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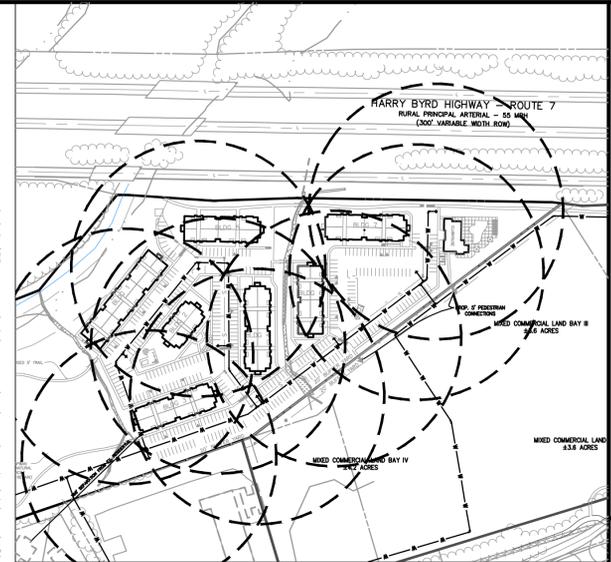
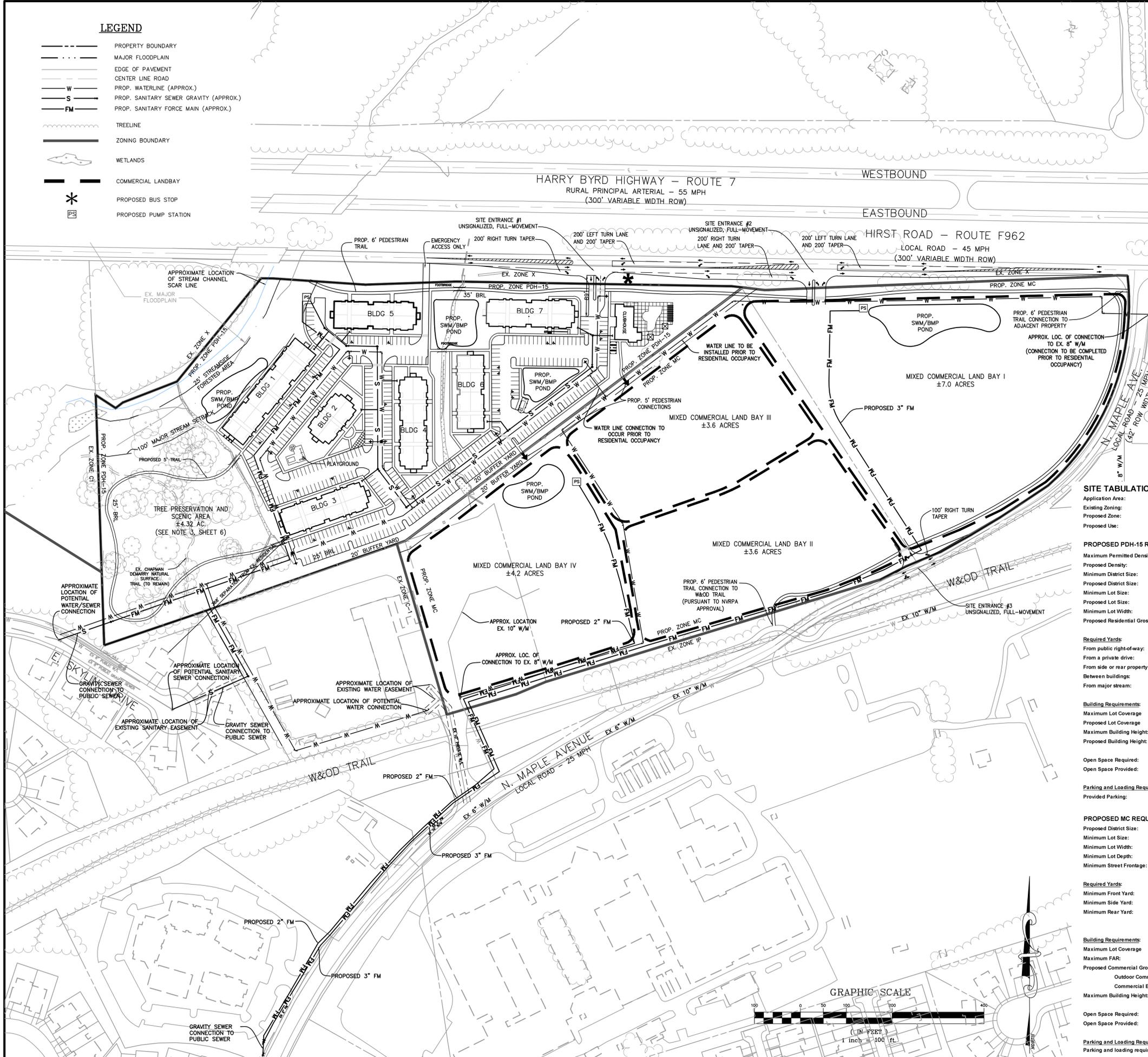
CONTEXT MAP
CATOCTIN CREEK TOWNE CENTER
COMPREHENSIVE PLAN AMENDMENT
REZONING & SPECIAL USE PERMIT
TOWN OF PURCELLVILLE, VIRGINIA

PLAN STATUS		
01/15/14	PER TOWN COMMENTS	
DATE	DESCRIPTION	
JAE DESIGN	CIM DRAWN	CMM CHKD
SCALE	H: NTS	V: Y
JOB No.	5384-01-002	
DATE	OCTOBER 1, 2013	
FILE No.	5384-D-ZP-002	
SHEET	2 OF 9	

Code file name: \\c:\pds\new_projects\5384 - Purcellville Town Center Apartments\5384-01-002 (P1) - Comp Plan Amendment & Rezonning\Planning\RezonningContext_Map.dwg

LEGEND

- PROPERTY BOUNDARY
- - - MAJOR FLOODPLAIN
- EDGE OF PAVEMENT
- CENTER LINE ROAD
- W PROP. WATERLINE (APPROX.)
- S PROP. SANITARY SEWER GRAVITY (APPROX.)
- FM PROP. SANITARY FORCE MAIN (APPROX.)
- TREELINE
- ZONING BOUNDARY
- WETLANDS
- COMMERCIAL LANDBAY
- * PROPOSED BUS STOP
- PS PROPOSED PUMP STATION



FIRE PROTECTION MAP

SCALE: 1"=200'



SITE TABULATIONS

Application Area: 32.43 AC
 Existing Zoning: CM-1 (Local Service Industrial), C-1 (Office Commercial District)
 Proposed Zoning: PDH-15 (Planned Development Housing), MC (Mixed Commercial)
 Proposed Use: Multi-Family Residential, Mixed Commercial

PROPOSED PDH-15 REQUIREMENTS & TABULATIONS

Maximum Permitted Density: 15 DU/1 AC (486 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
 Proposed Residential Gross Square Footage: ± 230,442 SF

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: ±41% (5.69 Ac.)

Parking and Loading Requirements:
 Provided Parking: 418 Spaces

PROPOSED MC REQUIREMENTS & TABULATIONS

Proposed District Size: 18.71 AC
 Minimum Lot Size: 20,000 SF
 Minimum Lot Width: 100'
 Minimum Lot Depth: 150'
 Minimum Street Frontage: 50'

Required Yards:	Required	Proposed
Minimum Front Yard:	10'	≥10'
Minimum Side Yard:	15'	≥15'
Minimum Rear Yard:	20'	≥40'
		40' if adjacent to Residential

Building Requirements:
 Maximum Lot Coverage: 40%
 Maximum FAR: 0.6
 Proposed Commercial Gross Square Footage: ± 228,350 SF (28 FAR)
 Outdoor Commercial Recreation: ± 163,350 SF
 Commercial Buildings: ± 65,000 SF
 Maximum Building Height: 45'

Open Space Required: 25% (4.68 Ac.)
Open Space Provided: ≥25%

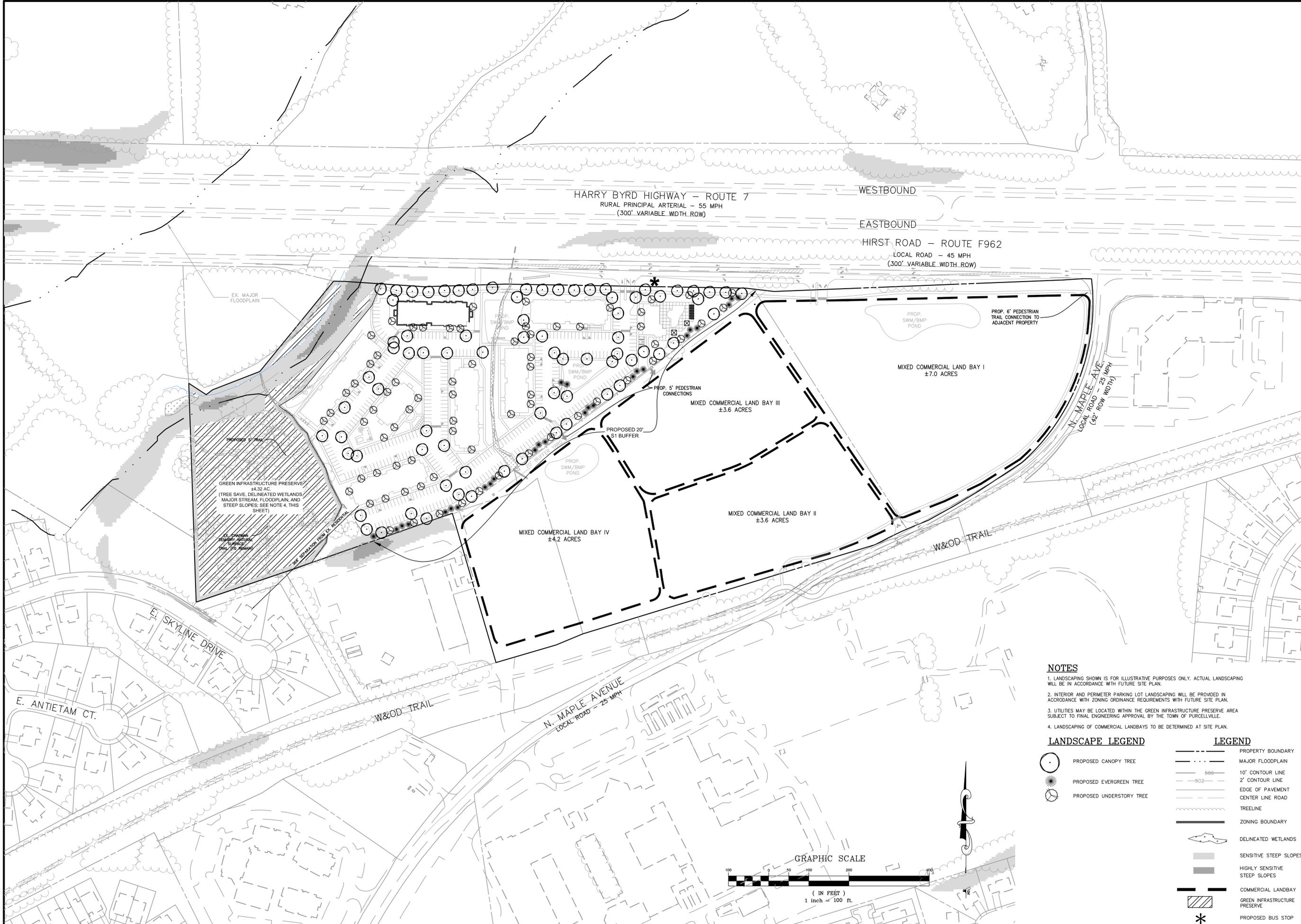
Parking and Loading Requirements:
 Parking and loading requirements shall be provided in accordance with Article 6 of the Town of Purcellville Zoning Ordinance.

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CONCEPT DEVELOPMENT PLAN
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REZONING & SPECIAL USE PERMIT
 TOWN OF PURCELLVILLE, VIRGINIA

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HARRY BYRD HIGHWAY – ROUTE 7
RURAL PRINCIPAL ARTERIAL – 55 MPH
(300' VARIABLE WIDTH ROW)

WESTBOUND

EASTBOUND

HIRST ROAD – ROUTE F962
LOCAL ROAD – 45 MPH
(300' VARIABLE WIDTH ROW)

EX. MAJOR FLOODPLAIN

PROPOSED 5' TRAIL
GREEN INFRASTRUCTURE PRESERVE
±4.32 AC.
(TREE SAVE, DELINEATED WETLANDS,
MAJOR STREAM, FLOODPLAIN, AND
STEEP SLOPES; SEE NOTE 4, THIS
SHEET)

EX. PROPOSED
REWORKED SURFACE
TRAIL (TO BE DETERMINED)

PROP. SEPARATION ROW EX. RESIDENTIAL

MIXED COMMERCIAL LAND BAY IV
±4.2 ACRES

PROPOSED 20'
S1 BUFFER

PROP. 5' PEDESTRIAN
CONNECTIONS

MIXED COMMERCIAL LAND BAY III
±3.6 ACRES

MIXED COMMERCIAL LAND BAY II
±3.6 ACRES

MIXED COMMERCIAL LAND BAY I
±7.0 ACRES

PROP. SWM/BMP POND

PROP. 6' PEDESTRIAN
TRAIL CONNECTION TO
ADJACENT PROPERTY

N. MAPLE AVE.
LOCAL ROAD – 25 MPH
(42' ROW WIDTH)

W&OD TRAIL

N. MAPLE AVENUE
LOCAL ROAD – 25 MPH

W&OD TRAIL

E. SKYLINE DRIVE

E. ANTIETAM CT.

NOTES

1. LANDSCAPING SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL LANDSCAPING WILL BE IN ACCORDANCE WITH FUTURE SITE PLAN.
2. INTERIOR AND PERIMETER PARKING LOT LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH ZONING ORDINANCE REQUIREMENTS WITH FUTURE SITE PLAN.
3. UTILITIES MAY BE LOCATED WITHIN THE GREEN INFRASTRUCTURE PRESERVE AREA SUBJECT TO FINAL ENGINEERING APPROVAL BY THE TOWN OF PURCELLVILLE.
4. LANDSCAPING OF COMMERCIAL LANDBAYS TO BE DETERMINED AT SITE PLAN.

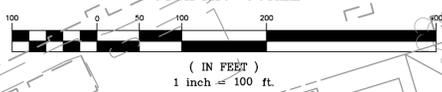
LANDSCAPE LEGEND

- 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
- COMMERCIAL LANDBAY
- GREEN INFRASTRUCTURE PRESERVE
- PROPOSED BUS STOP

GRAPHIC SCALE



GREEN INFRASTRUCTURE & CONCEPTUAL LANDSCAPE PLAN

**CATOCTIN CREEK TOWNE CENTER
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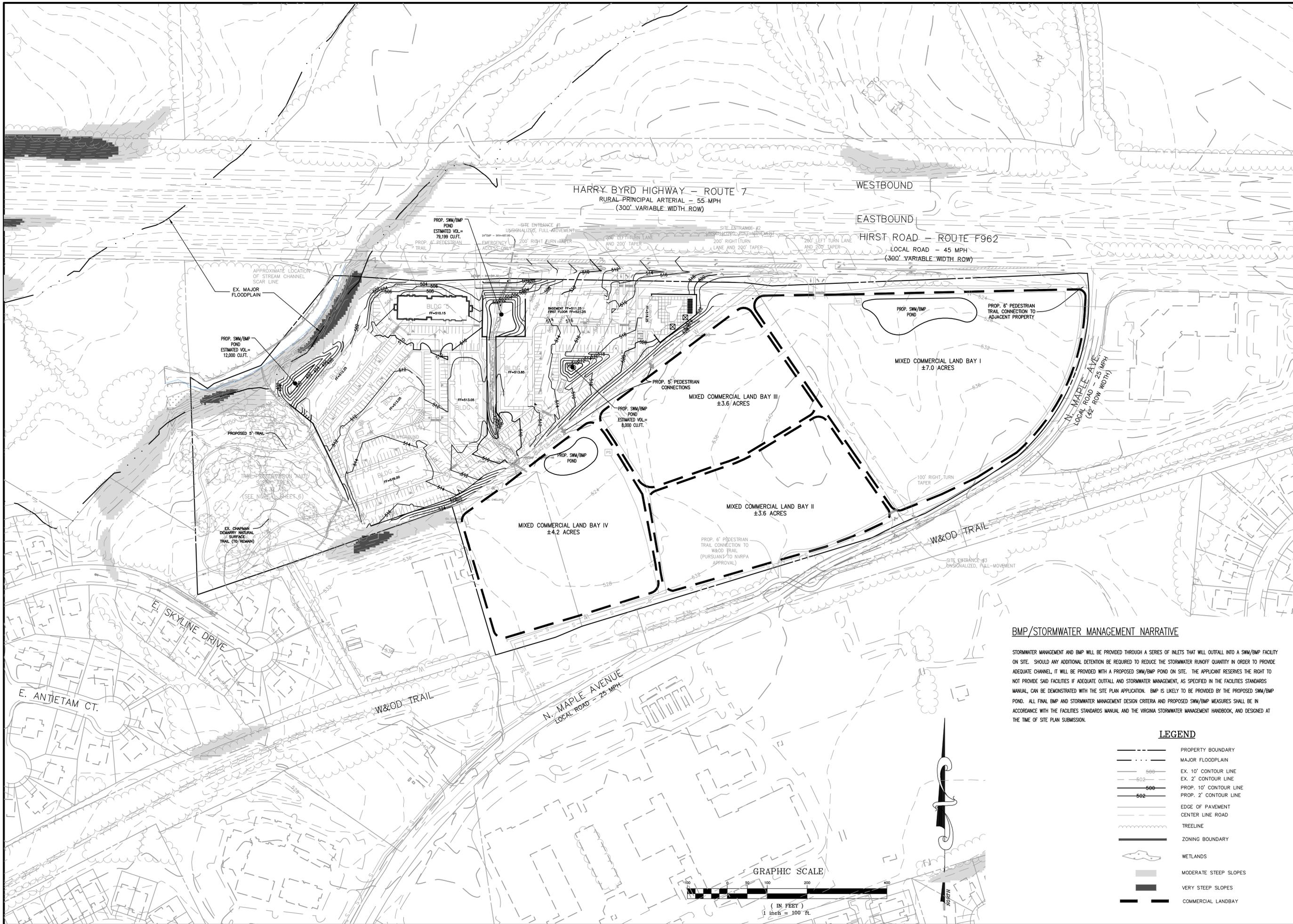
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HARRY BYRD HIGHWAY - ROUTE 7
RURAL PRINCIPAL ARTERIAL - 55 MPH
(300' VARIABLE WIDTH ROW)

WESTBOUND

EASTBOUND

HIRST ROAD - ROUTE F962
LOCAL ROAD - 45 MPH
(300' VARIABLE WIDTH ROW)

PROP. SWM/BMP POND
ESTIMATED VOL. = 12,000 CU.FT.

PROP. SWM/BMP POND
ESTIMATED VOL. = 79,199 CU.FT.

PROP. SWM/BMP POND
ESTIMATED VOL. = 8,000 CU.FT.

PROP. SWM/BMP POND

PROP. SWM/BMP POND

MIXED COMMERCIAL LAND BAY IV
±4.2 ACRES

MIXED COMMERCIAL LAND BAY III
±3.6 ACRES

MIXED COMMERCIAL LAND BAY II
±3.6 ACRES

MIXED COMMERCIAL LAND BAY I
±7.0 ACRES

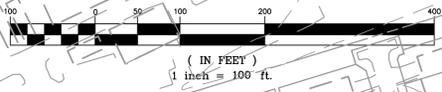
BMP/STORMWATER MANAGEMENT NARRATIVE

STORMWATER MANAGEMENT AND BMP WILL BE PROVIDED THROUGH A SERIES OF INLETS THAT WILL OUTFALL INTO A SWM/BMP FACILITY ON SITE. SHOULD ANY ADDITIONAL DETENTION BE REQUIRED TO REDUCE THE STORMWATER RUNOFF QUANTITY IN ORDER TO PROVIDE ADEQUATE CHANNEL, IT WILL BE PROVIDED WITH A PROPOSED SWM/BMP POND ON SITE. THE APPLICANT RESERVES THE RIGHT TO NOT PROVIDE SAID FACILITIES IF ADEQUATE OUTFALL AND STORMWATER MANAGEMENT, AS SPECIFIED IN THE FACILITIES STANDARDS MANUAL, CAN BE DEMONSTRATED WITH THE SITE PLAN APPLICATION. BMP IS LIKELY TO BE PROVIDED BY THE PROPOSED SWM/BMP POND. ALL FINAL BMP AND STORMWATER MANAGEMENT DESIGN CRITERIA AND PROPOSED SWM/BMP MEASURES SHALL BE IN ACCORDANCE WITH THE FACILITIES STANDARDS MANUAL AND THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK, AND DESIGNED AT THE TIME OF SITE PLAN SUBMISSION.

LEGEND

- PROPERTY BOUNDARY
- MAJOR FLOODPLAIN
- 500 EX. 10' CONTOUR LINE
- 502 EX. 2' CONTOUR LINE
- 500 PROP. 10' CONTOUR LINE
- 502 PROP. 2' CONTOUR LINE
- EDGE OF PAVEMENT
- CENTER LINE ROAD
- TREELINE
- ZONING BOUNDARY
- WETLANDS
- MODERATE STEEP SLOPES
- VERY STEEP SLOPES
- COMMERCIAL LANDBAY

GRAPHIC SCALE



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CONCEPTUAL GRADING AND SWM PLAN

CATOCIN CREEK TOWNE CENTER

COMPREHENSIVE PLAN AMENDMENT

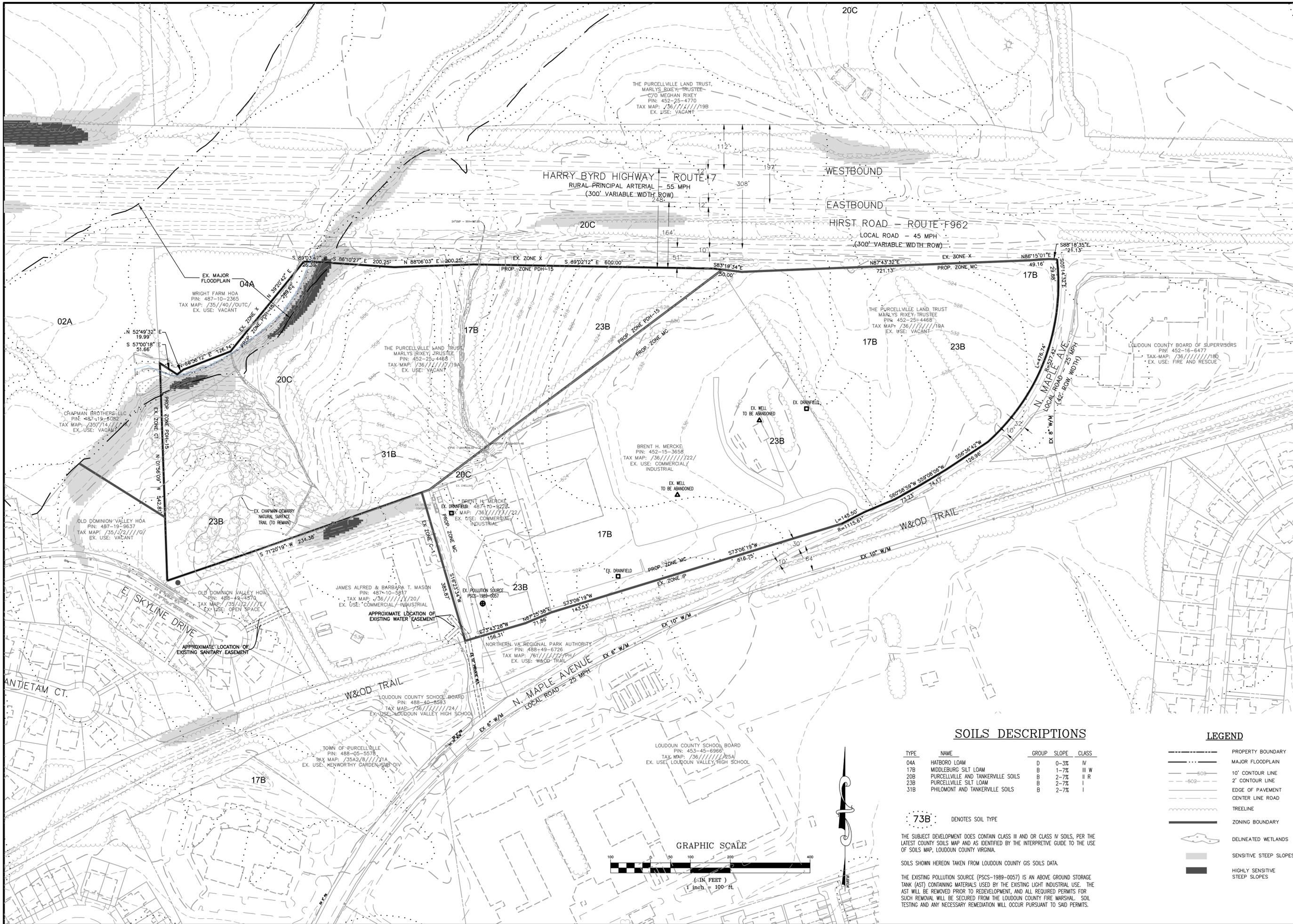
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SHEET



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.

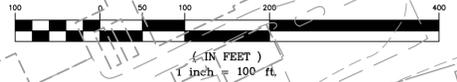
SOILS SHOWN HEREON TAKEN FROM LOUDOUN COUNTY GIS SOILS DATA.

THE EXISTING POLLUTION SOURCE (PSCS-1989-0057) IS AN ABOVE GROUND STORAGE TANK (AST) CONTAINING MATERIALS USED BY THE EXISTING LIGHT INDUSTRIAL USE. THE AST WILL BE REMOVED PRIOR TO REDEVELOPMENT, AND ALL REQUIRED PERMITS FOR SUCH REMOVAL WILL BE SECURED FROM THE LOUDOUN COUNTY FIRE MARSHAL. SOIL TESTING AND ANY NECESSARY REMEDIATION WILL OCCUR PURSUANT TO SAID PERMITS.

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