

MAYFAIR REZONING

RZ#14-01 & RZ#14-02

NOTES:

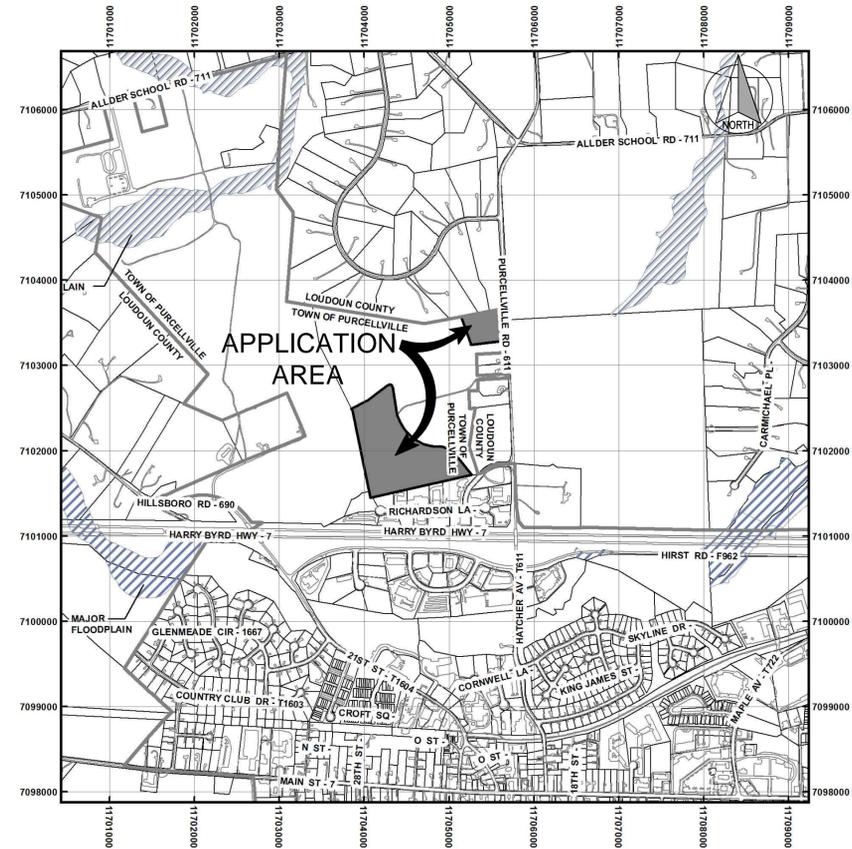
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF PURCELLVILLE, VA LOUDOUN COUNTY, VA. CURRENT OWNER INFORMATION WAS TAKEN FROM THE LOUDOUN COUNTY REAL ESTATE TAX ASSESSMENT AND PARCEL DATABASE. THE PROJECT IS COMPOSED OF THE FOLLOWING PARCELS AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA:

MCP#	TAX MAP#	PARCEL	OWNER	TOTAL ACREAGE	ACREAGE SUBJECT TO APPLICATION	RZ#
487-36-5498	/35/	14/	BROOKFIELD AUTUMN HILL LLC	70.81 AC	19.01 AC	14-01
487-47-4375	/35/	17/	BROOKFIELD WASHINGTON LLC	3.98 AC	3.98 AC	14-02
- BOUNDARY INFORMATION SHOWN FOR THE SITE WAS OBTAINED FROM A BOUNDARY SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, DATED 04/30/2009.
- THE REZONING APPLICATIONS PROPOSE 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-3 (DUPLIX RESIDENTIAL).
- 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. EXTENSION OF SAID FACILITIES WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- 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.
- INDIVIDUAL LOTS SHALL NOT HAVE DIRECT ACCESS TO VA ROUTE 611.

VDOT GENERAL NOTES

- Revised 3/28/13
- 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.
 - Methods and materials used shall conform to current county/town and VDOT standards and specifications.
 - All utilities, including all poles, are to be relocated at the developer's expense, prior to construction.
 - 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.
 - 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.
 - 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.
 - 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.
 - Standard guardrails and/or handrails shall be installed at hazardous locations as designated during field review by the county/town inspector or VDOT.
 - 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.
 - 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.
 - 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.
 - A 4" (min.) layer of stone is required beneath curb and gutter (may be shown on typical section in lieu of a note).
 - 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.
 - The entire surface of the roadway (old and new portions) shall be overlaid and re-stripped 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.
 - 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.
 - All right of way dedicated to public use shall be clear and unencumbered.
 - The county/town shall obtain a permit for all sidewalks within the right of way that do not qualify for VDOT maintenance.
 - Traffic control devices or advisory signs, such as multway 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.
 - 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.
 - 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.

BLUE RIDGE ELECTION DISTRICT TOWN OF PURCELLVILLE, VIRGINIA



VICINITY MAP

1"=1000'

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

LEGEND

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

Bowman
CONSULTING

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COVER SHEET
**MAYFAIR
REZONING**
TOWN OF PURCELLVILLE, VIRGINIA

BLUE RIDGE ELECTION DISTRICT
MAYFAIR REZONING OF INDUSTRIAL ACREAGE & 4.4 ACRE PARCEL (MAYFAIR) PlanningCover.dwg

PLAN STATUS
4/15/14 PER TOWN COMMENTS
5/08/14 PER TOWN COMMENTS
5/27/14 PER TOWN COMMENTS

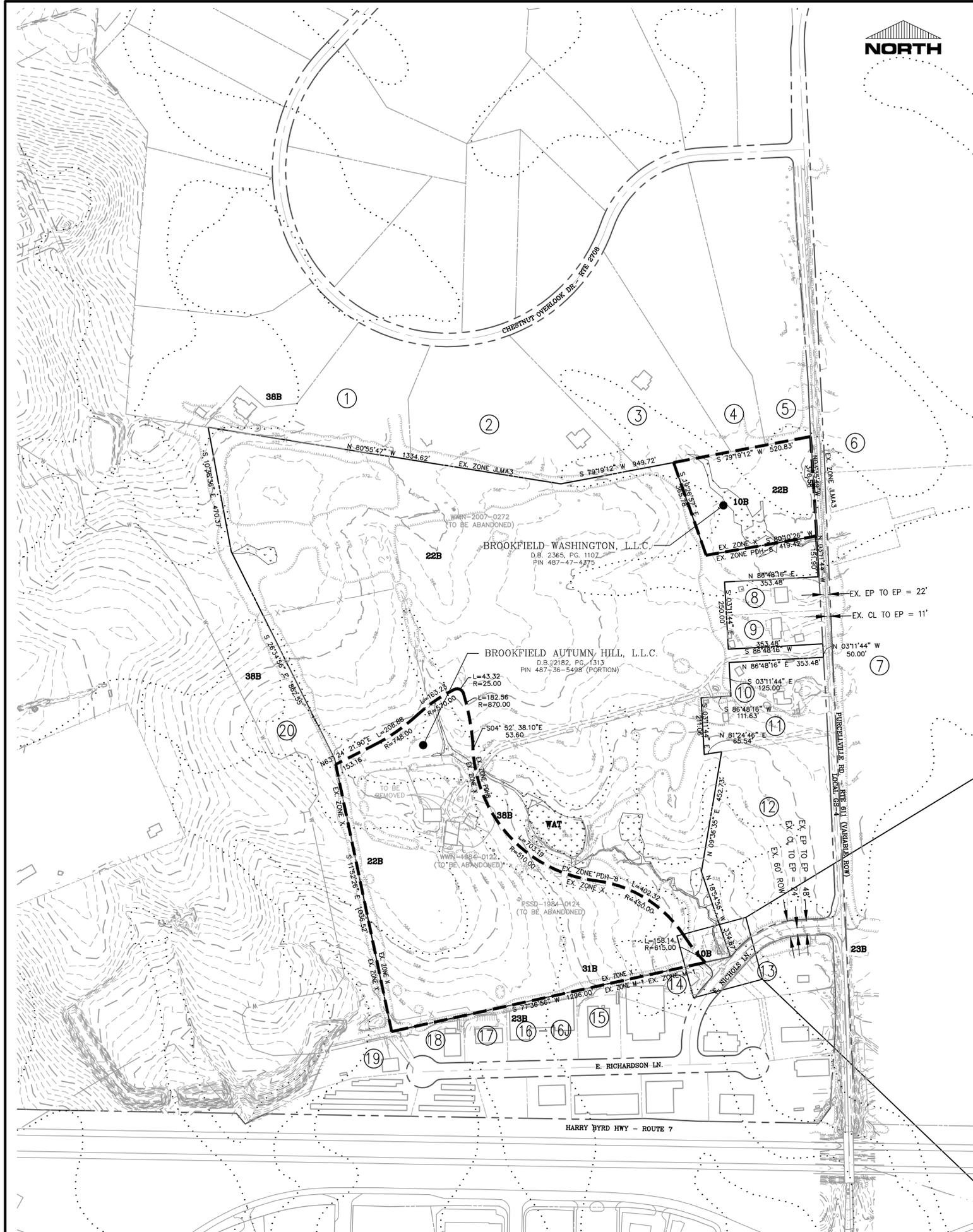
DATE	DESCRIPTION
JAE DESIGN	CIM DRAWN
	CMH CHKD
SCALE	H: AS SHOWN
	V: Y

JOB No. 5184-01-010

DATE FEBRUARY 5, 2014

FILE No. 5184-D-ZP-001

SHEET 1 OF 5



ADJACENT OWNER LIST

MAP ID	PIN	TAX MAP	CURRENT OWNER	ADDRESS	ACREAGE	ZONE	USE
1	486160412000	/35/147/1112/	HIGHTOWER, JOHN D & LORRAINE M TEES	16767 CHESTNUT OVERLOOK DR, PURCELLVILLE, VA 20132	5.98	J1M3	SINGLE FAMILY
2	486163307000	/35/147/1113/	BLACK, SCOTT M & LUCINDA	16799 CHESTNUT OVERLOOK DR, PURCELLVILLE, VA 20132	6.90	J1M3	SINGLE FAMILY
3	486169323000	/35/147/1115/	FARROW, DONALD & MARY GALLAGHER	16809 CHESTNUT OVERLOOK DR, PURCELLVILLE, VA 20132	6.72	J1M3	SINGLE FAMILY
4	486171673000	/35/147/1116/	CIABURRI, JEFFREY & KELLY	16855 CHESTNUT OVERLOOK DR, PURCELLVILLE, VA 20132	6.45	J1M3	SINGLE FAMILY
5	486174419000	/35/147/1114/	STILLER, TIMOTHY G SR	16873 CHESTNUT OVERLOOK DR, PURCELLVILLE, VA 20132	7.00	J1M3	SINGLE FAMILY
6	486189496000	/35/111/117/	G B M G LLP	2905 HUNTING HILLS CT, OAKTON, VA 22124 1743	119.12	J1M3	AGRICULTURAL (FARM)
7	487388931000	/35/111/118/	WARNER, CECIL & T LATORRE TEES ETAL	17100 PURCELLVILLE RD, PURCELLVILLE, VA 20132	118.81	J1M3	AGRICULTURAL (FARM)
8	487474936000	/35/F1/111/4/	LIVESAY, GREGORY F & SALLY O C	16921 PURCELLVILLE RD, PURCELLVILLE, VA 20132	1.03	J1M2	SINGLE FAMILY
9	487475223000	/35/F1/111/3/	NORTON, HUGH RAYMOND	16937 PURCELLVILLE RD, PURCELLVILLE, VA 20132	1.03	J1M2	SINGLE FAMILY
10	487475203000	/35/F1/111/2/	BAKER, WILLIAM C JR & JENNIFER N	PO BOX 2578, PURCELLVILLE, VA 20134	1.43	J1M2	SINGLE FAMILY
11	487373884000	/35/F1/111/1/	BAKER, WILLIAM C JR & JENNIFER N	PO BOX 2578, PURCELLVILLE, VA 20134	1.63	J1M2	SINGLE FAMILY
12	487375244000	/35/111/115/	COCKERILL, KELLY M & MARILYN JARVIS	19727 TELEGRAPH SPRINGS RD, PURCELLVILLE, VA 20132	7.15	J1M3	SINGLE FAMILY
13	48727596000	/35/115/111/1/	DOINOHUE, C LAVONNE & G COCHRAN TEES	PO BOX 798, VALLEY FORGE, PA 19482	1.70	M-1 (PURCELLVILLE)	COMMERCIAL/INDUSTRIAL
14	487270472000	/35/111/115F	MAGNUM REAL ESTATE LP	150 MAIN ST, LANDISVILLE, PA 17538	2.00	M-1 (PURCELLVILLE)	COMMERCIAL/INDUSTRIAL
15	487268676000	/35/111/114F	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	/35/112CM/11A/	MOORE, SUZANNE M.	714 IRVINE BANK LN, PURCELLVILLE VA 20132 3453	NA	M-1 (PURCELLVILLE)	COMMERCIAL/INDUSTRIAL
16B	487266475002	/35/112CM/11B/	HANSON, JOHN LJR & PATRICIA TEES	9440 LAKEBEND PRESERVE CT, BONITA SPRINGS, FL 34135 8198	NA	M-1 (PURCELLVILLE)	COMMERCIAL/INDUSTRIAL
16C	487266475003	/35/112CM/11C/	LIGHTING BOLT LLC	19431 HARMONY CHURCH RD, LEESBURG VA 20175 9046	NA	M-1 (PURCELLVILLE)	COMMERCIAL/INDUSTRIAL
16D	487266475004	/35/112CM/11D/	COOK, JIMMY L & LINDA F	12 E RICHARDSON LN UNIT D, PURCELLVILLE VA 20132 3500	NA	M-1 (PURCELLVILLE)	COMMERCIAL/INDUSTRIAL
16E	487266475005	/35/112CM/11E/	WALSH, GERALD L & NANCY S	PO BOX 877 PURCELLVILLE VA 20134 0877	NA	M-1 (PURCELLVILLE)	COMMERCIAL/INDUSTRIAL
16F	487266475006	/35/112CM/11F/	NESSERDOTE PROPERTIES LLC	PO BOX 97 HAMILTON VA 20159 0097	NA	M-1 (PURCELLVILLE)	COMMERCIAL/INDUSTRIAL
16G	487266475007	/35/112CM/11G/	WALSH, GERALD L & NANCY S	PO BOX 877 PURCELLVILLE VA 20134 0877	NA	M-1 (PURCELLVILLE)	COMMERCIAL/INDUSTRIAL
16H	487266475008	/35/112CM/11H/	NASR, AHMED & SAMANTHA	604 KRISTIN CT SE, LEESBURG VA 20175 8979	NA	M-1 (PURCELLVILLE)	COMMERCIAL/INDUSTRIAL
16I	487266475009	/35/112CM/11I/	HANSON, JOHN LJR & PATRICIA TEES	10000 ORCHID RIDGE LN, BONITA SPRINGS, FL 34135 2039	NA	M-1 (PURCELLVILLE)	COMMERCIAL/INDUSTRIAL
16J	487266475010	/35/112CM/11J/	HANSON, JOHN LJR & PATRICIA TEES	10000 ORCHID RIDGE LN, BONITA SPRINGS, FL 34135 2039	NA	M-1 (PURCELLVILLE)	COMMERCIAL/INDUSTRIAL
17	487264571000	/35/111/111F	WALSHS VIP AUTO SERVICE LC	37216 E RICHARDSON LN, PURCELLVILLE, VA 20132	0.70	M-1 (PURCELLVILLE)	COMMERCIAL/INDUSTRIAL
18	487262670000	/35/111/110F	STATEWIDE ENTERPRISES LLC	PO BOX 1038, STERLING, VA 20167	0.71	M-1 (PURCELLVILLE)	COMMERCIAL/INDUSTRIAL
19	487259662000	/35/111/119F	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 (PURCELLVILLE)	INSTITUTIONAL (SCHOOL)

SOILS DESCRIPTIONS

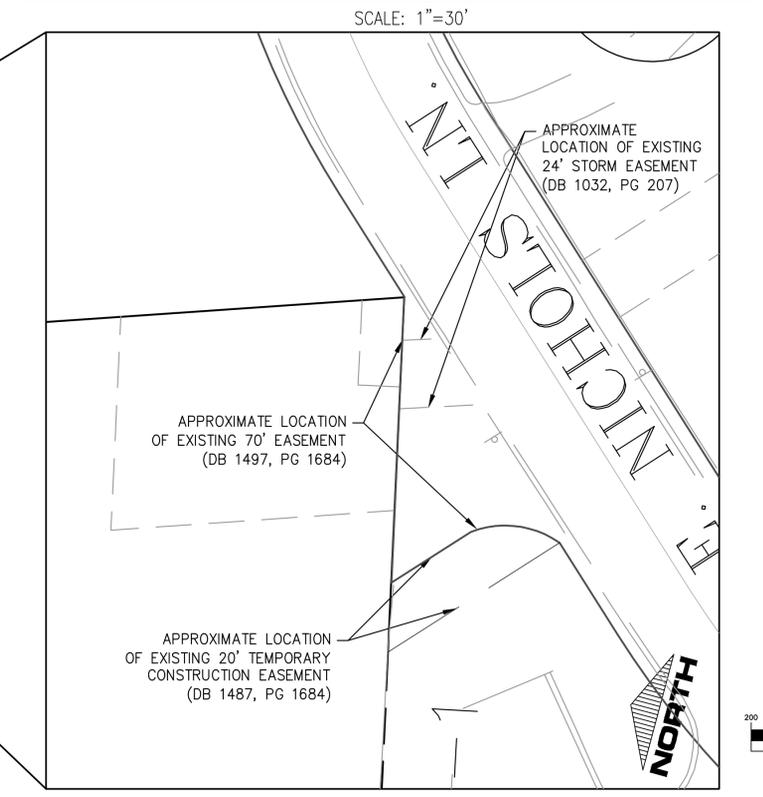
TYPE	NAME	GROUP	SLOPE	CLASS	HYDRIC SOILS
10B	MONGLE LOAM	D	0-7%	IV	NO
22B	PURCELLVILLE-SWAMPOODLE COMPLEX	B	2-7%	II	NO
23B	PURCELLVILLE SILT LOAM	B	2-7%	I	NO
31B	PHILMONT AND TANKERVILLE	B	2-7%	I	NO
38B	SWAMPOODLE SILT LOAM	C	1-7%	IV WP	NO

- THE SUBJECT DEVELOPMENT SITE DOES CONTAIN CLASS III AND OR CLASS IV SOILS, PER THE LATEST COUNTY SOILS MAP AND AS IDENTIFIED BY THE INTERPRETIVE GUIDE TO THE USE OF SOILS MAP, LOUDOUN COUNTY VIRGINIA.
- THERE ARE NO STEEP SLOPES LOCATED WITHIN THE LIMITS OF THIS APPLICATION, PER LOUDOUN COUNTY GIS STEEP SLOPES DATA.
- THERE IS NO MAJOR OR MINOR FLOODPLAIN WITHIN THE LIMITS OF THIS APPLICATION, PER LOUDOUN COUNTY GIS DATA.

GENERAL VEGETATION DESCRIPTION

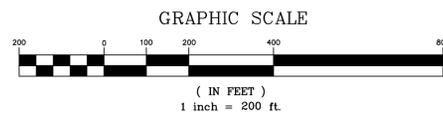
THE EXISTING VEGETATION WITHIN THE LIMITS OF THIS APPLICATION CONSISTS OF MOSTLY OPEN FIELD WITH MATURE HEDGEROWS SCATTERED THROUGHOUT. SMALLER PODS OF IMMATURE TO MATURE HARDWOOD FOREST ARE LOCATED IN THE NORTHWEST CORNER OF THE SITE WHILE A LARGER HARDWOOD FOREST EXISTS ALONG THE SOUTHEASTERN PORTION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

EXISTING EASEMENTS ALONG E. NICHOLS LANE



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



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EXISTING CONDITIONS

MAYFAIR

REZONING

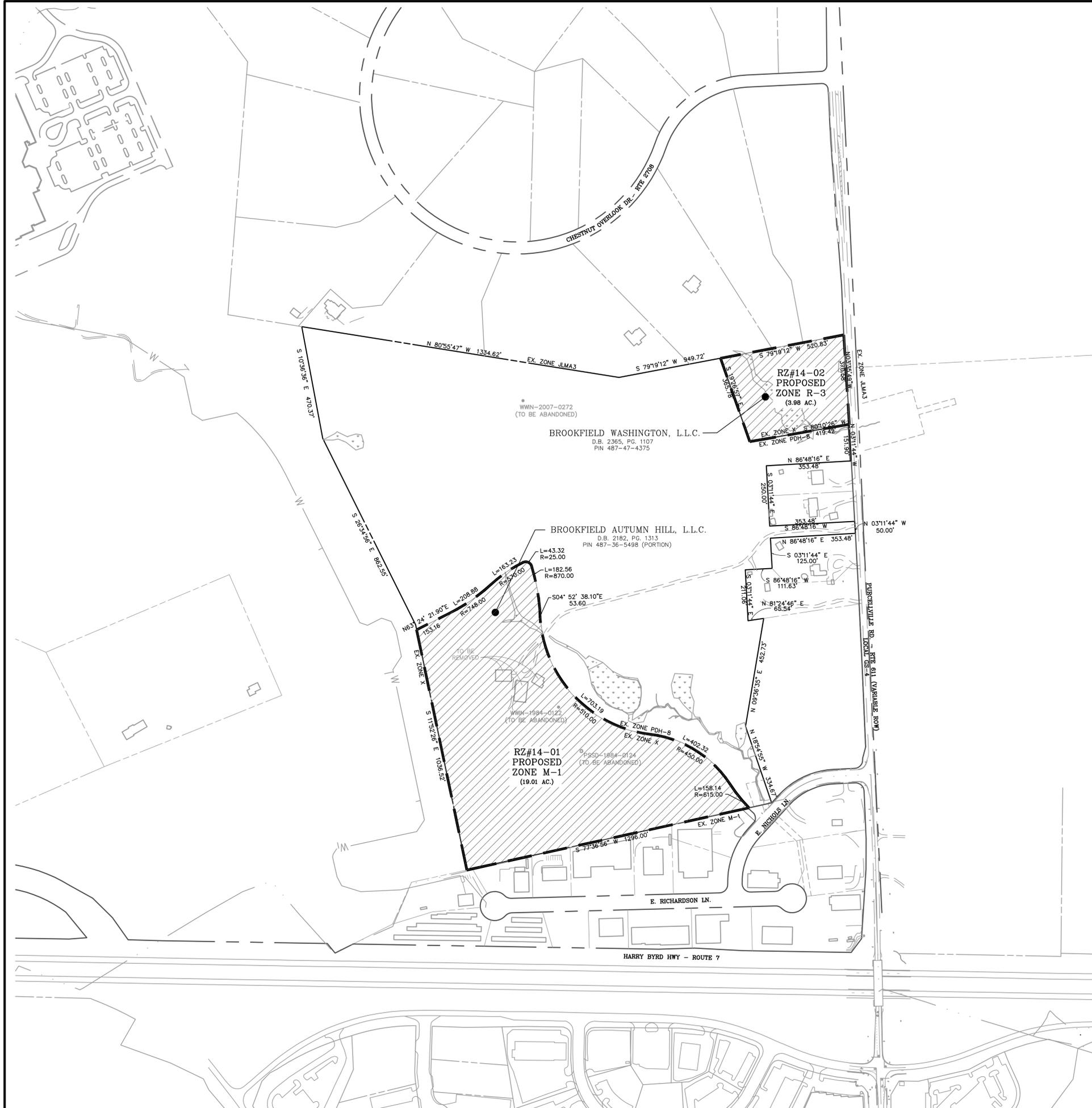
TOWN OF PURCELLVILLE, VIRGINIA

BLUE RIDGE ELECTION DISTRICT

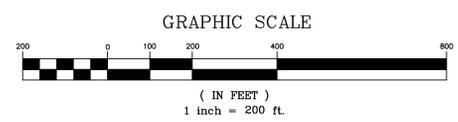
PLAN STATUS	
4/15/14	PER TOWN COMMENTS
5/08/14	PER TOWN COMMENTS
5/27/14	PER TOWN COMMENTS

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

SHEET 2 OF 5



LEGEND
 AREA TO BE REZONED



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REZONING PLAT
MAYFAIR
 REZONING
 BLUE RIDGE ELECTION DISTRICT
 TOWN OF PURCELLVILLE, VIRGINIA

PLAN STATUS	
4/15/14	PER TOWN COMMENTS
5/08/14	PER TOWN COMMENTS
5/27/14	PER TOWN COMMENTS

DATE	DESCRIPTION
JAE	CIM
DESIGN	DRAWN
SCALE	AS SHOWN
	Y

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

Code file name: \\c:\pds\new_projects\5184 - Autumn Hill\5184-01-010 (PLAN) - Mayfair Rezoning of Industrial Acreage & 4.4-acre Parcel (Misc)\Planning\Rezoning_Plan.dwg

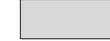
PLAN STATUS	
4/15/14	PER TOWN COMMENTS
5/08/14	PER TOWN COMMENTS
5/27/14	PER TOWN COMMENTS

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

JOB No. 5184-01-010
 DATE FEBRUARY 5, 2014

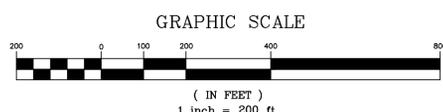
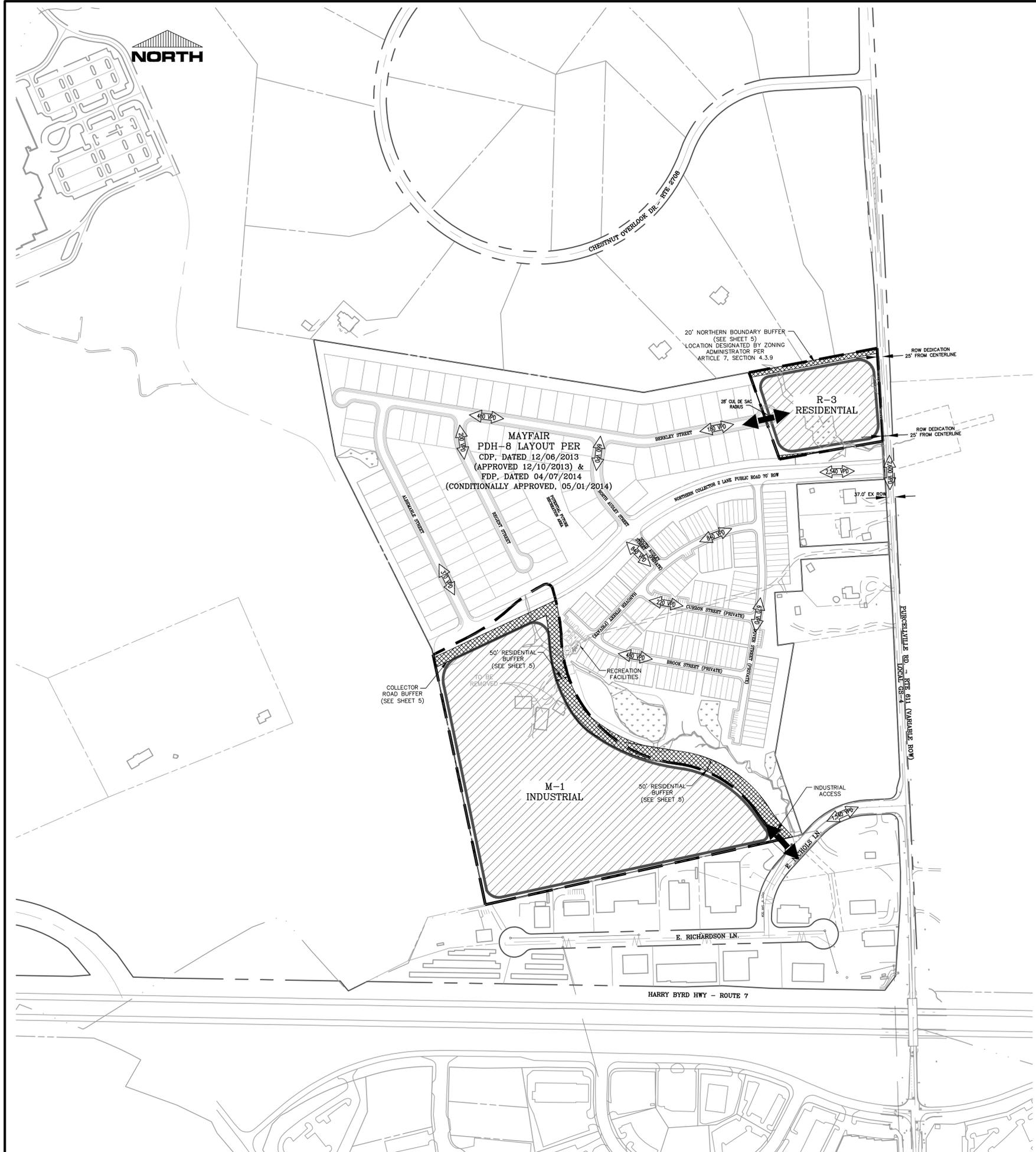
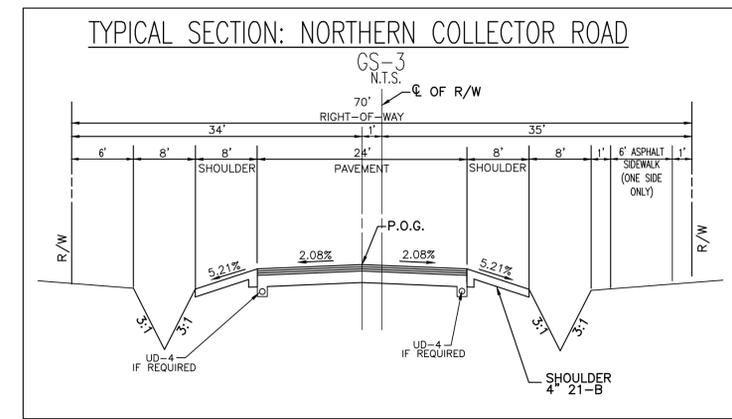
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LEGEND

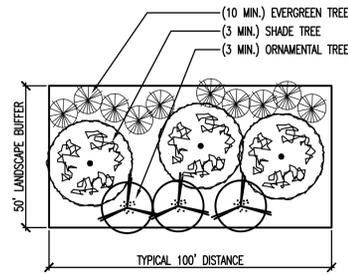
-  LANDBAY/ USE
-  BUFFER YARD
-  OPEN SPACE
-  ACCESS POINT
-  VEHICLES PER DAY (VPD)

R-3 ZONING TABULATIONS
 R-3 Area: 3.98 Ac.
 Lot Type: Single Family Detached (Cluster)
 Lot Standards: Per Article 4, Section 3
 Per Article 6, Section 5 (Cluster Subdivisions)

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



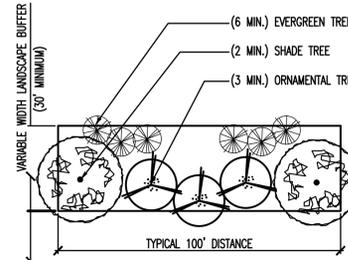
Cadd file name: \\cadd\new_projects\5184 - Autumn Hill\5184-01-010 (R1N) - Mayfair Rezoning of Industrial Acreage & 4 acre Parcel (Misc)\Planning\Concept Development Plan.dwg



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.

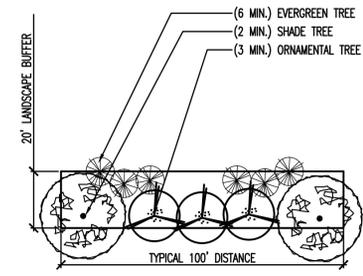
MIN. SPECIFICATIONS FOR PLANT MATERIAL WILL FOLLOW ZONING ORDINANCE ARTICLE 7, SECTION 6.3



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.

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
5/08/14	PER TOWN COMMENTS
5/27/14	PER TOWN COMMENTS

DATE	DESCRIPTION
JAE	CIM
DESIGN	DRAWN
	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