

Town of Leesburg Coversheet Instructions

A guide for filling out the required and necessary information on the new TOL-DPR 11-2013 coversheet

Coversheet



STUDIES, REFERRALS AND APPROVALS REQUIRED PRIOR TO PLAN APPROVAL

AGENCY INFORMATION	REQ.	NOT REQ.	TOC ID #	COMMENTS
1. VA MARINE RESOURCE COMMISSION	<input type="checkbox"/>	<input type="checkbox"/>		
A. CORPS OF ENGINEERS	<input type="checkbox"/>	<input type="checkbox"/>		
B. DEPT. OF ENVIRONMENTAL QUALITY	<input type="checkbox"/>	<input type="checkbox"/>		
2. FEMA	<input type="checkbox"/>	<input type="checkbox"/>		
A. FAN	<input type="checkbox"/>	<input type="checkbox"/>		
4. VDOT	<input type="checkbox"/>	<input type="checkbox"/>		
5. VA DEPT. OF HEALTH - WATER	<input type="checkbox"/>	<input type="checkbox"/>		
B. VA DEC. SEWER	<input type="checkbox"/>	<input type="checkbox"/>		
7. LOUDOUN COUNTY	<input type="checkbox"/>	<input type="checkbox"/>		
A. HEALTH DEPARTMENT	<input type="checkbox"/>	<input type="checkbox"/>		
B. FIRE MARSHAL	<input type="checkbox"/>	<input type="checkbox"/>		
C. E & S CONTROLS	<input type="checkbox"/>	<input type="checkbox"/>		
D. BUILDING PERMITS	<input type="checkbox"/>	<input type="checkbox"/>		
8. FLOOD PLAIN STUDY	<input type="checkbox"/>	<input type="checkbox"/>		
9. TRAFFIC STUDY	<input type="checkbox"/>	<input type="checkbox"/>		
10. SOILS REPORT	<input type="checkbox"/>	<input type="checkbox"/>		
11. ON SITE EASEMENTS	<input type="checkbox"/>	<input type="checkbox"/>		
A. LEGAL REVIEW 1 OR II	<input type="checkbox"/>	<input type="checkbox"/>		
B. TECHNICAL REVIEW	<input type="checkbox"/>	<input type="checkbox"/>		
C. RECORDED	<input type="checkbox"/>	<input type="checkbox"/>		
12. OFF SITE EASEMENTS	<input type="checkbox"/>	<input type="checkbox"/>		
A. LEGAL REVIEW 1 OR II	<input type="checkbox"/>	<input type="checkbox"/>		
B. TECHNICAL REVIEW	<input type="checkbox"/>	<input type="checkbox"/>		
C. RECORDED	<input type="checkbox"/>	<input type="checkbox"/>		
13. LETTERS OF PERMISSION	<input type="checkbox"/>	<input type="checkbox"/>		
14. BOARD OF ARCH. REVIEW	<input type="checkbox"/>	<input type="checkbox"/>		
15. VDOT TRAFFIC STUDY REVIEW	<input type="checkbox"/>	<input type="checkbox"/>		
16. BOARD OF ZONING APPEALS	<input type="checkbox"/>	<input type="checkbox"/>		

VICINITY MAP MAXIMUM SCALE: 1"=100'



SITE PLAN ZONING REQUIREMENTS & TABULATIONS

- ZONING _____
- PROPOSED USE: _____
- OVERLAY DISTRICT _____
- REZONING APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
- SPECIAL EXCEPTION APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
- ZONING DETERMINATION ISSUED: LMS# _____ DATE ISSUED _____
- SITE AREA _____ (SQ. FT. OF AC.)
- AREA OF STREET DESIGNATION _____ (SQ. FT. OF AC.)
- AREA OF OPEN SPACE(Required): _____ % (SQ. FT. OF AC.) Provided: _____ % (SQ. FT. OF AC.)
- AREA OF ACTIVE RECREATION OPEN SPACE(Required): _____ % (SQ. FT. OF AC.) Provided: _____ % (SQ. FT. OF AC.)
- NUMBER OF LOTS _____
- AREA OF LOTS _____ (SQ. FT. OF AC.)
- MINIMUM LOT AREA: _____ (Required): _____ (SQ. FT. OF AC.) Provided: _____ (SQ. FT. OF AC.)
- AVERAGE LOT AREA: _____ (Required): _____ (SQ. FT. OF AC.) Provided: _____ (SQ. FT. OF AC.)
- MINIMUM LOT WIDTH: _____ (Required): _____ (FT.) Provided: _____ (FT.)
- FRONT YARD REQUIREMENT: Minimum _____ (FT.) Provided: _____ (FT.)
- SIDE YARD REQUIREMENT: Minimum _____ (FT.) Provided: _____ (FT.)
- REAR YARD REQUIREMENT: Minimum _____ (FT.) Provided: _____ (FT.)
- BUILDING HEIGHT: _____ (FT.) Provided: _____ (FT.)
- PROPOSED NUMBER OF FLOORS _____
- BUILDING GROSS FLOOR AREA: Maximum _____ (SQ. FT. OF AC.) Provided: _____ (SQ. FT. OF AC.)
- FLOOR AREA RATIO (FAR): _____ Maximum _____ Provided: _____
- DENSITY: _____ Maximum _____ (D.U./AC.) Provided: _____ (D.U./AC.)

PARKING REQUIREMENTS & TABULATIONS

- TOTAL PARKING SPACES: _____ (Required): _____ Provided: _____
- TOTAL UNDEVELOPED PARKING SPACES: _____ (Required): _____ Provided: _____
- TOTAL VEH. ACCESSIBLE UNDEVELOPED PARKING SPACES: _____ (Required): _____ Provided: _____
- TOTAL UNDEVELOPED PARKING SPACES: _____ (Required): _____ Provided: _____

CONSTRUCTION DRAWINGS ZONING REQUIREMENTS & TABULATIONS

- ZONING _____
- PROPOSED USE: _____
- OVERLAY DISTRICT _____
- REZONING APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
- SPECIAL EXCEPTION APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
- ZONING DETERMINATION ISSUED: LMS# _____ DATE ISSUED _____
- AREA OF OPEN SPACE: Required: _____ % (SQ. FT. OF AC.) Provided: _____ % (SQ. FT. OF AC.)
- AREA OF ACTIVE RECREATION OPEN SPACE(Required): _____ % (SQ. FT. OF AC.) Provided: _____ % (SQ. FT. OF AC.)
- NUMBER OF LOTS _____
- AREA OF LOTS _____ (SQ. FT. OF AC.)
- AREA OF PARCEL/OUTLOT "A" _____ (SQ. FT. OF AC.)
- AREA OF PARCEL/OUTLOT "B" _____ (SQ. FT. OF AC.)
- AREA OF PARCEL/OUTLOT "C" _____ (SQ. FT. OF AC.)
- AREA OF PARCEL/OUTLOT "D" _____ (SQ. FT. OF AC.)
- AREA OF PARCEL/OUTLOT "E" _____ (SQ. FT. OF AC.)
- AREA OF STREET DESIGNATION _____ (SQ. FT. OF AC.)
- TOTAL SITE AREA _____ (SQ. FT. OF AC.)
- MINIMUM LOT AREA: Required: _____ (SQ. FT. OF AC.) Provided: _____ (SQ. FT. OF AC.)
- AVERAGE LOT AREA: Required: _____ (SQ. FT. OF AC.) Provided: _____ (SQ. FT. OF AC.)
- MINIMUM LOT WIDTH: Required: _____ (FT.) Provided: _____ (FT.)
- FRONT YARD REQUIREMENT: Minimum _____ (FT.) Provided: _____ (FT.)
- SIDE YARD REQUIREMENT: Minimum _____ (FT.) Provided: _____ (FT.)
- REAR YARD REQUIREMENT: Minimum _____ (FT.) Provided: _____ (FT.)
- BUILDING HEIGHT: Maximum _____ (FT.) Provided: _____ (FT.)
- PROPOSED NUMBER OF FLOORS _____
- DENSITY: _____ Maximum _____ (D.U./AC.) Provided: _____ (D.U./AC.)

PARKING REQUIREMENTS & TABULATIONS

- TOTAL PARKING SPACES: Required: _____ Provided: _____

PRO RATA SHARE ASSESSMENT (TOWN OF LEESBURG USE ONLY)

DATE: _____

PROJECT NAME: _____

SITE LOCATION TEL: _____

THIS SITE IS SUBJECT TO THE FOLLOWING PRO RATA FOR:

WATER _____

SANITARY SEWER _____

SEWER PERMIT TO BE PAID WITH ZONING PERMIT APPLICATIONS

STORM DRAINAGE _____

VARIATIONS OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS OR MODIFICATIONS OF THE ZONING

IS. NO.	TL REF #	CITATION	PLAN SHEET	DATE APPROVED
<input type="checkbox"/>				
<input type="checkbox"/>				
<input type="checkbox"/>				
<input type="checkbox"/>				
<input type="checkbox"/>				
<input type="checkbox"/>				
<input type="checkbox"/>				
<input type="checkbox"/>				

TOWN OF LEESBURG APPROVALS

ZONING _____

ADMINISTRATIVE _____

UTILITIES _____

RECOMMENDED FOR APPROVAL _____

CONSTRUCTION BRIDGE/OTHER PLANS _____

CONSTRUCTION BRIDGE/OTHER PLANS _____

THIS APPROVAL IS NOT A COMMITMENT TO PROVIDE PUBLIC SANITARY SEWER OR WATER.

FOR TOWN USE ONLY

FEE SCHEDULE

BASE FEE:.....> \$ _____

ACRES OR LOTS _____ \$ _____

PUBLIC IMPROVEMENTS: R/F X \$/LF=

STORM SEWER	X	=	\$
WATER MAIN	X	=	\$
CURB & GUTTER	X	=	\$
SIDEWALK	X	=	\$
SANITARY SEWER	X	=	\$
STREETS	X	=	\$
OVERLAY GRADING	X	=	\$
OTHER MAJOR FACILITIES 1% OF CONSTR COST	=	\$	
TOTAL FEE	=	\$	

NOTE: ALL REVISIONS WILL REQUIRE A REVISED FEE SCHEDULE.

SHEET INDEX

- COVER SHEET
- GENERAL NOTES
- TYPICAL DETAILS & CONSTRUCTION NOTES
- ____
- ____
- ____
- ____
- ____
- ____
- ____
- ____
- ____
- ____
- ____

STORMWATER MANAGEMENT

- WATERSEDIMENT: _____
- RETENTION PROVIDED FOR:
 - 1 - YEAR _____
 - 10 - YEAR _____
 - OTHER _____ STORM EVENT
- ADEQUATE CHANNEL:
 - 5 - YEAR _____
 - 10 - YEAR _____
 - OTHER _____ STORM EVENT

IMP REQUIRED: YES _____ NO _____

TYPE AND NUMBER OF IMP _____

TOTAL SITE AREA(ACRES) TREATED _____

LOCATION OF IMP/FACILITIES VIA VIRGINIA STATE PLANE COORDINATES(ROAD #) _____

IMP ID # _____ NORTHINGS _____ EASTINGS _____

REVISIONS PREVIOUS TO APPROVAL	DATE	DESCRIPTION

REVISIONS TO APPROVED DRAWINGS

IS. NO.	TL REF #	CITATION	PLAN SHEET	DATE APPROVED
<input type="checkbox"/>				
<input type="checkbox"/>				
<input type="checkbox"/>				
<input type="checkbox"/>				
<input type="checkbox"/>				
<input type="checkbox"/>				
<input type="checkbox"/>				
<input type="checkbox"/>				

FINAL SITE PLAN/CONSTRUCTION DRAWINGS/MAJOR SITE PLAN

TOWN OF LEESBURG

PROJECT NAME
SECTION/BLOCK
TOWN OF LEESBURG

PROJECT NUMBER
TLX-0000-0000

SHEET
1 OF


REVISED 11/2013

Fill out "TL" number as supplied by the front counter. A "TL" number can be obtained in advance of submission from Christine Favereaux @ 703-771-2772.

Add associated plan in labeled box. If more room needed add reference sheet where info can be found.

Add sheet number.

(Keep text sizes as original sizes throughout the set.)




STUDIES, REFERRALS AND APPROVALS REQUIRED PRIOR TO PLAN APPROVAL

AGENCY INFORMATION	REQ.	NOT FIN.	TOL ID #	COMMENTS
1. VA MARINE RESOURCE COMMISSION				
A. CORPS OF ENGINEERS				
B. DEPT. OF ENVIRONMENTAL QUALITY				
2. FEMA				
3. FPA				
4. VDOT				
5. VA DEPT. OF HEALTH - WATER				
6. VA DEPT. OF HEALTH - SEWER				
7. LOUDOUN COUNTY				
A. HEALTH DEPARTMENT				
B. FIRE MARSHAL				
C. E & S CONTROLS				
D. BUILDING PERMITS				
8. FLOOD PLAIN STUDY				
9. TRAFFIC STUDY				
10. SOILS REPORT				
11. ON SITE EASEMENTS				
A. LEGAL REVIEW 1 OR II				
B. TECHNICAL REVIEW				
C. RECORDED				
12. OFF SITE EASEMENTS				
A. LEGAL REVIEW 1 OR II				
B. TECHNICAL REVIEW				
C. RECORDED				
13. LETTERS OF PERMISSION				
14. BOARD OF ARCH. REVIEW				
15. VDOT TRAFFIC STUDY REVIEW				
16. BOARD OF ZONING APPEALS				

VICINITY MAP

MAXIMUM SCALE: 1"=1000'



PRO RATA SHARE ASSESSMENT

(TOWN OF LEESBURG USE ONLY)

DATE: _____

PROJECT NAME: _____

SITE LOCATION IS: _____

THIS SITE IS SUBJECT TO THE FOLLOWING PRO RATA FOR:

WATER _____

SANITARY SEWER _____

SEWER PERMIT TO BE PAID WITH ZONING PERMIT APPLICATIONS

STORM DRAINAGE _____

SITE PLAN

ZONING REQUIREMENTS & TABULATIONS

- ZONING: _____
- PROPOSED USE: _____
- OVERLAY DISTRICT: _____
- REZONING APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
- SPECIAL EXCEPTION APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
- ZONING DETERMINATION ISSUED: LMS# _____ DATE ISSUED: _____
- SITE AREA: _____ (SQ. FT. AC.)
- AREA OF STREET DESIGNATION: _____ (SQ. FT. AC.)
- AREA OF OPEN SPACE/REQUIRED: % _____ (SQ. FT. AC.) PROVIDED: % _____ (SQ. FT. AC.)
- AREA OF ACTIVE RECREATION OPEN SPACE/REQUIRED: % _____ (SQ. FT. AC.) PROVIDED: % _____ (SQ. FT. AC.)
- NUMBER OF LOTS: _____
- AREA OF LOTS: _____ (SQ. FT. AC.)
- MINIMUM LOT AREA: _____ (SQ. FT. AC.)
- AVERAGE LOT AREA: _____ (SQ. FT. AC.)
- MINIMUM LOT WIDTH: _____ (FT.)
- FRONT YARD REQUIREMENT: MINIMUM: _____ (FT.) PROVIDED: _____ (FT.)
- SIDE YARD REQUIREMENT: MINIMUM: _____ (FT.) PROVIDED: _____ (FT.)
- REAR YARD REQUIREMENT: MINIMUM: _____ (FT.) PROVIDED: _____ (FT.)
- BUILDING HEIGHT: _____ (FT.) PROVIDED: _____ (FT.)
- PROPOSED NUMBER OF FLOORS: _____
- BUILDING UNOBS. FLOOR AREA: MAXIMUM: _____ (SQ. FT. AC.) PROVIDED: _____ (SQ. FT. AC.)
- FLOOR AREA RATIO (FAR): _____ MAXIMUM: _____ PROVIDED: _____
- DENSITY: _____ MAXIMUM: _____ (D.U./AC.) PROVIDED: _____ (D.U./AC.)

PARKING REQUIREMENTS & TABULATIONS

- TOTAL PARKING SPACES: _____ REQUIRED: _____ PROVIDED: _____
- TOTAL UNDEVELOPPED PARKING SPACES: _____ REQUIRED: _____ PROVIDED: _____
- TOTAL VEH. ACCESSIBLE UNDEVELOPPED PARKING SPACES: _____ REQUIRED: _____ PROVIDED: _____
- TOTAL EXISTING PARKING SPACES: _____ REQUIRED: _____ PROVIDED: _____

CONSTRUCTION DRAWINGS

ZONING REQUIREMENTS & TABULATIONS

- ZONING: _____
- PROPOSED USE: _____
- OVERLAY DISTRICT: _____
- REZONING APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
- SPECIAL EXCEPTION APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
- ZONING DETERMINATION ISSUED: LMS# _____ DATE ISSUED: _____
- AREA OF OPEN SPACE: REQUIRED: % _____ (SQ. FT. AC.) PROVIDED: % _____ (SQ. FT. AC.)
- AREA OF ACTIVE RECREATION OPEN SPACE/REQUIRED: % _____ (SQ. FT. AC.) PROVIDED: % _____ (SQ. FT. AC.)
- NUMBER OF LOTS: _____
- AREA OF LOTS: _____ (SQ. FT. AC.)
- AREA OF PARCEL/OUTLOT "A": _____ (SQ. FT. AC.)
- AREA OF PARCEL/OUTLOT "B": _____ (SQ. FT. AC.)
- AREA OF PARCEL/OUTLOT "C": _____ (SQ. FT. AC.)
- AREA OF PARCEL/OUTLOT "D": _____ (SQ. FT. AC.)
- AREA OF PARCEL/OUTLOT "E": _____ (SQ. FT. AC.)
- AREA OF STREET DESIGNATION: _____ (SQ. FT. AC.)
- TOTAL SITE AREA: _____ (SQ. FT. AC.)
- MINIMUM LOT AREA: REQUIRED: _____ (SQ. FT. AC.) PROVIDED: _____ (SQ. FT. AC.)
- AVERAGE LOT AREA: REQUIRED: _____ (SQ. FT. AC.) PROVIDED: _____ (SQ. FT. AC.)
- MINIMUM LOT WIDTH: REQUIRED: _____ (FT.) PROVIDED: _____ (FT.)
- FRONT YARD REQUIREMENT: MINIMUM: _____ (FT.) PROVIDED: _____ (FT.)
- SIDE YARD REQUIREMENT: MINIMUM: _____ (FT.) PROVIDED: _____ (FT.)
- REAR YARD REQUIREMENT: MINIMUM: _____ (FT.) PROVIDED: _____ (FT.)
- BUILDING HEIGHT: MAXIMUM: _____ (FT.) PROVIDED: _____ (FT.)
- PROPOSED NUMBER OF FLOORS: _____
- DENSITY: MAXIMUM: _____ (D.U./AC.) PROVIDED: _____ (D.U./AC.)

PARKING REQUIREMENTS & TABULATIONS

- TOTAL PARKING SPACES: _____ REQUIRED: _____ PROVIDED: _____

FEE SCHEDULE

BASE FEE: _____ = \$ _____

ACRES OR LOTS: _____ = \$ _____

PUBLIC IMPROVEMENTS: #LF X \$/LF = \$ _____

STORM SEWER	X	= \$
WATER MAIN	X	= \$
CURB & GUTTER	X	= \$
SIDEWALK	X	= \$
SANITARY SEWER	X	= \$
STREETS	X	= \$
OVERLAY GRADING	X	= \$

OTHER MAJOR FACILITIES 1% OF CONST COST = \$ _____

TOTAL FEE = \$ _____

NOTE: ALL REVISIONS WILL REQUIRE A REVISED FEE SCHEDULE.

SHEET INDEX

1. COVER SHEET	
2. GENERAL NOTES	
3. TYPICAL DETAILS & CONSTRUCTION NOTES	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
11.	
12.	
13.	
14.	
15.	

STORMWATER MANAGEMENT

1. WATERSED: _____

2. DETENTION PROVIDED FOR: _____

3. ADEQUATE CHANNEL: _____

IMP. REQUIRED: YES _____ NO _____

TOTAL SITE AREA/AREA(TREATED): _____

IMP. ID # _____ NORTHINGS _____ EASTINGS _____

TOWN OF LEESBURG APPROVALS

ZONING: _____

ADMINISTRATIVE: _____

UTILITIES: _____

RECOMMENDED FOR APPROVAL: _____

CONSTRUCTION SCHEDULE/OTHER PLANS: _____

FOR TOWN USE ONLY

PROFESSIONAL SEAL: _____

DATE: _____

FINAL SITE PLAN/CONSTRUCTION DRAWINGS/MAJOR SITE PLAN

PROJECT NAME

SECTION/BLOCK

TOWN OF LEESBURG

PROJECT NUMBER

TLX-0000-0000

SHEET

1 OF

ASSOCIATED PLAN NUMBER: _____

TOWN NUMBER

SHEET


1 OF

Pick from the titles what type of plan is being prepared, pick only one. For example title could be:

- "Final Site Plan"
- "Construction Drawings"
- "Minor Site Plan"

or other as determined at pre submission meeting.

Add the project name and other legal information here. Text sizes in this box can be modified. No text less than 0.10".




STUDIES, REFERRALS AND APPROVALS REQUIRED PRIOR TO PLAN APPROVAL

AGENCY INFORMATION	REQ.	NOT FIN.	TOL ID #	COMMENTS
1. VA MARINE RESOURCE COMMISSION				
A. CORPS OF ENGINEERS				
B. DEPT. OF ENVIRONMENTAL QUALITY				
2. FEMA				
3. FAN				
4. VDOT				
5. VA DEPT. OF HEALTH - WATER				
6. VA DEPT. OF HEALTH - SEWER				
7. LOUDOUN COUNTY				
A. HEALTH DEPARTMENT				
B. FIRE MARSHAL				
C. E & S CONTROLS				
D. BUILDING PERMITS				
8. FLOOD PLAIN STUDY				
9. TRAFFIC STUDY				
10. SOILS REPORT				
11. ON SITE EASMENTS				
A. LEGAL REVIEW 1 OR II				
B. TECHNICAL REVIEW				
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B. TECHNICAL REVIEW				
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15. VDOT TRAFFIC STUDY REVIEW				
16. BOARD OF ZONING APPEALS				

VICINITY MAP

MAXIMUM SCALE: 1"=1000'



PRO RATA SHARE ASSESSMENT

(TOWN OF LEESBURG USE ONLY)

DATE: _____

PROJECT NAME: _____

SITE LOCATION IS: _____

THIS SITE IS SUBJECT TO THE FOLLOWING PRO RATA FOR:

WATER _____

SANITARY SEWER _____

SEWER PERMIT TO BE PAID WITH ZONING PERMIT APPLICATIONS

STORM DRAINAGE _____

SITE PLAN

ZONING REQUIREMENTS & TABULATIONS

- ZONING: _____
- PROPOSED USE: _____
- OVERLAY DISTRICT: _____
- REZONING APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
- SPECIAL EXCEPTION APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
- ZONING DETERMINATION ISSUED: LMS# _____ DATE ISSUED: _____
- SITE AREA: _____ (SQ. FT. OF AC.)
- AREA OF STREET DESIGNATION: _____ (SQ. FT. OF AC.)
- AREA OF OPEN SPACE/REQUIRED: % _____ (SQ. FT. OF AC.) PROVIDED: % _____ (SQ. FT. OF AC.)
- AREA OF ACTIVE RECREATION OPEN SPACE/REQUIRED: % _____ (SQ. FT. OF AC.) PROVIDED: % _____ (SQ. FT. OF AC.)
- NUMBER OF LOTS: _____
- MINIMUM LOT AREA: _____ (SQ. FT. OF AC.)
- MINIMUM LOT AREA: _____ (SQ. FT. OF AC.)
- AVERAGE LOT AREA: _____ (SQ. FT. OF AC.)
- MINIMUM LOT WIDTH: _____ (FT.)
- MINIMUM LOT WIDTH: _____ (FT.)
- FRONT YARD REQUIREMENT: MINIMUM: _____ (FT.) PROVIDED: _____ (FT.)
- SIDE YARD REQUIREMENT: MINIMUM: _____ (FT.) PROVIDED: _____ (FT.)
- REAR YARD REQUIREMENT: MINIMUM: _____ (FT.) PROVIDED: _____ (FT.)
- BUILDING HEIGHT: _____ (FT.) PROVIDED: _____ (FT.)
- PROPOSED NUMBER OF FLOORS: _____
- BUILDING UNOBS. FLOOR AREA: MAXIMUM: _____ (SQ. FT. OF AC.) PROVIDED: _____ (SQ. FT. OF AC.)
- FLOOR AREA RATIO (FAR): _____ MAXIMUM: _____ PROVIDED: _____
- DENSITY: _____ (D.U./AC.) MAXIMUM: _____ (D.U./AC.) PROVIDED: _____

PARKING REQUIREMENTS & TABULATIONS

- TOTAL PARKING SPACES: _____ (REQUIRED) _____ (PROVIDED)
- TOTAL UNDEVELOPPED PARKING SPACES: _____ (REQUIRED) _____ (PROVIDED)
- TOTAL VEH. ACCESSIBLE UNDEVELOPPED PARKING SPACES: _____ (REQUIRED) _____ (PROVIDED)
- TOTAL LOADING PARKING SPACES: _____ (REQUIRED) _____ (PROVIDED)

CONSTRUCTION DRAWINGS

ZONING REQUIREMENTS & TABULATIONS

- ZONING: _____
- PROPOSED USE: _____
- OVERLAY DISTRICT: _____
- REZONING APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
- SPECIAL EXCEPTION APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
- ZONING DETERMINATION ISSUED: LMS# _____ DATE ISSUED: _____
- AREA OF OPEN SPACE: REQUIRED: % _____ (SQ. FT. OF AC.) PROVIDED: % _____ (SQ. FT. OF AC.)
- AREA OF ACTIVE RECREATION OPEN SPACE/REQUIRED: % _____ (SQ. FT. OF AC.) PROVIDED: % _____ (SQ. FT. OF AC.)
- NUMBER OF LOTS: _____
- AREA OF PARCEL/OUTLOT "A": _____ (SQ. FT. OF AC.)
- AREA OF PARCEL/OUTLOT "B": _____ (SQ. FT. OF AC.)
- AREA OF PARCEL/OUTLOT "C": _____ (SQ. FT. OF AC.)
- AREA OF PARCEL/OUTLOT "D": _____ (SQ. FT. OF AC.)
- AREA OF PARCEL/OUTLOT "E": _____ (SQ. FT. OF AC.)
- AREA OF STREET DESIGNATION: _____ (SQ. FT. OF AC.)
- TOTAL SITE AREA: _____ (SQ. FT. OF AC.)
- MINIMUM LOT AREA: REQUIRED: _____ (SQ. FT. OF AC.) PROVIDED: _____ (SQ. FT. OF AC.)
- AVERAGE LOT AREA: REQUIRED: _____ (SQ. FT. OF AC.) PROVIDED: _____ (SQ. FT. OF AC.)
- MINIMUM LOT WIDTH: REQUIRED: _____ (FT.) PROVIDED: _____ (FT.)
- FRONT YARD REQUIREMENT: MINIMUM: _____ (FT.) PROVIDED: _____ (FT.)
- SIDE YARD REQUIREMENT: MINIMUM: _____ (FT.) PROVIDED: _____ (FT.)
- REAR YARD REQUIREMENT: MINIMUM: _____ (FT.) PROVIDED: _____ (FT.)
- BUILDING HEIGHT: MAXIMUM: _____ (FT.) PROVIDED: _____ (FT.)
- PROPOSED NUMBER OF FLOORS: _____
- DENSITY: MINIMUM: _____ (D.U./AC.) PROVIDED: _____ (D.U./AC.)

PARKING REQUIREMENTS & TABULATIONS

- TOTAL PARKING SPACES: REQUIRED: _____ PROVIDED: _____

FEE SCHEDULE

BASE FEE: _____ = \$ _____

ACRES OR LOTS: _____ = \$ _____

PUBLIC IMPROVEMENTS: #LF X \$/LF = \$ _____

STORM SEWER	X	=	\$
WATER MAIN	X	=	\$
CURB & GUTTER	X	=	\$
SIDEWALK	X	=	\$
SANITARY SEWER	X	=	\$
STREETS	X	=	\$
OVERHEAD GRADING	X	=	\$

OTHER MAJOR FACILITIES 1% OF CONSTR COST = \$ _____

TOTAL FEE = \$ _____

NOTE: ALL REVISIONS WILL REQUIRE A REVISED FEE SCHEDULE.

SHEET INDEX

- COVER SHEET
- GENERAL NOTES
- CONSTRUCTION DRAWINGS/OTHER PLANS
- TYPICAL DETAILS & CONSTRUCTION NOTES
-
-
-
-
-
-
-
-
-
-
-

STORMWATER MANAGEMENT

- WATERSED: _____
- RETENTION PROVIDED FOR:
 - 1 - YEAR _____
 - 10 - YEAR _____
 - OTHER _____ STORM EVENT
- ADEQUATE CHANNEL:
 - 1 - YEAR _____
 - 10 - YEAR _____
 - OTHER _____ STORM EVENT

IMP. REQUIRED: YES _____ NO _____

TYPE AND NUMBER OF IMP: _____

TOTAL SITE AREA/AREA TREATED: _____

LOCATION OF IMP FACILITIES VIA VIRGINIA STATE PLANE COORDINATES (NAD 83)

IMP ID # _____ NORTHINGS _____ EASTINGS _____

IMP ID # _____ NORTHINGS _____ EASTINGS _____

REVISIONS PRIOR TO APPROVAL	DATE	DESCRIPTION	REVISIONS TO APPROVED DRAWINGS	DATE	REVISION NUMBER	REASON

TOWN OF LEESBURG APPROVALS

ZONING: _____

ADMINISTRATIVE: _____

UTILITIES: _____

RECOMMENDED FOR APPROVAL: _____

CONSTRUCTION SCHEDULE/OTHER PLANS: _____

THIS APPROVAL IS NOT A COMMITMENT TO PROVIDE PUBLIC SANITARY SEWER OR WATER.

FOR TOWN USE ONLY

PROFESSIONAL SEAL, SIGNATURE & DATE: _____

PROJECT NAME: _____

ADDRESS: _____

OWNER: _____

DEVELOPER: _____

ENGINEER: _____

CERTIFICATE OF NO OBSTACLE (FOR REVISIONS TO APPROVED PLANS)

I, _____ (Subscribing engineer) certify that no other changes have been made on the plan or profile except those noted in revision block below.

DATE: _____

PROJECT NAME
SECTION/BLOCK
TOWN OF LEESBURG

FINAL SITE PLAN/CONSTRUCTION DRAWINGS/MINOR SITE PLAN

PROJECT NUMBER: TLX-0000-0000

SHEET 1 OF 1

Add engineering consultant information here. No text less than 0.10".



STUDIES, REFERRALS AND APPROVALS REQUIRED PRIOR TO PLAN APPROVAL

AGENCY INFORMATION	REQ.	NOT DUE	TOL ID #	COMMENTS
1. VA MARINE RESOURCE COMMISSION				
A. CORPS OF ENGINEERS				
B. DEPT. OF ENVIRONMENTAL QUALITY				
2. FEMA				
3. FPA				
4. VDOT				
5. VA DEPT. OF HEALTH - WATER				
6. VA DEPT. OF HEALTH - SEWER				
7. LOUDOUN COUNTY				
A. HEALTH DEPARTMENT				
B. FIRE MARSHAL				
C. H.A.S. CONTROLS				
D. BUILDING PERMITS				
E. FLOOD PLAIN STUDY				
F. TRAFFIC STUDY				
10. SOILS REPORT				
11. ON SITE EASMENTS				
A. LEGAL REVIEW 1 OR II				
B. TECHNICAL REVIEW				
C. RECORDED				
12. OFF SITE EASMENTS				
A. LEGAL REVIEW 1 OR II				
B. TECHNICAL REVIEW				
C. RECORDED				
13. LETTERS OF PERMISSION				
14. BOARD OF ARCH. REVIEW				
15. VDOT TRAFFIC STUDY REVIEW				
16. BOARD OF ZONING APPEALS				

VICINITY MAP
MAXIMUM SCALE: 1"=1000'

**SITE PLAN
ZONING REQUIREMENTS & TABULATIONS**

- ZONING _____
- PROPOSED USE: _____
- OVERLAY DISTRICT _____
- REZONING APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
- SPECIAL EXCEPTION APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
- ZONING DETERMINATION ISSUED: LMS# _____ DATE ISSUED: _____
- SITE AREA _____ (SQ. FT. AC.)
- AREA OF STREET DEVIATION _____ (SQ. FT. AC.)
- AREA OF OPEN SPACE/REQUIRED: % _____ (SQ. FT. AC.) PROVIDED: % _____ (SQ. FT. AC.)
- AREA OF ACTIVE RECREATION OPEN SPACE/REQUIRED: % _____ (SQ. FT. AC.) PROVIDED: % _____ (SQ. FT. AC.)
- NUMBER OF LOTS _____
- AREA OF LOTS _____ (SQ. FT. AC.)
- MINIMUM LOT AREA: _____ Required: _____ (SQ. FT. AC.) PROVIDED: _____ (SQ. FT. AC.)
- AVERAGE LOT AREA: _____ Required: _____ (SQ. FT. AC.) PROVIDED: _____ (SQ. FT. AC.)
- MINIMUM LOT WIDTH: _____ Required: _____ (FT.) PROVIDED: _____ (FT.)
- FRONT YARD REQUIREMENT: MINIMUM: _____ (FT.) PROVIDED: _____ (FT.)
- SIDE YARD REQUIREMENT: MINIMUM: _____ (FT.) PROVIDED: _____ (FT.)
- REAR YARD REQUIREMENT: MINIMUM: _____ (FT.) PROVIDED: _____ (FT.)
- BUILDING HEIGHT: _____ Maximum: _____ (FT.) PROVIDED: _____ (FT.)
- PROPOSED NUMBER OF FLOORS _____
- BUILDING GROSS FLOOR AREA: MAXIMUM: _____ (SQ. FT. AC.) PROVIDED: _____ (SQ. FT. AC.)
- FLOOR AREA RATIO (FAR): _____ Maximum: _____ PROVIDED: _____
- DENSITY: _____ Maximum: _____ (D.U./AC.) PROVIDED: _____ (D.U./AC.)

PARKING REQUIREMENTS & TABULATIONS

- TOTAL PARKING SPACES: _____ Required: _____ PROVIDED: _____
- TOTAL UNDEVELOPPED PARKING SPACES: _____ Required: _____ PROVIDED: _____
- TOTAL VEHICULAR ACCESSIBLE UNDEVELOPPED PARKING SPACES: _____ Required: _____ PROVIDED: _____
- TOTAL LOADING PARKING SPACES: _____ Required: _____ PROVIDED: _____

**CONSTRUCTION DRAWINGS
ZONING REQUIREMENTS & TABULATIONS**

- ZONING _____
- PROPOSED USE: _____
- OVERLAY DISTRICT _____
- REZONING APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
- SPECIAL EXCEPTION APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
- ZONING DETERMINATION ISSUED: LMS# _____ DATE ISSUED: _____
- AREA OF OPEN SPACE: Required: % _____ (SQ. FT. AC.) PROVIDED: % _____ (SQ. FT. AC.)
- AREA OF ACTIVE RECREATION OPEN SPACE/REQUIRED: % _____ (SQ. FT. AC.) PROVIDED: % _____ (SQ. FT. AC.)
- NUMBER OF LOTS _____
- AREA OF LOTS _____ (SQ. FT. AC.)
- AREA OF PARCEL/OUTLOT "A" _____ (SQ. FT. AC.)
- AREA OF PARCEL/OUTLOT "B" _____ (SQ. FT. AC.)
- AREA OF PARCEL/OUTLOT "C" _____ (SQ. FT. AC.)
- AREA OF PARCEL/OUTLOT "D" _____ (SQ. FT. AC.)
- AREA OF PARCEL/OUTLOT "E" _____ (SQ. FT. AC.)
- AREA OF STREET DEVIATION _____ (SQ. FT. AC.)
- TOTAL SITE AREA: _____ (SQ. FT. AC.)
- MINIMUM LOT AREA: Required: _____ (SQ. FT. AC.) PROVIDED: _____ (SQ. FT. AC.)
- AVERAGE LOT AREA: Required: _____ (SQ. FT. AC.) PROVIDED: _____ (SQ. FT. AC.)
- MINIMUM LOT WIDTH: Required: _____ (FT.) PROVIDED: _____ (FT.)
- FRONT YARD REQUIREMENT: MINIMUM: _____ (FT.) PROVIDED: _____ (FT.)
- SIDE YARD REQUIREMENT: MINIMUM: _____ (FT.) PROVIDED: _____ (FT.)
- REAR YARD REQUIREMENT: MINIMUM: _____ (FT.) PROVIDED: _____ (FT.)
- BUILDING HEIGHT: MAXIMUM: _____ (FT.) PROVIDED: _____ (FT.)
- PROPOSED NUMBER OF FLOORS _____
- DENSITY: _____ Maximum: _____ (D.U./AC.) PROVIDED: _____ (D.U./AC.)

PARKING REQUIREMENTS & TABULATIONS

- TOTAL PARKING SPACES: Required: _____ PROVIDED: _____

**PRO RATA SHARE ASSESSMENT
(TOWN OF LEESBURG USE ONLY)**

DATE: _____
PROJECT NAME: _____
SITE LOCATION IS: _____
THIS SITE IS SUBJECT TO THE FOLLOWING PRO RATA FOR:
 WATER _____
 SANITARY SEWER _____
 SEWER PERMIT TO BE PAID WITH ZONING PERMIT APPLICATIONS
 STORM DRAINAGE _____

FEE SCHEDULE

BASE FEE: _____ \$
ACRES OR LOTS _____ X _____ \$
PUBLIC IMPROVEMENTS: #LF X \$/LF = \$
STORM SEWER _____ X _____ \$
WATER MAIN _____ X _____ \$
CURB & GUTTER _____ X _____ \$
SIDEWALK _____ X _____ \$
SANITARY SEWER _____ X _____ \$
STREETS _____ X _____ \$
OVERLAY GRADING _____ X _____ \$
OTHER MAJOR FACILITIES 1% OF CONSTR COST = \$
TOTAL FEE = \$ _____
NOTE: ALL REVISIONS WILL REQUIRE A REVISED FEE SCHEDULE.

SHEET INDEX

- COVER SHEET
- GENERAL NOTES
- TYPICAL DETAILS & CONSTRUCTION NOTES
- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

STORMWATER MANAGEMENT

1. WATERSEDIMENT: _____
2. DETENTION PROVIDED FOR: _____
5 - YEAR _____ STORM EVENT
10 - YEAR _____ STORM EVENT
3. ADEQUATE CHANNEL: _____
5 - YEAR _____ STORM EVENT
10 - YEAR _____ STORM EVENT
OTHER _____ STORM EVENT
IMP. REQUIRED: YES _____ NO _____
TYPE AND NUMBER OF IMP: _____
TOTAL SITE AREA/AREA TREATED: _____
LOCATION OF IMP FACILITIES VIA VIRGINIA STATE PLANE COORDINATES (NAD 83)
IMP ID # _____ NORTHINGS EASTINGS IMP ID # _____ NORTHINGS EASTINGS

REVISIONS TO APPROVED DRAWINGS

DATE	DESCRIPTION	DATE	REVISION NUMBER	REVISIONS TO APPROVED DRAWINGS

VARIATIONS OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS OR MODIFICATIONS OF THE ZONING

ID NO.	T.O. REF #	CITATION	PLAN SHEET	DATE APPROVED

MODIFICATION OR INTERPRETATION OF DCSM BY THE DIRECTOR OF PLANNING

ID NO.	T.O. REF #	CITATION	PLAN SHEET	DATE APPROVED

TOWN OF LEESBURG APPROVALS

ZONING _____
ADMINISTRATIVE _____
ADMINISTRATIVE RESOLUTION # _____
ADMINISTRATIVE ORDER NUMBER _____
UTILITIES _____
RECOMMENDED FOR APPROVAL _____ DATE _____
PROJECT MANAGER/DIRECTOR/COMPL. _____ DATE _____
CONSTRUCTION SUPERVISOR/OTHER PLANS _____ DATE _____
DIRECTOR OF PLANNING _____ DATE _____
FOR TOWN USE ONLY
PROFESSIONAL SEAL, SIGNATURE & DATE _____

PROJECT NAME

WATERSEDIMENT: _____
OPEN # _____
OFFICER: _____ ADDRESS INCLUDE IMP CODE & TELEPHONE NUMBER
DEVELOPER: _____ ADDRESS INCLUDE IMP CODE & TELEPHONE NUMBER
ENGINEER: _____ ADDRESS INCLUDE IMP CODE & TELEPHONE NUMBER


CERTIFICATE OF NO CHANCE (FOR REVISIONS TO APPROVED PLANS)

I, _____ (Subdividing engineer) certify that no other changes have been made on the plan or profile except those outlined in revision block below.

ENGINEER _____ DATE _____

FINAL SITE PLAN/CONSTRUCTION DRAWINGS/MAJOR SITE PLAN
 PROJECT NAME SECTION/BLOCK
 TOWN OF LEESBURG
 ELECTRONIC SERVICE
TLX-0000-0000
 SHEET 1 OF 1

Move the marker to the appropriate column as necessary and add supporting information about required information to the space at right. Additional spaces for plats, reports, studies, determinations, etc... This information is required to be shown for plan approval.



STUDIES, REFERRALS AND APPROVALS REQUIRED PRIOR TO PLAN APPROVAL

AGENCY INFORMATION	REQ.	NOT FULF.	TOL. ID #	COMMENTS
1. VA MARINE RESOURCE COMMISSION				
A. CORPS OF ENGINEERS				
B. DEPT. OF ENVIRONMENTAL QUALITY				
2. FEMA				
3. FPA				
4. VDOT				
5. VA DEPT. OF HEALTH - WATER				
6. VA DEPT. OF HEALTH - SEWER				
7. LOUDOUN COUNTY				
A. HEALTH DEPARTMENT				
B. FIRE MARSHAL				
C. H & B CONTROLS				
D. BUILDING PERMITS				
8. FLOOD PLAIN STUDY				
9. TRAFFIC STUDY				
10. SOILS REPORT				
11. ON SITE EASMENTS				
A. LEGAL REVIEW 1 OR II				
B. TECHNICAL REVIEW				
C. RECORDED				
12. OFF SITE EASMENTS				
A. LEGAL REVIEW 1 OR II				
B. TECHNICAL REVIEW				
C. RECORDED				
13. LETTERS OF PERMISSION				
14. BOARD OF ARCH. REVIEW				
15. VDOT TRAFFIC STUDY REVIEW				
16. BOARD OF ZONING APPEALS				

VICINITY MAP

MAXIMUM SCALE: 1"=1000'

CONSTRUCTION DRAWINGS

ZONING REQUIREMENTS & TABULATIONS

SITE PLAN

DATE: _____

PRO RATA SHARE ASSESSMENT

(TOWN OF LEESBURG USE ONLY)

DATE: _____

PROJECT NAME: _____

SITE LOCATION IS: _____

THIS SITE IS SUBJECT TO THE FOLLOWING PRO RATA FOR:

WATER _____

SANITARY SEWER _____

SEWER PERMIT TO BE PAID WITH ZONING PERMIT APPLICATIONS

STORM DRAINAGE _____

VARIATIONS OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS OR MODIFICATION OF THE ZONING

ID. NO.	T.L. REF #	CITATION	PLAN SHEET	DATE APPROVED

MODIFICATION OR INTERPRETATION OF DCSM BY THE DIRECTOR OF PLANNING

ID. NO.	T.L. REF #	CITATION	PLAN SHEET	DATE APPROVED

FEE SCHEDULE

BASE FEE: _____ = \$ _____

ACRES OR LOTS _____ = \$ _____

PUBLIC IMPROVEMENTS: #LF X \$/LF = \$ _____

STORM SEWER	X	= \$
WATER MAIN	X	= \$
CURB & GUTTER	X	= \$
SUBURBAN SANITARY SEWER	X	= \$
STREETS	X	= \$
OVERLAY GRADING	X	= \$

OTHER MAJOR FACILITIES 1% OF CONST COST = \$ _____

TOTAL FEE = \$ _____

NOTE: ALL REVISIONS WILL REQUIRE A REVISED FEE SCHEDULE.

SHEET INDEX

1. COVER SHEET	
2. GENERAL NOTES	
3. TYPICAL DETAILS & CONSTRUCTION NOTES	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
11.	
12.	
13.	
14.	
15.	

STORMWATER MANAGEMENT

1. WATERSEDIMENT: _____

2. DETENTION PROVIDED FOR: _____

5 - YEAR _____ STORM EVENT

10 - YEAR _____ STORM EVENT

OTHER _____ STORM EVENT

3. ADEQUATE CHANNEL: _____

5 - YEAR _____ STORM EVENT

10 - YEAR _____ STORM EVENT

OTHER _____ STORM EVENT

IMP. REQUIRED: YES _____ NO _____

TYPE AND NUMBER OF IMP. _____

TOTAL SITE AREA/AREA TREATED: _____

LOCATION OF IMP. FACILITIES VIA VIRGINIA STATE PLANE COORDINATES (NAD 83)

IMP. ID # _____ NORTHINGS _____ EASTINGS _____

IMP. ID # _____ NORTHINGS _____ EASTINGS _____

OTHER _____

TOWN OF LEESBURG APPROVALS

ZONING: _____

ADMINISTRATIVE: _____

RESOLUTION # _____

DATE: _____

UTILITIES: _____

RECOMMENDED FOR APPROVAL: _____ DATE: _____

PROJECT MANAGER/DIRECTOR/COMD: _____ DATE: _____

CONSTRUCTION SUPERVISOR/OTHER PLANS: _____

CONTRACTOR OF PLAN REVIEW: _____

THIS APPROVAL IS NOT A COMMITMENT TO PROVIDE PUBLIC SANITARY SEWER OR WATER.

FOR TOWN USE ONLY

PROFESSIONAL SEAL: _____

RESIGNATURE & DATE: _____

PROJECT NAME: _____

ADDRESS: _____

OPEN #: _____

OFFICER: _____ ADDRESS INCLUDE IMP CODE & TELEPHONE NUMBER

DEVELOPER: _____ ADDRESS INCLUDE IMP CODE & TELEPHONE NUMBER

ENGINEER: _____ ADDRESS INCLUDE IMP CODE & TELEPHONE NUMBER

CERTIFICATE OF NO OBSTACLE (FOR REVISIONS TO APPROVED PLANS)

I, _____ (Subscribing engineer) certify that no other changes have been made on the plan or profile except those outlined in revision block below.

REVISION: _____ DATE: _____

REVISIONS TO APPROVED DRAWINGS

NO.	DATE	REVISION	REASON

PARKING REQUIREMENTS & TABULATIONS

1) TOTAL PARKING SPACES: Required: _____ Provided: _____

2) TOTAL UNDEVELOPPED PARKING SPACES: Required: _____ Provided: _____

3) TOTAL VEH. ACCESSIBLE UNDEVELOPPED PARKING SPACES: Required: _____ Provided: _____

4) TOTAL EXISTING PARKING SPACES: Required: _____ Provided: _____

PARKING REQUIREMENTS & TABULATIONS

1) TOTAL PARKING SPACES: Required: _____ Provided: _____

2) DENSITY: Minimum: _____ (D.U./AC.) Provided: _____ (D.U./AC.)

PARKING REQUIREMENTS & TABULATIONS

1) ZONING: _____

2) PROPOSED USE: _____

3) OVERLAY DISTRICT: _____

4) REZONING APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____

5) SPECIAL EXCEPTION APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____

6) ZONING DETERMINATION ISSUED: LMS# _____ DATE ISSUED: _____

7) SITE AREA: _____ (SQ. FT. OF AC.)

8) AREA OF STREET DESIGNATION: _____ (SQ. FT. OF AC.)

9) AREA OF OPEN SPACE: Required: _____ % (SQ. FT. OF AC.) Provided: _____ % (SQ. FT. OF AC.)

10) AREA OF ACTIVE RECREATION OPEN SPACE: Required: _____ % (SQ. FT. OF AC.) Provided: _____ % (SQ. FT. OF AC.)

11) NUMBER OF LOTS: _____

12) MINIMUM LOT AREA: _____ (SQ. FT. OF AC.)

13) AVERAGE LOT AREA: _____ (SQ. FT. OF AC.)

14) MINIMUM LOT WIDTH: _____ (FT.)

15) FRONT YARD REQUIREMENT: Minimum: _____ (FT.) Provided: _____ (FT.)

16) SIDE YARD REQUIREMENT: Minimum: _____ (FT.) Provided: _____ (FT.)

17) REAR YARD REQUIREMENT: Minimum: _____ (FT.) Provided: _____ (FT.)

18) BUILDING HEIGHT: _____ (FT.)

19) PROPOSED NUMBER OF FLOORS: _____

20) BUILDING UNOCCUPIED FLOOR AREA: Maximum: _____ (SQ. FT. OF AC.) Provided: _____ (SQ. FT. OF AC.)

21) FLOOR AREA RATIO (FAR): _____ (D.U./AC.) Provided: _____ (D.U./AC.)

22) DENSITY: _____ (D.U./AC.) Provided: _____ (D.U./AC.)

PARKING REQUIREMENTS & TABULATIONS

1) ZONING: _____

2) PROPOSED USE: _____

3) OVERLAY DISTRICT: _____

4) REZONING APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____

5) SPECIAL EXCEPTION APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____

6) ZONING DETERMINATION ISSUED: LMS# _____ DATE ISSUED: _____

7) AREA OF OPEN SPACE: Required: _____ % (SQ. FT. OF AC.) Provided: _____ % (SQ. FT. OF AC.)

8) AREA OF ACTIVE RECREATION OPEN SPACE: Required: _____ % (SQ. FT. OF AC.) Provided: _____ % (SQ. FT. OF AC.)

9) NUMBER OF LOTS: _____

10) AREA OF LOTS: _____ (SQ. FT. OF AC.)

11) AREA OF PARCEL/OUTLOT "A": _____ (SQ. FT. OF AC.)

12) AREA OF PARCEL/OUTLOT "B": _____ (SQ. FT. OF AC.)

13) AREA OF PARCEL/OUTLOT "C": _____ (SQ. FT. OF AC.)

14) AREA OF PARCEL/OUTLOT "D": _____ (SQ. FT. OF AC.)

15) AREA OF PARCEL/OUTLOT "E": _____ (SQ. FT. OF AC.)

16) AREA OF STREET DESIGNATION: _____ (SQ. FT. OF AC.)

17) TOTAL SITE AREA: _____ (SQ. FT. OF AC.)

18) MINIMUM LOT AREA: Required: _____ (SQ. FT. OF AC.) Provided: _____ (SQ. FT. OF AC.)

19) AVERAGE LOT AREA: Required: _____ (SQ. FT. OF AC.) Provided: _____ (SQ. FT. OF AC.)

20) MINIMUM LOT WIDTH: Required: _____ (FT.) Provided: _____ (FT.)

21) FRONT YARD REQUIREMENT: Minimum: _____ (FT.) Provided: _____ (FT.)

22) SIDE YARD REQUIREMENT: Minimum: _____ (FT.) Provided: _____ (FT.)

23) REAR YARD REQUIREMENT: Minimum: _____ (FT.) Provided: _____ (FT.)

24) BUILDING HEIGHT: Minimum: _____ (FT.) Provided: _____ (FT.)

25) PROPOSED NUMBER OF FLOORS: _____

26) DENSITY: Minimum: _____ (D.U./AC.) Provided: _____ (D.U./AC.)

FINAL SITE PLAN/CONSTRUCTION DRAWINGS/MAJOR SITE PLAN

PROJECT NAME

SECTION/BLOCK

TOWN OF LEESBURG

PROJECT MANAGER

ELECTRIC SERVICE

TLX-0000-0000

SHEET

1 OF

REVISED 11/2013

If the plan is a commercial development, fill out the site plan side of the zoning requirements and cross out the subdivision ("Construction Drawing") side. If a residential subdivision is proposed fill out the subdivision ("Construction Drawing") side and cross out the site plan portion.

Town of Leesburg Virginia

STUDIES, REFERRALS AND APPROVALS REQUIRED PRIOR TO PLAN APPROVAL

AGENCY INFORMATION	REQ.	NOT DONE	TOL ID #	COMMENTS
1. VA MARINE RESOURCE COMMISSION		•		
A. CORPS OF ENGINEERS		•		
B. DEPT. OF ENVIRONMENTAL QUALITY		•		
2. FEMA		•		
3. FAN		•		
4. VDOT		•		
5. VA DEPT. OF HEALTH - WATER		•		
6. VA DEPT. OF HEALTH - SEWER		•		
7. LOUDOUN COUNTY		•		
A. HEALTH DEPARTMENT		•		
B. FIRE MARSHAL		•		
C. E & S CONTROLS		•		
D. BUILDING PERMITS		•		
E. FLOOD PLAIN STUDY		•		
F. TRAFFIC STUDY		•		
10. SOILS REPORT		•		
11. ON SITE EASEMENTS		•		
A. LEGAL REVIEW 1 OR II		•		
B. TECHNICAL REVIEW		•		
C. RECORDED		•		
12. OFF SITE EASEMENTS		•		
A. LEGAL REVIEW 1 OR II		•		
B. TECHNICAL REVIEW		•		
C. RECORDED		•		
13. LETTERS OF PERMISSION		•		
14. BOARD OF ARCH. REVIEW		•		
15. VDOT TRAFFIC STUDY REVIEW		•		
16. BOARD OF ZONING APPEALS		•		

VICINITY MAP

SITE PLAN ZONING REQUIREMENTS & TABULATIONS

- ZONING: _____
- PROPOSED USE: _____
- OVERLAY DISTRICT: _____
- REZONING APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
- SPECIAL EXCEPTION APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
- ZONING DETERMINATION ISSUED: LMS# _____ DATE ISSUED: _____
- SITE AREA: _____ (SQ. FT. AC.)
- AREA OF STREET DESSIGATION: _____ (SQ. FT. AC.)
- AREA OF OPEN SPACE: Required: _____ % (SQ. FT. AC.) Provided: _____ % (SQ. FT. AC.)
- AREA OF ACTIVE RECREATION OPEN SPACE: Required: _____ % (SQ. FT. AC.) Provided: _____ % (SQ. FT. AC.)
- NUMBER OF LOTS: _____
- AREA OF LOTS: _____ (SQ. FT. AC.)
- MINIMUM LOT AREA: Required: _____ (SQ. FT. AC.) Provided: _____ (SQ. FT. AC.)
- AVERAGE LOT AREA: Required: _____ (SQ. FT. AC.) Provided: _____ (SQ. FT. AC.)
- MINIMUM LOT WIDTH: Required: _____ (FT.) Provided: _____ (FT.)
- FRONT YARD REQUIREMENT: Minimum: _____ (FT.) Provided: _____ (FT.)
- SIDE YARD REQUIREMENT: Minimum: _____ (FT.) Provided: _____ (FT.)
- REAR YARD REQUIREMENT: Minimum: _____ (FT.) Provided: _____ (FT.)
- BUILDING HEIGHT: Minimum: _____ (FT.) Provided: _____ (FT.)
- PROPOSED NUMBER OF FLOORS: _____
- BUILDING UNOD FLOOR AREA: Maximum: _____ (SQ. FT. AC.) Provided: _____ (SQ. FT. AC.)
- FLOOR AREA RATIO (FAR): Maximum: _____ Provided: _____
- DENSITY: Maximum: _____ (D.U./AC.) Provided: _____ (D.U./AC.)

PARKING REQUIREMENTS & TABULATIONS

- TOTAL PARKING SPACES: Required: _____ Provided: _____
- TOTAL UNDECKED PARKING SPACES: Required: _____ Provided: _____
- TOTAL VAN ACCESSIBLE UNDECKED PARKING SPACES: Required: _____ Provided: _____
- TOTAL LOADING PARKING SPACES: Required: _____ Provided: _____

CONSTRUCTION DRAWINGS ZONING REQUIREMENTS & TABULATIONS

- ZONING: _____
- PROPOSED USE: _____
- OVERLAY DISTRICT: _____
- REZONING APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
- SPECIAL EXCEPTION APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
- ZONING DETERMINATION ISSUED: LMS# _____ DATE ISSUED: _____
- AREA OF OPEN SPACE: Required: _____ % (SQ. FT. AC.) Provided: _____ % (SQ. FT. AC.)
- AREA OF ACTIVE RECREATION OPEN SPACE: Required: _____ % (SQ. FT. AC.) Provided: _____ % (SQ. FT. AC.)
- NUMBER OF LOTS: _____
- AREA OF LOTS: _____ (SQ. FT. AC.)
- AREA OF PARCEL/OUTLOT "A": _____ (SQ. FT. AC.)
- AREA OF PARCEL/OUTLOT "B": _____ (SQ. FT. AC.)
- AREA OF PARCEL/OUTLOT "C": _____ (SQ. FT. AC.)
- AREA OF PARCEL/OUTLOT "D": _____ (SQ. FT. AC.)
- AREA OF PARCEL/OUTLOT "E": _____ (SQ. FT. AC.)
- AREA OF STREET DESSIGATION: _____ (SQ. FT. AC.)
- TOTAL SITE AREA: _____ (SQ. FT. AC.)
- MINIMUM LOT AREA: Required: _____ (SQ. FT. AC.) Provided: _____ (SQ. FT. AC.)
- AVERAGE LOT AREA: Required: _____ (SQ. FT. AC.) Provided: _____ (SQ. FT. AC.)
- MINIMUM LOT WIDTH: Required: _____ (FT.) Provided: _____ (FT.)
- FRONT YARD REQUIREMENT: Minimum: _____ (FT.) Provided: _____ (FT.)
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- REAR YARD REQUIREMENT: Minimum: _____ (FT.) Provided: _____ (FT.)
- BUILDING HEIGHT: Minimum: _____ (FT.) Provided: _____ (FT.)
- PROPOSED NUMBER OF FLOORS: _____
- DENSITY: Minimum: _____ (D.U./AC.) Provided: _____ (D.U./AC.)

PARKING REQUIREMENTS & TABULATIONS

- TOTAL PARKING SPACES: Required: _____ Provided: _____

PRO RATA SHARE ASSESSMENT (TOWN OF LEESBURG USE ONLY)

DATE: _____

PROJECT NAME: _____

SITE LOCATION IS: _____

THIS SITE IS SUBJECT TO THE FOLLOWING PRO RATA FOR:

WATER _____

SANITARY SEWER _____

SEWER PERMIT TO BE PAID WITH ZONING PERMIT APPLICATIONS

STORM DRAINAGE _____

FEE SCHEDULE

BASE FEE: _____ = \$ _____

ACRES OR LOTS: _____ = \$ _____

PUBLIC IMPROVEMENTS: #LF X \$/LF = \$ _____

STORM SEWER	X	= \$
WATER MAIN	X	= \$
CURB & GUTTER	X	= \$
SIDEWALK	X	= \$
SANITARY SEWER	X	= \$
STREETS	X	= \$
OVERLAY GRADING	X	= \$

OTHER MAJOR FACILITIES 1% OF CONSTR COST = \$ _____

TOTAL FEE = \$ _____

NOTE: ALL REVISIONS WILL REQUIRE A REVISED FEE SCHEDULE.

SHEET INDEX

COVER SHEET	1
GENERAL NOTES	2
TYPICAL DETAILS & CONSTRUCTION NOTES	3
STORMWATER MANAGEMENT	4
	5
	6
	7
	8
	9
	10
	11
	12
	13
	14
	15

VARIATIONS OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS OR MODIFICATIONS OF THE ZONING

ID NO.	TITLE SHEET #	CITATION	PLAN SHEET	DATE APPROVED

TOWN OF LEESBURG APPROVALS

ZONING: _____

ADMINISTRATIVE: _____ DATE: _____

ADMINISTRATIVE: _____ RESOLUTION # _____ DATE: _____

UTILITIES: _____

RECOMMENDED FOR APPROVAL: _____ DATE: _____

PROJECT MANAGER/SECTION CHIEF: _____ DATE: _____

CONSTRUCTION SUPERVISOR/OTHER PLANS: _____

CONTRACTOR OF PLAN REVIEW: _____

FOR TOWN USE ONLY

PROFESSIONAL SEAL: _____ REGISTERED & STATE

STORMWATER MANAGEMENT

1. WATERBENCH: _____

2. DETERMINATION PROVIDED FOR: _____

3. ADEQUATE CHANNEL: _____

4. OTHER: _____

5. STORM EVENT: _____

6. STORM EVENT: _____

7. STORM EVENT: _____

8. STORM EVENT: _____

9. STORM EVENT: _____

10. STORM EVENT: _____

11. STORM EVENT: _____

12. STORM EVENT: _____

13. STORM EVENT: _____

14. STORM EVENT: _____

15. STORM EVENT: _____

TOWN OF LEESBURG APPROVALS

ZONING: _____

ADMINISTRATIVE: _____ DATE: _____

ADMINISTRATIVE: _____ RESOLUTION # _____ DATE: _____

UTILITIES: _____

RECOMMENDED FOR APPROVAL: _____ DATE: _____

PROJECT MANAGER/SECTION CHIEF: _____ DATE: _____

CONSTRUCTION SUPERVISOR/OTHER PLANS: _____

CONTRACTOR OF PLAN REVIEW: _____

FOR TOWN USE ONLY

PROFESSIONAL SEAL: _____ REGISTERED & STATE

STORMWATER MANAGEMENT

1. WATERBENCH: _____

2. DETERMINATION PROVIDED FOR: _____

3. ADEQUATE CHANNEL: _____

4. OTHER: _____

5. STORM EVENT: _____

6. STORM EVENT: _____

7. STORM EVENT: _____

8. STORM EVENT: _____

9. STORM EVENT: _____

10. STORM EVENT: _____

11. STORM EVENT: _____

12. STORM EVENT: _____

13. STORM EVENT: _____

14. STORM EVENT: _____

15. STORM EVENT: _____

TOWN OF LEESBURG APPROVALS

ZONING: _____

ADMINISTRATIVE: _____ DATE: _____

ADMINISTRATIVE: _____ RESOLUTION # _____ DATE: _____

UTILITIES: _____

RECOMMENDED FOR APPROVAL: _____ DATE: _____

PROJECT MANAGER/SECTION CHIEF: _____ DATE: _____

CONSTRUCTION SUPERVISOR/OTHER PLANS: _____

CONTRACTOR OF PLAN REVIEW: _____

FOR TOWN USE ONLY

PROFESSIONAL SEAL: _____ REGISTERED & STATE

STORMWATER MANAGEMENT

1. WATERBENCH: _____

2. DETERMINATION PROVIDED FOR: _____

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13. STORM EVENT: _____

14. STORM EVENT: _____

15. STORM EVENT: _____

TOWN OF LEESBURG APPROVALS

ZONING: _____

ADMINISTRATIVE: _____ DATE: _____

ADMINISTRATIVE: _____ RESOLUTION # _____ DATE: _____

UTILITIES: _____

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CONSTRUCTION SUPERVISOR/OTHER PLANS: _____

CONTRACTOR OF PLAN REVIEW: _____

FOR TOWN USE ONLY

PROFESSIONAL SEAL: _____ REGISTERED & STATE

STORMWATER MANAGEMENT

1. WATERBENCH: _____

2. DETERMINATION PROVIDED FOR: _____

3. ADEQUATE CHANNEL: _____

4. OTHER: _____

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9. STORM EVENT: _____

10. STORM EVENT: _____

11. STORM EVENT: _____

12. STORM EVENT: _____

13. STORM EVENT: _____

14. STORM EVENT: _____

15. STORM EVENT: _____

PROJECT NUMBER

SECTION/BLOCK

TOWN OF LEESBURG

ELECTION DISTRICT

FINAL SITE PLAN/CONSTRUCTION DRAWINGS/MAJOR SITE PLAN

PROJECT NAME


TLX-0000-0000

SHEET

1 OF

REVISED 11/2013

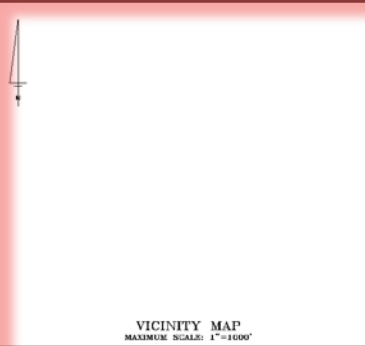
Add a vicinity map at a scale of 1" = 1000' with the site clearly labeled.



Town of Leesburg Virginia

STUDIES, REFERRALS AND APPROVALS REQUIRED PRIOR TO PLAN APPROVAL

AGENCY INFORMATION	REQ.	NOT DNE	TOL ID #	COMMENTS
1. VA MARINE RESOURCE COMMISSION		●		
A. CORPS OF ENGINEERS		●		
B. DEPT. OF ENVIRONMENTAL QUALITY		●		
2. FEMA		●		
3. FPA		●		
4. VDOT		●		
5. VA DEPT. OF HEALTH - WATER		●		
6. VA DEPT. OF HEALTH - SEWER		●		
7. LOUDOUN COUNTY		●		
A. HEALTH DEPARTMENT		●		
B. FIRE MARSHAL		●		
C. H.A.S. CONTROLS		●		
D. BUILDING PERMITS		●		
8. FLOOD PLAIN STUDY		●		
9. TRAFFIC STUDY		●		
10. SOILS REPORT		●		
11. ON SITE EASMENTS		●		
A. LEGAL REVIEW 1 OR 11		●		
B. TECHNICAL REVIEW		●		
C. RECORDED		●		
12. OFF SITE EASMENTS		●		
A. LEGAL REVIEW 1 OR 11		●		
B. TECHNICAL REVIEW		●		
C. RECORDED		●		
13. LETTERS OF PERMISSION		●		
14. BOARD OF ARCH. REVIEW		●		
15. VDOT TRAFFIC STUDY REVIEW		●		
16. BOARD OF ZONING APPEALS		●		



VICINITY MAP
MAXIMUM SCALE: 1"=1000'

CONSTRUCTION DRAWINGS

PRO RATA SHARE ASSESSMENT (TOWN OF LEESBURG USE ONLY)

DATE: _____

PROJECT NAME: _____

LOCATION: _____

THE SITE IS SUBJECT TO THE FOLLOWING PRO RATA FOR:

WATER _____

SANITARY SEWER _____

SEWER PERMIT TO BE PAID WITH ZONING PERMIT APPLICATIONS

STORM DRAINAGE _____

SITE PLAN ZONING REQUIREMENTS & TABULATIONS

- ZONING: _____
- PROPOSED USE: _____
- OVERLAY DISTRICT: _____
- REZONING APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
- SPECIAL EXCEPTION APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
- ZONING DETERMINATION ISSUED: LMS# _____ DATE ISSUED: _____
- SITE AREA: _____ (SQ. FT. AC.)
- AREA OF STREET DESIGNATION: _____ (SQ. FT. AC.)
- AREA OF OPEN SPACE/REQUIRED: % _____ (SQ. FT. AC.) PROVIDED: % _____ (SQ. FT. AC.)
- AREA OF ACTIVE RECREATION OPEN SPACE/REQUIRED: % _____ (SQ. FT. AC.) PROVIDED: % _____ (SQ. FT. AC.)
- NUMBER OF LOTS: _____
- AREA OF LOTS: _____ (SQ. FT. AC.)
- MINIMUM LOT AREA: _____ (SQ. FT. AC.) REQUIRED: _____ (SQ. FT. AC.) PROVIDED: _____ (SQ. FT. AC.)
- AVERAGE LOT AREA: _____ (SQ. FT. AC.) REQUIRED: _____ (SQ. FT. AC.) PROVIDED: _____ (SQ. FT. AC.)
- MINIMUM LOT WIDTH: _____ (FT.) REQUIRED: _____ (FT.) PROVIDED: _____ (FT.)
- FRONT YARD REQUIREMENT: MINIMUM: _____ (FT.) PROVIDED: _____ (FT.)
- SIDE YARD REQUIREMENT: MINIMUM: _____ (FT.) PROVIDED: _____ (FT.)
- REAR YARD REQUIREMENT: MINIMUM: _____ (FT.) PROVIDED: _____ (FT.)
- BUILDING HEIGHT: _____ (FT.) PROVIDED: _____ (FT.)
- PROPOSED NUMBER OF FLOORS: _____
- BUILDING UNOBS. FLOOR AREA: MAXIMUM: _____ (SQ. FT. AC.) PROVIDED: _____ (SQ. FT. AC.)
- FLOOR AREA RATIO (FAR): _____ MAXIMUM: _____ PROVIDED: _____
- DENSITY: _____ MAXIMUM: _____ (D.U./AC.) PROVIDED: _____ (D.U./AC.)

PARKING REQUIREMENTS & TABULATIONS

- TOTAL PARKING SPACES: _____ REQUIRED: _____ PROVIDED: _____
- TOTAL UNDEVELOPPED PARKING SPACES: _____ REQUIRED: _____ PROVIDED: _____
- TOTAL VEH. ACCESSIBLE UNDEVELOPPED PARKING SPACES: _____ REQUIRED: _____ PROVIDED: _____
- TOTAL LOADING PARKING SPACES: _____ REQUIRED: _____ PROVIDED: _____

CONSTRUCTION DRAWINGS

- ZONING: _____
- PROPOSED USE: _____
- OVERLAY DISTRICT: _____
- REZONING APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
- SPECIAL EXCEPTION APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
- ZONING DETERMINATION ISSUED: LMS# _____ DATE ISSUED: _____
- AREA OF OPEN SPACE: REQUIRED: % _____ (SQ. FT. AC.) PROVIDED: % _____ (SQ. FT. AC.)
- AREA OF ACTIVE RECREATION OPEN SPACE/REQUIRED: % _____ (SQ. FT. AC.) PROVIDED: % _____ (SQ. FT. AC.)
- NUMBER OF LOTS: _____
- AREA OF LOTS: _____ (SQ. FT. AC.)
- AREA OF PARCEL/OUTLOT "A": _____ (SQ. FT. AC.)
- AREA OF PARCEL/OUTLOT "B": _____ (SQ. FT. AC.)
- AREA OF PARCEL/OUTLOT "C": _____ (SQ. FT. AC.)
- AREA OF PARCEL/OUTLOT "D": _____ (SQ. FT. AC.)
- AREA OF PARCEL/OUTLOT "E": _____ (SQ. FT. AC.)
- AREA OF STREET DESIGNATION: _____ (SQ. FT. AC.)
- TOTAL SITE AREA: _____ (SQ. FT. AC.)
- MINIMUM LOT AREA: REQUIRED: _____ (SQ. FT. AC.) PROVIDED: _____ (SQ. FT. AC.)
- AVERAGE LOT AREA: REQUIRED: _____ (SQ. FT. AC.) PROVIDED: _____ (SQ. FT. AC.)
- MINIMUM LOT WIDTH: REQUIRED: _____ (FT.) PROVIDED: _____ (FT.)
- FRONT YARD REQUIREMENT: MINIMUM: _____ (FT.) PROVIDED: _____ (FT.)
- SIDE YARD REQUIREMENT: MINIMUM: _____ (FT.) PROVIDED: _____ (FT.)
- REAR YARD REQUIREMENT: MINIMUM: _____ (FT.) PROVIDED: _____ (FT.)
- BUILDING HEIGHT: MAXIMUM: _____ (FT.) PROVIDED: _____ (FT.)
- PROPOSED NUMBER OF FLOORS: _____
- DENSITY: MAXIMUM: _____ (D.U./AC.) PROVIDED: _____ (D.U./AC.)

PARKING REQUIREMENTS & TABULATIONS

- TOTAL PARKING SPACES: _____ REQUIRED: _____ PROVIDED: _____

FEE SCHEDULE

BASE FEE: _____ = \$ _____

ACRES OR LOTS: _____ = \$ _____

PUBLIC IMPROVEMENTS: #LF X \$/LF =

STORM SEWER	X	=	\$
WATER MAIN	X	=	\$
CURB & GUTTER	X	=	\$
SIDEWALK	X	=	\$
SANITARY SEWER	X	=	\$
STREETS	X	=	\$
OVERLAY GRADING	X	=	\$

OTHER MAJOR FACILITIES 1% OF CONSTR COST = \$ _____

TOTAL FEE = \$ _____

NOTE: ALL REVISIONS WILL REQUIRE A REVISED FEE SCHEDULE.

SHEET INDEX

1. COVER SHEET
2. GENERAL NOTES
3. TYPICAL DETAILS & CONSTRUCTION NOTES
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____

STORMWATER MANAGEMENT

- WATERSED: _____
- DEFERMENT PROVIDED FOR:
 - 1 YEAR _____
 - 5 YEAR _____
 - 10 YEAR _____
 - OTHER _____
- ADEQUATE CHANNEL:
 - 1 YEAR _____
 - 5 YEAR _____
 - 10 YEAR _____
 - OTHER _____

BMF REQUIRED: YES _____ NO _____

TYPE AND NUMBER OF BMF: _____

TOTAL SITE AREA/AREA TREATED: _____

LOCATION OF BMF FACILITIES VIA VIRGINIA STATE PLANE COORDINATES (NAD 83)

BMF ID #	NORTHING	EASTING	BMF ID #	NORTHING	EASTING

TOWN OF LEESBURG APPROVALS

ZONING: _____

ADMINISTRATIVE: _____

UTILITIES: _____

RECOMMENDED FOR APPROVAL: _____

CONSTRUCTION SCHEDULE/OTHER PLANS: _____

CONTRACTOR OF PLAN REVIEW: _____

PROJECT MANAGER/SECTION CHIEF: _____

DATE: _____

THIS APPROVAL IS NOT A COMMITMENT TO PROVIDE PUBLIC SANITARY SEWER OR WATER.

FOR TOWN USE ONLY

PROFESSIONAL SEAL, SIGNATURE & DATE: _____

PROJECT NAME: _____

ADDRESS: _____

OPEN #: _____

OWNER: _____ ADDRESS INCLUDE SMP CODE & TELEPHONE NUMBER

DEVELOPER: _____ ADDRESS INCLUDE SMP CODE & TELEPHONE NUMBER

ENGINEER: _____ ADDRESS INCLUDE SMP CODE & TELEPHONE NUMBER

CERTIFICATE OF NO OBSTACLE (FOR REVISIONS TO APPROVED PLANS)

I, _____ (Subscribing engineer) certify that no other changes have been made on the plan or profile except those outlined in revision block below.

REVISION	DATE	BY	REASON

FINAL SITE PLAN/CONSTRUCTION DRAWINGS/MAJOR SITE PLAN

PROJECT NAME

SECTION/BLOCK

TOWN OF LEESBURG

PROJECT NUMBER


TLX-0000-0000

PROJECT MANAGER

PROJECT NUMBER

1 OF


Add the pro rata share information here. Check with Department of Public Works to see if and/or what would apply to your site.



Town of Leesburg Virginia

STUDIES, REFERRALS AND APPROVALS REQUIRED PRIOR TO PLAN APPROVAL

AGENCY INFORMATION	REQ.	NOT DUE	TOL ID #	COMMENTS
1. VA MARINE RESOURCE COMMISSION	•	•		
A. CORPS OF ENGINEERS	•	•		
B. DEPT. OF ENVIRONMENTAL QUALITY	•	•		
2. FEMA	•	•		
3. FAN	•	•		
4. VDOT	•	•		
5. VA DEPT. OF HEALTH - WATER	•	•		
6. VA DEPT. OF HEALTH - SEWER	•	•		
7. LOUDOUN COUNTY	•	•		
A. HEALTH DEPARTMENT	•	•		
B. FIRE MARSHAL	•	•		
C. H & S CONTROLS	•	•		
D. BUILDING PERMITS	•	•		
E. FLOOD PLAIN STUDY	•	•		
F. TRAFFIC STUDY	•	•		
10. BILLS REPORT	•	•		
11. ON SITE EASEMENTS	•	•		
A. LEGAL REVIEW 1 OR II	•	•		
B. TECHNICAL REVIEW	•	•		
C. RECORDED	•	•		
12. OFF SITE EASEMENTS	•	•		
A. LEGAL REVIEW 1 OR II	•	•		
B. TECHNICAL REVIEW	•	•		
C. RECORDED	•	•		
13. LETTERS OF PERMISSION	•	•		
14. BOARD OF ARCH. REVIEW	•	•		
15. VDOT TRAFFIC STUDY REVIEW	•	•		
16. BOARD OF ZONING APPEALS	•	•		



VICINITY MAP
MAXIMUM SCALE: 1"=1000'

PRO RATA SHARE ASSESSMENT

(TOWN OF LEESBURG USE ONLY)

DATE: _____

PROJECT NAME: _____

SITE LOCATION IS: _____

THIS SITE IS SUBJECT TO THE FOLLOWING PRO RATA FOR:

WATER _____

SANITARY SEWER _____

SEWER PERMIT TO BE PAID WITH ZONING PERMIT APPLICATIONS

STORM DRAINAGE _____

BASE FEE: \$ _____

PUBLIC IMPROVEMENTS: #/F X \$/LF = \$ _____

STORM SEWER	X	\$
WATER MAIN	X	\$
CURB & GUTTER	X	\$
SIDEWALK	X	\$
SANITARY SEWER	X	\$
STREETS	X	\$
OVERLAY GRADING	X	\$

OTHER MAJOR FACILITIES 1% OF CONSTR COST = \$ _____

TOTAL FEE = \$ _____

NOTE: ALL REVISIONS WILL REQUIRE A REVISED FEE SCHEDULE.

SHEET INDEX

1. COVER SHEET	_____
2. GENERAL NOTES	_____
3. TYPICAL DETAILS & CONSTRUCTION NOTES	_____
4.	_____
5.	_____
6.	_____
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8.	_____
9.	_____
10.	_____
11.	_____
12.	_____
13.	_____
14.	_____
15.	_____

SITE PLAN

ZONING REQUIREMENTS & TABULATIONS

- 1) ZONING: _____
- 2) PROPOSED USE: _____
- 3) OVERLAY DISTRICT: _____
- 4) REZONING APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
- 5) SPECIAL EXCEPTION APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
- 6) ZONING DETERMINATION ISSUED: LMS# _____ DATE ISSUED: _____
- 7) SITE AREA: _____ (SQ. FT. AC.)
- 8) AREA OF STREET DESIGNATION: _____ (SQ. FT. AC.)
- 9) AREA OF OPEN SPACE: Required: _____ % (SQ. FT. AC.) Provided: _____ % (SQ. FT. AC.)
- 10) AREA OF ACTIVE RECREATION OPEN SPACE: Required: _____ % (SQ. FT. AC.) Provided: _____ % (SQ. FT. AC.)
- 11) NUMBER OF LOTS: _____
- 12) AREA OF LOTS: _____ (SQ. FT. AC.)
- 13) MINIMUM LOT AREA: Required: _____ (SQ. FT. AC.) Provided: _____ (SQ. FT. AC.)
- 14) AVERAGE LOT AREA: Required: _____ (SQ. FT. AC.) Provided: _____ (SQ. FT. AC.)
- 15) MINIMUM LOT WIDTH: Required: _____ (FT.) Provided: _____ (FT.)
- 16) FRONT YARD REQUIREMENT: Minimum: _____ (FT.) Provided: _____ (FT.)
- 17) SIDE YARD REQUIREMENT: Minimum: _____ (FT.) Provided: _____ (FT.)
- 18) REAR YARD REQUIREMENT: Minimum: _____ (FT.) Provided: _____ (FT.)
- 19) BUILDING HEIGHT: Maximum: _____ (FT.) Provided: _____ (FT.)
- 20) PROPOSED NUMBER OF FLOORS: _____
- 21) BUILDING GROSS FLOOR AREA: Maximum: _____ (SQ. FT. AC.) Provided: _____ (SQ. FT. AC.)
- 22) FLOOR AREA RATIO (FAR): Maximum: _____ Provided: _____
- 23) DENSITY: Maximum: _____ (D.U./AC.) Provided: _____ (D.U./AC.)

PARKING REQUIREMENTS & TABULATIONS

- 1) TOTAL PARKING SPACES: Required: _____ Provided: _____
- 2) TOTAL UNDECKED PARKING SPACES: Required: _____ Provided: _____
- 3) TOTAL VAN ACCESSIBLE UNDECKED PARKING SPACES: Required: _____ Provided: _____
- 4) TOTAL LOADING PARKING SPACES: Required: _____ Provided: _____

CONSTRUCTION DRAWINGS

ZONING REQUIREMENTS & TABULATIONS

- 1) ZONING: _____
- 2) PROPOSED USE: _____
- 3) OVERLAY DISTRICT: _____
- 4) REZONING APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
- 5) SPECIAL EXCEPTION APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
- 6) ZONING DETERMINATION ISSUED: LMS# _____ DATE ISSUED: _____
- 7) AREA OF OPEN SPACE: Required: _____ % (SQ. FT. AC.) Provided: _____ % (SQ. FT. AC.)
- 8) AREA OF ACTIVE RECREATION OPEN SPACE: Required: _____ % (SQ. FT. AC.) Provided: _____ % (SQ. FT. AC.)
- 9) NUMBER OF LOTS: _____
- 10) AREA OF LOTS: _____ (SQ. FT. AC.)
- 11) AREA OF PARCEL/OUTLOT "A": _____ (SQ. FT. AC.)
- 12) AREA OF PARCEL/OUTLOT "B": _____ (SQ. FT. AC.)
- 13) AREA OF PARCEL/OUTLOT "C": _____ (SQ. FT. AC.)
- 14) AREA OF PARCEL/OUTLOT "D": _____ (SQ. FT. AC.)
- 15) AREA OF PARCEL/OUTLOT "E": _____ (SQ. FT. AC.)
- 16) AREA OF STREET DESIGNATION: _____ (SQ. FT. AC.)
- 17) TOTAL SITE AREA: _____ (SQ. FT. AC.)
- 18) MINIMUM LOT AREA: Required: _____ (SQ. FT. AC.) Provided: _____ (SQ. FT. AC.)
- 19) AVERAGE LOT AREA: Required: _____ (SQ. FT. AC.) Provided: _____ (SQ. FT. AC.)
- 20) MINIMUM LOT WIDTH: Required: _____ (FT.) Provided: _____ (FT.)
- 21) FRONT YARD REQUIREMENT: Minimum: _____ (FT.) Provided: _____ (FT.)
- 22) SIDE YARD REQUIREMENT: Minimum: _____ (FT.) Provided: _____ (FT.)
- 23) REAR YARD REQUIREMENT: Minimum: _____ (FT.) Provided: _____ (FT.)
- 24) BUILDING HEIGHT: Maximum: _____ (FT.) Provided: _____ (FT.)
- 25) PROPOSED NUMBER OF FLOORS: _____
- 26) DENSITY: Maximum: _____ (D.U./AC.) Provided: _____ (D.U./AC.)

PARKING REQUIREMENTS & TABULATIONS

- 1) TOTAL PARKING SPACES: Required: _____ Provided: _____

TOWN OF LEESBURG APPROVALS

ZONING: _____

ADMINISTRATIVE: _____ DATE: _____

UTILITIES: _____

RECOMMENDED FOR APPROVAL: _____ DATE: _____

PROJECT MANAGER/SECTION CHIEF: _____ DATE: _____

CONSTRUCTION SUPERVISOR/OTHER PLANS: _____

CONTRACTOR OF PLAN REVIEW: _____

FOR TOWN USE ONLY

PROFESSIONAL SEAL, SIGNATURE & DATE: _____

PROJECT NAME: _____

ADDRESS: _____

OPEN #: _____

OWNER: _____ ADDRESS INCLUDE SMP CODE & TELEPHONE NUMBER

DEVELOPER: _____ ADDRESS INCLUDE SMP CODE & TELEPHONE NUMBER

ENGINEER: _____ ADDRESS INCLUDE SMP CODE & TELEPHONE NUMBER

CERTIFICATE OF NO CHARGE
(FOR REVISIONS TO APPROVED PLANS)

I, _____ (Subscribing engineer) certify that no other changes have been made on the plan or profile except those outlined in revision block below.

REVISION: _____ DATE: _____

FINAL SITE PLAN/CONSTRUCTION DRAWINGS/MAJOR SITE PLAN

PROJECT NAME: _____

SECTION/BLOCK: _____

TOWN OF LEESBURG

TLX-0000-0000

TOWN NUMBER: _____ SHEET 1 OF 1

REVISION: 11/2013

Fill out the fee schedule.



STUDIES, REFERRALS AND APPROVALS REQUIRED PRIOR TO PLAN APPROVAL

AGENCY INFORMATION	REQ.	NOT DPL	TOC ID #	COMMENTS
1. VA MARINE RESOURCE COMMISSION		●		
A. CORPS OF ENGINEERS		●		
B. DEPT. OF ENVIRONMENTAL QUALITY		●		
2. FEMA		●		
3. FEA		●		
4. VDOT		●		
5. VA DEPT. OF HEALTH - WATER		●		
6. VA DEPT. OF HEALTH - SEWER		●		
7. LINDSEY COUNTY		●		
A. HEALTH DEPARTMENT		●		
B. FIRE MARSHAL		●		
C. H.A.B. CONTROLS		●		
D. BUILDING PERMITS		●		
E. FLOOD PLAIN STUDY		●		
F. TRAFFIC STUDY		●		
10. SOILS REPORT		●		
11. ON SITE EASMENTS		●		
A. LEGAL REVIEW 1 OR II		●		
B. TECHNICAL REVIEW		●		
C. RECORDED		●		
12. OFF SITE EASMENTS		●		
A. LEGAL REVIEW 1 OR II		●		
B. TECHNICAL REVIEW		●		
C. RECORDED		●		
13. LETTERS OF PERMISSION		●		
14. BOARD OF ARCH. REVIEW		●		
15. VDOT TRAFFIC STUDY REVIEW		●		
16. BOARD OF ZONING APPEALS		●		

VICINITY MAP
MAXIMUM SCALE: 1"=1000'

SITE PLAN ZONING REQUIREMENTS & TABULATIONS

- ZONING
- PROPOSED USE:
- OVERLAY DISTRICT
- REZONING APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED _____
- SPECIAL EXCEPTION APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED _____
- ZONING DETERMINATION ISSUED: LMS# _____ DATE ISSUED _____
- SITE AREA _____ (SQ. FT. OF AC.)
- AREA OF STREET DESIGNATION _____ (SQ. FT. OF AC.)
- AREA OF OPEN SPACE/REQUIRED: % _____ (SQ. FT. OF AC.) PROVIDED: % _____ (SQ. FT. OF AC.)
- AREA OF ACTIVE RECREATION OPEN SPACE/REQUIRED: % _____ (SQ. FT. OF AC.) PROVIDED: % _____ (SQ. FT. OF AC.)
- NUMBER OF LOTS _____
- AREA OF LOTS _____ (SQ. FT. OF AC.)
- MINIMUM LOT AREA: _____ REQUIRED: _____ (SQ. FT. OF AC.) PROVIDED: _____ (SQ. FT. OF AC.)
- AVERAGE LOT AREA: _____ REQUIRED: _____ (SQ. FT. OF AC.) PROVIDED: _____ (SQ. FT. OF AC.)
- MINIMUM LOT WIDTH: _____ REQUIRED: _____ (FT.) PROVIDED: _____ (FT.)
- FRONT YARD REQUIREMENT: MINIMUM: _____ (FT.) PROVIDED: _____ (FT.)
- SIDE YARD REQUIREMENT: MINIMUM: _____ (FT.) PROVIDED: _____ (FT.)
- REAR YARD REQUIREMENT: MINIMUM: _____ (FT.) PROVIDED: _____ (FT.)
- BUILDING HEIGHT: _____ MAXIMUM: _____ (FT.) PROVIDED: _____ (FT.)
- PROPOSED NUMBER OF FLOORS _____
- BUILDING UNOBS. FLOOR AREA: MAXIMUM: _____ (SQ. FT. OF AC.) PROVIDED: _____ (SQ. FT. OF AC.)
- FLOOR AREA RATIO (FAR): _____ MAXIMUM: _____ PROVIDED: _____
- DENSITY: _____ MAXIMUM: _____ (D.U./AC.) PROVIDED: _____ (D.U./AC.)

PARKING REQUIREMENTS & TABULATIONS

- TOTAL PARKING SPACES: _____ REQUIRED: _____ PROVIDED: _____
- TOTAL UNDEVELOPPED PARKING SPACES: _____ REQUIRED: _____ PROVIDED: _____
- TOTAL VAN ACCESSIBLE UNDEVELOPPED PARKING SPACES: _____ REQUIRED: _____ PROVIDED: _____
- TOTAL EXISTING PARKING SPACES: _____ REQUIRED: _____ PROVIDED: _____

CONSTRUCTION DRAWINGS ZONING REQUIREMENTS & TABULATIONS

- ZONING
- PROPOSED USE:
- OVERLAY DISTRICT
- REZONING APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED _____
- SPECIAL EXCEPTION APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED _____
- ZONING DETERMINATION ISSUED: LMS# _____ DATE ISSUED _____
- AREA OF OPEN SPACE: REQUIRED: % _____ (SQ. FT. OF AC.) PROVIDED: % _____ (SQ. FT. OF AC.)
- AREA OF ACTIVE RECREATION OPEN SPACE/REQUIRED: % _____ (SQ. FT. OF AC.) PROVIDED: % _____ (SQ. FT. OF AC.)
- NUMBER OF LOTS _____
- AREA OF LOTS _____ (SQ. FT. OF AC.)
- AREA OF PARCEL/OUTLOT "A" _____ (SQ. FT. OF AC.)
- AREA OF PARCEL/OUTLOT "B" _____ (SQ. FT. OF AC.)
- AREA OF PARCEL/OUTLOT "C" _____ (SQ. FT. OF AC.)
- AREA OF PARCEL/OUTLOT "D" _____ (SQ. FT. OF AC.)
- AREA OF PARCEL/OUTLOT "E" _____ (SQ. FT. OF AC.)
- AREA OF STREET DESIGNATION _____ (SQ. FT. OF AC.)
- TOTAL SITE AREA: _____ (SQ. FT. OF AC.)
- MINIMUM LOT AREA: REQUIRED: _____ (SQ. FT. OF AC.) PROVIDED: _____ (SQ. FT. OF AC.)
- AVERAGE LOT AREA: REQUIRED: _____ (SQ. FT. OF AC.) PROVIDED: _____ (SQ. FT. OF AC.)
- MINIMUM LOT WIDTH: REQUIRED: _____ (FT.) PROVIDED: _____ (FT.)
- FRONT YARD REQUIREMENT: MINIMUM: _____ (FT.) PROVIDED: _____ (FT.)
- SIDE YARD REQUIREMENT: MINIMUM: _____ (FT.) PROVIDED: _____ (FT.)
- REAR YARD REQUIREMENT: MINIMUM: _____ (FT.) PROVIDED: _____ (FT.)
- BUILDING HEIGHT: MAXIMUM: _____ (FT.) PROVIDED: _____ (FT.)
- PROPOSED NUMBER OF FLOORS _____
- DENSITY: _____ MAXIMUM: _____ (D.U./AC.) PROVIDED: _____ (D.U./AC.)

PARKING REQUIREMENTS & TABULATIONS

- TOTAL PARKING SPACES: _____ REQUIRED: _____ PROVIDED: _____

PRO RATA SHARE ASSESSMENT
(TOWN OF LEESBURG USE ONLY)

DATE: _____

PROJECT NAME: _____

SITE LOCATION IS: _____

THIS SITE IS SUBJECT TO THE FOLLOWING PRO RATA FOR:

WATER _____

SANITARY SEWER _____

SEWER PERMIT TO BE PAID WITH ZONING PERMIT APPLICATIONS

STORM DRAINAGE _____

NO.	TL DEP #	CITATION	PLAN SHEET	DATE APPROVED

FEE SCHEDULE

BASE FEE: _____ # ACRES OR LOTS _____ = \$ _____

PUBLIC IMPROVEMENTS: #LF X \$/LF =

STORM SEWER	X	= \$
WATER MAIN	X	= \$
CURB & GUTTER	X	= \$
SIDEWALK	X	= \$
SANITARY SEWER	X	= \$
STREETS	X	= \$
OVERLAY GRADING	X	= \$

OTHER MAJOR FACILITIES 1% OF CONSTR COST = \$ _____

TOTAL FEE = \$ _____

NOTE: ALL REVISIONS WILL REQUIRE A REVISED FEE SCHEDULE.

TOWN OF LEESBURG APPROVALS

DESIGNED BY: _____

PREPARED BY: _____

DATE: _____

APPROVED BY: _____

DATE: _____

PROJECT NAME: _____

SECTION/BLOCK: _____

TOWN OF LEESBURG

STORMWATER MANAGEMENT

1. WATERSHED: _____

2. DETERMINATION PROVIDED FOR: _____

5 - YEAR _____ STORM EVENT

10 - YEAR _____ STORM EVENT

3. ADEQUATE CHANNEL: _____

5 - YEAR _____ STORM EVENT

10 - YEAR _____ STORM EVENT

OTHER _____ STORM EVENT

BMP REQUIRED: YES _____ NO _____

TYPE AND NUMBER OF BMP: _____

TOTAL SITE AREA/AREA(AORES) TREATED: _____

LOCATION OF BMP FACILITIES VIA VIRGINIA STATE PLANE COORDINATES (NAD 83)

BMP ID # _____ NORTHINGS _____ EASTINGS _____

CONSTRUCTION EMBLEM/OTHER PLATES

CONTRACTOR OF PLAN REVIEW _____

THIS APPROVAL IS NOT A COMMITMENT TO PROVIDE PUBLIC SANITARY SEWER OR WATER.

FOR TOWN USE ONLY

PROFESSIONAL SEAL
RESIGNEE & DATE

PROJECT NAME: _____

ADDRESS: _____

OPEN #: _____

OFFICE: _____ ADDRESS INCLUDE ZIP CODE & TELEPHONE NUMBER

DEVELOPER: _____ ADDRESS INCLUDE ZIP CODE & TELEPHONE NUMBER

ENGINEER: _____ ADDRESS INCLUDE ZIP CODE & TELEPHONE NUMBER

CERTIFICATE OF NO CHARGE (FOR REVISIONS TO APPROVED PLANS)

I, _____ (Subscribing engineer) certify that no other changes have been made on the plan or profile except those outlined in revision block below.

REVISION DATE

REVISIONS TO APPROVED DRAWINGS

NO.	DATE	REVISION	REASON

DATE _____

DESIGNED BY _____

DATE _____

RESIGNED BY _____

REASON _____

PROJECT NAME: _____

SECTION/BLOCK: _____

TOWN OF LEESBURG

TOWN NUMBER: _____


SHEET 1 OF _____

FINAL SITE PLAN/CONSTRUCTION DRAWINGS/MAJOR SITE PLAN
PROJECT NAME
SECTION/BLOCK
TOWN OF LEESBURG
RESIGNED BY _____ PROJECT MANAGER
DATE _____

TLX-0000-0000


REVISED 11/2013

Add the sheets of the planset here. If more room is needed, reference on what sheet the list can be found.



STUDIES, REFERRALS AND APPROVALS REQUIRED PRIOR TO PLAN APPROVAL

AGENCY INFORMATION	REQ.	NOT DEQ.	TOC ID #	COMMENTS
1. VA MARINE RESOURCE COMMISSION	•	•		
A. CORPS OF ENGINEERS	•	•		
B. DEPT. OF ENVIRONMENTAL QUALITY	•	•		
2. FEMA	•	•		
3. FPA	•	•		
4. VDOT	•	•		
5. VA DEPT. OF HEALTH - WATER	•	•		
6. VA DEC - SEWER	•	•		
7. LOUDOUN COUNTY	•	•		
A. HEALTH DEPARTMENT	•	•		
B. FIRE MARSHAL	•	•		
C. P. A. & B. CONTROLS	•	•		
D. BUILDING PERMITS	•	•		
8. FLOOD PLAIN STUDY	•	•		
9. TRAFFIC STUDY	•	•		
10. SOILS REPORT	•	•		
11. ON SITE EASEMENTS	•	•		
A. LEGAL REVIEW 1 OR II	•	•		
B. TECHNICAL REVIEW	•	•		
C. RECORDED	•	•		
12. OFF SITE EASEMENTS	•	•		
A. LEGAL REVIEW 1 OR II	•	•		
B. TECHNICAL REVIEW	•	•		
C. RECORDED	•	•		
13. LETTERS OF PERMISSION	•	•		
14. BOARD OF ARCH. REVIEW	•	•		
15. VDOT TRAFFIC STUDY REVIEW	•	•		
16. BOARD OF ZONING APPEALS	•	•		



VICINITY MAP
MAXIMUM SCALE: 1"=1000'

SITE PLAN

ZONING REQUIREMENTS & TABULATIONS

- ZONING _____
- PROPOSED USE: _____
- OVERLAY DISTRICT _____
- REZONING APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED _____
- SPECIAL EXCEPTION APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED _____
- ZONING DETERMINATION ISSUED: LMS# _____ DATE ISSUED _____
- SITE AREA _____ (SF. OF AC.)
- AREA OF STREET DEVIATION _____ (SF. OF AC.)
- AREA OF OPEN SPACE/REQUIRED: _____ (SF. OF AC.) PROVIDED: _____ (SF. OF AC.)
- AREA OF ACTIVE RECREATION OPEN SPACE/REQUIRED: _____ (SF. OF AC.) PROVIDED: _____ (SF. OF AC.)
- NUMBER OF LOTS _____
- AREA OF LOTS _____ (SF. OF AC.)
- MINIMUM LOT AREA: _____ (SF. OF AC.) REQUIRED: _____ (SF. OF AC.) PROVIDED: _____ (SF. OF AC.)
- AVERAGE LOT AREA: _____ (SF. OF AC.) REQUIRED: _____ (SF. OF AC.) PROVIDED: _____ (SF. OF AC.)
- MINIMUM LOT WIDTH: _____ (FT.) REQUIRED: _____ (FT.) PROVIDED: _____ (FT.)
- FRONT YARD REQUIREMENT: MINIMUM: _____ (FT.) PROVIDED: _____ (FT.)
- SIDE YARD REQUIREMENT: MINIMUM: _____ (FT.) PROVIDED: _____ (FT.)
- REAR YARD REQUIREMENT: MINIMUM: _____ (FT.) PROVIDED: _____ (FT.)
- BUILDING HEIGHT: _____ (FT.) PROVIDED: _____ (FT.)
- PROPOSED NUMBER OF FLOORS _____
- BUILDING UNFLOO FLOOR AREA: MAXIMUM: _____ (SF. OF AC.) PROVIDED: _____ (SF. OF AC.)
- FLOOR AREA RATIO (FAR): _____ MAXIMUM: _____ PROVIDED: _____
- DENSITY: _____ (D.U./AC.) MAXIMUM: _____ (D.U./AC.) PROVIDED: _____ (D.U./AC.)

PARKING REQUIREMENTS & TABULATIONS

- TOTAL PARKING SPACES: _____ REQUIRED: _____ PROVIDED: _____
- TOTAL UNDECKED PARKING SPACES: _____ REQUIRED: _____ PROVIDED: _____
- TOTAL VEHICULAR ACCESSIBLE UNDECKED PARKING SPACES: _____ REQUIRED: _____ PROVIDED: _____
- TOTAL UNDECKED PARKING SPACES: _____ REQUIRED: _____ PROVIDED: _____

CONSTRUCTION DRAWINGS

ZONING REQUIREMENTS & TABULATIONS

- ZONING _____
- PROPOSED USE: _____
- OVERLAY DISTRICT _____
- REZONING APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED _____
- SPECIAL EXCEPTION APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED _____
- ZONING DETERMINATION ISSUED: LMS# _____ DATE ISSUED _____
- AREA OF OPEN SPACE: _____ (SF. OF AC.) REQUIRED: _____ (SF. OF AC.) PROVIDED: _____ (SF. OF AC.)
- AREA OF ACTIVE RECREATION OPEN SPACE/REQUIRED: _____ (SF. OF AC.) PROVIDED: _____ (SF. OF AC.)
- NUMBER OF LOTS _____
- AREA OF LOTS _____ (SF. OF AC.)
- AREA OF PARCEL/OUTLOT "A" _____ (SF. OF AC.)
- AREA OF PARCEL/OUTLOT "B" _____ (SF. OF AC.)
- AREA OF PARCEL/OUTLOT "C" _____ (SF. OF AC.)
- AREA OF PARCEL/OUTLOT "D" _____ (SF. OF AC.)
- AREA OF PARCEL/OUTLOT "E" _____ (SF. OF AC.)
- AREA OF STREET DEVIATION _____ (SF. OF AC.)
- TOTAL SITE AREA _____ (SF. OF AC.)
- MINIMUM LOT AREA: _____ (SF. OF AC.) REQUIRED: _____ (SF. OF AC.) PROVIDED: _____ (SF. OF AC.)
- AVERAGE LOT AREA: _____ (SF. OF AC.) REQUIRED: _____ (SF. OF AC.) PROVIDED: _____ (SF. OF AC.)
- MINIMUM LOT WIDTH: _____ (FT.) REQUIRED: _____ (FT.) PROVIDED: _____ (FT.)
- FRONT YARD REQUIREMENT: MINIMUM: _____ (FT.) PROVIDED: _____ (FT.)
- SIDE YARD REQUIREMENT: MINIMUM: _____ (FT.) PROVIDED: _____ (FT.)
- REAR YARD REQUIREMENT: MINIMUM: _____ (FT.) PROVIDED: _____ (FT.)
- BUILDING HEIGHT: _____ (FT.) PROVIDED: _____ (FT.)
- PROPOSED NUMBER OF FLOORS _____
- DENSITY: _____ (D.U./AC.) MAXIMUM: _____ (D.U./AC.) PROVIDED: _____ (D.U./AC.)

PARKING REQUIREMENTS & TABULATIONS

- TOTAL PARKING SPACES: _____ REQUIRED: _____ PROVIDED: _____

PRO RATA SHARE ASSESSMENT

(TOWN OF LEESBURG USE ONLY)

DATE: _____

PROJECT NAME: _____

SITE LOCATION IS: _____

THIS SITE IS SUBJECT TO THE FOLLOWING PRO RATA FOR:

WATER _____

SANITARY SEWER _____

SEWER PERMIT TO BE PAID WITH ZONING PERMIT APPLICATIONS

STORM DRAINAGE _____

FEE SCHEDULE

BASE FEE: _____ = \$ _____

ACRES OR LOTS _____ = \$ _____

PUBLIC IMPROVEMENTS: #LF X \$/LF =

STORM SEWER _____ X _____ = \$ _____

WATER MAIN _____ X _____ = \$ _____

CURB & GUTTER _____ X _____ = \$ _____

SIDEWALK _____ X _____ = \$ _____

SANITARY SEWER _____ X _____ = \$ _____

STREETS _____ X _____ = \$ _____

OVERLIFT GRADING _____ X _____ = \$ _____

OTHER MAJOR FACILITIES 1% OF CONST COST = \$ _____

TOTAL FEE = \$ _____

NOTE: ALL REVISIONS WILL REQUIRE A REVISED FEE SCHEDULE.

SHEET INDEX

- COVER SHEET
- GENERAL NOTES
- TYPICAL DETAILS & CONSTRUCTION NOTES
-
-
-
-
-
-
-
-
-
-
-
-
-

STORMWATER MANAGEMENT

- WATERWAYS
- DIVERSION PROVIDED FOR:
 - 1 - YEAR _____ STORM EVENT
 - 10 - YEAR _____ STORM EVENT
 - OTHER _____
- ADEQUATE CHANNEL:
 - 1 - YEAR _____ STORM EVENT
 - 10 - YEAR _____ STORM EVENT
 - OTHER _____

BMP REQUIRED: YES _____ NO _____

TYPE AND NUMBER OF BMP _____

TOTAL SITE AREA/AREA TREATED: _____

LOCATION OF BMP FACILITIES VIA VIRGINIA STATE PLANE COORDINATES (NAD 83)

BMP ID # _____ NORTHINGS _____ EASTINGS _____

BMP ID # _____ NORTHINGS _____ EASTINGS _____

OTHER _____

REVISIONS PRIOR TO APPROVAL _____

DATE _____

REVISIONS TO APPROVED DRAWINGS _____

DATE _____ SHEET NUMBER _____

TOWN OF LEESBURG APPROVALS	
ZONING _____	ADMINISTRATIVE _____ DATE _____
PLANNING/DEVELOPMENT _____	RESOLUTION # _____
UTILITIES _____	TYPE _____
ENGINEERING _____	DATE _____
CONSTRUCTION/SUBCONTRACTOR _____	DATE _____
CONTRACTOR'S SUPERVISOR/OWNER PLANS _____	DATE _____
<p style="text-align: center;">THIS APPROVAL IS NOT A COMMITMENT TO PROVIDE PUBLIC SANITARY SEWER OR WATER.</p>	
PROFESSIONAL SEAL	RESOLUTION & DATE

FINAL SITE PLAN/CONSTRUCTION DRAWINGS/MAJOR SITE PLAN _____

PROJECT NAME _____

SECTION/BLOCK _____

TOWN OF LEESBURG


ELECTRIC SERVICE

TLX-0000-0000

SHEET 1 OF 1

REVISED 11/2013

Fill out required information for treatment within the shed and add the coordinates of the proposed BMP facilities.




Town of Leesburg Virginia

STUDIES, REFERRALS AND APPROVALS REQUIRED PRIOR TO PLAN APPROVAL

AGENCY INFORMATION	REQ.	NOT DNE	TOL ID #	COMMENTS
1. VA MARINE RESOURCE COMMISSION				
A. CORPS OF ENGINEERS				
B. DEPT. OF ENVIRONMENTAL QUALITY				
2. FEMA				
3. FMA				
4. VDOT				
5. VA DEPT. OF HEALTH - WATER				
6. VA DEC. SEWER				
7. LOUISIAN COUNTY				
A. HEALTH DEPARTMENT				
B. FIRE MARSHAL				
C. H.A. & CONTROLS				
D. BUILDING PERMITS				
E. FLOOD PLAIN STUDY				
F. TRAFFIC STUDY				
10. SOILS REPORT				
11. ON SITE EASMENTS				
A. LEGAL REVIEW 1 OR 11				
B. TECHNICAL REVIEW				
C. RECORDED				
12. OFF SITE EASMENTS				
A. LEGAL REVIEW 1 OR 11				
B. TECHNICAL REVIEW				
C. RECORDED				
13. LETTERS OF PERMISSION				
14. BOARD OF ARCH. REVIEW				
15. VDOT TRAFFIC STUDY REVIEW				
16. BOARD OF ZONING APPEALS				

VICINITY MAP

MAXIMUM SCALE: 1"=1000'



CONSTRUCTION DRAWINGS ZONING REQUIREMENTS & TABULATIONS

- ZONING: _____
- PROPOSED USE: _____
- OVERLAY DISTRICT: _____
- REZONING APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
- SPECIAL EXCEPTION APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
- ZONING DETERMINATION ISSUED: LMS# _____ DATE ISSUED: _____
- SITE AREA: _____ (SQ. FT. AC.)
- AREA OF STREET DESIGNATION: _____ (SQ. FT. AC.)
- AREA OF OPEN SPACE: Required: _____ % (SQ. FT. AC.) Provided: _____ % (SQ. FT. AC.)
- AREA OF ACTIVE RECREATION OPEN SPACE: Required: _____ % (SQ. FT. AC.) Provided: _____ % (SQ. FT. AC.)
- NUMBER OF LOTS: _____
- AREA OF PARCEL/OUTLOT "A": _____ (SQ. FT. AC.)
- AREA OF PARCEL/OUTLOT "B": _____ (SQ. FT. AC.)
- AREA OF PARCEL/OUTLOT "C": _____ (SQ. FT. AC.)
- AREA OF PARCEL/OUTLOT "D": _____ (SQ. FT. AC.)
- AREA OF PARCEL/OUTLOT "E": _____ (SQ. FT. AC.)
- AREA OF STREET DESIGNATION: _____ (SQ. FT. AC.)
- TOTAL SITE AREA: _____ (SQ. FT. AC.)
- MINIMUM LOT AREA: Required: _____ (SQ. FT. AC.) Provided: _____ (SQ. FT. AC.)
- AVERAGE LOT AREA: Required: _____ (SQ. FT. AC.) Provided: _____ (SQ. FT. AC.)
- MINIMUM LOT WIDTH: Required: _____ (FT.) Provided: _____ (FT.)
- FRONT YARD REQUIREMENT: Minimum: _____ (FT.) Provided: _____ (FT.)
- SIDE YARD REQUIREMENT: Minimum: _____ (FT.) Provided: _____ (FT.)
- REAR YARD REQUIREMENT: Minimum: _____ (FT.) Provided: _____ (FT.)
- BUILDING HEIGHT: Maximum: _____ (FT.) Provided: _____ (FT.)
- PROPOSED NUMBER OF FLOORS: _____
- BUILDING UNOBS. FLOOR AREA: Maximum: _____ (SQ. FT. AC.) Provided: _____ (SQ. FT. AC.)
- FLOOR AREA RATIO (FAR): Maximum: _____ Provided: _____
- DENSITY: Maximum: _____ (D.U./AC.) Provided: _____ (D.U./AC.)

SITE PLAN

ZONING REQUIREMENTS & TABULATIONS

CONSTRUCTION DRAWINGS

ZONING REQUIREMENTS & TABULATIONS

FEE SCHEDULE

BASE FEE: _____ = \$ _____

ACRES OR LOTS: _____ = \$ _____

PUBLIC IMPROVEMENTS: #LF X \$/LF =

STORM SEWER	X	=	\$ _____
WATER MAIN	X	=	\$ _____
CURB & GUTTER	X	=	\$ _____
SIDEWALK	X	=	\$ _____
SANITARY SEWER	X	=	\$ _____
STREETS	X	=	\$ _____
OVERLAY GRADING	X	=	\$ _____

OTHER MAJOR FACILITIES 1% OF CONSTR COST = \$ _____

TOTAL FEE = \$ _____

NOTE: ALL REVISIONS WILL REQUIRE A REVISED FEE SCHEDULE.

SHEET INDEX

- COVER SHEET
- GENERAL NOTES
- TYPICAL DETAILS & CONSTRUCTION NOTES
-
-
-
-
-
-
-
-
-
-
-
-

PRO RATA SHARE ASSESSMENT

(TOWN OF LEESBURG USE ONLY)

DATE: _____

PROJECT NAME: _____

SITE LOCATION IS: _____

THIS SITE IS SUBJECT TO THE FOLLOWING PRO RATA FOR:

WATER _____

SANITARY SEWER _____

SEWER PERMIT TO BE PAID WITH ZONING PERMIT APPLICATIONS

STORM DRAINAGE _____

TOWN OF LEESBURG APPROVALS

ZONING: _____

ADMINISTRATIVE: _____

UTILITIES: _____

RECOMMENDED FOR APPROVAL: _____

CONSTRUCTION SCHEDULE/OTHER PLANS: _____

FOR TOWN USE ONLY

PROJECT NAME: _____

ADDRESS: _____

SECTION #:

OWNER: _____ ADDRESS INCLUDE SW CODE & TELEPHONE NUMBER

DEVELOPER: _____ ADDRESS INCLUDE SW CODE & TELEPHONE NUMBER

ENGINEER: _____ ADDRESS INCLUDE SW CODE & TELEPHONE NUMBER

CERTIFICATE OF NO OBSTACLE (FOR REVISIONS TO APPROVED PLANS)

Other changes have been made on the plan or profile except those outlined in section block below.

DATE: _____

PARKING REQUIREMENTS & TABULATIONS

- TOTAL PARKING SPACES: Required: _____ Provided: _____
- TOTAL UNDECKED PARKING SPACES: Required: _____ Provided: _____
- TOTAL VAN ACCESSIBLE UNDECKED PARKING SPACES: Required: _____ Provided: _____
- TOTAL UNDECKED PARKING SPACES: Required: _____ Provided: _____

PARKING REQUIREMENTS & TABULATIONS

- TOTAL PARKING SPACES: Required: _____ Provided: _____

STORMWATER MANAGEMENT

- WATERSHED: _____
- DIVERSION PROVIDED FOR:
 - 1 - YEAR _____
 - 10 - YEAR _____ STORM EVENT
 - OTHER _____
- ADEQUATE CHANNEL:
 - 1 - YEAR _____
 - 10 - YEAR _____ STORM EVENT
 - OTHER _____

BMP REQUIRED: YES _____ NO _____

TYPE AND NUMBER OF BMP: _____

TOTAL SITE AREA/AREA TREATED: _____

LOCATION OF BMP FACILITIES VIA VIRGINIA STATE PLANE COORDINATES (NAD 83)

BMP ID #	NORTHINGS	EASTINGS	BMP ID #	NORTHINGS	EASTINGS

REVISIONS PRIOR TO APPROVAL: _____

REVISIONS APPROVED BY: _____

PROJECT NAME

SECTION/BLOCK

TOWN OF LEESBURG

TLX-0000-0000

FINAL SITE PLAN/CONSTRUCTION DRAWINGS/MAJOR SITE PLAN


PROJECT MANAGER

ELECTRONIC SUBMIT

REVISION 11/2013

SHEET 1 OF 1

Fill out required information of prior approved waivers and modifications “AND” add any proposed modification requests of DCSM standards to the tables below. Each modification and/or waiver will have a number imbedded in a triangle and on shown on the associated sheet next to area/item being modified. Separate submissions are required for modifications and waivers.




STUDIES, REFERRALS AND APPROVALS REQUIRED PRIOR TO PLAN APPROVAL

AGENCY INFORMATION	REQ.	NOT FIN.	TOL ID #	COMMENTS
1. VA MARINE RESOURCE COMMISSION				
A. CORPS OF ENGINEERS				
B. DEPT. OF ENVIRONMENTAL QUALITY				
2. FEMA				
3. FPA				
4. VDOT				
5. VA DEPT. OF HEALTH - WATER				
6. VA DEPT. OF HEALTH - SEWER				
7. LOUDOUN COUNTY				
A. HEALTH DEPARTMENT				
B. FIRE MARSHAL				
C. H & B CONTROLS				
D. BUILDING PERMITS				
8. FLOOD PLAIN STUDY				
9. TRAFFIC STUDY				
10. SOILS REPORT				
11. ON SITE EASEMENTS				
A. LEGAL REVIEW 1 OR II				
B. TECHNICAL REVIEW				
C. RECORDED				
12. OFF SITE EASEMENTS				
A. LEGAL REVIEW 1 OR II				
B. TECHNICAL REVIEW				
C. RECORDED				
13. LETTERS OF PERMISSION				
14. BOARD OF ARCH. REVIEW				
15. VDOT TRAFFIC STUDY REVIEW				
16. BOARD OF ZONING APPEALS				

VICINITY MAP

MAXIMUM SCALE: 1"=1000'



PRO RATA SHARE ASSESSMENT

(TOWN OF LEESBURG USE ONLY)

DATE: _____

PROJECT NAME: _____

SITE LOCATION IS: _____

THIS SITE IS SUBJECT TO THE FOLLOWING PRO RATA FOR:

WATER _____

SANITARY SEWER _____

SEWER PERMIT TO BE PAID WITH ZONING PERMIT APPLICATIONS

STORM DRAINAGE _____

SITE PLAN

ZONING REQUIREMENTS & TABULATIONS

- ZONING: _____
- PROPOSED USE: _____
- OVERLAY DISTRICT: _____
- REZONING APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
- SPECIAL EXCEPTION APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
- ZONING DETERMINATION ISSUED: LMS# _____ DATE ISSUED: _____
- SITE AREA: _____ (SQ. FT. OF AC.)
- AREA OF STREET DESIGNATION: _____ (SQ. FT. OF AC.)
- AREA OF OPEN SPACE/REQUIRED: % _____ (SQ. FT. OF AC.) PROVIDED: % _____ (SQ. FT. OF AC.)
- AREA OF ACTIVE RECREATION OPEN SPACE/REQUIRED: % _____ (SQ. FT. OF AC.) PROVIDED: % _____ (SQ. FT. OF AC.)
- NUMBER OF LOTS: _____
- AREA OF LOTS: _____ (SQ. FT. OF AC.)
- MINIMUM LOT AREA: _____ REQUIRED: _____ (SQ. FT. OF AC.) PROVIDED: _____ (SQ. FT. OF AC.)
- AVERAGE LOT AREA: _____ REQUIRED: _____ (SQ. FT. OF AC.) PROVIDED: _____ (SQ. FT. OF AC.)
- MINIMUM LOT WIDTH: _____ REQUIRED: _____ (FT.) PROVIDED: _____ (FT.)
- FRONT YARD REQUIREMENT: MINIMUM: _____ (FT.) PROVIDED: _____ (FT.)
- SIDE YARD REQUIREMENT: MINIMUM: _____ (FT.) PROVIDED: _____ (FT.)
- REAR YARD REQUIREMENT: MINIMUM: _____ (FT.) PROVIDED: _____ (FT.)
- BUILDING HEIGHT: _____ MAXIMUM: _____ (FT.) PROVIDED: _____ (FT.)
- PROPOSED NUMBER OF FLOORS: _____
- BUILDING UNOBS. FLOOR AREA: MAXIMUM: _____ (SQ. FT. OF AC.) PROVIDED: _____ (SQ. FT. OF AC.)
- FLOOR AREA RATIO (FAR): _____ MAXIMUM: _____ PROVIDED: _____
- DENSITY: _____ MAXIMUM: _____ (D.U./AC.) PROVIDED: _____ (D.U./AC.)

PARKING REQUIREMENTS & TABULATIONS

- TOTAL PARKING SPACES: _____ REQUIRED: _____ PROVIDED: _____
- TOTAL UNDEVELOPPED PARKING SPACES: _____ REQUIRED: _____ PROVIDED: _____
- TOTAL VEH. ACCESSIBLE UNDEVELOPPED PARKING SPACES: _____ REQUIRED: _____ PROVIDED: _____
- TOTAL EXISTING PARKING SPACES: _____ REQUIRED: _____ PROVIDED: _____

CONSTRUCTION DRAWINGS

ZONING REQUIREMENTS & TABULATIONS

- ZONING: _____
- PROPOSED USE: _____
- OVERLAY DISTRICT: _____
- REZONING APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
- SPECIAL EXCEPTION APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
- ZONING DETERMINATION ISSUED: LMS# _____ DATE ISSUED: _____
- AREA OF OPEN SPACE: REQUIRED: % _____ (SQ. FT. OF AC.) PROVIDED: % _____ (SQ. FT. OF AC.)
- AREA OF ACTIVE RECREATION OPEN SPACE/REQUIRED: % _____ (SQ. FT. OF AC.) PROVIDED: % _____ (SQ. FT. OF AC.)
- NUMBER OF LOTS: _____
- AREA OF LOTS: _____ (SQ. FT. OF AC.)
- AREA OF PARCEL/OUTLOT "A": _____ (SQ. FT. OF AC.)
- AREA OF PARCEL/OUTLOT "B": _____ (SQ. FT. OF AC.)
- AREA OF PARCEL/OUTLOT "C": _____ (SQ. FT. OF AC.)
- AREA OF PARCEL/OUTLOT "D": _____ (SQ. FT. OF AC.)
- AREA OF PARCEL/OUTLOT "E": _____ (SQ. FT. OF AC.)
- AREA OF STREET DESIGNATION: _____ (SQ. FT. OF AC.)
- TOTAL SITE AREA: _____ (SQ. FT. OF AC.)
- MINIMUM LOT AREA: REQUIRED: _____ (SQ. FT. OF AC.) PROVIDED: _____ (SQ. FT. OF AC.)
- AVERAGE LOT AREA: REQUIRED: _____ (SQ. FT. OF AC.) PROVIDED: _____ (SQ. FT. OF AC.)
- MINIMUM LOT WIDTH: REQUIRED: _____ (FT.) PROVIDED: _____ (FT.)
- FRONT YARD REQUIREMENT: MINIMUM: _____ (FT.) PROVIDED: _____ (FT.)
- SIDE YARD REQUIREMENT: MINIMUM: _____ (FT.) PROVIDED: _____ (FT.)
- REAR YARD REQUIREMENT: MINIMUM: _____ (FT.) PROVIDED: _____ (FT.)
- BUILDING HEIGHT: MAXIMUM: _____ (FT.) PROVIDED: _____ (FT.)
- PROPOSED NUMBER OF FLOORS: _____
- DENSITY: MAXIMUM: _____ (D.U./AC.) PROVIDED: _____ (D.U./AC.)

PARKING REQUIREMENTS & TABULATIONS

- TOTAL PARKING SPACES: _____ REQUIRED: _____ PROVIDED: _____

FEE SCHEDULE

BASE FEE: _____ # ACRES OR LOTS _____ \$ _____

PUBLIC IMPROVEMENTS: #/F X \$/LF =

STORM SEWER	X	=	\$
WATER MAIN	X	=	\$
CURB & GUTTER	X	=	\$
SIDEWALK	X	=	\$
SANITARY SEWER	X	=	\$
STREETS	X	=	\$
OVERLAY GRADING	X	=	\$

OTHER MAJOR FACILITIES 1% OF CONSTR COST = \$ _____

TOTAL FEE = \$ _____

NOTE: ALL REVISIONS WILL REQUIRE A REVISED FEE SCHEDULE.

SHEET INDEX

- COVER SHEET
- GENERAL NOTES
- TYPICAL DETAILS & CONSTRUCTION NOTES
- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

TOWN OF LEESBURG APPROVALS

ZONING: _____

ADMINISTRATIVE: _____

UTILITIES: _____

RECOMMENDED FOR APPROVAL: _____

CONSTRUCTION SCHEDULE/OTHER PLANS: _____

THIS APPROVAL IS NOT A COMMITMENT TO PROVIDE PUBLIC SANITARY SEWER OR WATER.

FOR TOWN USE ONLY

PROFESSIONAL SEAL: _____

PROJECT NAME: _____

ADDRESS: _____

OWNER: _____

DEVELOPER: _____

ENGINEER: _____

CERTIFICATE OF NO OBSTACLE (FOR REVISIONS TO APPROVED PLANS)

I, _____ (Subscribing engineer) certify that no other changes have been made on the plan or profile except those noted in previous block below.

DATE: _____

FINAL SITE PLAN/CONSTRUCTION DRAWINGS/MAJOR SITE PLAN

PROJECT NAME

SECTION/BLOCK

TOWN OF LEESBURG

PROJECT NUMBER

SECTION

1 OF

REVISED 11/2013

This space is for approvals by the Town, leave blank.



STUDIES, REFERRALS AND APPROVALS REQUIRED PRIOR TO PLAN APPROVAL

AGENCY INFORMATION	REQ.	NOT DIS.	TOL ID #	COMMENTS
1. VA MARINE RESOURCE COMMISSION		•		
A. CORPS OF ENGINEERS		•		
B. DEPT. OF ENVIRONMENTAL QUALITY		•		
2. FEMA		•		
3. FPA		•		
4. VDOT		•		
5. VA DEPT. OF HEALTH - WATER		•		
6. VA DEPT. OF HEALTH - SEWER		•		
7. LOUDOUN COUNTY		•		
A. HEALTH DEPARTMENT		•		
B. FIRE MARSHAL		•		
C. P.A.S. CONTROLS		•		
D. BUILDING PERMITS		•		
8. FLOOD PLAIN STUDY		•		
9. TRAFFIC STUDY		•		
10. SOILS REPORT		•		
11. ON SITE EASEMENTS		•		
A. LEGAL REVIEW 1 OR II		•		
B. TECHNICAL REVIEW		•		
C. RECORDED		•		
12. OFF SITE EASEMENTS		•		
A. LEGAL REVIEW 1 OR II		•		
B. TECHNICAL REVIEW		•		
C. RECORDED		•		
13. LETTERS OF PERMISSION		•		
14. BOARD OF ARCH. REVIEW		•		
15. VDOT TRAFFIC STUDY REVIEW		•		
16. BOARD OF ZONING APPEALS		•		

VICINITY MAP
MAXIMUM SCALE: 1"=1000'

SITE PLAN
ZONING REQUIREMENTS & TABULATIONS

- ZONING: _____
- PROPOSED USE: _____
- OVERLAY DISTRICT: _____
- REZONING APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
- SPECIAL EXCEPTION APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
- ZONING DETERMINATION ISSUED: LMS# _____ DATE ISSUED: _____
- SITE AREA: _____ (SQ. FT. OF AC.)
- AREA OF STREET DESIGNATION: _____ (SQ. FT. OF AC.)
- AREA OF OPEN SPACE (REQUIRED): _____% (SQ. FT. OF AC.) PROVIDED: _____% (SQ. FT. OF AC.)
- AREA OF ACTIVE RECREATION OPEN SPACE (REQUIRED): _____% (SQ. FT. OF AC.) PROVIDED: _____% (SQ. FT. OF AC.)
- NUMBER OF LOTS: _____
- AREA OF LOTS: _____ (SQ. FT. OF AC.)
- MINIMUM LOT AREA: _____ (REQUIRED: _____ (SQ. FT. OF AC.) PROVIDED: _____ (SQ. FT. OF AC.))
- AVERAGE LOT AREA: _____ (REQUIRED: _____ (SQ. FT. OF AC.) PROVIDED: _____ (SQ. FT. OF AC.))
- MINIMUM LOT WIDTH: _____ (REQUIRED: _____ (FT.) PROVIDED: _____ (FT.))
- FRONT YARD REQUIREMENT: _____ (REQUIRED: _____ (FT.) PROVIDED: _____ (FT.))
- SIDE YARD REQUIREMENT: _____ (REQUIRED: _____ (FT.) PROVIDED: _____ (FT.))
- REAR YARD REQUIREMENT: _____ (REQUIRED: _____ (FT.) PROVIDED: _____ (FT.))
- BUILDING HEIGHT: _____ (REQUIRED: _____ (FT.) PROVIDED: _____ (FT.))
- PROPOSED NUMBER OF FLOORS: _____
- BUILDING UNOCCUPIED FLOOR AREA: _____ (REQUIRED: _____ (SQ. FT. OF AC.) PROVIDED: _____ (SQ. FT. OF AC.))
- FLOOR AREA RATIO (FAR): _____ (REQUIRED: _____ (D.U./AC.) PROVIDED: _____ (D.U./AC.))
- DENSITY: _____ (REQUIRED: _____ (D.U./AC.) PROVIDED: _____ (D.U./AC.))

PARKING REQUIREMENTS & TABULATIONS

- TOTAL PARKING SPACES: _____ (REQUIRED: _____ PROVIDED: _____)
- TOTAL UNOCCUPIED PARKING SPACES: _____ (REQUIRED: _____ PROVIDED: _____)
- TOTAL VEHICULARLY ACCESSIBLE UNOCCUPIED PARKING SPACES: _____ (REQUIRED: _____ PROVIDED: _____)
- TOTAL UNOCCUPIED PARKING SPACES: _____ (REQUIRED: _____ PROVIDED: _____)

CONSTRUCTION DRAWINGS
ZONING REQUIREMENTS & TABULATIONS

- ZONING: _____
- PROPOSED USE: _____
- OVERLAY DISTRICT: _____
- REZONING APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
- SPECIAL EXCEPTION APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
- ZONING DETERMINATION ISSUED: LMS# _____ DATE ISSUED: _____
- AREA OF OPEN SPACE: _____% (REQUIRED: _____% (SQ. FT. OF AC.) PROVIDED: _____% (SQ. FT. OF AC.))
- AREA OF ACTIVE RECREATION OPEN SPACE (REQUIRED): _____% (SQ. FT. OF AC.) PROVIDED: _____% (SQ. FT. OF AC.))
- NUMBER OF LOTS: _____
- AREA OF LOTS: _____ (SQ. FT. OF AC.)
- AREA OF PARCEL/OUTLOT "A": _____ (SQ. FT. OF AC.)
- AREA OF PARCEL/OUTLOT "B": _____ (SQ. FT. OF AC.)
- AREA OF PARCEL/OUTLOT "C": _____ (SQ. FT. OF AC.)
- AREA OF PARCEL/OUTLOT "D": _____ (SQ. FT. OF AC.)
- AREA OF PARCEL/OUTLOT "E": _____ (SQ. FT. OF AC.)
- AREA OF STREET DESIGNATION: _____ (SQ. FT. OF AC.)
- TOTAL SITE AREA: _____ (SQ. FT. OF AC.)
- MINIMUM LOT AREA: _____ (REQUIRED: _____ (SQ. FT. OF AC.) PROVIDED: _____ (SQ. FT. OF AC.))
- AVERAGE LOT AREA: _____ (REQUIRED: _____ (SQ. FT. OF AC.) PROVIDED: _____ (SQ. FT. OF AC.))
- MINIMUM LOT WIDTH: _____ (REQUIRED: _____ (FT.) PROVIDED: _____ (FT.))
- FRONT YARD REQUIREMENT: _____ (REQUIRED: _____ (FT.) PROVIDED: _____ (FT.))
- SIDE YARD REQUIREMENT: _____ (REQUIRED: _____ (FT.) PROVIDED: _____ (FT.))
- REAR YARD REQUIREMENT: _____ (REQUIRED: _____ (FT.) PROVIDED: _____ (FT.))
- BUILDING HEIGHT: _____ (REQUIRED: _____ (FT.) PROVIDED: _____ (FT.))
- PROPOSED NUMBER OF FLOORS: _____
- DENSITY: _____ (REQUIRED: _____ (D.U./AC.) PROVIDED: _____ (D.U./AC.))

PARKING REQUIREMENTS & TABULATIONS

- TOTAL PARKING SPACES: _____ (REQUIRED: _____ PROVIDED: _____)

PRO RATA SHARE ASSESSMENT
(TOWN OF LEESBURG USE ONLY)

DATE: _____
 PROJECT NAME: _____
 SITE LOCATION IS: _____
 THIS SITE IS SUBJECT TO THE FOLLOWING PRO RATA FOR:

WATER _____
 SANITARY SEWER _____
 SEWER PERMIT TO BE PAID WITH ZONING PERMIT APPLICATIONS
 STORM DRAINAGE _____

FEE SCHEDULE

BASE FEE: _____ \$
 # ACRES OR LOTS _____ \$

PUBLIC IMPROVEMENTS: #LF X \$/LF = _____ \$

STORM SEWER	X	=	\$
WATER MAIN	X	=	\$
CURB & GUTTER	X	=	\$
SIDEWALK	X	=	\$
SANITARY SEWER	X	=	\$
STREETS	X	=	\$
OVERLAY GRADING	X	=	\$

OTHER MAJOR FACILITIES 1% OF CONSTR COST = _____ \$
 TOTAL FEE = _____ \$

NOTE: ALL REVISIONS WILL REQUIRE A REVISED FEE SCHEDULE.

SHEET INDEX

- COVER SHEET
- GENERAL NOTES
- TYPICAL DETAILS & CONSTRUCTION NOTES
-
-
-
-
-
-
-
-
-
-
-

STORMWATER MANAGEMENT

- WATERSEDIMENT: _____
- RETENTION PROVIDED FOR: _____
 5 - YEAR _____ STORM EVENT
 10 - YEAR _____ STORM EVENT
 OTHER _____
- ADEQUATE CHANNEL: _____
 5 - YEAR _____ STORM EVENT
 10 - YEAR _____ STORM EVENT
 OTHER _____

IMP REQUIRED: YES _____ NO _____
 TYPE AND NUMBER OF IMP: _____
 TOTAL SITE AREA (AREA) TREATED: _____
 LOCATION OF IMP FACILITIES VIA VIRGINIA STATE PLANE COORDINATES (NAD 83)
 IMP ID # _____ NORTHINGS _____ EASTINGS _____ IMP ID # _____ NORTHINGS _____ EASTINGS _____

NO.	TL. REF #	CITATION	PLAN SHEET	DATE APPROVED

NO.	TL. REF #	CITATION	PLAN SHEET	DATE APPROVED

TOWN OF LEESBURG APPROVALS

ZONING: _____

ADMINISTRATIVE: _____ DATE: _____

INSURANCE: _____

UTILITIES: _____

UNRECORDED: _____

RECOMMENDED FOR APPROVAL: _____ DATE: _____

PROJECT MANAGER/SECTION CHIEF: _____ DATE: _____

CONSTRUCTION INSURANCE/OTHER PLANS: _____

CONTRACTOR OF PLAN REVIEW: _____ DATE: _____

THIS APPROVAL IS NOT A COMMITMENT TO PROVIDE PUBLIC SANITARY SEWER OR WATER.

FOR TOWN USE ONLY

PROFESSIONAL SEAL
 REGISTERED ARCHITECT & SITE

PROJECT NAME: _____

ADDRESS: _____

OWNER: _____ ADDRESS INCLUDE IMP CODE & TELEPHONE NUMBER

DEVELOPER: _____ ADDRESS INCLUDE IMP CODE & TELEPHONE NUMBER

ENGINEER: _____ ADDRESS INCLUDE IMP CODE & TELEPHONE NUMBER

CERTIFICATE OF NO OBSTACLE (FOR REVISIONS TO APPROVED PLANS)

I, _____ (Subscribing engineer) certify that no other changes have been made on the plan or profile except those noted in enclosure block below.

DATE	DESCRIPTION	DATE	REVISION NUMBER	REVISIONS TO APPROVED DRAWINGS

FINAL SITE PLAN/CONSTRUCTION DRAWINGS/MAJOR SITE PLAN
 PROJECT NAME
 SECTION/BLOCK
 TOWN OF LEESBURG
 PROJECT NUMBER
 SECTION NUMBER
 SHEET
 1 OF
 REVISED 11/2013

Space for professional seal and signature.



STUDIES, REFERRALS AND APPROVALS REQUIRED PRIOR TO PLAN APPROVAL			
AGENCY INFORMATION	REQ.	NOT DNE	COMMENTS
1. VA MARINE RESOURCE COMMISSION			
A. CORPS OF ENGINEERS			
B. DEPT. OF ENVIRONMENTAL QUALITY			
2. FEMA			
3. FPA			
4. VDOT			
5. VA DEPT. OF HEALTH - WATER			
6. VA DEPT. OF HEALTH - SEWER			
7. LOUDOUN COUNTY			
A. HEALTH DEPARTMENT			
B. FIRE MARSHAL			
C. P.A.S. CONTROLS			
D. BUILDING PERMITS			
E. FLOOD PLAIN STUDY			
F. TRAFFIC STUDY			
10. SOILS REPORT			
11. ON SITE EASMENTS			
A. LEGAL REVIEW 1 OR 11			
B. TECHNICAL REVIEW			
C. RECORDED			
12. OFF SITE EASMENTS			
A. LEGAL REVIEW 1 OR 11			
B. TECHNICAL REVIEW			
C. RECORDED			
13. LETTERS OF PERMISSION			
14. BOARD OF ARCH. REVIEW			
15. VDOT TRAFFIC STUDY REVIEW			
16. BOARD OF ZONING APPEALS			

SITE PLAN ZONING REQUIREMENTS & TABULATIONS	
1) ZONING	
2) PROPOSED USE	
3) OVERLAY DISTRICT	
4) REZONING APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____	
5) SPECIAL EXCEPTION APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____	
6) ZONING DETERMINATION ISSUED: LMS# _____ DATE ISSUED: _____	
7) SITE AREA _____ (SQ. FT. OF AC.)	
8) AREA OF STREET DESIGNATION _____ (SQ. FT. OF AC.)	
9) AREA OF OPEN SPACE/REQUIRED: % _____ (SQ. FT. OF AC.) PROVIDED: % _____ (SQ. FT. OF AC.)	
10) AREA OF ACTIVE RECREATION OPEN SPACE/REQUIRED: % _____ (SQ. FT. OF AC.) PROVIDED: % _____ (SQ. FT. OF AC.)	
11) NUMBER OF LOTS _____	
12) AREA OF LOTS _____ (SQ. FT. OF AC.)	
13) MINIMUM LOT AREA: _____ REQUIRED: _____ (SQ. FT. OF AC.) PROVIDED: _____ (SQ. FT. OF AC.)	
14) AVERAGE LOT AREA: _____ REQUIRED: _____ (SQ. FT. OF AC.) PROVIDED: _____ (SQ. FT. OF AC.)	
15) MINIMUM LOT WIDTH: _____ REQUIRED: _____ (FT.) PROVIDED: _____ (FT.)	
16) FRONT YARD REQUIREMENT: MINIMUM: _____ (FT.) PROVIDED: _____ (FT.)	
17) SIDE YARD REQUIREMENT: MINIMUM: _____ (FT.) PROVIDED: _____ (FT.)	
18) REAR YARD REQUIREMENT: MINIMUM: _____ (FT.) PROVIDED: _____ (FT.)	
19) BUILDING HEIGHT: _____ MAXIMUM: _____ (FT.) PROVIDED: _____ (FT.)	
20) PROPOSED NUMBER OF FLOORS _____	
21) BUILDING UNOBS. FLOOR AREA: MAXIMUM: _____ (SQ. FT. OF AC.) PROVIDED: _____ (SQ. FT. OF AC.)	
22) FLOOR AREA RATIO (FAR): _____ MAXIMUM: _____ PROVIDED: _____	
23) DENSITY: _____ MAXIMUM: _____ (D.U./AC.) PROVIDED: _____ (D.U./AC.)	

CONSTRUCTION DRAWINGS ZONING REQUIREMENTS & TABULATIONS	
1) ZONING	
2) PROPOSED USE	
3) OVERLAY DISTRICT	
4) REZONING APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____	
5) SPECIAL EXCEPTION APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____	
6) ZONING DETERMINATION ISSUED: LMS# _____ DATE ISSUED: _____	
7) AREA OF OPEN SPACE: REQUIRED: % _____ (SQ. FT. OF AC.) PROVIDED: % _____ (SQ. FT. OF AC.)	
8) AREA OF ACTIVE RECREATION OPEN SPACE/REQUIRED: % _____ (SQ. FT. OF AC.) PROVIDED: % _____ (SQ. FT. OF AC.)	
9) NUMBER OF LOTS _____	
10) AREA OF LOTS _____ (SQ. FT. OF AC.)	
11) AREA OF PARCEL/OUTLOT "A" _____ (SQ. FT. OF AC.)	
12) AREA OF PARCEL/OUTLOT "B" _____ (SQ. FT. OF AC.)	
13) AREA OF PARCEL/OUTLOT "C" _____ (SQ. FT. OF AC.)	
14) AREA OF PARCEL/OUTLOT "D" _____ (SQ. FT. OF AC.)	
15) AREA OF PARCEL/OUTLOT "E" _____ (SQ. FT. OF AC.)	
16) AREA OF STREET DESIGNATION _____ (SQ. FT. OF AC.)	
17) TOTAL SITE AREA: _____ (SQ. FT. OF AC.)	
18) MINIMUM LOT AREA: REQUIRED: _____ (SQ. FT. OF AC.) PROVIDED: _____ (SQ. FT. OF AC.)	
19) AVERAGE LOT AREA: REQUIRED: _____ (SQ. FT. OF AC.) PROVIDED: _____ (SQ. FT. OF AC.)	
20) MINIMUM LOT WIDTH: REQUIRED: _____ (FT.) PROVIDED: _____ (FT.)	
21) FRONT YARD REQUIREMENT: MINIMUM: _____ (FT.) PROVIDED: _____ (FT.)	
22) SIDE YARD REQUIREMENT: MINIMUM: _____ (FT.) PROVIDED: _____ (FT.)	
23) REAR YARD REQUIREMENT: MINIMUM: _____ (FT.) PROVIDED: _____ (FT.)	
24) BUILDING HEIGHT: MAXIMUM: _____ (FT.) PROVIDED: _____ (FT.)	
25) PROPOSED NUMBER OF FLOORS _____	
26) DENSITY: MINIMUM: _____ (D.U./AC.) PROVIDED: _____ (D.U./AC.)	

PARKING REQUIREMENTS & TABULATIONS	
1) TOTAL PARKING SPACES: _____ REQUIRED: _____ PROVIDED: _____	
2) TOTAL UNDEVELOPPED PARKING SPACES: _____ REQUIRED: _____ PROVIDED: _____	
3) TOTAL VEH. ACCESSIBLE UNDEVELOPPED PARKING SPACES: _____ REQUIRED: _____ PROVIDED: _____	
4) TOTAL LOADING PARKING SPACES: _____ REQUIRED: _____ PROVIDED: _____	

PARKING REQUIREMENTS & TABULATIONS	
1) TOTAL PARKING SPACES: _____ REQUIRED: _____ PROVIDED: _____	

VICINITY MAP MAXIMUM SCALE: 1"=1000'	
[Blank map area]	

PRO RATA SHARE ASSESSMENT (TOWN OF LEESBURG USE ONLY)	
DATE: _____	
PROJECT NAME: _____	
SITE LOCATION IS: _____	
THIS SITE IS SUBJECT TO THE FOLLOWING PRO RATA FOR:	
<input type="checkbox"/> WATER _____	
<input type="checkbox"/> SANITARY SEWER _____	
<input type="checkbox"/> SEWER PERMIT TO BE PAID WITH ZONING PERMIT APPLICATIONS	
<input type="checkbox"/> STORM DRAINAGE _____	

FEE SCHEDULE	
BASE FEE: _____	
PUBLIC IMPROVEMENTS: #/F X \$/LF = _____	
STORM SEWER _____	
WATER MAIN _____	
CURB & GUTTER _____	
SIDEWALK _____	
SANITARY SEWER _____	
STREETS _____	
OVERLAY GRADING _____	
OTHER MAJOR FACILITIES 1% OF CONSTR COST = _____	
TOTAL FEE = _____	

SHEET INDEX	
1. COVER SHEET	
2. GENERAL NOTES	
3. TYPICAL DETAILS & CONSTRUCTION NOTES	
4. _____	
5. _____	
6. _____	
7. _____	
8. _____	
9. _____	
10. _____	
11. _____	
12. _____	
13. _____	
14. _____	
15. _____	

STORMWATER MANAGEMENT	
1. WATERSEDIMENT: _____	
2. DETERMINATION PROVIDED FOR: _____	
5 - YEAR _____ STORM EVENT	
10 - YEAR _____ STORM EVENT	
3. ADEQUATE CHANNEL: _____	
5 - YEAR _____ STORM EVENT	
10 - YEAR _____ STORM EVENT	
OTHER _____ STORM EVENT	
BMP REQUIRED: YES _____ NO _____	
TYPE AND NUMBER OF BMP: _____	
TOTAL SITE AREA/AREA(AORES) TREATED: _____	
LOCATION OF BMP FACILITIES VIA VIRGINIA STATE PLANE COORDINATES(NAD 83)	
BMP ID # _____ NORTHINGS _____ EASTINGS _____	
BMP ID # _____ NORTHINGS _____ EASTINGS _____	
OTHER _____	


REVISIONS TO APPROVED DRAWINGS	
NO. _____ DATE _____	REVISIONS _____

TOWN OF LEESBURG APPROVALS	
ZONING _____	
ADMINISTRATIVE _____	
RESOLUTION # _____	
DATE _____	
UTILITIES _____	
RECOMMENDED FOR APPROVAL _____	
PROJECT MANAGER/SECTION CHIEF _____	
CONSTRUCTION SUPERVISOR/OTHER PLANS _____	
CONTRACTOR OF PLAN REVIEW _____	
THIS APPROVAL IS NOT A COMMITMENT TO PROVIDE PUBLIC SANITARY SEWER	
FOR TOWN USE ONLY	
PROFESSIONAL SEAL	
RESUME & SITE	
PROJECT NAME	

FINAL SITE PLAN/CONSTRUCTION DRAWINGS/MAJOR SITE PLAN	
TOWN NUMBER	
SECTION/BLOCK	
TOWN OF LEESBURG	
PROJECT MANAGER	
ELECTION DISTRICT	
PROJECT NUMBER	
TLX-0000-0000	
SHEET	
1 OF	

REVISED 11/2013

Space for Town date stamp, leave blank.




Town of Leesburg Virginia

STUDIES, REFERRALS AND APPROVALS REQUIRED PRIOR TO PLAN APPROVAL

AGENCY INFORMATION	REQ.	NOT DUE	TOL ID #	COMMENTS
1. VA MARINE RESOURCE COMMISSION		●		
A. CORPS OF ENGINEERS		●		
B. DEPT. OF ENVIRONMENTAL QUALITY		●		
2. FEMA		●		
3. FPA		●		
4. VDOT		●		
5. VA DEPT. OF HEALTH - WATER		●		
6. VA DEPT. OF HEALTH - SEWER		●		
7. LOUDOUN COUNTY		●		
A. HEALTH DEPARTMENT		●		
B. FIRE MARSHAL		●		
C. H.A.S. CONTROLS		●		
D. BUILDING PERMITS		●		
8. FLOOD PLAIN STUDY		●		
9. TRAFFIC STUDY		●		
10. SOILS REPORT		●		
11. ON SITE EASMENTS		●		
A. LEGAL REVIEW 1 OR 11		●		
B. TECHNICAL REVIEW		●		
C. RECORDED		●		
12. OFF SITE EASMENTS		●		
A. LEGAL REVIEW 1 OR 11		●		
B. TECHNICAL REVIEW		●		
C. RECORDED		●		
13. LETTERS OF PERMISSION		●		
14. BOARD OF ARCH. REVIEW		●		
15. VDOT TRAFFIC STUDY REVIEW		●		
16. BOARD OF ZONING APPEALS		●		

VICINITY MAP

MAXIMUM SCALE: 1"=1000'



CONSTRUCTION DRAWINGS ZONING REQUIREMENTS & TABULATIONS

- ZONING: _____
- PROPOSED USE: _____
- OVERLAY DISTRICT: _____
- REZONING APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
- SPECIAL EXCEPTION APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
- ZONING DETERMINATION ISSUED: LMS# _____ DATE ISSUED: _____
- AREA OF OPEN SPACE: Required: _____% (EST. OF AC.) Provided: _____% (EST. OF AC.)
- AREA OF ACTIVE RECREATION OPEN SPACE: Required: _____% (EST. OF AC.) Provided: _____% (EST. OF AC.)
- NUMBER OF LOTS: _____
- AREA OF PARCEL/OUTLOT "A": _____ (EST. OF AC.)
- AREA OF PARCEL/OUTLOT "B": _____ (EST. OF AC.)
- AREA OF PARCEL/OUTLOT "C": _____ (EST. OF AC.)
- AREA OF PARCEL/OUTLOT "D": _____ (EST. OF AC.)
- AREA OF PARCEL/OUTLOT "E": _____ (EST. OF AC.)
- TOTAL SITE AREA: _____ (EST. OF AC.)
- MINIMUM LOT AREA: Required: _____ (EST. OF AC.) Provided: _____ (EST. OF AC.)
- AVERAGE LOT AREA: Required: _____ (EST. OF AC.) Provided: _____ (EST. OF AC.)
- MINIMUM LOT WIDTH: Required: _____ (FT.) Provided: _____ (FT.)
- FRONT YARD REQUIREMENT: Minimum: _____ (FT.) Provided: _____ (FT.)
- SIDE YARD REQUIREMENT: Minimum: _____ (FT.) Provided: _____ (FT.)
- REAR YARD REQUIREMENT: Minimum: _____ (FT.) Provided: _____ (FT.)
- BUILDING HEIGHT: Maximum: _____ (FT.) Provided: _____ (FT.)
- PROPOSED NUMBER OF FLOORS: _____
- BUILDING UNOCCUPIED FLOOR AREA: Maximum: _____ (EST. OF AC.) Provided: _____ (EST. OF AC.)
- FLOOR AREA RATIO (FAR): Maximum: _____ Provided: _____ (EST. OF AC.)
- DENSITY: Maximum: _____ (D.U./AC.) Provided: _____ (D.U./AC.)

PARKING REQUIREMENTS & TABULATIONS

- TOTAL PARKING SPACES: Required: _____ Provided: _____
- TOTAL UNOCCUPIED PARKING SPACES: Required: _____ Provided: _____
- TOTAL VEHICULAR ACCESSIBLE UNOCCUPIED PARKING SPACES: Required: _____ Provided: _____
- TOTAL UNOCCUPIED PARKING SPACES: Required: _____ Provided: _____

SITE PLAN

ZONING REQUIREMENTS & TABULATIONS

CONSTRUCTION DRAWINGS

ZONING REQUIREMENTS & TABULATIONS

PRO RATA SHARE ASSESSMENT

(TOWN OF LEESBURG USE ONLY)

DATE: _____

PROJECT NAME: _____

SITE LOCATION IS: _____

THIS SITE IS SUBJECT TO THE FOLLOWING PRO RATA FOR:

WATER _____

SANITARY SEWER _____

SEWER PERMIT TO BE PAID WITH ZONING PERMIT APPLICATIONS

STORM DRAINAGE _____

FEE SCHEDULE

BASE FEE: _____ = \$ _____

ACRES OR LOTS: _____ = \$ _____

PUBLIC IMPROVEMENTS: #LF X \$/LF =

STORM SEWER	X	= \$
WATER MAIN	X	= \$
CURB & GUTTER	X	= \$
SIDEWALK	X	= \$
SANITARY SEWER	X	= \$
STREETS	X	= \$
OVERLAY GRADING	X	= \$

OTHER MAJOR FACILITIES 1% OF CONSTR COST = \$ _____

TOTAL FEE = \$ _____

NOTE: ALL REVISIONS WILL REQUIRE A REVISED FEE SCHEDULE.

SHEET INDEX

- COVER SHEET
- GENERAL NOTES
- TYPICAL DETAILS & CONSTRUCTION NOTES
- CONSTRUCTION EMBLEMEN/OTHER PLANS
- STORMWATER MANAGEMENT
- PROVIDENTIAL REAL ESTATE & SITE

TOWN OF LEESBURG APPROVALS

ZONING: _____

ADMINISTRATIVE: _____

UTILITIES: _____

RECOMMENDED FOR APPROVAL: _____

PROJECT MANAGER/SECTION CHIEF: _____

CONSTRUCTION SUPERVISOR/OTHER PLANS: _____

CONTRACTOR OF PLAN REVIEW: _____

THIS APPROVAL IS NOT A COMMITMENT TO PROVIDE PUBLIC SANITARY SEWER OR STORMWATER

FOR TOWN USE ONLY

PROVIDENTIAL REAL ESTATE & SITE

PROJECT NAME: _____

ADDRESS: _____

OPEN #: _____

OFFICE: _____ ADDRESS INCLUDE SIP CODE & TELEPHONE NUMBER

DEVELOPER: _____ ADDRESS INCLUDE SIP CODE & TELEPHONE NUMBER

ENGINEER: _____ ADDRESS INCLUDE SIP CODE & TELEPHONE NUMBER

CERTIFICATE OF NO CHARGE (FOR REVISIONS TO APPROVED PLANS)

1. _____ (Submittal engineer) certifies that no other changes have been made on the plan or profile except those outlined in revision block below.

REVISION: _____ DATE: _____

STUDIES, REFERRALS AND APPROVALS REQUIRED PRIOR TO PLAN APPROVAL

VICINITY MAP

MAXIMUM SCALE: 1"=1000'

CONSTRUCTION DRAWINGS ZONING REQUIREMENTS & TABULATIONS

SITE PLAN

ZONING REQUIREMENTS & TABULATIONS

CONSTRUCTION DRAWINGS

ZONING REQUIREMENTS & TABULATIONS

PRO RATA SHARE ASSESSMENT

(TOWN OF LEESBURG USE ONLY)

FEE SCHEDULE

SHEET INDEX

TOWN OF LEESBURG APPROVALS

STUDIES, REFERRALS AND APPROVALS REQUIRED PRIOR TO PLAN APPROVAL

VICINITY MAP

MAXIMUM SCALE: 1"=1000'

CONSTRUCTION DRAWINGS ZONING REQUIREMENTS & TABULATIONS

SITE PLAN

ZONING REQUIREMENTS & TABULATIONS

CONSTRUCTION DRAWINGS

ZONING REQUIREMENTS & TABULATIONS

PRO RATA SHARE ASSESSMENT

(TOWN OF LEESBURG USE ONLY)

FEE SCHEDULE

SHEET INDEX

TOWN OF LEESBURG APPROVALS

FINAL SITE PLAN/CONSTRUCTION DRAWINGS/MAJOR SITE PLAN

PROJECT NAME

SECTION/BLOCK

TOWN OF LEESBURG

PROJECT NUMBER

PROJECT MANAGER

ELECTRIC SERVICE

TOWN NUMBER

TLX-0000-0000

SHEET

1 OF

REVISED 11/2013

Provide the Project Name, Owner and Consultant information in this space. The "address, include zip code and telephone number" note is instructional only and should be removed to make room for required information. No text less than 0.10". If more room is needed add reference and sheet where info can be found.

Town of Leesburg Virginia

STUDIES, REFERRALS AND APPROVALS REQUIRED PRIOR TO PLAN APPROVAL

AGENCY INFORMATION	REQ.	NOT DPL	TOL ID #	COMMENTS
1. VA MARINE RESOURCE COMMISSION		●		
A. CORPS OF ENGINEERS		●		
B. DEPT. OF ENVIRONMENTAL QUALITY		●		
2. FEMA		●		
3. FAA		●		
4. VDOT		●		
5. VA DEPT. OF HEALTH - WATER		●		
6. VA DEC. SEWER		●		
7. LOUDOUN COUNTY		●		
A. HEALTH DEPARTMENT		●		
B. FIRE MARSHAL		●		
C. E.A. & CONTROLS		●		
D. BUILDING PERMITS		●		
E. FLOOD PLAIN STUDY		●		
F. TRAFFIC STUDY		●		
10. SOILS REPORT		●		
11. ON SITE EASMENTS		●		
A. LEGAL REVIEW 1 OR 11		●		
B. TECHNICAL REVIEW		●		
C. RECORDED		●		
12. OFF SITE EASMENTS		●		
A. LEGAL REVIEW 1 OR 11		●		
B. TECHNICAL REVIEW		●		
C. RECORDED		●		
13. LETTERS OF PERMISSION		●		
14. BOARD OF ARCH. REVIEW		●		
15. VDOT TRAFFIC STUDY REVIEW		●		
16. BOARD OF ZONING APPEALS		●		

PRO RATA SHARE ASSESSMENT

(TOWN OF LEESBURG USE ONLY)

DATE: _____

PROJECT NAME: _____

SITE LOCATION IS: _____

THIS SITE IS SUBJECT TO THE FOLLOWING PRO RATA FOR:

WATER _____

SANITARY SEWER _____

SEWER PERMIT TO BE PAID WITH ZONING PERMIT APPLICATIONS

STORM DRAINAGE _____

FEE SCHEDULE

BASE FEE: _____ = \$ _____

ACRES OR LOTS _____ = \$ _____

PUBLIC IMPROVEMENTS: #/F X \$/F =

STORM SEWER	X	=	\$
WATER MAIN	X	=	\$
CURB & GUTTER	X	=	\$
SIDEWALK	X	=	\$
SANITARY SEWER	X	=	\$
STREETS	X	=	\$
OVERLAY GRADING	X	=	\$

OTHER MAJOR FACILITIES 1% OF CONST COST = \$ _____

TOTAL FEE = \$ _____

NOTE: ALL REVISIONS WILL REQUIRE A REVISED FEE SCHEDULE.

SHEET INDEX

1. COVER SHEET	16.
2. GENERAL NOTES	17.
3. TYPICAL DETAILS & CONSTRUCTION NOTES	18.
4.	19.
5.	20.
6.	21.
7.	22.
8.	23.
9.	24.
10.	25.
11.	26.
12.	27.
13.	28.
14.	29.
15.	30.

VICINITY MAP

MAXIMUM SCALE: 1"=1000'

CONSTRUCTION DRAWINGS

ZONING REQUIREMENTS & TABULATIONS

- 1) ZONING: _____
- 2) PROPOSED USE: _____
- 3) OVERLAY DISTRICT: _____
- 4) REZONING APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
- 5) SPECIAL EXCEPTION APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
- 6) ZONING DETERMINATION ISSUED: LMS# _____ DATE ISSUED: _____
- 7) AREA OF OPEN SPACE: Required: _____% (EST. OF AC.) Provided: _____% (EST. OF AC.)
- 8) AREA OF ACTIVE RECREATION OPEN SPACE: Required: _____% (EST. OF AC.) Provided: _____% (EST. OF AC.)
- 9) NUMBER OF LOTS _____
- 10) AREA OF LOTS _____ (EST. OF AC.)
- 11) AREA OF PARCEL/OUTLOT "A" _____ (EST. OF AC.)
- 12) AREA OF PARCEL/OUTLOT "B" _____ (EST. OF AC.)
- 13) AREA OF PARCEL/OUTLOT "C" _____ (EST. OF AC.)
- 14) AREA OF PARCEL/OUTLOT "D" _____ (EST. OF AC.)
- 15) AREA OF PARCEL/OUTLOT "E" _____ (EST. OF AC.)
- 16) AREA OF STREET DESSICATION _____ (EST. OF AC.)
- 17) TOTAL SITE AREA: _____ (EST. OF AC.)
- 18) MINIMUM LOT AREA: Required: _____ (EST. OF AC.) Provided: _____ (EST. OF AC.)
- 19) AVERAGE LOT AREA: Required: _____ (EST. OF AC.) Provided: _____ (EST. OF AC.)
- 20) MINIMUM LOT WIDTH: Required: _____ (FT.) Provided: _____ (FT.)
- 21) FRONT YARD REQUIREMENT: Minimum: _____ (FT.) Provided: _____ (FT.)
- 22) SIDE YARD REQUIREMENT: Minimum: _____ (FT.) Provided: _____ (FT.)
- 23) REAR YARD REQUIREMENT: Minimum: _____ (FT.) Provided: _____ (FT.)
- 24) BUILDING HEIGHT: Maximum: _____ (FT.) Provided: _____ (FT.)
- 25) PROPOSED NUMBER OF FLOORS _____
- 26) DENSITY: Minimum: _____ (D.U./AC.) Provided: _____ (D.U./AC.)

SITE PLAN

ZONING REQUIREMENTS & TABULATIONS

- 1) ZONING: _____
- 2) PROPOSED USE: _____
- 3) OVERLAY DISTRICT: _____
- 4) REZONING APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
- 5) SPECIAL EXCEPTION APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
- 6) ZONING DETERMINATION ISSUED: LMS# _____ DATE ISSUED: _____
- 7) SITE AREA _____ (EST. OF AC.)
- 8) AREA OF STREET DESSICATION _____ (EST. OF AC.)
- 9) AREA OF OPEN SPACE: Required: _____% (EST. OF AC.) Provided: _____% (EST. OF AC.)
- 10) AREA OF ACTIVE RECREATION OPEN SPACE: Required: _____% (EST. OF AC.) Provided: _____% (EST. OF AC.)
- 11) NUMBER OF LOTS _____
- 12) AREA OF LOTS _____ (EST. OF AC.)
- 13) MINIMUM LOT AREA: Required: _____ (EST. OF AC.) Provided: _____ (EST. OF AC.)
- 14) AVERAGE LOT AREA: Required: _____ (EST. OF AC.) Provided: _____ (EST. OF AC.)
- 15) MINIMUM LOT WIDTH: Required: _____ (FT.) Provided: _____ (FT.)
- 16) FRONT YARD REQUIREMENT: Minimum: _____ (FT.) Provided: _____ (FT.)
- 17) SIDE YARD REQUIREMENT: Minimum: _____ (FT.) Provided: _____ (FT.)
- 18) REAR YARD REQUIREMENT: Minimum: _____ (FT.) Provided: _____ (FT.)
- 19) BUILDING HEIGHT: Maximum: _____ (FT.) Provided: _____ (FT.)
- 20) PROPOSED NUMBER OF FLOORS _____
- 21) BUILDING UNOBS FLOOR AREA: Maximum: _____ (EST. OF AC.) Provided: _____ (EST. OF AC.)
- 22) FLOOR AREA RATIO (FAR): Maximum: _____ Provided: _____
- 23) DENSITY: Minimum: _____ (D.U./AC.) Provided: _____ (D.U./AC.)

PARKING REQUIREMENTS & TABULATIONS

- 1) TOTAL PARKING SPACES: Required: _____ Provided: _____
- 2) TOTAL UNDEVELOPPED PARKING SPACES: Required: _____ Provided: _____
- 3) TOTAL VEH ACCESSIBLE UNDEVELOPPED PARKING SPACES: Required: _____ Provided: _____
- 4) TOTAL LOADING PARKING SPACES: Required: _____ Provided: _____

TOWN OF LEESBURG APPROVALS

ZONING: _____

ADMINISTRATIVE: _____

UTILITIES: _____

RECOMMENDED FOR APPROVAL: _____

PROJECT MANAGER/SECTION CHIEF: _____

CONSTRUCTION SUPERVISOR/OTHER PLANS: _____

CREATOR OF PLAN REVIEW: _____

THIS APPROVAL IS NOT A COMMITMENT TO PROVIDE PUBLIC SANITARY SEWER OR WATER.

FOR TOWN USE ONLY

PROPOSED: _____

REVISIONS TO BE MADE BY: _____

DATE: _____

DATE: _____

FINAL SITE PLAN/CONSTRUCTION DRAWINGS/MAJOR SITE PLAN
PROJECT NAME
SECTION/BLOCK
TOWN OF LEESBURG

TLX-0000-0000

PROJECT NUMBER: _____
 SHEET: 1 OF 1

To be filled out by submitting engineer for "Revisions to an approved plan" only.

STUDIES, REFERRALS AND APPROVALS REQUIRED PRIOR TO PLAN APPROVAL

AGENCY INFORMATION	REQ.	NOT DUE	TOL ID #	COMMENTS
1. VA MARINE RESOURCE COMMISSION	●	●		
A. CORPS OF ENGINEERS	●	●		
B. DEPT. OF ENVIRONMENTAL QUALITY	●	●		
2. FEMA	●	●		
3. FPA	●	●		
4. VDOT	●	●		
5. VA DEPT. OF HEALTH - WATER	●	●		
6. VA DEPT. OF HEALTH - SEWER	●	●		
7. LOUDOUN COUNTY	●	●		
A. HEALTH DEPARTMENT	●	●		
B. FIRE MARSHAL	●	●		
C. H & B CONTROLS	●	●		
D. BUILDING PERMITS	●	●		
E. FLOOD PLAIN STUDY	●	●		
F. TRAFFIC STUDY	●	●		
10. SOILS REPORT	●	●		
11. ON SITE EASEMENTS	●	●		
A. LEGAL REVIEW 1 OR IT	●	●		
B. TECHNICAL REVIEW	●	●		
C. RECORDED	●	●		
12. OFF SITE EASEMENTS	●	●		
A. LEGAL REVIEW 1 OR IT	●	●		
B. TECHNICAL REVIEW	●	●		
C. RECORDED	●	●		
13. LETTERS OF PERMISSION	●	●		
14. BOARD OF ARCH. REVIEW	●	●		
15. VDOT TRAFFIC STUDY REVIEW	●	●		
16. BOARD OF ZONING APPEALS	●	●		

VICINITY MAP
MAXIMUM SCALE: 1"=1000'

SITE PLAN ZONING REQUIREMENTS & TABULATIONS

1) ZONING: _____
2) PROPOSED USE: _____
3) OVERLAY DISTRICT: _____
4) REZONING APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
5) SPECIAL EXCEPTION APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
6) ZONING DETERMINATION ISSUED: LMS# _____ DATE ISSUED: _____
7) SITE AREA _____ (SQ. FT. OF AC.)
8) AREA OF STREET DESIGNATION _____ (SQ. FT. OF AC.)
9) AREA OF OPEN SPACE/REQUIRED: % _____ (SQ. FT. OF AC.) PROVIDED: % _____ (SQ. FT. OF AC.)
10) AREA OF ACTIVE RECREATION OPEN SPACE/REQUIRED: % _____ (SQ. FT. OF AC.) PROVIDED: % _____ (SQ. FT. OF AC.)
11) NUMBER OF LOTS: _____
12) AREA OF LOTS: _____ (SQ. FT. OF AC.) PROVIDED: _____ (SQ. FT. OF AC.)
13) MINIMUM LOT AREA: _____ REQUIRED: _____ (SQ. FT. OF AC.) PROVIDED: _____ (SQ. FT. OF AC.)
14) AVERAGE LOT AREA: _____ REQUIRED: _____ (SQ. FT. OF AC.) PROVIDED: _____ (SQ. FT. OF AC.)
15) MINIMUM LOT WIDTH: _____ REQUIRED: _____ (FT.) PROVIDED: _____ (FT.)
16) FRONT YARD REQUIREMENT: _____ (FT.) PROVIDED: _____ (FT.)
17) SIDE YARD REQUIREMENT: _____ (FT.) PROVIDED: _____ (FT.)
18) REAR YARD REQUIREMENT: _____ (FT.) PROVIDED: _____ (FT.)
19) BUILDING HEIGHT: _____ (FT.) PROVIDED: _____ (FT.)
20) PROPOSED NUMBER OF FLOORS: _____
21) BUILDING UNOCCUPIED FLOOR AREA: _____ (SQ. FT. OF AC.) PROVIDED: _____ (SQ. FT. OF AC.)
22) FLOOR AREA RATIO (FAR): _____ MAXIMUM: _____ PROVIDED: _____
23) DENSITY: _____ (D.U./AC.) MAXIMUM: _____ PROVIDED: _____ (D.U./AC.)

PARKING REQUIREMENTS & TABULATIONS

1) TOTAL PARKING SPACES: _____ REQUIRED: _____ PROVIDED: _____
2) TOTAL UNOCCUPIED PARKING SPACES: _____ REQUIRED: _____ PROVIDED: _____
3) TOTAL VAN ACCESSIBLE UNOCCUPIED PARKING SPACES: _____ REQUIRED: _____ PROVIDED: _____
4) TOTAL LOADING PARKING SPACES: _____ REQUIRED: _____ PROVIDED: _____

CONSTRUCTION DRAWINGS ZONING REQUIREMENTS & TABULATIONS

1) ZONING: _____
2) PROPOSED USE: _____
3) OVERLAY DISTRICT: _____
4) REZONING APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
5) SPECIAL EXCEPTION APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
6) ZONING DETERMINATION ISSUED: LMS# _____ DATE ISSUED: _____
7) AREA OF OPEN SPACE: _____ (SQ. FT. OF AC.) PROVIDED: % _____ (SQ. FT. OF AC.)
8) AREA OF ACTIVE RECREATION OPEN SPACE/REQUIRED: % _____ (SQ. FT. OF AC.) PROVIDED: % _____ (SQ. FT. OF AC.)
9) NUMBER OF LOTS: _____
10) AREA OF LOTS: _____ (SQ. FT. OF AC.) PROVIDED: _____ (SQ. FT. OF AC.)
11) AREA OF PARCEL/OUTLOT "A": _____ (SQ. FT. OF AC.)
12) AREA OF PARCEL/OUTLOT "B": _____ (SQ. FT. OF AC.)
13) AREA OF PARCEL/OUTLOT "C": _____ (SQ. FT. OF AC.)
14) AREA OF PARCEL/OUTLOT "D": _____ (SQ. FT. OF AC.)
15) AREA OF PARCEL/OUTLOT "E": _____ (SQ. FT. OF AC.)
16) AREA OF STREET DESIGNATION: _____ (SQ. FT. OF AC.)
17) TOTAL SITE AREA: _____ (SQ. FT. OF AC.) PROVIDED: _____ (SQ. FT. OF AC.)
18) MINIMUM LOT AREA: _____ (SQ. FT. OF AC.) PROVIDED: _____ (SQ. FT. OF AC.)
19) AVERAGE LOT AREA: _____ (SQ. FT. OF AC.) PROVIDED: _____ (SQ. FT. OF AC.)
20) MINIMUM LOT WIDTH: _____ (FT.) PROVIDED: _____ (FT.)
21) FRONT YARD REQUIREMENT: _____ (FT.) PROVIDED: _____ (FT.)
22) SIDE YARD REQUIREMENT: _____ (FT.) PROVIDED: _____ (FT.)
23) REAR YARD REQUIREMENT: _____ (FT.) PROVIDED: _____ (FT.)
24) BUILDING HEIGHT: _____ (FT.) PROVIDED: _____ (FT.)
25) PROPOSED NUMBER OF FLOORS: _____
26) DENSITY: _____ (D.U./AC.) MAXIMUM: _____ (D.U./AC.) PROVIDED: _____ (D.U./AC.)

PARKING REQUIREMENTS & TABULATIONS

1) TOTAL PARKING SPACES: _____ REQUIRED: _____ PROVIDED: _____

PRO RATA SHARE ASSESSMENT (TOWN OF LEESBURG USE ONLY)

DATE: _____
PROJECT NAME: _____
SITE LOCATION IS: _____
THIS SITE IS SUBJECT TO THE FOLLOWING PRO RATA FOR:
 WATER
 SANITARY SEWER
 SEWER PERMIT TO BE PAID WITH ZONING PERMIT APPLICATIONS
 STORM DRAINAGE

FEE SCHEDULE

BASE FEE: _____ = \$ _____
ACRES OR LOTS: _____ = \$ _____
PUBLIC IMPROVEMENTS: #/F X \$/F = \$ _____
STORM SEWER _____ X = \$ _____
WATER MAIN _____ X = \$ _____
CURB & GUTTER _____ X = \$ _____
SIDEWALK _____ X = \$ _____
SANITARY SEWER _____ X = \$ _____
STREETS _____ X = \$ _____
OVERLAY GRADING _____ X = \$ _____
OTHER MAJOR FACILITIES 1% OF CONST COST = \$ _____
TOTAL FEE = \$ _____

NOTE: ALL REVISIONS WILL REQUIRE A REVISED FEE SCHEDULE.

SHEET INDEX

1. COVER SHEET
2. GENERAL NOTES
3. TYPICAL DETAILS & CONSTRUCTION NOTES
4.
5.
6.
7.
8.
9.
10.
11.
12.
13.
14.
15.

STORMWATER MANAGEMENT

1. WATERSEDIMENT: _____
2. DETENTION PROVIDED FOR: _____
5 - YEAR _____ STORM EVENT
10 - YEAR _____ STORM EVENT
OTHER _____ STORM EVENT
3. ADEQUATE CHANNEL: _____
5 - YEAR _____ STORM EVENT
10 - YEAR _____ STORM EVENT
OTHER _____ STORM EVENT

IMP. REQUIRED: YES _____ NO _____
TYPE AND NUMBER OF IMP. _____
TOTAL SITE AREA/AREA TREATED: _____
LOCATION OF IMP. FACILITIES VIA VIRGINIA STATE PLANE COORDINATES (NAD 83)
IMP. ID # _____ NORTHINGS _____ EASTINGS _____ IMP. ID # _____ NORTHINGS _____ EASTINGS _____

REVISIONS PRIOR TO APPROVAL

DATE	DESCRIPTION	BY	DATE

NO.	TL. REF #	CITATION	PLAN SHEET	DATE APPROVED

NO.	TL. REF #	CITATION	PLAN SHEET	DATE APPROVED

TOWN OF LEESBURG APPROVALS

ZONING: _____
ADMINISTRATIVE: _____
RESOLUTION # _____
DATE: _____
UTILITIES: _____
RECOMMENDED FOR APPROVAL: _____ DATE: _____
PROJECT MANAGER/SECTION CHIEF: _____ DATE: _____
CONSTRUCTION SCHEDULE/OFFER PLANS: _____ DATE: _____
DIRECTOR OF PLANNING: _____

THIS APPROVAL IS NOT A COMMITMENT TO PROVIDE PUBLIC SANITARY SEWER OR WATER.

FOR TOWN USE ONLY

PROFESSIONAL SEAL
SIGNATURE & DATE

PROJECT NAME: _____
ADDRESS: _____
OPEN #: _____
OFFICER: _____ ADDRESS INCLUDE IMP CODE & TELEPHONE NUMBER
DEVELOPER: _____ ADDRESS INCLUDE IMP CODE & TELEPHONE NUMBER
DESIGNER: _____ ADDRESS INCLUDE IMP CODE & TELEPHONE NUMBER

CERTIFICATE OF NO GRADE (FOR REVISIONS TO APPROVED PLANS)
I, _____ (submitting engineer) certify that no other changes have been made on the plan or profile except those outlined in revision block below.

SIGNATURE _____ DATE _____


IS TO APPROVED DRAWINGS (DATE OF LAST REVISION) _____

FINAL SITE PLAN/CONSTRUCTION DRAWINGS/MAJOR SITE PLAN PROJECT NAME SECTION/BLOCK TOWN OF LEESBURG PROJECT MANAGER

TLX-0000-0000

SHEET 1 OF 1
REVISED 11/2013

Revision block to be used ONLY for revisions to an approved plan. Number embedded in triangle shall be next to all revised (circled/bubbled) areas on corresponding sheets.




STUDIES, REFERRALS AND APPROVALS REQUIRED PRIOR TO PLAN APPROVAL

AGENCY INFORMATION	REQ.	NOT DUE	TOL ID #	COMMENTS
1. VA MARINE RESOURCE COMMISSION	●	●		
A. CORPS OF ENGINEERS	●	●		
B. DEPT. OF ENVIRONMENTAL QUALITY	●	●		
2. FEMA	●	●		
3. FPA	●	●		
4. VDOT	●	●		
5. VA DEPT. OF HEALTH - WATER	●	●		
6. VA DEPT. OF HEALTH - SEWER	●	●		
7. LOUDOUN COUNTY	●	●		
A. HEALTH DEPARTMENT	●	●		
B. FIRE MARSHAL	●	●		
C. H.A.S. CONTROLS	●	●		
D. BUILDING PERMITS	●	●		
E. FLOOD PLAIN STUDY	●	●		
F. TRAFFIC STUDY	●	●		
10. SOILS REPORT	●	●		
11. ON SITE EASMENTS	●	●		
A. LEGAL REVIEW 1 OR II	●	●		
B. TECHNICAL REVIEW	●	●		
C. RECORDED	●	●		
12. OFF SITE EASMENTS	●	●		
A. LEGAL REVIEW 1 OR II	●	●		
B. TECHNICAL REVIEW	●	●		
C. RECORDED	●	●		
13. LETTERS OF PERMISSION	●	●		
14. BOARD OF ARCH. REVIEW	●	●		
15. VDOT TRAFFIC STUDY REVIEW	●	●		
16. BOARD OF ZONING APPEALS	●	●		

VICINITY MAP

MAXIMUM SCALE: 1"=1000'



CONSTRUCTION DRAWINGS

ZONING REQUIREMENTS & TABULATIONS

- ZONING: _____
- PROPOSED USE: _____
- OVERLAY DISTRICT: _____
- REZONING APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
- SPECIAL EXCEPTION APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
- ZONING DETERMINATION ISSUED: LMS# _____ DATE ISSUED: _____
- SITE AREA: _____ (SQ. FT. AC.)
- AREA OF STREET DESIGNATION: _____ (SQ. FT. AC.)
- AREA OF OPEN SPACE/REQUIRED: % _____ (SQ. FT. AC.) PROVIDED: % _____ (SQ. FT. AC.)
- AREA OF ACTIVE RECREATION OPEN SPACE/REQUIRED: % _____ (SQ. FT. AC.) PROVIDED: % _____ (SQ. FT. AC.)
- NUMBER OF LOTS: _____
- AREA OF PARCEL/OUTLOT "A": _____ (SQ. FT. AC.)
- AREA OF PARCEL/OUTLOT "B": _____ (SQ. FT. AC.)
- AREA OF PARCEL/OUTLOT "C": _____ (SQ. FT. AC.)
- AREA OF PARCEL/OUTLOT "D": _____ (SQ. FT. AC.)
- AREA OF PARCEL/OUTLOT "E": _____ (SQ. FT. AC.)
- AREA OF STREET DESIGNATION: _____ (SQ. FT. AC.)
- TOTAL SITE AREA: _____ (SQ. FT. AC.)
- MINIMUM LOT AREA: Required: _____ (SQ. FT. AC.) PROVIDED: _____ (SQ. FT. AC.)
- AVERAGE LOT AREA: Required: _____ (SQ. FT. AC.) PROVIDED: _____ (SQ. FT. AC.)
- MINIMUM LOT WIDTH: Required: _____ (FT.) PROVIDED: _____ (FT.)
- FRONT YARD REQUIREMENT: Minimum: _____ (FT.) PROVIDED: _____ (FT.)
- SIDE YARD REQUIREMENT: Minimum: _____ (FT.) PROVIDED: _____ (FT.)
- REAR YARD REQUIREMENT: Minimum: _____ (FT.) PROVIDED: _____ (FT.)
- BUILDING HEIGHT: Minimum: _____ (FT.) PROVIDED: _____ (FT.)
- PROPOSED NUMBER OF FLOORS: _____
- BUILDING UNOCCUPIED FLOOR AREA: Maximum: _____ (SQ. FT. AC.) PROVIDED: _____ (SQ. FT. AC.)
- FLOOR AREA RATIO (FAR): Maximum: _____ PROVIDED: _____
- DENSITY: Maximum: _____ (D.U./AC.) PROVIDED: _____ (D.U./AC.)

PARKING REQUIREMENTS & TABULATIONS

- TOTAL PARKING SPACES: Required: _____ PROVIDED: _____
- TOTAL UNOCCUPIED PARKING SPACES: Required: _____ PROVIDED: _____
- TOTAL VEH ACCESSIBLE UNOCCUPIED PARKING SPACES: Required: _____ PROVIDED: _____
- TOTAL LOADING PARKING SPACES: Required: _____ PROVIDED: _____

PRO RATA SHARE ASSESSMENT

(TOWN OF LEESBURG USE ONLY)

DATE: _____

PROJECT NAME: _____

SITE LOCATION IS: _____

THIS SITE IS SUBJECT TO THE FOLLOWING PRO RATA FOR:

WATER _____

SANITARY SEWER _____

SEWER PERMIT TO BE PAID WITH ZONING PERMIT APPLICATIONS

STORM DRAINAGE _____

FEE SCHEDULE

BASE FEE: _____ = \$ _____

ACRES OR LOTS: _____ X _____ = \$ _____

PUBLIC IMPROVEMENTS: #LF X \$/LF =

STORM SEWER	X	=	\$
WATER MAIN	X	=	\$
CURB & GUTTER	X	=	\$
SIDEWALK	X	=	\$
SANITARY SEWER	X	=	\$
STREETS	X	=	\$
OVERLAY GRADING	X	=	\$

OTHER MAJOR FACILITIES 1% OF CONST COST = \$ _____

TOTAL FEE = \$ _____

NOTE: ALL REVISIONS WILL REQUIRE A REVISED FEE SCHEDULE.

SHEET INDEX

- COVER SHEET
- GENERAL NOTES
- TYPICAL DETAILS & CONSTRUCTION NOTES
- CONSTRUCTION EMBLEMEN/OTHER PLANS
- CONTRACTOR'S PLAN REVIEW
- PROVIDER'S REAL ESTATE & SITE

STORMWATER MANAGEMENT

- WATERSED: _____
- RETENTION PROVIDED FOR:
 - 1 - YEAR _____ STORM EVENT
 - 10 - YEAR _____ STORM EVENT
 - 25 - YEAR _____ STORM EVENT
 - OTHER _____ STORM EVENT
- ADEQUATE CHANNEL:
 - 1 - YEAR _____ STORM EVENT
 - 10 - YEAR _____ STORM EVENT
 - 25 - YEAR _____ STORM EVENT
 - OTHER _____ STORM EVENT

IMP. REQUIRED: YES _____ NO _____

TYPE AND NUMBER OF IMP: _____

TOTAL SITE AREA/AREA TREATED: _____

LOCATION OF IMP FACILITIES VIA VIRGINIA STATE PLANE COORDINATES (NAD 83)

IMP ID # _____ NORTHINGS _____ EASTINGS _____

TOWN OF LEESBURG APPROVALS

ZONING: _____

ADMINISTRATIVE: _____

UTILITIES: _____

RECOMMENDED FOR APPROVAL: _____

PROJECT MANAGER/SECTION CHIEF: _____

CONSTRUCTION EMBLEMEN/OTHER PLANS: _____

CONTRACTOR OF PLAN REVIEW: _____

FOR TOWN USE ONLY

PROFESSIONAL SEAL: _____

PROJECT NAME: _____

ADDRESS: _____

OPEN #: _____

OWNER: _____ ADDRESS INCLUDE IMP CODE & TELEPHONE NUMBER

DEVELOPER: _____ ADDRESS INCLUDE IMP CODE & TELEPHONE NUMBER

ENGINEER: _____ ADDRESS INCLUDE IMP CODE & TELEPHONE NUMBER

CERTIFICATE OF NO OBSTACLE (FOR REVISIONS TO APPROVED PLANS)

I, _____ (Subscribing engineer) certify that no other changes have been made on the plan or profile except those outlined in revision block below.

DATE: _____

DATE: _____

DATE: _____

FINAL SITE PLAN/CONSTRUCTION DRAWINGS/MAJOR SITE PLAN

PROJECT NAME

SECTION/BLOCK

TOWN OF LEESBURG

PROJECT MANAGER


SECTION CHIEF

ENGINEER

TLX-0000-0000

SHEET 1 OF 1

Revision block for engineer/consultants use at any time. If more room needed, add reference and sheet where the info can be found.




STUDIES, REFERRALS AND APPROVALS REQUIRED PRIOR TO PLAN APPROVAL

AGENCY INFORMATION	REQ.	NOT DNE	TOL ID #	COMMENTS
1. VA MARINE RESOURCE COMMISSION		●		
A. CORPS OF ENGINEERS		●		
B. DEPT. OF ENVIRONMENTAL QUALITY		●		
2. FEMA		●		
3. FAN		●		
4. VDOT		●		
5. VA DEPT. OF HEALTH - WATER		●		
6. VA DEPT. OF HEALTH - SEWER		●		
7. LOUISIANA COUNTY		●		
A. HEALTH DEPARTMENT		●		
B. FIRE MARSHAL		●		
C. H.A. & CONTROLS		●		
D. BUILDING PERMITS		●		
8. FLOOD PLAIN STUDY		●		
9. TRAFFIC STUDY		●		
10. SOILS REPORT		●		
11. ON SITE EASMENTS		●		
A. LEGAL REVIEW 1 OR 11		●		
B. TECHNICAL REVIEW		●		
C. RECORDED		●		
12. OFF SITE EASMENTS		●		
A. LEGAL REVIEW 1 OR 11		●		
B. TECHNICAL REVIEW		●		
C. RECORDED		●		
13. LETTERS OF PERMISSION		●		
14. BOARD OF ARCH. REVIEW		●		
15. VDOT TRAFFIC STUDY REVIEW		●		
16. BOARD OF ZONING APPEALS		●		

VICINITY MAP

MAXIMUM SCALE: 1"=1000'



CONSTRUCTION DRAWINGS ZONING REQUIREMENTS & TABULATIONS

- ZONING: _____
- PROPOSED USE: _____
- OVERLAY DISTRICT: _____
- REZONING APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
- SPECIAL EXCEPTION APPROVED: LMS# _____ RESOLUTION # _____ DATE APPROVED: _____
- ZONING DETERMINATION ISSUED: LMS# _____ DATE ISSUED: _____
- SITE AREA: _____ (SQ. FT. AC.)
- AREA OF STREET DESIGNATION: _____ (SQ. FT. AC.)
- AREA OF OPEN SPACE/REQUIRED: % _____ (SQ. FT. AC.) PROVIDED: % _____ (SQ. FT. AC.)
- AREA OF ACTIVE RECREATION OPEN SPACE/REQUIRED: % _____ (SQ. FT. AC.) PROVIDED: % _____ (SQ. FT. AC.)
- NUMBER OF LOTS: _____
- AREA OF PARCEL/OUTLOT "A": _____ (SQ. FT. AC.)
- AREA OF PARCEL/OUTLOT "B": _____ (SQ. FT. AC.)
- AREA OF PARCEL/OUTLOT "C": _____ (SQ. FT. AC.)
- AREA OF PARCEL/OUTLOT "D": _____ (SQ. FT. AC.)
- AREA OF PARCEL/OUTLOT "E": _____ (SQ. FT. AC.)
- AREA OF STREET DESIGNATION: _____ (SQ. FT. AC.)
- TOTAL SITE AREA: _____ (SQ. FT. AC.)
- MINIMUM LOT AREA: Required: _____ (SQ. FT. AC.) PROVIDED: _____ (SQ. FT. AC.)
- AVERAGE LOT AREA: Required: _____ (SQ. FT. AC.) PROVIDED: _____ (SQ. FT. AC.)
- MINIMUM LOT WIDTH: Required: _____ (FT.) PROVIDED: _____ (FT.)
- FRONT YARD REQUIREMENT: Minimum: _____ (FT.) PROVIDED: _____ (FT.)
- SIDE YARD REQUIREMENT: Minimum: _____ (FT.) PROVIDED: _____ (FT.)
- REAR YARD REQUIREMENT: Minimum: _____ (FT.) PROVIDED: _____ (FT.)
- BUILDING HEIGHT: Maximum: _____ (FT.) PROVIDED: _____ (FT.)
- PROPOSED NUMBER OF FLOORS: _____
- BUILDING UNOCCUPIED FLOOR AREA: Maximum: _____ (SQ. FT. AC.) PROVIDED: _____ (SQ. FT. AC.)
- FLOOR AREA RATIO (FAR): Maximum: _____ PROVIDED: _____
- DENSITY: Maximum: _____ (D.U./AC.) PROVIDED: _____ (D.U./AC.)

SITE PLAN ZONING REQUIREMENTS & TABULATIONS

- TOTAL PARKING SPACES: Required: _____ Provided: _____
- TOTAL UNOCCUPIED PARKING SPACES: Required: _____ Provided: _____
- TOTAL VEH ACCESSIBLE UNOCCUPIED PARKING SPACES: Required: _____ Provided: _____
- TOTAL LOADING PARKING SPACES: Required: _____ Provided: _____

PARKING REQUIREMENTS & TABULATIONS

- TOTAL PARKING SPACES: Required: _____ Provided: _____
- DENSITY: Maximum: _____ (D.U./AC.) PROVIDED: _____ (D.U./AC.)

PRO RATA SHARE ASSESSMENT (TOWN OF LEESBURG USE ONLY)

DATE: _____

PROJECT NAME: _____

SITE LOCATION IS: _____

THIS SITE IS SUBJECT TO THE FOLLOWING PRO RATA FOR:

WATER _____

SANITARY SEWER _____

SEWER PERMIT TO BE PAID WITH ZONING PERMIT APPLICATIONS

STORM DRAINAGE _____

FEE SCHEDULE

BASE FEE: _____ = \$ _____

ACRES OR LOTS: _____ X _____ = \$ _____

PUBLIC IMPROVEMENTS: #LF X \$/LF =

STORM SEWER	X	=	\$
WATER MAIN	X	=	\$
CURB & GUTTER	X	=	\$
SIDEWALK	X	=	\$
SANITARY SEWER	X	=	\$
STREETS	X	=	\$
OVERLAY GRADING	X	=	\$

OTHER MAJOR FACILITIES 1% OF CONST COST = \$ _____

TOTAL FEE = \$ _____

NOTE: ALL REVISIONS WILL REQUIRE A REVISED FEE SCHEDULE.

SHEET INDEX

- COVER SHEET
- GENERAL NOTES
- TYPICAL DETAILS & CONSTRUCTION NOTES
- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

STORMWATER MANAGEMENT

- WATERSED: _____
- RETENTION PROVIDED FOR:
 - 1 YEAR _____
 - 10 YEAR _____ STORM EVENT
 - OTHER _____
- ADEQUATE CHANNEL:
 - 1 YEAR _____
 - 10 YEAR _____ STORM EVENT
 - OTHER _____

IMP. REQUIRED: YES _____ NO _____

TYPE AND NUMBER OF IMP. _____

TOTAL SITE AREA/AREA TREATED: _____

LOCATION OF IMP. FACILITIES VIA VIRGINIA STATE PLANE COORDINATES (NAD 83)

IMP. ID #	NORTHINGS	EASTINGS	IMP. ID #	NORTHINGS	EASTINGS

TOWN OF LEESBURG APPROVALS

ZONING: _____

ADMINISTRATIVE: _____

UTILITIES: _____

RECOMMENDED FOR APPROVAL: _____

PROJECT MANAGER/SECTION CHIEF: _____

CONSTRUCTION SUPERVISOR/OTHER PLANS: _____

CONTRACTOR OF PLAN REVIEW: _____

FOR TOWN USE ONLY

PROFESSIONAL SEAL, SIGNATURE & DATE: _____

PROJECT NAME: _____

ADDRESS: _____

OPEN #: _____

OFFICE: _____ ADDRESS INCLUDE IMP CODE & TELEPHONE NUMBER

DEVELOPER: _____ ADDRESS INCLUDE IMP CODE & TELEPHONE NUMBER

ENGINEER: _____ ADDRESS INCLUDE IMP CODE & TELEPHONE NUMBER

CERTIFICATE OF NO OBSTACLE (FOR REVISIONS TO APPROVED PLANS)

I, _____ (Subscribing engineer) certify that no other changes have been made on the plan or profile except those outlined in revision block below.

REVISION	DATE	BY	REVISION	DATE	BY

FINAL SITE PLAN/CONSTRUCTION DRAWINGS/MAJOR SITE PLAN

PROJECT NAME

SECTION/BLOCK

TOWN OF LEESBURG

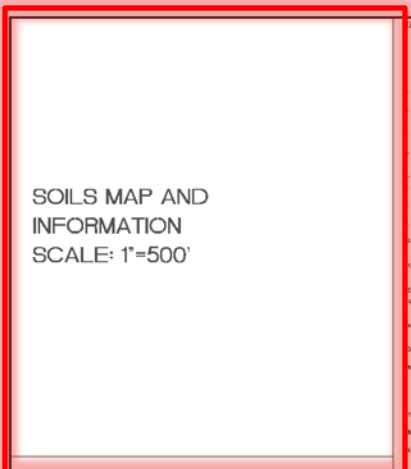
TLX-0000-0000

SHEET

1 OF

REVISED 11/2013

Add soils map and soils data in this space. *Remove the large font text placeholders before adding required info to this sheet.*



SOILS MAP AND
INFORMATION
SCALE: 1"=500'

GEOTECHNICAL
REVIEW AND ACCEPTANCE
LETTER.

TOWN OF LEESBURG CONSTRUCTION NOTES:

UNLESS OTHERWISE NOTED OR SHOWN OTHERWISE, ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE SURVEYED AND INSTALLED IN STRICT ACCORDANCE WITH THE RULES, SPECIFICATIONS AND/OR REGULATIONS CONTAINED IN:
 1. THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD & BUILDING SPECIFICATIONS AS INDICATED BY THE
 THE VIRGINIA HIGHWAY & TRANSPORTATION DEPARTMENT, LATEST EDITION (HDD) IN THE
 TOWN OF LEESBURG DESIGN AND CONSTRUCTION STANDARDS MANUAL (DCA)
 THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE PUBLIC
 LAW 581-241 FOR REGULATION FOR THE BASIS OF LIABILITY BY PUBLIC ACCOMMODATION.
 ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST CITY DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH
 CONSTRUCTION CODES AND REGULATIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS AND/OR REDEMPTION OF ALL UTILITY DEPTH DRAINAGE
 CHANGES AND CHAINS UNLESS OTHERWISE NOTED TO SHOW THE PROPOSED CHANGES BY THE DESIGNER.
 THE CONTRACTOR MUST HAVE THE APPROVED CONSTRUCTION DRAINAGE IN POSSESSION FROM THE START OF
 CONSTRUCTION, AT LEAST ONE (1) COPY OF THE APPROVED PLANS, WITH RECORDS, MUST BE KEPT ON-SITE AT ALL TIMES.

ALL UNDERGROUND UTILITIES WITHIN THE STREET RIGHTS-OF-WAY SHALL BE MAINTAINED TO THE REQUIRED
 DEPTH UNLESS OTHERWISE NOTED TO SHOW THE PROPOSED CHANGES BY THE DESIGNER.
 THE CONTRACTOR MUST HAVE THE APPROVED CONSTRUCTION DRAINAGE IN POSSESSION FROM THE START OF
 CONSTRUCTION, AT LEAST ONE (1) COPY OF THE APPROVED PLANS, WITH RECORDS, MUST BE KEPT ON-SITE AT ALL TIMES.

ALL DRAINAGE SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE 8, SECTION 9-740 OF THE DCA.
 REFER TO THE LATEST EDITION OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BUILDING SPECIFICATIONS
 FOR DRAINAGE STANDARDS EXCEPT THE FIRST SPECIFICS IN A RED CIRCLE CODE.

UNLESS OTHERWISE NOTED, NEW GULLY DRAINAGE SHALL BE APPLIED TO THE SURFACES OF ALL NEW
 DRIVEWAYS EXCEPT THE FIRST SPECIFICS IN A RED CIRCLE CODE.
 ALL STORM AND SEWER DRAINAGE SHALL BE SURVEYED AND INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS
 IN THE TOWN OF LEESBURG DESIGN AND CONSTRUCTION STANDARDS MANUAL (DCA) AND THE VIRGINIA DEPARTMENT OF
 TRANSPORTATION (VDOT) AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE (DCA) UNLESS
 OTHERWISE NOTED TO SHOW THE PROPOSED CHANGES BY THE DESIGNER.

UNLESS OTHERWISE NOTED OR SHOWN OTHERWISE, ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE SURVEYED AND
 INSTALLED IN STRICT ACCORDANCE WITH THE RULES, SPECIFICATIONS AND/OR REGULATIONS CONTAINED IN:
 1. THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD & BUILDING SPECIFICATIONS AS INDICATED BY THE
 THE VIRGINIA HIGHWAY & TRANSPORTATION DEPARTMENT, LATEST EDITION (HDD) IN THE
 TOWN OF LEESBURG DESIGN AND CONSTRUCTION STANDARDS MANUAL (DCA)
 THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE PUBLIC
 LAW 581-241 FOR REGULATION FOR THE BASIS OF LIABILITY BY PUBLIC ACCOMMODATION.
 ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST CITY DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH
 CONSTRUCTION CODES AND REGULATIONS.

ALL UTILITY DEPTH AND TO BE MAINTAINED AS DESCRIBED UNLESS OTHERWISE NOTED TO SHOW THE PROPOSED
 CHANGES BY THE DESIGNER.
 THE CONTRACTOR MUST HAVE THE APPROVED CONSTRUCTION DRAINAGE IN POSSESSION FROM THE START OF
 CONSTRUCTION, AT LEAST ONE (1) COPY OF THE APPROVED PLANS, WITH RECORDS, MUST BE KEPT ON-SITE AT ALL TIMES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS AND/OR REDEMPTION OF ALL UTILITY DEPTH
 CHANGES AND CHAINS UNLESS OTHERWISE NOTED TO SHOW THE PROPOSED CHANGES BY THE DESIGNER.
 THE CONTRACTOR MUST HAVE THE APPROVED CONSTRUCTION DRAINAGE IN POSSESSION FROM THE START OF
 CONSTRUCTION, AT LEAST ONE (1) COPY OF THE APPROVED PLANS, WITH RECORDS, MUST BE KEPT ON-SITE AT ALL TIMES.

A PROTECTIVE BRICK SHALL BE MAINTAINED FROM THE CURBLINE TO THE CURBLINE AND FROM THE CURBLINE
 TO THE CURBLINE TO PROTECT THE TOPPING OF PAVEMENT AND/OR THE PROTECTION OF ANY UTILITY IN THE PAVEMENT.
 ALL COMPLETED FULL, BASE, AND SUBGRADE MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 95%
 OF STANDARD PROPERTIES AND THE FINISH SURFACE SHALL BE COMPACTED TO A MINIMUM OF 98% OF STANDARD
 PROPERTIES. THE FINISH SURFACE SHALL BE COMPACTED TO A MINIMUM OF 98% OF STANDARD PROPERTIES.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS AND/OR REDEMPTION OF ALL UTILITY DEPTH
 CHANGES AND CHAINS UNLESS OTHERWISE NOTED TO SHOW THE PROPOSED CHANGES BY THE DESIGNER.

STORM SEWER AND SEWER PIPE SHALL BE PROTECTED UNLESS OTHERWISE NOTED TO SHOW THE PROPOSED
 CHANGES BY THE DESIGNER.
 THE CONTRACTOR MUST HAVE THE APPROVED CONSTRUCTION DRAINAGE IN POSSESSION FROM THE START OF
 CONSTRUCTION, AT LEAST ONE (1) COPY OF THE APPROVED PLANS, WITH RECORDS, MUST BE KEPT ON-SITE AT ALL TIMES.

ALL UTILITY DEPTH AND TO BE MAINTAINED AS DESCRIBED UNLESS OTHERWISE NOTED TO SHOW THE PROPOSED
 CHANGES BY THE DESIGNER.
 THE CONTRACTOR MUST HAVE THE APPROVED CONSTRUCTION DRAINAGE IN POSSESSION FROM THE START OF
 CONSTRUCTION, AT LEAST ONE (1) COPY OF THE APPROVED PLANS, WITH RECORDS, MUST BE KEPT ON-SITE AT ALL TIMES.

APPROVAL OF THIS PLAN DOES NOT RELIEVE THE OWNER/CONTRACTOR FROM OBTAINING ALL OTHER NECESSARY
 PERMITS AND APPROVALS FROM THE TOWN OF LEESBURG.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS AND/OR REDEMPTION OF ALL UTILITY DEPTH
 CHANGES AND CHAINS UNLESS OTHERWISE NOTED TO SHOW THE PROPOSED CHANGES BY THE DESIGNER.

28. A SEWER MAIN BY THE TOWN OF LEESBURG DEPARTMENT OF PUBLIC WORKS SHALL BE MAINTAINED TO THE
 REQUIRED DEPTH UNLESS OTHERWISE NOTED TO SHOW THE PROPOSED CHANGES BY THE DESIGNER.
 THE CONTRACTOR MUST HAVE THE APPROVED CONSTRUCTION DRAINAGE IN POSSESSION FROM THE START OF
 CONSTRUCTION, AT LEAST ONE (1) COPY OF THE APPROVED PLANS, WITH RECORDS, MUST BE KEPT ON-SITE AT ALL TIMES.

29. MAIN MAIN BY THE TOWN OF LEESBURG DEPARTMENT OF PUBLIC WORKS SHALL BE MAINTAINED TO THE
 REQUIRED DEPTH UNLESS OTHERWISE NOTED TO SHOW THE PROPOSED CHANGES BY THE DESIGNER.
 THE CONTRACTOR MUST HAVE THE APPROVED CONSTRUCTION DRAINAGE IN POSSESSION FROM THE START OF
 CONSTRUCTION, AT LEAST ONE (1) COPY OF THE APPROVED PLANS, WITH RECORDS, MUST BE KEPT ON-SITE AT ALL TIMES.

30. ALL EXISTING AND NEW MAIN BY THE TOWN OF LEESBURG DEPARTMENT OF PUBLIC WORKS SHALL BE MAINTAINED TO THE
 REQUIRED DEPTH UNLESS OTHERWISE NOTED TO SHOW THE PROPOSED CHANGES BY THE DESIGNER.
 THE CONTRACTOR MUST HAVE THE APPROVED CONSTRUCTION DRAINAGE IN POSSESSION FROM THE START OF
 CONSTRUCTION, AT LEAST ONE (1) COPY OF THE APPROVED PLANS, WITH RECORDS, MUST BE KEPT ON-SITE AT ALL TIMES.

31. ADDITIONAL GROUND UTILITY SHALL BE PROVIDED AT THE CONTRACTOR'S EXPENSE IF DETERMINED NECESSARY BY
 THE TOWN OF LEESBURG DEPARTMENT OF PUBLIC WORKS.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS AND/OR REDEMPTION OF ALL UTILITY DEPTH
 CHANGES AND CHAINS UNLESS OTHERWISE NOTED TO SHOW THE PROPOSED CHANGES BY THE DESIGNER.

32. ANY EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS SHALL BE MAINTAINED TO THE REQUIRED
 DEPTH UNLESS OTHERWISE NOTED TO SHOW THE PROPOSED CHANGES BY THE DESIGNER.
 THE CONTRACTOR MUST HAVE THE APPROVED CONSTRUCTION DRAINAGE IN POSSESSION FROM THE START OF
 CONSTRUCTION, AT LEAST ONE (1) COPY OF THE APPROVED PLANS, WITH RECORDS, MUST BE KEPT ON-SITE AT ALL TIMES.

33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS AND/OR REDEMPTION OF ALL UTILITY DEPTH
 CHANGES AND CHAINS UNLESS OTHERWISE NOTED TO SHOW THE PROPOSED CHANGES BY THE DESIGNER.
 THE CONTRACTOR MUST HAVE THE APPROVED CONSTRUCTION DRAINAGE IN POSSESSION FROM THE START OF
 CONSTRUCTION, AT LEAST ONE (1) COPY OF THE APPROVED PLANS, WITH RECORDS, MUST BE KEPT ON-SITE AT ALL TIMES.

34. ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS SHALL BE MAINTAINED TO THE REQUIRED
 DEPTH UNLESS OTHERWISE NOTED TO SHOW THE PROPOSED CHANGES BY THE DESIGNER.
 THE CONTRACTOR MUST HAVE THE APPROVED CONSTRUCTION DRAINAGE IN POSSESSION FROM THE START OF
 CONSTRUCTION, AT LEAST ONE (1) COPY OF THE APPROVED PLANS, WITH RECORDS, MUST BE KEPT ON-SITE AT ALL TIMES.

35. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS AND/OR REDEMPTION OF ALL UTILITY DEPTH
 CHANGES AND CHAINS UNLESS OTHERWISE NOTED TO SHOW THE PROPOSED CHANGES BY THE DESIGNER.
 THE CONTRACTOR MUST HAVE THE APPROVED CONSTRUCTION DRAINAGE IN POSSESSION FROM THE START OF
 CONSTRUCTION, AT LEAST ONE (1) COPY OF THE APPROVED PLANS, WITH RECORDS, MUST BE KEPT ON-SITE AT ALL TIMES.

36. ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS SHALL BE MAINTAINED TO THE REQUIRED
 DEPTH UNLESS OTHERWISE NOTED TO SHOW THE PROPOSED CHANGES BY THE DESIGNER.
 THE CONTRACTOR MUST HAVE THE APPROVED CONSTRUCTION DRAINAGE IN POSSESSION FROM THE START OF
 CONSTRUCTION, AT LEAST ONE (1) COPY OF THE APPROVED PLANS, WITH RECORDS, MUST BE KEPT ON-SITE AT ALL TIMES.

37. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS AND/OR REDEMPTION OF ALL UTILITY DEPTH
 CHANGES AND CHAINS UNLESS OTHERWISE NOTED TO SHOW THE PROPOSED CHANGES BY THE DESIGNER.
 THE CONTRACTOR MUST HAVE THE APPROVED CONSTRUCTION DRAINAGE IN POSSESSION FROM THE START OF
 CONSTRUCTION, AT LEAST ONE (1) COPY OF THE APPROVED PLANS, WITH RECORDS, MUST BE KEPT ON-SITE AT ALL TIMES.

TOWN OF LEESBURG GENERAL NOTES:

- A GRADING PERMIT IS TO BE OBTAINED FROM LINCOLN COUNTY DEPARTMENT OF BUILDINGS AND DEVELOPMENT
 PRIOR TO ANY CONSTRUCTION TO BE PERFORMED.
- THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
 REQUIREMENTS OF THE TOWN OF LEESBURG DESIGN AND CONSTRUCTION STANDARDS MANUAL (DCA) AND THE VIRGINIA
 DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE (DCA) UNLESS OTHERWISE NOTED TO SHOW THE PROPOSED
 CHANGES BY THE DESIGNER.
- EXISTING UTILITIES SHALL BE MAINTAINED TO THE REQUIRED DEPTH UNLESS OTHERWISE NOTED TO SHOW THE
 PROPOSED CHANGES BY THE DESIGNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS AND/OR REDEMPTION OF ALL UTILITY DEPTH
 CHANGES AND CHAINS UNLESS OTHERWISE NOTED TO SHOW THE PROPOSED CHANGES BY THE DESIGNER.

- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE RULES, SPECIFICATIONS AND/OR REGULATIONS CONTAINED IN:
 1. THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD & BUILDING SPECIFICATIONS AS INDICATED BY THE
 THE VIRGINIA HIGHWAY & TRANSPORTATION DEPARTMENT, LATEST EDITION (HDD) IN THE
 TOWN OF LEESBURG DESIGN AND CONSTRUCTION STANDARDS MANUAL (DCA)
 THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE PUBLIC
 LAW 581-241 FOR REGULATION FOR THE BASIS OF LIABILITY BY PUBLIC ACCOMMODATION.
 ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST CITY DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH
 CONSTRUCTION CODES AND REGULATIONS.
- UNLESS OTHERWISE NOTED OR SHOWN OTHERWISE, ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE SURVEYED AND
 INSTALLED IN STRICT ACCORDANCE WITH THE RULES, SPECIFICATIONS AND/OR REGULATIONS CONTAINED IN:
 1. THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD & BUILDING SPECIFICATIONS AS INDICATED BY THE
 THE VIRGINIA HIGHWAY & TRANSPORTATION DEPARTMENT, LATEST EDITION (HDD) IN THE
 TOWN OF LEESBURG DESIGN AND CONSTRUCTION STANDARDS MANUAL (DCA)
 THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE PUBLIC
 LAW 581-241 FOR REGULATION FOR THE BASIS OF LIABILITY BY PUBLIC ACCOMMODATION.
 ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST CITY DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH
 CONSTRUCTION CODES AND REGULATIONS.

1. THE TOWN OF LEESBURG DESIGN AND CONSTRUCTION STANDARDS MANUAL (DCA) AND THE VIRGINIA
 DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE (DCA) UNLESS OTHERWISE NOTED TO SHOW THE PROPOSED
 CHANGES BY THE DESIGNER.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS AND/OR REDEMPTION OF ALL UTILITY DEPTH
 CHANGES AND CHAINS UNLESS OTHERWISE NOTED TO SHOW THE PROPOSED CHANGES BY THE DESIGNER.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS AND/OR REDEMPTION OF ALL UTILITY DEPTH
 CHANGES AND CHAINS UNLESS OTHERWISE NOTED TO SHOW THE PROPOSED CHANGES BY THE DESIGNER.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS AND/OR REDEMPTION OF ALL UTILITY DEPTH
 CHANGES AND CHAINS UNLESS OTHERWISE NOTED TO SHOW THE PROPOSED CHANGES BY THE DESIGNER.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS AND/OR REDEMPTION OF ALL UTILITY DEPTH
 CHANGES AND CHAINS UNLESS OTHERWISE NOTED TO SHOW THE PROPOSED CHANGES BY THE DESIGNER.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS AND/OR REDEMPTION OF ALL UTILITY DEPTH
 CHANGES AND CHAINS UNLESS OTHERWISE NOTED TO SHOW THE PROPOSED CHANGES BY THE DESIGNER.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS AND/OR REDEMPTION OF ALL UTILITY DEPTH
 CHANGES AND CHAINS UNLESS OTHERWISE NOTED TO SHOW THE PROPOSED CHANGES BY THE DESIGNER.

STORMWATER MANAGEMENT
NARRATIVE

BMP NARRATIVE

ADEQUATE OUTFALL
NARRATIVE

CONTACTS

TOWN OF LEESBURG	(703) 771-0740
DEPARTMENT OF PLANNING AND ZONING	(703) 771-0244
DEPARTMENT OF UTILITIES	(703) 771-0760
UTILITIES ENGINEERING	(703) 771-0760
ZONING INSPECTIONS	(703) 771-0760

UTILITY CONTACTS

ONE	COLUMBIA GAS TRANSMISSION CORP. (703) 327-4531
ONE	WASHINGTON GAS (800) 730-7330
ONE	DOMINION TRANSMISSION CORP. (814) 480-6171
ELECTRIC	DOMINION VIRGINIA POWER (800) 667-9000
POWER	(800) 526-0500
TELEPHONE	AT&T (800) 780-3747
VEHICLE	(800) 556-8646
CABLE	COMCAST (800) 375-4888
OTHER	CENTURY LINK (800) 360-8201

REVISIONS PRIOR TO APPROVAL	
DATE	REVISIONS

ADDITIONAL CONSULTANT
NOTES

TOWN OF LEESBURG GENERAL NOTES
 PROJECT NAME
 SECTION BLOCK
 TOWN OF LEESBURG

Important contacts list. Update as necessary.

<p>SOILS MAP AND INFORMATION SCALE: 1"=500'</p> <p>GEOTECHNICAL REVIEW AND ACCEPTANCE LETTER.</p>	<p>TOWN OF LEESBURG CONSTRUCTION NOTES:</p> <ol style="list-style-type: none"> 1. UNLESS OTHERWISE NOTED OR SHOWN HEREON, ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE SURVEYED AND INSTALLED IN STRICT CONFORMANCE WITH THE FULL SPECIFICATIONS AND/OR REGULATIONS CONTAINED IN: <ul style="list-style-type: none"> THE VIRGINIA DEPARTMENT OF TRANSPORTATION, ROAD & BUILDING SPECIFICATIONS AS NOTED TO DATE THE VIRGINIA HIGHWAY & BUREAU OF PUBLIC WORKS, LATEST EDITION, (REVISED) THE TOWN OF LEESBURG ZONING AND ORDINANCE REGULATIONS, LATEST EDITION, (REVISED) THE SPECIFICATIONS OF ALL FEDERAL, STATE AND LOCAL AGENCIES WHO CONTRACTED AND PUBLIC LAW 101-504 FOR REGULATION OF THE KINDS OF SUBSISTANCE BY PUBLIC ACCOMMODATION. 2. ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST US DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION STANDARDS AND REGULATIONS. 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUISITION AND/OR RESTORATION OF ALL UTILITY DEEPENING EXCAVATION (TRENCHES AND CHANNELS) AND COVERING TIES TO MATCH THE EXISTING GRADE OF THE ADJACENT EXISTING OR EXISTING CONSTRUCTION. 4. ALL UNDERGROUND UTILITIES BEING THE EXISTING UTILITIES MUST BE INSTALLED TO THE DEPTHS AND DEPTHS DEVIATIONS UNLESS OTHERWISE NOTED BY THE APPROVED PUBLIC WORKS PLAN. 5. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE 8, SECTION 9-740 OF THE CODE. 6. REFER TO THE LATEST EDITION OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BUILDING STANDARDS FOR CONSTRUCTION DETAILS AND STANDARDS FOR CONSTRUCTION. 7. UNLESS OTHERWISE NOTED HEREON, ALL EXCAVATION SHALL BE APPLIED TO THE DEPTHS OF ALL EXISTING EXCAVATIONS EXCEPT THE EXISTING EXCAVATION IN A ROAD CURE CORNER. 8. ALL EXCAVATION AND EXCAVATION SHALL BE SURVEYED AND INSTALLED IN CONFORMANCE WITH THE SPECIFICATIONS AND/OR REGULATIONS CONTAINED IN THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BUILDING STANDARDS (REVISED) AND THE VIRGINIA HIGHWAY & BUREAU OF PUBLIC WORKS, LATEST EDITION, (REVISED). 9. EXISTING EXCAVATIONS AND EXCAVATIONS SHALL BE RECONSTRUCTED TO THE DEPTHS AS SHOWN ON THE PLAN AND AS AT ANY ADDITIONAL EXCAVATIONS DEEMED NECESSARY BY THE TOWN'S INSPECTOR AT THE TIME OF FINAL FIELD INSPECTION. 10. ALL UTILITIES INCLUDING ALL POLES, Wires TO BE RELOCATED AT THE DEVELOPER'S EXPENSE, AS REQUIRED. 11. ALL UTILITIES SHALL BE TO BE ADJUSTED TO MATCH EXISTING UTILITIES SHALL BE RELOCATED IN ACCORDANCE WITH THE TOWN'S ZONING AND ORDINANCE REGULATIONS. EXISTING UTILITIES SHALL ONLY BE RELOCATED WITH PRIOR WRITTEN APPROVAL OF THE TOWN'S INSPECTOR AND PUBLIC WORKS. 12. THE DEVELOPER AND/OR THEIR CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING HOUSING AND UTILITIES WHICH OCCUR AS A RESULT OF PROJECT CONSTRUCTION WITHIN OR CONTIGUOUS TO THE PROJECT SITE. 13. A SHOOTING STRIP SHALL BE MAINTAINED FROM THE CENTERLINE OF THE EXISTING ROAD TO THE CURBS AND OUTSIDE TO PROTECT THE TOPPING OF POLES, BUTTERS AND/OR THE ROADSIDE OF ANY WIDTH OF THE ROADWAY. 14. ALL COMPLETED FULL, BASE AND SUBGRADE MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE THEORETICAL MAXIMUM DENSITY AS DETERMINED BY ASTM D 1557 OR THE METHOD OF SANDS AND SOILS OF WHICH 5% OF THE COMPACTION MATERIAL SHALL BE TESTED BY A QUALIFIED SOILS ENGINEER. GRANULAR FILL SHALL BE COMPACTED IN 6" LIFTS TO THE THEORETICAL MAXIMUM DENSITY AS DETERMINED BY ASTM D 1557 OR THE METHOD OF SANDS AND SOILS OF WHICH 5% OF THE COMPACTION MATERIAL SHALL BE TESTED BY A QUALIFIED SOILS ENGINEER AND THE DIRECTOR OF PUBLIC WORKS. 15. STORM SEWER AND COLLECTOR PIPES SHALL BE RECONSTRUCTED TO THE DEPTHS AS SHOWN ON THE PLAN AND AS AT ANY ADDITIONAL EXCAVATIONS DEEMED NECESSARY BY THE TOWN'S INSPECTOR AT THE TIME OF FINAL FIELD INSPECTION. 16. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO CURRENT SPECIFICATIONS AND STANDARDS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND THE TOWN OF LEESBURG. 17. APPROVAL OF THIS PLAN DOES NOT RELIEVE THE OWNER/CONTRACTOR FROM OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF LEESBURG AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND BUREAU OF PUBLIC WORKS. ALL NECESSARY PERMITS AND APPROVALS SHALL BE OBTAINED AT THE DEVELOPER'S EXPENSE, UNLESS OTHERWISE NOTED BY THE TOWN'S INSPECTOR AT THE TIME OF FINAL FIELD INSPECTION. 18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF LEESBURG AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND BUREAU OF PUBLIC WORKS. ALL NECESSARY PERMITS AND APPROVALS SHALL BE OBTAINED AT THE DEVELOPER'S EXPENSE, UNLESS OTHERWISE NOTED BY THE TOWN'S INSPECTOR AT THE TIME OF FINAL FIELD INSPECTION. 19. ALL EXCAVATION SHALL BE SURVEYED AND INSTALLED IN CONFORMANCE WITH THE SPECIFICATIONS AND/OR REGULATIONS CONTAINED IN THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BUILDING STANDARDS (REVISED) AND THE VIRGINIA HIGHWAY & BUREAU OF PUBLIC WORKS, LATEST EDITION, (REVISED). 20. APPROVAL OF THIS PLAN DOES NOT RELIEVE THE OWNER/CONTRACTOR FROM OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF LEESBURG AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND BUREAU OF PUBLIC WORKS. ALL NECESSARY PERMITS AND APPROVALS SHALL BE OBTAINED AT THE DEVELOPER'S EXPENSE, UNLESS OTHERWISE NOTED BY THE TOWN'S INSPECTOR AT THE TIME OF FINAL FIELD INSPECTION. 21. APPROVAL OF THIS PLAN DOES NOT RELIEVE THE OWNER/CONTRACTOR FROM OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF LEESBURG AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND BUREAU OF PUBLIC WORKS. ALL NECESSARY PERMITS AND APPROVALS SHALL BE OBTAINED AT THE DEVELOPER'S EXPENSE, UNLESS OTHERWISE NOTED BY THE TOWN'S INSPECTOR AT THE TIME OF FINAL FIELD INSPECTION. 22. APPROVAL OF THIS PLAN DOES NOT RELIEVE THE OWNER/CONTRACTOR FROM OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF LEESBURG AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND BUREAU OF PUBLIC WORKS. ALL NECESSARY PERMITS AND APPROVALS SHALL BE OBTAINED AT THE DEVELOPER'S EXPENSE, UNLESS OTHERWISE NOTED BY THE TOWN'S INSPECTOR AT THE TIME OF FINAL FIELD INSPECTION. 23. APPROVAL OF THIS PLAN DOES NOT RELIEVE THE OWNER/CONTRACTOR FROM OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF LEESBURG AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND BUREAU OF PUBLIC WORKS. ALL NECESSARY PERMITS AND APPROVALS SHALL BE OBTAINED AT THE DEVELOPER'S EXPENSE, UNLESS OTHERWISE NOTED BY THE TOWN'S INSPECTOR AT THE TIME OF FINAL FIELD INSPECTION. 24. APPROVAL OF THIS PLAN DOES NOT RELIEVE THE OWNER/CONTRACTOR FROM OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF LEESBURG AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND BUREAU OF PUBLIC WORKS. ALL NECESSARY PERMITS AND APPROVALS SHALL BE OBTAINED AT THE DEVELOPER'S EXPENSE, UNLESS OTHERWISE NOTED BY THE TOWN'S INSPECTOR AT THE TIME OF FINAL FIELD INSPECTION. 25. APPROVAL OF THIS PLAN DOES NOT RELIEVE THE OWNER/CONTRACTOR FROM OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF LEESBURG AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND BUREAU OF PUBLIC WORKS. ALL NECESSARY PERMITS AND APPROVALS SHALL BE OBTAINED AT THE DEVELOPER'S EXPENSE, UNLESS OTHERWISE NOTED BY THE TOWN'S INSPECTOR AT THE TIME OF FINAL FIELD INSPECTION. 26. APPROVAL OF THIS PLAN DOES NOT RELIEVE THE OWNER/CONTRACTOR FROM OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF LEESBURG AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND BUREAU OF PUBLIC WORKS. ALL NECESSARY PERMITS AND APPROVALS SHALL BE OBTAINED AT THE DEVELOPER'S EXPENSE, UNLESS OTHERWISE NOTED BY THE TOWN'S INSPECTOR AT THE TIME OF FINAL FIELD INSPECTION. 27. APPROVAL OF THIS PLAN DOES NOT RELIEVE THE OWNER/CONTRACTOR FROM OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF LEESBURG AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND BUREAU OF PUBLIC WORKS. ALL NECESSARY PERMITS AND APPROVALS SHALL BE OBTAINED AT THE DEVELOPER'S EXPENSE, UNLESS OTHERWISE NOTED BY THE TOWN'S INSPECTOR AT THE TIME OF FINAL FIELD INSPECTION. 28. APPROVAL OF THIS PLAN DOES NOT RELIEVE THE OWNER/CONTRACTOR FROM OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF LEESBURG AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND BUREAU OF PUBLIC WORKS. ALL NECESSARY PERMITS AND APPROVALS SHALL BE OBTAINED AT THE DEVELOPER'S EXPENSE, UNLESS OTHERWISE NOTED BY THE TOWN'S INSPECTOR AT THE TIME OF FINAL FIELD INSPECTION. 29. APPROVAL OF THIS PLAN DOES NOT RELIEVE THE OWNER/CONTRACTOR FROM OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF LEESBURG AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND BUREAU OF PUBLIC WORKS. ALL NECESSARY PERMITS AND APPROVALS SHALL BE OBTAINED AT THE DEVELOPER'S EXPENSE, UNLESS OTHERWISE NOTED BY THE TOWN'S INSPECTOR AT THE TIME OF FINAL FIELD INSPECTION. 30. APPROVAL OF THIS PLAN DOES NOT RELIEVE THE OWNER/CONTRACTOR FROM OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF LEESBURG AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND BUREAU OF PUBLIC WORKS. ALL NECESSARY PERMITS AND APPROVALS SHALL BE OBTAINED AT THE DEVELOPER'S EXPENSE, UNLESS OTHERWISE NOTED BY THE TOWN'S INSPECTOR AT THE TIME OF FINAL FIELD INSPECTION. 	<p>TOWN OF LEESBURG GENERAL NOTES:</p> <ol style="list-style-type: none"> 1. A GRADING PERMIT IS TO BE OBTAINED FROM LINCOLN COUNTY DEPARTMENT OF BUILDINGS AND DEVELOPMENT BEFORE ANY CONSTRUCTION IS INITIATED. 2. THE GRADING METHOD OF CONSTRUCTION AND FIELD PRACTICES SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE TOWN OF LEESBURG ZONING AND ORDINANCE REGULATIONS, LATEST EDITION, (REVISED) AND THE DOCUMENTS REFERENCED THEREIN, ANY DEVELOPER, CONTRACTOR, ENGINEER, OR OWNER (INCLUDING AN OWNER) SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF LEESBURG AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND BUREAU OF PUBLIC WORKS. 3. ALL EXCAVATIONS MUST BE BASED ON VICE SURVEY OR DATA AND THE SURFACE INDICATED ON THE PLANS. 4. HORIZONTAL AND VERTICAL CONTROL SURVEYS WERE RUN ON THE GROUND BY THE FOLLOWING: <ul style="list-style-type: none"> NAME: _____ DATE: _____ 5. TOPOGRAPHIC SURVEYING WORK HAS BEEN PERFORMED BY THE FOLLOWING FIRM: <ul style="list-style-type: none"> NAME: _____ DATE: _____ 6. THE METHOD FOR SURVEY BEARING BOUNDARY SURVEY IS TO BE USED AS AUTHORITY AND HAS BEEN ESTABLISHED AS FOLLOWS: <ul style="list-style-type: none"> NAME: _____ DATE: _____ 7. CONSIDERATION OF RIGHTS OR INTERESTS, IF KNOWN HEREON, ARE CONSIDERED AT THE TIME THIS PLAN WAS PREPARED AND AS FOLLOWS: <ul style="list-style-type: none"> NAME: _____ DATE: _____ 8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL ADJACENT PROPERTIES, LINES, AND UTILITIES RELATIVE TO THE PROJECT TO COMPLETE THE PROJECT AND FOR THE USE OF HIGH WATER WHEN COMPLETE COMPLIANCE SHALL BE AT ALL LEVELS: FEDERAL, STATE, COUNTY AND LOCAL. 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION. PRIOR TO STARTING, NOTIFY THE FOLLOWING: <ul style="list-style-type: none"> A. MISS UTILITY: _____ BY _____ B. WATER: _____ (DEPARTMENT OF UTILITIES), TOWN OF LEESBURG (703) 757-7500 C. SEWER: _____ (DEPARTMENT OF UTILITIES), TOWN OF LEESBURG (703) 757-7500 D. GAS: _____ (DEPARTMENT OF UTILITIES), TOWN OF LEESBURG (703) 757-7500 10. TEST PITS SHALL BE DUG AT ALL UTILITY LOCATIONS AND AT THE POINT OF CONNECTION TO EXISTING UTILITY MAINS AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. THE CONTRACTOR MUST OBTAIN THE TEST PIT DATA AND SUBMIT IT TO THE ENGINEER. IF THE TEST RESULTS SHOW A DISCREPANCY OR UNUSUAL FINDINGS WITH THE SURVEYED DATA, OPERATIONS TO THE POINT MUST BE STOPPED AND REVISIONS APPROVED. 11. ALL EXCAVATIONS SHALL BE SURVEYED AND INSTALLED IN CONFORMANCE WITH THE SPECIFICATIONS AND/OR REGULATIONS CONTAINED IN THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BUILDING STANDARDS (REVISED) AND THE VIRGINIA HIGHWAY & BUREAU OF PUBLIC WORKS, LATEST EDITION, (REVISED). 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL EXISTING UTILITIES AND UTILITIES TO BE INSTALLED PRIOR TO START OF CONSTRUCTION. PRIOR TO STARTING, NOTIFY THE FOLLOWING: <ul style="list-style-type: none"> A. MISS UTILITY: _____ BY _____ B. WATER: _____ (DEPARTMENT OF UTILITIES), TOWN OF LEESBURG (703) 757-7500 C. SEWER: _____ (DEPARTMENT OF UTILITIES), TOWN OF LEESBURG (703) 757-7500 D. GAS: _____ (DEPARTMENT OF UTILITIES), TOWN OF LEESBURG (703) 757-7500 13. BEFORE PRELIMINARY DESIGN OR BEFORE ANY ALL UTILITIES (DOMESTIC AND FIRE) WITHIN THE PROJECT AREA, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL EXISTING UTILITIES AND UTILITIES TO BE INSTALLED PRIOR TO START OF CONSTRUCTION. PRIOR TO STARTING, NOTIFY THE FOLLOWING: <ul style="list-style-type: none"> A. MISS UTILITY: _____ BY _____ B. WATER: _____ (DEPARTMENT OF UTILITIES), TOWN OF LEESBURG (703) 757-7500 C. SEWER: _____ (DEPARTMENT OF UTILITIES), TOWN OF LEESBURG (703) 757-7500 D. GAS: _____ (DEPARTMENT OF UTILITIES), TOWN OF LEESBURG (703) 757-7500 14. BEFORE PRELIMINARY DESIGN OR BEFORE ANY ALL UTILITIES (DOMESTIC AND FIRE) WITHIN THE PROJECT AREA, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL EXISTING UTILITIES AND UTILITIES TO BE INSTALLED PRIOR TO START OF CONSTRUCTION. PRIOR TO STARTING, NOTIFY THE FOLLOWING: <ul style="list-style-type: none"> A. MISS UTILITY: _____ BY _____ B. WATER: _____ (DEPARTMENT OF UTILITIES), TOWN OF LEESBURG (703) 757-7500 C. SEWER: _____ (DEPARTMENT OF UTILITIES), TOWN OF LEESBURG (703) 757-7500 D. GAS: _____ (DEPARTMENT OF UTILITIES), TOWN OF LEESBURG (703) 757-7500 	<p>STORMWATER MANAGEMENT NARRATIVE</p> <p>BMP NARRATIVE</p> <p>ADEQUATE OUTFALL NARRATIVE</p>											
	<p>ADDITIONAL CONSULTANT NOTES</p>	<p>CONTACTS</p> <p>TOWN OF LEESBURG DEPARTMENT OF PLANNING AND ZONING DEPARTMENT OF UTILITIES JUNING INSPECTIONS</p> <p>UTILITY CONTACTS ONE COLUMBIA GAS TRANSMISSION CORP. (703) 507-6511 WASHINGTON GAS (800) 732-7330 ONE TRANSMISSION CORP. (814) 868-8171 ELECTRIC DOMINION VIRGINIA POWER (888) 667-0000 NORCO (888) 538-0000 TELEPHONE AT&T (800) 288-2747 VERIZON (888) 258-8646 CABLE COMCAST (800) 375-4688 OTHER CENTURY LINK (800) 300-8201</p>												
		<p>REVISOR'S PRINTS TO APPROVAL</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>REVISION/NOTE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table> <p style="text-align: right;">SHEET 2 OF</p>	DATE	REVISION/NOTE										
DATE	REVISION/NOTE													

Typical Details and Construction Notes Sheet

TOWN OF LEEBSBURG CONSTRUCTION STANDARDS				
WATER AND FIRE REGULATIONS				
DCSN DWG. NO.	DESCRIPTION	DCSN APPLIC. P.C. NO.	APPLICABLE	
			YES	NO
06-1	GENERAL NOTES	1	X	
06-2	GENERAL NOTES	2	X	
96-1	1" WATER SERVICE AND 1/2", 3/4", 1" OR 1 1/2" WATER SERVICE	3	X	
96-2	1 1/2" OR 2" WATER SERVICE AND CONNECTION	4	X	
96-3	2" AND LARGER WATER SERVICE CONNECTION WITH NO FIRE SERVICE	5	X	
96-4	2" AND LARGER WATER SERVICE INSTALLATION WITH NO FIRE SERVICE	6	X	
96-5	BLOW-OFF FIRE HYDRANT	7	X	
96-6	SAMPLE UTILITY SERVICE SUMMARY TABLE	8	X	
96-7	AUTOMATIC AIR RELEASE VALVE	9	X	
96-8	1" MANUAL AIR RELEASE	10	X	
96-9	2" MANUAL AIR RELEASE	11	X	
96-10	STANDARD EXISTING INSTALLATION	12	X	
96-11	UNDER PLATE TUNNEL	13	X	
96-12	THURST BLOCKS	14	X	
96-13	APPROPRIATE TOP-UP 1/2" OR 1 1/2" AND 2" WATER SERVICE	15	X	
96-14	2" LOWER VERTICAL BEND	16	X	
96-15	STAMPING	17	X	
96-16	WATER SERVICE & SANITARY EXHIBITS	18	X	
96-17	SEAL END FIRE HYDRANT	18	X	
96-18	FIRE HYDRANT	30	X	
96-19	SEAL END ANCHOR	21	X	
96-20	RESTARTED JOINT	22	X	
96-21	SEAL END BLOW-OFF	23	X	
96-22	VALVE WITH STOP	24	X	
96-23	DOUBLE WATER INSTALLATION	25	X	
96-24	CONCRETE BLOW-OFF	26	X	
96-25	TEMPORARY 2" BLOW-OFF	27	X	
96-26	ANCHOR COLLAR	28	X	
96-27	LATERAL WATER CONNECTION	29	X	
96-28	VALVE ABANDONMENT FOR FIRE AND SERVICE LINES	30	X	
96-29	FIRE HYDRANT BOLLARDS	30A	X	
96-30	CONCRETE FIRE LINE AND CONCRETE (2" x 10" x 3") SERVICE CONNECTION	30B	X	
96-31	CONCRETE FIRE LINE AND CONCRETE (2" x 10" x 3") SERVICE CONNECTION	30C	X	
96-32	NOTES FOR CONCRETE FIRE LINE AND CONCRETE SERVICE CONNECTION	30D	X	
96-33	HORIZONTAL UTILITY SEPARATION	30E	X	

TOWN OF LEEBSBURG CONSTRUCTION STANDARDS				
WATER AND FIRE REGULATIONS				
DCSN DWG. NO.	DESCRIPTION	DCSN APPLIC. P.C. NO.	APPLICABLE	
			YES	NO
96-17	CONDUIT BEYOND WATERLINES	64	X	
96-55	TYPICAL WATERMAIN TRENCH IN ROAD	72	X	

TOWN OF LEEBSBURG CONSTRUCTION STANDARDS				
SEWERAGE AND SOLID WASTE DISPOSAL				
DCSN DWG. NO.	DESCRIPTION	DCSN APPLIC. P.C. NO.	APPLICABLE	
			YES	NO
06-1	GENERAL NOTES	63	X	
06-2	SEWERHOLD CONCRETE'S PREFABRICATED BELL	66	X	
06-3	YARD INLET	67	X	
06-3	CONCRETE APRON FOR YARD BELLS	68	X	
06-4	EMBANKMENTS AND SPILLWAYS	69	X	
06-5	EXHAUSTED MATERIAL DISPOSAL	70	X	
06-6	TYPICAL MET POND	71	X	
06-7	NET POND EDGE TREATMENT	72	X	
06-8	EDGE TREATMENT OF PONDS	73	X	
06-9	ROOFTOP RAINFALL PONDING RING	74	X	
06-10	TYPICAL DRY POND	75	X	

TOWN OF LEEBSBURG CONSTRUCTION STANDARDS				
SEWERAGE AND SOLID WASTE DISPOSAL				
DCSN DWG. NO.	DESCRIPTION	DCSN APPLIC. P.C. NO.	APPLICABLE	
			YES	NO
06-1	SANITARY LATERAL CONNECTION	31	X	
06-2	HOUSE LATERAL SPUR	32	X	
06-3	LATERAL FOR DEEP BENCH	33	X	
06-4	2" OR LARGER WITH SERVICE JUMP CONNECTION	34	X	
06-5	CONCRETE 18" MANHOLE AIR RELEASE	35	X	
06-6	HOUSE DUMP CONNECTION	36	X	
06-7	TYPICAL 4" - 10" PRECAST CONCRETE MANHOLE	37	X	
06-8	HEAVY DUTY WATERPROOF FRAME AND COVER	38	X	
06-9	VENT FOR MANHOLES	39	X	
06-10	CONCRETE EMBANKMENT DETAIL	40	X	
06-11	MANHOLE STEP DETAIL	41	X	
06-12	CONCRETE HOSE	42	X	
06-13	SANITARY LATERAL CLEANOUT	43	X	
06-14	CONCRETE SLOPE ANCHOR	44	X	
06-15	HEAVY DUTY AND LOCK TIRE MANHOLE FRAME AND COVER	45	X	
06-16	MANHOLE LOCKING COVER	46	X	
06-17	FIREWORK CLEANOUT	47	X	
06-18	DRAIN LINE FENCE	48	X	
06-19	WATER TEST TABLE, 8" AND 10" DIAMETER	49	X	
06-20	WATER TEST TABLE, 12" AND 18" DIAMETER	50	X	
06-21	WATER TEST TABLE, 18" AND 24" DIAMETER	51	X	
06-22	WATER TEST TABLE, 24" DIAMETER	52	X	
06-23	EXPLORATION TEST ASSEMBLY	53	X	
06-24	AIR TEST WINDMILL HOLDING TIE	54	X	
06-25	EMERGENCY TABLE	55	X	
06-26	INTENTIONALLY LEFT BLANK	56	X	
06-27	2" - 3" TO 4" PRECAST CONCRETE SERVICE MANHOLE	57	X	
06-28	PRECAST CONCRETE MANHOLE FLAT TOP	58	X	
06-29	PRECAST CONCRETE MANHOLE REDUCER	59	X	
06-30	UTILITY AND DRAIN CROSSING	60	X	
06-31	SANITARY SERVICE PIPE ABANDONMENT	61	X	
06-32	SANITARY SERVICE MANHOLE ABANDONMENT	62	X	
06-33	SPECIAL INTERSECTOR	63	X	
06-34	2" AIR BENCH TRAP	64	X	
06-35	MANHOLE CHIMNEY SEAL	64A	X	
06-36	DOORHOUSE MANHOLE	64B	X	
06-37	MANHOLE FRAME FASTENING	64C	X	
06-38	TYPICAL SECTION SANITARY SERVICE MANHOLE, ACCESS DRIVE	64D	X	
06-39	CONCRETE FOREMAN PUMP CONNECTION	64E	X	

TOWN OF LEEBSBURG CONSTRUCTION STANDARDS				
SEWERAGE AND SOLID WASTE DISPOSAL				
DCSN DWG. NO.	DESCRIPTION	DCSN APPLIC. P.C. NO.	APPLICABLE	
			YES	NO
06-5	CURBOUT BENCHING BENCH LINES	41	X	
06-9	TYPICAL BENCH MAIN TRENCH IN ROAD	42	X	

TOWN OF LEEBSBURG CONSTRUCTION STANDARDS				
VEGETATION PRESERVATION AND PLANTING				
DCSN DWG. NO.	DESCRIPTION	DCSN APPLIC. P.C. NO.	APPLICABLE	
			YES	NO
06-1	TREE PROTECTION FENCE WELDED WIRE	107	X	
06-2	TYPICAL ROOT PRUNING DETAIL	108	X	
06-3	TYPICAL "GENIE" TREE PRESERVATION AREA	109	X	
06-4	TREE PRESERVATION SIGNAGE	110	X	
06-5	PLANTING TREES IN DRIVE AREAS OR DRIVEWAYS	111	X	

LEGENDS/LINETABLES + ABBREVIATIONS

REVISIONS FROM TO APPROVAL	
DATE	DESCRIPTION

TOWN OF LEEBSBURG
 TYPICAL DETAILS AND CONSTRUCTION NOTES
 PROJECT NAME
 SECTION/BLK
 TOWN OF LEEBSBURG
 ELECTRIC SERVICE
 JORDAN COUNTY, WYOMING
 PROJECT MANAGER
 DATE

Typical Town of Leesburg details list to be completed by consultant/engineer. Move marker into appropriate column.

TOWN OF LEESBURG CONSTRUCTION STANDARDS				
WATER AND FIRE REGULATIONS				
DCSM DET. NO.	DESCRIPTION	DCSM APPLIC. P.C. YES NO	APPLICABLE	
06-1	GENERAL NOTES	1	X	
06-2	GENERAL NOTES	2	X	
06-3	1" WATER SERVICE AND 1/2" 1/2" OR 1" W/2" OF 2" WATER SERVICE AND METER CONNECTION	3	X	
06-4	2" AND LARGER WATER SERVICE CONNECTION WITH NO FIRE SERVICE	4	X	
06-5	3" AND LARGER WATER SERVICE INSTALLATION WITH NO FIRE SERVICE	5	X	
06-6	SLOW-OUT FIRE HYDRANT	7	X	
06-8	SAMPLE UTILITY SERVICE SUMMARY TABLE	8	X	
06-7	AUTOMATIC AIR RELEASE VALVE	9	X	
06-8	1" MANUAL AIR RELEASE	10	X	
06-9	2" MANUAL AIR RELEASE	11	X	
06-10	STANDARD EXHIBIT INSTALLATION	13	X	
06-11	LOWER PLATE TUNNEL	13	X	
06-13	THURST BLOCKS	14	X	
06-13	APPROXIMATE 1/2" 1/2" 1/2" AND APPROXIMATE 1/2" 1/2" 1/2" AND 1/2" LOWER VERTICAL BENCH	15	X	
06-10	STAMPING	17	X	
06-16	WELDS, WELDS & MANHOLES EXHIBITS	18	X	
06-17	SEAL END FIRE HYDRANT	18	X	
06-18	FIRE HYDRANT	30	X	
06-19	SEAL END ANCHOR	21	X	
06-20	RESTRAINED JOINT	22	X	
06-21	SEAL END JOINT	23	X	
06-22	VALVE STEM EXTENSION	24	X	
06-23	DRINKER METER INSTALLATION	25	X	
06-24	CONCRETE SLOW-OUT	26	X	
06-25	TEMPORARY 3" SLOW-OUT	27	X	
06-26	ANCHOR COLLAR	28	X	
06-27	LATERAL WATER CONNECTION	29	X	
06-28	VALVE ABANDONMENT FOR FIRE AND SERVICE LINES	30	X	
06-29	FIRE HYDRANT BOLLARDS	35A	X	
06-30	CONCRETE FIRE LINE AND CONCRETE (1" 1/2" 3/4" BENT) CONNECTION	30B	X	
06-31	CONCRETE FIRE LINE AND CONCRETE (1" 1/2" 3/4" BENT) CONNECTION	30C	X	
06-32	NOTES FOR COMBINES FIRE LINE AND DOMESTIC SERVICE CONNECTION	30D	X	
06-33	HORIZONTAL UTILITY SEPARATION	30E	X	

TOWN OF LEESBURG CONSTRUCTION STANDARDS				
SEWAGE AND SOLID WASTE DISPOSAL				
DCSM DET. NO.	DESCRIPTION	DCSM APPLIC. P.C. YES NO	APPLICABLE	
06-1	SANITARY LATERAL CONNECTION	31	X	
06-2	HOUSE LATERAL SPUR	32	X	
06-3	LATERAL FOR DEEP BENCH	33	X	
06-4	2" SINK, SINKS WITH OUTSIDE PUMP CONNECTION	34	X	
06-5	CONCRETE W/ FRAME AIR RELEASE	35	X	
06-6	FRAME SUMP CONNECTION	36	X	
06-7	TYPICAL 4"-8" 10" PRECAST CONCRETE MANHOLE	37	X	
06-8	HEAVY DUTY WATERPROOF FRAME AND COVER	38	X	
06-9	VENT FOR MANHOLES	39	X	
06-10	CONCRETE EXHIBITION DETAIL	40	X	
06-11	MANHOLE VENT DETAIL	41	X	
06-12	CONCRETE HOSE	42	X	
06-13	SANITARY LATERAL CLEANOUT	43	X	
06-14	CONCRETE SUMP AND/OR	44	X	
06-15	HEAVY DUTY AND LOCK TIRE MANHOLE FRAME AND COVER	45	X	
06-16	MANHOLE LOCKING COVER	46	X	
06-17	FIREWORK CLEANOUT	47	X	
06-18	DRAIN LINE FENCE	48	X	
06-19	WATER TEST TABLE 8" AND 10" DIAMETER PIPES	49	X	
06-20	WATER TEST TABLE 12" AND 18" DIAMETER PIPES	50	X	
06-21	WATER TEST TABLE 18" AND 24" DIAMETER PIPES	51	X	
06-22	WATER TEST TABLE 24" DIAMETER PIPES	52	X	
06-23	EXPLORATION TEST ASSEMBLY	53	X	
06-24	AIR TEST MINIMUM HOLDING TIME	54	X	
06-25	EQUALIZATION TANK	55	X	
06-26	INTERNATIONALLY LEFT BLANK	56	X	
06-27	3"-8" TO 4" 1/2" PRECAST CONCRETE	57	X	
06-28	CONCRETE MANHOLE FLAT TOP	58	X	
06-29	PRECAST CONCRETE MANHOLE REDUCER	59	X	
06-30	UTILITY AND DRAIN CROSSING	60	X	
06-31	SEWAGE SERVICE PIPES ABANDONMENT	61	X	
06-32	SANITARY SEWER MANHOLE ABANDONMENT	62	X	
06-33	GREASE INTERCEPTOR	63	X	
06-34	2" AIR WASH TRAP	64	X	
06-35	MANHOLE CHIMNEY SEAL	65A	X	
06-36	DOORHOUSE MANHOLE	65B	X	
06-37	MANHOLE FRAME FASTENING	66C	X	
06-38	TYPICAL SECTION SANITARY SEWER MANHOLE, COVER, GUSSET	64D	X	
06-39	CONCRETE FOREDRAN PUMP CONNECTION	66E	X	

TOWN OF LEESBURG CONSTRUCTION STANDARDS				
SEWAGE AND SOLID WASTE DISPOSAL				
DCSM DET. NO.	DESCRIPTION	DCSM APPLIC. P.C. YES NO	APPLICABLE	
06-9	GROUND BODIES WATER LINES	41	X	
06-9	TYPICAL SEWER MAIN TRENCH IN ROAD	43	X	

TOWN OF LEESBURG CONSTRUCTION STANDARDS				
VEGETATION PRESERVATION AND PLANTING				
DCSM DET. NO.	DESCRIPTION	DCSM APPLIC. P.C. YES NO	APPLICABLE	
06-1	TREE PROTECTION FENCE WELDED WIRE	107	X	
06-2	TYPICAL ROOT PRUNING DETAIL	108	X	
06-3	TRENCH PROTECTION FENCE PRESERVATION AREA	109	X	
06-4	TREE PRESERVATION BARBIC	110	X	
06-5	PLANTING TREES IN DRIVE AREA OR DRIVE ALLEY	111	X	

LEGENDS/LINETABLES + ABBREVIATIONS

REVISIONS FROM TO APPROVAL	
DATE	DESCRIPTION

TOWN OF LEESBURG
 TYPICAL DETAILS AND CONSTRUCTION NOTES
 PROJECT NAME
 SECTION/BLK
 TOWN OF LEESBURG
 3 OF 3

Insert consultant/engineer legend, linetable and abbreviations here. Any unused space can be used for information not able to fit on first 2 sheets.

TOWN OF LEEBSBURG CONSTRUCTION STANDARDS				
WATER AND FIRE REGULATIONS				
DCSM DET. NO.	DESCRIPTION	DCSM APPL. P.C. NO.	APPLICABLE	
			YES	NO
WS-1	GENERAL NOTES	1	X	
WS-2	GENERAL NOTES	2	X	
WS-3	1" WATER SERVICE AND 1/2" 1/2" OR 1" WIRE	3	X	
WS-4	1 1/2" OR 2" WATER SERVICE AND WIRE CONNECTION	4	X	
WS-5	2" AND LARGER WATER SERVICE CONNECTION WITH NO FIRE SERVICE	5	X	
WS-4	3" AND LARGER WATER SERVICE INSTALLATION WITH NO FIRE SERVICE	6	X	
WS-6	SLOW-DRY FIRE HYDRANT	7	X	
WS-6	SAMPLE UTILITY SERVICE SUMMARY TABLE	8	X	
WS-7	AUTOMATIC AIR RELEASE VALVE	9	X	
WS-8	1" MANUAL AIR RELEASE	10	X	
WS-9	2" MANUAL AIR RELEASE	11	X	
WS-10	STANDARD EXHIBIT INSTALLATION	13	X	
WS-11	UNDER PLATE TUNNEL	13	X	
WS-13	THURST BLOCKS	14	X	
WS-13	APPROXIMATE 100'-20' MIN. OF 1/2" AND 3/4" LOWER UTILITY TRENDS	15	X	
WS-13	STOPPING	17	X	
WS-16	WELDS, WELDS & MOUNTING EXHAUSTS	18	X	
WS-17	SEAL END FIRE HYDRANT	18	X	
WS-18	FIRE HYDRANT	30	X	
WS-19	SEAL END ANCHOR	21	X	
WS-20	RESTRICED JOINT	22	X	
WS-20	RESTRICED JOINT	23	X	
WS-22	UNIC STEEL EXTENSION	24	X	
WS-23	DRINKER WATER INSTALLATION	25	X	
WS-24	CONCRETE 1" SLOW-DRY	28	X	
WS-25	TEMPORARY 1" SLOW-DRY	27	X	
WS-26	ANCHOR COLLAR	28	X	
WS-27	LATERAL WATER CONNECTION	28	X	
WS-28	UTILITY ABANDONMENT FOR FIRE AND SERVICE LINES	30	X	
WS-29	FIRE HYDRANT BOLLARDS	30A	X	
WS-30	CONCRETE FIRE LINE AND CONCRETE (1" 1/2" 3/4" MINIMUM CONCRETE)	30B	X	
WS-31	CONCRETE 1" SLOW-DRY	30C	X	
WS-32	NOTES FOR CONCRETE FIRE LINE AND CONCRETE SERVICE CONNECTION	30D	X	
WS-33	HORIZONTAL UTILITY SEPARATION	30E	X	

TOWN OF LEEBSBURG CONSTRUCTION STANDARDS				
WATER AND FIRE REGULATIONS				
DCSM DET. NO.	DESCRIPTION	DCSM APPL. P.C. NO.	APPLICABLE	
			YES	NO
WS-17	CONDUIT BIDDING WATER LINES	64	X	
WS-25	TYPICAL WATERMAIN TRENCH IN ROAD	72	X	

TOWN OF LEEBSBURG CONSTRUCTION STANDARDS				
% TYPICAL DRAINAGE				
DCSM DET. NO.	DESCRIPTION	DCSM APPL. P.C. NO.	APPLICABLE	
			YES	NO
DS-1	GENERAL NOTES	60	X	
DS-1	CONCRETE CURB TO INTERSPACING	66	X	
DS-3	YARD INLET	67	X	
DS-3	CONCRETE APRON FOR YARD INLETS	68	X	
DS-4	LANDSCAPING AND SPILLWAYS	69	X	
DS-5	EVALUATED MATERIAL REPAIRS	70	X	
DS-6	TYPICAL NET POND	71	X	
DS-7	NET POND EDGE TREATMENT	72	X	
DS-8	EDGE TREATMENT OF PONDS	73	X	
DS-9	ROOFTOP RAINFALL PONDRING RING	74	X	
DS-10	TYPICAL DRY POND	75	X	

TOWN OF LEEBSBURG CONSTRUCTION STANDARDS				
SEWAGE AND SOLID WASTE DISPOSAL				
DCSM DET. NO.	DESCRIPTION	DCSM APPL. P.C. NO.	APPLICABLE	
			YES	NO
SS-1	SANITARY LATERAL CONNECTION	31	X	
SS-2	HOUSE LATERAL SPUR	32	X	
SS-3	LATERAL FOR DEEP SEWER	33	X	
SS-4	2" SINK, SLOTTED WIRE MESH SEWER PUMP CONNECTION	34	X	
SS-5	CONCRETE MANHOLE AIR RELEASE	35	X	
SS-6	HOUSE SUMP CONNECTION	36	X	
SS-7	TYPICAL 4'-0" ID PRECAST CONCRETE MANHOLE	37	X	
SS-8	HEAVY DUTY WATERPROOF FRAME AND COVER	38	X	
SS-9	VENT FOR MANHOLES	39	X	
SS-10	CONCRETE EXHIBITION DETAIL	40	X	
SS-11	MANHOLE VENT DETAIL	41	X	
SS-12	CONCRETE HOSE	42	X	
SS-13	SANITARY LATERAL CLEANOUT	43	X	
SS-14	CONCRETE SLOPE AND/OR	44	X	
SS-16	HEAVY DUTY AND LOCK TIRE MANHOLE FRAME AND COVER	45	X	
SS-16	MANHOLE LOCKING COVER	46	X	
SS-17	FIREWORK CLEANOUT	47	X	
SS-18	GRASS LINE FENCE	48	X	
SS-19	WATER TEST TABLE 8" AND 10" DIAMETER PIPES	49	X	
SS-20	WATER TEST TABLE 12" AND 18" DIAMETER PIPES	50	X	
SS-21	WATER TEST TABLE 18" AND 24" DIAMETER PIPES	51	X	
SS-22	WATER TEST TABLE 24" DIAMETER PIPES	52	X	
SS-23	EXPLORATION TEST ASSEMBLY	53	X	
SS-24	AIR TEST MINIMUM HOLDING TIME	54	X	
SS-25	EQUALIZATION TANK	55	X	
SS-26	INTERNATIONALLY LEFT BLANK	56	X	
SS-27	2'-0" TO 4'-0" PRECAST CONCRETE CURB	57	X	
SS-28	PRECAST CONCRETE MANHOLE FLAT TOP	58	X	
SS-29	PRECAST CONCRETE MANHOLE REDUCER	59	X	
SS-30	UTILITY AND DRAIN CROSSING	60	X	
SS-31	UTILITY SERVICE PIPE ABANDONMENT	61	X	
SS-33	SANITARY SEWER MANHOLE ABANDONMENT	63	X	
SS-33	OPERA. INTERSECTOR	63	X	
SS-34	1" AIR WASH VALVE	64	X	
SS-35	MANHOLE CHIMNEY SEAL	64A	X	
SS-36	DOORHOUSE MANHOLE	64B	X	
SS-37	MANHOLE FRAME FASTENING	64C	X	
SS-38	TYPICAL SECTION SANITARY SEWER MANHOLE, COVER, CURB	64D	X	
SS-39	CONCRETE FORERUNNER PUMP CONNECTION	64E	X	

TOWN OF LEEBSBURG CONSTRUCTION STANDARDS				
SEWAGE AND SOLID WASTE DISPOSAL				
DCSM DET. NO.	DESCRIPTION	DCSM APPL. P.C. NO.	APPLICABLE	
			YES	NO
SS-9	CURBOUT BIDDING WATER LINES	41	X	
SS-9	TYPICAL SEWER MAIN TRENCH IN ROAD	43	X	

TOWN OF LEEBSBURG CONSTRUCTION STANDARDS				
VEGETATION PRESERVATION AND PLANTING				
DCSM DET. NO.	DESCRIPTION	DCSM APPL. P.C. NO.	APPLICABLE	
			YES	NO
VS-1	TREE PROTECTION FENCE WELDED WIRE	107	X	
VS-2	TYPICAL ROOT PRUNING DETAIL	108	X	
VS-3	TRENCH PROTECTION AND TREE PRESERVATION AREA	109	X	
VS-4	TREE PRESERVATION SIGNAGE	110	X	
VS-5	PLANTING TREES IN DRIVE AREAS OR DRIVEWAYS	111	X	



LEGENDS/LINETABLES + ABBREVIATIONS

TOWN OF LEEBSBURG
 TYPICAL DETAILS AND CONSTRUCTION NOTES
 PROJECT NAME
 SECTION BLOCK
 TOWN OF LEEBSBURG

REVISIONS FROM APPROVAL
 DATE
 DESCRIPTION

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Insert consultant/engineer information here.

TOWN OF LEEBSBURG CONSTRUCTION STANDARDS				
DCSM DWG. NO.	WATER AND FIRE REGULATIONS DESCRIPTION	DCSM APPLICABLE		APPLICABLE
		PG. NO.	YES NO	
08-1	GENERAL NOTES	1		X
08-2	GENERAL NOTES	2		X
98-1	1" WATER SERVICE AND 1/2" 1/2" OR 1" WIRE	3		X
98-2	1 1/2" OR 2" WATER SERVICE AND WIRE CONNECTION	4		X
98-3	2" AND LARGER WATER SERVICE CONNECTION WITH NO FIRE SERVICE	5		X
98-4	2" AND LARGER WATER SERVICE INSTALLATION WITH NO FIRE SERVICE	6		X
98-5	SLOW-DRY FIRE HYDRANT	7		X
98-6	SAMPLE UTILITY SERVICE SUMMARY TABLE	8		X
98-7	AUTOMATIC AIR RELEASE VALVE	9		X
98-8	1" MANUAL AIR RELEASE	10		X
98-9	2" MANUAL AIR RELEASE	11		X
98-10	STANDARD EXHIBIT INSTALLATION	13		X
98-11	UNDER PLATE TUNNEL	13		X
98-13	THURST BLOCKS	14		X
98-13	2" AND LARGER 1/2" OR 1" WIRE AND 2" LOWER VERTICAL BEND	15		X
98-15	STAMPING	17		X
98-16	WELDS, WELDS & MANHOLES EXHIBITS	18		X
98-17	SEAL END FIRE HYDRANT	18		X
98-18	FIRE HYDRANT	30		X
98-19	SEAL END ANCHOR	21		X
98-20	RESTRAINED JOINT	22		X
98-21	RESTRICTED JOINT	23		X
98-22	UNLIE STEM EXTENSION	24		X
98-23	DRINKER WIRE INSTALLATION	25		X
98-24	CONCRETE AIR BLOW-OFF	28		X
98-25	TEMPORARY 1" BLOW-OFF	27		X
98-26	ANCHOR COLLAR	28		X
98-27	LATERAL WATER CONNECTION	29		X
98-28	UTILITY ABANDONMENT FOR FIRE AND SERVICE LINES	30		X
98-29	FIRE HYDRANT BOLLARDS	35A		X
98-30	CONCRETE FIRE LINE AND CONCRETE (1" 1/2" 3/4" BENT) CONNECTION	30B		X
98-31	CONCRETE FIRE LINE AND CONCRETE (1" 1/2" 3/4" BENT) CONNECTION	30C		X
98-32	NOTES FOR COMBINES FIRE LINE AND CONCRETE SERVICE CONNECTION	30D		X
98-33	HORIZONTAL UTILITY SEPARATION	30E		X

TOWN OF LEEBSBURG CONSTRUCTION STANDARDS				
DCSM DWG. NO.	WATER AND FIRE REGULATIONS DESCRIPTION	DCSM APPLICABLE		APPLICABLE
		PG. NO.	YES NO	
98-17	CONDUIT BIDDING MATERIALS	64		X
98-55	TYPICAL WATERMAIN TRENCH IN ROAD	72		X

TOWN OF LEEBSBURG CONSTRUCTION STANDARDS				
DCSM DWG. NO.	% TYPICAL DRAINAGE DESCRIPTION	DCSM APPLICABLE		APPLICABLE
		PG. NO.	YES NO	
08-1	GENERAL NOTES	63		X
08-1	CONCRETE FLOOR FOR YARD BELLS	66		X
08-2	CONCRETE FLOOR FOR YARD BELLS	67		X
08-3	CONCRETE FLOOR FOR YARD BELLS	68		X
08-4	CONCRETE FLOOR FOR YARD BELLS	69		X
08-5	EVALUATED MATERIAL HESHPAC	70		X
08-6	TYPICAL NET POND	71		X
08-7	NET POND EDGE TREATMENT	72		X
08-8	EDGE TREATMENT OF PONDS	73		X
08-9	ROOFTOP RAINFALL PONDRING RING	74		X
08-10	TYPICAL DRY POND	75		X

TOWN OF LEEBSBURG CONSTRUCTION STANDARDS				
DCSM DWG. NO.	SEWAGE AND SOLID WASTE DISPOSAL DESCRIPTION	DCSM APPLICABLE		APPLICABLE
		PG. NO.	YES NO	
05-1	SANITARY LATERAL CONNECTION	31		X
05-2	HOUSE LATERAL SPUR	32		X
05-3	LATERAL FOR DRIP BENCH	33		X
05-4	2" SINK MANHOLE WITH OUTSIDE PUMP CONNECTION	34		X
05-5	CONCRETE 8" MANHOLE AIR RELEASE	35		X
05-6	HANDBY DROP CONNECTION	36		X
05-7	1/2" UNCL. 4"-5" 10" PRECAST CONCRETE MANHOLE	37		X
05-8	HEAVY DUTY WATERPROOF FRAME AND COVER	38		X
05-9	VENT FOR MANHOLES	39		X
05-10	CONCRETE EXHIBIT DETAIL	40		X
05-11	MANHOLE VENT DETAIL	41		X
05-12	CONCRETE HOSE	42		X
05-13	SANITARY LATERAL CLEANOUT	43		X
05-14	CONCRETE SLOPE AND/OR	44		X
05-15	HEAVY DUTY AND LOCK TIRE MANHOLE FRAME AND COVER	45		X
05-16	MANHOLE LOCKING COVER	46		X
05-17	FIREWORKMAN CLEANOUT	47		X
05-18	DRAIN LINE FENCE	48		X
05-19	WATER TEST TABLE 8" AND 10" BIRMINGHAM TYPE	49		X
05-20	WATER TEST TABLE 12" AND 18" BIRMINGHAM TYPE	50		X
05-21	WATER TEST TABLE 18" AND 24" BIRMINGHAM TYPE	51		X
05-22	WATER TEST TABLE 24" DIAMETER PIPE	52		X
05-23	EXPLORATION TEST ASSEMBLY	53		X
05-24	AIR TEST MINIMUM HOLDING TIME	54		X
05-25	EMERGENCY TABLE	55		X
05-26	INTENTIONALLY LEFT BLANK	56		X
05-27	2"-3" TO 4"-5" PRECAST CONCRETE CONCRETE MANHOLE	57		X
05-28	PRECAST CONCRETE MANHOLE FLAT TOP	58		X
05-29	PRECAST CONCRETE MANHOLE REDUCER	59		X
05-30	UTILITY AND DRAIN CROSSING	60		X
05-31	UTILITY SERVICE PIPE ABANDONMENT	61		X
05-32	SANITARY VENT MANHOLE ABANDONMENT	62		X
05-33	SPRINKLER INTERSECTOR	63		X
05-34	2" AIR WASH VALVE	64		X
05-35	MANHOLE CHIMNEY SEAL	64A		X
05-36	DOORHOUSE MANHOLE	64B		X
05-37	MANHOLE FRAME FASTENING	64C		X
05-38	TYPICAL SECTION EXHIBIT VENT MANHOLE, ACCESS DEUS	64D		X
05-39	CONCRETE FOREMAN PUMP CONNECTION	64E		X

TOWN OF LEEBSBURG CONSTRUCTION STANDARDS				
DCSM DWG. NO.	SEWAGE AND SOLID WASTE DISPOSAL DESCRIPTION	DCSM APPLICABLE		APPLICABLE
		PG. NO.	YES NO	
05-9	CONDUIT BIDDING NUMBER LINES	41		X
05-9	TYPICAL SEWER MAIN TRENCH IN ROAD	43		X

TOWN OF LEEBSBURG CONSTRUCTION STANDARDS				
DCSM DWG. NO.	VEGETATION PRESERVATION AND PLANTING DESCRIPTION	DCSM APPLICABLE		APPLICABLE
		PG. NO.	YES NO	
05-1	TREE PROTECTION FENCE WELDED WIRE	107		X
05-2	TYPICAL ROOT PRUNING DETAIL	108		X
05-3	TYPICAL TREE PROTECTION FENCE PRESERVATION AREA	109		X
05-4	TREE PRESERVATION BARRIAGE	110		X
05-5	PLANTING TREES IN DRIVE AREAS OR DRIVEWAYS	111		X

LEGENDS/LINETABLES + ABBREVIATIONS

REVISIONS FROM TO APPROVAL	
DATE	DESCRIPTION

TOWN OF LEEBSBURG
 TYPICAL DETAILS AND CONSTRUCTION NOTES
 PROJECT NAME
 SECTION/BOX
 TOWN OF LEEBSBURG
 ELECTIONS MANAGER
 JESSICA CECILY, PROJECT MANAGER
 11/2024

Add project information here as it was done on previous sheets.

TOWN OF LEESBURG CONSTRUCTION STANDARDS				
WATER AND FIRE REGULATIONS				
DCSM DETAIL NO.	DESCRIPTION	DCSM APPROVAL P.C. YES NO	APPLICABLE	
06-1	GENERAL NOTES	1	X	
06-2	GENERAL NOTES	2	X	
06-3	1" WATER SERVICE AND 1/2" 1/2" OR 1" MIN.	3	X	
06-4	1-1/2" OR 2" WATER SERVICE AND MIN. CONNECTION	4	X	
06-5	2" AND LARGER WATER SERVICE CONNECTION WITH NO FIRE SERVICE	5	X	
06-6	2" AND LARGER WATER SERVICE INSTALLATION WITH NO FIRE SERVICE	6	X	
06-8	SLOW-OUT FIRE HYDRANT	7	X	
06-9	SAMPLE UTILITY SERVICE SUMMARY TABLE	8	X	
06-7	AUTOMATIC AIR RELEASE VALVE	9	X	
06-8	1" MANUAL AIR RELEASE	10	X	
06-9	2" MANUAL AIR RELEASE	11	X	
06-10	STANDARD EXHIBIT INSTALLATION	12	X	
06-11	UNDER PLATE TUNNEL	13	X	
06-13	THURST BLOCKS	14	X	
06-13	2" AND LARGER 1/2" OR 1" 1/2" AND 2" 1/2" LOWER VERTICAL BEND	15	X	
06-13	STAMPING	17	X	
06-16	WELDS, WELDS & MANHOLES EXHAUSTS	18	X	
06-17	SEAL END FIRE HYDRANT	19	X	
06-18	FIRE HYDRANT	20	X	
06-19	SEAL END ANCHOR	21	X	
06-20	RESTRAINED JOINT	22	X	
06-21	RESTRICTED JOINT	23	X	
06-22	UNIC STEM EXTENSION	24	X	
06-23	DRINKER WATER INSTALLATION	25	X	
06-24	CONCRETE SLOPE	26	X	
06-25	TEMPORARY 3" SLOW-OUT	27	X	
06-26	ANCHOR COLLAR	28	X	
06-27	LATERAL WATER CONNECTION	29	X	
06-28	UTILITY ABANDONMENT FOR FIRE AND SERVICE LINES	30	X	
06-29	FIRE HYDRANT BOLLARDS	30A	X	
06-30	CONCRETE FIRE LINE AND CONCRETE (1" 1/2" 3/4" MINIMUM CONNECTION)	30B	X	
06-31	CONCRETE FIRE LINE AND CONCRETE (1" 1/2" 3/4" MINIMUM CONNECTION)	30C	X	
06-32	NOTES FOR CONCRETE FIRE LINE AND CONCRETE SERVICE CONNECTION	30D	X	
06-33	HORIZONTAL UTILITY SEPARATION	30E	X	

TOWN OF LEESBURG CONSTRUCTION STANDARDS				
SEWAGE & SOLID WASTE DISPOSAL				
DCSM DETAIL NO.	DESCRIPTION	DCSM APPROVAL P.C. YES NO	APPLICABLE	
06-1	SANITARY LATERAL CONNECTION	31	X	
06-2	HOUSE LATERAL SPUR	32	X	
06-3	LATERAL FOR DROP SERVICE	33	X	
06-4	2" SLOPE MANHOLE WITH OUTSIDE PUMP CONNECTION	34	X	
06-5	CONCRETE 18" MANHOLE AIR RELEASE	35	X	
06-6	MANHOLE DROP CONNECTION	36	X	
06-7	TYPICAL 4'-0" ID PRECAST CONCRETE MANHOLE	37	X	
06-8	HEAVY DUTY WATERPROOF FRAME AND COVER	38	X	
06-9	VENT FOR MANHOLES	39	X	
06-10	CONCRETE EXHIBIT DETAIL	40	X	
06-11	MANHOLE VENT DETAIL	41	X	
06-12	CONCRETE HOSE	42	X	
06-13	SANITARY LATERAL CLEANOUT	43	X	
06-14	CONCRETE SLOPE AND/OR	44	X	
06-15	HEAVY DUTY AND LOCK TIRE MANHOLE FRAME AND COVER	45	X	
06-16	MANHOLE LOCKING COVER	46	X	
06-17	FIREWORK CLEANOUT	47	X	
06-18	DRAIN LINE FENCE	48	X	
06-19	WATER TEST TABLE 8" AND 10" DIAMETER	49	X	
06-20	WATER TEST TABLE 12" AND 18" DIAMETER	50	X	
06-21	WATER TEST TABLE 18" AND 24" DIAMETER	51	X	
06-22	WATER TEST TABLE 24" DIAMETER	52	X	
06-23	EXPLORATION TEST ASSEMBLY	53	X	
06-24	AIR TEST MINIMUM HOLDING TIME	54	X	
06-25	EQUALIZATION TANK	55	X	
06-26	INTENTIONALLY LEFT BLANK	56	X	
06-27	3'-0" TO 4'-0" PRECAST CONCRETE CONCRETE MANHOLE	57	X	
06-28	PRECAST CONCRETE MANHOLE FLAT TOP	58	X	
06-29	PRECAST CONCRETE MANHOLE REDUCER	59	X	
06-30	UTILITY AND DRAIN CROSSING	60	X	
06-31	UTILITY SERVICE PIPE ABANDONMENT	61	X	
06-32	SANITARY VENT MANHOLE ABANDONMENT	62	X	
06-33	OPENING IN TRENCH	63	X	
06-34	18" AIR MANHOLE RAMP	64	X	
06-35	MANHOLE CHIMNEY SEAL	64A	X	
06-36	DOOR-CLOSE MANHOLE	64B	X	
06-37	MANHOLE FRAME FASTENING	64C	X	
06-38	TYPICAL SECTION SANITARY VENT MANHOLE AND COVER	64D	X	
06-39	CONCRETE FOREMAN PUMP CONNECTION	64E	X	

TOWN OF LEESBURG CONSTRUCTION STANDARDS				
SEWAGE AND SOLID WASTE DISPOSAL				
DCSM DETAIL NO.	DESCRIPTION	DCSM APPROVAL P.C. YES NO	APPLICABLE	
06-9	CONCRETE BLOCKING MANHOLE LINES	41	X	
06-9	TYPICAL MANHOLE TRENCH IN ROAD	43	X	

TOWN OF LEESBURG CONSTRUCTION STANDARDS				
VEGETATION PRESERVATION AND PLANTING				
DCSM DETAIL NO.	DESCRIPTION	DCSM APPROVAL P.C. YES NO	APPLICABLE	
06-1	TREE PROTECTION FENCE WELDED WIRE	107	X	
06-2	TYPICAL ROOT PRUNING DETAIL	108	X	
06-3	TRENCH PROTECTION AND VEGETATION PRESERVATION AREA	109	X	
06-4	TREE PRESERVATION AGREEMENT	110	X	
06-5	PLANTING TREES IN DRIVE AREAS OR DRIVEWAYS	111	X	

TOWN OF LEESBURG CONSTRUCTION STANDARDS				
WATER AND FIRE REGULATIONS				
DCSM DETAIL NO.	DESCRIPTION	DCSM APPROVAL P.C. YES NO	APPLICABLE	
06-1	GENERAL NOTES	63	X	
06-1	CONCRETE FOUNDATION REINFORCING BARS	66	X	
06-2	YARD INLET	67	X	
06-3	CONCRETE APRON FOR YARD INLETS	68	X	
06-4	MANHOLEMENTS AND SPILLWAYS	69	X	
06-5	EVALUATED MATERIAL REINFORCING	70	X	
06-6	TYPICAL NET POND	71	X	
06-7	NET POND EDGE TREATMENT	72	X	
06-8	EDGE TREATMENT OF PONDS	73	X	
06-9	ROOFTOP RAINFALL PONDRING RING	74	X	
06-10	TYPICAL DRY POND	75	X	

TOWN OF LEESBURG CONSTRUCTION STANDARDS				
TRANSFORMATION				
DCSM DETAIL NO.	DESCRIPTION	DCSM APPROVAL P.C. YES NO	APPLICABLE	
76-1	TYPICAL 6'-0" DIA. 12" DIA. 12" CURB AND GUTTER AND SIDEWALK	76	X	
76-1A	TYPICAL 6'-0" DIA. 12" DIA. 12" CURB AND GUTTER AND SIDEWALK WITH ELECTRICAL CONDUIT	77	X	
76-2	TYPICAL PRECAST "P" AND "V" TYPEDROUGHT	78	X	
76-3	INTENTIONALLY LEFT BLANK	79	X	
76-4	PRECAST EXTERIOR PRESTRESS LETTER CURB AND SIDEWALK SECTION	80	X	
76-5	TYPICAL STREET BOUND AND INSTALLATION	81	X	
76-6	TYPICAL CONCRETE CURB AND GUTTER EDGE-SIP	82	X	
76-7	INTENTIONALLY LEFT BLANK	83	X	
76-8	CONCRETE CURB CUT RAMP FOR DRIVE ENTRANCE	84	X	
76-9	INTENTIONALLY LEFT BLANK	85	X	
76-10	PRECAST EXTERIOR DRIVEWAY WITH NO FLUSH "P" AND "V" SECTION	86	X	
76-11	PRECAST EXTERIOR PRESTRESS LETTER DRIVE SECTION	87	X	
76-12A	STANDARD BRICK SIDEWALK SIDEWALK BRICK SIDEWALK	88	X	
76-12B	BRICK SIDEWALK SIDEWALK SECTION WITH CURB AND BUTTER	89	X	
76-12C	STANDARD CONCRETE ENTRANCE WITH BRICK SIDEWALK	90	X	
76-13	STANDARD BRICK SIDEWALK SIDEWALK BRICK SIDEWALK	91	X	
76-13E	STANDARD BRICK SIDEWALK SIDEWALK BRICK SIDEWALK	92	X	
76-13F	STANDARD BRICK SIDEWALK SIDEWALK BRICK SIDEWALK	93	X	
76-13G	STANDARD BRICK SIDEWALK SIDEWALK BRICK SIDEWALK	94	X	
76-13	TYPICAL STREET SECTION	95	X	
76-14	CONCRETE DRIVEWAY AND VAN ENTRANCE SIDE	96	X	
76-15	STANDARD DRIVEWAY FEATURE	97	X	
76-16	SECURITY LIGHTING FEATURE	98	X	
76-17	INTENTIONALLY LEFT BLANK	99	X	
76-18	BRICK OR PLY AND SIDEWALK SIDEWALK SECTION	100	X	
76-19	TYPICAL SECTION	101	X	
76-20	PRECAST EXTERIOR DRIVEWAY STREET WITH CURB AND BUTTER	102	X	
76-21	DRIVEWAY APRON	103	X	
76-22	TRADING SIDEWALK	104	X	
76-23	PAVEMENT PATCH	105	X	
76-24	ADORN LIGHT FEATURE	106	X	

TOWN OF LEESBURG
TYPICAL DETAILS AND CONSTRUCTION NOTES
PROJECT NAME
SECTION BLOCK
TOWN OF LEESBURG

REVISIONS FROM TO APPROVAL	
DATE	DESCRIPTION

ISSUED
 3 OF 3

Consultant/engineer revision block as on previous sheets.
Add total sheets number.

TOWN OF LEEBSBURG CONSTRUCTION STANDARDS				
WATER AND FIRE REGULATIONS				
DCSM DWG. NO.	DESCRIPTION	DCSM APPLIC. P.C. NO.	APPLICABLE	
			YES	NO
WS-1	GENERAL NOTES	1	X	
WS-2	GENERAL NOTES	2	X	
WS-1	1" WATER SERVICE AND 1/2", 3/4", OR 1" W/BS	3	X	
WS-2	1 1/2" OR 2" WATER SERVICE AND WATER CONNECTION	4	X	
WS-3	2" AND LARGER WATER SERVICE CONNECTION WITH NO FIRE SERVICE	5	X	
WS-4	3" AND LARGER WATER SERVICE INSTALLATION WITH NO FIRE SERVICE	6	X	
WS-5	SLOW-DRY FIRE HYDRANT	7	X	
WS-6	SAMPLE UTILITY SERVICE SUMMARY TABLE	8	X	
WS-7	AUTOMATIC AIR RELEASE VALVE	9	X	
WS-8	1" MANUAL AIR RELEASE	10	X	
WS-9	2" MANUAL AIR RELEASE	11	X	
WS-10	STANDARD EXHIBIT INSTALLATION	13	X	
WS-11	UNDER PLATE TUNNEL	13	X	
WS-13	THURST BLOCKS	14	X	
WS-13	2" AND 3" WATER SERVICE 1/2", 3/4", OR 1" W/BS	15	X	
WS-13	2" AND 3" WATER SERVICE 1/2", 3/4", OR 1" W/BS	16	X	
WS-13	STAMPING	17	X	
WS-16	WELDS, WELDS & MANHOLES EXHIBITS	18	X	
WS-17	SEAL END PIPE HYDRANT	18	X	
WS-18	FIRE HYDRANT	30	X	
WS-19	SEAL END ANCHOR	21	X	
WS-20	RESTRICATED JOINT	22	X	
WS-21	RESTRICATED JOINT	23	X	
WS-22	UNLIE STEM EXTENSION	24	X	
WS-23	GRINDER WHEEL INSTALLATION	25	X	
WS-24	CONCRETE AIR BLOW-OFF	26	X	
WS-25	TEMPORARY 3" BLOW-OFF	27	X	
WS-26	ANCHOR COLLAR	28	X	
WS-27	LATERAL WATER CONNECTION	29	X	
WS-28	UTILITY ABANDONMENT FOR FIRE AND SERVICE LINES	30	X	
WS-29	FIRE HYDRANT BOLLARDS	30A	X	
WS-30	CONCRETE FIRE LINE AND CONCRETE (1" TO 3") SP. REINFORCED	30B	X	
WS-31	CONCRETE FIRE LINE AND CONCRETE (1" TO 3") SP. REINFORCED	30C	X	
WS-32	NOTES FOR CONCRETE FIRE LINE AND CONCRETE REINFORCED	30D	X	
WS-33	HORIZONTAL UTILITY SEPARATION	30E	X	

TOWN OF LEEBSBURG CONSTRUCTION STANDARDS				
WATER AND FIRE REGULATIONS				
DCSM DWG. NO.	DESCRIPTION	DCSM APPLIC. P.C. NO.	APPLICABLE	
			YES	NO
WS-17	CONDUIT BIDDING WATER LINES	64	X	
WS-25	TYPICAL WATERMAIN TRENCH IN ROAD	72	X	

TOWN OF LEEBSBURG CONSTRUCTION STANDARDS				
% TYPICAL DRAINAGE				
DCSM DWG. NO.	DESCRIPTION	DCSM APPLIC. P.C. NO.	APPLICABLE	
			YES	NO
DS-1	GENERAL NOTES	60	X	
DS-1	CONCRETE FLOOR FOR YARD BILLS	66	X	
DS-2	CONCRETE FLOOR FOR YARD BILLS	67	X	
DS-3	CONCRETE FLOOR FOR YARD BILLS	68	X	
DS-4	CONCRETE FLOOR FOR YARD BILLS	69	X	
DS-5	CONCRETE FLOOR FOR YARD BILLS	70	X	
DS-6	CONCRETE FLOOR FOR YARD BILLS	71	X	
DS-7	CONCRETE FLOOR FOR YARD BILLS	72	X	
DS-8	CONCRETE FLOOR FOR YARD BILLS	73	X	
DS-9	CONCRETE FLOOR FOR YARD BILLS	74	X	
DS-10	CONCRETE FLOOR FOR YARD BILLS	75	X	

TOWN OF LEEBSBURG CONSTRUCTION STANDARDS				
SEWAGE AND SOLID WASTE DISPOSAL				
DCSM DWG. NO.	DESCRIPTION	DCSM APPLIC. P.C. NO.	APPLICABLE	
			YES	NO
SS-1	SANITARY LATERAL CONNECTION	31	X	
SS-2	HOUSE LATERAL SPUR	32	X	
SS-3	LATERAL FOR DRIP BENCH	33	X	
SS-4	2" SINK MANHOLE WITH OUTSIDE PUMP CONNECTION	34	X	
SS-5	CONCRETE 8" MANHOLE AIR RELEASE	35	X	
SS-6	MANHOLE DRAIN CONNECTION	36	X	
SS-7	TYPICAL 4"-8" ID. PRECAST CONCRETE MANHOLE	37	X	
SS-8	HEAVY DUTY WATER TIGHT FRAME AND COVER	38	X	
SS-9	VENT FOR MANHOLES	39	X	
SS-10	CONCRETE EXHIBIT DETAIL	40	X	
SS-11	MANHOLE VENT DETAIL	41	X	
SS-12	CONCRETE HOUS	42	X	
SS-13	SANITARY LATERAL CLEANOUT	43	X	
SS-14	CONCRETE SLOPE AND/OR	44	X	
SS-16	HEAVY DUTY AND LOCK TIRE MANHOLE FRAME AND COVER	45	X	
SS-16	MANHOLE LOCKING COVER	46	X	
SS-17	FIBERGLASS CLEANOUT	47	X	
SS-18	DRAIN LINE FENCE	48	X	
SS-19	WATER TEST TABLE 8" AND 10" MANHOLE TOPS	49	X	
SS-20	WATER TEST TABLE 12" AND 18" MANHOLE TOPS	50	X	
SS-21	WATER TEST TABLE 18" AND 24" MANHOLE TOPS	51	X	
SS-22	WATER TEST TABLE 24" DIAMETER PIPS	52	X	
SS-23	EXPLORATION TEST ASSEMBLY	53	X	
SS-24	AIR TEST MINIMUM HOLDING TIME	54	X	
SS-25	EMPANELMENT TABLE	55	X	
SS-26	INTENTIONALLY LEFT BLANK	56	X	
SS-27	2"-3" TO 4"-6" PRECAST CONCRETE CURB	57	X	
SS-28	PRECAST CONCRETE MANHOLE FLAT TOP	58	X	
SS-29	PRECAST CONCRETE MANHOLE REDUCER	59	X	
SS-30	UTILITY AND DRAIN CROSSING	60	X	
SS-31	UTILITY SERVICE PIPE ABANDONMENT	61	X	
SS-32	SANITARY VENT MANHOLE ABANDONMENT	62	X	
SS-33	OPENING IN TRENCH	63	X	
SS-34	2" AIR MANHOLE FLAT	64	X	
SS-35	MANHOLE CHIMNEY SEAL	64A	X	
SS-36	DOORHOUSE MANHOLE	64B	X	
SS-37	MANHOLE FRAME FASTENING	64C	X	
SS-38	TYPICAL SECTION SANITARY VENT MANHOLE, ACCESS DEUS	64D	X	
SS-39	CONCRETE FOREMAN PUMP CONNECTION	64E	X	

TOWN OF LEEBSBURG CONSTRUCTION STANDARDS				
SEWAGE AND SOLID WASTE DISPOSAL				
DCSM DWG. NO.	DESCRIPTION	DCSM APPLIC. P.C. NO.	APPLICABLE	
			YES	NO
SS-9	CURB/OT BIDDING WATER LINES	41	X	
SS-9	TYPICAL SEWER MAIN TRENCH IN ROAD	43	X	

TOWN OF LEEBSBURG CONSTRUCTION STANDARDS				
VEGETATION PRESERVATION AND PLANTING				
DCSM DWG. NO.	DESCRIPTION	DCSM APPLIC. P.C. NO.	APPLICABLE	
			YES	NO
VS-1	TREE PROTECTION FENCE WELDED WIRE	107	X	
VS-2	TYPICAL ROOT PRUNING DETAIL	108	X	
VS-3	TRENCH PROTECTION FENCE PRESERVATION AREA	109	X	
VS-4	TREE PRESERVATION SIGNAGE	110	X	
VS-5	PLANTING SPECIES IN OPEN AREA OR SHADE AREA	111	X	

TOWN OF LEEBSBURG CONSTRUCTION STANDARDS				
TRANSPORTATION				
DCSM DWG. NO.	DESCRIPTION	DCSM APPLIC. P.C. NO.	APPLICABLE	
			YES	NO
TS-1	TYPICAL 6" DIA. 12" DIA. W/BS CURB AND SLOPE AND SIDEWALK	76	X	
TS-1A	TYPICAL 6" DIA. 12" DIA. W/BS CURB AND SLOPE AND SLOPE AND SIDEWALK	77	X	
TS-2	TYPICAL 12" DIA. 12" DIA. W/BS CURB AND SLOPE AND SLOPE AND SIDEWALK	78	X	
TS-3	INTENTIONALLY LEFT BLANK	79	X	
TS-4	PRIVATE DRIVEWAY PROTECTIVE CURB AND SLOPE SECTION	80	X	
TS-5	TYPICAL STREET SIGN AND INSTALLATION	81	X	
TS-6	TYPICAL CONCRETE CURB AND SLOPE CURB	82	X	
TS-7	INTENTIONALLY LEFT BLANK	83	X	
TS-8	CONCRETE CURB CUT RAMP FOR DRIVE ENTRANCE	84	X	
TS-9	INTENTIONALLY LEFT BLANK	85	X	
TS-10	PRIVATE DRIVEWAY DRIVEWAY WITH NO FLUSH 2" DIA. SLOPE	86	X	
TS-11	PRIVATE DRIVEWAY PROTECTIVE CURB AND SLOPE SECTION	87	X	
TS-12A	STANDARD 6" DIA. 12" DIA. W/BS CURB AND SLOPE	88	X	
TS-12B	STANDARD 6" DIA. 12" DIA. W/BS CURB AND SLOPE	89	X	
TS-12C	STANDARD 6" DIA. 12" DIA. W/BS CURB AND SLOPE	90	X	
TS-12D	STANDARD 6" DIA. 12" DIA. W/BS CURB AND SLOPE	91	X	
TS-12E	STANDARD 6" DIA. 12" DIA. W/BS CURB AND SLOPE	92	X	
TS-12F	STANDARD 6" DIA. 12" DIA. W/BS CURB AND SLOPE	93	X	
TS-12G	STANDARD 6" DIA. 12" DIA. W/BS CURB AND SLOPE	94	X	
TS-13	TYPICAL STREET SECTION	95	X	
TS-14	STANDARD 6" DIA. 12" DIA. W/BS CURB AND SLOPE	96	X	
TS-15	STANDARD ROADWAY FUTURE	97	X	
TS-16	SECURITY LIGHTING FEATURE	98	X	
TS-17	INTENTIONALLY LEFT BLANK	99	X	
TS-18	STANDARD 6" DIA. 12" DIA. W/BS CURB AND SLOPE	100	X	
TS-19	TYPICAL SECTION	101	X	
TS-20	PRIVATE DRIVEWAY DRIVEWAY WITH 2" DIA. SLOPE	102	X	
TS-21	DRIVEWAY APPROACH	103	X	
TS-22	TRADING SIGNAGE	104	X	
TS-23	PAVEMENT PATCH	105	X	
TS-24	ADORN LIGHT FEATURE	106	X	

LEGENDS/LINETABLES + ABBREVIATIONS

REVISIONS FROM TO APPROVAL	
DATE	REVISION

TOWN OF LEEBSBURG
 TYPICAL DETAILS AND CONSTRUCTION NOTES
 PROJECT NAME
 SECTION BLOCK
 TOWN OF LEEBSBURG
 3 OF 3

You have finished the instructions for the new cover and note sheets for the Town of Leesburg.

If you have any questions regarding the information provided or need further help, please give us a call :

Department of Plan Review

703-771-2740