



Department of Plan Review

Construction Drawings

Minimum Submission Checklist
DCSM Section 10-110
(Related to Site and Frontage Improvements)
(Last revised 2-24-2022)

	TLCD -	
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APPLICATION NAME

TOL APPLICATION NUMBER

Email planintake@leesburgva.gov with a digital draft LDA to request a TOL Application Number

Plan Review can generate an invoice prior to submission to assist in making a payment. You can pay the invoice at Town Hall, or you can choose to pay online. Click the following link to pay online:

<https://ipn2.paymentus.com/cp/lbup>

Please be advised that any applications submitted on weekends, holidays or after 4:00 PM (on any given business day) shall, for tracking purposes, have an official submission date of the next official “Business Day”.

1st Submission

- ***Email Digital PDF of all submission documents to: planintake@leesburgva.gov

Is this site adjacent to or contain a watercourse with a drainage area equal to or greater than 100 acres?

- No**
- Yes:** Provide proof that the Floodplain Study application has been submitted prior to acceptance of this application
- Completed Land Development Application with original signature
- **Fee: \$8,000.00 plus \$125.00 per lot plus percentage of proposed public/site improvements (See Fee schedule)
- Copy of Contractor Estimate for each item noted on fee schedule that does not have a specific cost specified (Other Major Facilities).
- # Copies of Plan: **Paper copies** – Eight (8) signed & sealed, cover sheet with original signatures; **Digital** - 1 copy
- ESI Acceptance Transmittal with ESI Checklist (if ESI Member)
- Proof of Town Taxes Paid
- Adjacent Owner Notifications
- Water System Analysis Model
- Traffic Study (if Applicable)
- Traffic Signal Plan (if applicable); *can be deferred to second submission*
- Crescent Design District: P&Z Administrative review fee for the new development submit application and fee for \$1,000 under separate cover to Plan Review



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2nd Submission

- ***Email Digital PDF of all submission documents to: planintake@leesburgva.gov
- Fee: N/A
- # Copies of Plan: **Paper copies** – Eight (8) signed & sealed, cover sheet with original signatures (Including 2 sets with all changes highlighted);
Digital - 1 highlighted and 1 clean copy
- ESI Acceptance Transmittal (if ESI Member)
- Geotechnical Report/Study
- Traffic Signal Plans, first submission or revised (as applicable)
- Written Response to all Staff and all Referral Agency Comments
- Sealed Bond Estimate on Town (ESI Certified) Spreadsheet with original signatures
- Initial VSMP Permit Application (With half of the total fee) under separate cover

*3rd Submission and Each Subsequent Submission

- ***Email Digital PDF of all submission documents to: planintake@leesburgva.gov
- Fee: \$5,000.00
- # Copies of Plan: **Paper copies** – Eight (8) signed & sealed, cover sheet with original signatures (Including 2 sets with all changes highlighted);
Digital – One (1) highlighted and 1 clean copy
- ESI Acceptance Transmittal (if ESI Member)
- Geotechnical Report/Study (updated as may be applicable)
- Revised Traffic Signal Plans (if applicable)
- Written Response to all Staff and all Referral Agency Comments
- Revised Sealed Bond Estimate on Town (ESI Certified) Spreadsheet with original signatures
- Revised VPDES Permit Application (With second half of fee at 3rd submission) under separate cover



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Signature Submission

- ***Email Digital PDF of all submission documents to: planintake@leesburgva.gov
- Fee: \$2,500.00
- #Copies of Plan: **Paper copies** – Eight (8) clean sets for Signature; **Digital** – One (1) clean copy and One (1) highlighted copies (if changes were required with submission)
- Written Response to all Staff and all Referral Agency Comments (if any)
- Approved Traffic Signal Plans (if applicable)
- Revised VSMP Permit Application under separate cover (as applicable)
- Proof of acknowledgement via signed letter from the Applicant with the following statement included: "I understand that prior to any land disturbance activities, I must submit zoning permit with applicable fees to the Department of Planning and Zoning."

**Applies to additional submissions after 2nd submission (excluding signature sets)*

***An incorrect fee amount provided with the submission will result in a rejection of the submission of the application. Staff recommends the applicant coordinate with staff prior to official submission to confirm the fee is correct in an effort to avoid a rejected application.*

****Please confirm all hard copies being submitted match the digital data being forwarded*