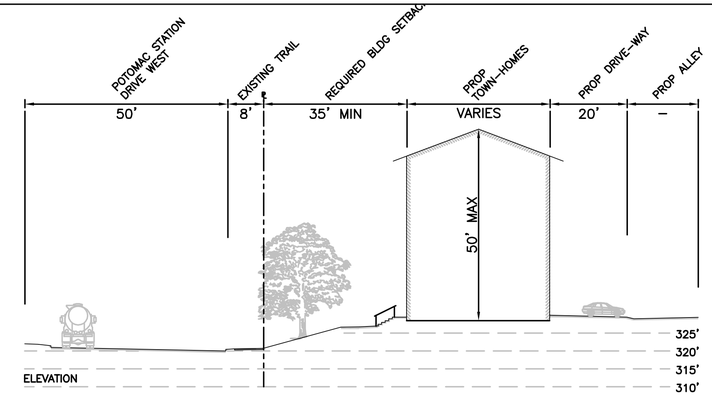
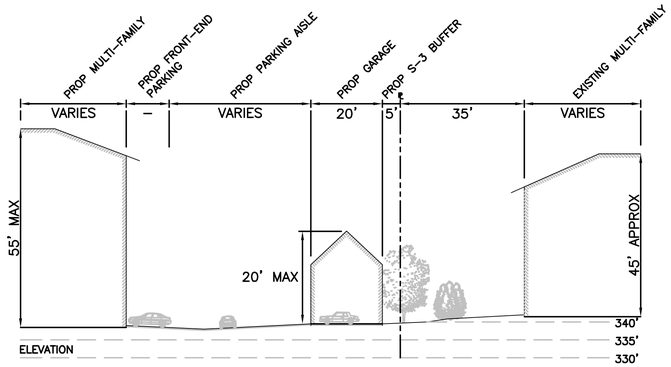
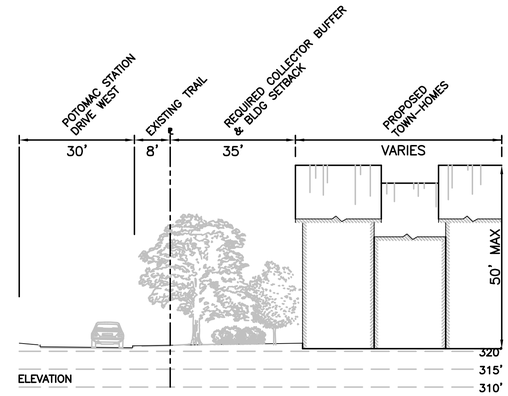
KEY PLAN
1" - 80'



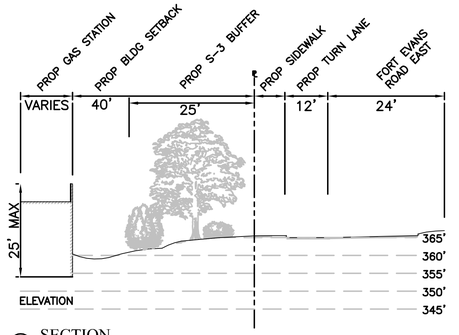
A SECTION
1" - 20'



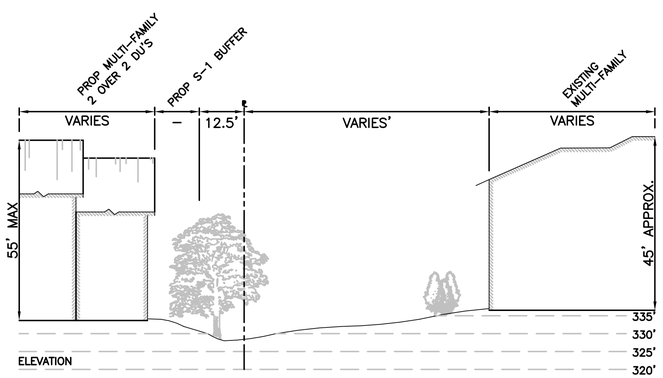
D SECTION
1" - 20'



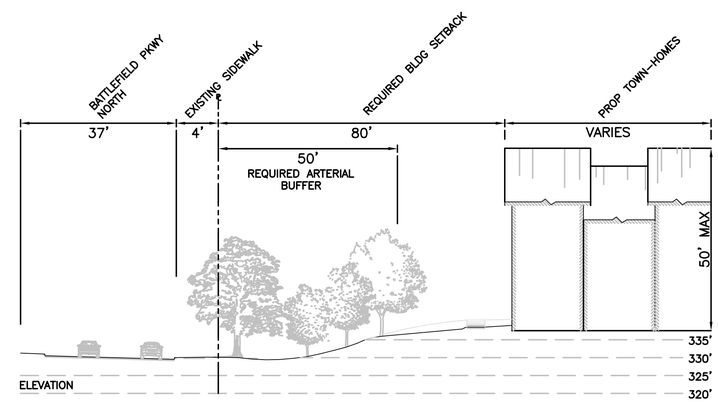
B SECTION
1" - 20'



E SECTION
1" - 20'



C SECTION
1" - 20'



F SECTION
1" - 20'

Dewberry
Dewberry Consultants LLC
1503 Edwards Ferry Road
Leesburg, Virginia 20176
Phone 703.771.8004 Fax 703.771.4091
www.dewberry.com

CROSS SECTIONS

POTOMAC STATION MARKETPLACE

TLZM-2014-0001

TOWN OF LEESBURG LOUDOUN COUNTY, VIRGINIA

PARCEL DESCRIPTION
TAX MAP: 49 ((38)) PARCEL B-1 A2 & A-1 A
MCPI: 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: AS NOTED

EXAMPLE BOLLARD LIGHT

BOLLARDS - 15W LED

OUTDOOR LIGHTING

REPLACES
75W-100W MH

FEATURES

- Extruded Aluminum Housing with Flush Mounting Base & Vandal-Resistant Screws
- Flat Top or Dome Top Design with Aluminum Cone Reflector
- Powder Coat Finish Over a Chromate Conversion Coating, Available in White, Black, or Bronze
- Internal Ballast Tray for Easy Maintenance
- Clear Polycarbonate Lens
- Mounting Kit with 8" Anchor Bolts (Included), Additional Lengths Available
- Listed for Wet Locations
- 5 Year Warranty
- DesignLights Consortium® Qualified [2]

LED SYSTEM

	BLFT	BLDT
Calculated L_{70} (TM-21)	>53K [1]	>50K [1]
Delivered Lumens	1,101 lm	1,221 lm
Total Input Watts	17.7A W	14W
Luminaire Efficacy Rating (LER)	62lm/W	74 lm/W
Correlated Color Temperature (CCT)	4000 K	4000 K
Color Rendering Index (CRI)	> 80	> 80
Max Ambient Temp	113° F	130° F [3]
Universal Driver	120-277 V	120-277 V

SUITABLE APPLICATIONS

- Walkways
- Boardwalks
- Parking Lots

EXAMPLE STREET LIGHT

UTLD
TRADITIONAIRE
LED DOWNLIGHT

Solid State LED

DESCRIPTION

The Traditionaire LED outdoor luminaire displays the old-fashioned charm of traditional area lighting, enhancing any setting with distinctive styling. As a decorative luminaire, the Traditionaire LED tastefully complements the architectural and environmental design of parks and roadways. The high-lumen downlight configuration uses Cooper Lighting's patented LightBAR™ technology to deliver uniform and efficient illumination to pedestrian and roadway applications.

EXAMPLE PARKING LOT LIGHT

GLEON GALLEON

2-10 Light Squares

Solid State LED

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

EXAMPLE GAS CANOPY LIGHT

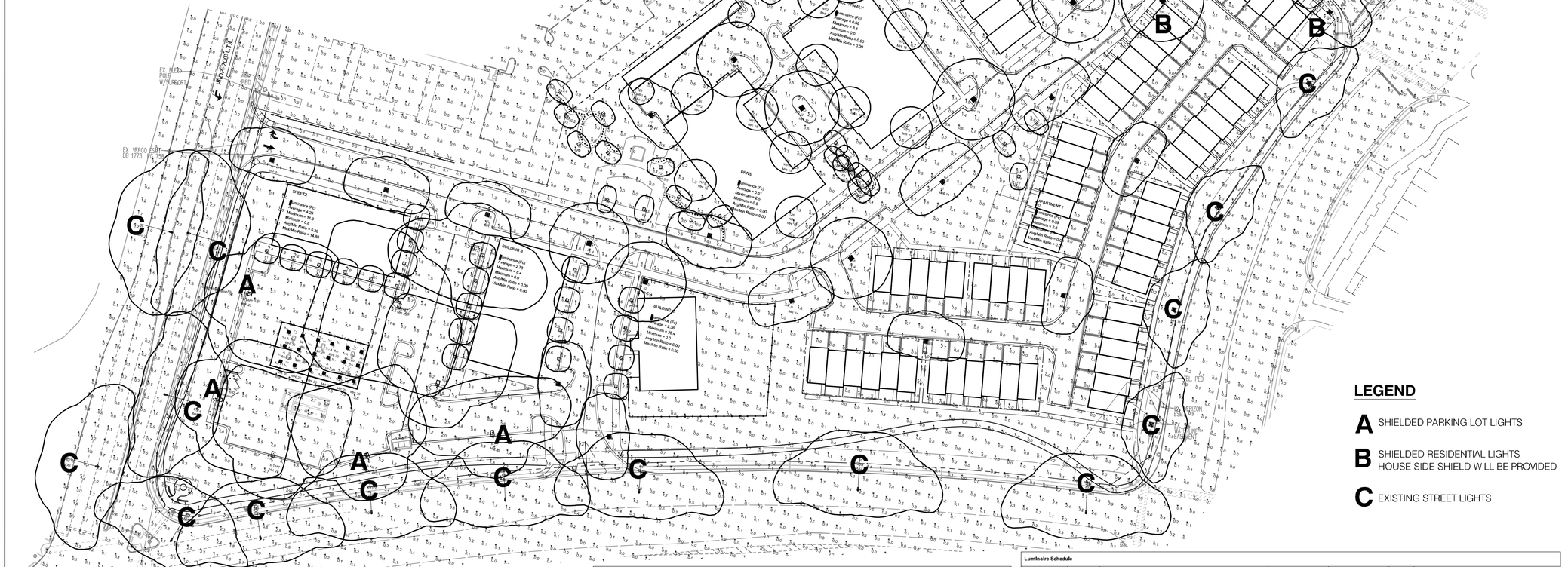
LRC
LED RECESSED
CANOPY

1, 2 or 4 Light Squares

Solid State LED

DESCRIPTION

The LRC LED Recessed Canopy Luminaire is specifically designed for recessed applications in single or double skin canopies. Three specialized optics are optimized for efficiency and uniformity, delivering high light levels on task. Typical applications include retail gas stations, convenience stores, banks and pharmacy drive thru canopies. UL/cUL listed for wet locations.



LEGEND

A SHIELDED PARKING LOT LIGHTS

B SHIELDED RESIDENTIAL LIGHTS
HOUSE SIDE SHIELD WILL BE PROVIDED

C EXISTING STREET LIGHTS

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	0.73	36.4	0.0	N.A.	N.A.
SIDEWALK 1	Illuminance	Fc	1.31	9.2	0.0	N.A.	N.A.
SIDEWALK 2	Illuminance	Fc	1.72	14.9	0.0	N.A.	N.A.
UNDER GAS CANOPY	Illuminance	Fc	19.85	24.1	13.0	1.53	1.85
APARTMENT 1	Illuminance	Fc	0.39	2.6	0.0	N.A.	N.A.
APARTMENT 2	Illuminance	Fc	0.70	3.2	0.0	N.A.	N.A.
BUILDING B	Illuminance	Fc	2.73	8.4	0.0	N.A.	N.A.
BUILDING C	Illuminance	Fc	2.36	25.4	0.0	N.A.	N.A.
DRIVE	Illuminance	Fc	0.61	2.5	0.0	N.A.	N.A.
MULTI FAMILY	Illuminance	Fc	0.66	3.4	0.0	N.A.	N.A.
SHEETZ	Illuminance	Fc	4.29	11.9	0.8	5.36	14.88

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lum. Watts	Total Watts	Lum. Lumens	LLF	Description
	2	6-T3	SINGLE	315	630	30697	0.912	GLEON-AE-06-LED-E1-T3
	5	6-T4FT	SINGLE	315	1575	30875	0.912	GLEON-AE-06-LED-E1-T4FT
	1	6-T4FT-2	2 @ 90°	315	630	30875	0.912	GLEON-AE-06-LED-E1-T4FT
	18	A	SINGLE	88	1584	8212	0.912	LRC-B64-4-LED-E1-MST
	11	EX1	SINGLE	250	2750	21342	0.810	OVF25SXX3D (12' ARM)
	4	EX2	SINGLE	150	600	7890	0.810	LXF15SXX3H
	22	F1	SINGLE	30.7	675.4	2750	0.912	303-B2-LEDB4-4000-UNV-T4-DIM10-BK
	28	F2	SINGLE	30.6	856.8	2813	0.912	303-B2-LEDB4-4000-UNV-T2-DIM10-BK
	21	J1	SINGLE	73	1533	5858	0.912	UTLDB03LEDEUT3A
	9	J2	SINGLE	73	657	6080	0.912	UTLDB03LEDEUSWQ
	4	WP1	SINGLE	7	28	722	0.864	XTOR1A
	10	WP2	SINGLE	18	180	1635	0.864	XTOR2A

Luminaire Location Summary

Lumiln	Label	X	Y	Z	Orient	Tilt
1	6-T3	489	948	23	113.499	0
2	6-T3	452.115	731.295	23	268.838	0
3	6-T4FT	298	431	23	90	0
4	6-T4FT	342	498	23	132.905	0
5	6-T4FT	108.931	644.843	23	0	0
6	6-T4FT	179.537	679.539	23	0	0
7	6-T4FT	414	555.501	23	95.402	0
8	6-T4FT-2	350	637	23	225	0
9	A	239	556	25	0	0
10	A	255	556	25	0	0
11	A	273	556	25	0	0
12	A	289	556	25	0	0
13	A	307	556	25	0	0
14	A	323	556	25	0	0
15	A	239	572	25	0	0
16	A	255	572	25	0	0
17	A	273	572	25	0	0
18	A	289	572	25	0	0
19	A	307	572	25	0	0
20	A	323	572	25	0	0
21	A	239	538	25	0	0
22	A	255	538	25	0	0
23	A	273	538	25	0	0
24	A	289	538	25	0	0
25	A	307	538	25	0	0
26	A	323	538	25	0	0
27	EX1	138	648	25	180	0
28	EX1	48	645	25	0	0
29	EX1	160	488	25	180	0
30	EX1	38	372	25	0	0
31	EX1	255	375	25	282.834	0
32	EX1	183	348	25	294.476	0
33	EX1	1139	644	25	282.529	0
34	EX1	654.336	636.899	25	291.29	0
35	EX1	696.259	652.941	25	291.36	0
36	EX1	555.085	627.549	25	290.178	0
37	EX1	599.527	488.155	25	287.447	0
38	EX2	1081	1139	16	338.271	0
39	EX2	1159	976	16	343.291	0
40	EX2	1182	653	16	0	0
41	EX2	1191	723	16	2.736	0
42	F1	189.695	652.907	3.5	270	0
43	F1	231.265	652.907	3.5	270	0
44	F1	299.265	652.907	3.5	270	0
45	F1	291.265	652.907	3.5	270	0
46	F1	311.265	652.907	3.5	270	0
47	F1	349.265	652.907	3.5	270	0
48	F1	424.645	710.737	3.5	180	0
49	F1	424.645	691.457	3.5	180	0
50	F1	424.645	652.237	3.5	180	0
51	F1	424.645	632.987	3.5	180	0
52	F1	424.645	593.737	3.5	180	0
53	F1	343.045	676.457	3.5	0	0
54	F1	343.045	749.587	3.5	0	0
55	F1	343.045	732.457	3.5	0	0
56	F1	538.045	731.74	3.5	0	0
57	F1	536.495	629.295	3.5	7.255	0
58	F1	597.47	739.994	3.5	180	0
59	F1	530.095	652.896	3.5	0	0
60	F1	535.537	667.274	3.5	0	0
61	F1	598.547	673.879	3.5	180	0
62	F1	602.896	645.99	3.5	188.972	0
63	F1	598.041	608.986	3.5	191.398	0
64	F2	459.834	669.168	3.5	249.274	0
65	F2	474.247	694.337	3.5	61.791	0
66	F2	510.354	697.975	3.5	234.492	0
67	F2	495.736	657.896	3.5	51.539	0
68	F2	529.495	657.339	3.5	68.209	0
69	F2	590.094	657.061	3.5	108.696	0
70	F2	541.662	696.684	3.5	180	0
71	F2	584.525	697.24	3.5	0	0
72	F2	618.401	630.342	3.5	248.793	0
73	F2	628.521	688.091	3.5	63.967	0
74	F2	667.745	625.714	3.5	246.873	0
75	F2	742.893	1307.282	3.5	248.064	0
76	F2	774.949	1316.503	3.5	329.834	0
77	F2	808.012	1358.828	3.5	307.118	0
78	F2	849.345	1361.48	3.5	93.58	0
79	F2	888.664	1372.098	3.5	279	0
80	F2	959.102	1373.285	3.5	108.826	0
81	F2	1002.231	1379.863	3.5	49.808	0
82	F2	980	1094	3.5	56.31	0
83	F2	992	992	3.5	229.399	0
84	F2	977	991	3.5	199.492	0
85	F2	775	934	3.5	214.482	0
86	F2	788	921	3.5	238.594	0
87	F2	898	906	3.5	219.24	0
88	F2	917	898	3.5	233.53	0
89	F2	910	890	3.5	56.194	0
90	F2	797	908	3.5	45	0
91	F2	778	917	3.5	78.556	0
92	J1	171.159	730.814	14	90	0
93	J1	302.278	753.093	14	90	0
94	J1	543.098	994.919	14	13.536	0
95	J1	613.138	552.891	14	198.121	0
96	J1	552.675	797.891	14	279	0
97	J1	709.444	791.584	14	122.529	0
98	J1	564.545	939.797	12	56.311	0
99	J1	696.233	922.957	14	142.549	0
100	J1	989.297	1045.399	14	143.5	0
101	J1	1091.358	1324.045	14	339.294	0
102	J1	1262.555	1317.484	14	69.507	0
103	J1	1145.396	1277.434	14	14.259	0
104	J1	1206.767	1345.329	14	66.291	0
105	J1	939.297	1310.834	12	329.507	0
106	J1	797.91	1274.894	12	324.598	0
107	J1	934.06	1302.793	12	148.2	0
108	J1	1023.589	1277.679	12	332.206	0
109	J1	925.09	1140.871	12	95.194	0
110	J1	1059.97	836.189	12	9	0
111	J1	1099.156	1002.223	12	185.113	0
112	J2	726.593	995.453	12	47.641	0
113	J2	637.78	993.996	12	145.042	0
114	J2	734.803	1038.917	12	336.211	0
115	J2	697.145	735.452	14	180	0
116	J2	418.169	730.79	14	90	0
117	J2	535.436	754.45	14	90	0
118	J2	559.098	814.81	14	143.44	0
119	J2	596.131	1025.595	14	329.31	0
120	J2	1060.211	1101.244	14	149.062	0
121	J2	994.548	1153.067	14	329.554	0
122	WP1	537.179	1047.27	10	334.24	0
123	WP1	542.075	935.04	10	334.21	0
124	WP1	653.071	1001.159	10	334.21	0
125	WP1	720.409	1160.503	10	334.21	0
126	WP2	742.153	648.34	10	336.321	0
127	WP2	636.11	659.015	10	233.209	0
128	WP2	688.554	1060.558	10	56.312	0
129	WP2	717.015	1001.488	10	159.215	0
130	WP2	732.834	1010.398	10	237.893	0
131	WP2	780.549	952.643	10	237.893	0
132	WP2	838.696	878.453	10	339.791	0
133	WP2	729.292	952.918	10	59.808	0
134	WP2	671.726	840.648	10	56.064	0
135	WP2	699.979	840.644	10	150.253	0

NOTES:

1. ALL STREET LIGHTS, PARKING LOT LIGHTING, BOLLARD LIGHTS, WALL PACKS AND GAS CANOPY LIGHTING SHALL BE SPECIFIED WITH LED FIXTURES.
2. ALL FIXTURE LOCATIONS AND MANUFACTURERS SPECIFIED HEREIN ARE PRELIMINARY AND MAY BE REVISED, AMENDED OR DELETED AT FINAL SITE PLAN AS LONG AS THE SITE PLAN IS IN COMPLIANCE WITH TLZO SECTION 12.11 AS MODIFIED HEREIN.
3. AS NOTED ON THE PLAN, THE PARKING LOT FIXTURES CLOSEST TO FORT EVANS ROAD AND BATTLEFIELD PARKWAY WILL BE FITTED WITH SHIELDS TO MINIMIZE LIGHT PROJECTING IN THE DIRECTION OF THESE EXISTING ROADS.

Lighting by Design
INDUSTRIAL LIGHTING GROUP

Dewberry
Dewberry Consultants LLC
1503 Edwards Ferry Road
Leesburg, Virginia 20176
Phone 703.771.8004 Fax 703.771.4091
www.dewberry.com

PHOTOMETRIC PLAN

POTOMAC STATION MARKETPLACE

TLZM-2014-0001

LOUDOUN COUNTY, VIRGINIA

TOWN OF LEESBURG

PARCEL DESCRIPTION
TAX MAP: 49 ((38)) PARCEL B-1-A2 & A-1-A
MCPI: 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
10/26/15 - PLANNING COMMISSION REVISIONS

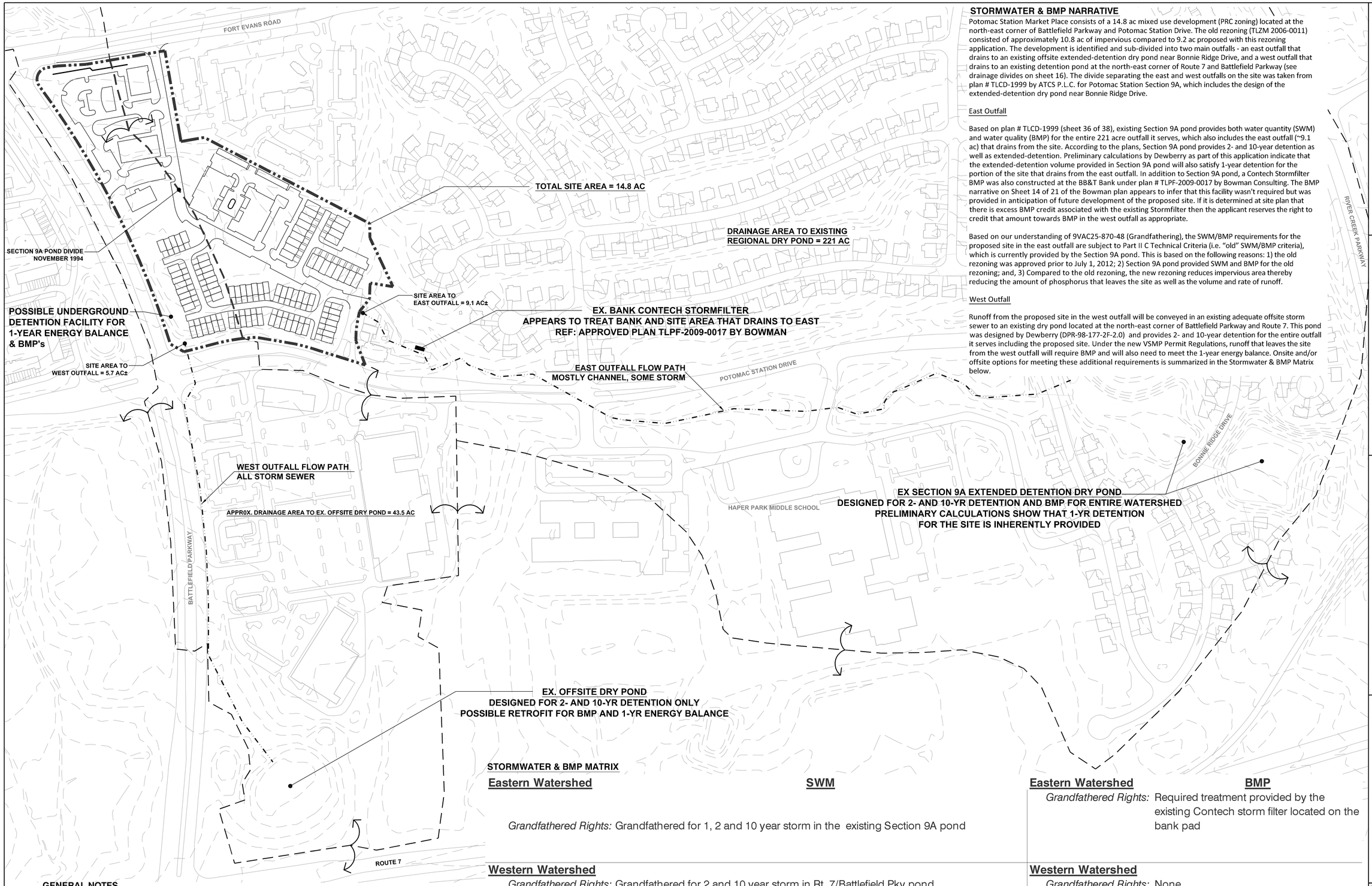
NORTH:

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

60 40 20 0 30 60

SHEET 15 OF 17

FILE NO. RZ-145-LC



STORMWATER & BMP NARRATIVE

Potomac Station Market Place consists of a 14.8 ac mixed use development (PRC zoning) located at the north-east corner of Battlefield Parkway and Potomac Station Drive. The old rezoning (TLZM 2006-0011) consisted of approximately 10.8 ac of impervious compared to 9.2 ac proposed with this rezoning application. The development is identified and sub-divided into two main outfalls - an east outfall that drains to an existing offsite extended-detention dry pond near Bonnie Ridge Drive, and a west outfall that drains to an existing detention pond at the north-east corner of Route 7 and Battlefield Parkway (see drainage divides on sheet 16). The divide separating the east and west outfalls on the site was taken from plan # TLCD-1999 by ATCS P.L.C. for Potomac Station Section 9A, which includes the design of the extended-detention dry pond near Bonnie Ridge Drive.

East Outfall

Based on plan # TLCD-1999 (sheet 36 of 38), existing Section 9A pond provides both water quantity (SWM) and water quality (BMP) for the entire 221 acre outfall it serves, which also includes the east outfall (~9.1 ac) that drains from the site. According to the plans, Section 9A pond provides 2- and 10-year detention as well as extended-detention. Preliminary calculations by Dewberry as part of this application indicate that the extended-detention volume provided in Section 9A pond will also satisfy 1-year detention for the portion of the site that drains from the east outfall. In addition to Section 9A pond, a Contech Stormfilter BMP was also constructed at the BB&T Bank under plan # TLPF-2009-0017 by Bowman Consulting. The BMP narrative on Sheet 14 of 21 of the Bowman plan appears to infer that this facility wasn't required but was provided in anticipation of future development of the proposed site. If it is determined at site plan that there is excess BMP credit associated with the existing Stormfilter then the applicant reserves the right to credit that amount towards BMP in the west outfall as appropriate.

Based on our understanding of 9VAC25-870-48 (Grandfathering), the SWM/BMP requirements for the proposed site in the east outfall are subject to Part II C Technical Criteria (i.e. "old" SWM/BMP criteria), which is currently provided by the Section 9A pond. This is based on the following reasons: 1) the old rezoning was approved prior to July 1, 2012; 2) Section 9A pond provided SWM and BMP for the old rezoning; and, 3) Compared to the old rezoning, the new rezoning reduces impervious area thereby reducing the amount of phosphorus that leaves the site as well as the volume and rate of runoff.

West Outfall

Runoff from the proposed site in the west outfall will be conveyed in an existing adequate offsite storm sewer to an existing dry pond located at the north-east corner of Battlefield Parkway and Route 7. This pond was designed by Dewberry (DPR-98-177-2F-2.0) and provides 2- and 10-year detention for the entire outfall it serves including the proposed site. Under the new VSMP Permit Regulations, runoff that leaves the site from the west outfall will require BMP and will also need to meet the 1-year energy balance. Onsite and/or offsite options for meeting these additional requirements is summarized in the Stormwater & BMP Matrix below.

STORMWATER & BMP MATRIX

	SWM	BMP
Eastern Watershed		
Grandfathered Rights:	Grandfathered for 1, 2 and 10 year storm in the existing Section 9A pond	Required treatment provided by the existing Contech storm filter located on the bank pad
Western Watershed		
Grandfathered Rights:	Grandfathered for 2 and 10 year storm in Rt. 7/Battlefield Pky pond	None
On-Site Option:	Provide detention facility in the Zone for SWM/BMP facilities for 1 year energy balance	Provide BMP facility in the zone for SWM/BMP facilities
Off-Site Option:	Retrofit the existing Rt. 7/Battlefield Pond to provide 1 year energy balance	Retrofit the existing Rt. 7/Battlefield Pond to also provide extended-detention

GENERAL NOTES

1. If the Applicant elects to implement the Off-Site Option for the western watershed, the Applicant, prior to Final Site Plan approval, shall obtain a written statement from VDOT indicating that VDOT has no objection to the developer retrofitting the existing dry pond northeast of the Rt 7 and Battlefield Parkway intersection so it can provide extended detention and/or the 1 year energy balance for the Property.
2. For the western watershed, Applicant reserves the right to purchase phosphorous credits in the event removing all of the phosphorous required with either on-site or off-site facilities is not commercially reasonable.
3. Pre-fabricated facilities from manufacturers like ADS, Contech, Lane, Oldcastle or others are feasible SWM/BMP solutions. The exact type and arrangement of these facilities shall be determined at Final Site Plan subject to Town approval.

Dewberry
Dewberry Consultants LLC
1503 Edwards Ferry Road
Leesburg, Virginia 20176
Phone 703.771.8004 Fax 703.771.4091
www.dewberry.com

STORMWATER MANAGEMENT & BMP PLAN

POTOMAC STATION MARKETPLACE

TLZM-2014-0001

TOWN OF LEESBURG LOUDOUN COUNTY, VIRGINIA

PARCEL DESCRIPTION
TAX MAP: 49 ((38)) PARCEL B-1 A2 & A-1 A
MCPI: 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
10/26/15 - PLANNING COMMISSION REVISIONS

NORTH:

DRAWN BY: RTB
CHECKED BY: WEF
DATE: APRIL 3, 2015
SCALE: 1" = 150'

150 100 50 0 75 150

SHEET 16 OF 17

FILE NO. RZ-145-LC

MATERIALS LEGEND

(1) TRIM - HARDI (WHITE)

(2) SIDING - HARDI (SAIL CLOTH)

(3) SIDING - HARDI (AUTUMN TAN)

(4) SIDING - HARDI (COBBLESTONE)

(5) BRICK - GLEN-GERY (CATAWBA)

GENERAL NOTES

1. BUILDINGS 3A & 3B SHALL BE CONSTRUCTED IN GENERAL CONFORMANCE WITH THESE ELEVATIONS.

MARTIN ARCHITECTURAL
PHILADELPHIA · ANNAPOLIS · COCONUT CREEK

BUILDING 3A FRONT ELEVATION

BUILDING 3A RIGHT ELEVATION

BUILDING 3A REAR ELEVATION

BUILDING 3A LEFT ELEVATION

BUILDING 3B FRONT ELEVATION

BUILDING 3B RIGHT ELEVATION

BUILDING 3B REAR ELEVATION

BUILDING 3B LEFT ELEVATION

Dewberry
Dewberry Consultants LLC
1503 Edwards Ferry Road
Leesburg, Virginia 20176
Phone 703.771.8004 Fax 703.771.4091
www.dewberry.com

ELEVATIONS
BUILDING '3A' & '3B'

POTOMAC STATION MARKETPLACE

TLZM-2014-0001

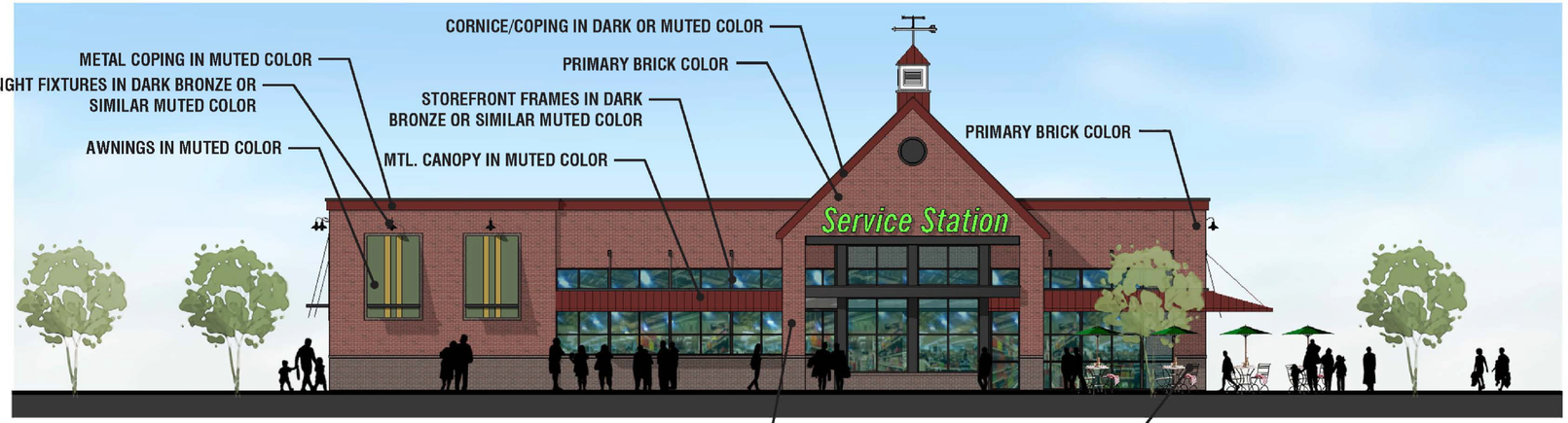
TOWN OF LEESBURG LOUDOUN COUNTY, VIRGINIA

PARCEL DESCRIPTION
TAX MAP: 49 ((38)) PARCEL B-1-A-2 & A-1-A
MCPI: 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
10/26/15 - PLANNING COMMISSION REVISIONS

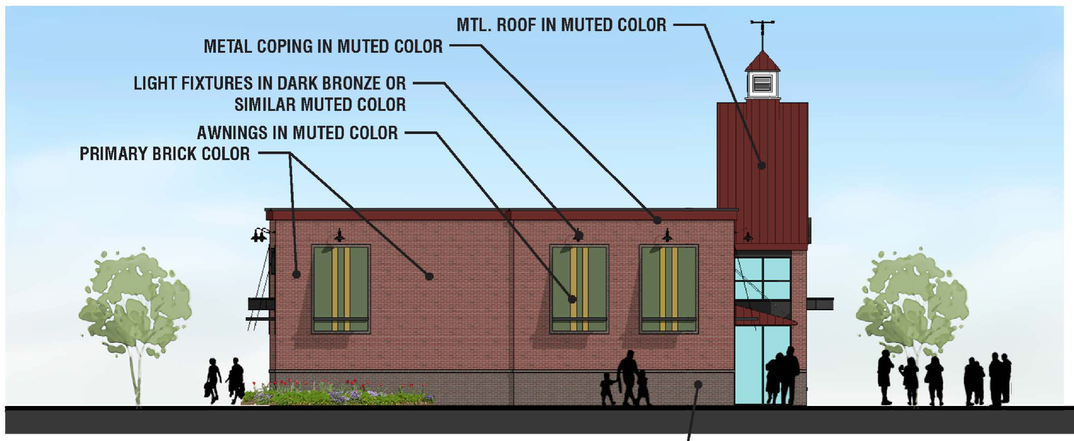
NORTH:

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

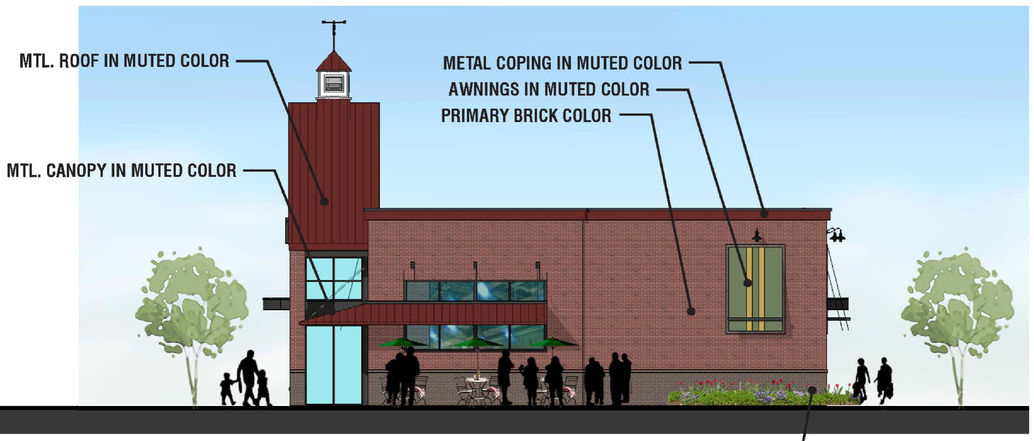


BUILDING 'A' - WEST ELEVATION
SCALE 1/8" = 1'-0"

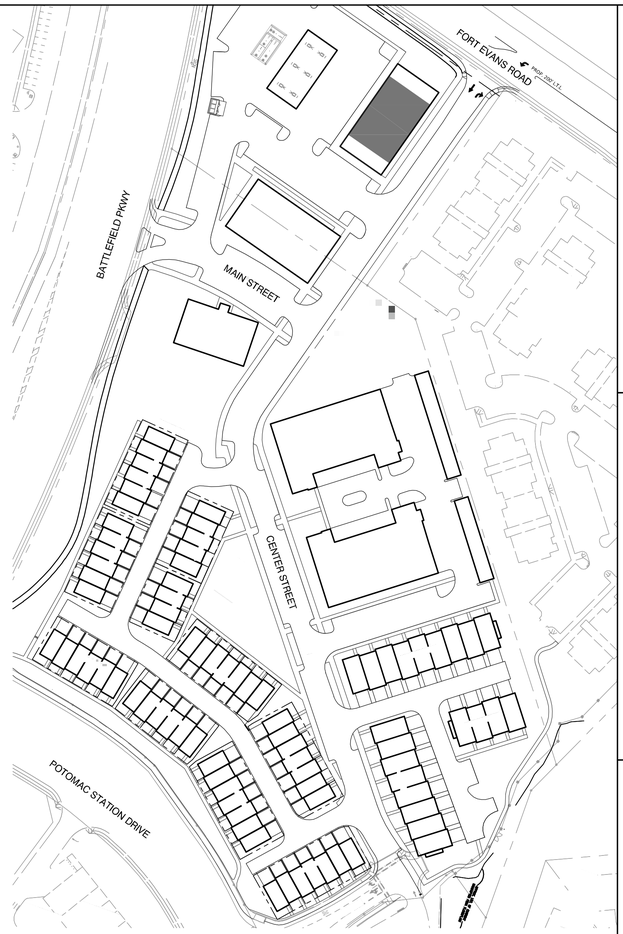
BUILDING 'A' - EAST ELEVATION
SCALE 1/8" = 1'-0"



BUILDING 'A' - NORTH ELEVATION
SCALE 1/8" = 1'-0"



BUILDING 'A' - SOUTH ELEVATION
SCALE 1/8" = 1'-0"



KEY PLAN

GENERAL NOTES

1. THE INFORMATION SHOWN ON THIS SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY

Bignell Watkins Hasser
ARCHITECTS P.C.

Dewberry
Dewberry Consultants LLC
1503 Edwards Ferry Road
Leesburg, Virginia 20176
Phone 703.771.8004 Fax 703.771.4091
www.dewberry.com

ELEVATIONS - BUILDING 'A'

SUPPLEMENTAL DOCUMENTS FOR REFERENCE ONLY

POTOMAC STATION MARKETPLACE

TLZM-2014-0001

TOWN OF LEESBURG LOUDOUN COUNTY, VIRGINIA

PARCEL DESCRIPTION
TAX MAP: 49 ((38)) PARCEL B-1 A2 & A-1 A
MCPI: 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

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

SHEET:
SD.1 OF SD.12

FILE NO. RZ-145-LC