MAYFAIR
FINAL DEVELOPMENT PLAN

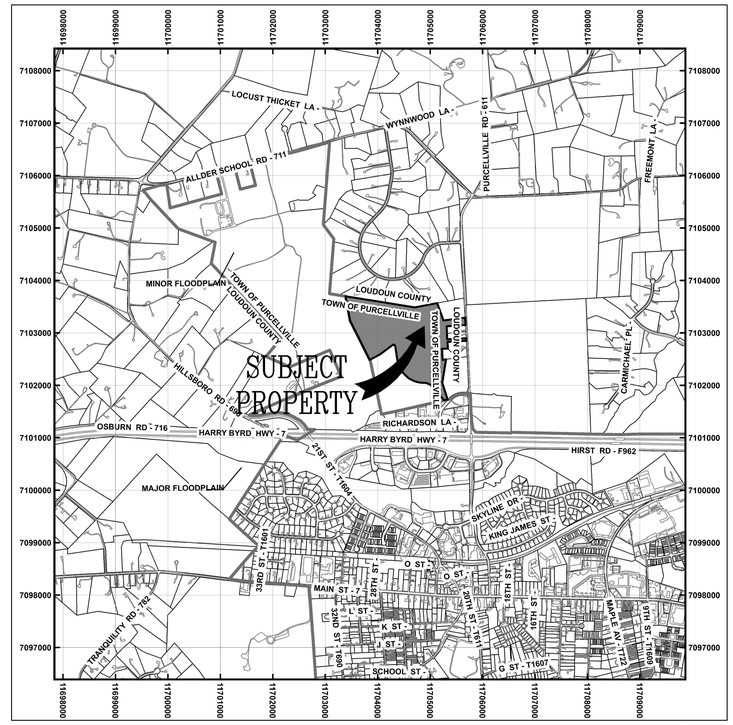
GENERAL NOTES:

1. THIS FINAL DEVELOPMENT PLAN IS INTENDED TO IMPLEMENT THE MAYFAIR CONCEPT DEVELOPMENT PLAN DATED DECEMBER 6, 2013, AND PROFFER STATEMENT AMENDMENT DATED DECEMBER 6, 2013, WHICH AMENDED AND REPLACED 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 A 51.8 ACRE PORTION OF THE PARCEL IDENTIFIED IN LOUDOUN COUNTY ASSESSMENT RECORDS AS MCPI#487-36-5498 (LCTM/35/////////14/) AND IS CURRENTLY ZONED PDH8, 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 SUBJECT PROPERTY IS 51.8 ACRES.
4. THIS FINAL DEVELOPMENT PLAN ILLUSTRATES THE PLANNED DEVELOPMENT OF 254 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, SUBJECT TO THE WATER AND SEWER AGREEMENT BETWEEN BROOKFIELD AUTUMN HILL, L.L.C. AND THE TOWN OF PURCELLVILLE, VIRGINIA.
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 1988. HORIZONTAL DATUM BASED ON NAD 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 SUBJECT TO MODIFICATIONS AS GRANTED BY THE ZONING ADMINISTRATOR.
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. 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.
21. DWELLING UNIT HEIGHT SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF THE TOWN OF PURCELLVILLE AT THE DATE OF APPROVAL OF THIS PLAN.
22. DURING REVIEW OF THE FDP, IT WAS DETERMINED THAT THE INTERSECTIONS FORMED BY CDP PUBLIC ROAD "E" DID NOT MEET VDOT "CORNER CLEARANCE" CRITERION RELATIVE TO THE NORTHERN COLLECTOR ROAD. DUE TO GEOMETRIC CONSTRAINTS, RESOLUTION OF THIS ISSUE REQUIRED REMOVAL OF CDP PUBLIC ROAD "E" FROM THE FDP, WHICH FURTHER NECESSITATED RECONFIGURATION OF THE SFD LOT LAYOUT, TO INCLUDE CONVERSION OF CDP PUBLIC ROAD "C" INTO A CUL-DE-SAC. WITH THESE CHANGES, THE PUBLIC STREET LAYOUT DEPICTED ON THE FDP MEETS APPLICABLE VDOT STANDARDS.

VDOT GENERAL NOTES
Revised 3/28/13

1. These plans were prepared in accordance with the requirements of (select one):
   - ☐ VDOT Subdivision Street Requirements (SSR 24VAC-30-91 effective January 1, 2005 and VDOT Road Design Manual Appendix B)
   - ☒ VDOT Secondary Street Acceptance Requirements (SSAR 24VAC-30-92 effective March 9, 2009 and VDOT Road Design Manual Appendix B1). Schematic street layout and computations of Connectivity Index are provided with these plans per 24VAC30-92-60.
   - ☐ VDOT Secondary Street Acceptance Requirements (SSAR 24VAC-30-92 effective December 31, 2011 and VDOT Road Design Manual Appendix B1). Schematic street layout with phasing diagram for street acceptance are provided with these plans per 24VAC30-92-60.
2. Methods and materials used shall conform to current county/town and VDOT standards and specifications.
3. All utilities, including all poles, are to be relocated at the developer's expense, prior to construction.
4. Open cutting of paved or surface treated roads is not permitted. All utilities which will be placed under existing streets are to be bored or jacked. Any exceptions, due to extenuating circumstances, are to be addressed at the permit stage.
5. Any type of reverse curb (spill curb, CG-6R, etc.) and transition to these curbs shall not be used with the public right of way.
6. The developer is responsible for any damage to existing roads and utilities which occur as a result of project construction within or contiguous to existing right of way.
7. A smooth grade shall be maintained from the centerline of the existing road to the proposed edge of pavement to preclude the forming of false gutters and/or the ponding of any water in the roadway.
8. Standard guardrails and/or handrails shall be installed at hazardous locations as designated during field review by the county/town inspector or VDOT.
9. The developer is responsible for all traffic control. The developer shall submit a signing, striping and/or signalization plan to the VDOT Land Development Section a minimum of thirty days prior to permit application. The developer shall not commence construction of any pavement course without an approved striping plan.
10. Pavement design is based on an assumed CBR value of 10 (use CBR value of 6 in Loudoun Co). Soil tests of subgrade must be submitted for actual determination of required thickness of the pavement including layers of asphalt and subbase prior to subbase placement.
11. All untreated aggregate used in base or subbase courses shall be 21B, except on roads with ADT of 1000 vpd or less, where 21A aggregate may be used. When 21B aggregate is used, UD-4 underdrains must be provided.
12. A 4" (min.) layer of stone is required beneath curb and gutter (may be shown on typical section in lieu of a note).
13. Additional ditch linings or siltation and erosion control measures shall be provided, at the developer's expense, as determined necessary by VDOT and/or the county/town during field review. All costs shall be assumed by the developer.
14. The entire surface of the roadway (old and new portions) shall be overlaid and re-striped as required by VDOT personnel. Overlay of existing pavement shall be minimum of 1.25" depth; any costs associated with pavement overlay, or the milling of existing pavement to obtain required depth, shall be assumed by the developer.
15. Developer is responsible for design and construction of any traffic signal installation or modification which will be necessary as a result of development of this site.
16. All right of way dedicated to public use shall be clear and unencumbered.
17. The county/town shall obtain a permit for all sidewalks within the right of way that do not qualify for VDOT maintenance.
18. Traffic control devices or advisory signs, such as multiway stops, speed limits, Watch for Children, Pedestrian Traffic etc., shall not be installed unless specifically shown on these plans or a VDOT approved plan revision. Speed study certified by professional engineer should be submitted for VDOT approval prior to the street acceptance for any road to be posted other than the statutory speed limit. Should unapproved signs be noted at the time of VDOT inspection, the road acceptance process shall be terminated immediately and not recommenced until a determination is made regarding the approval of any additional signs. Immediate removal of such signs shall not negate the need for the submission of a revision.
19. Landscaping and irrigation systems shall not be installed within the public right of way except as shown on these plans or a VDOT approved revision.
20. Beginning July 1, 2009 all Land Use Permit applications are required to provide at least one (1) person who, at minimum, is verified by VDOT in Basic Work Zone Traffic Control for all permitted activities within state maintained right of way which involves installing, maintaining, or removing work zone traffic control devices. This person shall be responsible for the placement, maintenance and removal of all work zone traffic control devices.

TOWN OF PURCELLVILLE, VIRGINIA



VICINITY MAP
1"=1000'

NORTH
VA STATE GRID
NAD 83

SHEET INDEX

1 COVER SHEET
2 EXISTING CONDITIONS
3 FINAL DEVELOPMENT PLAN
4 PRELIMINARY SUBDIVISION PLAN
5 CIRCULATION PLAN
6 OVERALL DRAINAGE DIVIDES
7 TYPICAL DETAILS
8 OPEN SPACE AND LANDSCAPE PLAN
9 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
FINAL DEVELOPMENT PLAN
BLUE RIDGE ELECTION DISTRICT TOWN OF PURCELLVILLE, VIRGINIA

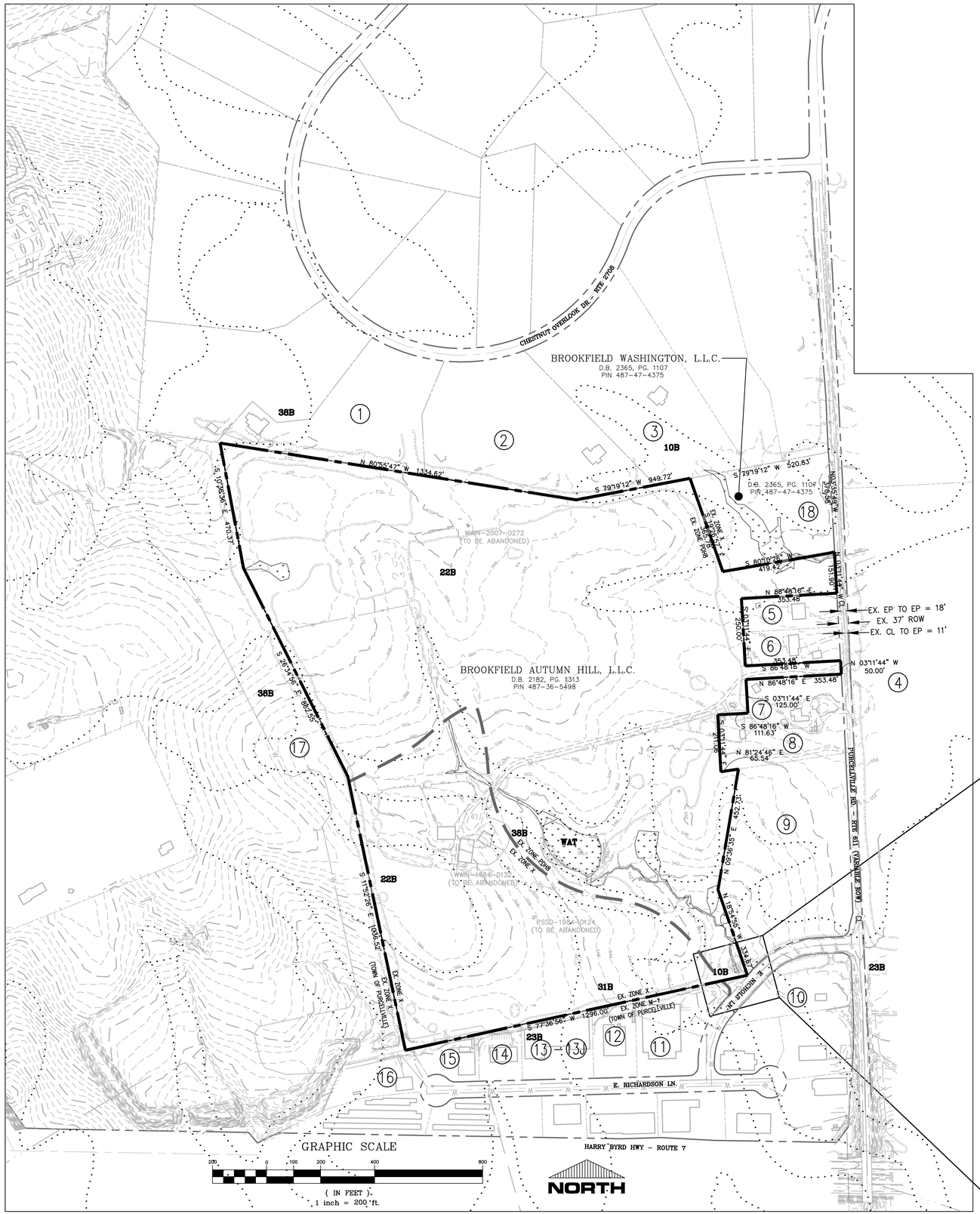
PLAN STATUS	
4/1/14	TOWN/VDOT COMM.
4/7/14	TOWN COMM.

DATE	DESCRIPTION

PH	JMM	CMM
DESIGN	DRAWN	CHKD

SCALE H: V: AS SHOWN
JOB No. 5184-01-008
DATE JANUARY, 2014
FILE No. 5184-D-ZP-001
SHEET 1 OF 9

Cad file name: P:\5184 - Autumn Hill\5184-01-009 (PUV) - Mayfair Final Development Plan\Planning\Final Development 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	486171673000	/35//47////16/	CIABURRI, JEFFEREY & KELLY	16855 CHESTNUT OVERLOOK DR, PURCELLVILLE, VA 20132	6.45	JLMA3	SINGLE FAMILY
5	486174419000	/35//47////14/	STILLER, TIMOTHY G SR	16873 CHESTNUT OVERLOOK DR, PURCELLVILLE, VA 20132	7.00	JLMA3	SINGLE FAMILY
6	486189496000	/35//////////7/	G B M G LLLP	2905 HUNTING HILLS CT, OAKTON,VA 22124 1743	119.12	JLMA3	AGRICULTURAL (FARM)
7	487388931000	/35//////////8/	WARNER, CECIL & T LATORRE TEES ETAL	17100 PURCELLVILLE RD, PURCELLVILLE, VA 20132	118.81	JLMA3	AGRICULTURAL (FARM)
8	487474936000	/35/F/1/////4/	LIVESAY, GREGORY F & SALLY O C	16921 PURCELLVILLE RD, PURCELLVILLE, VA 20132	1.03	JLMA2	SINGLE FAMILY
9	487475223000	/35/F/1/////3/	NORTON, HUGH RAYMOND	16937 PURCELLVILLE RD, PURCELLVILLE, VA 20132	1.03	JLMA2	SINGLE FAMILY
10	487475203000	/35/F/1/////2/	BAKER, WILLIAM C JR & JENNIFER N	PO BOX 2578, PURCELLVILLE, VA 20134	1.43	JLMA2	SINGLE FAMILY
11	487373884000	/35/F/1/////1/	BAKER, WILLIAM C JR & JENNIFER N	PO BOX 2578, PURCELLVILLE, VA 20134	1.63	JLMA2	SINGLE FAMILY
12	487375244000	/35//////////15/	COCKERILL, KELLY M & MARILYN JARVIS	19727 TELEGRAPH SPRINGS RD, PURCELLVILLE, VA 20132	7.15	JLMA3	SINGLE FAMILY
13	487275796000	/35///5/////1/	DONOHUE, C LAVONNE & G COCHRAN TEES	PO BOX 798, VALLEY FORGE, PA 19482	1.70	M-1 (PURCELLVILLE)	COMMERCIAL/INDUSTRIAL
14	487270472000	/35/I/1////15F	MAGNUM REAL ESTATE LP	150 MAIN ST, LANDISVILLE, PA 17538	2.00	M-1 (PURCELLVILLE)	COMMERCIAL/INDUSTRIAL
15	487268676000	/35/I/1////14F	SCHULZE, PERRY L & DENISE E	40902 CAMELOT PL, LEESBURG, VA 20175	1.00	M-1 (PURCELLVILLE)	COMMERCIAL/INDUSTRIAL
16	487266475000		CONDOMINIUM COMMON ELEMENT		1.39	M-1 (PURCELLVILLE)	COMMERCIAL/INDUSTRIAL
16A	487266475001	/35/I/2CM///A/	MOORE, SUZANNE M.	714 IRVINE BANK LN, PURCELLVILLE VA 20132 3453	NA	M-1 (PURCELLVILLE)	COMMERCIAL/INDUSTRIAL
16B	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
16C	487266475003	/35/I/2CM///C/	LIGHTING BOLT LLC	19431 HARMONY CHURCH RD, LEESBURG VA 20175 9046	NA	M-1 (PURCELLVILLE)	COMMERCIAL/INDUSTRIAL
16D	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
16E	487266475005	/35/I/2CM///E/	WALSH, GERALD L & NANCY S	PO BOX 877 PURCELLVILLE VA 20134 0877	NA	M-1 (PURCELLVILLE)	COMMERCIAL/INDUSTRIAL
16F	487266475006	/35/I/2CM///F/	NESSELRODTE PROPERTIES LLC	PO BOX 97 HAMILTON VA 20159 0097	NA	M-1 (PURCELLVILLE)	COMMERCIAL/INDUSTRIAL
16G	487266475007	/35/I/2CM///G/	WALSH, GERALD L & NANCY S	PO BOX 877 PURCELLVILLE VA 20134 0877	NA	M-1 (PURCELLVILLE)	COMMERCIAL/INDUSTRIAL
16H	487266475008	/35/I/2CM///H/	NASR, AHMED & SAMANTHA	604 KRISTIN CT SE, LEESBURG VA 20175 8979	NA	M-1 (PURCELLVILLE)	COMMERCIAL/INDUSTRIAL
16I	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
16J	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
17	487264571000	/35/I/1////11F	WALSHS VIP AUTO SERVICE LC	37216 E RICHARDSON LN, PURCELLVILLE, VA 20132	0.70	M-1 (PURCELLVILLE)	COMMERCIAL/INDUSTRIAL
18	487262670000	/35/I/1////10F	STATEWIDE ENTERPRISES LLC	PO BOX 1038, STERLING, VA 20167	0.71	M-1 (PURCELLVILLE)	COMMERCIAL/INDUSTRIAL

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.

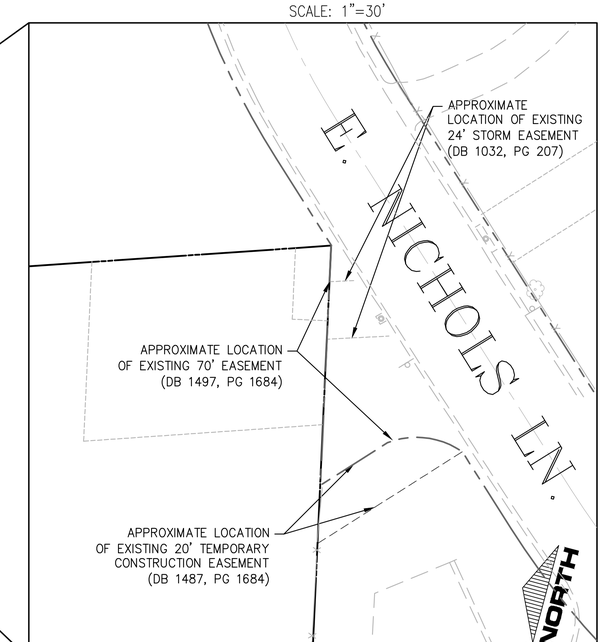
3. EXISTING ON–SITE STRUCTURES ARE TO BE DEMOLISHED.

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
- X X EXISTING FENCE
- G G G EXISTING GAS LINE
- E EXISTING OVERHEAD ELECTRIC LINE
- UGF EXISTING UNDERGROUND FIBEROPTIC
- EXISTING STORM PIPE
- EXISTING WOODS LINE
- 74B DENOTES SOIL TYPE
- D EX. DRAINFIELD
- DELINEATED WETLANDS
- W W EXISTING WATERLINE
- EXISTING SANITARY SEWER

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EXISTING CONDITIONS

MAYFAIR

FINAL DEVELOPMENT PLAN

BLUE RIDGE ELECTION DISTRICT TOWN OF PURCELLVILLE, VIRGINIA

PLAN STATUS	
4/1/14	TOWN/VDOT COMM.
4/7/14	TOWN COMM.

DATE	DESCRIPTION

PH	JMM	CMM
DESIGN	DRAWN	CHKD

SCALE H: V: AS SHOWN

JOB No. 5184–01–008

DATE JANUARY, 2014

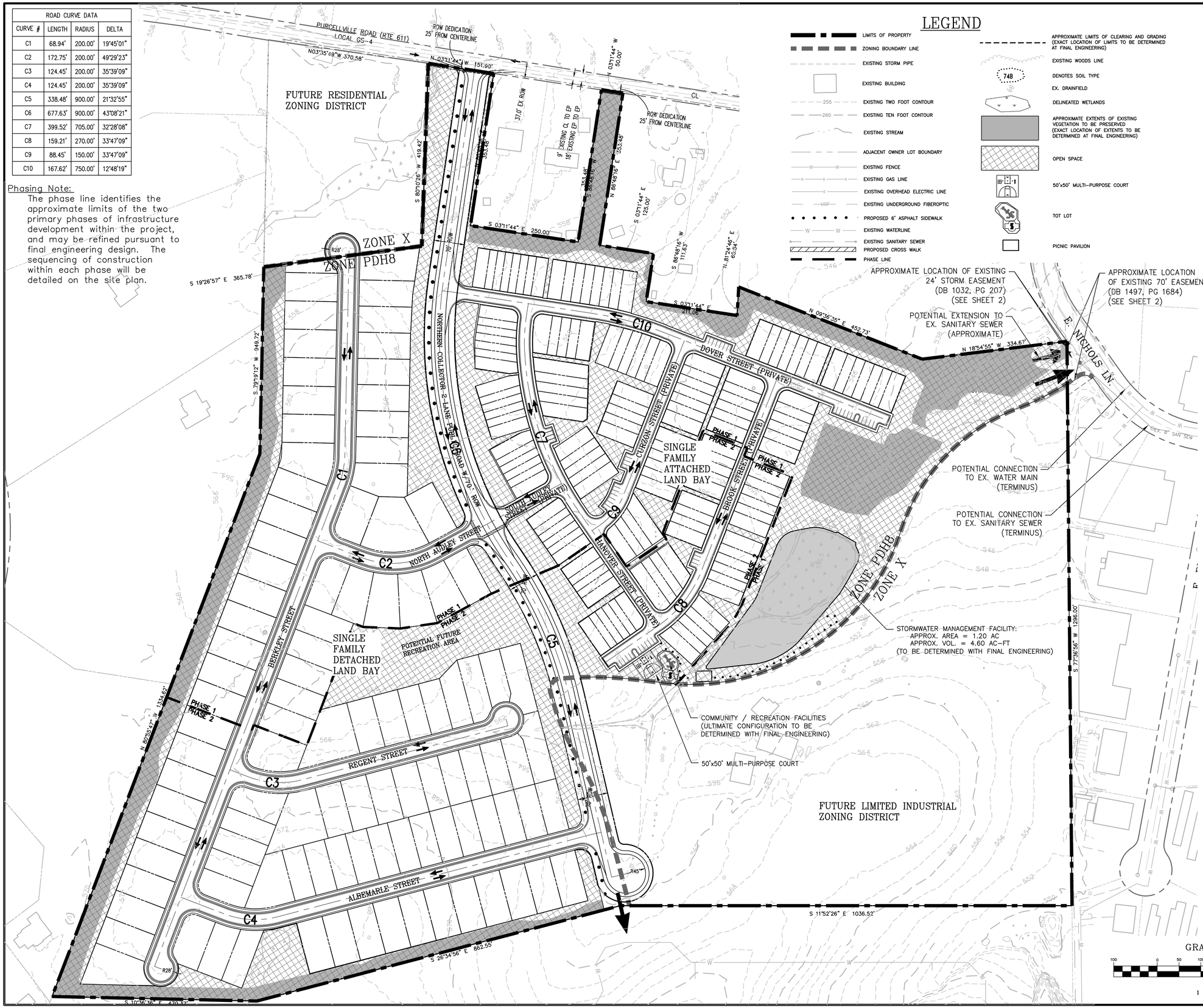
FILE No. 5184–D–ZP–001

SHEET 2 OF 9

Cad file name: P:\5184 – Autumn Hill\5184-01-009 (RJN) - Mayfair Final Development Plan\Planning\Final Development Plan\Sheets\2-condition.dwg

ROAD CURVE DATA			
CURVE #	LENGTH	RADIUS	DELTA
C1	68.94'	200.00'	19°45'01"
C2	172.75'	200.00'	49°29'23"
C3	124.45'	200.00'	35°39'09"
C4	124.45'	200.00'	35°39'09"
C5	338.48'	900.00'	21°32'55"
C6	677.63'	900.00'	43°08'21"
C7	399.52'	705.00'	32°28'08"
C8	159.21'	270.00'	33°47'09"
C9	88.45'	150.00'	33°47'09"
C10	167.62'	750.00'	12°48'19"

Phasing Note:
The phase line identifies the approximate limits of the two primary phases of infrastructure development within the project, and may be refined pursuant to final engineering design. The sequencing of construction within each phase will be detailed on the site plan.



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' ASPHALT SIDEWALK
- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- PROPOSED CROSS WALK
- PHASE LINE
- 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:
UNITS PERMITTED:
106 SINGLE FAMILY DETACHED
151 TOWNHOUSE
257 TOTAL UNITS
4.96 DWELLING UNITS/ACRE
UNITS PROPOSED:
103 SINGLE FAMILY DETACHED
151 TOWNHOUSE
254 TOTAL UNITS
4.88 DWELLING UNITS/ACRE

PARKING TABULATION:
SINGLE FAMILY DETACHED
2 OFF-STREET SPACES PER LOT (MIN.)
(206 OFF-STREET PARKING SPACES @ 103 UNITS)

TOWNHOUSE (SINGLE FAMILY ATTACHED)
2 OFF-STREET SPACES PER LOT (MIN.)
(302 OFF-STREET PARKING SPACES @ 151 UNITS; 48 ON-STREET PARKING SPACES)

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.

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

NORTH

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

PLAN STATUS	
4/1/14	TOWN/VDOT COMM.
4/7/14	TOWN COMM.
DATE	DESCRIPTION

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DESIGN	DRAWN	CHKD

SCALE H: V: 1"=100'
JOB No. 5184-01-008
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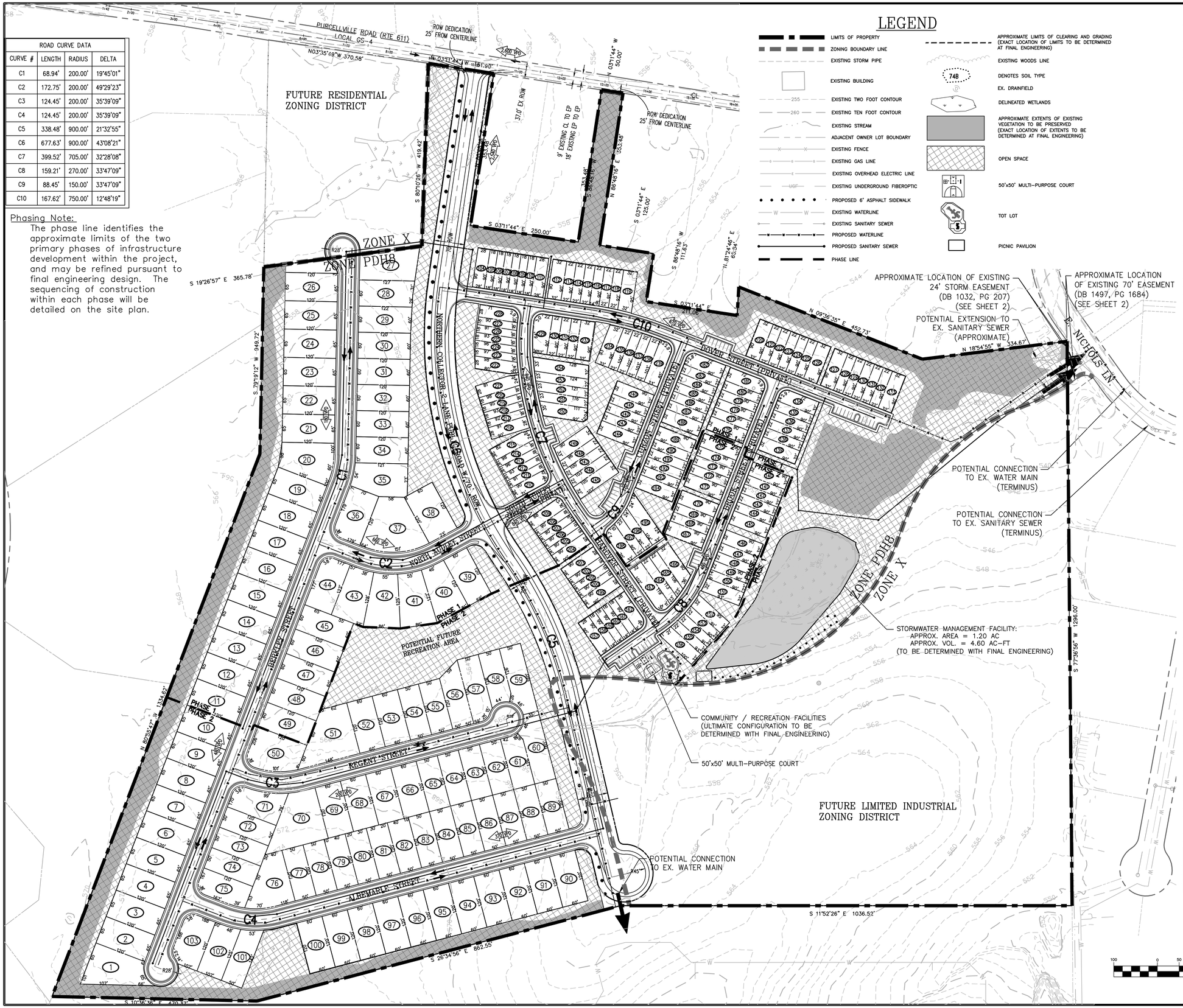
SHEET 3 OF 9

Cad file name: P:\5184 - Auburn Hill\5184-01-008 (PLN) - Mayfair Final Development Plan\Planning\Final Development Plan\Sheets\3-CDP.dwg

ROAD CURVE DATA			
CURVE #	LENGTH	RADIUS	DELTA
C1	68.94'	200.00'	19°45'01"
C2	172.75'	200.00'	49°29'23"
C3	124.45'	200.00'	35°39'09"
C4	124.45'	200.00'	35°39'09"
C5	338.48'	900.00'	21°32'55"
C6	677.63'	900.00'	43°08'21"
C7	399.52'	705.00'	32°28'08"
C8	159.21'	270.00'	33°47'09"
C9	88.45'	150.00'	33°47'09"
C10	167.62'	750.00'	12°48'19"

Phasing Note:

The phase line identifies the approximate limits of the two primary phases of infrastructure development within the project, and may be refined pursuant to final engineering design. The sequencing of construction within each phase will be detailed on the site plan.



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' ASPHALT SIDEWALK
- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED SANITARY SEWER
- PHASE LINE
- 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

Lot Tabulations			Lot Tabulations			Lot Tabulations		
Lot	Square Feet	Acres	Lot	Square Feet	Acres	Lot	Square Feet	Acres
1	10305	0.237	101	6637	0.152	201	1620	0.037
2	7800	0.179	102	7286	0.167	202	1620	0.037
3	7800	0.179	103	7971	0.183	203	2520	0.058
4	7800	0.179	104	2520	0.058	204	2520	0.058
5	7800	0.179	105	1620	0.037	205	1620	0.037
6	7800	0.179	106	1620	0.037	206	1620	0.037
7	7800	0.179	107	1620	0.037	207	1620	0.037
8	7800	0.179	108	1620	0.037	208	1624	0.037
9	7800	0.179	109	1620	0.037	209	2535	0.058
10	7800	0.179	110	1620	0.037	210	2433	0.056
11	7800	0.179	111	2520	0.058	211	1632	0.037
12	7800	0.179	112	2880	0.066	212	1661	0.038
13	7800	0.179	113	1980	0.045	213	1699	0.039
14	7800	0.179	114	1980	0.045	214	1744	0.04
15	7800	0.179	115	1980	0.045	215	2780	0.064
16	7800	0.179	116	1980	0.045	216	2528	0.058
17	7800	0.179	117	1986	0.046	217	1642	0.038
18	7800	0.179	118	2005	0.046	218	1665	0.038
19	7800	0.179	119	2980	0.068	219	1696	0.039
20	9638	0.221	120	2880	0.066	220	1735	0.04
21	7800	0.179	121	1980	0.045	221	2755	0.063
22	7800	0.179	122	1980	0.045	222	2722	0.062
23	7800	0.179	123	1980	0.045	223	1749	0.04
24	7800	0.179	124	1980	0.045	224	1732	0.04
25	7800	0.179	125	1980	0.045	225	1700	0.039
26	7800	0.179	126	2880	0.066	226	1658	0.038
27	9133	0.21	127	2880	0.066	227	1629	0.037
28	7429	0.171	128	1980	0.045	228	2458	0.056
29	7262	0.167	129	1980	0.045	229	3343	0.077
30	7200	0.165	130	1980	0.045	230	1980	0.045
31	7200	0.165	131	1980	0.045	231	1980	0.045
32	7200	0.165	132	1980	0.045	232	1980	0.045
33	7200	0.165	133	2880	0.066	233	2880	0.066
34	7204	0.165	134	2807	0.064	234	3049	0.07
35	8918	0.205	135	1980	0.045	235	2173	0.05
36	8271	0.19	136	1980	0.045	236	2218	0.051
37	13763	0.316	137	1980	0.045	237	2249	0.052
38	8735	0.201	138	1980	0.045	238	2265	0.052
39	7200	0.165	139	2880	0.066	239	3329	0.076
40	8351	0.192	140	2880	0.066	240	2880	0.066
41	8753	0.201	141	1980	0.045	241	1980	0.045
42	8771	0.201	142	1980	0.045	242	1980	0.045
43	8321	0.191	143	1980	0.045	243	1980	0.045
44	7841	0.18	144	1980	0.045	244	2880	0.066
45	7200	0.165	145	2880	0.066	245	3390	0.078
46	7200	0.165	146	2880	0.066	246	2287	0.052
47	7200	0.165	147	1980	0.045	247	2233	0.051
48	7200	0.165	148	1980	0.045	248	2163	0.05
49	7200	0.165	149	1980	0.045	249	2988	0.069
50	9734	0.223	150	1980	0.045	250	3366	0.077
51	12630	0.29	151	2918	0.067	251	2498	0.057
52	7203	0.165	152	2967	0.068	252	2606	0.06
53	7204	0.165	153	1987	0.046	253	2695	0.062
54	6005	0.138	154	1986	0.046	254	4043	0.093
55	6007	0.138	155	2022	0.046			
56	6779	0.156	156	3083	0.071			
57	7299	0.168	157	2520	0.058			
58	6040	0.139	158	1620	0.037			
59	7796	0.179	159	1620	0.037			
60	7796	0.179	160	1620	0.037	Total	1110475	25.460
61	5977	0.137	161	1620	0.037			
62	6000	0.138	162	2447	0.056			
63	6000	0.138	163	3784	0.087			
64	6000	0.138	164	2557	0.059			
65	6000	0.138	165	2412	0.055			
66	7200	0.165	166	3145	0.072			
67	7200	0.165	167	2880	0.066			
68	7200	0.165	168	1980	0.045			
69	7200	0.165	169	1980	0.045			
70	12909	0.296	170	2880	0.066			
71	7411	0.17	171	2880	0.066			
72	6000	0.138	172	1980	0.045			
73	6000	0.138	173	1980	0.045			
74	6000	0.138	174	1980	0.045			
75	6665	0.153	175	2880	0.066			
76	9614	0.221	176	2880	0.066			
77	6000	0.138	177	1980	0.045			
78	6000	0.138	178	1980	0.045			
79	6000	0.138	179	1980	0.045			
80	6000	0.138	180	1980	0.045			
81	6000	0.138	181	2807	0.064			
82	6000	0.138	182	2807	0.064			
83	6000	0.138	183	1980	0.045			
84	6000	0.138	184	1980	0.045			
85	6000	0.138	185	1980	0.045			
86	6000	0.138	186	1980	0.045			
87	6000	0.138	187	1980	0.045			
88	6000	0.138	188	2880	0.066			
89	6000	0.138	189	2880	0.066			
90	7200	0.165	190	1980	0.045			
91	7200	0.165	191	1980	0.045			
92	7200	0.165	192	1980	0.045			
93	7200	0.165	193	1980	0.045			
94	7200	0.165	194	2880	0.066			
95	7200	0.165	195	3626	0.083			
96	7200	0.165	196	2189	0.05			
97	7200	0.165	197	2034	0.047			
98	7200	0.165	198	2758	0.063			
99	7200	0.165	199	2520	0.058			
100	7200	0.165	200	1620	0.037			

OPEN SPACE TABULATIONS			
TOTAL APPLICABLE AREA	51.8	AC.	
OPEN SPACE REQUIRED	12.95	AC.	25%
OPEN SPACE PROVIDED	**15.65**	**AC.**	**30%**

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PRELIMINARY SUBDIVISION PLAN

MAYFAIR

FINAL DEVELOPMENT PLAN

BLUE RIDGE ELECTION DISTRICT TOWN OF PURCELLVILLE, VIRGINIA

PLAN STATUS	
4/1/14	TOWN/VDOT COMM.
4/7/14	TOWN COMM.

DATE	DESCRIPTION

PH	JMM	CMM
DESIGN	DRAWN	CHKD

SCALE H: V: 1"=100'

JOB No. 5184-01-008

DATE JANUARY, 2014

FILE No. 5184-D-ZP-001

SHEET 4 OF 9

Cad file name: P:\5184 - Autumn Hill\5184-01-008 (PLN) - Mayfair Final Development Plan\Planning\Final Development Plan\Sheets\4-PreliminPlan.dwg

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

ROAD CURVE DATA			
CURVE #	LENGTH	RADIUS	DELTA
C1	68.94'	200.00'	19°45'01"
C2	172.75'	200.00'	49°29'23"
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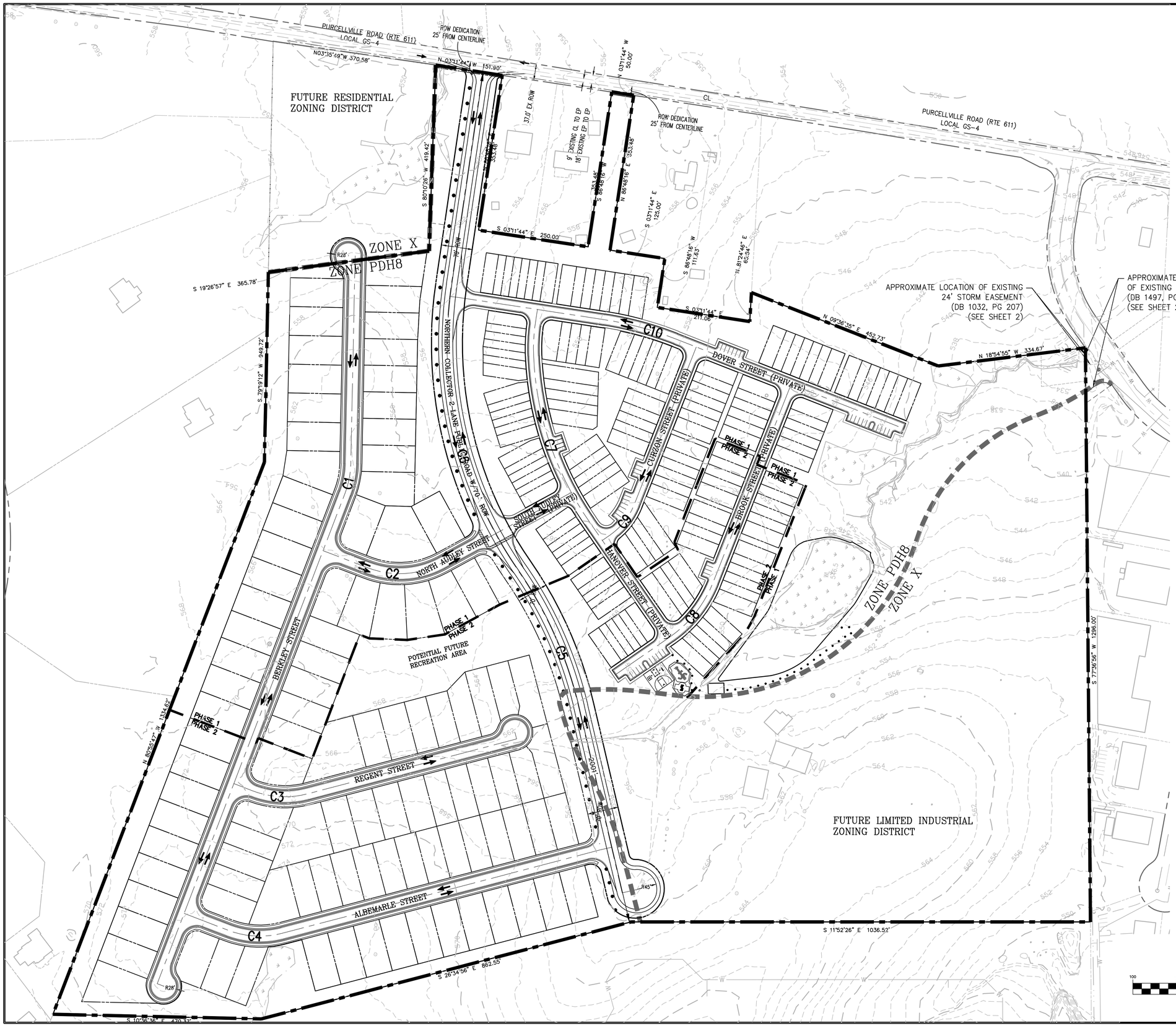
Phasing Note:
The phase line identifies the approximate limits of the two primary phases of infrastructure development within the project, and may be refined pursuant to final engineering design. The sequencing of construction within each phase will be detailed on the site plan.



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
- VEHICULAR TRAFFIC DIRECTION
- EX. DRAINFIELD
- DELINEATED WETLANDS
- PROPOSED SIDEWALK\TRAIL
- W EXISTING WATERLINE
- EXISTING SANITARY SEWER
- PHASE LINE

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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

PLAN STATUS	
4/1/14	TOWN/VDOT COMM.
4/7/14	TOWN COMM.

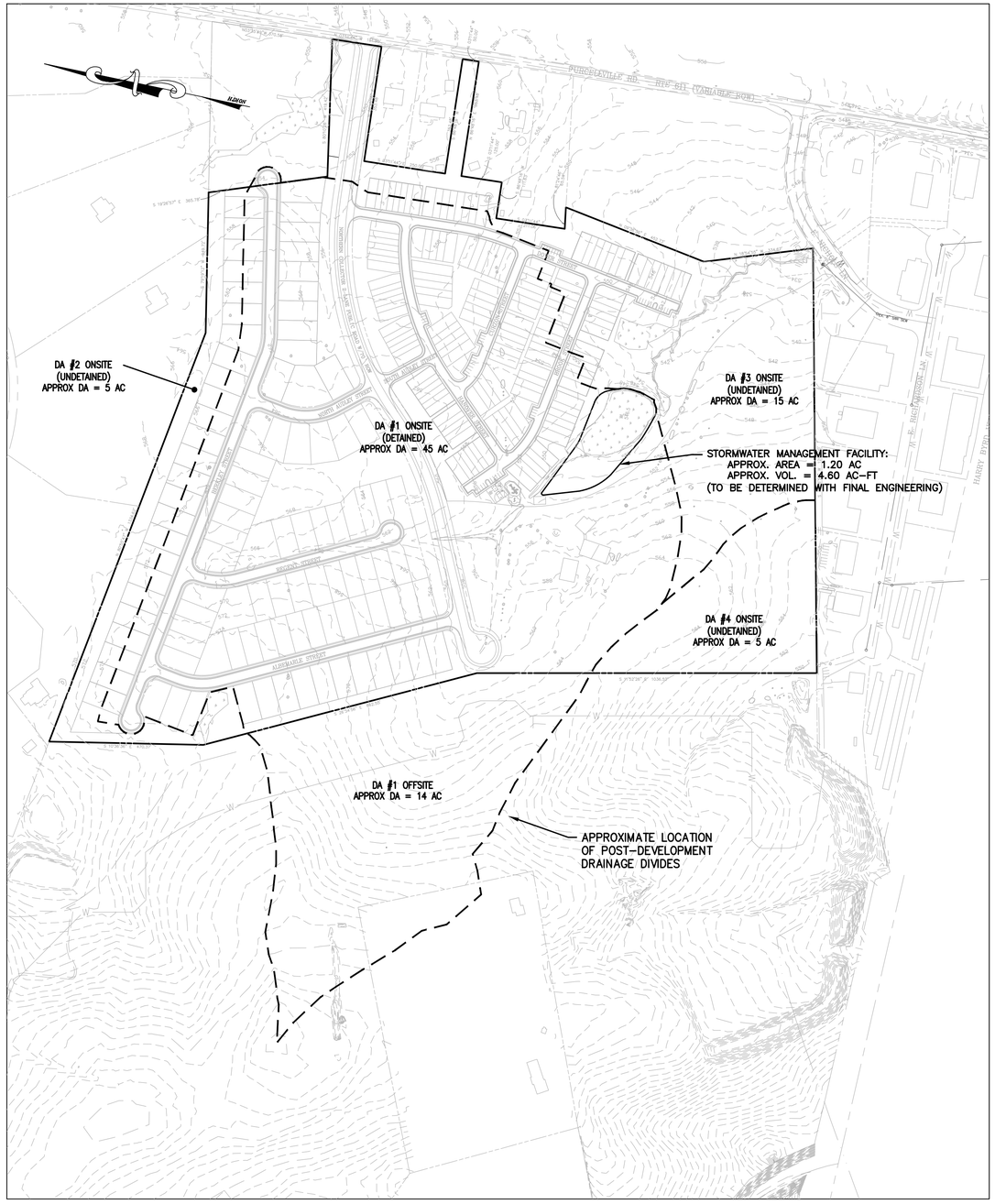
DATE	DESCRIPTION

PH	JMM	CMM
DESIGN	DRAWN	CHKD

SCALE H: 1"=100' V:
JOB No. 5184-01-008
DATE JANUARY, 2014
FILE No. 5184-D-ZP-001
SHEET 5 OF 9

Cad file name: P:\5184 - Autumn Hill\5184-01-003 (PLN) - Mayfair Final Development Plan\Planning\Final Development Plan\Sheets\3-CDP.dwg

OVERALL DRAINAGE DIVIDES MAP



GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

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OVERALL DRAINAGE DIVIDES

MAYFAIR

FINAL DEVELOPMENT PLAN

BLUE RIDGE ELECTION DISTRICT TOWN OF PURCELLVILLE, VIRGINIA

PLAN STATUS	
4/1/14	TOWN/VDOT COMM.
4/7/14	TOWN COMM.
DATE	DESCRIPTION

PH	JMM	CMM
DESIGN	DRAWN	CHKD

SCALE	H: 1"=200' V:
JOB No.	5184-01-008
DATE	JANUARY, 2014
FILE No.	5184-D-ZP-001
SHEET	6 OF 9

Cad file name: P:\5184 - Autumn Hill\5184-01-008 (TBL) Mayfair Final Development Plan\Drawings\Final Development Plan\Sheets\5-Storm.dwg

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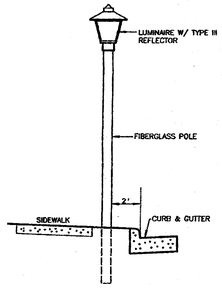


LUMINARE (MIN.)	MOUNTING HEIGHT (FEET)
5000 LUMENS	14

STREET LIGHT DETAIL

(NOT TO SCALE)

NOTES:
1) THE HOA WILL BE RESPONSIBLE FOR MAINTAINING STREET LIGHTS
2) LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH THE PURCELLVILLE ZONING ORDINANCE, ARTICLE 6, SECTION 9.
3) ALL LIGHTING FIXTURES SHALL BE CUTOFF AND FULLY SHIELDED.

STOP SIGN DETAIL

HOUSING TYPICALS

SFD Unit Typical

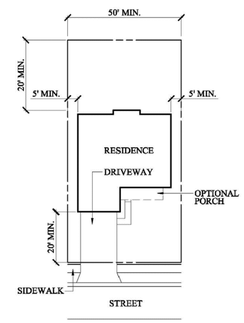
The following table specifies the minimum standards for the SFD Unit type.

Minimum lot area	5000 sq. ft.
Minimum Lot Width:	50 ft.
Minimum Lot Depth:	100 ft.
Maximum building height	45 ft. (Max height at the peak of the roof)
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.

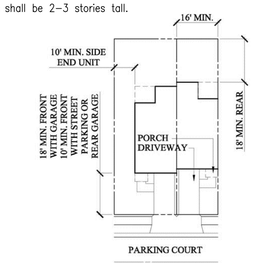
Every dwelling unit shall have a minimum gross floor area of 1000 square feet with a minimum of 500 square feet per floor, exclusive of attic and exclusive of basements which are more than 50 percent underground.
Building setback variations shall be at least 18 inches.
The 20 foot open space between 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.

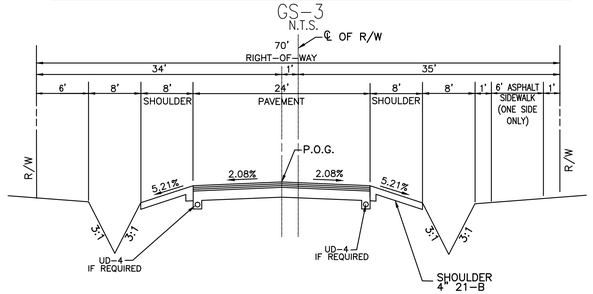
Note: Rear yard privacy fencing and decking is intended to be placed in the rear yard area, and may not be forward of the rear plane of the house.
Minimum building setbacks exclude architectural features such as, but not limited to, windows, sills, cornices, eaves, gutters, masonry veneer, and bay windows, 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.



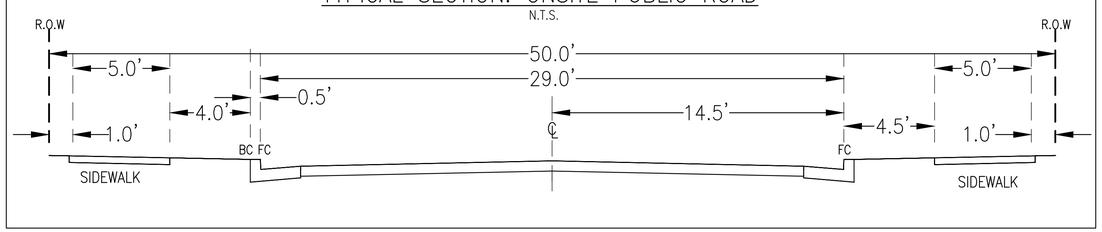
TYPICAL SECTION: NORTHERN COLLECTOR ROAD

GS–3
N.T.S.



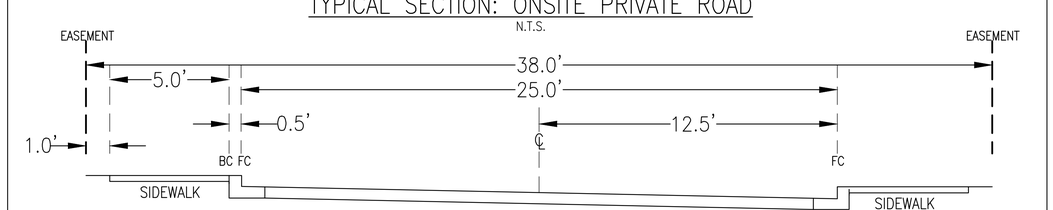
TYPICAL SECTION: ONSITE PUBLIC ROAD

N.T.S.



TYPICAL SECTION: ONSITE PRIVATE ROAD

N.T.S.



NOTES FOR TYPICAL PRIVATE ROAD SECTION:
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
MAYFAIR
FINAL DEVELOPMENT PLAN
BLUE RIDGE ELECTION DISTRICT TOWN OF PURCELLVILLE, VIRGINIA

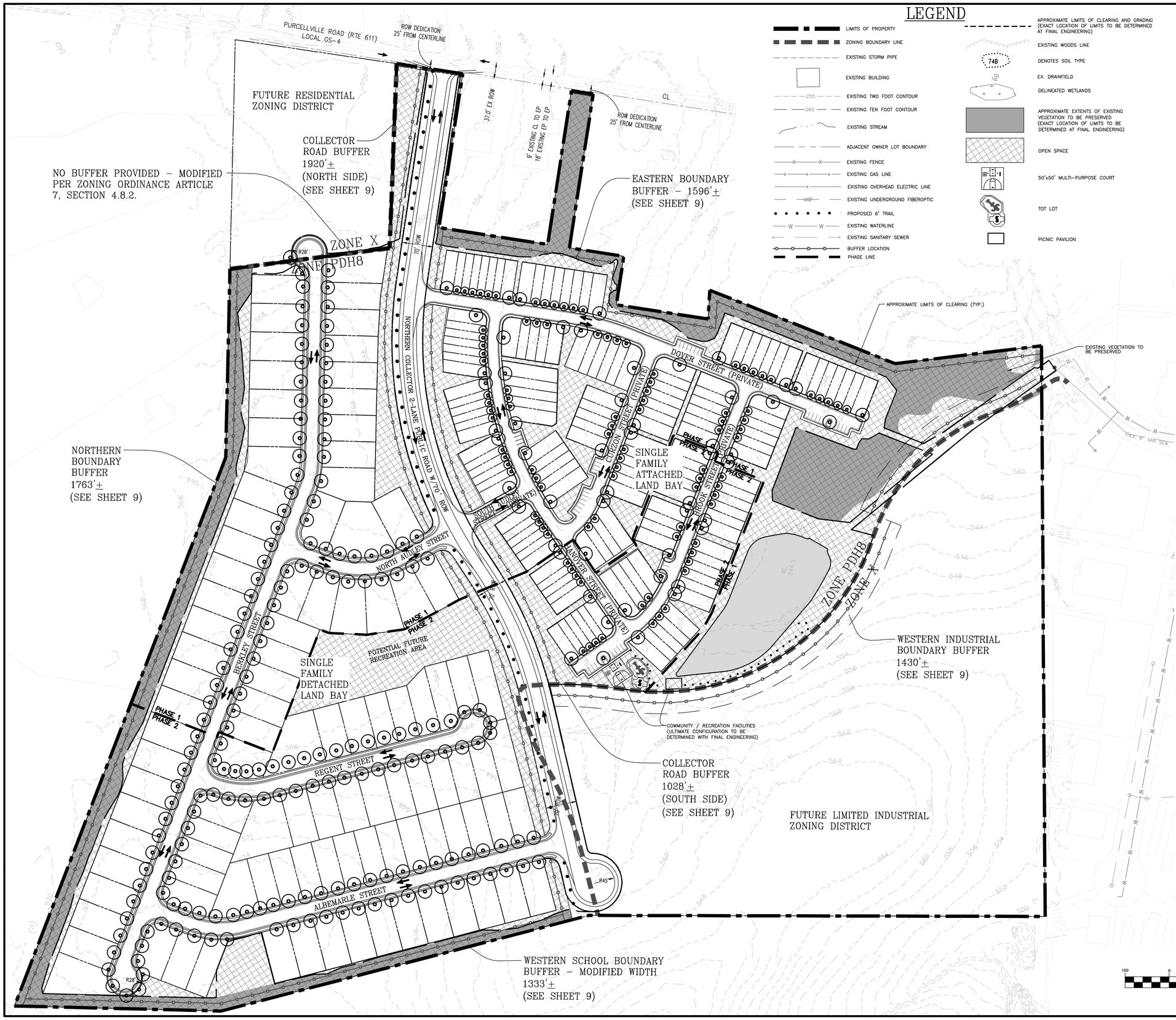
PLAN STATUS	
4/1/14	TOWN/VDOT COMM.
4/7/14	TOWN COMM.

DATE	DESCRIPTION

PH	JMM	CMM
DESIGN	DRAWN	CHKD

SCALE H: V:
JOB No. 5184–01–008
DATE JANUARY, 2014
FILE No. 5184–D–ZP–001
SHEET 7 OF 9

Cad file name: P:\5184 – Autumn Hill\5184–01–009 (PLN) – Mayfair Final Development Plan\Planning\Final Development Plan\Sheets\3–GDP.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
- BUFFER LOCATION
- PHASE LINE
- 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 LIMITS TO BE DETERMINED AT FINAL ENGINEERING)
- OPEN SPACE
- 50'x50' MULTI-PURPOSE COURT
- TOT LOT
- PICNIC PAVILION

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

NORTH

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OPEN SPACE AND LANDSCAPE PLAN

MAYFAIR

FINAL DEVELOPMENT PLAN

BLUE RIDGE ELECTION DISTRICT TOWN OF PURCELLVILLE, VIRGINIA

THE LAND PLANNING & DESIGN GROUP INC.
5300 WESTVIEW DRIVE
SUITE 103
FREDERICK, MD. 21701
(301) 695-6172
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LAND PLANNING • SITE PLANNING • LANDSCAPE ARCHITECTURE

PLAN STATUS	
4/1/14	TOWN/VDOT COMM.
4/7/14	TOWN COMM.

DATE	DESCRIPTION

PH	JMM	CMM
DESIGN	DRAWN	CHKD

SCALE H: V: 1"=100'

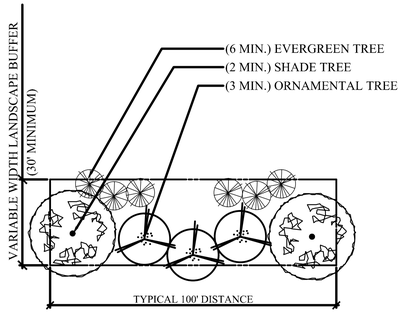
JOB No. 5184-01-008

DATE JANUARY, 2014

FILE No. 5184-D-ZP-001

SHEET 8 OF 9

Cad file name: P:\5184 - Autumn Hill\5184-01-009 (PLN) - Mayfair Final Development Plan\Planning\Final Development Plan\Sheets\7 - LSP.dwg

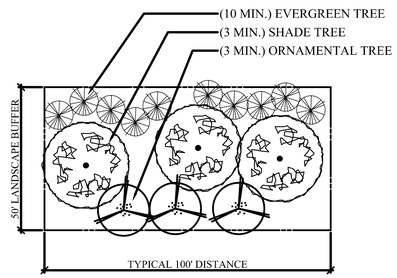


COLLECTOR ROAD BUFFER

SCALE: 1" = 30'

NOTE: EXISTING TREE SAVE MAY BE SUBSTITUTED IN LIEU OF BUFFER PLANTINGS WHEN THE TREE SAVE MEETS THE INTENT OF THE BUFFER PLANTINGS. 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

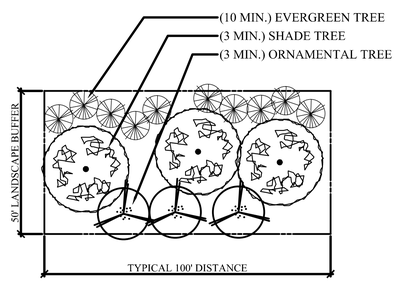


NORTHERN BOUNDARY BUFFER

SCALE: 1" = 30'

NOTE: EXISTING TREE SAVE MAY BE SUBSTITUTED IN LIEU OF BUFFER PLANTINGS WHEN THE TREE SAVE MEETS THE INTENT OF THE BUFFER PLANTINGS. 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

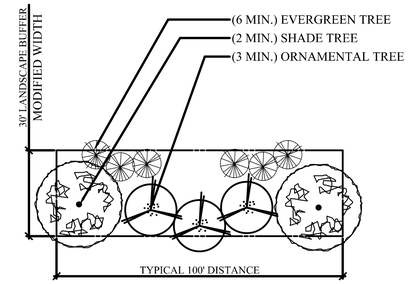


WESTERN INDUSTRIAL BOUNDARY BUFFER

SCALE: 1" = 30'

NOTE: EXISTING TREE SAVE MAY BE SUBSTITUTED IN LIEU OF BUFFER PLANTINGS WHEN THE TREE SAVE MEETS THE INTENT OF THE BUFFER PLANTINGS. 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

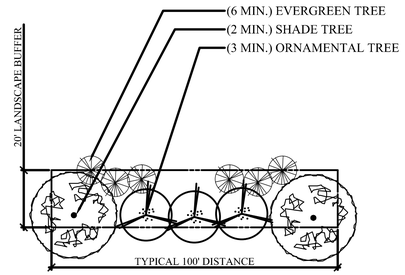


WESTERN SCHOOL BOUNDARY BUFFER

SCALE: 1" = 30'

NOTE: EXISTING TREE SAVE MAY BE SUBSTITUTED IN LIEU OF BUFFER PLANTINGS WHEN THE TREE SAVE MEETS THE INTENT OF THE BUFFER PLANTINGS. 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 PLANTINGS WHEN THE TREE SAVE MEETS THE INTENT OF THE BUFFER PLANTINGS. 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

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 50 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.

6. ALL STREET TRESS DISPLAYED, INCLUDING THOSE LOCATED ON PRIVATE RESIDENTIAL LOTS OR COMMON AREA, ARE REQUIRED BY THE LANDSCAPE REGULATIONS OF THE TOWN OF PURCELLVILLE ZONING ORDINANCE. THESE TREES MUST BE MAINTAINED BY THE PROPERTY OWNER IN PERPETUITY, AND IN THE EVENT THAT A REQUIRED STREET TREE DIES, A REPLACEMENT TREE MUST BE PLANTED WITHIN 6 MONTHS.

LANDSCAPE 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

LANDSCAPE REQUIRED FOR (SFA) SINGLE FAMILY ATTACHED (PER 7C OF THE ACCEPTED PROFFERS DATED DECEMBER 6, 2013):
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

NOTE: 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.

EXTERNAL PARKING LOT LANDSCAPING
LANDSCAPE REQUIRED FOR RESIDENTIAL PARKING LOT WITH 8 OR MORE SPACES
2 ORNAMENTAL TREES + 7 SHRUBS/40 LF OF PARKING LOT PERIMETER

310 LF* / 40 = 16 ORNAMENTAL TREES AND 56 SHRUBS REQUIRED
* TWO PARKING BAYS WITH 8 OR MORE SPACES EACH WITH PERIMETER OF +/- 155'

LANDSCAPE PROVIDED FOR RESIDENTIAL PARKING LOT WITH 8 OR MORE SPACES
16 ORNAMENTAL TREES
56 SHRUBS

NOTE: LOCATION OF EXTERNAL PARKING LOT LANDSCAPING TO BE DETERMINED DURING FINAL ENGINEERING AND SHOWN ON THE SITE PLAN.

Bowman CONSULTING

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LANDSCAPE CALCULATIONS AND SITE DATA

MAYFAIR

FINAL DEVELOPMENT PLAN

BLUE RIDGE ELECTION DISTRICT TOWN OF PURCELLVILLE, VIRGINIA

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FREDERICK, MD 21701
PHONE: 301-694-9700
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LAND PLANNING • SITE PLANNING • LANDSCAPE ARCHITECTURE

PLAN STATUS	
4/1/14	TOWN/VDOT COMM.
4/7/14	TOWN COMM.

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SHEET 9 OF 9

Cad file name: P:\5184 - Autumn Hill\5184-01-008 (PUD) - Mayfair Final Development Plan\Planning\Final Development Plan\Sheets\7 - LSP.dwg