MAYFAIR

CONCEPT DEVELOPMENT PLAN

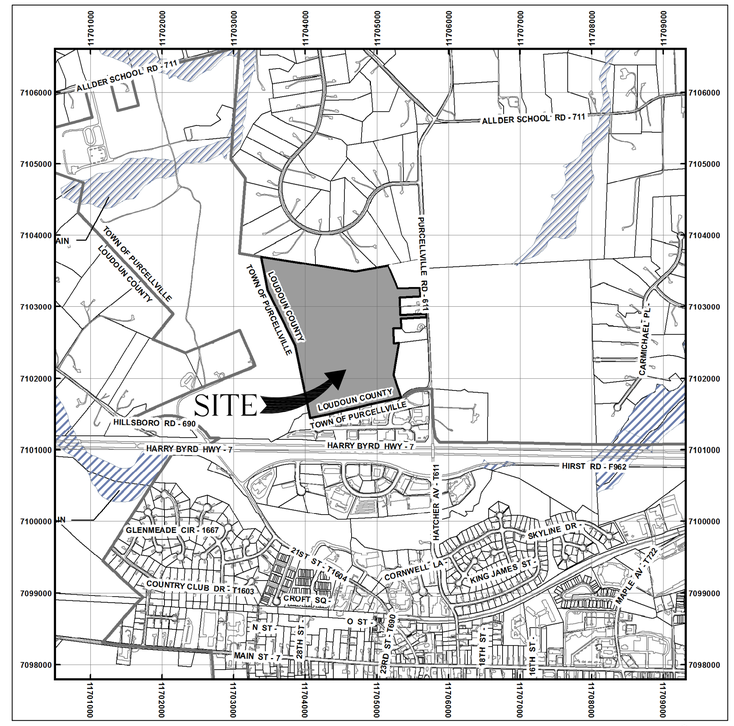
(SEE GENERAL NOTE 1)

GENERAL NOTES:

1. THE AMENDED CONCEPT DEVELOPMENT PLAN IS INTENDED WITH THE ACCEPTANCE OF THE MAYFAIR PROFFER STATEMENT AMENDMENT DATED DECEMBER 6, 2013 TO AMEND AND REPLACE THE CONCEPT DEVELOPMENT PLAN PREPARED BY GREENHORNE & O'MARA DATED SEPTEMBER, 1990 AND THE PRELIMINARY SITE ILLUSTRATIVE PLAN PREPARED BY MICHAEL L. OXMAN & ASSOCIATES, ARCHITECTS, DATED SEPTEMBER 4, 1990 AND REVISED THROUGH 28 MAY, 1991.
2. THE SUBJECT PROPERTY IS IDENTIFIED IN LOUDOUN COUNTY ASSESSMENT RECORDS AS MCPI#487-36-5498 (LCTM/35/////////14/) AND IS CURRENTLY MAPPED PDH6 AND JLMA3 AS ADMINISTERED UNDER THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE. UPON ANNEXATION BY THE TOWN OF PURCELLVILLE, THE PDH6 PORTION OF THE SUBJECT PROPERTY WILL BE ZONED PDH8 AND THE JLMA3 PORTION WILL BE ZONED X (TRANSITIONAL), AS ADMINISTERED BY THE TOWN OF PURCELLVILLE ZONING ORDINANCE.
3. BOUNDARY INFORMATION SHOWN FOR THE SITE WAS OBTAINED FROM A BOUNDARY SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, DATED 04/30/2009. THE TOTAL AREA OF THE SITE IS 70.83 AC.
4. THIS CONCEPT PLAN ILLUSTRATES THE PLANNED DEVELOPMENT OF 257 DWELLING UNITS CONSISTING OF A MIX OF SINGLE FAMILY DETACHED AND SINGLE FAMILY ATTACHED DWELLING UNITS.
5. THE PROPOSED DEVELOPMENT WILL BE PROVIDED WITH TOWN OF PURCELLVILLE WATER AND SEWER SERVICE THROUGH THE EXTENSION OF EXISTING LINES.
6. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS PROVIDED BY MCKENZIE SNYDER FROM AERIAL PHOTOGRAPHY DATED FEBRUARY 21, 2009. CONTOUR INTERVAL IS 2 FEET. VERTICAL DATUM BASED ON NGVD 1929(88). HORIZONTAL DATUM BASED ON NAD 27(83).
7. SOILS INFORMATION SHOWN IS FROM LOUDOUN COUNTY GIS DATA.
8. THERE IS NO MAJOR OR MINOR FLOODPLAIN LOCATED ON THE SITE PER LOUDOUN COUNTY GIS DATA.
9. THE SITE IS SUBJECT TO NO KNOWN FEDERAL OR STATE PERMITS THAT WILL LIMIT ITS DEVELOPMENT.
10. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE AND LOCAL STANDARDS AND SPECIFICATIONS.
11. ALL REQUIRED STORMWATER MANAGEMENT WILL BE PROVIDED AT FINAL SITE DESIGN AND WILL COMPLY WITH ALL APPLICABLE STATE AND LOCAL STANDARDS AND REGULATIONS.
12. ALL SIGNAGE WILL COMPLY WITH APPLICABLE REQUIREMENTS OF THE ZONING ORDINANCE.
13. ALL SITE LIGHTING WILL COMPLY WITH THE LIGHT AND GLARE STANDARDS OF THE ZONING ORDINANCE.
14. LANDSCAPING AND BUFFERING SHALL MEET THE APPLICABLE REQUIREMENTS OF THE ZONING ORDINANCE.
15. A PHASE I CULTURAL RESOURCES SURVEY WAS PREPARED BY DUTTON & ASSOCIATES DATED NOVEMBER, 2012.
16. A JURISDICTIONAL DETERMINATION (2009-1093) WAS OBTAINED FROM THE U.S. ARMY CORPS OF ENGINEERS ON 06/15/2009. DELINEATED WETLANDS ARE SHOWN ON THE EXISTING CONDITIONS SHEET (SHEET 2), VPDES PERMITS SHALL BE PROVIDED TO LOUDOUN COUNTY PRIOR TO DISTURBANCE (PER FSM 5.310.E).
17. THERE ARE NO KNOWN EXISTING FUEL STORAGE OR HAZARDOUS MATERIALS LOCATED WITHIN THE LIMITS OF THE APPLICATION.
18. THE PROPOSED USE SHALL CONFORM TO THE NOISE STANDARDS OF THE ZONING ORDINANCE.
19. THERE ARE NO KNOWN GRAVES OR BURIAL SITES THAT WILL BE IMPACTED BY THE PROPOSED DEVELOPMENT.
20. LAND DEVELOPMENT APPLICATIONS APPLICABLE TO THE SUBJECT PROPERTY PRECEDING THIS APPLICATION ARE AS FOLLOWS:

    ZMAP 1990-0019 AUTUMN HILL APPROVED 06-18-1991
21. STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES FOR THIS SITE WILL BE PROVIDED BY EITHER A WET POND OR ENHANCED EXTENDED DETENTION FACILITY IN ACCORDANCE WITH THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK. EXACT TYPE OF FACILITY WILL BE DETERMINED DURING FINAL ENGINEERING.
22. DWELLING UNIT HEIGHT SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF THE TOWN OF PURCELLVILLE AT THE DATE OF APPROVAL OF THIS PLAN.

TOWN OF PURCELLVILLE, VIRGINIA



VICINITY MAP

1"=1000'

NORTH

VA STATE GRID NAD 83

SHEET INDEX

1 COVER SHEET
2 EXISTING CONDITIONS
3 CONCEPT DEVELOPMENT PLAN
4 CIRCULATION PLAN
5 TYPICAL DETAILS
6 OPEN SPACE AND LANDSCAPE PLAN
7 LANDSCAPE CALCULATIONS AND SITE DATA

OWNER/APPLICANT

BROOKFIELD AUTUMN HILL LLC
8500 EXECUTIVE PARK AVE. SUITE 300
FAIRFAX, VA 22031-2228
(703) 270-1400

SIGNATURE DATE

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COVER SHEET

MAYFAIR

CONCEPT DEVELOPMENT PLAN

TOWN OF PURCELLVILLE, VIRGINIA

BLUE RIDGE ELECTION DISTRICT

PLAN STATUS

DATE	DESCRIPTION

JAE	JAE	CMM
DESIGN	DRAWN	CHKD

SCALE H: V: AS SHOWN

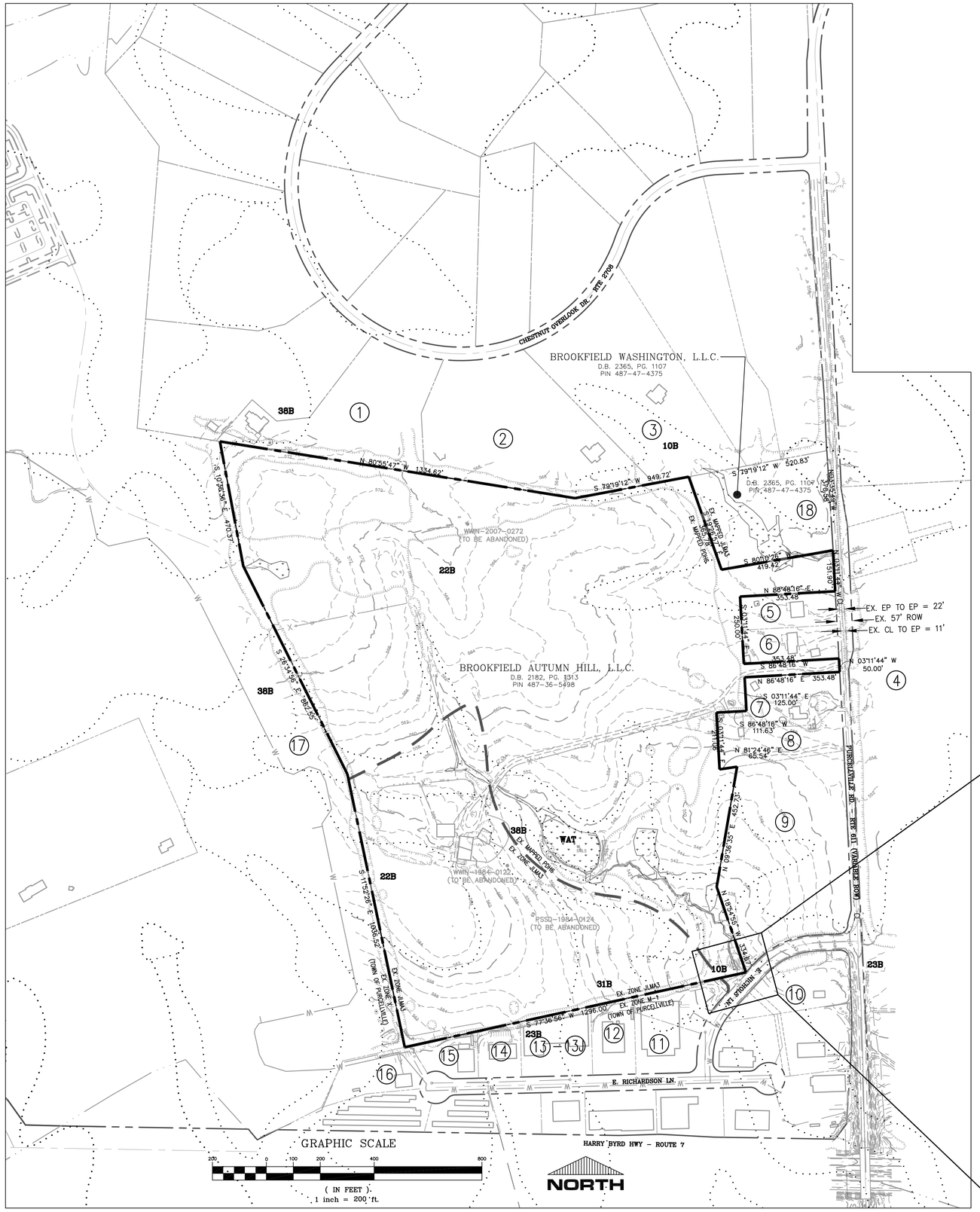
JOB No. 5184-01-008

DATE DEC. 6, 2013

FILE No. 5184-D-ZP-001

SHEET 1 OF 7

Cad file name: P:\5184 - Autumn Hill\5184-01-008 (PLN) - Autumn Hill - Special Exception for Utility Uses\Planning\Concept Plan\Sheets\1-cover.dwg



ADJACENT OWNER LIST

MAP ID	PIN	TAX MAP	CURRENT OWNER	ADDRESS	ACREAGE	ZONE	USE
1	486160412000	/35//47////12/	HIGHTOWER, JOHN D & LORRAINE M TEES	16767 CHESTNUT OVERLOOK DR, PURCELLVILLE, VA 20132	5.98	JLMA3	SINGLE FAMILY
2	486163307000	/35//47////13/	BLACK, SCOTT M & LUCINDA	16799 CHESTNUT OVERLOOK DR, PURCELLVILLE, VA 20132	6.90	JLMA3	SINGLE FAMILY
3	486169323000	/35//47////15/	FARROW, DONALD & MARY GALLAGHER	16809 CHESTNUT OVERLOOK DR, PURCELLVILLE, VA 20132	6.72	JLMA3	SINGLE FAMILY
4	487388931000	/35//////////8/	WARNER, CECIL & T LATORRE TEES ETAL	17100 PURCELLVILLE RD, PURCELLVILLE, VA 20132	118.81	JLMA3	AGRICULTURAL (FARM)
5	487474936000	/35/F/1////4/	LIVESAY, GREGORY F & SALLY O C	16921 PURCELLVILLE RD, PURCELLVILLE, VA 20132	1.03	JLMA2	SINGLE FAMILY
6	487475223000	/35/F/1////3/	NORTON, HUGH RAYMOND	16937 PURCELLVILLE RD, PURCELLVILLE, VA 20132	1.03	JLMA2	SINGLE FAMILY
7	487475203000	/35/F/1////2/	BAKER, WILLIAM C JR & JENNIFER N	PO BOX 2578, PURCELLVILLE, VA 20134	1.43	JLMA2	SINGLE FAMILY
8	487373884000	/35/F/1////1/	BAKER, WILLIAM C JR & JENNIFER N	PO BOX 2578, PURCELLVILLE, VA 20134	1.63	JLMA2	SINGLE FAMILY
9	487375244000	/35//////////15/	COCKERILL, KELLY M & MARILYN JARVIS	19727 TELEGRAPH SPRINGS RD, PURCELLVILLE, VA 20132	7.15	JLMA3	SINGLE FAMILY
10	487275796000	/35///5////1/	DONOHUE, C LAVONNE & G COCHRAN TEES	PO BOX 798, VALLEY FORGE, PA 19482	1.70	M-1 (PURCELLVILLE)	COMMERCIAL/INDUSTRIAL
11	487270472000	/35/I/1////15F	MAGNUM REAL ESTATE LP	150 MAIN ST, LANDISVILLE, PA 17538	2.00	M-1 (PURCELLVILLE)	COMMERCIAL/INDUSTRIAL
12	487268676000	/35/I/1////14F	SCHULZE, PERRY L & DENISE E	40902 CAMELOT PL, LEESBURG, VA 20175	1.00	M-1 (PURCELLVILLE)	COMMERCIAL/INDUSTRIAL
13	487266475000		CONDOMINIUM COMMON ELEMENT		1.39	M-1 (PURCELLVILLE)	COMMERCIAL/INDUSTRIAL
13A	487266475001	/35/I/2CM///A/	MOORE, SUZANNE M.	714 IRVINE BANK LN, PURCELLVILLE VA 20132 3453	NA	M-1 (PURCELLVILLE)	COMMERCIAL/INDUSTRIAL
13B	487266475002	/35/I/2CM///B/	HANSON, JOHN L JR & PATRICIA TEES	9440 LAKEBEND PRESERVE CT, BONITA SPRINGS, FL 34135 8198	NA	M-1 (PURCELLVILLE)	COMMERCIAL/INDUSTRIAL
13C	487266475003	/35/I/2CM///C/	LIGHTING BOLT LLC	19431 HARMONY CHURCH RD, LEESBURG VA 20175 9046	NA	M-1 (PURCELLVILLE)	COMMERCIAL/INDUSTRIAL
13D	487266475004	/35/I/2CM///D/	COOK, JIMMY L & LINDA F	12 E RICHARDSON LN UNIT D, PURCELLVILLE VA 20132 3500	NA	M-1 (PURCELLVILLE)	COMMERCIAL/INDUSTRIAL
13E	487266475005	/35/I/2CM///E/	WALSH, GERALD L & NANCY S	PO BOX 877 PURCELLVILLE VA 20134 0877	NA	M-1 (PURCELLVILLE)	COMMERCIAL/INDUSTRIAL
13F	487266475006	/35/I/2CM///F/	NESSELRODTE PROPERTIES LLC	PO BOX 97 HAMILTON VA 20159 0097	NA	M-1 (PURCELLVILLE)	COMMERCIAL/INDUSTRIAL
13G	487266475007	/35/I/2CM///G/	WALSH, GERALD L & NANCY S	PO BOX 877 PURCELLVILLE VA 20134 0877	NA	M-1 (PURCELLVILLE)	COMMERCIAL/INDUSTRIAL
13H	487266475008	/35/I/2CM///H/	NASR, AHMED & SAMANTHA	604 KRISTIN CT SE, LEESBURG VA 20175 8979	NA	M-1 (PURCELLVILLE)	COMMERCIAL/INDUSTRIAL
13I	487266475009	/35/I/2CM///I/	HANSON, JOHN L JR & PATRICIA TEES	10000 ORCHID RIDGE LN, BONITA SPRINGS, FL 34135 2039	NA	M-1 (PURCELLVILLE)	COMMERCIAL/INDUSTRIAL
13J	487266475010	/35/I/2CM///J/	HANSON, JOHN L JR & PATRICIA TEES	10000 ORCHID RIDGE LN, BONITA SPRINGS, FL 34135 2039	NA	M-1 (PURCELLVILLE)	COMMERCIAL/INDUSTRIAL
14	487264571000	/35/I/1////11F	WALSHS VIP AUTO SERVICE LC	37216 E RICHARDSON LN, PURCELLVILLE, VA 20132	0.70	M-1 (PURCELLVILLE)	COMMERCIAL/INDUSTRIAL
15	487262670000	/35/I/1////10F	STATEWIDE ENTERPRISES LLC	PO BOX 1038, STERLING, VA 20167	0.71	M-1 (PURCELLVILLE)	COMMERCIAL/INDUSTRIAL
16	487259662000	/35/I/1////9F	MCKIM ENTERPRISES LLC	38979 HOUSEHOLDER RD, LOVETTSVILLE, VA 20180	1.42	M-1 (PURCELLVILLE)	COMMERCIAL/INDUSTRIAL
17	522295928000		LOUDOUN COUNTY BOARD OF SUPERVISORS	PO BOX 7000, LEESBURG, VA 20177-7000	224.05	X (PURCELLVILLE)	INSTITUTIONAL (SCHOOL)
18	487474375000	/35//////////17/	BROOKFIELD WASHINGTON LLC	8500 EXECUTIVE PARK AVENUE, FAIRFAX, VA 22031 2225	3.98	JLMA3	SINGLE FAMILY

SOILS DESCRIPTIONS

TYPE	NAME	GROUP	SLOPE	CLASS	HYDRIC SOILS
10B	MONGLE LOAM	D	0–7%	IV	NO
22B	PURCELLVILLE–SWAMPOODLE COMPLEX	B	2–7%	II	NO
23B	PURCELLVILLE SILT LOAM	B	2–7%	I	NO
31B	PHILOMONT AND TANKERVILLE	B	2–7%	I	NO
38B	SWAMPOODLE SILT LOAM	C	1–7%	IV WP	NO

1. THE SUBJECT DEVELOPMENT SITE DOES CONTAIN CLASS IV SOIL, PER THE LATEST COUNTY SOILS MAP AND AS IDENTIFIED BY THE INTERPRETIVE GUIDE TO THE USE OF SOILS MAP, LOUDOUN COUNTY VIRGINIA.

2. THERE ARE NO STEEP SLOPES LOCATED WITHIN THE LIMITS OF THIS APPLICATION, PER LOUDOUN COUNTY GIS STEEP SLOPES DATA.

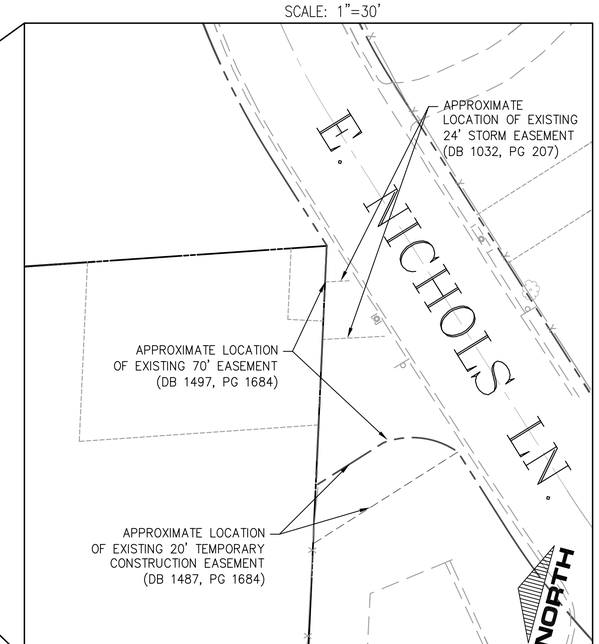
3. EXISTING ON–SITE STRUCTURES ARE TO BE DEMOLISHED.

GENERAL VEGETATION DESCRIPTION

THE EXISTING VEGETATION WITHIN THE LIMITS OF THIS APPLICATION CONSISTS OF MOSTLY OPEN FIELD WITH MATURE HEDGEROWS SCATTERED THROUGHOUT. SMALLER PODS OF IMMATURE TO MATURE HARDWOOD FOREST ARE LOCATED IN THE NORTHWEST CORNER OF THE SITE WHILE A LARGER HARDWOOD FOREST EXISTS ALONG THE SOUTHEASTERN PORTION OF THE SITE AND EXTENDS ALONG THE EASTERN EDGE OF THE PROPERTY TO THE NORTHERN MOST PROPERTY LINE.

EXISTING EASEMENTS ALONG E. NICHOLS LANE

SCALE: 1"=30'



LEGEND

- LIMITS OF APPLICATION
- ZONING BOUNDARY LINE
- EXISTING BUILDING
- 255 EXISTING TWO FOOT CONTOUR
- 260 EXISTING TEN FOOT CONTOUR
- EXISTING STREAM
- ADJACENT OWNER LOT BOUNDARY
- EXISTING FENCE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC LINE
- UGF EXISTING UNDERGROUND FIBEROPTIC
- EXISTING STORM PIPE
- EXISTING WOODS LINE
- 74B DENOTES SOIL TYPE
- EX. DRAINFIELD
- DELINEATED WETLANDS
- W EXISTING WATERLINE
- EXISTING SANITARY SEWER

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EXISTING CONDITIONS

MAYFAIR

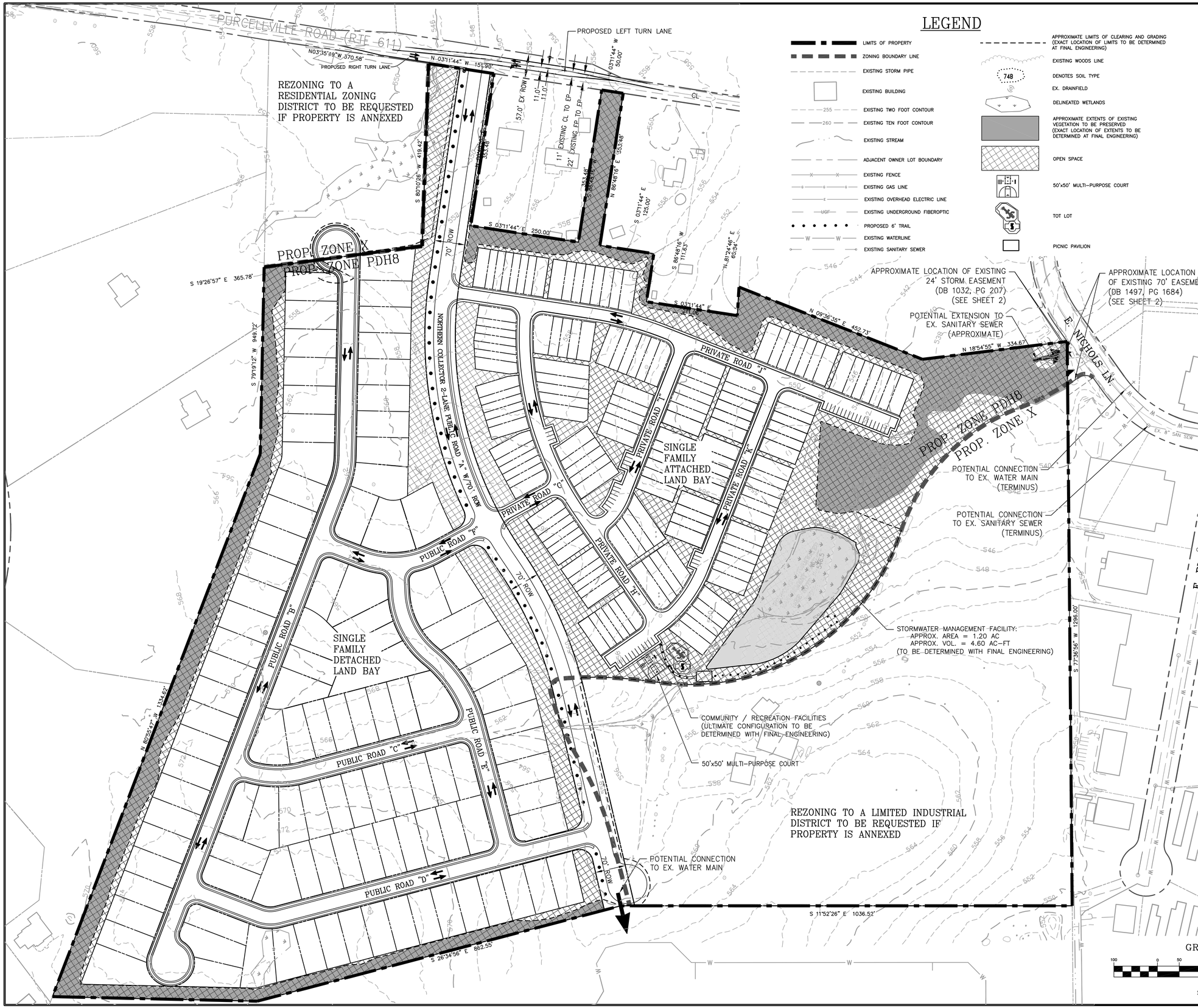
CONCEPT DEVELOPMENT PLAN

BLUE RIDGE ELECTION DISTRICT TOWN OF PURCELLVILLE, VIRGINIA

PLAN STATUS	
DATE	DESCRIPTION

JAE DESIGN	JAE DRAWN	CMM CHKD
SCALE H: AS SHOWN V:		
JOB No. 5184-01-008		
DATE DEC. 6, 2013		
FILE No. 5184-D-ZP-001		
SHEET 2 OF 7		

Cad file name: P:\5184 - Autumn Hill\5184-01-008 (PLAN) - Autumn Hill - Special Exception for Utility Uses\Planning\Concept Plan\Sheets\2-condition.dwg



LEGEND

- LIMITS OF PROPERTY
- ZONING BOUNDARY LINE
- EXISTING STORM PIPE
- EXISTING BUILDING
- EXISTING TWO FOOT CONTOUR
- EXISTING TEN FOOT CONTOUR
- EXISTING STREAM
- ADJACENT OWNER LOT BOUNDARY
- EXISTING FENCE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND FIBEROPTIC
- PROPOSED 6' TRAIL
- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- APPROXIMATE LIMITS OF CLEARING AND GRADING (EXACT LOCATION OF LIMITS TO BE DETERMINED AT FINAL ENGINEERING)
- EXISTING WOODS LINE
- DENOTES SOIL TYPE
- EX. DRAINFIELD
- DELINEATED WETLANDS
- APPROXIMATE EXTENTS OF EXISTING VEGETATION TO BE PRESERVED (EXACT LOCATION OF EXTENTS TO BE DETERMINED AT FINAL ENGINEERING)
- OPEN SPACE
- 50'x50' MULTI-PURPOSE COURT
- TOT LOT
- PICNIC PAVILION

SITE TABULATIONS:

UNIT COUNT:
106 SINGLE FAMILY DETACHED
151 TOWNHOUSE
257 TOTAL UNITS
4.96 DWELLING UNITS/ACRE

PARKING TABULATION:
SINGLE FAMILY DETACHED
2 OFF-STREET SPACES PER LOT (MIN.)
(212 OFF-STREET PARKING SPACES @ 106 UNITS)

TOWNHOUSE (SINGLE FAMILY ATTACHED)
2 OFF-STREET SPACES PER LOT (MIN.)
(302 OFF-STREET PARKING SPACES @ 151 UNITS; 49 ON-STREET PARKING SPACES)

OPEN SPACE TABULATION:
51.8 TOTAL SITE AC X 25% = 12.95 AC REQUIRED
15.09 / 51.8 AC = 29.1% PROVIDED (SEE NOTE 3)

RECREATION LIST:
(1) 2500 SF TOT LOT
(1) 50X50 MULTI-COURT
(1) 24X36 PICNIC PAVILION
5500 SF OF RECREATION AREA PROVIDED

NOTES:

1. BROOKFIELD INTENDS TO CONSTRUCT A COMMUNITY IN AN ORDERLY FASHION AND IN SUCH A MANNER AS TO SIMULTANEOUSLY OFFER BOTH TOWNHOUSE AN SINGLE-FAMILY DWELLING UNITS. BROOKFIELD ANTICIPATES THAT THE COMMUNITY WILL BE FULLY DEVELOPED AND CONSTRUCTED TO INCLUDE THE RESIDENTIAL UNITS, RECREATIONAL FACILITIES AND ALL OTHER IMPROVEMENTS (BOTH ON AND OFF-SITE), AS DEPICTED ON THE CDP, WITHIN SIX (6) YEARS OF FIRST APPROVAL OF THE SITE PLAN TO ALLOW CONSTRUCTION OF THE COMMUNITY. FINAL COMPLETION, HOWEVER, WILL BE CONTINGENT UPON MARKET CONDITIONS AND PURCHASE OF THE RESIDENTIAL UNITS.
2. HANDICAPPED RAMPS FOR SIDEWALKS AT INTERSECTIONS WILL BE PROVIDED IN ACCORDANCE WITH VDOT STANDARDS AND SPECIFICATIONS.
3. EXTENSION OF ACCESS FROM E. NICHOLS LANE MAY DECREASE THE OPEN SPACE SHOWN HEREON, BUT IN NO EVENT WILL THE OPEN SPACE PROVIDED BE LESS THAN THE AMOUNT REQUIRED BY ORDINANCE UNLESS PROPERLY MODIFIED IN ACCORDANCE WITH TOWN RULES AND REGULATIONS.

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CONCEPT DEVELOPMENT PLAN

MAYFAIR

CONCEPT DEVELOPMENT PLAN
BLUE RIDGE ELECTION DISTRICT TOWN OF PURCELLVILLE, VIRGINIA

PLAN STATUS	
DATE	DESCRIPTION

JAE DESIGN	JAE DRAWN	CMM CHKD
SCALE	H: V:	1"=100'
JOB No.	5184-01-008	
DATE	DEC. 6, 2013	
FILE No.	5184-D-ZP-001	
SHEET	3 OF 7	

Cad file name: P:\5184 - Autumn Hill\5184-01-008 (FLW) - Autumn Hill - Special Exception for Utility Uses\Planning\Concept Plan\Sheets\3-CDP.dwg

NOTE:
HANDICAPPED RAMPS FOR SIDEWALKS AT INTERSECTIONS WILL BE PROVIDED IN ACCORDANCE WITH VDOT STANDARDS AND SPECIFICATIONS.

PURCELLVILLE RD. - RTE 611 (VARIABLE ROW)

REZONING TO A RESIDENTIAL ZONING DISTRICT TO BE REQUESTED IF PROPERTY IS ANNEXED

PROP. ZONE X
PROP. ZONE PDH8

NORTHERN COLLECTOR 2-LANE PUBLIC ROAD "A" W/70' ROW

PRIVATE ROAD "I"
PRIVATE ROAD "H"
PRIVATE ROAD "K"
PRIVATE ROAD "C"
PUBLIC ROAD "F"
PUBLIC ROAD "B"
PUBLIC ROAD "C"
PUBLIC ROAD "E"
PUBLIC ROAD "D"

APPROXIMATE LOCATION OF EXISTING 24' STORM EASEMENT (DB 1032, PG 207) (SEE SHEET 2)

APPROXIMATE LOCATION OF EXISTING 70' EASEMENT (DB 1497, PG 1684) (SEE SHEET 2)

E. NICHOLS LN.

PROP. ZONE PDH8
PROP. ZONE X

REZONING TO A LIMITED INDUSTRIAL DISTRICT TO BE REQUESTED IF PROPERTY IS ANNEXED

LEGEND

- LIMITS OF APPLICATION
- ZONING BOUNDARY LINE
- EXISTING BUILDING
- EXISTING TWO FOOT CONTOUR
- EXISTING TEN FOOT CONTOUR
- EXISTING STREAM
- ADJACENT OWNER LOT BOUNDARY
- EXISTING FENCE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND FIBEROPTIC
- EXISTING STORM PIPE
- EXISTING WOODS LINE
- DENOTES SOIL TYPE
- VEHICULAR TRAFFIC DIRECTION
- EX. DRAINFIELD
- DELINEATED WETLANDS
- PROPOSED TRAIL
- EXISTING WATERLINE
- EXISTING SANITARY SEWER

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

NORTH

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CIRCULATION PLAN
MAYFAIR
CONCEPT DEVELOPMENT PLAN
BLUE RIDGE ELECTION DISTRICT TOWN OF PURCELLVILLE, VIRGINIA

PLAN STATUS	
DATE	DESCRIPTION

JAE DESIGN	JAE DRAWN	CMM CHKD
SCALE	H: V: 1"=100'	
JOB No.	5184-01-008	
DATE	DEC. 6, 2013	
FILE No.	5184-D-ZP-001	
SHEET	4 OF 7	

Cad file name: P:\5184 - Autumn Hill\5184-01-008 (PLAN) - Autumn Hill - Special Exception for Utility Uses\Planning\Concept Plan\Sheets\3-CDP.dwg

HOUSING TYPICALS

SFD Unit Typical

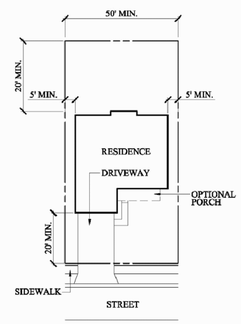
The following table specifies the minimum standards for the SFD Unit type.

Minimum lot area	5000 sq. ft.
Minimum Lot Width:	50 ft.
Minimum Lot Depth:	100 ft.
Maximum building height	45 ft.
Minimum setbacks:	
Front setback to house	20 ft.
Side	5 ft.
Both Side(s)	10 ft.
Corner lot (side)	10 ft.
Rear lot line to house	20 ft.
Rear lot line to garage (for detached garage)	5 ft.

Minimum setbacks for unroofed landings, porches, decks, steps, stoops, patios, chimneys, retaining walls four (4) feet or higher, as determined by the Building Code, and driveways constructed, all of which are greater than eight (8) inches above existing grade in any combination shall be:

Front	15 ft.
Side	5 ft.
Corner lot (side)	10 ft.
Rear	8 ft.

Note: Rear yard privacy fencing and decking is intended to be placed in the rear yard area, and may not be forward of the rear plane of the house.
Minimum building setbacks exclude architectural features such as, but not limited to, windows, sills, cornices, eaves, gutters, masonry veneer, and bay windows, but excluding floor area supported by cantilevered construction. No setback shall apply to unroofed patios, walkways, sidewalks, areaways, and driveways constructed eight (8) inches or less above existing grade within five (5) feet of said feature of the contour of the land.



HOUSING TYPICALS

Townhouse Unit Typical

The following table specifies the minimum standards for the Townhouse Unit type.

Minimum lot area	1200 sq. ft.
Minimum Lot Width:	16 ft.
Minimum lot width shall be 26 ft. for end and corner lots	
Minimum Lot Depth:	80 ft.
Maximum building height	45 ft. (Max height at the peak of the roof)
Maximum Lot Coverage	60%
Minimum setbacks:	
Front setback to house	10 ft.
Side (end unit)	10 ft.
Rear lot line to house	18 ft.
Rear lot line to garage (for detached garage)	5 ft.

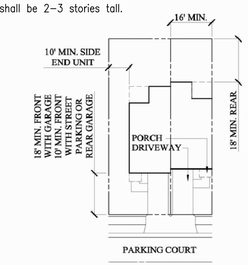
Every dwelling unit shall have a minimum gross floor area of 1000 square feet with a minimum of 500 square feet per floor, exclusive of attic and exclusive of basements which are more than 50 percent underground.
Building setback variations shall be at least 18 inches.
The 20 foot open space between TH buildings includes on lot green space.
No more than 80 lots shall abut a parking lot or access court. Two access connections shall serve no more than 160 lots.
All private streets shall be at least 24 feet in pavement width, exclusive of parking.

Minimum setbacks for unroofed landings, porches, decks, steps, stoops, patios, chimneys, retaining walls four (4) feet or higher, as determined by the Building Code, and driveways constructed, all of which are greater than eight (8) inches above existing grade in any combination shall be:

Front	5 ft.
Side (end unit)	5 ft.
Rear	8 ft.

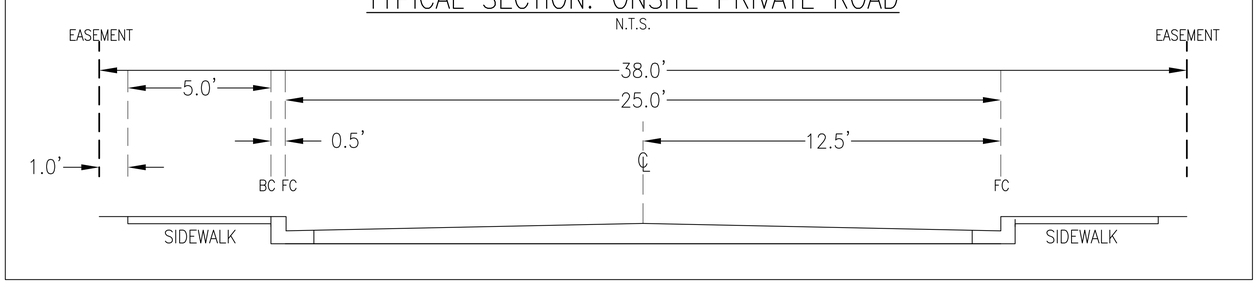
Note: Rear yard privacy fencing and decking is intended to be placed in the rear yard area, and may not be forward of the rear plane of the house.
Minimum building setbacks exclude architectural features such as, but not limited to, windows, sills, cornices, eaves, gutters, masonry veneer, and bay windows, but excluding floor area supported by cantilevered construction. No setback shall apply to unroofed patios, walkways, sidewalks, areaways, and driveways constructed eight (8) inches or less above existing grade within five (5) feet of said feature of the contour of the land.

Note: Townhouse units shall be 2–3 stories tall.



TYPICAL SECTION: ONSITE PRIVATE ROAD

N.T.S.



NOTES:

1. SECTION ABOVE SHALL HAVE A MINIMUM CENTERLINE RADIUS OF 60'
2. SECTION ABOVE SHALL HAVE A MINIMUM INTERSECTION SPACING OF 100'

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TYPICAL DETAILS

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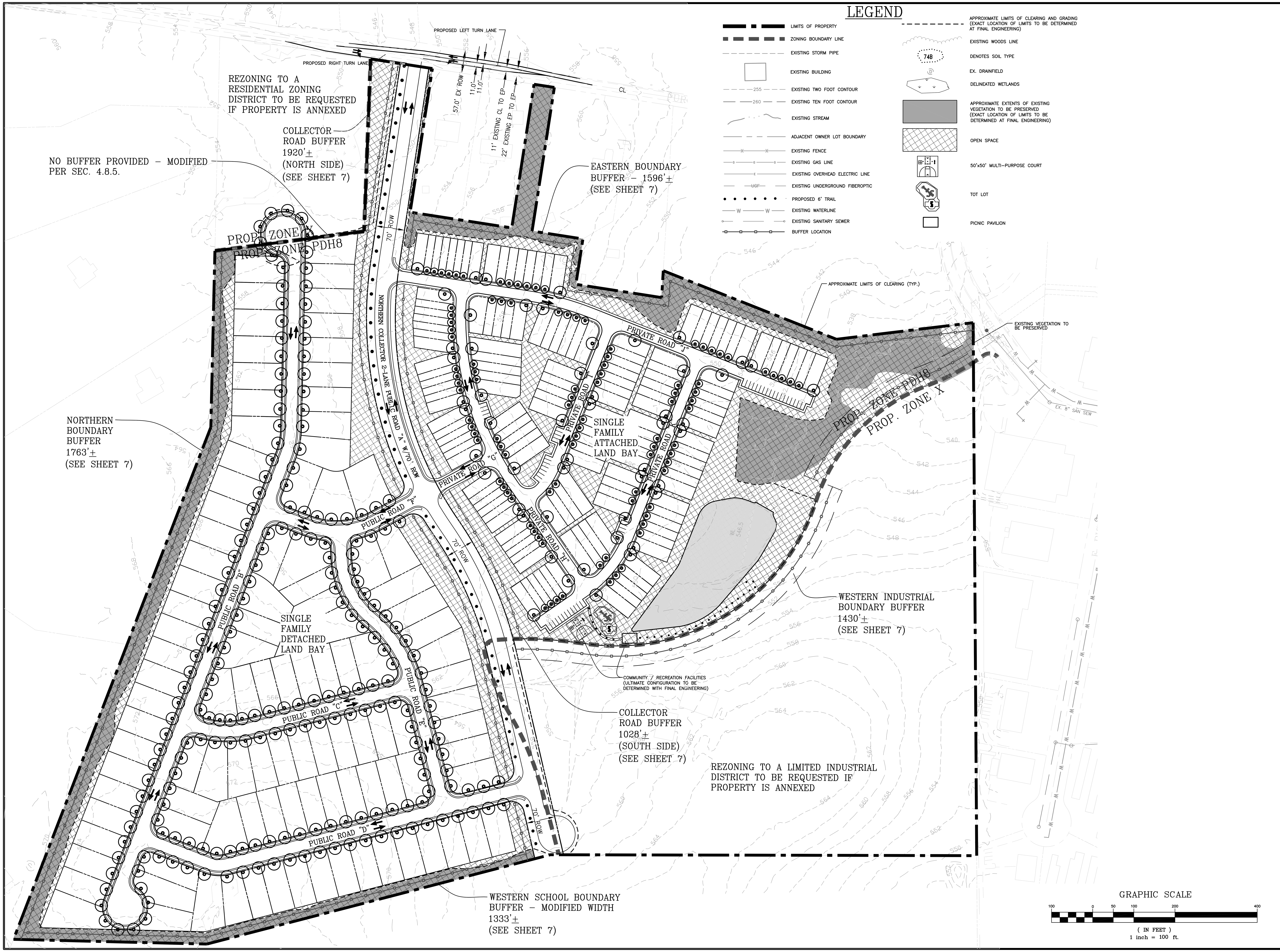
CONCEPT DEVELOPMENT PLAN

BLUE RIDGE ELECTION DISTRICT TOWN OF PURCELLVILLE, VIRGINIA

PLAN STATUS	
DATE	DESCRIPTION

JAE DESIGN	JAE DRAWN	CMM CHKD
SCALE	H: V:	
JOB No.	5184-01-008	
DATE	DEC. 6, 2013	
FILE No.	5184-D-ZP-001	
SHEET	5 OF 7	

Cad file name: P:\5184 - Autumn Hill\5184-01-008 (FLW) - Autumn Hill - Special Exception for Utility Uses\Planning\Concept Plan\Sheets\3-CDP.dwg



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OPEN SPACE AND LANDSCAPE PLAN

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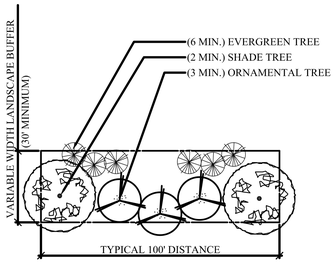
CONCEPT DEVELOPMENT PLAN

BLUE RIDGE ELECTION DISTRICT TOWN OF PURCELLVILLE, VIRGINIA

PLAN STATUS	
DATE	DESCRIPTION

JAE DESIGN	JAE DRAWN	CMM CHKD
SCALE	H: V: 1"=100'	
JOB No.	5184-01-008	
DATE	DEC. 6, 2013	
FILE No.	5184-D-ZP-001	
SHEET	6 OF 7	

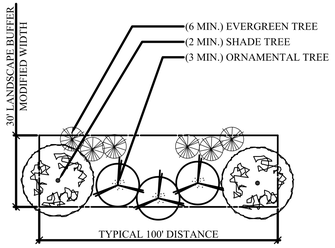
Cad file name: P:\5184 - Autumn Hill\5184-01-008 (PLN) - Autumn Hill - Special Exception for Utility Uses\Planning\Concept Plan\Sheets\6 - LSP.dwg



COLLECTOR ROAD BUFFER
SCALE: 1" = 30'

NOTE: EXISTING TREE SAVE MAY BE SUBSTITUTED IN LIEU OF BUFFER PLANTING. EXACT PLANTING LOCATIONS MAY BE ADJUSTED AT TIME OF FINAL ENGINEERING. TOTAL PLANT QUANTITY REQUIREMENT BASED UPON OVERALL TOTAL BUFFER DISTANCE. EVERGREEN TREES AND ORNAMENTAL TREES ARE INTERCHANGEABLE IN MEETING THE TOTAL TREE QUANTITY REQUIREMENT OF NON-SHADE TREES PER 100 FT, PROVIDED THAT THERE WILL BE A MINIMUM OF SIX (6) EVERGREENS PER 100 FT.

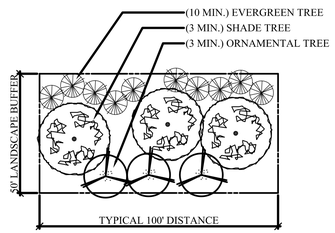
MIN. SPECIFICATIONS FOR PLANT MATERIAL WILL FOLLOW ZONING ORDINANCE ARTICLE 7, SECTION 6.3



WESTERN SCHOOL BOUNDARY BUFFER
SCALE: 1" = 30'

NOTE: EXISTING TREE SAVE MAY BE SUBSTITUTED IN LIEU OF BUFFER PLANTING. EXACT PLANTING LOCATIONS MAY BE ADJUSTED AT TIME OF FINAL ENGINEERING. TOTAL PLANT QUANTITY REQUIREMENT BASED UPON OVERALL TOTAL BUFFER DISTANCE. EVERGREEN TREES AND ORNAMENTAL TREES ARE INTERCHANGEABLE IN MEETING THE TOTAL TREE QUANTITY REQUIREMENT OF NON-SHADE TREES PER 100 FT, PROVIDED THAT THERE WILL BE A MINIMUM OF SIX (6) EVERGREENS PER 100 FT.

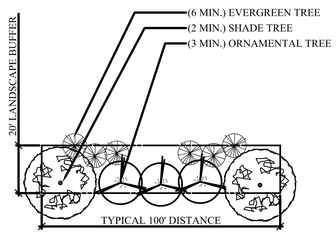
MIN. SPECIFICATIONS FOR PLANT MATERIAL WILL FOLLOW ZONING ORDINANCE ARTICLE 7, SECTION 6.3



NORTHERN BOUNDARY BUFFER
SCALE: 1" = 30'

NOTE: EXISTING TREE SAVE MAY BE SUBSTITUTED IN LIEU OF BUFFER PLANTING. EXACT PLANTING LOCATIONS MAY BE ADJUSTED AT TIME OF FINAL ENGINEERING. TOTAL PLANT QUANTITY REQUIREMENT BASED UPON OVERALL TOTAL BUFFER DISTANCE. EVERGREEN TREES AND ORNAMENTAL TREES ARE INTERCHANGEABLE IN MEETING THE TOTAL TREE QUANTITY REQUIREMENT OF NON-SHADE TREES PER 100 FT, PROVIDED THAT THERE WILL BE A MINIMUM OF SIX (6) EVERGREENS PER 100 FT.

MIN. SPECIFICATIONS FOR PLANT MATERIAL WILL FOLLOW ZONING ORDINANCE ARTICLE 7, SECTION 6.3

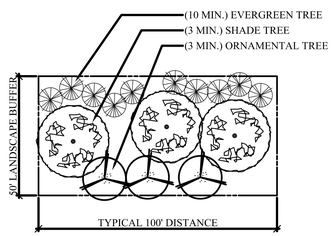


EASTERN BOUNDARY BUFFER
SCALE: 1" = 30'

NOTE: EXISTING TREE SAVE MAY BE SUBSTITUTED IN LIEU OF BUFFER PLANTING. EXACT PLANTING LOCATIONS MAY BE ADJUSTED AT TIME OF FINAL ENGINEERING. TOTAL PLANT QUANTITY REQUIREMENT BASED UPON OVERALL TOTAL BUFFER DISTANCE. EVERGREEN TREES AND ORNAMENTAL TREES ARE INTERCHANGEABLE IN MEETING THE TOTAL TREE QUANTITY REQUIREMENT OF NON-SHADE TREES PER 100 FT, PROVIDED THAT THERE WILL BE A MINIMUM OF SIX (6) EVERGREENS PER 100 FT.

BUFFER MAY INCREASE BUT WILL MAINTAIN A MINIMUM WIDTH OF 20'.

MIN. SPECIFICATIONS FOR PLANT MATERIAL WILL FOLLOW ZONING ORDINANCE ARTICLE 7, SECTION 6.3



WESTERN INDUSTRIAL BOUNDARY BUFFER
SCALE: 1" = 30'

NOTE: EXISTING TREE SAVE MAY BE SUBSTITUTED IN LIEU OF BUFFER PLANTING. EXACT PLANTING LOCATIONS MAY BE ADJUSTED AT TIME OF FINAL ENGINEERING. TOTAL PLANT QUANTITY REQUIREMENT BASED UPON OVERALL TOTAL BUFFER DISTANCE. EVERGREEN TREES AND ORNAMENTAL TREES ARE INTERCHANGEABLE IN MEETING THE TOTAL TREE QUANTITY REQUIREMENT OF NON-SHADE TREES PER 100 FT, PROVIDED THAT THERE WILL BE A MINIMUM OF SIX (6) EVERGREENS PER 100 FT.

MIN. SPECIFICATIONS FOR PLANT MATERIAL WILL FOLLOW ZONING ORDINANCE ARTICLE 7, SECTION 6.3

NOTES

1. EXISTING TREES WILL BE PRESERVED WHERE POSSIBLE BASED UPON FINAL ENGINEERING.

2. ALL BUFFERS SHOWN WILL PRESERVE EXISTING TREES WHERE POSSIBLE BASED ON FINAL ENGINEERING.

3. AS THE PROPERTY OWNER ON BOTH SIDES OF THE ZONING DISTRICT BOUNDARY, BROOKFIELD AGREES TO INSTALL A COMBINED LANDSCAPE BUFFER TOTALING 50 FEET, TO BE LOCATED ALONG THE WESTERN BOUNDARY ADJOINING THE SITE WHERE LIMITED INDUSTRIAL ZONING WILL BE REQUESTED IF THE PROPERTY IS ANNEXED. THIS 100 FOOT BUFFER MAY BE LOCATED EITHER ENTIRELY OR PARTIALLY ON EITHER SIDE OF THE ZONING BOUNDARY AS DETERMINED AT FINAL ENGINEERING. THIS BUFFER WILL PRESERVE EXISTING TREES WHERE POSSIBLE AND MAY INCORPORATE EARTHEN BERMS WITHIN THE 50 FOOT BUFFER BASED UPON FINAL ENGINEERING.

4. FINAL OPEN SPACE PROVIDED MAY VARY BASED UPON FINAL ENGINEERING BUT WILL ALWAYS PROVIDE THE MINIMUM REQUIRED.

5. MODIFICATIONS TO REQUIRED BUFFERS, WHERE NOTED OR OTHERWISE DESCRIBED HEREIN, ARE APPROVED BY THE ZONING ADMINISTRATOR, PURSUANT TO SECTION 4.8 OF THE TOWN OF PURCELLVILLE ZONING ORDINANCE, AND BY LETTER DATED DECEMBER 6, 2013.

LANSCAPE CALCULATIONS

LANDSCAPE REQUIRED ON PUBLIC STREETS:
1 TREE / 40 LF OF STREET
10400 LF / 40 = 260 TREES REQUIRED

LANDSCAPE PROVIDED ON PUBLIC STREETS:
260 TREES PROVIDED

NO TREE REQUIREMENT ON PRIVATE STREETS

LANDSCAPE REQUIRED FOR (SFA) SINGLE FAMILY ATTACHED:
1 LARGE DECIDUOUS TREE / END UNIT
1 SMALL DECIDUOUS TREE / INTERIOR UNIT
52 END UNIT TREES REQUIRED
99 INTERIOR UNIT TREES REQUIRED

LANDSCAPE PROVIDED FOR SFA:
52 END UNIT TREES
99 INTERIOR UNIT TREES

NOTES: ALL SFA TREES MAY BE PLACED IN FRONT OR REAR YARDS, AS SPACE PERMITS. IF SPACE DOES NOT PERMIT, TREE REQUIREMENTS FOR SFA MAY BE LOCATED IN COMMON GREEN AREAS.

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LANDSCAPE CALCULATIONS AND SITE DATA
MAYFAIR
CONCEPT DEVELOPMENT PLAN
BLUE RIDGE ELECTION DISTRICT TOWN OF PURCELLVILLE, VIRGINIA

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SHEET	7 OF 7	

NORTH

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