for the request.

**CONDITIONAL USE PERMIT
TRANSPORTATION IMPACT
ANALYSIS DETERMINATION**

Name of development Embrey Mill Town Center - South Phase
Type of development commercial
Parcel # 29-70K

RECEIVED BUT NOT OFFICIALLY SUBMITTED
DATE: _____ INITIALS _____

OFFICIALLY SUBMITTED

DATE: _____ INITIALS _____

Traffic Volume Calculations

This site generates:

2195 VPH (insert the highest VPH)
19,460 VPD on state controlled highways (insert highest volume).
1718 Peak AM (VPH)
1409 Peak PM (VPH)
2195 Peak Saturday (VPH)
203,857 VPD highest intensity*

Attach a page showing the calculations and the ITE trip generation codes to this form.

Minimum Thresholds to submit a TIA

Any proposal that generates 150 or more vehicle trips per day above the existing use, and the site meets the VDOT requirements for TIAs under 24 VAC 30-155 or Stafford County Rezoning TIA requirements. See "VDOT Traffic Impact Analysis Requirements" table on next page.

Trip Generation Calculation Guidelines

- Traffic volumes shall be based on the rates or equations published in the latest edition of the Institute of Transportation Engineers Trip Generation.
- If a site has multiple entrances to highways, volumes on all entrances shall be combined for the purposes of this determination.
- If the site does not have direct access to a state maintained road, the site's connection is where the site connects to the state highway system.
- Traffic volumes shall NOT be reduced through internal capture rates, pass by rates, or any other reduction methods.
- For redevelopment sites only: when the existing use is to be developed at a higher intensity, trips currently generated by the existing development that will be removed may be deducted from the total trips that will be generated by the proposed land use.
- When rezoning, use the highest possible traffic generating use unless development is limited by proffer to less than the possible highest traffic generation.

For development proposals that generate 1000 or more vehicle trips per peak hour the applicant shall request a scope of work meeting with VDOT and Stafford County Office of Transportation to discuss the required elements of a traffic impact analysis.

*The highest intensity use is the highest possible use allowable under the zoning requirements for the entire property should it be developed to its fullest extent possible under the current building guidelines. The only exception is if proffers limit the area and type of uses.

VDOT Traffic Impact Analysis Requirements

Process		Threshold	Review Process*	Fee**
Comprehensive Plan and Plan Amendments (including small area plans)		5,000 VPD on state-controlled highways, or Major change to infrastructure / transportation facilities	Application submitted to VDOT for review and comment VDOT may request a meeting with the locality within 30 days Review to be completed in 90 days or later if mutually agreed	\$1000 covers first and second review. No fee if initiated by locality or public agency. No fee for citizens' organization or neighborhood association proposing plan amendments.
Rezoning	Residential Low Volume Road Submission	400 VPD AND exceeds the current traffic volume on a state controlled highway	VDOT or local TIA (certified by VDOT) and Application submitted to VDOT for review and comment VDOT may request a meeting with the locality & applicant within 45 days Review to be completed in 120 days if VDOT requests a meeting Otherwise review to be completed in 45 days	For first and second review \$250 - Low Volume Rd \$1000 - All other submissions
	All Other Land Uses including residential	5,000 VPD on state controlled highways, or 5,000 VPD on locality maintained streets AND within 2000 feet of a state controlled highway	NOTE: When a related comprehensive plan revision and rezoning proposal are being considered concurrently for the same geographical area, then only a rezoning TIA package is required.	No fee if initiated by locality or public agency No fee if using a VDOT TIA prepared for a small area plan

* For proposals generating less than 1000VPH the locality and/or applicant may request a Scope of Work Meeting with VDOT. For proposals generating 1000 VPH or more the locality and/or applicant shall hold a Scope of Work Meeting with VDOT.

** Third or subsequent submissions require additional fee as though they were an initial submission.

Stafford County Real Estate Tax Search/Payment**Owner**

Name / Mailing Address:
 NORTH STAFFORD ASSOCIATES LC
 2407 COLUMBIA PIKE STE 200
 ARLINGTON VA 22204-4470

Property Description

Map #: 29-70K
 Alt. ID/PIN: 18076
 Legal: *No Situs Address*

Current Assessment

Land Value: \$8,832,300
 Improvement Value: \$0
 Total Taxable Value: \$8,832,300

[View Real Estate Details](#)

Invoice History

Total Due: \$0.00 Total Tax Paid: \$32,366.60
 Total Penalty/Int Paid: \$0.00
 Total Fees Paid: \$0.00
 Total Other Assessments: \$0.00

Year	Bill #	Type	Due Date	Rate	Levy Due	Penalty Due	Interest Due	Total Due	Total Paid	Date Paid
2021	17757	Real Estate	12/6/2021	0.970	\$3,890.67	\$0.00	\$0.00	\$0.00	\$3,890.67	12/3/2021
2021	17757	Real Estate	6/7/2021	0.970	\$3,890.67	\$0.00	\$0.00	\$0.00	\$3,890.67	6/2/2021
2020	17764	Real Estate	12/7/2020	0.970	\$3,890.67	\$0.00	\$0.00	\$0.00	\$3,890.67	12/2/2020
2020	17764	Real Estate	6/5/2020	0.970	\$3,890.67	\$0.00	\$0.00	\$0.00	\$3,890.66	5/29/2020
2019	17776	Real Estate	12/5/2019	1.010	\$454.50	\$0.00	\$0.00	\$0.00	\$454.50	11/26/2019
2019	17776	Real Estate	6/5/2019	1.010	\$454.50	\$0.00	\$0.00	\$0.00	\$454.50	5/23/2019
2018	17787	Real Estate	12/6/2018	0.990	\$445.50	\$0.00	\$0.00	\$0.00	\$445.50	12/3/2018
2018	17787	Real Estate	6/5/2018	0.990	\$466.13	\$0.00	\$0.00	\$0.00	\$466.13	12/3/2018
2017	17805	Real Estate	12/5/2017	0.990	\$445.50	\$0.00	\$0.00	\$0.00	\$445.50	11/27/2017
2017	17805	Real Estate	6/5/2017	0.990	\$445.50	\$0.00	\$0.00	\$0.00	\$445.50	5/23/2017
2016	17818	Real Estate	12/5/2016	0.990	\$445.50	\$0.00	\$0.00	\$0.00	\$445.50	11/28/2016
2016	17818	Real Estate	6/6/2016	0.990	\$445.50	\$0.00	\$0.00	\$0.00	\$445.50	6/1/2016
2015	17829	Real Estate	12/7/2015	1.019	\$458.55	\$0.00	\$0.00	\$0.00	\$458.55	12/1/2015
2015	17829	Real Estate	6/5/2015	1.019	\$458.55	\$0.00	\$0.00	\$0.00	\$458.55	5/29/2015
2014	17841	Real Estate	12/5/2014	1.019	\$458.55	\$0.00	\$0.00	\$0.00	\$458.55	12/1/2014
2014	17841	Real Estate	6/5/2014	1.019	\$458.55	\$0.00	\$0.00	\$0.00	\$458.55	5/30/2014
2013	17852	Real Estate	12/5/2013	1.070	\$454.75	\$0.00	\$0.00	\$0.00	\$454.75	12/2/2013
2013	17852	Real Estate	6/5/2013	1.070	\$454.75	\$0.00	\$0.00	\$0.00	\$454.75	5/28/2013
2012	17867	Real Estate	12/5/2012	1.070	\$454.75	\$0.00	\$0.00	\$0.00	\$454.75	12/6/2012

Year	Bill #	Type	Due Date	Rate	Levy Due	Penalty Due	Interest Due	Total Due	Total Paid	Date Paid
2012	17867	Real Estate	6/19/2012	1.070	\$454.75	\$0.00	\$0.00	\$0.00	\$454.75	6/6/2012
2011	17886	Real Estate	12/5/2011	1.080	\$540.00	\$0.00	\$0.00	\$0.00	\$540.00	11/15/2011
2011	17886	Real Estate	6/6/2011	1.080	\$540.00	\$0.00	\$0.00	\$0.00	\$540.00	6/2/2011
2010	17889	Real Estate	12/6/2010	1.100	\$550.00	\$0.00	\$0.00	\$0.00	\$550.00	11/29/2010
2010	17889	Real Estate	6/7/2010	1.100	\$550.00	\$0.00	\$0.00	\$0.00	\$550.00	5/28/2010
2009	17897	Real Estate	12/7/2009	0.840	\$798.00	\$0.00	\$0.00	\$0.00	\$798.00	12/2/2009
2009	17897	Real Estate	6/5/2009	0.840	\$798.00	\$0.00	\$0.00	\$0.00	\$798.00	6/1/2009
2008	17910	Real Estate	12/5/2008	0.840	\$798.00	\$0.00	\$0.00	\$0.00	\$798.00	12/1/2008
2008	17910	Real Estate	6/5/2008	0.840	\$798.00	\$0.00	\$0.00	\$0.00	\$798.00	6/4/2008
2007	17930	Real Estate	12/5/2007	0.700	\$472.50	\$0.00	\$0.00	\$0.00	\$472.50	11/28/2007
2007	17930	Real Estate	6/5/2007	0.700	\$472.50	\$0.00	\$0.00	\$0.00	\$472.50	5/29/2007
2006	1578	Real Estate	12/5/2006	0.630	\$425.25	\$0.00	\$0.00	\$0.00	\$425.25	11/29/2006
2006	1578	Real Estate	6/5/2006	0.630	\$425.25	\$0.00	\$0.00	\$0.00	\$425.25	6/1/2006
2005	1459	Regular RE	12/5/2005	0.000	\$344.35	\$0.00	\$0.00	\$0.00	\$344.35	12/5/2005
2005	1459	Regular RE	6/5/2005	0.000	\$344.35	\$0.00	\$0.00	\$0.00	\$344.35	6/10/2005
2004	1427	Regular RE	12/5/2004	0.000	\$344.35	\$0.00	\$0.00	\$0.00	\$344.35	11/19/2004
2004	1427	Regular RE	6/5/2004	0.000	\$344.35	\$0.00	\$0.00	\$0.00	\$344.35	7/9/2004
2003	1349	Regular RE	12/5/2003	0.000	\$250.80	\$0.00	\$0.00	\$0.00	\$250.80	12/5/2003
2003	1349	Regular RE	6/5/2003	0.000	\$250.80	\$0.00	\$0.00	\$0.00	\$250.80	6/20/2003
2002	1363	Regular RE	12/5/2002	0.000	\$250.80	\$0.00	\$0.00	\$0.00	\$250.80	12/13/2002
2002	1363	Regular RE	6/5/2002	0.000	\$250.80	\$0.00	\$0.00	\$0.00	\$250.80	6/13/2002

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