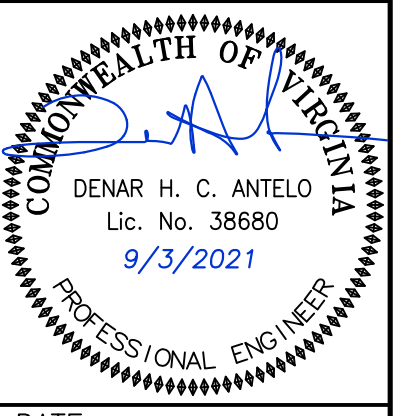


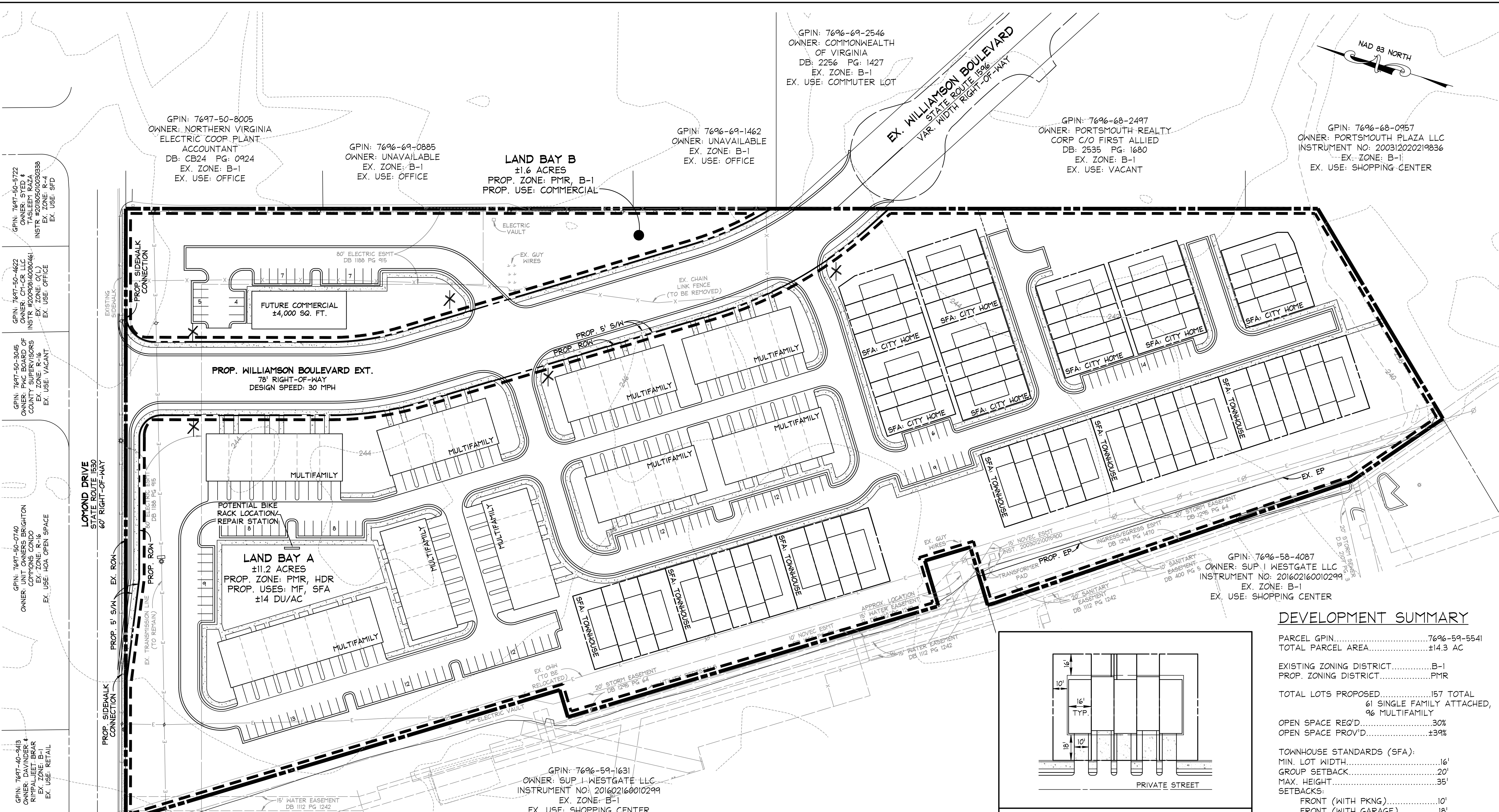
NO.	DATE	COUNTY REVISIONS

MASTER ZONING PLAN
LOMOND VILLAGE
PLANNED MIXED RESIDENTIAL
 BRENTSVILLE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA



DATE	ACTION	PROJECT STATUS
8/31/21	REVISED PER COUNTY COMMENTS	
6/14/21	REVISED PER COUNTY COMMENTS	
3/22/21	REVISED PER COUNTY COMMENTS	
12/28/20	REVISED PER COUNTY COMMENTS	

DATE: JUNE 15, 2020
 SCALE: 1"=50'
 DESIGNER: DA
 DRAFTSMAN: DMB
 FILE NO. M-3338
 SHEET 2 OF 7



GPIN: 7697-50-5722
 OWNER: TASHLEEF RAZA
 INSTR: #201806010003938
 EX. ZONE: R-4
 EX. USE: SFD

GPIN: 7697-50-4622
 OWNER: TASHLEEF RAZA
 INSTR: #20200918020461
 EX. ZONE: O(L)
 EX. USE: OFFICE

GPIN: 7697-50-5045
 OWNER: COUNTY SUPERVISORS
 INSTR: #201806010003938
 EX. ZONE: R-16
 EX. USE: VACANT

GPIN: 7697-50-0740
 OWNER: BRIGHTON COMMONS CONDO
 INSTR: #201806010003938
 EX. ZONE: R-16
 EX. USE: HOA OPEN SPACE

GPIN: 7697-40-9413
 OWNER: DAVINDER & RUPAL SETHI
 INSTR: #201806010003938
 EX. ZONE: R-16
 EX. USE: RETAIL

GPIN: 7697-50-8005
 OWNER: NORTHERN VIRGINIA ELECTRIC COOP PLANT ACCOUNTANT
 DB: CB24 PG: 0924
 EX. ZONE: B-1
 EX. USE: OFFICE

GPIN: 7696-69-0885
 OWNER: UNAVAILABLE
 EX. ZONE: B-1
 EX. USE: OFFICE

GPIN: 7696-69-1462
 OWNER: UNAVAILABLE
 EX. ZONE: B-1
 EX. USE: OFFICE

GPIN: 7696-68-2497
 OWNER: PORTSMOUTH REALTY CORP C/O FIRST ALLIED
 DB: 2535 PG: 1680
 EX. ZONE: B-1
 EX. USE: VACANT

GPIN: 7696-68-0957
 OWNER: PORTSMOUTH PLAZA LLC
 INSTRUMENT NO: 200312020219836
 EX. ZONE: B-1
 EX. USE: SHOPPING CENTER

PROP. WILLIAMSON BOULEVARD EXT.
 78' RIGHT-OF-WAY
 DESIGN SPEED: 30 MPH

LAND BAY A
 ±11.2 ACRES
 PROP. ZONE: PMR, HDR
 PROP. USES: MF, SFA
 ±14 DU/AC

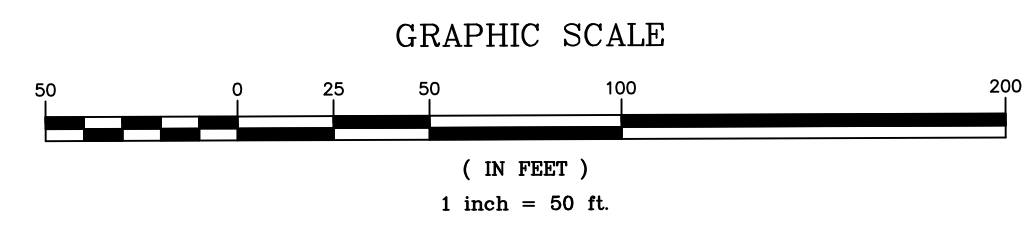
LAND BAY B
 ±1.6 ACRES
 PROP. ZONE: PMR, B-1
 PROP. USE: COMMERCIAL

GPIN: 7696-59-1631
 OWNER: SUP. I. WESTGATE LLC
 INSTRUMENT NO: 201602160010299
 EX. ZONE: B-1
 EX. USE: SHOPPING CENTER

GPIN: 7696-58-4087
 OWNER: SUP. I. WESTGATE LLC
 INSTRUMENT NO: 201602160010299
 EX. ZONE: B-1
 EX. USE: SHOPPING CENTER

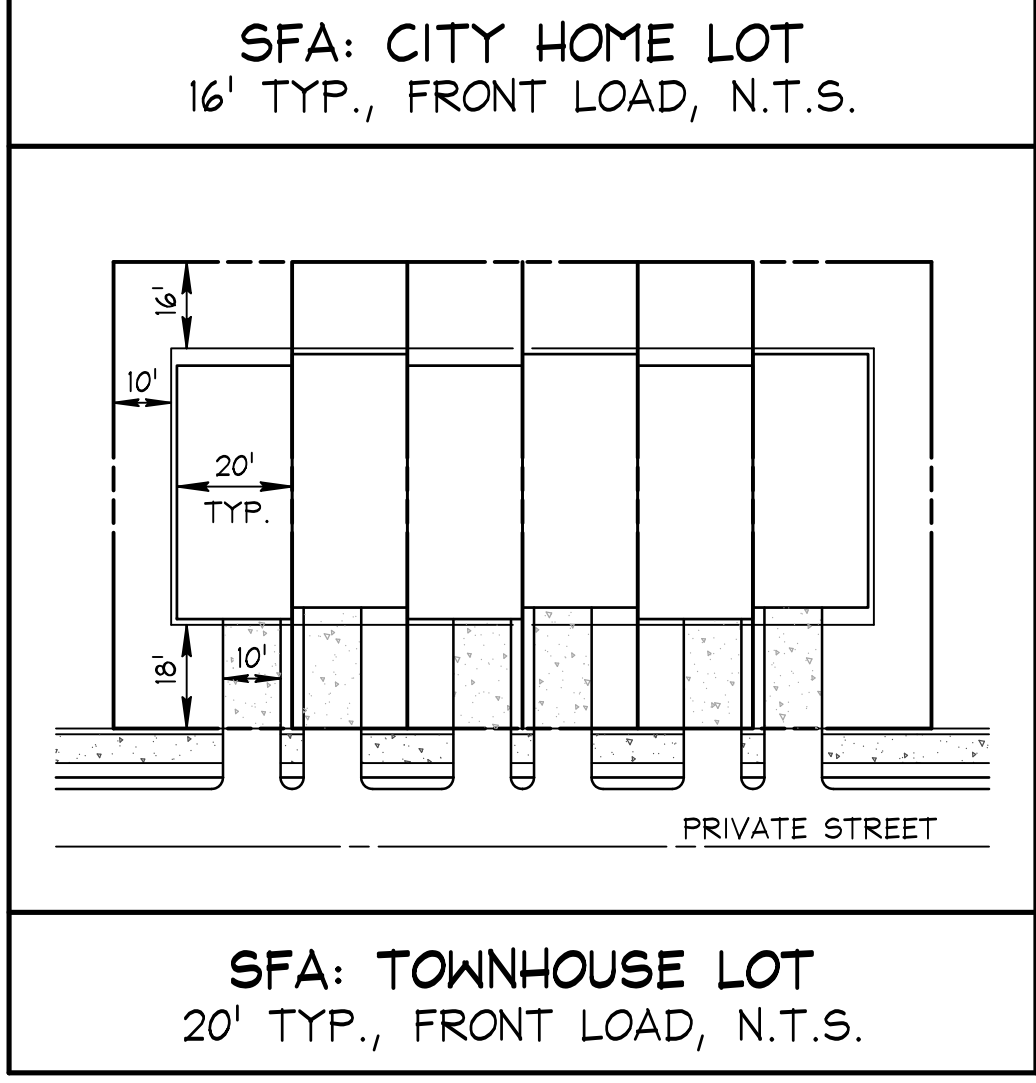
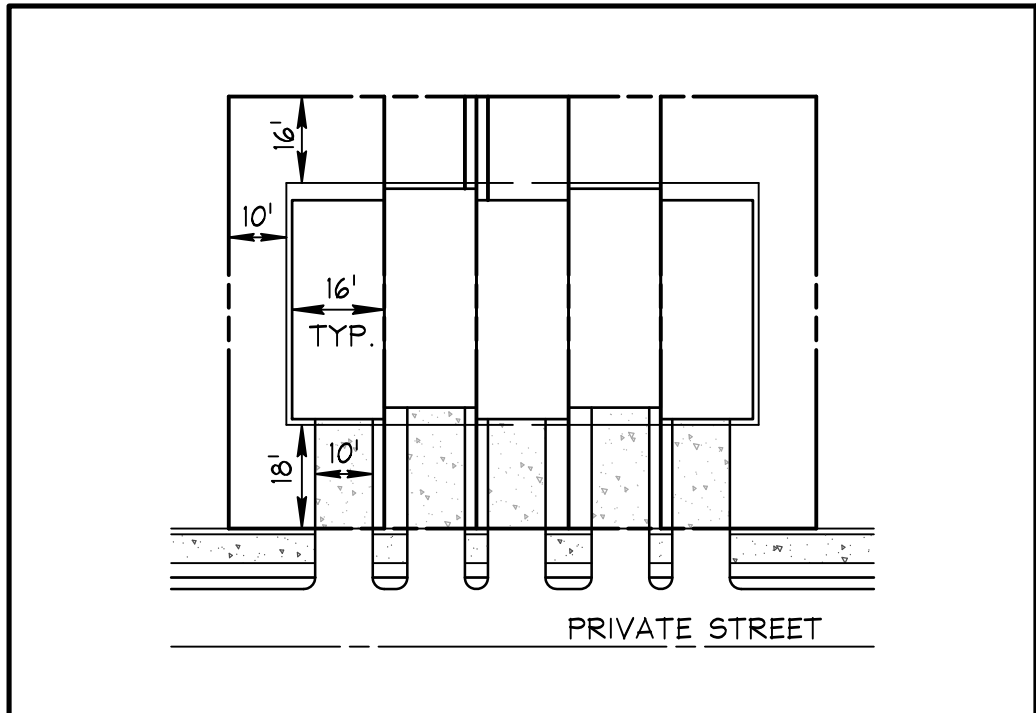
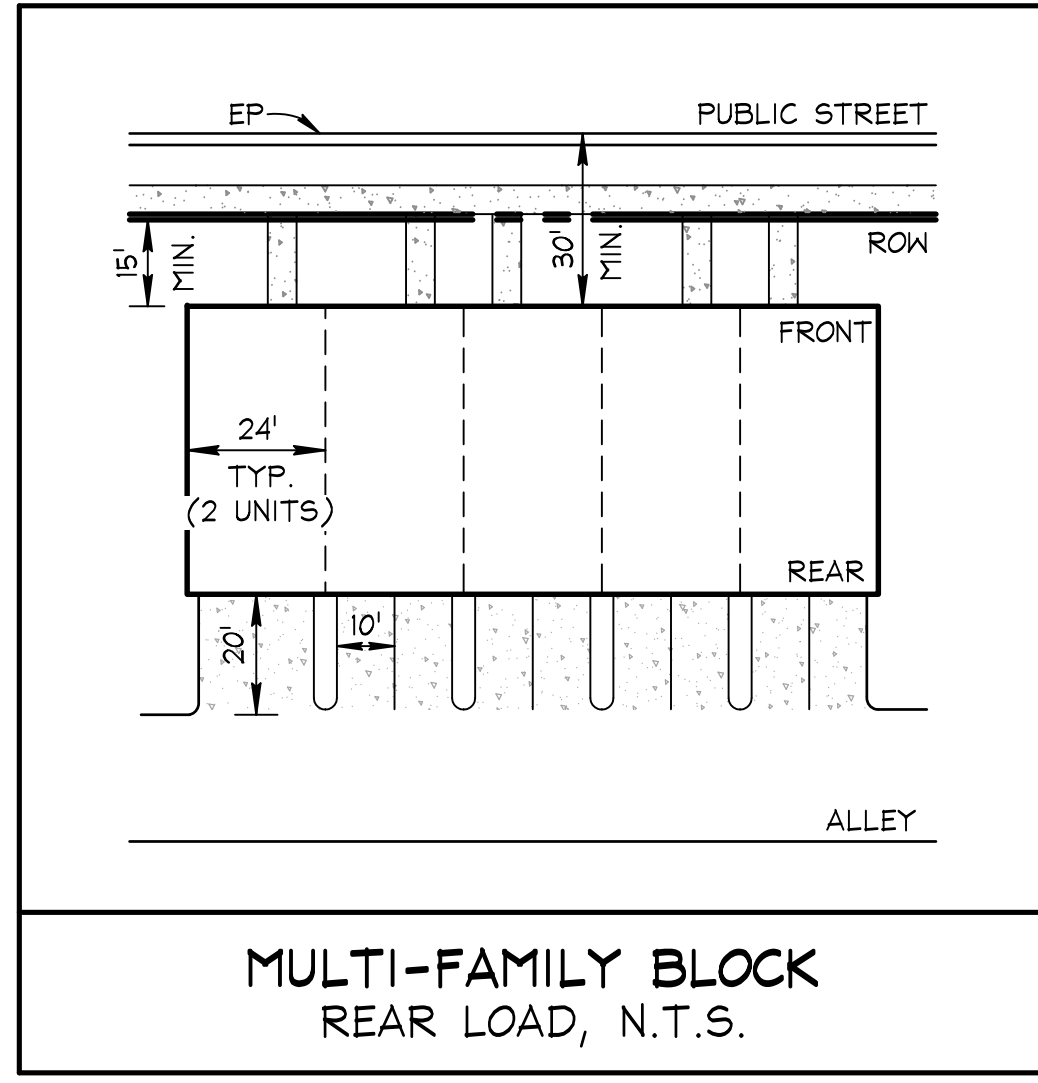
NOTES:

- 1) THE PROPOSED LAYOUT AS SHOWN HEREON IS ILLUSTRATIVE, SUBJECT TO MODIFICATIONS WITH FINAL ENGINEERING.
- 2) EXISTING EASEMENTS WILL BE VACATED OR RELOCATED AS NECESSARY, TO BE PROVIDED WITH THE FINAL SITE PLAN.
- 3) PROPOSED LANDSCAPING AND TRANSPORTATION IMPROVEMENTS WILL BE PROVIDED IN ACCORDANCE WITH SHEETS 3, 4 AND 5 OF THE MASTER ZONING PLAN.
- 4) STORMWATER MANAGEMENT WILL BE PROVIDED AT AN EXISTING FACILITY DOWNSTREAM. IF NEEDED, ADDITIONAL SWM FACILITIES MAY BE PROPOSED ON SITE WITH FINAL ENGINEERING.
- 5) SINGLE FAMILY ATTACHED (SFA) LOTS MAY BE FRONT OR REAR LOAD.



LEGEND

	ZONING BOUNDARY
	LAND BAY BOUNDARY
	POTENTIAL SIGN LOCATIONS



DEVELOPMENT SUMMARY

PARCEL GPIN.....	7696-59-5541
TOTAL PARCEL AREA.....	±14.3 AC
EXISTING ZONING DISTRICT.....	B-1
PROP. ZONING DISTRICT.....	PMR
TOTAL LOTS PROPOSED.....	157 TOTAL
	61 SINGLE FAMILY ATTACHED,
	96 MULTIFAMILY
OPEN SPACE REQ'D.....	30%
OPEN SPACE PROV'D.....	±39%
TOWNHOUSE STANDARDS (SFA):	
MIN. LOT WIDTH.....	16'
GROUP SETBACK.....	20'
MAX. HEIGHT.....	35'
SETBACKS:	
FRONT (WITH PKNG).....	10'
FRONT (WITH GARAGE).....	18'
FROM ROW.....	20'
SIDE.....	10'
REAR.....	16'
MIN. BLDG FOOTPRINT.....	720 SQ. FT
MULTIFAMILY STANDARDS:	
MAX. LOT COVERAGE.....	75%
MAX. HEIGHT.....	50'
YARDS/SETBACKS:	
FRONT (PUBLIC STREET).....	30'*
REAR.....	20'
SIDE.....	20'
PARKING TO DWELLING.....	12'
REAR BALCONY/DECK.....	20'
*FROM TRAVELED PORTION OF THE PUBLIC ROAD.	
COMMERCIAL STANDARDS:	
MAX. LOT COVERAGE.....	85%
MIN. OPEN SPACE.....	15%
MAX. FAR.....	0.40
MAX. HEIGHT.....	45'