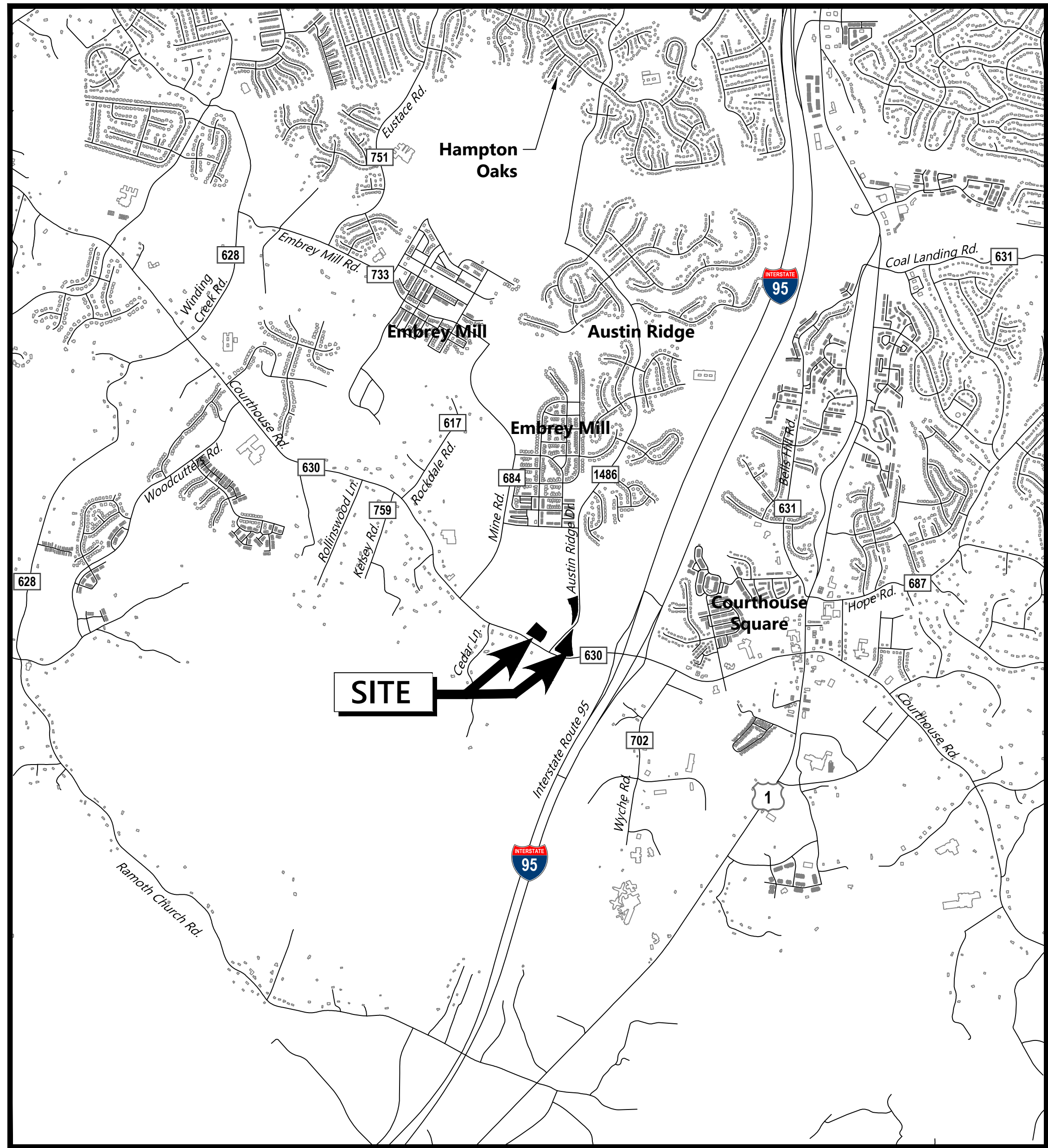


A PORTION OF PARCEL 29-70K, A PORTION OF 29-60C AND A PORTION OF 29-53B

PARCELS SUBJECT TO CUP

PARCEL	OWNER	ZONED	USE	AREA
29-70K (PART OF)	O' CONOR G ASHBY	PD-2	VACANT/RESIDENTIAL	2.27 Ac
29-60C (PART OF)	NORTH STAFFORD ASSOCIATES LC	PD-2	VACANT/COMMERCIAL	0.23 Ac
29-53B (PART OF)	NORTH STAFFORD ASSOCIATES LC	PD-2	VACANT/COMMERCIAL	8.55 Ac



- 1. OWNER/APPLICANT**
NORTH STAFFORD ASSOCIATES, LC
CONTACT: ANDY FREEMAN
2407 COLUMBIA PIKE, SUITE 200
ARLINGTON, VA 22204
443-562-3617
EMAIL: ANDY@BMSMITH.NET
- 2. CIVIL ENGINEER**
VHB
Contact: KATHY HALPAUS, PE
115 SOUTH 15TH STREET - SUITE 200
RICHMOND, VA 23223
804-343-7100 FAX 804-343-1713
EMAIL: KHALPAUS@VHB.COM
- 3. ARCHITECTURE AND CONCEPTUAL PLANNING**
WHA ARCHITECTURE & PLANNING
CONTACT: BRUCE KEITH
1408 N. FILLMORE STREET- SUITE 9
ARLINGTON, VA 22201
703-527-1227 FAX 703-527-1630
EMAIL: BRUCE@WHAPC.COM
- 4. LAND USE ATTORNEY**
LEMING & HEALY PC
CONTACT: CLARK LEMING
233 GARRISONVILLE ROAD- SUITE 204
STAFFORD, VA 22554
540-659-5155
EMAIL: LEMINGANDHEALY1@MSN.COM
- 5. LANDSCAPE ARCHITECT**
ANNAPOLIS LANDSCAPE ARCHITECTS
CONTACT: SHELLEY RENTSCH
54 SOUTHGATE AVENUE
ANNAPOLIS, MD 21401
443-995-8361
EMAIL: SHELLEY@ANNAPOLISLA.COM

1	COVER SHEET
2	CUP PLAT
3	OVERALL EXISTING CONDITIONS
4	GENERALIZED DEVELOPMENT PLAN
FOR REFERENCE	
L2.00	PLANTING PLAN KEY (PLAN: EMBREY MILL TOWN CENTER - SOUTH PHASE)

W H A

ARCHITECTURE AND PLANNING

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

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

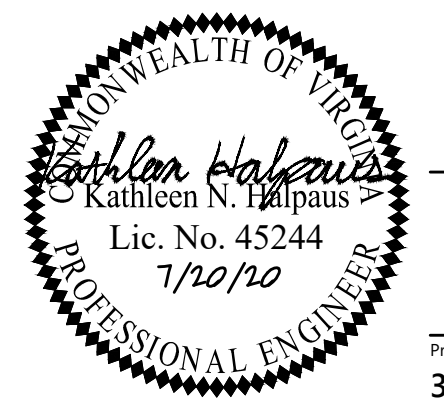
Courthouse Road and Austin Ridge Drive
Stafford County, Virginia

[illegible]

Not Approved for Construction

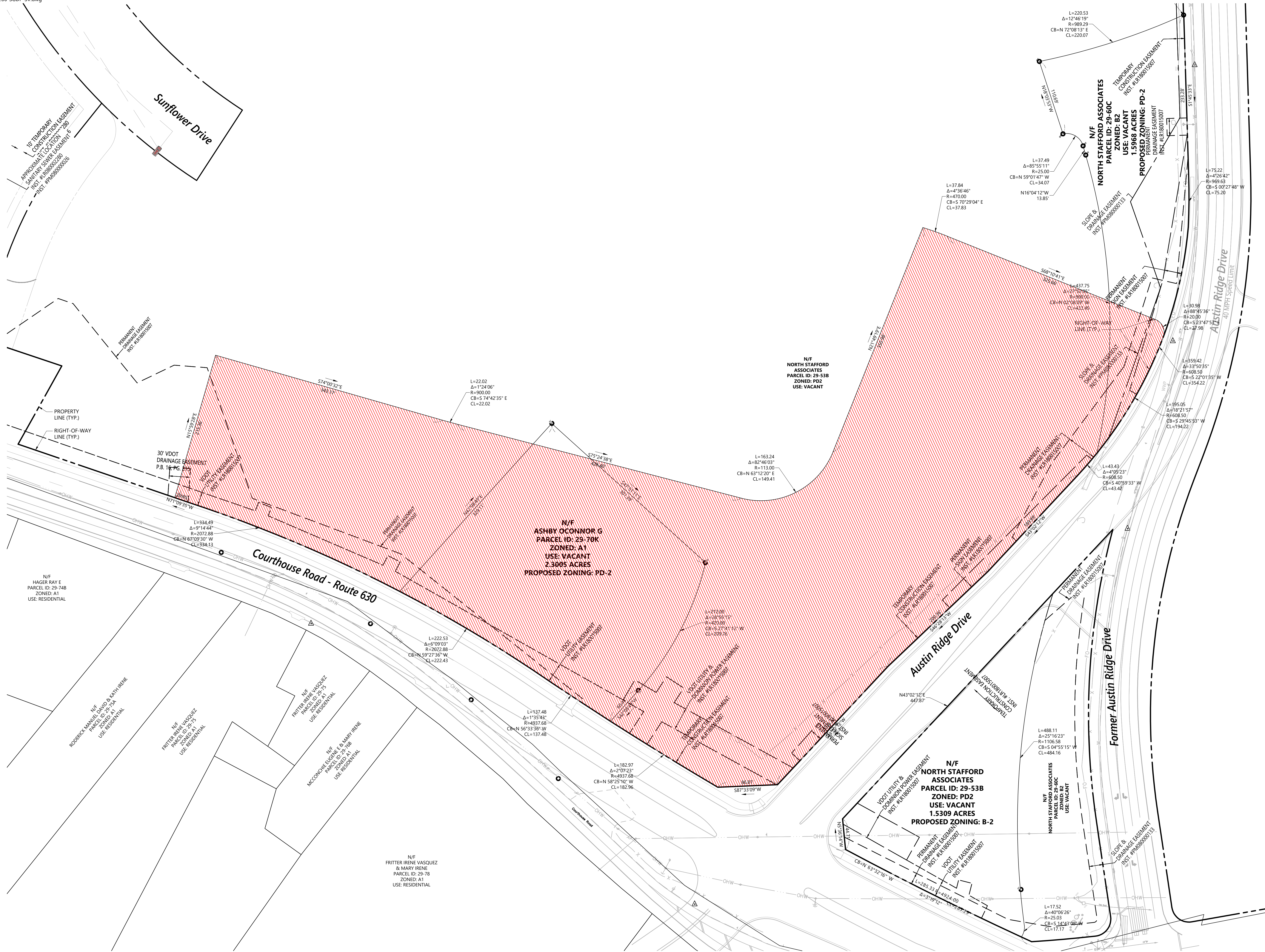
Cover Sheet

Drawing Number




1

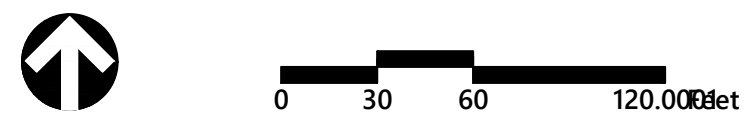
Project Number
34488.00



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LEGEND

 PORTION OF PROPERTIES SUBJECT TO CONDITIONAL USE PERMIT



Embrey Mill Town Center

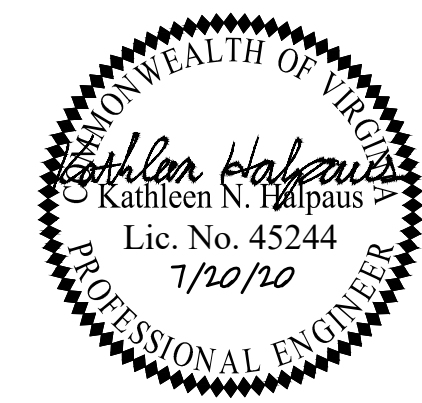
Courthouse Road and Austin Ridge Drive
Stafford County, Virginia

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Not Approved for Construction

Drawing Title

CUP Plat





**Courthouse Road and Austin Ridge Drive
Stafford County, Virginia**

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Overall Existing Conditions



MAXIMUM FLOOR AREA RATIO PERMITTED: 0.75
FLOOR AREA RATIO PROPOSED: 2.72ACRES/ 20.28 ACRES = 0.13

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. 212-115
 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 5101504133E AND 5101504114E DATED FEB 4 2005.
 7. THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON 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. GRAVEL TRAILS ARE REQUIRED FOR ALL USES THAT ARE FOOD PREPARATION FACILITIES
 11. BUILDING AND STREET LAYOUT IS ILLUSTRATIVE ONLY AND SHALL NOT BE PROFFERED.
 12. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH STAFFORD COUNTY ZONING ORDINANCE.







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

ANNAPOLIS
LANDSCAPE
ARCHITECTS

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


W H A

ARCHITECTURE AND PLANNING

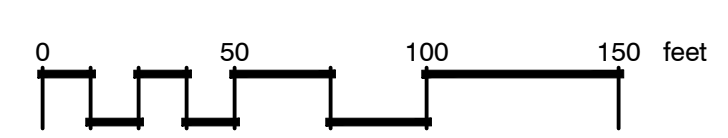
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ARLINGTON, VA 22204
703-920-2200
CONTACT: ANDY FREEMAN



NORTH



0 50 100 150 feet
SCALE: 1" = 50'

Embrey Mill Town Center
South Phase

Courthouse Road and Austin Ridge Drive
Stafford County, Virginia

No.	Revision	Date	Apprd.

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

Project Number
34488.00