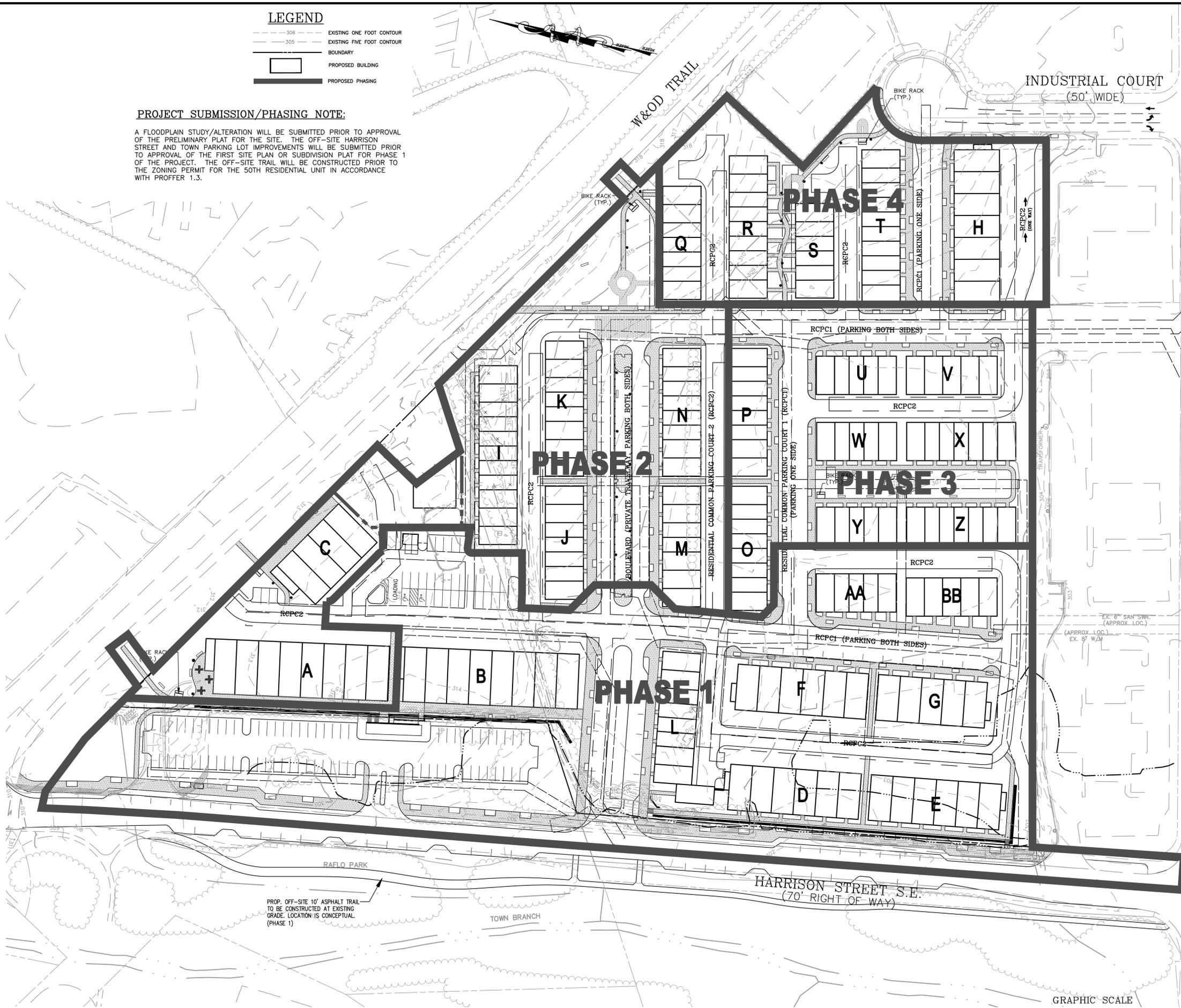


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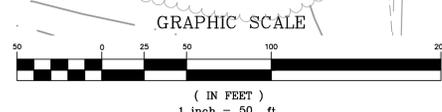
-  306 EXISTING ONE FOOT CONTOUR
-  305 EXISTING FIVE FOOT CONTOUR
-  BOUNDARY
-  PROPOSED BUILDING
-  PROPOSED PHASING

**PROJECT SUBMISSION/PHASING NOTE:**

A FLOODPLAIN STUDY/ALTERATION WILL BE SUBMITTED PRIOR TO APPROVAL OF THE PRELIMINARY PLAT FOR THE SITE. THE OFF-SITE HARRISON STREET AND TOWN PARKING LOT IMPROVEMENTS WILL BE SUBMITTED PRIOR TO APPROVAL OF THE FIRST SITE PLAN OR SUBDIVISION PLAT FOR PHASE 1 OF THE PROJECT. THE OFF-SITE TRAIL WILL BE CONSTRUCTED PRIOR TO THE ZONING PERMIT FOR THE 50TH RESIDENTIAL UNIT IN ACCORDANCE WITH PROFFER 1.3.



PROP. OFF-SITE 10' ASPHALT TRAIL TO BE CONSTRUCTED AT EXISTING GRADE. LOCATION IS CONCEPTUAL (PHASE 1)



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PHASING PLAN  
**CRESCENT PLACE**  
 ZONING CONCEPT PLAN & PROFFER AMENDMENT  
 TLZM-2012-0003  
 LOUDOUN COUNTY, VIRGINIA

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PLAN STATUS	
11/20/12	PER CHECKLIST COMMENTS
3/28/13	PER 1ST SUB. COMMENTS
6/14/13	PER 2ND SUB. COMMENTS
9/14/13	PER PC COMMENTS
9/18/13	PER PC COMMENTS
10/07/13	PER PC COMMENTS
10/18/13	PER PC COMMENTS
11/01/13	PER TC COMMENTS

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DATE	DESCRIPTION
BBR DESIGN	JAE DRAWN
	CMM CHKD
SCALE	H: 1"=50'
	V:

---

JOB No. 5371-01-003  
 DATE NOVEMBER 5, 2012  
 FILE No. 5371-D-ZP-001

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SHEET **13** OF 24



HARRISON STREET

W & OD TRAIL

INDUSTRIAL CT.

CATOCTIN CIRCLE

DATE	DESCRIPTION
11/20/12	PER CHECKLIST COMMENTS
3/28/13	PER 1ST SUB. COMMENTS
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8/14/13	PER PC COMMENTS
9/18/13	PER PC COMMENTS
10/07/13	PER PC COMMENTS
10/18/13	PER PC COMMENTS
11/01/13	PER TC COMMENTS

DATE	DESCRIPTION	JAE	CMM
DESIGN	DRAWN	CHKD	CHKD
SCALE	H/ V	N/ T	S

JOB No. 5371-01-003  
 DATE NOVEMBER 5, 2012  
 FILE No. 5371-D-ZP-001

ILLUSTRATIVE PLAN  
**CRESCENT PLACE**  
 ZONING CONCEPT PLAN & PROFFER AMENDMENT  
 TLZM-2012-0003 LOUDOUN COUNTY, VIRGINIA  
 TOWN OF LEESBURG

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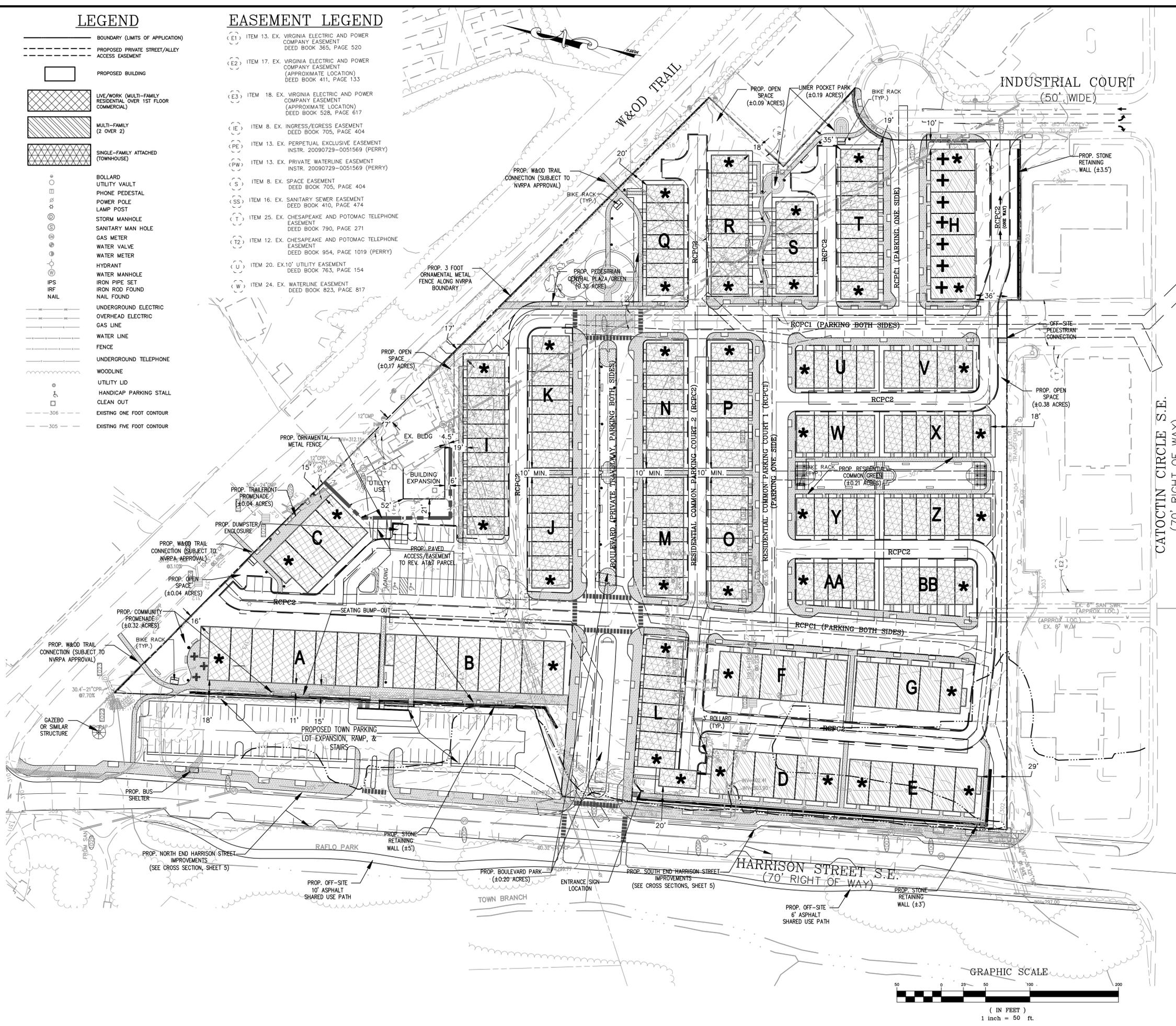
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**LEGEND**

- BOUNDARY (LIMITS OF APPLICATION)
- - - - PROPOSED PRIVATE STREET/ALLEY ACCESS EASEMENT
- PROPOSED BUILDING
- ▨ LIVE/WORK (MULTI-FAMILY RESIDENTIAL OVER 1ST FLOOR COMMERCIAL)
- ▩ MULTI-FAMILY (2 OVER 2)
- ▧ SINGLE-FAMILY ATTACHED (TOWNHOUSE)
- BOLLARD
- UTILITY VAULT
- PHONE PEDESTAL
- POWER POLE
- LAMP POST
- STORM MANHOLE
- SANITARY MAN HOLE
- GAS METER
- WATER VALVE
- WATER METER
- HYDRANT
- WATER MANHOLE
- IRON PIPE SET
- IRON ROD FOUND
- NAIL FOUND
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- GAS LINE
- WATER LINE
- FENCE
- UNDERGROUND TELEPHONE
- WOODLINE
- UTILITY LID
- HANDICAP PARKING STALL
- CLEAN OUT
- - - - EXISTING ONE FOOT CONTOUR
- - - - EXISTING FIVE FOOT CONTOUR

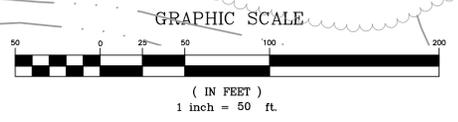
**EASEMENT LEGEND**

- (E1) ITEM 13. EX. VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT (DEED BOOK 365, PAGE 520)
- (E2) ITEM 17. EX. VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT (APPROXIMATE LOCATION) (DEED BOOK 411, PAGE 133)
- (E3) ITEM 18. EX. VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT (APPROXIMATE LOCATION) (DEED BOOK 528, PAGE 617)
- (IE) ITEM 8. EX. INGRESS/EGRESS EASEMENT (DEED BOOK 705, PAGE 404)
- (PE) ITEM 13. EX. PERPETUAL EXCLUSIVE EASEMENT INSTR. 20090729-0051569 (PERRY)
- (PW) ITEM 13. EX. PRIVATE WATERLINE EASEMENT INSTR. 20090729-0051569 (PERRY)
- (S) ITEM 8. EX. SPACE EASEMENT (DEED BOOK 705, PAGE 404)
- (SS) ITEM 16. EX. SANITARY SEWER EASEMENT (DEED BOOK 410, PAGE 474)
- (T) ITEM 25. EX. CHESAPEAKE AND POTOMAC TELEPHONE EASEMENT (DEED BOOK 790, PAGE 271)
- (T2) ITEM 12. EX. CHESAPEAKE AND POTOMAC TELEPHONE EASEMENT (DEED BOOK 954, PAGE 1019 (PERRY))
- (U) ITEM 20. EX. 10' UTILITY EASEMENT (DEED BOOK 763, PAGE 154)
- (W) ITEM 24. EX. WATERLINE EASEMENT (DEED BOOK 823, PAGE 817)



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10/18/13	PER PC COMMENTS
11/01/13	PER TC COMMENTS

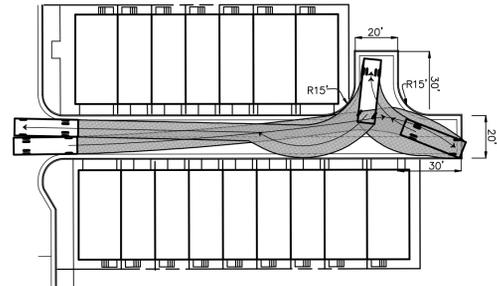
DATE	DESCRIPTION
BBR DESIGN	JAE DRAWN
	CMM CHKD
SCALE	H: 1"=50'
	V: 1"=50'
JOB No.	5371-01-003
DATE	NOVEMBER 5, 2012
FILE No.	5371-D-ZP-001



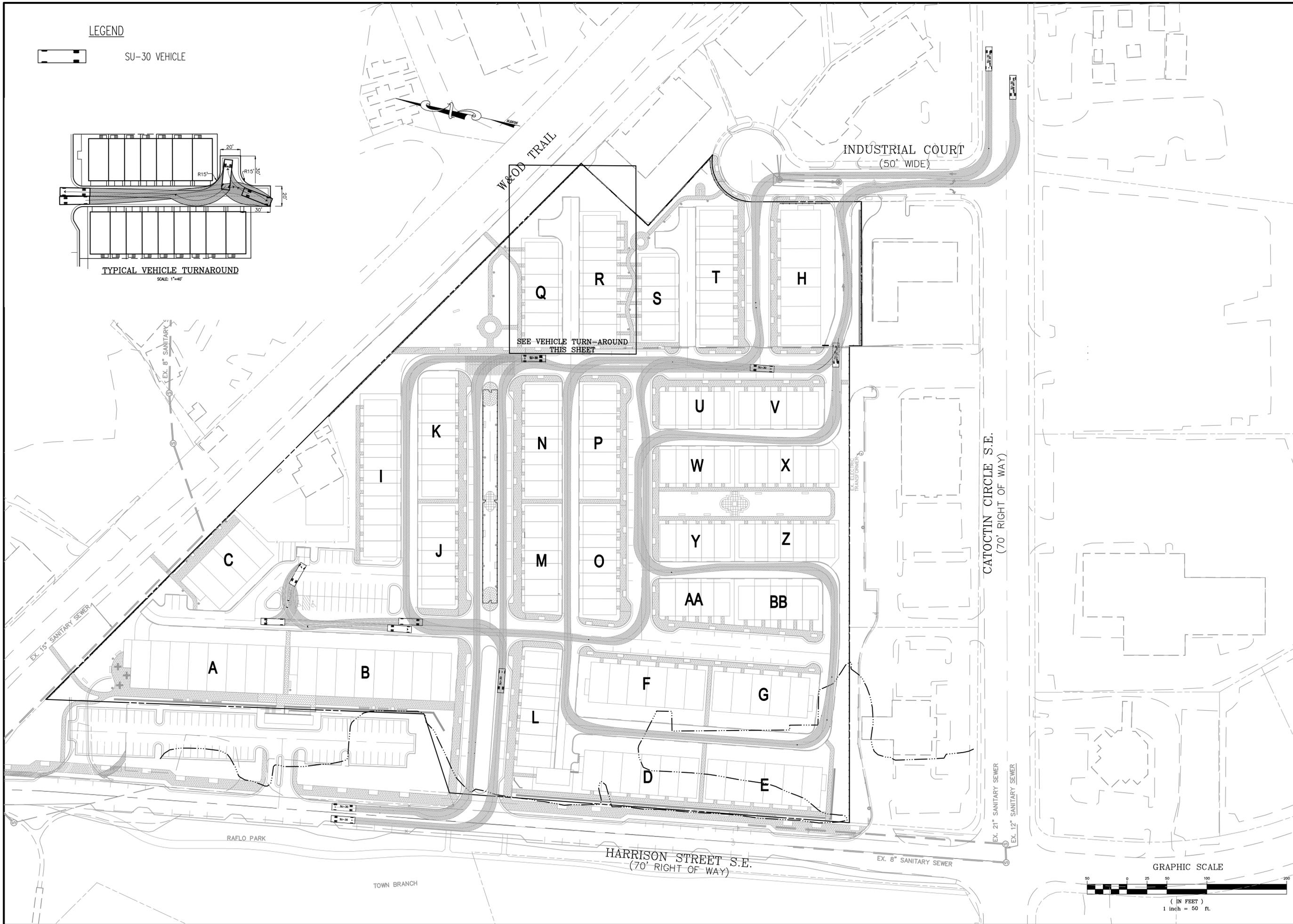
LEGEND



SU-30 VEHICLE



TYPICAL VEHICLE TURNAROUND  
SCALE: 1"=40'



SEE VEHICLE TURN-AROUND THIS SHEET

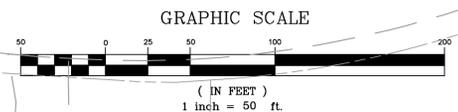
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11/01/13	PER TC COMMENTS

DATE	DESCRIPTION
BBR	JAE
DESIGN	DRAWN
	CHKD
SCALE	H: 1"=50'
	V: 1"=50'

JOB No.	5371-01-003
DATE	NOVEMBER 5, 2012
FILE No.	5371-D-ZP-001

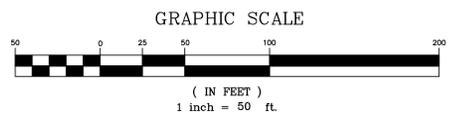
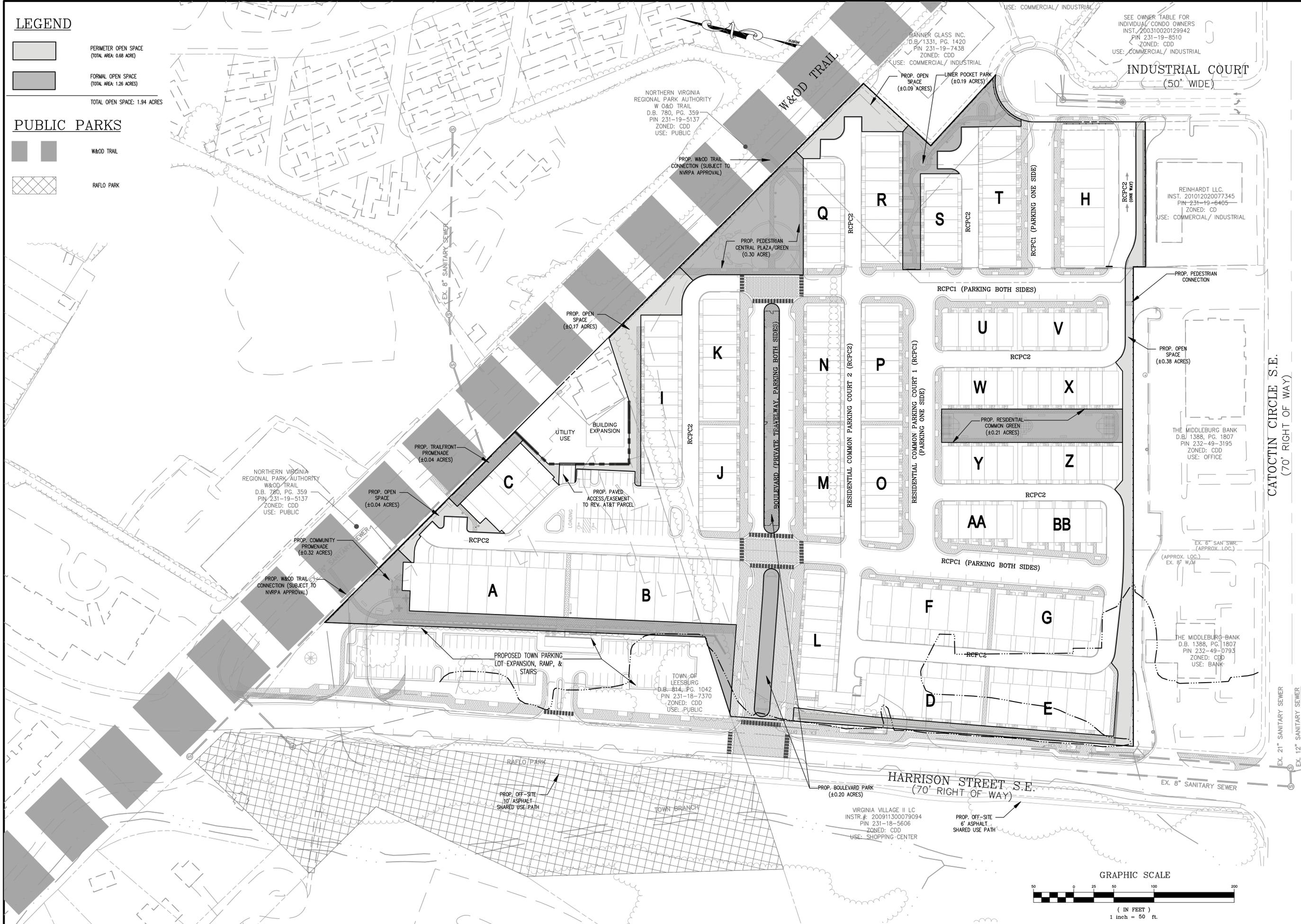


**LEGEND**

-  PERIMETER OPEN SPACE (TOTAL AREA: 0.68 ACRES)
-  FORMAL OPEN SPACE (TOTAL AREA: 1.26 ACRES)
- TOTAL OPEN SPACE: 1.94 ACRES

**PUBLIC PARKS**

-  W&O TRAIL
-  RAFLO PARK



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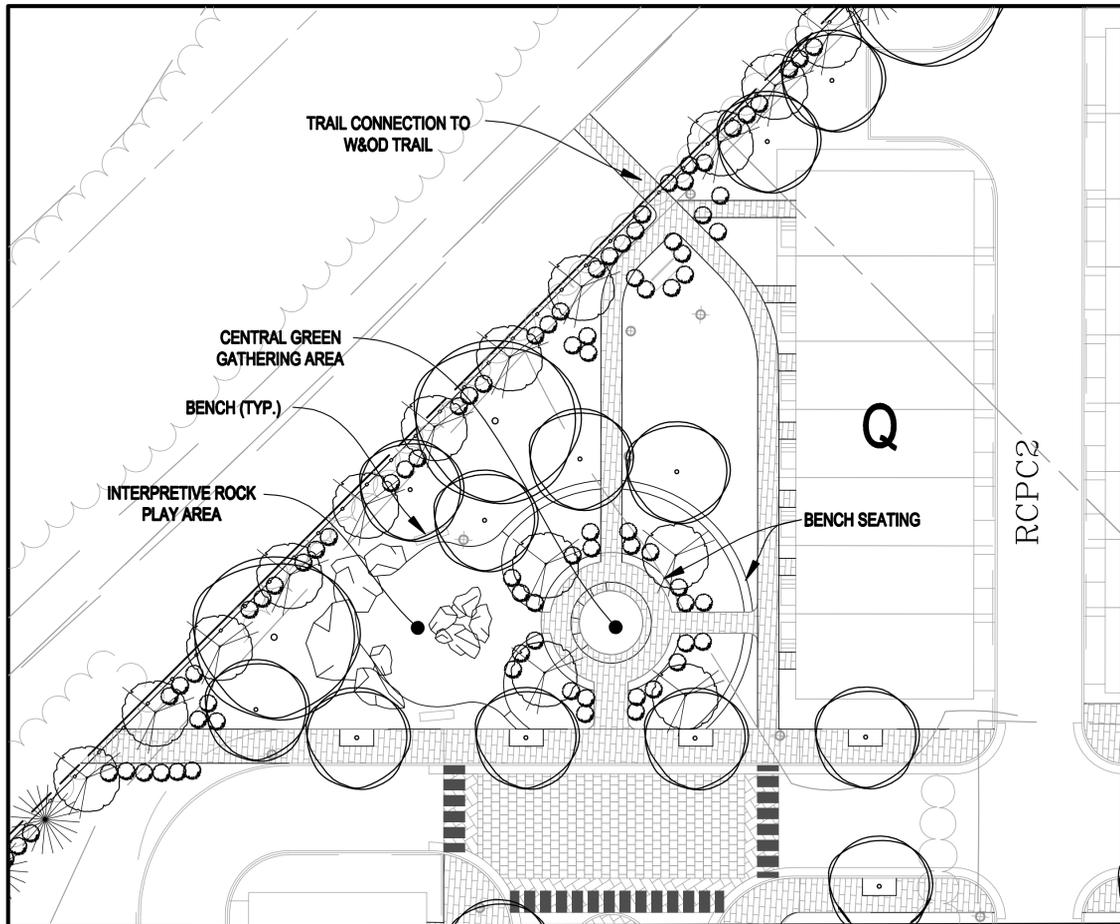
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OPEN SPACE PLAN  
**CRESCENT PLACE**  
ZONING CONCEPT PLAN & PROFFER AMENDMENT  
TLZM-2012-0003 LOUDOUN COUNTY, VIRGINIA

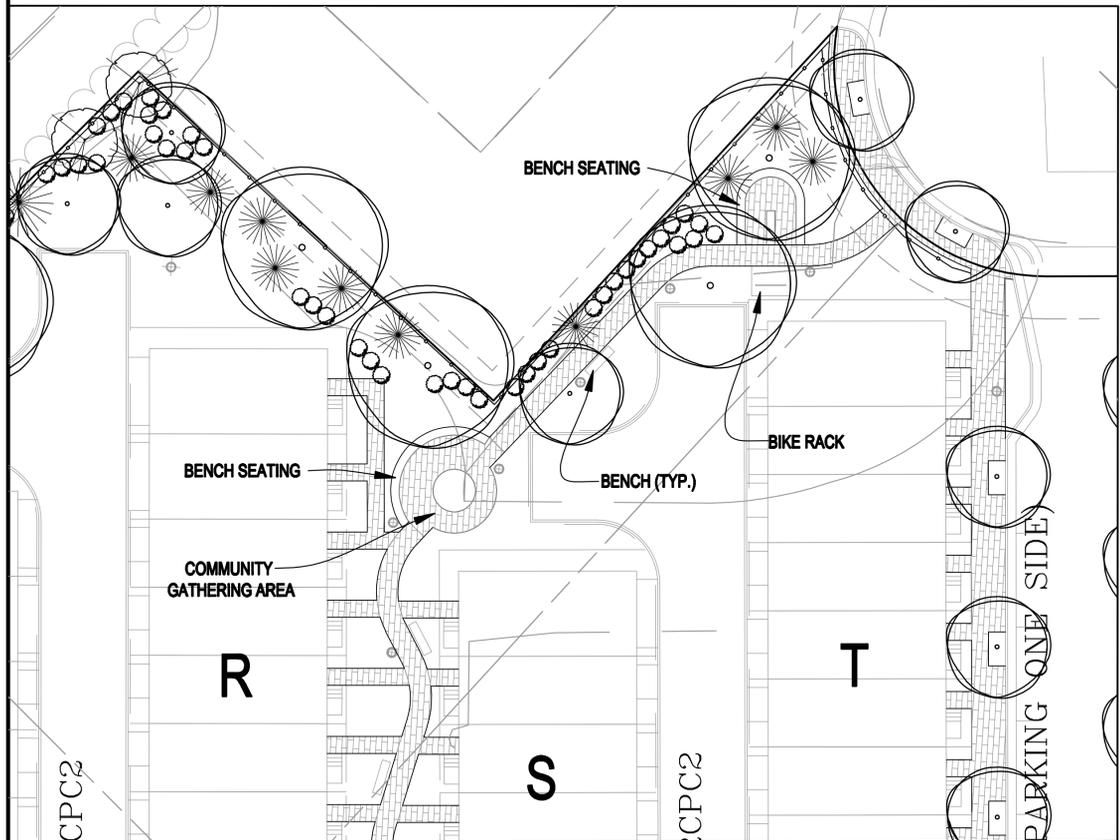
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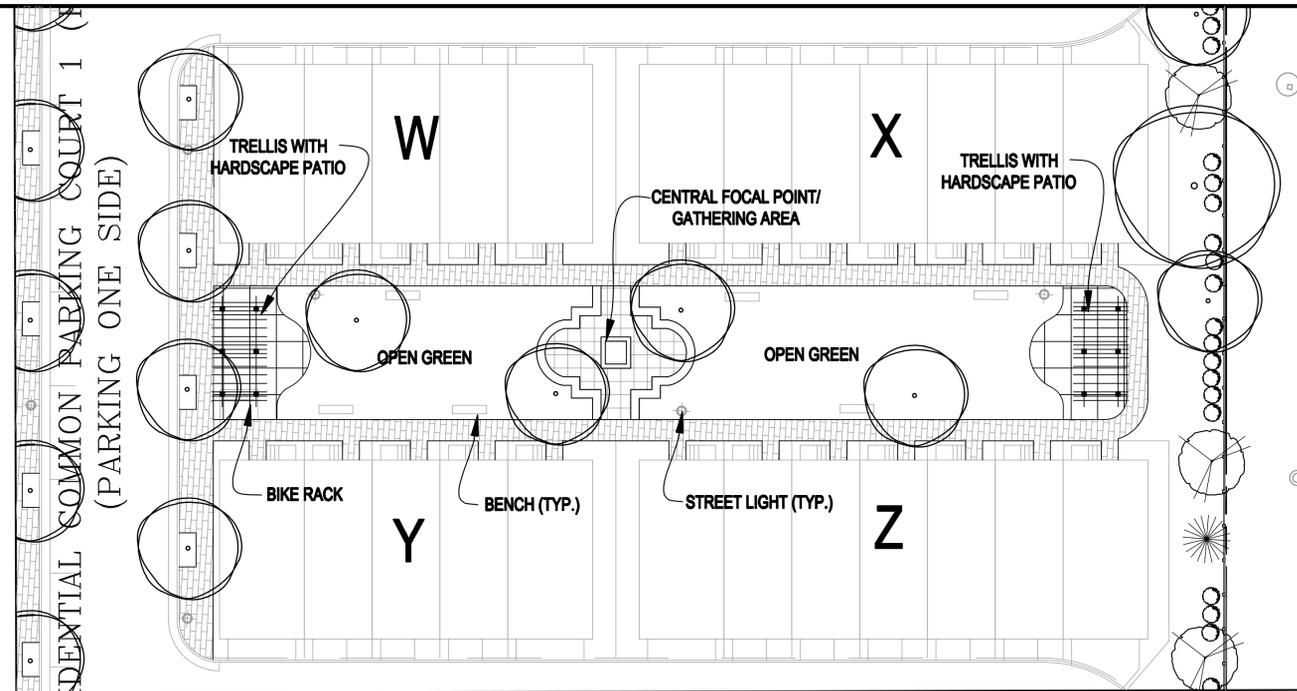
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SCALE	H: 1"=50' V: 1"=50'
JOB No.	5371-01-003
DATE	NOVEMBER 5, 2012
FILE No.	5371-D-ZP-001



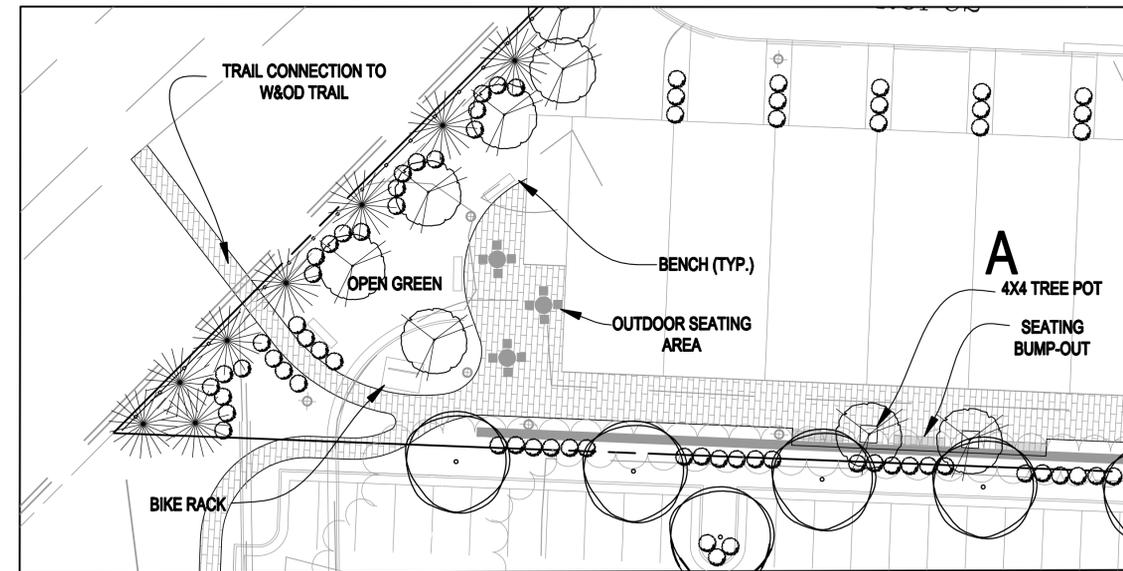
CENTRAL PLAZA GREEN



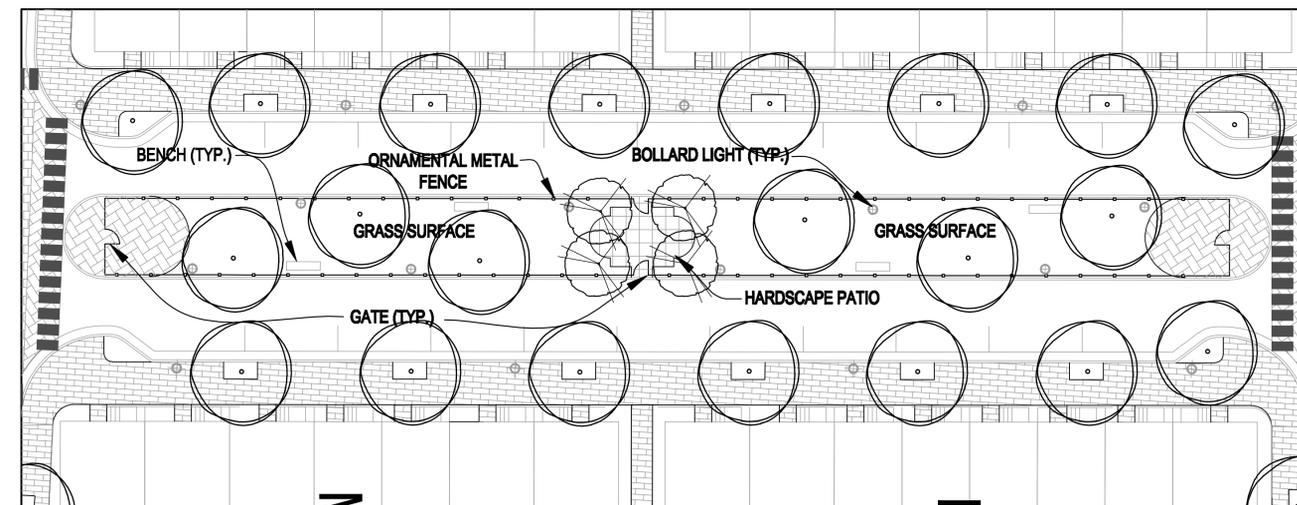
LINEAR POCKET PARK



RESIDENTIAL COMMON GREEN



COMMUNITY PROMENADE



BOULEVARD PARK

PLAN STATUS	
11/20/12	PER CHECKLIST COMMENTS
3/28/13	PER 1ST SUB. COMMENTS
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11/01/13	PER TC COMMENTS

DATE	DESCRIPTION
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	CMM CHKD
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JOB No.	5371-01-003
DATE	NOVEMBER 5, 2012
FILE No.	5371-D-ZP-001

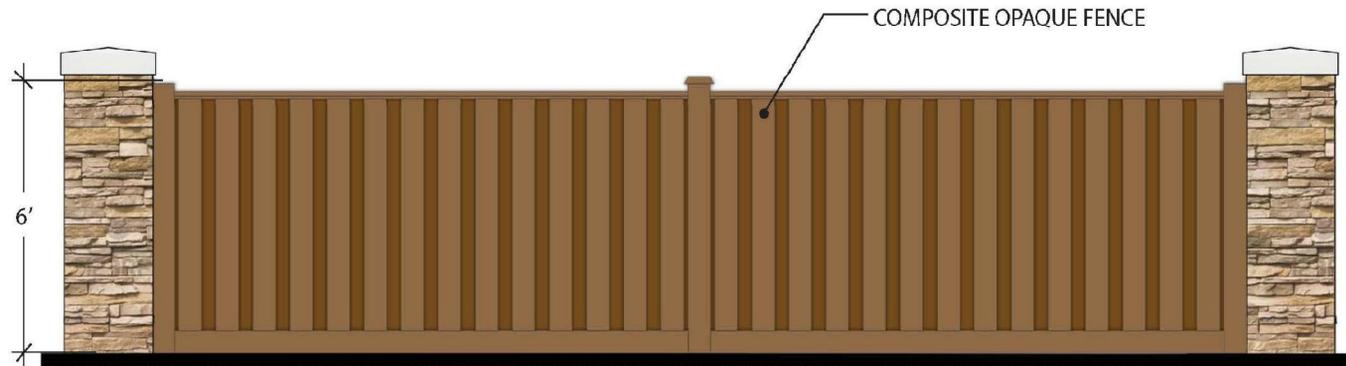
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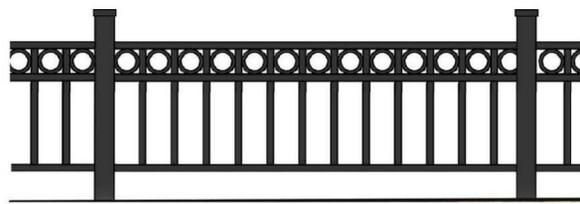
EXAMPLE OF COMPOSITE OPAQUE FENCE



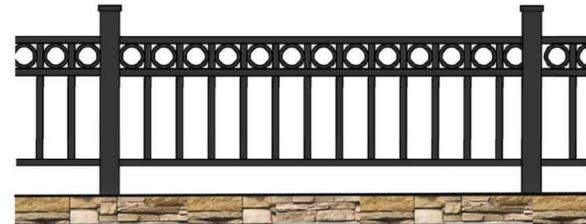
EXAMPLE OF ORNAMENTAL FENCE



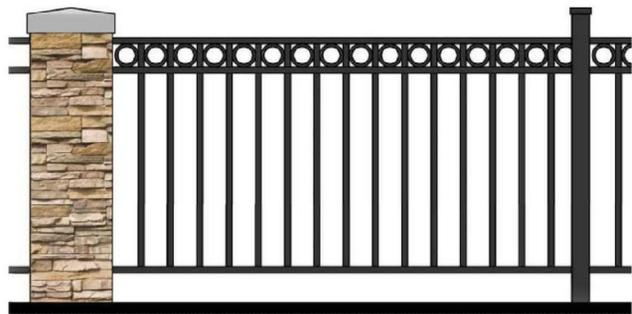
TYPICAL 6' OPAQUE FENCE WITH MASONRY PILLAR



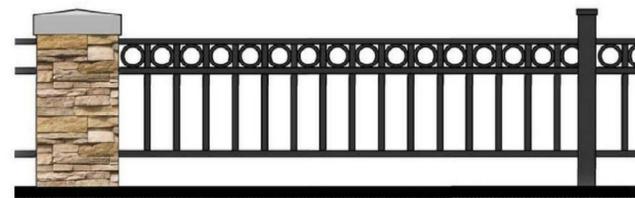
TYPICAL 3' BOULEVARD PARK ORNAMENTAL FENCE



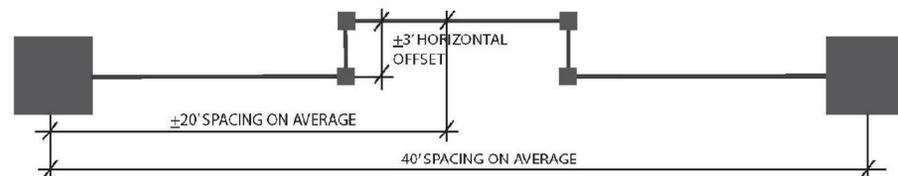
TYPICAL 3' ORNAMENTAL FENCE ATTACHED TO MASONRY WALL



TYPICAL 6' ORNAMENTAL FENCE WITH MASONRY PILLAR



TYPICAL 3' ORNAMENTAL FENCE WITH MASONRY PILLAR



TYPICAL PILLAR FENCE OFFSET DETAIL ADJACENT TO MIDDLEBURG BANK PROPERTY

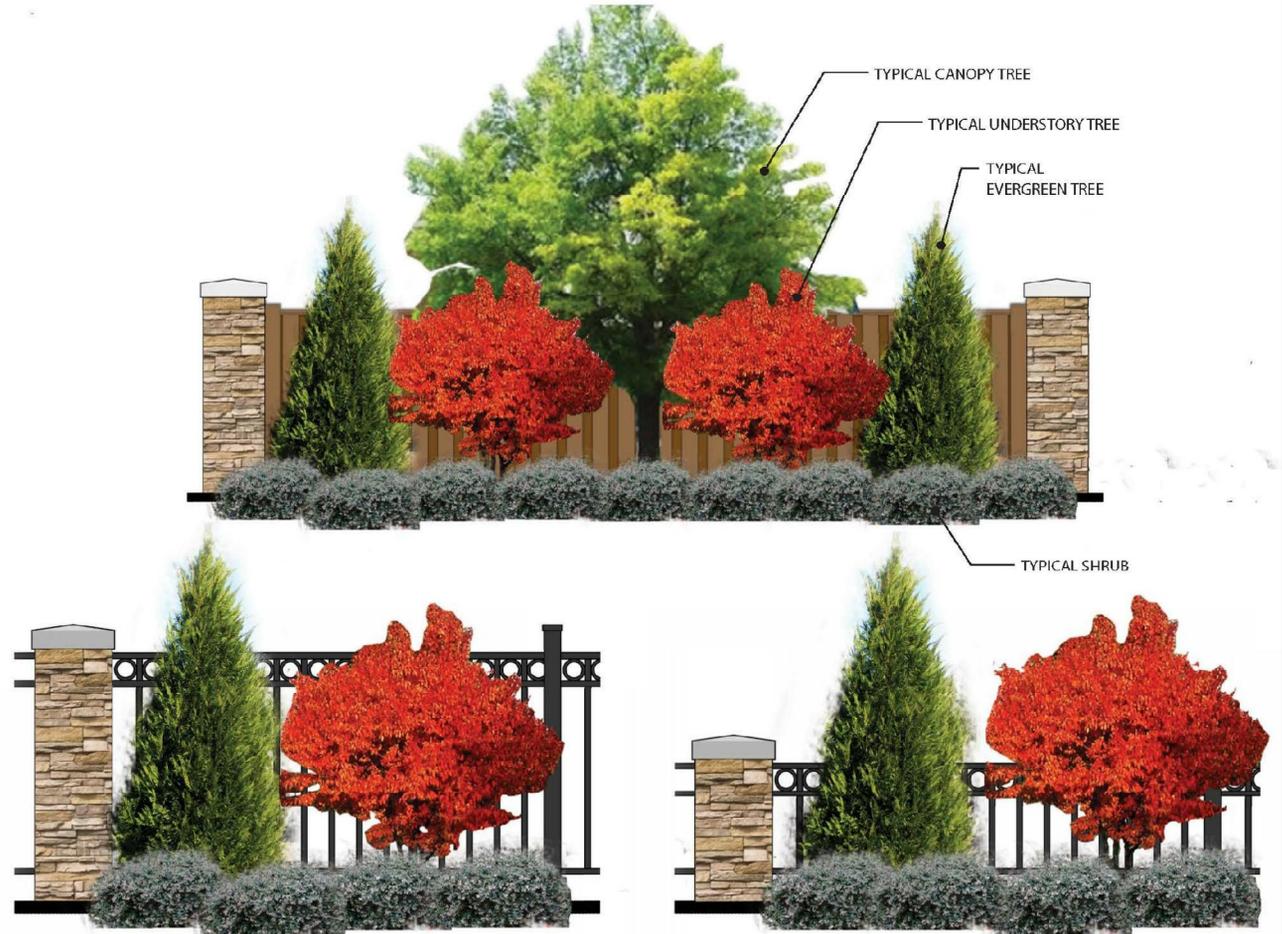
- NOTE:  
 1. MASONRY PILLARS TO BE SPACED EVERY 40' ON AVERAGE.  
 2. HORIZONTAL OFFSET OF ±3' WILL BE PROVIDED IN FENCE EVERY 20' BETWEEN MASONRY PILLARS/PIERS.



FENCE LOCATION MAP

- 6' OPAQUE FENCE
- 6' ORNAMENTAL FENCE WITH GATE
- 3' ORNAMENTAL FENCE WITH MASONRY PILLAR
- 3' ORNAMENTAL FENCE ATTACHED TO WALL
- PROPERTY LINE (NO FENCE)

NOTE: ACCESS POINTS THROUGH FENCES WILL BE PROVIDED AS SHOWN ON THE CDP.



FENCE DETAILS WITH TYPICAL LANDSCAPING

NOTE: LANDSCAPE MATERIAL SHOWN IS FOR ILLUSTRATIVE PURPOSES. SEE THE LANDSCAPE PLAN ON SHEET 4 FOR ACTUAL LANDSCAPE MATERIAL PROPOSED ADJACENT TO EACH FENCE TYPE.

DATE	DESCRIPTION
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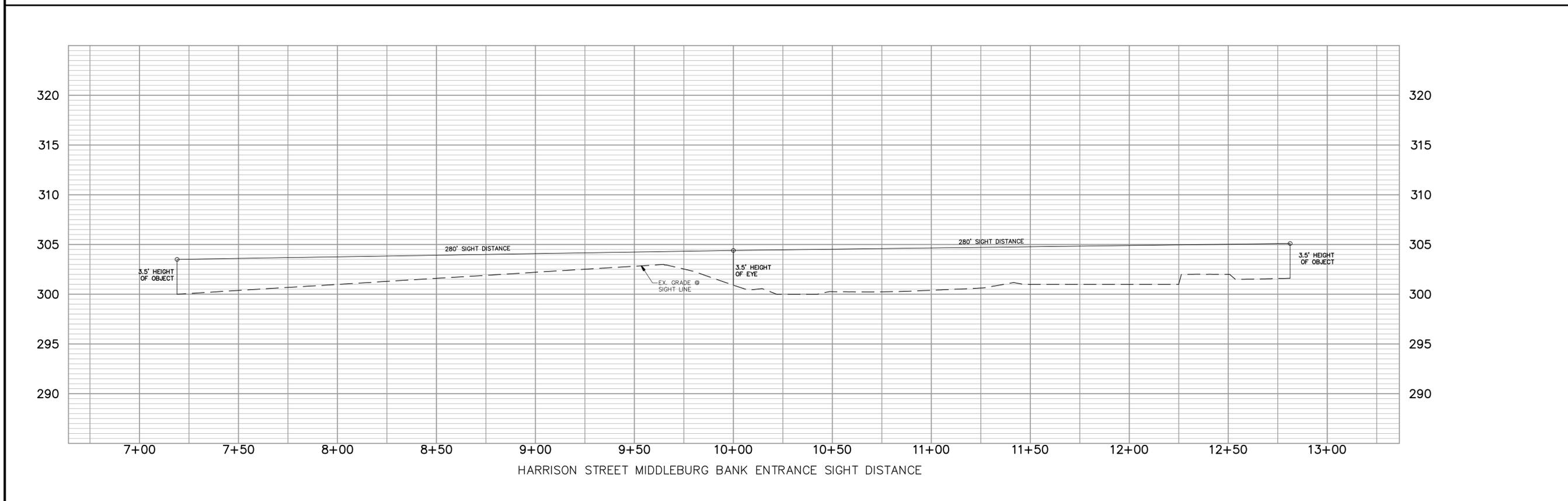
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	CMM CHKD
SCALE	H: NTS
	V: V
JOB No.	5371-01-003
DATE	NOVEMBER 5, 2012
FILE No.	5371-D-ZP-001



- LEGEND**
- - - 306 EXISTING ONE FOOT CONTOUR
  - - - 305 EXISTING FIVE FOOT CONTOUR
  - - - 306 PROPOSED ONE FOOT CONTOUR
  - - - 305 PROPOSED FIVE FOOT CONTOUR
  - PROPOSED STORM PIPE
  - PROPOSED STORM INLET
  - EXISTING SANITARY SEWER
  - PROPOSED SANITARY SEWER
  - EXISTING WATER LINE
  - PROPOSED WATER LINE
  - BOUNDARY
  - ▭ PROPOSED BUILDING
  - ★ PROPOSED STREET LIGHT (CONCEPTUAL)

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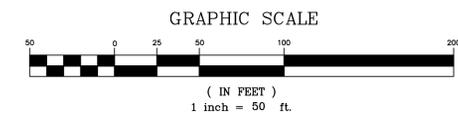


SIGHT DISTANCE  
**CRESCENT PLACE**  
ZONING CONCEPT PLAN & PROFFER AMENDMENT  
TLZM-2012-0003  
LOUDOUN COUNTY, VIRGINIA  
TOWN OF LEESBURG

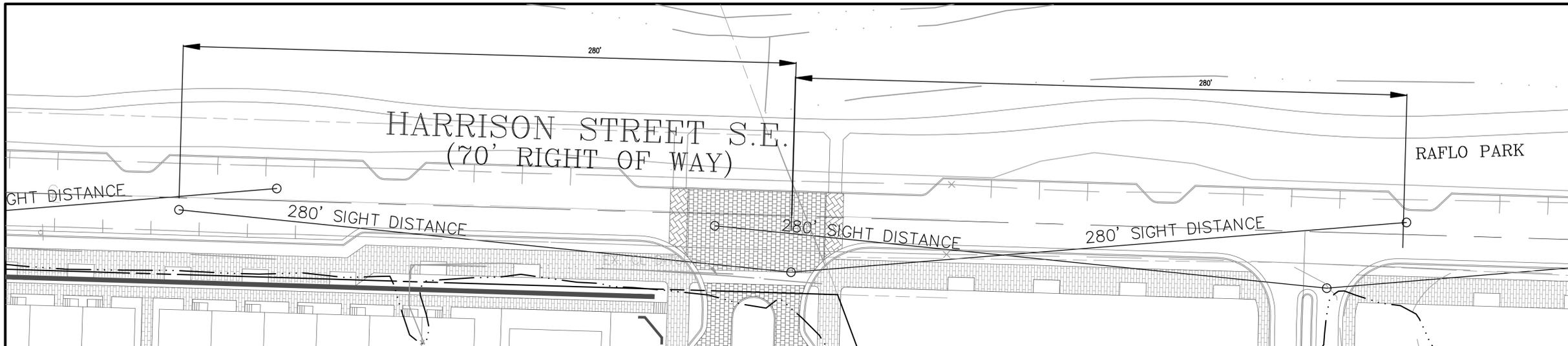
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DATE	DESCRIPTION
BBR DESIGN	JAE DRAWN CMM CHKD

SCALE: H: 1"=25'  
V: 1"=5'  
JOB No. 5371-01-003  
DATE NOVEMBER 5, 2012  
FILE No. 5371-D-ZP-001



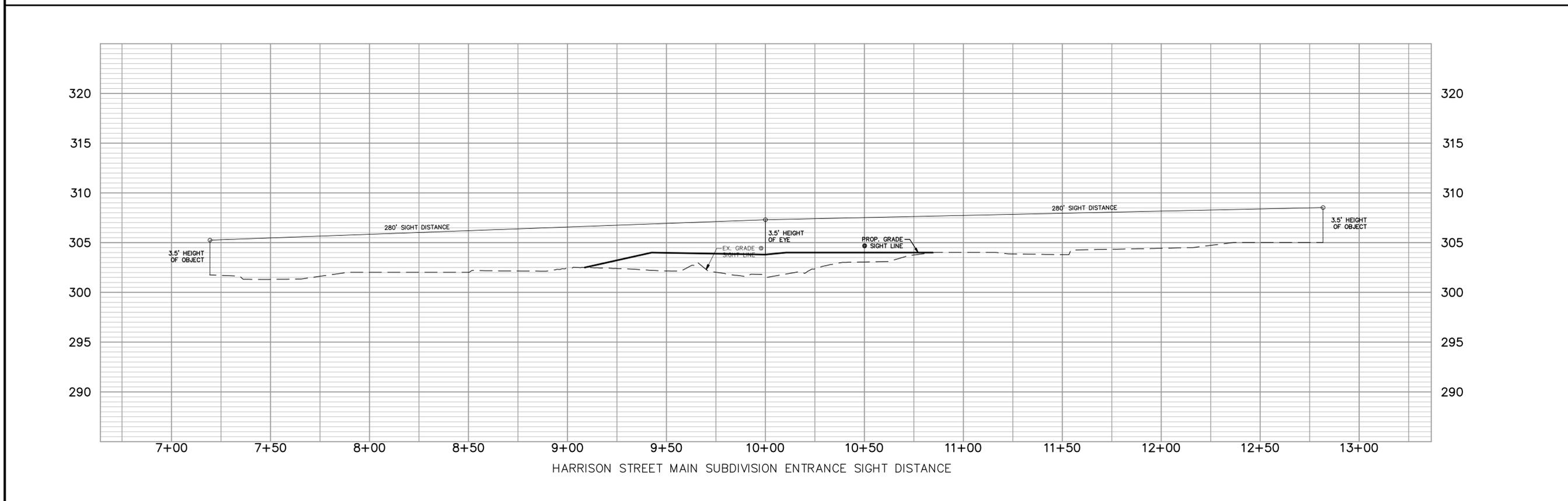
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- LEGEND**
- 306 EXISTING ONE FOOT CONTOUR
  - 305 EXISTING FIVE FOOT CONTOUR
  - 306 PROPOSED ONE FOOT CONTOUR
  - 305 PROPOSED FIVE FOOT CONTOUR
  - PROPOSED STORM PIPE
  - PROPOSED STORM INLET
  - EXISTING SANITARY SEWER
  - PROPOSED SANITARY SEWER
  - EXISTING WATER LINE
  - PROPOSED WATER LINE
  - BOUNDARY
  - PROPOSED BUILDING
  - ★ PROPOSED STREET LIGHT (CONCEPTUAL)

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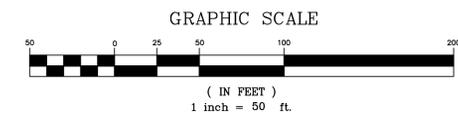


SIGHT DISTANCE  
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TOWN OF LEESBURG

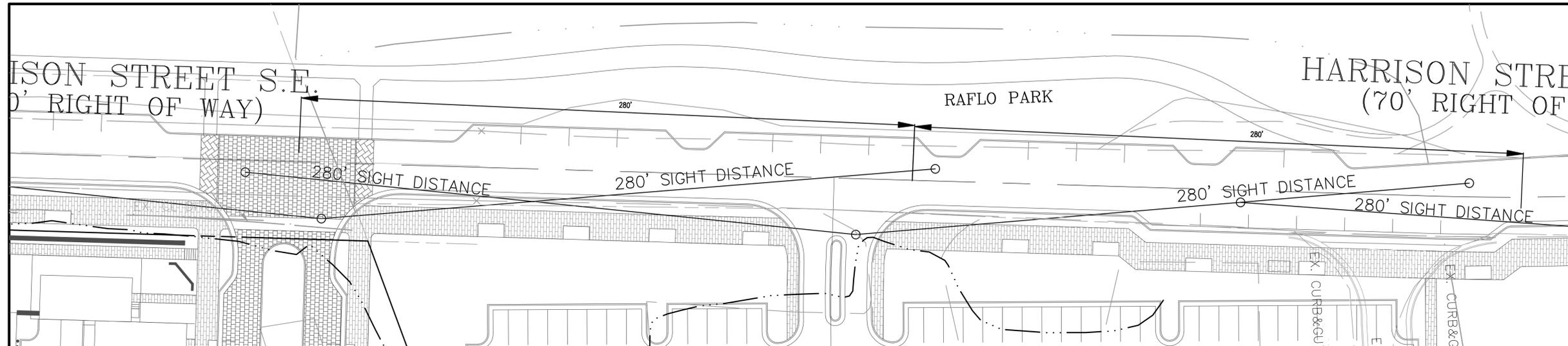
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DESIGN	DRAWN	CHKD
BBR	JAE	CMM

SCALE: H: 1"=25'  
V: 1"=5'  
JOB No. 5371-01-003  
DATE NOVEMBER 5, 2012  
FILE No. 5371-D-ZP-001



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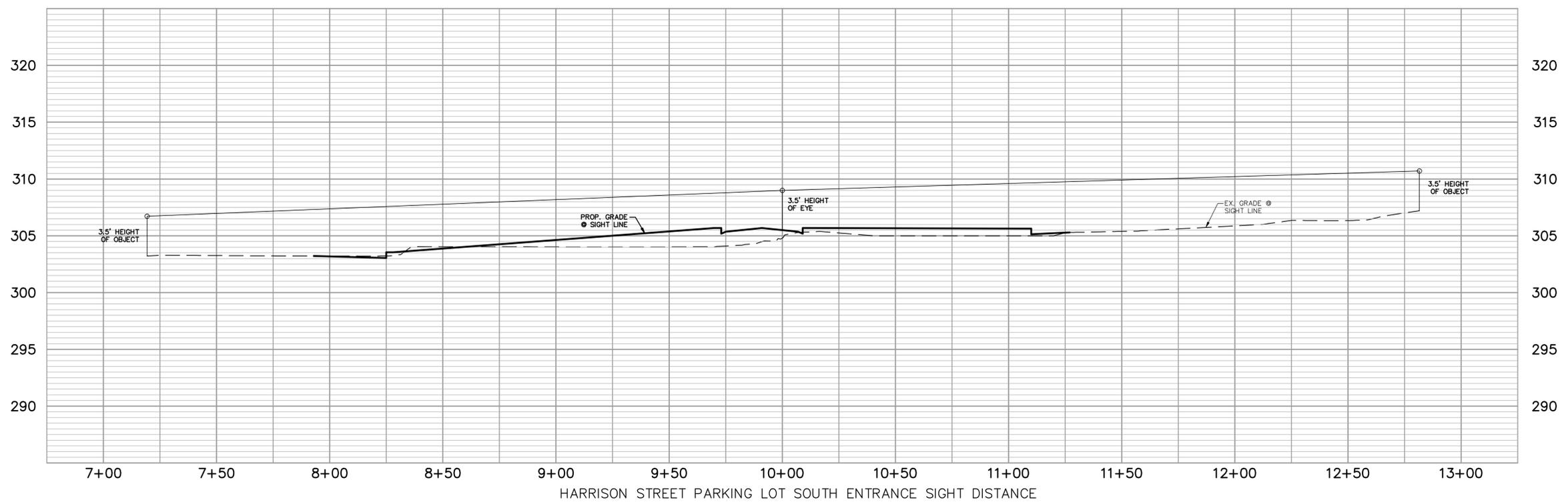


**LEGEND**

- 306 --- EXISTING ONE FOOT CONTOUR
- 305 --- EXISTING FIVE FOOT CONTOUR
- 306 --- PROPOSED ONE FOOT CONTOUR
- 305 --- PROPOSED FIVE FOOT CONTOUR
- PROPOSED STORM PIPE
- PROPOSED STORM INLET
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- BOUNDARY
- PROPOSED BUILDING
- ★ PROPOSED STREET LIGHT (CONCEPTUAL)

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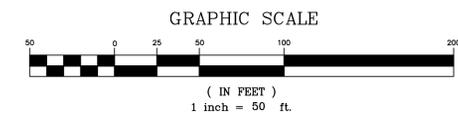
HARRISON STREET PARKING LOT SOUTH ENTRANCE SIGHT DISTANCE

SIGHT DISTANCE  
**CRESCENT PLACE**  
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TOWN OF LEESBURG

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	DRAWN	CHKD	

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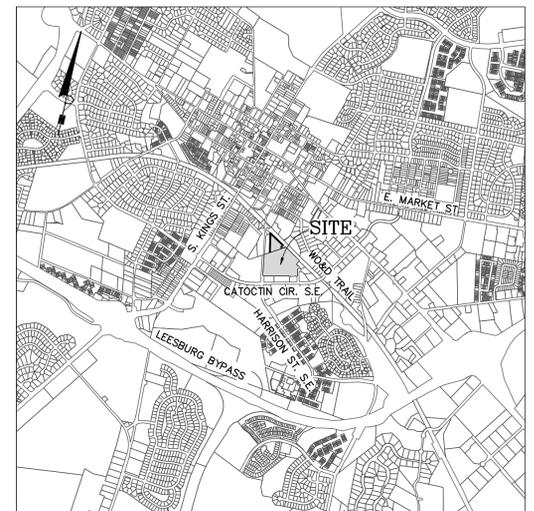
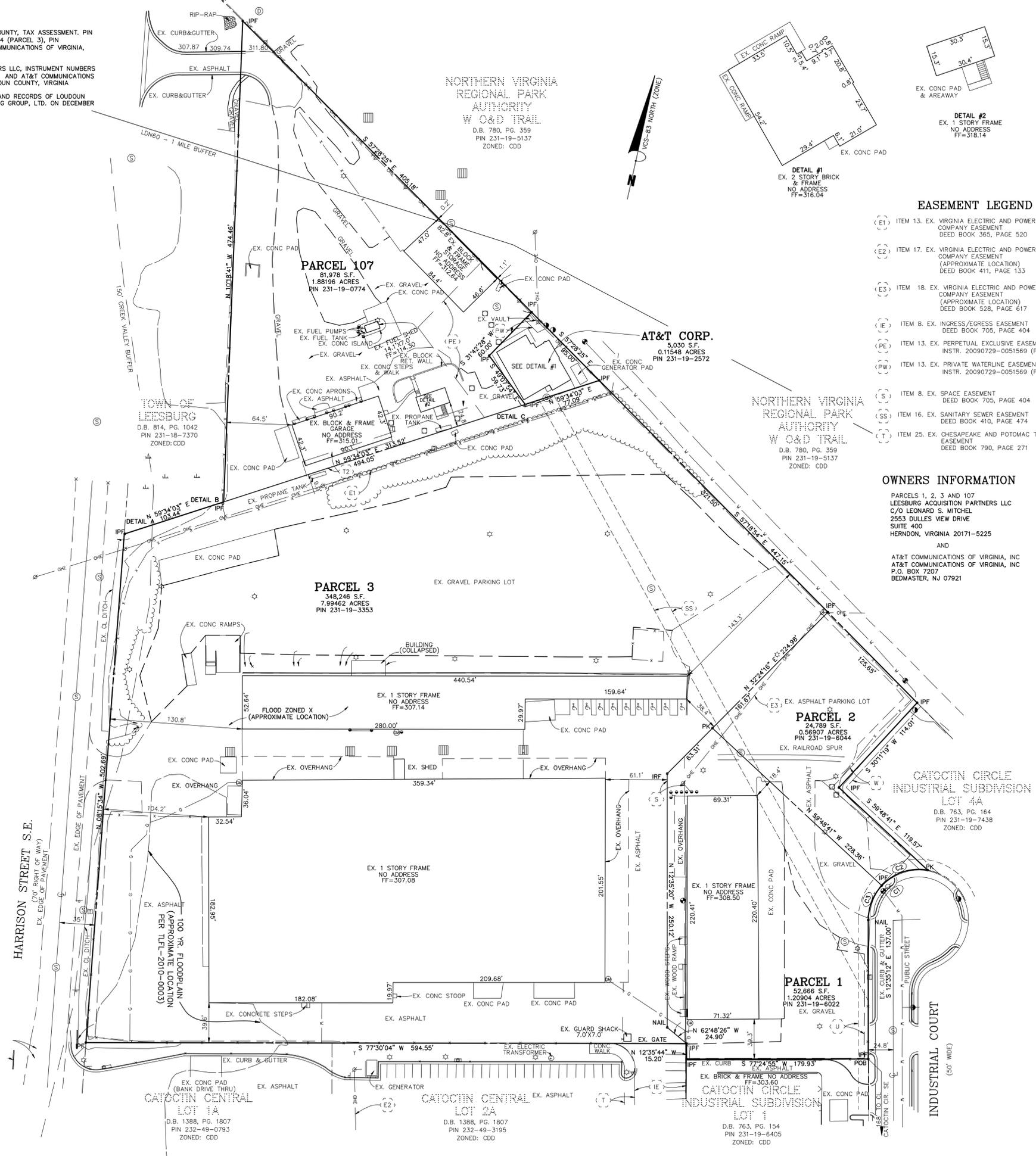
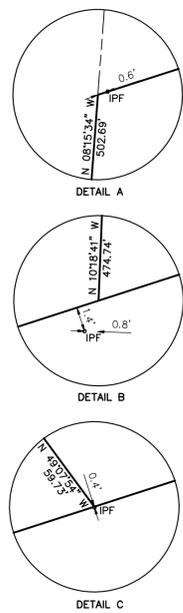
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**NOTES**

1. THE SURVEYED PROPERTY DELINEATED HEREON IS LOCATED ON LOUDOUN COUNTY, TAX ASSESSMENT. PIN 231-19-3353 (PARCEL 1), PIN 231-19-6022 (PARCEL 2), PIN 231-19-6044 (PARCEL 3), PIN 231-19-0774 (PARCEL 107) ZONED RPN AND PIN 231-19-2572 (AT&T COMMUNICATIONS OF VIRGINIA, INC) ZONED CDD.
2. THE SURVEYED PROPERTY IN THE NAME OF LEESBURG ACQUISITION PARTNERS LLC, INSTRUMENT NUMBERS 201210110079755 (PARCELS 1, 2, AND 3), 201210250084145 (PARCEL 107) AND AT&T COMMUNICATIONS OF VIRGINIA, INC., D.B. 940, PG. 513, AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.
3. BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA AND A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD. ON DECEMBER 28, 2011 (PARCELS 1, 2, AND 3) AND SEPTEMBER 17, 2012 (PARCEL 107).

**LEGEND**

- BOLLARD
- UTILITY VAULT
- PHONE PEDESTAL
- ⊕ POWER POLE
- ⊙ LAMP POST
- ⊙ STORM MANHOLE
- ⊙ SANITARY MAN HOLE
- ⊙ GAS METER
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ HYDRANT
- ⊙ WATER MANHOLE
- ⊙ IRON PIPE SET
- ⊙ IRON ROD FOUND
- ⊙ NAIL FOUND
- UGE UNDERGROUND ELECTRIC
- OHE OVERHEAD ELECTRIC
- G GAS LINE
- W WATER LINE
- X FENCE
- T UNDERGROUND TELEPHONE
- WOODLINE
- UTILITY LID
- HANDICAP PARKING STALL
- CLEAN OUT
- WETLAND AREA
- YARD INLET
- ⊙ SANITARY MANHOLE



**VICINITY MAP**  
SCALE: 1"=2000'

**EASEMENT LEGEND**

- (E1) ITEM 13. EX. VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT DEED BOOK 365, PAGE 520
- (E2) ITEM 17. EX. VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT (APPROXIMATE LOCATION) DEED BOOK 411, PAGE 133
- (E3) ITEM 18. EX. VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT (APPROXIMATE LOCATION) DEED BOOK 528, PAGE 617
- (IE) ITEM 8. EX. INGRESS/EGRESS EASEMENT DEED BOOK 705, PAGE 404
- (PE) ITEM 13. EX. PERPETUAL EXCLUSIVE EASEMENT INSTR. 20090729-0051569 (PERRY)
- (PW) ITEM 13. EX. PRIVATE WATERLINE EASEMENT INSTR. 20090729-0051569 (PERRY)
- (S) ITEM 8. EX. SPACE EASEMENT DEED BOOK 705, PAGE 404
- (SE) ITEM 16. EX. SANITARY SEWER EASEMENT DEED BOOK 410, PAGE 474
- (T) ITEM 25. EX. CHESAPEAKE AND POTOMAC TELEPHONE EASEMENT DEED BOOK 790, PAGE 271

**OWNERS INFORMATION**

PARCELS 1, 2, 3 AND 107  
LEESBURG ACQUISITION PARTNERS LLC  
C/O LEONARD S. MITCHEL  
2553 DULLES VIEW DRIVE  
SUITE 400  
HERNDON, VIRGINIA 20171-5225  
AND  
AT&T COMMUNICATIONS OF VIRGINIA, INC  
AT&T COMMUNICATIONS OF VIRGINIA, INC  
P.O. BOX 7207  
BEDMASTER, NJ 07921

**PROPERTY AREA TABULATION**

PARCEL 1	52,666 S.F.	1.20904 ACRES
PARCEL 2	24,789 S.F.	0.56907 ACRES
PARCEL 3	348,246 S.F.	7.99462 ACRES
PARCEL 107	81,978 S.F.	1.88196 ACRES
AT&T	5,030 S.F.	0.11548 ACRES
<b>TOTAL</b>	<b>512,709 S.F.</b>	<b>11.77017 ACRES</b>

**EXISTING ZONING DISTRICT (PRN) AREA TABULATION**

PARCEL 1	52,666 S.F.	.20904 ACRES
PARCEL 2	24,789 S.F.	0.56907 ACRES
PARCEL 3	348,246 S.F.	7.99462 ACRES
PARCEL 107	81,978 S.F.	1.88196 ACRES
<b>TOTAL</b>	<b>507,679 S.F.</b>	<b>11.85489 ACRES</b>

**EXISTING ZONING DISTRICT (CDD) AREA TABULATION**

AT&T	5,030 S.F.	0.11548 ACRES
AT&T	5,030 S.F.	0.11548 ACRES

**PROPOSED ZONING DISTRICT (PRN) AREA TABULATION**

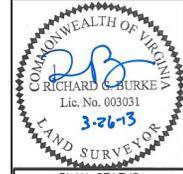
PARCEL 1	52,666 S.F.	1.20904 ACRES
PARCEL 2	24,789 S.F.	0.56907 ACRES
PARCEL 3	348,246 S.F.	7.99462 ACRES
PARCEL 107	81,978 S.F.	1.88196 ACRES
AT&T	5,030 S.F.	0.11548 ACRES
<b>TOTAL</b>	<b>512,709 S.F.</b>	<b>11.77017 ACRES</b>

ZONING PLAT  
ON THE PROPERTIES OF  
**LEESBURG ACQUISITION PARTNERS LLC**  
BEING  
**PARCELS 1 AND 2**  
DEED BOOK 763, PAGE 154  
DEED BOOK 822, PAGE 910  
AND  
**PARCEL 3**  
PLAT BOOK 16, PAGE 47  
AND  
**PARCEL 107**  
DEED BOOK 933, PAGE 1020  
AND  
**AT&T COMMUNICATIONS OF VIRGINIA, INC.**  
D.B. 940, PG. 513  
TOWN OF LEESBURG  
LOUDOUN COUNTY, VIRGINIA



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101 South Street, S. E.  
Leesburg, Virginia 20175  
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www.bowmanconsulting.com  
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ZONING PLAT  
**CRESCENT PLACE**  
ZONING CONCEPT PLAN & PROFFER AMENDMENT  
TLZM-2012-0003  
LOUDOUN COUNTY, VIRGINIA  
TOWN OF LEESBURG



PLAN STATUS

11/20/12	PER CHECKLIST COMMENTS
3/28/13	PER 1ST SUB. COMMENTS
6/14/13	PER 2ND SUB. COMMENTS
8/14/13	PER PC COMMENTS
9/18/13	PER PC COMMENTS
10/07/13	PER PC COMMENTS
10/18/13	PER PC COMMENTS
11/01/13	PER TC COMMENTS

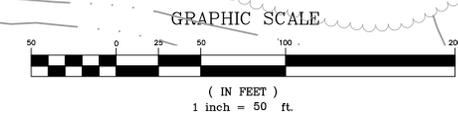
DATE	DESCRIPTION
BBR DESIGN	JAE DRAWN
	CMH CHKD
SCALE	H: AS SHOWN
JOB No.	5371-01-003
DATE	NOVEMBER 5, 2012
FILE No.	5371-D-ZP-001

**LEGEND**

- ON-LOT PARKING (473)
- ON-SITE RESIDENTIAL PARKING (82)
- ON-SITE COMMERCIAL PARKING (33)
- ON-SITE UTILITY PARKING (3)
- OFF-SITE PUBLIC PARKING (113)

**PARKING TABULATIONS**

<b>REQUIRED PARKING:</b>	
RETAIL (20,000 SF): (1.0 PER 200 SQUARE FEET OF GROSS FLOOR AREA FOR THE FIRST 10,000 SF, PLUS 4.0 PER EACH ADDITIONAL 1,000 SF OF GROSS FLOOR AREA.)	90 SPACES
RESIDENTIAL: (222 UNITS AT 2.5 SPACES PER UNIT)	555 SPACES
<b>TOTAL REQUIRED:</b>	<b>645 SPACES</b>
<b>PROVIDED PARKING:</b>	
ON-SITE:	<b>591 SPACES</b>
COMMERCIAL:	33 SPACES
UTILITY:	3 SPACES
RESIDENTIAL:	555 SPACES
ON-LOT PARKING:	473 SPACES
VISITOR SPACES:	82 SPACES
OFF-SITE:	<b>113 SPACES</b>
HARRISON STREET:	40 SPACES
TOWN PARKING LOT:	73 SPACES
<b>TOTAL PROVIDED:</b>	<b>704 SPACES</b>



# Bowman

CONSULTING

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PARKING EXHIBIT  
**CRESCENT PLACE**  
ZONING CONCEPT PLAN & PROFFER AMENDMENT  
TLZM-2012-0003  
TOWN OF LEESBURG  
LOUDOUN COUNTY, VIRGINIA

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PLAN STATUS	
11/20/12	PER CHECKLIST COMMENTS
3/28/13	PER 1ST SUB. COMMENTS
6/14/13	PER 2ND SUB. COMMENTS
9/14/13	PER PC COMMENTS
9/18/13	PER PC COMMENTS
10/07/13	PER PC COMMENTS
10/18/13	PER PC COMMENTS
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DATE	DESCRIPTION
BBR DESIGN	JAE DRAWN CMH CHKD
SCALE	H: AS SHOWN V:
JOB No.	5371-01-003
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SHEET **24** OF **24**