

NOTES:

1. CURRENT OWNER INFORMATION WAS TAKEN FROM THE LOUDOUN COUNTY REAL ESTATE TAX ASSESSMENT AND PARCEL DATABASE. THE PROJECT IS COMPOSED OF THE FOLLOWING PARCELS AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA:

MCP#	TAX MAP#	PARCEL	DB & PG	OWNER	AREA
231-19-0774	48/	1107/	201210250084145	LEESBURG ACQUISITION PARTNERS LLC	81,978 S.F. 1.88 AC
231-19-3353	48/K/2/	1107/	201210110079755	LEESBURG ACQUISITION PARTNERS LLC	348,246 S.F. 7.99 AC
231-19-6044	48/K10/	1107/3/	201210110079755	LEESBURG ACQUISITION PARTNERS LLC	24,789 S.F. 0.57 AC
231-19-6022	48/K10/	1107/2/	201210110079755	LEESBURG ACQUISITION PARTNERS LLC	52,666 S.F. 1.21 AC
231-19-2572	48/	1107A	DB 940, PG 513	AT&T COMMUNICATIONS OF VA, INC.	5,227 S.F. 0.12 AC

THE TOTAL SITE AREA IS 11.77 ACRES.

2. BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY BOWMAN CONSULTING GROUP ON 12/28/2011 AND REVISED 9/17/2012.

3. THIS PROPERTY IS CURRENTLY ZONED PRN WITH PORTIONS OF THE PROPERTY IN THE CREEK VALLEY BUFFER OVERLAY DISTRICT AND AIRPORT OVERLAY DISTRICT PER THE TOWN OF LEESBURG ZONING ORDINANCE.

4. A REDUCTION OF THE CREEK VALLEY BUFFER WILL BE REQUESTED FOR THE PROPOSED DEVELOPMENT AS PERMITTED BY SECTION 14.2.2.A OF THE TOWN OF LEESBURG ZONING ORDINANCE. THE DEVELOPMENT WILL PROVIDE STORMWATER BMP IN ACCORDANCE WITH DCSM REQUIREMENTS.

5. THE PROPOSED USE IS SINGLE FAMILY ATTACHED RESIDENTIAL, MULTI-FAMILY RESIDENTIAL AND COMMERCIAL. THE EXISTING ZONE IS PRN PER THE PROPOSED ZONING PLAN.

6. TOPOGRAPHIC INFORMATION WAS TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY BOWMAN CONSULTING GROUP ON 12/28/2011 AND REVISED 9/17/2012. THE CONTOUR INTERVAL IS 1 FOOT. GRID COORDINATES SHOWN ARE BASED ON VIRGINIA STATE PLANE COORDINATE, NORTH ZONE NAD 1983. THERE ARE NO STEEP SLOPES (MODERATE OR VERY) LOCATED ON THE PROPERTY PER LOUDOUN COUNTY GIS DATA.

7. AREAS OF MINOR AND MAJOR FLOODPLAIN ARE LOCATED ON THE PROPERTY PER TLFL 2010-0003 PREPARED BY THE ENGINEERING GROUPE AND APPROVED 09/09/2011. A FLOODPLAIN STUDY AND ALTERATION WILL BE REQUIRED PRIOR TO SITE PLAN APPROVAL TO PERMIT DEVELOPMENT OF THE SITE.

8. SOILS INFORMATION SHOWN IS FROM LOUDOUN COUNTY SOILS OVERLAY MAPS.

9. THIS PROJECT IS LOCATED WITHIN 1 MILE OF THE 60 LDN CONTOUR FOR LEESBURG EXECUTIVE AIRPORT. PORTIONS OF THE SITE ARE SUBJECT TO THE AIRPORT OVERLAY DISTRICT (A-I) REGULATIONS FOUND IN SECTION 7.7 OF THE TOWN OF LEESBURG ZONING ORDINANCE.

10. THE SITE WILL BE SUPPLIED WITH PUBLIC WATER AND SANITARY SEWER BY EXTENSION OF EXISTING SYSTEMS. PROPOSED UTILITY LOCATIONS ARE CONCEPTUAL AND SUBJECT TO FINAL ENGINEERING.

11. ALL UTILITY DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND.

12. FIRE HYDRANT INSTALLATION/COVERAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE TOWN OF LEESBURG DESIGN AND CONSTRUCTION STANDARDS MANUAL (DCSM).

13. BUFFER YARDS AND LANDSCAPING SHALL BE COMPLETED IN ACCORDANCE WITH ARTICLE 12 OF THE TOWN OF LEESBURG ZONING ORDINANCE OR AS OTHERWISE MODIFIED WITH THIS APPLICATION.

14. ALL STORMWATER RUNOFF CONTROLS WILL BE PROVIDED ON SITE PER APPLICABLE STATE AND LOCAL STANDARDS. SEE SHEETS 8 AND 9 FOR PRELIMINARY SWM AND BMP PLANS, RESPECTIVELY. PROPOSED STORM SEWER LOCATIONS ARE CONCEPTUAL AND SUBJECT TO FINAL ENGINEERING.

15. TREE PLANTING AND REPLACEMENT SHALL CONFORM TO THE STANDARDS OF ARTICLE 12 OF THE TOWN OF LEESBURG ZONING ORDINANCE AND ARTICLE 8 OF THE DCSM.

16. PROPOSED IMPROVEMENTS TO HARRISON STREET SHALL CONFORM TO THE CURRENT TOWN OF LEESBURG AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

17. ALL PROPOSED SUBDIVISION STREETS SHOWN HEREON SHALL BE PRIVATELY OWNED AND MAINTAINED.

18. ALL SUBDIVISION STREETS SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE 7 OF THE DCSM OR AS OTHERWISE MODIFIED WITH THIS APPLICATION.

19. SITE LIGHTING WILL BE PROVIDED IN ACCORDANCE WITH TOWN OF LEESBURG ZONING ORDINANCE ARTICLE 12.11.

20. NO KNOWN EXISTING WELLS OR SEPTIC SYSTEMS ARE LOCATED ON THE SITE. ANY DISCOVERED THROUGH THE COURSE OF DEVELOPMENT WILL BE ABANDONED IN ACCORDANCE WITH THE HEALTH DEPARTMENT STANDARDS IN PLACE AT THE TIME OF ABANDONMENT.

21. ALL EXISTING STRUCTURES ON SITE WILL BE REMOVED UNLESS OTHERWISE NOTED.

22. NO FEDERAL OR STATE PERMITS OR CONDITIONS DIRECTLY LIMIT DEVELOPMENT OF THIS PROPERTY.

23. BASED ON AVAILABLE MAPS AND RECORDS THERE ARE NO KNOWN ENVIRONMENTAL OR HISTORIC FEATURES THAT WILL REQUIRE PROTECTION LOCATED ON THE SUBJECT PROPERTIES.

24. BASED ON AVAILABLE MAPS AND RECORDS, THERE ARE NO KNOWN BURIAL SITES ON THE SUBJECT PROPERTIES.

25. A TRAFFIC IMPACT ANALYSIS WAS PERFORMED BY BOWMAN CONSULTING, DATED 11/1/12.

26. DEVELOPMENT OF THE PROPERTY SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THIS CONCEPT PLAN WHICH SHALL CONTROL THE USE, LAYOUT AND CONFIGURATION OF THE PROPERTY, WITH REASONABLE ALLOWANCES TO BE MADE FOR ENGINEERING AND DESIGN ALTERATION TO MEET TOWN ZONING, SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

ZONING MODIFICATIONS:

SEC. 8.3.2	THE APPLICANT REQUESTS A MODIFICATION OF THE LOT AREA, LOT WIDTH, AND AVERAGE LOT SIZE AS SHOWN ON THE LOT SIZE TABLE FOR SINGLE-FAMILY ATTACHED (TOWNHOUSE). THE APPLICANT PROPOSES A MINIMUM LOT SIZE OF 800 SF, A MINIMUM LOT WIDTH OF 16 FEET AND A MINIMUM AVERAGE LOT SIZE OF 1,000 SF.
SEC. 11.3	THE APPLICANT REQUESTS A MODIFICATION OF THE PARKING STANDARDS TABLE. SINGLE FAMILY ATTACHED AND MULTI-FAMILY RESIDENTIAL PARKING WILL BE PROVIDED AT 2.5 SPACES PER UNIT TO INCLUDE FULL CREDIT FOR ALL GARAGE AND DRIVEWAY SPACES. COMMERCIAL PARKING WILL BE PROVIDED AT THE GENERAL RETAIL SALES (INC. EATING ESTABLISHMENTS) RATE.
SEC. 11.9	THE APPLICANT REQUESTS A MODIFICATION OF THE REQUIRED OFF-STREET LOADING SPACES. THE APPLICANT WILL PROVIDE ONE FULL SIZE LOADING SPACE TO SHARE BETWEEN FUTURE COMMERCIAL USES.
SEC. 12.3.1.E	THE APPLICANT REQUESTS A MODIFICATION OF THE 20-YEAR TREE CANOPY COVERAGE REQUIREMENTS. THE APPLICANT PROPOSES TO ELIMINATE THE 2.5% & 3,000 SF CANOPY COVERAGE REQUIREMENT FOR PLATTED LOTS PER SEC. 8.2.2.E.
SEC. 12.8.5.C & 12.8.6.D	THE APPLICANT REQUESTS A MODIFICATION OF THE SCREENING AND BUFFER YARD REQUIREMENTS. THE APPLICANT PROPOSES BUFFERS AS SHOWN ON THE CONCEPTUAL LANDSCAPE PLAN. PROPOSED SIDEWALKS AND RETAINING WALLS MAY BE LOCATED WITHIN BUFFERS AS WELL AS OTHER PERMITTED ENCROACHMENTS AS SHOWN ON THE LANDSCAPE PLAN.
SEC. 14.2.1.B	THE APPLICANT REQUESTS A MODIFICATION OF THE CREEK VALLEY BUFFER. THE APPLICANT PROPOSES TO REDUCE THE SETBACK FROM 150 FEET AS NECESSARY TO PROVIDE IMPROVEMENTS TO HARRISON STREET AND DEVELOP THE SITE AS SHOWN ON THE CONCEPT DEVELOPMENT PLAN.
SEC. 10.4.5.C.4&5	THE APPLICANT REQUESTS A MODIFICATION OF THE MINIMUM YARD REQUIREMENTS FOR EXTENSIONS PERMITTED INTO REQUIRED YARDS TO PERMIT FRONT STOOPS AND REAR DECKS MORE THAN 3- FEET ABOVE GRADE TO EXTEND TO THE PROPERTY LINE.

DCSM MODIFICATIONS:

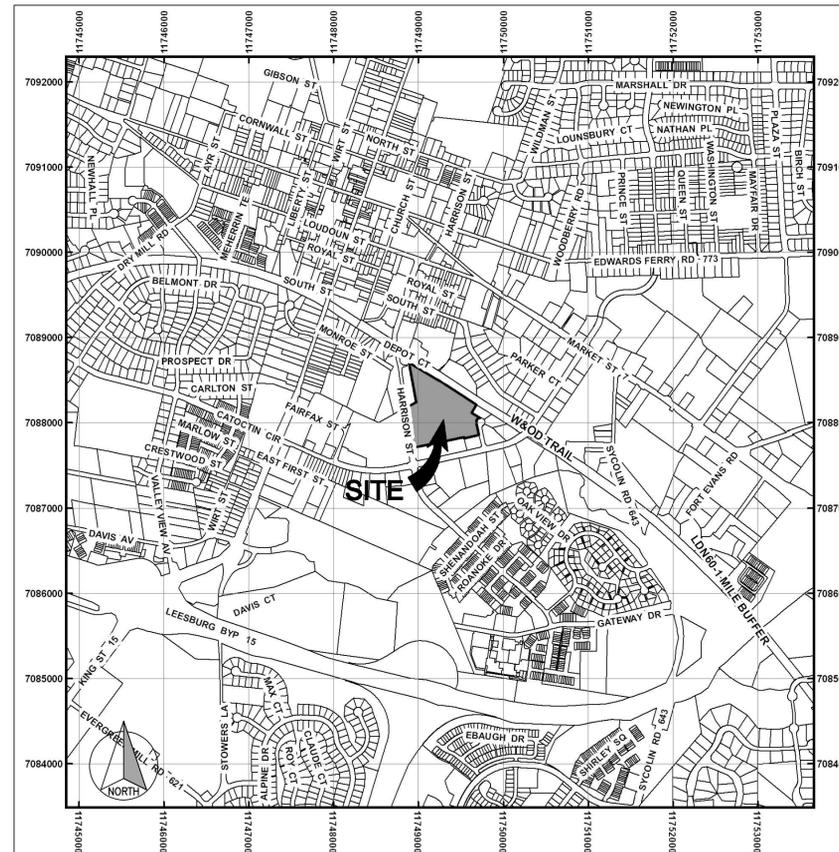
SEC. 7-361.3	THE APPLICANT REQUESTS A MODIFICATION OF THE SPACING OF ENTRANCES ON THE PUBLIC RIGHT OF WAY TO PERMIT TWO ENTRANCES ONTO INDUSTRIAL COURT WITH A SEPARATION OF 104.5 FEET.
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CRESCENT PLACE

TLZM 2012-0003

ZONING CONCEPT PLAN AMENDMENT AND PROFFER AMENDMENT

TOWN OF LEESBURG LOUDOUN COUNTY, VIRGINIA



VICINITY MAP

1" = 1000'

OWNER

LEESBURG AQUISITION PARTNERS LLC

2553 DULLES VIEW DRIVE, SUITE 400
HERNDON, VA 20171
ATT: MR. LEONARD S. "HOBIE" MITCHEL

SIGNATURE DATE

OWNER

AT&T CORP.

P.O. BOX 7207
BEDMINSTER, NJ 07921 7207

SIGNATURE DATE

APPLICANT

LEESBURG AQUISITION PARTNERS LLC

2553 DULLES VIEW DRIVE, SUITE 400
HERNDON, VA 20171
ATT: MR. LEONARD S. "HOBIE" MITCHEL

SIGNATURE DATE

ZONING ORDINANCE STANDARDS

PRN - PLANNED RESIDENTIAL NEIGHBORHOOD
(AS PROPOSED WITH THIS APPLICATION PER ZO. SEC. 8.4.6)

	UTILITY (AT&T)	COMMERCIAL (LIVE/WORK)	MULTI-FAMILY (2/2)	SINGLE FAMILY ATTACHED
MINIMUM LOT AREA:	N/A	10,000 SF	10,000 SF	800 SF (MODIFICATION REQUESTED)
AVERAGE LOT SIZE:	N/A	N/A	N/A	1,000 SF MIN. (MODIFICATION REQUESTED)
MINIMUM LOT WIDTH:	N/A	75 FEET	75 FEET	16 FEET (MODIFICATION REQUESTED)
MAX. FLOOR AREA RATIO:	NONE	NONE	N/A	N/A
MAX. BUILDING HEIGHT:	40 FEET	56 FEET	56 FEET	50 FEET
MIN. YARDS/SETBACKS (MEASURED TO LOT LINE, ROW, OR VEHICULAR ACCESS EASEMENT.)				
FRONT:	20 FEET	15 FEET	4 FEET	3.5 FEET (MODIFICATION REQUESTED)
SIDE:	4 FEET, 0 FEET COMMON WALLS	5 FEET, 0 FEET COMMON WALLS	5 FEET	5 FEET, 0 FEET COMMON WALLS 1 FOOT WHEN ADJACENT TO SIDEWALK
REAR:	5 FEET	18 FEET	18 FEET	4 FEET 0 FEET COMMON WALLS

SHEET INDEX

- COVER SHEET
- EXISTING CONDITIONS PLAN
- CONCEPT PLAN
- LANDSCAPE PLAN
- TYPICAL SECTIONS AND DETAILS
- TYPICAL SECTIONS AND DETAILS
- GRADING PLAN
- UTILITY PLAN
- PRELIMINARY SWM PLAN
- PRELIMINARY BMP PLAN
- LIGHTING PLAN
- LIGHTING DETAILS
- PHASING PLAN
- ILLUSTRATIVE PLAN
- PLAN OVERLAY EXHIBIT
- AUTO-TURN EXHIBIT
- OPEN SPACE PLAN
- OPEN SPACE AMENITIES PLAN
- FENCE DESIGN ILLUSTRATIVE EXHIBIT
- SIGHT DISTANCE
- SIGHT DISTANCE
- SIGHT DISTANCE
- SIGHT DISTANCE
- ZONING PLAT

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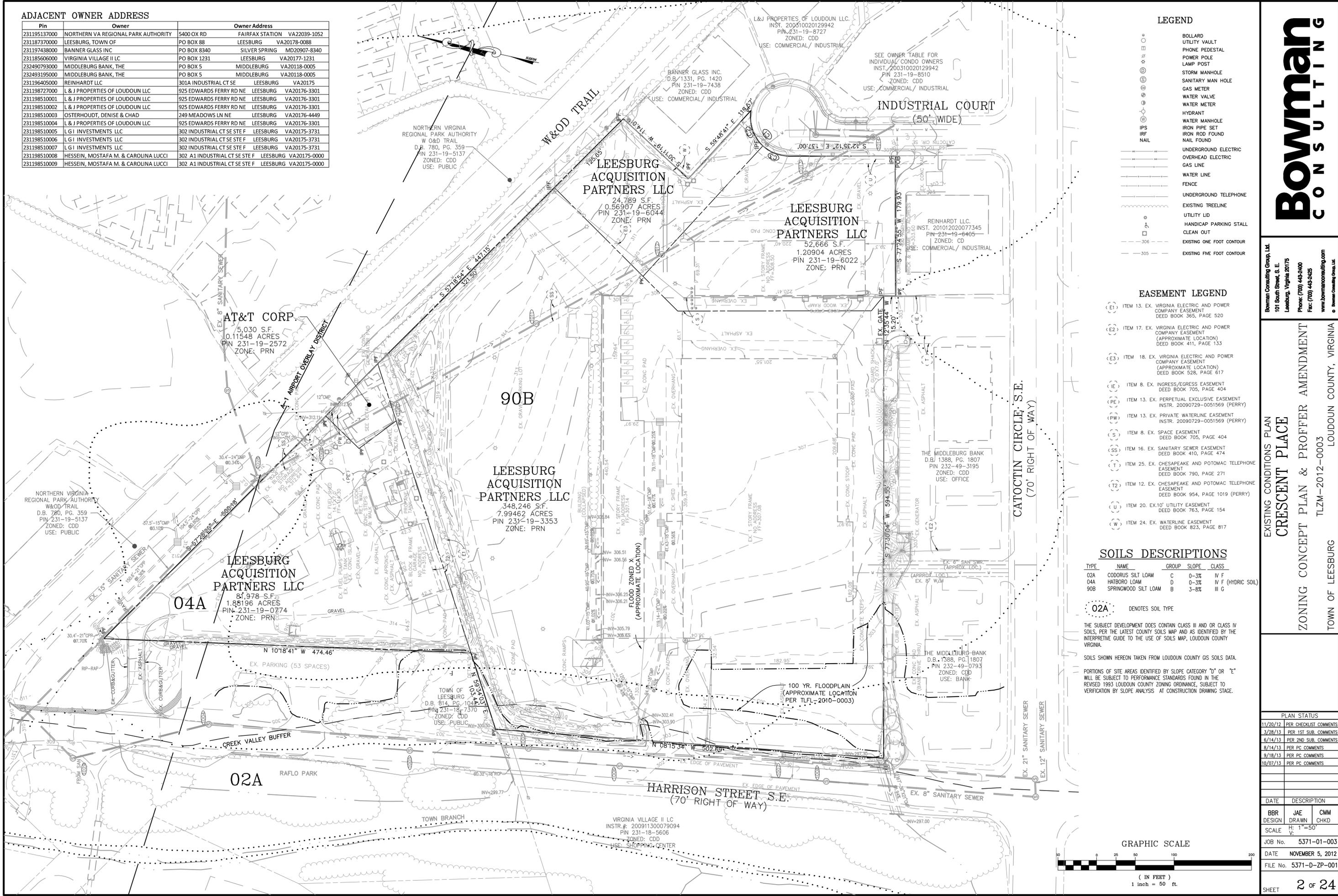
COVER SHEET
CRESCENT PLACE
ZONING CONCEPT PLAN & PROFFER AMENDMENT
TLZM-2012-0003
TOWN OF LEESBURG
LOUDOUN COUNTY, VIRGINIA

DATE	DESCRIPTION
11/20/12	PER CHECKLIST COMMENTS
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8/14/13	PER PC COMMENTS
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10/07/13	PER PC 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

ADJACENT OWNER ADDRESS

Pin	Owner	Owner Address	Owner Address
231195137000	NORTHERN VA REGIONAL PARK AUTHORITY	5400 OX RD	FAIRFAX STATION VA22039-1052
231187370000	LEESBURG, TOWN OF	PO BOX 88	LEESBURG VA20178-0088
231197438000	BANNER GLASS INC	PO BOX 8340	SILVER SPRING MD20907-8340
231185606000	VIRGINIA VILLAGE II LLC	PO BOX 1231	LEESBURG VA20177-1231
232490793000	MIDDLEBURG BANK, THE	PO BOX 5	MIDDLEBURG VA20118-0005
232493195000	MIDDLEBURG BANK, THE	PO BOX 5	MIDDLEBURG VA20118-0005
231196405000	REINHARDT LLC	301A INDUSTRIAL CT SE	LEESBURG VA20175
231198727000	L & J PROPERTIES OF LOUDOUN LLC	925 EDWARDS FERRY RD NE	LEESBURG VA20176-3301
231198510001	L & J PROPERTIES OF LOUDOUN LLC	925 EDWARDS FERRY RD NE	LEESBURG VA20176-3301
231198510002	L & J PROPERTIES OF LOUDOUN LLC	925 EDWARDS FERRY RD NE	LEESBURG VA20176-3301
231198510003	OSTERHOUDT, DENISE & CHAD	249 MEADOWS LN NE	LEESBURG VA20176-4449
231198510004	L & J PROPERTIES OF LOUDOUN LLC	925 EDWARDS FERRY RD NE	LEESBURG VA20176-3301
231198510005	LGI INVESTMENTS LLC	302 INDUSTRIAL CT SE STE F	LEESBURG VA20175-3731
231198510006	LGI INVESTMENTS LLC	302 INDUSTRIAL CT SE STE F	LEESBURG VA20175-3731
231198510007	LGI INVESTMENTS LLC	302 INDUSTRIAL CT SE STE F	LEESBURG VA20175-3731
231198510008	HESSEIN, MOSTAFA M. & CAROLINA LUCCI	302 A1 INDUSTRIAL CT SE STE F	LEESBURG VA20175-0000
231198510009	HESSEIN, MOSTAFA M. & CAROLINA LUCCI	302 A1 INDUSTRIAL CT SE STE F	LEESBURG VA20175-0000



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
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC
	GAS LINE
	WATER LINE
	FENCE
	UNDERGROUND TELEPHONE
	EXISTING TREELINE
	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 153
(E3)	ITEM 18. EX. VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT (APPROXIMATE LOCATION) DEED BOOK 528, PAGE 617
(E)	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

SOILS DESCRIPTIONS

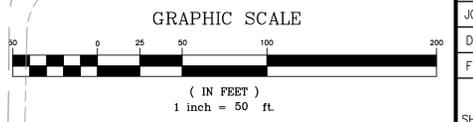
TYPE	NAME	GROUP	SLOPE	CLASS
02A	CODORUS SILT LOAM	C	0-3%	IV F
04A	HARBORO LOAM	D	0-3%	IV F (HYDRIC SOIL)
90B	SPRINGWOOD SILT LOAM	B	3-8%	III G

02A DENOTES SOIL TYPE

THE SUBJECT DEVELOPMENT DOES CONTAIN CLASS III AND OR CLASS IV SOILS, PER THE LATEST COUNTY SOILS MAP AND AS IDENTIFIED BY THE INTERPRETIVE GUIDE TO THE USE OF SOILS MAP, LOUDOUN COUNTY VIRGINIA.

SOILS SHOWN HEREON TAKEN FROM LOUDOUN COUNTY GIS SOILS DATA.

PORTIONS OF SITE AREAS IDENTIFIED BY SLOPE CATEGORY "D" OR "E" WILL BE SUBJECT TO PERFORMANCE STANDARDS FOUND IN THE REVERSED 1993 LOUDOUN COUNTY ZONING ORDINANCE, SUBJECT TO VERIFICATION BY SLOPE ANALYSIS AT CONSTRUCTION DRAWING STAGE.



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

TOWN OF LEESBURG

PLAN STATUS	
11/20/12	PER CHECKLIST COMMENTS
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BBR DESIGN	JAE DRAWN
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SHEET **2** OF **24**

Doc file name: \\c:\pds\new_projects\5371 - Crescent Circle Ind. Sub-Station & Res\5371-01-003 (P14) - Crescent Circle Ind. Sub-Station, 2/24/12 Conditions.dwg

SITE TABULATIONS

Total Site Area:	11.77 AC
Existing Zoning:	PRN (11.65 AC) CDD (0.12AC)
Proposed Zoning:	PRN
Proposed Density:	19.20 DU/ACRE (226 Units / 11.77 Acres)
Proposed Use:	
Ex. Utility:	2,623 SF
Proposed Utility:	2,230 SF
Total Utility:	4,853 SF
Commercial (First Level of Live/Work)	16,000 SF
Residential:	
Townhomes:	142 Units
Multi-Family (2 over 2):	68 Units
Multi-Family (Live / Work):	16 Units
Total Units (See Note 1 on this Sheet)	226 Units

Public Common Open Space Required (Infill PRN Site):	15% (1.77 Acres)
Total Public Common Open Space Provided:	>15% (1.95 Acres)
Pedestrian Central Plaza/Green (Near Building Q):	0.30 Acres
Boulevard Open Space:	0.20 Acres
Residential Common Green (Near Buildings Y-BB):	0.22 Acres
Community Promenade (Near Building A):	0.32 Acres
Linear Pocket Park (Near Building R, S and T):	0.19 Acres
Perimeter Open Space:	0.72 Acres

Parking and Loading Requirements:	
Utility:	4,853 SF
(1.0 per employee, plus 1.0 per company vehicle)	3 Spaces
Retail:	16,000 SF
Lower level of Live/ Work:	74 Spaces
(1.0 per 200 square feet gross floor area for the first 10,000 square feet, plus 4.0 per each additional 1,000 square feet of gross floor area.)	

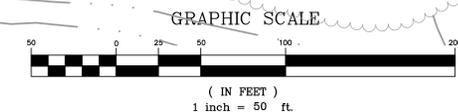
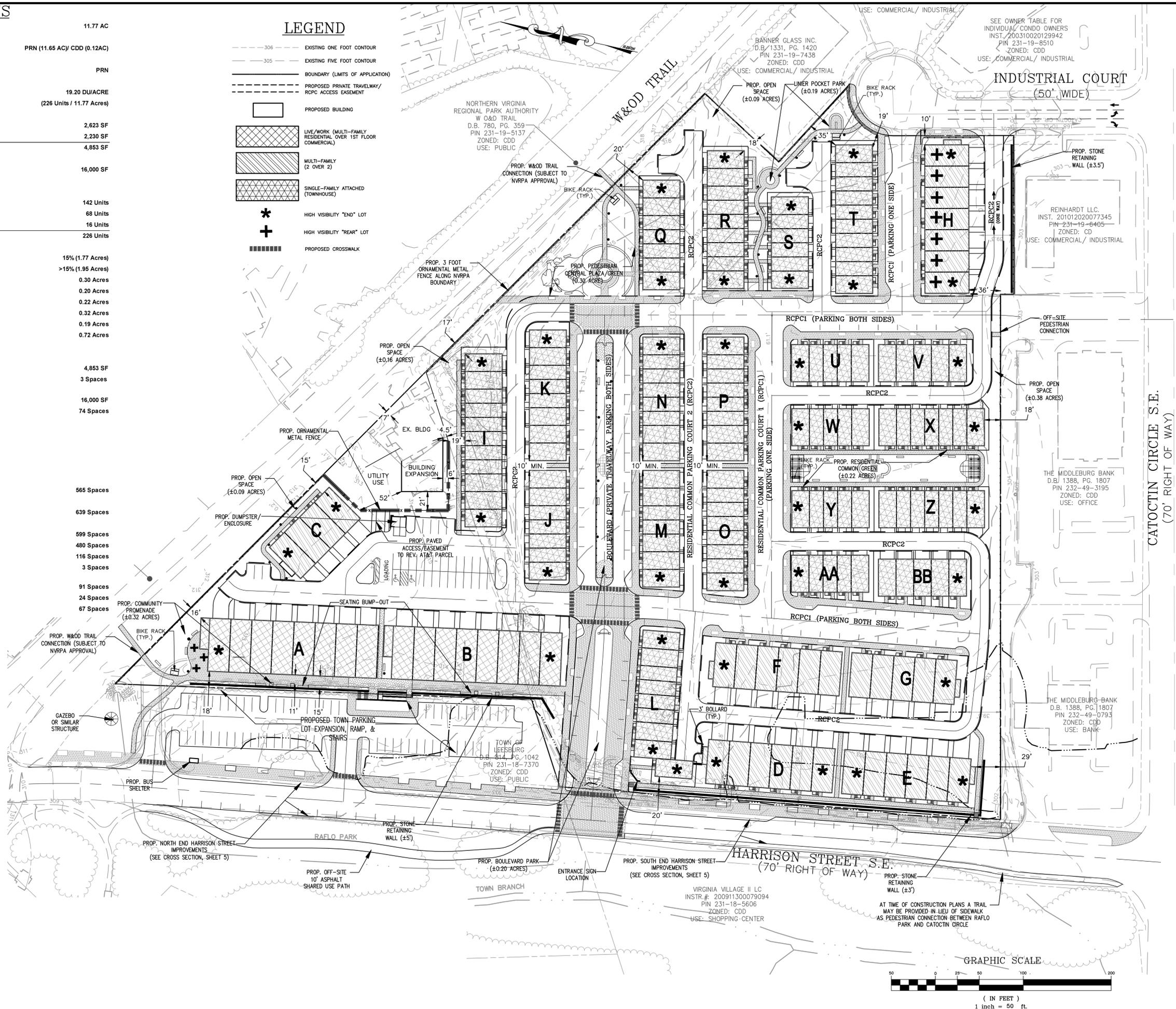
Residential:	
Single Family Attached (Townhomes) & Multi-Family (2 over 2 & Live/Work)	565 Spaces
Minimum Required Parking (230 Units @ 2.5 spaces per unit):	
Total Parking Spaces Required:	639 Spaces
Provided Parking On-Site (See Mod. 11.3 on Sheet 1):	599 Spaces
Garage & Driveway Spaces:	480 Spaces
Internal Private Travelway, RCPC & Parking Lot Spaces:	116 Spaces
Utility Spaces:	3 Spaces
Provided Parking Off-Site:	91 Spaces
Harrison Street:	24 Spaces
Town Parking Lot:	67 Spaces

NOTES

1. THE ULTIMATE NUMBER OF SINGLE FAMILY ATTACHED (TOWNHOUSE) AND MULTI-FAMILY (2 OVER 2) UNITS MAY VARY AS LONG AS THE UNIT TYPE MAXIMUM IS NOT EXCEEDED AND NO MORE THAN 230 UNITS ARE DEVELOPED ON THE SITE.
2. BUILDING LABELS ARE FOR REFERENCE PURPOSES ONLY AND DO NOT INDICATE PROJECT PHASING.
3. PROPOSED RETAINING WALLS SHALL INCORPORATE ORNAMENTAL METAL FENCES ON TOP OF THE WALL WHEN REQUIRED DUE TO HEIGHT.
4. RESIDENTIAL COMMON PARKING COURTS (RCPC) WILL BE PROVIDED PURSUANT TO DCSM SECTION 7-370.1A & 1B.
5. ALL PEDESTRIAN CROSSINGS WITHIN THE R.O.W. SHALL BE SYNTHETIC ASPHALT OR A SIMILAR TOWN APPROVED MATERIAL.

LEGEND

- 306 --- EXISTING ONE FOOT CONTOUR
- 305 --- EXISTING FIVE FOOT CONTOUR
- BOUNDARY (LIMITS OF APPLICATION)
- PROPOSED PRIVATE TRAVELWAY/ RCPC ACCESS EASEMENT
- PROPOSED BUILDING
- ▨ LIVE/WORK (MULTI-FAMILY RESIDENTIAL OVER 1ST FLOOR COMMERCIAL)
- ▩ MULTI-FAMILY (2 OVER 2)
- ▧ SINGLE-FAMILY ATTACHED (TOWNHOUSE)
- * HIGH VISIBILITY "END" LOT
- + HIGH VISIBILITY "REAR" LOT
- ▬ PROPOSED CROSSWALK



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

PLAN STATUS	
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SHEET 3 of 24

LANDSCAPE TABULATIONS

(SEC. 12.8) BUFFERS AND SCREENING:

LANDSDOWNE ACQUISITIONS PROPERTY BUFFER CALCULATIONS										
Buffer	Yard	Length	Adjacent Ex. Buffer	Required	Area	Plantings Ratio	Plantings	Width	Proposed/Provided	Remarks
A to B	S-2 RESIDENTIAL (Rc) TO PUBLIC PARKING (Ia)	580'	0'	Req. 25.0'	14500 SF	1 Large Canopy / 1000 SF 1 Medium Canopy / 1000 SF 0 Understory 1 Evergreen / 500 SF 1 Shrubs / 100 SF	15 Large Canopy 15 Medium Canopy 0 Understory 29 Evergreen 145 Shrubs	5' to include retaining wall and fence (Plantings provided on Town parking lot property)	0 Large Canopy 0 Medium Canopy 0 Understory 0 Evergreen 0 Shrubs	Modification Requested (See Sheet 1)
B to C	S-2 RESIDENTIAL (Rc) TO WOOD TRAIL (Ia)	330'	0'	Req. 25.0'	8250 SF	1 Large Canopy / 1000 SF 1 Medium Canopy / 1000 SF 0 Understory 1 Evergreen / 500 SF 1 Shrubs / 100 SF	8 Large Canopy 8 Medium Canopy 0 Understory 17 Evergreen 83 Shrubs	6' to include fence	0 Large Canopy 0 Medium Canopy 11 Understory 12 Evergreen 67 Shrubs	Modification Requested (See Sheet 1)
D to E	S-2 RESIDENTIAL (Rc) TO WOOD TRAIL (Ia)	450'	0'	Req. 25.0'	11250 SF	1 Large Canopy / 1000 SF 1 Medium Canopy / 1000 SF 0 Understory 1 Evergreen / 500 SF 1 Shrubs / 100 SF	11 Large Canopy 11 Medium Canopy 0 Understory 23 Evergreen 113 Shrubs	5' Min./15' Max. to include fence	3 Large Canopy 3 Medium Canopy 16 Understory 6 Evergreen 82 Shrubs	Modification Requested (See Sheet 1)
E to F	S-3 RESIDENTIAL (Rc) TO INDUSTRIAL WOODSHOP STORAGE (Ia)	230'	0'	Req. 75.0'	17250 SF	1 Large Canopy / 1000 SF 1 Medium Canopy / 1000 SF 0 Understory 1 Evergreen / 500 SF 1 Shrubs / 100 SF	17 Large Canopy 17 Medium Canopy 0 Understory 35 Evergreen 173 Shrubs	5' Min./10' Max. to include fence	4 Large Canopy 3 Medium Canopy 0 Understory 9 Evergreen 35 Shrubs	Modification Requested (See Sheet 1)
G to H	S-3 RESIDENTIAL (Rc) TO OFFICERETAL (Ca)	180'	0'	Req. 25.0'	4500 SF	1 Large Canopy / 1000 SF 1 Medium Canopy / 1000 SF 1 Understory / 500 SF 1 Shrubs / 100 SF	5 Large Canopy 5 Medium Canopy 5 Understory 9 Evergreen 45 Shrubs	10' Min. to include fence, wall	3 Large Canopy 4 Medium Canopy 3 Understory 3 Evergreen 26 Shrubs	Modification Requested (See Sheet 1)
H to I	S-3 RESIDENTIAL (Rc) TO OFFICERETAL (Ca)	350'	18'	Req. 50.0'	11200 SF	1 Large Canopy / 1000 SF 1 Medium Canopy / 1000 SF 1 Understory / 500 SF 1 Shrubs / 100 SF	18 Large Canopy 18 Medium Canopy 18 Understory 35 Evergreen 175 Shrubs	6' Min. to include fence	1 Large Canopy 3 Medium Canopy 6 Understory 3 Evergreen 37 Shrubs	Modification Requested (See Sheet 1)
I to J	S-3 RESIDENTIAL (Rc) TO OFFICERETAL (Ca)	245'	10'	Req. 50.0'	9800 SF	1 Large Canopy / 1000 SF 1 Medium Canopy / 1000 SF 1 Understory / 500 SF 1 Shrubs / 100 SF	12 Large Canopy 12 Medium Canopy 12 Understory 23 Evergreen 123 Shrubs	0' Min./12' Max. to include fence (Some plantings are provided on adjacent property)	2 Large Canopy 0 Medium Canopy 4 Understory 4 Evergreen 20 Shrubs	Modification Requested (See Sheet 1)
C to K	S-3 RESIDENTIAL (Rc) TO INDUSTRIAL (Ia)	58'	0'	Req. 75.0'	4350 SF	1 Large Canopy / 1000 SF 1 Medium Canopy / 1000 SF 1 Understory / 500 SF 1 Shrubs / 100 SF	4 Large Canopy 4 Medium Canopy 4 Understory 9 Evergreen 44 Shrubs	6' Min. to include fence	0 Large Canopy 0 Medium Canopy 0 Understory 0 Evergreen 0 Shrubs	Modification Requested (See Sheet 1)
K to L	S-3 RESIDENTIAL (Rc) TO INDUSTRIAL (Ia)	100'	0'	Req. 75.0'	7500 SF	1 Large Canopy / 1000 SF 1 Medium Canopy / 1000 SF 1 Understory / 500 SF 1 Shrubs / 100 SF	8 Large Canopy 8 Medium Canopy 8 Understory 15 Evergreen 75 Shrubs	6' Min. to include fence	1 Large Canopy 1 Understory 1 Evergreen 14 Shrubs	Modification Requested (See Sheet 1)
L to D	S-3 RESIDENTIAL (Rc) TO INDUSTRIAL (Ia)	160'	0'	Req. 75.0'	12000 SF	1 Large Canopy / 1000 SF 1 Medium Canopy / 1000 SF 1 Understory / 500 SF 1 Shrubs / 100 SF	12 Large Canopy 12 Medium Canopy 12 Understory 24 Evergreen 120 Shrubs	4' Min. to include fence	0 Large Canopy 0 Medium Canopy 0 Understory 0 Evergreen 0 Shrubs	Modification Requested (See Sheet 1)

AT&T CORP. PROPERTY BUFFER CALCULATIONS										
Buffer	Yard	Length	Adjacent Ex. Buffer	Required	Area	Plantings Ratio	Plantings	Width	Proposed/Provided	Remarks
C to D	S-3 INDUSTRIAL (Ia) TO WOOD TRAIL (Ia)	320'	0'	Req. 75.0'	24000 SF	1 Large Canopy / 1000 SF 1 Medium Canopy / 1000 SF 1 Understory / 500 SF 1 Shrubs / 100 SF	24 Large Canopy 24 Medium Canopy 24 Understory 48 Evergreen 240 Shrubs	3' Min. to include fence	1 Large Canopy 1 Medium Canopy 1 Understory 12 Evergreen 40 Shrubs	Modification Requested (See Sheet 1)
C to K	S-3 INDUSTRIAL (Ia) TO RESIDENTIAL (Rc)	58'	0'	Req. 75.0'	4350 SF	1 Large Canopy / 1000 SF 1 Medium Canopy / 1000 SF 1 Understory / 500 SF 1 Shrubs / 100 SF	4 Large Canopy 4 Medium Canopy 4 Understory 9 Evergreen 44 Shrubs	15' Min. to include fence	0 Large Canopy 0 Medium Canopy 0 Understory 0 Evergreen 0 Shrubs	Modification Requested (See Sheet 1)
K to L	S-3 INDUSTRIAL (Ia) TO RESIDENTIAL (Rc)	100'	0'	Req. 75.0'	7500 SF	1 Large Canopy / 1000 SF 1 Medium Canopy / 1000 SF 1 Understory / 500 SF 1 Shrubs / 100 SF	8 Large Canopy 8 Medium Canopy 8 Understory 15 Evergreen 75 Shrubs	5' Min. to include fence	1 Large Canopy 0 Medium Canopy 2 Evergreen 9 Shrubs	Modification Requested (See Sheet 1)
L to D	S-3 INDUSTRIAL (Ia) TO RESIDENTIAL (Rc)	160'	0'	Req. 75.0'	12000 SF	1 Large Canopy / 1000 SF 1 Medium Canopy / 1000 SF 1 Understory / 500 SF 1 Shrubs / 100 SF	12 Large Canopy 12 Medium Canopy 12 Understory 24 Evergreen 120 Shrubs	0' Min. to include fence	0 Large Canopy 0 Medium Canopy 0 Understory 0 Evergreen 0 Shrubs	Modification Requested (See Sheet 1)

LANDSCAPE NOTES
 1. PROPOSED BUFFER PLANTINGS SHALL BE IN ACCORDANCE WITH ZO SECTION 12.9.6 OR AS MODIFIED AS PART OF THIS APPLICATION.
 2. PLANTING OF PROPOSED STREET TREES (PUBLIC & PRIVATE STREETS) WILL BE CONDUCTED UNDER THE SUPERVISION OF A CERTIFIED ARBORIST TO ENSURE PROPER PLANTING MATERIALS AND TECHNIQUE ARE USED AND ENSURE SURVIVABILITY OF TREES.
 3. UNDERSTORY TREES LOCATED ADJACENT TO OVERHEAD POWER LINES SHALL REMAIN IN GENERAL PROXIMITY TO THE LOCATIONS DEPICTED ON THIS SHEET.

(SEC. 12.6) INTERIOR PARKING LOT LANDSCAPING

Plantings Required (Sec.12.6.3)	5% of the gross parking lot area. AND 1 Tree per (16) Parking Spaces 3 Shrubs per (16) Parking Spaces
COMMERCIAL PARKING LOT(ON-SITE)	
Gross Parking Lot Area	12,000 SF
Required Interior Parking Lot Landscape Area	600 SF
Provided Interior Parking Lot Landscape Area	645 SF
Proposed Parking Spaces	33 Spaces
Required Plantings:	2 Trees 6 Shrubs
Provided Plantings:	2 Trees 6 Shrubs
TOWN PARKING LOT(OFF-SITE)	
Gross Parking Lot Area (Town Lot)	23,000 SF
Required Interior Parking Lot Landscape Area	1,150 SF
Provided Interior Parking Lot Landscape Area	1,200 SF
Proposed Parking Spaces	67 Spaces
Required Plantings:	4 Trees 13 Shrubs
Provided Plantings:	5 Trees 15 Shrubs

(SEC. 12.5) PERIMETER PARKING LOT LANDSCAPING - TOWN PARKING LOT

PERIMETER PARKING LOT LANDSCAPING: PLANTING REQUIREMENTS(OFF-SITE)	
Plantings Required (Parking lots adjacent to a public street Sec.12.5.3)	Shrub screen no greater than 4' spacing AND 1 Tree per 40' of Frontage
Min. Planting Width:	10'
LF of Parking Lot Frontage:	330'
Required Plantings:	8 Trees
Provided Plantings:	8 Trees

(SEC. 12.3) TWENTY-YEAR TREE CANOPY REQUIREMENTS:

SITE AREA:	512,709 SF
TOTAL REQUIRED 20-YEAR ON-SITE CANOPY COVERAGE:	51,271 SF (10%)
TOTAL PROVIDED 20-YEAR ON-SITE CANOPY COVERAGE:	48,565 SF (9%)*
TOTAL PROVIDED TREE CANOPY FUND COVERAGE:	2,706 SF (1%)*
TOTAL PROVIDED 20-YEAR CANOPY COVERAGE:	51,271 SF (10%)*

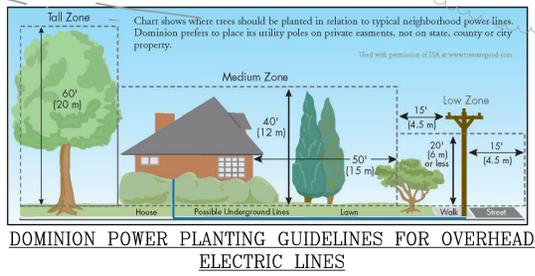
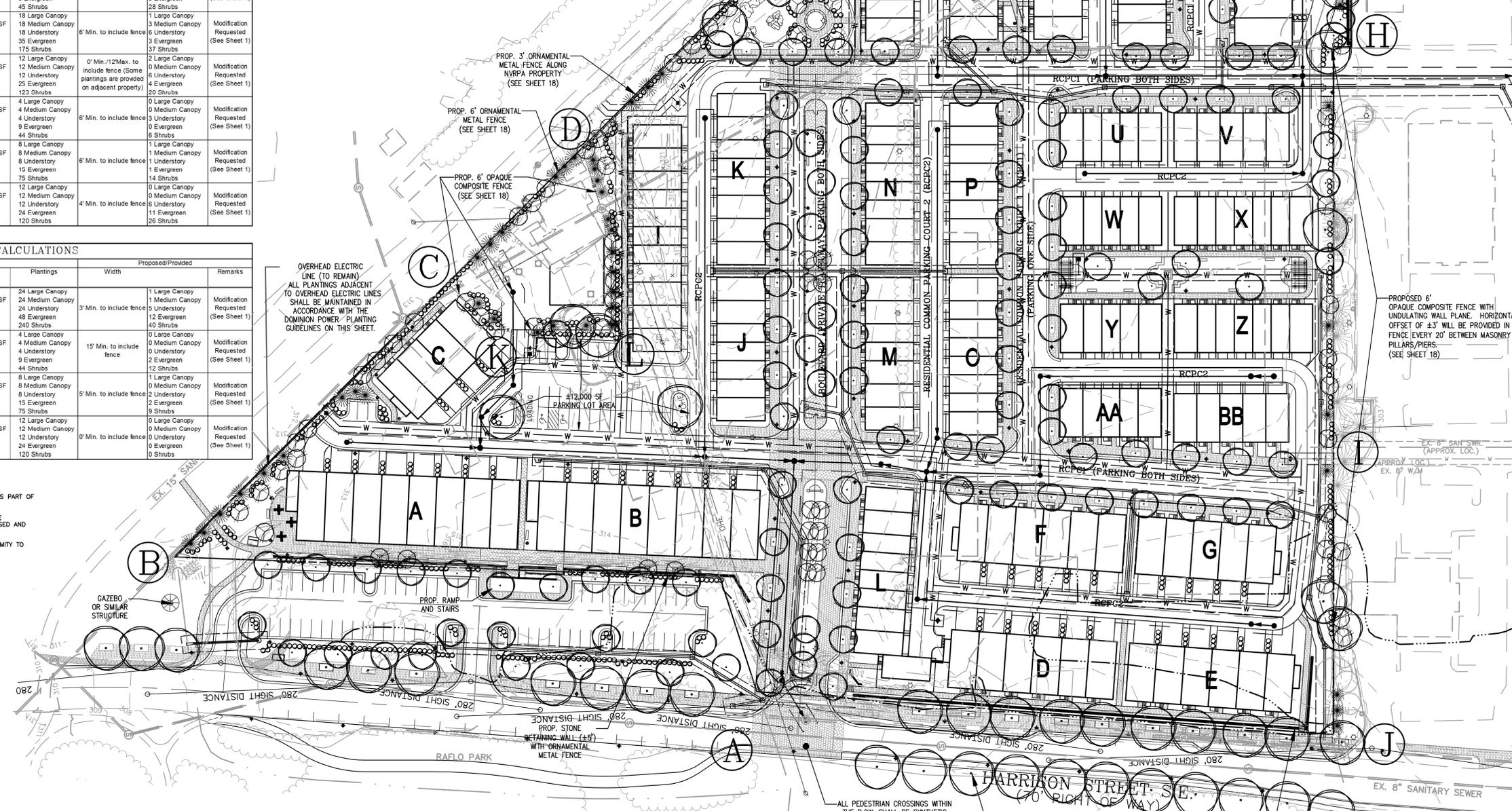
*THE APPLICANT RESERVES THE RIGHT TO ADD ADDITIONAL LANDSCAPING IN LIEU OF CONTRIBUTING TO THE TREE CANOPY FUND AT THE TIME OF FINAL DESIGN IN AN EFFORT TO PROVIDE THE REQUIRED 10% CANOPY COVERAGE ON-SITE.

PLANT TYPE	CREDIT/TREE	QUANTITY	TOTAL CREDIT
LARGE CANOPY TREES	260 SF	37	9,620 SF
MEDIUM CANOPY TREES	185 SF	140	25,900 SF
UNDERSTORY TREES	110 SF	77	8,470 SF
LARGE EVERGREEN TREES	175 SF	21	3,675 SF
SMALL EVERGREEN TREES	25 SF	36	900 SF

LEGEND

- 306 --- EXISTING ONE FOOT CONTOUR
- 305 --- EXISTING FIVE FOOT CONTOUR
- BOUNDARY
- PROPOSED BUILDING
- PROPOSED MOLDED BRICK SIDEWALK AND LEADWALK
- PROPOSED SYNTHETIC ASPHALT
- PROPOSED CROSSWALK
- PROPOSED STREET LIGHT
- PROPOSED BOLLARD LIGHT
- PROPOSED STORM PIPE
- PROPOSED STORM INLET
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE

- PROPOSED LARGE CANOPY TREE
- PROPOSED MEDIUM CANOPY TREE
- PROPOSED UNDERSTORY TREE
- PROPOSED SMALL EVERGREEN TREE
- PROPOSED LARGE EVERGREEN TREE
- PROPOSED SHRUBS



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LANDSCAPE PLAN
CRESCENT PLACE
 ZONING CONCEPT PLAN & PROFFER AMENDMENT
 TLZM-2012-0003
 TOWN OF LEEBSBURG
 LOUDOUN COUNTY, VIRGINIA

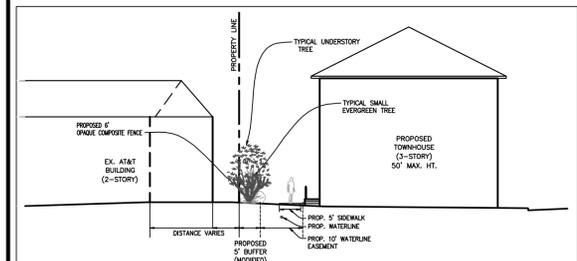
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3/28/13	PER 1ST SUB. COMMENTS
6/14/13	PER 2ND SUB. COMMENTS
8/14/13	PER PC COMMENTS
9/18/13	PER PC COMMENTS
10/07/13	PER PC COMMENTS

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

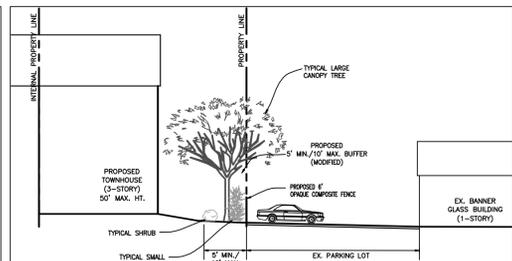


CROSS SECTION KEY MAP

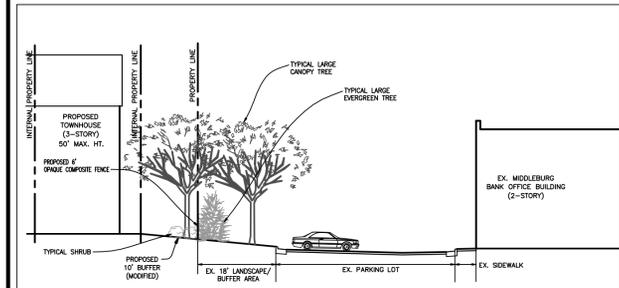
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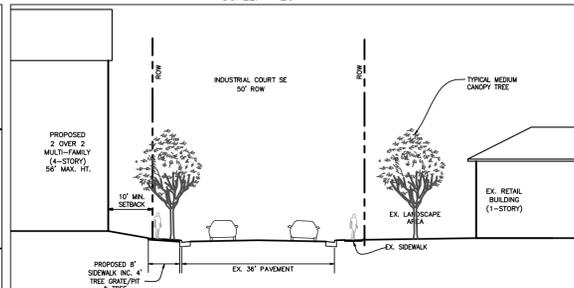
CROSS SECTION A-A
SCALE: 1"=20'



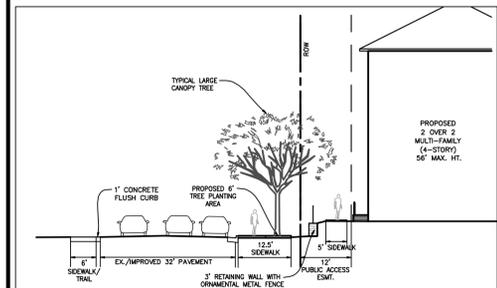
CROSS SECTION B-B
SCALE: 1"=20'



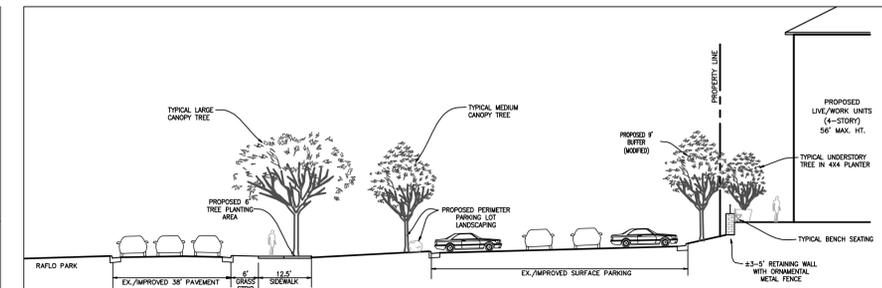
CROSS SECTION C-C
SCALE: 1"=20'



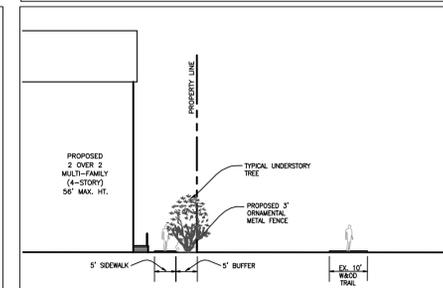
CROSS SECTION D-D
SCALE: 1"=20'



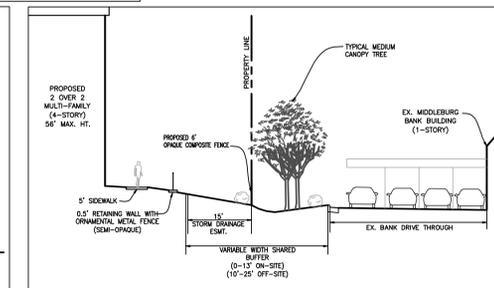
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SCALE: 1"=20'



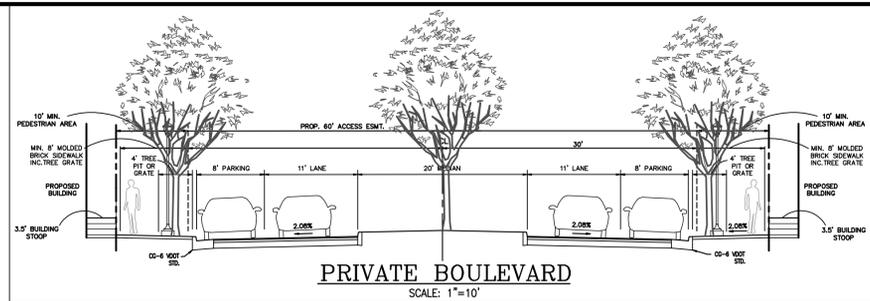
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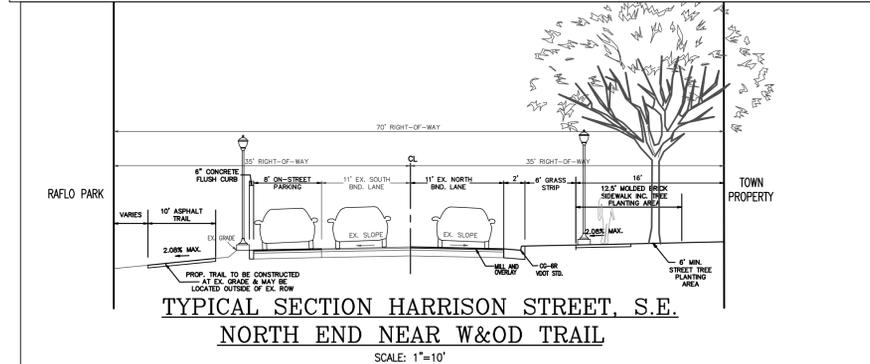
CROSS SECTION G-G
SCALE: 1"=20'



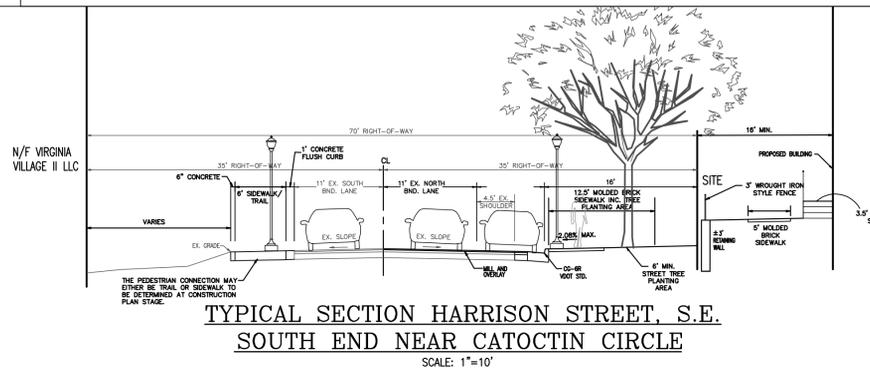
CROSS SECTION H-H
SCALE: 1"=20'



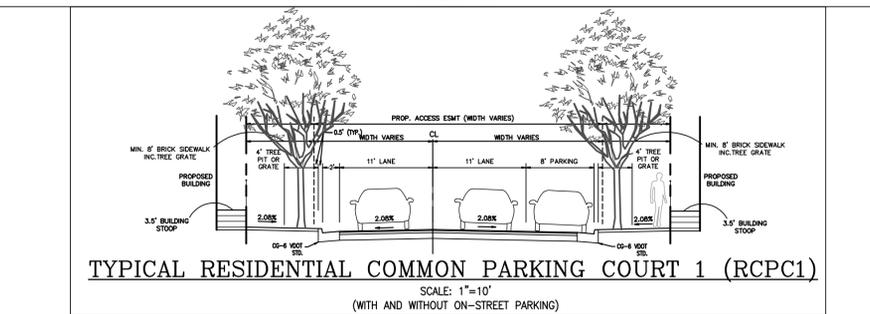
PRIVATE BOULEVARD
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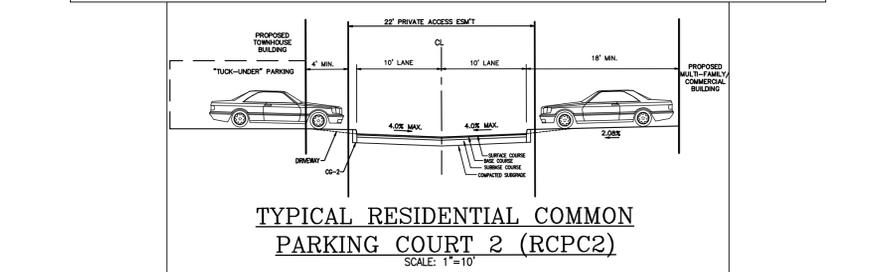
TYPICAL SECTION HARRISON STREET, S.E. NORTH END NEAR W&OD TRAIL
SCALE: 1"=10'



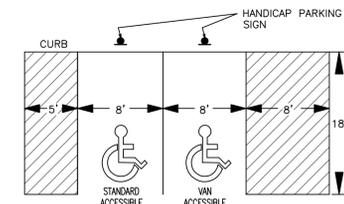
TYPICAL SECTION HARRISON STREET, S.E. SOUTH END NEAR CATOCTIN CIRCLE
SCALE: 1"=10'



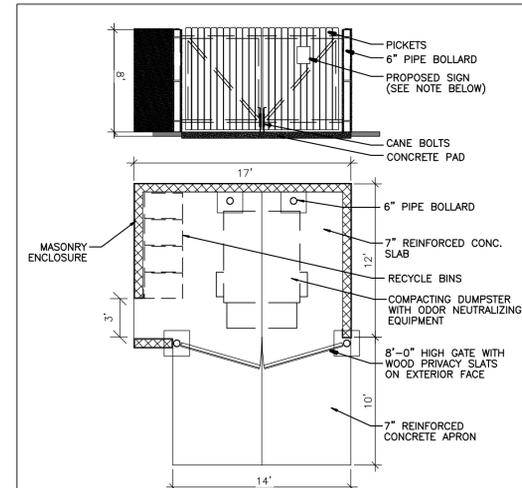
TYPICAL RESIDENTIAL COMMON PARKING COURT 1 (RCPC1)
SCALE: 1"=10'
(WITH AND WITHOUT ON-STREET PARKING)



TYPICAL RESIDENTIAL COMMON PARKING COURT 2 (RCPC2)
SCALE: 1"=10'



ACCESSIBLE PARKING BAY DETAIL
NOT TO SCALE



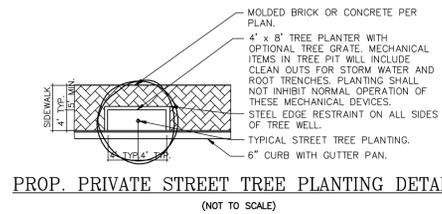
TYPICAL DUMPSTER PAD
NOT TO SCALE

TYPICAL SECTION NOTES:

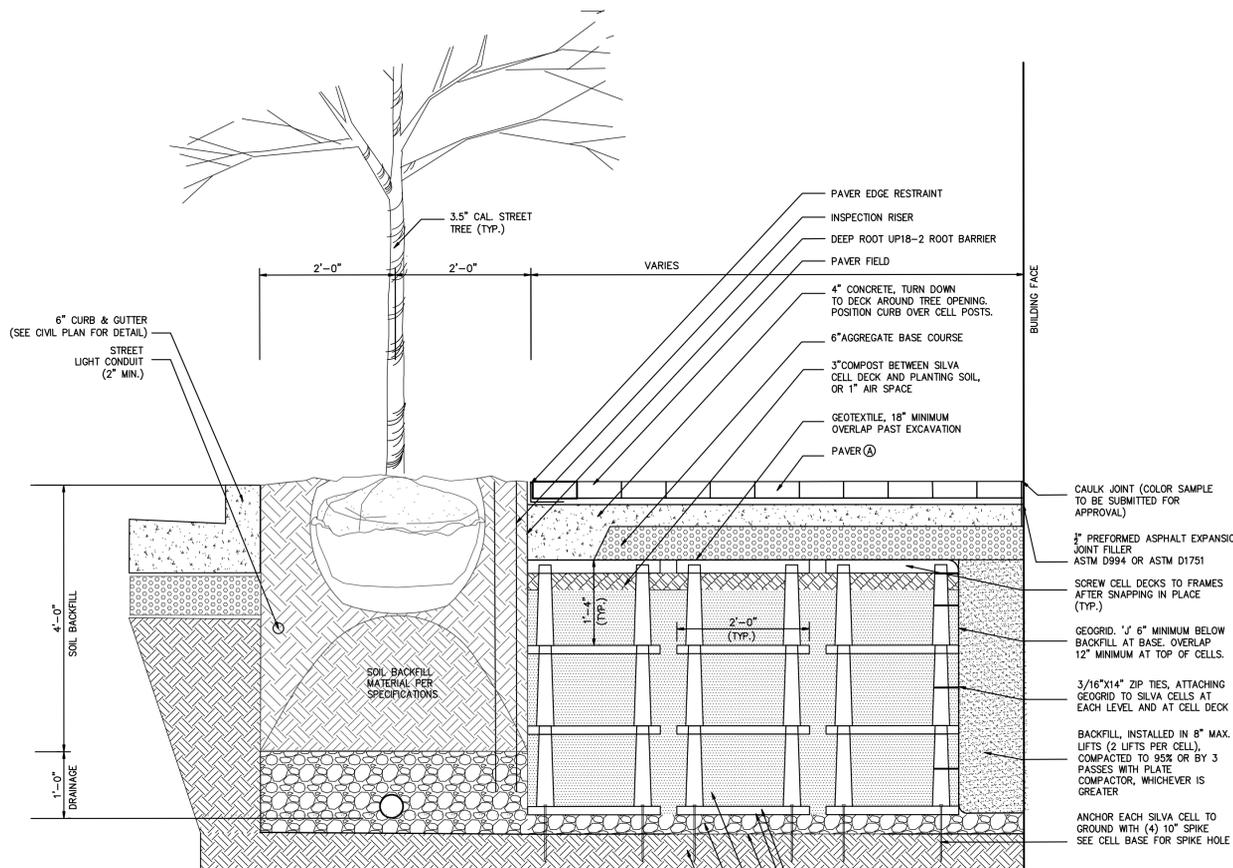
1. SIDEWALKS WILL BE DESIGNED IN CONFORMANCE WITH DCSM DETAILS TS-12A AND TS-12B.

PLAN STATUS	
11/20/12	PER CHECKLIST COMMENTS
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8/14/13	PER PC COMMENTS
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DATE	DESCRIPTION
BDR DESIGN	JAE DRAWN
	CMM CHKD
	SCALE H: AS SHOWN
	V: V
JOB No.	5371-01-003
DATE	NOVEMBER 5, 2012
FILE No.	5371-D-ZP-001

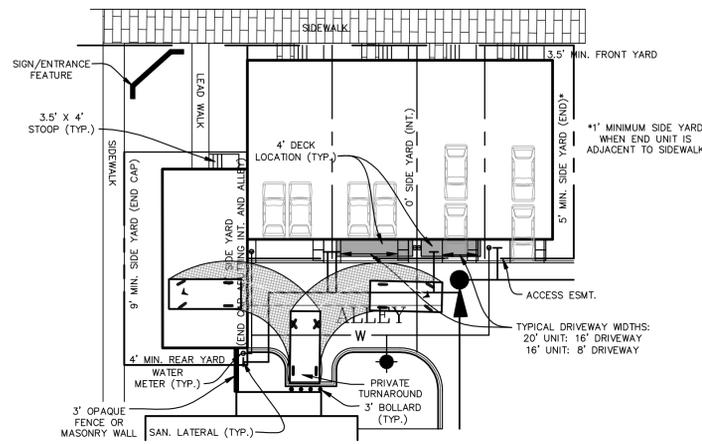


NOTE:
CONSTRUCTION METHODS TO ENSURE Viable SOIL CONDITIONS FOR PRIVATE STREET TREES WILL BE SPECIFIED WITH FINAL ENGINEERING DESIGN.

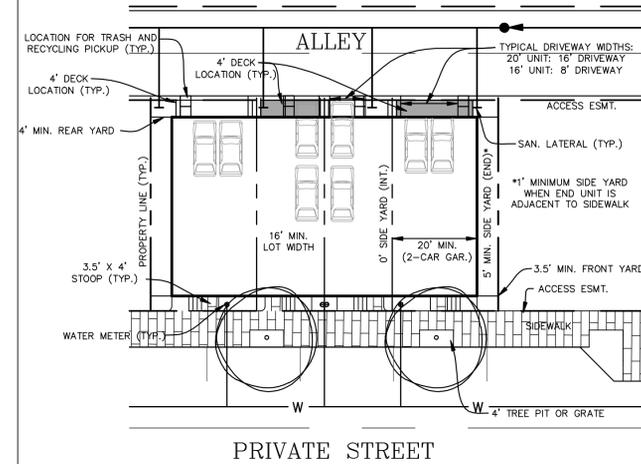


- SILVA CELL TYPICAL DIMENSION 16"W X 24"W X 48"L
- SILVA CELL BASE SLOPE TO MAX. 5%
- GEOTEXTILE ON COMPACTED SUBGRADE. NOTE THAT GEOTEXTILE IS NOT REQUIRED IF DETERMINED BY QUALIFIED PROFESSIONAL. SEE SPECIFICATIONS.
- PLANTING SOIL PER SILVA CELL SPECIFICATIONS, INSTALLED IN 8" LIFTS (2 LIFTS PER CELL)
- 4" AGGREGATE SUB BASE, COMPACTED TO 95% OR BY 3 PASSES WITH PLATE COMPACTOR, WHICHEVER IS GREATER. CONNECT TO STORM DRAIN FOR POSITIVE DRAINAGE
- SUBGRADE BELOW GEOTEXTILE AND AGGREGATE BASE COURSE, COMPACTED TO 95% OR BY 3 PASSES WITH PLATE COMPACTOR, WHICHEVER IS GREATER

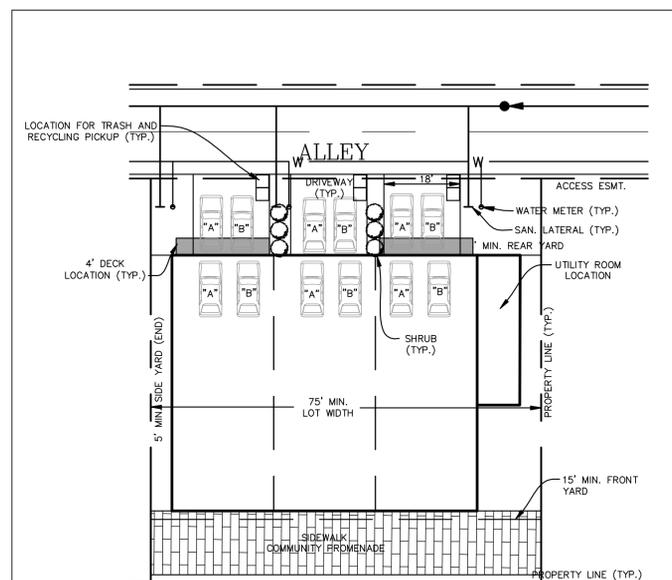
**TYPICAL SILVA CELL DETAIL
(PUBLIC STREET TREE PLANTING)**
(NOT TO SCALE)



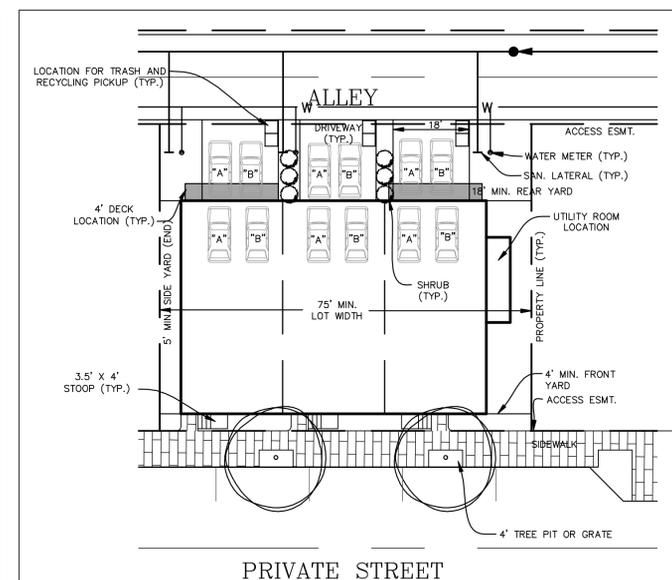
**TYPICAL TOWNHOUSE
(END CAP) LOT**
SCALE: 1"=20'



TYPICAL TOWNHOUSE LOT (REAR-LOAD)
SCALE: 1"=20'



**TYPICAL MULTI-FAMILY
(LIVE/WORK) LOT**
SCALE: 1"=20'



**TYPICAL MULTI-FAMILY
(2 OVER 2) LOT**
SCALE: 1"=20'

TYPICAL UNIT NOTES:

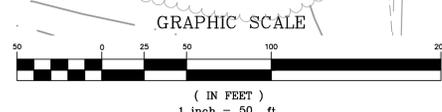
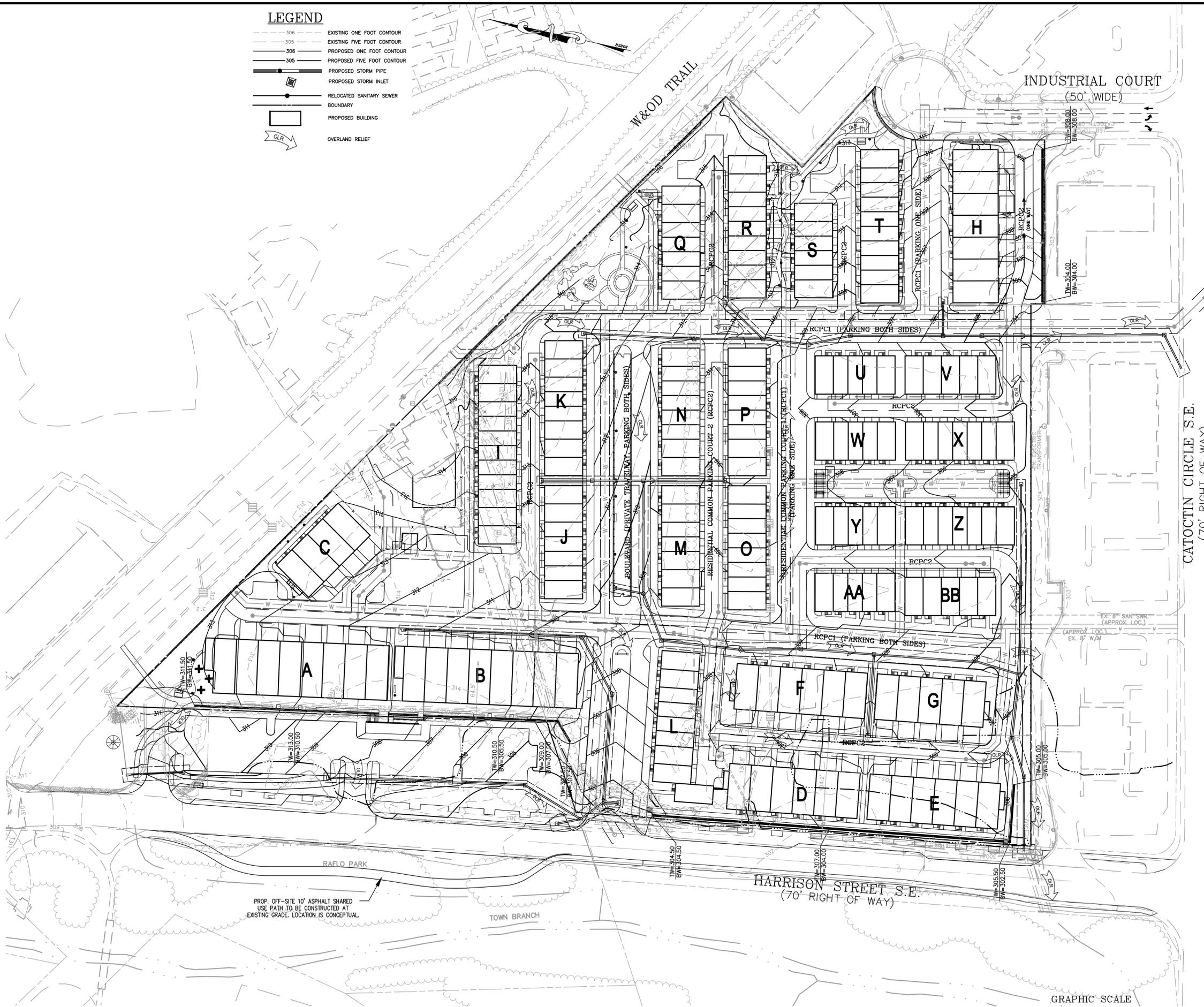
1. TRASH AND RECYCLING RECEPTACLES SHALL BE STORED WITHIN THE GARAGE.
2. GARAGES SHALL BE MAINTAINED TO PROVIDE THE PARKING OF VEHICLES AT ALL TIMES AND SHALL BE ENFORCED VIA PROFFERED HOA RESTRICTIONS.
3. SIDEWALKS WILL BE DESIGNED IN CONFORMANCE WITH DCSM DETAILS TS-12A AND TS-12B.

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	V:
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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
- RELOCATED SANITARY SEWER
- BOUNDARY
- PROPOSED BUILDING
- OVERLAND RELIEF



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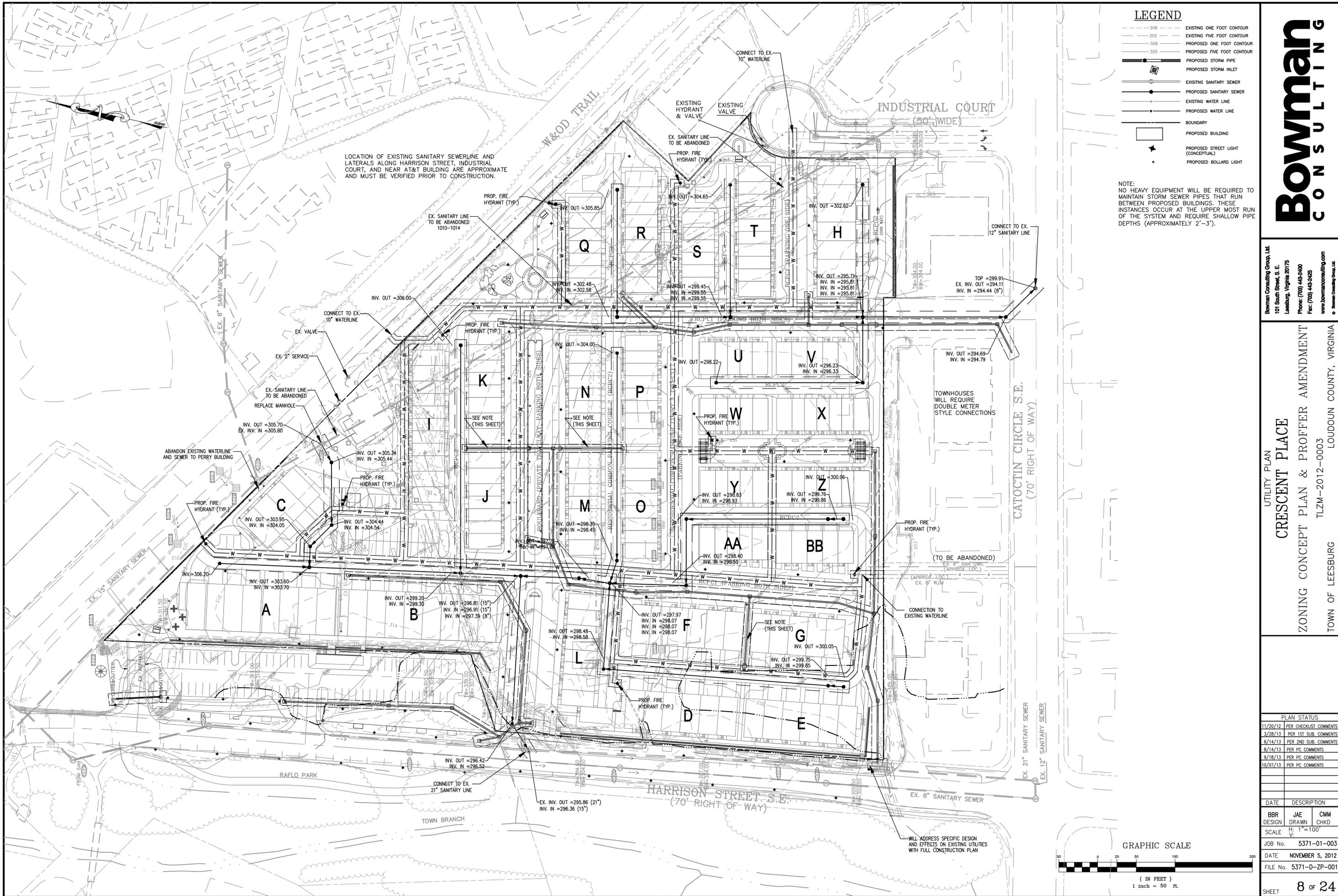
GRADING PLAN
CRESCENT PLACE
 ZONING CONCEPT PLAN & PROFFER AMENDMENT
 TLZM-2012-0003 LOUDOUN COUNTY, VIRGINIA
 TOWN OF LEESBURG

DATE	DESCRIPTION
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	CMM CHKD

SCALE: H: 1"=50'
 V: 1"=10'
 JOB No. 5371-01-003
 DATE NOVEMBER 5, 2012
 FILE No. 5371-D-ZP-001

Code file name: \\c:\pds\new_projects\5371 - Catoctin Circle Industrial Subdivision, ZPA\Concept Grading Plan.rvt



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)
- PROPOSED BOLLARD LIGHT

NOTE:
NO HEAVY EQUIPMENT WILL BE REQUIRED TO MAINTAIN STORM SEWER PIPES THAT RUN BETWEEN PROPOSED BUILDINGS. THESE INSTANCES OCCUR AT THE UPPER MOST RUN OF THE SYSTEM AND REQUIRE SHALLOW PIPE DEPTHS (APPROXIMATELY 2'-3').

LOCATION OF EXISTING SANITARY SEWERLINE AND LATERALS ALONG HARRISON STREET, INDUSTRIAL COURT, AND NEAR AT&T BUILDING ARE APPROXIMATE AND MUST BE VERIFIED PRIOR TO CONSTRUCTION.

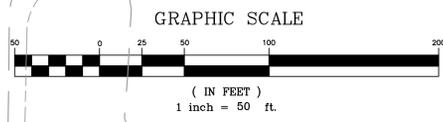
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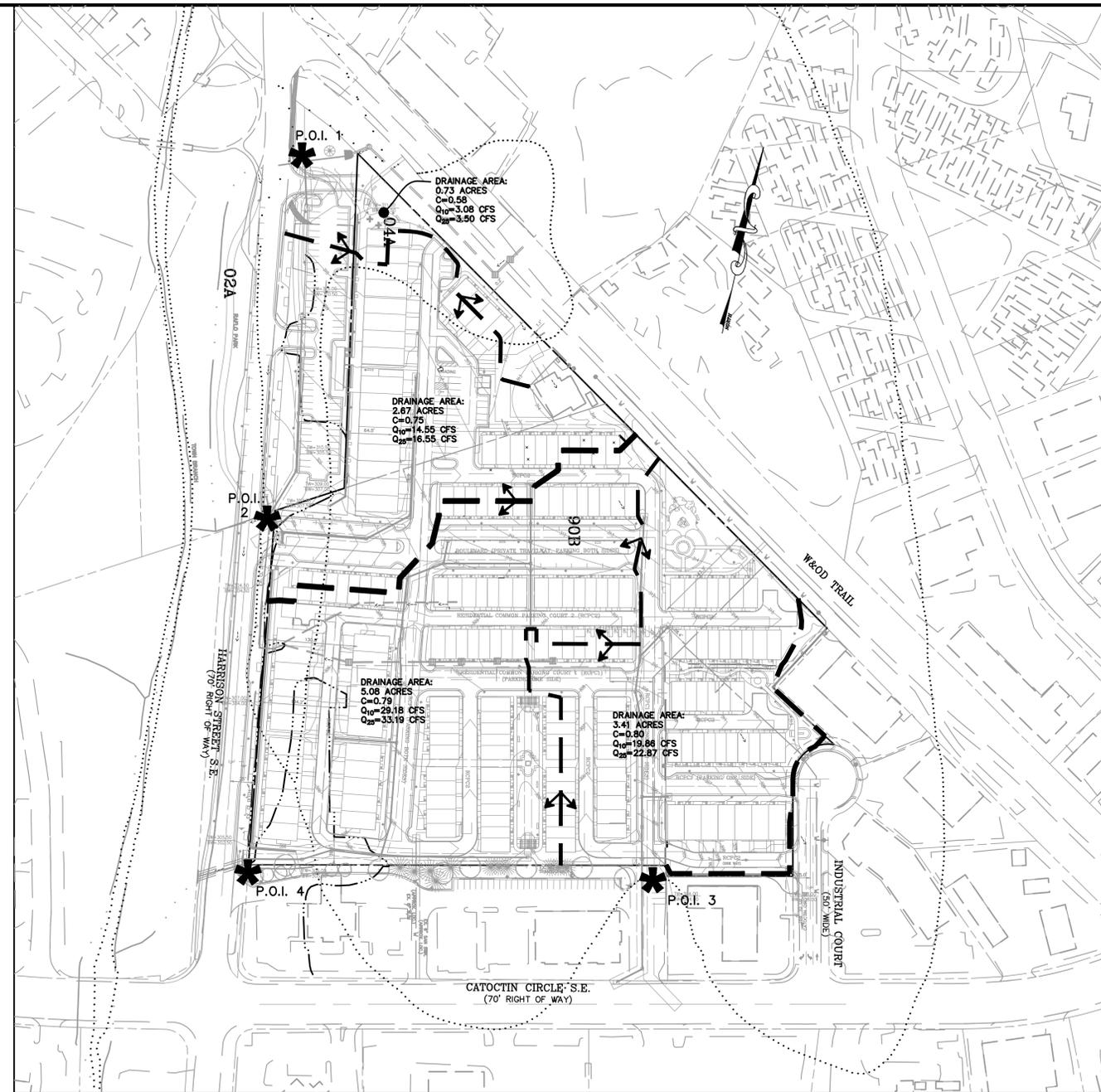
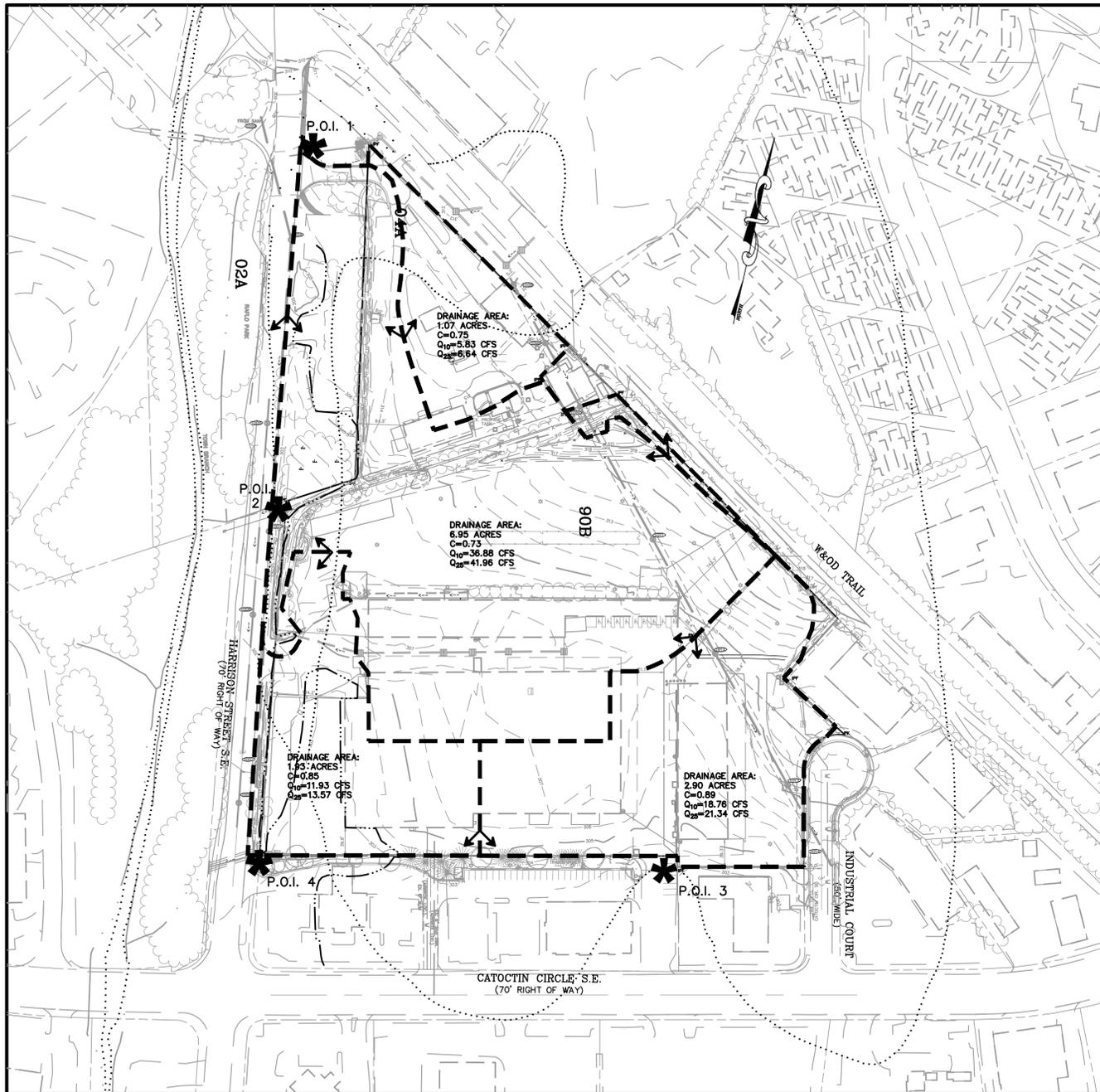
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UTILITY PLAN
CRESCENT PLACE
ZONING CONCEPT PLAN & PROFFER AMENDMENT
TLZM-2012-0003 LOUDOUN COUNTY, VIRGINIA

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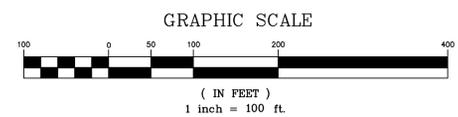
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	CMM CHKD
SCALE	H: 1"=100'
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ADEQUATE OUTFALL NARRATIVE

PRELIMINARY STORM WATER MANAGEMENT ANALYSIS REVEALS THAT DEVELOPMENT OF THE SITE WILL RESULT IN REDUCED PEAK RUN-OFF AT POINTS OF INTEREST (P.O.I.) #1 AND #2. P.O.I. #3 AND #4 WILL EXPERIENCE AN INCREASE IN PEAK RUN-OFF AND THE ADEQUACY OF THE DUAL CULVERTS UNDER HARRISON STREET AND THE EXISTING STORM SYSTEM ALONG CATOCTIN CIRCLE WILL BE VERIFIED UPON FINAL DESIGN.



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

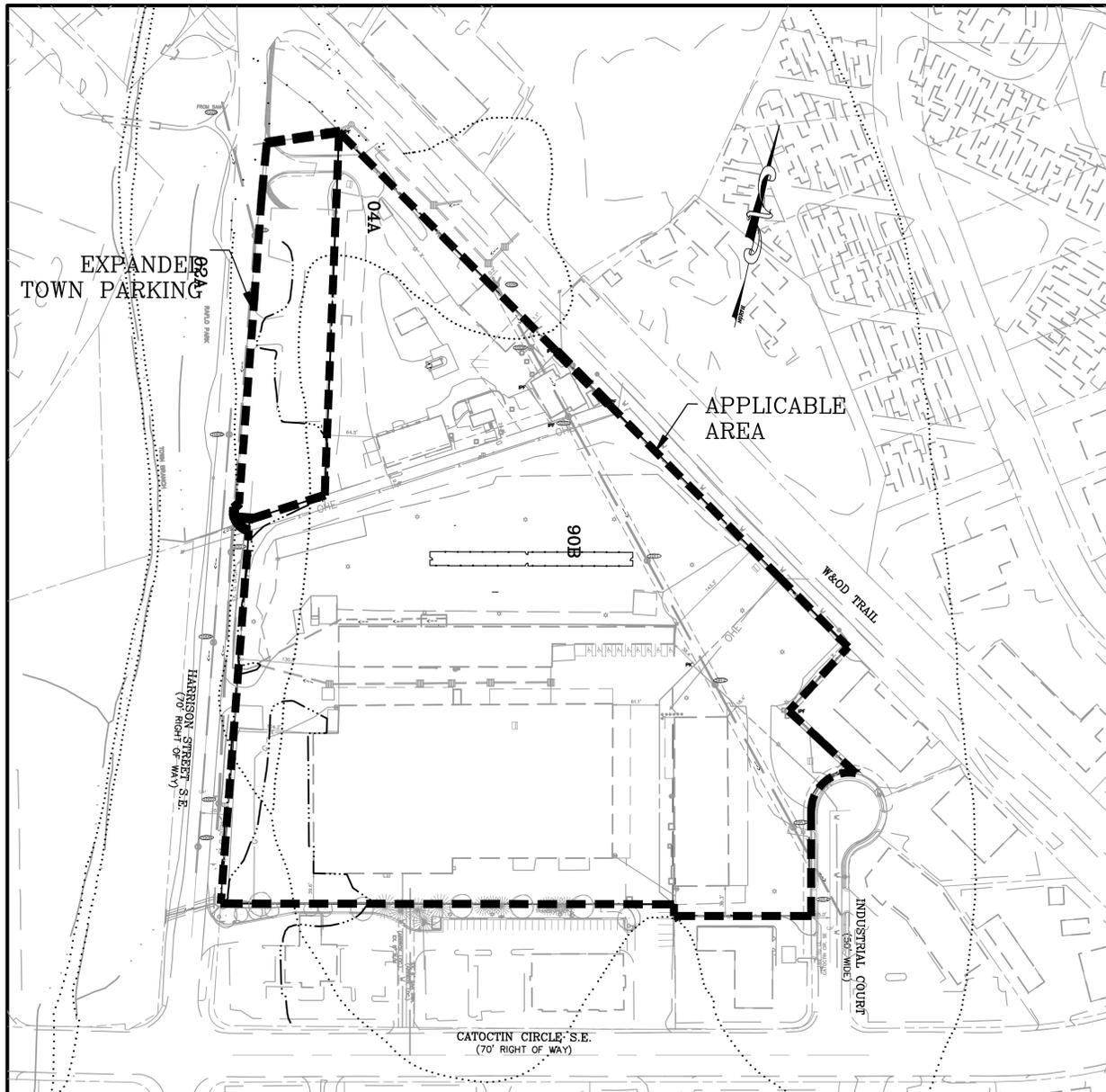
TOWN OF LEESBURG

PLAN STATUS	
11/20/12	PER CHECKLIST COMMENTS
3/28/13	PER 1ST SUB. COMMENTS
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8/14/13	PER PC COMMENTS
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10/07/13	PER PC COMMENTS

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

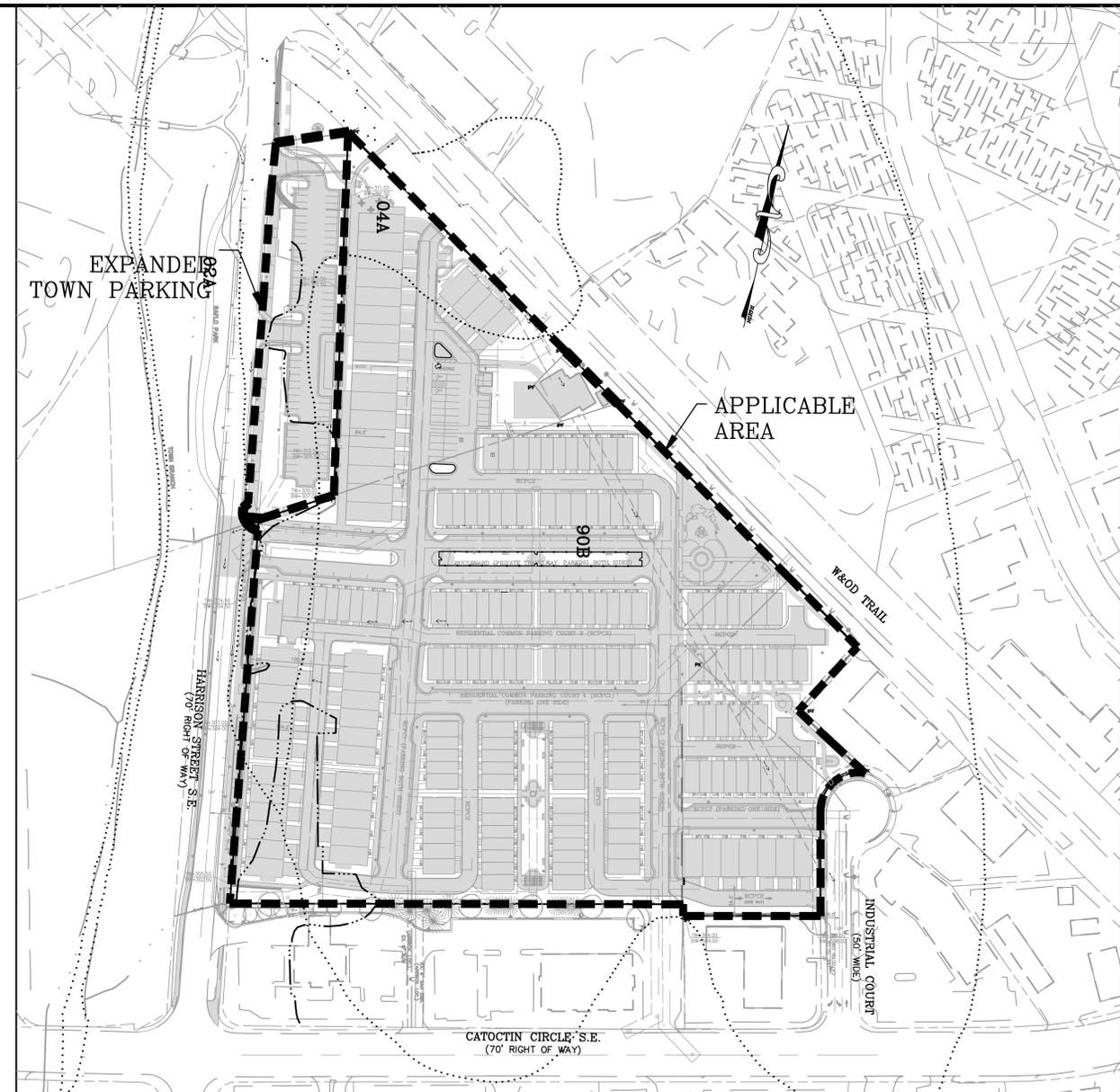
SHEET **9** OF **24**

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PRE-DEVELOPED IMPERVIOUS AREA MAP

SCALE: 1"=100'



POST-DEVELOPED IMPERVIOUS AREA MAP

SCALE: 1"=100'

LEGEND

IMPERVIOUS AREA

BMP NARRATIVE

BASED ON PRELIMINARY BMP CALCULATIONS SHOWN TO THE RIGHT, THE PROPOSED DEVELOPMENT WILL REDUCE IMPERVIOUS AREA BY 5%. BMPs WILL BE PROVIDED TO ACHIEVE AN ADDITIONAL 15% REDUCTION IN PHOSPHORUS LOADING. TYPE AND LOCATION TO BE DETERMINED AT FINAL DESIGN.

AT THE TIME OF CONSTRUCTION SITE PLAN SUBMISSION AND AS PART OF THE APPROVAL REQUIREMENT FOR CRESCENT PLACE ZONING APPLICATION, ALL FINAL BMP COMPUTATIONS AND STRATEGY SHALL COMPLY WITH THE LATEST REQUIREMENT OF THE NEW VIRGINIA STORMWATER MANAGEMENT REGULATIONS AND METHODOLOGY. REFER TO DCSM ART 5-610; DCSM ART 5-620; 4VAC 50-60-48; 4VAC 50-60-63; 4VAC 50-60-72.

Virginia Runoff Reduction Method Worksheet -- Revised -- 03/25/2011 - Redevelopment Site Data

Project Name: 5371-01-003 Crescent Place
Date: 06/04/2013

data input cells
calculation cells
constant values

Post-Development Project & Land Cover Information

Constants

Annual Rainfall (inches)	42
Target Rainfall Event (inches)	1.00
Phosphorus EMC (mg/L)	0.26
Target Phosphorus Target Load (lb/acre/yr)	0.41
Pj	0.90

Pre-Development Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	2.71	2.71
Impervious Cover (acres)	0.00	0.00	0.00	10.22	10.22
Total					12.93

Post-Development Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	3.28	3.28
Impervious Cover (acres)	0.00	0.00	0.00	9.65	9.65
Total					12.93

Rv Coefficients

	A soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

Land Cover Summary

Pre-Development	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	2.71
Weighted Rv(turf)	0.25
% Managed Turf	21%
Impervious Cover (acres)	10.22
Rv(impervious)	0.95
% Impervious	79%
Total Site Area (acres)	12.93
Site Rv	0.80
Pre-Development Treatment Volume (acre-ft)	0.8655
Pre-Development Treatment Volume (cubic feet)	37,703
Pre-Development Load (TP) (lb/yr)	22.86

Land Cover Summary

Post-Development	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	3.28
Weighted Rv(turf)	0.25
% Managed Turf	25%
Impervious Cover (acres)	9.65
Rv(impervious)	0.95
% Impervious	75%
Total Site Area (acres)	12.93
Site Rv	0.77
Post-Development Treatment Volume (acre-ft)	0.8324
Post-Development Treatment Volume (cubic feet)	36,257
Post-Development Load (TP) (lb/yr)	21.99

Maximum % Reduction Required Below Pre-Development Load: 20%

Total Load (TP) Reduction Required (lb/yr): 3.70

Pre-Development Load (TN) (lb/yr): 163.55

Post-Development Load (TN) (lb/yr): 157.28

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

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SHEET	10 of 24



NOTES
 ALL SITE LIGHTING UNLESS OTHERWISE SPECIFIED HEREIN SHALL COMPLY WITH SEC. 12.11 OF THE ZONING ORDINANCE, WHICH STATES:

ALL DEVELOPMENT SHALL COMPLY WITH THE OUTDOOR LIGHTING STANDARDS OF THE DESIGN AND CONSTRUCTION STANDARDS MANUAL, INCLUDING THE STANDARDS OF ARTICLE 7 AND THE FOLLOWING PROVISIONS:

1. A LIGHTING PLAN SHALL BE PROVIDED THAT INDICATES ALL OUTDOOR LIGHTING FIXTURES EXCLUSIVE OF STREET LIGHTS WILL NOT HAVE A SOURCE OF ILLUMINATION THAT IS VISIBLE BEYOND THE SITE OR CAUSE ILLUMINATION OF ADJACENT PROPERTIES IN EXCESS OF 0.5 FOOT-CANDLES, AS MEASURED AT THE SITE BOUNDARY.
2. ALL OUTDOOR LIGHTING FIXTURES SHALL BE DESIGNED, SHIELDED, AIMED, LOCATED AND MAINTAINED TO SHIELD ADJACENT PROPERTIES AND TO NOT PRODUCE GLARE ONTO ADJACENT PROPERTIES OR ROADWAYS. PARKING LOT LIGHT FIXTURES AND ALL LIGHT FIXTURES ON BUILDINGS SHALL BE FULL CUT-OFF FIXTURES WITH THE EXCEPTION THAT LANTERN-STYLE LIGHTS AND ACORN LIGHTS WHICH MAY BE MODIFIED CUT-OFF FIXTURES.

A TIMER OPERATED LIGHT FIXTURE SHALL BE PROVIDED ON THE REAR OF EACH DWELLING UNIT TO PROVIDE SECURITY LEVEL ILLUMINATION IN ALLEYS (RPC2). THE HOA SHALL HAVE THE AUTHORITY TO REPAIR AND/OR REPLACE SUCH FIXTURES.

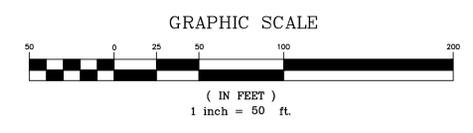
ALL LIGHTING TO CONSIST OF DOWNCAST AND SHIELDED BUILDING MOUNTED FIXTURES

CATOCTIN CIRCLE S.E.
(70' RIGHT OF WAY)

HARRISON STREET S.E.
(70' RIGHT OF WAY)

LEGEND

- *14 PROPOSED STREET LIGHT-14' HT
- *14A PROPOSED STREET LIGHT-14' HT
- *12 PROPOSED STREET LIGHT-12' HT
- PROPOSED BOLLARD LIGHT-3' HT
- APPROXIMATE LIGHT DISTRIBUTION



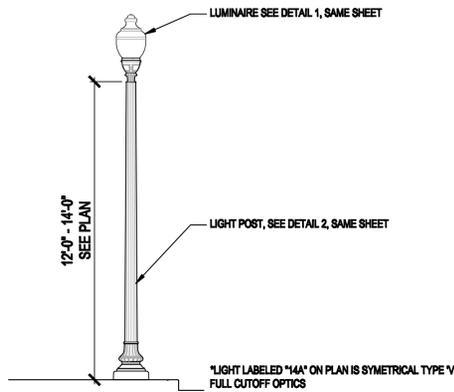
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 Leesburg, Virginia 20175
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LIGHTING PLAN
CRESCENT PLACE
 ZONING CONCEPT PLAN & PROFFER AMENDMENT
 TLZM-2012-0003
 TOWN OF LEEBSBURG
 LOUDOUN COUNTY, VIRGINIA

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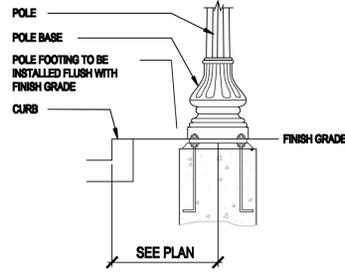
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TYPICAL STREET LIGHT DETAIL
N.T.S.

NOTE:

- POLE HEIGHT INCLUDES BASE.
- LUMINAIRE PRODUCT SPECIFICATIONS TO BE PROVIDED WITH FINAL ENGINEERING AND INCORPORATED INTO CORRESPONDING PHOTOMETRIC ANALYSIS ACCORDINGLY.
- THE LIGHT BULB MUST BE COMPLETELY IN THE OPAQUE TOP (CROWN) OF THE FIXTURE AND NOT PROTRUDE BEYOND THE BOTTOM OF THE CROWN.
- THIS PLAN ONLY DEPICTS GENERAL LIGHT LOCATIONS AND LIGHTING DISTRIBUTION PATTERNS. FINAL LIGHT LOCATIONS AND LIGHTING DISTRIBUTION PATTERNS SHALL BE DETERMINED WITH PHOTOMETRIC ANALYSIS AT FINAL ENGINEERING.
- SHIELDS SHALL BE ADDED TO STREETLIGHTS TO MORE EFFECTIVELY DILUTE THE AMOUNT OF LIGHT THAT IS CAST UPON THE DWELLING UNITS.



Decorative Acorn
The Decorative Acorn style luminaire complements urban streetscapes and pedestrian lighting applications with high color rendering and cutoff optics.

- Decorative cast aluminum base pod available with a matte black or dark green (fluted pole only) paint finish.
- Top mounted high performance Type III reflector with clear acrylic globe and black decorative chimney.
- Metal Halide lamping in 100 and 150 watts.
- Decorative composite poles standard.



Luminaires:

Lamp Type	Nominal Lamp Watts	Nominal/Mean Lamp Lumens	Finish Color	Initial Lamp Lumens	Input Wattage	Recommended Mounting Height	Percent Uplight	WMIS CU	Luminaire Stock #
MH	100	7,000	Matte Black	9000	124	*12 ft.	0.6 %	LDAC7MH	42062549
MH	150	10,000	Matte Black	13000	173	14 ft.	0.6 %	LDAC10MH	42062551
MH	100	7,000	Dark Green	9000	124	12 ft.	0.6 %	LDAC7MHGN	42062550
MH	150	10,000	Dark Green	13000	173	14 ft.	0.6 %	LDAC10MHGN	42062552

Poles Available:

- Decorative Round Tapered Composite - Standard
- Decorative Round Tapered Fluted Composite - Standard

*MOUNTING HEIGHT VARIES, SEE PLAN

1 STREET LIGHT
PRODUCT INFORMATION

N.T.S.



Pole - Decorative Round Tapered Fluted Composite

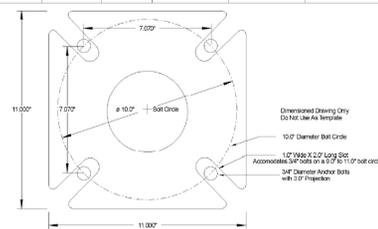
Fluted round tapered poles constructed of heavy duty fiberglass reinforced pigmented polyester plastic resin with a decorative base for pole top luminaires.



- Poles available directly embedded or base mounted for use with underground supply conductors only.
- Single pole top luminaire only.
- Available for use with:
Decorative Colonial Luminaire
Acorn Luminaire
Caryle Acorn Luminaire
Decorative Acorn Luminaire
- Anchor base poles require customer provided pole foundation and anchor bolts.

Pole Specifications:

Total Length (Feet)	Base Diameter (Inches)	Base Height (Inches)	Pole Top Diameter (Inches)	Embed Depth (Feet)	Luminaire Mounting Height (Feet)	Tenon Size	Finish Color	WMIS CU Assembly	Pole Only Stock #
13	16.5	20.0	5.0	3.0	10.0	3.0" O.D. X 3.5"	Black (RAL 9005)	PPF13	50498500
15	16.5	20.0	5.0	3.0	12.0	3.0" O.D. X 3.5"	Black (RAL 9005)	PPF15	50499000
15	16.5	20.0	5.0	3.0	12.0	3.0" O.D. X 3.5"	Dark Green (RAL 9005)	PPF15GN	42062744
18	16.5	20.0	5.0	4.0	14.0	3.0" O.D. X 3.5"	Black (RAL 9005)	PPF18	50499200
18	16.5	20.0	5.0	4.0	14.0	3.0" O.D. X 3.5"	Dark Green (RAL 9005)	PPF18GN	42062745
10	16.5	20.0	5.4	A.B.	10.0	3.0" O.D. X 3.5"	Black (RAL 9005)	PPF10AB	50497900
12	16.5	20.0	5.4	A.B.	12.0	3.0" O.D. X 3.5"	Black (RAL 9005)	PPF12AB	50498100
12	16.5	20.0	5.4	A.B.	12.0	3.0" O.D. X 3.5"	Dark Green (RAL 9005)	PPF12ABGN	42062746
14	16.5	20.0	5.4	A.B.	14.0	3.0" O.D. X 3.5"	Black (RAL 9005)	PPF14AB	50498300
14	16.5	20.0	5.4	A.B.	14.0	3.0" O.D. X 3.5"	Dark Green (RAL 9005)	PPF14ABGN	42062757



*MOUNTING HEIGHT VARIES, SEE PLAN

2 HARRISON STREET LIGHT
PRODUCT INFORMATION

N.T.S.

BOLLARD
BS700 Square and BR800 Round Bollards

Philips Gardco's family of 8" diameter round and 6 3/4" square bollards provides uniform illumination, superior spacings and remarkable brightness control. Rugged construction with silicone seals and gasketing assure years of trouble free service. Each Gardco bollard utilizes 35w through 100w high intensity discharge lamps.

PREFIX	HEIGHT	WATTAGE	VOLTAGE	FINISH	OPTIONS
BR800	36	70MH	120	BLP	

PREFIX	HEIGHT	WATTAGE	FINISH	OPTIONS
BS700	42"	50MH	35HPS	INC
BR800	36"	70MH	50HPS	100w maximum A19
	30"	100MH	70HPS	
	24"		100HPS	

VOLTAGE	FINISH	OPTIONS
120	BRP	OC
208	BLP	Optional Color Paint
240	WFP	Specify RAL designation as per CCA41702-E
277	NP	Special Color Paint
	VP	Specify. Most supply color chip.

OPTIONS

- F Fixing
- SMD Internal 180° Shield
- DUP Duplex Receptacle weatheright, flush-mounted in lower housing
- GFCI GFCI Receptacle weatheright, flush-mounted in lower housing

1611 Clovis Barker Road, San Marcos, TX 78666
(800) 227-0758 (512) 753-1000 FAX: (512) 753-7855 www.sitelighting.com
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Philips Gardco reserves the right to change materials or modify the design of its product without notification as part of the company's continuing product improvement program.
79115-33-0511



BOLLARD
BS700 Square and BR800 Round Bollards

SPECIFICATIONS

GENERAL DESCRIPTION: Each Philips Gardco BS700 and BR800 is a bollard luminaire utilizing 35w through 100w high intensity discharge lamps. Luminaires feature a precision anodized aluminum reflector system which provides low glare uniform illumination and wide spacings. Units are totally sealed and gasketed preventing intrusion of moisture, dust and insects into the optical or electrical chambers.

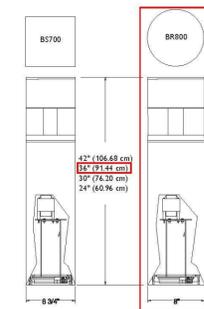
HOUSING: Top and bottom housings are .125" (.318 cm) for the round or .156" (.396 cm) for the square high strength 6063-T5 extruded aluminum. Bottom section has a welded-in cast ring for attachment to base assembly with four (4) hex head set screws.

LENS: The lens is .250" (.634 cm) (round) or .312" (.792 cm) (square) clear virgin acrylic positioned between upper and lower housing sections. Silicone gasket completely seals unit and permits thermal expansion.

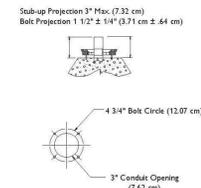
OPTICAL SYSTEM: Electrochemically anodized die formed aluminum reflector provides efficient illumination and brightness control. Hammerstone reflector assures clean, unstriated beam pattern.

SOCKET: Medium base pulse rated lampholder is glazed porcelain with nickel plated reinforced screw shell and spring loaded contact.

DIMENSIONS



NOTE: Factory supplied template must be used when setting anchor bolts. Philips Gardco will not honor any claim for incorrect anchorage placement from failure to use factory supplied templates.



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79115-33-0511



3 BOLLARD LIGHT
PRODUCT INFORMATION

N.T.S.

Bowman
CONSULTING

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