

MAYFAIR REZONING

RZ#14-01 & RZ#14-02

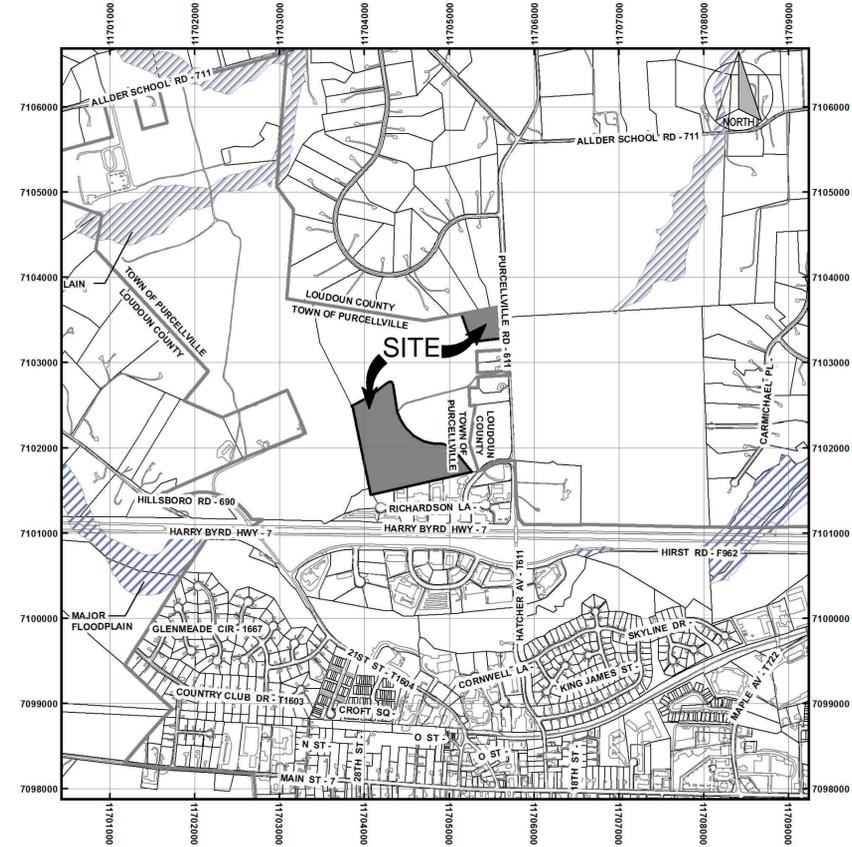
NOTES:

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:

MCP#	TAX MAP#	PARCEL	OWNER	ACREAGE
487-47-4375	/35/	117/17/	BROOKFIELD WASHINGTON LLC	3.98 AC
487-36-5498	/35/	117/14/	BROOKFIELD AUTUMN HILL LLC	70.81 AC

- BOUNDARY INFORMATION SHOWN FOR THE SITE WAS OBTAINED FROM A BOUNDARY SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, DATED 04/30/2009.
- THE ZONING MAP AMENDMENT APPLICATION PROPOSES TO REZONE 19.01 ACRES OF MCP#487-36-5498 FROM X (TRANSITIONAL) TO M-1 (LIMITED INDUSTRIAL) AND THE 3.98 ACRES COMPRISING MCP#487-47-4375 FROM X (TRANSITIONAL) TO R-8 (TOWNHOUSE RESIDENTIAL).
- 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 R-8 ZONED LAND WITH A MAXIMUM OF 32 DWELLING UNITS CONSISTING OF A MIX OF SINGLE FAMILY DETACHED AND SINGLE FAMILY ATTACHED UNITS.
- 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).
- THERE IS NO MAJOR OR MINOR FLOODPLAIN OR STEEP SLOPES LOCATED ON THE SITE PER LOUDOUN COUNTY GIS DATA.
- THE PROPOSED DEVELOPMENT WILL BE SERVED BY TOWN OF PURCELLVILLE WATER AND SEWER SERVICE THROUGH THE EXTENSION OF EXISTING FACILITIES.
- ALL UTILITY DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND.
- SOILS INFORMATION SHOWN HEREIN ARE TAKEN FROM THE LOUDOUN COUNTY GIS SOILS DATA.
- LANDSCAPING AND BUFFERING SHALL MEET THE APPLICABLE REQUIREMENTS OF THE ZONING ORDINANCE SUBJECT TO MODIFICATIONS AS GRANTED BY THE ZONING ADMINISTRATOR.
- 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.
- THERE ARE NO KNOWN GRAVES OR BURIAL SITES THAT WILL BE IMPACTED BY THE PROPOSED DEVELOPMENT.
- THIS DEVELOPMENT SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS.
- THIS SITE CONTAINS NO KNOWN TOXIC OR HAZARDOUS SUBSTANCES.
- ALL SIGNAGE WILL COMPLY WITH APPLICABLE REQUIREMENTS OF THE ZONING ORDINANCE.
- ALL SITE LIGHTING WILL COMPLY WITH THE LIGHT AND GLARE STANDARDS OF THE ZONING ORDINANCE.
- A PHASE I CULTURAL RESOURCES SURVEY WAS PREPARED BY DUTTON & ASSOCIATES DATED NOVEMBER, 2012.
- 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).
- THE SITE IS SUBJECT TO NO KNOWN FEDERAL OR STATE PERMITS THAT WILL LIMIT ITS DEVELOPMENT.
- THE PROPOSED USE SHALL CONFORM TO THE NOISE STANDARDS OF THE ZONING ORDINANCE.
- 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

- COVER SHEET
- EXISTING CONDITIONS
- REZONING PLAT
- CONCEPT DEVELOPMENT PLAN
- BUFFER DETAILS

OWNER

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

APPLICANT

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

Bowman
CONSULTING

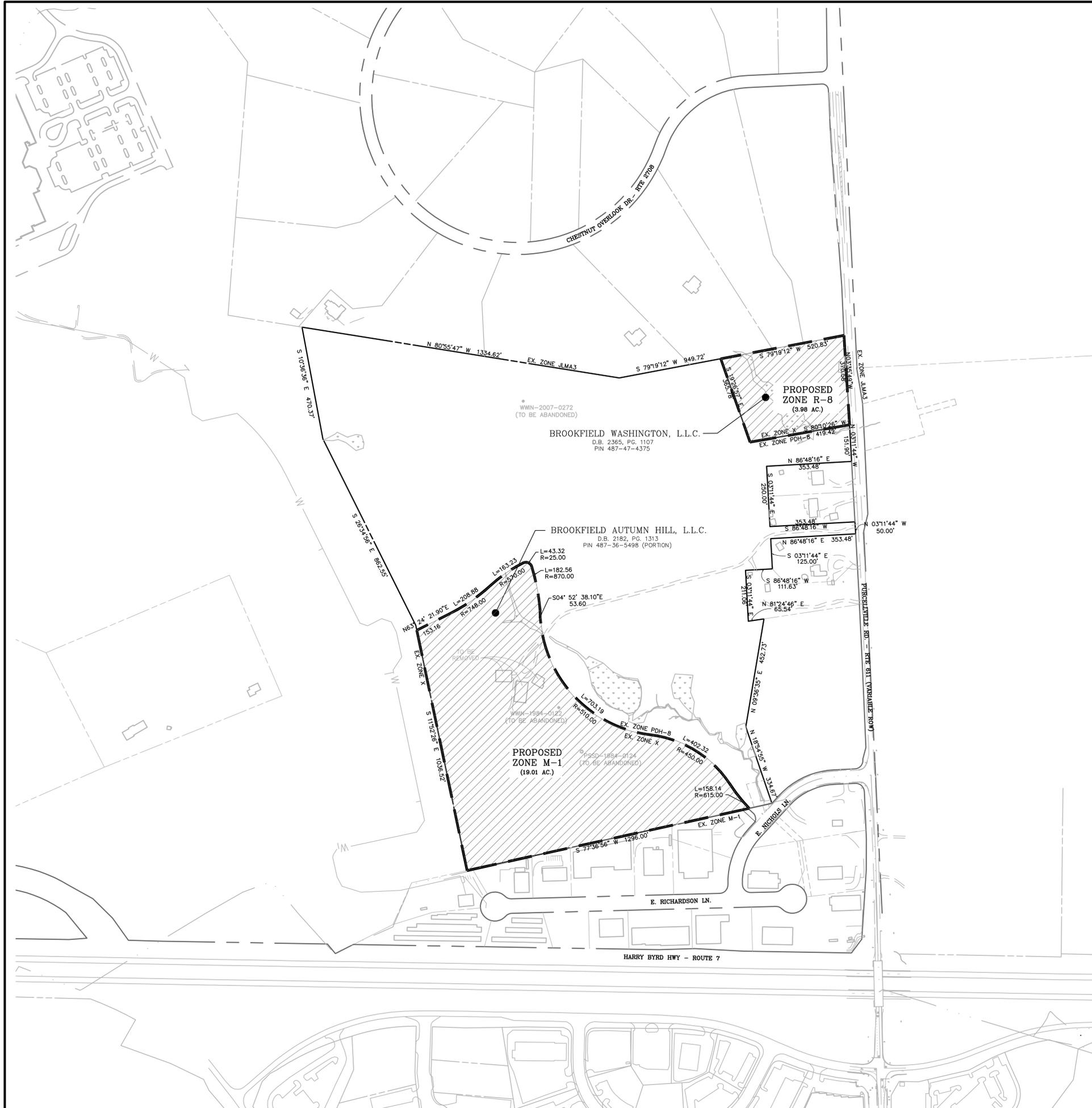
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Leeburg, Virginia 20175
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COVER SHEET
MAYFAIR
REZONING
BLUE RIDGE ELECTION DISTRICT TOWN OF PURCELLVILLE, VIRGINIA

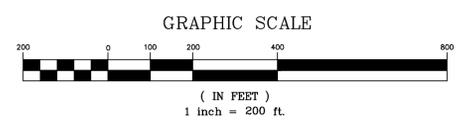
PLAN STATUS
4/15/14 PER TOWN COMMENTS

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

SHEET 1 of 5



LEGEND
 AREA TO BE REZONED



Bowman
 CONSULTING

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REZONING PLAT
MAYFAIR
 REZONING
 TOWN OF PURCELLVILLE, VIRGINIA

BLUE RIDGE ELECTION DISTRICT
 MAYFAIR REZONING PLAT

PLAN STATUS
 4/15/14 PER TOWN COMMENTS

DATE	DESCRIPTION
JAE	CIM
DESIGN	DRAWN
SCALE	CHKD
	H: AS SHOWN
	V:

JOB No. 5184-01-010

DATE FEBRUARY 5, 2014

FILE No. 5184-D-ZP-001

SHEET 3 of 5

Code file name: \\c:\pds\m\projects\5184 - Autumn Hill\5184-01-010 (01) - Mayfair Rezoning of Industrial Acreage & 4 Acre Parcel (Misc) Planning\Rezoning Plat.dwg

DATE	DESCRIPTION

JAE DESIGN	CIM DRAWN	CMM CHKD

SCALE: H: AS SHOWN
 V:

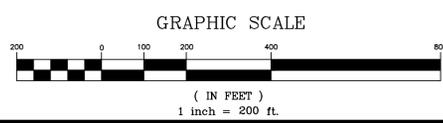
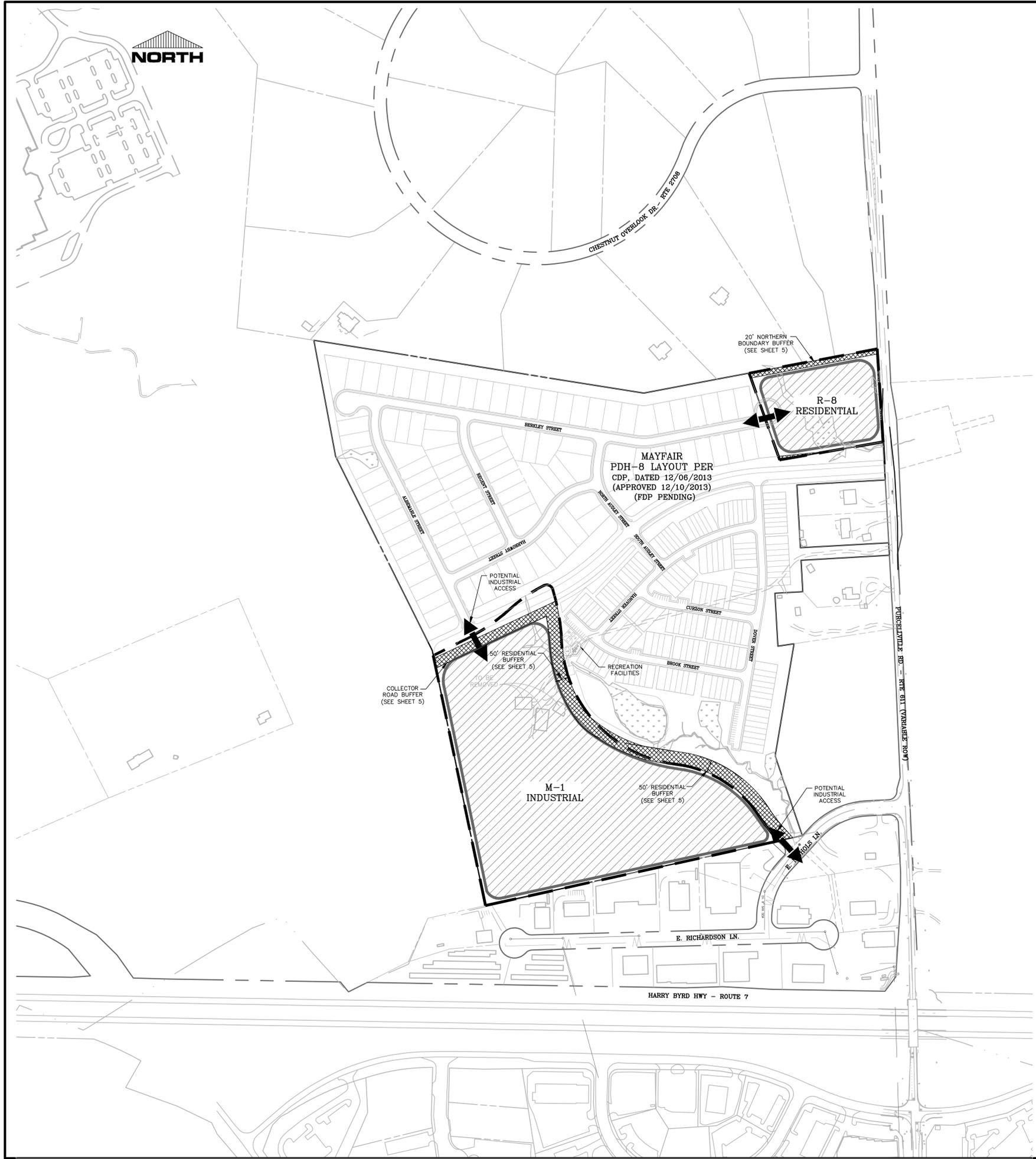
JOB No. 5184-01-010
 DATE FEBRUARY 5, 2014
 FILE No. 5184-D-ZP-001

LEGEND

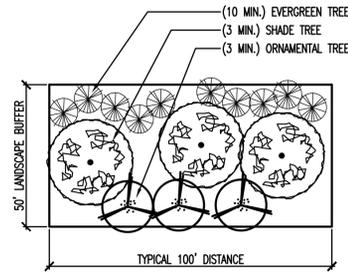
-  LANDBAY/ USE
-  BUFFER YARD
-  OPEN SPACE
-  POTENTIAL ACCESS POINT

R-8 ZONING TABULATIONS
 R-8 Area: 3.98 Ac.
 Lot Standards: Per Article 4, Section 4

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



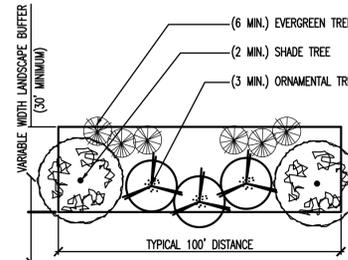
Code file name: \c:\pds\vw_projects\5184 - Autumn Hill\5184-01-010 (C14) - Mayfair Rezoning of Industrial Acreage & 4.4 Acre Parcel (Misc) PlanningConcept Development Plan.dwg



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.

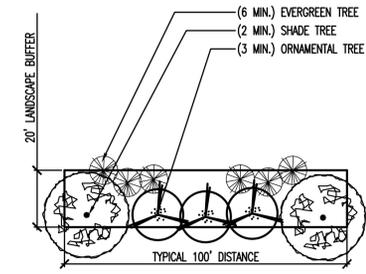
MIN. SPECIFICATIONS FOR PLANT MATERIAL WILL FOLLOW ZONING ORDINANCE ARTICLE 7, SECTION 6.3



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.

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. ALL BUFFERS SHOWN WILL PRESERVE EXISTING TREES WHERE POSSIBLE BASED ON FINAL ENGINEERING.
2. 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.
3. FINAL OPEN SPACE PROVIDED MAY VARY BASED UPON FINAL ENGINEERING BUT WILL ALWAYS PROVIDE THE MINIMUM REQUIRED.
4. 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.

PLAN STATUS	
4/15/14	PER TOWN COMMENTS

DATE	DESCRIPTION
JAE	CIM
DESIGN	DRAWN
SCALE	H: AS SHOWN
	V:
JOB No.	5184-01-010
DATE	FEBRUARY 5, 2014
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