

The Town of  
**Leesburg,  
Virginia**

25 West Market Street ■ P.O. Box 88 ■ 20178 ■ 703-777-2420 ■ Metro: 703-478-1821 ■ FAX: 703-771-2727 ■ www.leesburgva.gov

20 October 2009

Sattar Shaik  
Heritage One LLC  
46163 Westridge Drive  
Potomac Falls, Virginia 20165

Re: BAR Case **TLHP-2009-0121**, Conditional Approval, **603 Potomac Station Drive**, H-2 Overlay  
Proffer/Comprehensive Sign Plan

Dear Mr. Shaik,

This letter serves as your official notification of the action taken by the Leesburg Board of Architectural Review (BAR) at the 19 October 2009 public hearing on BAR Case TLHP-2009-0121 for installation of three wall signs for the **Green Turtle Sports Bar & Grille at 603 Potomac Station Drive**.

Based on the facts that:

- The Comprehensive Sign Plan for the Potomac Station Shopping Center calls for 24-inch-tall white channel letters for the strip buildings and the pad sites and permits the approval of logos on a case-by-case basis; and
- The proposed signs will incorporate white channel letters mounted to raceways for which color information has not yet been provided; and
- Two of the signs will incorporate green trim and green-and-white logos; and
- The BAR has previously approved for other shopping centers signs for pad buildings that are different from those of the strip centers;

The BAR approved case TLHP-2009-0121 on the condition that the raceways will be painted to match the wall surface, with color samples provided to staff for final review and approval.

Enclosed is a copy of the approved project plans; you should keep this material for your file on this project. If it is necessary to make field modifications to your project, please contact me to determine what action, if any, is required to gain approval of those changes. I may be reached at 703.771.2773 or amcdonald@leesburgva.gov if you have any questions or need any additional assistance.

Sincerely,

Anne McDonald  
Preservation Planner

enclosures: approved signs


TOWN OF LEBESBURG, VIRGINIA BOARD OF ARCHITECTURAL REVIEW

CASE # TLHP - 2009-0121

- ADMINISTRATIVE APPROVAL
- H-1 OVERLAY DISTRICT
- H-2 CORRIDOR OVERLAY DISTRICT / PROFFER

Notes: SEE LETTER DATED 10/20/2009 FOR CONDITIONS  
 Typical Wall Construction  
 Illuminated LED Channel Letter

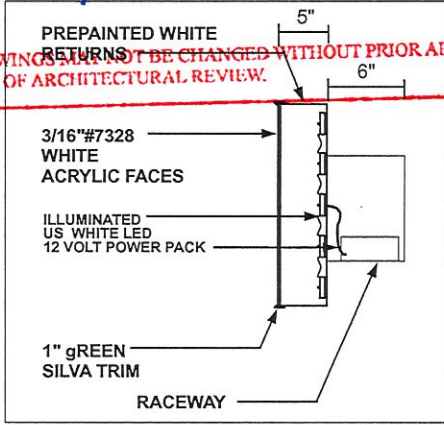
10/19/2009  
 STAFF, BOARD OF ARCHITECTURAL REVIEW

**DESIGNED BY**  
  
 2387 Lewis Ave, Rockville, MD 20851  
 Tel. (301) 840-8052 Fax. (301) 840-0810

**PROJECT DESIGNER**  
 NAME: ALEX  
 PHONE: Tel. 301-468-1132 x117  
 E-MAIL: ALEX@SMISIGNS.COM

**SALES REPRESENTATIVE**  
 NAME: DAX  
 PHONE: Tel. 301-468-1132 x102  
 E-MAIL: DAX@SMISIGNS.COM

APPROVAL DATE  
 THESE DRAWINGS ARE NOT TO BE CHANGED WITHOUT PRIOR APPROVAL FROM STAFF OR THE BOARD OF ARCHITECTURAL REVIEW.



**MATERIALS**

**FORMAT** 8-1/2" x 11"

**SCALE**

**INSTALLATION** YES  NO

**DISCLAIMER**  
 CFS Signs will NOT be responsible for any errors in typesetting and/or layout after you the CUSTOMER have signed this art approval unless the typesetting and/or layout is different from what you proofed to the finished product. If for any reason, you should find any errors in artwork, layout and/or typesetting after this release has been signed, any additional cost for typesetting or design changes, new signs, reprints or any other aspect of production shall be the sole financial responsibility of the customer. Although rare and despite best efforts, should an error occur within our control, we shall make best efforts to immediately rectify the situation. CFS shall not be liable for any costs or damages beyond the costs associated with the correction of the sign(s).

VERIFY THAT I HAVE RECEIVED ALL OF THE PAGES INDICATED ABOVE AND CHECKED ALL DETAILS IN TEXT, COPY AND LAYOUT INCLUDING SPELLING AND GRAMMAR ON EACH OF THOSE PAGES AND THAT THEY ARE CORRECT AND ACCEPTABLE TO ME HEREBY AUTHORIZE THIS JOB TO BEGIN PRODUCTION

**DESIGNED FOR**

**APPROVAL**

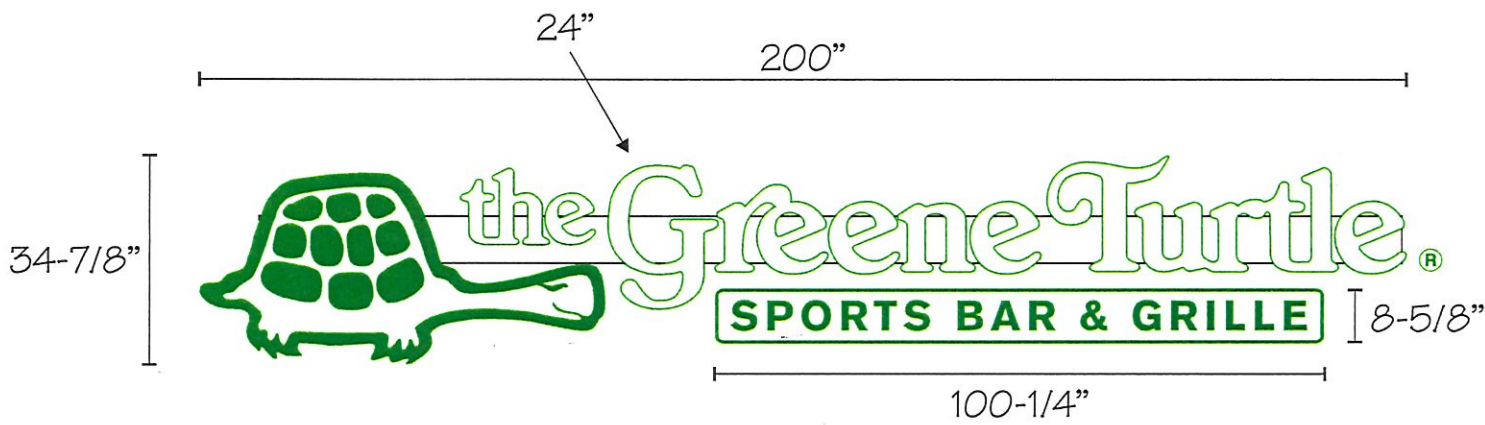
**DATE**

**NAME**

**SIGNATURE**



Overview



Scale 3/8" = 1'

CASE # TLHP - 2009-0121

- ADMINISTRATIVE APPROVAL
- 11-1 OVERLAY DISTRICT
- 11-2 CORRIDOR OVERLAY DISTRICT / PROJECT

Notes: SEE LETTER DATED 10/20/2009 FOR CONDITION

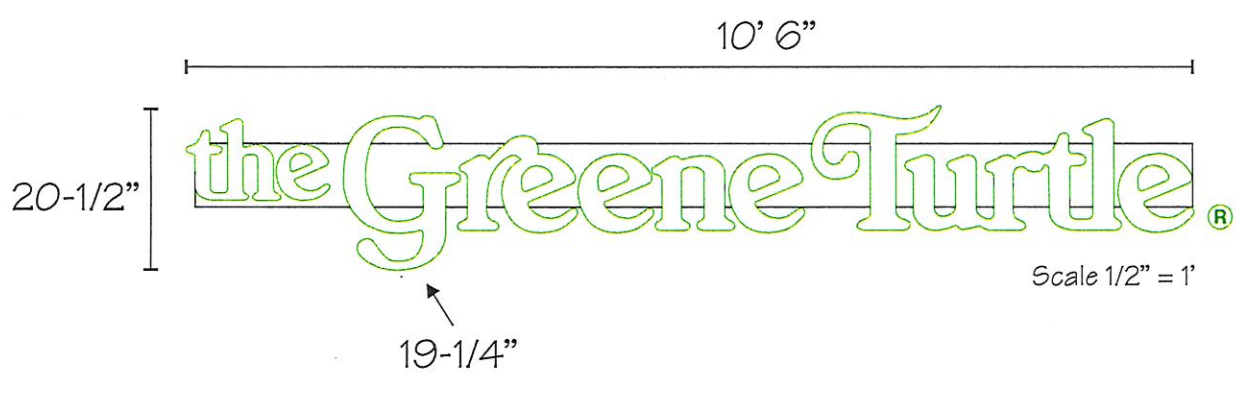
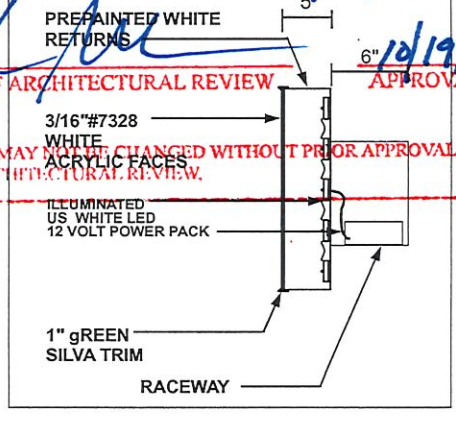
STAFF BOARD OF ARCHITECTURAL REVIEW APPROVAL DATE 10/19/2009

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**CFS Signs**  
 2387 Lewis Ave, Rockville, MD 20851  
 Tel. (301) 840-8052 Fax (301) 840-0810  
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**SALES REPRESENTATIVE**  
 NAME: DAX  
 PHONE: Tel. 301-468-1132 X102  
 E-MAIL: DAX@SMISIGNS.COM



Overview



**PROJECT DETAILS**

DATE: 10/19/2009

**MATERIALS**

**FORMAT** 8-1/2" x 11"

**SCALE**

**INSTALLATION** YES  NO

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**APPROVAL**

DATE

NAME

SIGNATURE

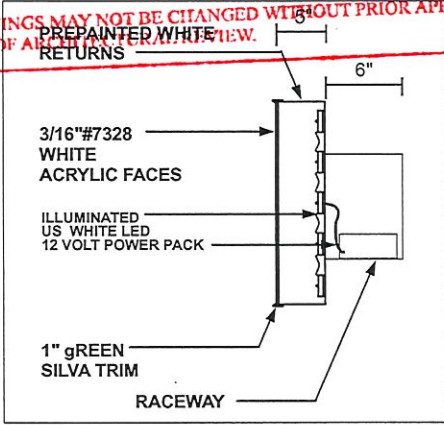
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 Notes: SEE LETTER DATED 10/20/2009 FOR CONSTRUCTION  
 Construction Illuminated LED Channel Letter  
 10/19/2009 APPROVAL DATE  
 STAFF, BOARD OF ARCHITECTURAL REVIEW

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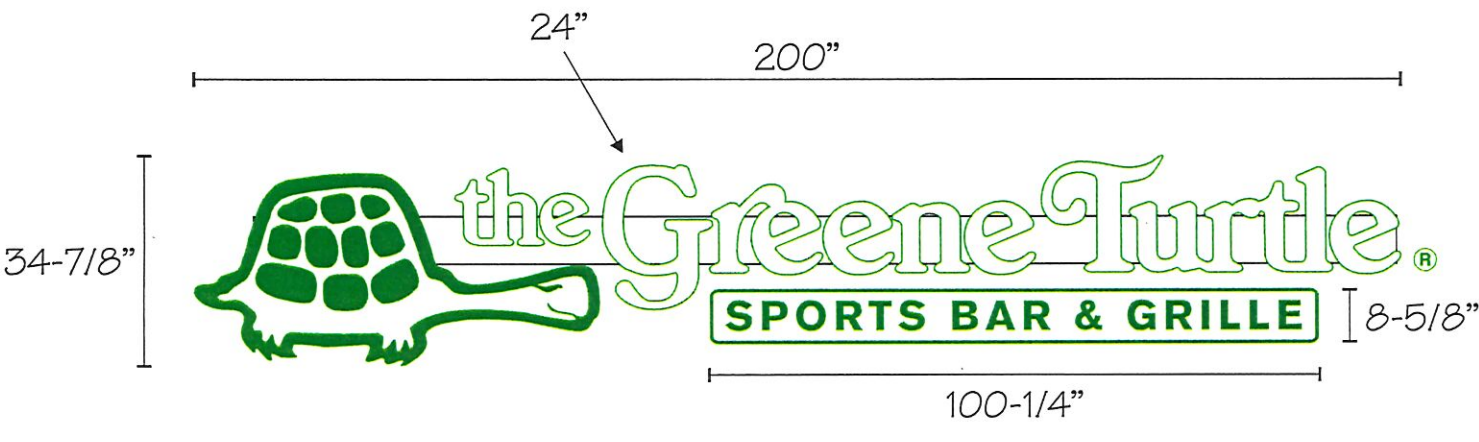
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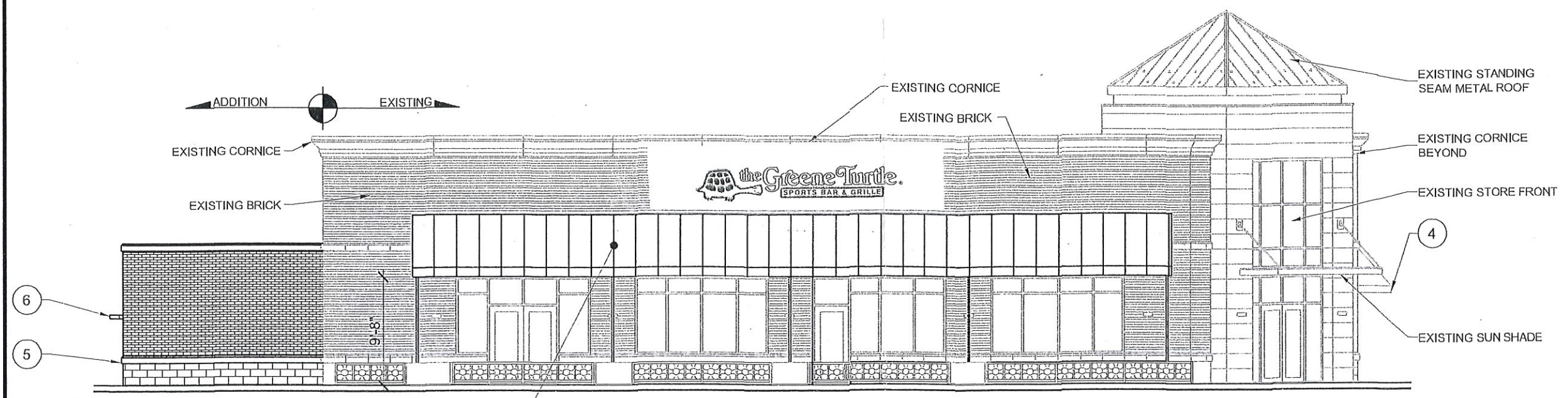
PROJECT DETAILS  
 COLORS  
 FONTS  
 MATERIALS  
 FORMAT 8-1/2" x 11"  
 SCALE  
 INSTALLATION YES  NO

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Scale 3/8" = 1'

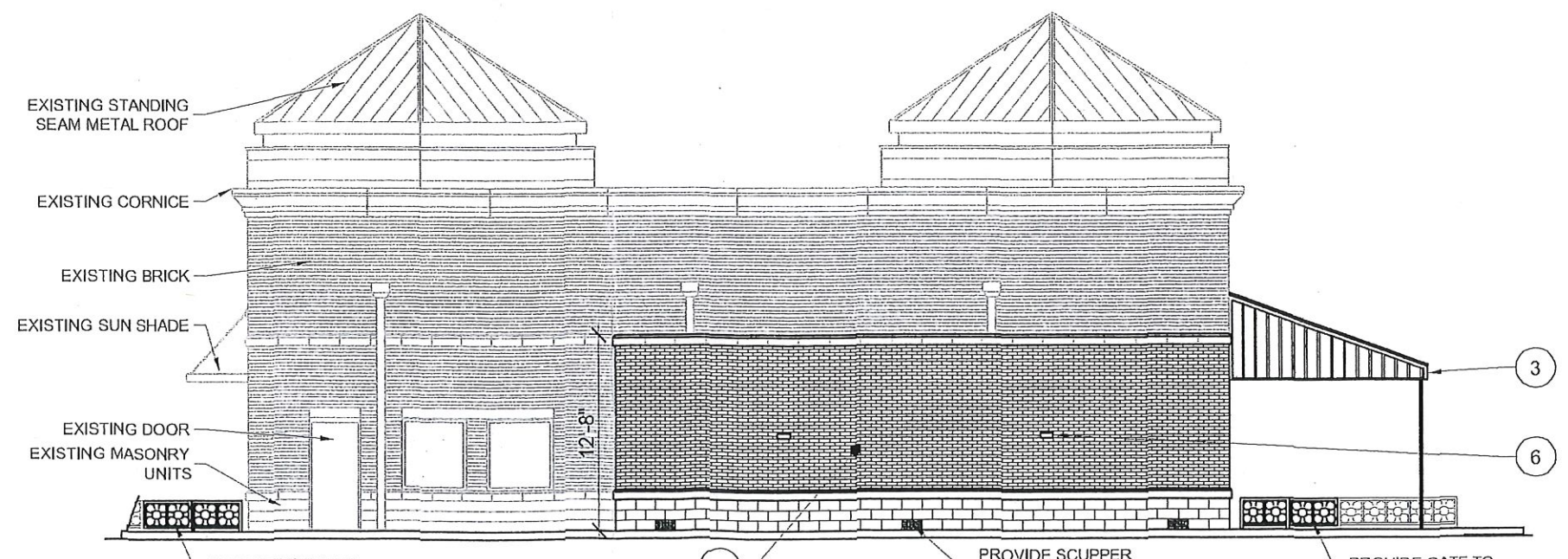
DESIGNED FOR  
 APPROVAL  
 DATE  
 NAME  
 SIGNATURE



1 WEST ELEVATION  
A-2.2 Scale: 1"=10'

SCOPE OF WORK

- 1) REVISED ENTRY DOOR TO CREATE A COVERED AREA WITH IN THE BUILDING SHELL. NEW DOORS FACE EAST.
- 2) ADDITION OF A NEW SET OF DOORS TO THE PATIO ON THE EAST ELEVATION. NEW DOORS TO MATCH EXISTING DOORS IN EXISTING BUILDING
- 3) NEW CANOPY ON WEST ELEVATION. SUPPORT COLUMNS PAINTED BLACK TO MATCH EXISTING FENCE. NEW 16" WIDE STANDING SEAM ROOF PANELS "BERRIDGE FOREST GREEN"
- 4) 3 NEW FABRIC AWNINGS ON SOUTH ELEVATION AS PROPOSED IN ORIGINAL BUILDING DRAWINGS BUT NEVER INSTALLED, FABRIC SHALL MATCH GREEN COLOR AWNINGS ON ADJACENT BUILDINGS IN THE SHOPPING CENTER.
- 5) NEW GARDEN WALL TO MATCH ALL EXISTING BUILDING MATERIALS AND CONTOUR LINES OF EXISTING BUILDING. NEW WALL WILL HIDE THE NEW WALK IN COOLERS.
- 6) RELOCATE 2 EXISTING LIGHTS TO THE NORTH ELEVATION OF THE NEW GARDEN WALL



2 NORTH ELEVATION  
A-2.2 Scale: 1"=10'

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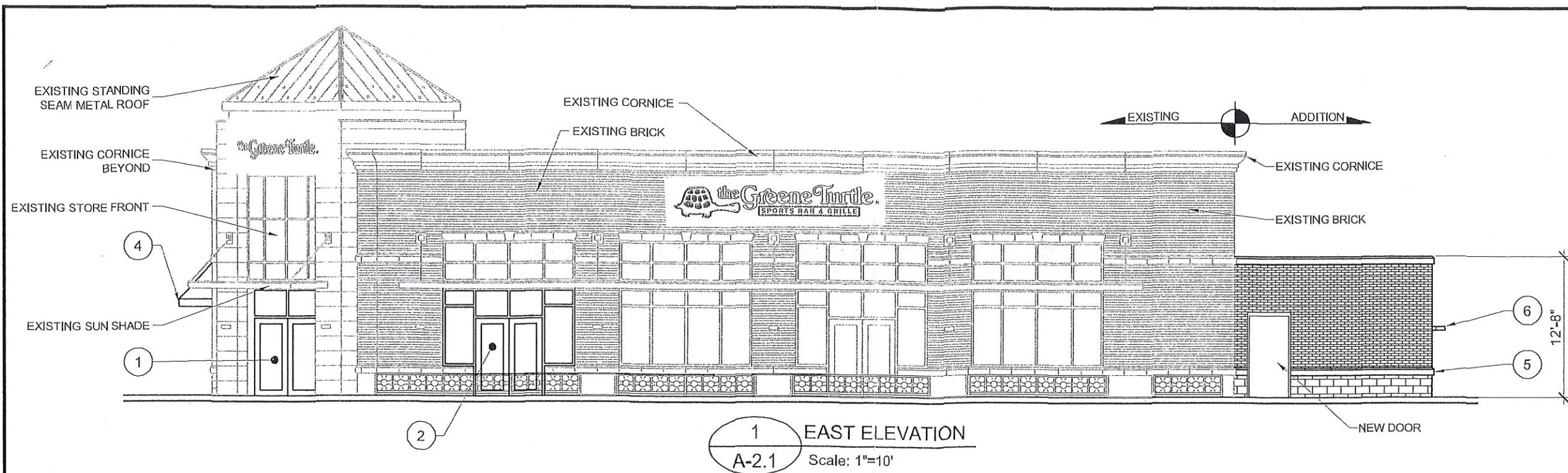
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**the Greene Turtle**  
Market Place at Potomac Station  
603 Potomac Station Dr. Leesburg, Virginia

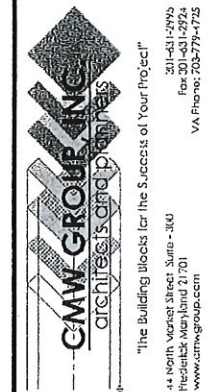
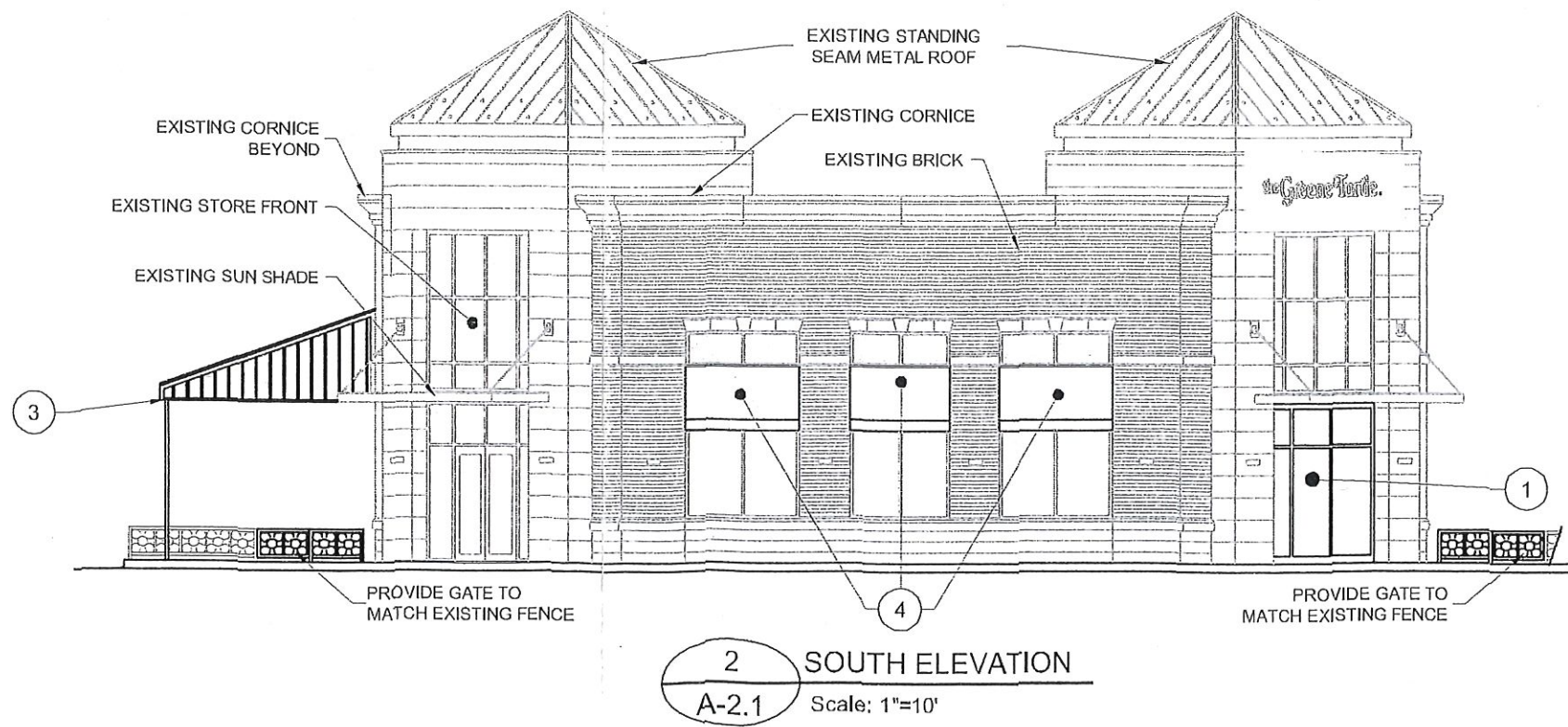
DATE	8/19/2009
PROJ. NO.	9-013

A-2.2



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DATE	8/19/2009
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**A-2.1**