

**DATE OF ADOPTION
JUNE 27, 1990
REVISED THRU MARCH 1, 2013**

LEESBURG TOWN COUNCIL

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David Butler - Vice Mayor
Fernando Martinez
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Renee LaFollette, Director of Capital Plans Management

**THE TOWN OF LEESBURG IN VIRGINIA
DESIGN AND CONSTRUCTION STANDARDS**

Comments and Proposed Changes

Date: _____

Name: _____

Firm: _____

Telephone: (____) ____ - ____ E-Mail: _____

Proposed Change: Article # _____

Section# _____

Paragraph# _____

Existing
Language: _____

Proposed
Language: _____

Comment or Reason for Proposed Change in Language: _____

Each proposed comment or change must refer to a specific section and must be submitted on a separate sheet. All proposed changes in language must be submitted on or before April 15th annually to:

William R. Ackman, Jr., P.E.
Director of Plan Review
25 West Market Street
Leesburg, VA 20176

THE TOWN OF LEESBURG IN VIRGINIA

DESIGN AND CONSTRUCTION STANDARDS MANUAL

The current edition of this document represents the Design and Construction Standards Manual for the Town of Leesburg in Virginia. The original document was the result of a 24-month effort on the part of the Town's engineering, planning, and administrative staff and the consulting engineering firm of William H. Gordon Associates (now known as Gordon). It was and continues to be the intention of the Town, through periodic updates of this document, to establish reasonable, technically accurate guidelines and standards to guide the design and approval processes for public facilities constructed within the corporate limits.

The original adoption process was initiated after publication of the interim guidelines document. Public hearings were held by the Planning Commission on April 11, 1989 and Town Council on March 13, 1990. During this period the Town recommended, but did not mandate, use of the interim guidelines in the preparation and review of subdivision and development plans.

Today, through use of the public review process, the Design and Construction Standards Manual has become a living document that continues to be updated when necessary to guide designers in the production of high quality construction plans. Such detailed review and use of this document by the design and development community has been an integral element of the Town's effort to be able to continue to produce a clean, error free, and workable document.

William R. Ackman, Jr., P.E.
Director, Department of Plan Review

THE TOWN OF LEESBURG IN VIRGINIA

DESIGN AND CONSTRUCTION STANDARDS MANUAL

GOALS AND POLICY

The expressed goal of the Town Council, through its Commissions, Boards, Administration, and staff is to promote and encourage orderly and quality development within the Town of Leesburg in Virginia. In furtherance of this goal, the Town has adopted an award-winning comprehensive plan, implemented through zoning and subdivision ordinances. This Design and Construction Standards Manual is intended to supplement the existing ordinances in building a quality community for present and future citizens of Leesburg.

The impetus for this document has been the unprecedented growth of the Town which has surpassed the capability of the previous standards to promote orderly extension of public facilities. Guidelines and standards contained herein have been developed to smooth the State mandated review process by eliminating confusion in the design and development community as to acceptable public facilities construction within the Town. No document can address all the intricacies of the design and construction process; however, it is the desire of the Town to focus the discussion during the approval process on the substantive issues. Thus the considerable abilities of others in the design and development community will be freed to resolve salient site specific issues.

The Design and Construction Standards Manual is a fulfillment of a commitment made by the Town at the builders and developers roundtable on May 4, 1987. Cooperation with the participants of that roundtable and the design and development community will ensure that the Manual is a workable and meaningful tool in the building and expansion of the unique community that is Leesburg.