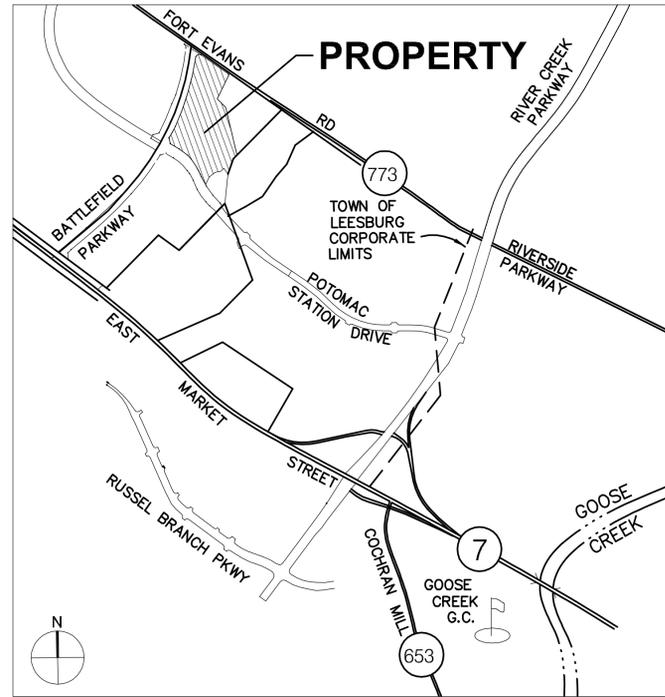


POTOMAC STATION MARKETPLACE

ZONING MAP AMENDMENT

TLZM-2014-0001

TOWN OF LEESBURG LOUDOUN COUNTY, VIRGINIA



VICINITY MAP

SCALE: 1" = 1,000'

GENERAL NOTES (10.27.15)

- DEVELOPMENT OF THE PROPERTY SHALL BE IN SUBSTANTIAL CONFORMANCE WITH SHEETS #1 THROUGH #17 OF THIS PLAN TITLED "POTOMAC STATION MARKETPLACE, ZONING MAP AMENDMENT" ("CONCEPT PLAN") WHICH SHALL CONTROL THE USE, LAYOUT AND CONFIGURATION OF THE PROPERTY. WITH REASONABLE ALLOWANCES TO BE MADE FOR ENGINEERING AND DESIGN ALTERATIONS TO MEET TOWN ZONING, SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS MODIFIED HEREIN AND/OR TO RESOLVE CONFLICTS CREATED BY PRIVATE UTILITY SERVICE PROVIDERS. THE ZONING DISTRICT FOR THE PROPERTY SHALL BE CHANGED WITH THE APPROVAL OF THIS APPLICATION FROM PLANNED RESIDENTIAL COMMUNITY ("PRC") TO PLANNED RESIDENTIAL NEIGHBORHOOD ("PRN").
- ALL FINAL PLATS, SITE PLANS AND CONSTRUCTION DRAWINGS ARE SUBJECT TO THE APPLICABLE TOWN REGULATIONS. THE APPLICANT RESERVES THE RIGHT TO REQUEST MODIFICATIONS TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS OR THE TOWN OF LEESBURG ("TOWN") DESIGN AND CONSTRUCTION STANDARDS MANUAL ("DCSM") SUBSEQUENT TO THE APPROVAL OF THIS TLZM 2014-0001 SO LONG AS SUCH MODIFICATIONS OR WAIVERS DO NOT CONFLICT WITH THE APPROVED PROFFERS OR THE CONCEPT PLAN.
- NUMBER OF DWELLING UNITS, SQUARE FEET OF GROSS FLOOR AREA ("GFA"), AS WELL AS BUILDING HEIGHTS AND NUMBER OF STORIES REPRESENTED IN THE TABULATIONS ON SHEET #2 ARE THE MAXIMUM PERMITTED. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER NUMBER OF DWELLING UNITS, FEWER STORIES, BUILDINGS WITH LOWER HEIGHT AND/OR LESS GFA FROM THE MAXIMUMS REPRESENTED IN THE TABULATIONS.
- PARKING WILL BE PROVIDED IN SUBSTANTIAL CONFORMANCE WITH THE CONCEPT PLAN. THE NUMBER AND LOCATION OF ACCESSIBLE PARKING SPACES WILL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION SUBJECT TO BUILDING ARCHITECTURE AND GRADING CONSIDERATIONS. IN THE EVENT THE ACTUAL BUILDING FOOTPRINTS VARY FROM THE CONCEPT PLAN, THE NUMBER OF PARKING SPACES SHOWN ON THE PARKING AREAS MAY BE REDUCED AS LONG AS THE MINIMUM PARKING SPACES REQUIRED BY THE TOWN OF LEESBURG ZONING ORDINANCE ("ZONING ORDINANCE") ARE PROVIDED AND AS LONG AS THE MINIMUM SIDEWALK WIDTHS ARE MAINTAINED AROUND A BUILDING.
- THE COMMERCIAL PORTION OF THE PROPERTY MAY BE DEVELOPED WITH ANY OF THE USES DESCRIBED IN ZONING ORDINANCE SECTIONS 9.3.16 (NEIGHBORHOOD RETAIL CONVENIENCE CENTER) AND 8.4.3 (SPECIAL EXCEPTION USES), BUT THOSE USES WHICH REQUIRE SPECIAL EXCEPTION APPROVAL PURSUANT TO ZONING ORDINANCE SECTION 8.4.3 SHALL CONTINUE TO REQUIRE SPECIAL EXCEPTION APPROVAL BEFORE THEY MAY BE DEVELOPED ON THE PROPERTY, AND SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE CONCEPT PLAN.
- THE PROPERTY MAY BE SUBJECT TO BOUNDARY LINE ADJUSTMENTS FOR THE PURPOSE OF SALE, JOINT VENTURE AND/OR FINANCING PRIOR TO SUBDIVISION APPROVAL.
- BEST MANAGEMENT PRACTICES ("BMP") WILL BE PROVIDED BY A COMBINATION OF THE EXISTING CONTECH FILTER ON THE BANK PAD AND PROPOSED ON-SITE OR OFF-SITE FACILITIES AND/OR THROUGH THE PURCHASE OF PHOSPHOROUS CREDITS. A PORTION OF THE STORMWATER MANAGEMENT ("SWM") REQUIREMENTS WILL BE PROVIDED BY TWO EXISTING PONDS LOCATED OFF-SITE BUT WITHIN THE POTOMAC STATION DEVELOPMENT. THE SPECIFIC PONDS ARE LOCATED IN POTOMAC STATION - SECTION 9A AND WITHIN THE INTERCHANGE AREA IN THE NORTH-EAST QUADRANT OF BATTLEFIELD PARKWAY AND ROUTE #7. AN ADDITIONAL SWM FACILITY FOR THE WESTERN WATERSHED MAY BE PROVIDED EITHER ON-SITE OR OFF-SITE. SEE SHEET #16 FOR FURTHER DETAIL. THE APPLICANT RESERVES THE RIGHT TO REVISE THE BMP APPROACH BASED ON THE RESULTS OF THE LEESBURG WATERSHED COMMITTEE STUDY OR VALUE ENGINEERING DURING THE FINAL DESIGN PROCESS IN SUBSTANTIAL CONFORMANCE WITH THE CONCEPT PLAN.
- ALL SWM FACILITIES AND BMP'S SHALL BE IN CONFORMANCE WITH THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK OR THE DCSM, WHICHEVER IS MORE STRINGENT.
- THE APPLICANT RESERVES THE RIGHT TO LOCATE ABOVE GRADE PAD-MOUNTED DEVICES ON THE PROPERTY FOR ELECTRIC SERVICE. SUCH DEVICES SHALL BE SCREENED WITH SHRUBS WHERE ALLOWED BY DOMINION VIRGINIA POWER ("DVP") GUIDELINES. ALL OR A PORTION OF THE UTILITY POLES ALONG THE PROPERTY ADJACENT TO FORT EVANS ROAD MAY BE RELOCATED TO ACCOMMODATE DEVELOPMENT OF THE PROPERTY AND THOSE UTILITY LINES WILL REMAIN AERIAL.
- MODIFICATIONS TO THE ZONING ORDINANCE AND THE DCSM APPROVED WITH TLZM 2014-0001 ARE STATED ON SHEET 1 OF THE CONCEPT PLAN.
- NO FULL OR PARTIAL CLOSURE OF THE PRIVATE ROAD FROM POTOMAC STATION DRIVE NOW SERVING THE EXISTING BANK ON PARCEL B-1A3 ("BANK STREET") MAY BE PERMITTED WITHOUT A MAINTENANCE OF TRAFFIC PLAN ("MOT") WHICH IS ACCEPTABLE TO THE TOWN TO ENSURE BANKING OPERATIONS ARE NOT ADVERSELY IMPACTED. PARCEL B-1A3 IS NOT A PART OF TLZM 2014-0001.
- WATER SERVICES TO BUILDINGS WHICH REQUIRE SPRINKLERS MUST INCLUDE PROPER LINE SIZING AND BACKFLOW PREVENTERS.
- ACTUAL BUILDING FOOTPRINTS (INCLUDING THE SERVICE STATION GAS PUMP CANOPY) MAY BE REDUCED FROM WHAT IS SHOWN ON THE CONCEPT PLAN. PATIOS WITH OUTSIDE SEATING AND/OR CAFÉ BARRIERS (WHICH FOR BUILDING B MAY INCLUDE FIRE PITS AND/OR OUTDOOR FIREPLACES), PLANTING STRIPS AND/OR SIDEWALKS MAY BE ADDED WHERE COMMERCIAL BUILDING FOOTPRINTS WERE ONCE SHOWN. OUTSIDE SEATING, OUTDOOR SEATING AND/OR DISPLAY AREAS MAY BE ADDED TO THE SIDEWALKS SO IDENTIFIED ON THE CONCEPT PLAN. THE MINIMUM PARKING SPACES REQUIRED BY THE ZONING ORDINANCE MUST BE PROVIDED FOR OUTSIDE SEATING AND OUTDOOR SALES AS WELL AS A MINIMUM SIX (6) FOOT PEDESTRIAN WAY.
- ADDITIONAL SITE FEATURES NOT DEPICTED ON THE CONCEPT PLAN SUCH AS GAZEBOS, WATER FEATURES, LANTERNS, TRELLISES, PERGOLAS, SEATING AREAS, BENCHES, PATIOS, TRAILS, PLANTERS, ART, FENCES, LANDSCAPE LIGHTING, SPECIAL PAVING, AND/OR SEAT WALLS MAY BE PROVIDED AS LONG AS THE PLANT MATERIALS AND PROPOSED TREE CANOPY MEASURES PER SHEET # 7 ARE PROVIDED.
- DWELLING UNIT LEAD WALK LOCATIONS AND CONFIGURATIONS MAY BE ADJUSTED TO ACCOMMODATE FINAL BUILDING ARCHITECTURE.
- SIGNAGE MAY BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF THE ZONING ORDINANCE, CSP #99-02 AND/OR PURSUANT TO A TO BE APPROVED COMPREHENSIVE SIGN PLAN.
- IN ACCORDANCE WITH THE TOWN CODE CHAPTER 8, ARTICLE III, TEMPORARY CONSTRUCTION, SALES AND/OR STORAGE TRAILER(S) MAY BE LOCATED ON THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD.
- THE ULTIMATE NUMBER OF SINGLE-FAMILY ATTACHED (TOWNHOUSE), MULTI-FAMILY (TWO OVER TWO) AND AGE-RESTRICTED MULTI-FAMILY DWELLING UNITS MAY VARY AS LONG AS THE UNIT TYPE MAXIMUMS ARE NOT EXCEEDED. EACH SINGLE-FAMILY ATTACHED (TOWNHOUSE) AND MULTI-FAMILY (TWO OVER TWO) MULTIPLE DWELLING UNIT BUILDING ("STICK") MAY VARY IN LENGTH, DEPTH AND/OR THE NUMBER OF UNITS SHOWN ON THE CONCEPT PLAN AS LONG AS THE UNIT TYPE MAXIMUMS ARE NOT EXCEEDED AND THE LAYOUT REMAINS IN SUBSTANTIAL CONFORMANCE WITH THE CONCEPT PLAN.
- TLZM 2014-0001 SUPERSEDES PREVIOUSLY APPROVED TLZM #2008-0011 AND ZM #154.
- IN THE EVENT OF A CHANGE TO THE SERVICE STATION DEFINITION IN THE ZONING ORDINANCE PERMITTING ON-SITE CONSUMPTION OF PREPARED FOODS, THE AREAS ADJACENT TO BUILDING A NOT FACING FORT EVANS ROAD OR THE COMMON PROPERTY LINE WITH THE EXISTING APARTMENTS MAY

- INCLUDE OUTSIDE SEATING SUBJECT TO APPLICABLE PARKING REQUIREMENTS. PATIOS FOR OUTSIDE SEATING MAY BE ILLUMINATED BY DROP STRINGS LIGHTS AND MAY BE COVERED WITH CLOTH AWNINGS, FABRIC SHADE STRUCTURES, PERGOLAS AND/OR TRELLISES AND MAY INCLUDE TABLE UMBRELLAS OR CANTILEVERED UMBRELLAS.
- THE DEVELOPMENT OF THE PROPERTY SHALL BE GOVERNED BY THE ZONING ORDINANCE IN EFFECT AT THE TIME THE TOWN ACCEPTED THE APPLICATION (TLZM-2014-0001) WHICH OCCURRED ON APRIL 10, 2014. SPECIFICALLY, THE '2 OVER 2' DWELLING UNITS ON THE PROPERTY SHALL BE DEEMED MULTI-FAMILY DWELLINGS CONSISTENT WITH THE THEN CURRENT ZONING ORDINANCE WHICH STATED THE FOLLOWING: "SECTION 18.1.10 MULTI-FAMILY DWELLING: A BUILDING CONTAINING THREE OR MORE DWELLING UNITS LOCATED ON A SINGLE LOT OR PARCEL OF GROUND WHERE EACH UNIT ACCESSES THE OUTSIDE VIA A COMMON HALLWAY, STAIRS OR ELEVATORS. SUCH UNITS ARE LOCATED BACK-TO-BACK, ADJACENT, OR STACKED ON TOP OF EACH OTHER. MULTI-FAMILY DWELLINGS SHALL INCLUDE APARTMENTS, CONDOMINIUMS, TRIPLEX DWELLINGS, QUADRUPLEX DWELLINGS, AND '2 OVER 2' UNITS."
- BUILDING C SHALL BE DEVELOPED IN COMPLIANCE WITH THE USE STANDARDS FOR CHILD CARE CENTER PER ZONING ORDINANCE SECTION 9.3.4 AS AMENDED, EXCEPT AS MODIFIED HEREIN. THE PARKING SPACES IN THE ARRIVAL AND DEPARTURE ZONE FOR BUILDING C SHALL BE RESERVED FOR PICK-UP AND DROP OFF OF CHILDREN BETWEEN THE HOURS OF 6:00 AM AND 9:30 AM AND 3:30 PM TO 6:30 PM, MONDAY THROUGH FRIDAY. FOR ALL OTHER TIMES AND DAYS AS WELL AS FOR FEDERAL HOLIDAYS, THESE PARKING SPACES WILL BE AVAILABLE FOR THE PATRONS, EMPLOYEES AND INVITEES OF THE USERS IN BUILDINGS B & C. SIGNAGE SHALL BE INSTALLED WHICH DELINEATES THE ARRIVAL AND DEPARTURE ZONE AND COMMUNICATES THESE RULES.
- BUILDING A SHALL BE DEVELOPED IN COMPLIANCE WITH THE USE STANDARDS FOR SERVICE STATION AND CONVENIENCE FOOD STORE PER ZONING ORDINANCE SECTIONS 9.3.24 AND 9.38 AS AMENDED, EXCEPT AS MODIFIED HEREIN.
- PARKING SPACE AND PARKING AISLE DIMENSIONS SHALL MEET MINIMUMS IN ZONING ORDINANCE SECTION 11.6.2, EXCEPT AS MODIFIED HEREIN. FOR THE SERVICE STATION/CONVENIENCE FOOD STORE PAD SITE, THE APPLICANT RESERVES THE RIGHT TO CREATE LARGER PARKING SPACES AND/OR WIDER PARKING ISLES AS LONG AS THE REQUIRED BUFFERS, LANDSCAPING, OVERALL OPEN SPACE AND MINIMUM PARKING SPACE REQUIREMENTS ARE PROVIDED. THE PARKING SPACE LAYOUT FOR BUILDING B SHALL REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE CONCEPT PLAN.
- AS SHOWN ON SHEET 11, FUEL DELIVERY TRUCKS SHALL ONLY ENTER AND EXIT THE SERVICE STATION PAD SITE USING NORTHERN MOST ACCESS POINT ON CENTER STREET VIA THE FORT EVANS ROAD PROJECT ENTRANCE.
- APPROVAL OF TLZM-2014-0001 SHALL DEEM THE SHARED PARKING REDUCTIONS AND METHODOLOGY FOR BUILDINGS B & C AS SHOWN ON SHEETS #2 & #5 APPROVED AS IF APPROVED BY THE LAND DEVELOPMENT OFFICIAL (LDO) IN ACCORDANCE WITH SECTION 11.4.5 OF THE ZONING ORDINANCE.
- THE EIGHT (8) FOOT ASPHALT TRAIL TO BE BUILT ON THE PROPERTY ALONG FORT EVANS ROAD AS SHOWN ON SHEET 10 SHALL BE BUILT IN LIEU OF A SIDEWALK FOR FORT EVANS ROAD.



COVER SHEET

SHEET INDEX

- COVER SHEET
- SITE TABULATIONS & RESIDENTIAL DETAILS
- REZONING PLAN
- EXISTING CONDITIONS
- CONCEPT DEVELOPMENT PLAN
- PRELIMINARY GRADING & UTILITIES
- LANDSCAPE PLAN
- OPEN SPACE & ACTIVE RECREATION PLAN
- OUTDOOR AMENITY AREAS
- PEDESTRIAN CIRCULATION PLAN
- AUTOTURN ANALYSIS - WB-50
- AUTOTURN ANALYSIS - SU-30
- SITE DISTANCE EXHIBITS
- CROSS SECTIONS
- PHOTOMETRIC PLAN
- STORMWATER MANAGEMENT & BMP PLAN
- ELEVATIONS - BUILDING '3A-3B'

SUPPLEMENTAL DOCUMENTS

- ELEVATIONS - BUILDING 'A'
- ELEVATIONS - SERVICE STATION CANOPY
- ELEVATIONS - BUILDING 'B'
- ELEVATIONS - BUILDING 'C'
- ELEVATIONS - BUILDING '2A-2C'
- ELEVATIONS - BUILDING '1A-1F'
- ELEVATIONS - COMPARISON EXHIBIT
- ILLUSTRATIVE PLAN
- STREETSCAPE SECTIONS
- PERSPECTIVE RENDERINGS
- BUILDING 'A' BUFFER EXHIBIT
- SHARED PARKING EXHIBIT
- BANK STREET BUFFER EXHIBIT

ZONING ORDINANCE MODIFICATIONS (10.26.15):

- 8.3.2 - LOT SIZE**
For Single Family Attached (townhouses), reduce the minimum lot area to 1,000 square feet and minimum end lot width from 28 feet to 24.5 feet.
- 8.4.7 - OPEN SPACE - RECREATION SPACE**
Reduce minimum public recreation space to 1.6 acres.
- 9.3.4.E - CHILD CARE PLAY EQUIPMENT**
Allow play equipment to be located within the required yard setbacks within the outdoor recreation area.
- 9.3.8.A - CONVENIENCE FOOD STORE**
Allow the convenience food store to be located on a lot adjacent to residential dwelling units
- 9.3.24.F - SERVICE STATIONS - CANOPY HEIGHT**
Canopy height as measured from finished grade to the lowest point on canopy fascia should not exceed 14'-0", except as necessary to allow the canopy to remain level where the finished grade on the land beneath the canopy slopes, but not more than a total of 3.5 vertical feet (maximum potential height to bottom of fascia = 17'-6"). The height of the canopy shall not exceed 3'-3" above the lower edge of the canopy fascia at any one point and maximum height of the canopy at any one point shall not exceed 20'-9".
- 10.4.5.C.2 - AIR CONDITIONERS AND SIMILAR EQUIPMENT**
Air conditioning equipment, heat pumps & similar mechanical equipment may project up to ten (10) feet into any required rear yard and, for the rear yards of Buildings 3A & 3B, may extend to the lot line. Air conditioning equipment, heat pumps & similar mechanical equipment may be located within zero (0) feet of any townhouse side lot line in the rear yard or no closer than one and one-half (1.5) feet of any townhouse side lot line in the side yard and screening requirements in the Design Guidelines shall control.
- 10.4.5.C.4 - ARCHITECTURAL FEATURES and STRUCTURAL OVERHANGS**
Architectural features, i.e. balconies, chimneys, porches, bay windows, steps and landings, each which may comprise up to 45% of the width of a dwelling unit's wall. Porches, stoops, steps & landings may extend to within one-half (0.5) foot of any lot line. Balconies, chimneys and bay windows may extend to within two (2) feet of any lot line.
- 10.4.5.E.5 - SETBACK TO CERTAIN PUBLIC STREETS**
Reduce the building setback along Fort Evans Road from 80 feet to 40 feet.
- 11.6.2.A - STANDARD PARKING SPACES**
Reduce the minimum parallel parking space width and the Single Family Attached (townhouse) parking space width from nine (9) feet to eight (8) feet.
- 12.8.2.G.2 - BUFFER YARDS ADJACENT TO CERTAIN PUBLIC STREETS**
BUFFER YARD 'A' - Reduce 50' arterial buffer along Fort Evans Road to 25' minimum width. Landscape buffer will be planted with four (4) canopy trees, eighteen (18) evergreen trees, and forty (40) shrubs. Landscaping can occur outside 25' width.
BUFFER YARD 'H' - Reduce required evergreens to six (6) and Canopy Trees to two (2) within required buffer.
BUFFER YARD 'I' - Allow plantings to occur outside defined buffer and reduce required evergreens to six (6) within required buffer
- 12.8.3 - BUFFER YARDS MATRIX**
BUFFER YARD 'B' - Reduce 50' S-3 buffer to 10' S-3 buffer
BUFFER YARD 'C' - Eliminate required 25' S-1 buffer
BUFFER YARD 'D' - Reduce required buffer and allow offsite planting
BUFFER YARD 'G' - Reduce required 50' S-3 buffer
BUFFER YARD 'K' - Reduce required 10' S-2 buffer to 6' with understory trees
- 12.11.4 - OUTDOOR LIGHTING ALONG PUBLIC STREET**
In the vicinity of the two designated pedestrian connections to Potomac Station Apartments, waive the restrictions that outdoor lighting fixtures will not have a source of illumination that is visible beyond the site or cause illumination of adjacent properties in excess of 0.5 foot-candles, as measured at the site boundary.
- DCSM SECTION 7-370.3.D - MINIMUM SEPARATION FROM ABUTTING RESIDENCES**
Allow parking court serving buildings '2A', '2B', '2C', '3A' & '3B' to be located within 25' of an abutting residential lot line.



MAIN STREET ILLUSTRATIVE RENDERING



OWNER / APPLICANT

POTOMAC STATION
MIXED USE LLC
4401 WILSON BOULEVARD
SUITE #600
ARLINGTON, VA 22203
(703) 294.4500

POTOMAC STATION MARKETPLACE

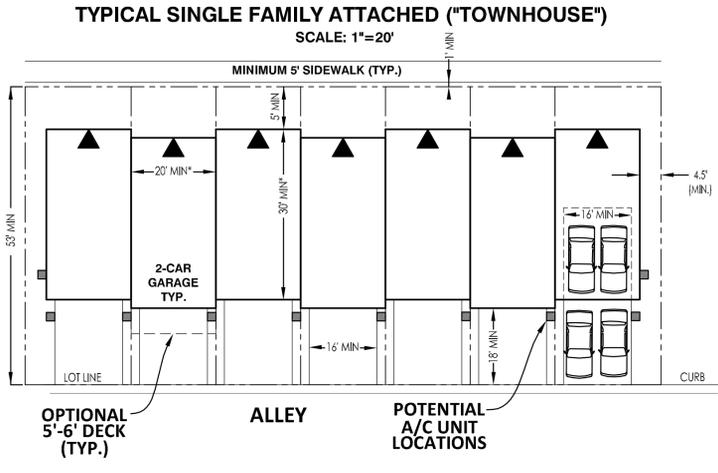
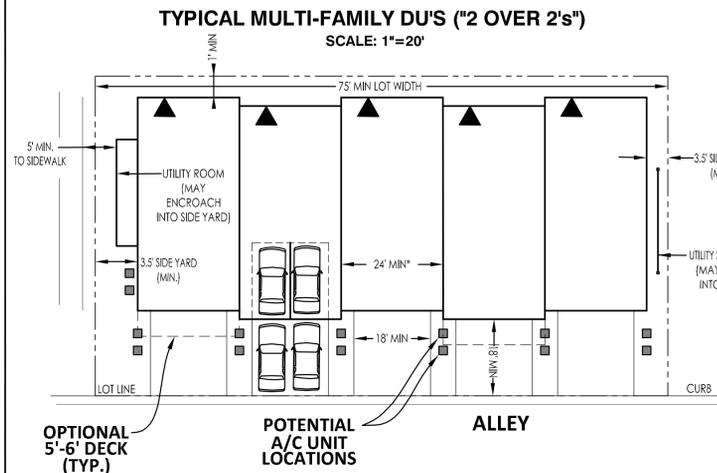
TLZM-2014-0001

TOWN OF LEESBURG LOUDOUN COUNTY, VIRGINIA

PARCEL DESCRIPTION
TAX MAP: 49 (038) PARCEL B-1A2 & A-1A
MCP: 1-48-27-3578 & 148-37-4614
PARCEL OWNER: POTOMAC STATION MIXED USE, LLC

REVISION BLOCK
07/27/15 - PC PUBLIC HEARING REVISIONS
08/24/15 - PC WORK SESSION REVISIONS
09/21/15 - PRN ZONING REVISIONS
10/28/15 - PLANNING COMMISSION REVISIONS

SHEET 1 OF 17
FILE NO. RZ-145-LC



- NOTES:**
1. THE TYPICAL MULTI-FAMILY ("2 OVER 2" UNITS) & SINGLE FAMILY ATTACHED (TOWNHOUSE) DIMENSIONS MAY VARY AS LONG AS MINIMUM DIMENSIONS ARE MET.
 2. THE STAGGER SHOWN BETWEEN THE UNITS IS OPTIONAL AND MAY CHANGE OR BE ELIMINATED AT FINAL DESIGN.
 3. UTILITY SCREEN ELEMENT AND UTILITY ROOM MAY BE LOCATED WITHIN 2 OVER 2 SIDE YARD.
 4. AC UNITS MAY BE ROOF MOUNTED, DECK MOUNTED OR PLACED IN THE POTENTIAL LOCATIONS SHOWN IN DETAILS
 5. DRIVEWAYS AND GARAGE DOORS MAY SHIFT TO OFFSET FROM CENTER OF THE LOT.

AREA TABULATIONS

TOTAL PROPERTY AREA:	PARCEL "A-1A"	3.09 ACRES
	PARCEL "B-1A2"	11.81 ACRES
	FORT EVANS ROAD R.O.W. DEDICATION	0.09 ACRES
	TOTAL AREA = 3.09 + 11.81 - 0.09 =	14.81 ACRES

DEVELOPMENT TABULATIONS

EXISTING ZONING:	PLANNED RESIDENTIAL COMMUNITY - PRC
PROPOSED ZONING:	PLANNED RESIDENTIAL NEIGHBORHOOD - PRN
RESIDENTIAL	
SINGLE-FAMILY ATTACHED ("TOWNHOUSE") UNITS:	61 DU'S MAXIMUM
MULTI-FAMILY ("2 OVER 2") UNITS:	42 DU'S MAXIMUM
MULTI-FAMILY UNITS:	55 DU'S MAXIMUM
TOTAL PROPOSED DU'S	158 DU'S MAXIMUM

NON-RESIDENTIAL - NEIGHBORHOOD RETAIL CONVENIENCE CENTER (PER SECTION 9.3.16 OF TOWN OF LEESBURG ZONING ORDINANCE)

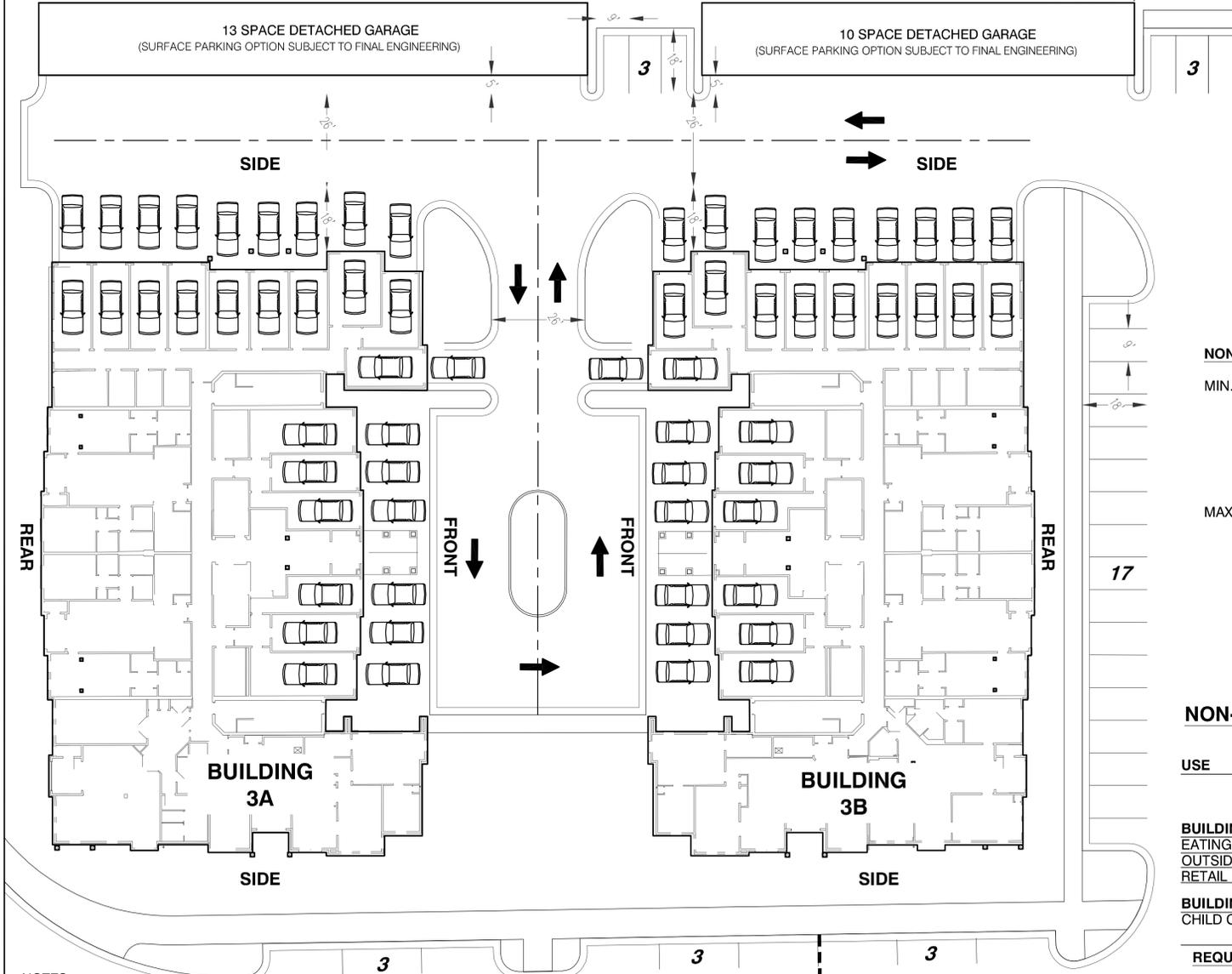
BUILDING:	MAX SF GFA:	USE:
BUILDING "A"	7,000 SF	SERVICE STATION / CONVENIENCE FOOD STORE
BUILDING "B"	12,000 SF	ANY USE ALLOWED FOR "NEIGHBORHOOD RETAIL CONVENIENCE CENTER"
BUILDING "C"	14,000 SF	CHILD-CARE CENTER
TOTAL:	33,000 SF MAX	

DENSITY TABULATIONS

TOTAL PROPERTY AREA:	14.81 ACRES
AREA DEDICATED FOR COMMERCIAL USE:	±5.5 ACRES
PROPOSED COMMERCIAL GFA:	33,000 SF MAX
MAX PROPOSED COMMERCIAL FAR:	±0.15
AREA DEDICATED FOR RESIDENTIAL USE:	±9.3 ACRES
PROPOSED DWELLING UNITS:	158 UNITS MAXIMUM
PROPOSED DENSITY:	±16.9 DU/ACRE

MULTI-FAMILY DU'S EXAMPLE PARKING SCHEMATIC
SCALE: 1"=20"

BUILDING	DU'S	RATE	REQUIRED	PROPOSED
3A-3B (MULTIFAMILY)	6 (3 BR)	2.5/DU	15	
	49 (2 BR)	2.0/DU	98	
	55		113	113 MINIMUM (32 DRIVE WAY, 26 SURFACE & 55 GARAGE)



NOTES:
The footprints for Buildings 3A and 3B shown above are examples of one specific architectural design. The ultimate footprints may change upon completion of the final architectural design, but they shall conform with the vehicular access, parking approach and footprints shown the Concept Development Plan (Sheet #5).

PRN ZONING REQUIREMENTS:
(PER SECTION 8.3 OF TOWN OF LEESBURG ZONING ORDINANCE)

	REQUIRED	PROPOSED
SINGLE FAMILY ATTACHED		
MIN. LOT AREA	1,600 SF	1,000 SF MIN.
MIN. LOT WIDTH	18' INTERIOR LOTS 28' END LOTS	20' MIN. 24.5' MIN.
MIN. YARDS		
FRONT	N/A	5' MIN.
SIDE	N/A	4.5' MIN.
REAR	N/A	18' MIN.
MULTI-FAMILY		
MIN. LOT AREA	10,000 SF	10,000 SF MIN.
MIN. LOT WIDTH	75'	75' MIN.
MIN. YARDS		
FRONT	N/A	1' MIN.
SIDE	N/A	1' MIN.
REAR	N/A	1' MIN.

NON-RESIDENTIAL (IN EVENT OF POSSIBLE FUTURE SUBDIVISION)

	REQUIRED	PROPOSED
MIN. YARDS		
FRONT	N/A	1' MIN.
SIDE	N/A	1' MIN.
REAR	N/A	1' MIN.
MAX BUILDING HEIGHT		
BUILDING		PROPOSED
RESIDENTIAL		
'1A' - '1I' (SFA)		4 STORIES MAX; 50' MAX HEIGHT
'2A', '2B' & '2C' (MF-2 OVER 2)		4 STORIES MAX; 55' MAX HEIGHT
'3A' & '3B' (MF)		4 STORIES MAX; 55' MAX HEIGHT
'3A' & '3B' (MF-DETACHED GARAGE)		1 STORY MAX; 20' MAX HEIGHT
NON-RESIDENTIAL		
'A'		1 STORIES MAX; 25' MAX HEIGHT
'B'		1 STORIES MAX; 35' MAX HEIGHT
'C'		2 STORIES MAX; 35' MAX HEIGHT

	REQUIRED	PROPOSED
ACTIVE RECREATION	3.16 AC 2 AC/100 DU'S (PER TLZO 8.4.7)	±1.6 AC
OPEN SPACE	3.7 AC (25%) (PER TLZO 8.4.7)	4.5 AC (30%) MINIMUM

NON-RESIDENTIAL SHARED PARKING REDUCTION PER SECTION 11.4.5 (DATE 8-20-15):

USE	Monday - Friday (8am - 5pm)		Mon - Friday (6pm - 9pm)		Monday - Friday (10pm-7am)		Saturday - Sunday (8am-6pm)		Saturday - Sunday (6pm - 9pm)		Saturday - Sunday (10pm - 7am)	
	Time/Day Factor	Adjusted Req'd	Time/Day Factor	Adjusted Req'd	Time/Day Factor	Adjusted Req'd	Time/Day Factor	Adjusted Req'd	Time/Day Factor	Adjusted Req'd	Time/Day Factor	Adjusted Req'd
BUILDING 'B'												
EATING EST. (fast food)	* 72%	60	60%	50	10%	8	66%	55	62%	52	10%	6
OUTSIDE SEATS	* 72%	4	75%	5	41%	2	72%	3	59%	4	17%	1
RETAIL	77%	14	80%	14	12%	2	71%	13	68%	12	14%	3
BUILDING 'C'												
CHILD CARE CENTER	100%	29	10%	3	0%	-	10%	3	10%	3	0%	-
		108		72		13		74		71		9

REQUIRED WITHOUT REDUCTION (see page 5)

BUILDING 'B'	108
BUILDING 'C'	29
TOTAL	137

REDUCTION: 137 - 108 = 29



SITE TABULATIONS & RESIDENTIAL DETAILS

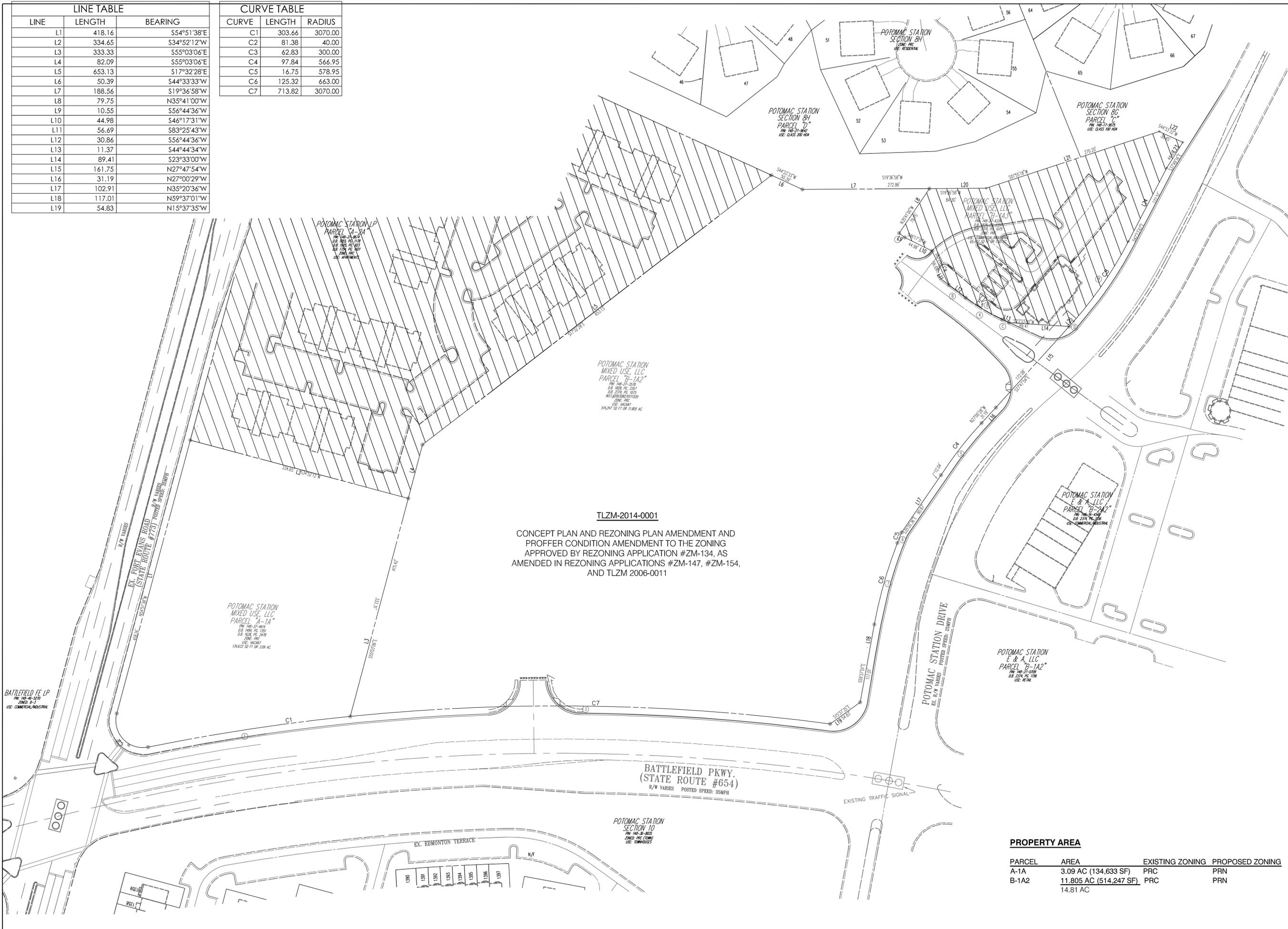
POTOMAC STATION MARKETPLACE
TLZM-2014-0001
LOUDOUN COUNTY, VIRGINIA
TOWN OF LEESBURG

PARCEL DESCRIPTION
TAX MAP: 49 (08) PARCEL B-1A2 & A-1A
MCP: 146-27-3578 & 146-37-4614
PARCEL OWNER: POTOMAC STATION MIXED USE, LLC
REVISION BLOCK
07/27/15 - PC PUBLIC HEARING REVISIONS
08/24/15 - PC WORK SESSION REVISIONS
07/27/15 - PRN ZONING REVISIONS
10/26/15 - PLANNING COMMISSION REVISIONS

NORTH: DRAWN BY: RTB
CHECKED BY: WEF
DATE: APRIL 3, 2015
SCALE: AS NOTED

LINE TABLE		
LINE	LENGTH	BEARING
L1	418.16	S54°51'38"E
L2	334.65	S34°52'12"W
L3	333.33	S55°03'06"E
L4	82.09	S55°03'06"E
L5	653.13	S17°32'28"E
L6	50.39	S44°33'33"W
L7	188.56	S19°36'58"W
L8	79.75	N35°41'00"W
L9	10.55	S56°44'36"W
L10	44.98	S46°17'31"W
L11	56.69	S83°25'43"W
L12	30.86	S56°44'36"W
L13	11.37	S44°44'34"W
L14	89.41	S23°33'00"W
L15	161.75	N27°47'54"W
L16	31.19	N27°00'29"W
L17	102.91	N35°20'36"W
L18	117.01	N59°37'01"W
L19	54.83	N15°37'35"W

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	303.66	3070.00
C2	81.38	40.00
C3	62.83	300.00
C4	97.84	566.95
C5	16.75	578.95
C6	125.32	663.00
C7	713.82	3070.00



PARCEL DESCRIPTION
 TAX MAP: 49 ((38)) PARCEL B-1A2 & A-1A
 MCP: 148-27-3578 & 148-37-4614
PARCEL OWNER: POTOMAC STATION MIXED USE, LLC

REVISION BLOCK
 07/27/15 - PC PUBLIC HEARING REVISIONS
 08/24/15 - PC WORK SESSION REVISIONS
 09/21/15 - PRN ZONING REVISIONS
 10/28/15 - PLANNING COMMISSION REVISIONS

NORTH: **DRAWN BY:** RTB
CHECKED BY: WEF

DATE: APRIL 3, 2015

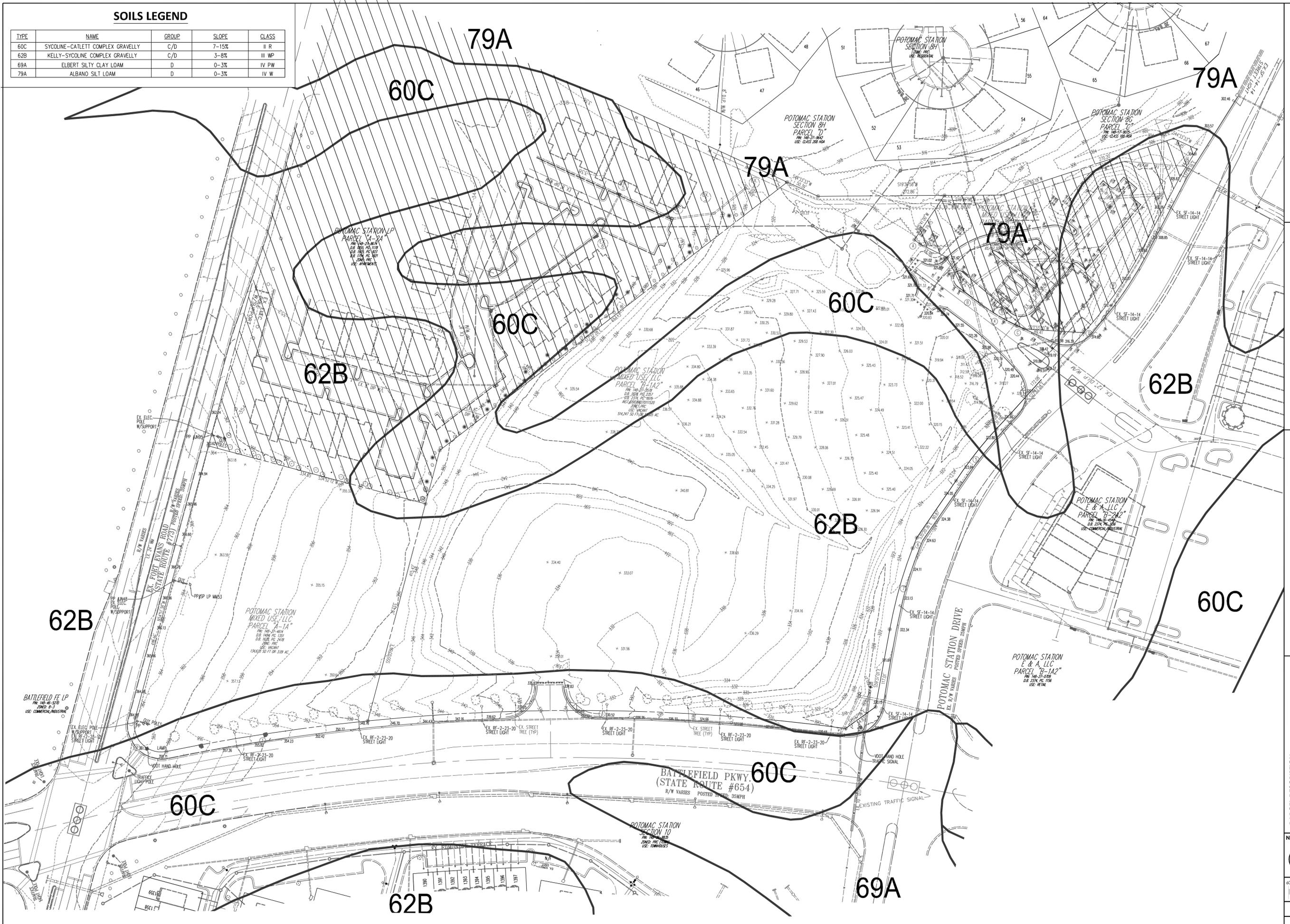
SCALE: 1" = 60'

SHEET 3 OF 17

FILE NO. RZ-145-LC

SOILS LEGEND

TYPE	NAME	GROUP	SLOPE	CLASS
60C	SYCOLINE-CATLETT COMPLEX GRAVELLY	C/D	7-15%	II R
62B	KELLY-SYCOLINE COMPLEX GRAVELLY	C/D	3-8%	III WP
69A	ELBERT SILTY CLAY LOAM	D	0-3%	IV PW
79A	ALBANO SILT LOAM	D	0-3%	IV W



PARCEL DESCRIPTION
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NORTH: 
DRAWN BY: RIB
CHECKED BY: WEF
DATE: APRIL 3, 2015
SCALE: 1" = 60'

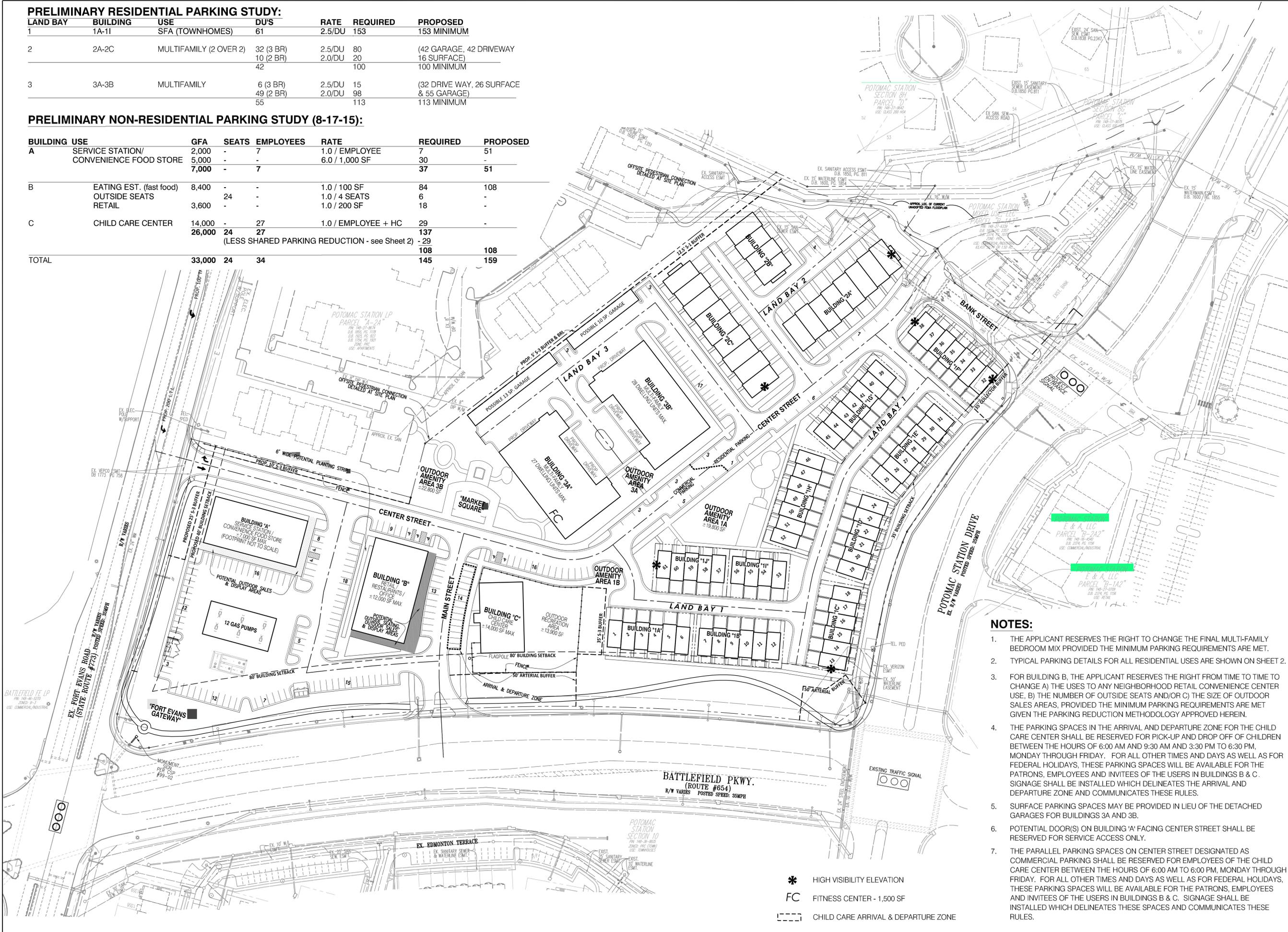


PRELIMINARY RESIDENTIAL PARKING STUDY:

LAND BAY	BUILDING	USE	DU'S	RATE	REQUIRED	PROPOSED
1	1A-11	SFA (TOWNHOMES)	61	2.5/DU	153	153 MINIMUM
2	2A-2C	MULTIFAMILY (2 OVER 2)	32 (3 BR) 10 (2 BR) 42	2.5/DU 2.0/DU	80 20 100	(42 GARAGE, 42 DRIVEWAY 16 SURFACE) 100 MINIMUM
3	3A-3B	MULTIFAMILY	6 (3 BR) 49 (2 BR) 55	2.5/DU 2.0/DU	15 98 113	(32 DRIVE WAY, 26 SURFACE & 55 GARAGE) 113 MINIMUM

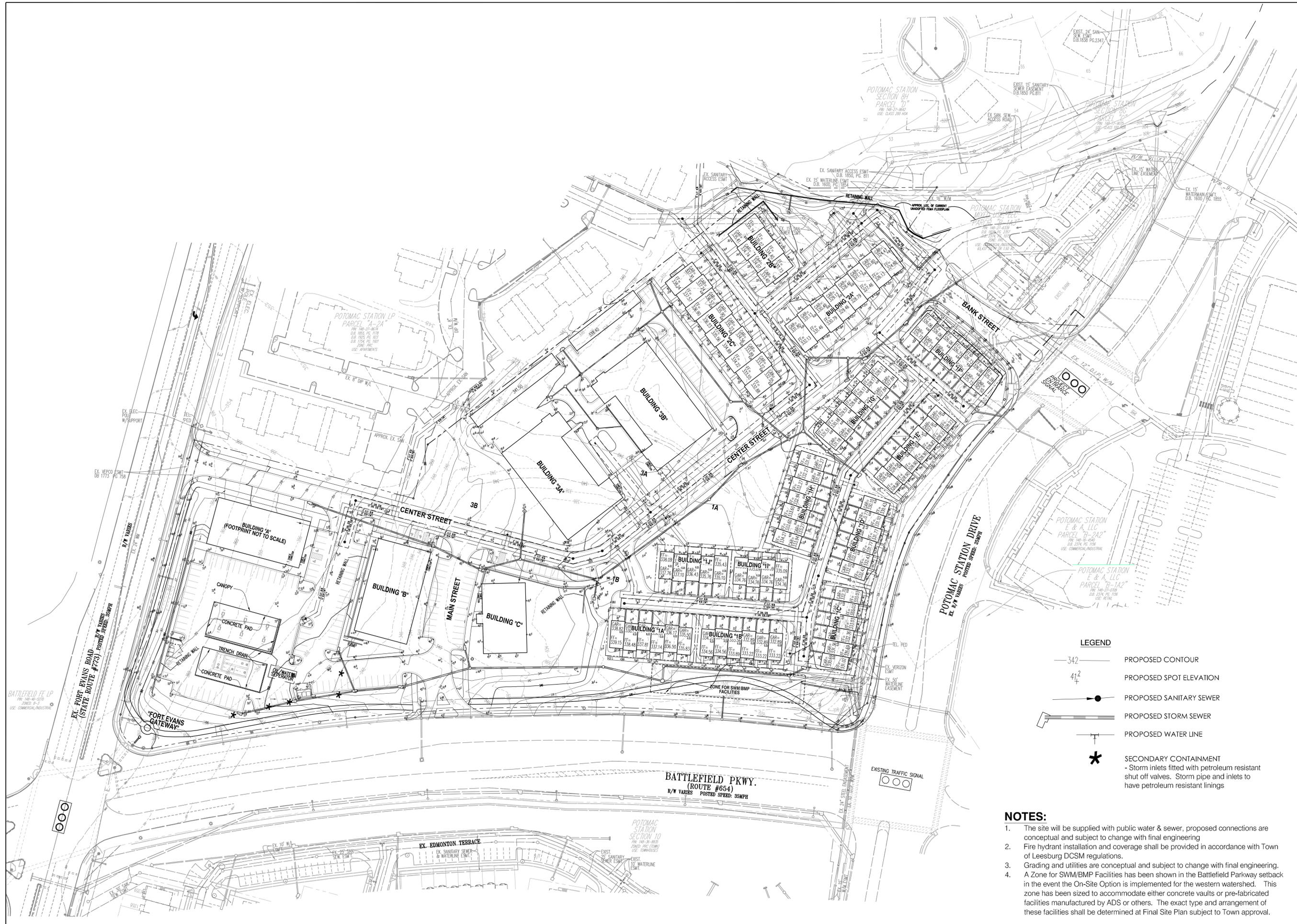
PRELIMINARY NON-RESIDENTIAL PARKING STUDY (8-17-15):

BUILDING USE	GFA	SEATS	EMPLOYEES	RATE	REQUIRED	PROPOSED
A SERVICE STATION/ CONVENIENCE FOOD STORE	2,000 5,000 7,000	- - -	7 - 7	1.0 / EMPLOYEE 6.0 / 1,000 SF	7 30 37	51 - 51
B EATING EST. (fast food) OUTSIDE SEATS RETAIL	8,400 3,600	- 24 -	- -	1.0 / 100 SF 1.0 / 4 SEATS 1.0 / 200 SF	84 6 18	108 - -
C CHILD CARE CENTER	14,000 26,000	- 24	27 27 (LESS SHARED PARKING REDUCTION - see Sheet 2)	1.0 / EMPLOYEE + HC	29 137 108	- 137 108
TOTAL	33,000	24	34		145	159



NOTES:

1. THE APPLICANT RESERVES THE RIGHT TO CHANGE THE FINAL MULTI-FAMILY BEDROOM MIX PROVIDED THE MINIMUM PARKING REQUIREMENTS ARE MET.
2. TYPICAL PARKING DETAILS FOR ALL RESIDENTIAL USES ARE SHOWN ON SHEET 2.
3. FOR BUILDING B, THE APPLICANT RESERVES THE RIGHT FROM TIME TO TIME TO CHANGE A) THE USES TO ANY NEIGHBORHOOD RETAIL CONVENIENCE CENTER USE, B) THE NUMBER OF OUTSIDE SEATS AND/OR C) THE SIZE OF OUTDOOR SALES AREAS. PROVIDED THE MINIMUM PARKING REQUIREMENTS ARE MET GIVEN THE PARKING REDUCTION METHODOLOGY APPROVED HEREIN.
4. THE PARKING SPACES IN THE ARRIVAL AND DEPARTURE ZONE FOR THE CHILD CARE CENTER SHALL BE RESERVED FOR PICK-UP AND DROP OFF OF CHILDREN BETWEEN THE HOURS OF 6:00 AM AND 9:30 AM AND 3:30 PM TO 6:30 PM, MONDAY THROUGH FRIDAY. FOR ALL OTHER TIMES AND DAYS AS WELL AS FOR FEDERAL HOLIDAYS, THESE PARKING SPACES WILL BE AVAILABLE FOR THE PATRONS, EMPLOYEES AND INVITEES OF THE USERS IN BUILDINGS B & C. SIGNAGE SHALL BE INSTALLED WHICH DELINEATES THE ARRIVAL AND DEPARTURE ZONE AND COMMUNICATES THESE RULES.
5. SURFACE PARKING SPACES MAY BE PROVIDED IN LIEU OF THE DETACHED GARAGES FOR BUILDINGS 3A AND 3B.
6. POTENTIAL DOOR(S) ON BUILDING 'A' FACING CENTER STREET SHALL BE RESERVED FOR SERVICE ACCESS ONLY.
7. THE PARALLEL PARKING SPACES ON CENTER STREET DESIGNATED AS COMMERCIAL PARKING SHALL BE RESERVED FOR EMPLOYEES OF THE CHILD CARE CENTER BETWEEN THE HOURS OF 6:00 AM TO 6:00 PM, MONDAY THROUGH FRIDAY. FOR ALL OTHER TIMES AND DAYS AS WELL AS FOR FEDERAL HOLIDAYS, THESE PARKING SPACES WILL BE AVAILABLE FOR THE PATRONS, EMPLOYEES AND INVITEES OF THE USERS IN BUILDINGS B & C. SIGNAGE SHALL BE INSTALLED WHICH DELINEATES THESE SPACES AND COMMUNICATES THESE RULES.



LEGEND

- 342- PROPOSED CONTOUR
- 41.2 PROPOSED SPOT ELEVATION
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- * SECONDARY CONTAINMENT
- Storm inlets fitted with petroleum resistant shut off valves. Storm pipe and inlets to have petroleum resistant linings

- NOTES:**
- The site will be supplied with public water & sewer, proposed connections are conceptual and subject to change with final engineering
 - Fire hydrant installation and coverage shall be provided in accordance with Town of Leesburg DCSM regulations.
 - Grading and utilities are conceptual and subject to change with final engineering.
 - A Zone for SWM/BMP Facilities has been shown in the Battlefield Parkway setback in the event the On-Site Option is implemented for the western watershed. This zone has been sized to accommodate either concrete vaults or pre-fabricated facilities manufactured by ADS or others. The exact type and arrangement of these facilities shall be determined at Final Site Plan subject to Town approval.

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NORTH:

DRAWN BY: RB
CHECKED BY: WEF

DATE: APRIL 3, 2015
SCALE: 1" = 60'

SHEET 6 OF 17
 FILE NO. RZ-145-LC

INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS
(PER SECTION 12.6 OF TOWN OF LEESBURG ZONING ORDINANCE)

PARKING LOT A - 53,000 SF

	REQUIRED	PROPOSED
Min. Landscape Area	5% (2,650 SF)	5% (2,650 SF) min
Min. Number of Trees	1 (1 per 16 sp)	5 minimum (81 sp)
Min. Number of shrubs	3 (3 per 16 sp)	15 minimum (81 sp)

PARKING LOT B - 7,500 SF

	REQUIRED	PROPOSED
Min. Landscape Area	5% (375 SF)	5% (375 SF) min
Min. Number of Trees	1 (1 per 16 sp)	2 minimum (26 sp)
Min. Number of shrubs	3 (3 per 16 sp)	5 minimum (26 sp)

- Applicant reserves the right to provide additional interior parking lot landscaping. Per Section 12.6 of the TOLZO, at time of site plan.

TWENTY YEAR TREE CANOPY REQUIREMENTS
(PER SECTION 12.3 OF TOWN OF LEESBURG ZONING ORDINANCE)

Non-residential 5.5 acres @ 10%
Residential 9.3 acres @ 15%
Overall Site average = 13.1%

PER SECTION 12.3.3

Applicant has contributed \$41,040 to Town of Leesburg tree bank to mitigate Battlefield Parkway and Potomac Station Drive landscape buffer modifications in TLZM 2006-0011 which will not be implemented
\$41,040 / \$990 = 41 Trees @ 260 SF canopy = **10,660 SF**

OVERALL SITE AVERAGE

	REQUIRED	PROPOSED
Area = 14.8 acres	13.1% (84,454 SF)	- 10,660 SF
	11.4% (73,794 SF)	11.4% (73,794 SF) minimum

EXAMPLE PLANT MIX

Large Canopy	104 (27,040 SF)
Medium Canopy	62 (11,160 SF)
Understory Tree	133 (14,630 SF)
Large Evergreen	120 (21,000 SF)

- Applicant reserves the right to modify landscape mix at site plan as long as minimum 20-year tree canopy requirement is still satisfied
- Per Section 12.3.1.E of the Zoning Ordinance, Applicant, at final site plan, has the option to purchase canopy credits via the Town Tree Fund if the required 73,794 sf of canopy area cannot be reasonably achieved.

STREET TREE REQUIREMENTS
(PER SECTION 12.4 OF TOWN OF LEESBURG ZONING ORDINANCE)

STREET	FRONTAGE LENGTH	REQUIRED TREES	PROPOSED
Fort Evans	390'	10	10 min.
Battlefield Parkway	942'	24	24 min.
Potomac Station Drive	479'	12	12 min.

BUFFER YARD TABULATIONS
(PER SECTION 12.8 OF TOWN OF LEESBURG ZONING ORDINANCE)

BUFFER 'A' - 100' LF - Req. 50' Arterial Buffer - Mod. Requested

	REQUIRED	PROVIDED
Width	50'	25' minimum
Canopy Trees	6	4
Evergreens	18	18
Shrubs	40	40

- Required evergreens may be dispersed along road frontage, as shown, outside limits of required buffer yard

BUFFER 'B' - 322' LF - Req. 50' S-3 Buffer - Mod. Requested

	REQUIRED	PROVIDED
Width	50'	10'
Large Canopy Trees	16	3
Medium Canopy Trees	16	3
Understory Trees	32	6
Evergreens	32	6
Shrubs	160	32

BUFFER 'C' - 150' LF - Req. 12.5' S-1 Buffer - Mod. Requested

	REQUIRED	PROVIDED
Width	12.5'	0'
Large Canopy Trees	2	0
Medium Canopy Trees	2	0
Understory Trees	0	0
Evergreens	0	0
Shrubs	19	0

PERIMETER PARKING LOT LANDSCAPING REQUIREMENTS
(PER SECTION 12.5 OF TOWN OF LEESBURG ZONING ORDINANCE)

620' LINEAR FEET	REQUIRED	PROPOSED
Min. Planting width	10'	10' min.
Min. Number of Trees	16 (1 per 40 LF)	16 min.

- Applicant reserves the right to modify landscape mix at site plan as long as minimum perimeter parking lot landscape requirement is still satisfied
- Perimeter parking lot landscaping for Building '3A' & '3B' surface parking adjacent to existing apartments, has been incorporated into modified buffer-yard 'D'

BUFFER 'D' - 340' LF - Req. 12.5' S-1 Buffer - Mod. Requested

	REQUIRED	PROVIDED
Width	12.5'	5'
Large Canopy Trees	5	4
Medium Canopy Trees	5	5
Understory Trees	0	4
Evergreens	0	15
Shrubs	43	20

- Offsite planting easement will be obtained
- 10 additional evergreens (25 total) to be provided if detached garages are converted to surface parking

BUFFER 'E' - 235' LF - Req. 12.5' S-1 Buffer

	REQUIRED	PROVIDED
Width	12.5'	12.5'
Large Canopy Trees	3	3
Medium Canopy Trees	3	3
Understory Trees	0	0
Evergreens	0	0
Shrubs	30	30

BUFFER 'F' - 340' LF - Req. 12.5' S-1 Buffer

- Buffer provided per approved TLSE-2007-0003 as detailed in the Phase 1 "Market Square at Potomac Station" Final Site Plan. See image on this sheet.

BUFFER 'G' - 170' LF - Req. 50' S-3 Buffer - Mod. Requested

	REQUIRED	PROVIDED
Width	50'	varies
Large Canopy Trees	9	0
Medium Canopy Trees	9	0
Understory Trees	18	5
Evergreens	18	0
Shrubs	85	0

- Provided understory trees may be on Town House Lots

BUFFER 'H' - 70' LF - 35' Collector Buffer - Mod. Requested

	REQUIRED	PROVIDED
Width	35'	35'
Canopy Trees	3	2
Evergreens	9	6
Shrubs	18	18

BUFFER 'I' - 70' LF - Req. 50' Arterial Buffer - Mod. Requested

	REQUIRED	PROVIDED
Width	50'	50'
Canopy Trees	4	4
Evergreens	13	13
Shrubs	28	28

- Required evergreen trees not provided in Buffer Yard 'I' shall be relocated to Buffer Yard 'D'

BUFFER 'J' - 150' LF - Req. 50' Arterial Buffer

	REQUIRED	PROVIDED
Width	50'	50'
Canopy Trees	9	9
Evergreens	27	27
Shrubs	60	60

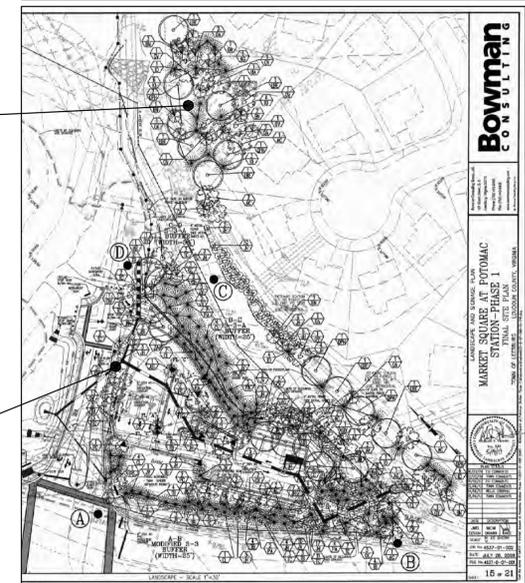
BUFFER 'K' - 180' LF - Req. 10' S-2 Buffer - Mod. Requested

	REQUIRED	PROVIDED
Width	10'	6'
Large Canopy Trees	2	0
Medium Canopy Trees	2	0
Understory Trees	0	8
Evergreens	4	0
Shrubs	18	0

BUFFER 'L' - 100' LF - Req. 35' S-3 Buffer

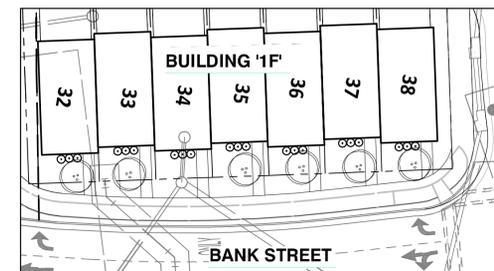
	REQUIRED	PROVIDED
Width	35'	35'
Large Canopy Trees	4	4
Medium Canopy Trees	3	3
Understory Trees	7	7
Evergreens	7	7
Shrubs	35	35

PHASE 1: MARKET SQUARE AT POTOMAC STATION FINAL SITE PLAN



OPAQUE COMPOSITE SCREEN FENCE

- Piers may be stone veneer or brick
- Piers located approximately every 30'



BUILDING '1F' TYPICAL FOUNDATION PLANTING

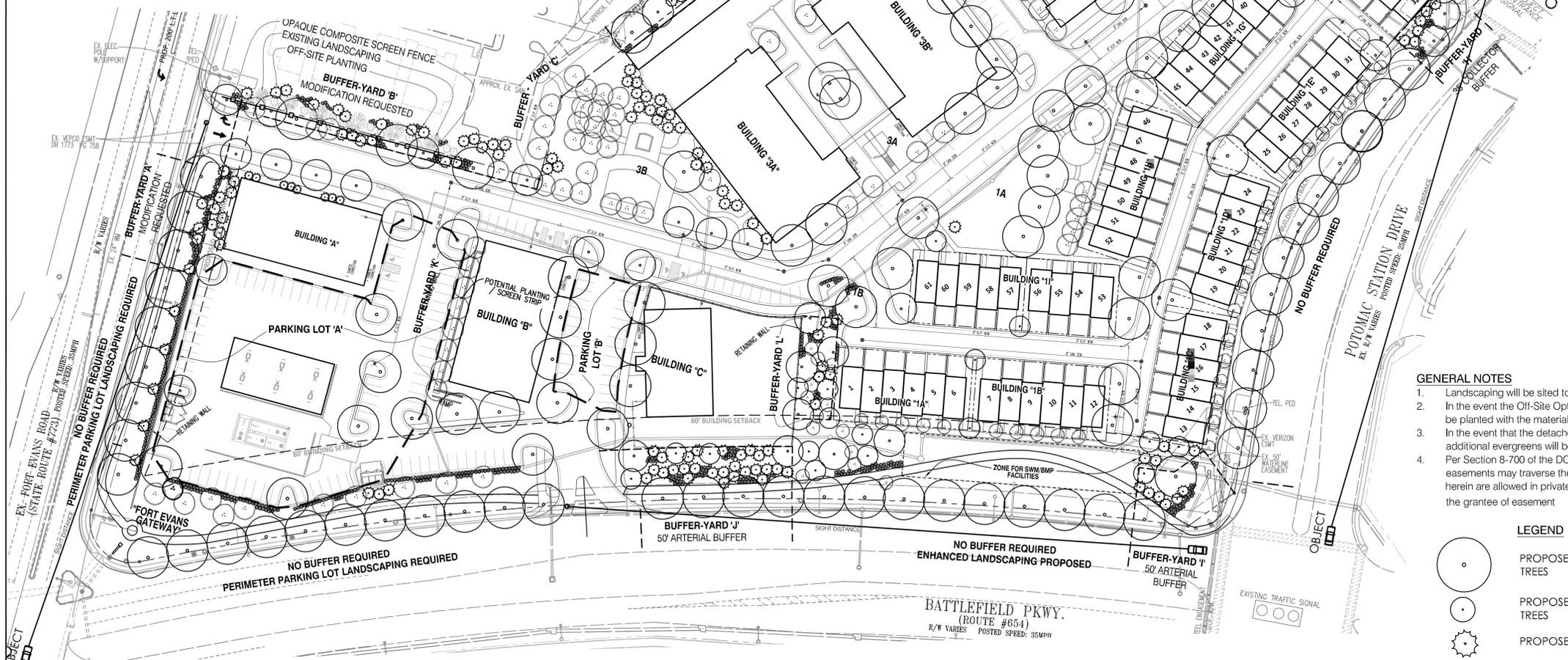
- SCALE: 1" = 30'
- 3 shrubs per lot
 - 1 understory tree per lot
 - excludes townhouse unit #34

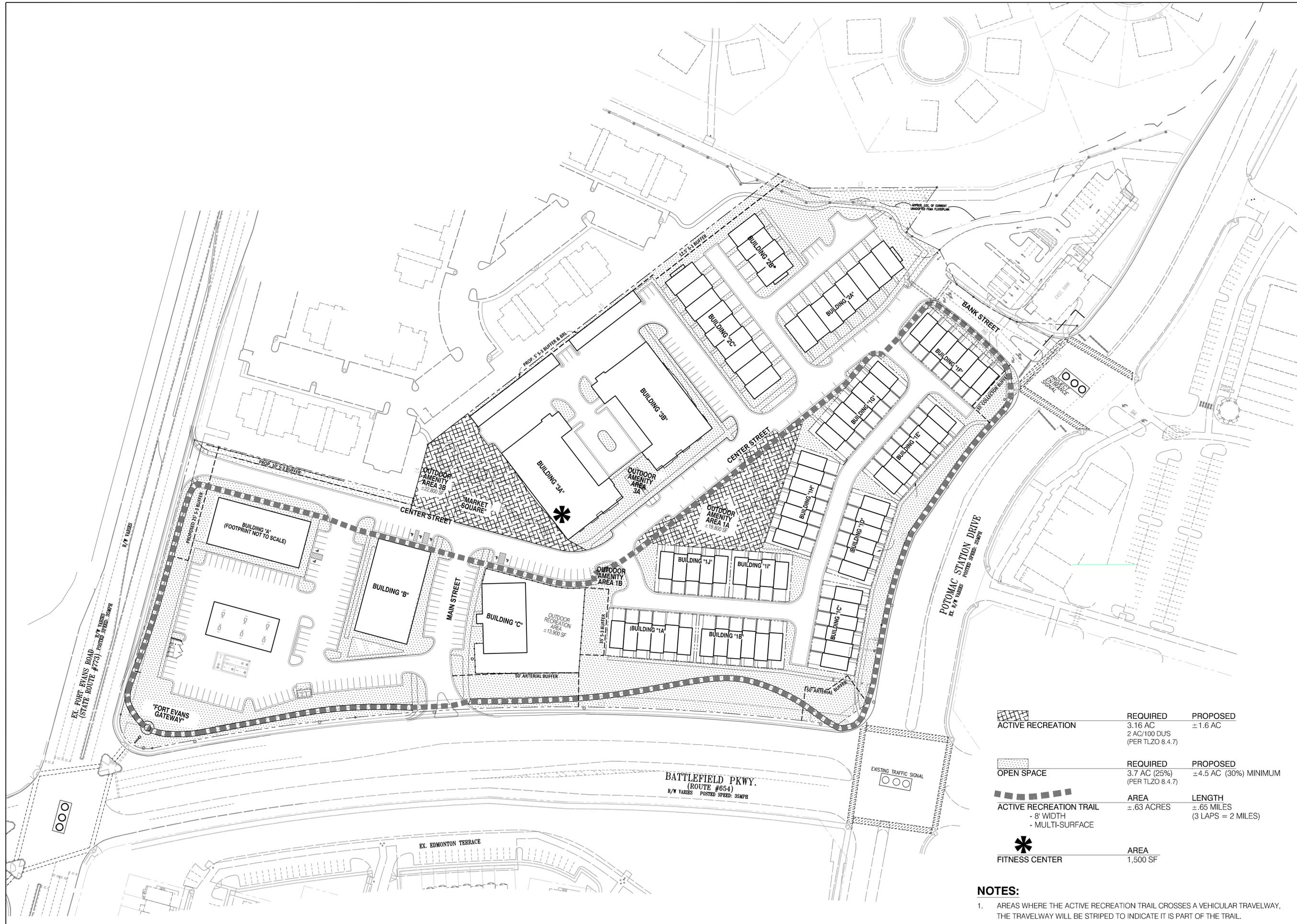
GENERAL NOTES

- Landscaping will be sited to accommodate underground utilities
- In the event the Off-Site Option is implemented for the western watershed, the Zone for SWM/BMP Facilities shall be planted with the material types and density similar to the plantings in front of units 1-3.
- In the event that the detached garages for Buildings 3A & 3B are not constructed per Note #5 on Sheet #5, 10 additional evergreens will be provided for Buffer Yard D.
- Per Section 8-700 of the DCSM, private and public easements are allowed within buffer yards. Accordingly, these easements may traverse the length of the buffer yards within buffer limits. The landscaping materials required herein are allowed in private easements (electric, telephone, cable TV and gas), unless specifically prohibited by the grantee of easement

LEGEND

	PROPOSED UNDERSTORY TREES
	PROPOSED LARGE CANOPY TREES
	PROPOSED MEDIUM CANOPY TREES
	PROPOSED EVERGREEN TREES
	PROPOSED SHRUBS
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED WATER LINE

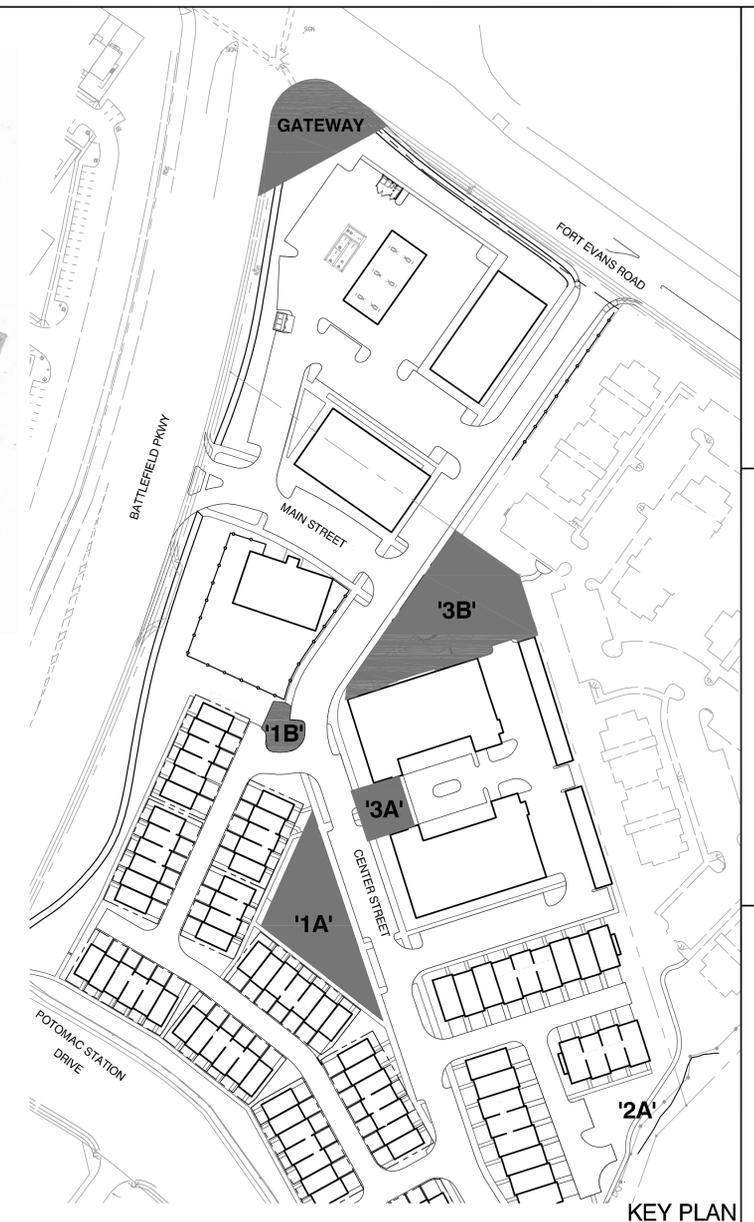




	REQUIRED 3.16 AC 2 AC/100 DUS (PER TLZO 8.4.7)	PROPOSED ± 1.6 AC
	REQUIRED 3.7 AC (25%) (PER TLZO 8.4.7)	PROPOSED ± 4.5 AC (30%) MINIMUM
	AREA ± .63 ACRES	LENGTH ± .65 MILES (3 LAPS = 2 MILES)
	AREA 1,500 SF	

NOTES:
 1. AREAS WHERE THE ACTIVE RECREATION TRAIL CROSSES A VEHICULAR TRAVELWAY, THE TRAVELWAY WILL BE STRIPED TO INDICATE IT IS PART OF THE TRAIL.

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OUTDOOR AMENITY AREA '3A' - ILLUSTRATIVE RENDERING



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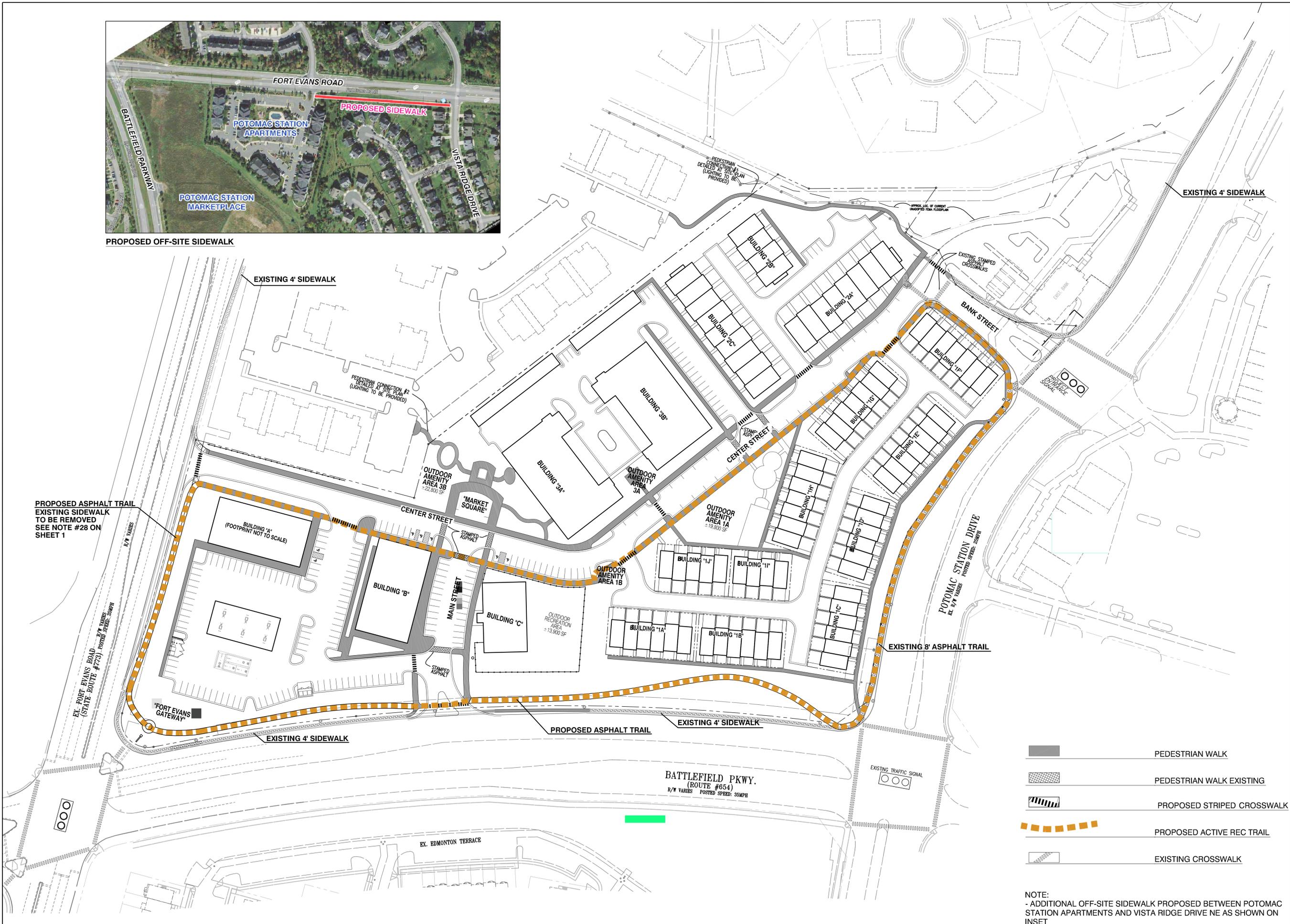


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NORTH:	DRAWN BY: RIB
	CHECKED BY: WEF
	DATE: APRIL 3, 2015
	SCALE: NTS



PROPOSED OFF-SITE SIDEWALK



	PEDESTRIAN WALK
	PEDESTRIAN WALK EXISTING
	PROPOSED STRIPED CROSSWALK
	PROPOSED ACTIVE REC TRAIL
	EXISTING CROSSWALK

NOTE:
- ADDITIONAL OFF-SITE SIDEWALK PROPOSED BETWEEN POTOMAC STATION APARTMENTS AND VISTA RIDGE DRIVE NE AS SHOWN ON INSET

PARCEL DESCRIPTION	TAX MAP: 49 [(38)] PARCEL B-1A2 & A-1A MCP: 148-27-3578 & 148-37-4614
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NORTH:

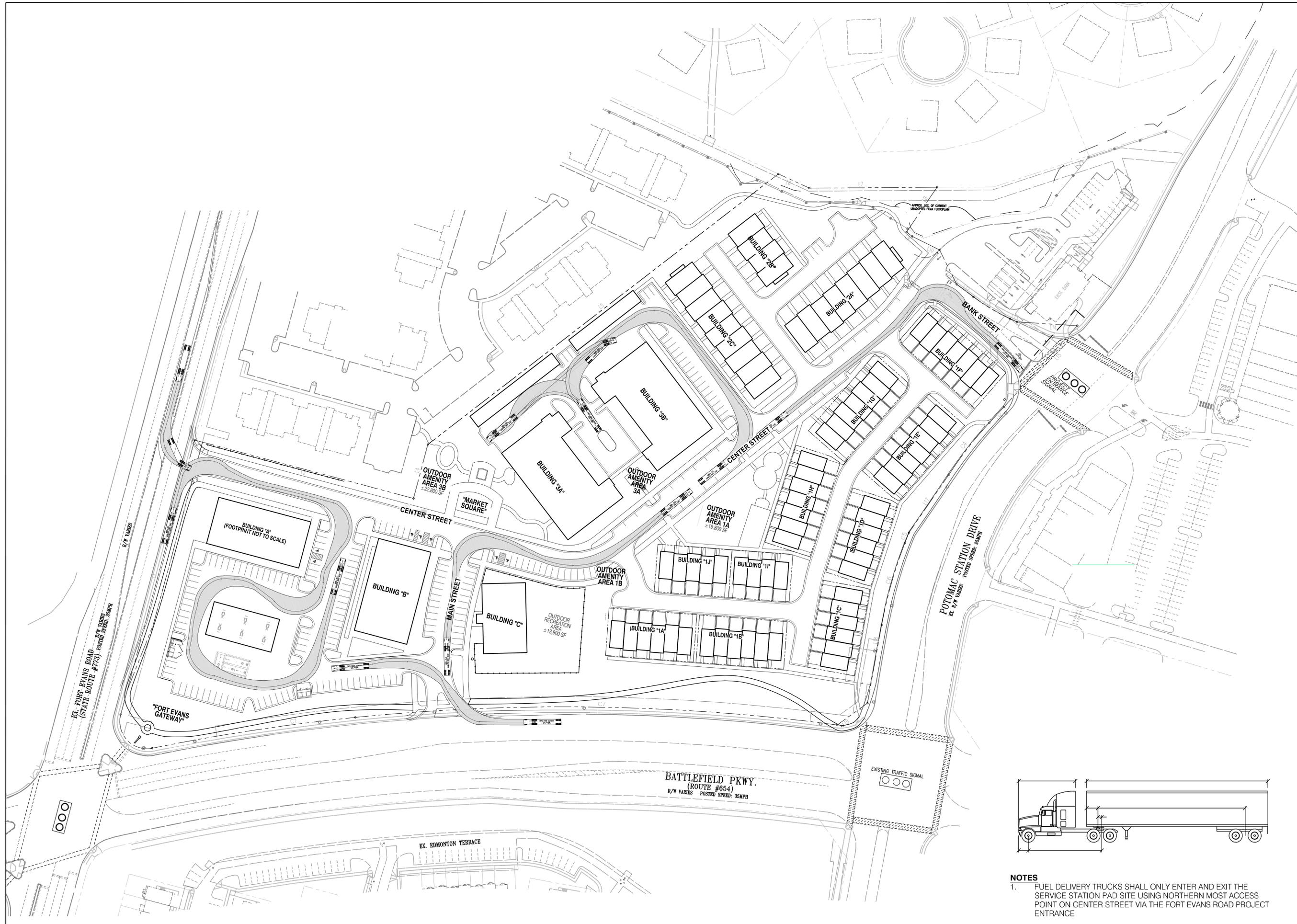
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DATE: APRIL 3, 2015

SCALE: 1" = 60'

SHEET 10 OF 17

FILE NO. RZ-1454C

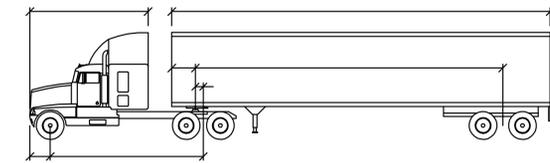


PARCEL DESCRIPTION
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NORTH:

DRAWN BY: RIB
CHECKED BY: WEF
DATE: APRIL 3, 2015
SCALE: 1" = 60'

SHEET 11 OF 17
 FILE NO. RZ-145-LC

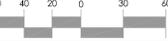


- NOTES**
- FUEL DELIVERY TRUCKS SHALL ONLY ENTER AND EXIT THE SERVICE STATION PAD SITE USING NORTHERN MOST ACCESS POINT ON CENTER STREET VIA THE FORT EVANS ROAD PROJECT ENTRANCE



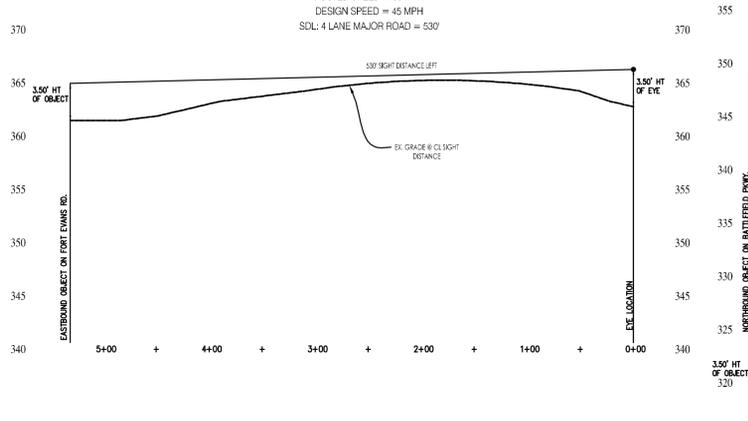
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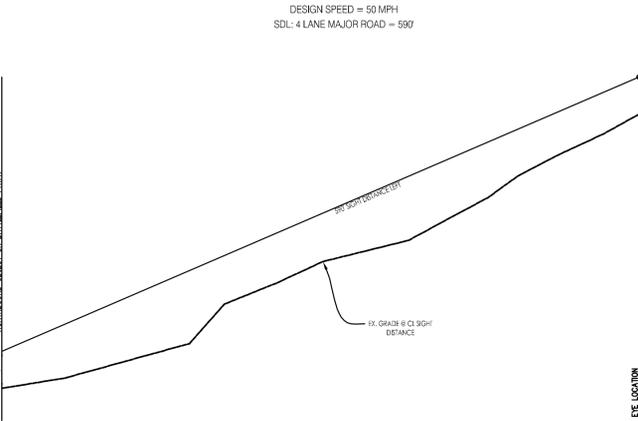
SIGHT DISTANCE PROFILE

FORT EVANS ROAD
 POSTED SPEED = 35 MPH
 DESIGN SPEED = 45 MPH
 SDL: 4 LANE MAJOR ROAD = 530'



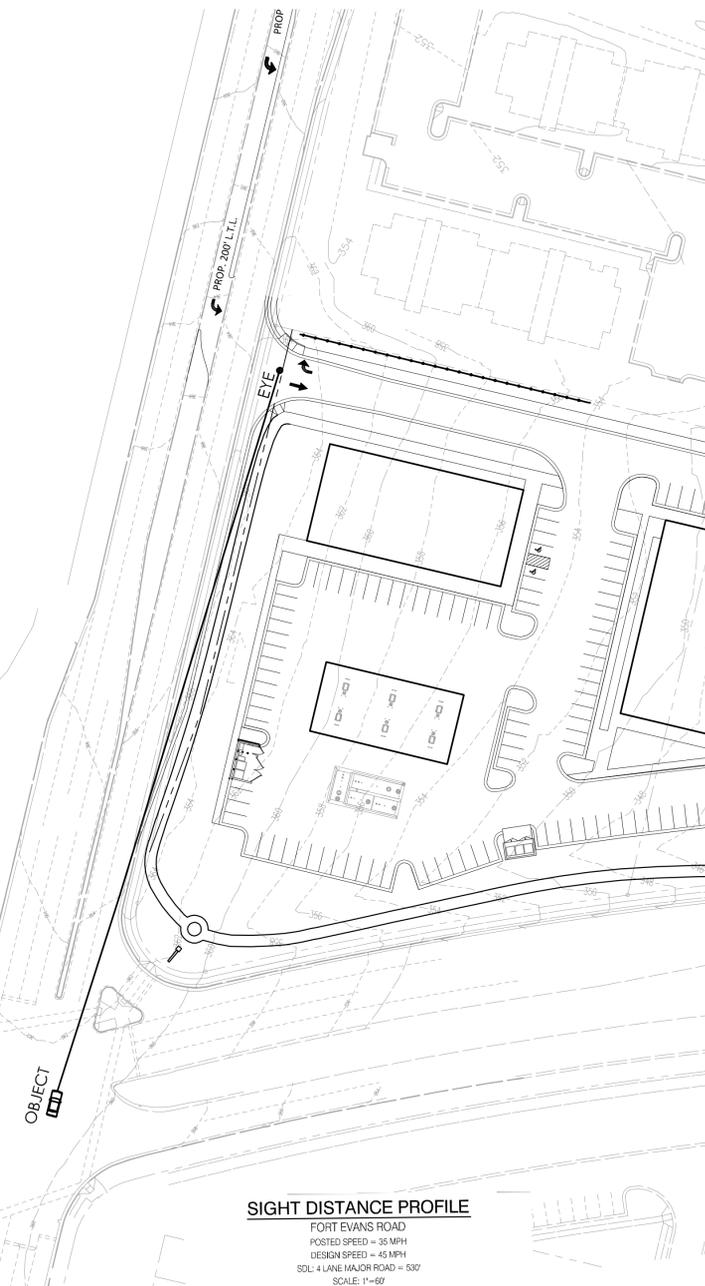
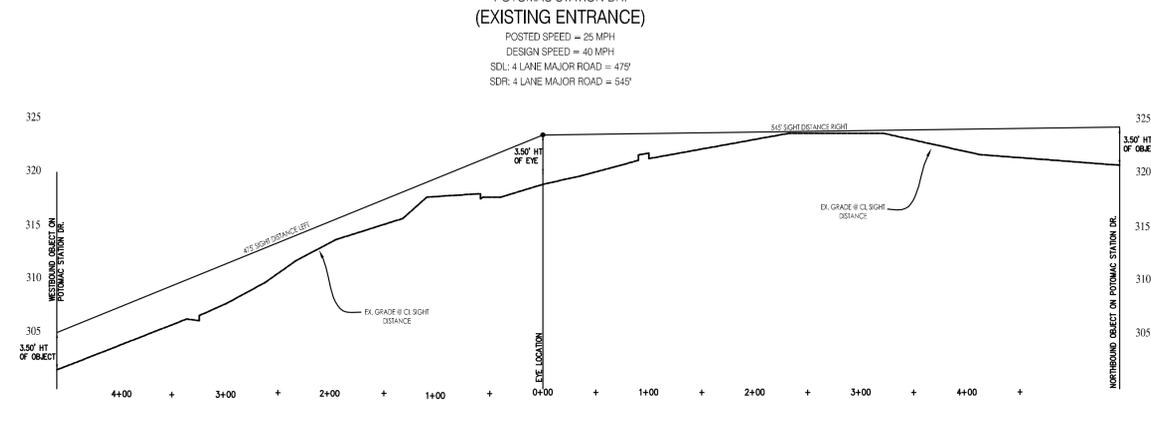
SIGHT DISTANCE PROFILE

BATTLEFIELD PKWY.
 POSTED SPEED = 35 MPH
 DESIGN SPEED = 50 MPH
 SDL: 4 LANE MAJOR ROAD = 590'



SIGHT DISTANCE PROFILE

POTOMAC STATION DR.
 (EXISTING ENTRANCE)
 POSTED SPEED = 25 MPH
 DESIGN SPEED = 40 MPH
 SDL: 4 LANE MAJOR ROAD = 475'
 SDR: 4 LANE MAJOR ROAD = 545'



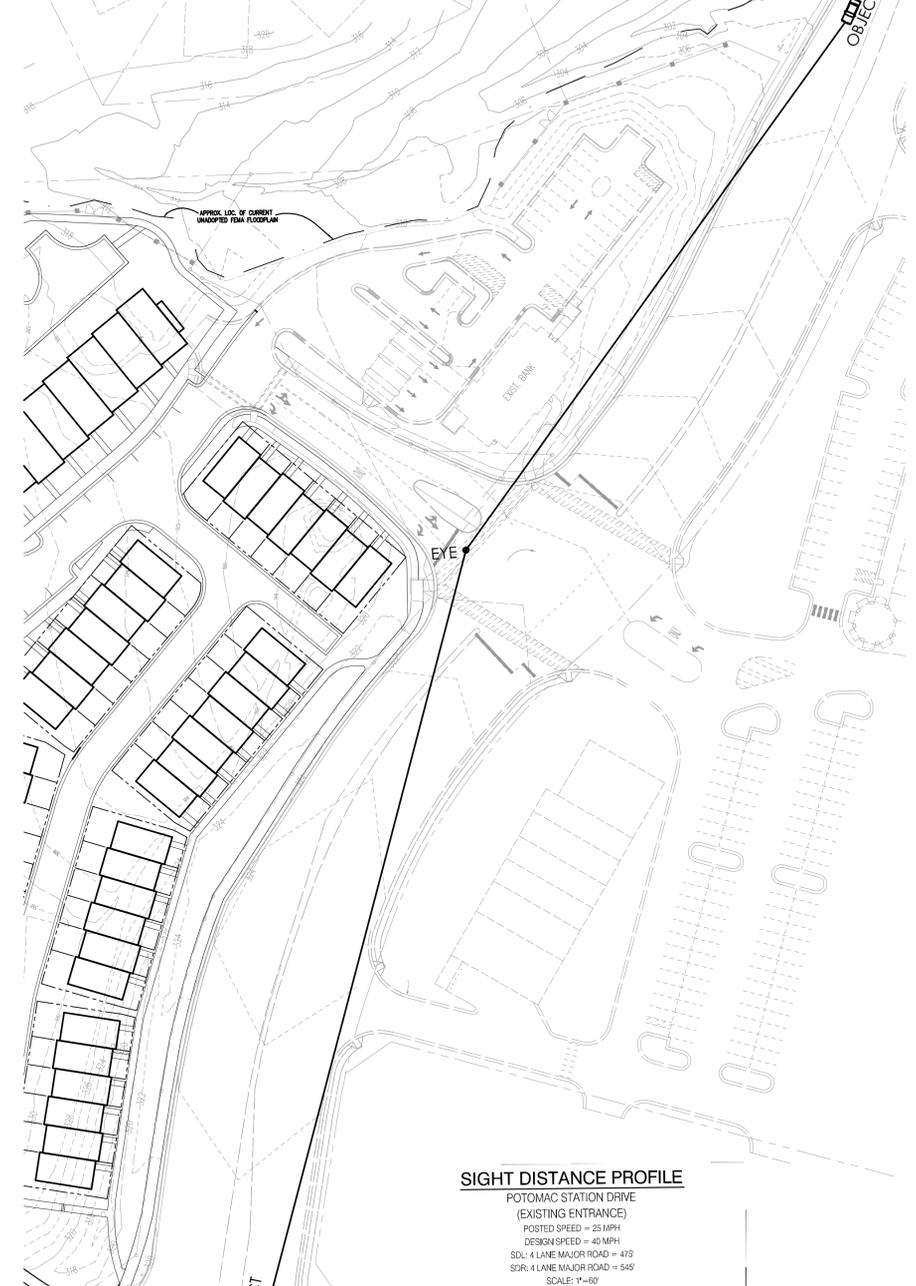
SIGHT DISTANCE PROFILE

FORT EVANS ROAD
 POSTED SPEED = 35 MPH
 DESIGN SPEED = 45 MPH
 SDL: 4 LANE MAJOR ROAD = 530'
 SCALE: 1"=60'



SIGHT DISTANCE PROFILE

BATTLEFIELD PKWY.
 POSTED SPEED = 35 MPH
 DESIGN SPEED = 50 MPH
 SDL: 4 LANE MAJOR ROAD = 590'
 SCALE: 1"=60'



SIGHT DISTANCE PROFILE

POTOMAC STATION DRIVE
 (EXISTING ENTRANCE)
 POSTED SPEED = 25 MPH
 DESIGN SPEED = 40 MPH
 SDL: 4 LANE MAJOR ROAD = 475'
 SDR: 4 LANE MAJOR ROAD = 545'
 SCALE: 1"=60'



SITE DISTANCE EXHIBITS

POTOMAC STATION MARKETPLACE

TLZM-2014-0001

TOWN OF LEESBURG LOUDOUN COUNTY, VIRGINIA

PARCEL DESCRIPTION
 TAX MAP: 49 (138) PARCEL B-1A2 & A-1A
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NORTH:
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DATE: APRIL 3, 2015
SCALE: AS NOTED