CATOCTIN CREEK APARTMENTS

ZONING MAP AMENDMENT
&
COMPREHENSIVE PLAN AMENDMENT

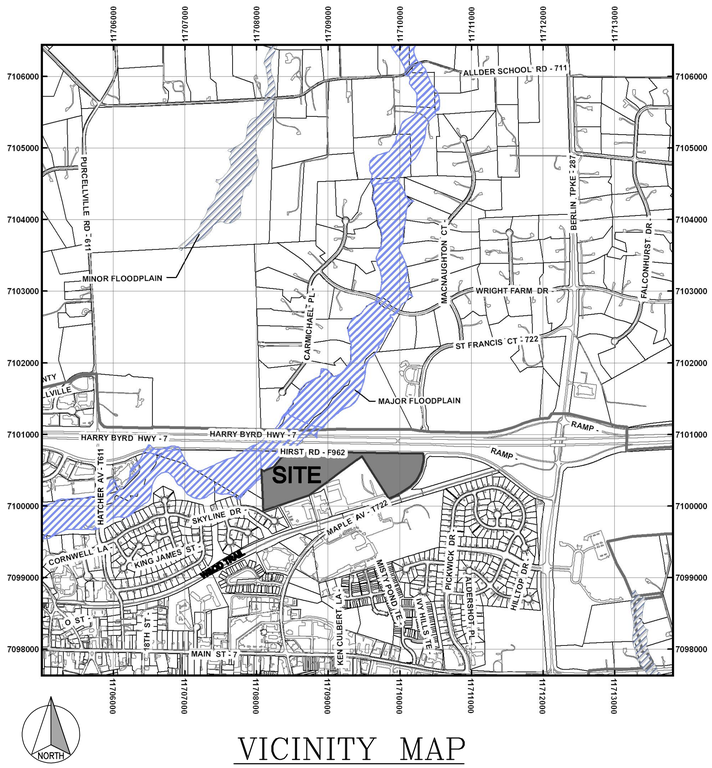
TOWN OF PURCELLVILLE, VIRGINIA

NOTES:

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

MCPI#	TAX MAP# PARCEL	OWNER	ACREAGE
452-25-4468	/36/////////19A	BRANKO STUPAR, TRUSTEE	20.43 AC

2. BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM AN ALTA SURVEY PREPARED BY BOWMAN CONSULTING GROUP DATED 05/29/2012.
3. THIS PROPERTY IS CURRENTLY ZONED X (TRANSITIONAL) DISTRICT WITH PORTIONS OF THE PROPERTY IN THE FLOODPLAIN DISTRICT.
4. THE COMPREHENSIVE PLAN AMENDMENT APPLICATION APPLIES TO THE 20.43 ACRE PARCEL IN ITS ENTIRETY, AND PROPOSES RESIDENTIAL-MF AND MIXED USE COMMERCIAL LAND USE DESIGNATIONS FOR THE SITE, AS SHOWN ON THE COMPREHENSIVE PLAN AMENDMENT PLAT, SHEET 3 OF 6.
5. THE ZONING MAP AMENDMENT (REZONING) APPLICATION INCLUDES 13.72 ACRES COMPRISING THE WESTERN PORTION OF THE SITE. THE PROPOSED ZONE FOR THIS AREA IS PDH-15, TO BE DEVELOPED WITH 176 MULTI-FAMILY RESIDENTIAL UNITS AND A COMMUNITY RECREATION FACILITY AS DEPICTED ON THE CONCEPT DEVELOPMENT PLAN, SHEET 4 OF 6. THE REMAINING 6.71 ACRES OF THE SITE IS NOT SUBJECT TO THE ZONING MAP AMENDMENT APPLICATION AND WILL REMAIN ZONED X (TRANSITIONAL) DISTRICT PENDING SUBMISSION AND APPROVAL OF A FUTURE REZONING APPLICATION FOR SAID ACREAGE.
6. TOPOGRAPHIC INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY BOWMAN CONSULTING GROUP DATED 05/29/2012. GRID COORDINATES SHOWN ARE BASED ON VIRGINIA STATE PLANE COORDINATE, NORTH ZONE NAD 1983. STEEP SLOPES (SENSITIVE AND HIGHLY SENSITIVE) ARE LOCATED ON THE PROPERTY PER LOUDOUN COUNTY GIS DATA.
7. AREAS OF MAJOR FLOODPLAIN ARE LOCATED ON THE PROPERTY PER THE FLOODPLAIN MAP OF LOUDOUN COUNTY. PORTIONS OF THE SITE ARE SUBJECT TO THE FLOODPLAIN DISTRICT, AS ADMINISTERED UNDER THE ARTICLE 12 OF THE PURCELLVILLE ZONING ORDINANCE.
8. THE SITE WILL BE SUPPLIED WITH PUBLIC WATER AND SANITARY SEWER BY EXTENSION OF EXISTING SYSTEMS.
9. ALL UTILITY DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND.
10. SOILS INFORMATION SHOWN HERON ARE TAKEN FROM THE LOUDOUN COUNTY GIS SOILS DATA.
11. BUFFER YARDS AND LANDSCAPING SHALL BE COMPLETED IN ACCORDANCE WITH ARTICLE 7 OF THE PURCELLVILLE ZONING ORDINANCE UNLESS OTHERWISE MODIFIED, AND AS CONCEPTUALLY DEPICTED ON SHEET 5 OF 6.
12. ALL STORMWATER RUNOFF CONTROLS WILL BE PROVIDED ON SITE PER APPLICABLE STATE AND LOCAL STANDARDS. PROPOSED FACILITIES WILL INCLUDE ABOVE GROUND DETENTION AND CORRESPONDING BMP TO ENSURE APPLICABLE RUNOFF QUANTITY AND QUALITY STANDARDS ARE MET. PROPOSED FACILITIES WILL BE LOCATED AS GENERALLY SHOWN HEREIN SUBJECT TO FINAL ENGINEERING DESIGN, AND MAY BE ADJUSTED ACCORDINGLY.
13. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT TOWN OF PURCELLVILLE AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
14. PRINCIPAL ACCESS TO THE PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT WILL OCCUR VIA HIRST ROAD, WHICH IS A COLLECTOR ROAD PER THE 2009 PURCELLVILLE TOWNWIDE TRANSPORTATION PLAN. THE PROPOSED MULTI-FAMILY UNITS WILL BE ACCESSED FROM PRIVATELY MAINTAINED INTERNAL PARKING FACILITIES.
15. NO EXISTING WELLS OR SEPTIC SYSTEMS ARE LOCATED ON THE SITE.
16. NOL EXISTING STRUCTURES ARE LOCATED ON THE SITE.
17. NO FEDERAL OR STATE PERMITS OR CONDITIONS DIRECTLY LIMIT DEVELOPMENT OF THIS PROPERTY.
18. TO THE BEST OF THE APPLICANTS' KNOWLEDGE, THERE ARE NO TOXIC SUBSTANCES OR HAZARDOUS WASTE ON THE PROPERTY; AS DEFINED BY TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355 AND AS SET FORTH IN COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT.
19. THERE ARE NO KNOWN GRAVES OR BURIAL SITES THAT WILL BE IMPACTED BY THE PROPOSED DEVELOPMENT.
20. A TRAFFIC IMPACT ANALYSIS IS CURRENTLY BEING PREPARED BY BOWMAN CONSULTING GROUP AND WILL BE SUBMITTED UNDER SEPARATE COVER.
21. WETLANDS SHOWN ARE FROM A WETLANDS DELINEATION PREPARED BY BOWMAN CONSULTING GROUP DATED 06/21/2012 AND JURISDICTIONAL DETERMINATION (PROJECT NUMBER 2012-1442, DATED AUGUST 28), 2012 BY USACE.



VICINITY MAP
1"=1000'

SHEET INDEX

1. COVER SHEET
2. CONTEXT MAP
3. COMPREHENSIVE PLAN AMENDMENT PLAT
4. CONCEPT DEVELOPMENT PLAN
5. GREEN INFRASTRUCTURE & CONCEPTUAL LANDSCAPE PLAN
6. EXISTING CONDITIONS & REZONING PLAT

OWNER

BRANKO STUPAR, TRUSTEE
C/O MEGHAN RIXEY

6401 LITTLE LEIGH CT.
CABIN JOHN, MD 20818-1625

APPLICANT

S.L. NUSBAUM REALTY COMPANY

1700 WELLS FARGO CENTER
440 MONTICELLO AVENUE
NORFOLK, VA 23510

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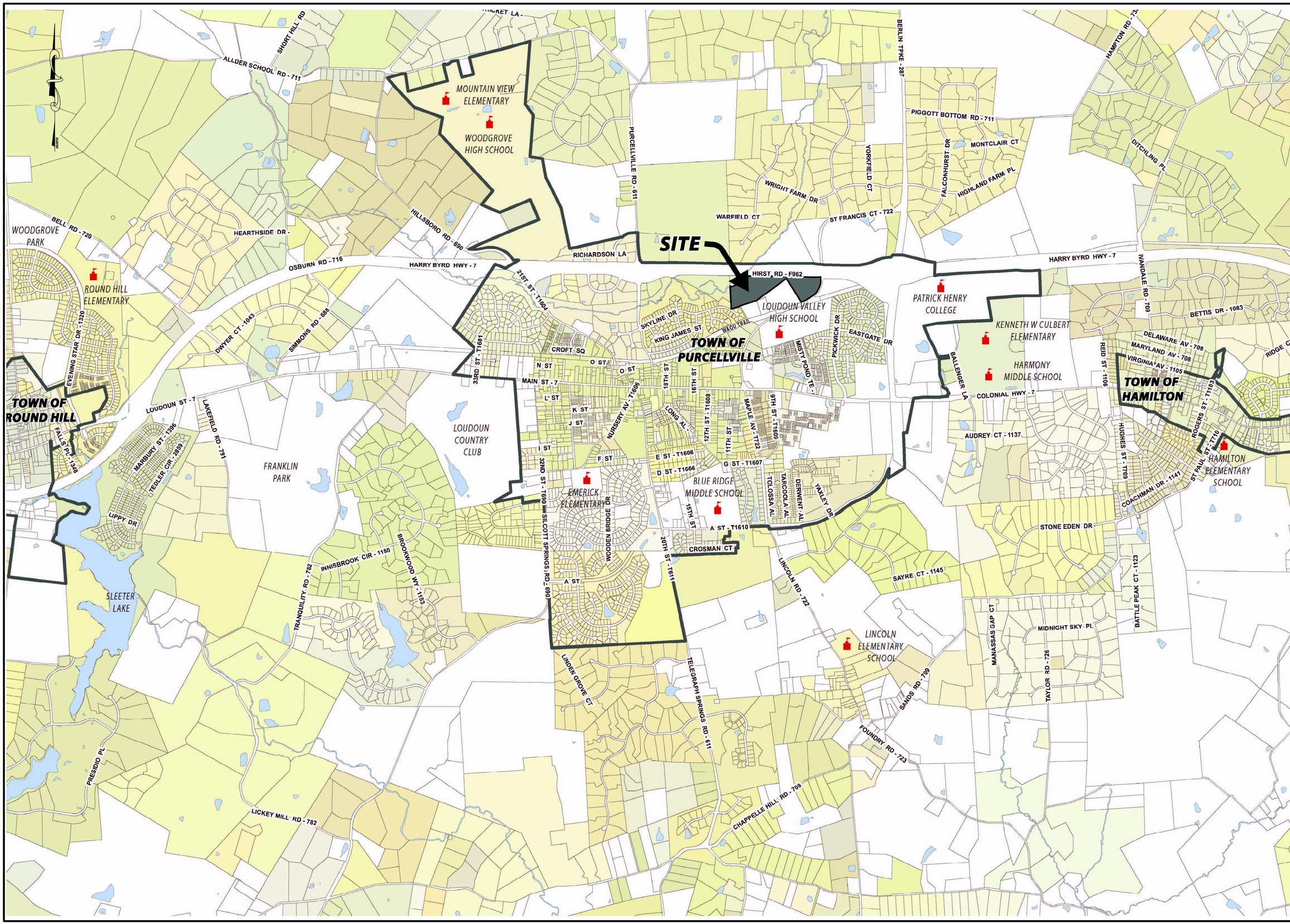
COVER SHEET
CATOCTIN CREEK APARTMENTS
ZONING MAP AMENDMENT
& COMPREHENSIVE PLAN AMENDMENT
TOWN OF PURCELLVILLE, VIRGINIA

PLAN STATUS	
DATE	DESCRIPTION

JAE DESIGN	JAE DRAWN	CMM CHKD
SCALE	H: AS SHOWN V:	
JOB No.	5384-01-001	
DATE	AUGUST 31, 2012	
FILE No.	5384-D-ZP-001	
SHEET	1 OF 6	

Cad file name: \\Cityde\drive_projects\5384 - Purcellville Town Center Apartments\5384-01-001 (PLN) - Purcellville Town Center Apartments\Planning\Rlx\Cover.dwg



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CONTEXT MAP

CATOCTIN CREEK APARTMENTS

ZONING MAP AMENDMENT & COMPREHENSIVE PLAN AMENDMENT

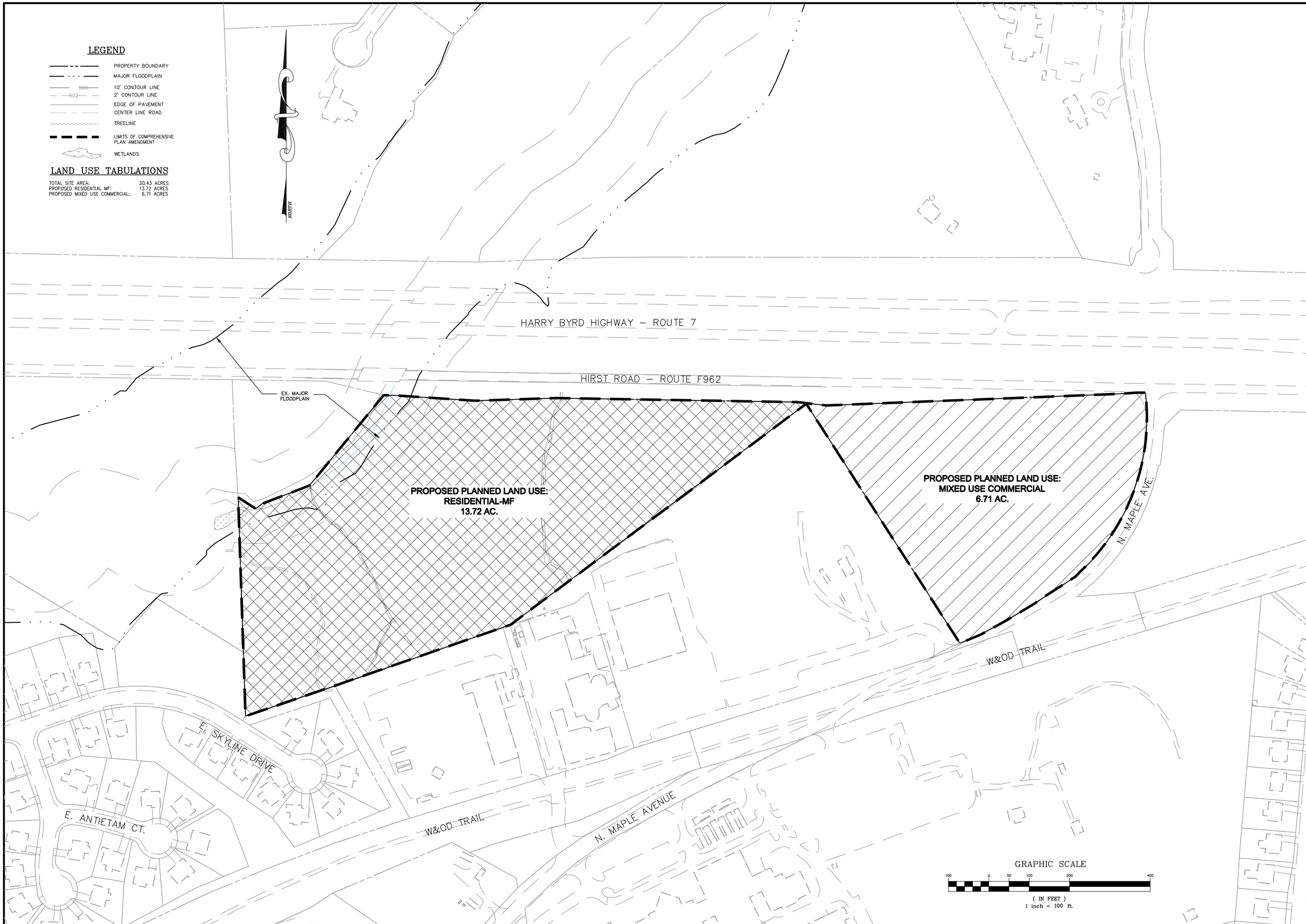
TOWN OF PURCELLVILLE, VIRGINIA

PLAN STATUS

DATE	DESCRIPTION	
JAE DESIGN	JAE DRAWN	CMM CHKD
SCALE	H: 1"=1,000' V:	
JOB No.	5384-01-001	
DATE	AUGUST 31, 2012	
FILE No.	5384-D-ZP-001	

SHEET 2 OF 6

Cad file name: \\Clyde\new_projects\5384 - Purcellville Town Center Apartments\5384-01-001 (PLN) - Purcellville Town Center Apartments\Planning\ReContext Map.dwg



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COMPREHENSIVE PLAN AMENDMENT PLAT

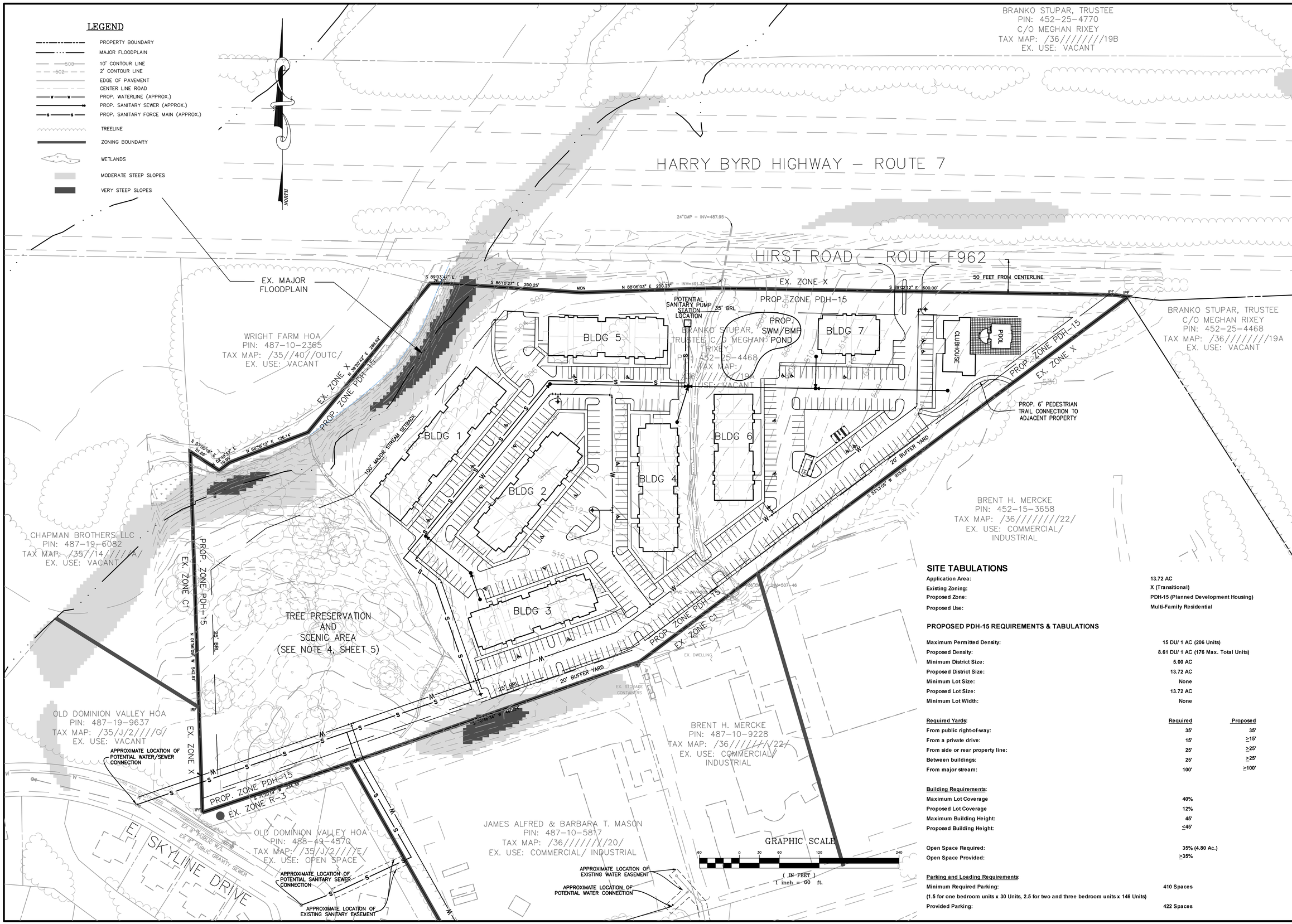
CATOCTIN CREEK APARTMENTS

ZONING MAP AMENDMENT
& COMPREHENSIVE PLAN AMENDMENT
TOWN OF PURCELLVILLE, VIRGINIA

PLAN STATUS

DATE	DESCRIPTION	
JAE DESIGN	JAE DRAWN	CMM CHKD
SCALE	H: 1"=100' V:	
JOB No.	5384-01-001	
DATE	AUGUST 31, 2012	
FILE No.	5384-D-ZP-001	
SHEET	3 OF 6	

Cad file name: \\Clyde\new_projects\5384 – Purcellville Town Center Apartments\5384-01-001 (PLN) – Purcellville Town Center Apartments\Planning\ReCOMP PLAN AMENDMENT.dwg



SITE TABULATIONS

Application Area:	13.72 AC
Existing Zoning:	X (Transitional)
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:	8.61 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:	422 Spaces

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CONCEPT DEVELOPMENT PLAN

CATOCTIN CREEK APARTMENTS

ZONING MAP AMENDMENT & COMPREHENSIVE PLAN AMENDMENT

TOWN OF PURCELLVILLE, VIRGINIA

PLAN STATUS	
DATE	DESCRIPTION

JAE DESIGN	JAE DRAWN	CMM CHKD
SCALE	H: 1"=60' V:	
JOB No.	5384-01-001	
DATE	AUGUST 31, 2012	
FILE No.	5384-D-ZP-001	
SHEET	4 OF 6	

Cad file name: \\Cvjpa\river_projects\5384 - Purcellville Town Center Apartments\Planning\ReConcept Development Plan.dwg

HARRY BYRD HIGHWAY – ROUTE 7

HIRST ROAD – ROUTE F962

EX. MAJOR FLOODPLAIN

24"CMP – INV=487.95

S 89°03'41" E 28.30'
S 86°10'27" E 200.25'
N 88°06'03" E 200.25'
S 89°02'12" E 600.00'
N 39°20'42" E 269.50'
S 43°06'18" E 31.66'
S 67°23'47" E 19.93'
N 68°56'12" E 126.14'
S 33°13'00" W 915.00'
N 01°50'30" W 542.81'
S 10°46'34" 400.24'
S 71°20'19" W 234.35'

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

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

PROPOSED 20' S1 BUFFER

EX. DWELLING

EX. STORAGE CONTAINERS

E. SKYLINE DRIVE

NORTH

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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 THUS 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 ACCRODANCE 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

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GREEN INFRASTRUCTURE & CONCEPTUAL LANDSCAPE PLAN

CATOCTIN CREEK APARTMENTS

ZONING MAP AMENDMENT
& COMPREHENSIVE PLAN AMENDMENT
TOWN OF PURCELLVILLE, VIRGINIA

PLAN STATUS	
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JOB No.	5384-01-001	
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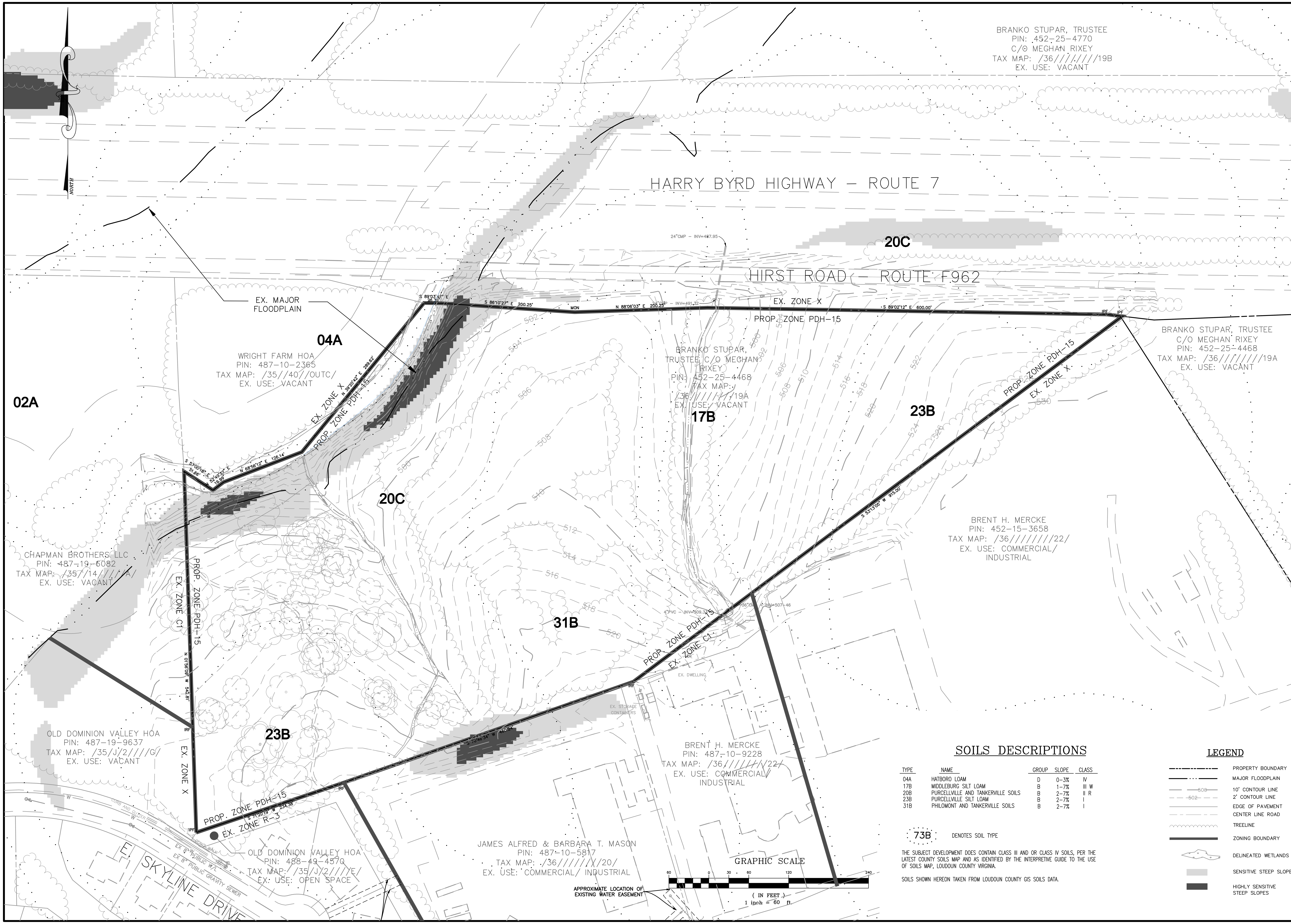
FILE No.	5384-D-ZP-001	
SHEET	5 OF 6	

Cad file name: \\Cityds\vdm_projects\5384 - Purcellville Town Center Apartments\5384-01-001 (PLN) - Purcellville Town Center Apartments\Planning\WxGreen Infrastructure Plan.dwg



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 SOILS DATA.

LEGEND

- PROPERTY BOUNDARY
- MAJOR FLOODPLAIN
- 10' CONTOUR LINE (500)
- 2' CONTOUR LINE (502)
- EDGE OF PAVEMENT
- CENTER LINE ROAD
- TREELINE
- ZONING BOUNDARY
- DELINEATED WETLANDS
- SENSITIVE STEEP SLOPES
- HIGHLY SENSITIVE STEEP SLOPES

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EXISTING CONDITIONS & REZONING PLAT

CATOCTIN CREEK APARTMENTS

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& COMPREHENSIVE PLAN AMENDMENT
TOWN OF PURCELLVILLE, VIRGINIA

PLAN STATUS	
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Cad file name: \\Clyde\new_projects\5384 – Purcellville Town Center Apartments\5384-01-001 (PLN) – Purcellville Town Center Apartments\Planning\ReExisting Conditions and Rezoning Plat.dwg