

**TOWN OF LEESBURG
NOTICE OF TOWN COUNCIL PUBLIC HEARING
TO CONSIDER REZONING AND SPECIAL EXCEPTION APPLICATIONS
TLZM-2013-0004, TLSE-2013-0010
PANERA BREAD**

Pursuant to Sections 15.2-1427, 15.2-2204, 15.2-2205 and 15.2-2285 of the Code of Virginia, 1950, as amended, the **Leesburg Town Council** will hold a public hearing on **Tuesday, June 24, 2014 at 7:30 p.m.** in the Town Council Chambers, 25 West Market Street, Leesburg, Virginia, 20176 to consider Rezoning Application TLZM-2013-0004 to amend ZM-150 and Special Exception Application TLSE-2013-0010, Panera Bread a request by Panera LLC to permit addition of a drive-thru lane to an existing restaurant.

The subject property is located at 215 Fort Evans Road, Leesburg, Virginia 20176 on an existing 1.14 acre lot that is zoned B-3, Community Retail/Commercial District. The B-3 Zoning District has a maximum density of 0.35 FAR (Floor Area Ratio). The property is further described as Loudoun County Parcel Identification Number (PIN) 188-10-4168 and Loudoun County Tax Map Number /49/27////3/.

Rezoning Application TLZM-2013-0004 is a request to amend the approved proffers and revise the concept development plan for the property to allow an additional 660 square feet of retail space and permit one eating establishment with drive-in facility. The Town Plan designates this property as “Regional Retail” on the Land Use Policy Map with a maximum density of 0.35 FAR (Floor Area Ratio). The existing and proposed density is 0.19 FAR. This rezoning application is identified as case number TLZM-2013-0004.

Special Exception Application TLSE-2013-0010 is a request to allow the drive-through aisle addition to the restaurant subject to the approval criteria of Section 3.4.12 of the Zoning Ordinance. This special exception application is identified as case number TLSE-2013-0010.

Additional information and copies of these applications are available at the Department of Planning and Zoning located on the second floor of the Leesburg Town Hall, 25 West Market Street, Leesburg, Virginia 20176 during normal business hours (Monday-Friday, 8:30 a.m. to 5:00 p.m.), or by contacting Irish Grandfield, Senior Planner at 703-771-2766 or igrandfield@leesburgva.gov.)

At these hearings, all persons desiring to express their views concerning these matters will be heard. Persons requiring special accommodations at the Town Council meeting should contact the Clerk of Council at (703) 771-2733 three days in advance of the meeting. For TTY/TDD service, use the Virginia Relay Center by dialing 711.

Run: 6/11 & 6/18



Date of Council Meeting: June 24, 2014

**TOWN OF LEESBURG
TOWN COUNCIL PUBLIC HEARING MEETING**

Subject: TLZM-2013-0004 & TLSE-2013-0010, Panera Bread, a rezoning application to amend proffers and a special exception application to permit a drive-in lane at an existing restaurant in Leesburg Premium Outlets.

Staff Contact: Irish Grandfield, AICP, Senior Planner, Dept. of Planning & Zoning.

Recommendation: Staff recommends **approval** of the proposed rezoning and **conditional approval** of the special exception subject to the conditions contained in this report.

Issue: Should Town Council approve a rezoning to amend the proffers and a Special Exception application to allow a drive-in aisle addition for the existing Panera restaurant at Leesburg Premium Outlets?

Fiscal Analysis: Approval of this application will generate additional business tax revenue to the Town based on expected increased food sales at the location.

Background: The subject property is located at 215 Fort Evans Road, Leesburg, Virginia 20176 on an existing 1.14 acre lot that is zoned B-3, Community Retail/Commercial District. The property was part of the Leesburg Premium Outlets rezoning (TLZM-1996-0150) approved in 1997 and later subdivided for the Panera restaurant use. The Town Plan designates this property as “Regional Retail” on the Land Use Policy Map with an allowable density of up to 0.35 FAR (Floor Area Ratio).

The applicant, Panera LLC, seeks two legislative actions.

- The first is a rezoning to amend the approved proffers for the property to allow an additional 660 square feet of retail space and permit one eating establishment with a drive-in window.
- The second is a special exception application to allow the drive-through aisle addition to a restaurant in the B-3 zoning district.

The 660 square foot addition will house the drive-in service window on the north side of the building at the rear. The location is well screened due to a 10 – 13.5 foot tall retaining wall that separates Fort Evans Road and the site. Several changes will be made along the east side of the building to accommodate a stacking lane for the drive-in. These changes include replacing 6 parking spaces and two landscaped islands with a stacking aisle for 10 vehicles and a one-way by-pass lane. Other proposed changes for the site include relocation of the following:

- accessible parking spaces moves from the east to the west side of the building
- the loading space will move from the north to the east side of the building
- the dumpster location remains on the north side but shifts northward approximately 20 feet

Per an existing proffer structures onsite must be approved by the Board of Architectural Review (BAR) for compliance with the H-2 corridor design standards, and the proposed building expansion must be reviewed and approved by the BAR.

Planning Commission Public Hearing and Recommendation: The Planning Commission held a public hearing on May 15, 2014 and at the conclusion of the hearing passed a motion recommending approval of the rezoning application as well as conditional approval of the special exception application on a 7-0 vote subject to two additional conditions of approval: one addressing waiting spaces for cars and a second regarding way-finding signs. One member of the public spoke at the public hearing expressing support for the application. The Commission discussed the following related to this application (*staff responses in parenthesis*):

- Drive-ins fitting in with the character of Leesburg (*There is no Town policy discouraging drive-ins. Note that this site is subject to a proffer requiring compliance with H-2 Historic District guidelines*).
- Wait times to complete orders and whether car stacking for the drive-thru was sufficient (*stacking spaces are set by the zoning Ordinance and the site meets the requirement*).
- Whether approval of this drive-in would establish a precedent for other restaurants at Leesburg Premium Outlets (*no because each special exception application is considered based on the specific characteristics of the individual site*).
- Establishing one or more pull-over waiting spaces near the drive-in for orders that take longer than usual (*staff has added a special exception condition of approval to address this issue*).
- The need for way-finding signage to direct motorists onsite (*staff has added a special exception condition of approval to address this issue*).
- The positive tax revenue impact of the proposal (*staff noted increased meals tax revenue*)
- Traffic flow problems at Leesburg Premium Outlets (*The proposed circulation pattern will accommodate drive- thru traffic and sit down customer traffic alike*)
- Why drive-ins were prohibited in the original rezoning of the Outlet Mall site (*drive-ins simply were not requested in the original rezoning*)
- Delivery schedules for the restaurant and the ability of the site to accommodate large delivery vehicles (*site meets the Town's loading space and delivery truck turning movement requirements; a loading space is provided along the east side of the building*).
- The nature of the required BAR review given the proffer to comply with H-2 guidelines (*BAR reviews all structures including dumpster enclosures and sign boards*).
- Sufficiency of parking (*with the shared parking agreement between Panera and the mall, onsite parking exceeds the Zoning Ordinance standard*).
- The beneficial impact of screening that the adjacent retaining wall provides onsite for the proposed drive-in (*the wall helps shield the drive-in difficult from off-site*).

- Requested additional information from applicant on menu (related to food prep time), food preparation method, whether pre-made food options are offered, average wait times at other Panera's with drive-in, average number of cars stacking at lunchtime, and frequency that cars have to move to a waiting spot for their food to be delivered. (*Applicant's representative will research and provide responses to Town Council at the public hearing*).

Staff Analysis: Staff finds the rezoning and special exception applications meet the approval criteria (TLZO Sec. 3.3.15 & 3.4.12) as discussed in the attached Planning Commission staff report.

Recommendation and Conditions:

- A. Staff recommends **approval** of rezoning TLZM-2013-0004, Panera (see draft ordinance Attachment 2).
- B. Staff recommends **conditional approval** of special exception TLSE-2013-0010, Panera subject to the following conditions (see draft resolution, Attachment 2):
 1. **Substantial Conformance.** This special exception shall be in substantial conformance with the special exception plat entitled "Panera Bread Drive-thru Addition", dated June 4, 2013 and revised through April 21, 2014 as prepared by the Core States Group.
 2. **No Waivers Expressed or Implied.** Approval of this special exception does not express or imply any waiver or modification of the requirements set forth in the Subdivision and Land Development Regulations, the Zoning Ordinance, or the Design and Construction Standards Manual, except as may have been approved as part of this application. Final plats, site plans, and construction drawings are subject to applicable town regulations.
 3. **Mechanical Equipment.** All mechanical equipment, including roof-top equipment, shall be screened from public view by appropriate architectural elements.
 4. **Building Elevations.** The addition to the building and any other new structures shall be approved by the Board of Architectural Review (BAR).
 5. **Drive-In Vehicle Waiting Area.** The applicant shall provide two parking spaces near the exit of the drive-in designated for vehicle waiting for drive-in customers whose orders may take longer than usual to fulfill.
 6. **Way Finding Signs.** The applicant shall provide signage clearly directing motorists to the drive-in and to the drive-in waiting area.

Attachments

1. Planning Commission Staff Report dated May 15, 2014
2. TLZM-2013-0004 Ordinance
3. TLSE-2013-0010 Resolution

PROFFER STATEMENT

PANERA, LLC

TLZM 2013-0004

April 21, 2014

Pursuant to Va. Code Ann. § 15.2-2303 and § 3.3.16 of the Zoning Ordinance of the Town of Leesburg ("Zoning Ordinance"), and subject to the Leesburg Town Council approving an amendment to the proffer statement ("Leesburg Corner Proffers") and the Concept/Special Exception Plan ("Leesburg Corner Plan") previously proffered in ZM-150 to allow for eating establishment with drive-in facility as a permitted use on the property identified as Loudoun County PIN #188-10-4168 (the "Subject Property"), Panera, LLC (the "Applicant") for the Title Owner (hereinafter defined), itself, and its successors and assigns, hereby proffers to the following conditions ("Proffers"). The Subject Property shall be developed in substantial accord with the Leesburg Corner Proffers and Leesburg Corner Plan previously given and accepted by the Leesburg Town Council, except as modified herein.

1. The Subject Property shall be developed in substantial conformance with the Panera Bread Concept Plan Amendment/Special Exception Plat, dated June 4, 2013 and revised through April 21, 2014.
2. The Applicant shall provide a one-time cash contribution to the Town of Leesburg in the amount of \$12,827.00 prior to the approval of the zoning permit for the Panera building expansion, to be used at the Town of Leesburg's discretion for road improvements in the Town of Leesburg.
3. The Applicant shall install a by-pass lane stop sign and stop bar pavement marking at the locations shown on Sheet 4 of the Panera Bread Concept Plan Amendment/Special Exception Plat. The stop sign and stop bar pavement marking shall be installed prior to the operation of the drive-thru lane.
4. Paragraph 1 of the Leesburg Corner Proffers is hereby replaced by the following:

Permitted Uses. When the Town adopts an ordinance approving the pending ZM-150 rezoning of the Property to the B-3 category and a special exception for a Center over 100,000 square feet, the following uses may be developed on the Property-: (a) bank without drive-in facility; (b) eating establishment without drive-in facility; (c) eating establishment with drive-in facility on the property identified as Loudoun County PIN #188-10-4168; (d) office; (~~e~~) hotel/motel; (~~e~~f) theater, indoor; and (~~f~~g) a Center up to 500,~~000~~671 gross square feet including, but not limited to, the following uses:

- (1) appliance sales store; (2) art gallery; (3) art supply; (4) bakery; (5) bookstore; (6) candy store; (7) clothing, accessories and dry goods store; (8)

delicatessen; (9) furniture sales store; (10) hardware, paint, and wallpaper store; (11) jewelry store; (12) leather goods and luggage store; (13) music store; (14) photographic equipment and supplies store; (15) sporting goods store; (16) tobacco store; (17) toy store; (18) variety store; and (19) office supply store.

Notwithstanding the foregoing, the Applicant agrees that the following uses, shall not be developed on the Property: (a) antique and second hand store; (b) drug store; (c) floor coverings store; (d) grocery store; (e) lawn and garden supply store; (f) pet store; (g) pharmacy; (h) video rental store; (i) institutional and community service uses; (j) emergency care facility; (k) school, special instruction; (l) public utility, minor and (m) services, personal, including, but not limited to: arts and crafts studio or store; appliance repair and rental store; bicycle repair store, barber shop, and beauty shop; caterer; dressmaker shop; dry-cleaning and/or laundry pickup station; locksmith shop; musical instrument repair shop; photographer's studio; photostat shop; tailor shop; travel agency; and veterinary hospital. No more than a total of 500,000~~671~~ gross square feet of permitted uses and special exception uses as described herein shall be developed on the Property. Any retail uses developed on the Property shall be limited to a Regional Factory Outlet Center (the "Center") in which a substantial majority of the stores in the Center are leased by a merchandise manufacturer, and owner or licensee of a merchandise brand name, or a seller of discounted brand name merchandise. No single store in the Center shall contain an area greater than 60,000 square feet. The Center shall contain no more than three stores that contain leasable area which is greater than 30,000 square feet and less than 60,000 square feet. The Center shall contain at least ~~20~~twenty stores.

The undersigned hereby warrants that all entities with a legal interest in the Subject Property have signed these Proffers, that no signature from any additional party is necessary for these Proffers to be binding and enforceable in accordance with their terms, that they, together with the others signing this document, have full authority to bind the Subject Property to these conditions, and that the Proffers are entered into voluntarily.

[SIGNATURE PAGES FOLLOW]

TITLE OWNER OF

Loudoun County PIN #188-10-4168

CPG Partners, L.P. (f/k/a Chesea GCA Realty Partnership, L.P.), a Delaware limited partnership

By: CPG Holdings, LLC, general partner

By: _____(SEAL)

Name: _____

Title: _____

STATE OF _____)

) to-wit:

COUNTY/CITY OF _____

The foregoing Proffer Statement was acknowledged before me this ____ day of _____, 2014, by _____, as _____ of _____.

Notary Public

My Commission Expires: _____

[SIGNATURES CONTINUE ON NEXT PAGE]

APPLICANT

PANERA, LLC, a Missouri limited liability company

By: _____(SEAL)

Name: _____

Title: _____

STATE OF _____)

) to-wit:

COUNTY/CITY OF _____

The foregoing Proffer Statement was acknowledged before me this ____ day of _____, 2014, by _____, as _____ of _____.

Notary Public

My Commission Expires: _____

[SIGNATURES END]

DESIGN AND DEVELOPMENT CONTACTS:

OWNER: CHELSEA GCA REALTY PARTNERSHIP LP
PO BOX 6120
INDIANAPOLIS, IN 46206

CIVIL ENGINEER: CORE STATES GROUP
50 CRESTWOOD EXECUTIVE CENTER
SUITE 500
ST. LOUIS, MO 63126
CONTACT: PATRICK BENNETT, P.E.
(215) 809-2125

ARCHITECT: LAW KINGDON ARCHITECTURE
345 RIVERVIEW STREET
SUITE 200
WICHITA, KS 67203
CONTACT: CATY GABOIAN
(316) 268-0230

ATTORNEY: WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.
1 E. MARKET STREET, THIRD FLOOR
LEESBURG, VA 20176
CONTACT: MIKE ROMEO
(703) 737-3633

MUNICIPAL CONTACTS:

PLANNING AND ZONING: TOWN OF LEESBURG DEPARTMENT OF PLANNING AND ZONING
25 WEST MARKET STREET
LEESBURG, VA 20176
(703) 771-2765

SITE INFORMATION:

- ADDRESS: 215 FORT EVANS ROAD NORTHEAST, LEESBURG, VA 20176
- ZONING: B-3 COMMUNITY RETAIL / COMMERCIAL WITH PROFFERS
- PARCEL ID: 188-10-4168-000
- OWNER: CHELSEA GCA REALTY PARTNERSHIP LP
- SITE AREA: 1.14 ACRES (49,658 SF)
- EXISTING USE: EATING ESTABLISHMENT WITHOUT DRIVE-IN FACILITY
- PROPOSED USE: EATING ESTABLISHMENT WITH DRIVE-IN FACILITY (SPECIAL EXCEPTION)

GENERAL NOTES:

- PRIOR TO APPROVAL OF ANY FINAL SITE PLAN ON THE SUBJECT PROPERTY THE APPLICANT WILL VERIFY THAT STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES FOR STORMWATER QUALITY (SWM/BMP) FOR THE SITE ARE IN ACCORDANCE WITH ALL TOWN AND STATE CRITERIA INCLUDING THE TOWN OF LEESBURG STORM WATER MASTER PLAN CRITERIA AND THE LATEST VERSIONS OF THE VIRGINIA STORM WATER MANAGEMENT HANDBOOK AND THE TOWN'S DCSM, WHICHEVER IS MORE STRINGENT. THE PROJECT SHALL MEET A 20% REDUCTION IN THE PHOSPHOROUS LOADING AS REQUIRED BY THE UPCOMING REGULATIONS FOR REDEVELOPMENT PROJECTS OVER 1 ACRE IN SIZE

CONCEPT PLAN AMENDMENT/SPECIAL EXCEPTION PLAT TLZM-2013-0004 TLSE-2013-0010

Panera



BREAD

DRIVE-THRU ADDITION PANERA BREAD 215 FORT EVANS ROAD NORTHEAST LEESBURG, VA 20176 PARCEL ID: 188-10-4168-000

SHEET INDEX	
SHEET NUMBER	DESCRIPTION
1	COVER SHEET
2	TOPOGRAPHIC SURVEY
3	TLZM CONCEPT PLAN AMENDMENT
4	SPECIAL EXCEPTION PLAT
5	LANDSCAPE PLAN
6	APPROVED LIGHTING PLAN
7	BUILDING ELEVATIONS (BY OTHERS)
8	BUILDING ELEVATIONS (BY OTHERS)
9	LIGHTING DETAILS
10	PREVIOUSLY APPROVED LANDSCAPE PLAN-1 (TLPF-1999-0010)
11	PREVIOUSLY APPROVED LANDSCAPE PLAN-2 (TLPF-1999-0010)
12	PREVIOUSLY APPROVED LANDSCAPE/OPEN SPACE TABULATION (TLPF-1999-0010)



VICINITY MAP
NOT TO SCALE



THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORE STATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

Job#: LKA-12598 Scale: SCALE Date: 06-04-13 Drawn By: KJC Checked By: AB	CORE STATES GROUP 50 Crestwood Executive Center, Suite 500 St. Louis, MO 63126 Phone: (314) 943-4320 Fax: (314) 943-4323 pbennett@core-eng.com	Panera, LLC 3630 South Geyer Rd., Suite 100 St. Louis, MO 63127 PANERA BREAD Drive-Thru Addition 215 Fort Evans Road Northeast, Leesburg, VA 20176 COVER SHEET	Description 01-21-14 02-21-14 03-21-14 04-21-14 05-21-14 06-21-14 07-21-14 08-21-14 09-21-14 10-21-14 11-21-14 12-21-14	Date 01-21-14 02-21-14 03-21-14 04-21-14 05-21-14 06-21-14 07-21-14 08-21-14 09-21-14 10-21-14 11-21-14 12-21-14	Rev. # 01 02 03 04 05 06 07 08 09 10 11 12
			Documents prepared by CoreStates, Inc. are for the specific project and specific use for which they were intended. Any extension of use to any other party, without the expressed written consent of CoreStates, Inc. is done unlawfully and at the users own risk. CoreStates, Inc. will hold specifically intended user harmless from all claims and losses.		

Plot Date/Time: 2014-04-17 - 17:39:33 User: MWASCA, Drawing: LKA-12598 (Panera #14 - Leesburg, VA) Special Exceptions Plan- (REV-2).dwg



SURVEYOR'S CERTIFICATE

Notice:
This survey was prepared without the benefit of a title abstract and is made subject to any discrepancies which may be disclosed by a thorough and accurate title search.
All Areas shown are by Coordinate Computation Method.
This is a partial boundary and topographic survey. Lines noted as computed were not surveyed.

FLOOD INFORMATION

By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 51107C0231 D, which bears an effective date of July 5, 2001 and is NOT in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.
Zone "X" denotes areas outside the 500 year floodplain.

ZONING INFORMATION

SITE ZONING: B-3 Community Retail/Commercial
SETBACKS
FRONT - 40'
SIDE - 25'
REAR - 25'
HEIGHT - 45' Max
BULK - 0.35%
PARKING - 1 space every 100 Sq Ft. gross floor area
1 space for every 4 outdoor seats.
All site restrictions were obtained per Contact: Christopher Murphy Town of Leesburg Planning and Zoning Department: 703-771-2765

UTILITY NOTES

"The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. This surveyor has not physically located the underground utilities."

BENCH MARK DATUM

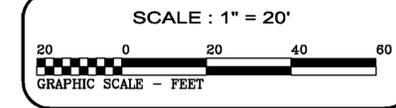
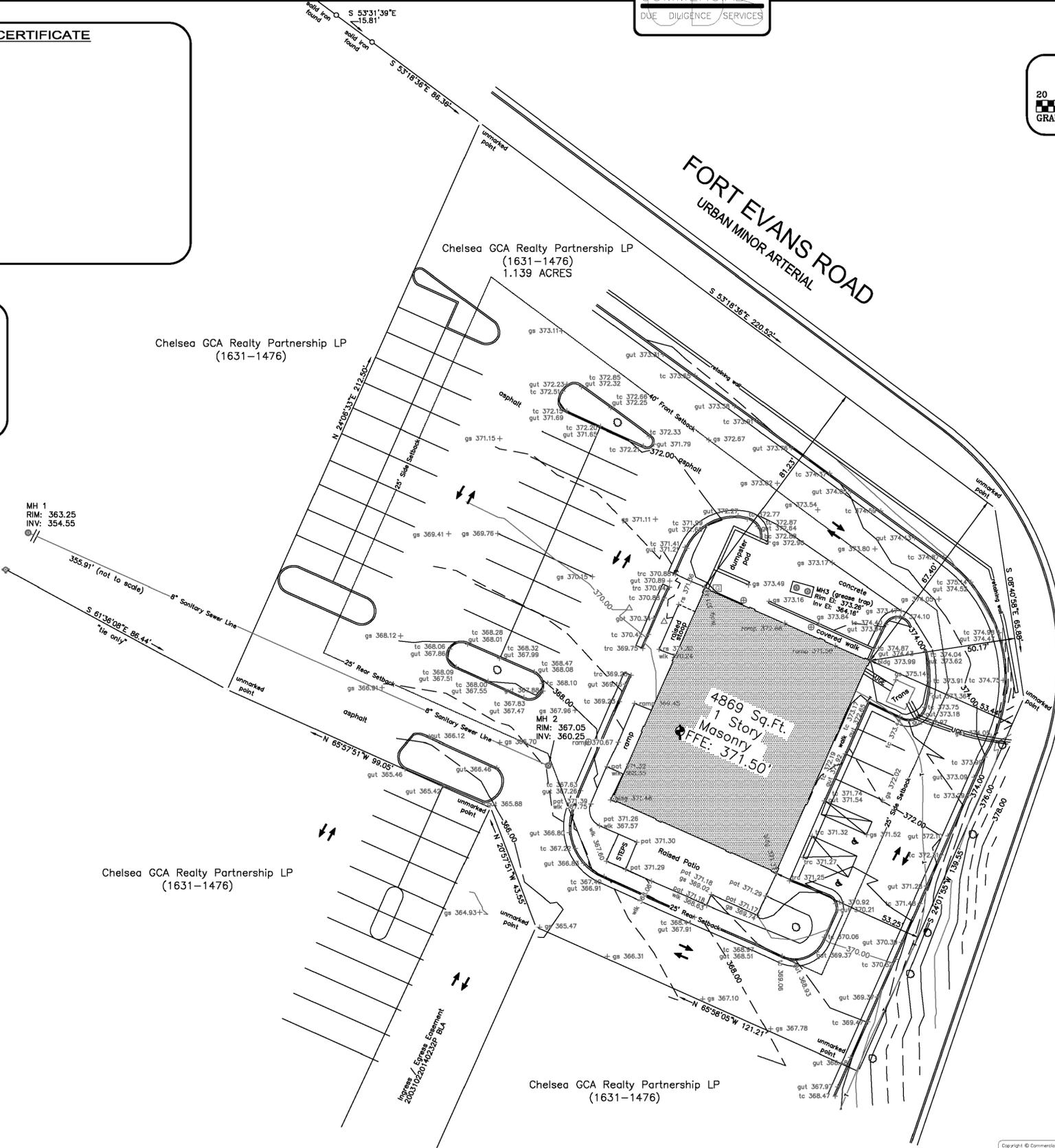
The bench mark is the finished floor elevation of the building and is based upon the vertical datum of the Virginia State Grid System.

BASIS OF BEARINGS

The bearing S 53-18-36 E being the northerly line of subject property, was used as the Basis of Bearing for this survey. Said Bearing is based upon record plat noted as 2003102201410232 BLA in the Loudon County Clerks Office.

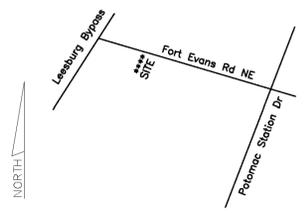
APPROVED CDS SURVEYOR

Rasnack Surveying Inc.
122 Keystone Drive
Blountville, Tennessee 37617
423-335-9005



N.C.G.S. GRID (NAD 83)
VIA GPS OBSERVATION

VICINITY MAP



NO SCALE

SURVEYOR'S NOTES

- No observable evidence of earth moving work, building construction building additions within recent months.
- No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.
- No observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- All statements within the certification, and other references located elsewhere herein, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments, are based solely on above ground, visible evidence, unless another source of information is specifically referenced herein.
- Miss Utility of Virginia was contacted for Utility location for subject property. Utilities were to be located by 7:00 am on 05-04-11. Utilities found to be located as of date of survey 05-16-11 were Electricity, Telephone, Water and Sewer.
- Town of Leesburg provides Sanitary Sewer services for subject property. There is a 8" Sanitary Sewer line running westward from the western portion of subject property. (703)-771-2750.
- Town of Leesburg provides Water services for subject property. There is a water valve along the western side of the building in parking lot which is all the water structures that were marked as of time of survey. (703)-771-2750.
- Dominion Virginia Power provides Electrical services for subject property. Electrical line found marked along the eastern portion of building from building to transformer and east toward eastern boundary.
- Washington Gas provides gas for subject property and states that all gas is outside of work area.
- Storm Sewer is located south of subject property 138 +/-.
- Telephone services provided by Verizon and line found marked along eastern portion of building toward eastern boundary.

LEGEND

- rs ELEVATION @ TOP OF RAISED STOOP
- ▲ WATER VALVE
- HANDICAP PARKING
- SANITARY SEWER MANHOLE
- TELEPHONE LINE
- wk ELEVATION OF TOP WALK
- GAS MAIN
- G GAS LINE
- TRANS ELECTRIC TRANSFORMER
- SANITARY SEWER CLEAN OUT
- tc ELEVATION @ TOP OF ROLL CURB
- tc ELEVATION @ TOP OF CURB
- gut ELEVATION IN GUTTER
- blgd ELEVATION OF GROUND @ BUILDING CORNER
- PROPERTY LINE
- BENCH MARK
- UNMARKED POINT
- UGE UNDERGROUND ELECTRICAL LINE
- S SANITARY SEWER LINE
- W APPROXIMATE LOCATION OF WATER LINE

TOPOGRAPHIC SURVEY

This Work Coordinated By:
COMMERCIAL DUE DILIGENCE SERVICES
1700 South Broadway, Bldg E
Moore, Oklahoma 73160
Office: 405.378.5800 - Fax: 405.703.1851
Toll Free: 888.457.7878

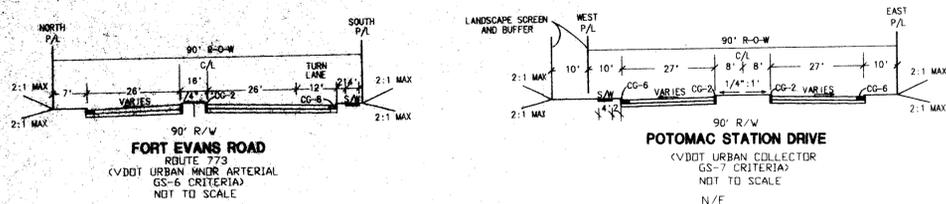
MAN HOLE SCHEDULE

- MH 1**
RIM: 363.25
INV: 354.55
- MH 2**
RIM: 367.05
INV: 360.25
- MH 3**
RIM: 373.26
INV: 364.16

Drwn By: D.A.J.	Date:
Surveyor Ref No: 110503	Revision:
Aprvd By: D.B.J.	Date:
Field Date: 05-16-11	Revision:
Scale: 1" = 20'	Date:
	Revision:

Prepared For:
Panera BREAD.

Project Address:
205 Fort Evans Road NE, Leesburg
Project Location:
Loudon County, VA
Project Name:
Panera Leesburg VA
Job Number:
11-04-129



SITE TABULATIONS:

SITE AREA: 70.7 +/- ACRES (3,079,692 +/- SF)
 PEC
 EXISTING ZONING DISTRICT: VACANT
 PROPOSED ZONING DISTRICT: B-3
 PROPOSED USE: RETAIL FACTORY OUTLET CENTER/ OFFICE AND ACCESSORY USES.

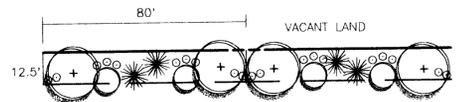
B-3 ZONING REQUIREMENTS

MINIMUM DISTRICT SIZE: 5.0 ACRES
 MINIMUM LOT SIZE: 40,000 SF
 MINIMUM LOT WIDTH: 200 FEET
 MAXIMUM BUILDING HEIGHT: 45 FEET

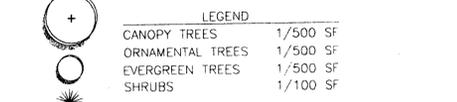
YARD REQUIREMENTS:
 FRONT: 40 FEET
 SIDE: 25 FEET
 REAR: 25 FEET

ROUTE 7 SETBACK PARKING SETBACKS: 100 FEET AS SHOWN

LANDSCAPE AND BUFFER PLANTINGS TO COMPLY WITH CURRENT TOWN OF LEESBURG ORDINANCE REQUIREMENTS (ARTICLE 9).



** CONCEPTUAL S3(A) LANDSCAPE SCREEN AND BUFFER ADJACENT TO VACANT LAND TYPICAL (NOT TO SCALE)



* CONCEPTUAL PARKINGLOT LANDSCAPING ADJACENT TO PUBLIC STREETS TYPICAL (NOT TO SCALE)

PLANTING REQUIREMENTS:
 CANOPY: 1/40 FEET OF FRONTAGE

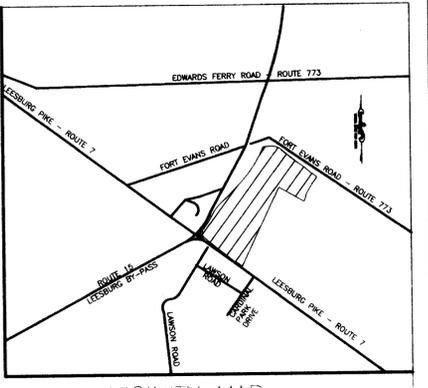
LEGEND

CANOPY TREES: 1/500 SF
 ORNAMENTAL TREES: 1/500 SF
 EVERGREEN TREES: 1/500 SF
 SHRUBS: 1/100 SF

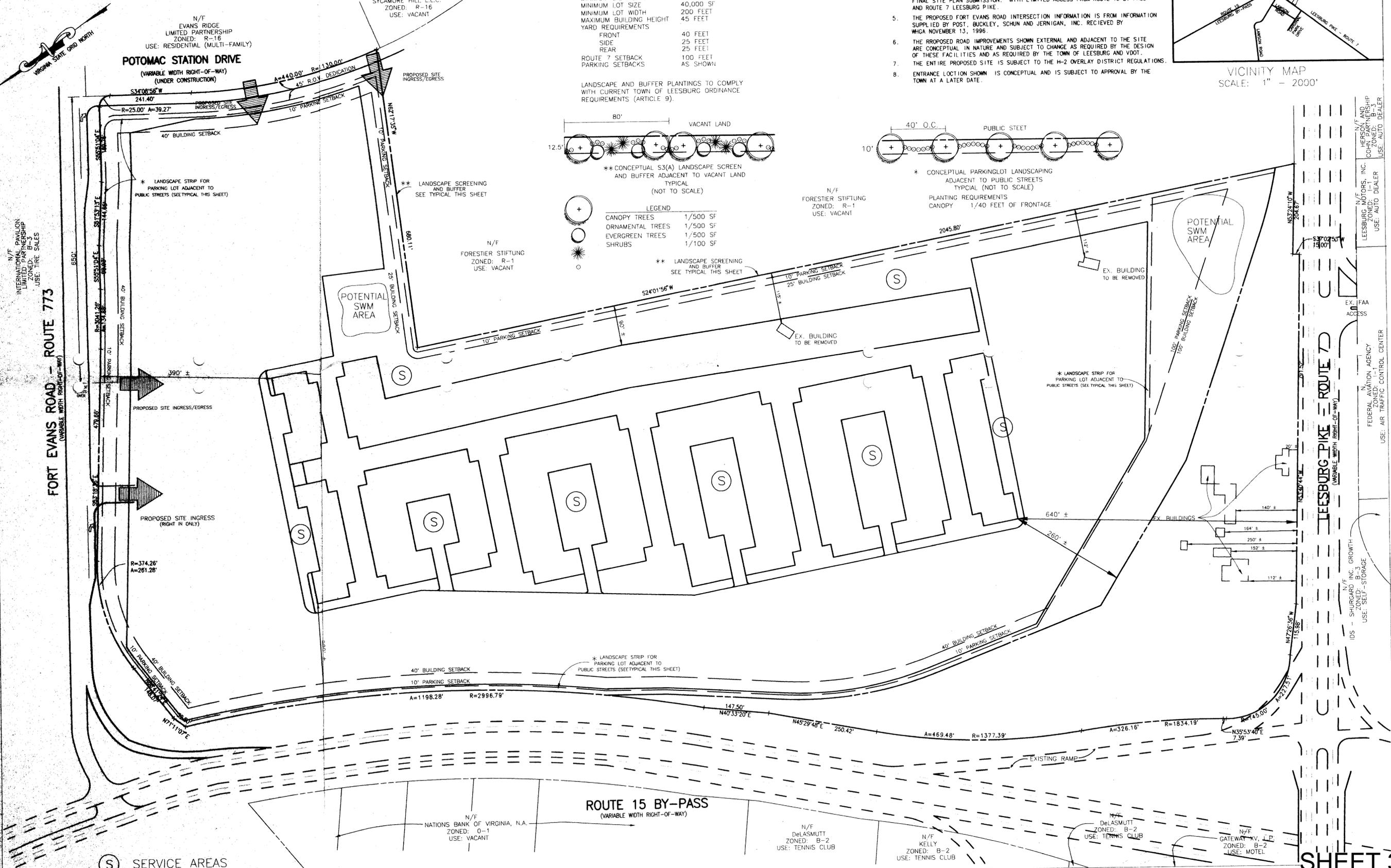
** LANDSCAPE SCREENING AND BUFFER SEE TYPICAL THIS SHEET

NOTES:

- NO TITLE REPORT FURNISHED.
- METES AND BOUNDS SHOWN HEREON TAKEN FROM SURVEYS PREPARED BY GREENHORN & O'HARA DATED MAY, 1989 AND BY BOWERS AND ASSOCIATES, P.C. DATED MAY, 1995 AND DO NOT REPRESENT THE RESULTS OF A FIELD SURVEY BY WILLIAM H. GORDON ASSOCIATES, INC.
- THE FOOTPRINT AND LOCATION OF THE PROPOSED RETAIL OUTLET SHOPPING CENTER IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY BE MODIFIED OR SHIFTED AT THE TIME OF SITE DEVELOPMENT TO ADDRESS SITE DEVELOPMENT CONSTRAINTS SUCH AS, BUT NOT LIMITED TO, PROPERTY TOPOGRAPHY, STORM WATER DETENTION REQUIREMENTS, UTILITY INSTALLATION, SIGHT LINES, GRADING, AND FINAL ENGINEERING.
- ACCESS TO POTOMAC STATION DRIVE MAY OCCUR AT EITHER PROPOSED LOCATION. FINAL ACCESS POINT POINT TO BE DETERMINED AT TIME OF FINAL SITE PLAN SUBMISSION. WITH LIMITED ACCESS FROM ROUTE 15 BY-PASS AND ROUTE 7 LEESBURG PIKE.
- THE PROPOSED FORT EVANS ROAD INTERSECTION INFORMATION IS FROM INFORMATION SUPPLIED BY POST, BUCKLEY, SCHUN AND JERNIGAN, INC. RECEIVED BY WHGA NOVEMBER 13, 1996.
- THE PROPOSED ROAD IMPROVEMENTS SHOWN EXTERNAL AND ADJACENT TO THE SITE ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AS REQUIRED BY THE DESIGN OF THESE FACILITIES AND AS REQUIRED BY THE TOWN OF LEESBURG AND VDOT.
- THE ENTIRE PROPOSED SITE IS SUBJECT TO THE H-2 OVERLAY DISTRICT REGULATIONS.
- ENTRANCE LOCATION SHOWN IS CONCEPTUAL AND IS SUBJECT TO APPROVAL BY THE TOWN AT A LATER DATE.



VICINITY MAP
 SCALE: 1" = 2000'



N/F INTERNATIONAL PAVILION LIMITED PARTNERSHIP ZONED: B-3 USE: TIRE SALES

N/F EVANS RIDGE LIMITED PARTNERSHIP ZONED: R-16 USE: RESIDENTIAL (MULTI-FAMILY)

N/F SYCAMORE HILL L.L.C. ZONED: R-16 USE: VACANT

N/F FORESTIER STIFTUNG ZONED: R-1 USE: VACANT

N/F FORESTIER STIFTUNG ZONED: R-1 USE: VACANT

N/F PERSON AND SHIP CO ZONED: B-3 USE: AUTO DEALER

N/F LEESBURG MOTORS, INC. ZONED: B-3 USE: AUTO DEALER

N/F FAA ACCESS

N/F FEDERAL AGENCY ZONED: B-1 USE: AIR TRAFFIC CONTROL CENTER

N/F INC. GROWTH ZONED: B-3 USE: SELF-STORAGE

N/F NATIONS BANK OF VIRGINIA, N.A. ZONED: O-1 USE: VACANT

N/F DELASMUTT ZONED: B-2 USE: TENNIS CLUB

N/F KELLY ZONED: B-2 USE: TENNIS CLUB

N/F DELASMUTT ZONED: B-2 USE: TENNIS CLUB

N/F GATEWAY XV, L.P. ZONED: B-2 USE: MOTEL

(S) SERVICE AREAS

REVISIONS

- REV. ACCESS LOCATIONS, INTERCH. RESERVATION, FORT EVANS RD. ALIGNMENT 6/13/1996
- REV. BLDG. SHAPE AND PARKING ENVELOPE 10/10/96
- REV. RESERVATION TO DEDICATION, USES AND DEL. NOTE 4, 10/23/96
- ADD ROAD GEOMETRY, SECTIONS NOTE 5 THROUGH 7 11/18/96
- REV. MEDIAN 12' TO 16' 12/11/96
- ADD TYP. LANDSCAPE 12/23/96
- ADD TYP. LANDSCAPE 12/23/96
- REV. PER. CO. COM. 1/16/97
- ADD NOTE 9 2/13/97
- DEL. NOTE 9 REV. NOTE 3 02/19/97
- REMOVE RT. 7/BYPASS INTERCHANGE, REVISE NOTE 2 AND 5 02/25/97
- CHANGE NOTE 3, 3/11/97

SURVEY WHGA

DESIGN OTHERS

DRAWN PGG/RSH/CADD

CHECKED CTT

W.H.G.A.
 ENGINEERS - SURVEYORS - LAND PLANNERS - LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
 44084 Riverside Pkwy., Suite 100, Leesburg, Virginia 22075
 (703) 729-9009 • METRO (703) 478-8893 • FAX (703) 478-8617

DATE FEB. 08, 1996

SCALE HORIZ: 1" = 100'
 VERT: 1" = 100'

SEAL

TOWN OF LEESBURG
APPROVED
 Zm 13D SP. EX. # 76-05
 DATE: 3/1-97

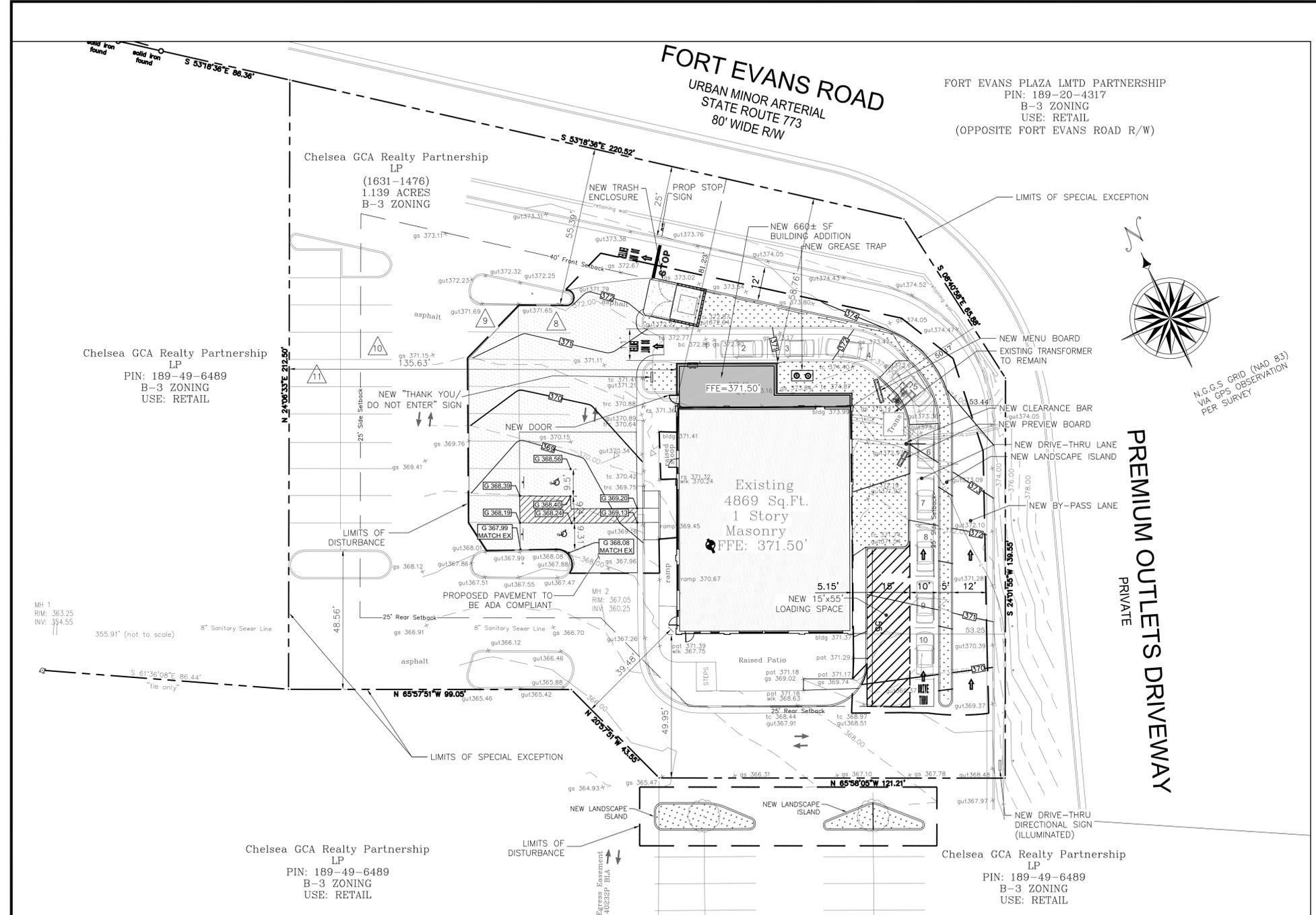
CONCEPT/SPECIAL EXCEPTION PLAN

LEESBURG CORNER PREMIER OUTLETS

TLZM-1996-0150 + TLSE-1996-0005
 TOWN OF LEESBURG
 LOUDOUN COUNTY, VIRGINIA

JOB 1592-0101

CADD 6:PRO/PLANN/1592/1592BASC



ZONING REQUIREMENT:

BULK REQUIREMENTS	ALLOWED/REQUIRED	PROVIDED
A. MIN LOT AREA	40,000 SF	49,658 SF
B. F.A.R.	0.35	0.11
C. MINIMUM YARDS		
-FRONT	40 FEET	58.76 FEET (NORTH)
-SIDE	25 FEET	50.17 FEET (NORTH EAST) 53.44 FEET (EAST) 135.63 FEET (WEST)
-REAR	25 FEET	39.48 FEET (SOUTH WEST) 49.95 FEET (SOUTH)
D. MINIMUM LANDSCAPE BUFFER YARD		
-ADJACENT TO PUBLIC RIGHT-OF-WAY (NON-ARTERIAL)	10 FEET	N/A
-ADJACENT TO RT 773 (ARTERIAL)	25 FEET	25 FEET
-ADJACENT TO COMMERCIAL	0 FEET	0 FEET
E. MAXIMUM BUILDING HEIGHT	45 FEET	20 FEET ±
F. PARKING (BASED ON PANERA BREAD PDP/FDP APPROVED BY TOWN OF LEESBURG ON 10/28/03 PLAN REF# E1592-0109-1)		
ON-SITE	REQUIRED: 69 SPACES EXISTING: 45 SPACES PROPOSED: 38 SPACES	
NOTE: THERE IS A SHARED PARKING AGREEMENT WITH SHOPPING CENTER. SEE BELOW FOR OVERALL SHOPPING CENTER PARKING TABULATION		

SHOPPING CENTER	BUILDING AREA	REQUIREMENT	TOTAL
PANERA	5,529 SF	1 SPACE PER 100 SF	55 SPACES
PANERA - OUTSIDE SEATS	56 SEATS	1 SPACE PER 4 SEATS	14 SPACES
BOB EVANS	4,988 SF	1 SPACE PER 150 SF	34 SPACES
TGIF	4,566 SF	1 SPACE PER 150 SF	31 SPACES
SHOPPING CENTER	10,000 SF	1 SPACE PER 200 SF	50 SPACES
SHOPPING CENTER	472,160 SF	4 SPACES PER 1,000 SF	1,889 SPACES
OFFICE	3,428 SF	1 SPACE PER 300 SF	12 SPACES
TOTAL	500,671 SF		2,085 SPACES

EXISTING SPACES	EXISTING STANDARD	EXISTING COMPACT	EXISTING BUS	EXISTING ADA	TOTAL	REQUIRED	PROVIDED
PANERA LOT	2,606 SPACES	120 SPACES	9 SPACES	42 SPACES	2,777 SPACES	69 SPACES	38 SPACES*
TGIF LOT						31 SPACES	79 SPACES
BOB EVANS LOT						34 SPACES	140 SPACES
SHOPPING CENTER LOT						1,951 SPACES	2,506 SPACES
TOTAL						2,085 SPACES	2,763 SPACES

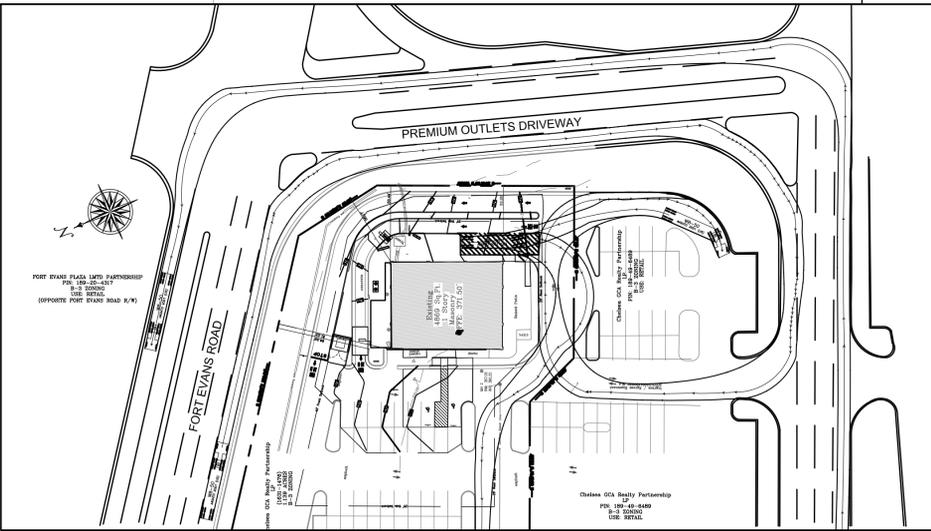
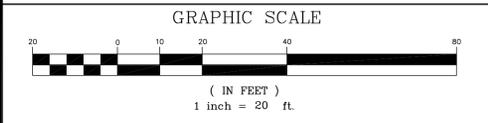
* THERE IS A SHARED PARKING AGREEMENT BETWEEN PANERA AND THE SHOPPING CENTER WHERE 208 OF THE SHOPPING CENTER PARKING SPACES MAY BE COUNTED TOWARD PANERA'S PARKING REQUIREMENT. THE EFFECTIVE NUMBER OF PARKING SPACES PROVIDED FOR PANERA AND THE SHOPPING CENTER ARE 69 AND 2,475 SPACES, RESPECTIVELY.

GENERAL NOTES:

1. THIS SPECIAL EXCEPTION PLAT IS PART OF A SPECIAL EXCEPTION APPLICATION TO CONSTRUCT A 660 SF +/- DRIVE-THRU FACILITY ADDITION ON TO THE EXISTING PANERA BREAD EATING ESTABLISHMENT LOCATED AT 215 FORT EVANS ROAD NORTHEAST, LEESBURG, VA.
2. SITE LIGHTING WILL REMAIN AS EXISTING AND IN ACCORDANCE WITH THE SITE LIGHTING PLAN IN THE PANERA BREAD PDP/FDP APPROVED BY THE TOWN OF LEESBURG ON 10/28/03.
3. NO TREE SAVE AREAS ARE PROPOSED OR WARRANTED WITH THIS APPLICATION.
4. DEVELOPMENT OF THIS PROPERTY SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THIS SPECIAL EXCEPTION PLAT WHICH SHALL CONTROL THE USE, LAYOUT, AND CONFIGURING OF THE PROPERTY, WITH REASONABLE ALLOWANCES TO BE MADE FOR ENGINEERING, AND DESIGN ALTERATIONS TO MEET TOWN ZONING, SUBDIVISION, AND LAND DEVELOPMENT REGULATIONS.

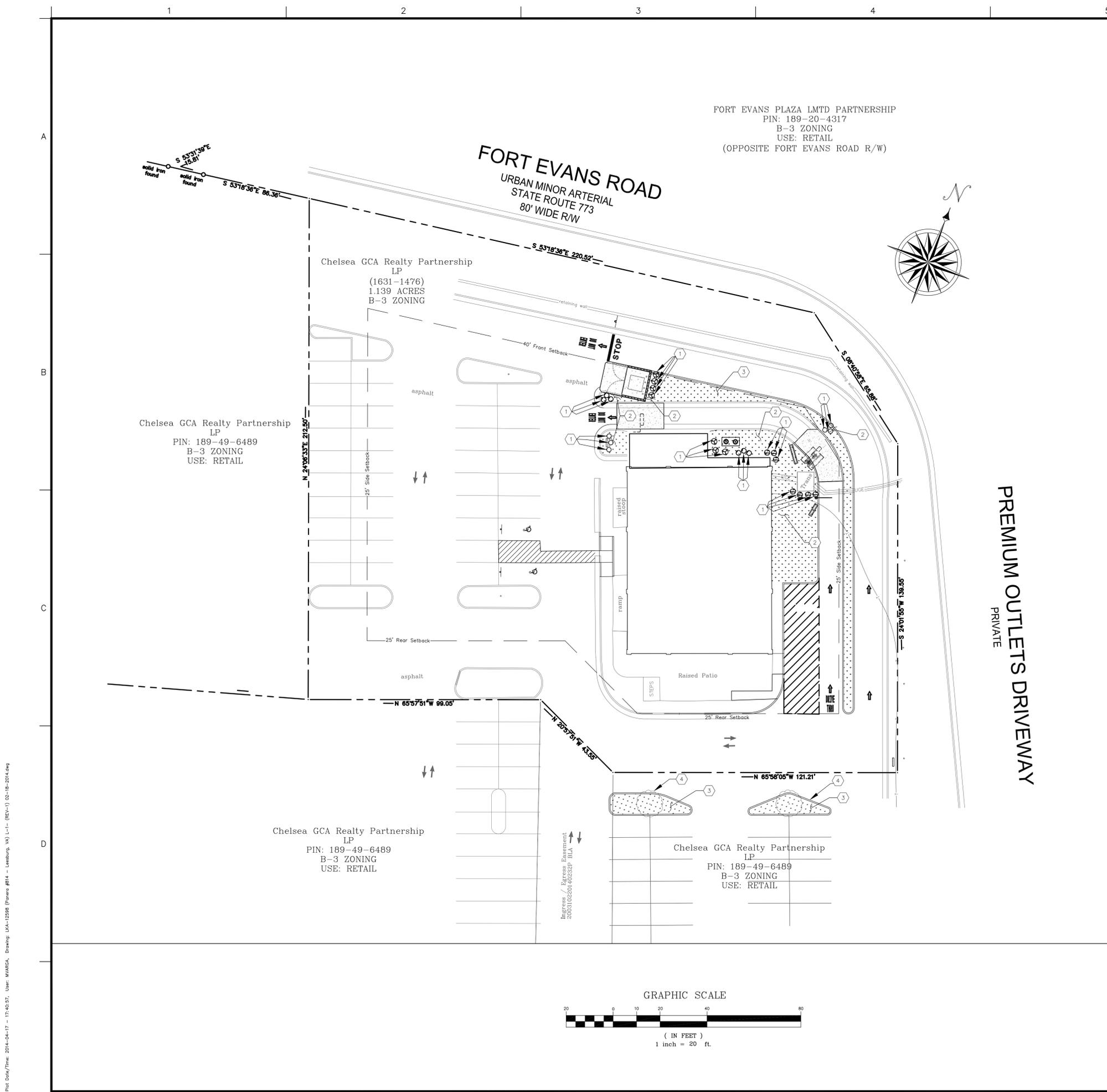
SITE INFORMATION:

- ADDRESS: 215 FORT EVANS ROAD NORTHEAST, LEESBURG, VA 20176
- ZONING: B-3 COMMUNITY RETAIL / COMMERCIAL WITH PROFFERS
- PARCEL ID: 188-10-4168-000
- OWNER: CHELSEA GCA REALTY PARTNERSHIP LP
- SITE AREA: 1.14 ACRES (49,658 SF)
- EXISTING USE: EATING ESTABLISHMENT WITHOUT DRIVE-IN FACILITY
- PROPOSED USE: EATING ESTABLISHMENT WITH DRIVE-IN FACILITY (SPECIAL EXCEPTION)



THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORE STATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

Job#: LKA-12598	Scale: 1"=20'	Date: 06-04-13	Drawn By: KJC	Checked By: AB
<p>Documents prepared by CoreStates, Inc. are for the specific project and specific use for which they were intended. Any extension of use to any other party, without the expressed written consent of CoreStates, Inc. is done unlawfully and at the users own risk. CoreStates, Inc. shall not be held liable for any claims and losses.</p>				
<p>Panera, LLC 3630 South Geyer Rd., Suite 100 St. Louis, MO 63127</p>		<p>Panera Bread 215 Fort Evans Road Northeast, Leesburg, VA 20176</p>		
<p>SPECIAL EXCEPTION PLAT</p>				



GENERAL LANDSCAPE NOTE

AT FINAL SITE PLAN ALL APPLICABLE PLANTINGS FOR THIS SITE AS SHOWN ON THE "LEESBURG CORNER PREMIUM OUTLETS FINAL DEVELOPMENT PLAN (SITE PLAN)" TLPF-1999-0010 LANDSCAPE PLAN SHEETS 28, 29 AND 31 (APPROVED APRIL 19, 1999) THAT ARE MISSING, DEAD, AND DYING, AND THAT DO NOT MEET THE PLANT MATERIAL SPECIFICATIONS PER TLZO 12.9 MUST BE REPLACED. THE FINAL SITE PLAN SHALL IDENTIFY ALL PLANT MATERIAL AND GRAPHICALLY DIFFERENTIATE BETWEEN THE NEW PLANTINGS, EXISTING PLANTINGS AND THE EXISTING PLANTINGS TO BE REPLACED.

KEYED NOTES

1. NEW SHRUB
2. NEW MULCH IN LANDSCAPE AREA(S). MATCH EXISTING ONSITE MULCH TYPE/COLOR. NEW WEED FABRIC TO BE INSTALLED.
3. NEW SODDED AREA.
4. NEW TREE

Rev.#	Date	Description
01	02-07-2014	ISSUED FOR PERMIT

Panera, LLC
3630 South Geyer Rd., Suite 100 St. Louis, MO 63127

Cafe #814
215 Fort Evans Road Northeast, Leesburg, VA 20176

LANDSCAPE PLAN



Job#:	LKA-12598
Scale:	1"=20'
Date:	09-07-11
Drawn By:	KJC
Checked By:	AB

Documents prepared by CoreStates, Inc. are for the specific project and specific use for which they were intended. Any extension of use to any other party, without the expressed written consent of CoreStates, Inc. is done unlawfully and at the users own risk. CoreStates, Inc. shall not be held liable for any claims and losses.

5 OF 12

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORE STATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

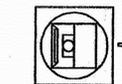
ALL HID LAMPS SHOULD BE SEASONED 100 HOURS, I.E. 5 DAYS CONTINUOUS BURNING. THIS PERIOD ALLOWS THE CONTRACTOR A GOOD SYSTEM TEST BEFORE TURNING THE PROJECT OVER TO THE OWNER. IF ANY DEFECT IS FOUND IN THE LAMP OR THE BALLAST, CONTACT SITE LIGHTING SYSTEMS, INC AT (910) 887-5011.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATION ENGINEERING SOCIETY (IES) APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURERS' LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER FIELD CONDITIONS.

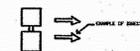
INSTALLATION INSTRUCTIONS

- 1. INSTALLER CONTRACTOR TO ROTATE REFLECTORS IN TYPE DS ASSEMBLIES 90° IN TOWARD LOT.
2. INSTALLER TO TIGHTEN FIXTURE BRACKET ARM TOP BOLTS FIRST, THEN BOTTOM BOLT TAUT.
3. ALL POLES TO BE MOUNTED ON 2' WIDE CONCRETE BASES, MINIMUM OF 5' BELOW GRADE, AND 2-1/2" ABOVE GRADE WITH FOUR LENGTHS OF REINFORCING STEEL BARS.

IMPORTANT



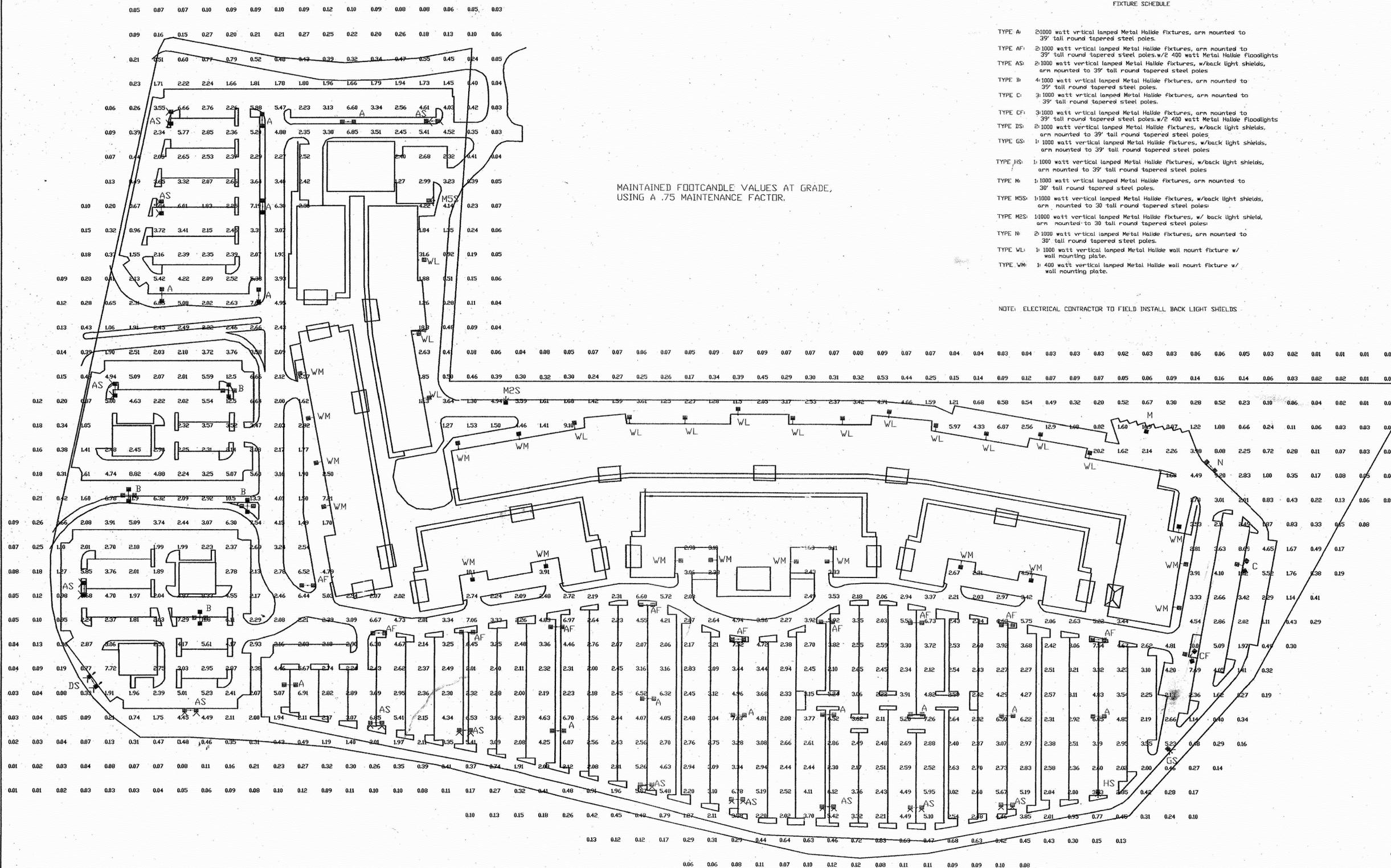
REFLECTOR MUST BE FIELD ROTATED BY THE CONTRACTOR TO CORRESPOND WITH THE DIRECTION INDICATED BY THE ARROWS ON THIS LAYOUT.



- TYPE A: 21000 watt vertical lamped Metal Halide fixtures, arm mounted to 39' tall round tapered steel poles.
TYPE AF: 21000 watt vertical lamped Metal Halide fixtures, arm mounted to 39' tall round tapered steel poles w/2 400 watt Metal Halide Floodlights
TYPE AS: 21000 watt vertical lamped Metal Halide fixtures, w/back light shields, arm mounted to 39' tall round tapered steel poles
TYPE B: 41000 watt vertical lamped Metal Halide fixtures, arm mounted to 39' tall round tapered steel poles.
TYPE C: 31000 watt vertical lamped Metal Halide fixtures, arm mounted to 39' tall round tapered steel poles.
TYPE CF: 31000 watt vertical lamped Metal Halide fixtures, arm mounted to 39' tall round tapered steel poles w/2 400 watt Metal Halide Floodlights
TYPE DS: 21000 watt vertical lamped Metal Halide fixtures, w/back light shields, arm mounted to 39' tall round tapered steel poles.
TYPE GS: 11000 watt vertical lamped Metal Halide fixtures, w/back light shields, arm mounted to 39' tall round tapered steel poles.
TYPE HS: 11000 watt vertical lamped Metal Halide fixtures, w/back light shields, arm mounted to 39' tall round tapered steel poles.
TYPE M: 11000 watt vertical lamped Metal Halide fixtures, arm mounted to 30' tall round tapered steel poles.
TYPE MS: 11000 watt vertical lamped Metal Halide fixtures, w/back light shields, arm mounted to 30' tall round tapered steel poles.
TYPE MS2: 11000 watt vertical lamped Metal Halide fixtures, w/ back light shield, arm mounted to 30' tall round tapered steel poles.
TYPE N: 21000 watt vertical lamped Metal Halide fixtures, arm mounted to 27' tall round tapered steel poles.
TYPE WL: 11000 watt vertical lamped Metal Halide wall mount fixture w/ wall mounting plate.
TYPE WM: 1400 watt vertical lamped Metal Halide wall mount fixture w/ wall mounting plate.

NOTE: ELECTRICAL CONTRACTOR TO FIELD INSTALL BACK LIGHT SHIELDS

MAINTAINED FOOTCANDLE VALUES AT GRADE, USING A .75 MAINTENANCE FACTOR.



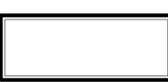
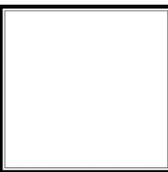
CHELSEA GCA REALTY, INC.

LEESBURG CORNER PREMIUM OUTLETS LEESBURG, VIRGINIA

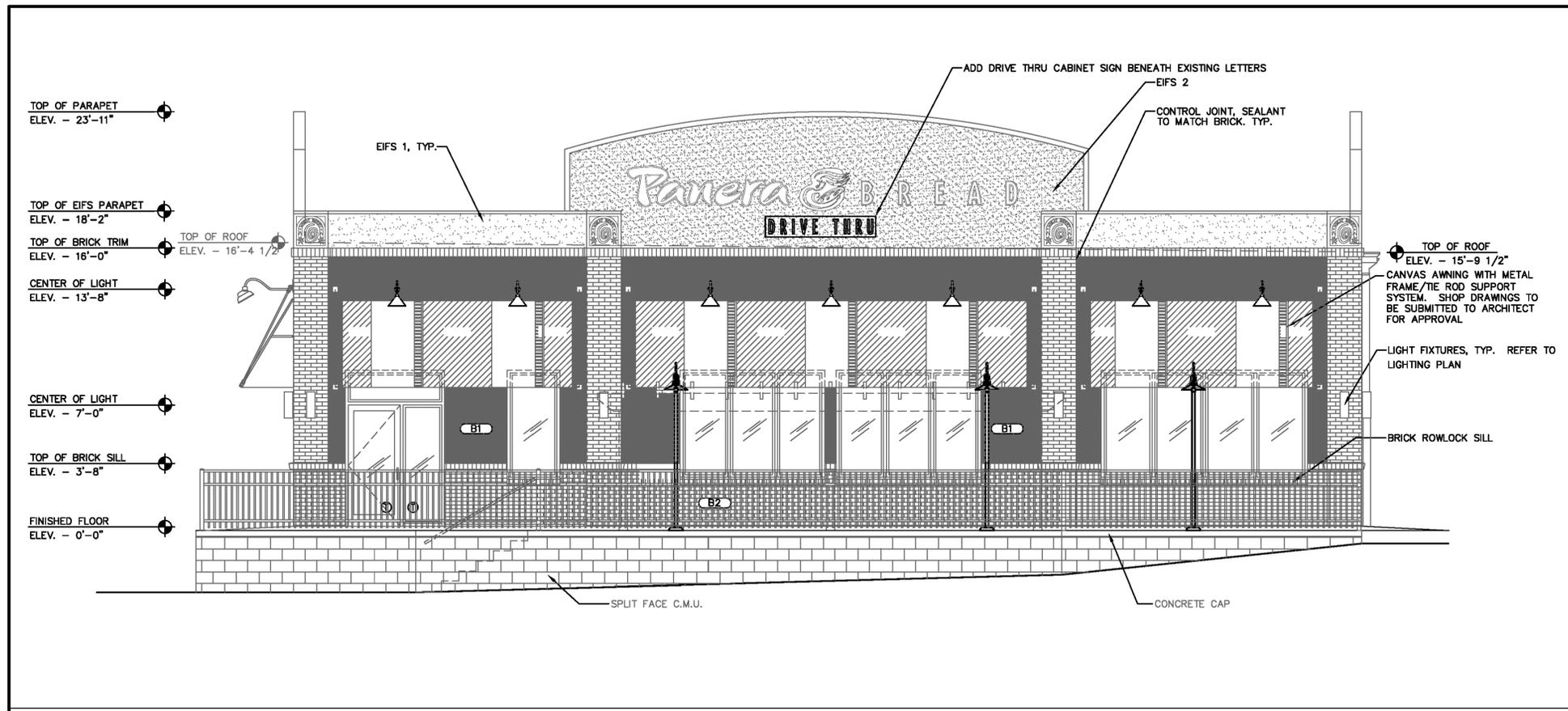
SITE LIGHTING SYSTEMS, INC.

115 E MAIN STREET, P. O. BOX 536, JAMESTOWN, NORTH CAROLINA 27282 (910) 887-5011; 1-800-757-2515; FAX (910) 887-5050

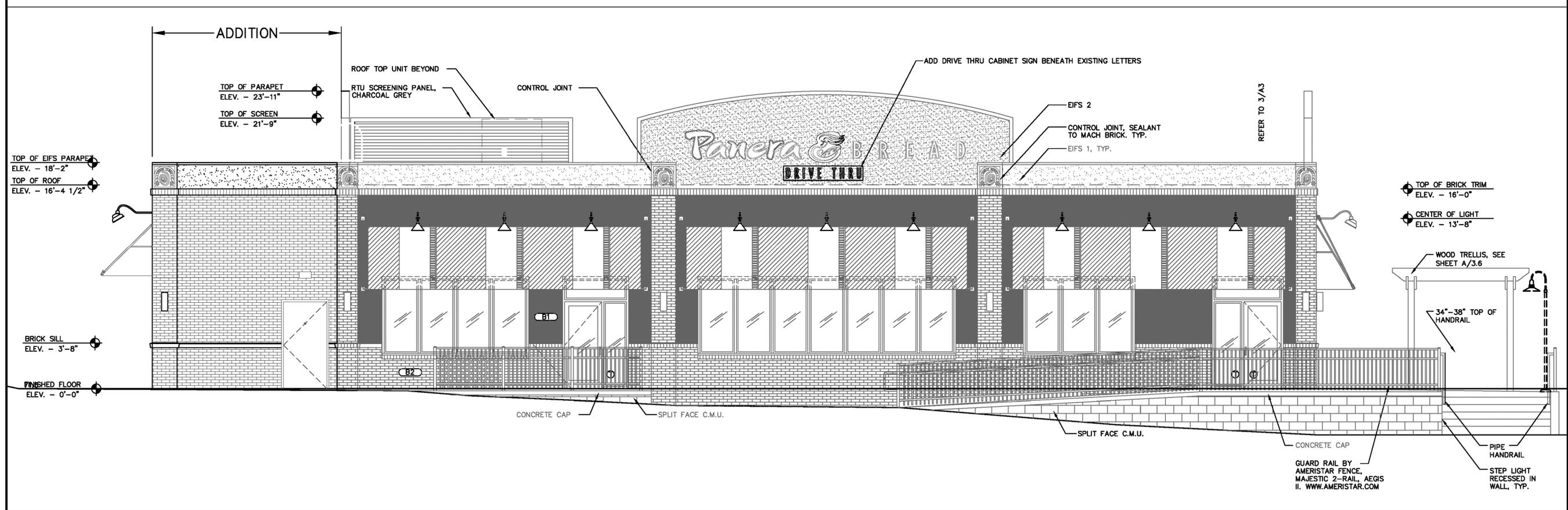
PREVIOUSLY APPROVED LIGHTING PLAN FOR INFORMATION PURPOSES ONLY



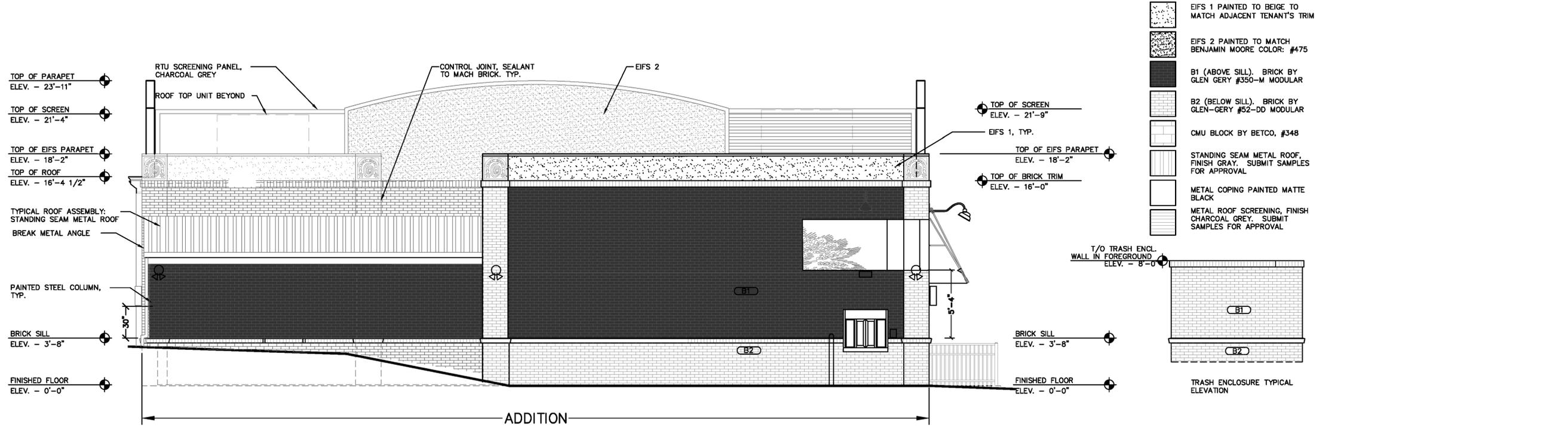
REVISION	



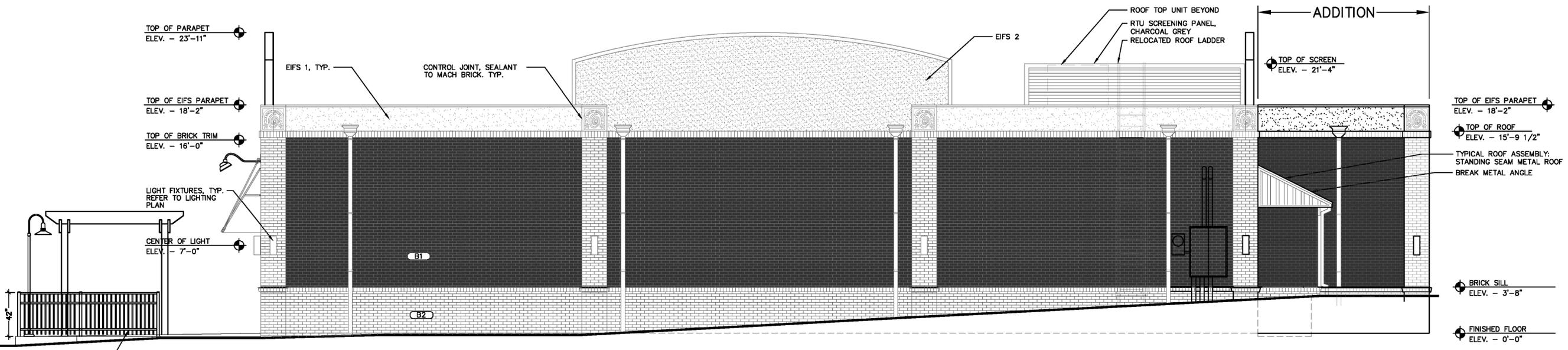
1 SOUTH ELEVATION
8 OF 7 SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
8 OF 7 SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
7 OF 7 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
7 OF 7 SCALE: 1/4" = 1'-0"

PROGRESS LIGHTING

Incandescent 6" Square Wall Outdoor

Walls: -20 -30 -31
P5644 □ □ □

Finish: Bronze White Black Lamping: 2-250W PAR38, 5 18 6-75 B
Dimensions (Inches): A B C D

Specifications:

- Extruded aluminum .125" wall thickness one piece square cylinder
- Medium base porcelain nickel plated brass screw shell socket
- Top open for up down lighting. P8797-31 top cover lens recommended when unit is used outdoors.
- UL-CUL. Wet location listed only when unit is used outdoors.
- UL-CUL listed for indoor use without cover.
- Wall mounted
- Covers any standard outlet box
- Cast mounting bracket supplied attachment of unit to wall with one almost invisible set screw

Types: EXT31
Cat. No.: P5644-31
Lamp(s): (2) 75PAR30/CAP/NPL-130V

Progress Lighting
Post Office Box 5704
Spartanburg, South Carolina
29304-5704

Rev. 8/99

WP2FCF42

Fully shielded, Full Cutoff wallbar. Full Cutoff optics with flat tempered glass lens. E2 mount knockouts for easy wiring. Lamp supplied.

Color: Bronze Weight: 17.2 lbs

Lamp Info

Type	42W Triple	Type	Elect. H.P.F. QT
Watts	42W	220V	0.36A
Shape/Size	N/A	20W	0.3A
Base	N/A	24W	0.2A
ANSI	N/A	27V	0.17A
Hours	12,000	Input Watts	49W
Lamp Lumens	3,200	Efficiency	99%
	70 LPW		

Technical Specifications

UL Listing: Suitable for wet locations. HD fixtures can be wired with 90°C supply wiring if wiring is routed 3" away from ballast.

Housing: Die cast aluminum, 1/2" NPS tapped holes top, both sides and back for conduit or photocell. Hinged reflector frame. Continuous silicone rubber gasket.

Reflector: Specular anodized aluminum, removable for installation. Symmetrical light pattern maximizes distance between fixtures.

Cutoff Lens: Tempered glass.

Reflector: Prismatic optics designed to minimize glare and throw light down and out. Heat resistant borosilicate glass.

Finish: Our environmentally friendly polyester powder coatings are formulated for high durability and long-lasting color, and contains no VOC or toxic heavy metals.

Patents: RAB sensor and fixture designs are protected under U.S. and International Intellectual Property laws.

Ballast Minimum Starting Temperature: 0°F.

For use on LEED Buildings: ICA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

RAB LIGHTING
Tech Help Line: 888-548-1500
Email: sales@rab.com
On the web at: www.rab.com

AP Lighting
BATH BARS • RLM • PENDANTS • POLES • CASTINGS

DWG # 0127-A812-E8-PANERA BREAD

AMERICAN NAIL PLATE LIGHTING
9044 DEL MAR AVENUE
MONTCLAIR, CA 91763

AP Lighting
BATH BARS • RLM • PENDANTS • POLES • CASTINGS

61 FT

0.0 0.0 0.0 0.0 0.1 4.3 2.8 0.1 0.0 0.0 0.0 0.0
0.0 0.0 0.0 0.0 0.0 0.6 0.6 0.0 0.0 0.0 0.0 0.0
0.0 0.0 0.0 0.0 0.1 0.2 0.2 0.1 0.0 0.0 0.0 0.0

AP Lighting
9044 DEL MAR • MONTCLAIR, CA • 91763

AP Lighting
BATH BARS • RLM • PENDANTS • POLES • CASTINGS

ANGLE RLM SHADE - A812

SPECIFICATIONS

Part Number = A812-XX-E8-XX
XX = STANDARD COLOR/TINT
RLM SHADE - A812
HEIGHT = 12"
WIDTH = 12"
MATERIAL = 2011 ALUMINUM
MAX WATTAGE (E1C) = 20W
MAX WATTAGE (E1D) = 70W
MAX WATTAGE (E1E) = 20W

NOTE: LAMP PROVIDED BY OTHERS
UL LISTED FOR WET, POLE AND DAMP LOCATIONS

NOTE: FABRICATION TO DIMENSIONS SHOWN HAS BEEN APPROVED. DIMENSIONS SHOWN ARE BASED ON AMERICAN NAIL PLATE LIGHTING, INC.

AP Lighting
9044 DEL MAR • MONTCLAIR, CA • 91763

Panera, LLC
3830 South Geyer Rd., Suite 100 St. Louis, MO 63127

PANERA BREAD
Drive-Thru Addition
215 Fort Evans Road Northeast, Leesburg, VA 20176

LIGHTING DETAILS

AP Lighting
BLM • PENDANTS • POLES • CASTINGS

A812 Catalog

TYPE EXT38
Description: A812-46-E8-49-32WPL-RTC-49-120V 12" Angle Shade

Max Wattages are based on open lamp

Specification: RLM shades manufactured from 1100 Aluminum Alloy typically .09-.123 thickness.

White paint standard inside all painted fixtures. Fixtures, arms and post mounts are UL wet listed when installed according to manufacturers instructions. Design and construction may change at factories discretion. Screw hardware may not match finish, but are made of stainless steel.

All fixtures come standard with 90° of lead wire. Additional lead wire (LDW),

*For Color Selections see color page. AMP will do its best to match your custom color. Consult factory for prices.

*When ordering Raw Copper finish, please note that some accessories/components such as finish, decorative balls, and spacer tubes are painted copper and are not raw copper. Cast back plates included are solid copper. All hubs are painted copper.

*Some accessories may extend below fixture line or be out of proportion. When using a combination of accessories, contact factory for compatibility.

*Grids and Vapor Tight guards are available in painted finishes only (standard & premium).

*Steel Shades available, consult factory.

Paint: Standard Powder Coating Process
A polyester powder coat is used for superior gloss and color retention. Starts of the air 20 PSI pressure power wash at 140° incorporates five step phospho process with sealer and DI water to cleanse and pre-treat the metal surface for maximum paint adhesion. Electrostatically applied ranging from texture to smooth glossy polyester powder topcoat and baked at 430° for maximum hardness and exterior durability.

Marine Grade Paint: For objects exposed to extreme conditions as is found in coastal regions or industrial atmospheres we offer, at an additional charge, a highly weather and UV resistant powder coating that withstands up to 3000 hours of continuous salt spray and comes with a 5 year warranty. Consult Factory for additional paint cost and availability.

DARK SKY CAPABLE

AP Lighting
BLM • PENDANTS • POLES • CASTINGS

A812 Catalog

BALLAST MOUNTING SOURCES - CORDS

Fluorescent
Please specify 26, 32 or 42 WPL Ballast included

5.12" 4.12" 4.12"

Fluorescent Ballast Cordency with 8" Black Cord (For indoor use)

Fluorescent Ballast Cordency with 5" White Cord (For indoor use)

Metal Halide
Please specify 50, 70, 100, 150, or 175 Watt MH Ballast included

5.12" 4.12" 4.12"

Metal Halide Ballast Cordency with 8" Black Cord (For indoor use)

Metal Halide Ballast Cordency with 5" White Cord (For indoor use)

BALLAST MOUNTING SOURCES - ARMS

Fluorescent
Please specify 26, 32 or 42 WPL Ballast included

5.12" 4.12" 4.12"

Fluorescent Ballast Cordency (For indoor/outdoor use)

Metal Halide
Please specify 50, 70, 100, 150, or 175 Watt MH Ballast included

5.12" 4.12" 4.12"

Metal Halide Ballast Cordency (For indoor/outdoor use)

RTC
Fluorescent Ballast Cordency (Indoor/Outdoor Use)

HDRC
Metal Halide Ballast Cordency (Indoor/Outdoor Use)

RWT
Remote Weatherlight Box for Metal Halide (Indoor/Outdoor Use)

Metal Halide
Please specify 50, 70, 100, 150, or 175 Watt MH Ballast included

RTC
Remote Weatherlight Box for Metal Halide with Cast Back Plate (Indoor/Outdoor Use)

HDRC
Remote Weatherlight Box for Metal Halide with Cast Back Plate and Cover (Indoor/Outdoor Use)

MH-RL
Metal Halide Remote (Indoor Use Only)

ANSI CODES FOR METAL HALIDE BALLASTS

M100 ANSI Code M100M143
M150 ANSI Code M150M143
M175 ANSI Code M175M143
M175 ANSI Code M57439

AP Lighting
BLM • PENDANTS • POLES • CASTINGS

A812 Catalog

Quick Reference Mounting Options
(For Incandescent Lamping)

ARM MOUNTS	STEM MOUNTS	POST MOUNTS
E1 E2 E3 E4 E5 E6 E7 E8 E9 E10 E11 E12	WHC E13 E15 E16 E17 E18 E19 E20 E21 E22 E23 E24	WM40 WM45 WM55C WM60 WM65C WM85C PM10 PM30 PM40

Accessories

Add Glass Only to Shade	Add Glass with Guard
100GLCL* 100GLPR* 100GLFR* 100GLGRUP* 100GLGLGFC* 100GLFRGUP* 100GLFRGFC* 100GLFRGUPC* 100GLGLG* 200GLPRGUP** 200GLFRGUP**	1000GLCLGUP* 1100GLPRGUP* 1000GLFRGUP* 1000GLGRUP* 1000GLGLGFC* 1000GLFRGUP* 1000GLFRGFC* 2000GLGUP** 200GLPRGUP** 200GLFRGUP**

AC*

Add Guard Only, No Glass

100GLCLG*
200GLPR**
200GLFR**

ANSI CODES FOR METAL HALIDE BALLASTS

M100 ANSI Code M100M143
M150 ANSI Code M150M143
M175 ANSI Code M175M143
M175 ANSI Code M57439

AP Lighting
BLM • PENDANTS • POLES • CASTINGS

E8 Catalog

Description: 3/4" Diameter Arm New Modified Design AHD SPECIFICATION

Specifications: RLM shades aluminum manufactured using schedule 40X or 1/2" IPS

White paint standard inside all painted fixtures. Fixtures, arms and post mounts are UL wet listed when installed according to manufacturers instructions. Design and construction may change at factories discretion. Screw hardware may not match finish, but are made of stainless steel.

All fixtures come standard with 90° of lead wire. Additional lead wire (LDW),

*For Color Selections see color page. AMP will do its best to match your custom color. Consult factory for prices.

*When ordering Raw Copper finish, please note that some accessories/components such as finish, decorative balls, and spacer tubes are painted copper and are not raw copper. Cast back plates included are solid copper.

All hubs are painted copper.

*Some accessories may extend below fixture line or be out of proportion. When using a combination of accessories, contact factory for compatibility.

*Grids and Vapor Tight guards are available in standard and premium painted finishes only

Paint: Standard Powder Coating Process
A polyester powder coat is used for superior gloss and color retention. Starts of the air 20 PSI pressure power wash at 140° incorporates five step phospho process with sealer and DI water to cleanse and pre-treat the metal surface for maximum paint adhesion. Electrostatically applied ranging from texture to smooth glossy polyester powder topcoat and baked at 430° for maximum hardness and exterior durability.

Marine Grade Paint: For objects exposed to extreme conditions as is found in coastal regions or industrial atmospheres we offer, at an additional charge, a highly weather and UV resistant powder coating that withstands up to 3000 hours of continuous salt spray and comes with a 5 year warranty. Consult Factory for additional paint cost and availability.

Available Colors

Color plates below represent available colors for this product. If photograph not available in selected color, color back plate will be shown

AP Lighting
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E8 Catalog

BALLAST MOUNTING SOURCES - ARMS

Fluorescent
Please specify 26, 32 or 42 WPL Ballast included

5.12" 4.12" 4.12"

Fluorescent Ballast Cordency (For indoor/outdoor use)

Metal Halide
Please specify 50, 70, 100, 150, or 175 Watt MH Ballast included

5.12" 4.12" 4.12"

Metal Halide Ballast Cordency (For indoor/outdoor use)

RTC
Fluorescent Ballast Cordency (Indoor/Outdoor Use)

HDRC
Metal Halide Ballast Cordency (Indoor/Outdoor Use)

RWT
Remote Weatherlight Box for Metal Halide (Indoor/Outdoor Use)

Metal Halide
Please specify 50, 70, 100, 150, or 175 Watt MH Ballast included

RTC
Remote Weatherlight Box for Metal Halide with Cast Back Plate (Indoor/Outdoor Use)

HDRC
Remote Weatherlight Box for Metal Halide with Cast Back Plate and Cover (Indoor/Outdoor Use)

MH-RL
Metal Halide Remote (Indoor Use Only)

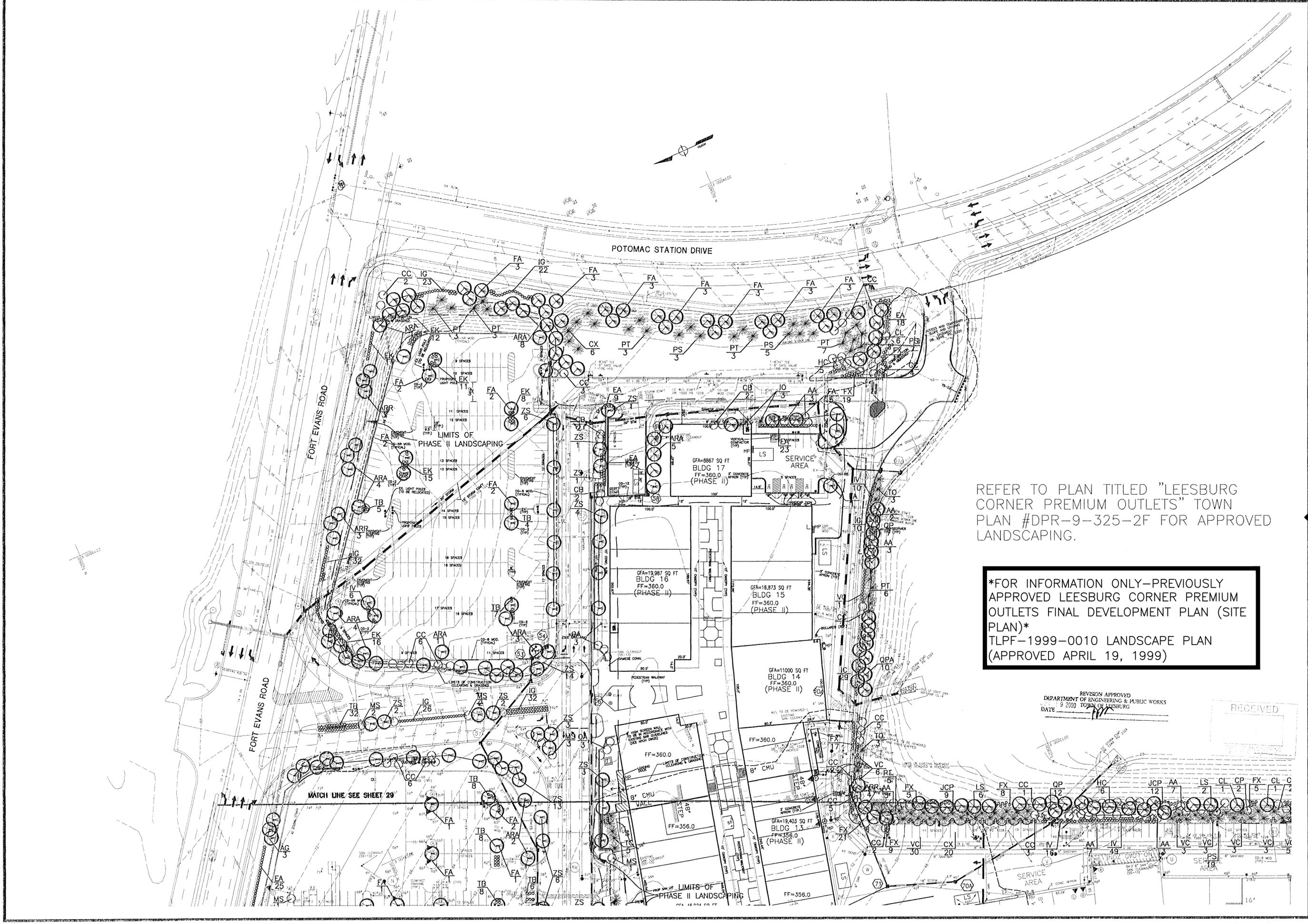
ANSI CODES FOR METAL HALIDE BALLASTS

M100 ANSI Code M100M143
M150 ANSI Code M150M143
M175 ANSI Code M175M143
M175 ANSI Code M57439

CORE STATES GROUP
50 Crestwood Executive Center, Suite 500
St. Louis, MO 63128
Tel: (314) 943-4523
Fax: (314) 943-4523
panera@corestates.com

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Job#: LKA-12598
Scale: N.T.S.
Date: 06-04-13
Drawn By: KJC
Checked By: AB



REFER TO PLAN TITLED "LEESBURG CORNER PREMIUM OUTLETS" TOWN PLAN #DPR-9-325-2F FOR APPROVED LANDSCAPING.

***FOR INFORMATION ONLY—PREVIOUSLY APPROVED LEESBURG CORNER PREMIUM OUTLETS FINAL DEVELOPMENT PLAN (SITE PLAN)*
TLPF-1999-0010 LANDSCAPE PLAN
(APPROVED APRIL 19, 1999)**

REVISION APPROVED
DEPARTMENT OF ENGINEERING & PUBLIC WORKS
DATE 9/2000 TOWN OF LEESBURG

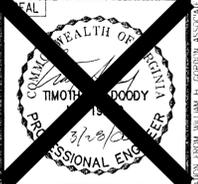
RECEIVED

REVISIONS	
TOWN COMMENTS	02/19/99
ENTR. REV.	5/20/99
REV. WALL OFF. EVANS RD	6/10/99
REV. POT. STA. ENTR	8/3/99
REV. PARKING LOT	3/27/00

SURVEY	
DESIGN	TSD
DRAWN	JWS
CHECKED	TSD


 ENGINEERS • SURVEYORS • LAND PLANNERS • LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
 44084 RIVERSIDE PKY, SUITE 100, LEESBURG, VA 22075
 (703) 729-9009 • METRO (703) 476-8853 • FAX (703) 476-8517

DATE	11/30/98
SCALE	HORIZ: 1"=50' VERT:



LANDSCAPE PLAN - 1
LEESBURG CORNER PREMIUM OUTLETS
 PHASE II
 TOWN OF LEESBURG
 LOUDOUN COUNTY, VIRGINIA

PROJECT	LEESBURG CORNER PREMIUM OUTLETS
JOB	1592-0201
CADD	PLT-LS1 1592/PHASE II

SURVEY
DESIGN TSD
DRAWN JWS
CHECKED TSD

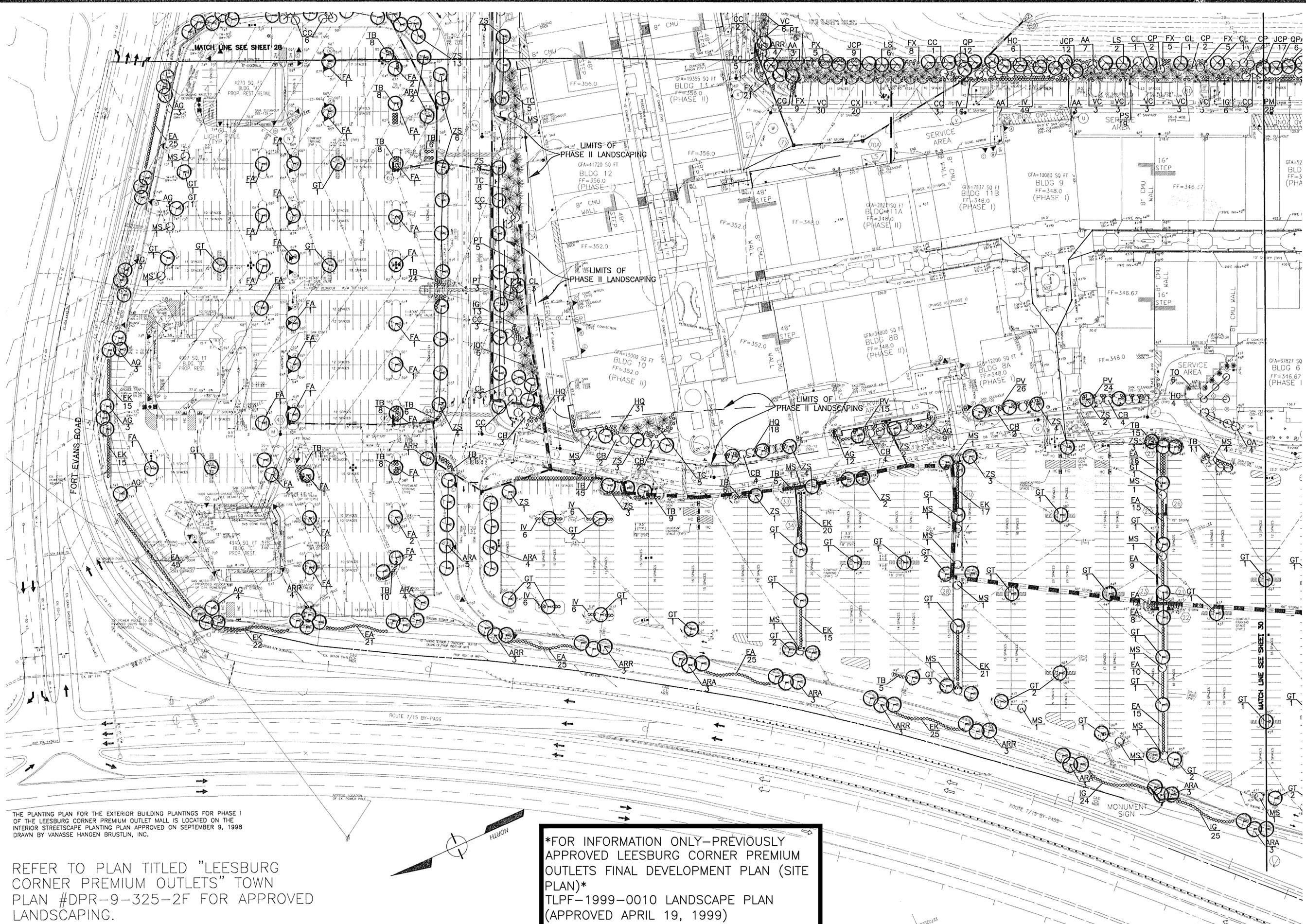
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44084 Riverside Pkwy, Suite 100 • Leesburg, Virginia 22075
(703) 729-9009 • METRO (703) 478-8883 • FAX (703) 478-8817

DATE 11/30/98
SCALE HORZ: 1"=50'
VERT:



LANDSCAPE PLAN - 2
**LEESBURG CORNER
PREMIUM OUTLETS**
PHASE II
TOWN OF LEESBURG
LOUDOUN COUNTY, VIRGINIA

JOB 1592-051
CADD PLT-LS2.DWG
1592\FDP\PHASE 1\1



THE PLANTING PLAN FOR THE EXTERIOR BUILDING PLANTINGS FOR PHASE I OF THE LEESBURG CORNER PREMIUM OUTLET MALL IS LOCATED ON THE INTERIOR STREETSCAPE PLANTING PLAN APPROVED ON SEPTEMBER 9, 1998 DRAWN BY VANASSE HANGEN BRUSTLIN, INC.

REFER TO PLAN TITLED "LEESBURG CORNER PREMIUM OUTLETS" TOWN PLAN #DPR-9-325-2F FOR APPROVED LANDSCAPING.

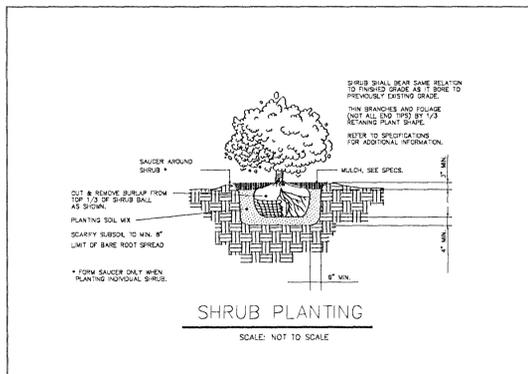
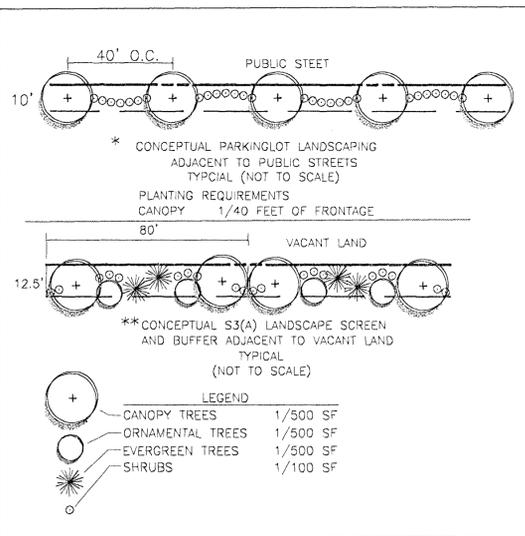
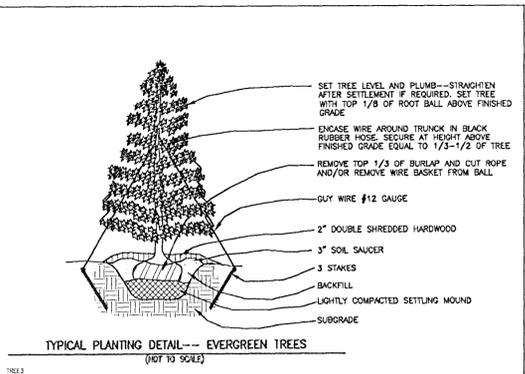
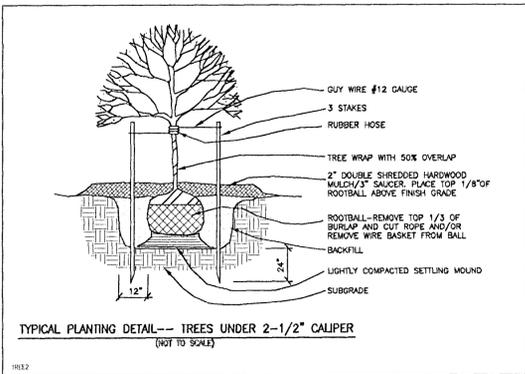
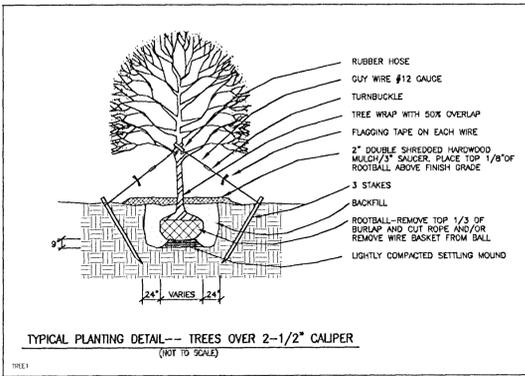
***FOR INFORMATION ONLY—PREVIOUSLY APPROVED LEESBURG CORNER PREMIUM OUTLETS FINAL DEVELOPMENT PLAN (SITE PLAN)*
TLPF-1999-0010 LANDSCAPE PLAN (APPROVED APRIL 19, 1999)**

G:\PROJECT\ENG\1592\Phase II\PLT-LS2.dwg F:\1 Feb 19 17:50:25 1999 SSJR

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LANDSCAPE SPECIFICATIONS

- PLANT MATERIALS SHALL CONFORM IN SIZE AND GRADE TO AMERICAN STANDARDS FOR NURSERY STOCK. PLANT MATERIALS SHALL BE OF STANDARD QUALITY TRUE TO NAME AND TYPE, AND FIRST CLASS REPRESENTATIVES OF THEIR SPECIES OR VARIETY. PLANTS SHALL BE CAREFULLY LABELED AND OF SIZES NOTED. RIGHT IS RESERVED TO REJECT PLANTS CONSIDERED AS UNSATISFACTORY. REJECTED PLANTS SHALL BE REMOVED FROM SITE. PLANTS SHOULD NOT BE PRUNED PRIOR TO DELIVERY. HEADING-BACK PLANTS TO MEET SIZES INDICATED IN DRAWINGS SCHEDULE WILL NOT BE PERMITTED.
- GRASS SEED - BLUEGRASS MIXTURE SHALL BE USED IN MOST AREAS. THE MIXTURE IS TO BE 20-60% CERTIFIED MERION, 20-40% CERTIFIED KENBLUE OR CERTIFIED SOUTH DAKOTA, 0-40% CERTIFIED ADELPHI, CERTIFIED FYLKNING OR CERTIFIED PENSTAR AND 0-20% CREEPING RED FESCUE SUCH AS CERTIFIED PENNLAWN OR CERTIFIED JAMESTOWN.
- PLANT PIT SOIL MIX
 - POTTING SOIL
 - 1/3 TOPSOIL.
 - 1/3 COURSE SAND.
 - 1/3 PINE BARK, COMPOST SLEDGE OR EQUAL.
 - FERTILIZER
 - 10-6-4 AT 5 POUNDS PER 100 SQ. FT. OF BED AREA.
- PLANTS & TREES
 - CONTRACTOR SHALL STAKE THE LOCATION OF EACH TREE AND SHRUB IN ACCORDANCE WITH THE LOCATIONS SHOWN ON THE DRAWINGS. STAKING AND LAYOUT WORK SHALL BE DONE SUFFICIENTLY IN ADVANCE OF PLANTING OPERATION TO PERMIT THE CONTRACTING OFFICER TO CHECK, REVISE IF DESIRED, AND APPROVED THE LOCATIONS BEFORE DIGGING OPERATIONS BEGIN.
 - EXCAVATE PLANTING BEDS AND POCKETS TO A DEPTH REQUIRED FOR PLANTINGS.
 - ANY ROCK OR OTHER UNDERGROUND OBSTRUCTION SHALL BE REMOVED TO DEPTH NECESSARY TO PERMIT PLANTING ACCORDING TO THESE SPECIFICATION.
 - PLANTS SHALL BE TREATED AT TIME OF PLANTING WITH ANTI-DESICCANT AS SPECIFIED IN FULL ACCORDANCE WITH THE DIRECTIONS FURNISHED BY MANUFACTURER.
 - IN GENERAL, CONTRACTOR SHALL THOROUGHLY WATER ALL PLANTED AREAS AFTER PLANTING AND IN DRY WEATHER USE ENOUGH WATER TO THOROUGHLY SOAK ALL TREE PITS BEFORE PLANTING. CONTRACTOR SHALL MAKE NECESSARY ARRANGEMENTS IN ADVANCE OF START OF THE WORK TO INSURE THAT AN ADEQUATE SUPPLY OF WATER AND WATERING EQUIPMENT ARE AVAILABLE WHEN REQUIRED.
- MULCHING
 - MULCH TOP OF ROOT BALL AND SAUCER WITHIN 48 HOURS TO A MINIMUM DEPTH OF 2" AND TO A DEPTH NOT TO EXCEED 3".
 - ALL SHADE AND FLOWERING TREES SHALL BE MULCHED WITH THREE (3) INCHES THICK (SETTLED) AND COVERING AN AREA TWELVE (12) INCHES GREATER THAN THE DIAMETER OF PIT.
- GUYING AND STAKING
 - ALL TREES 2-1/2" IN CALIPER OR OVER, SHALL BE GUYED TO GUY STAKES. ALL TREES LESS THAN 2-1/2" CALIPER SHALL BE STAKED BY USING 2 BRACING STAKES EQUALLY SPACED ABOUT THE TREE AT LEAST 12" FROM THE TRUNK AND IN THE CASE OF B & C TREES AT LEAST 6" OUTSIDE THE PERIMETER OF THE BALL OF EARTH.
 - GUYING SHALL BE DONE WITH THREE GUYS SPACED EQUALLY ABOUT EACH TREE. EACH GUY SHALL CONSIST OF TWO STRANDS OF WIRE ATTACHED TO THE TREE TRUNK AT AN ANGLE OF ABOUT 45 DEGREES AT ABOUT TWO-FIFTHS OF THE HEIGHT OF THE TREE AND ANCHORED AT THE GROUND EITHER TO GUYING STAKES WHICH HAVE BEEN DRIVEN INTO THE GROUND AT AN ANGLE AWAY FROM THE TREE OR TO DEADMEN PLACED AT LEAST 18" BELOW FINISHED GRADE.
- PRUNING
 - PRUNE, THIN OUT, AND SHAPE TREES IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE. TREES LOCATED ADJACENT TO SIGHT DISTANCE EASEMENTS SHALL BE LIMBED UP SO AS NOT TO IMPEDE OR OBSTRUCT VEHICULAR/PEDESTRIAN VISIBILITY. PRUNE TREES TO RETAIN REQUIRED HEIGHT AND SPREAD, UNLESS OTHERWISE DIRECTED BY PROJECT REPRESENTATIVE, DO NOT CUT TREE LEADERS, AND REMOVE ONLY INJURED OR DEAD BRANCHES FROM FLOWERING TREES, IF ANY.
- PLANT MAINTENANCE
 - MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE FOR 90 DAYS AFTER THE LAST PLANT HAS BEEN INSTALLED.
 - ALL PLANTS SHALL BE KEPT IN A GROWING, HEALTHY CONDITION BY WATERING, PRUNING, SHEARING, SPRAYING, TIGHTENING OF GUYS, STRAIGHTENING OF PLANTS WHICH LEAN OR SAG, LIFTING PLANTS WHICH DEVELOP MORE THAN NORMAL SETTLEMENT, WEEDING, AND BY ANY OTHER NECESSARY OPERATION OF MAINTENANCE. KEEP ALL PLANTING AREAS FREE OF WEEDS AND UNDESIRABLE GRASSES.
 - DURING THE MAINTENANCE PERIOD, PLANTS IN AN UNHEALTHY OR BADLY IMPAIRED CONDITION, SHALL BE REMOVED AND REPLACED IMMEDIATELY USING SPECIFIED MATERIAL.
- ACCEPTANCE AND GUARANTEE
 - ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR WITHOUT SATISFACTORY GROWTH, AS DETERMINED BY THE CONTRACTING OFFICER, SHALL BE REMOVED AND REPLACED IN NEXT SPECIFIED PLANTING SEASON. ANY REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED AND REPLANTED IN SAME LOCATION FROM WHICH DEAD PLANT WAS REMOVED AND SHALL BE REPLACED AT NO ADDITIONAL COST.



LANDSCAPE TABULATION: (OVERALL)

	OVERALL		PHASE I		PHASE II*	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
STREET TREES REQUIRED						
1 PER 40' FRONTAGE (4711 LF OF FRONTAGE PLANTED AT 1 TREE / 40 LF)	118 TREES	150 TREES	118 TREES	152 TREES	BUILT WITH PHASE I	
PERIMETER PARKING LOT LANDSCAPING						
ADJACENT TO PUBLIC ROAD (3348 LF OF FRONTAGE PLANTED AT 1 TREE / 40 LF) (628 LF OF FRONTAGE TO BE PLANTED AT 1 TREE / 20LF)	84 TREES 31 TREES	115 TREES 31 TREES	84 TREES 31 TREES	117 TREES 31 TREES	BUILT WITH PHASE I	
INTERIOR PARKING LOT LANDSCAPING						
AREA OF PARKING LOT = 1,011,283 SF	50,564 SF	73,250 SF (7.2%)	2411 SPACES	256 TREES	2.7 SPACES	37 TREES
INTERIOR PARKING LOT LANDSCAPING REQ. IS 5% TREES PLANTED AT 1 TREE PER 10 SPACES (2,711 SPACES) SHRUBS PLANTED AT 3 TREE PER 10 SPACES	271 TREES 903 SHRUBS	293 TREES 994 SHRUBS	242 TREES 726 SHRUBS	883 SHRUBS	30 TREES 90 SHRUBS	111 SHRUBS
BUFFER PLANTING						
SCREEN 3 OPTION A TOTAL AREA OF REQUIRED BUFFER (REQUIRED NUMBER OF PLANTS WITHIN THE BUFFER IS BEING CALCULATED AT 2 TIMES THE REQUIRED)	33,523 SQ. FT.					
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	
SHADE TREES 1/250	134 TREES	134 TREES	134 TREES	136 TREES	BUILT WITH PHASE I	
ORNAMENTAL 1/250	134 ORNAMENTALS	134 ORNAMENTALS	134 ORNAMENTALS	134 ORNAMENTALS	BUILT WITH PHASE I	
EVERGREENS 1/250	134 EVERGREENS	144 EVERGREENS	134 EVERGREENS	144 EVERGREENS	BUILT WITH PHASE I	
SHRUBS 1/50	670 SHRUBS	672 SHRUBS	670 SHRUBS	672 SHRUBS	BUILT WITH PHASE I	
TREE COVER REQUIRED						
TREE COVER REQUIRED AT 20 YEARS	254,826 SF (10%)	899,172 SF (35%)	PROVIDED WITHIN PHASE I		PROVIDED WITHIN PHASE II	
SITE AREA IS 58.5 AC. OR 2,548,260 SF			813,368 SF (31.8%)		85,784 SF (3.3%)	
OPEN SPACE TABULATION						
TOTAL SITE AREA	2,548,260 SF					
AREA IN BUILDING	500,000 SF (19.6%)					
AREA IN ASPHALT	1,311,785 SF (51.4%)					
AREA IN OPEN SPACE/SIDEWALKS/SWM	736,475 SF (28.9%)					

* SEE SHEETS 12 AND 13 FOR LIMITS OF LANDSCAPING TO BE PROVIDED FOR WITH PHASE II.

STORM WATER MANAGEMENT/MITIGATION AREA NOTE:

SEE SHEET 14 OF 15 FOR AREA TO BE SEED (0.75 acres) THE STORM WATER MANAGEMENT POND IS TO BE HYDRO SEEDED WITH A MIXTURE OF WILD FLOWER AND MEADOW TYPE GRASSES AT THE TIME THE POND IS COMPLETED. INCLUDED WITH THE SEEDING SHOULD BE A NURSE CROP OF ANNUAL RYE GRASS. SUGGESTED SPECIES AND THEIR SEEDING RATES IS AS FOLLOWS:

BOTANICAL NAME	COMMON NAME	SEED RATE IN LBS./ACRE
ANDROPOGON GERARDI	BIG BLUESTEM GRASS	0.13
ANDROPOGON SCOPARIUS	LITTLE BLUESTEM GRASS	0.05
ASCLEPIAS TUBEROSA	BUTTERFLY WEED	0.07
ASTER AZUREUS	SKY-BLUE ASTER	0.07
ASTER ERICOIDES	HEATH ASTER	0.13
ELYMUS CANADENSIS	CANADA WILD RYE	0.53
GENTIANA PUBERULA	PRAIRIE GENTIAN	0.001
HYPOXIS HIRSUTA	YELLOW STAR GRASS	0.07
MONARDA FISTULOSA	WILD BERGAMOT	0.01
PANICUM VIRGATUM	SWITCHGRASS	0.08
PHALARIS ARUNDINACEA	REED CANARYGRASS	0.10
PYCNANTHEMUM TENUIFOLIUM	SLENDER MOUNTAIN MINT	0.05
RUDBECKIA HIRTA	BLACK-EYED SUSAN	0.01

PLANT SCHEDULE

Key	Botanical Name	Common Name	Total Quantity (#)*	Condition	20yr Cover	Total Cover
Canopy/Street trees (2 1/2" minimum caliper)						
ARA	Acer rubrum 'Autumn Flame'	Autumn Flame Red maple	76 (20)	B&B	1,328	100,928
ARR	Acer rubrum 'Red Sunset'	Red Sunset Red maple	72	B&B	1,328	95,616
CL	Cladrastis lutea	Yellowwood	16	B&B	634	10,144
GT	Gleditsia triacanthos 'inermis'	Thornless Honey Locust	116	B&B	1,328	154,048
FA	Ulmus parvifolia	Lacebark Elm	63 (13)	B&B	1,328	83,664
LS	Liquidambar styraciflua	Sweet Gum	24	B&B	1,328	31,872
NS	Nyssa sylvatica	Black Tupelo	17	B&B	1,328	22,576
QP	Quercus phellos	Willow Oak	40	B&B	1,853	74,120
QPA	Quercus polustris	Pin Oak	49	B&B	920	45,080
ZS	Zelkova serrata	Village Green Zelkova	129 (21)	B&B	1,042	134,418
Under story trees (6" minimum height)						
AA	Amelanchier arborea	Downy Serviceberry	55 (3)	B&B	142	7,810
AG	Acer ginnala	Amur Maple	20	B&B	252	5,040
CB	Carpinus betulus	European Hornbeam	49 (21)	B&B	252	13,348
CC	Cercis canadensis	Eastern Redbud	89 (9)	B&B	252	22,428
CP	Crataegus planopyrum	Washington Hawthorn	34	B&B	252	8,568
HC	Halesia carolina	Carolina Silverbell	20	B&B	252	5,040
MS	Malus x sargentii	Sargent Flowering Crabapple	76 (4)	B&B	252	19,404
QA	Oxydendrum arboreum	Lily of the Valley Tree	16 (6)	B&B	252	4,032
Evergreen trees (6" minimum height)						
CX	Cupressocyparis x. leylandii	Leyland Cypress	50	B&B	150	7,500
IO	Ilex opaca	American Holly	27 (8)	B&B	176	4,752
TO	Tuja occidentalis nigra	Dark American Arborvitae	12	B&B	28	336
PS	Pinus strobus	White Pine	65	B&B	314	20,410
PI	Pinus thunbergiana	Japanese Black Pine	80 (8)	B&B	314	25,120
TC	Tsuga canadensis	Canadian Hemlock	18 (18)	B&B	314	5,652
Deciduous and Flowering Shrubs (18" minimum height)						
AG	Abelia x. grandiflora	Glossy Abelia	45 (21)	B&B or Container		
EA	Euonymus alatus 'compacta'	Dwarf Burning Bush	460 (36)	B&B or Container		
FX	Forsythia x. intermedia	Border Forsythia	160	B&B or Container		
HQ	Hydrangea quercifolia	Oakleaf Hydrangea	113 (63)	B&B or Container		
VC	Viburnum carlesii	Koreanspice Viburnum	142	B&B or Container		
Evergreen Shrubs (18" minimum height)						
EK	Euonymus kiuschovicius	Spreading Euonymus	376 (75)	B&B or Container		
IC	Ilex crenata 'helleri'	Helleri Japanese Holly	56	B&B or Container		
IG	Ilex glabra 'compacta'	Compact Inkberry	403 (13)	B&B or Container		
IV	Ilex verticillata 'Fairfax'	Fairfax Common Winterberry	209 (7)	B&B or Container		
JC	Juniperus chinensis	Procumbens Pfitzer Juniper	84	B&B or Container		
JCP	Juniperus chinensis 'pfitzeriana	Pfitzer Juniper	53	B&B or Container		
PM	Pinus mugo	Compact Mugo Pine	142	B&B or Container		
PV	Photinia villosa 'Maximowicziana'	Oriental Photinia	112 (15)	B&B or Container		
TB	Taxus baccata 'repandens'	Dwarf English Yew	454 (16)	B&B or Container		

*Number planted within phase II

REFER TO PLAN TITLED "LEESBURG CORNER PREMIUM OUTLETS" TOWN PLAN #DPR-9-325-2F FOR APPROVED LANDSCAPING.

FOR INFORMATION ONLY--PREVIOUSLY APPROVED LEESBURG CORNER PREMIUM OUTLETS FINAL DEVELOPMENT PLAN (SITE PLAN)
TLPF-1999-0010 LANDSCAPE PLAN (APPROVED APRIL 19, 1999)

REVISIONS
TOWN COMMENTS 10/14/98
TOWN COMMENTS 02/19/99

SURVEY WHGA
DESIGN BAS
DRAW BAS
CHECKED TSD

ENGINEERS • SURVEYORS • LAND PLANNERS • LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
44084 Riverside Pkwy., Suite 100, Leesburg, Virginia 22075
(703) 729-0009 • METRO (703) 478-8893 • FAX (703) 478-8517

DATE 11/30/98
SCALE HORIZ: N/A
VERT: N/A
PROFESSIONAL ENGINEER

LANDSCAPE/OPEN SPACE TABULATION
LEESBURG CORNER PREMIUM OUTLETS
PHASE II
TOWN OF LEESBURG
LOUDOUN COUNTY, VIRGINIA
PROJECT 1592-0501
CADD 1592/TABS
1592/PHASE II

PRESENTED: June 24, 2014

ORDINANCE NO. _____

ADOPTED: June 24, 2014

AN ORDINANCE: APPROVING TLZM 2013-0004 PANERA BREAD, A CONCEPT PLAN AMENDMENT AND PROFFER AMENDMENT TO ALLOW DEVELOPMENT OF A DRIVE-IN FACILITY AT AN EXISTING RESTAURANT AT 215 FORT EVANS ROAD

WHEREAS, a Rezoning Application has been filed by Panera, LLC to amend the approved proffers and revise the concept development plan for TLZM-1996-0150 approved in 1997 to allow an additional 660 square feet of retail space and permit one eating establishment with drive-in facility on land identified as Loudoun County Parcel Identification Number (PIN) 188-10-4168; and

WHEREAS, a duly advertised Planning Commission public hearing was held on May 15, 2014; and

WHEREAS, at that meeting, the Planning Commission recommended approval of this application to the Town Council; and

WHEREAS, the Town Council held a duly advertised public hearing on this application on June 24, 2014; and

WHEREAS, staff recommended approval; and

WHEREAS, the Council has concluded that the approval of the application would be in the public interest and in accordance with sound zoning and planning principles.

THEREFORE, ORDAINED by the Council of the Town of Leesburg in Virginia:

AN ORDINANCE: APPROVING TLZM 2013-0004 PANERA BREAD, A CONCEPT PLAN AMENDMENT AND PROFFER AMENDMENT TO ALLOW DEVELOPMENT OF A DRIVE-IN FACILITY AT AN EXISTING RESTAURANT AT 215 FORT EVANS ROAD

SECTION 1. Rezoning Application TLZM 2013-0004, for the property having the Loudoun County Parcel Identification Number (PIN) 188-10-4168, is hereby approved subject to the proffers dated April 21, 2014; and

SECTION 2. The property shall be developed in substantial conformance with the concept development plan prepared by Core States dated April 21, 2014; and

SECTION 3. Severability. If a court of competent jurisdiction declares any provision of this ordinance invalid, the decision shall not affect the validity of the ordinance as a whole or any remaining provisions of this ordinance.

SECTION 4. This ordinance shall be in effect upon its passage.

PASSED this 24th day of June 2014.

Kristen C. Umstattd, Mayor
Town of Leesburg

ATTEST:

Clerk of Council

PRESENTED: June 24, 2014

RESOLUTION NO. _____

ADOPTED: June 24, 2014

A RESOLUTION: APPROVING TLSE-2013-0010, PANERA ALLOWING A DRIVE-IN LANE AT AN EXISTING RESTAURANT ON PROPERTY AT 215 FT. EVANS RD. PIN#: 188-10-4168.

WHEREAS, a Special Exception Application has been filed by Panera LLC to allow a 660 square foot addition and drive-in lane at an existing restaurant on land identified as Loudoun County Parcel Identification Number (PIN) 188-10-4168; and

WHEREAS, a duly advertised Planning Commission public hearing was held on May 15, 2014; and

WHEREAS, at that meeting, the Planning Commission recommended approval of this application to the Town Council; and

WHEREAS, the Town Council held a duly advertised public hearing on this application on June 24, 2014; and

WHEREAS, Town Council has determined that the Approval Criteria of Zoning Ordinance Section 3.4.12 have been satisfied; and

WHEREAS, Town Council has determined that the proposal would serve the public necessity, convenience, general welfare and good zoning practice.

THEREFORE, RESOLVED by the Council of the Town of Leesburg in Virginia that Special Exception application TLSE-2013-0010, Panera LLC is hereby approved to permit a drive-in lane at an existing restaurant on land identified as Loudoun County Parcel Identification Number (PIN) 188-10-4168 subject to the following conditions:

A RESOLUTION: APPROVING TLSE-2013-0010, PANERA ALLOWING A DRIVE-IN LANE AT AN EXISTING RESTAURANT ON PROPERTY AT 215 FT. EVANS RD. PIN#: 188-10-4168..

1. **Substantial Conformance.** This special exception shall be in substantial conformance with the special exception plat entitled “Panera Bread Drive-thru Addition”, dated June 4, 2013 and revised through April 21, 2014 as prepared by the Core States Group.
2. **No Waivers Expressed or Implied.** Approval of this special exception does not express or imply any waiver or modification of the requirements set forth in the Subdivision and Land Development Regulations, the Zoning Ordinance, or the Design and Construction Standards Manual, except as may have been approved as part of this application. Final plats, site plans, and construction drawings are subject to applicable town regulations.
3. **Mechanical Equipment.** All mechanical equipment, including roof-top equipment, shall be screened from public view by appropriate architectural elements.
4. **Building Elevations.** The addition to the building and any other new structures shall be approved by the Board of Architectural Review (BAR).
5. **Drive-In Vehicle Waiting Area.** The applicant shall provide two parking spaces near the exit of the drive-in designated for vehicle waiting for drive-in customers whose orders may take longer than usual to fulfill.
6. **Way Finding Signs.** The applicant shall provide signage clearly directing motorists to the drive-in and to the drive in waiting area.

PASSED this 24th day of June, 2014

Kristen C. Umstattd, Mayor
Town of Leesburg

ATTEST:

Clerk of Council