

Site Data

PROPERTY OWNERS:	NORTH STAFFORD ASSOCIATES LC
STAFFORD COUNTY PIN:	29 72
ALTERNATE ID/PIN	18079
PROPERTY SIZE:	16.52 ACRES
EXISTING ZONING:	B2 - URBAN COMMERCIAL
EXISTING USE:	SINGLE FAMILY
PROPOSED USE:	COMMERCIAL
LAND SUMMARY:	
TOTAL LAND AREA:	16.52 ACRES
BUILDING SUMMARY:	
GROCERY	48,387 SF
SHOPS "A"	8,400 SF
SHOPS "B"	11,200 SF
SHOPS "C"	6,000 SF
TOTAL BUILDING AREA	73,987 SF

Parking Required

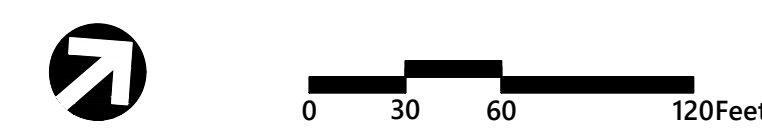
PARKING SPACE CALCULATIONS:

SHOPPING CENTER	
STANDARD SPACES:	235 SPACES
ACCESSIBLE SPACES:	7 SPACES
TOTAL PARKING REQUIRED:	242 SPACES
OVERALL PARKING RATIO:	5.00/1000
COMMERCIAL RETAIL (MEDIUM DENSITY)	
STANDARD SPACES:	123 SPACES
ACCESSIBLE SPACES:	5 SPACES
TOTAL PARKING REQUIRED:	128 SPACES
OVERALL PARKING RATIO:	5/1000
TOTAL OVERALL PARKING REQUIRED:	370 SPACES

Parking Provided

PARKING SPACE CALCULATIONS:

STANDARD SPACES:	378 SPACES
STANDARD ACCESSIBLE SPACES:	9 SPACES
ACCESSIBLE VAN SPACES:	6 SPACES
TOTAL PARKING PROVIDED:	393 SPACES
OVERALL PARKING RATIO:	5.3/1000 Sq



Market at Embrey Mill

Courthouse and Mine Road
Stafford County, Virginia

No.	Revision	Date	App'd.

Designed by	Checked by
Issued for	Date
	July 19, 2018

Generalized Development Plans
Not Approved for Construction
Drawing Title
Conceptual Site Plan

Drawing Number

CP-1

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