

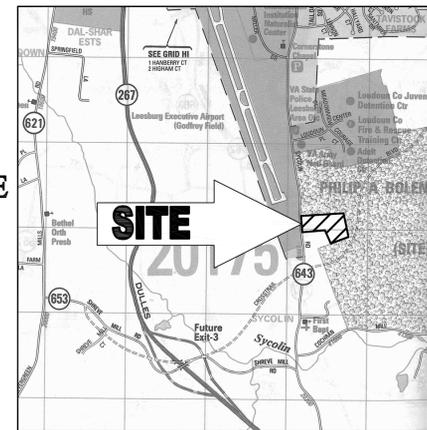
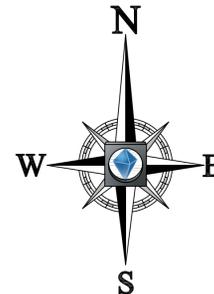
SYCOLIN ROAD LIGHTING SPECIAL EXCEPTION PLAT

SPEX-2009-0036

LOCATION OF SITE
 19798 SYCOLIN ROAD
 LEESBURG, VIRGINIA 20175
 TAX MAP #: \60\16\16\ PIN #:192-36-5833
 CATOCTIN ELECTION DISTRICT
 LOUDOUN COUNTY

GENERAL NOTES

- THIS SPECIAL EXCEPTION IS FOR THE FIELD LIGHTS ONLY. PER SECTION 5-1504(A) A SPECIAL EXCEPTION IS REQUIRED FOR LIGHTS THAT EXCEED 0.25 FOOT CANDLES AT THE PROPERTY BOUNDARY AND POLES OVER 25' IN HEIGHT.
- THIS CONTOURS, CROSSTRAIL BLVD., AND STEEP SLOPE AREAS ARE BASED ON DIGITAL GIS DATA BY LOUDOUN COUNTY OFFICE OF MAPPING AND GEOGRAPHIC INFORMATION.
- THE BOUNDARY AND SITE FEATURES ARE BASED ON A BOUNDARY AND TOPOGRAPHIC SURVEY ENTITLED, "BOUNDARY & TOPOGRAPHIC SURVEY, SYCOLIN SOCCER FIELD, JAMES J. HOGAN, JR., MATTHEW SCHENK, AND DAVID PAUL, INSTR. 200908120055275, CATOCTIN ELECTION DISTRICT, LOUDOUN COUNTY, VIRGINIA," PREPARED BY BOHLER ENGINEERING, DATED 12/18/09, PROJECT #S092098.SR.
- THE SUBJECT PROPERTY OWNER IS JAMES HOGAN JR., M. SCHENK, AND D. PAUL. THE SITE IS ZONED J1MA 20, WITHIN THE AIRPORT IMPACT OVERLAY DISTRICT AND IS CURRENTLY A VACANT PREVIOUSLY DISTURBED LOT WITH TWO RESIDENTIAL BUILDINGS.
- THE EXISTING WETLAND WAS FLAGGED BY ECS, LLC PER THE WETLAND DELINEATION REPORT DATED SEPTEMBER 22, 2009. THE FLAGS WERE LOCATED BY BOHLER ENGINEERING IN OCTOBER 2009. A FEDERAL PERMIT WILL BE OBTAINED FOR ANY WORK PROPOSED WITHIN THE EXISTING WETLANDS.
- THE LIGHTING PLAN IS BASED ON A CAD FILE ENTITLED, "LEESBURG SYCOLIN SOCCER FIELD, LEESBURG, VA," PREPARED BY MUSCO GREEN GENERATION LIGHTING, DATED 04/06/10, FILE #143906RZ.
- ANY SIGNAGE PROPOSED ON THIS PROPERTY WILL BE IN ACCORDANCE WITH SECTION 5-1200 OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.
- THE PROPOSED SPECIAL EXCEPTION USE WILL BE SERVED BY ON-SITE WATER AND SEWER FACILITIES. PUBLIC WATER AND SEWER FACILITIES WILL NOT BE CONNECTED TO THE PROPERTY AT THE CURRENT TIME. THE EXACT LOCATION OF THE ONSITE WELL AND SEPTIC TANK WILL BE DETERMINED WITH A FIELD SURVEY AT A LATER DATE.
- THE SITE IS LOCATED IN ZONE X PER FEMA MAP #51107C0235 D, DATED JULY 5, 2001. ZONE X IS OUTSIDE THE 500 YEAR FLOODPLAIN.
- NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ONSITE.
- A WAIVER OF THE PHASE I ARCHEOLOGICAL SURVEY AND THE VEGETATION INVENTORY HAS BEEN GRANTED, PER A LETTER FROM GINNI VAN HORN, LAND USE REVIEW PLANNER, DATED SEPT. 15, 2009.
- A TOTAL OF 124 PARKING SPACES INCLUDING 3 ADA PARKING SPACES ARE PROVIDED.
- THESE PLANS ARE BASED ON A SEPTIC PLAN ENTITLED, "PERMIT TO INSTALL OR REPAIR WATER SUPPLY AND/OR SEWAGE DISPOSAL SYSTEMS," ISSUED BY LOUDOUN COUNTY, DATED 02/10/72, CASE #F4431.



LOCATION MAP
 COPYRIGHT ADC THE MAP PEOPLE
 PERMIT USE NO. 20802153-5
 SCALE: 1"=2000'

APPLICANT

LOUDOUN YOUTH SOCCER ASSOCIATION, INC.
 302-B INDUSTRIAL COURT
 LEESBURG, VA 20175
 CONTACT: CAROLINE DEUTSCH
 PHONE: (571) 225-3921

OWNER

JAMES HOGAN, JR., M. SCHENK, AND D. PAUL
 34266 SNICKERSVILLE TURNPIKE
 BLUEMONT, VA 20135
 CONTACT: JAMES HOGAN
 PHONE: (703) 793-3220

PREPARED BY



BOHLER

ENGINEERING

22630 DAVIS DRIVE, SUITE 200
 STERLING, VIRGINIA 20164
 Phone: (703) 709-9500
 Fax: (703) 709-9501

www.BohlerEngineering.com

CONTACT: DAVID LOGAN, P.E.

SHEET INDEX	
SHEET TITLE	SHEET NUMBER
COVER SHEET	1
SPECIAL EXCEPTION PLAT	2

BOHLER ENGINEERING

CORPORATE OFFICE:
 WARREN, NJ

OFFICES:
 SOUTH BRIDGE, VA
 LEESBURG, VA
 WASHINGTON, VA
 FORT LAUDERDALE, FL
 CHARLOTTE, NC

CIVIL & CONSULTING ENGINEERS
 SURVEYORS
 PROJECT MANAGERS
 ENVIRONMENTAL CONSULTANTS
 LANDSCAPE ARCHITECTS

REVISIONS				
REV	DATE	COMMENT	REV. PER	BY
1	04/02/10	COUNTY COMMENTS		BJS

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE, (IN VIRGINIA, MARYLAND, AND DELAWARE 811) (NY 1-800-245-6448) (PA 1-800-364-1170) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.:	S092098
DRAWN BY:	BJS
CHECKED BY:	KGS
DATE:	11/18/09
SCALE:	1"=50'
CAD I.D.:	SD1

PROJECT:
SYCOLIN ROAD LIGHTING SPECIAL EXCEPTION

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 19798 SYCOLIN ROAD
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D. B. LOGAN

PROFESSIONAL ENGINEER
 VIRGINIA LICENSE NO. 043616
 DISTRICT OF COLUMBIA LICENSE NO. P2504672
 NORTH CAROLINA LICENSE NO. 034109
 MARYLAND LICENSE NO. 34881

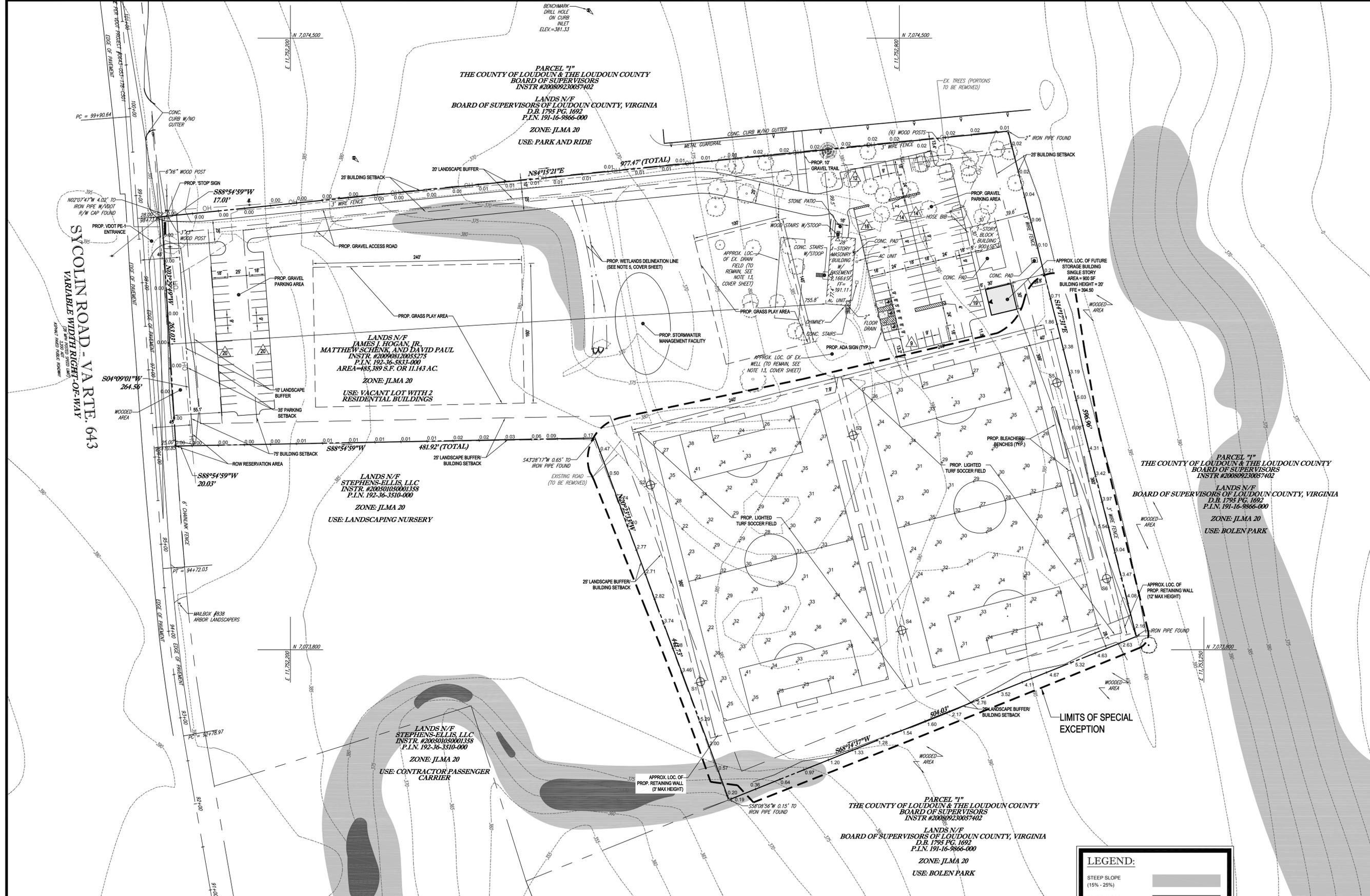
SHEET TITLE:
COVER SHEET

SHEET NUMBER:
1 OF 2

OWNER SIGNATURE: DATE: 11/18/09

34266 SNICKERSVILLE TURNPIKE
 BLUEMONT, VA 20135
 ADDRESS

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL, STATE AND FEDERAL LAWS.



SYCOLIN ROAD - VA RTE. 643
VARIABLE WIDTH RIGHT-OF-WAY

PARCEL "1"
THE COUNTY OF LOUDOUN & THE LOUDOUN COUNTY
BOARD OF SUPERVISORS
INSTR #200809230057402
LANDS N/F
BOARD OF SUPERVISORS OF LOUDOUN COUNTY, VIRGINIA
D.B. 1795 PG. 1692
P.L.N. 191-16-9866-000
ZONE: JLMA 20
USE: PARK AND RIDE

LANDS N/F
JAMES J. HOGAN, JR.
MATTHEW SCHEW, AND DAVID PAUL
INSTR. #200908120055275
P.L.N. 192-36-5833-000
AREA=485,389 S.F. OR 11.143 AC.
ZONE: JLMA 20
USE: VACANT LOT WITH 2
RESIDENTIAL BUILDINGS

LANDS N/F
STEPHENS-ELLIS, LLC
INSTR. #200501050001358
P.L.N. 192-36-3510-000
ZONE: JLMA 20
USE: LANDSCAPING NURSERY

LANDS N/F
STEPHENS-ELLIS, LLC
INSTR. #200501050001358
P.L.N. 192-36-3510-000
ZONE: JLMA 20
USE: CONTRACTOR PASSENGER
CARRIER

PARCEL "1"
THE COUNTY OF LOUDOUN & THE LOUDOUN COUNTY
BOARD OF SUPERVISORS
INSTR #200809230057402
LANDS N/F
BOARD OF SUPERVISORS OF LOUDOUN COUNTY, VIRGINIA
D.B. 1795 PG. 1692
P.L.N. 191-16-9866-000
ZONE: JLMA 20
USE: BOLEN PARK

PARCEL "1"
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ZONE: JLMA 20
USE: BOLEN PARK

LIGHTING TABLE

MOUNTING HEIGHT	LAMP TYPE	QTY/POLE
70'	1500W MZ	6
80'	1500W MZ	12

MAX HEIGHT = 85'

REQUIRED SETBACKS

	LANDSCAPE BUFFER	PARKING SETBACK	BUILDING SETBACK
FRONT (WEST)	10'	35'	75'
SIDE (NORTH)	20'	0'	25'
SIDE (SOUTH)	25'	0'	25'
REAR (EAST)	0'	0'	25'

LEGEND:

- STEEP SLOPE (15% - 25%)
- STEEP SLOPE (25% AND GREATER)
- PROPOSED LIGHT POLE
- PROPOSED LIGHTING ISOMETRIC (HORIZONTAL FOOT CANDLE LEVELS)
- EXISTING CONTOUR



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WARREN, NJ

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ALBANY, NY
CHALCOTE, PA
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WARREN, NJ
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D. B. LOGAN

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WEST VIRGINIA LICENSE NO. 17296
VIRGINIA LICENSE NO. 643616
DISTRICT OF COLUMBIA LICENSE NO. RES04672
NORTH CAROLINA LICENSE NO. 034109
MARYLAND LICENSE NO. 34881

SHEET TITLE:
SPECIAL EXCEPTION PLAT

SHEET NUMBER:
2
OF 2