MAYFAIR

REZONING

RZ#14–XX

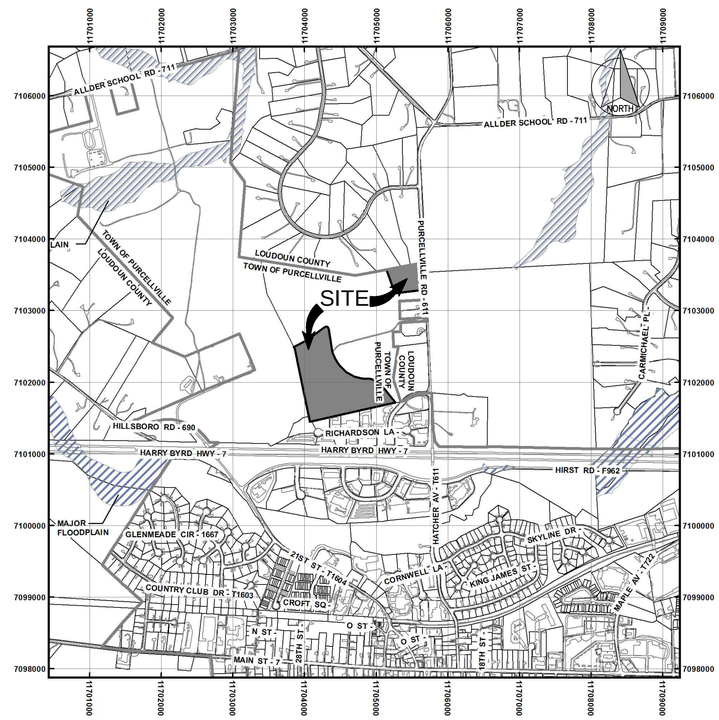
NOTES:

1. THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF PURCELLVILLE, VA LOUDOUN COUNTY, VA. CURRENT OWNER INFORMATION WAS TAKEN FROM THE LOUDOUN COUNTY REAL ESTATE TAX ASSESSMENT AND PARCEL DATABASE. THE PROJECT IS COMPOSED OF THE FOLLOWING PARCELS AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA:

MCPI#	TAX MAP# PARCEL	OWNER	ACREAGE
487–47–4375	/35/////////17/	BROOKFIELD WASHINGTON LLC	3.98 AC
487–36–5498	/35/////////14/	BROOKFIELD AUTUMN HILL LLC	70.81 AC

2. BOUNDARY INFORMATION SHOWN FOR THE SITE WAS OBTAINED FROM A BOUNDARY SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, DATED 04/30/2009.
3. THE ZONING MAP AMENDMENT APPLICATION PROPOSES TO REZONE 19.01 ACRES OF MCPI#487–36–5498 FROM X (TRANSITIONAL) TO M–1 (LIMITED INDUSTRIAL) AND THE 3.98 ACRES COMPRISING MCP1#487–47–4375 FROM X (TRANSITIONAL) TO PDH–8 (PLANNED DEVELOPMENT HOUSING).
4. THIS CONCEPT PLAN ILLUSTRATES THE PLANNED LIMITED INDUSTRIAL USE OF 19.01 ACRES OF M–1 ZONED LAND AND DEVELOPMENT OF 3.98 ACRES OF PDH–8 ZONED LAND WITH A MAXIMUM OF 32 DWELLING UNITS CONSISTING OF A MIX OF SINGLE FAMILY DETACHED AND SINGLE FAMILY ATTACHED UNITS.
5. 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).
6. THERE IS NO MAJOR OR MINOR FLOODPLAIN OR STEEP SLOPES LOCATED ON THE SITE PER LOUDOUN COUNTY GIS DATA.
7. THE PROPOSED DEVELOPMENT WILL BE SERVED BY TOWN OF PURCELLVILLE WATER AND SEWER SERVICE THROUGH THE EXTENSION OF EXISTING FACILITIES.
8. ALL UTILITY DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND.
9. SOILS INFORMATION SHOWN HEREIN ARE TAKEN FROM THE LOUDOUN COUNTY GIS SOILS DATA.
10. LANDSCAPING AND BUFFERING SHALL MEET THE APPLICABLE REQUIREMENTS OF THE ZONING ORDINANCE SUBJECT TO MODIFICATIONS AS GRANTED BY THE ZONING ADMINISTRATOR.
11. ALL REQUIRED STORMWATER MANAGEMENT WILL BE PROVIDED AT FINAL SITE DESIGN AND WILL COMPLY WITH ALL APPLICABLE LOUDOUN COUNTY AND VIRGINIA STATE STANDARDS AND REGULATIONS.
12. THERE ARE NO KNOWN GRAVES OR BURIAL SITES THAT WILL BE IMPACTED BY THE PROPOSED DEVELOPMENT.
13. THIS DEVELOPMENT SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS.
14. THIS SITE CONTAINS NO KNOWN TOXIC OR HAZARDOUS SUBSTANCES.
15. ALL SIGNAGE WILL COMPLY WITH APPLICABLE REQUIREMENTS OF THE ZONING ORDINANCE.
16. ALL SITE LIGHTING WILL COMPLY WITH THE LIGHT AND GLARE STANDARDS OF THE ZONING ORDINANCE.
17. A PHASE I CULTURAL RESOURCES SURVEY WAS PREPARED BY DUTTON & ASSOCIATES DATED NOVEMBER, 2012.
18. 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).
19. THE SITE IS SUBJECT TO NO KNOWN FEDERAL OR STATE PERMITS THAT WILL LIMIT ITS DEVELOPMENT.
20. THE PROPOSED USE SHALL CONFORM TO THE NOISE STANDARDS OF THE ZONING ORDINANCE.
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.

BLUE RIDGE ELECTION DISTRICT TOWN OF PURCELLVILLE, VIRGINIA



VICINITY MAP

1"=1000'

LEGEND

1 COVER SHEET
2 EXISTING CONDITIONS
3 REZONING PLAT
4 CONCEPT DEVELOPMENT PLAN
5 LOT AND BUFFER DETAILS

OWNER

BROOKFIELD AUTUMN HILL LLC
8500 EXECUTIVE PARK AVE SUITE 300
FAIRFAX, VA 22031 2228

BROOKFIELD WASHINGTON LLC
8500 EXECUTIVE PARK AVE SUITE 300
FAIRFAX, VA 22031 2225

APPLICANT

BROOKFIELD AUTUMN HILL LLC
8500 EXECUTIVE PARK AVE SUITE 300
FAIRFAX, VA 22031 2228

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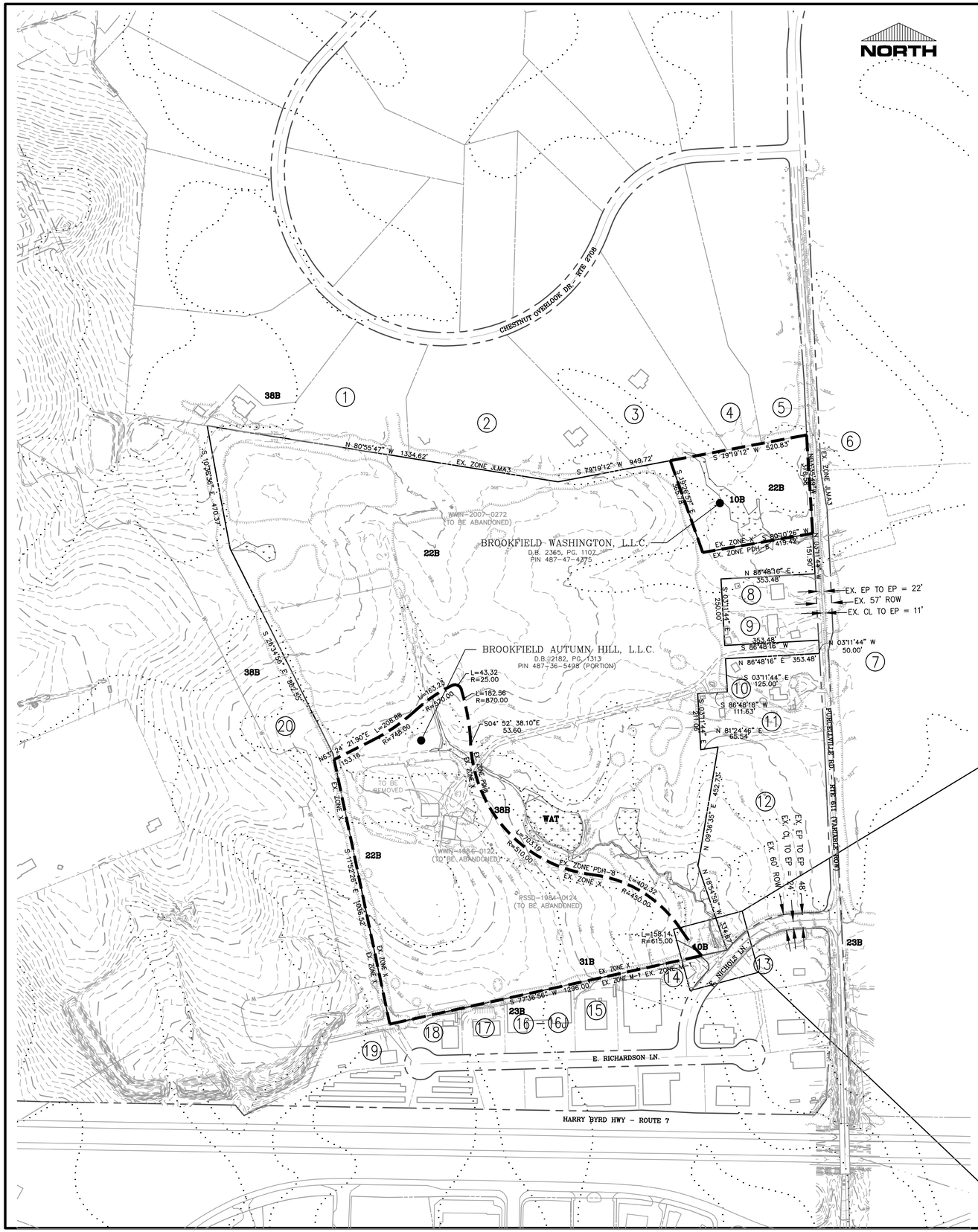
COVER SHEET
MAYFAIR
REZONING
BLUE RIDGE ELECTION DISTRICT TOWN OF PURCELLVILLE, VIRGINIA

PLAN STATUS	
DATE	DESCRIPTION

JAE DESIGN	CIM DRAWN	CMM CHKD
SCALE	H: AS SHOWN V:	
JOB No.	5184–01–010	
DATE	FEBRUARY 5, 2014	
FILE No.	5184–D–ZP–001	
SHEET	1 OF 5	

Cad file name: \\Cityde\new_projects\5184 – Autumn Hill\5184–01–010 (FSM) – Mayfair Rezoning of Industrial Acerage & 4 Acre Parcel (Mixed)\PlanningCover.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
19	487259662000	/35/I/1////9F	MCKIM ENTERPRISES LLC	38979 HOUSEHOLDER RD, LOVETTSVILLE, VA 20180	1.42	M-1 (PURCELLVILLE)	COMMERCIAL/INDUSTRIAL
20	522295928000		LOUDOUN COUNTY BOARD OF SUPERVISORS	PO BOX 7000, LEESBURG, VA 20177-7000	224.05	X (PURCELVILLE)	INSTITUTIONAL (SCHOOL)

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 III AND OR CLASS IV SOILS, PER THE LASTEST 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.

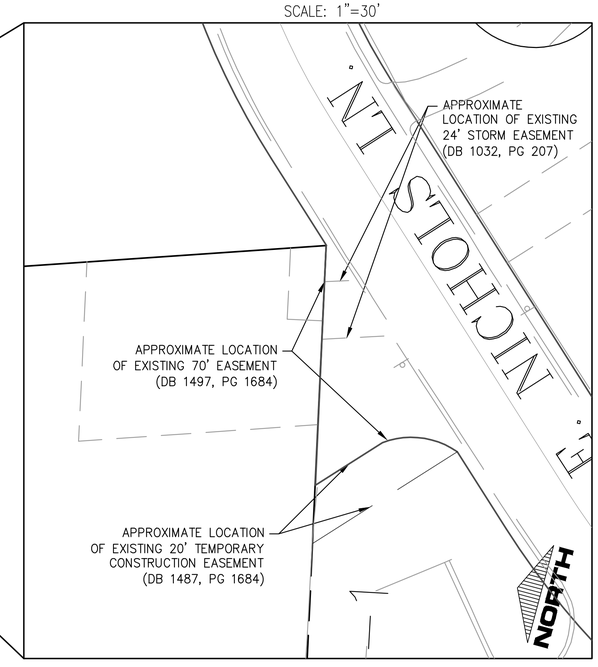
3. THERE IS NO MAJOR OR MINOR FLOODPLAIN WITHIN THE LIMITS OF THIS APPLICATION, PER LOUDOUN COUNTY GIS DATA.

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
- EXISTING BUILDING
- 255 — EXISTING TWO FOOT CONTOUR
- 260 — EXISTING TEN FOOT CONTOUR
- EXISTING STREAM
- ADJACENT OWNER LOT BOUNDARY
- X — X — EXISTING FENCE
- G — EXISTING GAS LINE
- E — EXISTING OVERHEAD ELECTRIC LINE
- UGF — EXISTING UNDERGROUND FIBEROPTIC
- EXISTING STORM PIPE
- EXISTING WOODS LINE
- 74B — DENOTES SOIL TYPE
- EX. DRAINFIELD
- DELINEATED WETLANDS

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

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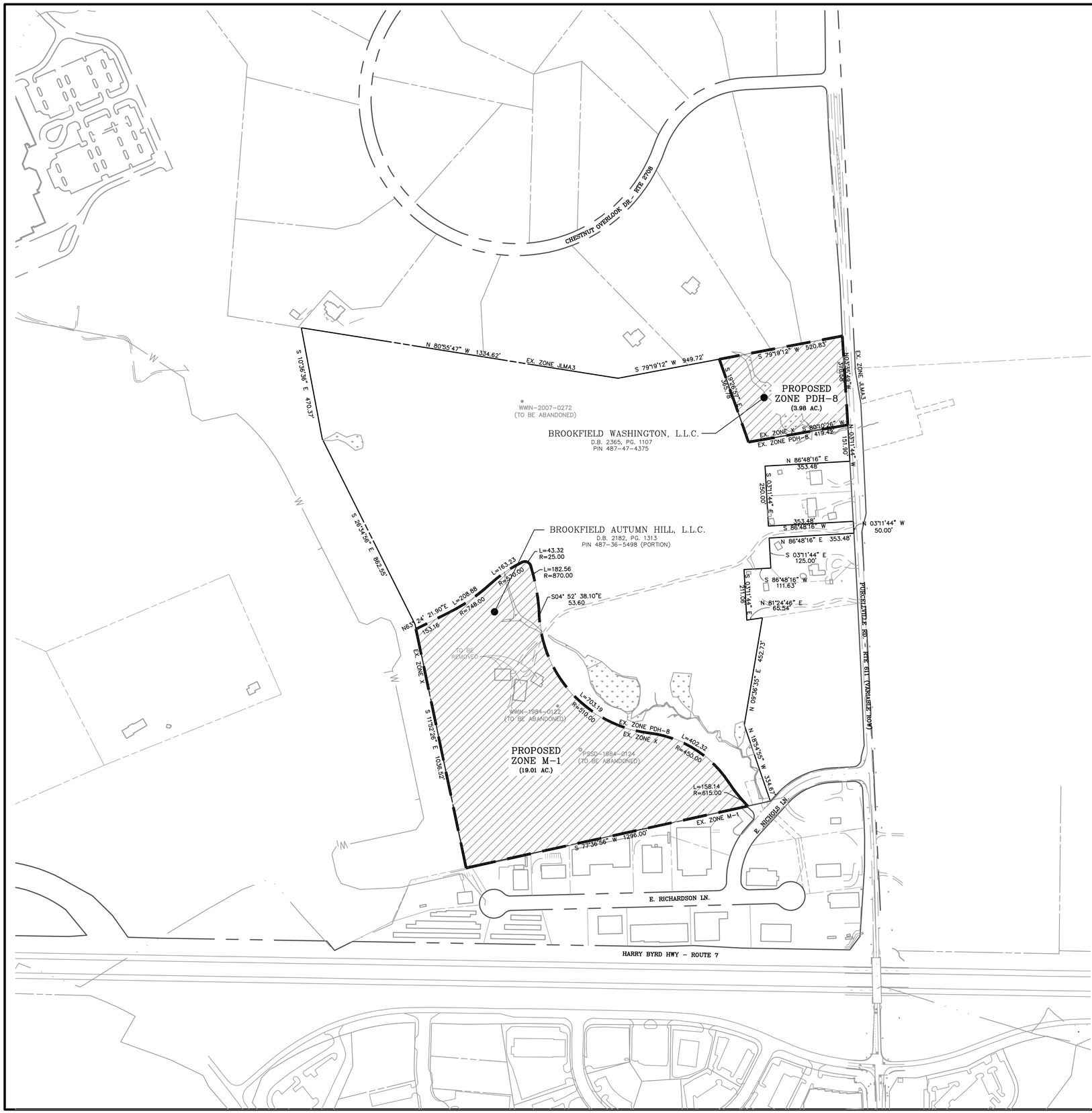
EXISTING CONDITIONS
MAYFAIR
REZONING
BLUE RIDGE ELECTION DISTRICT TOWN OF PURCELLVILLE, VIRGINIA

PLAN STATUS	
DATE	DESCRIPTION

JAE DESIGN	CIM DRAWN	CMM CHKD
SCALE	H: 1" V:	=100'
JOB No.	5184-01-010	
DATE	FEBRUARY 5, 2014	
FILE No.	5184-D-ZP-001	
SHEET	2 OF 5	

Cad file name: \\Cityde\cwe_projects\5184 - Autumn Hill\5184-01-010 (PLM) - Mayfair Rezoning of Industrial Acerage & 4 Acre Parcel (Mixed)\Planning\Existing Conditions.dwg



LEGEND

AREA TO BE REZONED

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

NORTH

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REZONING PLAT

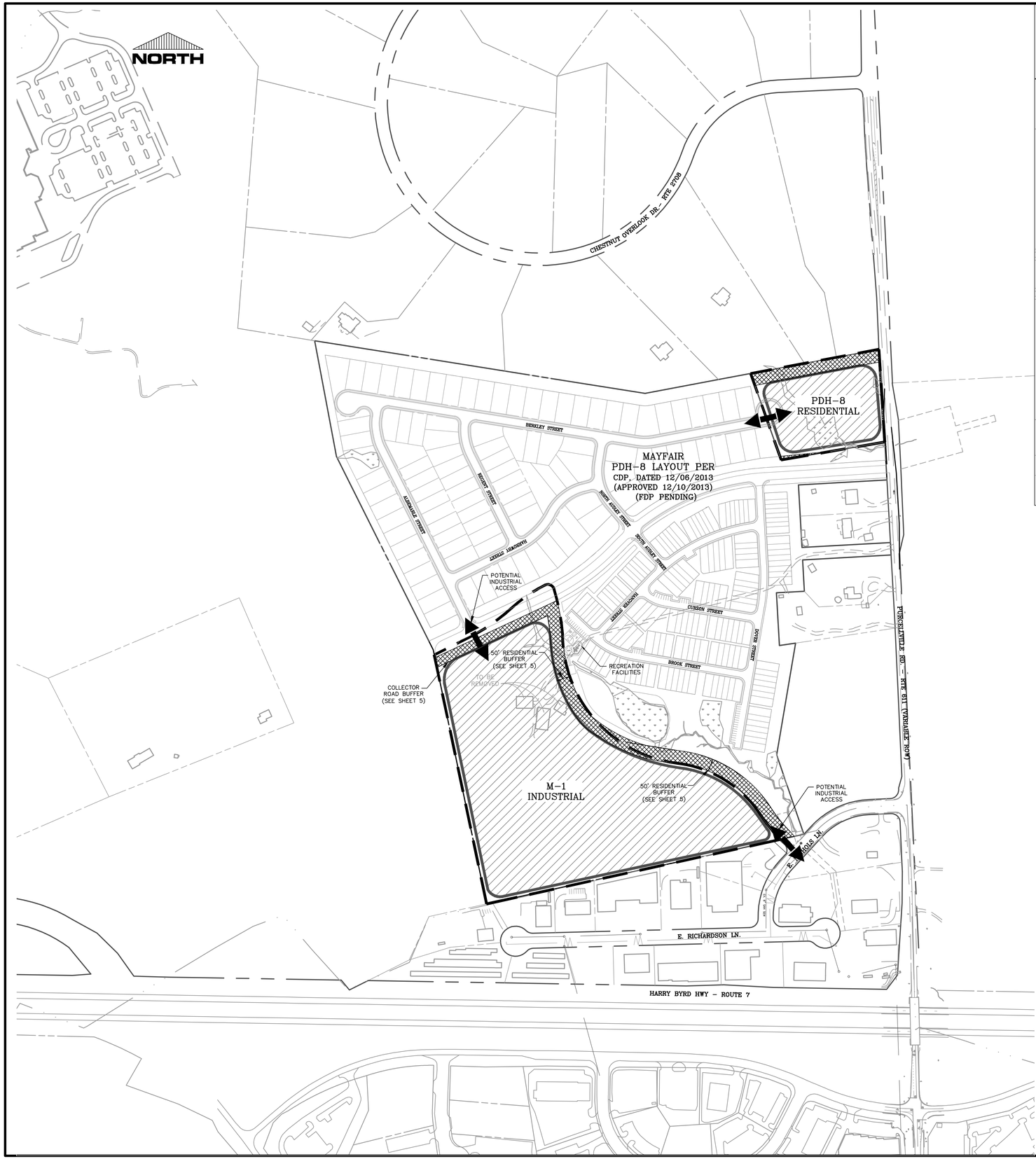
MAYFAIR REZONING

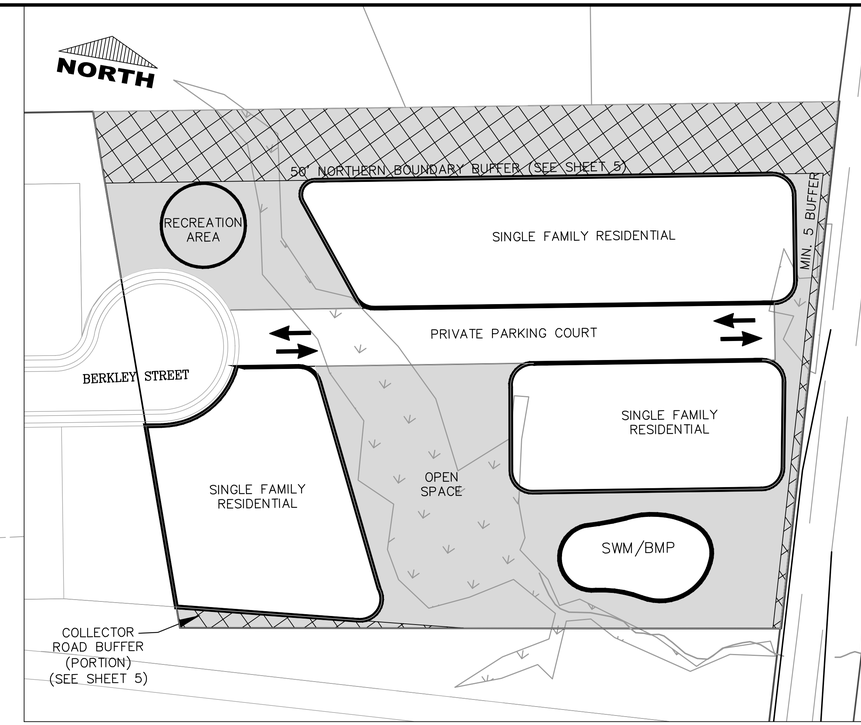
BLUE RIDGE ELECTION DISTRICT TOWN OF PURCELLVILLE, VIRGINIA

PLAN STATUS

DATE	DESCRIPTION
JAE DESIGN	CIM DRAWN	CMM CHKD
SCALE	H: AS SHOWN V:
JOB No.	5184-01-010
DATE	FEBRUARY 5, 2014
FILE No.	5184-D-ZP-001
SHEET	3 OF 5

Cad file name: \\Clyde\new_projects\5184 - Autumn Hill\5184-01-010 (PLN) - Mayfair Rezoning of Industrial Acerage & 4 Acre Parcel (Mixed)\PlanningRezoning Plan.dwg





PDH-8 LAND USE DIAGRAM

SCALE: 1"=50'

LEGEND

- LANDBAY/ USE
- BUFFER YARD
- OPEN SPACE
- POTENTIAL ACCESS POINT

PDH ZONING TABULATIONS

PDH Area:	3.98 Ac.
Proposed Subdistrict:	PDH-8
Maximum Density:	8 DU/Ac.
Maximum Units:	32 Units
Proposed Density (Max.):	8 DU/Ac.
Proposed Units (Max.):	32 Units
Required Open Space:	25% 1.00 Ac.
Proposed Open Space:	44% 1.76 Ac.
Required Parking: Single Family Residential: (2 off street spaces per lot @ 32 lots)	64 Spaces
Proposed Parking: Single Family Residential: (2 off street spaces per lot @ 32 lots)	64 Spaces

M-1 ZONING TABULATIONS

M-1 Area:	19.01 Ac.
Lot Standards:	Per Article 4, Section 11

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

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CONCEPT DEVELOPMENT PLAN

MAYFAIR
REZONING

TOWN OF PURCELLVILLE, VIRGINIA

BLUE RIDGE ELECTION DISTRICT

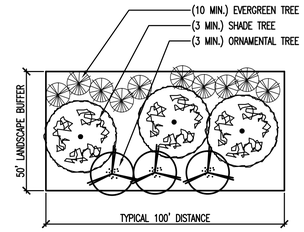
PLAN STATUS

DATE	DESCRIPTION

JAE DESIGN	CIM DRAWN	CMM CHKD

SCALE	H: AS SHOWN V:
JOB No.	5184-01-010
DATE	FEBRUARY 5, 2014
FILE No.	5184-D-ZP-001
SHEET	4 OF 5

Cad file name: \\Clyde\New_Projects\5184 - Autumn Hill\5184-01-010 (PLN) - Mayfair Rezoning of Industrial Acerage & 4 Acre Parcel (Mixed)\Planning\Concept Development Plan.dwg

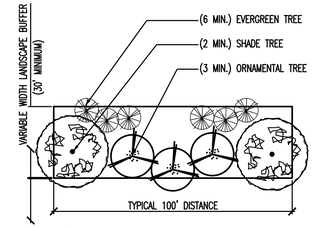


RESIDENTIAL BUFFER

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

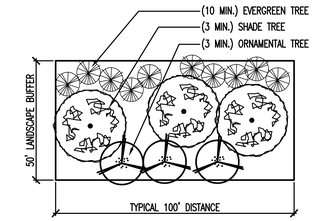


COLLECTOR ROAD BUFFER

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

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 EASTERN BOUNDARY OF THE M-1 PORTION OF THE SITE WHERE LIMITED INDUSTRIAL WILL BE PROPOSED ADJACENT TO RESIDENTIAL. 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.

HOUSING TYPICALS

SFD Unit Typical

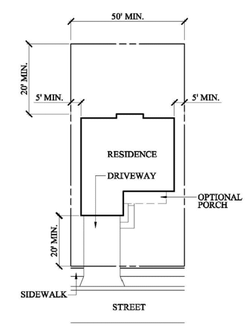
The following table specifies the minimum standards for the SFD Unit type.

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.

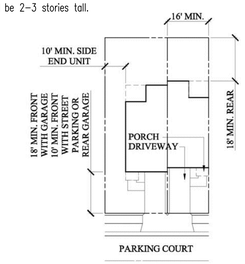
Every dwelling unit shall have a minimum gross floor area of 1000 square feet with a minimum of 500 square feet per floor, exclusive of attic and exclusive of basements which are more than 50 percent underground.
Building setback variations shall be at least 18 inches.
The 20 foot open space between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



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LOT AND BUFFER DETAILS

MAYFAIR
REZONING

BLUE RIDGE ELECTION DISTRICT TOWN OF PURCELLVILLE, VIRGINIA

PLAN STATUS

DATE	DESCRIPTION

JAE DESIGN	CIM DRAWN	CMM CHKD
SCALE	H: AS SHOWN V:	
JOB No.	5184-01-010	
DATE	FEBRUARY 5, 2014	
FILE No.	5184-D-ZP-001	
SHEET	5 OF 5	

Cad file name: \\Cjpdc\new_projects\5184 - Autumn Hill\5184-01-010 (PLA) - Mayfair Rezoning of Industrial Acerage & 4 Acre Parcel (Mixed)\Planning\Concept Development Plan.dwg