TOWN OF LEESBURG
NOTICE OF TOWN COUNCIL PUBLIC HEARING
TO CONSIDER REZONING APPLICATION TLZM-2015-0009
VILLAGE AT LEESBURG
A CONCEPT PLAN AND PROFFER AMENDMENT

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 January 26, 2016 at 7:30p.m.,** in the Town Council Chambers, 25 West Market Street, Leesburg, Virginia, 20176 to consider a Concept Plan and Proffer Amendment TLZM-2015-0009, amending TLZM-2014-0006, Village at Leesburg. The application is made by Rappaport Companies on behalf of Carlyle/Cypress Leesburg I LLC.

The Applicant is requesting approval of amendments to the current Village at Leesburg Concept Plan and Proffers to allow a child care center in a portion of Building M, Land Bay B, Village at Leesburg, subject to the use standards of Section 9.3.4. of the Zoning Ordinance. No new building square footage is proposed.

The Property, Land Bay B, encompasses 21.07 acres, is depicted on the Concept Plan and is identified by the Loudoun County Property Identification Number (PIN) 149-28-0225. The Property is located between Russell Branch Parkway and Village Market Boulevard. The property is zoned PRC (Planned Residential Community) and identified as Regional Office on the *Town Plan's* Land Use Policy Map. The Town Plan recommends a maximum Floor Area Ratio (FAR) of 1.0 for non-residential uses. This application will retain the same densities approved with TLZM 2014-0006.

The proposed child care center is situated at 1609 Village Market Boulevard, Suite 100, Building M, at the northwest corner of the intersection of Russell Branch Parkway and Village Market Boulevard. The child care center is depicted on the Concept Plan and is situated within the Loudoun County Property Identification Number (PIN) 149-28-0225. The area of the child care center is zoned PRC (Planned Residential Community).

Copies and additional information regarding this Concept Plan and Proffer Amendment application are available at the Department of Planning and Zoning located on the second floor of 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 Delane Parks, Senior Planner, at 703-771-2769, or dparks@leesburgva.gov.

At this hearing, 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.

Ad to run:
1/13/2016
1/20/2016

Date of Council Meeting: January 26, 2016

TOWN OF LEESBURG
TOWN COUNCIL MEETING

Subject: TLZM-2015-0009, Village at Leesburg Child Care Center

Staff Contact: Delane Parks, Senior Planner, Department of Planning & Zoning.

Council Action Requested: Approval of a concept plan and proffer amendment to allow a child care center use in a portion of Building M at the Village of Leesburg.

Recommendation: Staff recommends approval of the proposed concept plan and proffer amendment.

Commission Recommendation: The Planning Commission recommends approval of the concept plan and proffer amendment contingent upon notification to residents of apartments above or overlooking the outdoor recreation area prior to the Town Council public hearing.

Fiscal Impact: Approval of this application will be revenue positive. The proposed use will generate additional Business Professional Occupational License (BPOL) and commercial real estate tax revenue.

Work Plan Impact: As with all rezoning applications, the Town will need to review and approve additional site development applications prior to construction of the site. Such site development plan processing is anticipated in the Town's work plan.

Executive Summary: The Applicant, Rappaport Companies and the owner Carlyle/Cypress Leesburg I, LLC, are requesting amendment of the concept plan and proffers to allow a 4,480 square foot child care center use for up to 86 children in a portion of Building M in Land Bay B in the Village at Leesburg. No new building square footage is proposed with this application. Note that the original applicants placed the use limitation upon themselves. It was not requested by the Town.

Background: The Village at Leesburg was approved under the B-4 and PRC zoning districts with several defined land bays. Land Bay B is zoned PRC, and includes Building M which was originally approved in 2005. The Land Use Map permits a mix of retail, office, restaurant and residential in Building M, but a child care center was not specifically listed.

The requested amendment would revise the Land Use Map to specifically list a child care center use in a portion of Building M thereby providing a new use to support the existing mix of uses in the Village of Leesburg. The amendment gives the applicant the opportunity to respond to community needs in an effort to keep the Village at Leesburg prosperous with its commercial spaces filled while producing tax revenue for the public. The proposed amendment does not

conflict with any applicable regulations or ordinances, or prior approvals. Staff finds that the rezoning application meets the approval criteria (TLZO Sec. 3.3.15) and the Child Care Use Standards (TLZO Sec. 9.3.4.) as discussed in the attached Planning Commission staff report.

The Planning Commission reviewed the application at their December 3, 2015 meeting. No public comment was received and the public hearing was closed. The Planning Commission asked clarifying questions regarding drop off and pick up parking and access and notification of apartment residents overlooking the outdoor recreation area. The Commission voted 5-1-1 to recommend approval of the application in accordance with the following motion.

> I move that the Zoning Map Amendment TLZM-2015-0009, Village at Leesburg Concept Plan Amendment dated December 2, 2015 and amended proffers dated November 30, be forwarded to the Town Council with a recommendation of approval on the basis that the Approval Criteria of Zoning Ordinance Section 3.3.15 and Child Care Use Standards of Zoning Ordinance Section 9.3.4. have been satisfied and that the proposal would serve the public necessity, convenience, general welfare and good zoning practice contingent upon the applicant providing specific notice to residents of apartments above or overlooking the recreation yard of the child care center prior to the public hearing before Town Council of the proposed use, the location of the recreation yard, and the date, time and place of the Town Council public hearing.

Attachments

1. Draft Ordinance
2. Draft Proffer Statement dated November 30, 2015
3. Statement of Compliance dated November 16, 2015
4. Planning Commission Staff Report dated December 3, 2015
5. Concept Plan dated December 2, 2015

PROFFER STATEMENT

Concept Plan Amendment TLZM ~~2014-0006,~~ 2015-0009, Village at Leesburg
Record Owner: Carlyle/Cypress Leesburg I, LLC
Property: MCPI #'s 149-28-0023 and 149-28-0225
57.20 acres

Date: ~~July 7, 2014~~November 30, 2015

Pursuant to Section 15.2 -2303 of the Code of Virginia, as amended and Section 3.3.16 of the Zoning Ordinance of the Town of Leesburg, (hereinafter the **"Town"**), the undersigned, Carlyle/Cypress Leesburg I, LLC (the **"Applicant"**), is the owner of 57.20 acres of real property that is described as Loudoun County MCPI Numbers: 149-28-0023 and 149-28-0225 (hereinafter collectively called the **"Property"**), which is more particularly described on Sheet 1 of the Concept Plan described below. Applicant hereby proffers on behalf of itself and its successors and assigns, that if the Leesburg Town Council approves TLZM ~~2014-0006,~~2015-0009, the Property shall be developed and used consistent with the following terms and conditions herein. Said terms and conditions herein supersede any prior proffers that have been offered for any portion of the Property, including any proffers associated with Rezoning Application TLZM 2004-0005 approved November 8, 2005, Rezoning Application TLZM 2008-0003 approved September 9, 2008, Rezoning Application TLZM 2008-0010 approved on June 9, 2009, Rezoning Application TLZM 2009-0008 approved on April 13, 2010, ~~and~~ Rezoning Application TLZM 2010-0003, approved January 10, ~~2012.~~2012 and Rezoning Application TLZM 2014-0006, approved on October 28, 2014.

PROFFERS

I. SUBSTANTIAL CONFORMANCE WITH CONCEPT PLAN, USE, AND DEVELOPMENT

A. Substantial Conformance. Development of the Property will be in substantial conformance with Sheets 1, 3, 3A, 3B, 3C, 3D, 4, 5, 6, 6A, 7, 7A and 8D of the Concept Plan prepared by Urban, dated May ~~9, 2014,~~2015, as revised through ~~September 9, 2014~~November 30, 2015 (hereafter referred to as ***"Concept Plan"***), which is attached hereto and made a part hereof as Exhibit A. Reasonable allowances shall be made for engineering and design alteration to meet Town Subdivision and Land Development Regulations, Town Zoning Ordinance Regulations and the Town Design and Construction Standards Manual ("DCSM") requirements (collectively the "Town Development Regulations"). All uses listed in the B-4 and PRC zoning districts as per the Town Zoning Ordinance may be developed on Land Bays A and B of the Property in locations indicated on the Land Use Map and Legend on Sheet 3A of the Concept Plan except lumber and/or building material sales with outdoor storage, mini-warehouse, and warehouse. Any by-right or special exception use that may be added to the use list set forth in Section 6.6.2 of the Zoning Ordinance as the result of a text amendment approved by Town Council pursuant to Section 3.2.1 of the Zoning Ordinance or as the result of approval of a special exception pursuant to Section 8.5.3 of the Zoning Ordinance may be developed on the ~~B-4 zoned portion of the~~ Property in locations indicated on the Land Use Map and Legend on Sheet 3A of the Concept Plan. Consistent with the Legend and Development Tabulations Table on Sheet 3A of the Concept Plan the following accessory uses set forth in Section 6.6.2 of the Zoning Ordinance may be developed within the offices constructed between East Market Street and Parking Garage D: bank, without drive-in facility; emergency care facility; mailing services; printing and/or publication (copy center); special instruction

school (after special exception approval); and the following personal services uses: bicycle repair store; caterer; dry-cleaning and/or laundry pickup station; locksmith shop; musical instrument repair shop; photographer's studio; photostat shop; travel agency; and watch repair shop. Personal services in such offices shall not include nail salons. Uses listed under Zoning Ordinance Sections 8.5.2, 8.5.3 and 6.6.2 that require special exception approval shall continue to require special exception approval before they may be developed on the Property, unless such approvals occur or have occurred concurrently with approval of TLZM 2004-0005, TLZM 2008-0003, TLZM 2008-0010, TLZM 2009-0008, TLZM 2010-0003 and TLZM ~~2010-0003~~.2014-0006. The Concept Plan layouts for special exception uses developed on the Property such as a hotel and theater shall be determined at the time of Town Council approval of such uses. Development of the Property shall comply with the Town Development Regulations. All private streets and parking courts constructed on the Property shall comply with Town Development Regulations. The horizontal and vertical geometrics of streets and private parking courts constructed on the Property must accommodate an AASHTO 'SU' design vehicle. All public and private roads and streets constructed on the Property shall be inspected and authorized for opening by the Town or VDOT depending upon which jurisdiction assumes authority for maintenance.

B. Construction and Location of Concept Plan Elements. The following guidelines will guide development of the Property:

1. Subject to I.A. and B.2. herein, ground floor retail/restaurant space within buildings located in Landbays A and B as depicted in the Concept Plan will be sized as follows: (a) on the north side of the Main Street the maximum size of a single tenant will be 35,000 square feet on the ground floor or 60,000 square feet, if a second story is included, and (b) on the south side of Main Street the maximum size of a single tenant will not exceed 10,000 square feet or 20,000 square feet if a second story is utilized. In Land Bay A as illustrated on Sheet 3A of the Concept Plan, with the exception of a hotel or theater and the commercial recreation and/or retail/restaurant uses located north of such uses in Land Bay A as illustrated on Sheet 3A of the Concept Plan, there shall be no freestanding retail/restaurant ground floor single tenant retail/restaurant use in excess of 20,000 gross square feet. The location of all buildings in Landbays A and B, whether they are single use or have retail/restaurant uses located on the ground floor and residential, hotel, theater, or office uses on upper floors, and the type of these uses located within each of these same buildings, shall be in substantial conformance with Concept Plan Sheet 3A Land Use Map, allowing for vertical integration within a single footprint of the following use mixes: retail/restaurant only, office only or office over retail/restaurant, hotel or theater over retail/restaurant, residential over office or retail/restaurant, residential only, and parking deck. The height of buildings constructed on the Property shall not exceed the limits set forth on the Development Tabulations Table on Sheet 3A of the Concept Plan. The Village Center Land Use Map and Legend depicted on Sheet 3A of the Concept Plan will govern the location of retail/restaurant, office, residential, parking, theater, and hotel uses with the exception of that certain structure located at the northwest corner of Russell Branch Parkway and the first entrance to the Village Center (hereinafter "Building M"), which shall be developed with first floor office, child care or retail/restaurant uses and upper floor residential uses. Any child care uses developed in Building M shall utilize the ADA Accessible Pathway illustrated on Sheet 4 of the Concept Plan, shall limit access to the west side of Building M to the location shown on Sheet 4 of the Concept Plan, and shall preclude access from Building M to the child care use in the location shown on Sheet 4 of the Concept Plan. Prior to issuance of an occupancy permit for a child

care use in Building M, the Applicant will submit to the Town Zoning Administrator an arrival and departure procedure that will be given to parents of children attending the child care facility. The arrival and departure procedure shall identify the area and process of loading and unloading children at the access shown on Sheet 4 of the Concept Plan and identify two handicapped and five off-street parking spaces reserved for child care parking. Building X depicted on Sheet 3A of the Concept Plan will be constructed to include at least 55,440 gross square feet of office uses.

2. One freestanding retail/restaurant structure that shall not exceed 140,000 square feet may be developed on the Property in Landbay A in the location indicated on the Concept Plan. The Applicant agrees to limit the use of the 140,000 square foot structure to Wegmans which shall be constructed consistent with the following criteria for the Crosstrail Boulevard and East Market Street building frontage:

a. Distinct architectural elements along Crosstrail Boulevard and East Market Street building frontage to divide the mass and scale of the building and provide compatible styles, but varied facades, setbacks and building fronts within the overall elevation of the building;

b. A variety of high quality architectural materials in the architectural elevations consisting of brick, stone, and other masonry;

c. A variety of rooflines and architectural grade roof materials and pitches, as well as cornices, quoins, and other details, as appropriate, to enhance the distinct architectural facades and provide interest and appeal;

d. Appropriate fenestration, shuttered window openings and/or trim to animate the elevations and complete the village streetscape along Crosstrail and East Market Street; and

e. One or more appropriate steeple or similar type vertical elements to accent and provide further variety to the overall roofline and elevation.

The purpose of the design elements is to eliminate the impression of a single large structure and provide a signature of quality for the project and the Town that is consistent with the character of the Town of Leesburg. The final building elevations will be reviewed within these guidelines in connection with H-2 Overlay District review and approval procedures.

C. Community Design.

1. **Village Center Main Street and Connecting Private Streets, Dodona Terrace and Classic Path Way.** The following design elements will be observed in the development of Land Bays A and B as shown on Sheet 3A:

a. Street trees will be planted along the Main Street that bisects Land Bays A and B, adjacent to the parallel parking, spaced an average of 40 feet on center. Street trees will be planted along the private street that bisects North "A" Land Bay and South "A" Land Bay (known as "Classic Path Way") and along the private street that bisects North "A" Land Bay and the adjacent parking deck (known as "Dodona Terrace") in the approximate locations shown on Sheet 7 of the Concept Plan. The plantings per street section shall substantially conform to the requirements stated on Sheet 7 of the Concept Plan.

b. Sidewalks along Main Street, and along both sides of Classic Path Way from its intersection with Dodona Terrace to the westernmost pedestrian entrance of any structure developed on North "A" Land Bay will have a minimum width of 12 feet between the face of storefront and back of curb (to include the street tree zone).

c. The sidewalks and pedestrian crosswalks along Main Street and the portions of Dodona Terrace and Classic Path Way described in Proffer I.C.1.b. will incorporate masonry pavers, scored concrete and/or other similar paving materials to establish pedestrian zones and create visual interest. Similar materials may be used in a portion of the Main Street, north and/or west of the central park. The portion of the sidewalk illustrated as the "proposed outdoor seating areas" on Sheet 3A of the Concept Plan will incorporate masonry pavers, scored concrete and/or other similar paving materials to establish outdoor seating areas separate from the sidewalk areas. The outdoor seating areas for the restaurant uses illustrated on Sheet 3A of the Concept Plan shall be physically separated from the sidewalk areas during the time of the year such areas are used for outdoor seating to separate restaurant functions from pedestrian access.

d. The median of the Main Street will be landscaped with lawn, ornamental trees and flower beds, and include pedestrian crosswalks at designated locations.

e. The Plaza on the south side of Main Street will include a fountain or similar dynamic water feature that will animate the park through the permissible weather season. This Plaza will incorporate scored concrete, masonry pavers and/or other similar landscape materials, shade trees, seating areas, lighting, benches and trash receptacles. This Plaza may include ornamental trees, lawn, potted plants and bollards in the final design.

f. An architectural feature such as an obelisk, clock tower or other feature similar in character may be located within or in the vicinity of the central Plaza.

g. The Plaza on the north side of the Main Street will incorporate scored concrete masonry pavers and/or other similar landscape materials, shade trees, seating

areas and lighting and may also include ornamental trees, potted plants and bollards, as appropriate.

2. **Main Street and Classic Path Way Uses and Character.** The Concept Plan illustrates the relationship of the Main Street and Classic Path Way retail/restaurant (or office) to the residential or office uses above, the location of buildings in relation to abutting private streets, the location of the service road(s), the parking garage(s) and access to the second and third story residential (or office). The following specific elements illustrated on the Concept Plan are proffered:

a. The primary façade materials for all buildings built on Land Bays A and B as shown on Sheet 3A of the Concept Plan shall include any one or a combination of the following materials: brick, masonry, synthetic stucco, cementatious horizontal plank, cultured stone, architectural concrete, glass and ornamental metal.

b. The retail/restaurant and office storefronts at street level will include the following features: shop or office entry doors, storefront windows, identification signage, awnings and canopies. The awnings and/or canopies will conform to the standards and criteria stated in the H-2 Corridor Design Guidelines as referenced in Section 7.6.7 of the Town Zoning Ordinance.

c. Street facing facades of street level retail/restaurant uses shall be a maximum of 40% glass. Street facing facades of office uses located above retail/restaurant uses shall be a minimum of 25% glass. Facades of all single use stand-alone office buildings shall be a minimum of 50% glass.

d. The maximum length of blank wall between windows and/or storefronts facing the Main Street and Classic Path Way will be 50 feet.

e. Above the one story retail/restaurant storefronts at street-level will be two or three levels of residential units or office space as illustrated on Sheet 3A of the Concept Plan.

f. Roof materials shall be asphalt shingle, slate, wood or metal.

g. Vinyl shall not be used on any exterior walls visible from streets.

h. Loading for the retail/restaurant and office uses will be provided at the rear of the retail/restaurant buildings, accessed from the service road located between the parking garage(s) and the retail/restaurant buildings.

i. Access to the residential units above the street-level retail/restaurant (or office) will be provided in the locations shown on the Concept Plan via an elevated pedestrian bridge connecting the adjacent parking deck to an entry vestibule or

corridor within the residential building. Access to additional levels of residential uses will be via internal stairs and/or elevator, as appropriate. Additional at-grade entrances to the residential units may be added, as appropriate. Additional access to residential and nonresidential uses from an adjacent parking deck may be provided via an elevated pedestrian bridge in other locations on the Property which will be indicated at the time of site plan approval for portions of the Property developed with such other residential and nonresidential structures.

j. The form and location of any structure constructed along Classic Path Way shall be oriented towards Classic Path Way in a manner that substantially conforms with the orientation of structures constructed along Main Street.

k. The vehicular entrance from Classic Path Way to North "A" Land Bay as shown on Sheet 3A of the Concept Plan may be shifted, but at least two vehicular entrances shall be provided to North "A" Land Bay.

l. The freestanding dumpster enclosure illustrated on North "A" Land Bay as shown on Sheet 3A of the Concept Plan shall be sufficiently large to accommodate refuse and recyclable material generated by any use developed on the North "A" Land Bay.

m. With the exception of the commercial recreation use described above in Proffer I.C.1., the by-right uses developed within North "A" Land Bay as shown on Sheet 3A of the Concept Plan shall be located to frame Classic Path Way and Dodona Terrace in accordance with the following guidelines:

(i) A minimum setback of the twelve feet where a building fronts a private street shall be provided to accommodate the established streetscape pattern;

(ii) The maximum setback for buildings located adjacent to Classic Path Way or Dodona Terrace shall be no more than 25 feet.

(iii) Any front elevation shall be a primary façade in accordance with the Village Center Design Guidelines. Any exterior wall facing Dodona Terrace and Classic Path Way should be at a minimum a primary façade in accordance with those guidelines. Any exterior wall elevation facing Route 7 shall be at a minimum a type 2 primary façade in accordance with those guidelines.

(iv) A building shall be located adjacent to the intersection of Classic Path Way and Dodona Terrace consistent with the setbacks described above and shall be constructed at a scale that is consistent with structures located across Dodona Terrace and Classic Path Way from the North "A" Land Bay.

(v) A strip-center style of building layout, locating the building(s) along the western and northern boundary of the development area is prohibited.

(vi) Maximum building facades without interruptions shall be no longer than two hundred feet;

(vii) Multiple buildings are permitted and should relate to one another.

n. The site plan for North "A" Land Bay shall incorporate vehicle circulation elements that include access from Dodona Terrace and Classic Path Way and shall encourage on-street parking opportunities along Classic Path Way east of the site entrance shown on Concept Plan Sheet 3A.

o. In the event more than one building is constructed in North "A" Land Bay, pedestrian linkages between buildings shall be provided that incorporate a concrete surface, a separation from parking and loading spaces that will be at least six feet, and a landscaping element that compliments a pedestrian environment.

p. Parking spaces are encouraged within the North "A" Land Bay along Classic Path Way east of the site entrance shown on Concept Plan Sheet 3A and along Dodona Terrace. Any parking spaces located in the above-described portion of North "A" Land Bay shall be buffered by at least a six foot wide landscaped area that shall include trees and shrubs. Parking areas within North "A" Land Bay shall accommodate no more than twenty contiguous spaces and shall be separated by islands suitable for planting trees. Best efforts shall be made to designate a single loading space area to serve the North "A" Land Bay as shown on Sheet 3A of the Concept Plan.

q. Unless integrated within the structural design of a building, dumpster enclosures shall not be constructed adjacent to Classic Path Way or Dodona Terrace. All dumpster enclosures constructed within North "A" Land Bay shall utilize masonry construction, shall be no less than six feet tall, and shall be buffered with landscaping along any external wall.

3. **Building Heights.** Building heights on the Property will be as shown on the Development Tabulations Table on Sheet 3A of the Concept Plan. Notwithstanding the building heights shown on the Development Tabulations Table on Sheet 3A of the Concept Plan for the retail/restaurant uses in Land Bay B, the height limit for the retail/restaurant uses in Land Bay B will not exceed 45 feet. The height limit for the townhouse office buildings along the northern façade of Parking Deck D described below in Paragraph I.C.5.a. will not exceed thirty-five (35) feet.

4. **Pedestrian Crossing of Russell Branch Parkway.** The following specific design elements illustrated on the Concept Plan are proffered by the Applicant:

a. The first and second intersections west of Russell Branch Parkway and Crosstrail Boulevard will be signalized for vehicles and will incorporate a pedestrian count down system to assist pedestrian crossings between Land Bays B and C.

b. The Applicant will highlight the pedestrian crossing zone at these locations through the use of painted stamped asphalt or Duratherm within the designated crosswalk areas.

c. The portion of Russell Branch Parkway from Crosstrail Boulevard to the most western median break will be designed and constructed with a six (6) foot wide landscaped median that will incorporate pedestrian crossing areas at intersections to provide pedestrian crossing safety zones in coordination with the final location of the crosswalks.

5. **Route 7 Office Townhouses and Parking Deck D Elevation.**

a. The Applicant will construct two-story townhouse office buildings, which will not exceed thirty-five (35) feet in height along the northern façade of Parking Deck D, as shown in the Concept Plan and in the Special Exception for Parking Deck D, and these office buildings will be completed prior to the initial use of Parking Deck D.

b. The front and exposed sides of the townhouse office buildings will have a primarily masonry façade, but cementatious horizontal planking may be used periodically to create visual interest and the front elevations of the townhouse office buildings will be staggered to avoid a flat, monotonous appearance.

c. The exposed elevations of Parking Deck D on the north, west and east sides will have a façade (e.g. brick, aggregate or other finish) that is complimentary to the adjacent buildings.

6. **Reverse Frontage Lots on Russell Branch Parkway.** Any reverse frontage residential lots adjoining Russell Branch Parkway in Land Bay C shall incorporate the following features:

a. The rear yard privacy fencing parallel to Russell Branch Parkway will be six feet in height and utilize brick piers at each property corner with visually opaque board-on-board fence in between each pier.

b. The side and rear facade of these units will incorporate architectural trim, shutters, exterior materials and fenestration identical to the front facade of the units.

7. **Enhanced Buffer for Residential Structures Abutting Crosstrail Boulevard.** The Applicant agrees to increase the amount of screening materials planted in the fifty (50) foot wide buffer yard between Crosstrail Boulevard and residential lots that abut Crosstrail Boulevard so that such

plantings comply with the screening requirements set forth in Section 12.8.2.G.2.c. of the Town Zoning Ordinance.

8. **Covenants, Conditions and Restrictions.** The Applicant shall create covenants, conditions and restrictions to coordinate development within the Property, which shall address all proffered design elements and such items as architectural controls, signage, building materials, lighting and landscaping. An Owners Association(s) or another identifiable single entity (i.e., owner) shall be formed to oversee the on-going management and maintenance of the common areas of the Property, including landscaping and maintenance of such common areas.

D. Transportation.

1. Proposed improvements to public roads will consist of the dedication, construction, and/or improvement of the portions of Route 7, Crosstrail Boulevard, River Creek Parkway, Russell Branch Parkway and Route 653 located on the Property or off-site as depicted on Sheet 6A of the Concept Plan and on Loudoun County Plan #CPAP2005 0045. The Applicant will also construct all other private roadways, travelways, and parking lots illustrated on Sheet 6A of the Concept Plan as development plans for portions of the Property including such features are approved by the Town. Design and construction of any private streets, parking areas and entrances adequate to ensure ingress and egress to public roadways will be submitted for review and approval by the Commonwealth of Virginia Department of Transportation (hereinafter called the **"VDOT"**) if the roadway will be maintained by VDOT, or the Town if the roadway will be maintained by the Town, as a part of the subdivision or development plan process for affected portions of the Property. Transportation improvements proffered herein will include acceleration, deceleration, and return lanes where required to provide safe access for development on the Property and shall be constructed in accordance with applicable Town or VDOT roadway standards.

2. Prior to the issuance of the first permit for occupancy of a building constructed on the Property, the Applicant will construct the roads depicted on Sheet 6A that are described below to substantial completion including: placement of all pavement (with the exception of the final surface course) with all required signage and all pavement markings installed; authorization for opening each road section by The Town of Leesburg and/or VDOT depending upon maintenance responsibility of the new roads; and shall open such roads to traffic:

a. Interchange: A grade-separated diamond shaped interchange at the intersection of Route 7/Crosstrail Boulevard. Interchange construction will include realignment of River Creek Parkway as depicted on Sheet 6A (Loudoun County Plan #CPAP20050045) and will include provision of traffic signalization consistent with the VTRC Interchange Selection Guide.

b. Crosstrail Boulevard: A four lane divided section within 120-foot right-of-way from the intersection with Route 7 through the intersection with Russell Branch Parkway to a point where grading would not encroach into the FEMA 100 year floodplain with the understanding that the portion of Crosstrail Boulevard from Russell Branch Parkway to

the FEMA 100 year floodplain will not be opened to traffic until Crosstrail Boulevard is connected by others to the southern Property boundary. The Applicant will design Crosstrail Boulevard to a point that ensures the adequate road crossing of Tuscarora Creek (approximately 500 feet beyond the southern property boundary). The Applicant will also provide FEMA floodplain studies and alteration studies for the portion of the Property where Crosstrail Boulevard crosses Tuscarora Creek to ensure the vertical alignment of the road is adequate.

c. Russell Branch Parkway: A four lane divided section within 90 foot right-of-way from the eastern Property boundary to the western Property boundary. The four lane divided section of Russell Branch Parkway will connect to Route 653 via a transition on the Property composed of a two lane road section. Relocation of Route 653 shall be approved by Loudoun County.

d. The Applicant shall install, at such time as required by warrants, the following signalization, based on the latest edition of the Manual on Uniform Traffic Control Devices, as determined by the Town or VDOT as applicable:

i. Signalization at the intersection of Crosstrail Boulevard and Russell Branch Parkway; and

ii. Signalization at the first and second roadway crossover on Russell Branch Parkway to the west of the intersection of Crosstrail Boulevard and Russell Branch Parkway. The Applicant shall install pedestrian countdown signalization devices at the time each signal is installed to assist pedestrian crossings between Land Bays B and C.

3. Route 653: The existing signalization at the intersection of River Creek Parkway and Route 7 and the existing signalization at the intersection of Route 7 and Route 653 will be removed.

4. Existing access from Route 653 to Route 7 will be terminated at its current location at such time as access to the Property is available via the grade-separated interchange described above in Proffer I.E.2.a.

5. The Applicant shall provide for temporary construction access to the Property from Route 7 and/or from Route 653, including, but not limited to roadway improvements, signage and pavement markings required to provide safe access to public roadways.

6. At the time of approval of the first record subdivision plat or final development plan for adjacent sections of the Property, the Applicant shall create and grant to VDOT with no compensation a no-access easement along the Property's Route 7 frontage with the exception of the area for access to the Route 7/Crosstrail diamond-shaped interchange. The intent of the easement is to prohibit direct access to Route 7 from the Property, but shall not preclude access via Crosstrail Boulevard.

7. In lieu of contribution of the sums indicated and listed in the Town Plan as adopted pursuant to Town Resolution 97-216, the Applicant agrees to construct and dedicate to VDOT the grade-separated interchange at the intersection of Crosstrail Boulevard and Route 7 as illustrated on the Concept Plan as its pro-rata share toward the Town transportation improvement fund supporting the commercial, office, and residential uses on the Property. This donation shall be in the form of actual construction. The Applicant shall complete such construction prior to issuance of the Occupancy permit for any building constructed on the Property.

8. The Applicant agrees to relocate to the west the current entrance to the Holiday Inn at Carradoc Hall by approximately 450 feet, including the extension of the existing Route 7 westbound acceleration/deceleration lane to this new entrance and the construction of an acceleration lane for approximately 1,000 feet west of the new entrance to provide a safe merge back into the westbound through traffic. In addition to these Route 7 improvements, the Applicant will extend the new entrance from Route 7 to the parking lot and repair or replace, as appropriate, decorative landscaping and/or lawn area affected by the entrance relocation, provided any needed property access permissions for this work are granted. The Applicant will pay for and construct these improvements to the Carrodoc Hall entrance as described above, as part of its funding of the construction of the Route 7/River Creek Parkway interchange.

9. Sheet 6 of the Concept Plan depicts the pedestrian circulation network for the Property. The bridge-portion of the Route 7 / River Creek Parkway interchange will include a ten (10) foot wide sidewalk along the west side and a twelve (12) foot wide trail along the east side. Both will be extended to the north to connect into the existing Potomac Station sidewalk network along River Creek Parkway and to the south to the Village at Leesburg sidewalk network. The pedestrian elements of the interchange are depicted on design plans for the interchange (Loudoun County Plan #CPAP20050045). Notwithstanding the typical cross section on Sheet 6 for Crosstrail Boulevard, the Applicant will build a six-foot wide sidewalk along the west side and a ten-foot wide trail along the east side. Along Russell Branch Parkway, the Applicant will build an eight-foot wide trail along the northern side and an eight-foot wide trail along the southern side. All other pedestrian walkways within the Village of Leesburg will be as shown on Sheet 6.

10. Prior to the issuance of the first permit for occupancy of a building constructed on the Property, the Applicant will establish locations on the Property suitable for transit stops by a shuttle operated by the Town, the Virginia Regional Transportation Service or other provider and will cooperate with and support such service provider to facilitate bus service to and from the Property and the Town Historic District.

11. Prior to issuance of the first permit for occupancy of a building constructed in Land Bays D or E, the Applicant agrees to construct a half section of Russell Branch Parkway from the western Property line to the Town's Wastewater Treatment Plant. Such construction will be consistent with Town Development Regulations and will be predicated on the Town obtaining the right-of-way or on receipt at no cost to the Applicant of the right-of-way necessary to construct the half section of Russell Branch Parkway to provide access to the Town's Wastewater Treatment Plant via Russell Branch Parkway.

12. Prior to issuance of the first permit for occupancy of a building constructed in Land Bays D or E, the Applicant agrees to install pedestrian countdown signalization devices at the intersection of Crosstrail Boulevard and Russell Branch Parkway.

E. Residential Recreation. The recreational amenities shown in Land Bays B and C will be provided in the locations that substantially conform to those illustrated on the Concept Plan, with the understanding that such amenities may shift within the areas shown on Land Bays B and C. The community center in Land Bay B will be built within the adjacent residential building and will include, at a minimum, a fitness center, business center, media room and entertainment/social area that will collectively be at least 3,500 square feet, as well as an outdoor pool and outdoor social area. The bocce courts and lawn games area will be built concurrently with the adjacent residential buildings and will be available for use prior to issuance of occupancy permits for such buildings. All amenities in this proffer shall be constructed consistent with the phasing requirements of Section 9.3.12.E. of the Town Zoning Ordinance. All of these outdoor recreational amenities such as parks, open space, trails, bocce court, greens, etc., that are constructed on the Property will be built by the Applicant and will be available to all residents. Prior to issuance of the first permit for occupancy of a building constructed on the Property, the Applicant agrees to pay the Town Four Hundred Thousand Dollars ($400,000.00) to be used for the purchase or construction of improvements or equipment for public recreational facilities at Ida Lee Recreation Center. At the time of issuance of a zoning permit for each applicable unit the Applicant agrees to pay to the Town One Thousand Dollars ($1,000.00) per residential dwelling unit to be used by the Town for the purchase or construction of improvements or equipment for public recreational facilities at Ida Lee Recreation Center.

F. Workforce Housing. The Applicant will make available for initial sale or rent up to a total of 10 multi-family units within Land Bays A and B for a Workforce Housing initiative within the Town. These units will be offered for sale or rent at a discount of twenty percent (20%) from the market price of the comparable unit developed on the Property. The goal of the Workforce Housing initiative will be to increase housing opportunities within the Town for local government employees. The Applicant will cooperate with the Town on the development of administrative guidelines deemed necessary to implement this program.

II. SEQUENCING OF CONSTRUCTION

Once construction of the interchange described in Proffer I.D.2.a. herein has started, the Applicant shall have the right, subject to appropriate jurisdictional approval of requisite plans, plats and permits and the posting of associated bonds, to initiate site development and building construction on the Property, (defined herein as issuance of a zoning permit by the Town), allowed under those approved plans. However, no occupancy permits shall be issued for any completed structure on the Property until the transportation improvements related to such development described herein are constructed to substantial completion and are open to traffic. Upon completion of the construction and opening to traffic of the transportation improvements described in Proffer I.D., all uses described on Sheet 3A of the Concept Plan may be constructed on the Property.

III. INTERCHANGE

The diamond shaped interchange to be constructed by the Applicant in accordance with these proffers shall be constructed, subject to approval and modifications required by VDOT, to a design that seeks to utilize concrete form liners and concrete stain to simulate a stone façade to the abutments and wing walls of the interchange, and to landscape the banks of the interchange with trees and shrubs, as depicted on Sheet 8D of the Concept Plan. The Applicant will provide pedestrian lighting on the bridge and will utilize light fixtures that incorporate traditional design details, subject to approval by VDOT. The Applicant will use its best efforts, subject to compliance with VDOT and Corps of Engineer ("COE") regulations, to retain existing vegetation growing within the areas of the interchange not required by VDOT approved plans for construction of roadway related improvements and, to the extent possible consistent with VDOT and COE regulations and interchange design plans, plant native vegetation within the interchange areas not utilized for right-of-way. The Applicant will reestablish the Potomac Station community sign at the intersection of Potomac Station Drive and River Creek Parkway, in a location selected by the Potomac Station Homeowners' Association and in a manner mutually agreed upon by the Applicant and the Association. The community sign will be subject to all regulations and limitations of the jurisdiction in which it is located. The Applicant will landscape that portion of River Creek Parkway north of Route 7, that is disturbed by the interchange construction, with the goal of restoring the character of the streetscape between Potomac Station Drive and Route 7 that existed prior to the interchange's construction. The sign relocation and landscaping shall be moved or planted prior to opening of the interchange for public vehicular access.

IV. LIGHTING

All freestanding parking lot lights located on the Property (with the exception of lighting fixtures on the top surface of elevated parking decks) shall have a maximum height of twenty feet (20') and shall have fixtures which direct light downward and inward. All lighting on the top surface of elevated parking decks constructed on the Property shall have a maximum height of five feet (5') unless an alternative height is approved by the Board of Architectural Review during the H-2 review process and shall have fixtures which direct light downward and inward. Applicant shall design and construct all lighting on Property to standards set in the DCSM Section 7-670, and said illumination on the Property shall not be visible from off of the site where the lights are located at levels in excess of those allowed in DCSM 7-670. The Applicant shall provide photometric information on site lighting to the Board of Architectural Review during the H-2 review process.

V. RECREATION TRAIL AND FLOOD PLAIN

A. **Recreation Trail.** Concurrently with approval by the Town of Leesburg Department of Parks and Recreation and subdivision approval for adjacent portions of the Property, the Applicant will build a ten-foot wide recreation trail constructed with asphalt or concrete consistent with DCSM Standards within the Tuscarora Creek floodplain which will provide a linkage to the recreation amenities in the western portion of the Property and will connect to Russell Branch Parkway, as depicted on Sheet 5 of the Concept Plan. Portions of the recreation trail may be located upon that portion of the Property that overlays a sewer easement. The recreation trails will be built wider than ten (10) feet to allow the Town

vehicular access to maintain the sewer and to access the pump station referenced herein in Section X. The extent and width of this portion of the trail needed by the Town for vehicular access will be determined at the time of final development plan review. The Applicant will submit all necessary flood plain studies and applications for 100 year floodplain alteration to the Town and FEMA for review and approval. The Applicant and/or owners association will maintain all portions of the trail not conveyed to the Town for operation and maintenance of the pump station and sewer line.

B. Restrictive Covenant. The Applicant will record a restrictive covenant limiting the use of the Property that is outside of the Town limits along the southern boundary to open space, subject to the location of any necessary utilities to serve the Property. The covenant will be recorded prior to or simultaneous with the first Record Plat for the uses within Land Bay C.

VI. LANDSCAPING/BUFFERS/WETLANDS

A. Along the portion of the Property that abuts Route 7, there shall be buffer yards planted with screening materials as illustrated on Sheet 7 of the Concept Plan or on the plan attached hereto and incorporated herein by reference entitled "Route 7 Landscape Buffer – Final Development Plan Revision," prepared by Hord, Coplan and Macht, dated June 2, 2009, in compliance with the Town's Zoning regulations at the time of development. This buffer and all landscaping shown on the Concept Plan shall be bonded and constructed by the Applicant concurrently with adjacent development. Bonding of the landscape buffer shall be administered by the Zoning Administrator of the Town of Leesburg. All surface parking areas shall be designed and landscaped per the requirements of the Town Zoning Ordinance and the Design and Construction Standards Manual. All landscaping shall be planted to ensure adequate sight distance is maintained at proposed intersections and the grade-separated interchange.

B. Modification Number 2 is further defined to state that the full 35 foot landscape screen will be provided on the south side of Russell Branch Parkway except where wetlands exist as designated on the Concept Plan.

VII. SOUND ABATEMENT

The Applicant shall prepare and submit to the Town for review a noise impact study of the interchange upon existing adjacent residential structures located north of East Market Street. The noise impact study will be consistent with the standards of VDOT and FHWA. The Applicant will implement the recommendations of said noise study in cooperation with the Potomac Station Homeowners Association and affected homeowners, subject to availability of necessary land being provided at no cost to the Applicant. Any noise attenuation improvements will be constructed by the Applicant and at the Applicant's expense, concurrently with the construction of the Interchange described in Proffer I.D.2.a, and will be in place prior to the initial operation of that portion of the interchange mandating the improvement. Should the final noise attenuation improvements include concrete walls, such walls will be cast on both sides with form liners and concrete stain to simulate a stone façade similar in appearance to the abutments and wing walls of the interchange, referred to in Proffer III. Additionally, both sides of the noise attenuation improvements will be landscaped in an equivalent manner, subject to available space for plantings, in cooperation with the Homeowners Association and affected homeowners.

VIII. UTILITIES

In the sub area of the Property where a Town owned and operated public gravity sewer conveying flows to the Town of Leesburg Waste Water Treatment Plant is not available, the Applicant will construct on the Property, at its own cost, an interim pump station. An interim pump station would be in place until the ultimate pump station identified in the Town of Leesburg Water and Sewer Master Plan, or a suitable and approved alternative is constructed and in operation. All associated easements on the Property including those necessary to link the interim pump station with the ultimate pump station described below will also be reserved for such access with pump station construction plans. The cost of construction of the on-site interim pump station will be borne by the Applicant. The interim pump station design will be subject to approval by the Town Engineering and Utilities departments as well as the Virginia Department of Environmental Quality. The Applicant shall be responsible for the extension of water and onsite gravity sewer to the Property at no cost to the Town, and shall be responsible for payment of all water and sewer pro-rata fees. The Applicant acknowledges the close proximity of the Property to the Town's Water Pollution Control Facility (WPCF) and potential for occasional odor problems. The removal of the existing tree buffers between the Town's WPCF and the Property may further impact this problem. Where possible, the Applicant shall preserve or plant a tree buffer between the WPCF and this development consistent with Zoning Ordinance requirements.

IX. ANNEXATION AREA DEVELOPMENT POLICIES AND CAPITAL FACILITY PAYMENTS

Construction of the regional transportation improvements described in Proffer I.D.2.a. satisfies Town Resolution 2005-111 for all residential units on the Property.

The Applicant agrees to pay up to Two Million One Hundred Thirteen Thousand One Hundred Fifty-Nine and 00/100 Dollars ($2,113,159.00) to the Town to offset any payments owed to the County under the Annexation Agreement. One Million One Hundred Fourteen Thousand Eight Hundred

Sixteen and 35/100 Dollars ($1,114,816.35) has been paid for the 335 dwellings constructed in Land Bays A and B as depicted on the Concept Plan. Three Thousand Three Hundred Twenty-Seven and 81/100 Dollars ($3,327.81) will be paid for each additional dwelling unit constructed on Land Bay C of the Property. The above payments have been made and will be made at the time of issuance of a zoning permit for each residential unit constructed on the Property. Said contributions shall be made to the Town if the AADPs are no longer applicable or if the Town has met its obligations under the AADPs.

X. FIRE AND RESCUE CONTRIBUTION

Prior to the issuance of each zoning permit, the Applicant shall make a one-time contribution of One Hundred Twenty Dollars ($120.00) per residential dwelling unit constructed on the Property and ten cents ($.10) per gross square foot of building area payable to the Town of Leesburg for distribution to the fire and rescue companies providing service to the Property. The contribution shall be divided equally between the primary servicing fire and rescue companies. This contribution shall escalate on a yearly basis from the base year of 2005 and change effective each January 1 thereafter based on the Consumer Price Index (CPI) for the Washington Metropolitan SMSA.

XI. FIRE ALARM AND SPRINKLERS

All buildings on the Property shall include automatic sprinklers, designed and installed to applicable building code standards.

XII. H-2 CORRIDOR REGULATION

The entire Property depicted on the Concept Plan is subject to the H-2 Corridor Design Guidelines. Prior to approval of the site plan for any commercial or residential uses on any portion of the Property, the Applicant shall submit the Village Center Design Guidelines, as amended, to the Board of Architectural Review ("BAR") for review and approval. Prior to site plan approval for the North "A" Land Bay as shown on Concept Plan Sheet 3A, the Village Center Design Guidelines shall be revised to indicate the building typologies set forth on Sheet 3A of the Concept Plan.

XIII. FIBER OPTIC CABLE

The Applicant will install conduit for fiber optic cable through the Property as necessary to allow for future distribution by appropriate fiber optic service providers. The Applicant will work with each of the service providers to extend fiber optic services to all parts of the project.

XIV. MARKET STUDIES

The Applicant will fund a study, undertaken in conjunction with the Town's Department of Economic Development, of the market for and economic feasibility of construction and operation of large plate Class A office space in the Town of Leesburg and a hotel of at least 100 rooms to be located in the I-1 zoned portion of the Property, including the market and economic feasibility of additional hotel services (ranging up to a full-service hotel). The study will be initiated within one year of the date of the

zoning approval and completed prior to the submission of any final site plan or record plat for development of permitted or special exception uses on the I-1 portion of the Property.

XV. MISCELLANEOUS

Should any provision or portion of these Proffers be declared by any Virginia or federal court of competent jurisdiction to be invalid, the same shall not affect the validity of these Proffers as a whole, or any part thereof, other than that which is so declared to be invalid. These proffers are filed in accordance with Section 15.2-2303 of the Code of Virginia, as amended, and Section 3.3.16 of the Town Zoning Ordinance.

The Applicant agrees to indemnify the Town for reasonable attorney fees, expenses and court costs incurred by the Town in defending any action by Loudoun County to challenge approval of TLZM 2010-0003 that is timely filed pursuant to Section 15.2-2285F of the Code of Virginia. In the event an action filed by Loudoun County or the Loudoun County School Board to challenge approval of TLZM 2010-0003 results in a final unappealable judgment against the Town requiring capital facility payments pursuant to Town Resolution 2005-111 for the 335 dwelling units developed in Land Bays A and B of the Property, the Applicant agrees to indemnify the Town for payment of a judgment in an amount not to exceed Two Million Six Hundred Sixteen Thousand Fifteen and 00/100 Dollars ($2,616,015.00) (335 dwelling units x $7,809).

The term 'DEDICATION" as used herein shall mean convey by general warranty deed fee simple title to the land to the Town or VDOT, free and clear of any defects in title liens or encumbrances at no cost to the Town or VDOT in a form approved by the Town Attorney. The term "easement" as used herein shall mean grant by deed and easement interest to the Town or VDOT at no cost to the Town or VDOT in a form approved by the Town Attorney.

The Applicant agrees that approval of this rezoning does not express or imply and 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. Final plats, development plans, and construction drawings for development on the Property are subject to the applicable Town regulations.

The Applicant warrants that all of the owners of the Property have signed this Proffer Statement, that they have full authority to bind the Property to these conditions, and that they have voluntarily subjected the Property to these proffer conditions.

OWNER:

CARLYLE/CYPRESS LEESBURG I, LLC

By: _____

DISTRICT OF COLUMBIA; to-wit:

Before the undersigned, a Notary Public in and for the aforementioned jurisdiction, personally appeared _____ as Agent of Carlyle/Cypress Leesburg I, LLC, who acknowledged that he executed the foregoing Proffers with the full power and authority to do so.

IN WITNESS WHEREOF, I have affixed my hand and seal this _____ day of ~~October, 2014.~~_____, 2015.

_____
Notary Public

Attachment 3

VILLAGE AT LEESBURG

TLZM 2015-0009

STATEMENT OF COMPLIANCE

November 16, 2015

Overview

After the November 8, 2005, approval of Town Resolution 2004-0005 permitting development of the Village at Leesburg (the "Project") the owners of Project land areas north of Russell Branch Parkway and west of Crosstrail Boulevard and Town of Leesburg representatives worked together to fine-tune the Project implementing changes that are consistent with the mixed use vision of the Project. The Project has developed into a mixed use employment center, with office and service uses in close proximity to retail, restaurant and high density residential uses on 57.20 acres of real property collectively described as "Land Bays A and B". As shown on Sheet 3 of the Concept Plan ("Sheet 3") offices in a variety of configurations, including stand-alone buildings in Buildings CC, DD and EE, and office over retail in Buildings B and E, have been constructed in Land Bay A of the Project. Up to 210,440 square feet of office uses may be constructed and leased in Land Bays A and B of the Project. To date 155,000 square feet of the Project office space in Land Bay A has been constructed, but only a portion of such space has been occupied. A recognizable portion of the Project retail space is currently not leased.

The applicant, Rappaport Companies (the "Applicant"), on behalf of the owners of the PRC zoned portion of Land Bay B has been helping lease unoccupied retail space in Land Bay B, including Building M shown on Sheet 3. A tenant proposes to lease 4480 square feet in a portion of the ground floor of Building M to operate a child care center, a use well-suited to Building M due to its location at the northwest corner of Russell Branch Parkway and Village Market Boulevard, beneath existing residential uses with direct access to the existing common

area and parking west of Building M. See enclosed Space Plan. The proposed child care center will meet all requirements set forth in Section 9.3.4 of the Zoning Ordinance.

The proposed primary pedestrian access to the child care center will be from the western side of Building M with direct access to parking at the entrance to the child care center and the adjacent parking garage above resident parking portion of the garage. The Applicant will require the operator of the child care center to distribute to patrons a pamphlet of child care center procedures including instructions to facilitate parking in the adjacent parking garage, as well as the spaces located adjacent to the child care center recreation area. The Applicant will obligate the child care center operator to post a parking director during peak hours at the vehicular entrance from Russell Branch Parkway to notify patrons if the surface spaces at the child care center are fully utilized and direct patrons to enter the northern entrance to the garage for parking. It is anticipated that many residents of the multifamily dwellings in the Village at Leesburg, residents of the dwellings to be constructed in Land Bay C, and workers within the Village at Leesburg will walk their children to the center from their homes or places of employment. Handicapped access to the child care center will continue to be available from the eastern side of Building M via sidewalks from the adjacent parking garage and the elevator within the parking garage. Handicapped patrons will be instructed concerning vehicular and pedestrian access to the child care center.

The child care center will comply with the following standards of Section 9.3.4 of the Zoning Ordinance:

A. ***Licensing & Registration.*** *A Child Care Center shall comply with any and all requirements of the Town and State Codes, including without limitation, obtaining a Zoning Permit, maintenance of a Town Business License, and maintaining a State License in accordance with the State Code, as applicable.*

The proposed child care center shall comply with relevant child care requirements of the Town Code and Code of Virginia, including, without limitation, obtaining a zoning permit, maintaining a Town business license and maintaining any applicable state license as required by the Code of Virginia for operation of a child care center.

B. ***Compliance.*** *The Child Care Center shall comply with any and all requirements of the County and State Building Codes.*

The proposed child care center will comply with state and Loudoun County building codes.

C. ***Recreation Area.*** *A minimum of 75 square feet of usable outdoor recreation area shall be provided for each child that may use the space at any one time. Such area shall be delineated on a plat submitted with the special exception application. For the purpose of this section, usable outdoor recreation area shall be limited to:*

The outdoor recreation area of 3500 square feet shown on the Concept Plan is sufficient to accommodate 86 children with staggered usage so that no more than 44 children will use the recreation area at one time based on a calculation of 75 square feet per child and separate play periods for each group of children.

1. *The area not covered by buildings or required on-site parking spaces.*

Usable outdoor recreation of the proposed child care center will not be covered by buildings or on-site parking spaces.

2. *The area outside the limits of the required front yard.*

The outdoor recreation area is located outside the limits of the required front yard.

3. *Only that area which is developable for active outdoor recreation purposes.*

The usable outdoor recreation area is only that area which is developable for active outdoor recreation purposes.

4. *An area that occupies no more than eighty percent (80%) of the combined total areas of the required side and rear yards, exclusive of any minimum required buffer yards.*

The useable outdoor recreation area shall occupy no more than 80% of the combined total areas of required side and rear yards, exclusive of any required minimum buffer yards.

D. ***Fencing.*** *A fence at least four (4) feet in height shall completely enclose the outdoor recreation area so that children are safely contained inside and that all persons entering the recreation area are within direct line of sight from the child care center classroom areas or from inside the building.*

The outdoor recreation area will be secured by black steel fencing that will be at least six feet in height that will be similar to the design of the fencing erected to enclose the swimming pool area of the Village at Leesburg. The posts will be set

in concrete with vertical pickets that will be a maximum of 4" per code. The top of the fence will have an additional vertical bar roughly six inches down from the top. There will be two gates as shown on the Concept Plan.

E. ***Play Equipment.*** *No play equipment shall be located within the required yard setbacks. However, the Council may approve an alternate location for smaller child care centers with existing play equipment in residential zoning districts only.*

No play equipment shall be located in the required yard setback. The recreation area shown on Sheets 3, 3A and 3B of the Concept Plan set will include play equipment similar to the attached Outdoor Play Equipment illustrations including a sun sheltered area such as is shown on the enclosed materials.

F. ***Recreation Location.*** *Outdoor recreation areas shall be safely separated from parking, loading and service areas such as dumpster pads.*

The outdoor recreation area for the proposed child care center shall be safely separated from parking, loading and service areas such as dumpster pads. Access to the western side of Building M that is separated from the child care center will be sequestered to separate such access from the child care center recreation area.

G. ***Parking.*** *Parking areas shall be designed to enhance the safety of children as they arrive and depart the center. A designated arrival and departure zone shall be located adjacent to the child care center in such a manner that children do not have to cross vehicle travel aisles to enter or exit the center.*

The parking area for the proposed child care center shall be designed to enhance the safety of children as they arrive and depart the center. The arrival and departure area has been relocated on the Concept Plan to be on the same side of the access way as the outdoor recreation area so that children will not need to cross travel aisles to enter or exit the child care center. As described above parking is currently available for Building M in the adjacent garage. Adaptive reuse of the portion of Building M for a child care center will continue to use such parking and will provide additional surface spaces west of Building M adjacent to the child care center recreation area as shown on the Concept Plan.

Vehicular access from the east or west on Russell Branch Parkway to the child care center may be accomplished at existing median breaks. Patrons will be instructed concerning the availability of parking in the adjacent garage as well as safe pedestrian routes for access to the child care center. The Applicant proposes that patrons of the child care center will turn right from Russell Branch Parkway into the site and park in one of the provided spaces, walk their child to the child care facility entrance on the west side of Building M, return to their car, and turn right onto Russell Branch Parkway. Alternatively, child care center patrons can park on the

first retail level of the parking garage adjacent to Building M, walk their child to the child care center and return to Russell Branch Parkway at the signalized intersection with Village Market Boulevard. The proposed child care center is forecast to generate fewer trips than the retail/restaurant or office uses permitted to be developed within the first floor of Building M.

A child care center is an adaptive reuse of a portion of Building M that is a permitted use under PRC-Mixed Use Center regulations. However, Sheet 3A of the Concept Plan does not list a child care center as a per se permitted use. In an effort to clarify the uses permitted to be developed in Land Bay B, the project proffers and Concept Plan have been revised to clarify that a child care center may be developed in Land Bay B within the PRC-Mixed Use Center as provided in the Zoning Ordinance.

The Project Owners appreciate the cooperation and support of the Project provided to date by Town Council, the Town Planning Commission and Town Staff. Three Hundred Thirty-Five multifamily dwellings have been interspersed in Land Bays A and B to complement the mixed use vision of the Project. Application TLZM 2011-0002 was approved integrating Land Bay C into the mixed use activities of Land Bays A and B and increasing the absorption rate of office uses in the Project, while supporting Project retail and recreation uses. The owner of Land Bay C plans to start construction in 2016 of the Land Bay C dwelling units to be occupied by residents who could easily walk to work, shops, services and recreational facilities in Land Bays A and B, including the proposed child care center. On January 10, 2012, Town Council approved TLZM 2010-0003 that shifted and slightly increased retail and office uses within Buildings X and Q in Land Bay B of the Project and allowed accessory B-4 uses to be developed in Buildings CC, DD and EE. On October 28, 2014 Town Council approved TLZM 2014-0006

that removed the cap on restaurant uses in Land Bay A allowing several new restaurants to open in 2015.

The Applicant proposes to continue to energize the mixed use core of the Project by permitting a child care center use to occupy a portion of the ground floor of Building M. Additional foot traffic in Land Bay B will help other uses in the Project prosper. The child care center will serve Project residents and workers as well as the general public who will be able to conveniently access the center from Russell Branch Parkway to be extended to Battlefield Parkway in 2015-16. With the exception of the permission to develop a child care center in Building M and the PRC-Mixed Use/B-4 use list revision, no other changes to the Project are proposed by this application.

The proposed child care center includes the following program information:

- The use will be open Monday through Friday from 7:00 AM to 6:00 PM.
- The child care center offers a Montessori curriculum and materials, combined with a Reggio inspired Art & Science program. The child care center will have seven classrooms, each having a lead Montessori certified teacher with one or more assistant teachers consistent with State ratios. The lead teachers will be Montessori certified by a recognized Montessori training institute. The assistant teachers will work as apprentices under the lead teachers, while undergoing Montessori certification themselves. Lead teachers will guide the children through the Montessori curriculum at each child's pace. The assistant teachers will facilitate other tasks such as classroom organization, cleanliness and other important tasks.
- The child care center owner and director have completed Virginia Department of Social Services licensed training to insure highest and best practices compliance for the child care center. The owner and director are obtaining Montessori Certifications for the Infant/Toddler program and the Primary Program prior to opening the child care center. The owner and director of the child care center plan to provide an authentic, quality Montessori education for children using the child care center.
- At full capacity, the child care center will have 86 children in its care. Lunch and snacks will be sent in by parents each day, as there will be no food preparation on premises. Each class will have at least one lead teacher and an assistant all of whom will have CPR/First Aid and MAT training. All staff will be required to

obtain the necessary Continuing Education Credits mandated by the State of Virginia.

Submittal Requirements

Section 3.3.3 of the Town Zoning Ordinance permits a property owner or a property owner's agent, with the consent of the property owner, to initiate an application for approval of a proffer and concept plan amendment. No Town Plan amendment is required to approve a proffer and concept plan amendment for a child care center in Building M and to clarify the Mixed Use PRC uses permitted in Land Bay B.

Due to the limited scope of the proposed application, waiver of several submission materials is appropriate as noted below and in the waiver request letter that accompanies this application.

The Applicant has submitted items required by Zoning Ordinance Section 3.3.6 as follows:

A. An application for approval of a proffer and concept plan amendment;

B. The fee for the proffer and concept plan amendment application;

C. A disclosure statement;

D. Twenty copies of the concept plan; and

E. This Statement of Compliance.

A traffic impact study has not been included due to the limited scope of the application and forecast reduction in trips generated by the child care center. A grading plan is not included because Land Bays A and B are fully developed. Building elevations are not included because

Building M to be used for the child care center has been constructed. A lighting plan is not submitted because a lighting plan for the Project was previously approved.

The Proposal is Consistent with Policies in the Town Plan

The Town Plan classifies the 150 acre Village at Leesburg Project as "Regional Office". Town Plan policies for Regional Office include the following:

1. To help meet the need for a broad spectrum of local and regional employment that offers high paying jobs and supports a balanced tax base.

2. To provide some of the daily retail and service needs of people associated with the primary office use in a convenient manner that reduces automobile use.

3. To provide these service and retail uses within walking distance of the primary office uses.

4. To provide a high degree of regional and local transportation accessibility, including automobile, bus, pedestrian, and bicycle modes of transportation.

5. To encourage development along the major gateway corridors into Town that is compatible with adjacent uses and Leesburg's character.

6. To provide [as] an option, additional retail and service uses and residential uses, where the Town determines that it promotes compatibility with residential areas, reduces automobile traffic, and/or provides a multi-activity environment. (See the "Optional Uses and Design" subsection, below.)

Town Plan Regional Office Optional Uses and Design policies include the following criteria to evaluate mixed use proposals:

1. Any retail and service uses may be considered that provide for daily and weekly needs of people associated with the project, and for comparison and entertainment shopping for a larger market area.

2. Individual retail tenant building size should not exceed 60,000 square feet, with a footprint of no more than 30,000 square feet.

3. The office component of a project should be the predominant use as construction occurs.

4. Regional office projects that include a retail and/or residential component must be approved under a single integrated plan of development and designed as a well-integrated unit.

5. Land use or intensity/density transitions should be provided between nonresidential uses and existing residential areas.

6. Such a project should offer the benefits of convenience, accessibility, and social and economic vitality.

7. Such a project should combine uses vertically or horizontally to achieve convenience and walkability.

8. Such a project should have a Main Street character with a fine-grained land use pattern at a human scale. Blocks are typically not more than 400 foot long.

9. Buildings should be located at the edge of the street right-of-way and have entrances every 25 to 50 feet along the right-of-way.

10. Design elements should be integrated with wide sidewalks, street trees, benches, and entrances to buildings at the edge of street rights-of-way, bicycle facilities, structured parking, and usable public spaces.

11. Buildings should be at least two stories.

12. All facades of buildings should be designed with architectural detail consistent with that of the front elevation of the building.

13. Pedestrian circulation should be designed as an integral part of the development.

14. Vehicular and pedestrian links should extend into the surrounding development.

15. Streets should be designed for the comfort and convenience of pedestrians, including wide sidewalks, street trees, and benches and other amenities. Street design should calm automobile traffic and provide appropriate accommodations for public transportation and bicycles.

16. Such a project should provide 10 percent of the gross land area for outdoor amenity and use, preferably to include a connective character between or among various uses.

17. Parks and streets should be designed to support adjacent uses.

18. Landscaping should exceed ordinance requirements and should be part of the streetscape, parks, and open spaces.

19. Such a project should be designed to encourage pedestrian use and discourage automobile use.

20. Such a project should provide accessibility and internal circulation for automobiles, public transportation, bicycles, and pedestrians.

At the time of Project approval, Town Council acknowledged the Project application met the Regional Office criteria finding as follows:

1. Helps meet the need for a broad spectrum of local and regional employment that offers high paying jobs and supports a balanced tax base;

2. Provides a high degree of local and regional transportation accessibility, including automobile, bus, pedestrian, bicycle modes of transportation;

3. Provides a multi-activity environment; and

4. Retail and service uses are located within office buildings and oriented to the interior of the site and are within walking distance of the office buildings that they serve.

The Town Plan encourages mixed-use developments such as the Village at Leesburg because they promote walkable communities that are not dependent on vehicles for internal trips. The current application will have a negligible impact upon adjacent road networks, due, in no small part, to the walkable character of the proposed use in a mixed-use project and the grade-separated interchange, Crosstrail Boulevard and Russell Branch Parkway improvements constructed as part of the Village at Leesburg.

The Project has been developed consistent with Town Plan Optional Uses and Design policies described above. Consistent with Town Plan goals, Land Bays A and B of the Project have been developed with 155,000 square feet of offices, a 45,000 square foot commercial recreation facility, a 62,000 square foot theater, and substantial retail and restaurant uses, including a 140,000 square foot Wegmans. As developed the Village at Leesburg is a good example of a project that includes the mixed use characteristics encouraged in the Town Plan.

Since the November 8, 2005 approval of the Project, the owners of the Village at Leesburg have made every effort to lease the remaining office and retail space constructed in the Village at Leesburg. Despite such efforts, a substantial amount of office and retail in the Project has not been leased reducing the tax revenues that could be generated from such office space and retail space that could be leased if sufficient foot traffic were on the street to patronize such establishments.

The Applicant thanks Town Council, the Town Planning Commission and Town Staff for supporting the Village at Leesburg. It is hoped this proffer and concept plan amendment that will facilitate adaptive reuse of a portion of Building M will be approved to enable the Applicant to continue development of the Village at Leesburg consistent with the purpose and intent of the Town Zoning Ordinance and the goals and policies of the Town Plan.

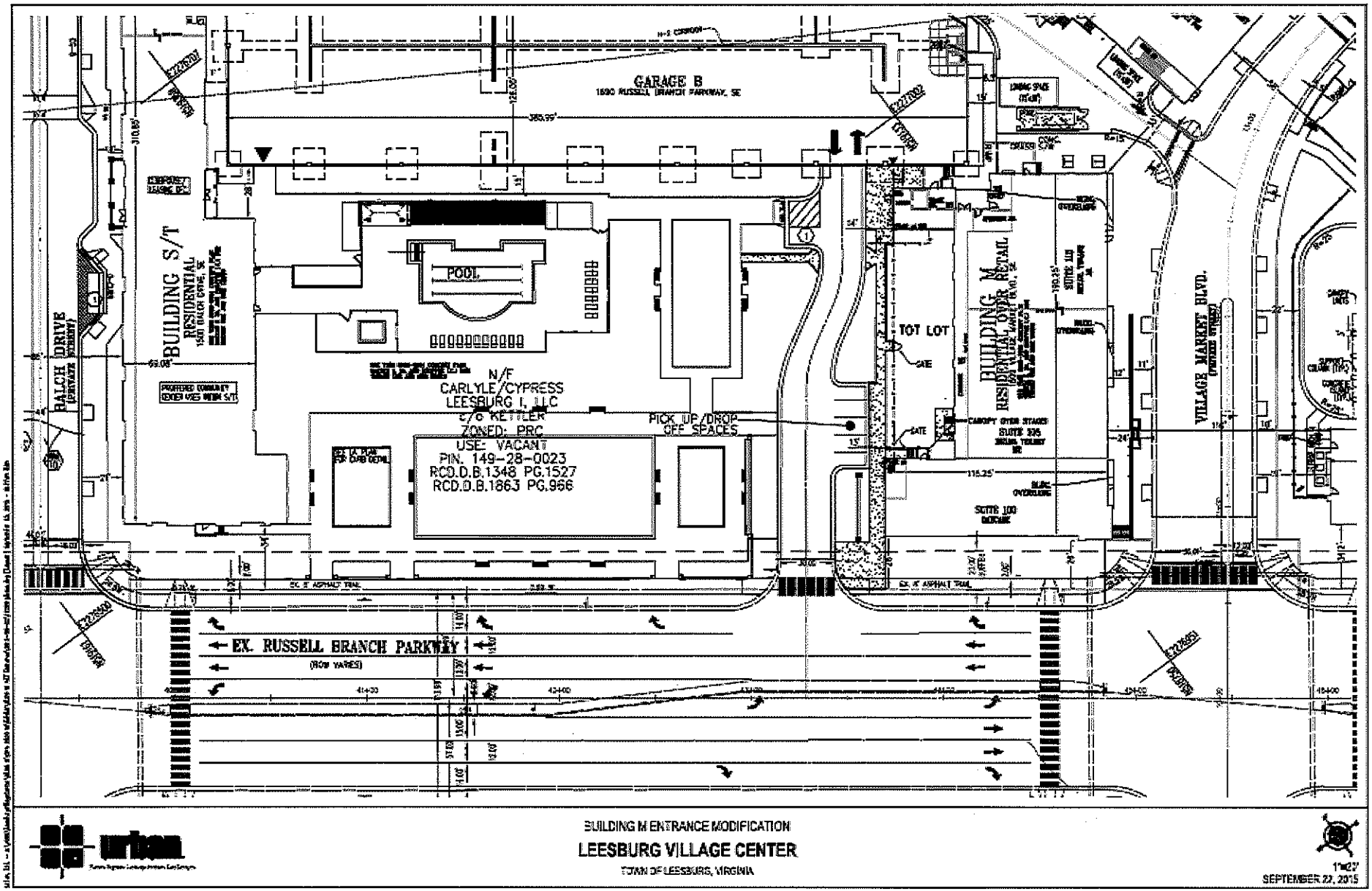
Outdoor Play Equipment

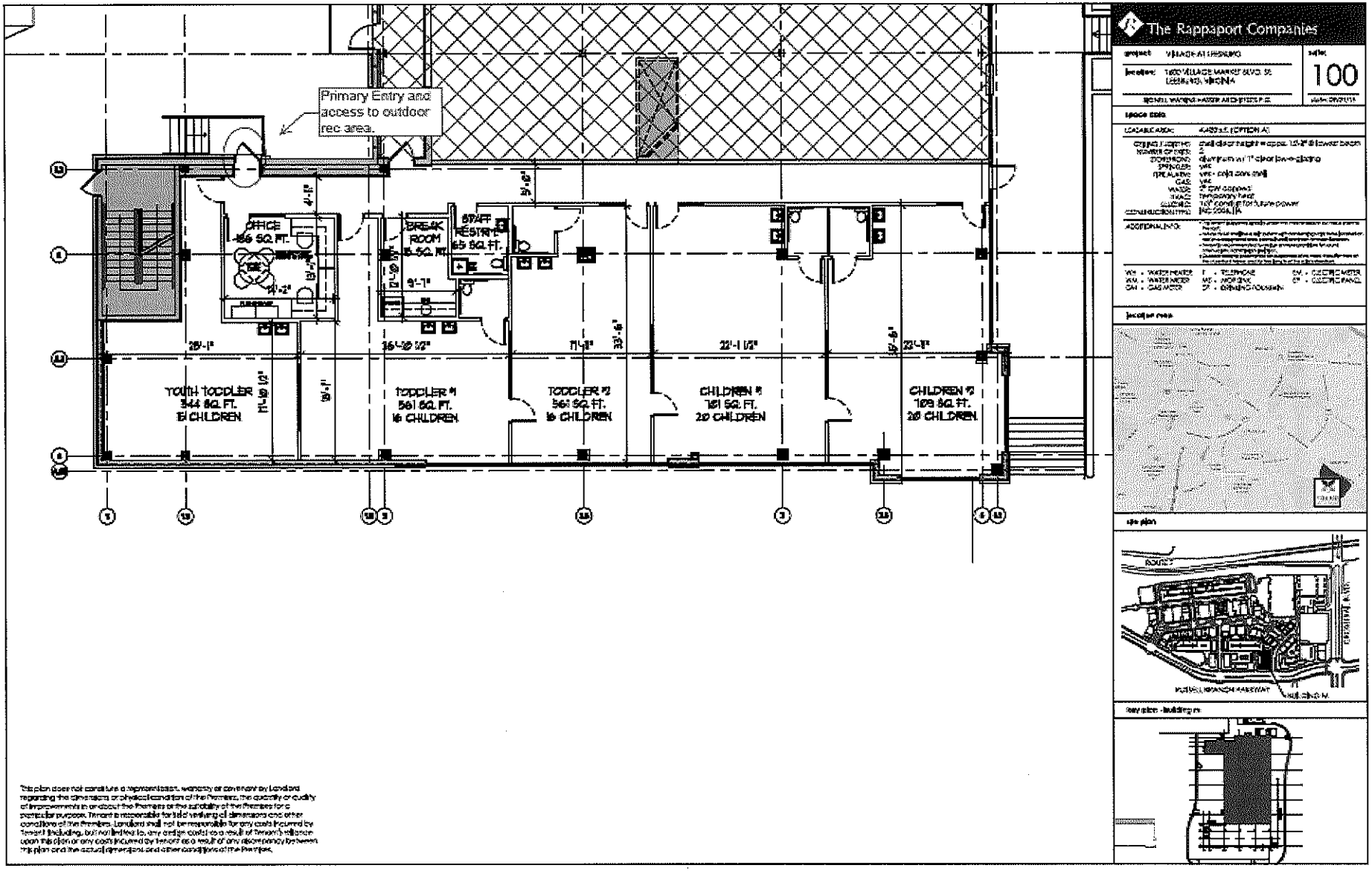
ages 2-5

toddler → → → → → → → → shade

SUN SHELTER

FENCE


GARAGE B
1500 RUSSELL BRANCH PARKWAY, SE
BUILDING S/T
RESIDENTIAL
1500 BALCH DRIVE, SE
BALCH DRIVE
(PRIVATE ROADWAY)
POOL
TOT LOT
N/F
CARLYLE/CYPRESS
LEESBURG I, LLC
C/O KETTLER
ZONED: PRC
USE: VACANT
PIN: 149-28-0023
RCD.D.B.1348 PG.1527
RCD.D.B.1863 PG.966
PICK UP/DROP
OFF SPACES
BUILDING M
RESIDENTIAL OVER RETAIL
VILLAGE MARKET BLVD.
EX. RUSSELL BRANCH PARKWAY
(ROW VARIES)
BUILDING M ENTRANCE MODIFICATION
LEESBURG VILLAGE CENTER
TOWN OF LEESBURG, VIRGINIA
1"=20'
SEPTEMBER 22, 2015



Primary Entry and access to outdoor rec area.
OFFICE
BREAK ROOM
STAFF RESTRY
YOUTH TODDLER
344 SQ. FT.
16 CHILDREN
TODDLER #1
561 SQ. FT.
16 CHILDREN
TODDLER #2
561 SQ. FT.
16 CHILDREN
CHILDREN #1
701 SQ. FT.
20 CHILDREN
CHILDREN #2
709 SQ. FT.
20 CHILDREN
The Rappaport Companies
100

Attachment 4

Date of Meeting: December 3, 2015

TOWN OF LEESBURG
PLANNING COMMISSION PUBLIC HEARING

Subject: TLZM-2015-0009, Village at Leesburg Child Care Center

Staff Contact: Delane Parks, Senior Planner

Applicant: Robert Lucas, Rappaport Companies
8405 Greensboro Drive, McLean, VA 22102-5121
(571) 382-1238; rlucas@rappaportco.com

Applicant's Representative: Michael Banzhaf, Reed Smith LLP
3110 Fairview Park Drive, Suite 1400, Falls Church, VA 22042
(703) 641-4319; mbanzhaf@reedsmith.com

Proposal: A request to amend TLZM 2014-0006 Village at Leesburg to allow a child care center use in a portion of Building M of Land Bay B as shown on the Land Use Map and Legend on Sheet 3A.

Planning Commission Critical Action Date: March 12, 2016

Recommendation: Staff recommends approval of the Concept Plan and Proffer Amendment subject to certain revisions detailed in this report (see Section VIII on p. 14 below).

Acceptance Date: July 27, 2015

Acceptance Modifications/Waivers: The following acceptance modification/waivers were granted by the Land Development Official:

- **Traffic Impact Analysis:** A traffic impact study submittal requirement was satisfied with the initial rezoning application TLZM-2004-0005 and the concept plan amendment to allow a child care center will result in a reduction in vehicle trips generated (see page 9).
- **Grading Plan:** The site is fully developed.
- **Building Elevations:** Building M has been constructed and no exterior building alterations are proposed.
- **Lighting Plan:** The lighting plan submittal requirement was satisfied with the initial rezoning application TLZM-2004-0005 and no new lighting is being proposed.
- **Archeological Study:** The archeological study submittal requirement was satisfied with the initial rezoning application TLZM-2004-0005.
- **Fiscal Impact Analysis:** The day care use does not change the previously reviewed fiscal impact analysis.

Web Link: A comprehensive listing of all application documents is found here: https://www.leesburgva.gov/Home/Components/FacilityDirectory/FacilityDirectory/94/2362?backlist=%2fgovernment%2fdepartments%2fplanning-zoning%2fliam-interactive-applications-map

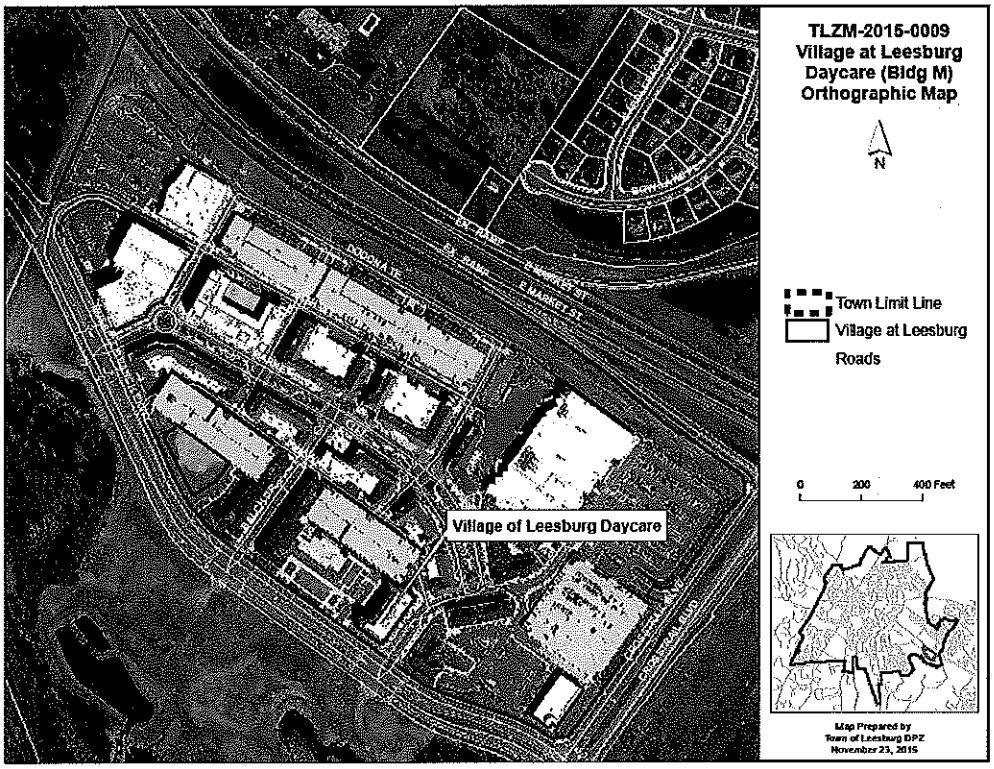


Figure 1. Vicinity Map

Suggested Motions:

Approval (Revised Motion)
I move that the Zoning Map Amendment TLZM 2015-0009, Village at Leesburg Concept Plan Amendment dated December 2, 2015 and amended proffers dated November 30, be forwarded to the Town Council with a recommendation of approval, ~~subject to the revisions contained within this staff report~~, on the basis that the Approval Criteria of Zoning Ordinance Section 3.3.15 and Child Care Use Standards of Zoning Ordinance Section 9.3.4. have been satisfied and that the proposal would serve the public necessity, convenience, general welfare and good zoning practice.

Or

Denial
I move that Zoning Map Amendment TLZM 2015-0009, Village at Leesburg, be forwarded to the Town Council with a recommendation of denial on the basis that the Approval Criteria of Zoning Ordinance Section 3.3.15 have not been satisfied due to the following reasons: _____.

Table 1. Property Information			
Address:	1609 Village Market Boulevard, Building M, Suite 100 (NW intersection of Russell Branch Pkwy and Village Market Blvd	**Zoning:**	PRC
PIN #	149-28-0225	**Planned Density:**	No Changes Proposed to Approved Density
Size:	57.20 acres	**Planned Land Use:**	Regional Office

I. APPLICATION SUMMARY: The applicant is requesting to amend the Village at Leesburg Concept Plan and Proffers to permit a 4,480 square foot child care center for up to 86 children and 15 employees in existing Building M. The site will be reconfigured to provide five parking spaces directly adjacent to the child care center so that children can enter the site without crossing a travel aisle. During peak drop-off/pick-up times when these five spaces may be occupied, patrons will be directed to the adjacent parking garage and access the child care center from there. Access that meets Americans with Disabilities Act (ADA) requirements must be provided from that point.

Current zoning for building M is specific with regard to uses and a child care center is not permitted. A portion of Building M intended for the child care center is currently zoned for residential uses. Applicant requests a change to the Concept Plan and proffers to permit the use in this location, including changes to the Village Center Land Use Map and Legend and the Development Tabulations Table on Sheet 3A, Sheet 3D (Shared Parking Analysis), Sheet 4 (ADA Accessibility Map) and Sheet 7 (Landscape Plan). The proffers will also be updated as necessary to provide for the use.

Table 2. Summary of Proffered Cash Contributions
The applicant is proposing no new proffers related to cash contributions.

II. CURRENT SITE CONDITIONS: The subject area of this application is located within existing Building M at 1609 Village Market Boulevard (see Figure 1 Vicinity Map above). The site is entirely developed.

III. ZONING HISTORY: The property was rezoned from I-1 Industrial/Research Park to PRC (Planned Residential Community) and B-4 (Mixed Use Business) districts on November 8, 2005 as part of rezoning application TLZM-2004-0005 Village at Leesburg. Figure 2 depicts the current zoning of the property. The Village at Leesburg has been subject to six previous rezoning amendments since its original approval. Building M is inside the PRC mixed use center.

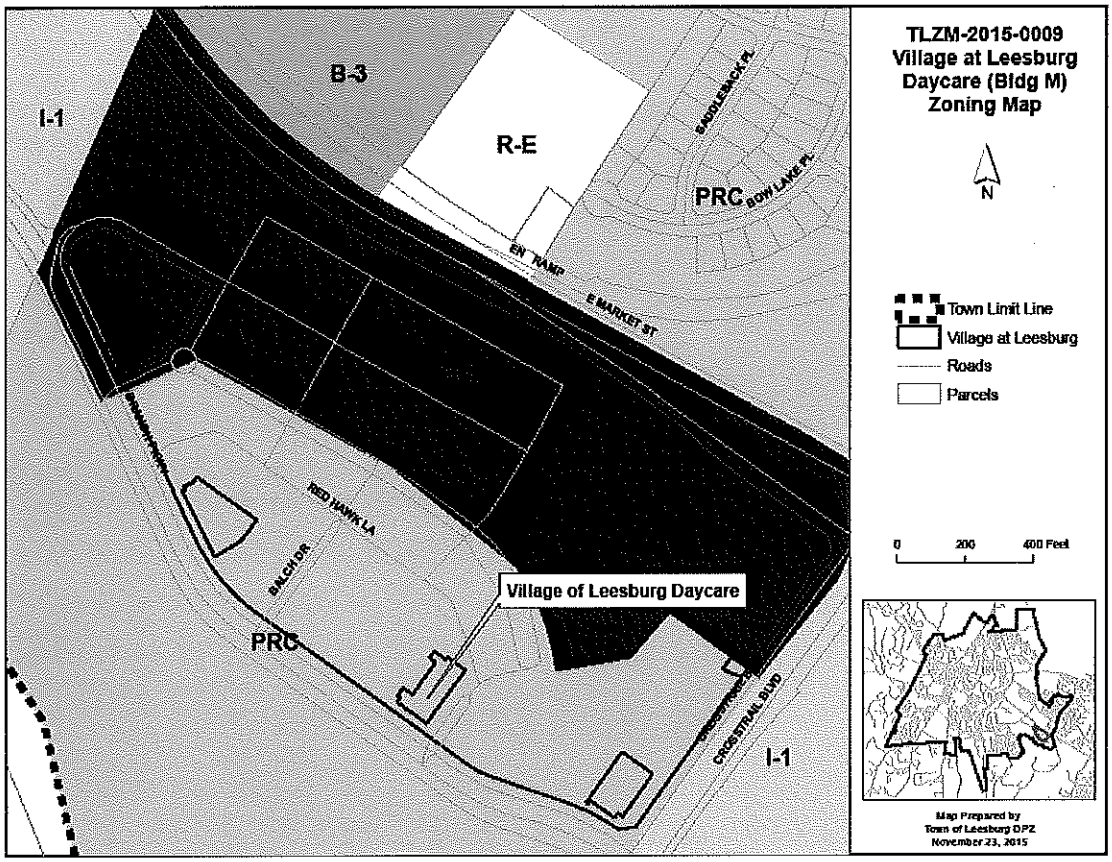


Figure 2.Current Zoning

IV. USES ON ADJACENT PROPERTIES NEAREST THE AMENDED AREA:

Table 3. Adjacent Land Uses			
Direction	**Existing Zoning**	**Current Use**	**Town Plan Land Use Designation**
North	B-4	Land Bay A, approved for mixed uses	Regional Office
South	PRC	Land Bay C, approved for age restricted residential dwellings	Regional Office
East	I-1	Land Bays D&E	Regional Office
West	I-1	Vacant	Regional Office

V. STAFF ANALYSIS: There are two sets of criteria in the Zoning Ordinance that are applicable to this application. The first is the rezoning approval criteria of TLZO Sec. 3.3.15. The second is the use standards for a child care center listed in TLZO Sec. 9.3.4. These standards are discussed below.

1. Review Summary

A. ***Resolved Review Items:*** Two reviews of the application were made and items discussed and resolved during the review included.

1. Various Concept Plan items.
2. Proffer language issues.
3. Statement of Compliance deficiencies
4. Child drop off and pickup design.
5. Various Use Criteria deficiencies.

B. ***Unresolved Review Items/Outstanding Issues:***

1. Concept Plan – Pedestrian ADA Accessibility Map and route.
2. Concept Plan or Proffer – Recreation area fencing details.
3. Proffers - A drop-off/pick-up parking plan and pamphlet for patrons as proposed in the Statement of Commitment.
4. Concept Plan or Proffers – Line of sight between the interior of the child care center and the outdoor recreation area.
5. Concept Plan or Proffers – Existing access door within the recreation area.

2. Existing Concept Plan and Proffers that need to be amended.

While a child care facility use is a permitted use in the PRC Zoning District under the use category of "neighborhood retail convenience center", the Village Center Land Use Map and Legend on Sheet 3A of the concept plan and the associated proffers do not specifically list a child care facility as a permitted use in Building M in Land Bay B. Therefore, these items must be revised to reflect the specific use category of child care facility so that the use can be permitted.

Land Use Map Changes. Figure 3 below depicts the *existing approved* use locations in Land Bays A and B. Figure 4 depicts the *proposed* use locations. Currently, "Residential over Restaurant/Retail or Office" is permitted in the southeastern portion of Building M while "Residential Only" is permitted in the northwestern portion of Building M. This amendment would revise Building M to allow for "Residential over Child Care Facility" in the portion of Building M closest to Russell Branch Parkway (Suite 100) while the remainder of Building M would allow for "Residential over Retail/Restaurant or Office" as shown in Figure 4.

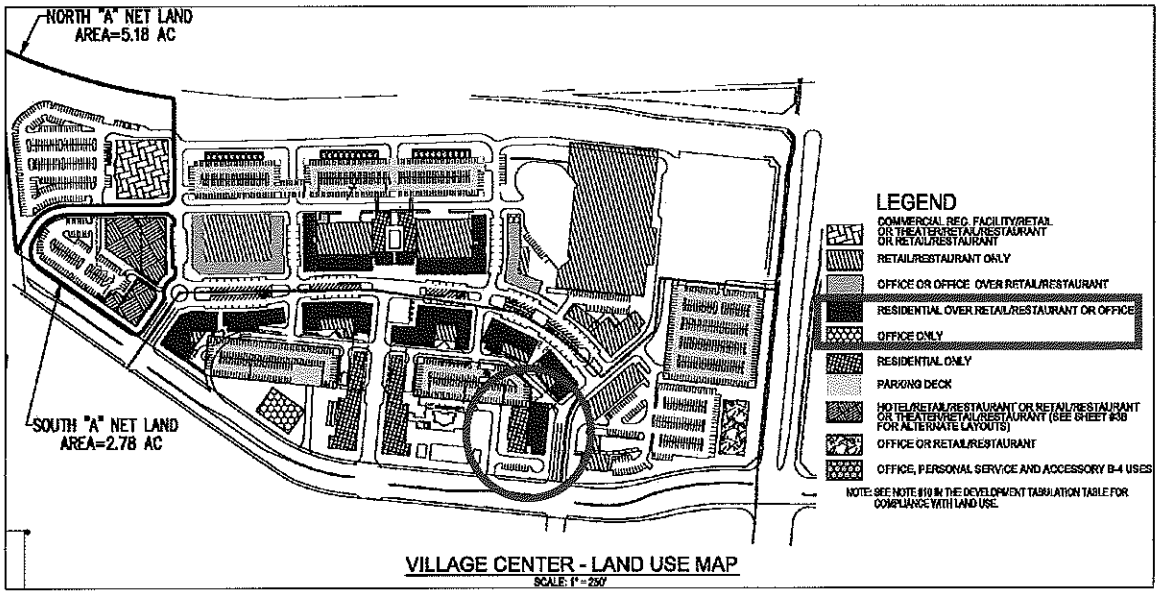


Figure 3. Approved Land Use Map

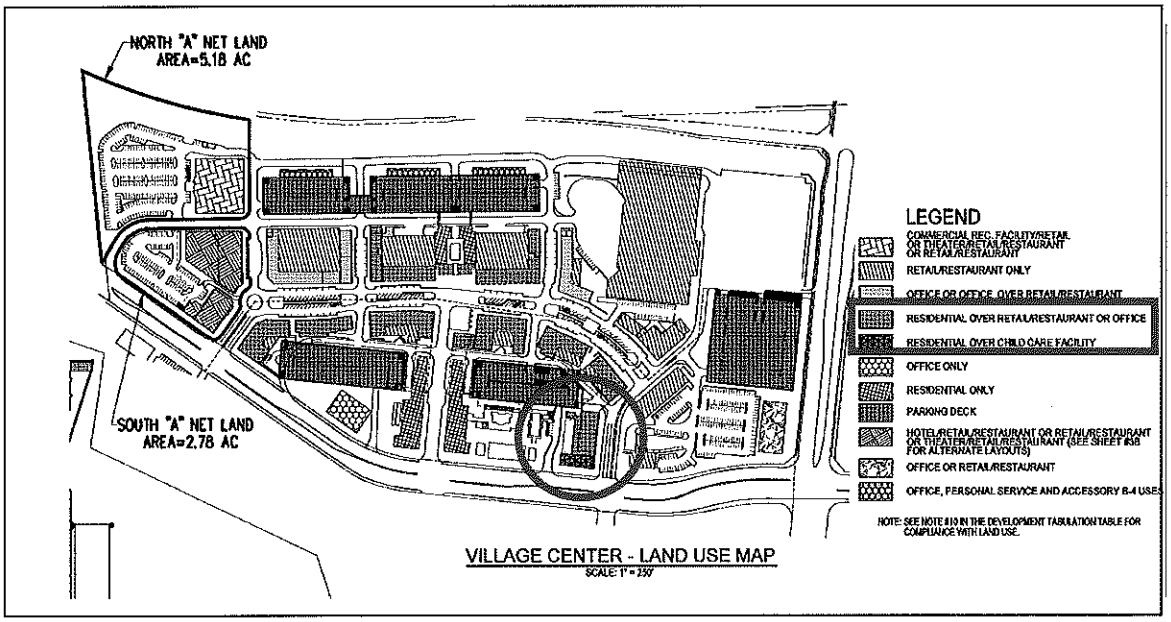


Figure 4. Proposed Land Use Map

In addition to these revisions to the concept plan, language in the proffers must be revised for consistency with the Land Use Map and Legend revisions on the concept plan.

Table Changes. The approved development uses and densities are depicted in Figure 5 Approved Development Tabulations Table (see also Attachment 5). The tabulations specify restaurant/retail uses in Land Bay B shall total 138,600 square feet. This amendment to permit a child care facility would not change the nonresidential square footage required in the PRC.

DEVELOPMENT TABULATIONS TABLE

Landbay	Landbay Size (Approx. Acreage without roads)	Proposed Zoning Designations	Proposed Land Uses		Residential Units (Max.)	Yards (Min., in Feet) -See Notes #1 & 3 in General -Note #2 for Landbay C -Note #5 for Landbay A			Bldg. Height (Max. in Feet)	Bldg Separation (Min.)	Lot Width (Min.)	Lot Depth (Min.)	Density DU/AC or FAR
			Type	Gross Sq. Ft		Front	Side[2]	Rear					
A	36.78	B-4 [11]	Retail/Restaurant [12, 13]	343,000	-	20	10	20	35	10	See Note #3	See Note #3	0.38[15]
			Office[15]	155,000	-	20	10	20	60	10	See Note #3	See Note #3	See Above
			Residential (MF)	-	85	20	10	20	70 [6]	10	See Note #3	See Note #3	See Above
			Commercial Rec. Facility	45,000	-	20	10	20	50	10	See Note #3	See Note #3	See Above
			Theater (up to 1,900 seats) [14]	62,000	-	20	10	20	70	10	See Note #3	See Note #3	See Above
			Hotel up to 200 rooms [12, 14]	150,000	-	20	10	20	70	10	See Note #3	See Note #3	See Above
B	21.07	PRC	Retail/Restaurant	138,600	-	12 [1]	5 [1]	2 [1]	70	10	See Note #3	See Note #3	0.21[15]
			Office	55,440	-	12 [1]	5 [1]	2 [1]	70	10	See Note #3	See Note #3	See Above
			Residential (MF)	-	See Note #8	12 [1]	5 [1]	2 [1]	55 [9]	10	See Note #3	See Note #3	See Above
			Mixed Use - Residential (MF)	-	See Note #8	12 [1]	5 [1]	2 [1]	70 [4]	10	See Note #3	See Note #3	See Above
C	37.54	PRC	Residential-Active Adult (MF)	-	258	15	10	15	45	35	185	132	7.99
			Residential-Active Adult (SFA)	-	42	18	8	20	35	-	24	90	See Above
Totals	95.39			799,040[16]	635								0.19[16]

Figure 5. Approved Development Tabulations Table

Figure 6 depicts the proposed development uses and densities (see also Attachment 6). The amendment adds a 4,480 square foot child care center facility use within Building M and reduces the restaurant/retail use square footage by the same amount to 134,120 square feet. ***No new building square footage is proposed with this application.***

DEVELOPMENT TABULATIONS TABLE

Landbay	Landbay Size (Approx. Acreage without roads)	Proposed Zoning Designations	Proposed Land Uses		Residential Units (Max.)	Yards (Min., in Feet) -See Notes #1 & 3 in General -Note #2 for Landbay C -Note #5 for Landbay A			Bldg. Height (Max. in Feet)	Bldg Separation (Min.)	Lot Width (Min.)	Lot Depth (Min.)	Density DU/AC or FAR [16]
			Type	Gross Sq. Ft		Front	Side[2]	Rear					
A	36.78	B-4 [11]	Retail/Restaurant [12, 13]	343,000	-	20	10	20	35	10	See Note #3	See Note #3	0.38
			Office[15]	155,000	-	20	10	20	60	10	See Note #3	See Note #3	See Above
			Residential (MF)	-	85	20	10	20	70 [6]	10	See Note #3	See Note #3	See Above
			Commercial Rec. Facility	45,000	-	20	10	20	50	10	See Note #3	See Note #3	See Above
			Theater (up to 1,900 seats) [14]	62,000	-	20	10	20	70	10	See Note #3	See Note #3	See Above
			Hotel up to 200 rooms [12, 14]	150,000	-	20	10	20	70	10	See Note #3	See Note #3	See Above
B	21.07	PRC	Retail/Restaurant	134,120	-	12 [1]	5 [1]	2 [1]	70	10	See Note #3	See Note #3	0.21
			Child Care Facility	4,480	-	12 [1]	5 [1]	2 [1]	70	10	See Note #3	See Note #3	See Above
			Office	55,440	-	12 [1]	5 [1]	2 [1]	70	10	See Note #3	See Note #3	See Above
			Residential (MF)	-	See Note #8	12 [1]	5 [1]	2 [1]	55 [9]	10	See Note #3	See Note #3	See Above
			Mixed Use - Residential (MF)	-	See Note #8	12 [1]	5 [1]	2 [1]	70 [4]	10	See Note #3	See Note #3	See Above
C	37.54	PRC	Residential-Active Adult (MF)	- [18]	258	15	10	15	45	35	185	132	7.99 [15]
			Residential-Active Adult (SFA)	-	42	18	8	20	35	-	24	90	See Above
Totals	95.39			799,040	635								0.19

Figure 6. Proposed Development Tabulations Table

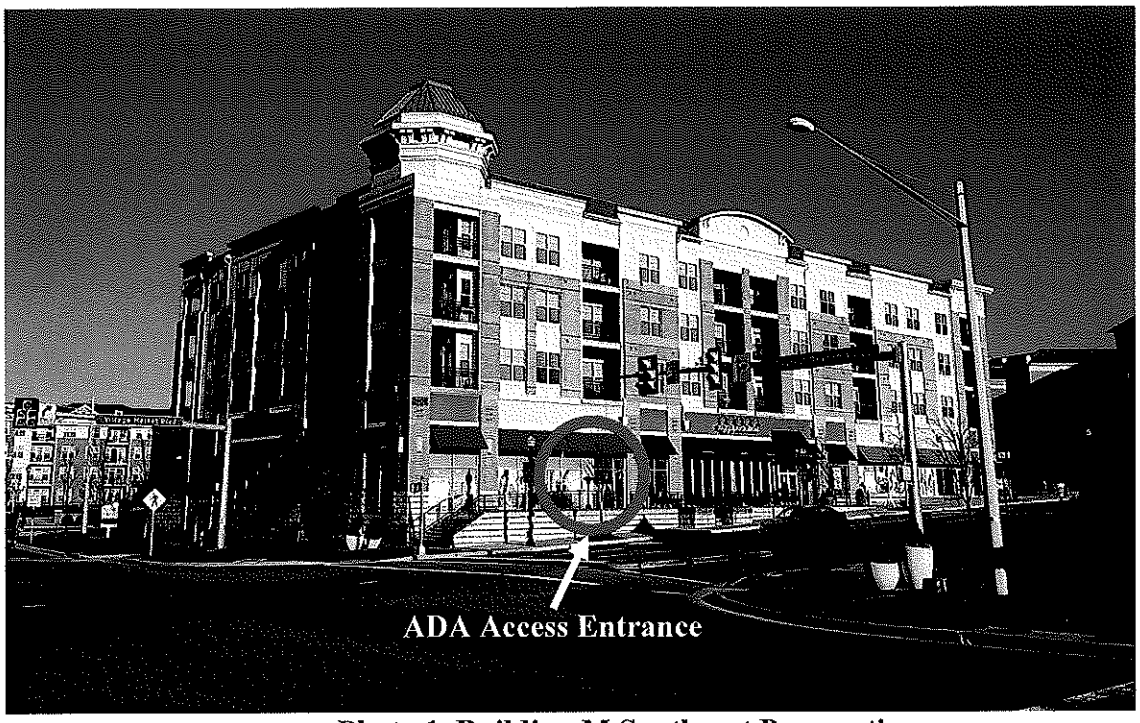


Photo 1. Building M Southeast Perspective

3. **Town Plan Compliance**
TLZO Section 3.3.15 requires an assessment of how the proposed rezoning concept plan amendment will comply with applicable provisions of the *Town Plan*. The following elements of the *Town Plan* are applicable.

   a. Land Use: The site is located in the Southeast Planning Area and is designated as "Regional Office" on the Planned Land Use Map (see Figure 7). There are no specific Area Objective Policies for this parcel, but all of the general Regional Office policies apply. The proposed child care center is considered a retail use as listed in the Town Plan among specifically permitted Regional Office uses. Retail uses, such as a child care center, may develop as mixed use with residential to compliment the Regional Office use. Therefore, it is staff's conclusion that the proposed is consistent with Town Plan Land Use goals.

   b. Community Design: Town Plan Community Design Objective 1 calls for high quality design of new development to enrich the character of Leesburg. The existing building is made of predominately brick and glass and is consistent with the Town Plan objective for Community Design.

   c. Economic Development: Town Plan Economic Development Objectives 2 and 3 promote a diversified economic base that creates jobs that match the occupational needs of the Town residents and promote business that enhances the quality of life and maintains the character of the Town. This use would meet the needs of the surrounding community and is consistent with the Town Plan objective for Economic Development.

In summary, staff finds that this proposal for amendment to the concept plan and proffers is consistent with the goals and objectives of the *Town Plan.*

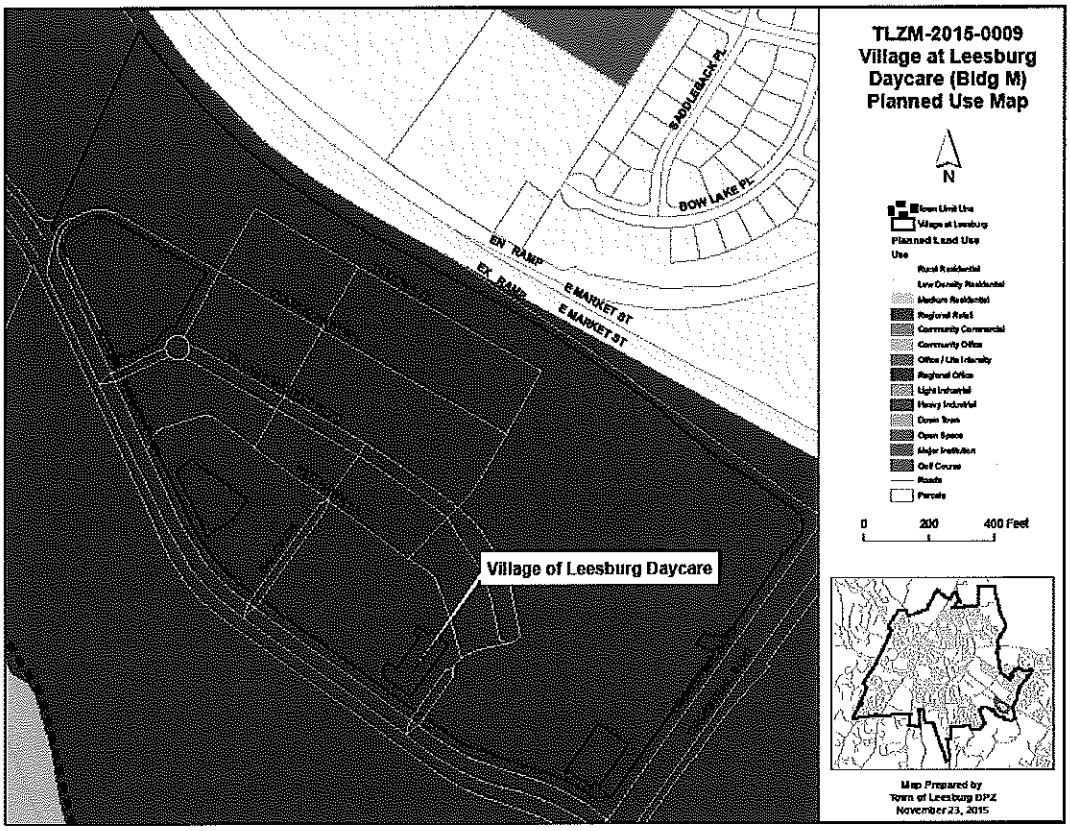


Figure7. Planned Land Use

4. PRC Zoning Standards

The amendment effects the land uses in Land Bay B which is zoned PRC. The intent of the PRC District is included in TLZO Sec. 8.5.1,

> *The PRC, Planned Residential Community District, is primarily intended to promote the development of self-sufficient communities which are organized around a mixed-use center of commercial, employment, community facility and high density residential uses.*

This concept plan and proffer amendment clarifies that the child care center is a permissible use in a portion of Building M (Land Bay B) in the PRC District. This is consistent with the established character of the mixed-use environment. Therefore, staff does not find the proposed amendment to be in conflict with the permitted uses and densities in the PRC District.

5. Traffic Impact Analysis

The applicant was granted a traffic impact analysis (TIA) waiver based upon the fact that this use generates less traffic than the currently allowable retail and restaurant uses which were factored into the previously provided Traffic Impact Analysis. The applicant has already constructed substantial road improvements (including a four lane divided road section fronting this site for both Crosstrail

Boulevard and Russell Branch Parkway) in development of the Village at Leesburg. The Transportation Engineer has determined that the existing roads are sufficient to handle the traffic generated by the proposed child care center use.

5. **Parking**
TLZO Sec. 11.3 sets the parking standards for a child care center use as one parking space per staff member or employee. A total of fifteen (15) proposed employees/staff requires fifteen (15) parking spaces which will be met by utilization of the adjacent parking garage. The second level of the adjacent parking garage and the five surface parking spaces immediately adjacent to the recreation area and primary entrance will provide parking for the child care center that meets ordinance requirements.

6. **Fiscal Impact**
The requested amendment will enhance the revenue generating uses by permitting a child care center as a use in the Village at Leesburg. Overall, the total square footage of nonresidential uses is not changed (the child care center use square footage is subtracted from the "Retail/Restaurant" square footage) so the impact will be minimal.

7. **Proffers**
The amended proffers maintain all previously proffered cash contributions and substantial conformance with the concept plan. However, the proffers must be further amended to accommodate an overflow parking plan or other details as discussed below.

VI. REZONING APPROVAL CRITERIA: Zoning Ordinance Section 3.3.15 establishes the following criteria for the Planning Commission and Town Council to use, in addition to other reasonable considerations, in making their decision regarding approval or disapproval of a zoning map amendment application. Listed below are the specific criteria with staff response.

a. "Consistency with the Town Plan, including but not limited to the Land Use Compatibility policies; and"

Staff believes including a child care facility use and revising the location of the uses on the Land Use Map and associated proffers does not compromise the intended uses identified in the Regional Offices designation and that the requested amendments are consistent with the *Town Plan* land use policies.

b. "Consistency with any binding agreements with Loudoun County, as amended, or any regional planning issues, as applicable; and

There are no applicable binding agreements or regional planning issues.

c. "Mitigation of traffic impacts, including adequate accommodation of anticipated motor vehicle traffic volumes and emergency access; and"

While staff expressed concern that vehicle stacking onto Russell Branch Parkway was a possible outcome of drop off and pick up of children at this child care facility during peak hours, the applicant has proposed reasonable measures to address any potential vehicle stacking concerns through mitigation in the Statement of Compliance. These measures require the child care center to create and distribute a parking brochure to the patrons of the child care center to promote the use of the adjacent parking garage for drop off and pick up of children, and to post a parking director to oversee drop off and pick up during peak hours to notify and direct patrons to the parking garage when the surface parking is fully utilized. Otherwise, there are no changes to internal site access and circulation and no change is proposed to the site's access points on Crosstrail Boulevard or Russell Branch Parkway. See Section VII.E. on page 13 for additional comments on this parking plan.

d. "Compatibility with surrounding neighborhood and uses; and"

The adjacent properties will not experience a negative impact. Necessary public improvements have been identified and are reflected on the Concept Plan and in the Proffers. The proposed development will meet required landscaping and storm water requirements to mitigate any potential adverse impacts.

e. "Provision of adequate public facilities."

Additional public infrastructure is not required to serve the site. All necessary water, sewer, and stormwater management facilities are in place.

VII. <u>Use Standard Criteria for a Child Care Center:</u> Zoning Ordinance Section 9.3.4 provides seven specific use standards for child care centers as discussed below. The layout of the recreation area is shown in Figure 8 below.

A. <u>Recreation Area</u> - A minimum area of 75 s.f. of usable outdoor recreation area shall be provided for each child that may use the space at any one time.

The Applicant proposes to use the existing adjacent lawn area which is 3,500 square feet in size to meet the outdoor recreation area requirements. With 86 children, the usage of the outdoor play area will be staggered into two play time period groups so that no more than 44 children will use the play area at one time in accordance with applicable standards.

B. <u>Fencing</u> - A fence at least four (4) feet in height shall completely enclose the outdoor recreation area and that all persons entering the recreation area are within direct line of sight from the child care center classroom areas or from inside the building.

<u>Fencing issue.</u> The applicant has stated in the Statement of Compliance that they will secure the outdoor play area with a six-foot high back steel fence similar in design to the existing fencing erected to enclose the adjacent swimming pool area. However, the latest version of the rezoning concept plan and proffers do not specifically include the 6 foot black steel fence, so staff

recommends that the applicant revise either the concept plan or the proffers to adequately assure that this commitment is met.

Line of sight issue. Unobstructed line of sight from the day care facility to the outdoor play area is a concern because the existing door that looks out onto the fenced-in play area is solid with no glass. The applicant's Statement says that in order to meet the line of sight standard from the child care center classroom to the outdoor recreation area, they will replace the existing steel door with a door that allows for a line of sight from inside the building to the outdoor recreation area. Also, adult attendants will *always* accompany children into the outdoor recreation area consistent with State regulations. However, the latest documents do not specifically include the replacement door with line of sight capability (i.e. door with glass viewing area). Staff recommends that the applicant revise either the concept plan or the proffers to ensure that this commitment is met.

Uncontrolled access door. An existing emergency access door is currently located along the northwest side of Building M *within* the fenced recreation area, thereby giving direct access to the play area from inside Building M. However, the hallway leading to this door is not included as part of the lease area for the child care center. The applicant must explain in the proffers or on the concept plan if this door is to provide access to the recreation area and, if so, who has access to use that door.

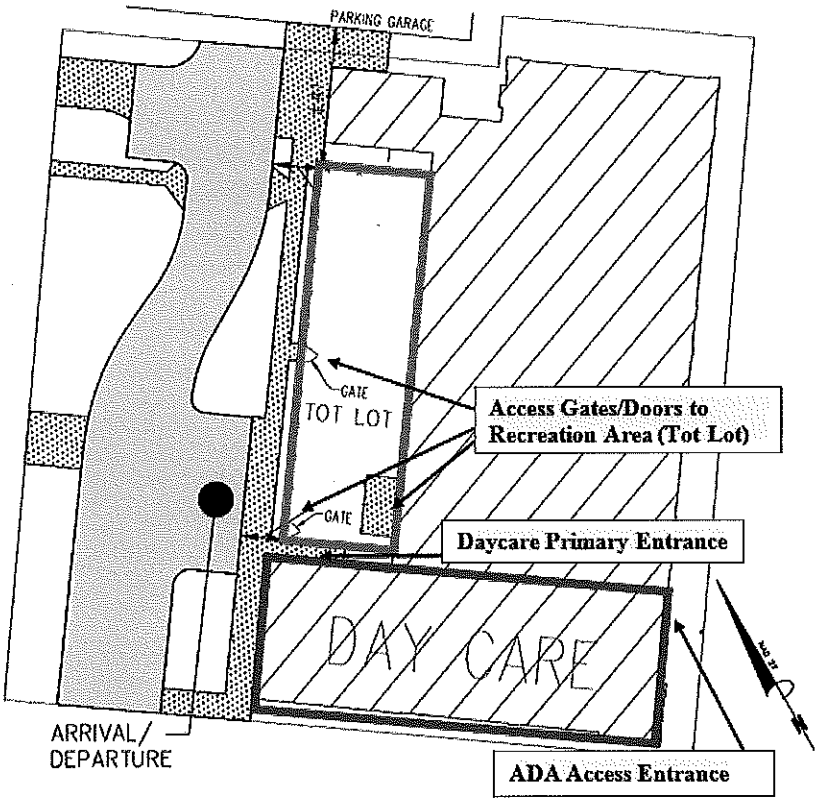


Figure 8. Building M Proposed Daycare and Recreation Area Layout

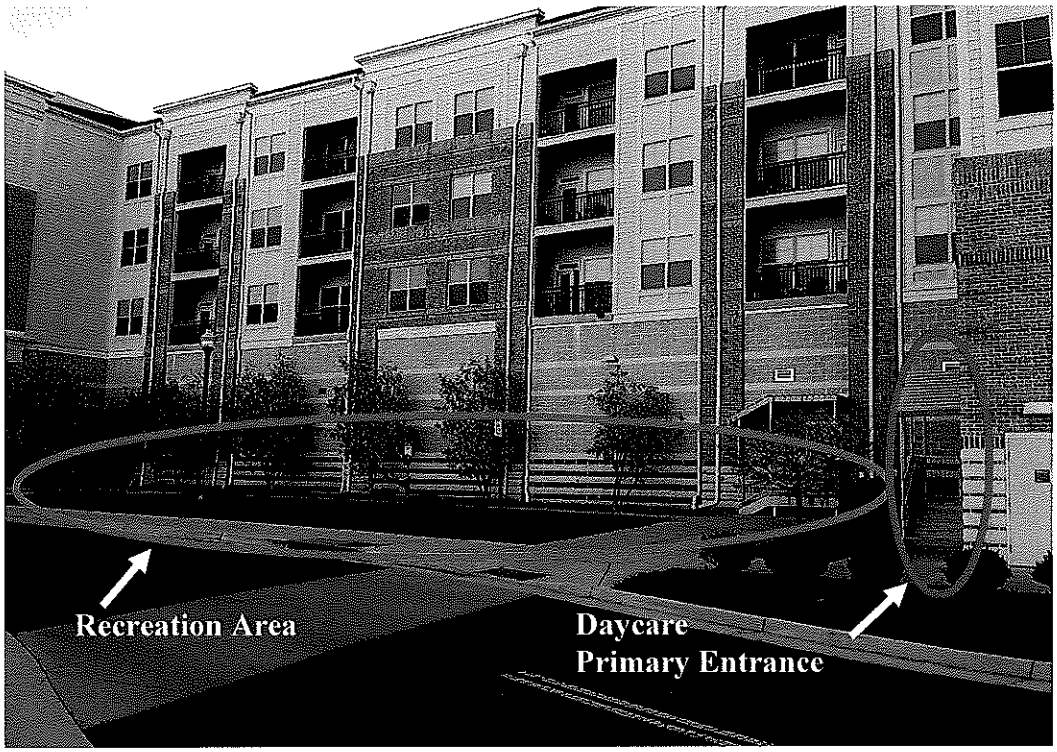


Photo 1. Primary Access/Recreation Area

C. *Play Equipment - No play equipment shall be located within the required yard setbacks.*

The applicant proposes some play equipment and a canopy to provide shade (as required by the State) but has no permanent play equipment in the required yard setback.

D. *Recreation Location - Outdoor recreation areas shall be safely separated from parking, loading and service areas such as dumpster pads.*

Staff finds that the recreation area is safely separated from hazardous areas due to its separation from parking and travelways and proposed fencing (see Photo 1).

E. *Parking – Parking areas shall be designated to enhance the safety of children as they arrive and depart the center. A designated arrival and departure zone shall be located adjacent to the child care center in such a manner that children do not have to cross vehicle travel aisles to enter or exit the center.*

Parking Plan. The applicant proposes to revise the adjacent private travel aisle which is located on the west side of Building M so that five parking spaces are situated directly adjacent to the primary entrance to the proposed child care center (see Figure 8). This would enable parents to pull into one of the five parking spaces directly adjacent to the sidewalk that leads to the primary entrance of the child care center so that children do not have to cross a travel aisle. Given that the Village at

Leesburg was designed and approved as an urban mixed use development, it is expected that the adjacent parking garage will also serve the primary parking needs for users of the child care center. The applicant has indicated that it is their intent that parents will have the use of both the five surface parking spaces immediately adjacent to the primary entrance and the 2nd floor of the adjacent parking garage to meet the parking requirements including drop-off and pick-up of the children.

Staff is concerned that too many parents arriving at the same time to drop off children could cause a backup on the access road into the site. To eliminate this possibility, applicant's Statement of Compliance indicates the child care center will be required to provide patrons with a pamphlet of child care center procedures including instructions to facilitate parking in the adjacent parking garage as well as the spaces located adjacent to the child care center for children drop-off and pick-up including ADA access.

The Statement also says that the child care center will have staff overseeing pick-up and drop-off at peak periods at the vehicular entrance from Russell Branch Parkway. The parking director will notify patrons if the surface spaces at the child care center are fully utilized and direct them to enter the northern entrance of the garage for parking to avoid traffic congestion. Staff finds that the parking plan as explained in the Statement of Compliance is reasonable in this urban environment. However, the latest version of the rezoning concept plan and proffers do not specifically include a parking plan including an informational brochure. Staff recommends the applicant revise either the concept plan or the proffers to ensure that this commitment is met.

ADA accessibility. The ADA accessibility detail on Sheet 4 of the Rezoning Concept Plan needs to be revised to show the correct ADA accessible pathway from the garage parking to the ADA accessible entrance along Village Market Boulevard. The applicant has agreed to provide this revised detail, but the applicant must revise the concept plan to ensure that this commitment is met.

F. *Licensing & Registration – A Child Care Center shall comply with any and all requirements of the Town and State Codes . . . .*

Applicant has acknowledged this requirement and understands that they are bound by Town and State laws governing child care.

G. *Compliance – The Child Care Center shall comply with any and all requirements of the County and State Building Codes.*

Applicant has acknowledged this requirement and understands that they are bound by Town and State laws governing child care.

VIII. Findings for Approval with Conditions:

a. The rezoning application is in general conformance with the policies of the Town Plan; and

b. The approval criteria of TLZO Sec. 3.3.15 have been satisfied for TLZM 2015-0009; and

c. The proposal is consistent with prior amendments to the Village at Leesburg concept plan and proffers;

d. The proposal would serve the public necessity, convenience, general welfare and good zoning practice; and

e. Staff finds that the performance standards for a child care center in TLZO Sec. 9.3.4 are generally met but recommends that the following revisions be made to the proffers or the concept plan to fully incorporate the commitments made by applicant in the Statement of Compliance and to meet the child care center requirements:

1. Include the 6-foot tall steel fence enclosing the play area.
2. Include a door with a window in the child care facility to meet line of sight requirements to the outdoor recreation area.
3. Eliminate the possibility of the uncontrolled access door.
4. Incorporate the parking plan, including a pamphlet and a parking director.
5. Correct the ADA Accessibility Map on Sheet 4.

IX. Attachments:

1. Village at Leesburg Concept Amendment, Sheets 1-9, as prepared by Urban Ltd, dated May 2015, and last revised November 16, 2015.
2. Applicant's Statement of Compliance dated November 16, 2015
3. TLZM 2014-0006 Approved Proffers
4. TLZM 2015-0009 Draft Proffer Statement dated November 16, 2015.
5. TLZM 2014-0006 Existing Development Tabulations Table
6. TLZM 2015-0009 Proposed Development Tabulations Table
7. TLZM 2014-0006 Existing Land Use Map and Legend
8. TLZM 2015-0009 Proposed Land Use Map and Legend

CONCEPT PLAN AMENDMENT

VILLAGE AT LEESBURG

TOWN OF LEESBURG LOUDOUN COUNTY, VIRGINIA

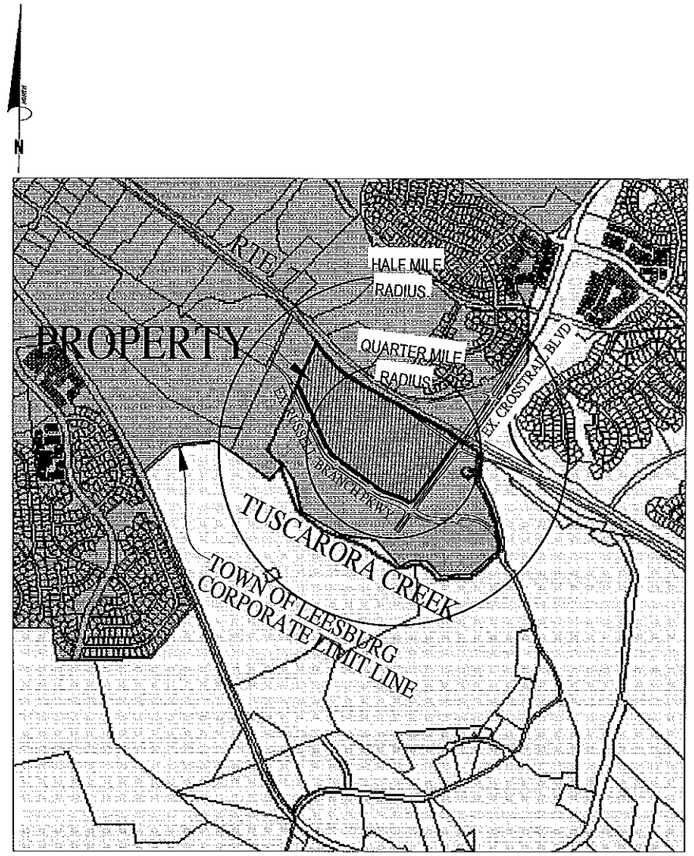
REZONING AMENDMENT TLZM# 2015-0009
TOWN PLAN AMENDMENT TLTA# 2004-0002 (APPROVED)

NOTES:

1. THIS PROPERTY IS DELINEATED AS PIN# 149-28-0023 AND 149-28-0225 IN LOUDOUN COUNTY RECORDS. THE TOTAL PROJECT AREA IS 158.44 ACRES (ORIGINAL TLZM AREA). THE TOTAL AREA OF THIS ZONING APPLICATION IS 57.20 ACRES.
2. THE BOUNDARY INFORMATION SHOWN WAS DERIVED FROM EXISTING RECORDS AND SURVEYED BY BOWMAN CONSULTING, DATED MAY 2004, AND SUBDIVIDED WITH FINAL SUBDIVISION PLATS FOR SECTION ONE (DATED SEPT. 22, 2006, REVISED TO NOV. 14, 2007) AND SECTION TWO (DATED OCT. 27, 2006, REVISED TO DEC. 14, 2007).
3. THE PROPERTY IS CURRENTLY ZONED B-4 AND PRC, AND IS SUBJECT TO THE H-2 HISTORIC CORRIDOR ARCHITECTURAL CONTROL DISTRICT ALONG ROUTE 7. THE PROPERTY IS PROPOSED FOR A B-4 MIXED USE BUSINESS DISTRICT WITH AN AREA OF 38.84 ACRES (1,692,164 SF), AND PLANNED RESIDENTIAL COMMUNITY (PRC) WITHIN AN AREA OF 18.35 ACRES (799,451.74 SF).
4. TOPOGRAPHIC INFORMATION SHOWN WAS OBTAINED FROM CHRISTOPHER CONSULTANTS DATED MAY 2003. DATUM IS NAD 27 AND CONTOURS HAVE BEEN INTERPOLATED TO 5' INTERVALS.
5. THE PROPERTY WILL BE SUPPLIED BY THE TOWN PUBLIC WATER AND SEWER SYSTEMS.
6. A 100-YEAR FLOODPLAIN DOES NOT EXIST ON THE PROPERTY AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP NO. 51107C0235D.
7. SOILS MAP INFORMATION WAS OBTAINED FROM THE LOUDOUN COUNTY SOILS OVERLAY MAPS.
8. PER A STUDY BY THUNDERBIRD ARCHEOLOGIST ASSOC., INC., THE TOWN PLAN, STATE AND NATIONAL HISTORIC LISTINGS, THERE ARE NO KNOWN ARCHEOLOGICAL, NATURAL, OR HISTORIC FEATURES ON THE SUBJECT PROPERTY.
9. A TRAFFIC IMPACT ANALYSIS WAS PREVIOUSLY PREPARED BY WELLS & ASSOCIATES WITH TLZM 2004-0005. THIS APPLICATION DOES NOT INCREASE/CHANGE THE PREVIOUSLY APPROVED FAR PERMITTED ON THE PROPERTY.
10. EXISTING WETLANDS HAVE BEEN DELINEATED BY WETLAND STUDIES AND SOLUTIONS, DATED OCTOBER 2001 AND MAY BE SUBJECT TO VERIFICATION BY THE CORPS OF ENGINEERS. NO OTHER FEDERAL OR STATE PERMITS OR CONDITIONS ARE KNOWN TO LIMIT DEVELOPMENT ON THE SUBJECT PROPERTY.
11. ALL CONSTRUCTION SHALL CONFORM TO CURRENT TOWN OF LEESBURG, AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, UNLESS MODIFIED BY THIS APPLICATION OR APPROVAL OF A PRELIMINARY/ FINAL DEVELOPMENT PLAN FOR THE WORK.
12. STORMWATER MANAGEMENT/ BMP'S SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARDS AT THE TIME OF ACCEPTANCE OF THE CONSTRUCTION PLANS AND PROFILES.
13. ALL OPEN SPACE TO BE CONVEYED TO THE APPROPRIATE ENTITY AS INDICATED IN THE PROFFERS.
14. THE PROPERTY HAS BEEN CONSTRUCTED PER PRIOR TOWN LAND DEVELOPMENT APPROVALS.
15. DEVELOPMENT OF THE PROPERTY WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE CONCEPT PLAN AND SPECIAL EXCEPTION PLATS WITH REASONABLE ALLOWANCES TO BE MADE FOR ENGINEERING AND DESIGN ALTERATION TO MEET THE TOWN SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, ZONING ORDINANCE, AND DCSM.
16. ALL SIGNS INSTALLED ON THE PROPERTY SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE 15, SIGN REGULATIONS OF THE TOWN OF LEESBURG Z.O. AND THE LEESBURG VILLAGE COMPREHENSIVE SIGN APPLICATION (APPROVED JUNE 2008).
17. THIS PROPERTY HAS THE FOLLOWING NINE SPECIAL EXCEPTIONS APPROVED AND ASSOCIATED WITH THIS ZONING MAP AMENDMENT SUBMISSION:
    - BANK WITH DRIVE-IN IN PRC. (TLSE - 2004 - 0024, APPROVED 11-8-05)
    - 1 PARKING STRUCTURE IN B-4. (TLSE - 2004-0023, APPROVED 11-8-05)
    - 3 PARKING STRUCTURES IN PRC. (TLSE - 2004-0030/ TLSE - 2004-0021/ TLSE - 2004-0022, APPROVED 11-8-05)
    - RESIDENTIAL UNITS IN B-4. (TLSE - 2004 - 0019, APPROVED 11-8-05)
    - REVISIONS TO PARKING DECK "D". (TLSE - 2008 - 0003, APPROVED 9-9-08)
    - PERSONAL SERVICE USES IN THE B-4 ZONE. (TLSE - 2008 - 0006, APPROVED 9-9-08)
    - THEATER USE IN THE B-4 ZONE. (TLSE - 2009 - 0007, APPROVED 04-13-10)
18. THIS PROJECT HAS THE FOLLOWING FOUR ZONING AMENDMENTS APPROVED AND ASSOCIATED WITH THIS ZONING MAP AMENDMENT SUBMISSION:
    - ZONING MAP AMENDMENT - VILLAGE AT LEESBURG. (TLZM - 2004 - 0005, APPROVED 11-08-05)
    - ZONING MAP AMENDMENT - VILLAGE AT LEESBURG. (TLZM - 2008 - 0003, APPROVED 09-09-08)
    - ZONING MAP AMENDMENT - VILLAGE AT LEESBURG. (TLZM - 2008 - 0010, APPROVED 06-09-09)
    - ZONING MAP AMENDMENT - VILLAGE AT LEESBURG. (TLZM - 2009 - 0008, APPROVED 04-13-10)
    - ZONING MAP AMENDMENT - VILLAGE AT LEESBURG. (TLZM - 2010 - 0003, APPROVED 01-10-12)
    - ZONING MAP AMENDMENT - VILLAGE AT LEESBURG. (TLZM - 2014 - 0006, APPROVED 10-28-14)
19. THIS CONCEPT PLAN AMENDMENT CONSISTS OF CONVERTING 4,460 SF OF RETAIL SPACE WITHIN LAND BAY B TO CHILD CARE FACILITY USE WITHOUT INCREASING THE OVERALL PERMITTED GSF IN LAND BAY B. UPDATED NOTES/TABULATIONS ARE PROVIDED ON SHEETS 3A & 3D.
20. APPROVAL OF THIS REZONING CONCEPT PLAN AMENDMENT DOES NOT EXPRESS OR IMPLY ANY WAIVER OR MODIFICATION OF THE REQUIREMENTS SET FORTH IN THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, ZONING ORDINANCE, OR THE DESIGN AND CONSTRUCTION STANDARDS MANUAL. THE FINAL SITE PLAN IS SUBJECT TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.

MODIFICATIONS AND WAIVERS: (1-9 APPROVED WITH TLZM# 2004-0005; 10 APPROVED WITH TLZM# 2008-0003)

1. A MODIFICATION OF Z.O. SECTION 8.3.1.B WAS APPROVED BY TLZM #2004-0005 TO REDUCE THE MINIMUM ALLOWABLE ZONING DISTRICT SIZE IN THE PRC ZONE FROM 200 ACRES TO 64.17 ACRES, AS DESIGNATED ON SHEET 3A OF THIS PLAN.
2. A MODIFICATION OF Z.O. SECTION 12.8.2.G.2.a. & b WAS APPROVED BY TLZM #2004-0005 TO REDUCE PORTIONS OF THE REQUIRED COLLECTOR BUFFER FOR RUSSELL BRANCH PARKWAY AND THE ARTERIAL BUFFER FOR CROSSTRAIL BOULEVARD AS SHOWN ON THE CONCEPT PLAN (SHEET 3). THESE INCLUDE MODIFICATIONS SHOWN ON SHEET 3 TO THE MINIMUM DISTANCES OUTLINED ON THE PLAN. FURTHERMORE, THIS MODIFICATION REQUEST SHALL ALLOW A REDUCTION IN BOTH STREET BUFFERS TO A MINIMUM OF 10' TO ALLOW FOR THE ADDITIONAL PRESERVATION OF WETLANDS.
3. A MODIFICATION PER SECTION 12.8.5.D. WAS APPROVED BY TLZM #2004-0005 TO REDUCE THE BUFFER WITHIN THE B-4 ZONING DISTRICT, AND ALONG THE WESTERN RIGHT OF WAY FOR CROSSTRAIL BOULEVARD BY 1/3 (TO A MIN. OF 33.5'). THE APPLICANT SHALL CONSTRUCT A 6' BRICK OR STONE WALL WITHIN THE AREA DESIGNATED ON THE CONCEPT PLAN (SEE SHEET 3).
4. A MODIFICATION OF Z.O. SECTION 12.8.2.G.2.b. WAS APPROVED BY TLZM #2004-0005 TO REDUCE THE WIDTH OF BUFFER WITHIN THE PRC ZONING DISTRICT, AND ALONG THE WESTERN RIGHT OF WAY FOR CROSSTRAIL BOULEVARD TO A MIN. OF 30'. RESPECTIVELY WITHIN BOTH PRC & B-4 ZONING DISTRICTS (SEE CONCEPT PLAN SHEET 3 FOR THE WIDTH OF BUFFER, AND THE LANDSCAPE PLAN, SHEET 7 FOR THE LANDSCAPING).
5. A MODIFICATION OF Z.O. SECTION 12.8.2.G.2.a. WAS APPROVED BY TLZM #2004-0005 TO REDUCE THE WIDTH OF BUFFER WITHIN THE PRC ZONING DISTRICT, AND ALONG RUSSELL BRANCH PARKWAY TO A MINIMUM OF 20', RESPECTIVELY WITHIN BOTH PRC & B -4 ZONING DISTRICTS (SEE CONCEPT PLAN SHEET 3 FOR THE WIDTH OF BUFFER, AND THE LANDSCAPE PLAN, SHEET 7 FOR THE LANDSCAPING).
6. A MODIFICATION PER Z.O. SECTION 12.8.5.D. WAS APPROVED BY TLZM #2004-0005 TO REDUCE THE BUFFER WITHIN THE B - 4 ZONING DISTRICT, AND ALONG THE NORTH SIDE OF RUSSELL BRANCH PARKWAY BY 1/3 (TO A MIN. OF 23.5'). THE APPLICANT SHALL CONSTRUCT A 6' BRICK OR STONE WALL, AS INDICATED ON THE CONCEPT PLAN (SEE SHEET 3).
7. A MODIFICATION OF Z.O. SECTION 12.4.2 AND 12.4.3 WAS APPROVED BY TLZM #2004-0005 TO ALLOW THE USE OF SHRUBS WITHIN THE EXISTING UTILITY EASEMENTS, AS PERMITTED BY THE UTILITY COMPANIES, AND LOCATED ON THE EAST SIDE OF CROSSTRAIL BOULEVARD. IN LIEU OF THE REQUIRED NUMBER INDICATED WITHIN THE ORDINANCE, THE APPLICANT SHALL PLANT THE QUANTITY OF TREES OR SHRUBS INDICATED ON THE LANDSCAPE PLAN, (SHEET 7).
8. A MODIFICATION OF Z.O. SECTION 12.8.3 WAS APPROVED TO ALLOW EXISTING VEGETATION WITHIN THE 75' BUFFER AREA, BETWEEN THE LARGE OPEN SPACE AREA AND THE DOWDY PROPERTY AND THE PD-GI ZONED PROPERTY SOUTH OF THE PROPOSED ACTIVE ADULT PROPERTY (PIN #149-38-6547 & 149-18-2092), TO BE PRESERVED AND COUNTED TOWARD THE BUFFER REQUIREMENT IN LIEU OF THE REQUIRED PLANT AMOUNTS BY TLZM #2004-0005. (SEE SHEET 7-CONCEPT LANDSCAPE PLAN FOR CORRECT PLANT AMOUNTS).
9. A MODIFICATION OF THE USE MIX REQUIREMENTS SET FORTH IN THE TABLE SHOWN IN SECTION 6.6.4.A OF THE ZONING ORDINANCE WAS APPROVED BY TLZM #2004-0005 TO MODIFY THE USE MIX REQUIREMENTS BASED ON THE FOLLOWING: (1) THE SITE IS LESS THAN 50 ACRES AND (2) THE PROPOSED B-4 RETAIL DEVELOPMENT WILL CONTRIBUTE TO THE INTENDED MIXED-USE CHARACTER OF THE AREA WITHIN 1,500 FEET OF THE SUBJECT SITE.
10. A MODIFICATION OF ZONING ORDINANCE SECTION 6.3.2 (LOT SIZE), PURSUANT TO SECTION 8.2.2.E., WAS APPROVED WITH TLZM #2008-0003 TO REDUCE THE MINIMUM LOT WIDTH FOR MULTI-FAMILY RESIDENTIAL USES IN THE PRC DISTRICT FROM 75 FEET TO 20 FEET.
11. A MODIFICATION OF ZONING ORDINANCE SECTION 11.9 (NUMBER OF OFF-STREET LOADING SPACES REQ'D.) IS REQUESTED TO PERMIT A REDUCTION IN REQUIRED NUMBER OF LOADING SPACES FOR THE THEATER/HOTAL/RETAIL/RESTAURNT USES LOCATED IN THE "SOUTH A" LAND BAY AS SHOWN ON SHEET #3A. THE APPLICANT REQUESTS TO PROVIDE (3) LOADING SPACES FOR USES IN THIS AREA.



VICINITY MAP
SCALE: 1" = 1000'

OWNERS:
CARLYLE/CYPRESS LEESBURG I, LLC
8343 DOUGLAS AVENUE
SUITE 200
DALLAS, TX 75225

APPLICANT:
RAPPAPORT
8405 GREENSBORO DR.
8TH FLOOR
MCLEAN, VA 22102

PREPARED BY:
URBAN, LTD.
4200 D TECHNOLOGY COURT
CHANTILLY, VA 20151

IN COORDINATION WITH:

PLANNING / ARCHITECTURE:
SHOOK KELLEY
2151 HAWKINS STREET, SUITE 400
CHARLOTTE, NORTH CAROLINA 28203

TRANSPORTATION & PLANNING :
THE DEWBERRY COMPANY
8401 ARLINGTON BOULEVARD
FAIRFAX, VIRGINIA 22031

ENVIRONMENTAL:
THUNDERBIRD ARCHEOLOGICAL ASSOCIATES, INC.
126 EAST HIGH STREET
WOODSTOCK, VIRGINIA 22664.

TRANSPORTATION:
WELLS AND ASSOCIATES
1420 SPRINGHILL ROAD, SUITE 600
McLEAN, VIRGINIA 22102

ENVIRONMENTAL:
WETLAND STUDIES AND SOLUTIONS, INC.
14088-M SULLYFIELD CIRCLE
CHANTILLY, VIRGINIA 20151

ARBORICULTURE:
ZIMAR AND ASSOCIATES
10105-C RESIDENCY ROAD
MANASSAS, VIRGINIA 20110

SHEET INDEX

1.	COVER SHEET
2.	PLANIMETRIC AND TOPOGRAPHIC MAP
3-3C.	CONCEPT PLAN, CONCEPT PLAN NOTES, TABULATIONS & DETAILS, AND THE CONCEPT UTILITY PLAN
3D.	SHARED PARKING COMPUTATIONS
4.	PRELIMINARY GRADING PLAN
5.	PEDESTRIAN / VEHICULAR CIRCULATION MAP
6.	PEDESTRIAN CIRCULATION & VEHICULAR TRAVELWAY DETAILS
6A.	TRANSPORTATION PHASING PLAN
7.	CONCEPTUAL LANDSCAPE AND LIGHTING PLAN
7A.	CONCEPTUAL LANDSCAPE PLAN
7B.	LANDSCAPE DETAILS
8-8K.	ILLUSTRATIVE DRAWINGS
9.	PLAT OF PROPERTY

urban
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Chantilly, Virginia 20151
Tel. 703.642.2506
Fax. 703.378.7588
www.urban-ltd.com
Contact: Robert W. Brown, P.E.
Email: rbrown@urban-ltd.com

COVER SHEET
VILLAGE AT LEESBURG
LOUDOUN COUNTY, VIRGINIA
TOWN OF LEESBURG

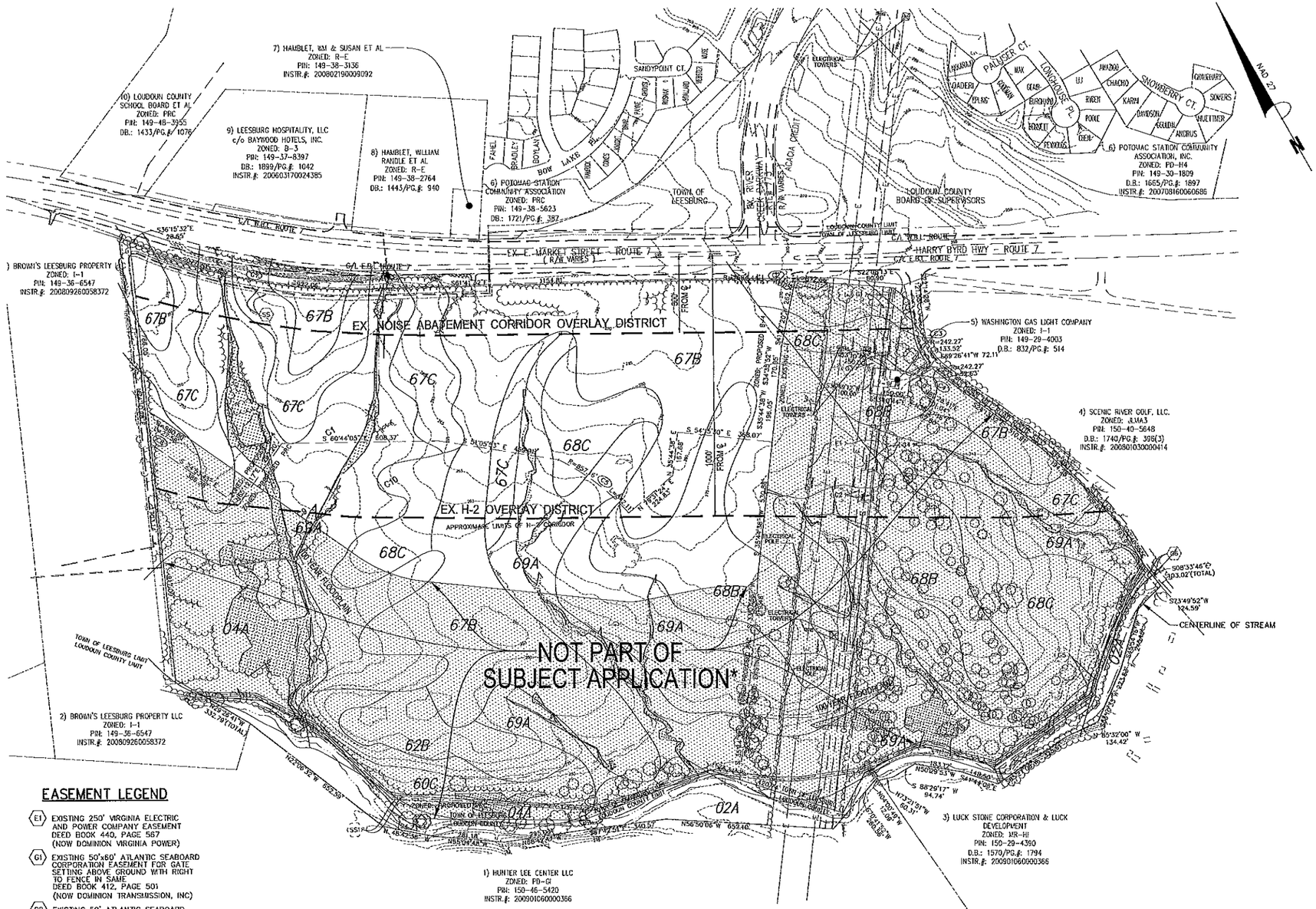
TLZM# - 2015-0009
TOWN PLAN NUMBER

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
12-02-15
PROFESSIONAL ENGINEER

PLAN STATUS	
09-01-15	INITIAL SUBMISSION
12-02-15	SUBMISSION

DATE	DESCRIPTION	
CCT DESIGN	KJB DRAWN	CCT CHKD
SCALE	H: AS NOTED V:	
JOB No. 15--222.00		
DATE: MAY, 2015		
FILE No. REZ--12519		
SHEET 1 OF 9		

Cad file name: J:\JOBS\Leesburg\VillageCenter\BLDG MOPA BLDG MI12751-THEATER TLZM COVER 1.dwg



ABUTTING OWNER INFORMATION

1. HUNTER LEE CENTER LLC
   7401 CLIFTON ROAD
   CLIFTON, VA 20124-2107
2. BROWN'S LEESBURG PROPERTY LLC
   12500 FAIR LAKES CIRCLE
   SUITE 375
   FAIRFAX, VA 22033-3846
3. LUCK STONE CORPORATION & GOOSE CREEK PROPERTIES
   ATTN: REAL ESTATE DEPARTMENT
   PO BOX 29682
   RICHMOND, VA 23242-0682
4. SCENIC RIVER GOLF, LLC
   1751 PINNACLE ROAD
   SUITE 700
   MCLEAN, VA 22102-4003
5. WASHINGTON GAS LIGHT COMPANY
   ATTN: VINCENT L. AMMANN JR.
   101 CONSTITUTION AVENUE NW
   WASHINGTON DC, 20001-2133
6. POTOMAC STATION COMMUNITY ASSOCIATION, INC.
   C/O DOUGLAS L. FLEMING JR.
   107 E MARKET STREET
   LEESBURG, VA 20176-1759
7. HAMBLET, WM & SUSAN ET AL
   2413 PINE HILL CIRCLE
   STAUNTON, VA 24401-1759
8. HAMBLET, WILLIAM RANDLE ET AL
   2413 PINE HILL CIRCLE
   STAUNTON, VA 24401-1759
9. LEESBURG HOSPITALITY LLC
   c/o BAYWOOD HOTELS, INC.
   7871 BELLE POINT DRIVE
   GREENBELT, MD 20770
10. LOUDOUN COUNTY SCHOOL BOARD
    21000 EDUCATION COURT #400
    ASHBURN, VA 20148-5526

EASEMENT LEGEND

- (E1) EXISTING 250' VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT DEED BOOK 440, PAGE 567 (NOW DOMINION VIRGINIA POWER)
- (G1) EXISTING 50'x60' ATLANTIC SEABOARD CORPORATION EASEMENT FOR GATE SETTING ABOVE GROUND WITH RIGHT TO FENCE IN SAME DEED BOOK 412, PAGE 501 (NOW DOMINION TRANSMISSION, INC)
- (G2) EXISTING 50' ATLANTIC SEABOARD CORPORATION GAS EASEMENT DEED BOOK 412, PAGE 501 (NOW DOMINION TRANSMISSION, INC)
- (G3) EXISTING 50' ATLANTIC SEABOARD CORPORATION GAS EASEMENT DEED BOOK 420, PAGE 421 (NOW DOMINION TRANSMISSION, INC)
- (G4) EXISTING 60' CONSOLIDATED SYSTEM LNG COMPANY GAS EASEMENT DEED BOOK 429, PAGE 481 DEED BOOK 641, PAGE 471 (NOW COLUMBIA GAS TRANSMISSION)
- (G5) EXISTING 15' WASHINGTON GAS LIGHT COMPANY EASEMENT DEED BOOK 785, PAGE 339
- (G6) EXISTING 15' WASHINGTON GAS LIGHT COMPANY EASEMENT DEED BOOK 886, PAGE 394
- (SS) EXISTING 20' EFFLUENT FORCEMAIN EASEMENT DEED BOOK 1313, PAGE 1003
- (SSI) VARIOUS BLANKET SANITARY SEWER EASEMENTS INCLUDING FORCEMAIN EASEMENT SEE DEED BOOK 575, PAGE 362 FOR DETAILS

*ALSO EXCLUDED FROM THE APPLICATION AREA THE AREA'S WITHIN LAND BAY A SUBJECT TO THE DECLARATION OF CONDOMINIUM RECORDED WITH INSTR. #2011-0210-0009705 AND AS SHOWN AS CONVERTIBLE OFFICE SPACE IN INSTR. #2011-0210-009707.

SOILS

TYPE	NAME	GROUP	SLOPE	CLASS
02A	CODORUS SILT LOAM	C	0-2%	IV F
04A	HATBORO SILT LOAM	D	0-2%	IV F
60C	SYCOLINE-CATLETT COMPLEX GRAVELLY	C	7-15%	II R
62B	KELLY-SYCOLINE COMPLEX GRAVELLY	C/D	2-7%	III WP
67B	JACKLAND-HAYMARKET COMPLEX	D	2-7%	IV P
67C	JACKLAND-HAYMARKET COMPLEX	D	7-15%	IV P
68B	JACKLAND-HAYMARKET COMPLEX STONY	D	2-7%	IV P
68C	JACKLAND-HAYMARKET COMPLEX STONY	D	7-15%	IV P
69A	ELBERT AND WAXPOOL SOILS	D	0-4%	IV P

LEGEND

- EXISTING ROADWAY
- EXISTING STRUCTURE
- PROPERTY LINE
- LIMITS OF APPLICATION
- EXISTING TREELINE
- EX. 5' INDEX CONTOUR
- OVERLAY DISTRICT LINE
- WETLAND AREA
- 67C — DENOTES SOIL TYPE
- NOT PART OF SUBJECT APPLICATION

THE SUBJECT DEVELOPMENT DOES CONTAIN CLASS III AND CLASS IV SOILS, PER THE LATEST COUNTY SOILS MAP AND AS IDENTIFIED BY THE INTERPRETIVE GUIDE TO THE USE OF SOILS MAP, LOUDOUN COUNTY VIRGINIA.

NO CHANGE TO THIS SHEET

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

urban
Planners-Engineers-Landscape Architects-Land Surveyors

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4000 D Technology Court
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Fax. 703.378.7888
www.urban-ltd.com

Contact: Robert W. Brown, P.E.
Email: rbrown@urban-ltd.com

PLANIMETRIC AND TOPOGRAPHIC MAP

VILLAGE AT LEESBURG

TOWN OF LEESBURG LOUDOUN COUNTY, VIRGINIA

TLZM# - 2015-0009
TOWN PLAN NUMBER

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 038760
12-02-15
PROFESSIONAL ENGINEER

PLAN STATUS	
06-01-15	INITIAL SUBMISSION
12-02-15	SUBMISSION

DATE	DESCRIPTION

CCT	KJB	CCT
DESIGN	DRAWN	CHKD

SCALE H: 1"=200'
V:

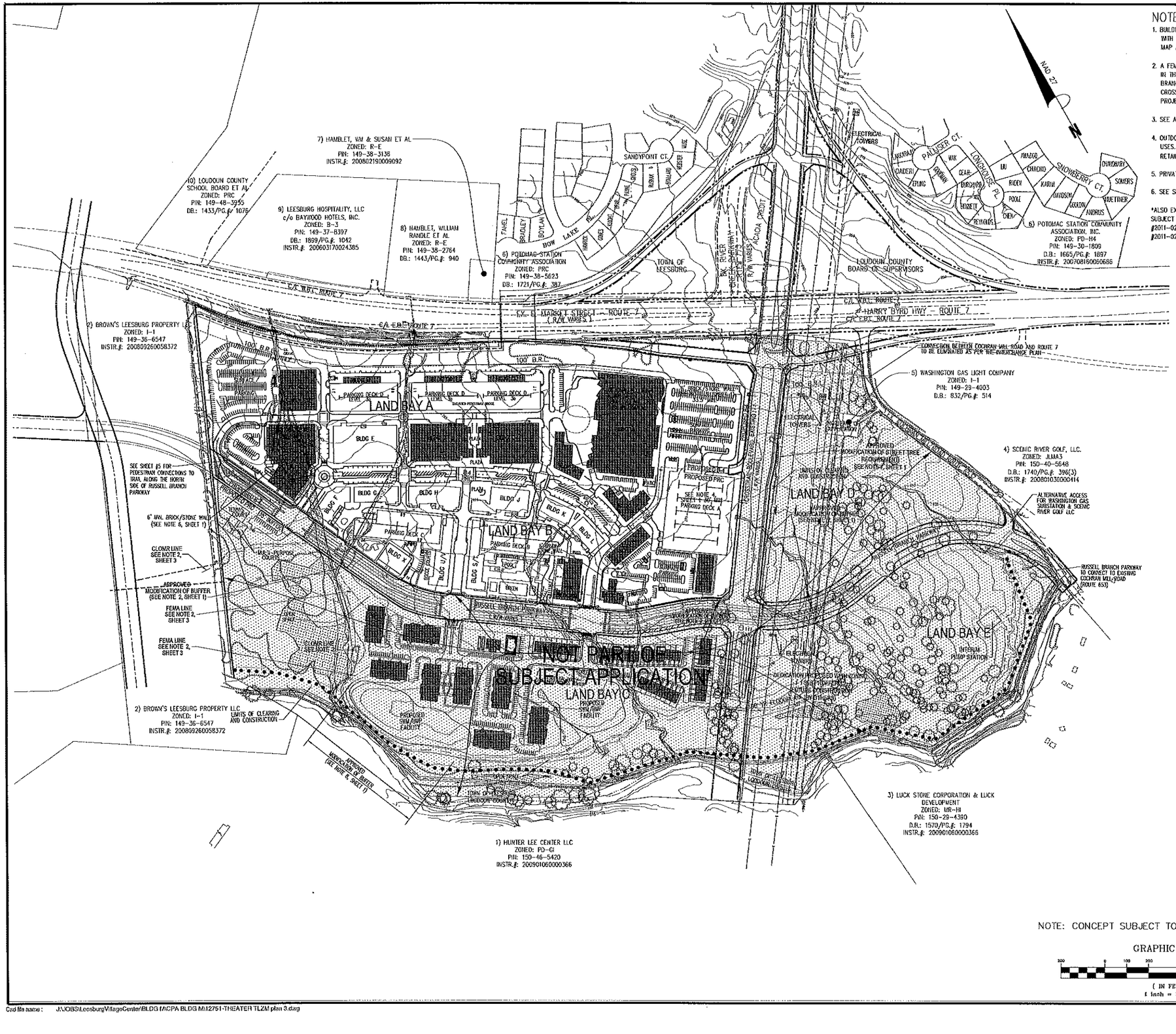
JOB No. 15-222.00

DATE: MAY, 2015

FILE No. REZ-12519

SHEET 2 OF 9

Cad file name: J:\JOBS\LeesburgVillageCenter\BLDG M\CPA BLDG M\12751-THEATER TLZM ex 2.dwg



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Planners-Engineers-Landscape Architects-Land Surveyors

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4000 D Technology Court
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Contact: Robert W. Brown, P.E.
Email: bobwww@urban-ltd.com

CONCEPT PLAN

VILLAGE AT LEESBURG

LOUDOUN COUNTY, VIRGINIA

TOWN OF LEESBURG

TLZM# - 2015-0009
TOWN PLAN NUMBER

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 039700
12-02-15
PROFESSIONAL ENGINEER

PLAN STATUS	
06-01-15	INITIAL SUBMISSION
12-02-15	SUBMISSION

DATE	DESCRIPTION	
CCT DESIGN	KJB DRAWN	CCT CHKD
SCALE	H: 1"=200' V:	

JOB No. 15-222.00
DATE: MAY, 2015
FILE No. REZ-12519

SHEET 3 OF 9

Cad file name : J:\JOBS\LeesburgVillageCenter\BLDG MCPA BLDG M12751-THEATER TLZM plan 3.dwg

SITE TABULATIONS (FOR ENTIRE VILLAGE AT LEESBURG PROPERTY)

EXISTING ZONING: B-4, PRC & I-1
TOTAL SITE AREA: 158.39 AC.

	TOWN OF LEESBURG		LOUDOUN COUNTY		TOTAL SITE AREA	
GROSS SITE AREA:	150.05	AC.	8.34	AC.	158.39	AC.

TOWN OF LEESBURG

ZONING:	PRC (PLANNED RESIDENTIAL)		B-4 (COMMERCIAL)		SUBTOTAL (FOR ZONING APPLICATIONS)		I-1 (FORMER ZONING DISTRICT)		TOTALS (REZONING APPLICATION IS EXISTING I-1)	
GROSS SITE AREA:	64.17	AC.	38.84	AC.	103.01	AC.	47.04	AC.	150.05	AC.
TOTAL R/W DEDICATION:	5.56	AC.	2.06	AC.	7.62	AC.	10.28	AC.	17.9	AC.
OTHER DEDUCTIONS:										
STEEP SLOPES (OVER 25%):	1.05	AC.	0.54	AC	1.59	AC.	0.66	AC.	2.25	AC.
FLOODPLAIN:	15.53	AC.			15.53	AC.	10.05	AC.	25.58	AC.
COMMERCIAL AREA:	20.78	AC.			20.78	AC.			20.78	AC.
NET SITE AREA:	21.25	AC.	38.24	AC.	57.49	AC.	N/A		N/A	

NOTE: *ONLY A PORTION OF SITE WITHIN TOWN OF LEESBURG IS SUBJECT TO THIS ZONING APPLICATION

LAND USE CALCULATIONS

MAXIMUM RESIDENTIAL DENSITY PERMITTED:
PRC = 900 D.U. (MAX. RESIDENTIAL DENSITY PERMITTED BY BUSINESS I)
(150.1 X 25% X 24 DUAC = 900 DUAC)

	HOTEL		THEATER		
B-4 (NON RESIDENTIAL SF / 5,000):	135	D.U.	121	ALLOWED	
B-4 NON RESIDENTIAL IS 50% = 870,000 / 2 =	336,500	GSF	302,500	REQUIRED	
B-4 OFFICE =	155,000	SF	155,000	PROPOSED***	***(SEE APPROVED MODIFICATION BELOW)

NOTE: A MODIFICATION OF THE USE MIX REQUIREMENTS SET FORTH IN THE TABLE SHOWN IN SECTION 8.8.4.A OF THE ZONING ORDINANCE WAS APPROVED BY TLZM 2004-0005. THE USE MIX REQUIREMENTS IN ACCORDANCE WITH THE TABULATIONS IS LISTED BELOW. THIS REQUEST IS BASE

	PRC		B-4 (HOTEL OPTION)		B-4 (THEATER OPTION)		TOTALS		
PROPOSED RESIDENTIAL:	550	D.U.	0	D.U.	85	D.U.	635	D.U.	
PROPOSED NONRESIDENTIAL:									
RETAIL/RESTAURANT	134,120	SF	343,000	SF	343,000	SF	477,120	SF	
CHILD CARE FACILITY	4,480	SF	-	SF	-	SF	-	SF	
OFFICE	55,440	SF	155,000	SF	155,000	SF	210,440	SF	
HOTEL	-	SF	130,000	SF	-	SF	130,000	SF	
COMMERCIAL REC. FACILITY	-	SF	45,000	SF	45,000	SF	45,000	SF	
THEATER ALTERNATE	-	SF	-	SF	82,000	SF	82,000	SF	
TOTAL NONRESIDENTIAL:	194,040	SF	673,000	SF	660,000	SF	887,040	SF	*HOTEL
							709,040	SF	*THEATER
MAXIMUM PERMITTED F.A.R.:	1.00		N/A		N/A				
PROPOSED F.A.R.:	0.07		0.42		0.38				
REQUIRED OPEN SPACE %:	25%		20%		20%				
REQUIRED OPEN SPACE:	16.04	AC.	7.77	AC.	7.77	AC.	23.81	AC.	
NOTE: INCLUDES PORTIONS OF CROSSTRAIL & RUSSELL BRANCH PKWY)									
PROVIDED OPEN SPACE %:	38%		33%		32%		36%		**HOTEL OPTION
PROVIDED OPEN SPACE:	+24.6	AC.	12.7	AC.	12.4	AC.	37.0**	AC.	INCREASES OPEN
PUBLIC RECREATION:	+11.0	AC.							SPACE TO 37.3 AC.

NOTE: INCLUDED IN OPEN SPACE IS GREENWAY TRAIL, PUBLIC GREENS, WETLAND INTERPRETATION AREAS. ACTIVE RECREATION TO INCLUDE MULTI-USE COURTS, TENNIS COURT, BOCCE COURT AND TRAIL CONNECTIONS FOR WALKING, HIKING AND BIKING

*THESE VALUES REPRESENT THE TOTAL NONRESIDENTIAL SF LIMITS, FOR THE HOTEL AND THEATER OPTION RESPECTIVELY.

THE HOTEL AND THEATER USES MAY NOT BE CONSTRUCTED TOGETHER.

SITE REQUIREMENTS

ZONING DISTRICT:	B-4	PRC (PER PD REGS.)
MAXIMUM BUILDING HEIGHT:	70'	Non-residential = 70' Residential = 85'
MINIMUM LOT WIDTH:		
NONRESIDENTIAL	200'	15'
RESIDENTIAL		
MULTI-FAMILY	100'	20'
SINGLE-FAMILY ATTACHED	N/A	18'
SINGLE-FAMILY DETACHED	N/A	55'
MINIMUM LOT AREA:		
NONRESIDENTIAL	80,000 SF	SEE NOTE 3 IN TABLE
RESIDENTIAL		
MULTI-FAMILY	10,000 SF	10,000 SF
SINGLE-FAMILY ATTACHED	N/A	1,600 SF (MIN.)
SINGLE-FAMILY DETACHED	N/A	75% @ 2,000 SF PER Z.O. 8.3.2 6,500 SF
YARD REQUIREMENTS:		
FRONT	20'	SEE TABLE - THIS SHEET FOR MINIMUMS
SIDE	10'	
REAR	20'	

LAND BAY DESIGNATIONS & USES (PER PRIOR TLZM)

LAND BAY A - 38.78 AC.
RETAIL
OFFICE
RESIDENTIAL (APPROVED PER TLSE 2004-0019)
PARKING (ONE STRUCTURED PARKING DECK APPROVED PER TLSE 2008-0003)
RESTAURANT (INCLUDES ACCESSORY USES LOCATED INTERNAL TO THE THEATER USE)
HOTEL
COMMERCIAL RECREATION FACILITY
COMMON OPEN SPACE AMENITY
THEATER (TLSE 2009-0007)

LAND BAY B - 21.07 AC.
RETAIL
CHILD CARE FACILITY (PORTION OF BUILDING M)
OFFICE
RESIDENTIAL
PARKING (THREE STRUCTURED PARKING DECKS APPROVED PER TLSE 2004-0020, TLSE 2004-0021, TLSE 2004-0022)
COMMON OPEN SPACE AMENITY

LAND BAY C- 37.54 AC.
ACTIVE ADULT RESIDENTIAL

LAND BAY D- 14.69 AC.
(REMAINS AS EXISTING I-1)

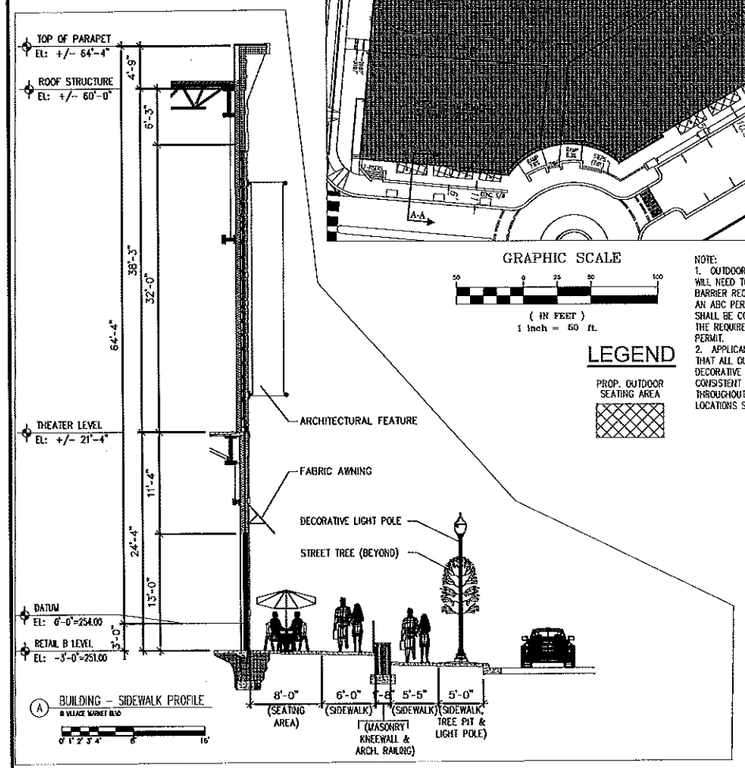
LAND BAY E- 22.07 AC.
(REMAINS AS EXISTING I-1)

DEVELOPMENT TABULATIONS TABLE

Landbay	Landbay Size (Approx. Acreage without roads)	Proposed Zoning Designations	Proposed Land Uses: Type	Gross Sq. Ft.	Residential Units (Max.)	Yards (Min., in Feet) -See Notes #1 & 3 in General -Note #2 for Landbay C -Note #5 for Landbay A: Front	Side[2]	Rear	Bldg. Height (Max. in Feet)	Bldg Separation (Min.)	Lot Width (Min.)	Lot Depth (Min.)	Density (DUAC) or FAR [15]
A	38.78	B-4 [11]	Retail/Restaurant [12, 13]	343,000	-	20	10	20	35	10	See Note #3	See Note #3	0.38
			Office [13]	155,000	-	20	10	20	60	10	See Note #3	See Note #3	See Above
			Residential (MF)	-	85	20	10	20	70 [6]	10	See Note #3	See Note #3	See Above
			Commercial Rec. Facility	45,000	-	20	10	20	50	10	See Note #3	See Note #3	See Above
			Theater (up to 1,900 seats) [14]	82,000	-	20	10	20	70	10	See Note #3	See Note #3	See Above
			Hotel up to 200 rooms [13, 14]	130,000	-	20	10	20	70	10	See Note #3	See Note #3	See Above
B	21.07	PRC	Retail/Restaurant	134,120	-	12 [1]	5 [1]	2 [1]	70	10	See Note #3	See Note #3	0.21
			Child Care Facility	4,480	-	12 [1]	5 [1]	2 [1]	70	10	See Note #3	See Note #3	See Above
			Office	55,440	-	12 [1]	5 [1]	2 [1]	70	10	See Note #3	See Note #3	See Above
			Residential (MF)	-	See Note #8	12 [1]	5 [1]	2 [1]	55 [9]	10	See Note #3	See Note #3	See Above
			Mixed Use - Residential (MF)	-	See Note #8	12 [1]	5 [1]	2 [1]	70 [4]	10	See Note #3	See Note #3	See Above
C	37.54	PRC	Residential-Active Adult (MF)	-	258	15	10	15	45	35	185	132	7.99 [16]
			Residential-Active Adult (SFA)	-	42	18	8	20	35	-	24	90	See Above
Totals	95.39			799,040	635								0.19

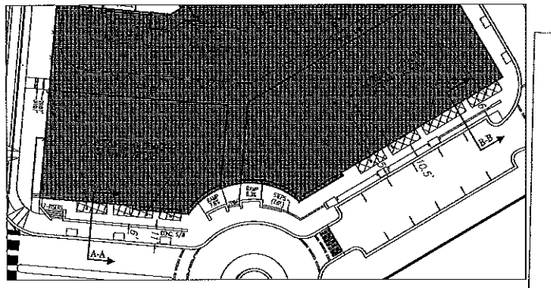
Notes:
1. Minimum yards within the PRC district are measured from the base of the building to lot line and/or back of curb.
2. Single-family attached side yard is indicated for "end units" of a building connected by a series of units, and 0' side yard for interior units.
3. For purposes of measuring minimum lot width and depth, see table for "Site Requirements" on this sheet.
4. Residential and Non-residential uses within the PRC zoning district shall be in accordance with Zoning Ordinance 8.5.2.A.3. The height of these buildings includes commercial space located on the bottom floor(s), and the remainder is to be residential.
5. The setbacks are to be measured from the primary structure and exclude architectural features and appurtenances (such as canopies) extending from building and accessory structures.
6. Within the B-4 zoning district, the total height of that portion of building, which includes a residential use (residential is not to exceed more than 45' feet, measured from the top of proposed retail uses) total building height is to be measured in accordance with Section 18.1.72 of the Zoning Ordinance. In the event theater/retail/restaurant uses are developed on the South "A" sub-land bay, the height of any building in that sub-land bay shall be not less than 45 feet measured to the highest portions of a structure excluded from the maximum height limitations stated in section 10.4.6C. of the Town Zoning Ordinance in effect at the time of approval of TLZM 2006-0010.
7. No buffer yards and plantings shall be provided except along Route 7, Crosstrail and Russell Branch Parkway.
8. Total Residential units for Land Bay B (zoned PRC) will not exceed 250 units
9. 4 story maximum
10. All uses listed in the B-4 and PRC zoning districts as per the Town Zoning Ordinance may be developed on the Property in accordance with the Village Center - Land Use Map and Legend except lumber and/or building material sales with outdoor storage, mini warehouse, and warehouse. In addition, the uses outlined in Landbay A are to be permissible in Landbay B on the mixed use portion of this site. Uses listed under Zoning Ordinance Sections 8.5.2, 8.5.3 and 8.6.2 that require special exception approval shall continue to require special exception approval before they may be developed on the Property, unless such approach occurs concurrently with approval of ZM 2004-0005.
11. Personal service uses may be developed in the B-4 zoned portion of the Property that is classified for retail uses on the Concept Development Plan.
12. May develop hotel/retail within Landbay A as shown on Sheet #3 OR any B-4 uses shown in the table above as shown on Sheet #3B. NOTE: Proposed GSF increases to 848,400 GSF if Hotel use is proposed in lieu of Theater
13. 343,000 GSF of retail use includes Wegmans Food Store.
14. In lieu of the hotel use, the applicant may construct a theater use as shown on Sheet #3B or any B-4 use consistent with the development alternatives depicted on Sheet #3D, but the hotel/theater uses may not co-exist, as permitted with TLZM 2000-0010.
15. Calculated based on preferred development scenario of a theater use, not a hotel use, in the "South A" land area as shown below.
16. Office buildings facing East Market Street may include as accessory uses personal service establishments and/or other accessory B-4 uses. See proffers for additional information/limitations.
17. Child Care Center use is permitted in a portion of Building M.

ILLUSTRATIVE SIDEWALK CROSS-SECTIONS A-A



A BUILDING - SIDEWALK PROFILE @ VILLAGE MARKET BLVD

POSSIBLE OUTDOOR SEATING AREA EXHIBIT

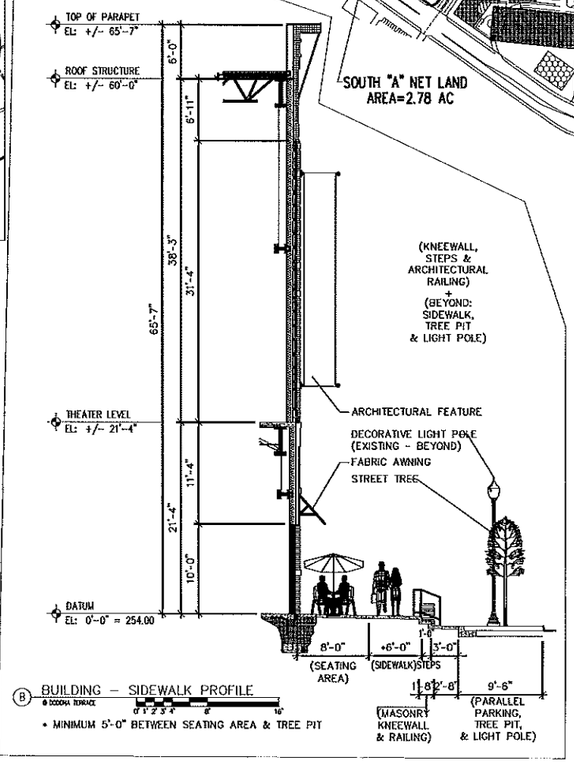


GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

LEGEND
PROP. OUTDOOR SEATING AREA

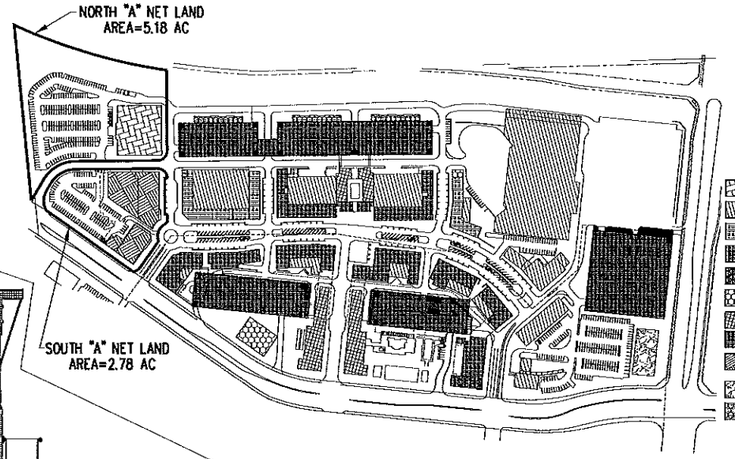
NOTE:
1. OUTDOOR SEATING AREAS WILL NEED TO COMPLY WITH BARRIER REQUIREMENTS UNDER AN ABC PERMIT. MATERIALS SHALL BE CONSISTENT WITH THE REQUIREMENTS OF THE PERMIT.
2. APPLICANT SHALL REQUIRE THAT ALL OUTDOOR SEATING DECORATIVE FENCING BE CONSISTENT IN DESIGN THROUGHOUT THE POSSIBLE LOCATIONS SHOWN HEREIN.

ILLUSTRATIVE SIDEWALK CROSS-SECTIONS B-B



B BUILDING - SIDEWALK PROFILE @ DODONA TERRACE

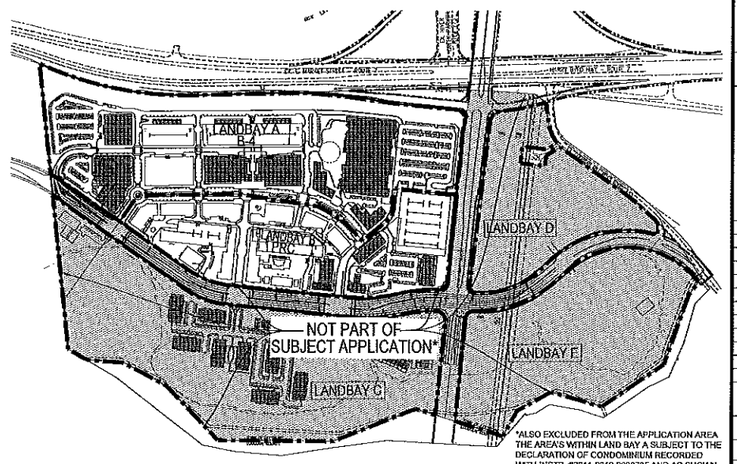
* MINIMUM 5'-0" BETWEEN SEATING AREA & TREE PIT



NOTE: SEE NOTE #10 IN THE DEVELOPMENT TABULATION TABLE FOR COMPLIANCE WITH LAND USE.

VILLAGE CENTER - LAND USE MAP

SCALE: 1" = 250'



*ALSO EXCLUDED FROM THE APPLICATION AREA THE AREA'S WITHIN LAND BAY A SUBJECT TO THE DECLARATION OF CONDOMINIUM RECORDED WITH INSTR. #2011-0210-0009705 AND AS SHOWN AS CONVERTIBLE OFFICE SPACE IN INSTR. #2011-0210-009707.

PROPOSED LANDBAY SCHEMATIC

SCALE: 1" = 400'

NOTE: SEE SHEET #3B FOR HOTEL ALTERNATE SCHEMATIC

NOTE: CONCEPT SUBJECT TO FINAL ENGINEERING.

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CONCEPT PLAN NOTES & TABULATIONS

VILLAGE AT LEESBURG

TOWN OF LEESBURG LOUDOUN COUNTY, VIRGINIA

TLZM# - 2015-0009
TOWN PLAN NUMBER

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
12-02-15
PROFESSIONAL ENGINEER

PLAN STATUS	
06-01-15	INITIAL SUBMISSION
12-02-15	SUBMISSION

DATE	DESCRIPTION	
CCT DESIGN	KJB DRAWN	CCT CHKD

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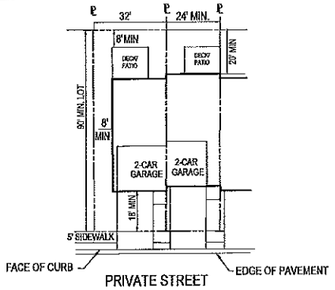
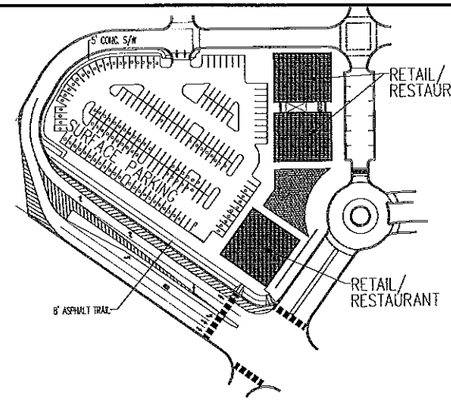
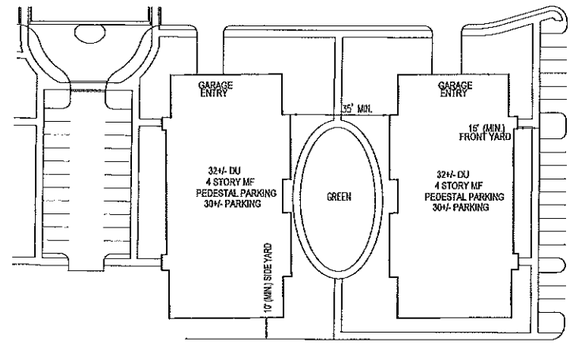


PRIVATE STREET

ACTIVE ADULT - AGE RESTRICTED
TYPICAL SINGLE FAMILY (ATTACHED UNITS)
PRC DISTRICT
(MINIMUM REQUIREMENTS)
SCALE: 1" = 30'



ALTERNATE RETAIL / RESTAURANT CONCEPT
SCALE: 1" = 100'

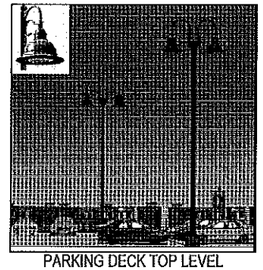


AGE-RESTRICTED RESIDENTIAL
TYPICAL MULTI-FAMILY DETAIL
(MINIMUM REQUIREMENTS)
SCALE: 1" = 50'

TYPICAL INTERNAL
STREET POLE
(OR APPROVED EQUAL)

NOTE: ALL PROPOSED LIGHT FIXTURES SHALL NOT HAVE A SOURCE OF ILLUMINATION THAT IS VISIBLE FROM BEYOND THE SITE OR CAUSE ILLUMINATION OF ADJOINING PROPERTIES IN EXCESS OF 0.5 FOOT CANDLES, AS MEASURED AT THE SITE BOUNDARY.

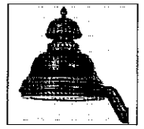
PER PROFFER ZM 2004-0005 V. LIGHTING: ALL FREESTANDING PARKING LOT LIGHTS LOCATED ON THE PROPERTY (WITH THE EXCEPTION OF LIGHTING FIXTURES ON THE TOP SURFACE OF ELEVATED PARKING DECKS) SHALL HAVE A MAXIMUM HEIGHT OF TWENTY FEET AND SHALL HAVE FIXTURES WHICH DIRECT LIGHT DOWNWARD AND INWARD. ALL LIGHTING ON THE TOP SURFACE OF ELEVATED PARKING DECKS CONSTRUCTED ON THE PROPERTY SHALL HAVE A MAXIMUM HEIGHT OF FIVE FEET UNLESS AN ALTERNATIVE HEIGHT IS APPROVED BY THE BOARD OF ARCHITECTURAL REVIEW DURING THE H-2 REVIEW PROCESS AND SHALL HAVE FIXTURES WHICH DIRECT LIGHT DOWNWARD AND INWARD.



PARKING DECK TOP LEVEL
POLE HEIGHT 20' (MAX)
(OR APPROVED EQUAL)

BENCH (TYP.)
(OR APPROVED EQUAL)

PARKING DECK WALL MOUNT (TYP.)
(OR APPROVED EQUAL)

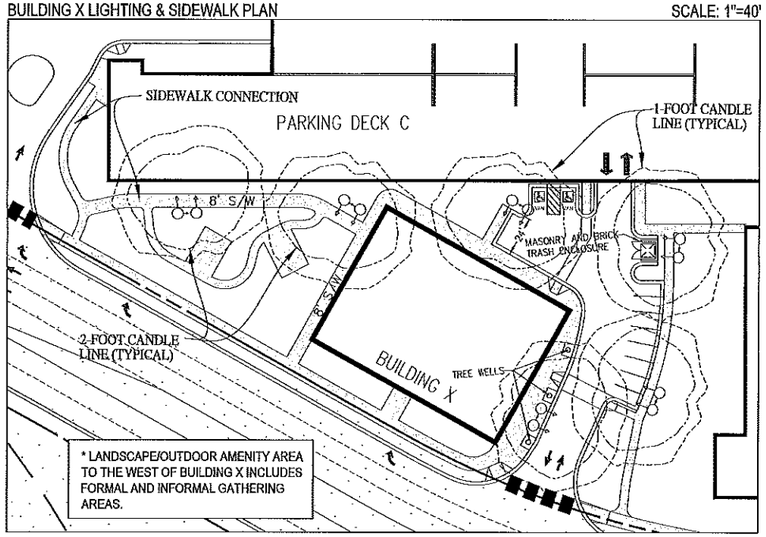


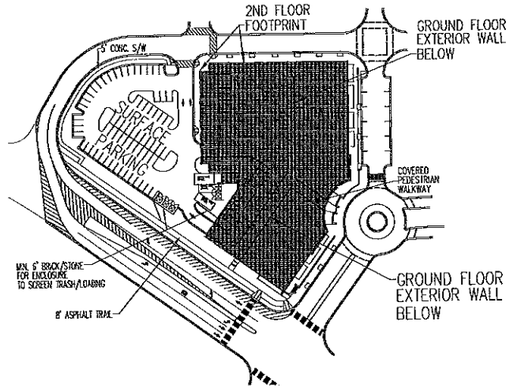
BLDG FACADE WALL
MOUNT (TYP.)
(OR APPROVED EQUAL)

TRASH RECEPTACLE (TYP.)
(OR APPROVED EQUAL)

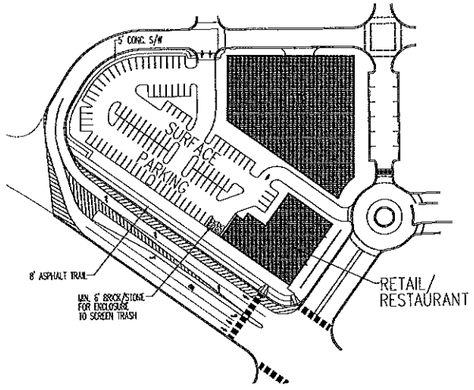
TYPICAL LAMP
(BOTH POLE AND WALL MOUNT)
(OR APPROVED EQUAL)

BUILDING X LIGHTING & SIDEWALK PLAN — SCALE: 1"=40'



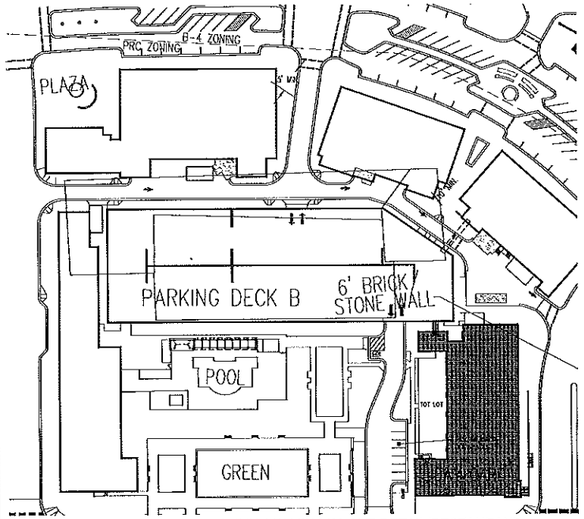


THEATER/RETAIL/RESTAURANT CONCEPT - 2ND FLOOR
SCALE: 1" = 100'

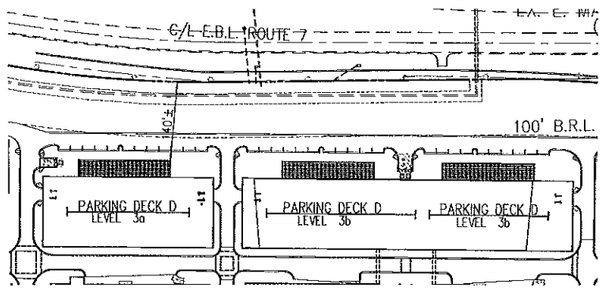


ALTERNATE HOTEL/RETAIL/RESTAURANT CONCEPT - 1ST FLOOR
SCALE: 1" = 100'

NOTE: USES ARE AS DESCRIBED ON THE SHEET 3A LEGEND. SUCH USES FOR THE SOUTH "A" LANDBAY INCLUDE: HOTEL/RETAIL/RESTAURANT OR RETAIL/RESTAURANT OR THEATER/RETAIL/RESTAURANT

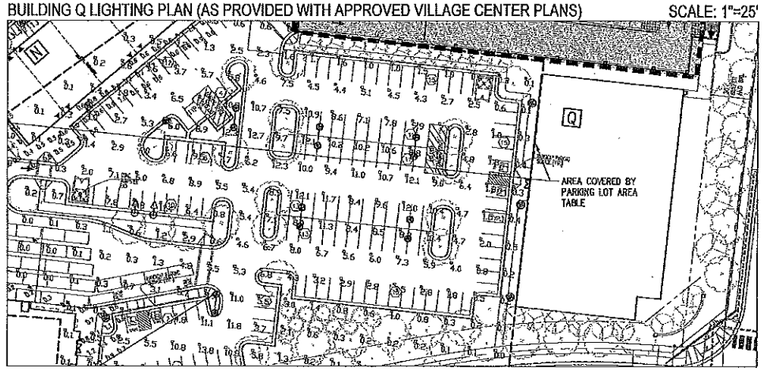


TYPICAL RESIDENTIAL / MULTI-FAMILY (ABOVE RETAIL/RESTAURANT & OFFICE) AND (OVER CHILD CARE FACILITY)
(MINIMUM REQUIREMENTS)
SCALE: 1" = 75'



TOWNHOUSE OFFICE
(MINIMUM REQUIREMENTS)
SCALE: 1" = 120'

BUILDING Q LIGHTING PLAN (AS PROVIDED WITH APPROVED VILLAGE CENTER PLANS) — SCALE: 1"=25'



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CONCEPT PLAN DETAILS

VILLAGE AT LEESBURG

TOWN OF LEESBURG

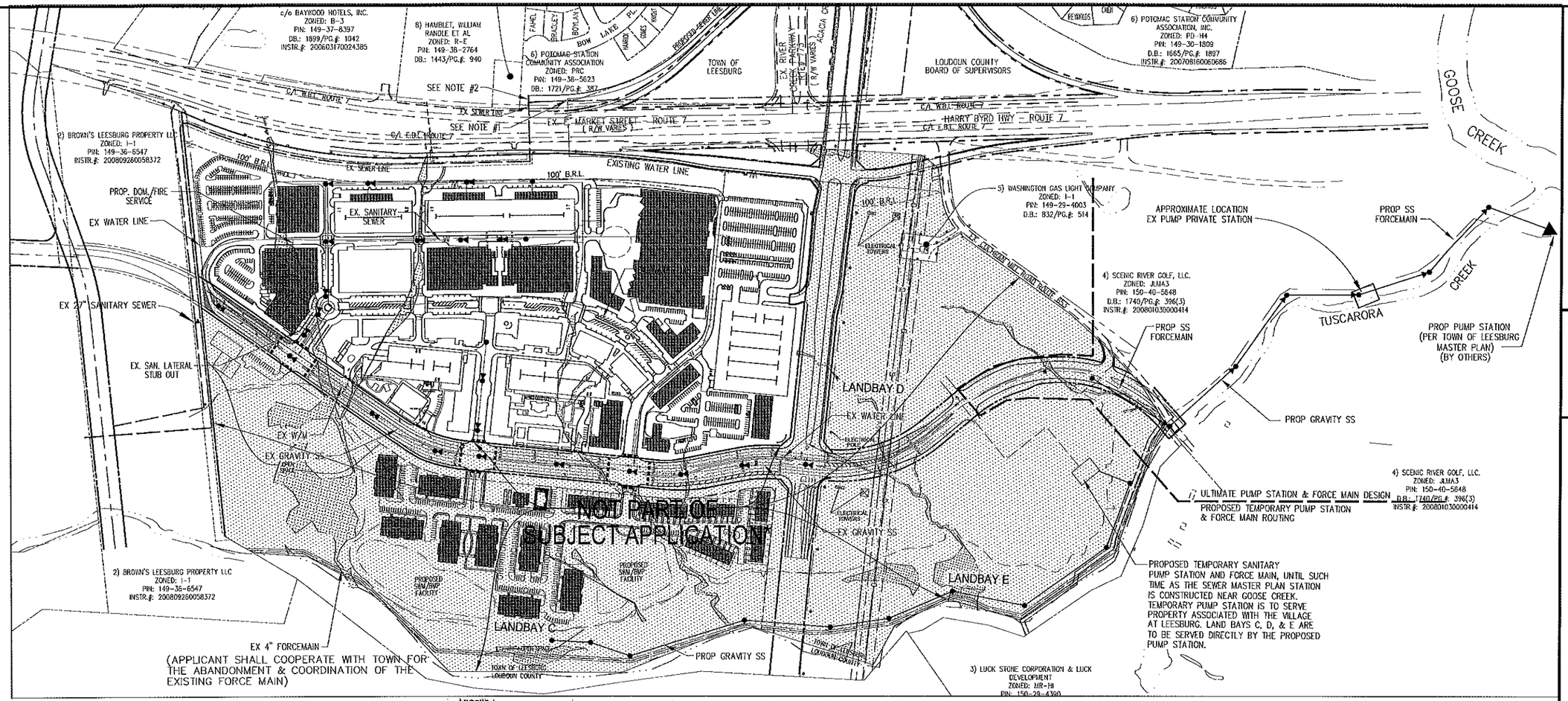
LOUDOUN COUNTY, VIRGINIA

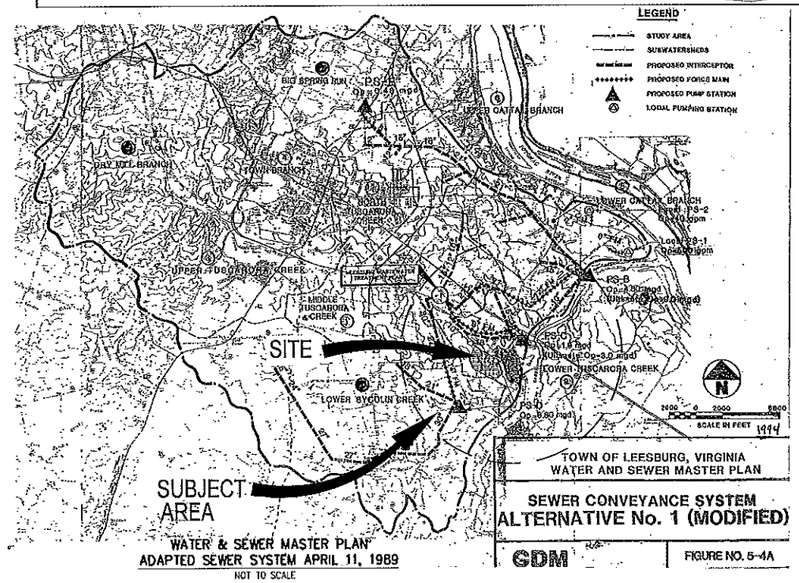
TLZM# - 2015-0009
TOWN PLAN NUMBER

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
12-02-15
PROFESSIONAL ENGINEER

PLAN STATUS	
06-01-15	INITIAL SUBMISSION
12-02-15	SUBMISSION

DATE	DESCRIPTION
CCT DESIGN	KJB DRAWN / CCT CHKD
SCALE	H: AS SHOWN V:
JOB No.	15-222.00
DATE:	MAY, 2015
FILE No.	REZ-12519

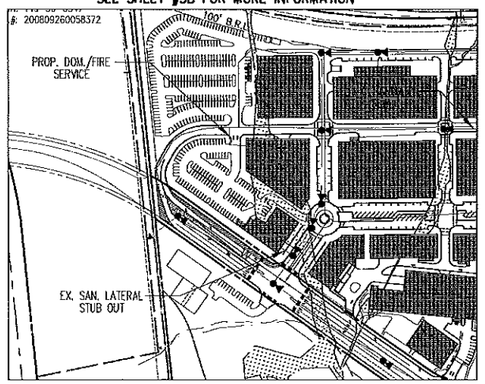




OVERALL PROPOSED WATER & SEWER UTILITIES

(BUILDING LAYOUT FOR ILLUSTRATIVE PURPOSES SEE CONCEPT PLAN FOR DETAILS)

ALTERNATE LAYOUT
SCALE: 1"=200'
(HOTEL REPLACES THEATER)
SEE SHEET #3B FOR MORE INFORMATION



NOTE:

1. PROPOSED WATER CONNECTION TO EXISTING 8" LINE THAT CROSSES RIVER CREEK PARKWAY.
2. ABANDONMENT OF EXISTING 24" EFFLUENT SEWER LINE (NORTH SIDE OF RTE. 7), & INSTALL NEW SEWER LINE ALONG RAMP E CROSSING RIVER CREEK PARKWAY & LOOPING BACK INTO THE EXISTING 24" SEWER LINE.
3. CONCEPT SUBJECT TO FINAL ENGINEERING.
4. BUILDING LAYOUT FOR ILLUSTRATIVE PURPOSES. SEE CONCEPT PLAN FOR DETAIL. UTILITIES HAVE NOT CHANGED FROM THE TLZM #2004-0005 APPROVAL, IN NOVEMBER 2005.
5. UTILITIES WITHIN THE DEVELOPMENT AREA SHOWN HEREON AS EXISTING HAVE BEEN CONSTRUCTED PURSUANT TO PRIOR PLAN APPROVALS.
6. FOR THE THEATER/HOTEL/RETAIL BUILDING, IT IS ANTICIPATED THAT WATER AND SEWER SERVICE WILL COME FROM THE ADJACENT WATER/SEWER WITHOUT THE EXTENSION OF NEW MAINS AND EASEMENTS.

* ALSO EXCLUDED FROM THE APPLICATION AREA THE AREA'S WITHIN LAND BAY A SUBJECT TO THE DECLARATION OF CONDOMINIUM RECORDED WITH INSTR. #2011-0210-0009705 AND AS SHOWN AS CONVERTIBLE OFFICE SPACE IN INSTR. #2011-0210-009707.

GRAPHIC SCALE

200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

Cad file name : J:\JOBS\Leesburg Village Center\BLDG MUP\A BLDG M12\ST-THEATER TLZM Utility 3C.dwg

Planners/Engineers/Landscape Architects/Land Surveyors
Urban, Ltd.
4200 D Technology Court
Chantilly, Virginia 20151
Tel. 703.642.7255
Fax. 703.378.7888
www.urbanx.biz.com
Contact: Robert W. Brown, P.E.
Email: rbrown@urbanx-biz.com

CONCEPT UTILITY PLAN

VILLAGE AT LEESBURG

TOWN OF LEESBURG

LOUDOUN COUNTY, VIRGINIA

TLZM# - 2015-0009
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CCT DESIGN	KJB DRAWN	CCT CHKD

SCALE H: 1"=200'
V:

JOB No. 15-222.00

DATE: MAY, 2015

FILE No. REZ-12519

SHARED PARKING ANALYSIS FOR NON-RESIDENTIAL USES IN LANDBAYS A & B

Option with Hotel, Commercial Recreation Facility, and Retail/Restaurant

Use	SF	Res. Units	20. Parking Rate	# of Spaces	Shared Parking Reductions									
					Weekdays				Weekends					
					Rate (%) (6AM - 6PM)	# of Spaces	Rate (%) (6PM - 6PM)	# of Spaces	Rate (%) (10PM - 7AM)	# of Spaces	Rate (%) (6AM - 6PM)	# of Spaces	Rate (%) (6PM - 6PM)	# of Spaces	Rate (%) (10PM - 7AM)	# of Spaces
Retail (Landbay A)	265,000		1/200 for 1st 10,000 SF & 4/1000 for remaining	1150	77	886	80	920	12	138	71	817	68	782	14	161
Office (Landbay A)	155,000		3/300 SF	517	96	496	37	192	0	0	82	424	0	0	0	0
Restaurant (Landbay A)	58,000		1/150 for 58,000 SF + 1/4 outside seats @ 80 seats	407	72	293	75	305	41	167	72	293	59	239	17	70
Comm. Rec. Facility (Landbay A)	45,000		1/200 for 45,000 SF	225	70	158	65	192	39	88	46	104	49	111	22	72
Hotel Up to 200 Rooms & Restaurant (Landbay A)	130,000		1 -1 for 200 rm, 1/2 for 20 employees & 1/150 for 5,000 SF of hotel restaurant	244	64	157	79	193	96	235	64	157	79	193	68	235
Retail (Landbay B)	128,120		4/1000 SF	512	77	395	80	410	12	62	71	364	68	349	14	72
Child Care Facility (Landbay B)	4,480		1/staff member or employee	15	100	15	100	15	100	15	100	15	100	15	100	15
Office (Landbay B)	56,440		1/300 SF	185	96	178	37	69	0	0	82	152	0	0	0	0
Restaurant (Landbay B)	6,000		1/150 for 6,000 SF + 1/4 outside seats @ 80 seats	60	72	44	75	45	41	25	72	44	69	35	17	11
Overall Total				3315		2622		2341		730		2370		1724		636

Option with Theater, Commercial Recreation Facility, and Retail/Restaurant

Use	SF	Res. Units	20. Parking Rate	# of Spaces	Shared Parking Reductions									
					Weekdays				Weekends					
					Rate (%) (6AM - 6PM)	# of Spaces	Rate (%) (6PM - 6PM)	# of Spaces	Rate (%) (10PM - 7AM)	# of Spaces	Rate (%) (6AM - 6PM)	# of Spaces	Rate (%) (6PM - 6PM)	# of Spaces	Rate (%) (10PM - 7AM)	# of Spaces
Retail (Landbay A)	265,000		1/200 for 1st 10,000 SF & 4/1000 for remaining	1150	77	886	80	920	12	138	71	817	68	782	14	161
Office (Landbay A)	155,000		3/300 SF	517	96	496	37	192	0	0	82	424	0	0	0	0
Restaurant (Landbay A)	58,000		1/150 for 58,000 SF + 1/4 outside seats @ 80 seats	407	72	293	75	305	41	167	72	293	59	239	17	70
Comm. Rec. Facility (Landbay A)	45,000		1/200 for 45,000 SF	225	70	158	65	192	39	88	46	104	49	111	22	72
Theater (Landbay A)	62,000		1 / 3 seats @ 1,900 seats	634	64	406	79	501	96	609	64	406	79	501	96	609
Retail (Landbay B)	128,120		4/1000 SF	512	77	395	80	410	12	62	71	364	68	349	14	72
Child Care Facility (Landbay B)	4,480		1/staff member or employee	15	100	15	100	15	100	15	100	15	100	15	100	15
Office (Landbay B)	56,440		1/300 SF	185	96	178	37	69	0	0	82	152	0	0	0	0
Restaurant (Landbay B)	6,000		1/150 for 6,000 SF + 1/4 outside seats @ 80 seats	60	72	44	75	45	41	25	72	44	69	35	17	11
Overall Total				3705		2872		2649		1194		2619		2032		1010

Option with Theater and Retail/Restaurant

Use	SF	Res. Units	20. Parking Rate	# of Spaces	Shared Parking Reductions									
					Weekdays				Weekends					
					Rate (%) (6AM - 6PM)	# of Spaces	Rate (%) (6PM - 6PM)	# of Spaces	Rate (%) (10PM - 7AM)	# of Spaces	Rate (%) (6AM - 6PM)	# of Spaces	Rate (%) (6PM - 6PM)	# of Spaces	Rate (%) (10PM - 7AM)	# of Spaces
Retail (Landbay A)	265,000		1/200 for 1st 10,000 SF & 4/1000 for remaining	1150	77	886	80	920	12	138	71	817	68	782	14	161
Office (Landbay A)	155,000		3/300 SF	517	96	496	37	192	0	0	82	424	0	0	0	0
Restaurant (Landbay A)	58,000		1/150 for 58,000 SF + 1/4 outside seats @ 80 seats	407	72	293	75	305	41	167	72	293	59	239	17	70
Theater (Landbay A)	62,000		1 / 3 seats @ 1,900 seats	634	64	406	79	501	96	609	64	406	79	501	96	609
Retail (Landbay B)	128,120		4/1000 SF	512	77	395	80	410	12	62	71	364	68	349	14	72
Child Care Facility (Landbay B)	4,480		1/staff member or employee	15	100	15	100	15	100	15	100	15	100	15	100	15
Office (Landbay B)	56,440		1/300 SF	185	96	178	37	69	0	0	82	152	0	0	0	0
Restaurant (Landbay B)	6,000		1/150 for 6,000 SF + 1/4 outside seats @ 80 seats	60	72	44	75	45	41	25	72	44	69	35	17	11
Overall Total				3480		2713		2457		1016		2515		1921		938

Option with Hotel and Retail/Restaurant

Use	SF	Res. Units	20. Parking Rate	# of Spaces	Shared Parking Reductions									
					Weekdays				Weekends					
					Rate (%) (6AM - 6PM)	# of Spaces	Rate (%) (6PM - 6PM)	# of Spaces	Rate (%) (10PM - 7AM)	# of Spaces	Rate (%) (6AM - 6PM)	# of Spaces	Rate (%) (6PM - 6PM)	# of Spaces	Rate (%) (10PM - 7AM)	# of Spaces
Retail (Landbay A)	265,000		1/200 for 1st 10,000 SF & 4/1000 for remaining	1150	77	886	80	920	12	138	71	817	68	782	14	161
Office (Landbay A)	155,000		3/300 SF	517	96	496	37	192	0	0	82	424	0	0	0	0
Restaurant (Landbay A)	58,000		1/150 for 58,000 SF + 1/4 outside seats @ 80 seats	407	72	293	75	305	41	167	72	293	59	239	17	70
Hotel up to 200 Rooms & Restaurant (Landbay A)	130,000		1 -1 for 200 rm, 1/2 for 20 employees & 1/150 for 5,000 SF of hotel restaurant	244	64	157	79	193	96	235	64	157	79	193	68	235
Retail (Landbay B)	128,120		4/1000 SF	512	77	395	80	410	12	62	71	364	68	349	14	72
Child Care Facility (Landbay B)	4,480		1/staff member or employee	15	100	15	100	15	100	15	100	15	100	15	100	15
Office (Landbay B)	56,440		1/300 SF	185	96	178	37	69	0	0	82	152	0	0	0	0
Restaurant (Landbay B)	6,000		1/150 for 6,000 SF + 1/4 outside seats @ 80 seats	60	72	44	75	45	41	25	72	44	69	35	17	11
Overall Total				3090		2464		2149		642		2285		1613		564

Option with Theater, Commercial Recreation Facility, and Retail/Restaurant which Maximizes Restaurant GSF in Land Bay B

Use	SF	Res. Units	20. Parking Rate	# of Spaces	Shared Parking Reductions									
					Weekdays				Weekends					
					Rate (%) (6AM - 6PM)	# of Spaces	Rate (%) (6PM - 6PM)	# of Spaces	Rate (%) (10PM - 7AM)	# of Spaces	Rate (%) (6AM - 6PM)	# of Spaces	Rate (%) (6PM - 6PM)	# of Spaces	Rate (%) (10PM - 7AM)	# of Spaces
Retail (Landbay A)	265,000		1/200 for 1st 10,000 SF & 4/1000 for remaining	1150	77	886	80	920	12	138	71	817	68	782	14	161
Office (Landbay A)	155,000		3/300 SF	517	96	496	37	192	0	0	82	424	0	0	0	0
Restaurant (Landbay A)	58,000		1/150 for 58,000 SF + 1/4 outside seats @ 80 seats	407	72	293	75	305	41	167	72	293	59	239	17	70
Comm. Rec. Facility (Landbay A)	45,000		1/200 for 45,000 SF	225	70	158	65	192	39	88	46	104	49	111	22	72
Theater (Landbay A)	62,000		1 / 3 seats @ 1,900 seats	634	64	406	79	501	96	609	64	406	79	501	96	609
Retail (Landbay B)	17,500		4/1000 SF	70	77	54	80	57	12	9	71	50	68	48	14	10
Child Care Facility (Landbay B)	4,480		1/staff member or employee	15	100	15	100	15	100	15	100	15	100	15	100	15
Office (Landbay B)	56,440		1/300 SF	185	96	178	37	69	0	0	82	152	0	0	0	0
Restaurant (Landbay B)	116,600		1/150 SF	777	72	560	75	583	41	319	72	560	69	538	17	123
Overall Total				3980		3047		2834		1345		2821		2154		1070

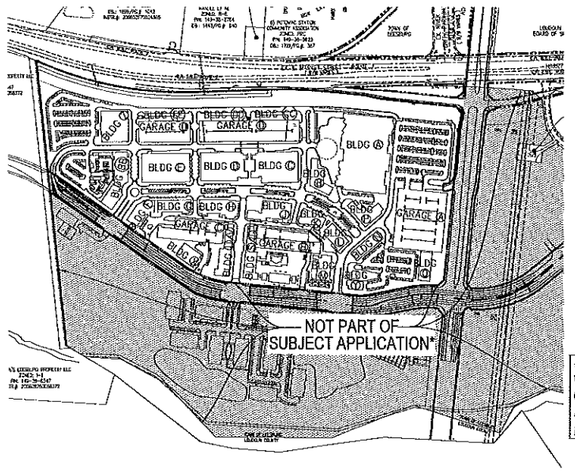
* REPRESENTS MAXIMUM GSF OF RESTAURANT USE, WITHOUT OUTDOOR SEATING, WHICH COULD BE PROVIDED IN LAND BAY B EXCEEDING THE AMOUNT OF PARKING PROVIDED. SHOULD OUTDOOR SEATING BE PROVIDED, THIS MAXIMUM NUMBER WOULD NEED TO BE REDUCED.

FREE & AVAILABLE PARKING SPACES FOR NON-RESIDENTIAL USES IN LANDBAY A/B

		TOTAL
DECK A:	(EXCLUDING SURFACE PARKING)	574 *
DECK B:	(626 SPACES - 253 RESIDENTIAL SPACES)	373 *
DECK C:	(597 SPACES - 210 RESIDENTIAL SPACES)	387 *
DECK D:	(910 SPACES - 141 RESIDENTIAL SPACES)	769 *
EX. SURFACE	i) WEGMANS SURFACE PARKING	275 *
	ii) LA FITNESS SURFACE PARKING	241 *
	iii) REMAINING SURFACE PARKING	405 *
	iv) THEATER/HOTEL SURFACE PARKING	96 *
SUBTOTAL:		3,123
	SPACES DESIGNATED FOR OFFICE USES NOT FREE AND AVAILABLE TO OTHERS:	-75
TOTAL FREE AND AVAILABLE COMMERCIAL PARKING SPACES:		3,048

* QUANTITIES OF PARKING SPACES SHOWN ABOVE WERE TAKEN FROM THE APPROVED FINAL DEVELOPMENT PLANS FOR WEGMANS, THE VILLAGE CENTER, LA FITNESS, COBB THEATER AND BUILDING Q.

FOR THE WORST CASE SCENARIO:
2,871 SPACES (THEATER OPTION) < 3,048 AVAILABLE SPACES
(FINAL OPTION MAXIMIZES RESTAURANT SPACE TO USE THE MAXIMUM NUMBER OF AVAILABLE SPACES)



SCALE: 1" = 400'

*ALSO EXCLUDED FROM THE APPLICATION AREA THE AREA'S WITHIN LAND BAY A SUBJECT TO THE DECLARATION OF CONDOMINIUM RECORDED WITH INSTR. #2011-0210-0009705 AND AS SHOWN AS CONVERTIBLE OFFICE SPACE IN INSTR. #2011-0210-009707.

REQUIRED PARKING ANALYSIS

GRAPHICAL LOCATION IDENTIFIER

PARKING	HOTEL OPTION SPACE REQD.	THEATER OPTION SPACE REQD.
LAND USE:		
NON-RESIDENTIAL:		
RETAIL: (434,120 SF)		
1/200 (FOR FIRST 10,000 SF OF RETAIL; PROVIDED WITH WEGMAN'S)	50.0	50.0
4/1000 (REMAINING 424,120 SF OF RETAIL)	1,696.5	1,696.5
CHILD CARE FACILITY: (4,480 SF)		
1/STAFF MEMBER OR EMPLOYEE	15.0	15.0
OFFICE (210,440 SF OF OFFICE)		
1/300 (FOR 210,440 SF OF OFFICE)	701.5	701.5
(EXCLUDES FUTURE OFFICE DEVELOPMENT IN LANDBAYS D AND E)		
RESTAURANT (64,000 SF WHICH INCLUDES 6,000 SF IN THEATER)		
1/150 (FOR 64,000 SF OF RESTAURANT)	427.0	427.0
1/4 SEATS (FOR 160 OUTDOOR SEATS)	40.0	40.0
HOTEL (200 ROOMS AND 5,000 SF OF RESTAURANT)		
1/1 (FOR 200 ROOMS)	200	-
1/2 (FOR 20 EMPLOYEES MAX. PER SHIFT)	10	-
1/150 (FOR 5,000 SF OF HOTEL RESTAURANT)	34.0	-
THEATER (62,000 SF WITH 1,900 SEATS)		
1/3 (1 SPACE PER 3 SEATS FOR 1,900 SEATS)	-	634
COMMERCIAL RECREATION FACILITY (45,000 SF OF FACILITY)		
1/200 (FOR 45,000 SF OF REC FACILITY)	225.0	225.0
TOTAL NON-RESIDENTIAL (PRIOR TO SHARED PARKING ANALYSIS)	3,399	3,789
RESIDENTIAL:		
RESIDENTIAL UNITS (335 UNITS) - [LANDBAYS A/B]		
MULTI-FAMILY 1 BR (173 UNITS X 1.5 SPACE/UNIT)	259.5	259.5
MULTI-FAMILY 2 BR (139 UNITS X 2 SPACE/UNIT)	278.0	278.0
MULTI-FAMILY 3 BR (23 UNITS X 2.5 SPACE/UNIT)	57.5	57.5
TOTAL RESIDENTIAL REQUIRED:	595	595
TOTAL NON-RESIDENTIAL REQUIRED (PER SHARED PARKING ANALYSIS)*:	2,622 *	2,872 *
TOTAL REQUIRED PARKING	3,217 **	3,467 **

* REFER TO THIS SHEET FOR SHARED PARKING ANALYSIS COMPUTATIONS

	PROVIDED PARKING		HOTEL	THEATER
	GARAGES:			
A	GARAGE "A":	(PER FIELD AS-BUILT SURVEY, 9-11-09)	574	574
B	GARAGE "B":	(PER FIELD AS-BUILT SURVEY, 9-11-09)	626	626
B	GARAGE "C":	(PER FIELD AS-BUILT SURVEY, 9-11-09)	597	597
D	GARAGE "D":	(PER FIELD AS-BUILT SURVEY, 9-11-09)	910	910
	SUBTOTAL =		2,707	2,707
	SURFACE PARKING:			
	POOL:		3	3
	WEGMANS EAST		275	275
	BUILDING P REAR LOT		22	22
	BUILDINGS CC/DD/EE		33	33
	EAST OF GARAGE D		24	24
	BUILDINGS Y/N/Q LOT		148	148
	BUILDING U/V AND X		10	10
	BUILDING S/T STREET		1	1
	OTHER ON-STREET		169	169
	HOTEL/THEATER		103	96
	COMMERCIAL RECREATION FACILITY		241	241
	SUBTOTAL =		1,029	1,022
	TOTAL PROVIDED PARKING:		3,736	3,729

PARKING GARAGE SPACES

PARKING DECK	LEVEL	PARKING OVERALL 9'X 18'	ACCESSIBLE		TOTAL
A	GROUND	292	1	VAN	293
	SECOND	278	3	ACC	281
	TOTAL	570	4		574
B	GROUND	123	6	(2 VAN; 4 ACC)	129
	SECOND	116	8	(4 VAN; 4 ACC)	124
	THIRD	134	0	N/A	134
	FOURTH	139	0	N/A	139
	FIFTH	98	2	ACC	100
	TOTAL	610	16		626
C	GROUND	113	10	(5 VAN; 5 ACC)	123
	SECOND	145	0	N/A	145
	THIRD	170	2	ACC	172
	FOURTH	155	2	ACC	157
	TOTAL	583	14		597
D	1A	96	3	ACC	99
	2A	253	18	(5 VAN; 13 ACC)	271
	3A	321	11	ACC	332
	3B	204	4	ACC	208
	TOTAL	874	36		910

NOTE: SEE THIS SHEET FOR BREAKOUT OF ASSIGNED RESIDENTIAL PARKING SPACES WITHIN EACH PARKING DECK

urban
Planners-Engineers-Landscape Architects-Land Surveyors

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www.urban-ltd.com

Contact: Robert W. Brown, P.E.
Email: bbrown@urban-ltd.com

SHARED PARKING COMPUTATIONS

VILLAGE AT LEESBURG

TOWN OF LEESBURG LOUDOUN COUNTY, VIRGINIA

TLZM# - 2015-0009
TOWN PLAN NUMBER

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036709
12-02-15
PROFESSIONAL ENGINEER

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CCT DESIGN	KJB DRAWN / CCT CHKD
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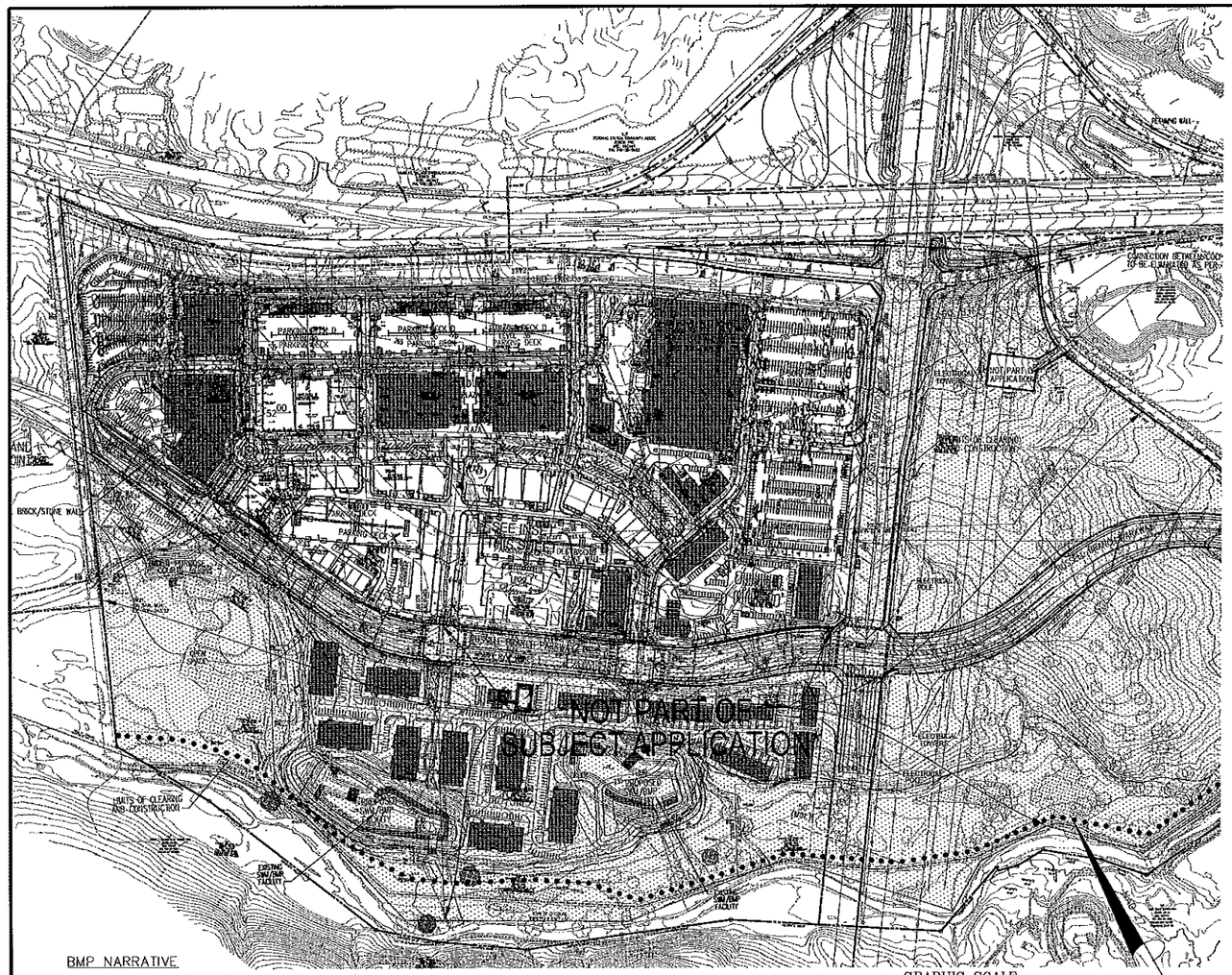
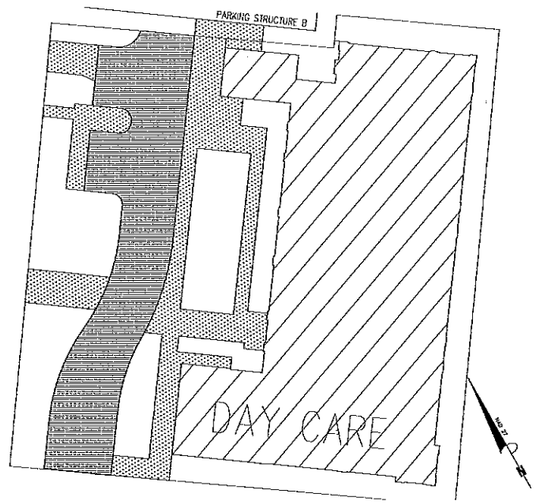
SHEET 3D OF 9

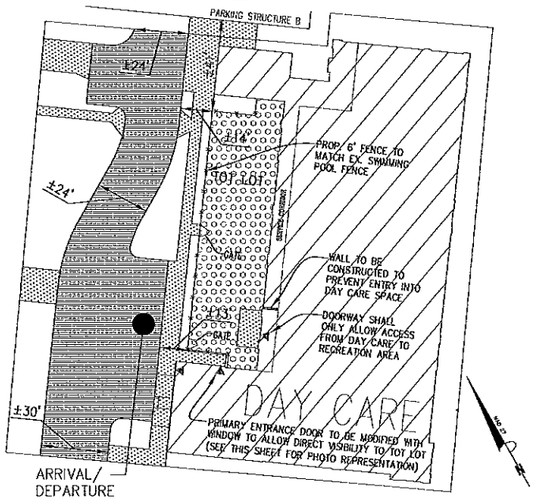
CadFile name: J:\JOBS\LeesburgVillageCenter\BLDG M\CPA BLDG M\12751-THEATER TLZM NOTES 3a.dwg



EXISTING CONDITIONS - IMPERVIOUS AREA
SCALE: 1"=30'



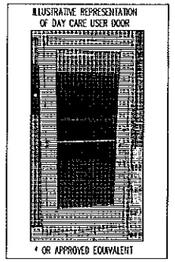
PROPOSED CONDITIONS - IMPERVIOUS AREA
SCALE: 1"=30'



LEGEND

- SIDEWALK
- ROADWAY
- BUILDING
- MULCH

ILLUSTRATIVE REPRESENTATION OF DAY CARE USER DOOR



* OR APPROVED EQUIVALENT

EXISTING CONDITIONS

ITEM	IMP AREA	UNIT
BUILDING	17100	SF
ROADWAY	5969	SF
SIDEWALK	5264	SF
TOTAL	28333	SF
	0.65	AC

PROPOSED CONDITIONS

ITEM	IMP AREA	UNIT
BUILDING	17100	SF
ROADWAY	7099	SF
SIDEWALK	3041	SF
TOTAL	27240	SF
	0.63	AC

BMP NARRATIVE

THE IMPROVEMENTS ASSOCIATED WITH THE DAYCARE USE WITHIN BUILDING M CONSIST OF A TOT-LOT, A 5' SIDEWALK, ADDITIONAL PARKING SPACES, AS WELL AS THE REMOVAL OF PORTIONS OF EXISTING SIDEWALK. THESE IMPROVEMENTS RESULT IN APPROXIMATELY A 1,093 SQ.FT. REDUCTION IN IMPERVIOUS AREA. DUE TO THE NET DECREASE IN IMPERVIOUS AREA THE EXISTING BMP FACILITIES WHICH WERE DEEMED ADEQUATE FOR THE EXISTING CONDITIONS WILL REMAIN ADEQUATE FOR THIS PLAN.

BASED ON THE MOST RECENT BMP COMPUTATIONS (SHOWN LEFT), THE EXISTING BMP FACILITIES ARE ADEQUATE TO HANDLE THE CHANGES ASSOCIATED WITH THIS PLAN.

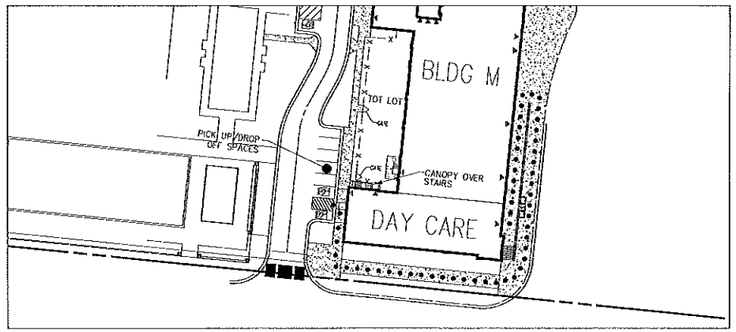
NOTES:
1. CONCEPT SUBJECT TO FINAL ENGINEERING.
2. BUILDING LAYOUT FOR ILLUSTRATIVE PURPOSES SEE CONCEPT PLAN FOR DETAIL.
3. SWM/BMP CONTROLS FOR LANDBAYS A, B & C HAVE ALREADY BEEN CONSTRUCTED WITHIN LANDBAY C.

PRELIMINARY BMP TABULATIONS

		WESTERN POND			
PER BOWMAN CONSULTING DESIGN PLAN			PER DESIGN PLANS OF RECORD		
Total Acreage	Impervious Acreage	% Impervious	Section	% Impervious	Impervious Acreage	Total Acreage	Area Designation
NOT STATED	2.3	NOT STATED	Wegmans				
NOT STATED	17.3	NOT STATED	Town Center				
			Town Center (Combined)	82%	19.4	23.58	1
NOT STATED	3.5	NOT STATED	Russell Branch West	87%	3.3	3.8	2
NOT STATED	4.2	NOT STATED	Landbay C	62%	4.31	6.95	3
35.4	27.3	77%	Totals	79%	27.01	34.33	

		EASTERN POND			
PER BOWMAN CONSULTING DESIGN PLAN			PER DESIGN PLANS OF RECORD		
Total Acreage	Impervious Acreage	% Impervious	Section	% Impervious	Impervious Acreage	Total Acreage	Area Designation
NOT STATED	11.2	NOT STATED	Wegmans				
NOT STATED	10.7	NOT STATED	Town Center				
			Town Center (Combined)	85%	21.4	25.3	4
NOT STATED	2.8	NOT STATED	Russell Branch West	81%	2.03	2.5	5
NOT STATED	3.5	NOT STATED	Landbay C	63%	4.29	6.79	6
35.2	28.2	80%	Totals	80%	27.72	34.59	

DAYCARE USE - ADA ACCESSIBILITY
SCALE: 1"=50'



• • • • • • ADA ACCESSIBLE PATHWAY

IMPERVIOUS AREA COMPARISON
EXISTING CONDITIONS – 28,333 SF (0.65 AC)
PROPOSED CONDITIONS – 27,240 SF (0.63 AC)

THIS REVISION RESULTS IN A REDUCTION OF 0.02 AC OF IMPERVIOUS AREA.

LEGEND

- EXISTING ROADWAY
- EXISTING STRUCTURE
- PROPERTY LINE
- LIMITS OF APPLICATION
- EXISTING TREELINE
- PROPOSED TREELINE
- EX. 5' INDEX CONTOUR
- WETLAND AREA
- TUSCARORA CREEK GREENWAY TRAIL
- 250 PROPOSED CONTOUR
- NOT PART OF SUBJECT APPLICATION

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Email: rbrown@urban-ltd.com

PRELIMINARY GRADING PLAN

VILLAGE AT LEESBURG

TOWN OF LEESBURG LOUDOUN COUNTY, VIRGINIA

TLZM# - 2015-0009
TOWN PLAN NUMBER

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 038780
12-02-15
PROFESSIONAL ENGINEER

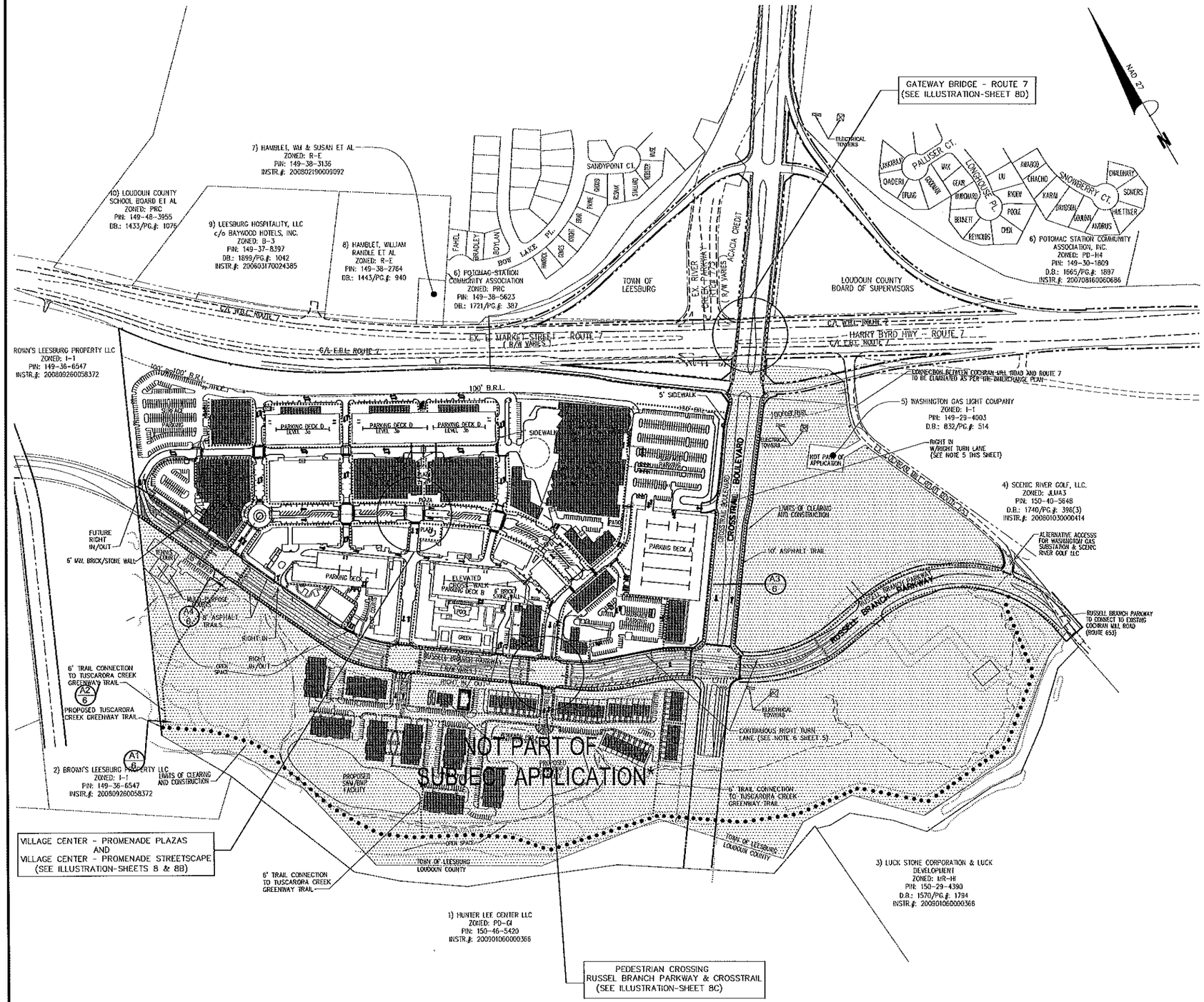
PLAN STATUS

06-01-15	INITIAL SUBMISSION
12-02-15	SUBMISSION

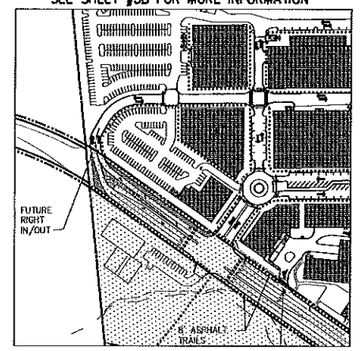
DATE	DESCRIPTION
CCT DESIGN	KJB DRAWN / CCT CHKD
SCALE	H: AS SHOWN V:
JOB No.	15-222.00
DATE:	MAY, 2015
FILE No.	REZ-12519

SHEET 4 OF 9

Cad file name : J:\JOBS\LeesburgVillageCenter\BLDG M\CPA BLDG M\12751-THEATER TLZM grade 4.dwg



ALTERNATE LAYOUT
SCALE: 1"=200'
(HOTEL REPLACES THEATER)
SEE SHEET #3B FOR MORE INFORMATION



LEGEND

- EXISTING ROADWAY
- PROPERTY LINE
- LIMITS OF APPLICATION
- 8' TUSCARORA CREEK GREENWAY (2)
- PEDESTRIAN CIRCULATION (CONCRETE SIDEWALK/ASPHALT TRAIL)
- CROSSWALK CIRCULATION

NOTES:

1. ALL TRAILS ON THIS PLAN ARE SHOWN GENERALLY TO DEPICT ROUTING AND NODES OF CONNECTIVITY. TRAILS WITHIN RIGHT OF WAY SHALL CONFORM WITH VDOT AND TOWN STANDARDS. TRAILS OUTSIDE OF RIGHT OF WAY ARE GENERALLY SHOWN, AND ULTIMATE LOCATION TO BE DETERMINED AT FINAL ENGINEERING.
2. TUSCARORA CREEK GREENWAY IS SHOWN FOR APPROXIMATE LOCATION IN ACCORDANCE WITH THE COMPREHENSIVE PLAN. ITS LOCATION AND DESIGN SHALL BE DETERMINED AT FINAL ENGINEERING.
3. SEE SHEET 6 FOR TYPICAL CROSS-SECTIONS AND MATERIALS FOR TRAILS AND STREETS.
4. DEVELOPMENT PROPOSES A CONTINUOUS RIGHT TURN LANE FOR WEST BOUND RUSSELL BRANCH PARKWAY INTO THE VILLAGE CENTER.
5. DEVELOPMENT PROPOSES A RIGHT TURN LANE FROM CROSSTRAIL BOULEVARD SOUTH INTO LAND BAY A/B.
6. CONCEPT FOR PEDESTRIAN & VEHICULAR CIRCULATION IS SUBJECT TO FINAL ENGINEERING.

* ALSO EXCLUDED FROM THE APPLICATION AREA THE AREA'S WITHIN LAND BAY A SUBJECT TO THE DECLARATION OF CONDOMINIUM RECORDED WITH INSTR. #2011-0210-0009705 AND AS SHOWN AS CONVERTIBLE OFFICE SPACE IN INSTR. #2011-0210-009707.

GRAPHIC SCALE

200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

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PEDESTRIAN & VEHICULAR CIRCULATION MAP

VILLAGE AT LEESBURG

TOWN OF LEESBURG LOUDOUN COUNTY, VIRGINIA

TLZM# - 2015-0009
TOWN PLAN NUMBER

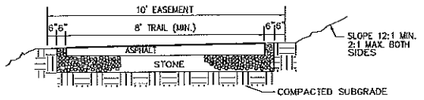
COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
12-02-15
PROFESSIONAL ENGINEER

PLAN STATUS	
06-01-15	INITIAL SUBMISSION
12-02-15	SUBMISSION

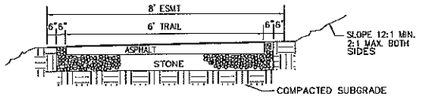
DATE	DESCRIPTION

CCT	KJB	CCT
DESIGN	DRAWN	CHKD
SCALE	H: 1"=200' V:	
JOB No. 15-222.00		
DATE: MAY, 2015		
FILE No. REZ-12519		
SHEET 5 OF 9		

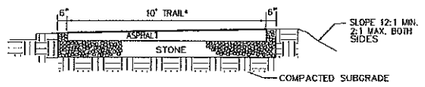
Cad file name: J:\JOBS\Leesburg\VillageCenter\BLDG M\CPA BLDG M\12751-THEATER TLZM ped 5.dwg



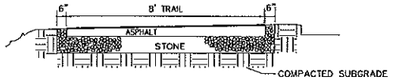
A1 TUSCARORA CREEK GREENWAY TRAIL
N. T. S.



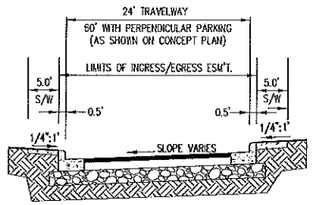
A2 TRAIL CONNECTIONS TO TUSCARORA CREEK GREENWAY
N. T. S.



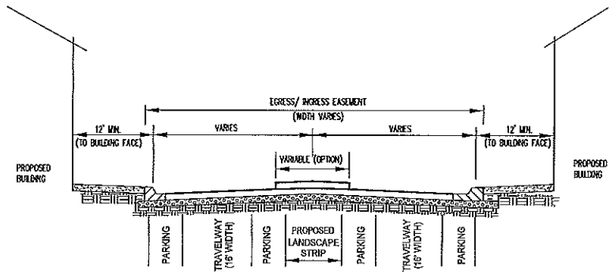
A3 CROSSTRAIL BOULEVARD TRAIL (NORTHBOUND)
N. T. S.
* NOTE: SOUTHBOUND CROSSTRAIL REQUIRES ONLY 5' WIDTH AND MAY BE CONCRETE IF APPLICANT GAINS APPROVAL



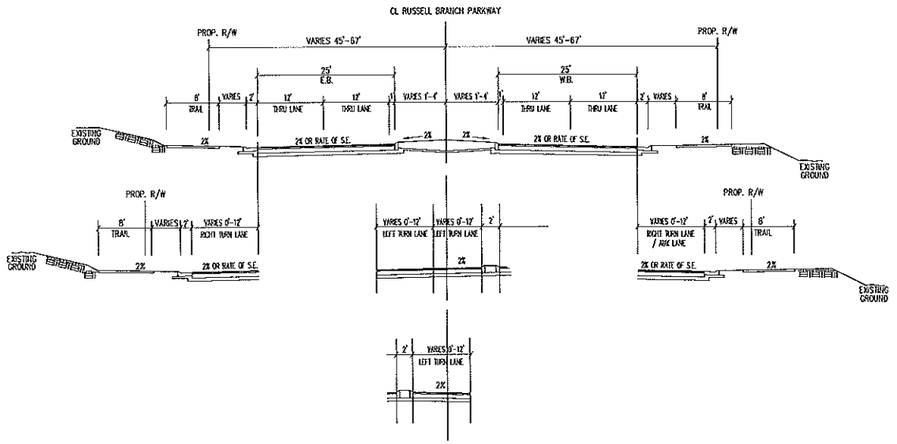
A4 RUSSELL BRANCH PARKWAY TRAIL (EAST/WEST)
N. T. S.



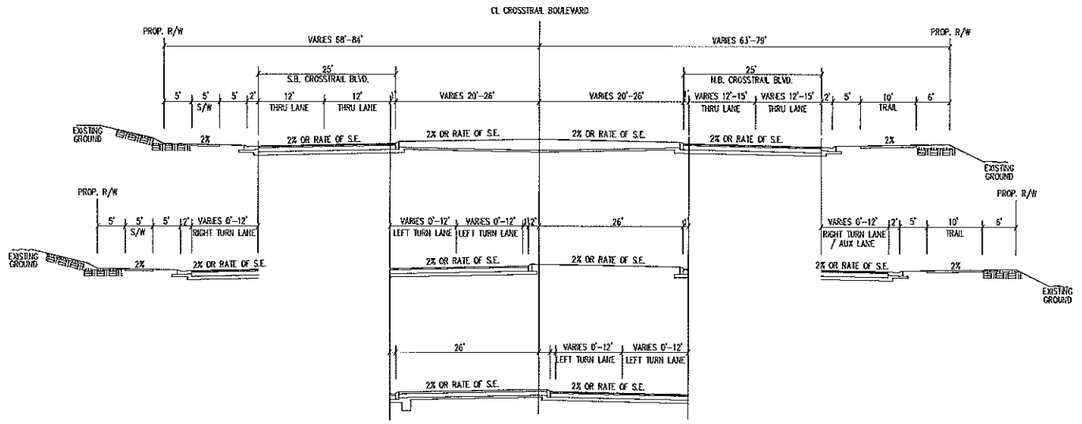
AGE RESTRICTED
TYPICAL PRIVATE STREET
(RESIDENTIAL)
B
N. T. S.



PROPOSED PROMENADE (PRIVATE STREET)
(LOCATED WITHIN VILLAGE CENTER)
C
N. T. S.



D RUSSELL BRANCH PARKWAY TYPICAL SECTION
N. T. S.



E CROSSTRAIL BOULEVARD TYPICAL SECTION
N. T. S.

NO CHANGE TO THIS SHEET

NOTE: SPECIFIC DIMENSIONS FROM STREET CROSS-SECTIONS ARE SUBJECT TO FINAL ENGINEERING, TOWN OF LEESBURG PUBLIC WORKS & VDOT APPROVAL.

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PEDESTRIAN CIRCULATION & VEHICULAR TRAVELWAY DETAILS

VILLAGE AT LEESBURG

TOWN OF LEESBURG
LOUDOUN COUNTY, VIRGINIA

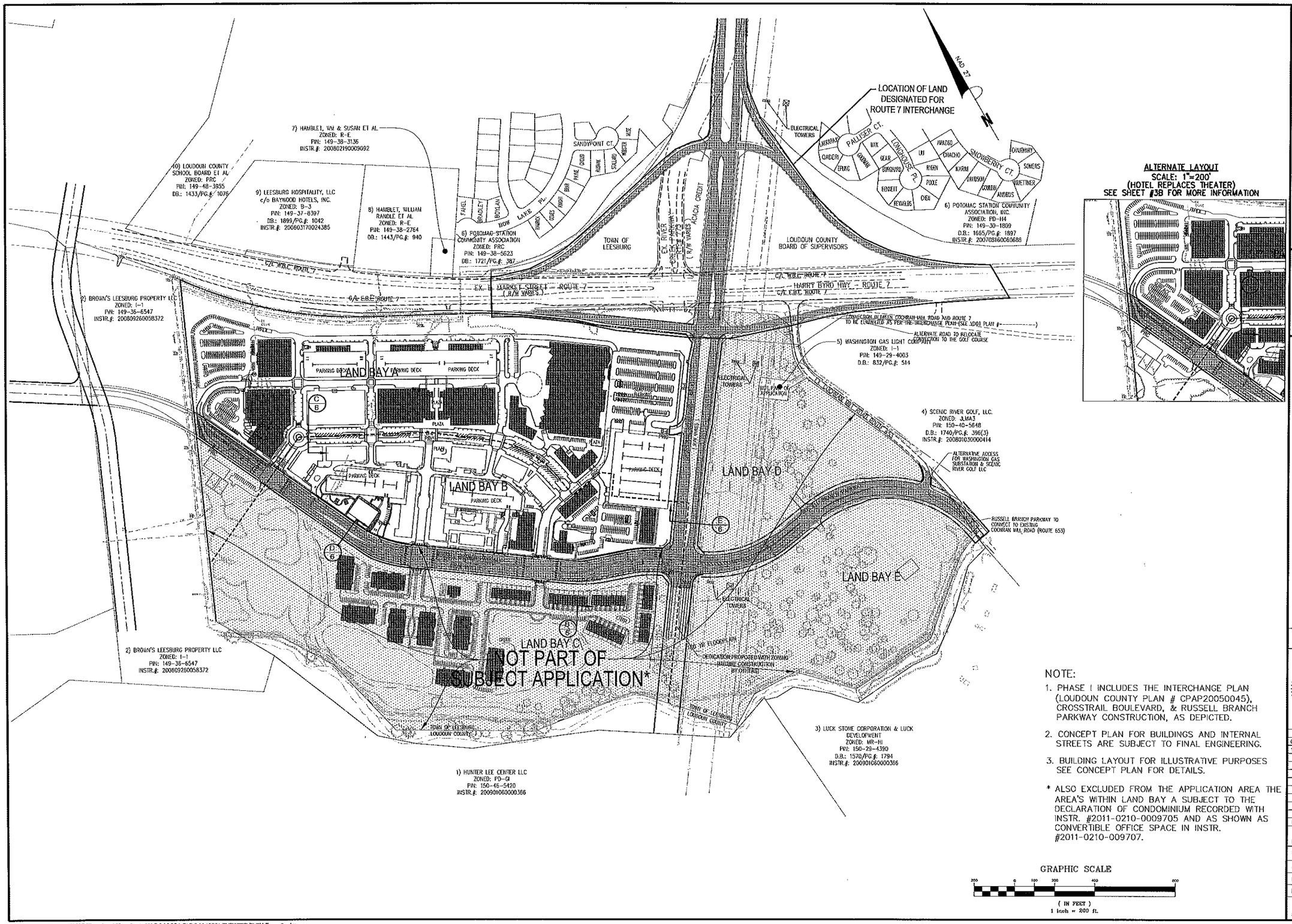
TLZM# - 2015-0009
TOWN PLAN NUMBER

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 038780
12-02-15
PROFESSIONAL ENGINEER

PLAN STATUS	
06-01-15	INITIAL SUBMISSION
12-02-15	SUBMISSION

DATE	DESCRIPTION
CCT DESIGN	KJB DRAWN / CCT CHKD
SCALE	H: NOT TO SCALE V:
JOB No.	15-222.00
DATE:	MAY, 2015
FILE No.	REZ-12519
SHEET	6 OF 9

Cad file name: J:\JOBS\Leesburg\VillageCenter\BLDG MCPA BLDG M\12751-THEATER TLZM ped 6.dwg



ALTERNATE LAYOUT
SCALE: 1"=200'
(HOTEL REPLACES THEATER)
SEE SHEET #3B FOR MORE INFORMATION

NOTE:

1. PHASE I INCLUDES THE INTERCHANGE PLAN (LOUDOUN COUNTY PLAN # CPAP20050045), CROSSTRAIL BOULEVARD, & RUSSELL BRANCH PARKWAY CONSTRUCTION, AS DEPICTED.
2. CONCEPT PLAN FOR BUILDINGS AND INTERNAL STREETS ARE SUBJECT TO FINAL ENGINEERING.
3. BUILDING LAYOUT FOR ILLUSTRATIVE PURPOSES SEE CONCEPT PLAN FOR DETAILS.

* ALSO EXCLUDED FROM THE APPLICATION AREA THE AREA'S WITHIN LAND BAY A SUBJECT TO THE DECLARATION OF CONDOMINIUM RECORDED WITH INSTR. #2011-0210-0009705 AND AS SHOWN AS CONVERTIBLE OFFICE SPACE IN INSTR. #2011-0210-009707.

GRAPHIC SCALE

200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

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TRANSPORTATION PHASING PLAN

VILLAGE AT LEESBURG

TOWN OF LEESBURG — LOUDOUN COUNTY, VIRGINIA

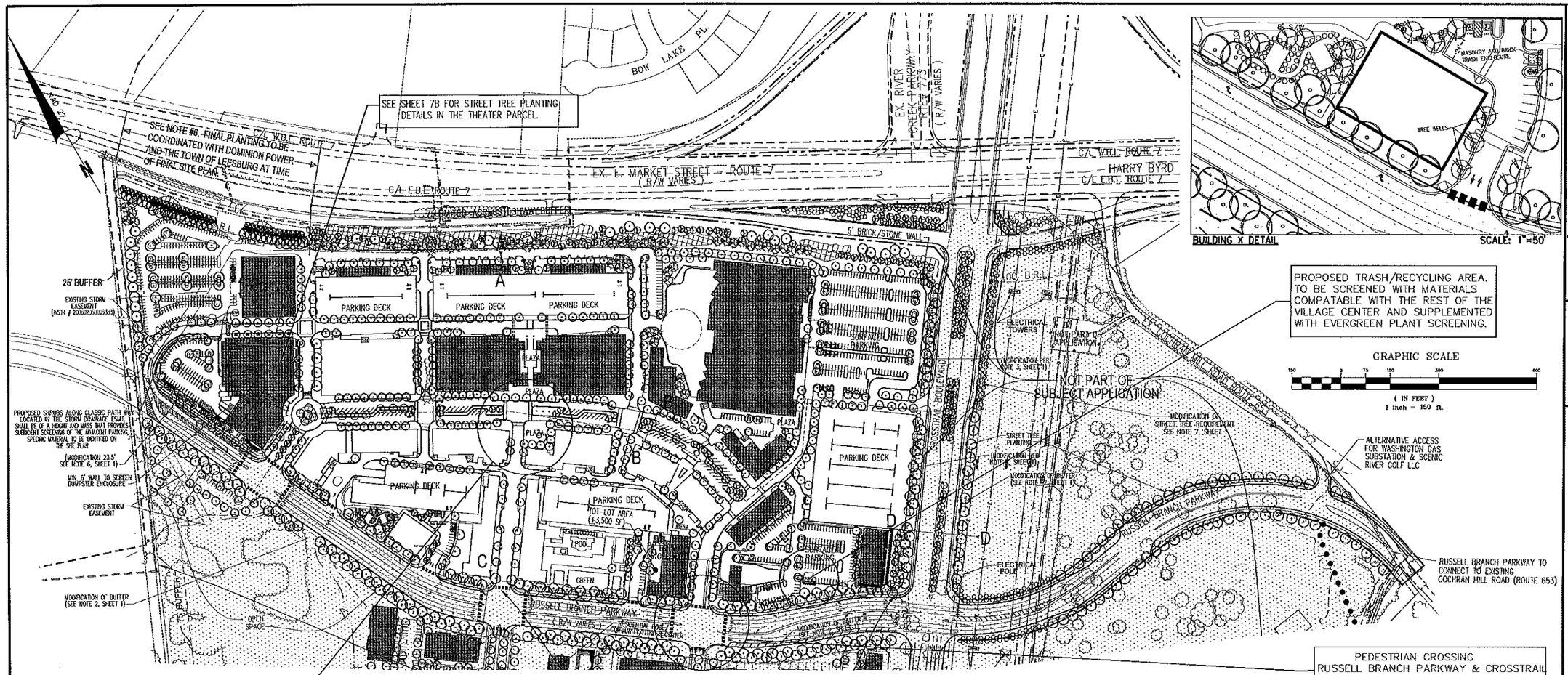
TLZM# - 2015-0009
TOWN PLAN NUMBER

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036780
12-02-15
PROFESSIONAL ENGINEER

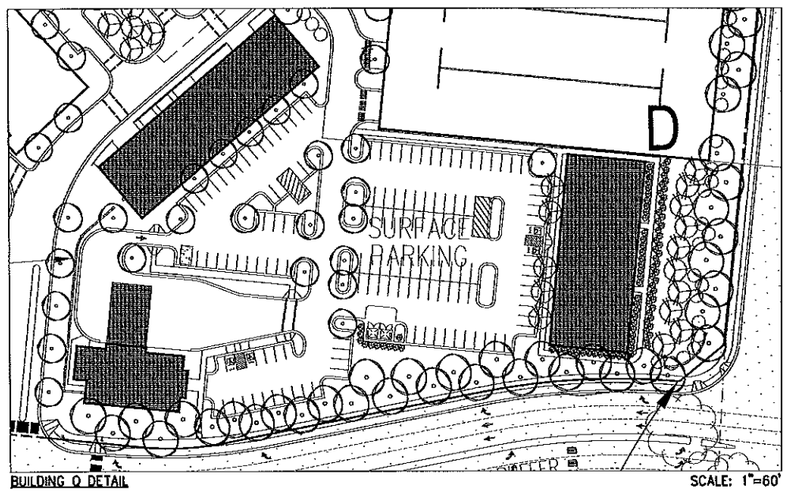
PLAN STATUS	
06-01-15	INITIAL SUBMISSION
12-02-15	SUBMISSION

DATE	DESCRIPTION
CCT DESIGN	KJB DRAWN / CCT CHKD
SCALE	H: 1"=200' V:
JOB No.	15-222.00
DATE:	MAY, 2015
FILE No.	REZ-12519
SHEET	6A OF 9

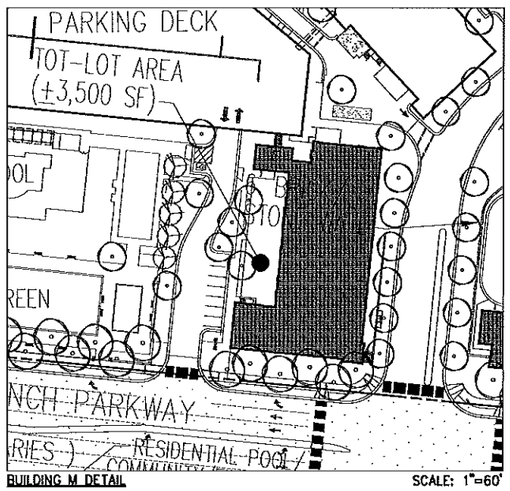
Cad file name: J:\JOBS\LeesburgVillageCenter\BLDG MCPA BLDG MI12751-THEATER TLZM Trans 6a.dwg



BUILDING X DETAIL SCALE: 1"=50'



BUILDING Q DETAIL SCALE: 1"=60'



BUILDING M DETAIL SCALE: 1"=60'

PLANTINGS REQUIRED PER STREET SECTION

•PLANTINGS MAY BE MODIFIED IN ACCORDANCE WITH SECTION 12.8.4.

DETAIL A-A
PER SECTION 12.4.3 (STREET TREES) OF THE ZONING ORDINANCE:
-ONE TREE SHALL BE PROVIDED FOR EVERY 40' OF STREET FRONTAGE.
PER SECTION 12.5.3 (PERIMETER PARKING LOT LANDSCAPING) OF THE ZONING ORDINANCE
-ONE TREE FOR AT LEAST EVERY 40' OF FRONTAGE SHALL BE PLANTED IN THE LANDSCAPE STRIP.

DETAIL B-B
PER SECTION 12.4.3 (STREET TREES) OF THE ZONING ORDINANCE:
-ONE TREE SHALL BE PROVIDED FOR EVERY 40' OF STREET FRONTAGE.

DETAIL C-C
COLLECTOR BUFFER
PER SECTION 12.8.2 (G)(2)(A)(BUFFER & SCREENING) OF THE Z.O.
-MIN. 35' WIDE WITH 4 CANOPY TREES, 15 EVERGREEN TREES, & 30 SHRUBS PER 100 LINEAR FEET OF RIGHT OF WAY, IS HEREBY MODIFIED IN ACCORDANCE WITH NOTES 5 AND 6 ON SHEET 1.

DETAIL D-D
ARTERIAL BUFFER
PER SECTION 12.8.2 (G)(2)(B)(BUFFER & SCREENING) OF THE Z.O.
-MIN 50' WIDE WITH 6 CANOPY TREES, 18 EVERGREEN TREES, & 40 SHRUBS PER 100 LINEAR FEET OF RIGHT OF WAY, IS HEREBY MODIFIED IN ACCORDANCE WITH NOTES 3, 4, AND 7 ON SHEET 1.

LIMITED ACCESS HIGHWAY BUFFER - ROUTE 7
PER SECTION 12.8.2 (G)(2)(C)(BUFFER & SCREENING) OF THE Z.O.
-MIN. 75' WIDE WITH 8 CANOPY TREES, 20 EVERGREEN TREES, & 48 SHRUBS PER 100 LINEAR FEET OF RIGHT OF WAY.

25' REQUIRED BUFFER YARD (SANDLER AT LEESBURG COMMONS & WEST PROPERTY LINE)
PER SECTION 12.8.3 & 12.8.4 (G)(2)(B)(BUFFER MATRIX & LAND USE CATEGORIES) OF THE Z.O.
- A 25' BUFFER YARD IS REQUIRED BETWEEN A PROPOSED COMMERCIAL USE AND AN EXISTING INDUSTRIAL USE.
THE ADJACENT INDUSTRIAL USE IS UNDEVELOPED AND IS BEING ASSUMED AND THEREFORE S1 FOR A SCREEN TYPE.
THIS TYPE PER OPTION A REQUIRES 1 LARGE CANOPY/1000 SF, 1 MEDIUM CANOPY/1000 SF, & 1 SHRUB/100 SF OF BUFFER AREA.
THIS REQUIREMENT IS HEREBY MODIFIED IN ACCORDANCE WITH NOTE 8 ON SHEET 1.

Cad file name: JA\JOBS\LeesburgVillageCenter\BLDG M\CPA BLDG M\12751-THEATER TLZM LANDSCP 7 rev.dwg

LEGEND

SEE SHEET 7A FOR LEGEND.

NOTES:

1. LANDSCAPING SUBJECT TO FINAL ENGINEERING.
2. SEE ALSO SHEET 7A.
3. BOTH PERIPHERAL AND INTERIOR PARKING LOT LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE, UNLESS OTHERWISE MODIFIED AT FINAL PLAN REVIEW.
4. BUILDING LAYOUT FOR ILLUSTRATIVE PURPOSES, SEE CONCEPT PLAN FOR DETAILS.
5. THE SCORED CONCRETE WALKWAY DESIGN WITH TREE PITS AND COBBLES USED THROUGHOUT THE VILLAGE CENTER SHALL ALSO BE USED IN THE FOLLOWING AREAS:

   A) ALONG BOTH SIDES OF THE STREET BETWEEN THE THEATER/HOTEL/RETAIL SITE AND THE RECREATIONAL FACILITY FROM THE MAIN POINT OF VEHICULAR ENTRY FOR BOTH BUILDINGS EASTWARD TOWARD THE INTERSECTION TO THE EAST OF THE ADJOINING ROADWAY.

   B) ALONG THE EASTERN SIDE OF THE PROPOSED RECREATIONAL FACILITY BUILDING ALONG ITS ROAD FRONTAGE.

6. UP TO THIRTY FIVE FEET IN WIDTH OF THE PORTION OF THE PROPERTY BETWEEN THE EDGE OF THE BACK OF THE CURB FOR THE PARKING LOT ABUTTING THE NORTHERN EDGE OF THE PROPERTY TO THE SOUTH EDGE OF THAT CERTAIN POWER TRANSMISSION EASEMENT ACQUIRED BY DOMINION VIRGINIA POWER ALONG ROUTE 7, FROM THE WESTERN PROPERTY LINE TO THE NORTH/SOUTH ORIENTED PRIVATE STREET KNOWN AS DODONA TERRACE, SHALL BE PLANTED WITH LANDSCAPING EQUIVALENT TO THAT REQUIRED FOR AN S-3 BUFFER YARD, AS SPECIFIED IN SECTION 12.8.6.D. OF THE TOWN ZONING ORDINANCE, IN EFFECT AT THE TIME OF APPROVAL OF TLZM 2008-0010. LANDSCAPING WITHIN THE ABOVE DESCRIBED PARKING LOT ALONG THE NORTHERN PERIMETER PARKING DRIVE AISLE SHALL BE SUPPLEMENTED TO INCREASE THE OPACITY OF THE S-3 BUFFER YARD DESCRIBED ABOVE.

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Contact: Robert W. Brewer, P.E.
Email: rbrewer@urbanltd.com

CONCEPTUAL LANDSCAPE AND LIGHTING PLAN
VILLAGE CENTER

VILLAGE AT LEESBURG

TOWN OF LEESBURG LOUDOUN COUNTY, VIRGINIA

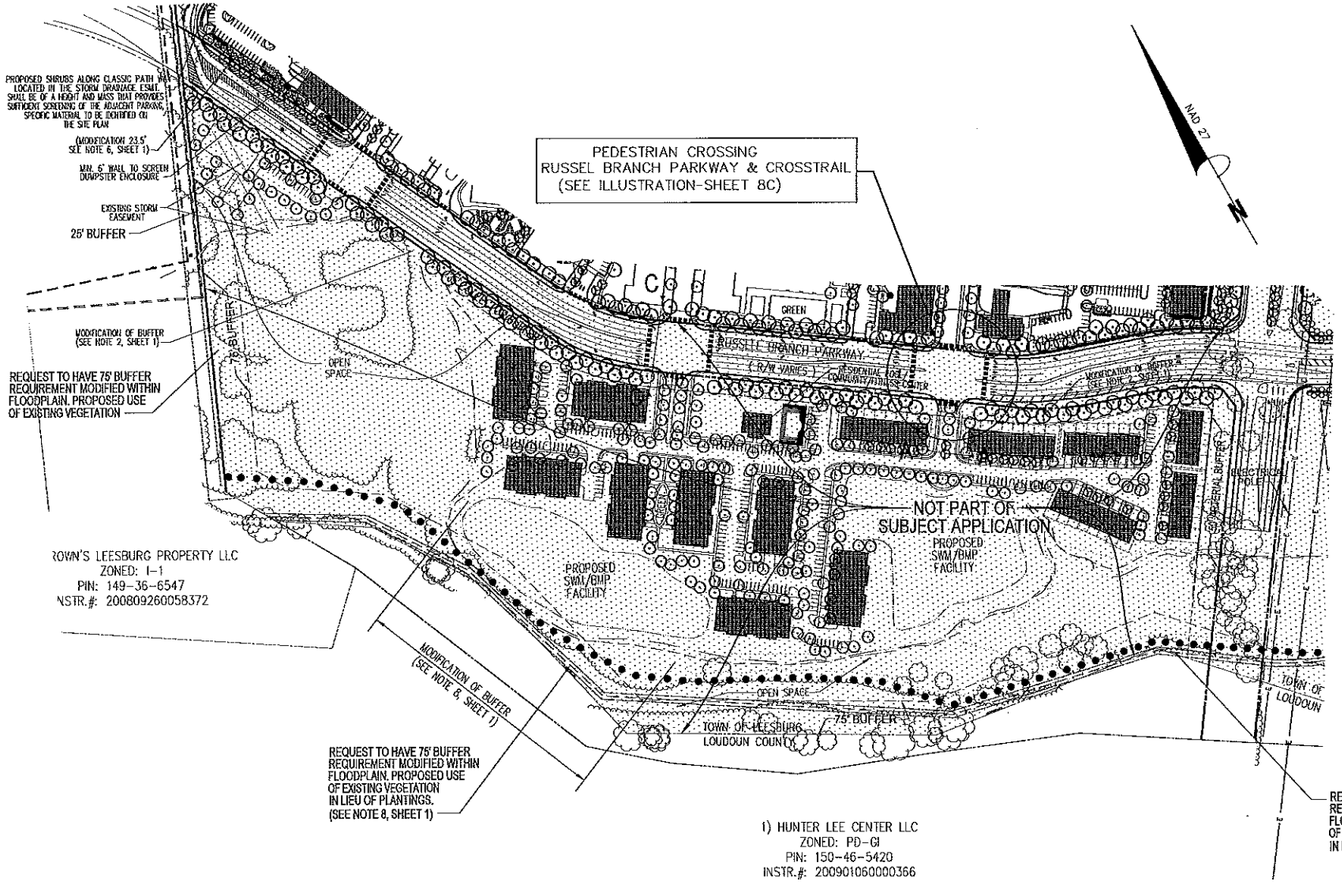
TLZM# - 2015-0009
TOWN PLAN NUMBER

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 039790
12-02-15
PROFESSIONAL ENGINEER

PLAN STATUS	
06-01-15	INITIAL SUBMISSION
12-02-15	SUBMISSION

DATE	DESCRIPTION	
CCT DESIGN	KJB DRAWN	CCT CHKD
SCALE	H: AS SHOWN V:	
JOB No.	15-222.00	
DATE:	MAY, 2015	
FILE No.	REZ-12519	

SHEET 7 OF 9



LANDBAY C PREVIOUSLY APPROVED WITH LAST TLZM & IS SHOWN WITHOUT CHANGES. SEE TLZM 2011-0002 FOR LAYOUT/DESIGN INFORMATION WITHIN LANDBAY C

PLANTINGS REQUIRED PER STREET SECTION

DETAIL A
PER SECTION 12.4.3 (STREET TREES) OF THE ZONING ORDINANCE:
-ONE TREE SHALL BE PROVIDED FOR EVERY 40' OF STREET FRONTAGE.
PER SECTION 12.5.3 (PERIMETER PARKING LOT LANDSCAPING) OF THE ZONING ORDINANCE
-ONE TREE FOR AT LEAST EVERY 40' OF FRONTAGE SHALL BE PLANTED IN THE LANDSCAPE STRIP.

DETAIL C
COLLECTOR BUFFER
PER SECTION 12.8.2 (G)(2)(A)(BUFFER & SCREENING) OF THE Z.O.
-MIN. 35' WIDE WITH 4 CANOPY TREES, 15 EVERGREEN TREES, & 30 SHRUBS PER 100 LINEAR FEET OF RIGHT OF WAY, IS HEREBY MODIFIED IN ACCORDANCE WITH NOTES 3, 4, AND 7 ON SHEET 1.

DETAIL D
ARTERIAL BUFFER
PER SECTION 12.8.2 (G)(2)(B)(BUFFER & SCREENING) OF THE Z.O.
-MIN 50' WIDE WITH 6 CANOPY TREES, 18 EVERGREEN TREES, & 40 SHRUBS PER 100 LINEAR FEET OF RIGHT OF WAY, IS HEREBY MODIFIED IN ACCORDANCE WITH NOTES 5, 6, AND 7 ON SHEET 1.

25' REQUIRED BUFFER YARD (ALONG SANDLER AT LEESBURG COMMONS & WEST PROPERTY LINE)
PER SECTION 12.8.3 & 12.8.4 (G)(2)(B)(BUFFER MATRIX & LAND USE CATEGORIES) OF THE Z.O.
- A 25' BUFFER YARD IS REQUIRED BETWEEN A PROPOSED COMMERCIAL USE AND AN EXISTING INDUSTRIAL USE. THE ADJACENT INDUSTRIAL USE IS UNDEVELOPED AND IS BEING ASSUMED AND THEREFORE S1 FOR A SCREEN TYPE. THIS TYPE PER OPTION A REQUIRES 1 LARGE CANOPY/1000 SF, 1 MEDIUM CANOPY/1000 SF, & 1 SHRUB/100 SF OF BUFFER AREA. THIS REQUIREMENT IS HEREBY MODIFIED IN ACCORDANCE WITH NOTE 8 ON SHEET 1.

LEGEND

- EXISTING ROADWAY
- EXISTING STRUCTURE
- PROPERTY LINE
- LIMITS OF APPLICATION
- EX. 5' INDEX CONTOUR
- OVERLAY DISTRICT LINE
- WETLAND AREA
- EXISTING TREELINE
- PROPOSED TREE PRESERVATION
- CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUBS
- PROP. SITE LIGHT
- WILDFLOWERS
- PERENNIALS
- OPEN SPACE : SPECIAL PAVING FOR PUBLIC USE
- GREEN — OPEN SPACE : LAWNS, PLAZAS AND OPEN SPACE FOR PUBLIC USE
- STREET REQUIREMENT AND/OR BUFFER TO BE WAIVED OR MODIFIED DUE TO SITE CONSTRAINTS & EXISTING CONDITIONS.
- TUSCARORA CREEK GREENWAY TRAIL
- NOT PART OF SUBJECT APPLICATION

NOTE: TREE SAVE ONSITE RESTRICTED TO FLOODPLAIN AREA.

NOTE:

1. LANDSCAPING SUBJECT TO FINAL ENGINEERING.
2. BOTH PERIPHERAL AND INTERIOR PARKING LOT LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE, UNLESS OTHERWISE MODIFIED AT FINAL PLAN REVIEW.
3. BUILDING LAYOUT FOR ILLUSTRATIVE PURPOSES, SEE CONCEPT PLAN FOR DETAILS.

GRAPHIC SCALE
150 0 75 150 300 600
(IN FEET)
1 inch = 150 ft.

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Contact: Robert W. Brown, P.E.
Email: bbrown@urban-ltd.com

CONCEPTUAL LANDSCAPE PLAN
ACTIVE ADULT

VILLAGE AT LEESBURG

LOUDOUN COUNTY, VIRGINIA
TOWN OF LEESBURG

TLZM# - 2015-0009
TOWN PLAN NUMBER

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 038790
12-02-15
PROFESSIONAL ENGINEER

PLAN STATUS	
06-01-15	INITIAL SUBMISSION
12-02-15	SUBMISSION

DATE	DESCRIPTION

CCT DESIGN	KJB DRAWN	CCT CHKD
SCALE	H: 1"=150' V:	
JOB No. 15-222.00		
DATE: MAY, 2015		
FILE No. REZ-12519		
SHEET 7A OF 9		

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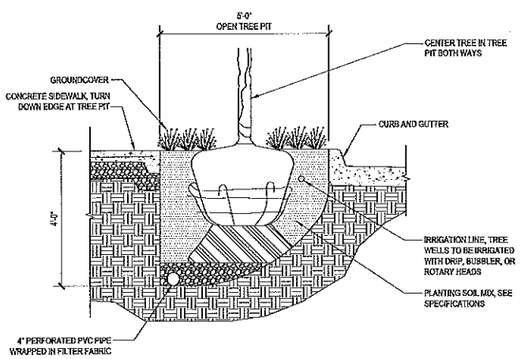
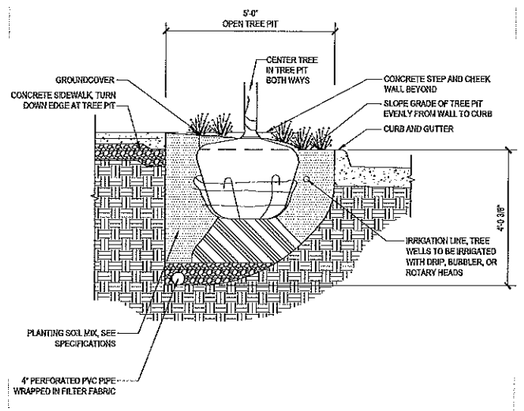
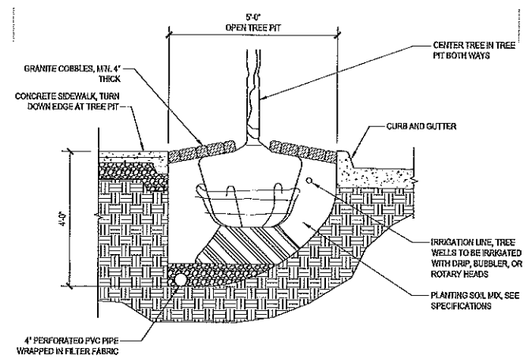


1 TREE PIT W/ GROUNDCOVER
Not to Scale



2 TREE PIT W/ CHEEK WALL
1/2"=1'



3 TREE PIT W/ COBBLES
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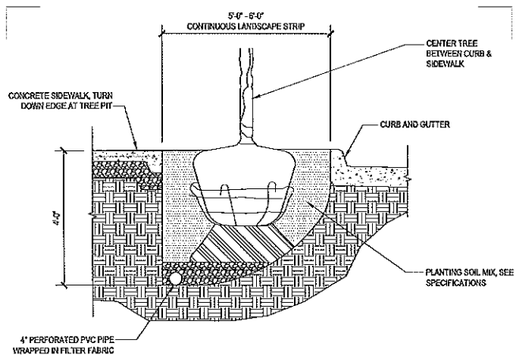
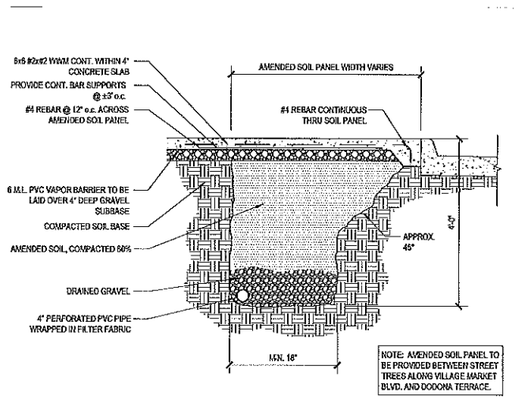


4 STREET TREE IN LANDSCAPE STRIP
Not to Scale



5 AMENDED SOIL PANEL
Not to Scale

NO CHANGE TO THIS SHEET

Cad file name: J:\JOBS\LeesburgVillageCenter\BLDG M\CPA BLDG M\12751-THEATER TLZM LANDSCP 7 rev.dwg

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4000 D Technology Court
Chantilly, Virginia 20151
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Fax. 703.378.7888
www.urbanltd.com
Contact: Robert W. Brown, P.E.
Email: rbrown@urbanltd.com

LANDSCAPE DETAILS

VILLAGE AT LEESBURG

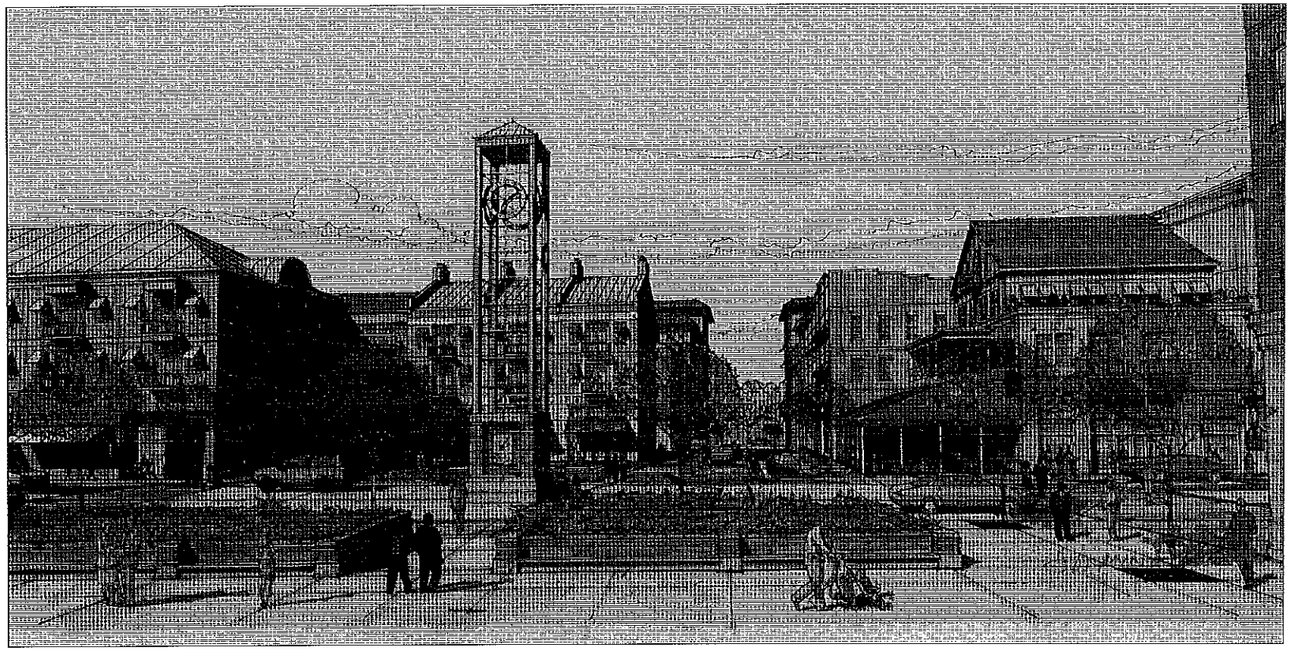
TOWN OF LEESBURG LOUDOUN COUNTY, VIRGINIA

TLZM# - 2015-0009
TOWN PLAN NUMBER

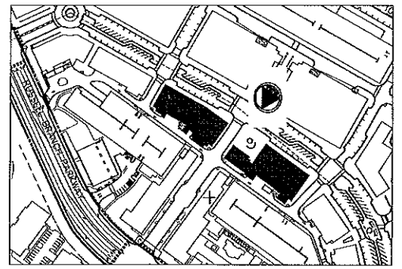
COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
12-02-15
PROFESSIONAL ENGINEER

PLAN STATUS	
06-01-15	INITIAL SUBMISSION
12-02-15	SUBMISSION

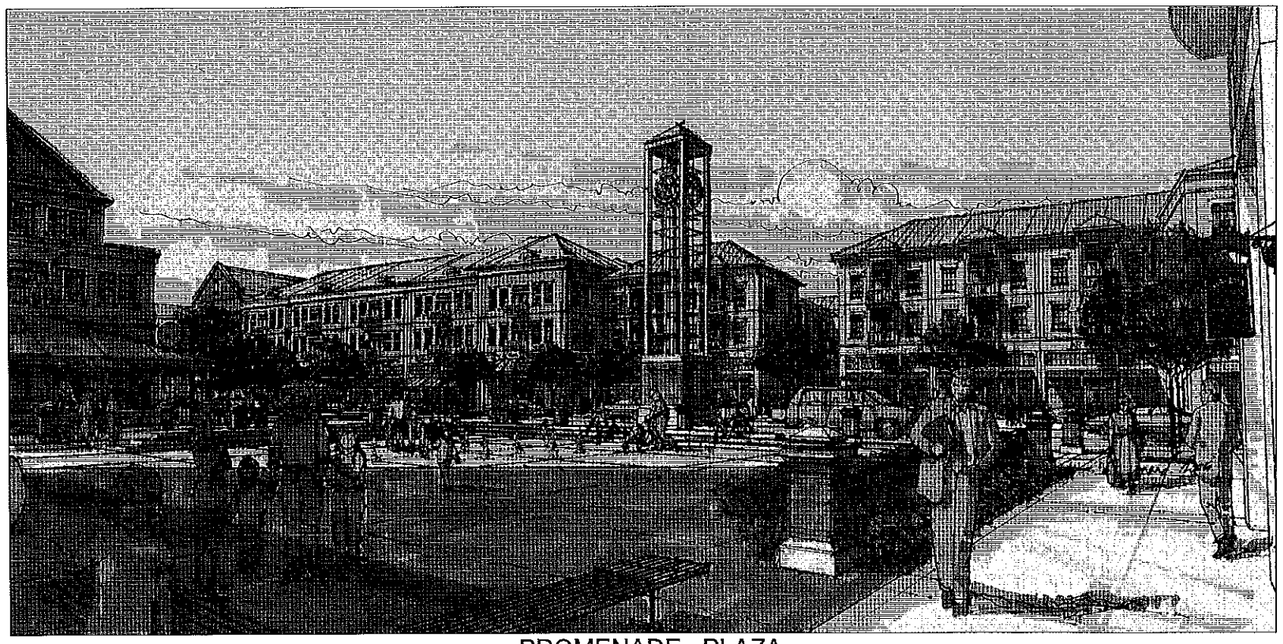
DATE	DESCRIPTION	
CCT DESIGN	KJB DRAWN	CCT CHKD
SCALE	H: AS NOTED V:	
JOB No.	15-222.00	
DATE:	MAY, 2015	
FILE No.	REZ-12519	
SHEET	7B OF 9	



VILLAGE CENTER PLAZA
NOT TO SCALE



LOCATION MAP
NOT TO SCALE



PROMENADE PLAZA
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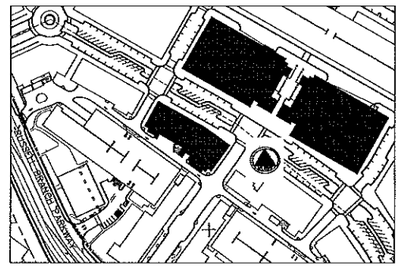

LOCATION MAP
NOT TO SCALE

NO CHANGE TO THIS SHEET
PLAN FOR ILLUSTRATIVE PURPOSES ONLY

SHOOK KELLEY, INC. ALL RIGHTS RESERVED

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4200 D Technology Court
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www.urban-ltd.com

Contact: Robert W. Brown, P.E.
Email: rbrown@urban-ltd.com

ILLUSTRATIVE PERSPECTIVES

VILLAGE AT LEESBURG

TOWN OF LEESBURG LOUDOUN COUNTY, VIRGINIA

TLZM# - 2015-0009
TOWN PLAN NUMBER

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 038760
12-02-15
PROFESSIONAL ENGINEER

PLAN STATUS	
06-01-15	INITIAL SUBMISSION
12-02-15	SUBMISSION

DATE	DESCRIPTION

CCT	KJB	CCT
DESIGN	DRAWN	CHKD

SCALE H: NOT TO SCALE
V:

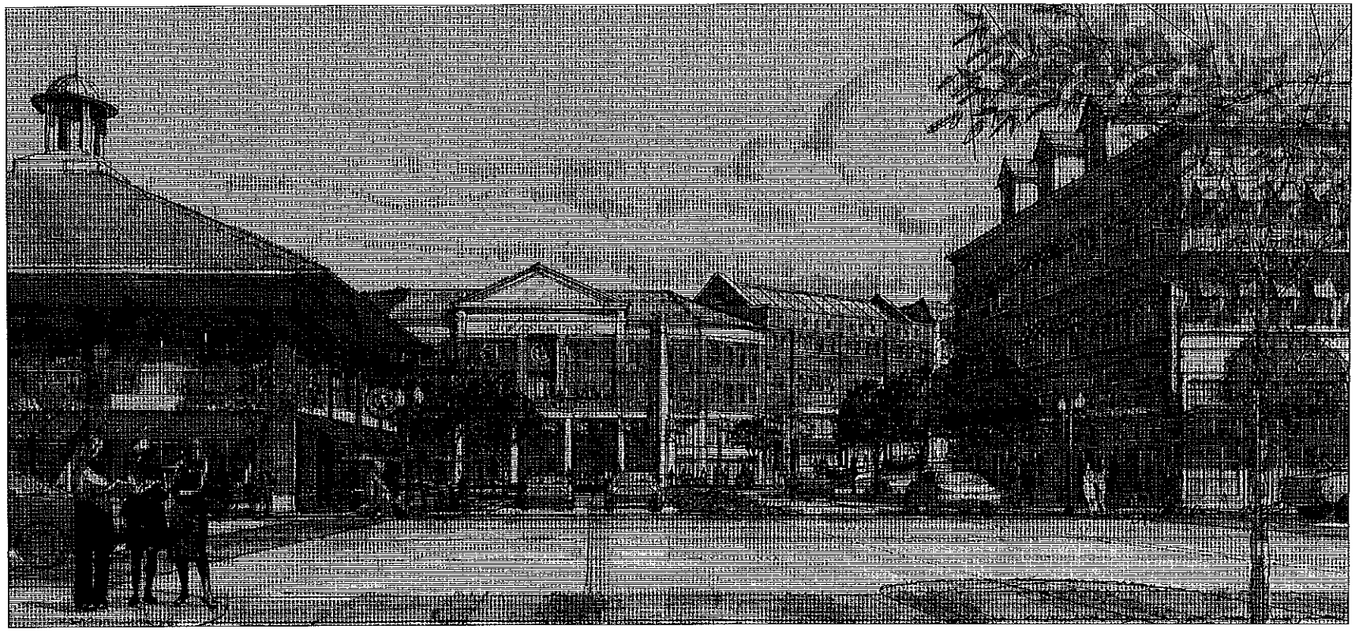
JOB No. 15-222.00

DATE: MAY, 2015

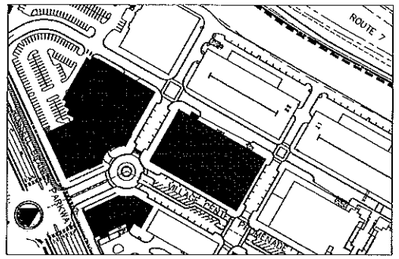
FILE No. REZ-12519

SHEET 8 OF 9

Cad file name : J:\JOBS\Leesburg Village Center\BLDG MKPA BLDG M\12751-THEATER TLZM CONCPT 8.dwg

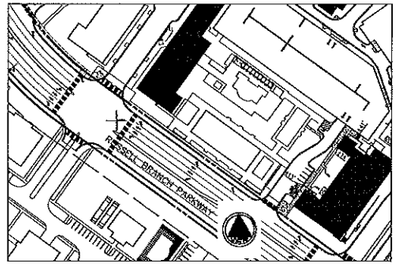


VILLAGE CENTER - RETAIL / RESTAURANT CENTER
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

VILLAGE CENTER - RESIDENTIAL WITHIN PRC DISTRICT
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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www.urban-ltd.com

Contact: Robert W. Brown, P.E.
Email: bbrown@urban-ltd.com

ILLUSTRATIVE PERSPECTIVES

VILLAGE AT LEESBURG

TOWN OF LEESBURG LOUDOUN COUNTY, VIRGINIA

TLZM# - 2015-0009
TOWN PLAN NUMBER

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036760
12-02-15
PROFESSIONAL ENGINEER

PLAN STATUS	
06-01-15	INITIAL SUBMISSION
12-02-15	SUBMISSION

DATE	DESCRIPTION	
CCT DESIGN	KJB DRAWN	CCT CHKD

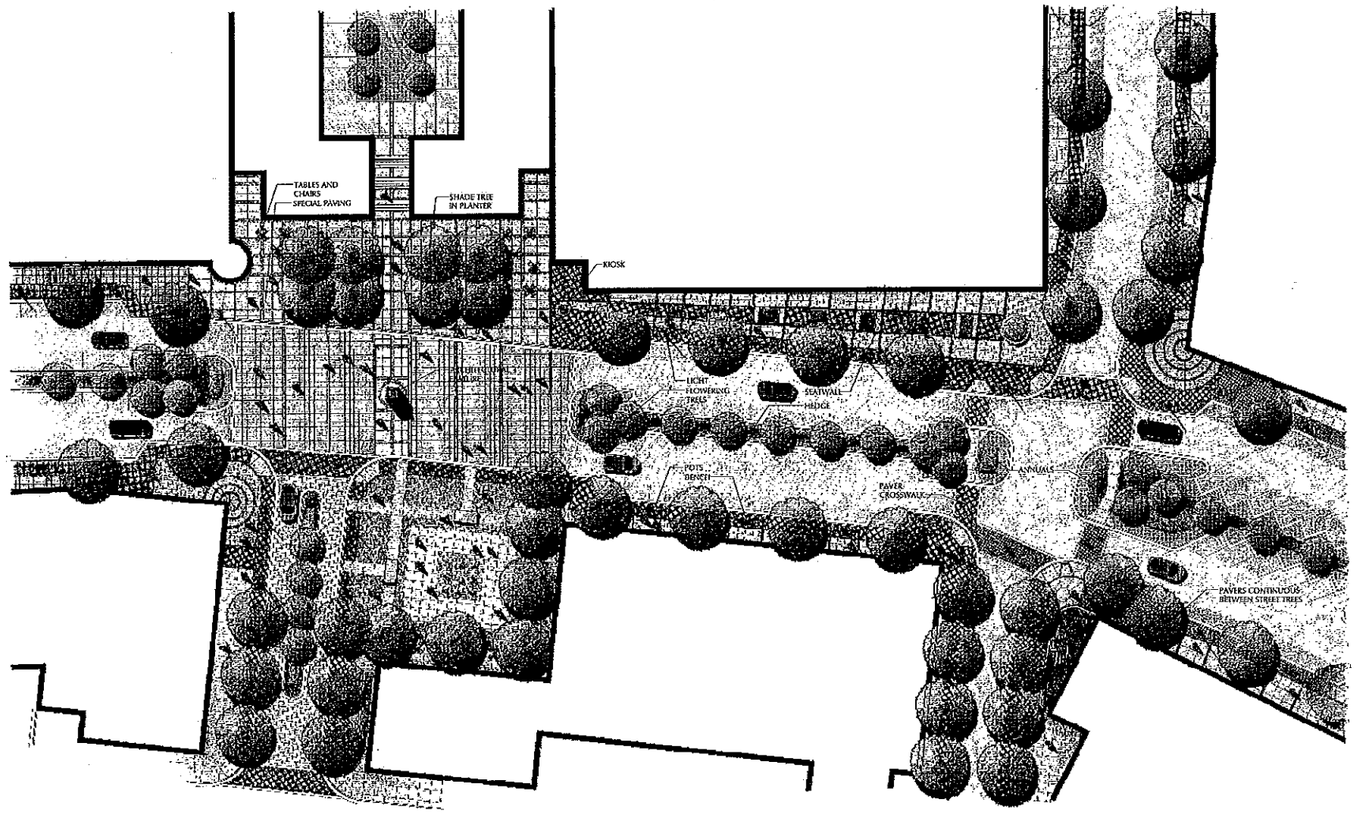
SCALE H: NOT TO SCALE
V:

JOB No. 15-222.00

DATE: MAY, 2015

FILE No. REZ-12519

Cad file name : J:\JOBS\Leesburg\VillageCenter\BLDG M\CPA BLDG M\12751-THEATER TLZM CONCPT 8.dwg



KSI

LEWIS SCULLY GIONET
LANDSCAPE ARCHITECTS

VILLAGE AT LEESBURG

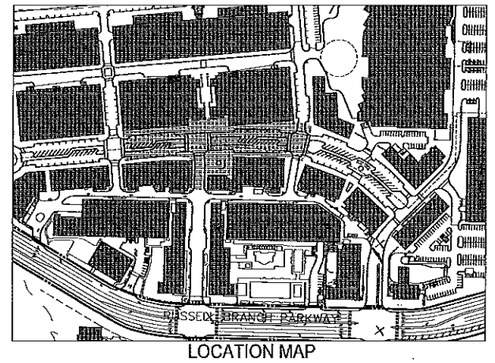
ILLUSTRATIVE DRAWINGS

SUBJECT TO CHANGE WITH FINAL ENGINEERING

0 8 16 32 48

Revised: June 10, 2005
April 22, 2005 June 1, 2005

Refer to Master Rezoning Concept Plan for details of site layout and landscaping.
All drawings are shown for illustrative purposes only.



LOCATION MAP

NOT TO SCALE

PLAN FOR ILLUSTRATIVE PURPOSES ONLY

DRAWING PROVIDED BY LEWIS, SCULLY, GIONET

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Email: rbrown@urban-ltd.com

ILLUSTRATIVE PLAN VIEW

VILLAGE AT LEESBURG

TOWN OF LEESBURG LOUDOUN COUNTY, VIRGINIA

TLZM# - 2015-0009
TOWN PLAN NUMBER

CLAYTON C. TOCK
Lic. No. 038780
12-02-15

COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

PLAN STATUS	
06-01-15	INITIAL SUBMISSION
12-02-15	SUBMISSION

DATE	DESCRIPTION

CCT DESIGN	KJB DRAWN	CCT CHKD

SCALE H: NOT TO SCALE
V:

JOB No. 15-222.00

DATE: MAY, 2015

FILE No. REZ-12519

SHEET 8B OF 9

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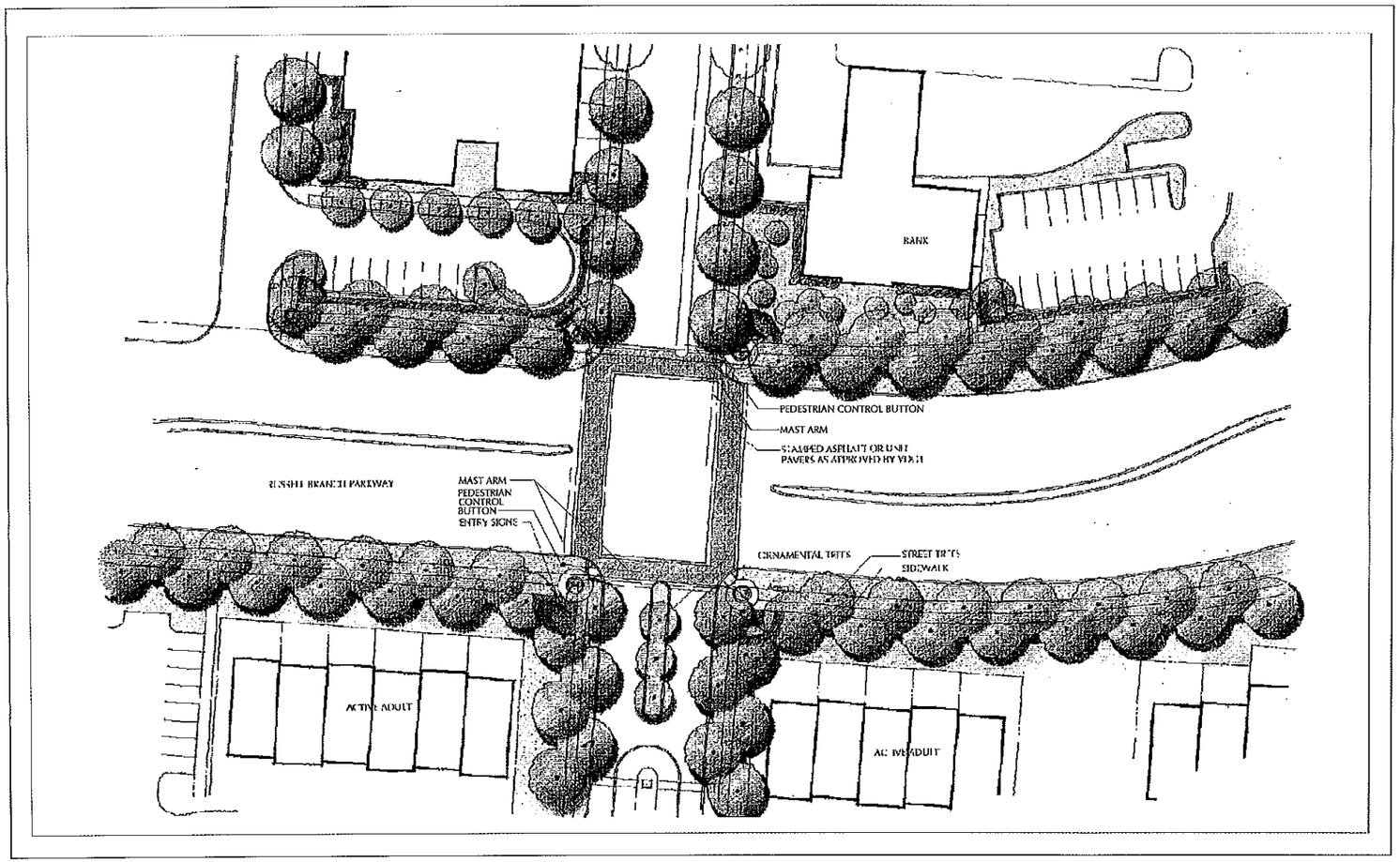
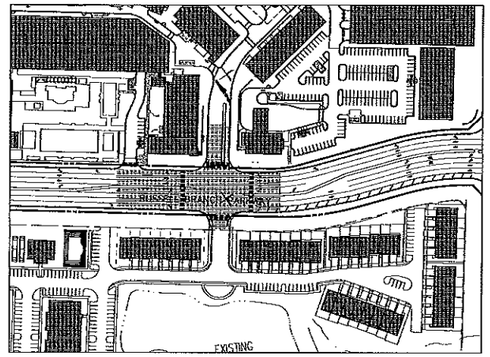


PEDESTRIAN CROSSING
RUSSEL BRANCH PARKWAY & CROSSTRAIL
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

PLAN FOR ILLUSTRATIVE PURPOSES ONLY
DRAWING PROVIDED BY LEWIS, SCULLY, GIONET

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Contact: Robert W. Brown, P.E.
Email: rbrown@urban-ltd.com

ILLUSTRATIVE PLAN VIEW

VILLAGE AT LEESBURG

TOWN OF LEESBURG LOUDOUN COUNTY, VIRGINIA

TLZM# - 2015-0009
TOWN PLAN NUMBER

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
12-02-15
PROFESSIONAL ENGINEER

PLAN STATUS	
06-01-15	INITIAL SUBMISSION
12-02-15	SUBMISSION

DATE	DESCRIPTION

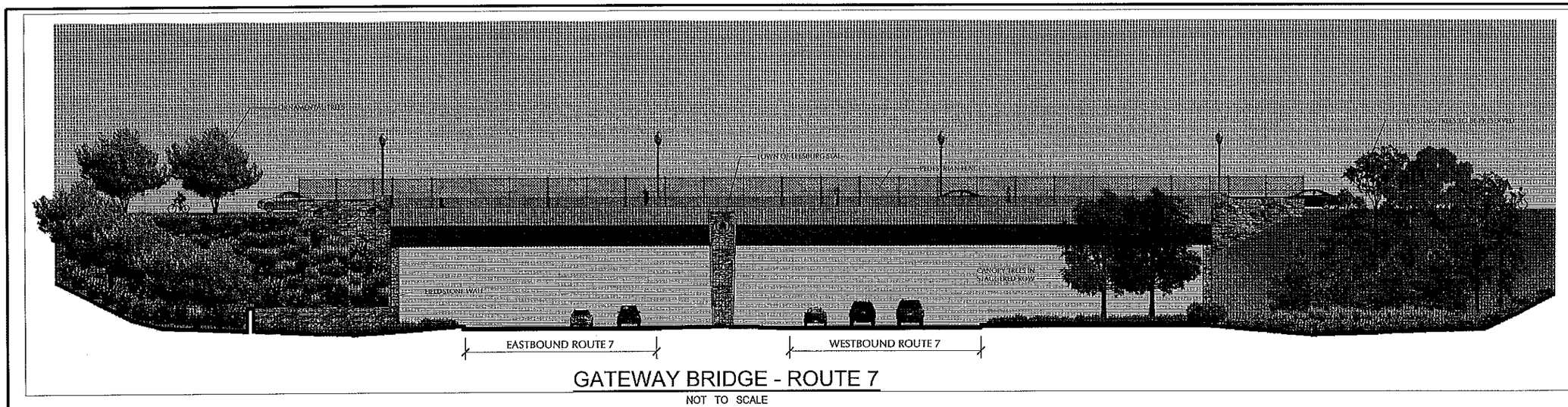
CCT	KJB	CCT
DESIGN	DRAWN	CHKD

SCALE H: NOT TO SCALE
V:

JOB No. 15-222.00
DATE: MAY, 2015
FILE No. REZ-12519

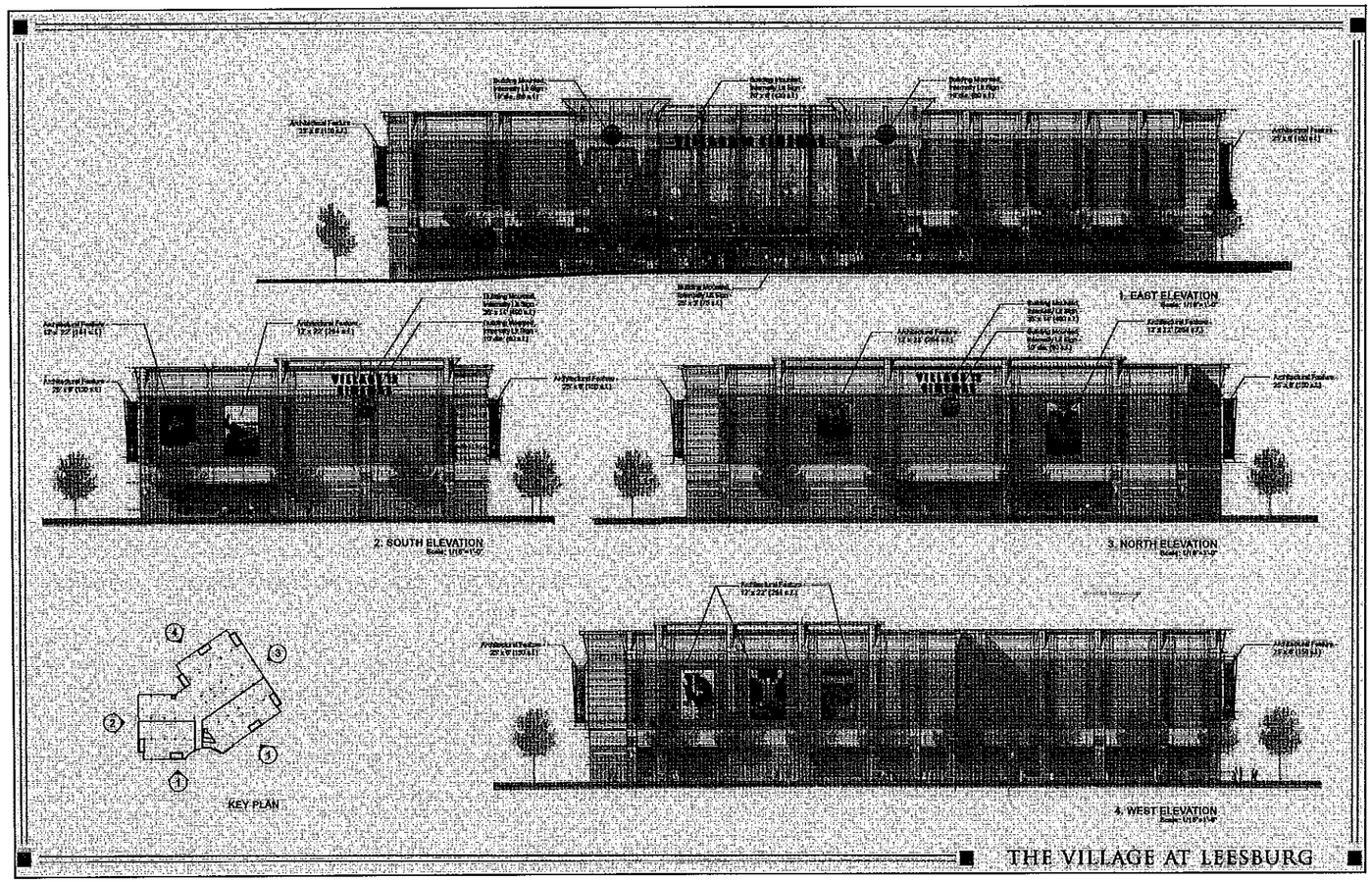
SHEET 8C OF 9

Cad file name : J:\JOBS\LeesburgVillageCenter\BLDG M\CPA BLDG M\12751-THEATER TLZM ILLUSTR 8B.dwg



GATEWAY BRIDGE - ROUTE 7

NOT TO SCALE



ILLUSTRATIVE SIGNAGE & ARCHITECTURAL FEATURES

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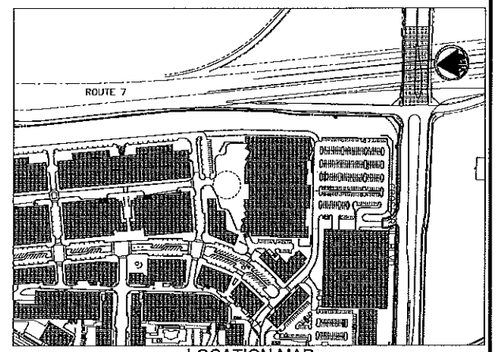

LOCATION MAP

NOT TO SCALE

NO CHANGE TO THIS SHEET

PLAN FOR ILLUSTRATIVE PURPOSES ONLY

DRAWING PROVIDED BY LEWIS, SCULLY, GIONET

SIGNAGE DRAWING BY BIGNELL WATKINS HASSER ARCHITECTS

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ILLUSTRATIVE ELEVATION

VILLAGE AT LEESBURG

TOWN OF LEESBURG

LOUDOUN COUNTY, VIRGINIA

TLZM# - 2015-0009
TOWN PLAN NUMBER

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK IV
Lic. No. 036790
12-02-15
PROFESSIONAL ENGINEER

PLAN STATUS	
06-01-15	INITIAL SUBMISSION
12-02-15	SUBMISSION

DATE	DESCRIPTION	
CCT DESIGN	KJB DRAWN	CCT CHKD

SCALE: H: NOT TO SCALE
V:

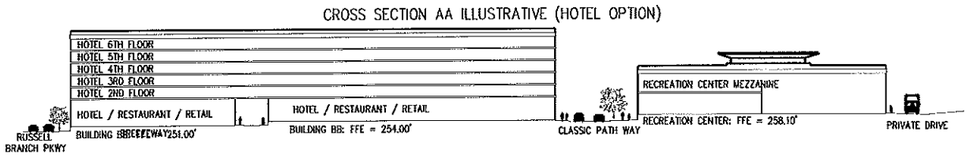
JOB No. 15-222.00

DATE: MAY, 2015

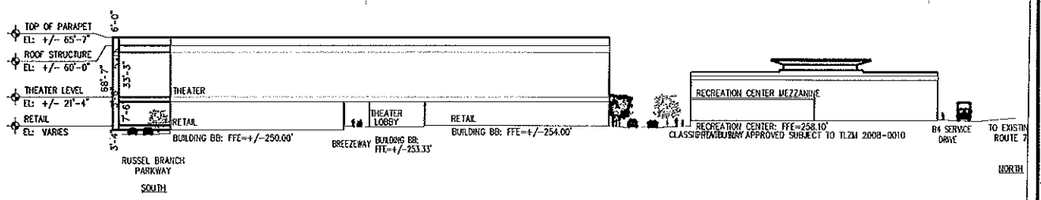
FILE No. REZ--12519

SHEET 8D OF 9

Cad file name : J:\JOBS\LeesburgVillageCenter\BLDG MICPA BLDG M\12751-THEATER TLZM ILLUSTR 8B.dwg

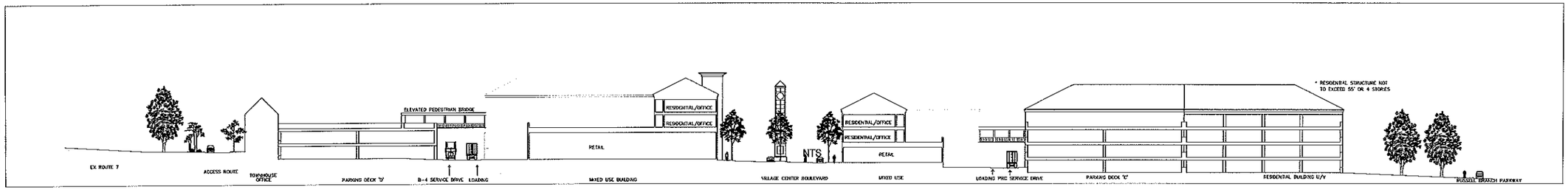


VILLAGE CENTER VIEW A-A (HOTEL OPTION)
ILLUSTRATIVE CROSS SECTION



VILLAGE CENTER VIEW A-A (THEATER OPTION)
ILLUSTRATIVE CROSS SECTION

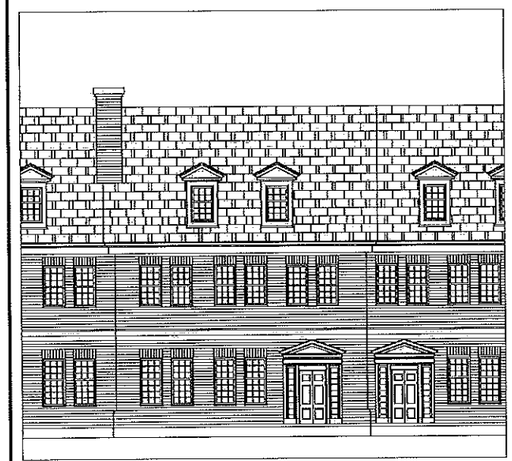
DRAWING FOR ILLUSTRATIVE PURPOSE ONLY. THE OVERALL BUILDING HEIGHT HAS NOT BEEN DETERMINED AND THE DIMENSIONS PROVIDED HEREIN ARE ESTIMATED AND ARE SUBJECT TO CHANGE.



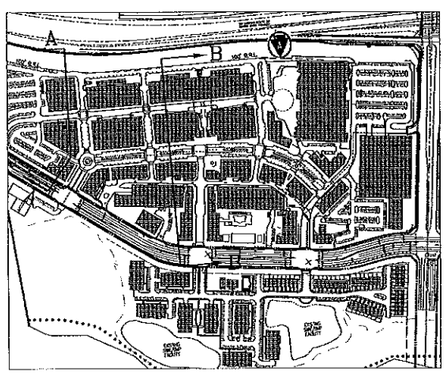
VILLAGE CENTER VIEW B-B
ILLUSTRATIVE CROSS SECTION

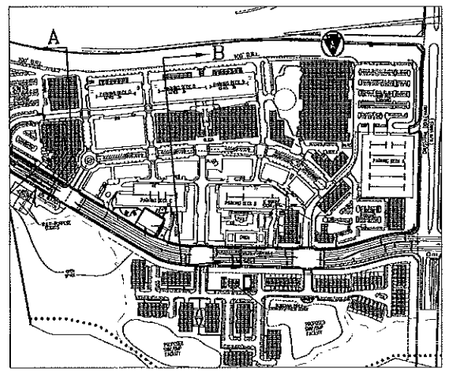
LUMINAIRE SCHEDULE

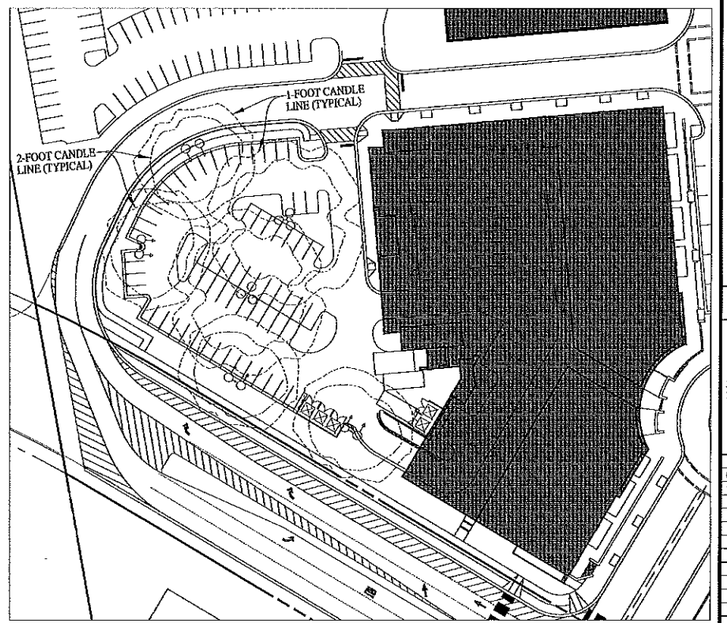
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	B2	19	[illegible]-3-2000-M55-FG	23' X 16'	1000MH VERTICAL BASS UP	748-FAB-FG1000	280000	0.65	1000
	SITE	12	1000 M85 FG	THE 748 SERIES	1000MH VERTICAL BASE UP SITE	748-MFP-FG1000	280000	0.65	1000



REFER TO SHEET 8K FOR ADDITIONAL CROSS-SECTION WHICH INCLUDES OFFICE PAD X.







VIEW A - OFFICE USE ELEVATION
NTS

LOCATION MAP (HOTEL OPTION)
NTS

LOCATION MAP (THEATER OPTION)
NTS

LIGHTING LOCATION/PHOTOMETRICS (THEATER OPTION)
SCALE: 1"=50'

PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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www.urbanltd.com
Contact: Robert W. Brown, P.E.
Email: rbrown@urbanltd.com

ILLUSTRATIVE CROSS SECTION
VILLAGE CENTER

VILLAGE AT LEESBURG

TOWN OF LEESBURG LOUDOUN COUNTY, VIRGINIA

TLZM# - 2015-0009
TOWN PLAN NUMBER

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
12-02-15
PROFESSIONAL ENGINEER

PLAN STATUS	
06-01-15	INITIAL SUBMISSION
12-02-15	SUBMISSION

DATE	DESCRIPTION

CCT DESIGN	KJB DRAWN	CCT CHKD

SCALE H: NTS
V:

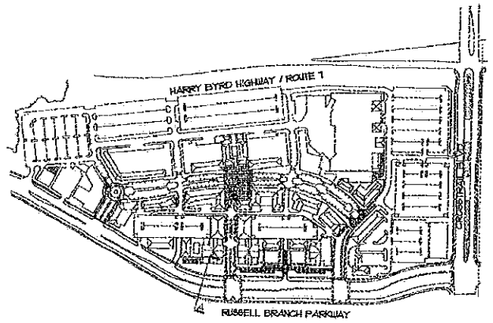
JOB No. 15-222.00

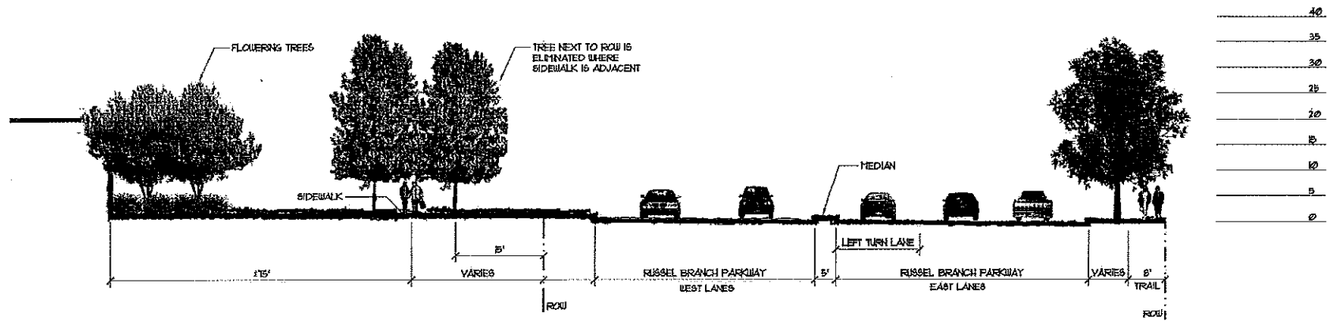
DATE: MAY, 2015

FILE No. REZ-12519

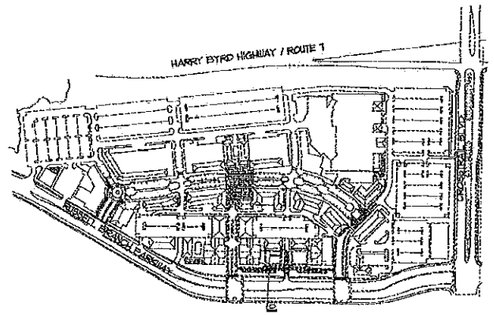
SHEET 8E OF 9

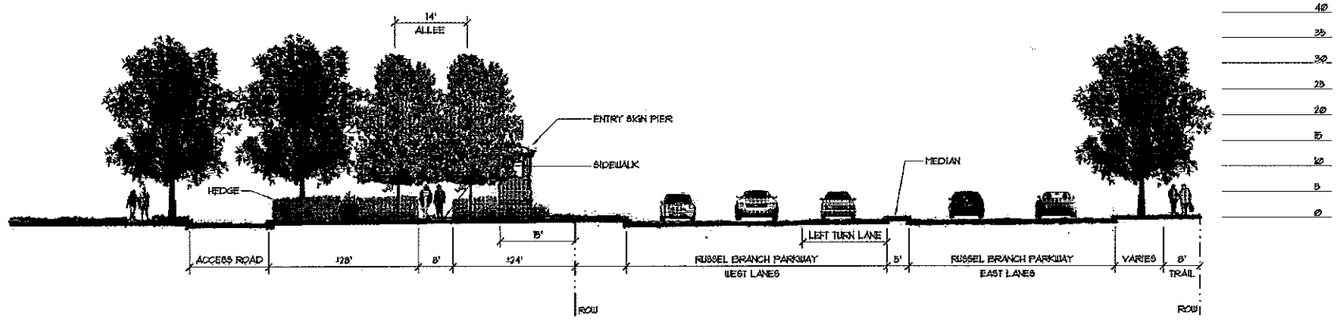
Cad file name: J:\JOBS\Leesburg\VillageCenter\BLDG M\CPA BLDG M\12761-THEATER TLZM ILLUSTR 8E.dwg



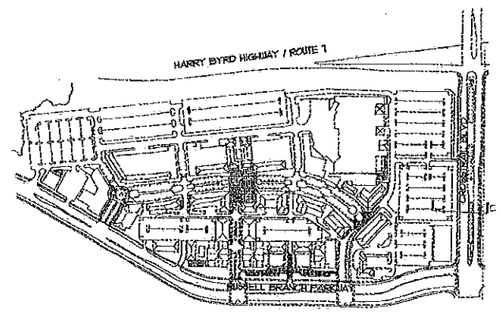


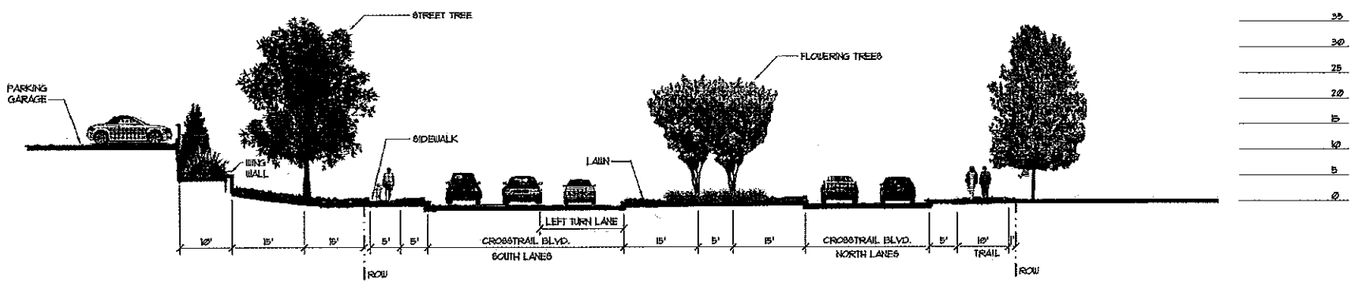
SECTION A - RUSSELL BRANCH PARKWAY LOOKING EAST — SCALE: 1" = 10'-0"





SECTION B - RUSSELL BRANCH PARKWAY LOOKING EAST — SCALE: 1" = 10'-0"





SECTION C - CROSSTRAIL BOULEVARD LOOKING NORTH — SCALE: 1" = 10'-0"

ILLUSTRATIVE CROSS SECTION RUSSELL BRANCH PARKWAY AND CROSSTRAIL BLVD

NOT TO SCALE

NO CHANGE TO THIS SHEET

PLAN FOR ILLUSTRATIVE PURPOSES ONLY

DRAWING PROVIDED BY LEWIS, SCULLY, GIONET

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Contact: Robert W. Brown, P.E.
Email: rbrown@urban-ltd.com

ILLUSTRATIVE CROSS SECTION
RUSSELL BRANCH PARKWAY

VILLAGE AT LEESBURG

TOWN OF LEESBURG

LOUDOUN COUNTY, VIRGINIA

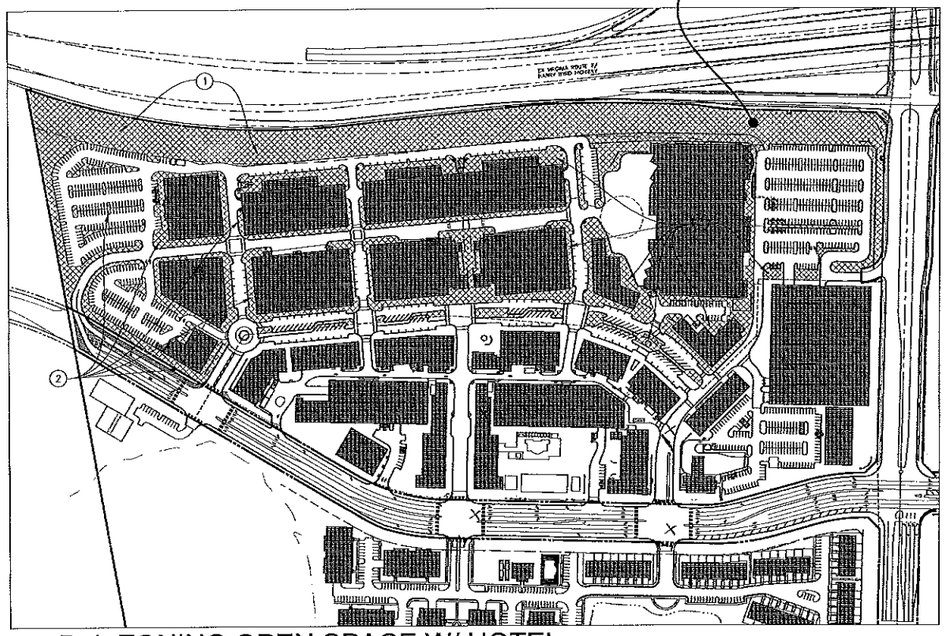
TLZM# - 2015-0009
TOWN PLAN NUMBER

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
12-02-15
PROFESSIONAL ENGINEER

PLAN STATUS	
06-01-15	INITIAL SUBMISSION
12-02-15	SUBMISSION

DATE	DESCRIPTION
CCT DESIGN	KJB DRAWN / CCT CHKD
SCALE	H: V:
JOB No. 15-222.00	
DATE: MAY, 2015	
FILE No. REZ-12519	
SHEET 8F OF 9	

Cad file name : J:\JOBS\LeesburgVillageCenter\BLDG M\CPA BLDG M\12751-THEATER TLZM ILLUSTR 8B.dwg



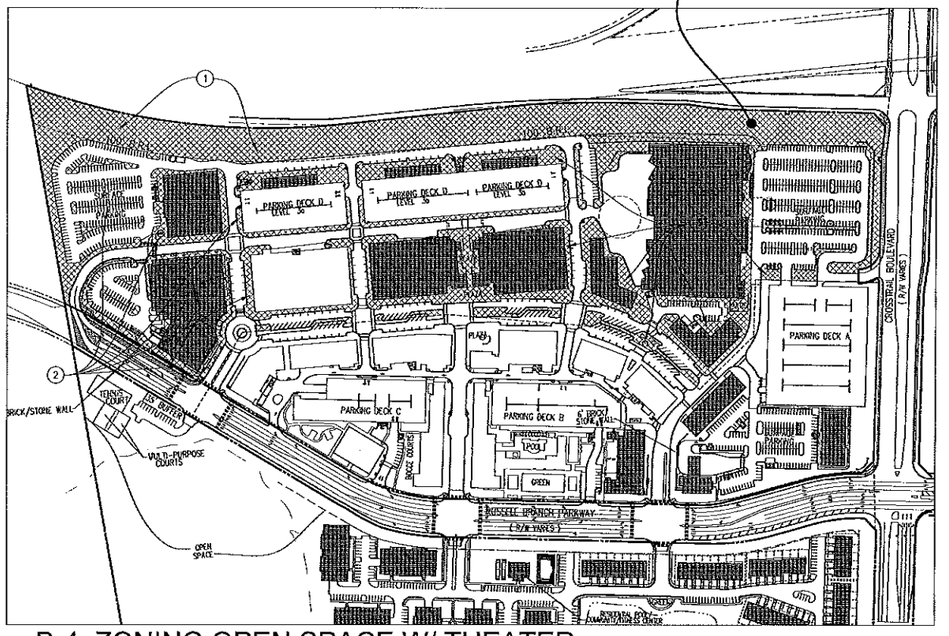
B-4 ZONING OPEN SPACE W/ HOTEL

SCALE : 1" = 200'

B-4 ZONE MIN. OPEN SPACE = 20% = 7.8 AC.

OPEN SPACE PROVIDED (WITH HOTEL):

AREA 1 --NORTHERN BOUNDARY AT RTE 7	± = 7.5 AC
AREA 2 --WESTERN BUILDINGS	± = 2.1 AC
AREA 3 --EASTERN BUILDINGS	± = 3.1 AC



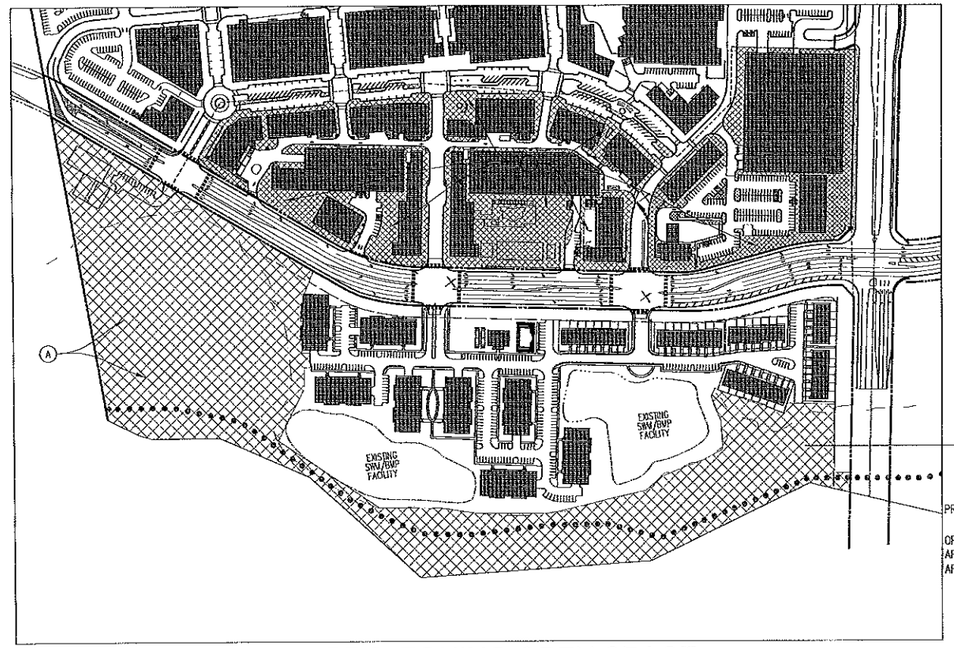
B-4 ZONING OPEN SPACE W/ THEATER

SCALE : 1" = 200'

B-4 ZONE MIN. OPEN SPACE = 20% = 7.8 AC.

OPEN SPACE PROVIDED (WITH THEATER):

AREA 1 --NORTHERN BOUNDARY AT RTE 7	± = 7.5 AC
AREA 2 --WESTERN BUILDINGS	± = 1.8 AC
AREA 3 --EASTERN BUILDINGS	± = 3.1 AC



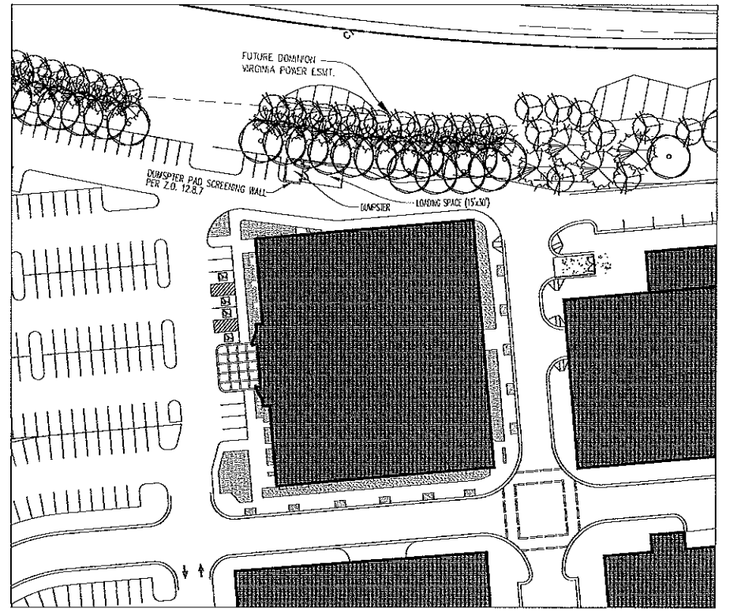
PRC ZONE MIN. OPEN SPACE = 25% = 16.0 AC.

OPEN SPACE PROVIDED:

AREA A --SOUTHERN BOUNDARY	± = 18.0 AC
AREA B --NORTHERN BUILDINGS	± = 6.6 AC

PRC ZONING OPEN SPACE

SCALE : 1" = 200'



COMMERCIAL RECREATION CENTER

SCALE : 1" = 50'

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ILLUSTRATIVE PLAN VIEW
OPEN SPACE COMPLIANCE

VILLAGE AT LEESBURG

TOWN OF LEESBURG — LOUDOUN COUNTY, VIRGINIA

TLZM# - 2015-0009
TOWN PLAN NUMBER

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
12-02-15
PROFESSIONAL ENGINEER

PLAN STATUS	
09-01-15	INITIAL SUBMISSION
12-02-15	SUBMISSION

DATE	DESCRIPTION

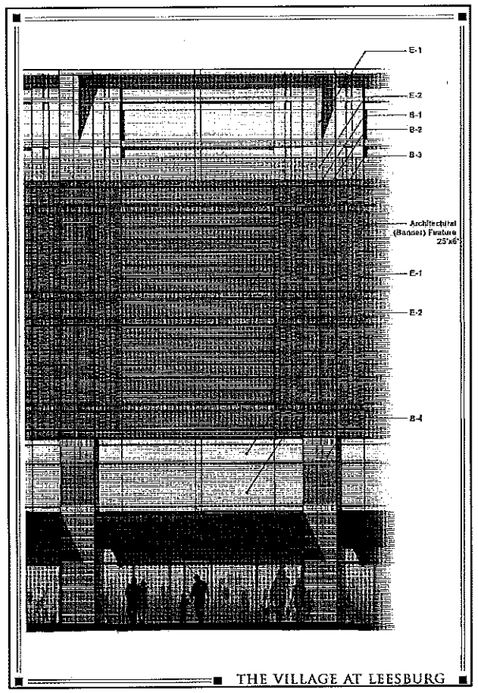
CCT	KJB	CCT
DESIGN	DRAWN	CHKD

SCALE H:
V:

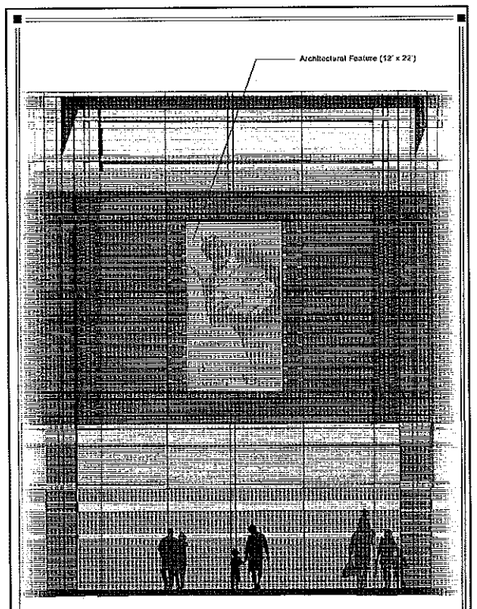
JOB No. 15-222.00

DATE: MAY, 2015

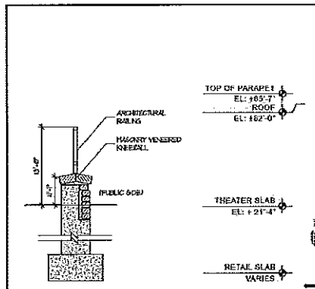
FILE No. REZ-12519



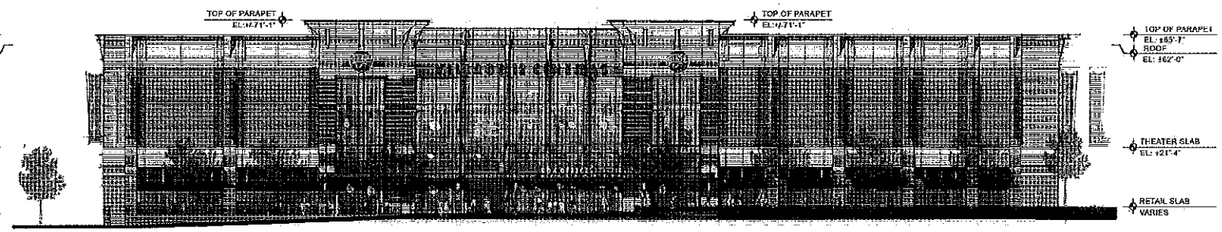
THE VILLAGE AT LEESBURG



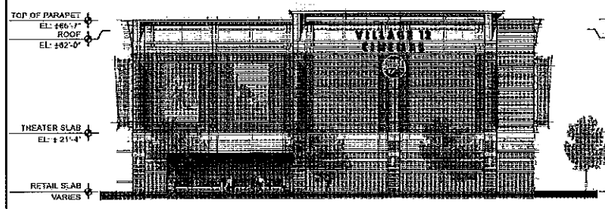
THE VILLAGE AT LEESBURG



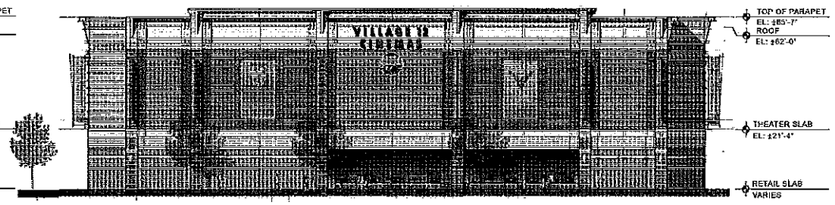
DETAIL AT KNEEWALL



1. EAST ELEVATION
Scale: 1/16"=1'-0"

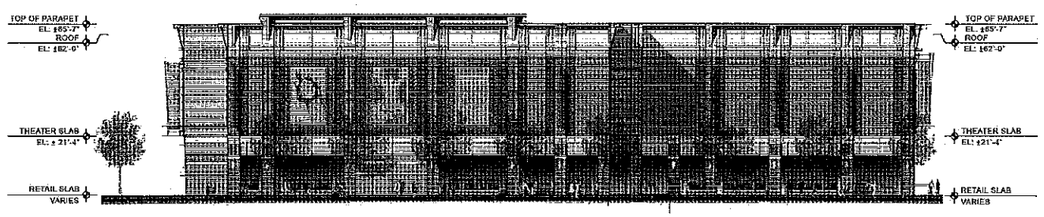


2. SOUTH ELEVATION
Scale: 1/16"=1'-0"



3. NORTH ELEVATION
Scale: 1/16"=1'-0"

KEY PLAN



4. WEST ELEVATION
Scale: 1/16"=1'-0"

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ILLUSTRATIVE ELEVATION

VILLAGE AT LEESBURG

TOWN OF LEESBURG LOUDOUN COUNTY, VIRGINIA

TLZM# - 2015-0009
TOWN PLAN NUMBER

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 038780
12-02-15
PROFESSIONAL ENGINEER

PLAN STATUS	
06-01-15	INITIAL SUBMISSION
12-02-15	SUBMISSION

DATE	DESCRIPTION
CCT DESIGN	KJB DRAWN / CCT CHKD
SCALE	H: NOT TO SCALE V:
JOB No.	15-222.00
DATE:	MAY, 2015
FILE No.	REZ-12519
SHEET	8H OF 9

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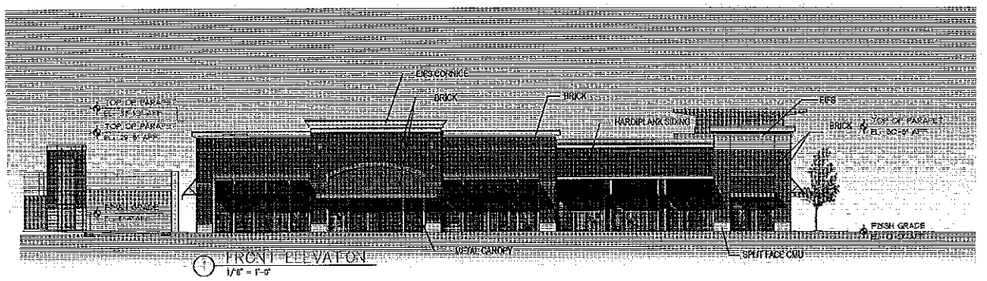
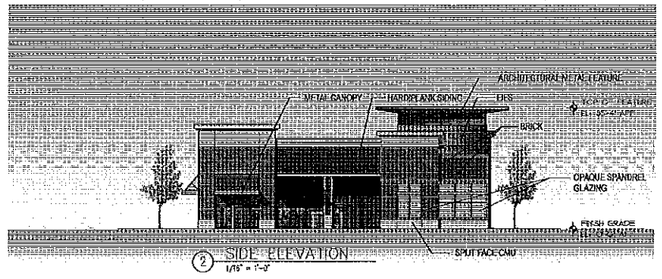
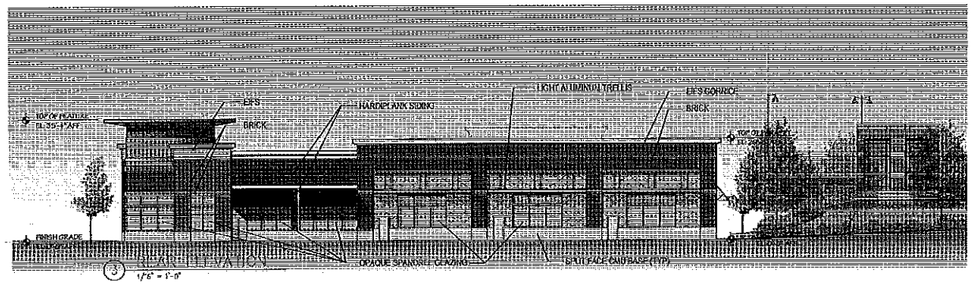


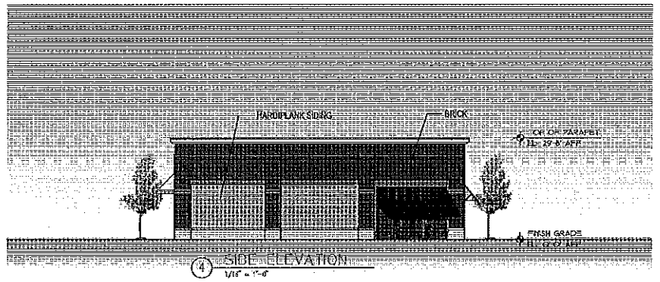
1 FRONT ELEVATION
1/8" = 1'-0"



2 SIDE ELEVATION
1/16" = 1'-0"



3 REAR ELEVATION
1/8" = 1'-0"



4 SIDE ELEVATION
1/16" = 1'-0"

BLDG Q ELEVATIONS

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ILLUSTRATIVE ELEVATION

VILLAGE AT LEESBURG

TOWN OF LEESBURG LOUDOUN COUNTY, VIRGINIA

TLZM# - 2015-0009
TOWN PLAN NUMBER

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 039790
12-02-15
PROFESSIONAL ENGINEER

PLAN STATUS	
06-01-15	INITIAL SUBMISSION
12-02-15	SUBMISSION

DATE	DESCRIPTION

CCT	KJB	CCT
DESIGN	DRAWN	CHKD

SCALE H: NOT TO SCALE
V:

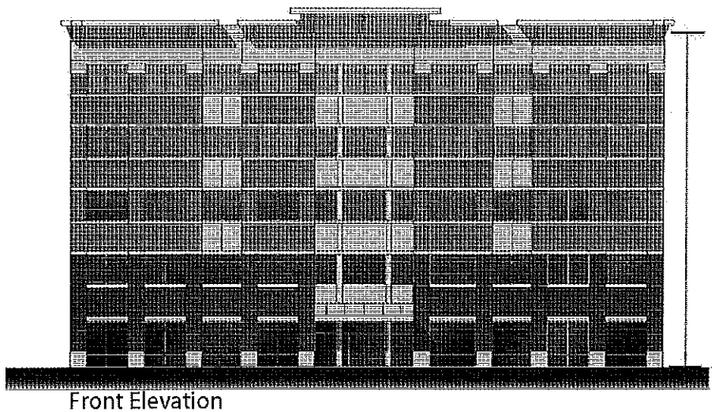
JOB No. 15–222.00

DATE: MAY, 2015

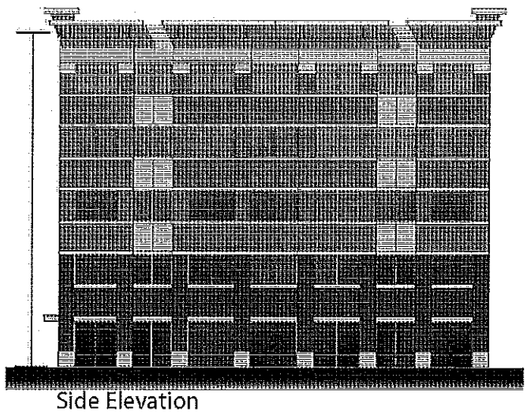
FILE No. REZ–12519

SHEET 8I OF 9

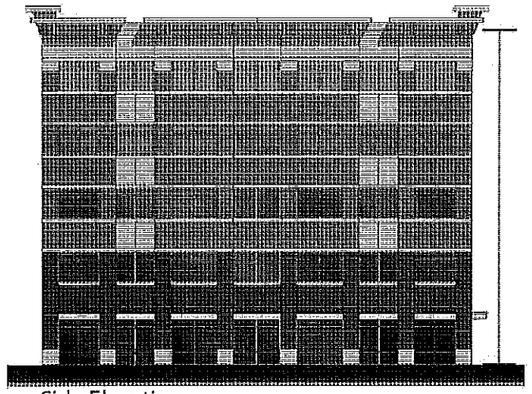
Cad file name : J:\JOBS\Leesburg\VillageCenter\BLDG M\CPA BLDG M\12751-THEATER TLZM ILLUSTR 8B.dwg



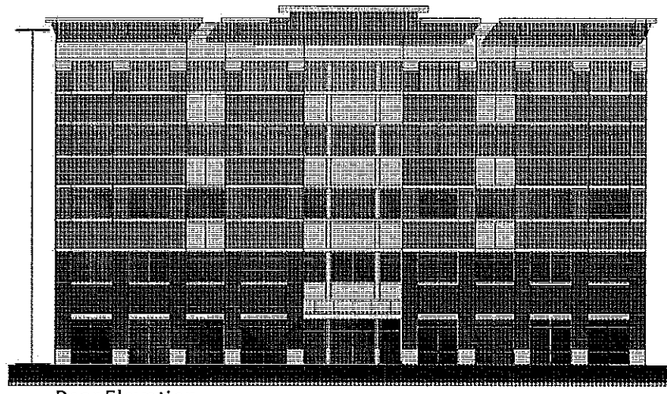
Front Elevation



Side Elevation



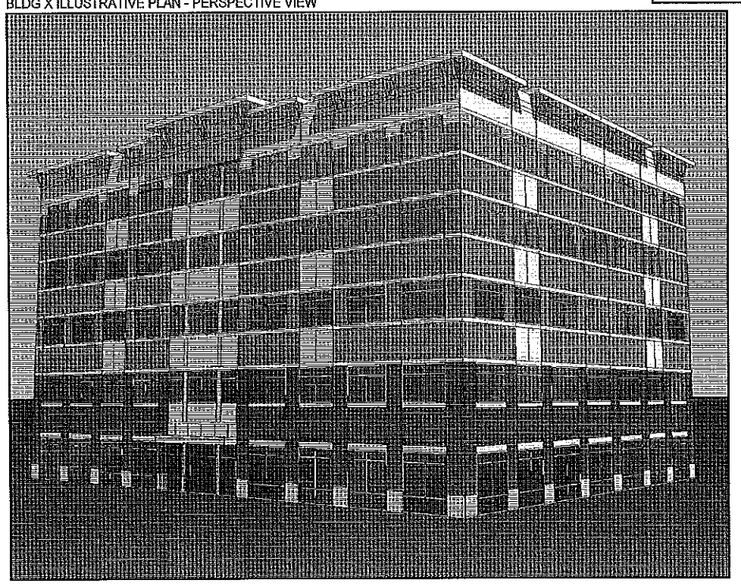
Side Elevation



Rear Elevation

BLDG X ILLUSTRATIVE PLAN - ELEVATIONS

BLDG X ILLUSTRATIVE PLAN - PERSPECTIVE VIEW



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ILLUSTRATIVE ELEVATION

VILLAGE AT LEESBURG

TOWN OF LEESBURG LOUDOUN COUNTY, VIRGINIA

TLZM# - 2015-0009
TOWN PLAN NUMBER

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036760
12-02-15
PROFESSIONAL ENGINEER

PLAN STATUS	
06-01-15	INITIAL SUBMISSION
12-02-15	SUBMISSION

DATE	DESCRIPTION

CCT	KJB	CCT
DESIGN	DRAWN	CHKD

SCALE H: NOT TO SCALE
V:

JOB No. 15-222.00

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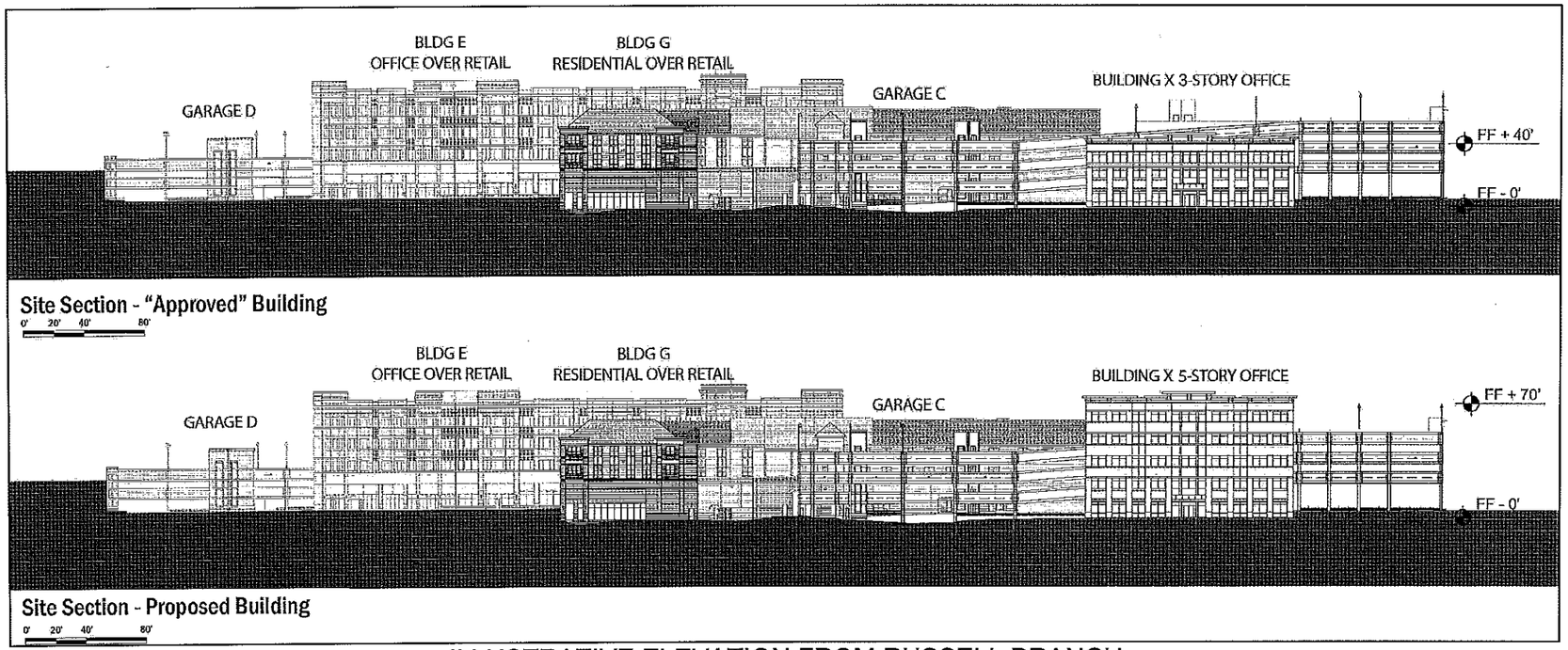
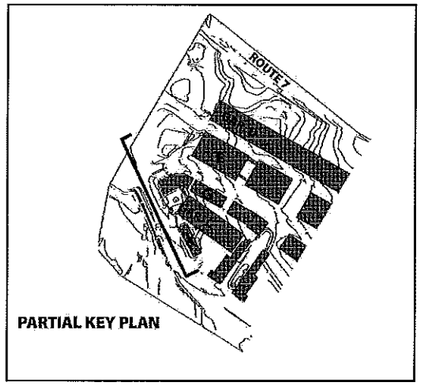
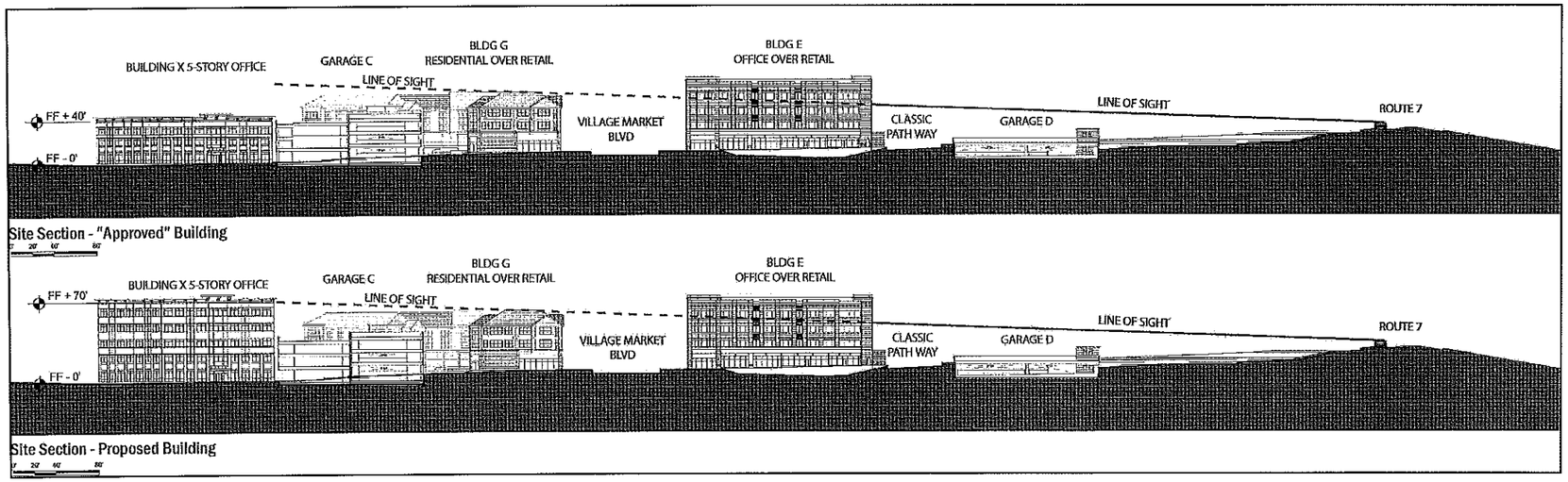
SHEET 8J OF 9

Cad file name: J:\JOBS\Leesburg Village Center\BLDG MCPA BLDG M\12751-THEATER TLZM ILLUSTR 8B.dwg

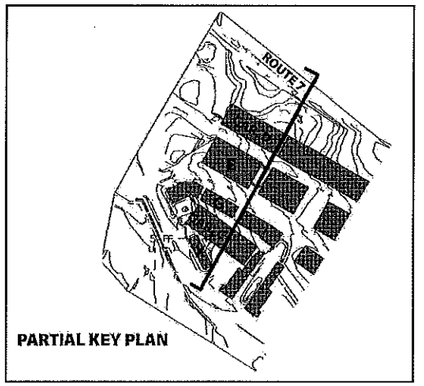


ILLUSTRATIVE ELEVATION FROM RUSSELL BRANCH





ILLUSTRATIVE CROSS-SECTION BUILDING X



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ILLUSTRATIVE ELEVATION

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SHEET 8K OF 9

Cad file name: J:\JOBS\LeesburgVillageCenter\BLDG M\CPA BLDG M\12751-THEATER TLZM ILLUSTR 8B.dwg

NOTES

1. THE PREPARER OF THIS EXHIBIT HAS NOT BEEN PROVIDED WITH A CURRENT TITLE REPORT. AS SUCH, THE PREPARER OF THIS EXHIBIT CANNOT STATE AS TO ALL EASEMENTS OR ENCUMBRANCES WHICH MAY EXIST ON THE SUBJECT PROPERTIES.
2. THIS EXHIBIT IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO BE CONSTRUED AS A BOUNDARY SURVEY, NOR DOES IT MEET THE STANDARDS OF AN ALTA/ACSM LAND TITLE SURVEY.
3. THE APPLICATION AREA INCLUDES LAND BAY A (ZONED B-4), LESS AND EXCEPT THE AREAS OF CONVERTIBLE OFFICE SPACE SHOWN IN INSTR. #20110210-0009707 AND SUBJECT TO THE DECLARATION OF CONDOMINIUM RECORDED WITH INSTR. #20110210-0009705, AND LAND BAY B (ZONED PRC). STATED LAND AREAS AREA EXCLUSIVE OF PRIOR ROAD DEDICATIONS.

AREA TABULATIONS

ZONE:	PRC (LAND BAY B)	B-4 (LAND BAY A)
	(PLANNED RESIDENTIAL)	(COMMERCIAL)
GROSS SITE AREA (SF)	918,295	1,573,325 *
GROSS SITE AREA (AC)	21.08	36.12 *

* SEE NOTE #3.

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	2077.20'	922.06'	914.51'	S 48°58'32" E	25°26'00"	468.75'
C2	4088.00'	291.87'	291.81'	N 56°18'05" W	4°05'27"	146.00'
C5	639.00'	179.65'	179.06'	N 63°05'31" W	16°06'30"	90.42'
C6	250.00'	73.70'	73.43'	S 62°42'04" E	16°53'25"	37.12'
C7	555.00'	284.41'	281.30'	S 39°34'32" E	29°21'39"	145.40'
C8	1082.00'	112.14'	112.09'	N 27°51'52" W	5°56'17"	56.12'
C9	980.00'	28.17'	28.17'	N 25°43'08" W	1°38'50"	14.09'
C10	645.00'	42.80'	42.79'	S 26°47'46" E	3°48'07"	21.41'
C11	650.00'	106.53'	106.41'	S 27°03'37" E	9°23'26"	53.39'
C12	657.00'	180.92'	180.35'	S 46°22'02" E	15°46'39"	91.04'
C13	650.00'	191.61'	190.92'	S 62°42'04" E	16°53'25"	96.51'
C14	506.00'	118.89'	118.61'	N 64°24'55" W	13°27'43"	59.72'
C15	506.00'	35.89'	35.88'	N 55°39'08" W	4°03'50"	17.95'
C16	643.00'	264.69'	262.83'	S 70°36'38" E	23°35'10"	134.25'
C17	51.50'	10.39'	10.38'	S 86°35'29" E	11°33'47"	5.21'
C18	655.00'	83.90'	83.84'	N 83°57'28" E	7°20'20"	42.01'
C19	440.50'	230.74'	228.11'	N 84°42'20" W	30°00'43"	118.08'
C20	530.00'	538.86'	515.95'	N 40°34'22" W	58°15'14"	295.32'
C21	612.00'	94.77'	94.68'	S 69°51'26" E	8°52'22"	47.48'
C22	242.27'	133.52'	131.84'	S 06°27'10" W	31°34'35"	68.50'
C23	242.27'	32.63'	32.60'	S 20°22'02" E	7°42'59"	16.34'
C24	121.24'	62.96'	62.25'	N 11°25'30" E	29°45'11"	32.21'
C25	29.50'	29.74'	28.49'	N 55°10'47" E	57°45'22"	16.27'
C26	632.00'	229.02'	227.77'	N 55°24'14" W	20°45'45"	115.78'
C27	644.00'	256.82'	255.12'	N 88°17'14" W	22°50'55"	130.14'
C28	506.00'	388.74'	379.25'	S 77°42'09" E	44°01'06"	204.53'
C29	61.00'	95.76'	86.23'	S 80°43'01" E	89°56'46"	60.94'
C30	103.00'	59.42'	58.60'	N 70°50'15" E	33°03'18"	30.56'

LINE DATA

LINE	BEARING	DISTANCE
L1	S 24°10'28" W	658.21'
L2	S 36°15'32" E	28.65'
L3	S 61°41'32" E	574.60'
L4	S 54°15'21" E	167.14'
L5	S 47°24'50" E	100.73'
L6	S 51°31'32" E	188.94'
L7	----------	----
L8	S 54°15'33" E	10.00'
L9	N 35°44'27" E	9.00'
L10	S 54°15'21" E	253.02'
L11	S 05°24'21" E	54.03'
L12	S 41°27'20" W	89.94'
L13	N 54°15'22" W	8.09'
L14	S 35°44'38" W	10.00'
L15	S 54°15'22" E	7.54'
L16	S 34°35'52" W	166.36'
L17	S 35°44'38" W	96.50'
L18	S 35°41'24" W	42.00'
L19	S 00°24'34" W	8.19'
L20	S 35°44'38" W	537.46'
L21	N 80°44'38" E	51.36'
L22	N 71°08'46" W	233.22'
L23	N 54°15'22" W	769.49'
L24	N 24°53'43" W	877.15'
L25	S 24°53'43" E	880.29'
L26	S 54°15'22" E	795.79'
L27	S 71°08'46" E	128.18'
L28	S 09°15'22" E	46.12'
L29	N 35°44'38" E	749.18'
L31	N 67°42'51" W	340.57'
L32	N 68°42'47" W	295.03'
L33	N 55°04'48" W	281.18'
L34	N 48°42'36" W	194.73'
L35	N 22°06'32" W	652.59'
L36	N 29°26'41" W	332.79'
L37	N 24°10'28" E	917.07'
L38	S 35°44'38" W	742.58'
L39	S 80°44'38" W	66.62'
L40	S 80°48'34" E	103.09'
L41	S 80°17'18" W	237.86'
L42	S 11°26'45" E	111.94'
L43	S 73°49'52" W	100.52'
L44	S 45°54'16" W	240.16'
L45	S 53°10'33" W	223.83'
L46	N 85°32'00" W	134.42'
L47	N 85°27'06" E	325.61'
L48	S 41°44'06" E	148.50'
L49	S 50°29'53" E	183.12'
L50	N 88°29'17" E	94.74'
L51	S 73°21'51" E	60.31'
L52	S 04°00'49" E	12.09'
L53	N 70°41'52" E	260.56'
L54	S 35°44'38" W	195.63'
L55	S 41°28'22" W	50.09'
L56	S 35°44'38" W	154.27'
L57	S 40°48'57" W	90.08'
L58	S 35°57'05" W	10.00'
L59	S 54°02'55" E	8.00'
L60	S 42°35'12" W	100.72'
L61	S 35°44'38" W	127.29'
L62	S 36°53'23" W	272.49'
L63	S 86°08'58" W	66.12'
L64	N 75°30'12" W	43.11'
L65	N 74°17'37" W	141.98'
L66	S 22°08'13" E	2.00'
L67	S 22°14'28" W	121.56'
L68	S 89°26'41" W	72.11'
L69	N 53°10'43" W	150.00'
L70	S 36°49'17" W	100.00'
L71	S 53°10'44" E	150.00'
L72	N 36°57'16" E	62.85'
L73	N 89°26'41" E	101.04'
L74	S 24°13'32" E	510.91'
L75	S 17°48'12" E	135.18'
L76	N 14°46'40" W	24.71'
L77	S 65°47'06" E	123.74'
L78	N 80°17'18" E	184.49'
L79	N 09°15'22" W	43.98'
L80	N 56°50'06" W	258.22'
L81	N 56°50'06" W	270.76'

+RECORDED IN INSTRUMENT #20130131-0009799
*RECORDED IN INSTRUMENT #200802270010675
**RECORDED IN INSTRUMENT #200802060006383
***RECORDED IN INSTRUMENT NUMBER 200911020073722
****RECORDED IN INSTRUMENT NUMBER 201006010031822
#RECORDED IN INSTRUMENT #200801290004861
##RECORDED IN INSTRUMENT #201006010031824

(D1) EX. STORM DRAIN EASEMENT – INSTRUMENT #200802060006383
(S1) EX. TOWN SANITARY SEWER EASEMENT – INSTRUMENT #200802060006383
(W1) EX. TOWN WATERLINE EASEMENT – INSTRUMENT #200802060006383

NO CHANGE TO THIS SHEET

COMMONWEALTH OF VIRGINIA
KEVIN P. O'CONNOR
Lic. No 1987
LAND SURVEYOR

REZONING PLAT
CATOCTIN ELECTION DISTRICT
TOWN OF LEESBURG
LOUDOUN COUNTY, VIRGINIA
SCALE: 1" = 150' DATE: MAY, 2014

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Urban, Ltd.
4200 D Technology Court
Chantilly, Virginia 20151
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www.urban-ltd.com
Planners-Engineers-Landscape Architects-Land Surveyors

Cad file name: J:\JOBS\LeesburgVillageCenter\BLDG M\CPA BLDG M\12751-THEATER TLZM PLAT 9.dwg

PRESENTED: January 26, 2016

ORDINANCE NO._____ ADOPTED: January 26, 2016

AN ORDINANCE: APPROVING CONCEPT PLAN AND PROFFER AMENDMENT TLZM 2015-0009, VILLAGE AT LEESBURG CHILD CARE CENTER, AMENDING TLZM-2014-0006 TO ALLOW A 4,480 SQUARE FOOT CHILD CARE CENTER IN A PORTION OF BUILDING M IN LAND BAY B.

WHEREAS, application has been filed by Carlyle/Cypress Leesburg I, LLC for a concept plan and proffer amendment to allow a child care center within a portion of Building M in Land Bay B of TLZM-2014-0006 as shown on the Land Use Map on Sheet 3A of the Village at Leesburg Concept Plan Amendment; and

WHEREAS, a duly advertised Planning Commission public hearing was held on December 3, 2015; and

WHEREAS, at their regular meeting of December 3, 2015 the Planning Commission recommended conditional approval of this application to the Town Council; and

WHEREAS, the Town Council held a duly advertised public hearing on this application on January 26, 2016; 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:

SECTION 1. The Rezoning Concept Plan and Proffer Amendment TLZM-2015-0009, Village at Leesburg Child Care Center, is approved subject to the proffers last dated November 30, 2015; and

A RESOLUTION: APPROVING CONCEPT PLAN AND PROFFER AMENDMENT TLZM 2015-0009, VILLAGE AT LEESBURG CHILD CARE CENTER, AMENDING TLZM-2014-0006 TO ALLOW A 4,480 SQUARE FOOT CHILD CARE CENTER IN A PORTION OF BUILDING M IN LAND BAY B.

SECTION 2. The property shall be developed in substantial conformance with the concept development plan prepared by Urban, Ltd., dated May 2015 and last revised on December 2, 2015; 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; and

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

PASSED this 26th day of January, 2016.

_____
Kelly Burk, Vice Mayor
Town of Leesburg

ATTEST:

_____
Clerk of Council