



PRE-SCOPE OF WORK MEETING FORM

Information on the Project Traffic Impact Analysis Base Assumptions

The applicant is responsible for entering the relevant information and submitting the form to VDOT and the locality no less than three (3) business days prior to the meeting. If a form is not received by this deadline, the scope of work meeting may be postponed.

Contact Information			
Consultant Name: Tele: E-mail:	Erich Strohhacker, PE, PTOE 804 616-3240 estrohhacker@bowmancg.com		
Developer/Owner Name: Tele: E-mail:	S.L. Nusbaum Realty Company		
Project Information			
Project Name:	Catoctin Creek Apartments	Locality/County:	Purcellville
Project Location: (Attach regional and site specific location map)	Refer to the attached site location map (Figure 1).		
Submission Type	Comp Plan <input type="checkbox"/>	Rezoning <input checked="" type="checkbox"/>	Site Plan <input type="checkbox"/> Subd Plat <input type="checkbox"/>
Project Description: (Including details on the land use, acreage, phasing, access location, etc. Attach additional sheet if necessary)	A 13.72 acres site with an existing zoning of X (transitional). Proposed zoning to be PDH-15 (Planned Development Housing). The site is to consist of 176 apartment units with a single point of access to Hirst Road. Refer to the attached site plan for further details.		
Proposed Use(s): (Check all that apply; attach additional pages as necessary)	Residential <input checked="" type="checkbox"/>	Commercial <input type="checkbox"/>	Mixed Use <input type="checkbox"/> Other <input type="checkbox"/>
	Residential Uses(s) Number of Units: 176 ITE LU Code(s): 220 _____ _____ Commercial Use(s) ITE LU Code(s): _____ _____ _____ Square Ft or Other Variable: _____	_____ _____ _____ Other Use(s) ITE LU Code(s): _____ _____ _____ Independent Variable(s): _____ _____ _____	
Total Peak Hour Trip Projection:	Less than 100 <input type="checkbox"/>	100 – 499 <input checked="" type="checkbox"/>	500 – 999 <input type="checkbox"/> 1,000 or more <input type="checkbox"/>

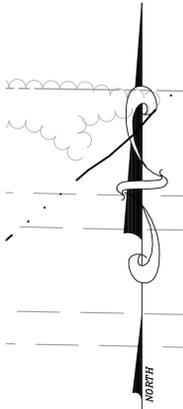
It is important for the applicant to provide sufficient information to county and VDOT staff so that questions regarding geographic scope, alternate methodology, or other issues can be answered at the scoping meeting.

Traffic Impact Analysis Assumptions			
Study Period	Existing Year: 2012	Build-out Year: 2014	Design Year: 2020
Study Area Boundaries (Attach map)	North: Hirst Road	South: Main Street	
	East: Berlin Turnpike	West: 21st Street North	
External Factors That Could Affect Project (Planned road improvements, other nearby developments)	Patrick Henry College (information to be obtained from the HNTB Corridor Study / no growth for 2014 / 700 students for 2020); Purcellville Gateway Development (Grocery in operation 2012 / 28% of general retail in operation 2012 / Phase one in operation by 2014 / full buildout by 2020); Catocin Corner (HNTB Study / 35% of development in operation by 2014 / full buildout by 2020); Loudoun Valley Shopping Center (full buildout in operation 2012 / no need to consider an approved background development)		
Consistency With Comprehensive Plan (Land use, transportation plan)	Will seek to obtain Comprehensive Plan Amendment		
Available Traffic Data (Historical, forecasts)	BCG will collect all relevant traffic data needs.		
Trip Distribution (Attach sketch)	Road Name: Route 7 - East 20%	Road Name: Hirst - East 55% / West 45%	
	Road Name: Main - East 30% / West 20%	Road Name: Hatcher - 10% ; 21st - 10% ; Maple - 30%	
Annual Vehicle Trip Growth Rate:	2%	Peak Period for Study (check all that apply)	<input checked="" type="checkbox"/> AM <input checked="" type="checkbox"/> PM <input type="checkbox"/> SAT
		Peak Hour of the Generator	
Study Intersections and/or Road Segments (Attach additional sheets as necessary)	1.Hirst / Berlin		6.Main / Hatcher
	2.Hirst / Maple		7.
	3.Hirst / Hatcher		8.
	4.Hirst / 21st Street North		9.
	5.Main / Maple		10.
Trip Adjustment Factors	Internal allowance: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Reduction: _____% trips		Pass-by allowance: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Reduction: _____% trips
	Software Methodology		
Traffic Signal Proposed or Affected (Analysis software to be used,	<input checked="" type="checkbox"/> Synchro <input type="checkbox"/> HCS (v.2000/+) <input type="checkbox"/> aaSIDRA <input type="checkbox"/> CORSIM <input type="checkbox"/> Other _____		
	Hirst / Berlin; Main / Maple; Main / Hatcher - Timings to be obtained from VDOT and Town.		

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LEGEND

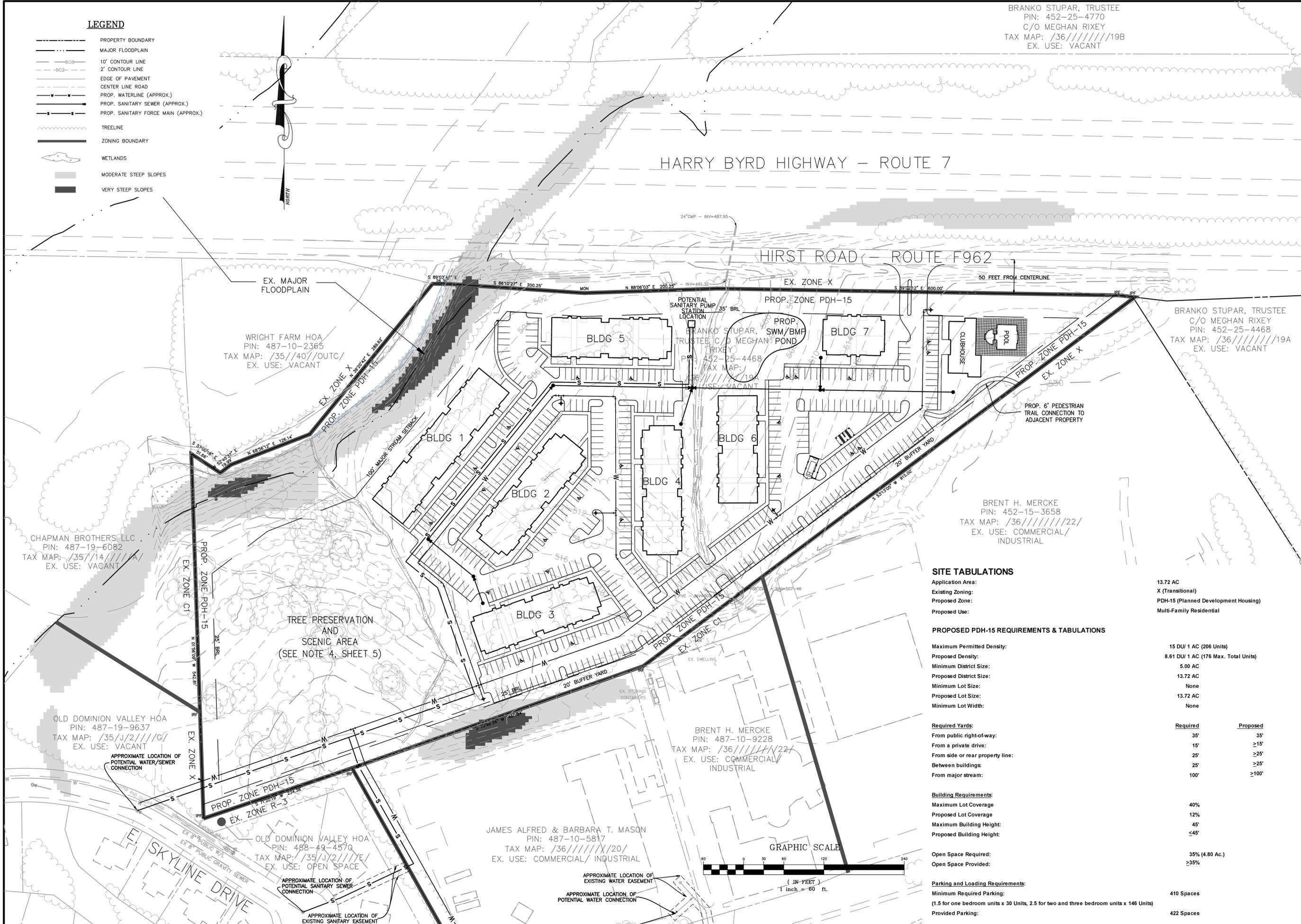
- PROPERTY BOUNDARY
- MAJOR FLOODPLAIN
- 10' CONTOUR LINE
- 2' CONTOUR LINE
- EDGE OF PAVEMENT
- CENTER LINE ROAD
- PROP. WATERLINE (APPROX.)
- PROP. SANITARY SEWER (APPROX.)
- PROP. SANITARY FORCE MAIN (APPROX.)
- TREELINE
- ZONING BOUNDARY
- WETLANDS
- MODERATE STEEP SLOPES
- VERY STEEP SLOPES



BRANKO STUPAR, TRUSTEE
 PIN: 452-25-4770
 C/O MEGHAN RIXEY
 TAX MAP: /36//////19B
 EX. USE: VACANT

HARRY BYRD HIGHWAY - ROUTE 7

HIRST ROAD - ROUTE F962



EX. MAJOR FLOODPLAIN

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

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

TREE PRESERVATION AND SCENIC AREA (SEE NOTE 4, SHEET 5)

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

APPROXIMATE LOCATION OF POTENTIAL WATER/SEWER CONNECTION

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

APPROXIMATE LOCATION OF POTENTIAL SANITARY SEWER CONNECTION

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

APPROXIMATE LOCATION OF EXISTING WATER EASEMENT

APPROXIMATE LOCATION OF POTENTIAL WATER CONNECTION

POTENTIAL SANITARY PUMP STATION LOCATION
 BRANKO STUPAR, TRUSTEE, C/O MEGHAN RIXEY
 PIN: 452-25-4468
 TAX MAP: /36//////19A
 EX. USE: VACANT

BRENT H. MERCKE
 PIN: 452-15-3658
 TAX MAP: /36//////22/
 EX. USE: COMMERCIAL/INDUSTRIAL

BRANKO STUPAR, TRUSTEE
 C/O MEGHAN RIXEY
 PIN: 452-25-4468
 TAX MAP: /36//////19A
 EX. USE: VACANT

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

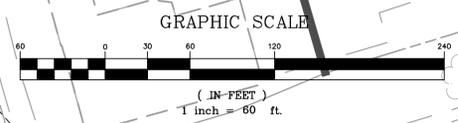
Maximum Permitted Density: 15 DU/1 AC (206 Units)
 Proposed Density: 8.61 DU/1 AC (176 Max. Total Units)
 Minimum District Size: 5.00 AC
 Proposed District Size: 13.72 AC
 Minimum Lot Size: None
 Proposed Lot Size: 13.72 AC
 Minimum Lot Width: None

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
CATCOTTIN 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'	
JOB No.	5384-01-001	
DATE	AUGUST 31, 2012	
FILE No.	5384-D-ZP-001	
SHEET	4 OF 6	

Code file name: \\c:\p\proj\5384 - Purcellville Town Center Apartments\5384-01-001 (PLAN) - Purcellville Town Center Apartments\Planning\Reconcept Development Plan.dwg

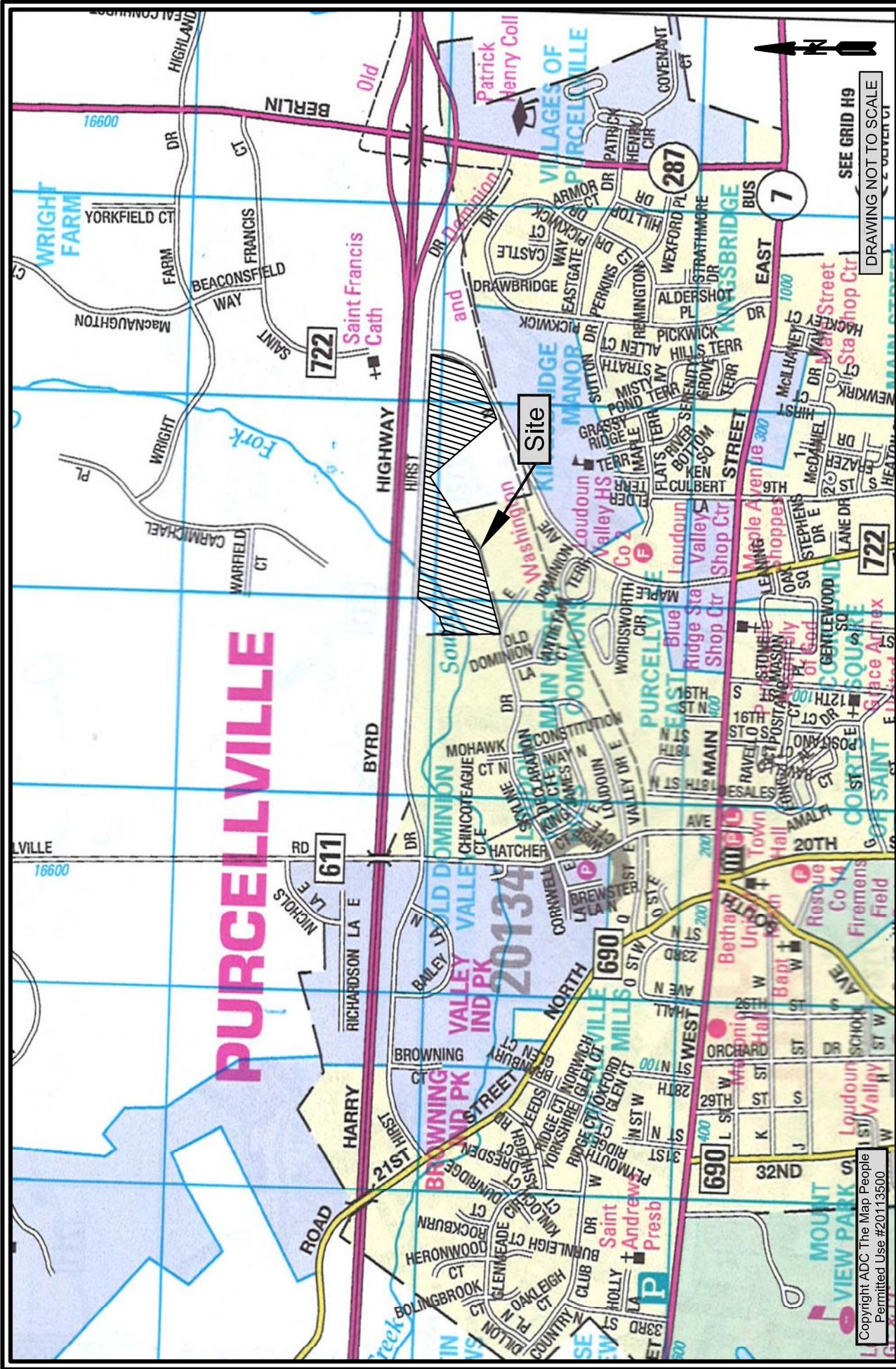


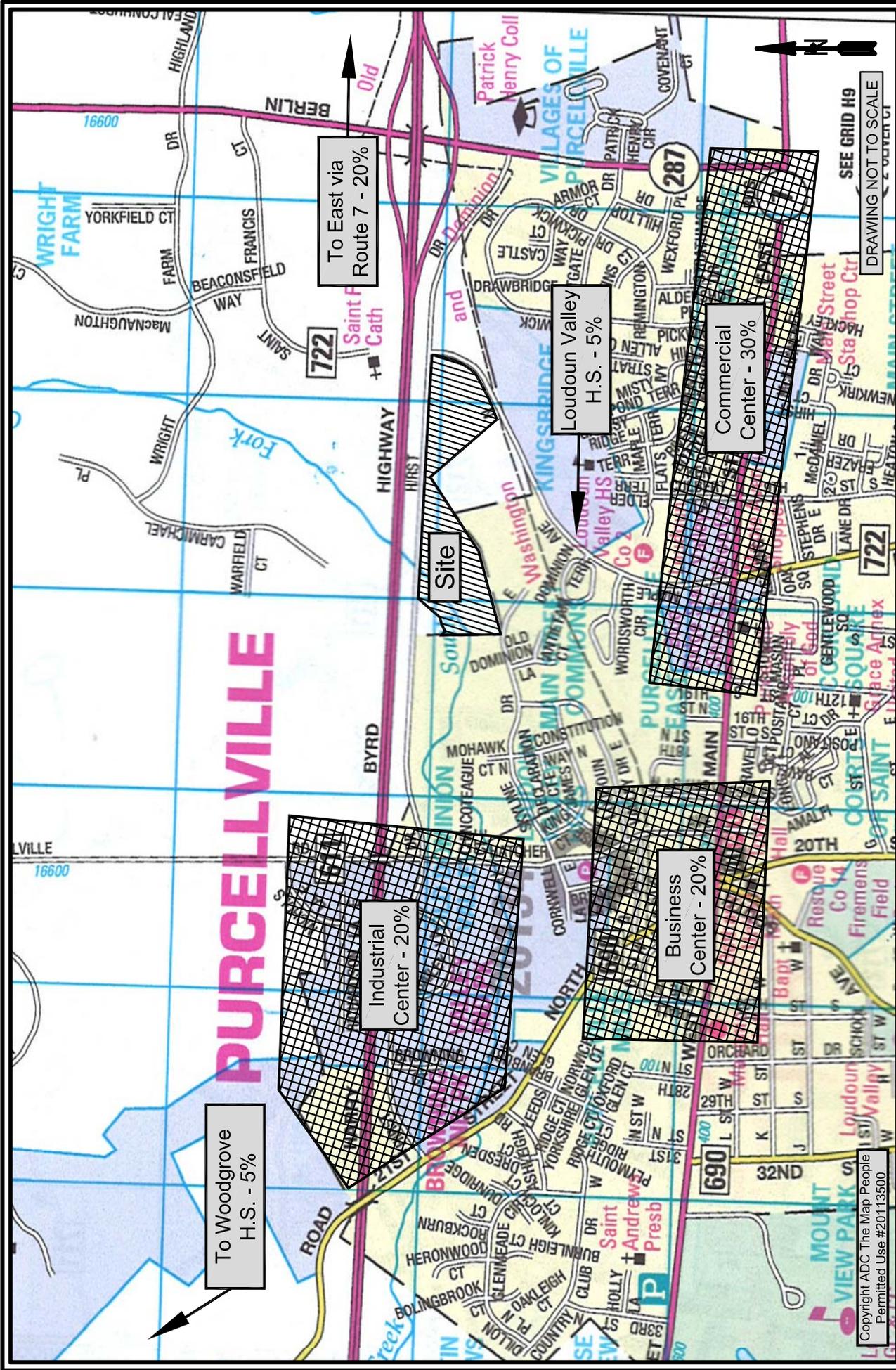
Figure 1

Site Location Map
 Catoclin Creek Apartments
 Purcellville, Virginia

Job # 5384-01-001

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Bowman
 CONSULTING



Site Trip Distributions
Catocin Creek Apartments
Purcellville, Virginia

Figure 2

Job # 5384-01-001