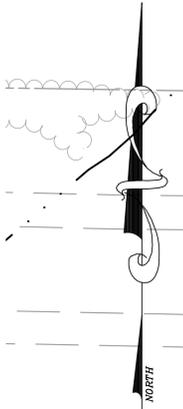


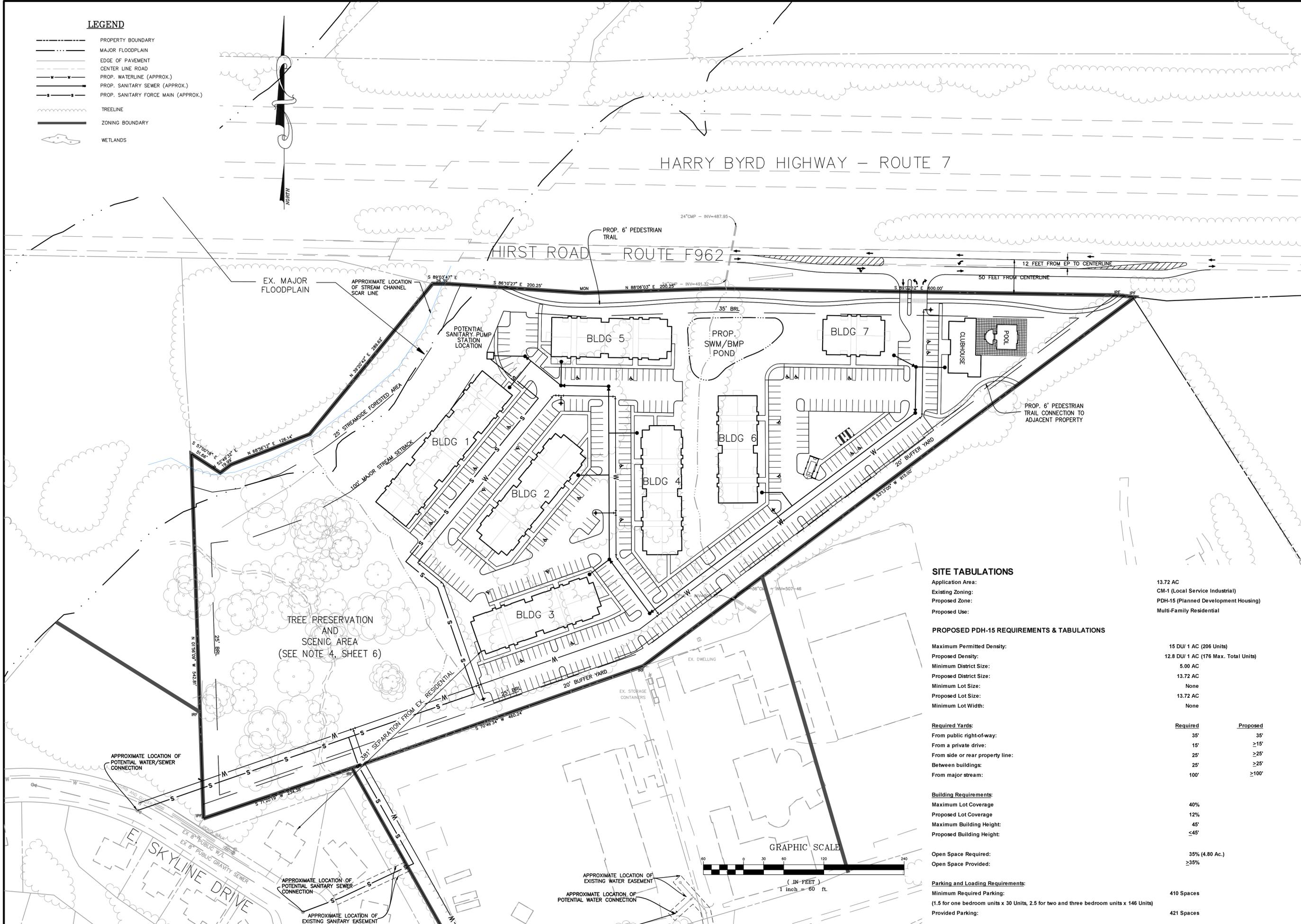
LEGEND

- PROPERTY BOUNDARY
- MAJOR FLOODPLAIN
- EDGE OF PAVEMENT
- CENTER LINE ROAD
- PROP. WATERLINE (APPROX.)
- PROP. SANITARY SEWER (APPROX.)
- PROP. SANITARY FORCE MAIN (APPROX.)
- TREELINE
- ZONING BOUNDARY
- WETLANDS



HARRY BYRD HIGHWAY – ROUTE 7

HIRST ROAD – ROUTE F962



SITE TABULATIONS

Application Area: 13.72 AC
 Existing Zoning: CM-1 (Local Service Industrial)
 Proposed Zone: PDH-15 (Planned Development Housing)
 Proposed Use: Multi-Family Residential

PROPOSED PDH-15 REQUIREMENTS & TABULATIONS

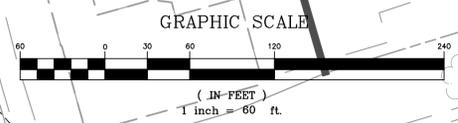
Maximum Permitted Density: 15 DU/1 AC (206 Units)
 Proposed Density: 12.8 DU/1 AC (176 Max. Total Units)
 Minimum District Size: 5.00 AC
 Proposed District Size: 13.72 AC
 Minimum Lot Size: None
 Proposed Lot Size: 13.72 AC
 Minimum Lot Width: None

Required Yards:	Required	Proposed
From public right-of-way:	35'	35'
From a private drive:	15'	≥15'
From side or rear property line:	25'	≥25'
Between buildings:	25'	≥25'
From major stream:	100'	≥100'

Building Requirements:
 Maximum Lot Coverage: 40%
 Proposed Lot Coverage: 12%
 Maximum Building Height: 45'
 Proposed Building Height: <45'

Open Space Required: 35% (4.80 Ac.)
Open Space Provided: ≥35%

Parking and Loading Requirements:
 Minimum Required Parking: 410 Spaces
 (1.5 for one bedroom units x 30 Units, 2.5 for two and three bedroom units x 146 Units)
 Provided Parking: 421 Spaces



Bowman Consulting Group, Ltd.
 101 South Street, S. E.
 Leesburg, Virginia 20175
 Phone: (703) 443-2400
 Fax: (703) 443-2405
 www.bowmanconsulting.com

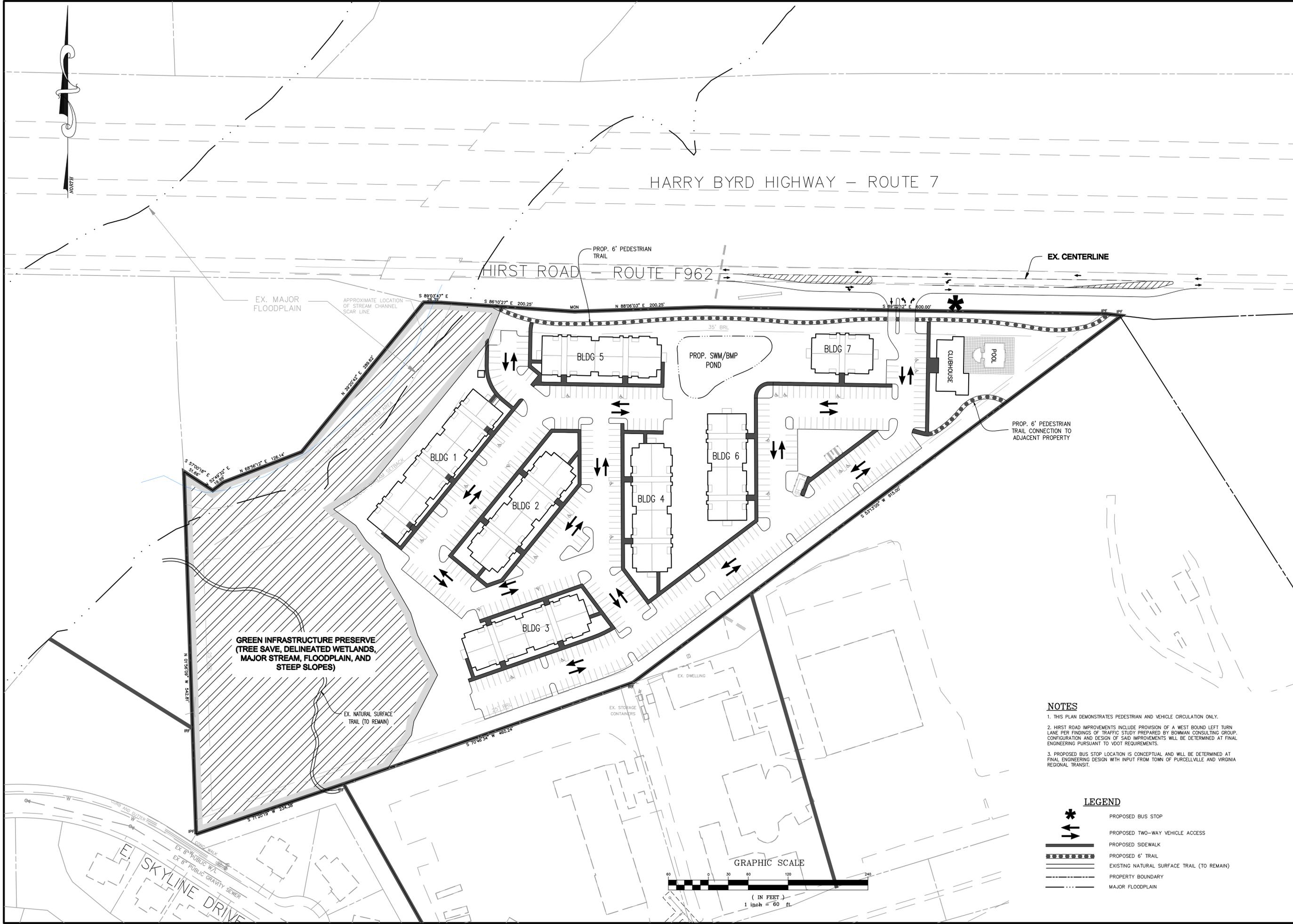
CONCEPT DEVELOPMENT PLAN
CATCOTTIN CREEK APARTMENTS
 ZONING MAP AMENDMENT
 & COMPREHENSIVE PLAN AMENDMENT
 TOWN OF PURCELLVILLE, VIRGINIA

PLAN STATUS	
12/07/12	PER CHECKLIST REVIEW

DATE	DESCRIPTION
JAE DESIGN	JAE DRAWN
	CMM CHKD
SCALE	H: 1"=60'
JOB No.	5384-01-001
DATE	AUGUST 31, 2012
FILE No.	5384-D-ZP-001
SHEET	4 OF 8

Cat file name: \\c:\pds\new_projects\5384 - Purcellville Town Center Apartments\5384-01-001 (P.LN) - Purcellville Town Center Apartments\Planning\Reconcept_Plan.dwg

CIRCULATION PLAN
CATOCTIN CREEK APARTMENTS
 ZONING MAP AMENDMENT
 & COMPREHENSIVE PLAN AMENDMENT
 TOWN OF PURCELLVILLE, VIRGINIA

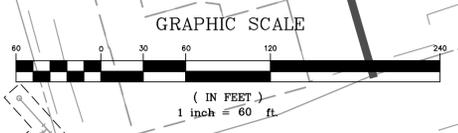


NOTES

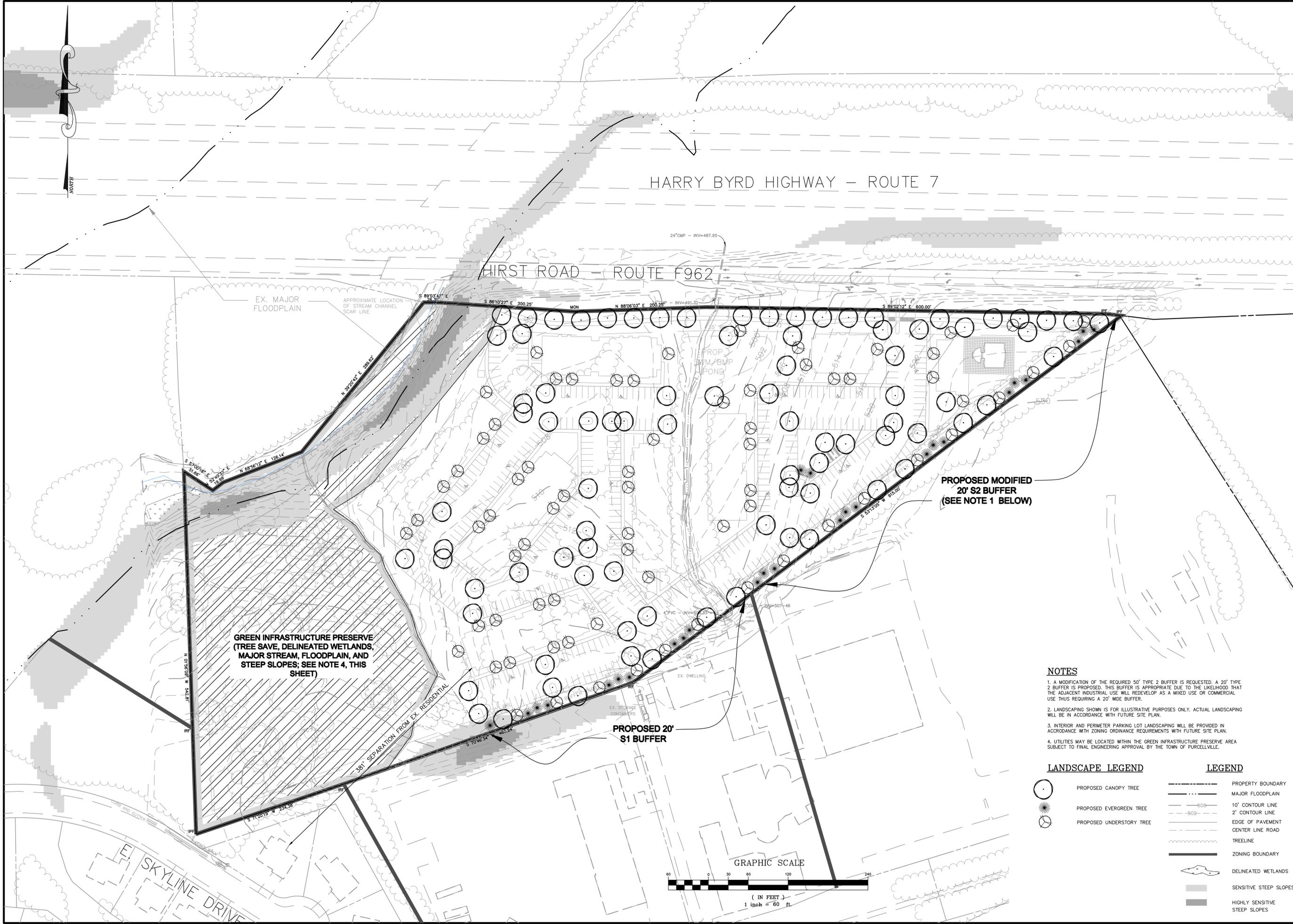
1. THIS PLAN DEMONSTRATES PEDESTRIAN AND VEHICLE CIRCULATION ONLY.
2. HIRST ROAD IMPROVEMENTS INCLUDE PROVISION OF A WEST BOUND LEFT TURN LANE PER FINDINGS OF TRAFFIC STUDY PREPARED BY BOWMAN CONSULTING GROUP. CONFIGURATION AND DESIGN OF SAID IMPROVEMENTS WILL BE DETERMINED AT FINAL ENGINEERING PURSUANT TO VDOT REQUIREMENTS.
3. PROPOSED BUS STOP LOCATION IS CONCEPTUAL AND WILL BE DETERMINED AT FINAL ENGINEERING DESIGN WITH INPUT FROM TOWN OF PURCELLVILLE AND VIRGINIA REGIONAL TRANSIT.

LEGEND

- PROPOSED BUS STOP
- PROPOSED TWO-WAY VEHICLE ACCESS
- PROPOSED SIDEWALK
- PROPOSED 6' TRAIL
- EXISTING NATURAL SURFACE TRAIL (TO REMAIN)
- PROPERTY BOUNDARY
- MAJOR FLOODPLAIN



PLAN STATUS		
12/07/12	PER CHECKLIST REVIEW	
DATE	DESCRIPTION	
JAE DESIGN	JAE DRAWN	CMM CHKD
SCALE	H: 1" = 60'	
SCALE	V: 1" = 60'	
JOB No.	5384-01-001	
DATE	AUGUST 31, 2012	
FILE No.	5384-D-ZP-001	
SHEET	5 OF 8	



**GREEN INFRASTRUCTURE PRESERVE
 (TREE SAVE, DELINEATED WETLANDS,
 MAJOR STREAM, FLOODPLAIN, AND
 STEEP SLOPES; SEE NOTE 4, THIS
 SHEET)**

**PROPOSED MODIFIED
 20' S2 BUFFER
 (SEE NOTE 1 BELOW)**

**PROPOSED 20'
 S1 BUFFER**

NOTES

1. A MODIFICATION OF THE REQUIRED 50' TYPE 2 BUFFER IS REQUESTED. A 20' TYPE 2 BUFFER IS PROPOSED. THIS BUFFER IS APPROPRIATE DUE TO THE LIKELIHOOD THAT THE ADJACENT INDUSTRIAL USE WILL REDEVELOP AS A MIXED USE OR COMMERCIAL USE THIS REQUIRING A 20' WIDE BUFFER.
2. LANDSCAPING SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL LANDSCAPING WILL BE IN ACCORDANCE WITH FUTURE SITE PLAN.
3. INTERIOR AND PERIMETER PARKING LOT LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH ZONING ORDINANCE REQUIREMENTS WITH FUTURE SITE PLAN.
4. UTILITIES MAY BE LOCATED WITHIN THE GREEN INFRASTRUCTURE PRESERVE AREA SUBJECT TO FINAL ENGINEERING APPROVAL BY THE TOWN OF PURCELLVILLE.

LANDSCAPE LEGEND

- PROPOSED CANOPY TREE
- PROPOSED EVERGREEN TREE
- PROPOSED UNDERSTORY TREE

LEGEND

- PROPERTY BOUNDARY
- MAJOR FLOODPLAIN
- 10' CONTOUR LINE
- 2' CONTOUR LINE
- EDGE OF PAVEMENT
- CENTER LINE ROAD
- TREELINE
- ZONING BOUNDARY
- DELINEATED WETLANDS
- SENSITIVE STEEP SLOPES
- HIGHLY SENSITIVE STEEP SLOPES

PLAN STATUS	
12/07/12	PER CHECKLIST REVIEW
DATE	DESCRIPTION
JAE DESIGN	JAE DRAWN
SCALE	H: 1" = 60'
JOB No.	5384-01-001
DATE	AUGUST 31, 2012
FILE No.	5384-D-ZP-001
SHEET	6 OF 8

BRANKO STUPAR, TRUSTEE
 PIN: .452-25-4770
 C/O MEGHAN RIXEY
 TAX MAP: /36//119B
 EX. USE: VACANT

HARRY BYRD HIGHWAY - ROUTE 7

HIRST ROAD - ROUTE F962

EX. MAJOR FLOODPLAIN

04A
 WRIGHT FARM HOA
 PIN: 487-10-2365
 TAX MAP: /35//40//OUTC/
 EX. USE: VACANT

BRANKO STUPAR, TRUSTEE, C/O MARLYS RIXEY
 PIN: 452-25-4468
 TAX MAP: /36//119A
 EX. USE: VACANT

BRANKO STUPAR, TRUSTEE
 C/O MARLYS RIXEY
 PIN: 452-25-4468
 TAX MAP: /36//119A
 EX. USE: VACANT

BRENT H. MERCKE
 PIN: 452-15-3658
 TAX MAP: /36//122/
 EX. USE: COMMERCIAL/
 INDUSTRIAL

02A

CHAPMAN BROTHERS, LLC
 PIN: 487-19-6082
 TAX MAP: /35//14//A/
 EX. USE: VACANT

OLD DOMINION VALLEY HOA
 PIN: 487-19-9637
 TAX MAP: /35//J/2//G/
 EX. USE: VACANT

OLD DOMINION VALLEY HOA
 PIN: 488-49-4570
 TAX MAP: /35//J/2//E/
 EX. USE: OPEN SPACE

JAMES ALFRED & BARBARA T. MASON
 PIN: 487-10-5817
 TAX MAP: /36//20/
 EX. USE: COMMERCIAL/ INDUSTRIAL

BRENT H. MERCKE
 PIN: 487-10-9228
 TAX MAP: /36//122/
 EX. USE: COMMERCIAL/
 INDUSTRIAL

SOILS DESCRIPTIONS

TYPE	NAME	GROUP	SLOPE	CLASS
04A	HATBORO LOAM	D	0-3%	IV
17B	MIDDLEBURG SILT LOAM	B	1-7%	III W
20B	PURCELLVILLE AND TANKERVILLE SOILS	B	2-7%	II R
23B	PURCELLVILLE SILT LOAM	B	2-7%	I
31B	PHILOMONT AND TANKERVILLE SOILS	B	2-7%	I

73B DENOTES SOIL TYPE

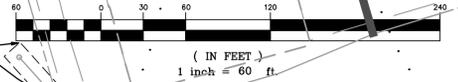
THE SUBJECT DEVELOPMENT DOES CONTAIN CLASS III AND OR CLASS IV SOILS, PER THE LATEST COUNTY SOILS MAP AND AS IDENTIFIED BY THE INTERPRETIVE GUIDE TO THE USE OF SOILS MAP, LOUDOUN COUNTY VIRGINIA.

SOILS SHOWN HEREON TAKEN FROM LOUDOUN COUNTY GIS DATA.

LEGEND

- PROPERTY BOUNDARY
- MAJOR FLOODPLAIN
- 10' CONTOUR LINE
- 2' CONTOUR LINE
- EDGE OF PAVEMENT
- CENTER LINE ROAD
- TREELINE
- ZONING BOUNDARY
- DELINEATED WETLANDS
- SENSITIVE STEEP SLOPES
- HIGHLY SENSITIVE STEEP SLOPES

GRAPHIC SCALE



APPROXIMATE LOCATION OF EXISTING WATER EASEMENT

