

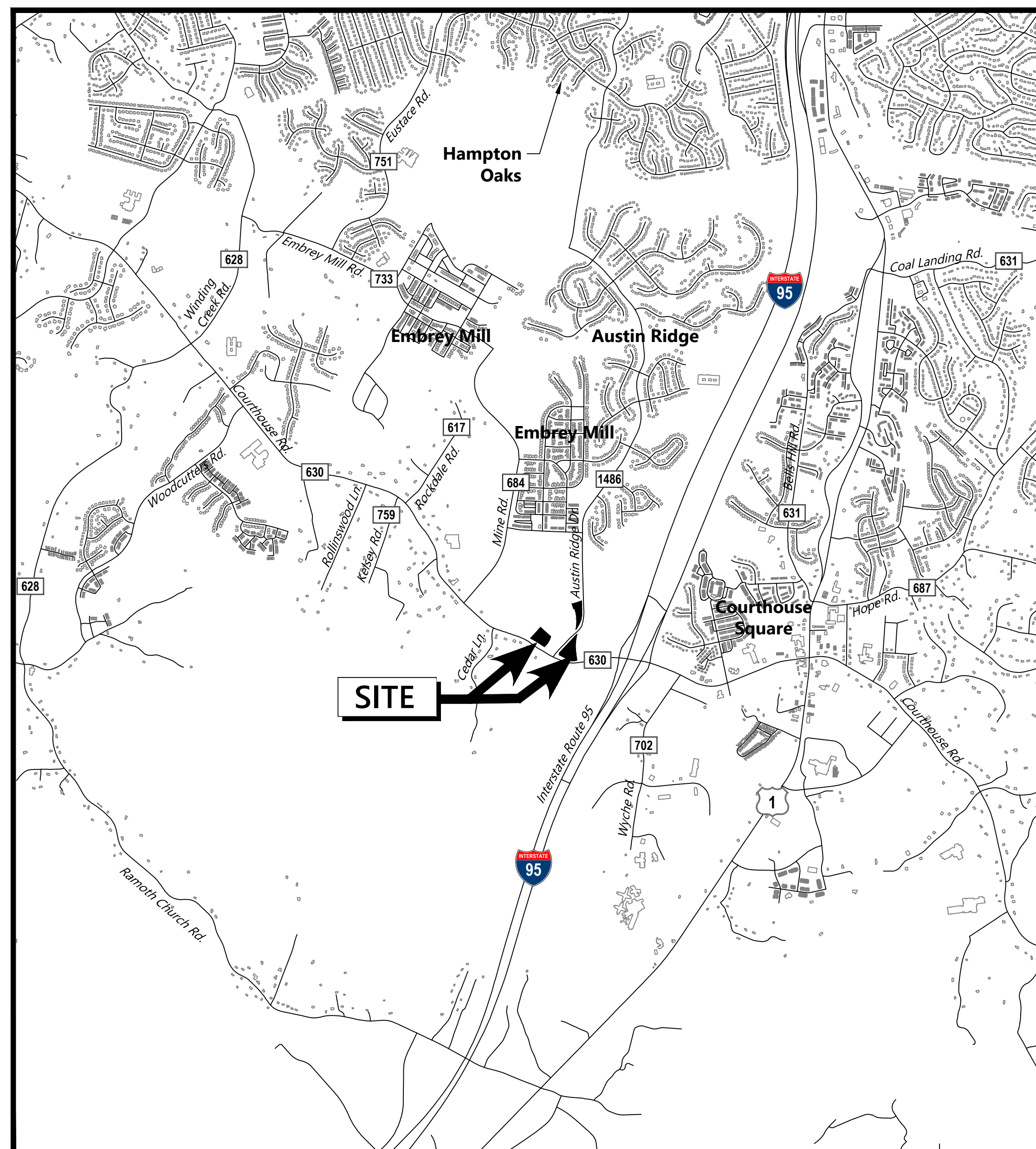
PARCEL 29-70K, A PORTION OF 29-60C AND A PORTION OF 29-53B  
GARRISONVILLE MAGISTERIAL DISTRICT  
STAFFORD COUNTY, VIRGINIA



**NORTH STAFFORD  
ASSOCIATES, LLC**  
c/o B.M. Smith Associates, Inc.  
2407 Columbia Pike, Suite 200  
Arlington, Virginia 22204  
703.920.220, Megan Winsten

PARCEL	OWNER	ZONED	USE	AREA
29-70K	O' CONOR G ASHBY	A-1 TO PD-2	VACANT/RESIDENTIAL	2.30 Ac
29-60C (PART OF)	NORTH STAFFORD ASSOCIATES LC	B-2 TO PD-2	VACANT/COMMERCIAL	1.60 Ac
29-53B (PART OF)	NORTH STAFFORD ASSOCIATES LC	PD-2 TO B-2	VACANT/COMMERCIAL	1.53 Ac

- |       |                                       |
|-------|---------------------------------------|
| 1     | COVER SHEET                           |
| 2     | APPROVED PHASING PLAN                 |
| 3     | EXISTING CONDITIONS                   |
| 4     | OVERALL EXISTING CONDITIONS           |
| GDP 1 | GENERALIZED DEVELOPMENT PLAN          |
| L 1   | GENERALIZED DEVELOPMENT PLANTING PLAN |



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

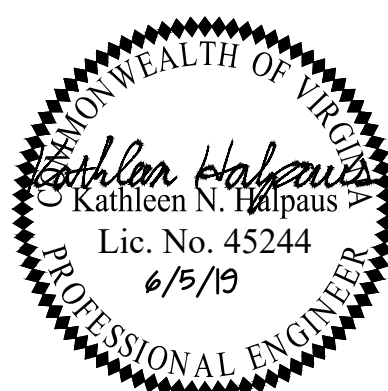
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Not Approved for Construction

Drawing Title

# Cover Sheet

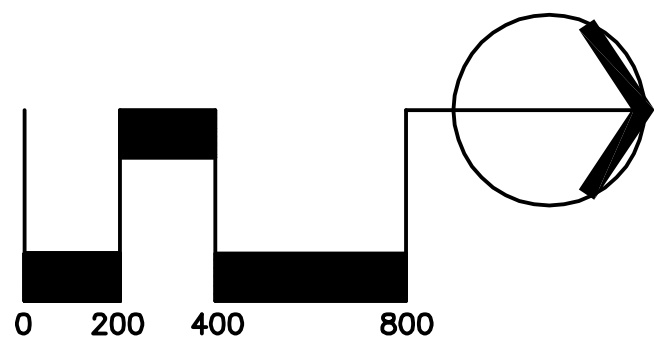
Drawing Number



1

Project Number  
34488.00



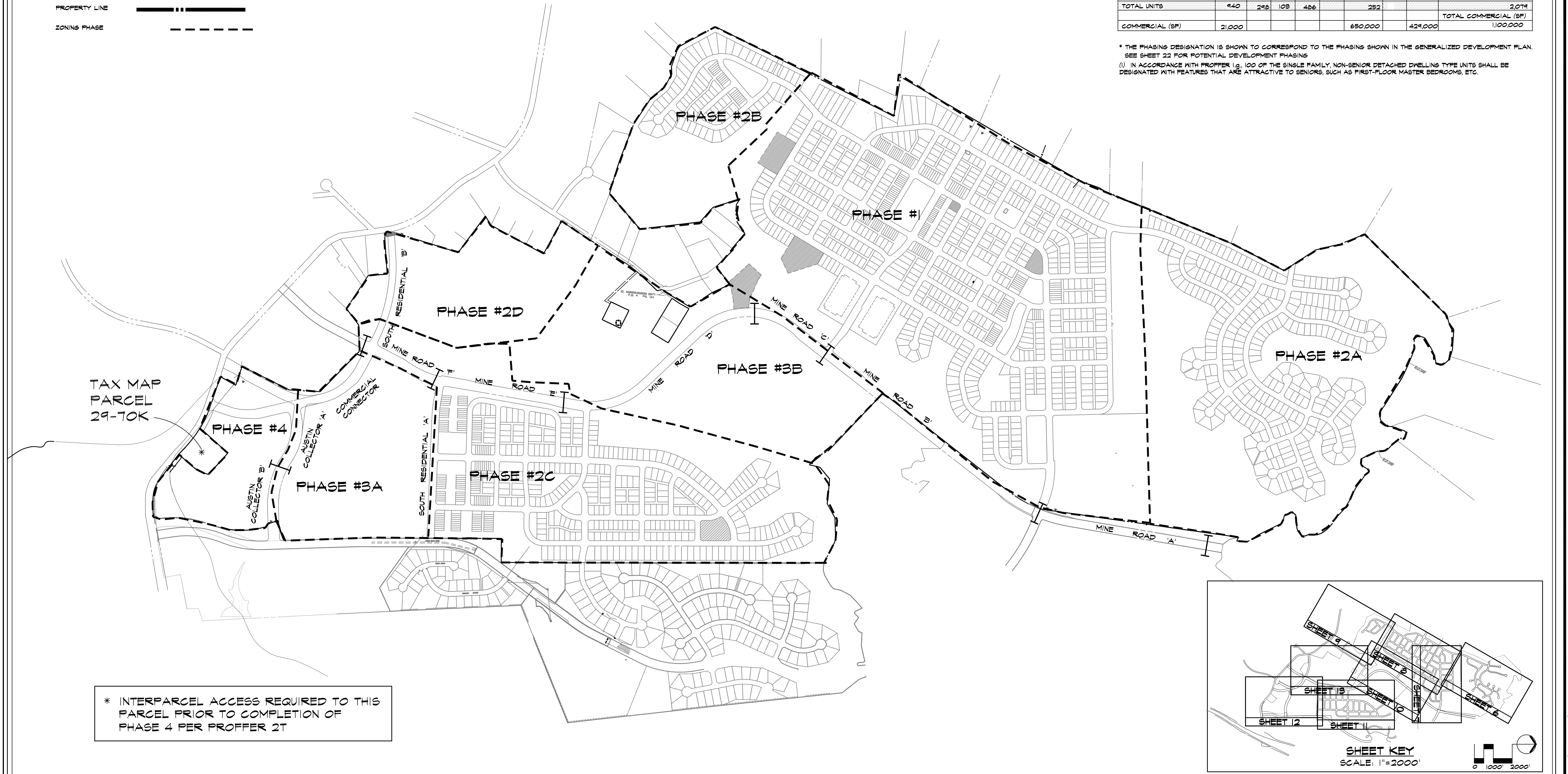


Legend

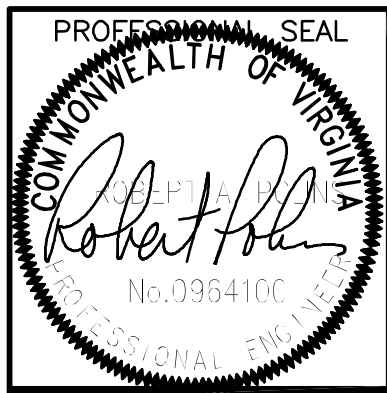
PROPERTY LINE  
ZONING PHASE

PHASE*	1	2A	2B	2C	2D	3A	3B	4	TOTAL UNIT TYPE
DWELLING TYPE									
TOWNHOUSE ATTACHED	148		20	68					236
SENIOR ATTACHED				80					80
TOTAL ATTACHED (AR)	148		20	148					316
SINGLE FAMILY DETACHED	605	298	85	305					1,293
SENIOR DETACHED (I)									
TOTAL DETACHED (DR)	605	298	85	305					1,293
MULTI FAMILY (MF)				88					88
SENIOR MULTI FAMILY	168					100			268
TOTAL MULTI FAMILY	168			88		100			356
COMMERCIAL APARTMENT	24					152			176
TOTAL UNITS	940	298	108	486		252			2,074
COMMERCIAL (SF)	21,000					650,000		424,000	1,100,000

\* THE PHASING DESIGNATION IS SHOWN TO CORRESPOND TO THE PHASING SHOWN IN THE GENERALIZED DEVELOPMENT PLAN. SEE SHEET 22 FOR POTENTIAL DEVELOPMENT PHASING.  
(I) IN ACCORDANCE WITH PROFFER 1.8, 100 OF THE SINGLE FAMILY, NON-SENIOR DETACHED DWELLING TYPE UNITS SHALL BE DESIGNATED WITH FEATURES THAT ARE ATTRACTIVE TO SENIORS, SUCH AS FIRST-FLOOR MASTER BEDROOMS, ETC.



1	REVISIONS PER FIRST SUBMISSION COMMENTS	MAR. 02							
2	REVISIONS PER SECOND SUBMISSION	AUG. 02							
3	REVISIONS PER THIRD SUBMISSION	APR. 03							
4	REVISIONS PER COUNTY COMMENTS	MAY. 03							
5	REVISIONS PER COUNTY COMMENTS	JUNE. 03							
NO.	DESCRIPTION	DATE	REV'D	REV'D	APR'D	DATE			
	REVISION								



PROJECT  
**PRELIMINARY PLAN  
EMBREY MILL  
ROCK HILL DISTRICT  
STAFFORD COUNTY, VIRGINIA**

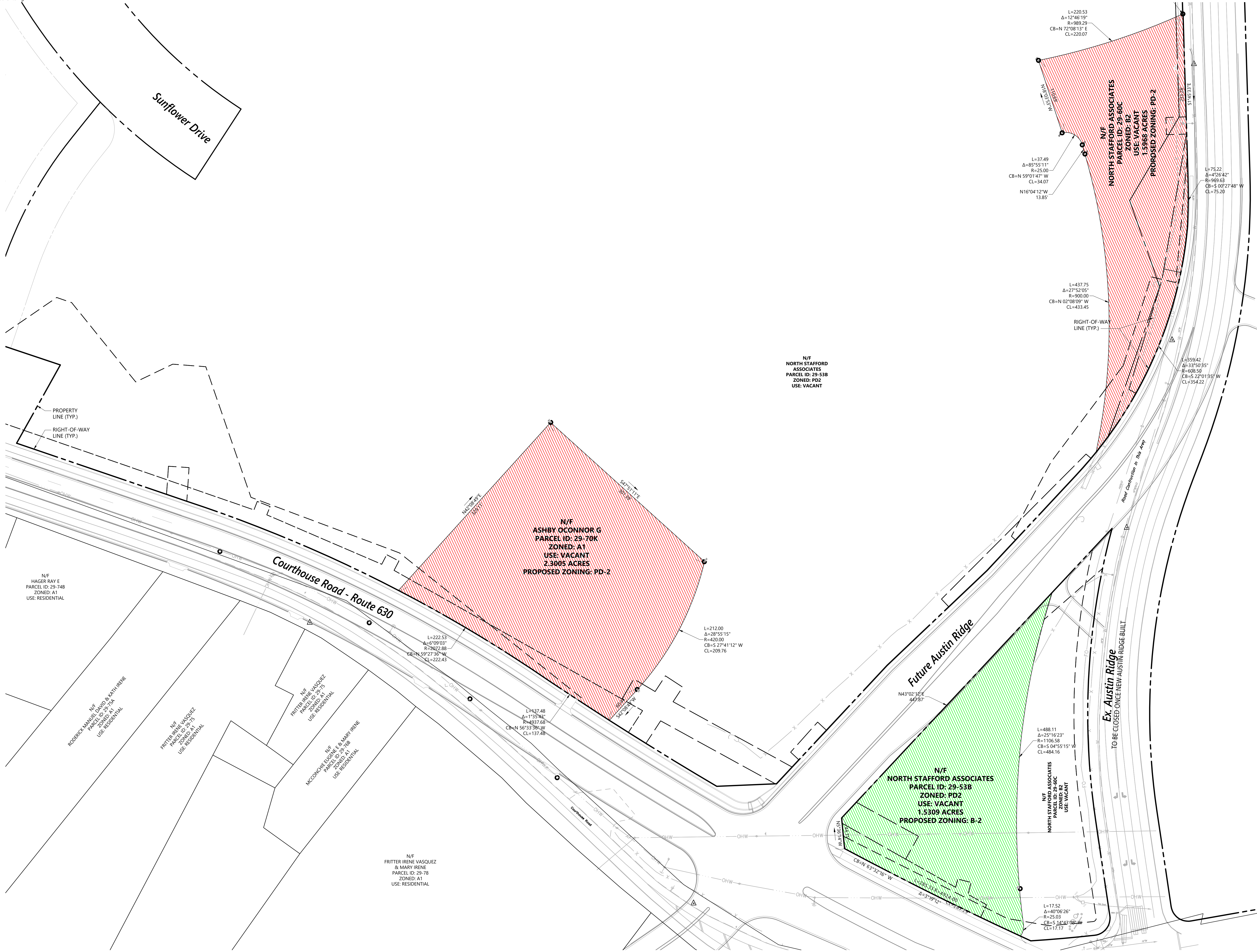
TITLE  
**APPROVED  
~~REZONING~~  
PHASING PLAN**

**W H A**  
ARCHITECTURE AND PLANNING  
12781 DARBY BROOKE COURT, SUITE 201  
WOODBRIDGE, VA 22192  
T 703.497.1122  
F 703.494.6693


**Patton Harris Rust & Associates, pc**  
Engineers. Surveyors. Planners. Landscape Architects.  
**PHRA**  
12781 Darby Brooke Court, Suite 201  
Woodbridge, VA 22192  
T 703.497.1122  
F 703.494.6693


DESIGN	DHS/RAP	SURVEY	PHRA
DRAWN	PHRA	DATE	JULY 2001
CHECKED	DHS/RAP	SCALE	1" = 400'
SHEET	8 OF 25	FILE NO.	5763-2-1





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 PARCEL TO BE REZONED (OR PORTION OF) TO PD-2

 PARCEL TO BE REZONED (OR PORTION OF) TO B-2

[illegible]

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# Existing Condition Plan

Drawing Number



Project Number  
**34488.00**





0 75 150 300Feet

Courthouse and Austin Ridge Road  
Stafford County, Virginia

No.	Revision	Date	Appvd.

Designed by	Checked by

Issued for \_\_\_\_\_ Date \_\_\_\_\_

**June 12, 2019**

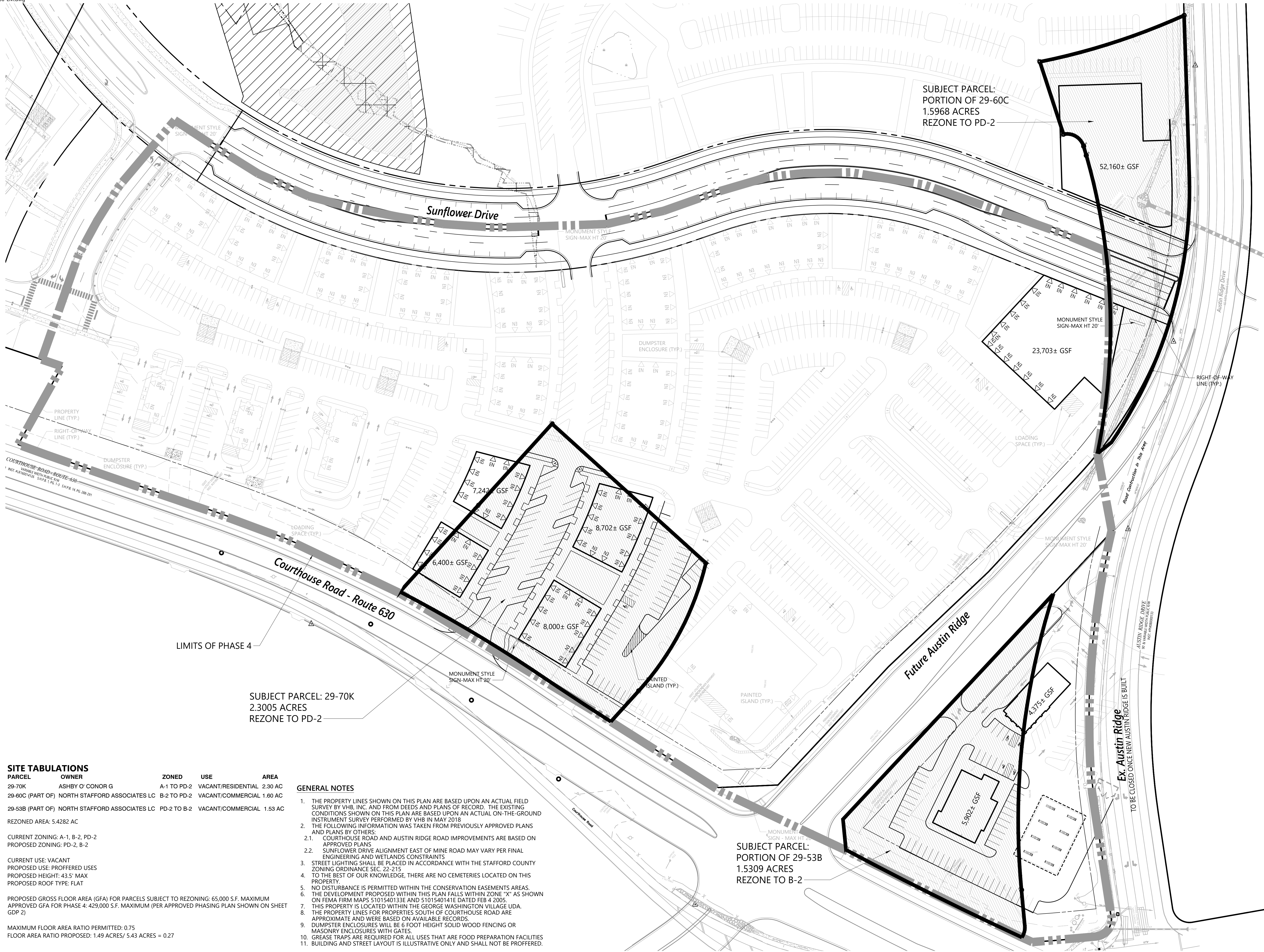
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# Overall Existing Conditions





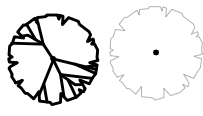
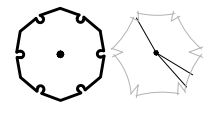
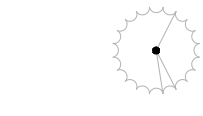
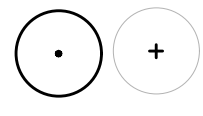

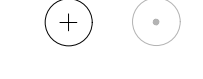






North Stafford Sunflower 34488.00	
110.0 BUFFER YARDS	
PLANT UNITS	
	Canopy Tree- 10 P.U.'s each
	Understory Tree- 7 P.U.'s each
	Evergreen Tree - 7 P.U.'s each
	Shrubs- 1 P.U. each
SECTION 110.2 (2) NON RESIDENTIAL DEVELOPMENT ADJACENT TO STREET	
Courthouse Road Street Buffer Yard: 25' wide with 75 plant units per every 100 linear feet. Note that PD-2 zoning is exempt from Table 1.0 Transitional Buffers: Section 110.3 (g)	
Required along Courthouse Road (Rt 630): 678 LF + 364 LF + 87 LF=1,129 LF / 100 = 11.29 x 75 = 847 P.U.'s.	
Provided: 32 canopy trees + 5 evergreen trees + 492 shrubs = 847 P.U.'s	
Austin Ridge Street Buffer Yard: 25' wide with 75 plant units per every 100 linear feet.	
Required along Austin Ridge: 457' + 378' = 835 LF/ 100 = 8.35 x 75 = 627 P.U.'s	
Provided: 19 canopy trees + 4 understory trees + 412 shrubs = 630 P.U.'s	
120.0 LANDSCAPING	
PLANT UNITS	
	Canopy Tree- 10 P.U.'s each
	Understory Tree- 7 P.U.'s each
	Evergreen Tree- 7 P.U.'s each
	Shrubs- 1 P.U. each
120.1 PARKING LOTS, INTERIOR	
(c) Thirty square feet of Planting Area for every parking space	
Required: 903 parking spaces x 30 = 27,090 SF	
Provided: 54,331 SF	
(d) 12 Plant Units for every 300 SF of Planting Area	
Required: 903 parking spaces x 30 = 27,090 SF/ 300= 90.3 x 12 P.U.s = 1,084 Plant Units	
Provided: 100 Canopy Trees + 12 Understory Trees = 1,084 P.U.'s	
120.2 PARKING LOT, PERIMETER	
(b) Planting area to be 5' wide with 35 plant units per 100 LF of parking lot	
Required: 477 + 20 + 20 + 164 + 459 + 19 + 19 + 127 + 106 = 1,411 LF / 100= 14.11 x 35 = 494 P.U.'s	
Provided: 30 understory trees + 285 shrubs = 495 P.U.'s	
130.0 SCREENING	
The following shall be screened from public street or adjacent properties: trash, recycling, outdoor storage/ service area, and mechanical systems. One of the following is required.	
(1) Evergreen screen, 15' wide strip of 2 staggered rows of evergreen trees, 6' tall at planting, min. 8' o.c.	
Provided: by buildings	

CONCEPT PLANT SCHEDULE

	CANOPY TREE Min. 3" Cal. & 12' Ht.	151
	UNDERSTORY TREE Min. 6' Ht.	46
	EVERGREEN TREE Min. 2" Cal. & 6' Ht.	5
	STREET TREE Min. 3" Cal. & 12' Ht.	95
	EVERGREEN SHRUB Min. 5 Gal. & 30" Ht.	627
	DECIDUOUS SHRUB Min. 5 Gal. & 30" Ht.	562