

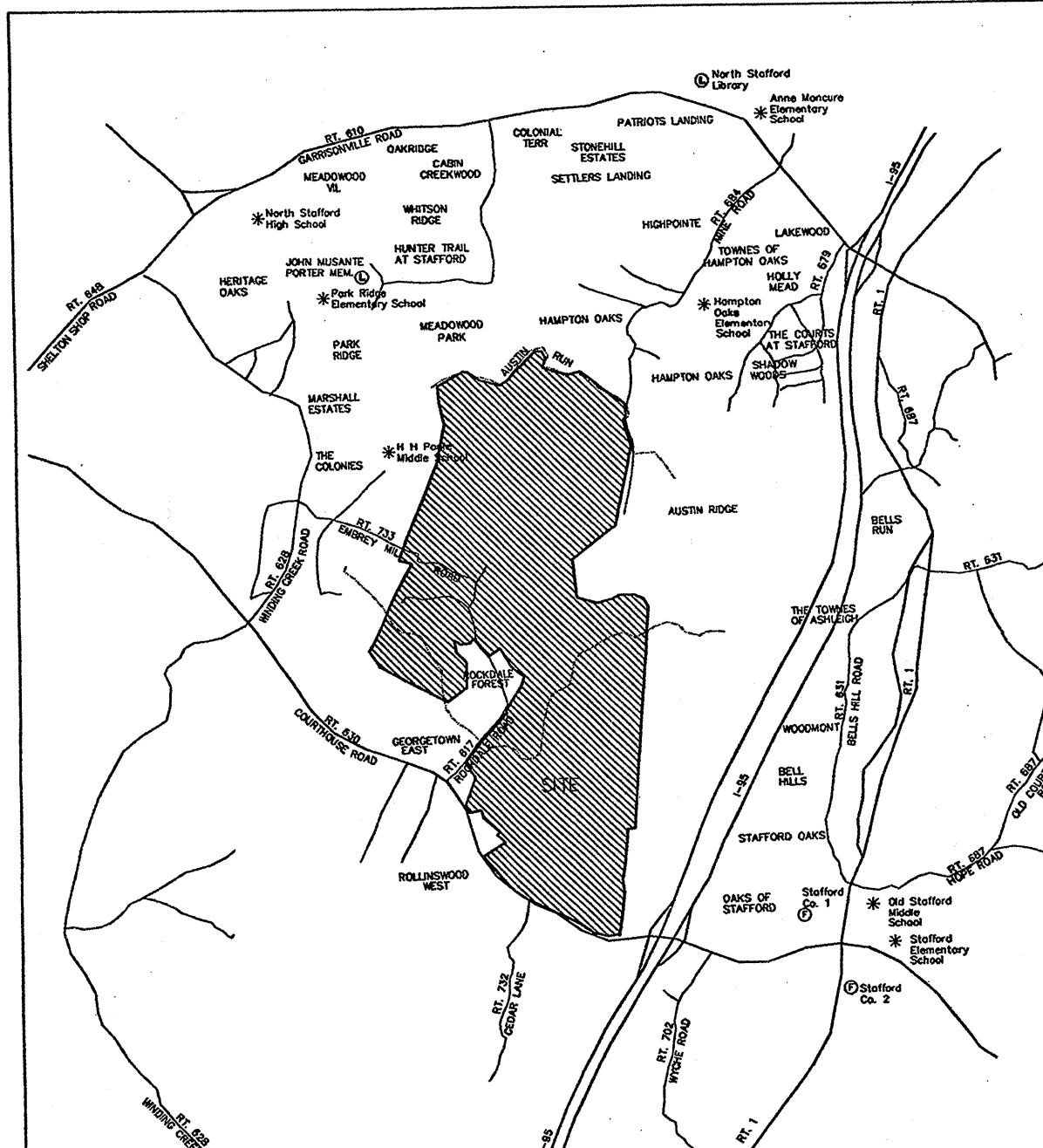
EMBREY MILL

GENERALIZED DEVELOPMENT PLAN

GENERAL NOTES

1. The property delineated on this plat is located on Stafford County Assessment Map No. 24, Parcels 24-53 is now in the name of North Stafford Associates L.P., a Virginia Limited Partnership as recorded in Deed Book 546 at page 25, Parcel 24-444 in the name of Ed Feste Company as recorded in Deed Book 644 at page 42, and Parcel 24-TOL in the name of North Stafford Associates, L.P. and Ed Feste Company as recorded in Deed Book 770 page 140, among the land records of Stafford County, Virginia.
2. This plan has been prepared without the benefit of a title report, and therefore does not necessarily indicated all encumbrances on the property.
3. Boundary information has been compiled from a boundary survey prepared by PRR&A.
4. Topographic information has been taken from an aerial survey shown at 2' contour intervals.
5. The subject property consists of 457 acres and is currently zoned A-1 (416 ac), FD-1 (44 ac), R-1 (375 ac), R-2 (115 ac), R-3 (4 ac), B-2 (.27 ac), and B-3 (3 ae). Existing zoning and acreage taken from County records.
6. The developer of the subject property is North Stafford Associates, L.P.
7. Existing zoning on adjacent properties includes:
 - to the north: A-1 and FD-1
 - to the east: FD-1, Austin Ridge: Single Family Residential
 - to the south: A-1
 - to the west: R-1
8. Detention Basins shown are as per Stafford County Regional Stormwater Management Plan.

1. The project shall be constructed in accordance with Standard 19 of Virginia Erosion and Sediment Control Handbook and Stafford County's Erosion and Sediment Control Regulations. The post-development rate of runoff from the Erosion Control Plan for the 2 and 10 year storms will not exceed the pre-development rate of runoff. Specific details will be provided in subsequent plans.
10. The property is located on FEMA Flood Insurance Rate Map 510154 0145 B / 510154 0155 B.
11. Buffers/aes, landscaping, and screening will be provided in accordance with Article VI of the Stafford County Zoning Ordinance. Street trees will be provided. The entrance sign/features will be landscaped.
12. Existing vegetation will be preserved where feasible and supplemented with additional landscaping to provide screening and buffering.
13. All roadway section criteria will be provided in accordance with Table 1-Geometric Design Guide for Subdivision Streets. Functionally classified as Local of Virginia Department of Transportation-Subdivision Street Requirements.
14. Resource Protection Area (RPA) delineated on Sheet 2B as per Stafford County Map No. 24, Section 24.
15. Additional site features, such as gazebos, entrance signs, gatehouses, decks, patios, walkways, fences, and walls not represented hereon may be provided.
16. Final road alignment subject to final design and grading.
17. Timing of this development will depend on market demand for residential and commercial uses.
18. Buffer areas around proposed SWM Ponds are conceptual. Final buffer area subject to final design and grading.
19. Applicant reserves the right to develop Age-Restricted Units within the commercial area.



Vicinity Map

scale: 1"=2000

SITE TABULATIONS

Proposed Zoning	PD-2	750.05	acres
	A-1	202.36	acres
	A-2	4.64	acres

Total Acreage 957.05 acres*
*Taken from Rezoning Plat by PHR8A.

Zoning

<u>PD-2</u>	<u>750 acres</u>
Gross Acreage	750 Acres
Wetlands	10± Acres
Floodplain	4± Acres
Slopes >35%	45± Acres
Net Acreage	691± Acres

	<u>Required</u>	<u>Provided</u>
Density	3.25 DU/AC	3.25 DU/AC
Non-residential FAR	0.50	0.27
Commercial	75 acres(10%)	94 acres

Open Space	188 acres(25%)	265± acres
Common Usage	98 acres(15%)	98 acres min
(15% of total area not including parking, commercial area or perimeter buffer)		
Landscaped	18 acres(10%)	18 acres min
Civic/Community	20 acres(5%)	20 acres min
School		61 acres

A-1	<u>202.36 acres</u>
Gross Acreage	202.36 acres
Wetlands	14± acres
Floodplain	19± acres
Slopes >35%	43± acres
Net Acreage	126.36± acres

	<u>Required</u>	<u>Provided</u>
Allocated Density	0.33 DU/AC	0 DU/AC
Open Space	161.9 acres(80%)	186 acres

<u>A-2</u>	<u>4.64 acres</u>	
Gross Acreage	4.64 acres	
Net Acreage	4.64 acres	
	<u>Required</u>	<u>Provided</u>
Open Space	2.4 acres (80%)	4.64 acres

Dwelling Units

Single Family Detached	1,455 units	(255±AC)
Single Family Attached	314 units	(4±AC)
Multi-Family (MF)	301 units	(13±AC)
Commercial Apartments/MF	176 units	

Total	2,246 units
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Commercial 1,100,000 SF

PARKING TABULATIONS

Residential:		<u>Required</u>	<u>Provided</u>
Multi-Family	2.2 per unit	663 spaces	663 spaces min.
Single Family	2.0 per unit	2,910 spaces	2,910 spaces min.
Townhouse	2.2 per unit	691 spaces	691 spaces min.
Total		4,263 spaces	4,263 spaces min.

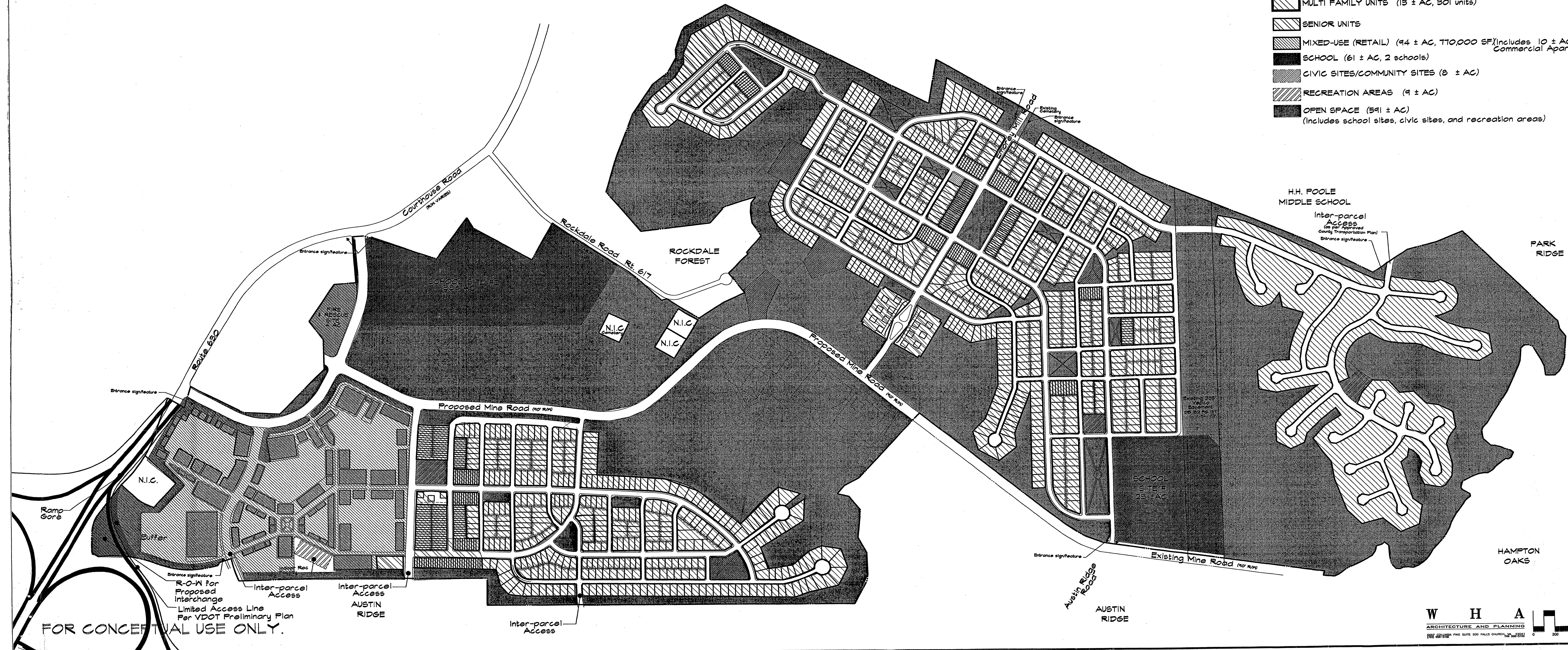
Commercial:
off-street 3,300 spaces 3,300 spaces min.
3.0 spaces per
1000 SF of GFA

SHEET INDEX

SHEET 1-NOTES & TABULATIONS
SHEET 2-LAND USE PLAN
SHEET 3-GDP
SHEET 4-ZONING PLAN
SHEET 5-PHASING PLAN
SHEET 6-TRANSPORTATION PLAN
SHEET 6A-STREET SECTIONS
SHEET 6B-STREET SECTIONS
SHEET 7-UTILITY PLAN
SHEET 8-ENVIRONMENTAL INVENTORY PLAN-TOPOGRAPHY
SHEET 8A-ENVIRONMENTAL INVENTORY PLAN-SOILS
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SHEET 8C-ENVIRONMENTAL INVENTORY PLAN-VEGETATION
SHEET 8D-ENVIRONMENTAL SUMMARY

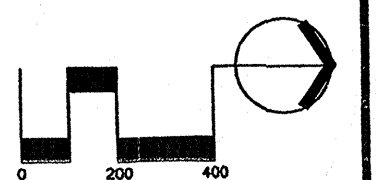
LEGEND

- DETACHED RESIDENTIAL (255 ± AC, 1455 units)
- ATTACHED RESIDENTIAL (4 ± AC, 314 units)
- MULTI FAMILY UNITS (13 ± AC, 301 units)
- SENIOR UNITS
- MIXED-USE (RETAIL) (94 ± AC, 770,000 SF)(Includes 10 ± AC, 176 Commercial Apartments)
- SCHOOL (61 ± AC, 2 schools)
- CIVIC SITES/COMMUNITY SITES (8 ± AC)
- RECREATION AREAS (9 ± AC)
- OPEN SPACE (591 ± AC)
(Includes school sites, civic sites, and recreation areas)



FOR CONCEPTUAL USE ONLY.

W H A
ARCHITECTURE AND PLANNING
200 GOLFVIEW PIKE SUITE 200 FALLS CHURCH, VA 22044
PH: 703-948-5100 FAX: 703-948-5101



DESIGN	GHM	PHRA
DRAWN	GHM	DATE 12/98
CHECKED	GHM	SCALE 1"=400'
SHEET	2 OF 8	FILE 9763-1-2

PROJECT	EMBREY MILL
PROFESSIONAL SEAL	
DESCRIPTION	CONCEPTUAL LAND USE PLAN
DATE	12/98
APPROVED	
DATE	12/98

PROJECT	EMBREY MILL
PROFESSIONAL SEAL	
DESCRIPTION	CONCEPTUAL LAND USE PLAN
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APPROVED	
DATE	12/98

LEGEND

- Civic/Community Site
May include community centers, churches, day cares, etc.
Final location to be determined at Final Site Plan.
1/4 Mile distance requirement will be maintained.
- Recreation Area
Final location to be determined at Final Site Plan.
- Buffer Area

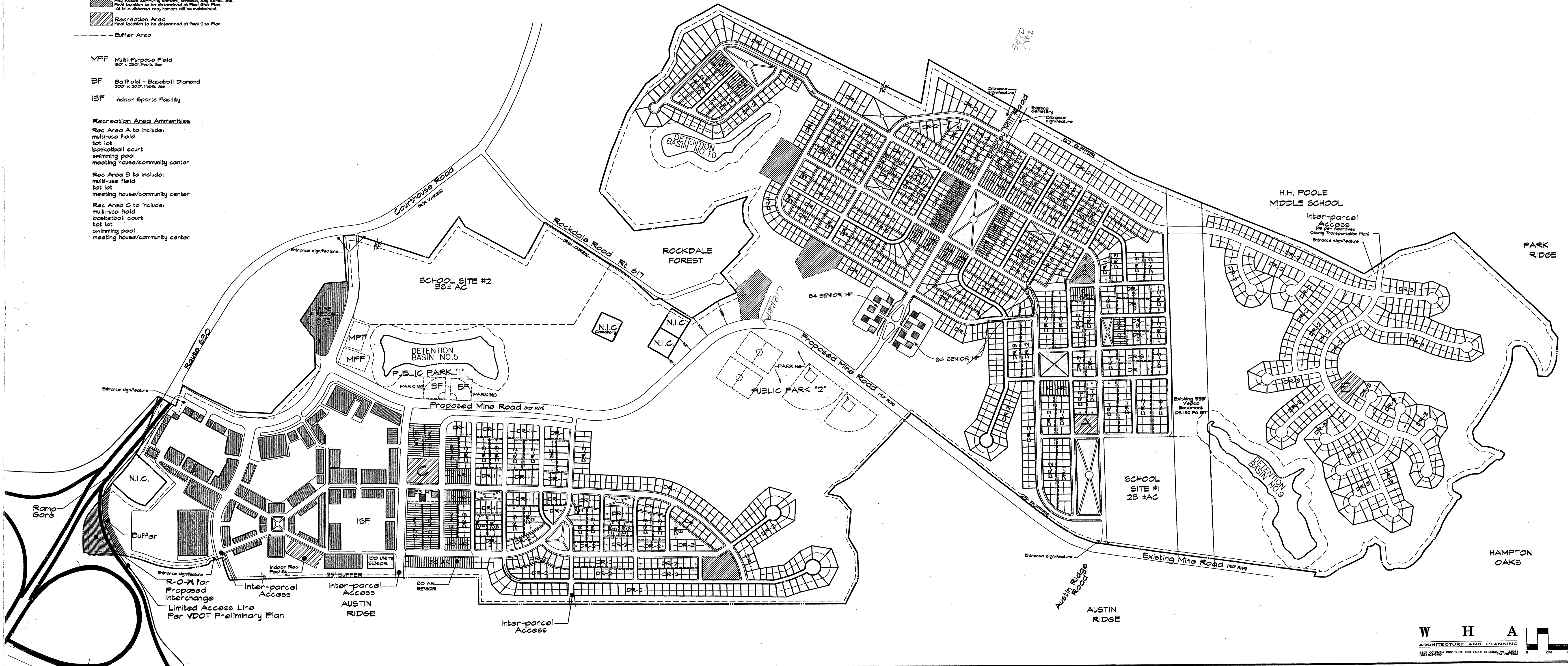
- MPF Multi-Purpose Field
150' x 250', Public Use
- BF Ballfield - Baseball Diamond
200' x 200', Public Use
- ISF Indoor Sports Facility

Recreation Area Amenities

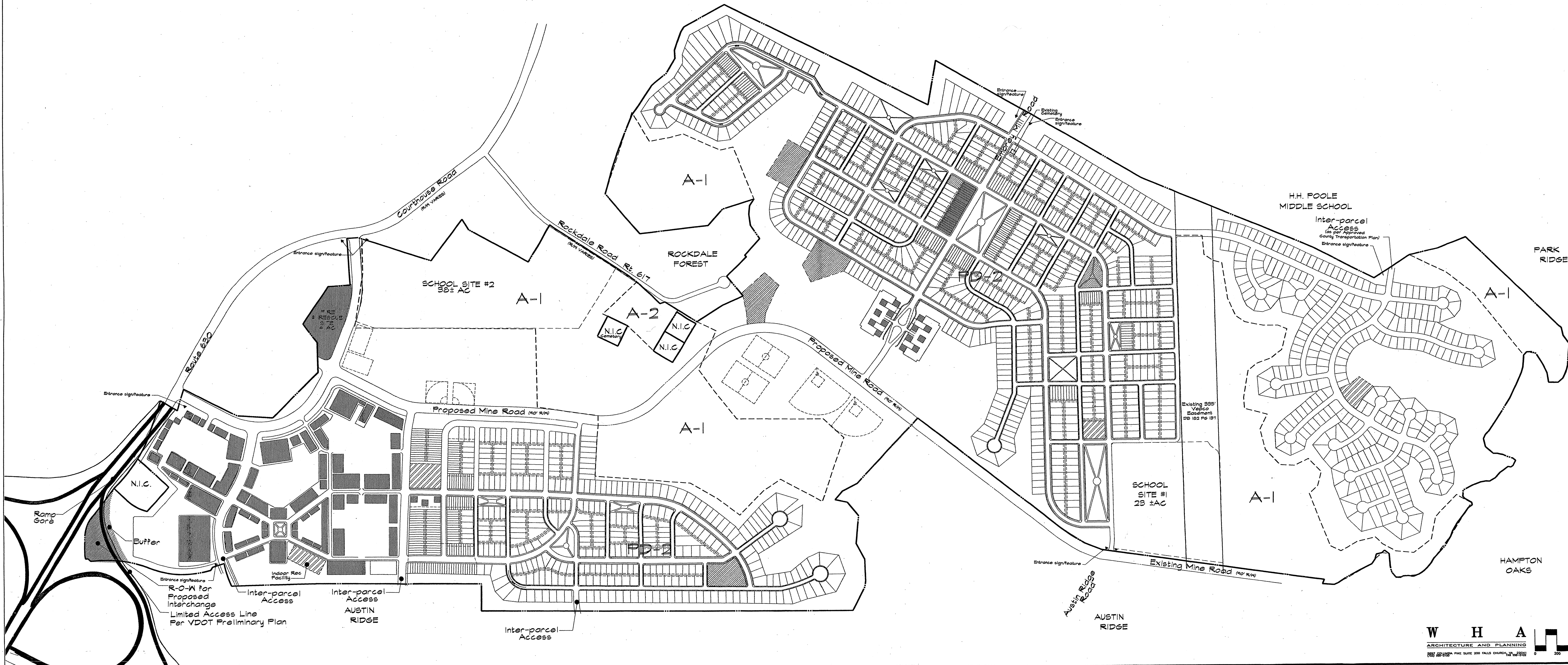
Rec Area A to include:
multi-use field
tot lot
basketball court
swimming pool
meeting house/community center

Rec Area B to include:
multi-use field
tot lot
meeting house/community center

Rec Area C to include:
multi-use field
basketball court
tot lot
swimming pool
meeting house/community center

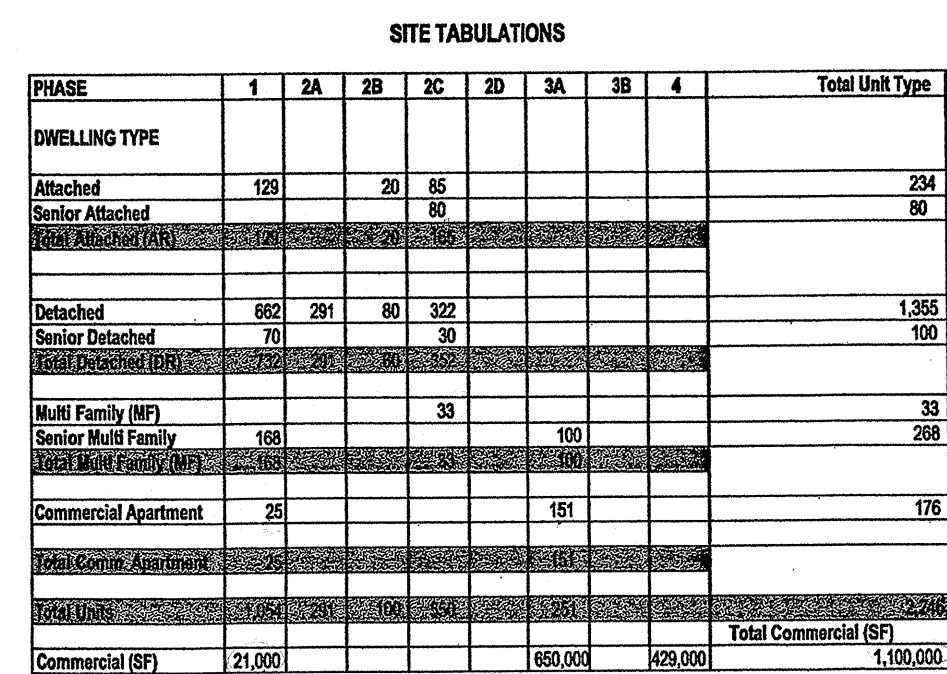


W H A
ARCHITECTURE AND PLANNING
2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 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PROPOSED ZONING PLAN			
EMBERY MILL Aquia District STANFORD COUNTY, VA			
PHRA			
DESIGN	CHKD	PHRA	DATE
DRAWN	CHKD	DATE	12/98
CHECKED	CHKD	SCALE	1"=100'
SHEET	4 OF 8	FILE NO.	5763-1-2

Property Line _____
Phasing _____



SITE TABULATIONS									
PHASE	1	2A	2B	2C	2D	3A	3B	4	Total Unit Type
DWELLING TYPE									
Attached	128		20	65					234
Senior Attached									80
Total Attached (TA)	128		20	65					
Detached	662	291	80	322					1,355
Senior Detached	70			39					109
Total Detached (TD)	732	291	80	361					
Multi Family (MF)				33					33
Senior Multi Family	189								288
Total Multi Family (MF)	189			33					
Commercial Apartment	25					151			176
Total Comm/ Admin/ Misc	25					151			
Total Units	17,004	3,291	100	354	3,253	650,000	429,000		2,066,648
Commercial (SF)	21,004					650,000	429,000		1,100,000

DESIGN	GMH	SURVEY	PHRA
DRAWN	GMH	DATE	12/98
CHECKED	GMH	SCALE	1"=400'
SHEET	5 OF 8	FILE NO.	5763-1-2

PHR&A

Pratt Herald, Rust & Associates PC
1001 1st Ave. N. Suite 1000
Minneapolis, MN 55401
612-448-4130

Offices:
Fairfax, Va.
Broomfield, Co.
Leesburg, Va.
Farmingdale, N.Y.
Chillum, Va.
Winchester, Va.
Washington, D.C.
Woodbridge, Va.



PHASING PLAN

EMERSON MILL
Aquia District
Stafford County, Virginia

SUBJECT

PROFESSIONAL SEAL

[illegible]

Legend

Minor Arterial
Urban Collector
Private Street
Right-in/Right-out #
Roadway Link*
Mine Road "F"

Phasing
Proposed New I-45 Interchange
(By Others)
*Roadway Links are shown to correspond to Proffers
and not to represent final street names

Private Streets proposed for Commercial/Residential lot access
South of South Residential "A"
Additional Private Streets shown as alleys

Note: See Sheet 6A and 6B
for corresponding Street
Layout Sections

DESIGN	DATE	BY	CHKD	DATE	BY	CHKD	DATE	BY	CHKD
DESIGN	12/98	GH	GH	12/98	GH	GH	12/98	GH	GH
DRAWN		GH	GH		GH	GH		GH	GH
CHECKED		GH	GH		GH	GH		GH	GH
DATE		GH	GH		GH	GH		GH	GH

PH&A
PETER H. ANDERSON & ASSOCIATES
INCORPORATED
10000 WOODBRIDGE AVENUE
SUITE 100
DALLAS, TEXAS 75243
(214) 343-1111
FAX (214) 343-1112

TRANSPORTATION PLAN

PROJECT
EMBREY MILL
AQUA DISTRICT
STAFFORD COUNTY, VA

PROFESSIONAL SEAL

NO.	DESCRIPTION	DATE	APPROVED	DATE
1	DESIGNED BY			
2	CHECKED BY			
3	DRAWN BY			
4	IN CHARGE			
5	DATE			

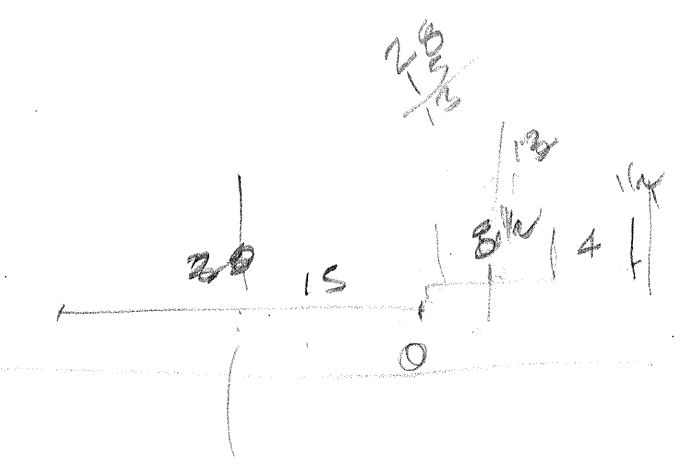
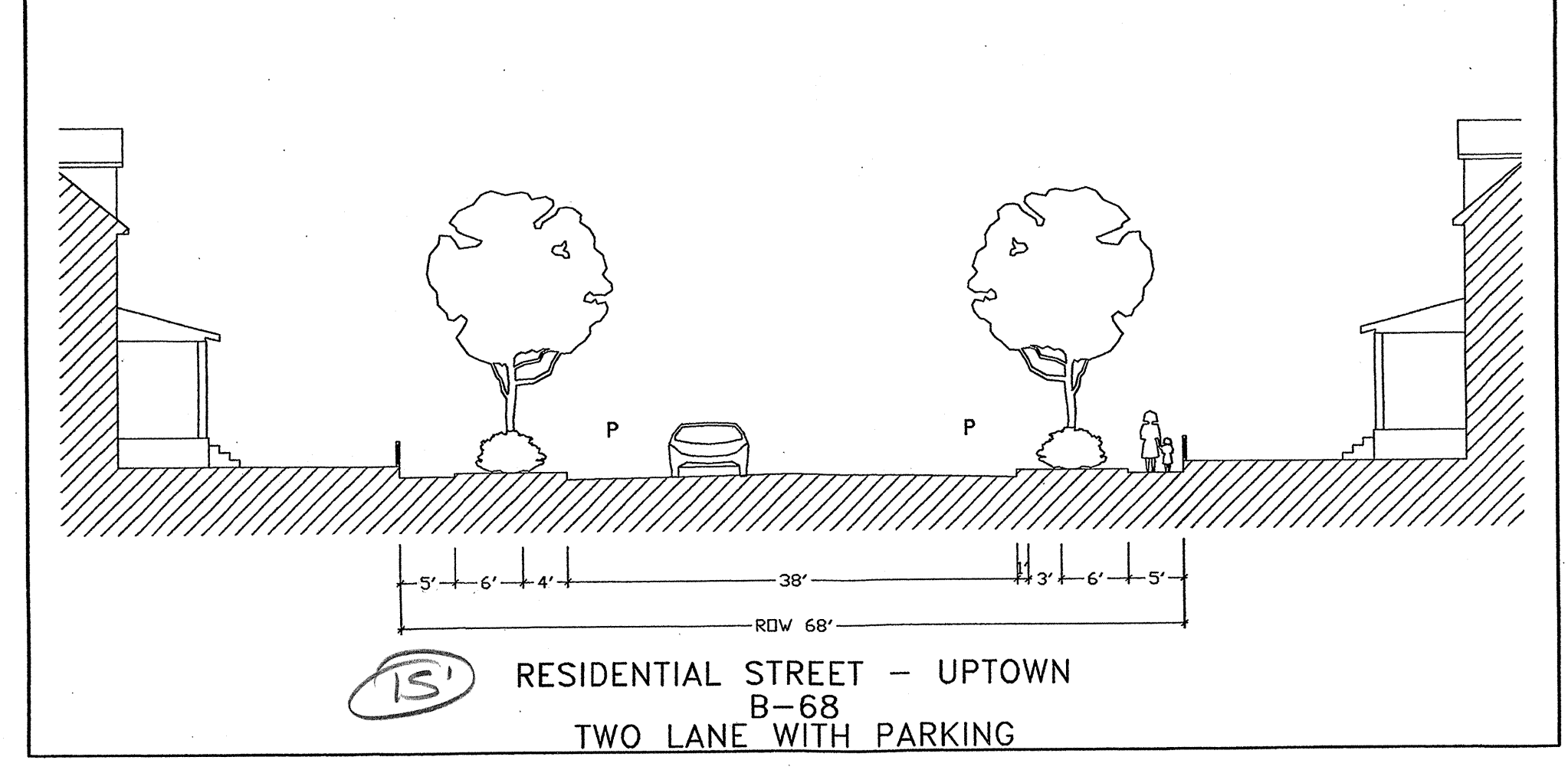
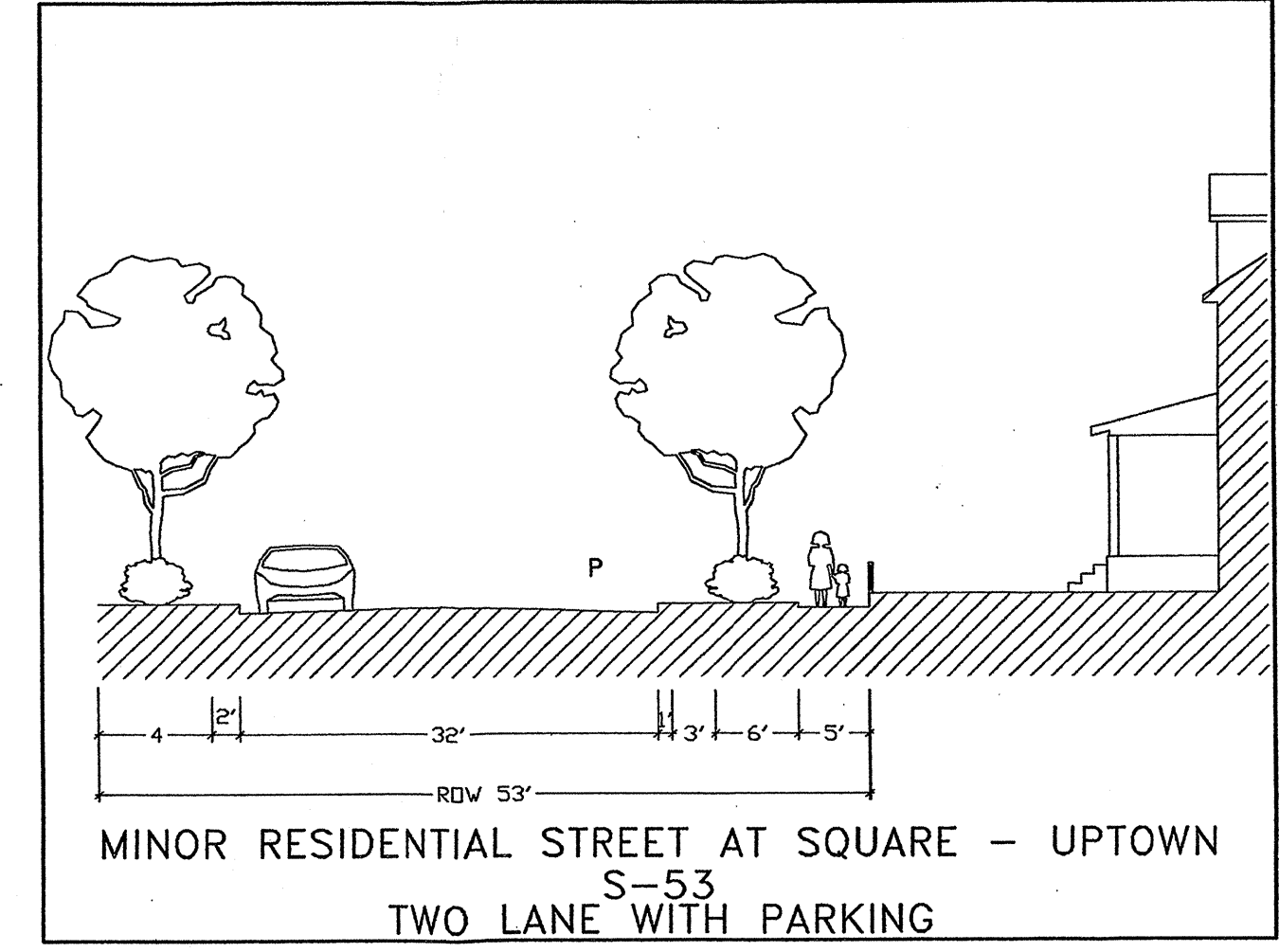
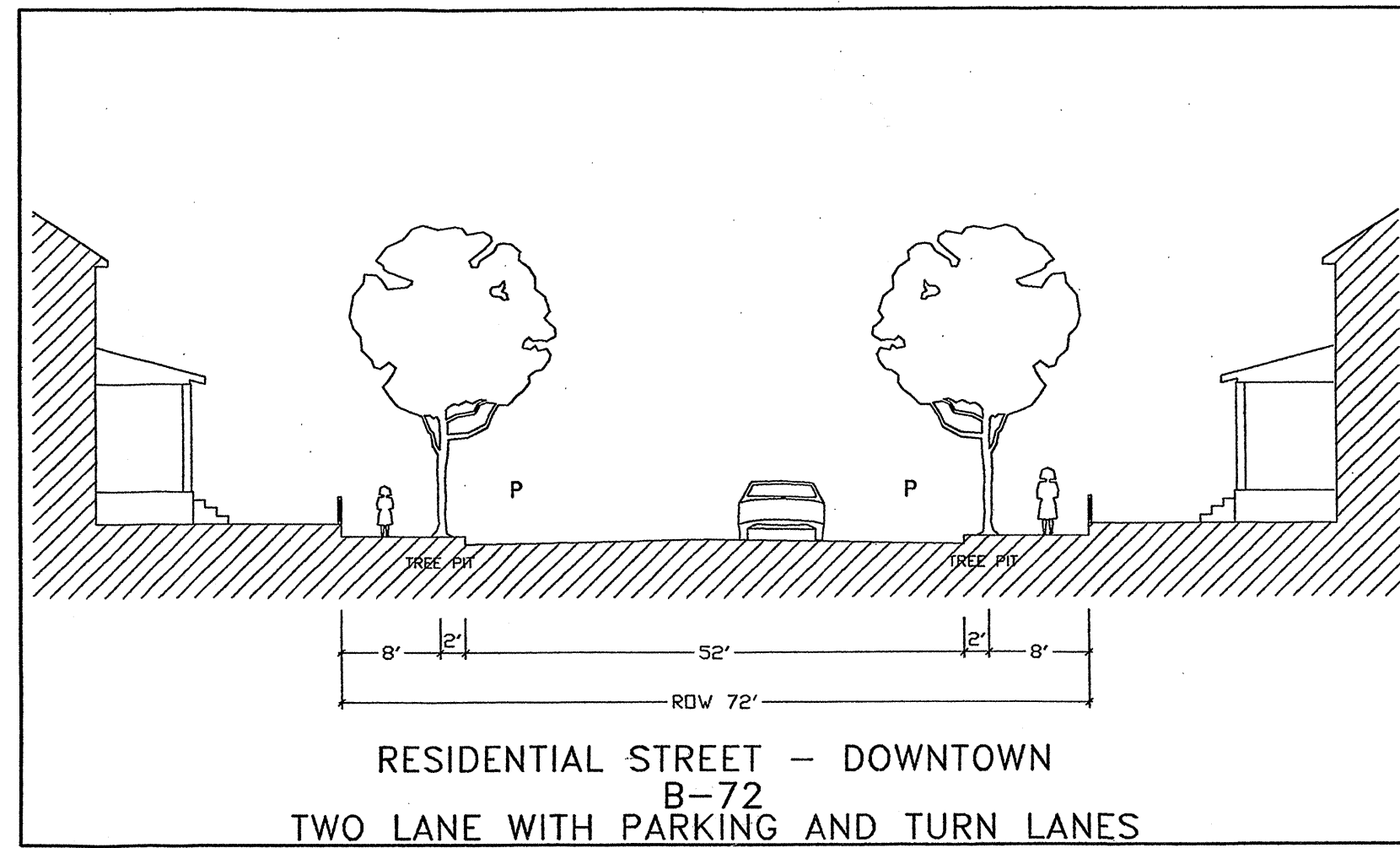
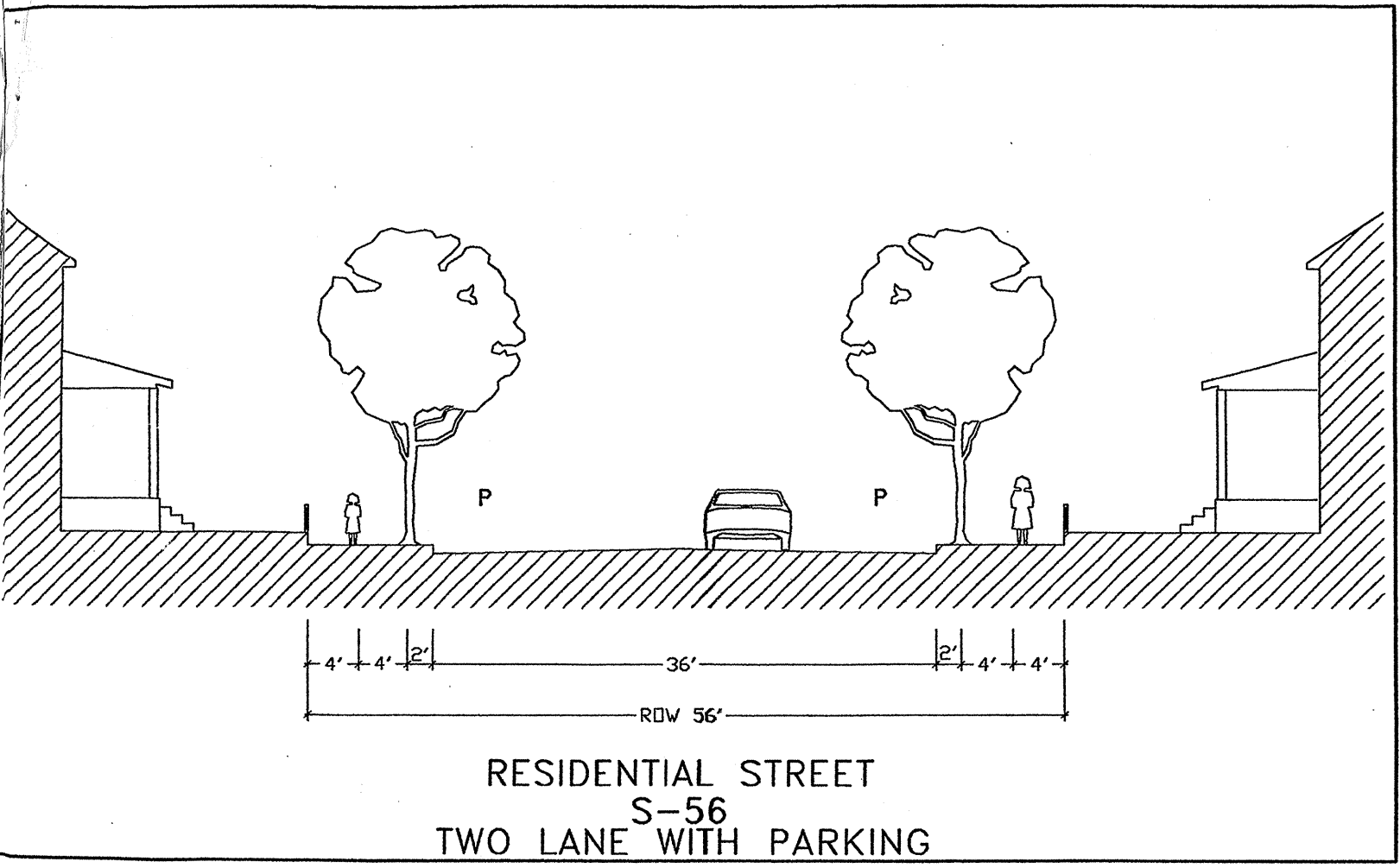
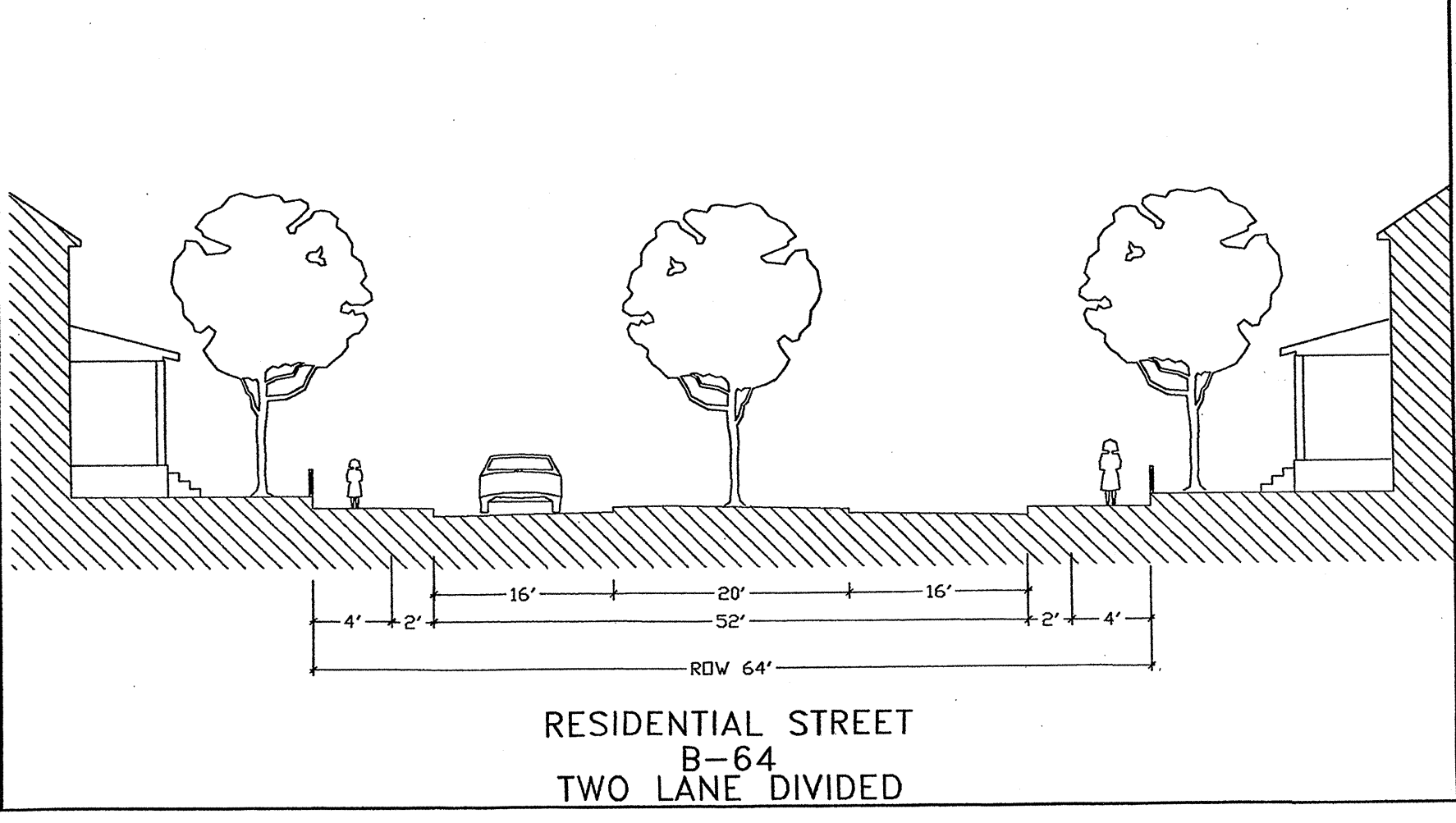
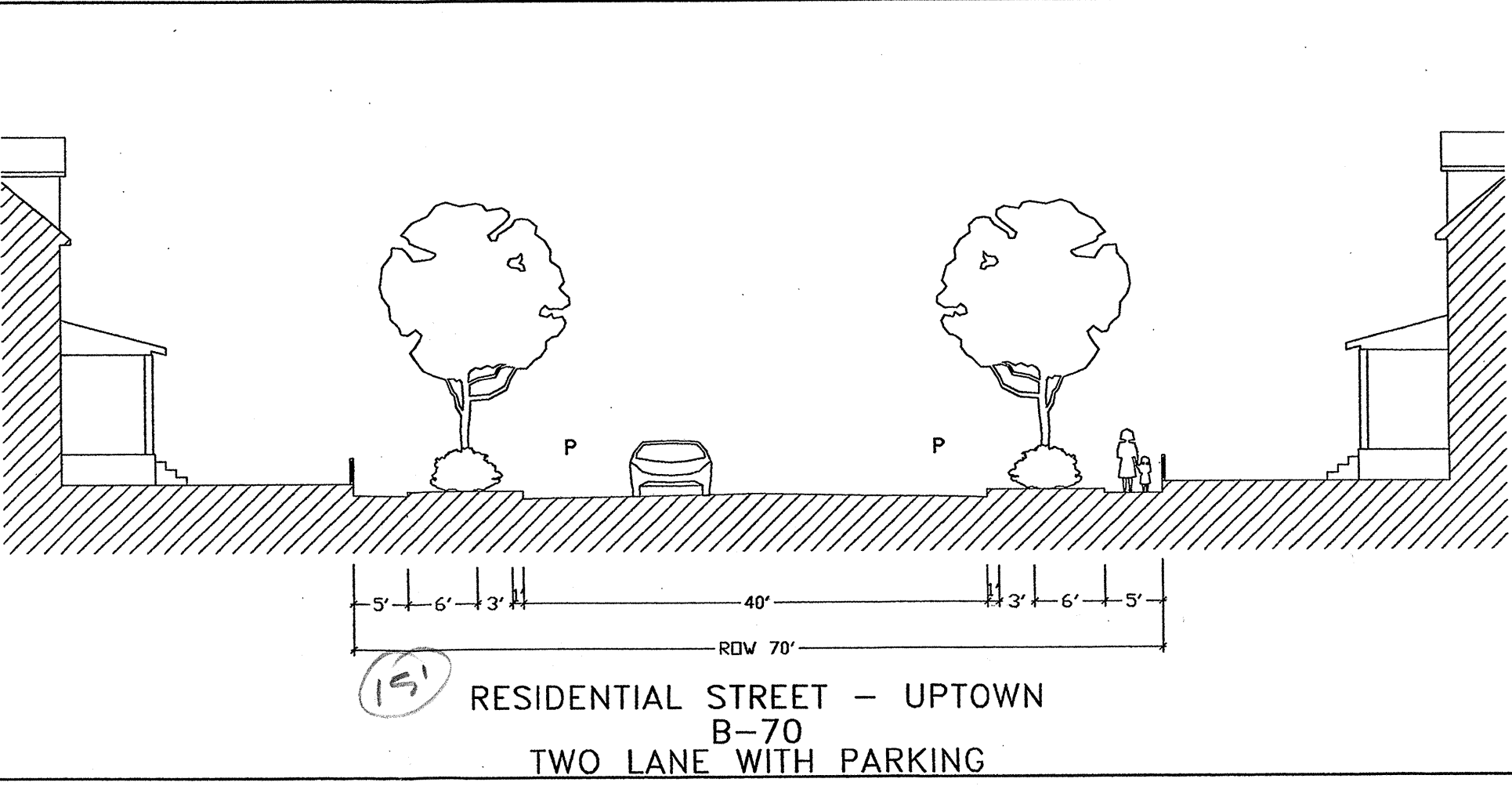
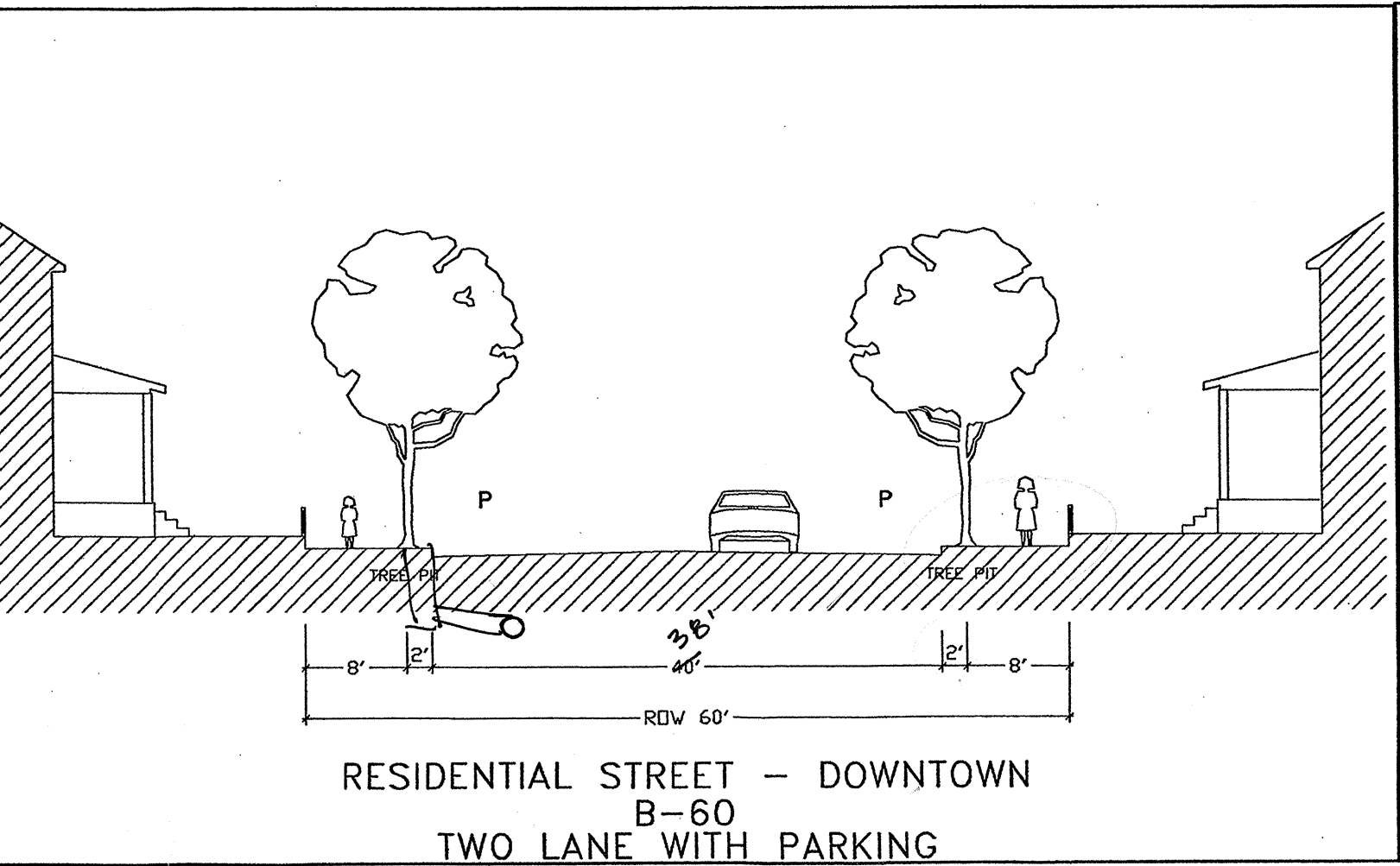
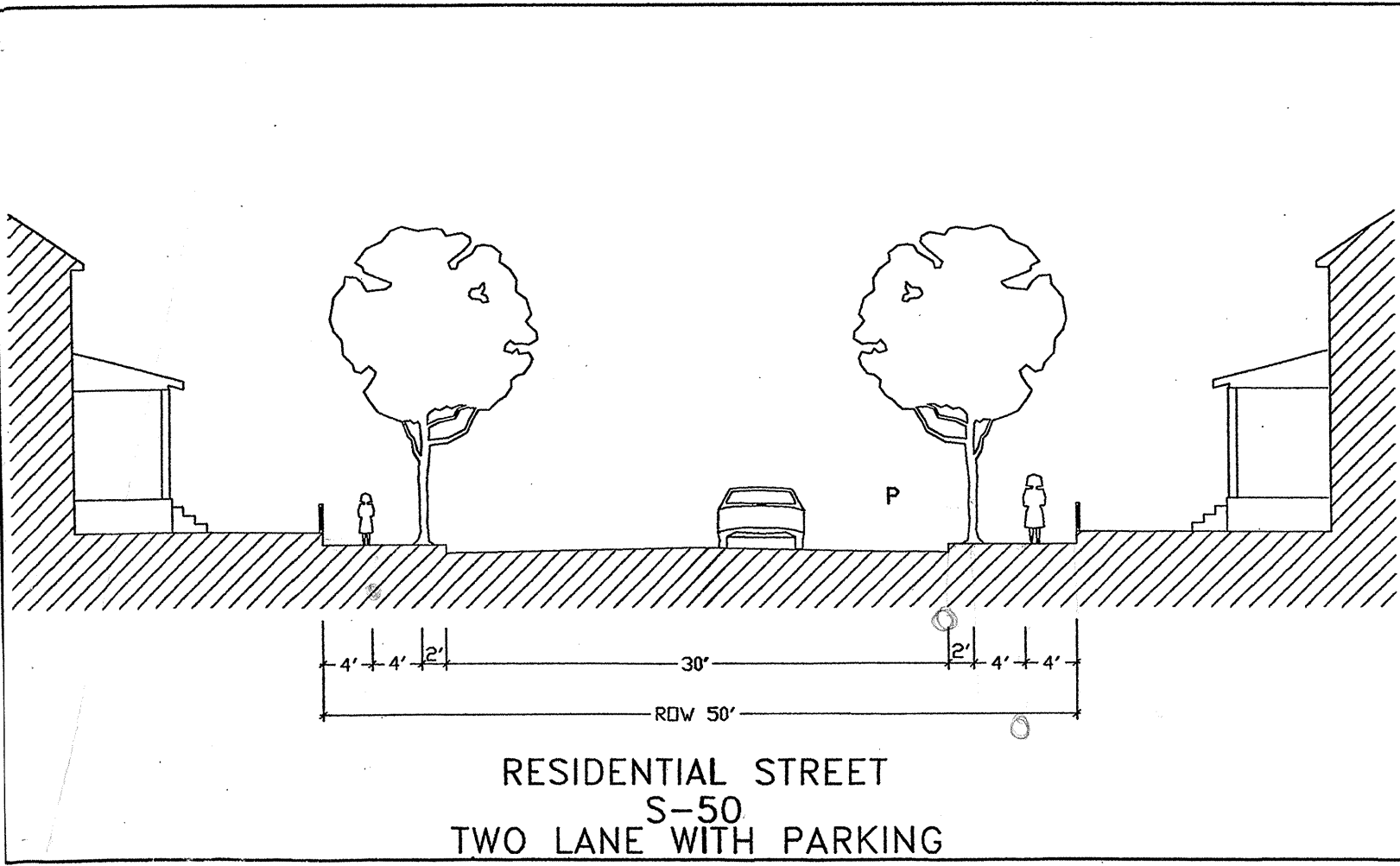
SECTION	CHH	PHRA
DRAWN	CHH	DATE 12/98
CHECKED	CHH	SCALE N/A
SHEET	1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, 1K, 1L, 1M, 1N, 1O, 1P, 1Q, 1R, 1S, 1T, 1U, 1V, 1W, 1X, 1Y, 1Z	FILE 5763-1-2

PHRA
PETER HARRIS & ASSOCIATES
ARCHITECTS & PLANNERS
1000 N. 1ST ST., SUITE 100
DURHAM, NC 27601
TEL: 919.286.1111
WWW.PHRA.COM

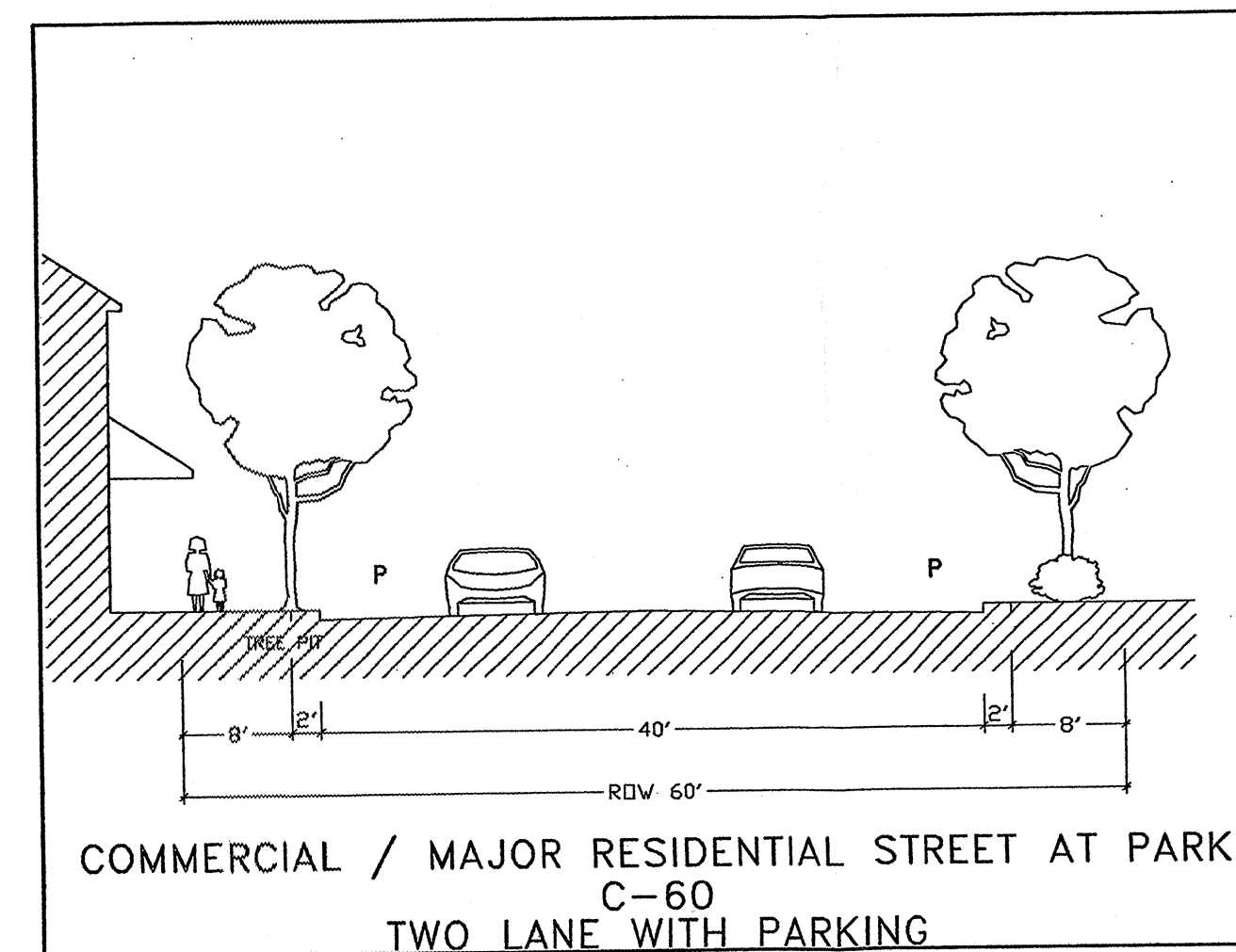
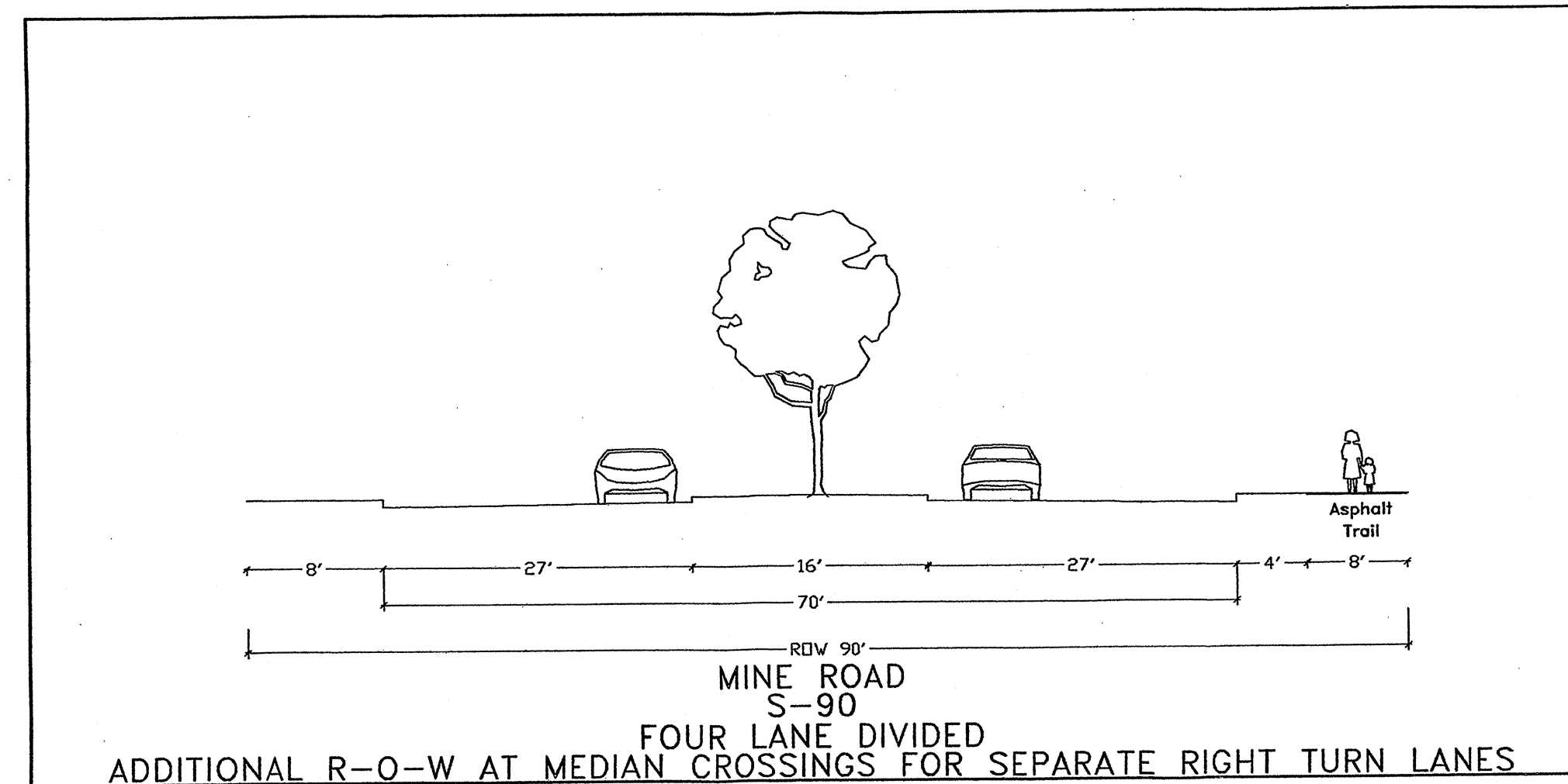
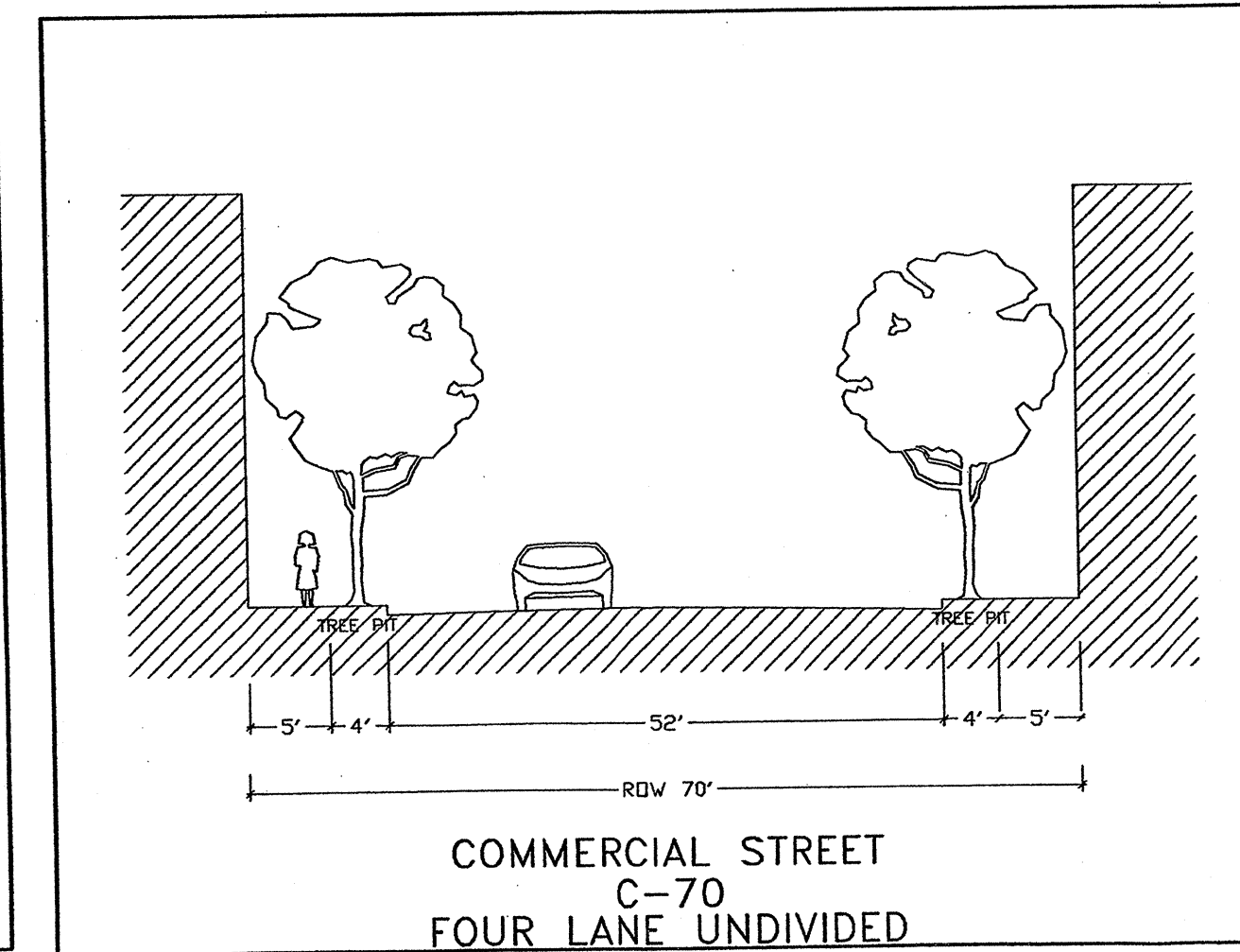
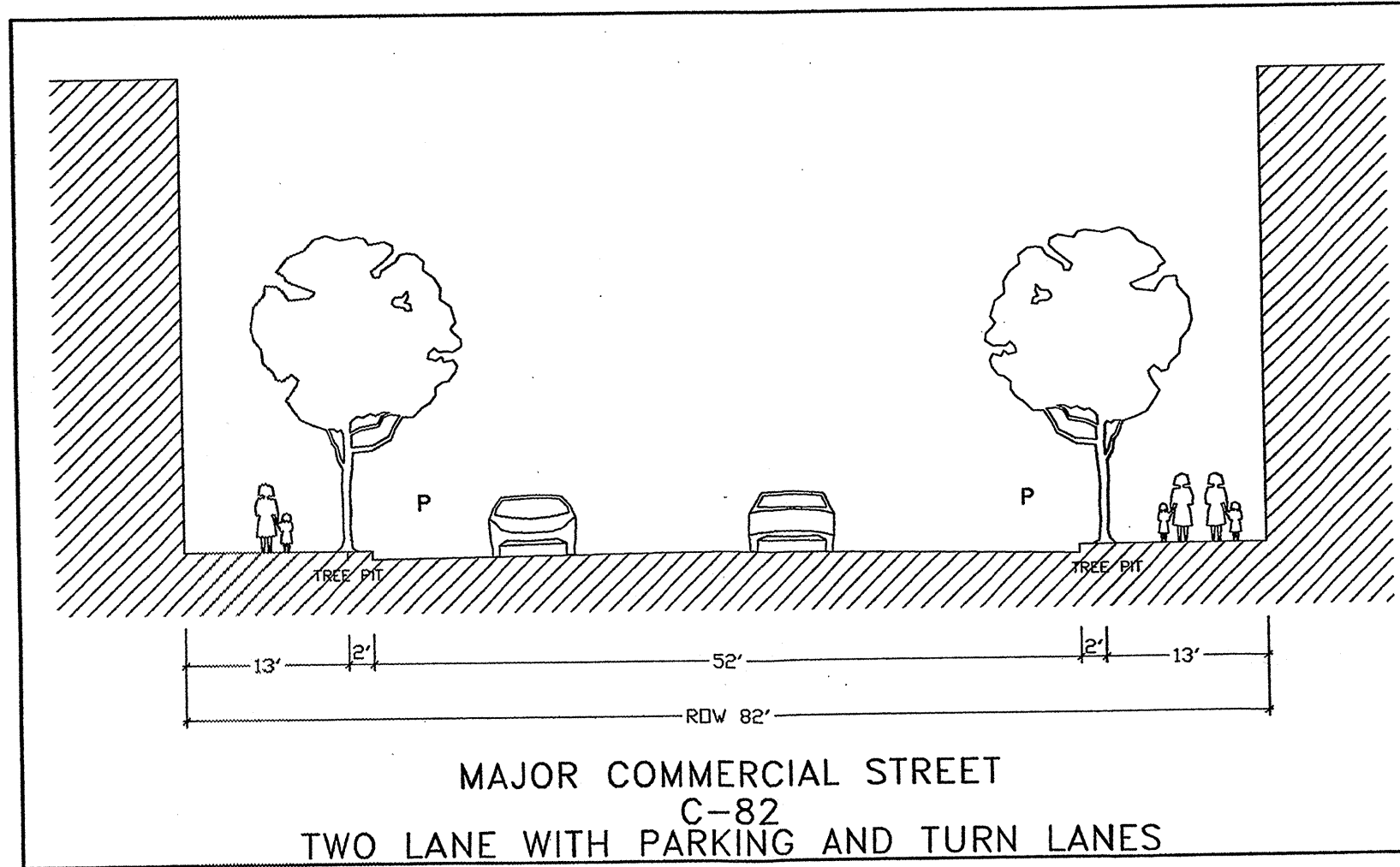
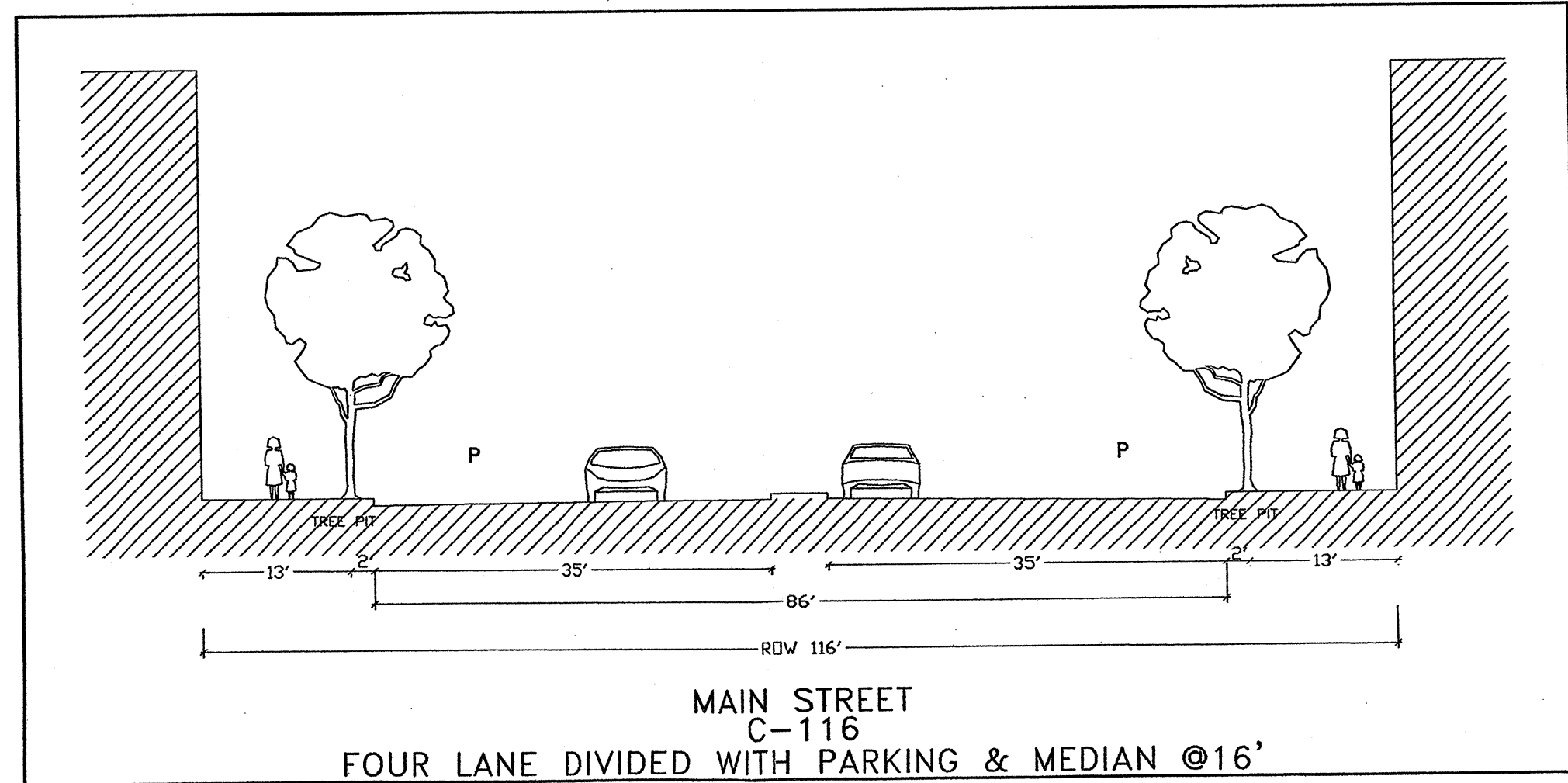
STREET SECTIONS
RESIDENTIAL

EMBLEY MILL
STAFFORD COUNTY, VA

REVISION	DATE	APPROVED
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		



NOTE:
DIMENSIONS SHOWN ALLOW FOR STREETScape
AND UTILITIES.
FINAL CROSS SECTION SUBJECT TO VDOT REVIEW.



NOTE:
DIMENSIONS SHOWN ALLOW FOR STREETScape
AND UTILITIES.
FINAL CROSS SECTION SUBJECT TO VDOT REVIEW.

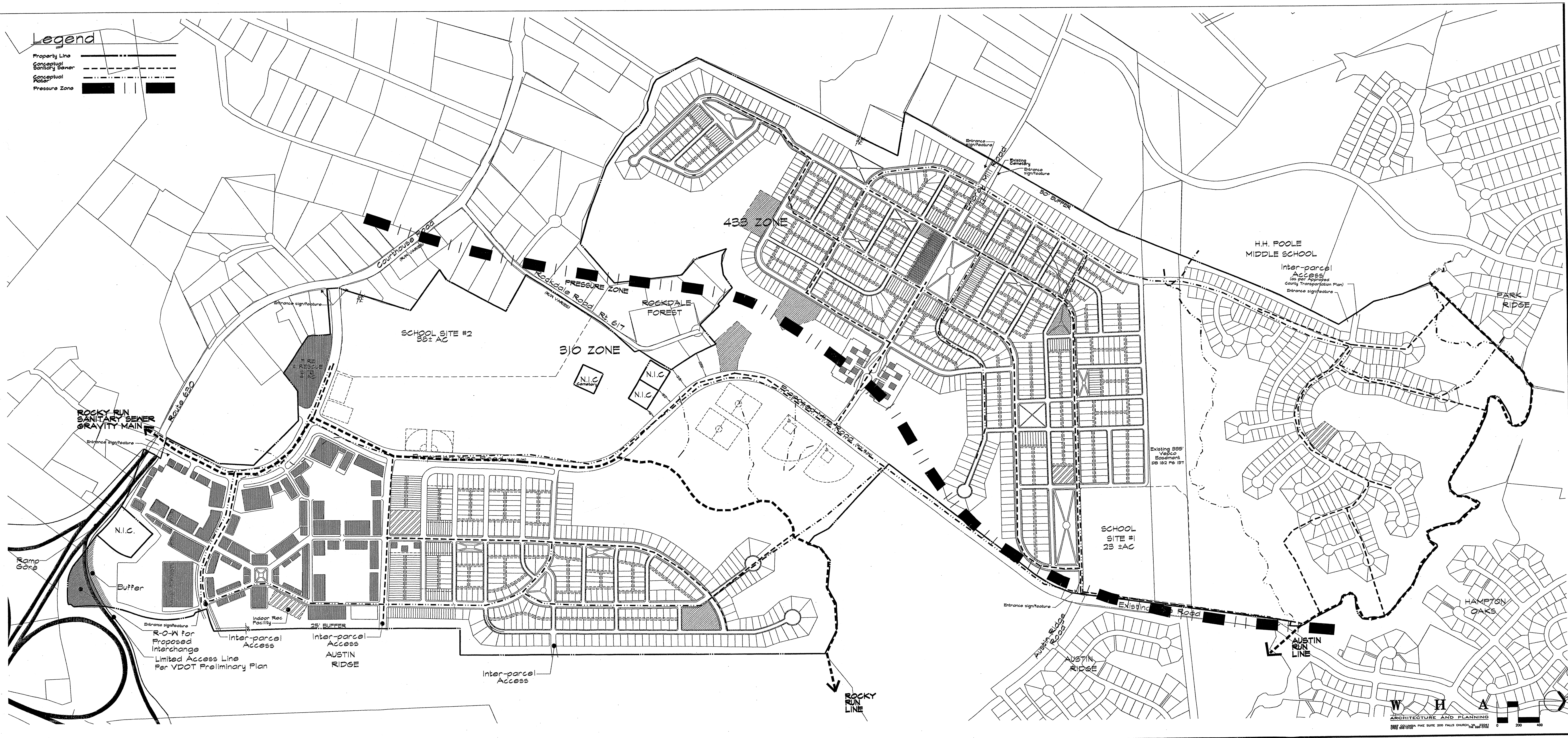
NO.	DESCRIPTION	DATE	BY	APPROVED	DATE
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2	PERMIT				
3	CONSTRUCTION				
4	AS-BUILT				

PROJECT
EMBREY MILL
STAFFORD COUNTY, VA

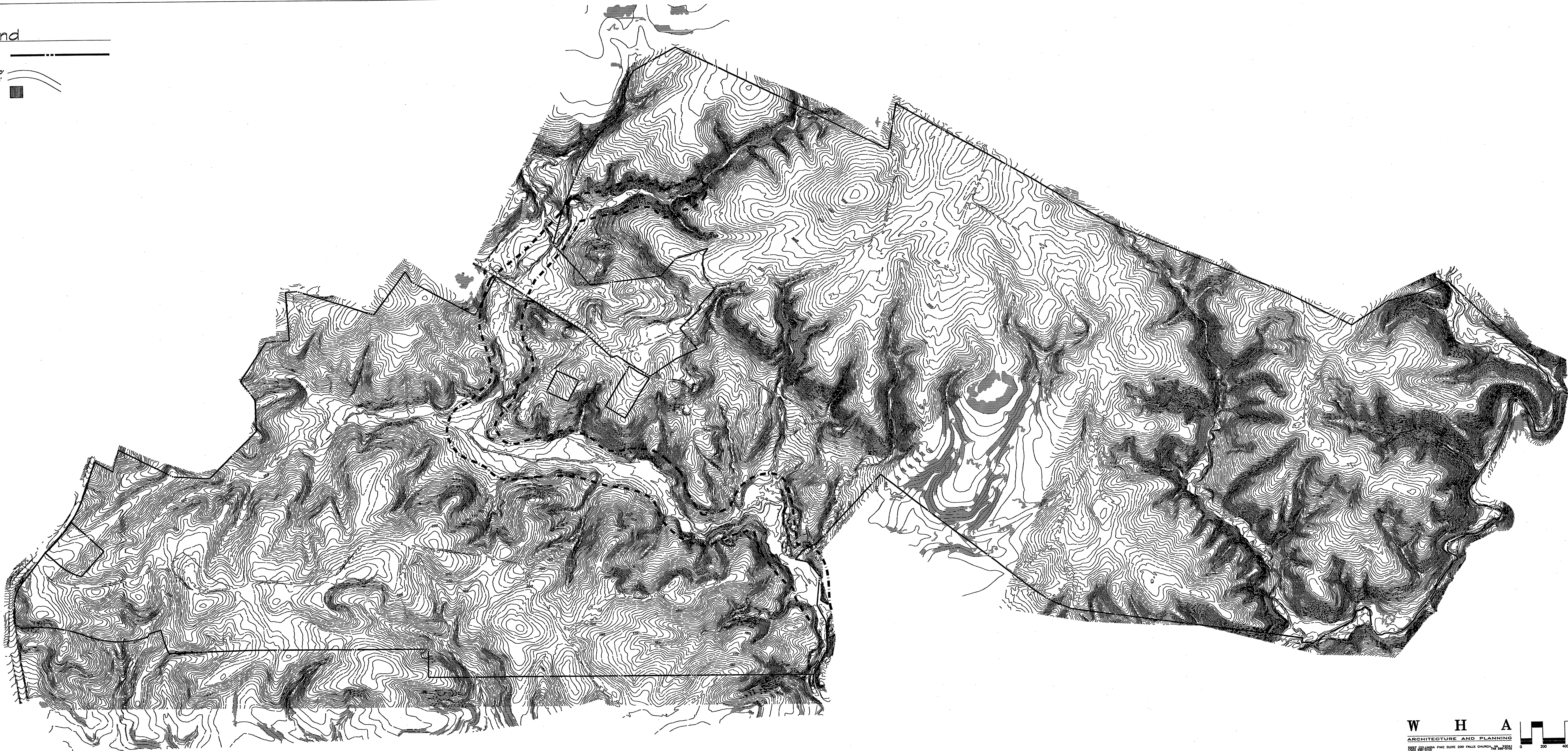
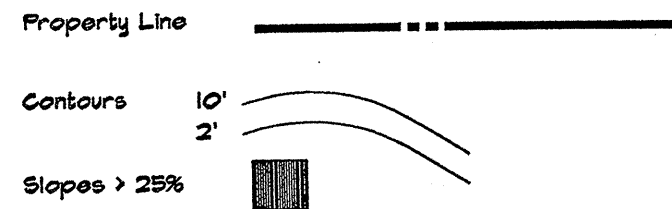
TITLE
STREET
SECTIONS
COMMERCIAL

PHRA
Professional
Planning
Research
Architecture
2007 COLUMBIA PIKE SUITE 200 FALLS CHURCH, VA 22024
703 441-5555 FAX 703 441-5556

DESIGN	CHECK	DATE	FILE NO.
DESIGN	CHECK	DATE	FILE NO.
DESIGN	CHECK	DATE	FILE NO.
DESIGN	CHECK	DATE	FILE NO.

[illegible]

Legend



NO.	REVISION	DATE	BY	APPROVED	DATE
1	Initial				
2	Revised				
3	Revised				
4	Revised				
5	Revised				
6	Revised				
7	Revised				
8	Revised				
9	Revised				
10	Revised				

PROJECT	PROFESSIONAL SEAL
EMBREY MILL Aquia District STAFFORD COUNTY, VA	

TITLE
ENVIRONMENTAL INVENTORY TOPOGRAPHY

DESIGN	PHR&A
DRAWN	GMH
CHECKED	GMH
SHEET	8 OF 8

PHR&A
Patterson Herring, Bartlett & Associates, LLC
10000 Old Dominion Blvd., Suite 100
Manassas, VA 20108
703.791.1100
www.phranda.com

Office:
Patterson Herring, Bartlett & Associates, LLC
10000 Old Dominion Blvd., Suite 100
Manassas, VA 20108
703.791.1100
www.phranda.com

DESIGN	PHR&A
DRAWN	GMH
CHECKED	GMH
SHEET	8 OF 8

PHR&A
Patterson Herring, Bartlett & Associates, LLC
10000 Old Dominion Blvd., Suite 100
Manassas, VA 20108
703.791.1100
www.phranda.com

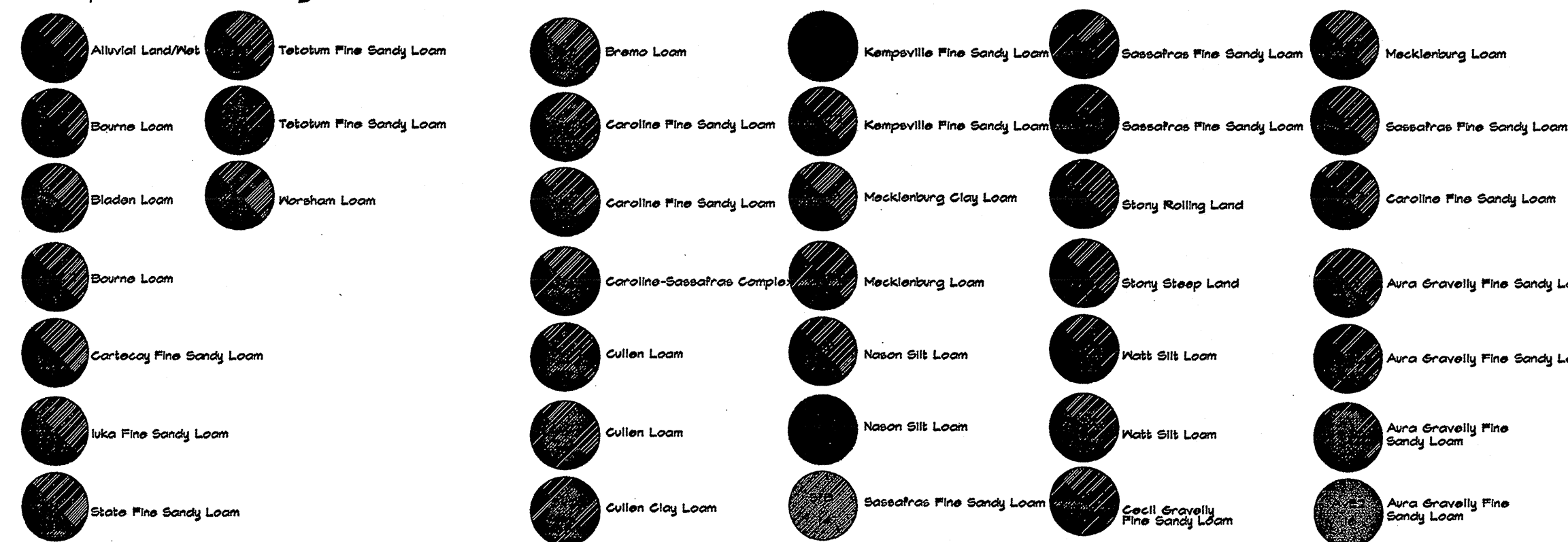
Office:
Patterson Herring, Bartlett & Associates, LLC
10000 Old Dominion Blvd., Suite 100
Manassas, VA 20108
703.791.1100
www.phranda.com

Property Line

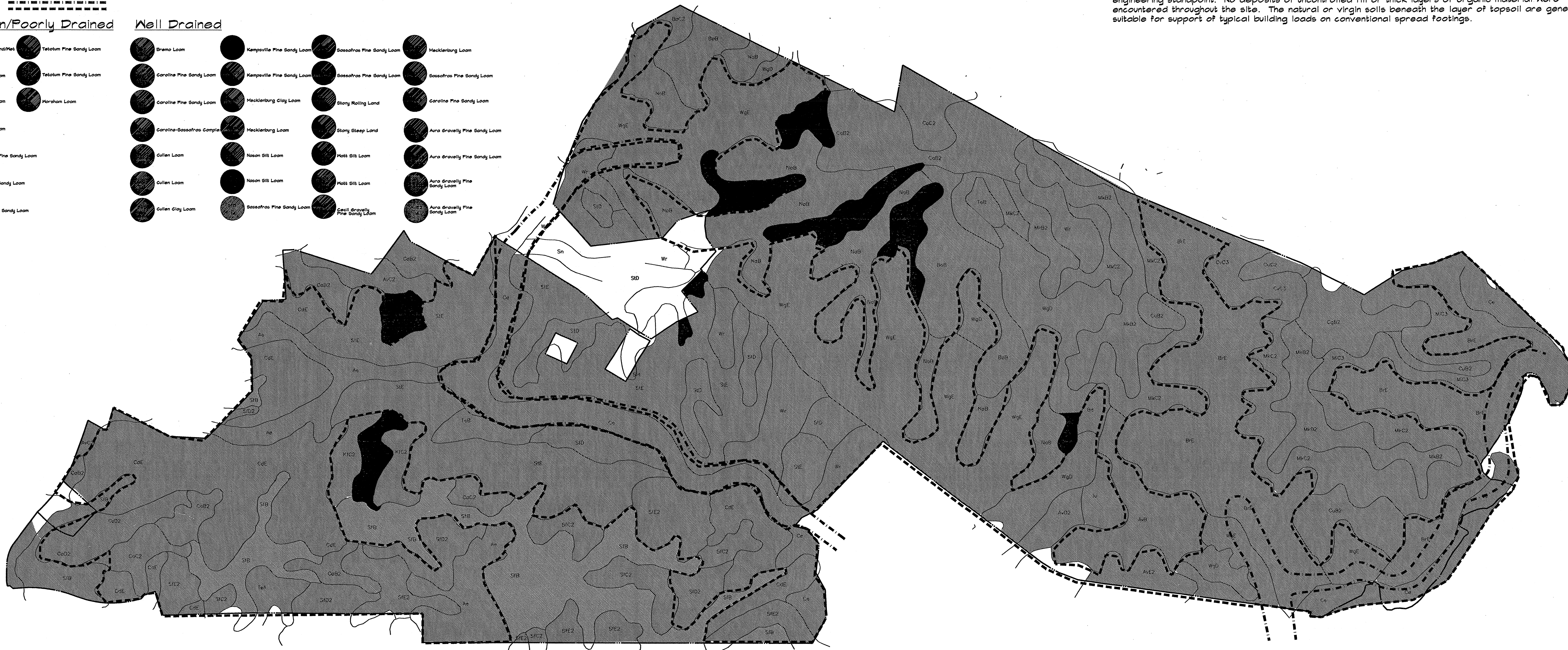
RPA

LRMA

Well Drained



Based on information taken from the Geotechnical Feasibility Study prepared by PHR&A dated November 1989, this site may be considered suitable for the proposed development from a geotechnical engineering standpoint. No deposits of uncontrolled fill or thick layers of organic material were encountered throughout the site. The natural or virgin soils beneath the layer of topsoil are generally suitable for support of typical building loads on conventional spread footings.



W H A
ARCHITECTURE AND PLANNING

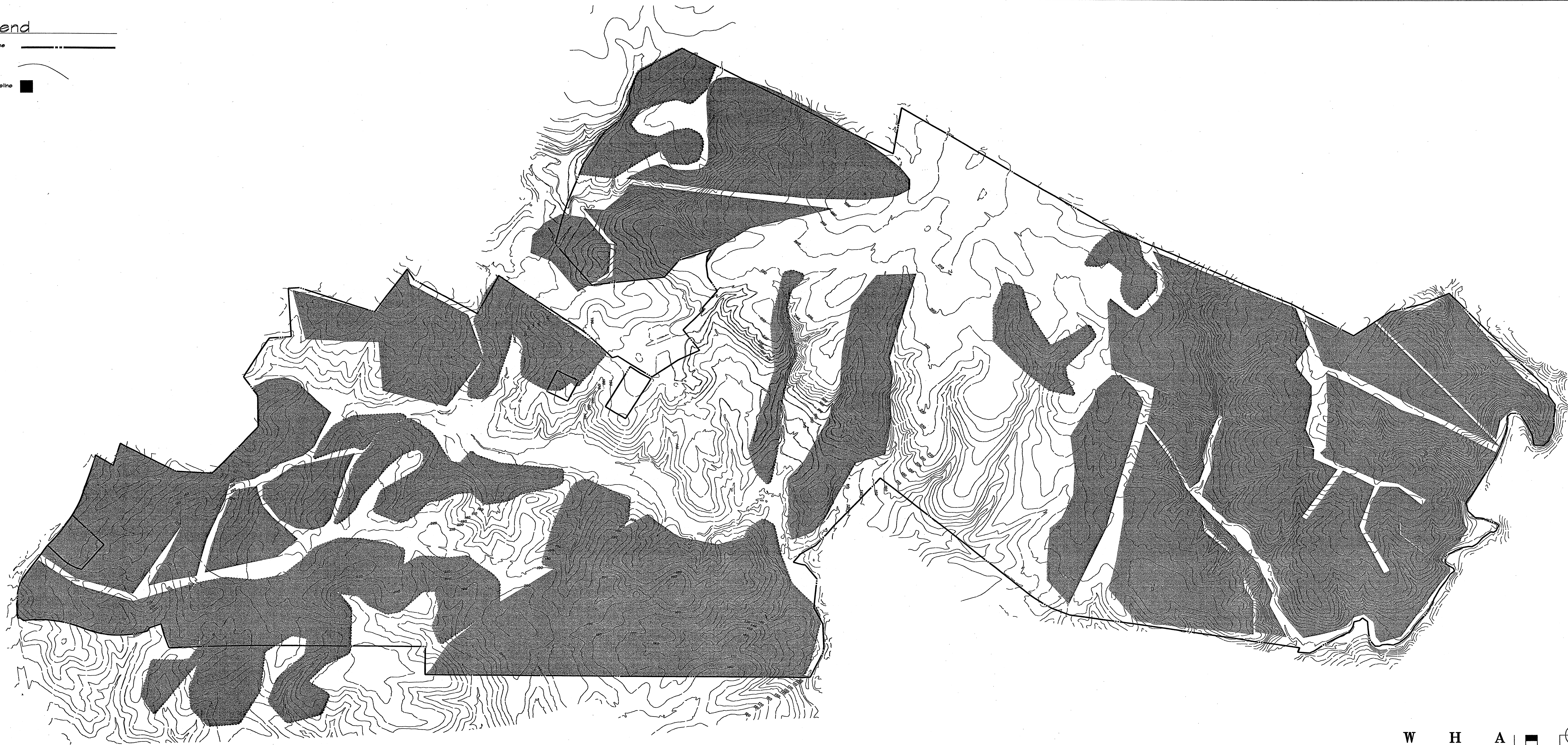
5607 COLUMBIA PIKE SUITE 200 FALLS CHURCH, VA 22041
(703) 998-0100 FAX 998-0102

[illegible]

Property Line

Contours

Existing Tree Line



W H A
ARCHITECTURE AND PLANNING
5827 COLUMBIA PIKE SUITE 200 FALLS CHURCH, VA 22041
(703) 981-3100 FAX 998-5102

NO.	DESCRIPTION	DATE	RECEIVED	APPROVED	DATE
1	Received per Govt. comments	4/9/91			
2	Received per Govt. comments	7/9/91			
3	Received per VDOT comments	8/9/91			
4	Received per Govt. comments	11/9/91			
5	Received per Govt. comments	12/9/91			

PROFESSIONAL SEAL

PROJECT

EMBREY MILL
STAFFORD COUNTY, VA

3711.

ENVIRONMENTAL INVENTORY
VEGETATION

PHR&A

Offices:
Fairfax, Va.
Bridgewater, Va.
Leesburg, Va.
Virginia Beach, Va.
Chantilly, Va.
Winchester, Va.
Woodbridge, Va.

DESIGN	GMH	SURVEY	PHRA
DRAWN	GMH	DATE	12/98
CHECKED	GMH	SCALE	1"=400'
SHEET	8C OF 8	FILE NO.	5763-1-2

