



**LOUDOUN COUNTY, VIRGINIA
MINIMUM SUBMISSION REQUIREMENTS
FOR SITE PLAN UTILIZING
ROUTE 28 CORRIDOR ZONING DISTRICTS**

ROUTE 28 CORRIDOR DISTRICT TO DEVELOP UNDER:

ROUTE 28 CO DISTRICT ROUTE 28 CB DISTRICT ROUTE 28 CI DISTRICT

ROUTE 28 PD-CM DISTRICT (Approved Rezoning application required prior to site plan submittal)

DEVELOPMENT METHOD CHOSEN:

STANDARD METHOD:

ALTERNATIVE METHOD: WHICH ALTERNATIVE METHOD?: _____

REVIEW DATE: _____

In addition to the requirements established in the Facilities Standards Manual and Section 6-700 for a site plan, a site plan filed under the Route 28 Corridor regulations shall include the following items according to Article 4, Division D, Section 4-2900 of the Revised 1993 Zoning Ordinance:

Article 4, Division D, Section 4-2900 of the <u>Revised 1993 Zoning Ordinance</u> (Applies only to site plans utilizing a Route 28 Zoning District)	Submitted	
	Yes	No
Description		
An election to waive the protection of the state legislation establishing the Route 28 Transportation Improvement District and Section 1-103(N) of the <u>Revised 1993 Zoning Ordinance</u> .		
Names and route numbers of boundary streets and widths of existing right(s)-of-way. Delineation of existing centerline of all streets abutting the property, including dimensions from the existing centerline to the edge of pavement and to the edge of the right-of-way.		
The location and arrangement of all proposed uses.		
The height, in feet, of all buildings and the number of floors both above and below or partially below finished grade.		
Proposed building footprints.		
The traffic circulation system and the pedestrian and bicycle circulation system, including the location and width of all streets, driveways, entrances to parking areas and parking structures, pedestrian walkways and bicycle paths. This shall include an automobile turning analysis that demonstrates adequacy of access.		

Location of bus and rail stops (if applicable).		
Landscaping plan indicating the location and type of all plantings, in accordance with the requirements of the Facilities Standards Manual, and any trees to be conserved.		
Location and size of parks, civic, and open space areas, specifying the proposed treatment or improvement of all such areas.		
Location and quantity of required number of offstreet parking and loading area provided.		
Total floor area and floor area for each use type and total floor area ratio in each subarea and land bay.		
For Alternative Method Only		
Architectural sketches of typical proposed structures, including lighting fixtures. The sketches shall include sufficient detail to show how buildings shall comply with building entryway, fenestration, modulation, massing and building material requirements of any Alternative Method.		