

vhb
vhb.com

115 South 15th Street
Suite 200
Richmond, VA 23219
804.343.7100

GARRISONVILLE MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA

PARCEL	OWNER	ZONED	USE	AREA
29-53B (PART OF)	NORTH STAFFORD ASSOCIATES, L.C.	PD-2	VACANT/COMMERCIAL	1.56 Ac

- # W H A
-
- ## ARCHITECTURE AND PLANNING

1408 N. FILLMORE ST. SUITE 9 ARLINGTON, VA 22201
PH. (703) 527-1227 FAX (703) 527-1630

INDEX OF SHEETS

- NOTE:**
AT THE TIME OF SUBMISSION, THE PARCEL INFORMATION SHOWN IN THIS CUP PLAN IS ACCURATE. UPON SUNFLOWER DRIVE'S RIGHT OF WAY DEDICATION, THE PORTION OF PARCEL 29-53B THAT IS SOUTH OF SUNFLOWER DRIVE WILL BE CONSOLIDATED INTO PARCEL 29-70K.

Courthouse Road and Austin Ridge Drive
Stafford County, Virginia

[illegible]

Not Approved for Construction

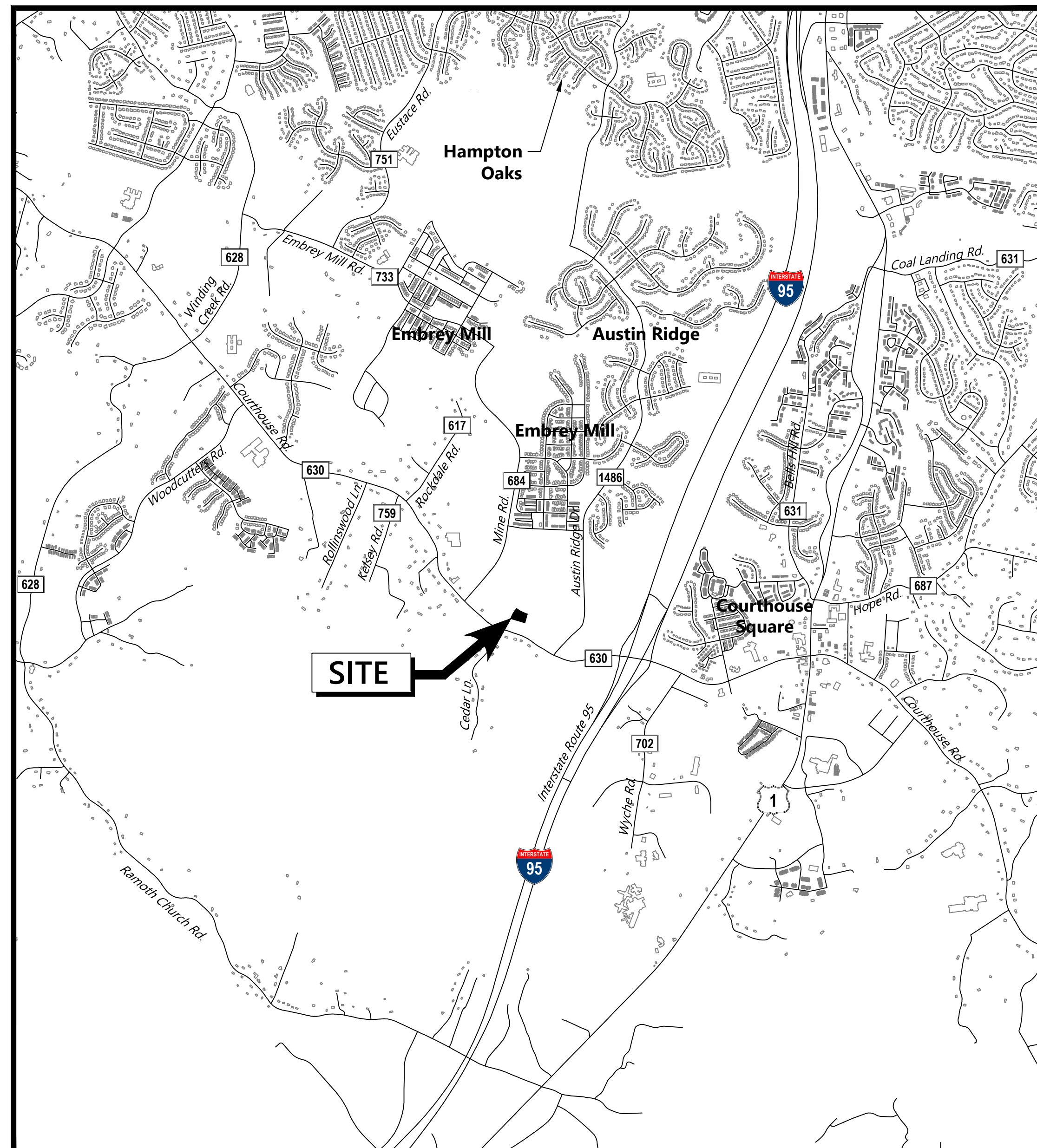
Drawing Title

Cover Sheet

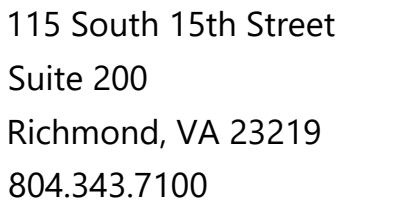
1

Project Number

34488.00



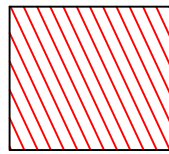
VICINITY MAP
SCALE: 1"=2000'
1 MILE RADIUS



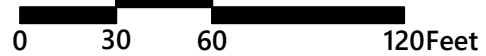
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**NORTH STAFFORD
ASSOCIATES, L.C.**
c/o B.M. Smith & Associates, Inc.
2407 Columbia Pike, Suite 200
Arlington, Virginia 22204
703.920.2200, Andy Freeman

LEGEND



PORTION OF PROPERTIES SUBJECT TO CONDITIONAL USE PERMIT



Embrey Mill Town Center

Courthouse Road and Austin Ridge Drive
Stafford County, Virginia

[illegible]

Designed by	Checked by
Issued for	Date
CUP	07/16/2021

Not Approved for Construction

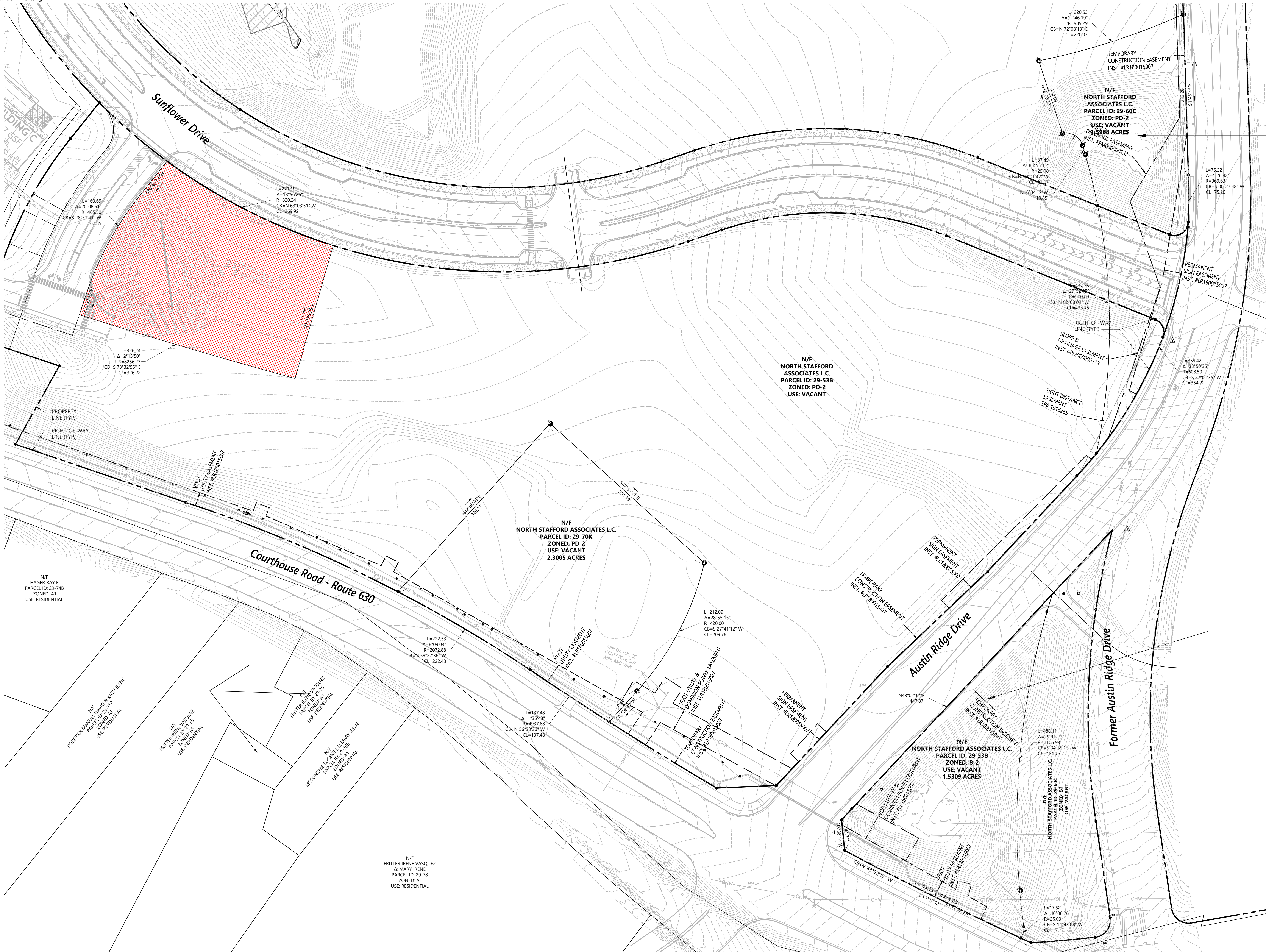
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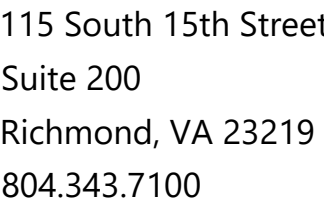
CUP Plat

Drawing Number:



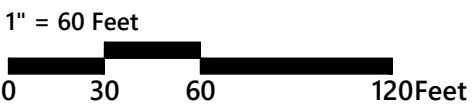
Project Number
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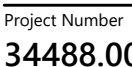


Courthouse Road and Austin Ridge Drive
Stafford County, Virginia

[illegible]

Generalized Development Plan

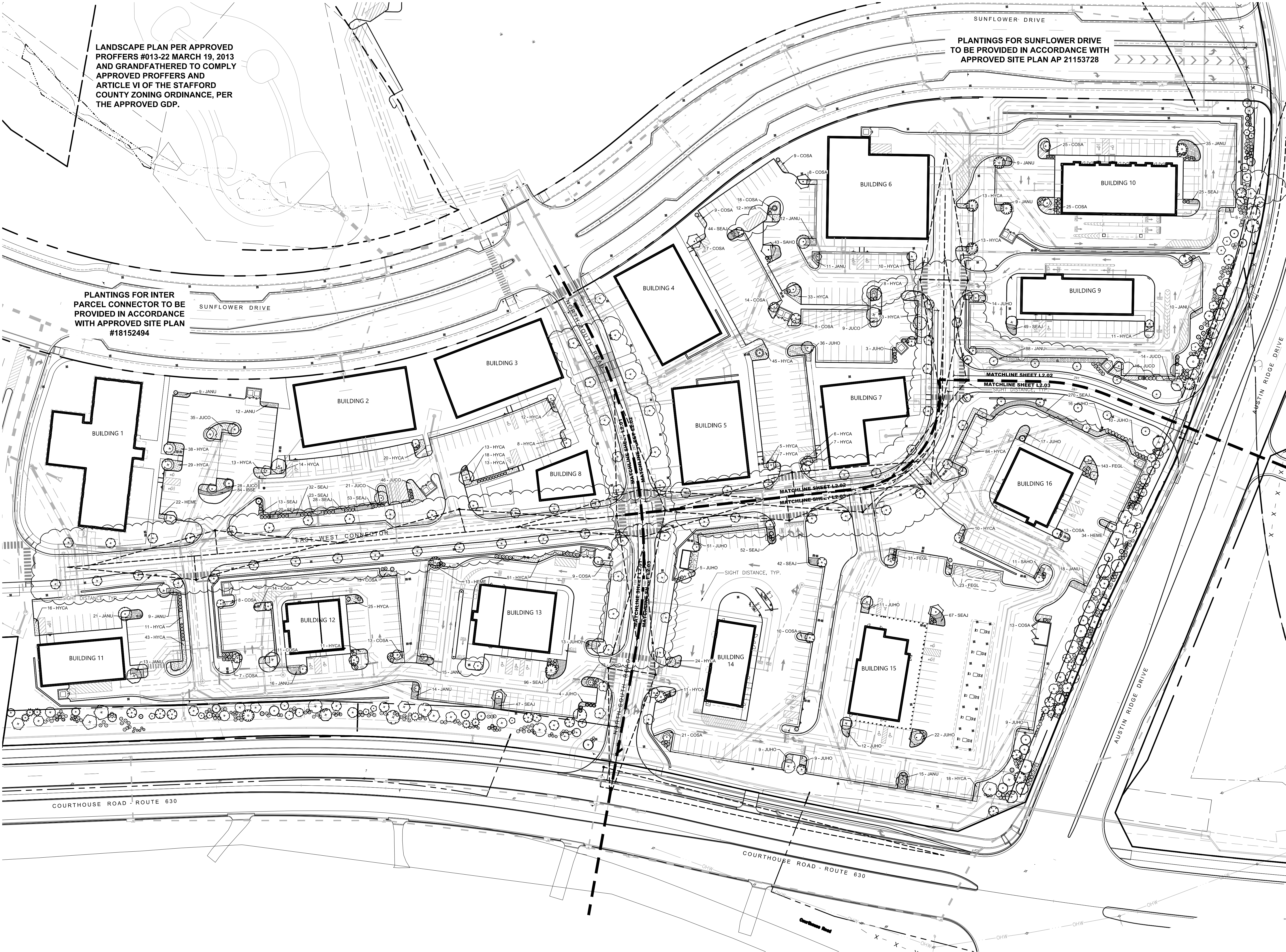
Drawing Number



FLOOR AREA RATIO PROPOSED: 0.29 ACRES/ 1.56 ACRES = 0.19

1. THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY BY VHB, INC. AND FROM DEEDS AND PLANS OF RECORD. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VHB IN MAY 2018
2. THE FOLLOWING INFORMATION WAS TAKEN FROM PREVIOUSLY APPROVED PLANS AND PLANS BY OTHERS:
 - 2.1. COURTHOUSE ROAD AND AUSTIN RIDGE DRIVE IMPROVEMENTS ARE BASED ON APPROVED PLANS
3. STREET LIGHTING SHALL BE PLACED IN ACCORDANCE WITH THE STAFFORD COUNTY ZONING ORDINANCE SEC. 22-215
4. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES LOCATED ON THIS PROPERTY.
5. NO DISTURBANCE IS PERMITTED WITHIN THE CONSERVATION EASEMENTS AREAS.
6. THE DEVELOPMENT PROPOSED WITHIN THIS PLAN FALLS WITHIN ZONE "X" AS SHOWN ON FEMA FIRM MAPS 51015401133E AND 5101540141E DATED FEB 4 2005.
7. THIS PROPERTY IS LOCATED WITHIN THE GEORGE WASHINGTON VILLAGE UDA.
8. THE PROPERTY LINES FOR PROPERTIES SOUTH OF COURTHOUSE ROAD ARE APPROXIMATE AND WERE BASED ON AVAILABLE RECORDS.
9. DUMPSTER ENCLOSURES WILL BE MIN 6 FOOT HEIGHT SOLID WOOD FENCING OR MASONRY ENCLOSURES WITH GATES.
10. BUILDING AND STREET LIGHTING IS ILLUSTRATIVE ONLY.
11. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH STAFFORD COUNTY ZONING ORDINANCE.





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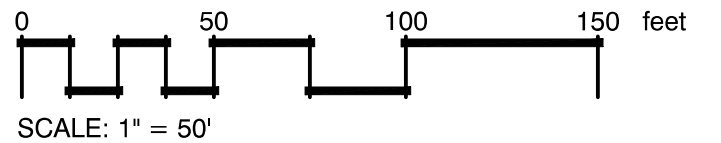
ANNAPOLIS
LANDSCAPE
ARCHITECTS

54 Southgate Avenue
Annapolis, MD 21401
410-670-7212

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c/o B. M. SMITH ASSOCIATES, INC.
2407 COLUMBIA PIKE, SUITE 200
ARLINGTON, VA 22204
703-920-2200
CONTACT: ANDY FREEMAN



**Embrey Mill Town Center
South Phase**
Courthouse Road and Austin Ridge Drive
Stafford County, Virginia

No.	Revision	Date	Apprd.
1	Response to County Comments	11/23/2020	SR
2	Response to County Comments	04/06/2021	SR
3	Response to County Comments	05/20/2021	SR

Designed by	Checked by
Issued for	Date

POD Review June 12, 2020

Not Approved for Construction

Drawing Title
Planting Plan Key

Drawing Number



L2.00