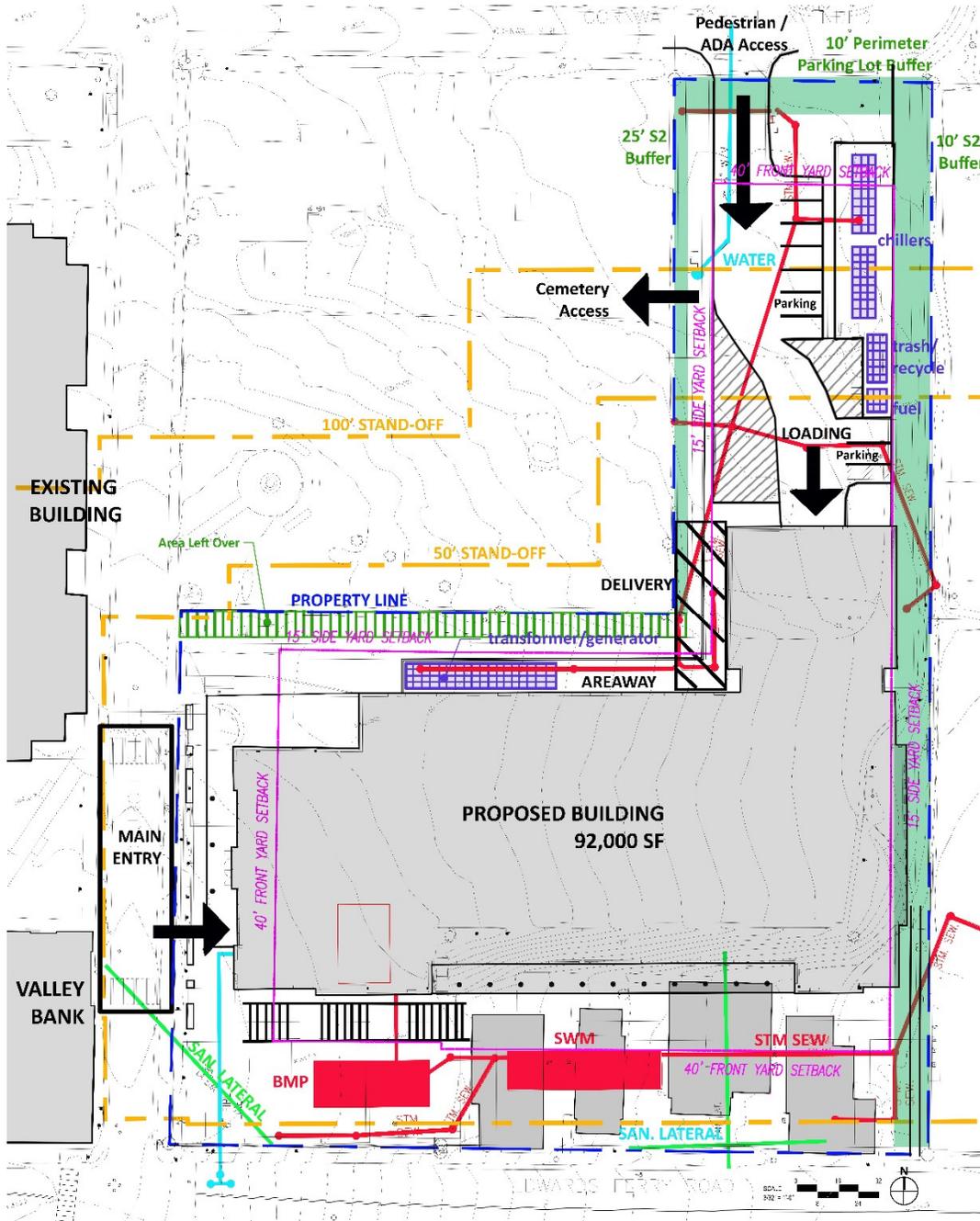


# **LOUDOUN COUNTY COURTHOUSE COMPLEX**

## **EXPANSION PHASE 3**

BAR Meeting  
February 18, 2015





## PROJECT CONSIDERATIONS CONSTRUCTABILITY

GREAT DEMANDS UPON THE 1.8882 ACRE SITE

LAYDOWN ON SEMONES

18 MONTH CLOSE DOWN OF CHURCH STREET FOR TUNNEL

CONSTRUCTION FROM WEST TO EAST

CEMETARY OFF LIMITS

CLOSURE OF EDWARDS FERRY DURING TEMPORARY HOUSE RELOCATION

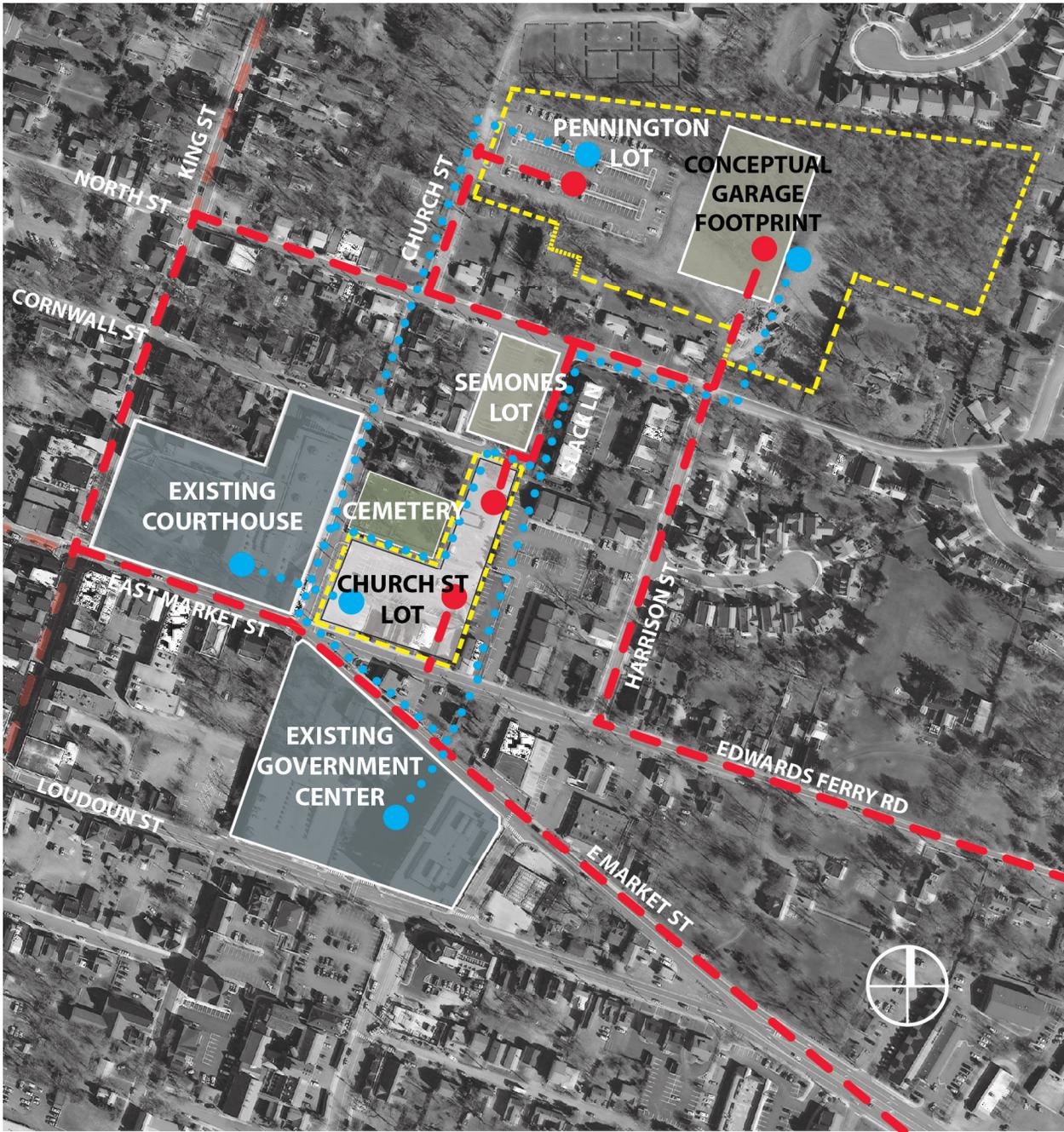
NO ASSURED ACCESS TO PARKING LOT TO EAST

REDEPLOYMENT OF FOUNDATION TEAM, UTILITY TEAM

# Agenda

- Review of Information in Packet
  - Presentation
  - Narrative
  - Letters
  - Supplemental Project Benefits Information
- Overview of Project
- Project Considerations and Constraints
- Questions

# PROJECT OVERVIEW



## SCOPE

- NEW COURTHOUSE BUILDING
- PENNINGTON PARKING GARAGE
- EXISTING BUILDING RENOVATION
- TUNNEL CONNECTION
- STREETScape FROM PARKING GARAGE TO COURTHOUSE
- SEMONES LOT UPGRADES FOR ACCESSIBILITY
- VALLEY BANK CONVERSION AND DEMO OF ADDITION
- SITE UTILITY RECONFIGURATIONS
- COURTYARD UPGRADES
- TRAFFIC IMPROVEMENTS

**NOTES:**

- THE THESE BOUNDARIES SHOWN (PLAN) FOR THE PROPOSED SHOW HEREON ARE 231-49-1056, 133-49-1023 & 731-10-001.
- NO DEED RECORDS HAVE BEEN DETERMINED BY THIS FIRM. (STATE ZONING IS B-1, P-1, A-1, P-2).
- NO HAZARDOUS WASTE MATERIALS WERE FOUND BY THIS FIRM.
- NO SUBMERGENCE INVESTIGATION HAS BEEN DONE BY THIS FIRM FOR ANY UNDERGROUND UTILITIES.
- NO ENVIRONMENTAL IMPACT STUDY HAS BEEN DONE BY THIS FIRM.
- A-2 DRAINAGE WASTEWATER TREATMENT.
- NO NEIGHBORHOOD SURVEY TAKEN.
- SURVEY BASED ON A CURRENT FIELD SURVEY.
- THE PROPERTY IS DELINEATED ON FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) FLOOD INSURANCE RATE MAP NUMBER 1510002020A, EFFECTIVE DATE JULY 3, 2001 AND LIES WITHIN ZONE "X" WHICH IS COULDED AS "AREAS SUBJECT TO BE OUTSIDE 500-YEAR FLOODPLAIN."
- NO TITLE RECORD HANDLED.
- OVERLAP BOUNDARIES PLAN C, PAGE 231-49-1056, 133-49-1023 & 731-10-001. (SEE NOTE 1)

**ADJACENT LANDOWNERS:**

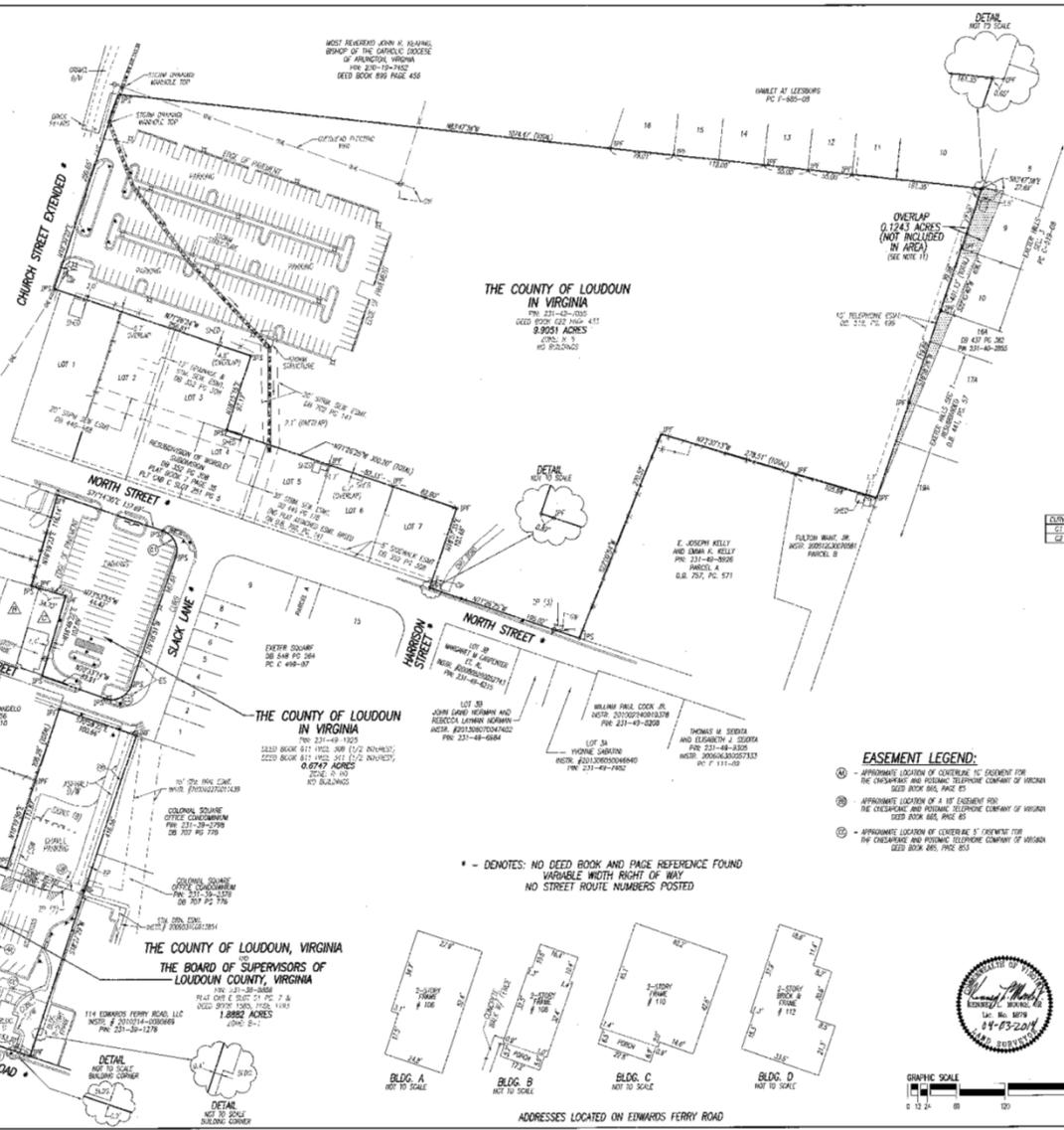
- MOHREAS C. DOMINGUEZ  
P.O. BOX 231-49-1023  
OR 231-70-1746
- 1048 FORDHAM & KENNETH HARRISON  
P.O. BOX 231-49-1021  
NOTE:  
20111025062706
- ORANGE HARBOR LIDCO  
NO. 114  
P.O. BOX 231-49-1050  
OR 231-70-19

- KENNETH S. BRADY  
P.O. BOX 231-49-1028  
OR 231-70-1746
- JEROME R. ROBERTS  
P.O. BOX 231-49-1023  
OR 231-70-1746
- ROBERT & OTTOMAR  
P.O. BOX 231-49-1027  
OR 231-70-1746
- MILAN S. SORRELL  
P.O. BOX 231-49-1025  
NOTE: 20080710042474
- CHERYL BRADSHAW  
P.O. BOX 231-49-1028  
NOTE:  
20081114000024

- NICHOLAS C. DOWNING  
OR 231-49-1010
- WILLIAM PAUL COOK JR.  
NOTE: 201007140001578
- THOMAS W. STEWART  
AND ESTHER W. STEWART  
P.O. BOX 231-49-1028  
NOTE: 20080605052323
- PHONE SHARON  
NOTE: 20100800040840
- JOHN CAROL HARRISON AND  
REBECCA LORRAINE HARRISON  
NOTE: 20100800040840
- JOHN CAROL HARRISON AND  
REBECCA LORRAINE HARRISON  
NOTE: 20100800040840
- THOMAS W. STEWART  
AND ESTHER W. STEWART  
P.O. BOX 231-49-1028  
NOTE: 20080605052323
- PHONE SHARON  
NOTE: 20100800040840

- OLD EPISCOPAL CEMETERY LOT  
P.O. BOX 231-49-1028
- ADVERTISED HOLLY FIELD  
P.O. BOX 231-49-1028
- STONY CREEK  
P.O. BOX 231-49-1028
- COLONIAL SQUARE  
OFFICE BUILDING  
P.O. BOX 231-49-1028
- EDWARDS FERRY ROAD, LLC  
NOTE: 201007140001578

114 EDWARDS FERRY ROAD, LLC  
NOTE: 201007140001578



**CURVE TABLE**

CURVE	ANGLE	LENGTH	CHORD	PC	PVI	PT	STATION
C1	25.00	50.37	38.57	325+72.20	327+37.17	329.14	32+40
C2	25.00	50.37	38.57	329+72.20	331+37.17	333.14	32+40

**AREA TABULATION**

P.O. BOX 231-49-1028	2.8001 ACRES
P.O. BOX 231-49-1025	0.8747 ACRES
P.O. BOX 231-49-1023	1.0806 ACRES
<b>TOTAL AREA</b>	<b>12.4680 ACRES</b>

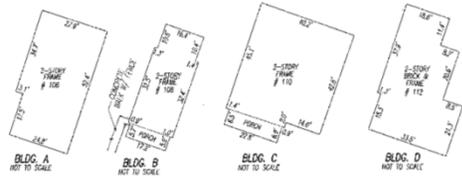
**LEGEND:**

- PC - PARCEL IDENTIFICATION
- FM - FENCE
- PP - PIPE FOUND
- RF - ROAD RIGHT OF WAY
- DB - DEED BOOK
- PE - PAGE
- NOTE # - INSTRUMENT NUMBER
- SL - STABIL LIGHT
- SW - SWAMP
- ST - STORM DRAINAGE STRUCTURE
- BL - BUILDING
- BS - BENCH MARK
- CS - CONCRETE SIDEWALK
- AD - ADDRESS FOUND
- HP - POWER POLE
- TP - TELEPHONE PEDESTAL
- CON - CONCRETE CURB/RAIL
- MS - MOIST STAIN
- OW - OIL WELLS
- CP - COUNTY PARKING LOT SIGN
- SW - SWAMP
- E/S - STORM END SECTION
- GROUND - GROUNDWATER STORM PIPE

**EASEMENT LEGEND:**

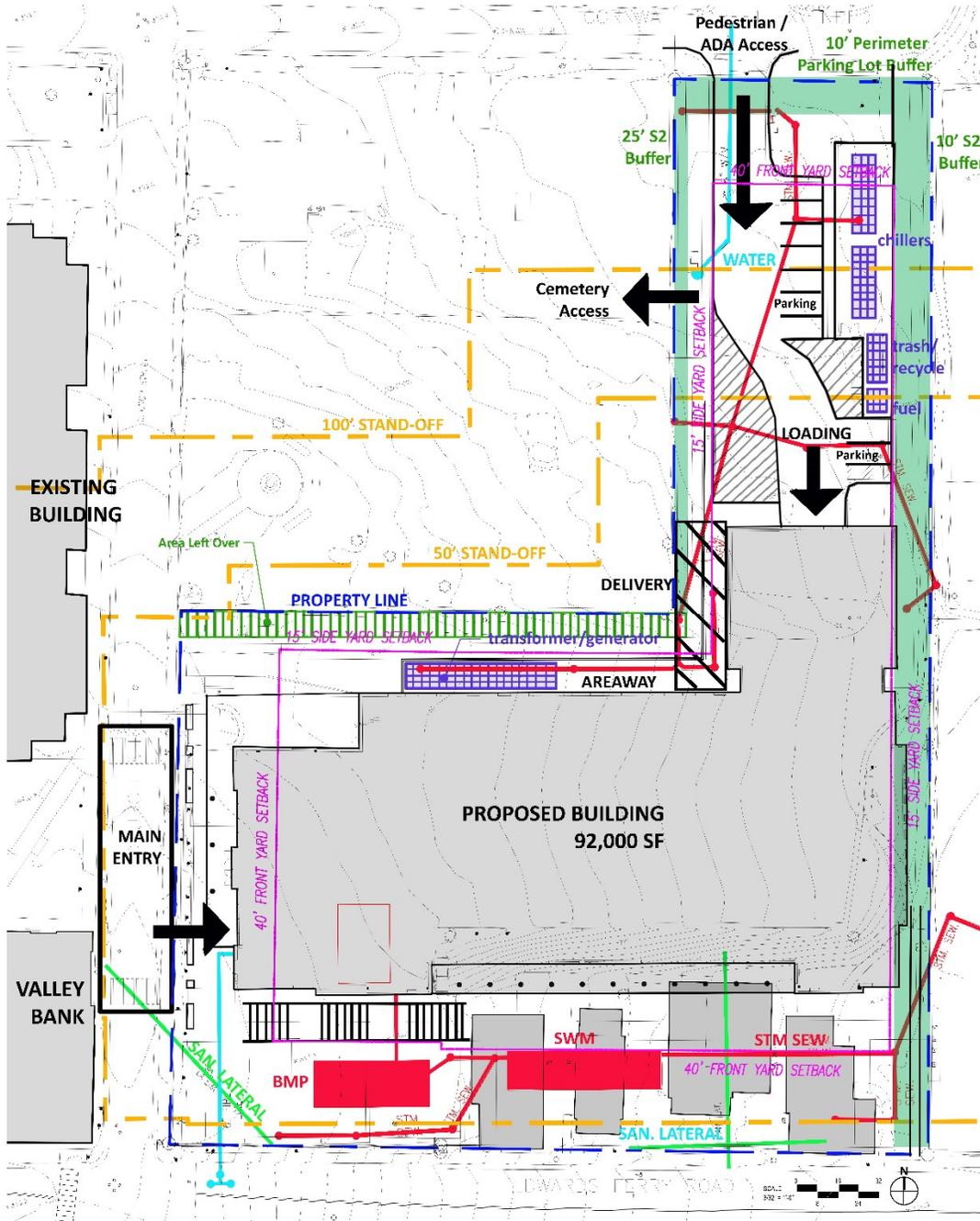
- APPROXIMATE LOCATION OF CENTERLINE 10' EASEMENT FOR THE CHESTERFIELD AND POTOMAC TELEPHONE COMPANY OF VIRGINIA DEED BOOK 86, PAGE 45
- APPROXIMATE LOCATION OF A 10' EASEMENT FOR THE CHESTERFIELD AND POTOMAC TELEPHONE COMPANY OF VIRGINIA DEED BOOK 86, PAGE 45
- APPROXIMATE LOCATION OF CENTERLINE 5' EASEMENT FOR THE CHESTERFIELD AND POTOMAC TELEPHONE COMPANY OF VIRGINIA DEED BOOK 86, PAGE 45

\* - DENOTES: NO DEED BOOK AND PAGE REFERENCE FOUND  
VARIABLE WIDTH RIGHT OF WAY  
NO STREET ROUTE NUMBERS POSTED



BOUNDARY SURVEY  
ON A PORTION OF THE LANDS OF  
THE COUNTY OF LOUDOUN  
BY  
THE BOARD OF SUPERVISORS  
OF LOUDOUN COUNTY, VIRGINIA  
TOWN OF LEESBURG  
LOUDOUN COUNTY, VIRGINIA  
SCALE: 1" = 40' DATE: APRIL 3, 2014  
**Dewberry**  
Dewberry Consultants LLC  
13075 MEADOWCREEK BOULEVARD, SUITE 130  
GAINESVILLE, VIRGINIA 20155  
P.O. BOX 254482, LITTLE ROCK, AR 72225  
FAX: 703.408.2172

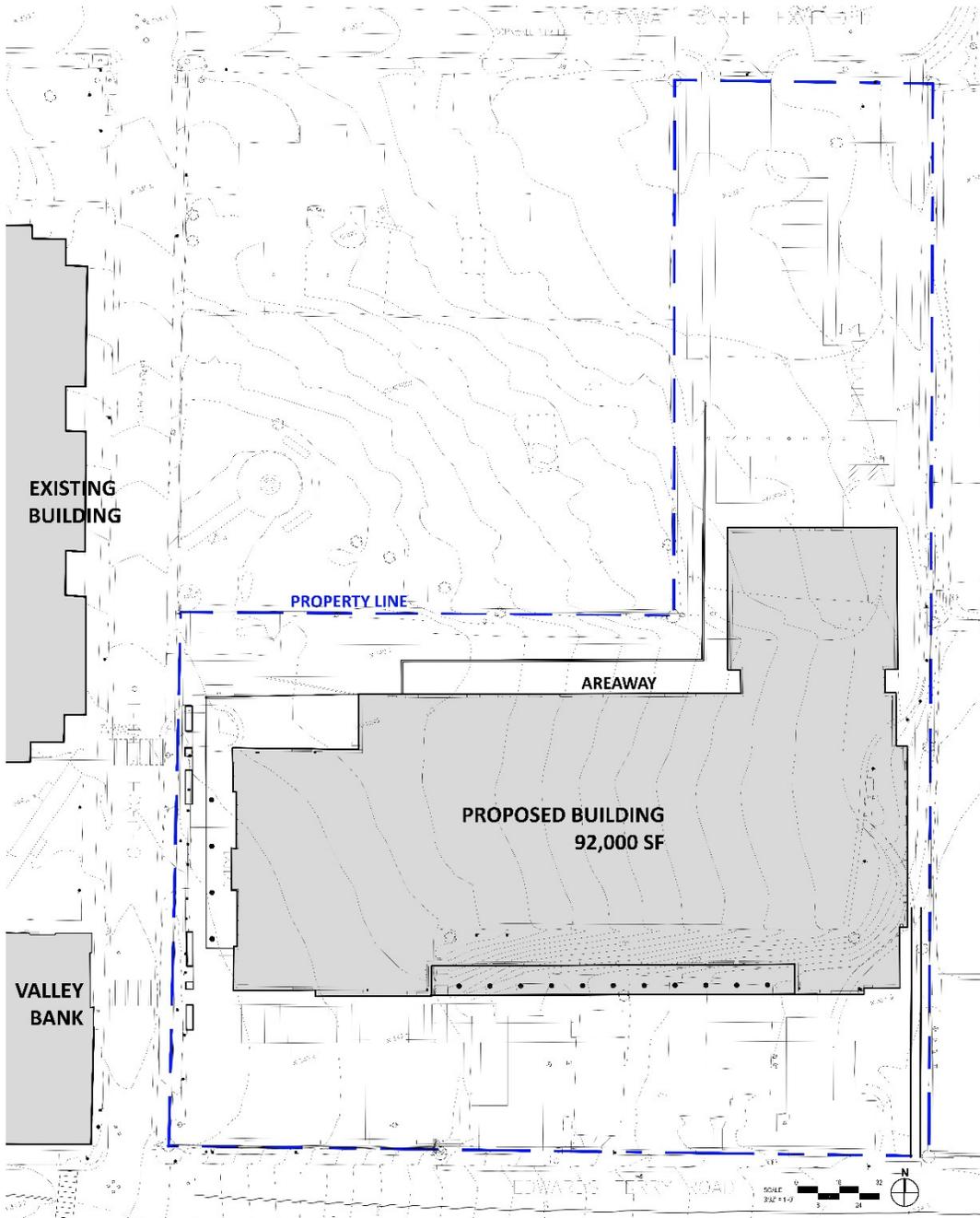
# PROJECT CONSIDERATIONS AND CONSTRAINTS



## PROJECT CONSIDERATIONS SITE CONSTRAINTS

GREAT DEMANDS UPON THE 1.8882 ACRE SITE

- PROGRAM
- FIRE SEPARATION
- SECURITY
- ZONING REQUIREMENTS
- VEHICULAR AND PEDESTRIAN ACCESS
- UTILITIES
- BUILDING INFRASTRUCTURE
- STORMWATER MANAGEMENT



## PROGRAM CONSIDERATIONS

### COURT PROGRAM

- 92, 000 Gross SF
- 3 Stories (2 above Church St.)
- 53'-0" above grade
- Shape based on Courts Guidelines

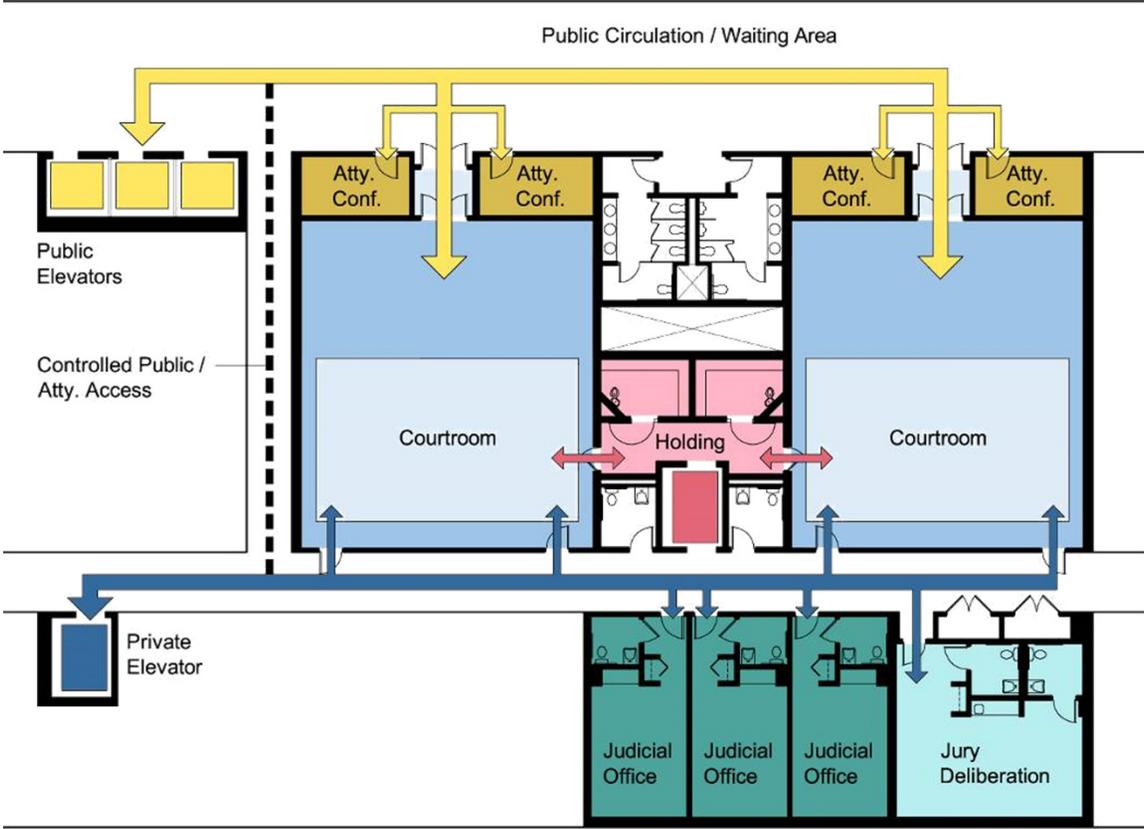
### BUILDING FOOTPRINT

### SITE SLOPE / SHAPE OF SITE

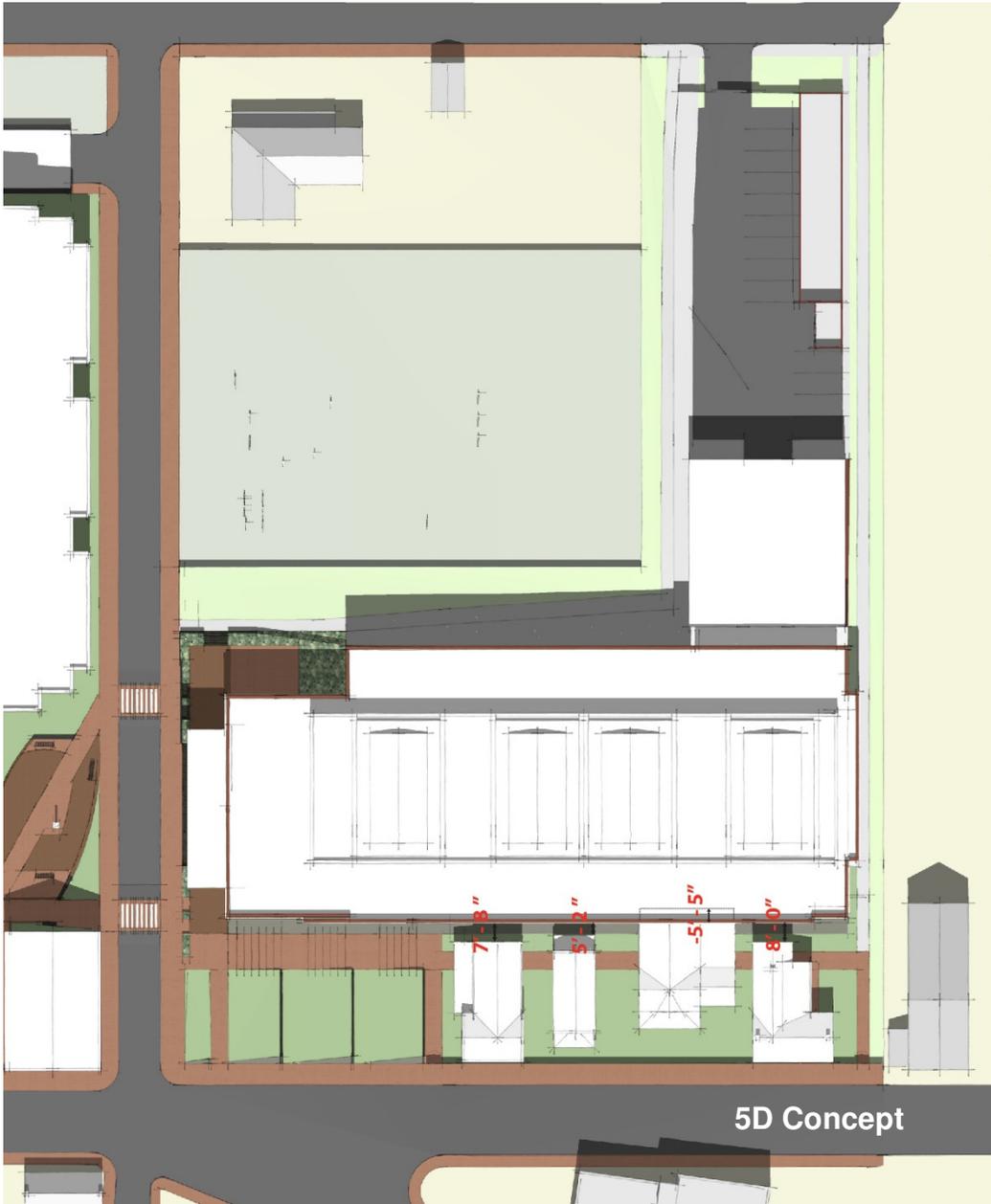


**COURT PROGRAM**

- GENERAL DISTRICT COURT
- 4 COURTROOMS WITH EXPANSION
- 92,000 GROSS SQUARE FEET
- EXPANSION TO 2025
- RENOVATION OF EXISTING COURTHOUSE
- VALLEY BANK RENOVATION
- SECURE PARKING



Virginia Courthouse Facility Guidelines  
 Recommended Courtroom Adjacencies



## FIRE SEPARATION ISSUES

COURTHOUSE 2A CONSTRUCTION

SEPARATION DISTANCE

106 – 7'-8"

108 – 5'-2"

110 – 5'-5" overlap

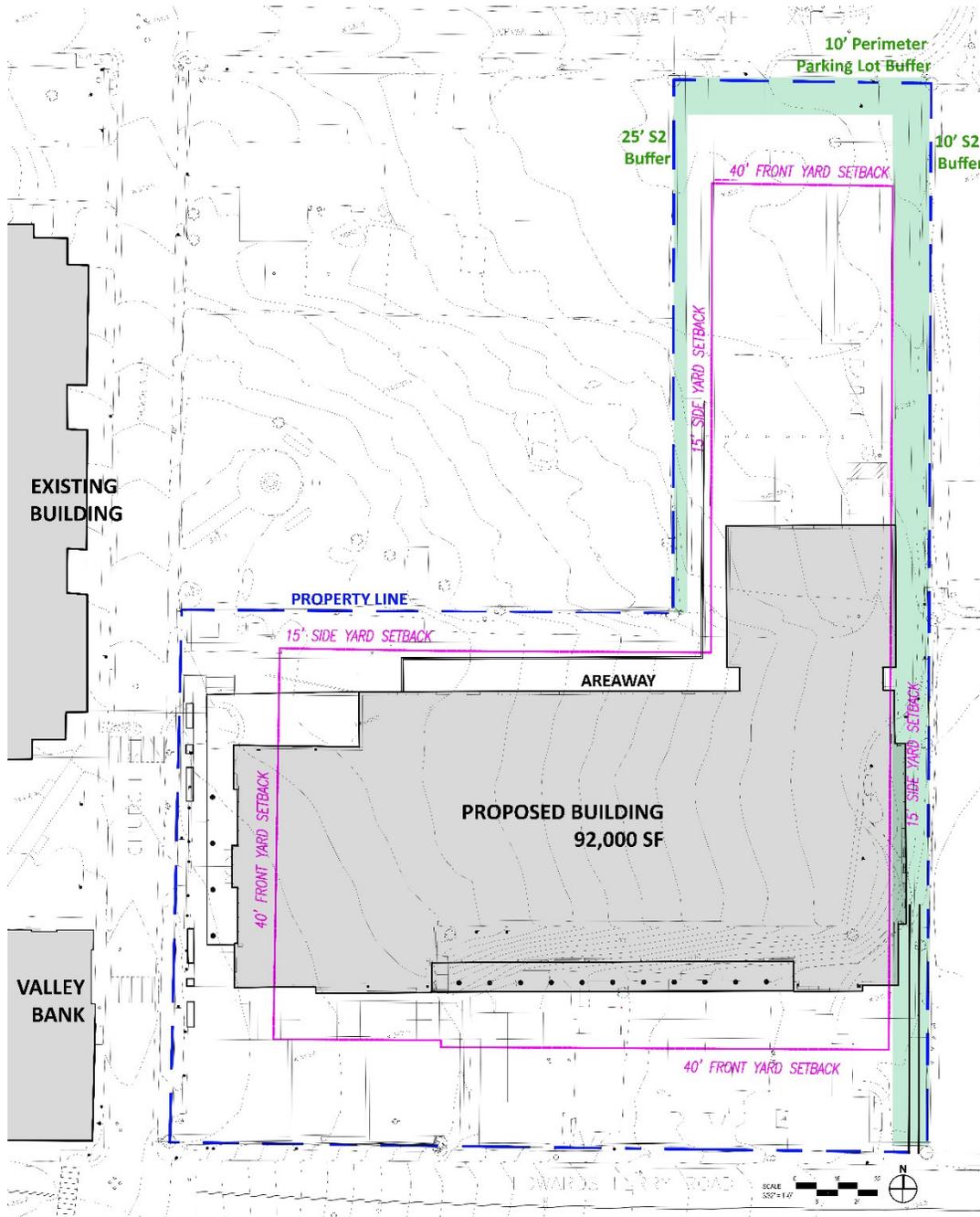
112 – 8'-0"

5-10 FEET 10% OPENINGS

UNPROTECTED, NON-SPRINKLERED

TABLE 705.8  
MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON  
FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

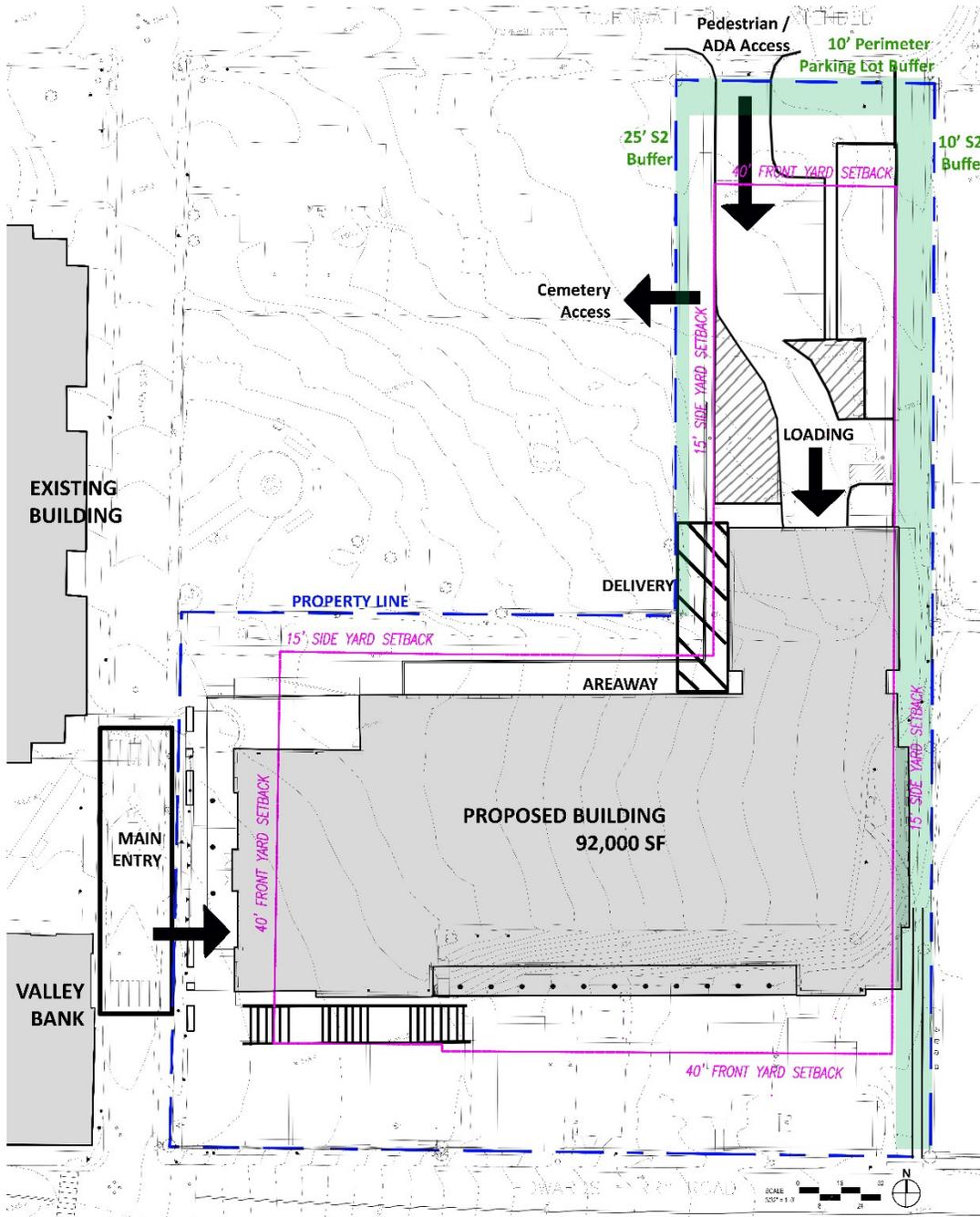
FIRE SEPARATION DISTANCE (feet)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA*
0 to less than 3 <sup>b,c</sup>	Unprotected, Nonsprinklered (UP, NS)	Not Permitted
	Unprotected, Sprinklered (UP, S) <sup>i</sup>	Not Permitted
	Protected (P)	Not Permitted
3 to less than 5 <sup>d,e</sup>	Unprotected, Nonsprinklered (UP, NS)	Not Permitted
	Unprotected, Sprinklered (UP, S) <sup>i</sup>	15%
	Protected (P)	15%
5 to less than 10 <sup>f,g</sup>	Unprotected, Nonsprinklered (UP, NS)	10% <sup>h</sup>
	Unprotected, Sprinklered (UP, S) <sup>i</sup>	25%
	Protected (P)	25%
10 to less than 15 <sup>f,g</sup>	Unprotected, Nonsprinklered (UP, NS)	15% <sup>h</sup>
	Unprotected, Sprinklered (UP, S) <sup>i</sup>	45%
	Protected (P)	45%
15 to less than 20 <sup>f,g</sup>	Unprotected, Nonsprinklered (UP, NS)	25%
	Unprotected, Sprinklered (UP, S) <sup>i</sup>	75%
	Protected (P)	75%
20 to less than 25 <sup>f,g</sup>	Unprotected, Nonsprinklered (UP, NS)	45%
	Unprotected, Sprinklered (UP, S) <sup>i</sup>	No Limit
	Protected (P)	No Limit
25 to less than 30 <sup>f,g</sup>	Unprotected, Nonsprinklered (UP, NS)	70%
	Unprotected, Sprinklered (UP, S) <sup>i</sup>	No Limit
	Protected (P)	No Limit
30 or greater	Unprotected, Nonsprinklered (UP, NS)	No Limit
	Unprotected, Sprinklered (UP, S) <sup>i</sup>	Not Required
	Protected (P)	Not Required



## ZONING REQUIREMENTS

ZONING REQUIRED SITE SETBACKS

REQUIRED BUFFER ZONES



## ACCESS

SITE ACCESS-VEHICULAR

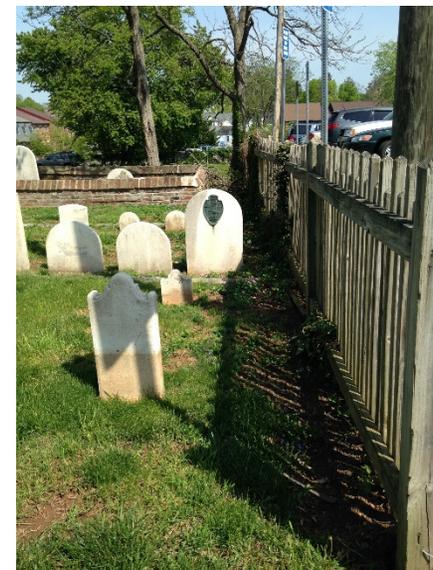
CEMETERY ACCESS

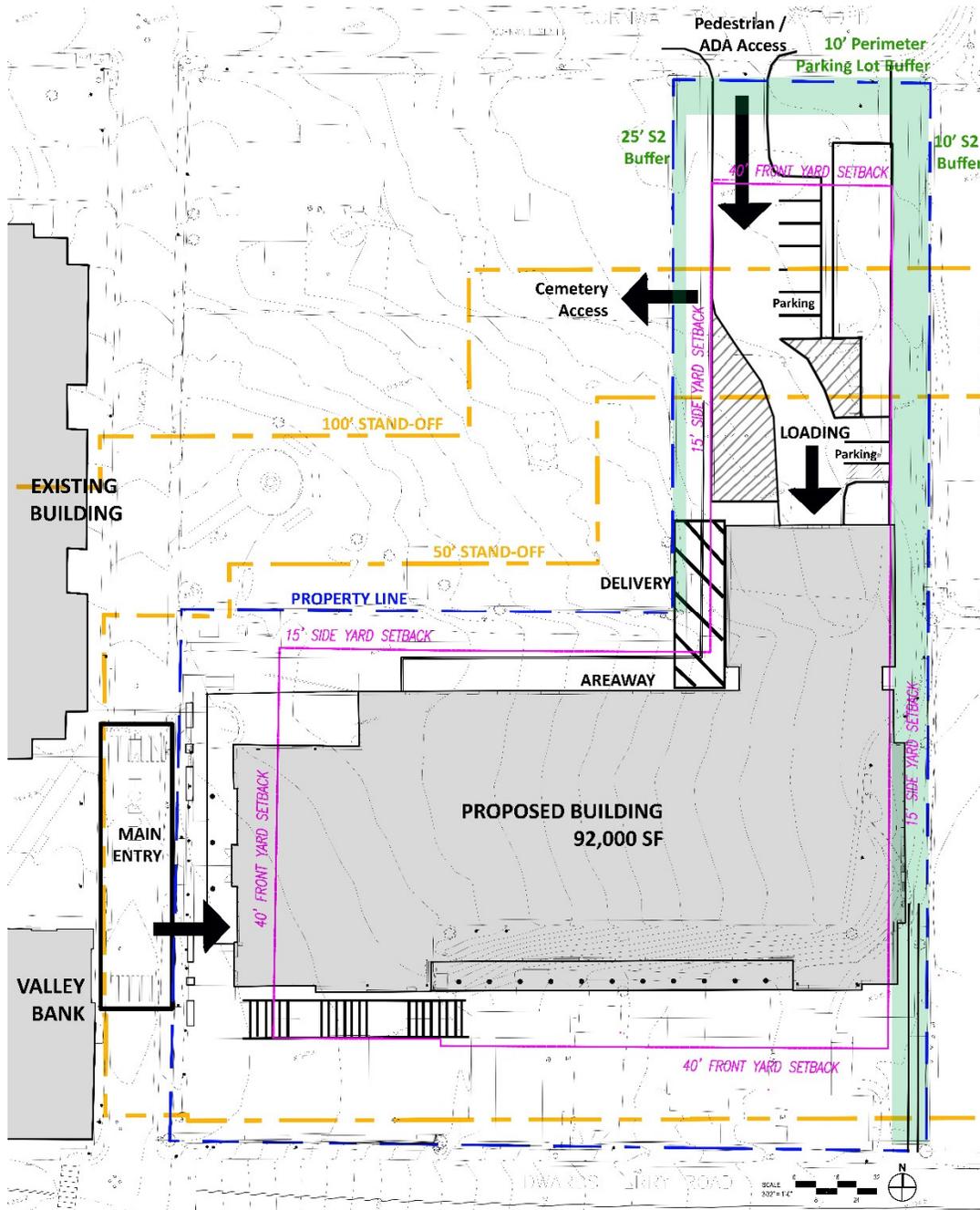
DELIVERY ACCESS

LOADING AREA

ADA SITE ACCESS

PEDESTRIAN ACCESS FOR VISITORS/STAFF





## SECURITY

STAND-OFF-110 FOOT/50 FOOT

BOLLARDS

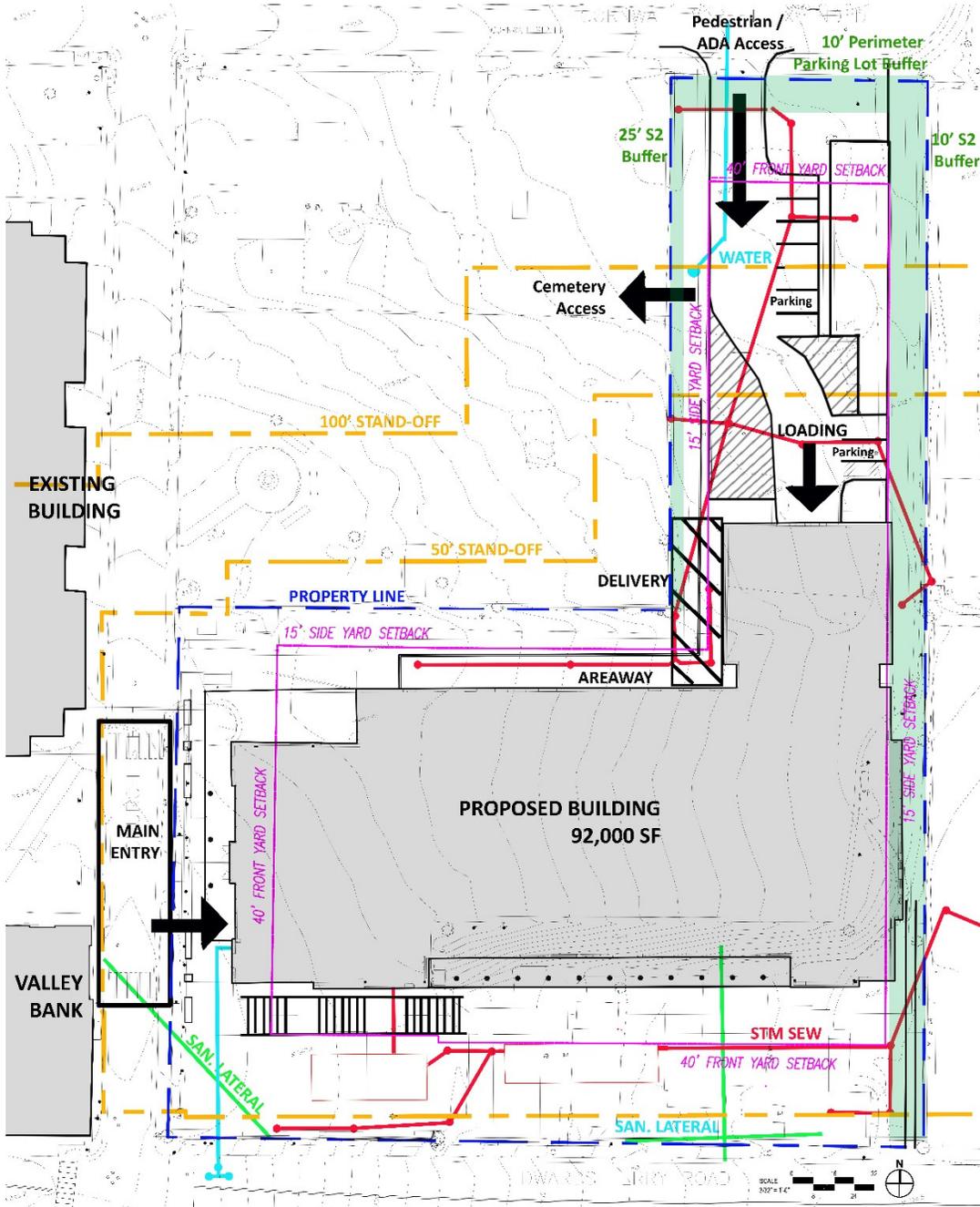
VIEW SHED FOR SITE  
OBSERVATION FROM COURTHOUSE

SECURED PARKING

HIDING SPOTS

### **Grounds (lighting, visibility, protective distance)**

Perimeter areas should be adequately illuminated and properly landscaped to prevent concealment and in order to maximize visibility of persons and objects. Physical barriers (*e.g.*, bollards, planters, fences) can be installed to provide at least a 50-foot set-back from the facility. For new structures, 100 feet is the recommended set-back.



## UTILITIES

WATER

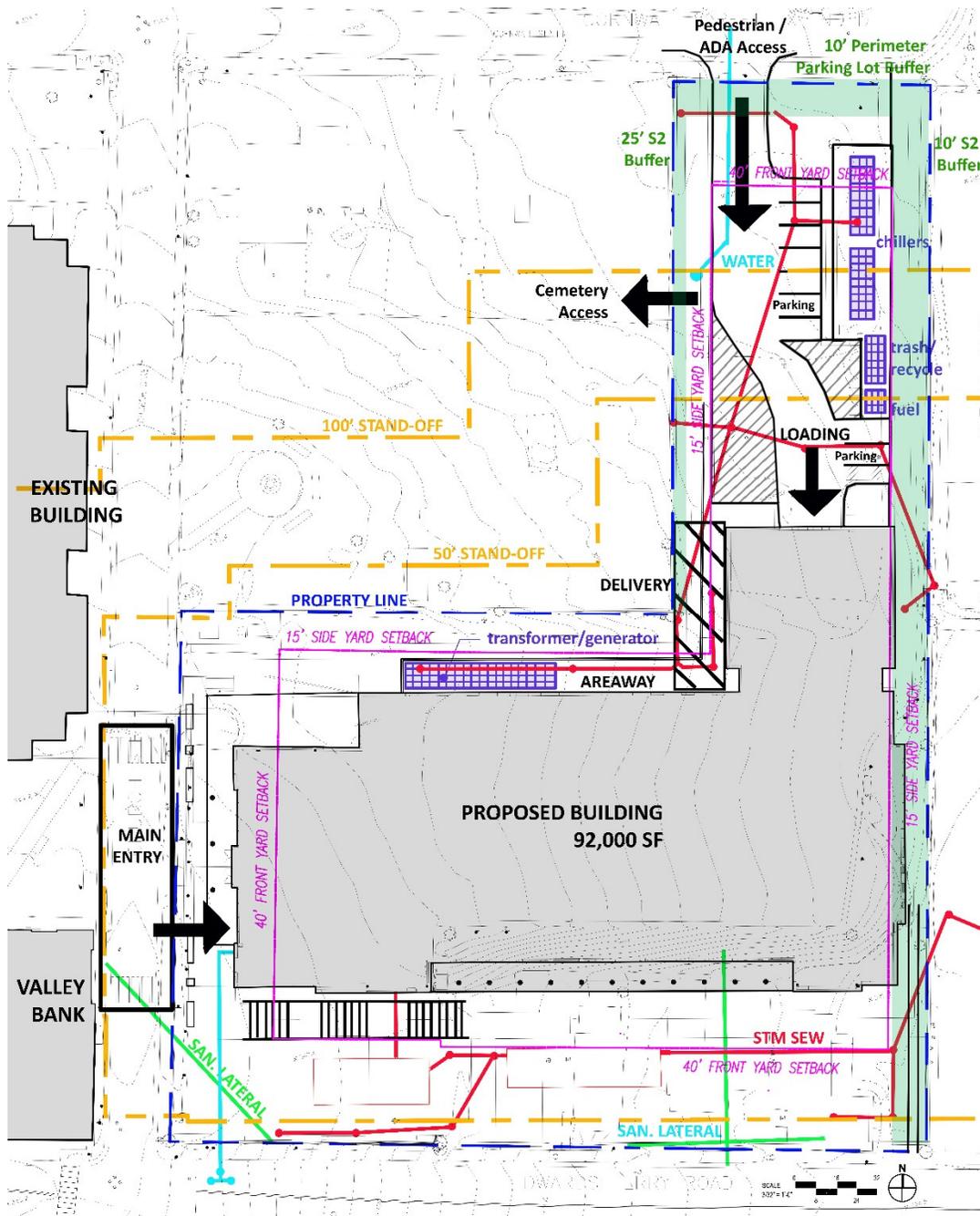
GAS

ELECTRICAL

COMMUNICATIONS

SEWER

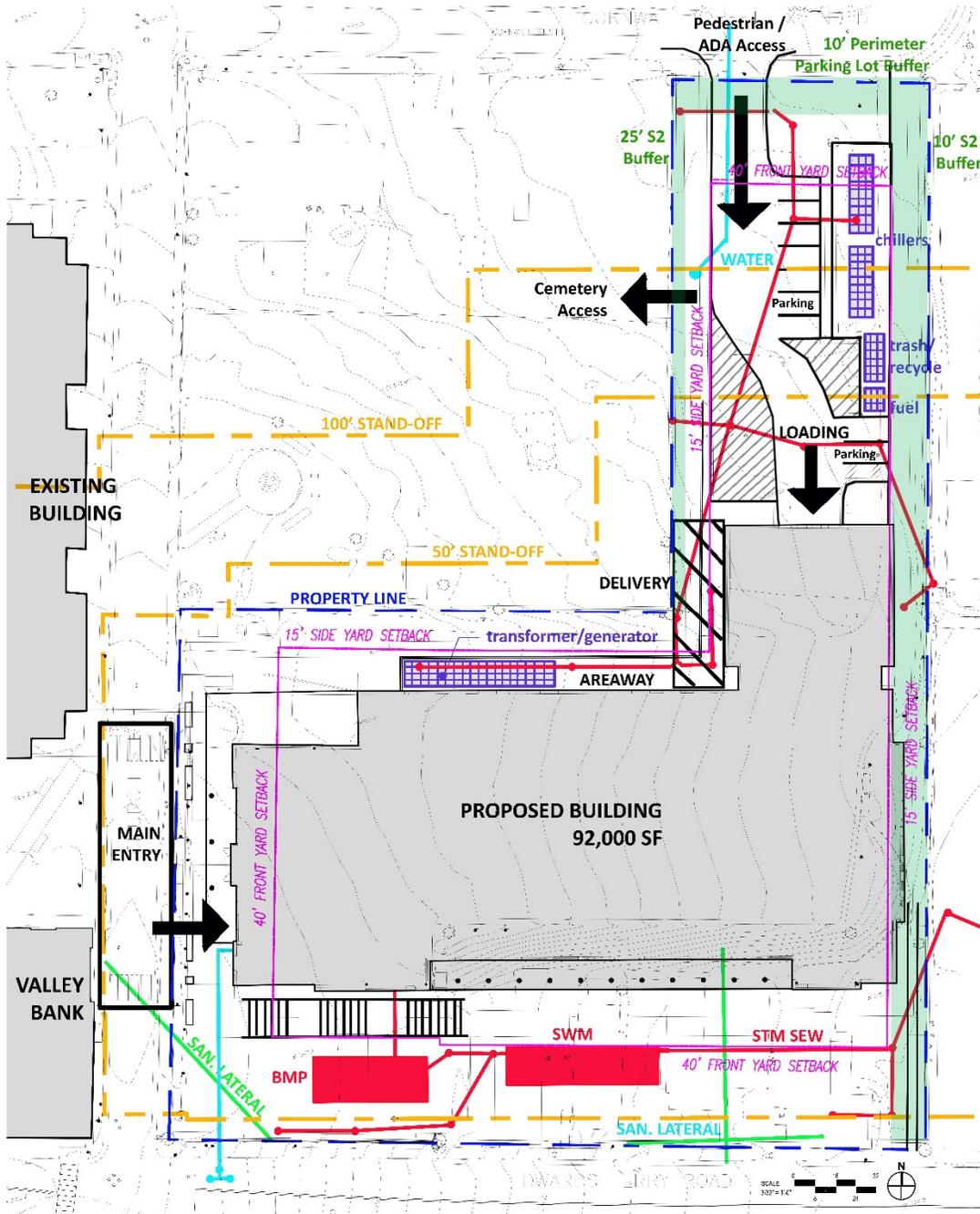
EXISTING OVERHEAD UTILITIES TO BE RELOCATED, WHERE POSSIBLE



## BUILDING INFRASTRUCTURE

- GENERATOR RELOCATION
- FUEL TANK FOR GENERATOR
- CHILLERS
- TRASH/RECYCLING
- TRANSFORMERS



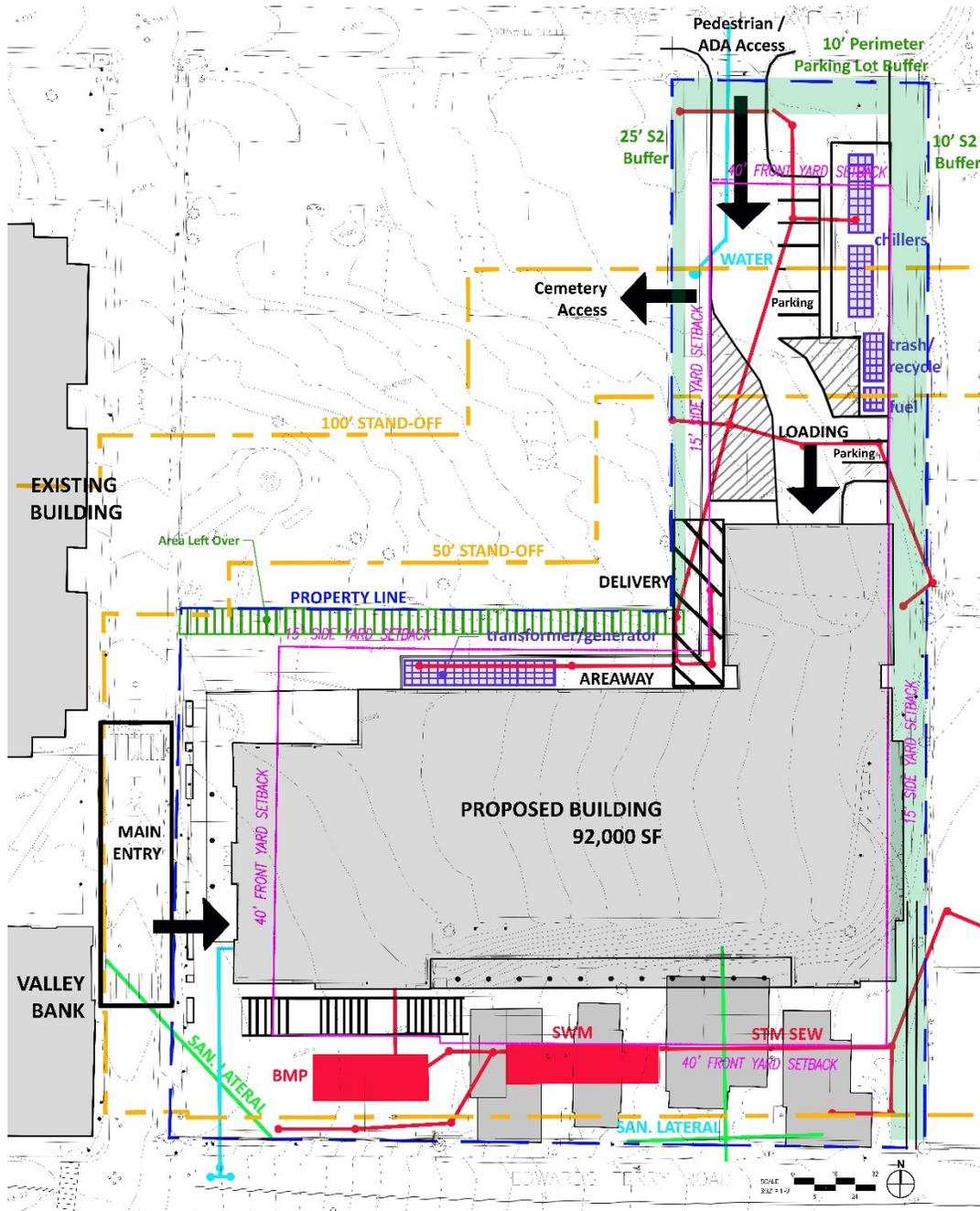


## **STORMWATER**

### OPTIONS CONSIDERED:

- OVER-RETENTION ON PENNINGTON LOT
- POND
- GREEN ROOF
- BMP CREDITS
- ROOFTOP RETAINAGE
- ABOVE GROUND RETAINAGE ON NORTH
- BELOW GROUND RETAINAGE ON NORTH
- BELOW GRADE RETAINAGE ON SOUTH





## WHAT IS LEFT?

# QUESTIONS?