

# PATRICK HENRY COLLEGE

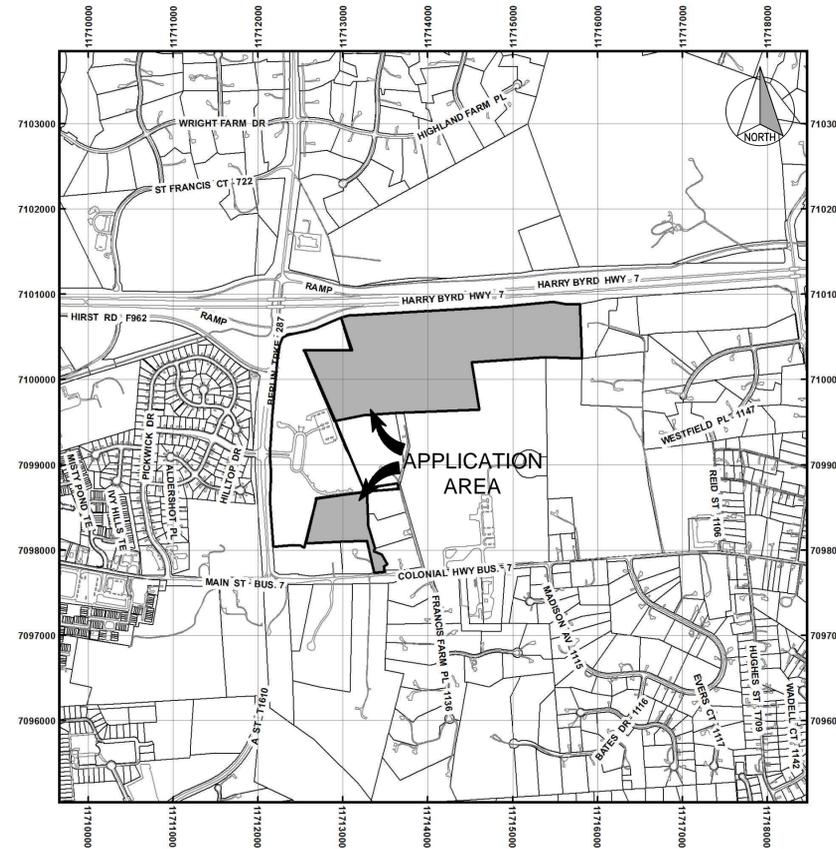
## REZONING

### RZ#13-02

#### NOTES:

1. THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF PURCELLVILLE, VA LOUDOUN COUNTY, VA. CURRENT OWNER INFORMATION WAS TAKEN FROM THE LOUDOUN COUNTY REAL ESTATE TAX ASSESSMENT AND PARCEL DATABASE. THE PROJECT IS COMPOSED OF THE FOLLOWING PARCELS AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA:
- | MCP#        | TAX MAP# | PARCEL | OWNER                 | TOTAL ACREAGE | ACREAGE SUBJECT TO APPLICATION |
|-------------|----------|--------|-----------------------|---------------|--------------------------------|
| 453-48-2745 | /36/     | 7142/  | PATRICK HENRY COLLEGE | 106.41 AC     | 65.65 AC                       |
| 453-38-9552 | /36/     | 7128   | PATRICK HENRY COLLEGE | 9.44 AC       | 9.44 AC                        |
2. BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM SURVEY DATA PREPARED BY ZICHT ENGINEERING, AND LOUDOUN COUNTY GIS DATA.
  3. THE SUBJECT PROPERTY IS CURRENTLY ZONED X (TRANSITION), WITH PORTIONS OF THE PROPERTY IN THE FLOODPLAIN OVERLAY DISTRICT AND THE HISTORIC CORRIDOR OVERLAY DISTRICT.
  4. THE ZONING MAP AMENDMENT APPLICATION APPLIES TO THE 75.09 ACRES LOCATED WITHIN ZONE X AND PROPOSES TO AMEND THE ZONING DESIGNATION TO IP FOR DEVELOPMENT OF AN INSTITUTION OF HIGHER LEARNING AND ACCESSORY FACILITIES.
  5. TOPOGRAPHIC INFORMATION WAS TAKEN FROM SURVEY DATA PREPARED BY ZICHT ENGINEERING, AND IS IN THE NAD 1983 COORDINATE SYSTEM.
  6. 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 ARTICLE 12 OF THE PURCELLVILLE ZONING ORDINANCE.
  7. THE SITE WILL BE SUPPLIED WITH PUBLIC WATER AND SANITARY SEWER BY EXTENSION OF EXISTING SYSTEMS. THE OWNER SHALL BE RESPONSIBLE FOR THE EXTENSION OF ALL INFRASTRUCTURE REQUIRED TO SERVE THE PROPERTY. (SEE PROFFER #9 FOR RZ13-02)
  8. ALL UTILITY DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND.
  9. SOILS INFORMATION SHOWN HEREIN ARE TAKEN FROM THE LOUDOUN COUNTY GIS SOILS DATA.
  10. BUFFER YARDS AND LANDSCAPING SHALL BE COMPLETED IN ACCORDANCE WITH THE PURCELLVILLE ZONING ORDINANCE. MAINTENANCE BUILDINGS LOCATED ON THE PROPERTY WILL BE SCREENED FROM VIEW FROM VA ROUTE 7 WITH LANDSCAPING. THE COMPOSITION AND PLACEMENT OF SUCH LANDSCAPING SHALL BE DETERMINED WITH FINAL ENGINEERING DESIGN.
  11. 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.
  12. THERE ARE NO KNOWN GRAVES OR BURIAL SITES THAT WILL BE IMPACTED BY THE PROPOSED DEVELOPMENT.

CATOCTIN/ BLUE RIDGE ELECTION DISTRICT TOWN OF PURCELLVILLE, VIRGINIA



VICINITY MAP  
1"=1000'

#### LEGEND

- 1 COVER SHEET
- 2 EXISTING CONDITIONS
- 3 REZONING PLAT
- 4 CONCEPT DEVELOPMENT PLAN

#### OWNER

PATRICK HENRY COLLEGE  
C/O CARL W. SCHREIBER

10 PATRICK HENRY CIRCLE  
PURCELLVILLE, VA 20132

#### APPLICANT

PATRICK HENRY COLLEGE  
C/O CARL W. SCHREIBER

10 PATRICK HENRY CIRCLE  
PURCELLVILLE, VA 20132

**Bowman**  
CONSULTING

Bowman Consulting Group, Ltd.  
101 South Street, S. E.  
Leeburg, Virginia 20175  
Phone: (703) 443-2400  
Fax: (703) 443-2425  
www.bowmanconsulting.com  
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COVER SHEET

PATRICK HENRY COLLEGE  
REZONING

CATOCTIN/BLUE RIDGE ELECTION DISTRICT TOWN OF PURCELLVILLE, VIRGINIA

PLAN STATUS  
03/28/14 PER TOWN COMMENTS  
05/07/14 PER TOWN COMMENTS  
05/23/14 PER TOWN COMMENTS

DATE	DESCRIPTION
JAE DESIGN	CIM DRAWN CMM CHKD

SCALE H/V

JOB No. 5477-01-001

DATE NOVEMBER 27, 2013

FILE No. 5477-D-ZP-001

SHEET 1 OF 4

Code file name: \\c:\pds\new\_projects\5477 - Patrick Henry College - Purcellville, VA\5477-01-001 (P.L.) - Patrick Henry College - Purcellville, VA\5477-01-001 (P.L.) - Rezoning\Planning\Cover.dwg



- ### LEGEND
- SUBJECT PROPERTY BOUNDARY
  - EXISTING PROPERTY BOUNDARY
  - EXISTING ROAD
  - FENCE
  - EXISTING 10' CONTOUR
  - EXISTING 2' CONTOUR
  - EXISTING ZONING BOUNDARY
  - EXISTING TREELINE
  - EXISTING WETLANDS
  - WATER
  - STORM DRAIN
  - WATERLINE
  - SANITARY SEWER
  - EXISTING FLOODPLAIN
  - EXISTING BUILDING
  - SIGN
  - PHONE PEDESTAL
  - STORM MH
  - LIGHT POLE
  - POWER POLE
  - WELL
  - GUY WIRE

### SOILS DESCRIPTIONS

TYPE	NAME	GROUP	SLOPE	CLASS	HYDRIC
17B	MIDDLEBURG SILT LOAM	B	1-7%	IIW	N
20C	PURCELLVILLE AND TANKERVILLE	B	7-15%	II R	N
22B	PURCELLVILLE SWAMPOODLE	B	2-7%	II WP	N
23B	PURCELLVILLE SILT LOAM	B	2-7%	I	N
38B	SWAMPOODLE SILT LOAM	C	1-7%	IV WP	N

73B DENOTES SOIL TYPE

### ADJACENT OWNER INFORMATION

Map ID	MCPI	Tax Map	Owner	Address	City	State	Zip	Acres
1	417161494000	/36/111111/61C	HALL, BERNARD J & JANMARIE N	PO BOX 480	HAMILTON	VA	20159	4.62
2	417161732000	/36/111111/61B	GREEN, STANLEY CHARLES & CAROLYN M	38376 W COLONIAL HWY	HAMILTON	VA	20158	10.00
3	417154167000	/36/111111/61E	HAMILTON HOLDINGS LLC	1324 TIMBERLY LN	MC LEAN	VA	22102	49.53
4	453304892000	/36/111111/71B	LOUDOUN COUNTY SCHOOL BOARD	21000 EDUCATION CT #400	ASHBURN	VA	20148	77.17
5	453496634000	/36/111111/70I	BEAMER, CAROL & PATRICIA D QUEEN	PO BOX 538	HAMILTON	VA	20159	1.31
6	453493448000	/36/111111/71I	ANDREWS, DAVID L & MARY BETH	17293 BALLENGER LN	HAMILTON	VA	20158	11.57
7	453395081000	/36/301111/1I	LAWTER HOMES INC	11602 LAWTER LN	CLIFTON	VA	20124	3.01
8	453395451000	/36/301111/2I	VAN SEETERS, JOSEPHUS M & LINDA	17353 BALLENGER LN	HAMILTON	VA	20158	3.51
9	453396823000	/36/111111/73I	GAMETT, DANIEL & SALLY L	38068 W COLONIAL HWY	HAMILTON	VA	20158	3.27
10	453189130000	/36/111111/53I	JACOBSON, GERHARD L & ANN N TEES	PO BOX 276	HAMILTON	VA	20159	35.00
11	453387305000	/36/111111/72I	DIPALMA-KIPFER, PATRICIA A	38038 W COLONIAL HWY	HAMILTON	VA	20158	3.00
12	452187178000	/36/111111/38A2I	CATOCTIN CORNER LLC	37994 COLONIAL HWY	HAMILTON	VA	20158	6.53
13	453377269000	/36/111111/26I	JORDAN RIVER ACQUISITIONS LLC	1730 RHODE ISLAND AVE NW STE 512	WASHINGTON	DC	20036	15.58
14	453479157000	/36/C111111/1E	VILLAGES OF PURCELLVILLE HOMEOWNERS	7120 MINSTREL WAY STE 208	COLUMBIA	MD	21045	0.38
15	452179621000	/36/111111/71D	HALL, EARL W & GENINNE M	1250 HIRST RD	PURCELLVILLE	VA	20132	1.18
16	452267298000	/36/111111/18C-1A	LOUDOUN-KLINE LLC & WOLF REALTY	8610 COUNTRY CLUB DR	BETHESDA	MD	20817	40.42
17	452280800000	/36/111111/18I	ST FRANCIS LLC	19440 SILCOTT LN	PURCELLVILLE	VA	20132	3.00
18	452286477000	/36/111111/18B	CARLYLE & ANDERSON LLC	17000 BERLIN TPKE	PURCELLVILLE	VA	20132	8.41
19	452202493000	/36/111111/68I	R S R GATEWAY FARM LLC	43490 FIRESTONE PL	LEESBURG	VA	20176	67.13
20	417253684000	/36/111111/68A	VIRGINIA ELECTRIC & POWER COMPANY	701 E CARY ST	RICHMOND	VA	23219	6.97

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## EXISTING CONDITIONS

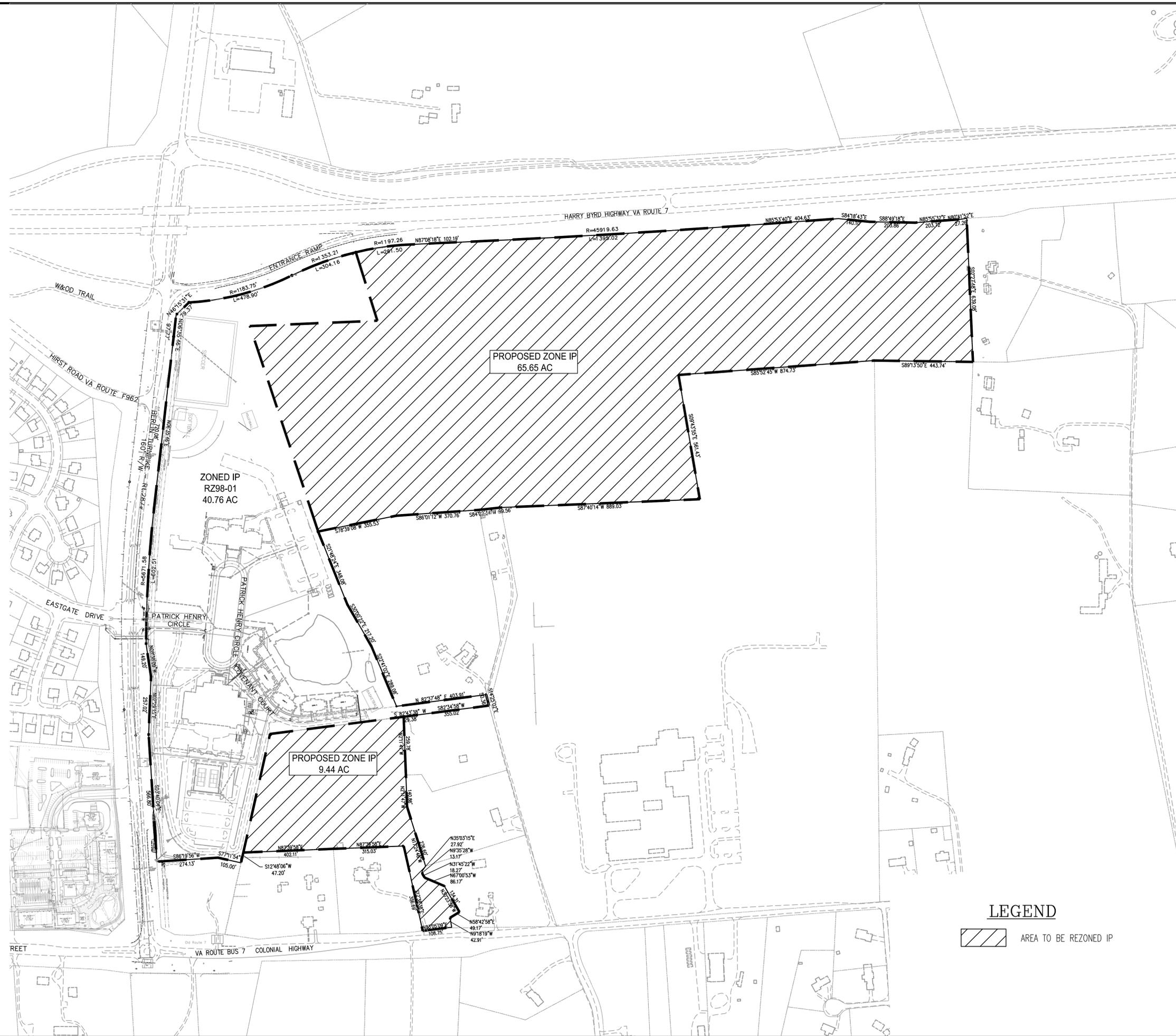
### PATRICK HENRY COLLEGE

### REZONING

CATOCTIN/BLUE RIDGE ELECTION DISTRICT TOWN OF PURCELLVILLE, VIRGINIA

DATE	DESCRIPTION
03/28/14	PER TOWN COMMENTS
05/07/14	PER TOWN COMMENTS
05/23/14	PER TOWN COMMENTS

DATE	DESCRIPTION
JAE DESIGN	CIM DRAWN
	CMM CHKD
SCALE: H: 1"=200'	
JOB No. 5477-01-001	
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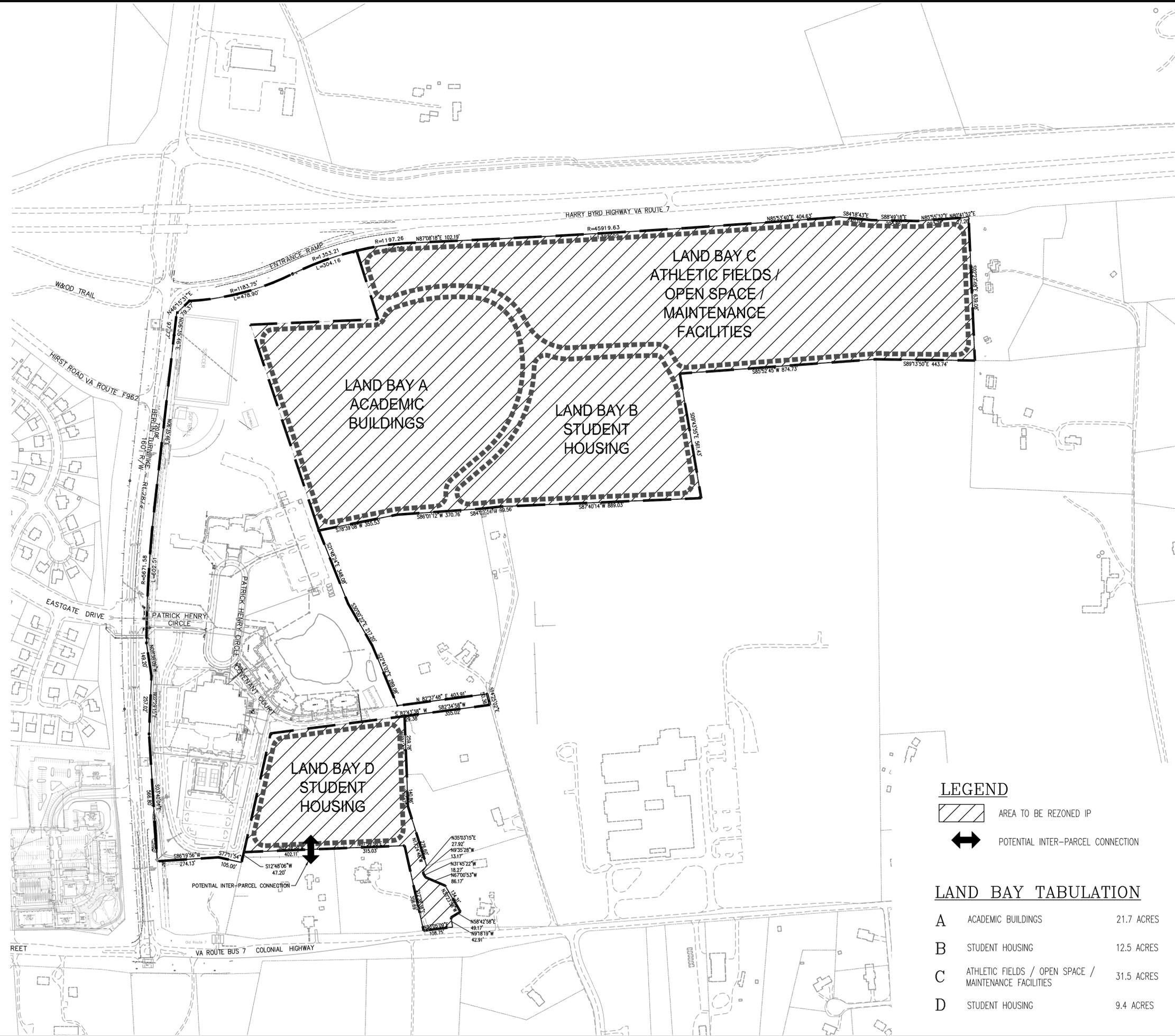
**LEGEND**  
 AREA TO BE REZONED IP

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 101 South Street, S. E.  
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REZONING PLAT  
**PATRICK HENRY COLLEGE**  
 REZONING  
 CATOCTIN/BLUE RIDGE ELECTION DISTRICT TOWN OF PURCELLVILLE, VIRGINIA

PLAN STATUS		
03/28/14	PER TOWN COMMENTS	
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DATE	DESCRIPTION	
JAE	CIM	CMM
DESIGN	DRAWN	CHKD
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SHEET	3 OF 4	

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**LEGEND**



AREA TO BE REZONED IP



POTENTIAL INTER-PARCEL CONNECTION

**LAND BAY TABULATION**

Letter	Description	Acres
A	ACADEMIC BUILDINGS	21.7 ACRES
B	STUDENT HOUSING	12.5 ACRES
C	ATHLETIC FIELDS / OPEN SPACE / MAINTENANCE FACILITIES	31.5 ACRES
D	STUDENT HOUSING	9.4 ACRES

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