

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:

MCPI#	TAX MAP#	PARCEL	AREA	DB & PG	OWNER
232-37-7166	/48/B/2////E/		857,490 SF, 19.68 AC	200603280027310	MREC LD LEESBURG CROSSING, LLC
232-37-5627	/48/B/2////D/		328,184 SF, 7.53 AC	200603280027310	MREC LD LEESBURG CROSSING, LLC
232-38-9290	/48/B/2////F/		544,540 SF, 12.50 AC	201210110079755	MREC LD LEESBURG CROSSING, LLC
232-28-3893	/48////////65B		491,356 SF, 11.28 AC	201210110079755	MOONEY, EDWARD R JR ET AL TRUSTEE
232-37-3721	/48////////65A		914,324 SF, 20.99 AC (2.34 AC PORTION OF)	DB 940, PG 513	FAILMEZGER INVESTMENTS

THE TOTAL SITE AREA SUBJECT TO THIS APPLICATION IS 53.33 ACRES.

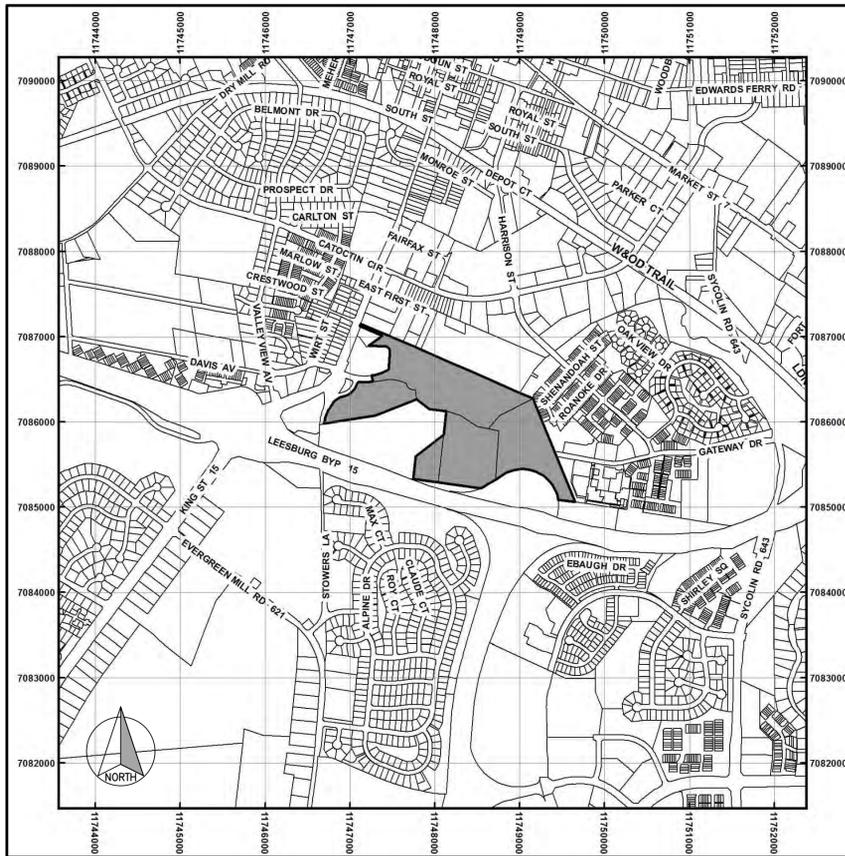
- BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM TWO ALTA/ACSM LAND TITLE SURVEYS D PREPARED BY BOWMAN CONSULTING GROUP DATED MAY 20, 2013, FOR THE BAM, L.C. PROPERTY AND THE EDWARD R. MOONEY, JR. TRUSTEE, STEPHEN W. POURNARAS, TRUSTEE PROPERTY. GRID COORDINATES SHOWN ARE BASED ON VIRGINIA STATE PLANE COORDINATE, NORTH ZONE NAD 1927.
- THIS PROPERTY IS CURRENTLY WITHIN THE CRESCENT DESIGN (CD) DISTRICT AND ZONED MIXED USE OPTIONAL (CD-MUO), COMMERCIAL (CD-C), AND OPEN SPACE/CD-C OPTION (CD-OSO) WITH PORTIONS OF THE PROPERTY IN THE CREEK VALLEY BUFFER OVERLAY DISTRICT AND AIRPORT OVERLAY DISTRICT PER THE TOWN OF LEESBURG ZONING ORDINANCE.
- 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.
- THE PROPOSED USE IS SINGLE FAMILY ATTACHED RESIDENTIAL, MULTI-FAMILY RESIDENTIAL AND COMMERCIAL. THE PROPOSED ZONING IS CD-RH, CD-MUO AND CD-C PER THE PROPOSED ZONING PLAT.
- TOPOGRAPHIC INFORMATION WAS TAKEN FROM A FIELD SURVEY PREPARED BY BOWMAN CONSULTING GROUP DATED JANUARY, 2004. THE CONTOUR INTERVAL IS 2 FEET. GRID COORDINATES SHOWN ARE BASED ON VIRGINIA STATE PLANE COORDINATE, NORTH ZONE NAD 1927. THERE ARE STEEP SLOPES (MODERATE AND VERY) LOCATED ON THE PROPERTY PER LOUDOUN COUNTY GIS DATA.
- AREAS OF THE SITE ARE LOCATED IN FEMA MAPPED 100-YEAR FLOODPLAIN ZONE "AE" AND 500-YEAR FLOODPLAIN ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR LOUDOUN COUNTY, VIRGINIA, MAP NUMBER 51107C0227 D, AND 51107C0231 D, EFFECTIVE DATE JULY 12, 2012.
- A FLOODPLAIN STUDY FOR TUSCARORA CREEK, PREPARED BY BOWMAN CONSULTING GROUP AND APPROVED BY THE TOWN OF LEESBURG ON APRIL 4, 2008. FEMA LOMR (CASE NO. 08-03-1561P) WAS APPROVED ON JUNE 17, 2009 AND LOMR (CASE NO. 11-03-1482P) WAS APPROVED ON FEBRUARY 28, 2012. A FEMA CLOMR (CASE NO. 09-03-1799R) WAS APPROVED FOR THE SITE ON NOVEMBER 10, 2009. FLOODPLAIN LIMITS SHOWN ON THE PLAN ARE PER THE APPROVED LOMR AND CLOMR.
- 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.
- 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.
- ALL UTILITY DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND.
- FIRE HYDRANT INSTALLATION/COVERAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE TOWN OF LEESBURG DESIGN AND CONSTRUCTION STANDARDS MANUAL (DCSM).
- BUFFER YARDS AND LANDSCAPING SHALL BE COMPLETED IN ACCORDANCE WITH ARTICLE 7.10.5 OF THE TOWN OF LEESBURG ZONING ORDINANCE AS DEPICTED ON SHEETS 5-8.
- ALL STORMWATER RUNOFF CONTROLS WILL BE PROVIDED ON SITE PER APPLICABLE STATE AND LOCAL STANDARDS. SEE SHEETS 14 AND 15 FOR PRELIMINARY SWM AND BMP PLANS, RESPECTIVELY. PROPOSED STORM SEWER LOCATIONS ARE CONCEPTUAL AND SUBJECT TO FINAL ENGINEERING.
- 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.
- PROPOSED GATEWAY DRIVE AND DAVIS AVENUE EXTENSION SHOWN HEREON SHALL BE PUBLIC AND LOCATED WITHIN DEDICATED RIGHT-OF-WAY. PROPOSED RESIDENTIAL STREETS, ALLEYS, AND RESIDENTIAL COMMON PARKING COURTS (RCP) SHALL BE PRIVATELY OWNED AND MAINTAINED AND LOCATED WITHIN PRIVATE ACCESS EASEMENTS.
- ALL STREET SECTIONS SHALL BE DESIGNED IN ACCORDANCE WITH TOWN OF LEESBURG ZONING ORDINANCE ARTICLE 7.10.11. ALL STREETS SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE 7 OF THE DCSM OR AS OTHERWISE MODIFIED WITH THIS APPLICATION.
- SITE LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH TOWN OF LEESBURG ZONING ORDINANCE ARTICLE 12.11, EXCEPT THAT NO LIGHT POLE SHALL BE HIGHER THAN FIFTEEN (15') ANYWHERE WITHIN THE CRESCENT DESIGN DISTRICT PER TOWN OF LEESBURG ZONING ORDINANCE ARTICLE 7.10.5.
- 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.
- ALL EXISTING STRUCTURES ON SITE WILL BE REMOVED UNLESS OTHERWISE NOTED.
- NO FEDERAL OR STATE PERMITS OR CONDITIONS DIRECTLY LIMIT DEVELOPMENT OF THIS PROPERTY.
- BASED ON AVAILABLE MAPS AND RECORDS THERE ARE NO KNOWN HISTORIC FEATURES THAT WILL REQUIRE PROTECTION LOCATED ON THE SUBJECT PROPERTIES.
- BASED ON AVAILABLE MAPS AND RECORDS, THERE ARE NO KNOWN BURIAL SITES ON THE SUBJECT PROPERTIES.
- A TRAFFIC IMPACT ANALYSIS WAS PERFORMED BY BOWMAN CONSULTING, DATED DECEMBER, 2013.
- 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.
- THE TWO OVER TWO UNITS AND TOWNHOMES ON THE SOUTH SIDE OF THE PROPERTY ALONG THE RAMP AND RT 15 BYPASS (BUILDINGS K AND P) AS WELL AS ON THE SOUTH WEST SIDE (BUILDINGS A, B, AND D) ARE IN THE NOISE IMPACT ZONE. THESE UNITS ALONG THE SOUTH SIDE FACING ROUTE 15 WILL REQUIRE WINDOWS AND DOORS WITH A MINIMUM SOUND TRANSMISSION CLASS (STC) RATING ON THE SOUTH, EAST AND WEST SIDES TO MEET THE PRESCRIBED INDOOR NOISE LEVEL PER THE HUD STANDARD OF 45DBA; HOWEVER THE TOWN OF LEESBURG HAS A MORE TOLERANT STANDARD OF 55DBA. THE REAR YARDS OF THE IMPACTED UNITS AND ALL AMENITY AREAS ARE OUTSIDE OF THE TRAFFIC NOISE IMPACT ZONE, EXCEPT FOR THE SOUTH ENDS OF BUILDINGS A AND D, WHERE AN 8 FOOT BARRIER WALL IS PROVIDED. THE BARRIER WALL SHALL BE COMPRISED OF A DURABLE MATERIAL SUCH AS MASONRY OR SUITABLE COMPOSITE MATERIAL WITH ADEQUATE STC RATING, WHICH WILL BE SPECIFIED AT SITE PLAN.
- TRAFFIC CONTROL DEVICES SHALL BE INCORPORATED AT THE TIME OF SITE PLAN.
- PRIOR TO THE FIRST SITE PLAN APPROVAL, THE APPLICANT MUST PREPARE AND EXHIBIT AND ROUGH FLOODPLAIN ALTERATION STUDY DEPICTING THE NEW FEMA FLOWS TO ENSURE THAT THE BRIDGE DESIGN IS NOT IMPACTED BY THE NEW FLOWS (WHICH COULD RAISE THE 100 YEAR WATER SURFACE ELEVATION ON OFF-SITE PROPERTIES AND TO ENSURE THAT NO NEW BUILDINGS PROPOSED WITHIN THIS DEVELOPMENT WILL BE IMPACTED BY THE NEW FEMA 100 YEAR FLOODPLAIN LIMITS.

CRESCENT PARKE

TLZM 2013-0006

ZONING MAP AMENDMENT

TOWN OF LEESBURG LOUDOUN COUNTY, VIRGINIA



VICINITY MAP

1"=1000'

OWNERS

FAILMEZGER INVESTMENTS
 PO BOX 700
 LANCASTER, VA 22503-0700
 ATTN: CARL E FAILMEZGER, ATTORNEY

EDWARD R MOONEY JR ET AL TRUSTEES
 6870 ELM ST, SUITE 200
 MCLEAN, VA 22101-3828
 ATTN: STEPHEN W POURNARAS, ATTORNEY

MREC LD LEESBURG CROSSING LLC

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

APPLICANT

MREC LD LEESBURG CROSSING LLC

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

SIGNATURE _____ DATE _____

SHEET INDEX

- COVER SHEET
- CONCEPT PLAN
- 2A CONCEPTUAL FRONTAGE PLAN
- 2B CONCEPTUAL FRONTAGE PLAN
- CROSS SECTIONS
- TYPICAL SECTIONS, DETAILS, AND TABULATIONS
- 4A TYPICAL LOT SECTIONS
- CONCEPTUAL LANDSCAPE PLAN
- CONCEPTUAL LANDSCAPE PLAN
- CONCEPTUAL LANDSCAPE PLAN
- CONCEPTUAL GRADING & UTILITY PLAN
- EXISTING SANITARY SEWER AS-BUILT
- PRELIMINARY SWM PLAN
- PRELIMINARY BMP PLAN - OVERALL
- BMP COMPUTATIONS
- BMP COMPUTATIONS
- BMP COMPUTATIONS
- LIGHTING PLAN
- LIGHTING DETAILS
- SU-30 AUTO-TURN PLAN
- SU-40 AUTO-TURN PLAN
- FIRE TRUCK AUTO-TURN PLAN
- CONCEPTUAL OPEN SPACE PLAN
- DETAILED OPEN SPACE PLAN (1 OF 5)
- DETAILED OPEN SPACE PLAN (2 OF 5)
- DETAILED OPEN SPACE PLAN (3 OF 5)
- DETAILED OPEN SPACE PLAN (4 OF 5)
- DETAILED OPEN SPACE PLAN (5 OF 5)
- SITE DETAILS (1 OF 4)
- SITE DETAILS (2 OF 4)
- SITE DETAILS (3 OF 4)
- SITE DETAILS (4 OF 4)
- ILLUSTRATIVE PLAN
- EXISTING CONDITIONS
- REZONING PLAT

ZONING MODIFICATIONS:

SEC.	DESCRIPTION
SEC. 7.10.5.G.6.f	THE APPLICANT REQUESTS A MODIFICATION TO PERMIT A REDUCTION IN THE REQUIRED AMOUNT OF AREA IN A "SHADED" CONDITION FOR AMENITY AREA #7.
SEC. 7.10.11.A.2	THE APPLICANT REQUESTS A MODIFICATION TO CHANGE THE DESIGNATION OF THE DAVIS AVENUE EXTENSION TO A GENERAL URBAN STREET.
SEC. 7.10.11.D	THE APPLICANT REQUESTS A MODIFICATION TO THE GENERAL STREET CROSS SECTION TO ELIMINATE STREET TREES AS NECESSARY TO RESOLVE ENGINEERING CONSTRAINTS RESULTING FROM SIGHT DISTANCE REQUIREMENTS AT INTERSECTIONS, AS ENABLED BY SEC. 7.10.11.A.4.b.
SEC. 11.3	THE APPLICANT REQUESTS A MODIFICATION OF THE PARKING STANDARDS TABLE. SINGLE FAMILY ATTACHED RESIDENTIAL PARKING WILL BE PROVIDED AT 2.5 SPACES PER UNIT TO INCLUDE FULL CREDIT FOR ALL GARAGE AND DRIVEWAY SPACES.
SEC. 12.8.2.G.2.c	THE APPLICANT REQUESTS A MODIFICATION TO REDUCE THE NUMBER OF PLANTINGS FOR THE ROUTE 7/15 BYPASS AND DULLES GREENWAY PRIVATE TOLL ROAD (E-F) AS SHOWN ON THE CONCEPT DEVELOPMENT PLAN AND DETAILED IN THE BUFFER YARD & SCREENING TABULATIONS ON SHEET 8.
SEC. 12.8.3	THE APPLICANT REQUESTS A MODIFICATION OF BUFFER YARD D-E AS SHOWN ON THE CONCEPT DEVELOPMENT PLAN AND DETAILED IN THE BUFFER YARD & SCREENING TABULATIONS ON SHEET 8.



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 101 South Street, S.E.
 Leesburg, Virginia 20175
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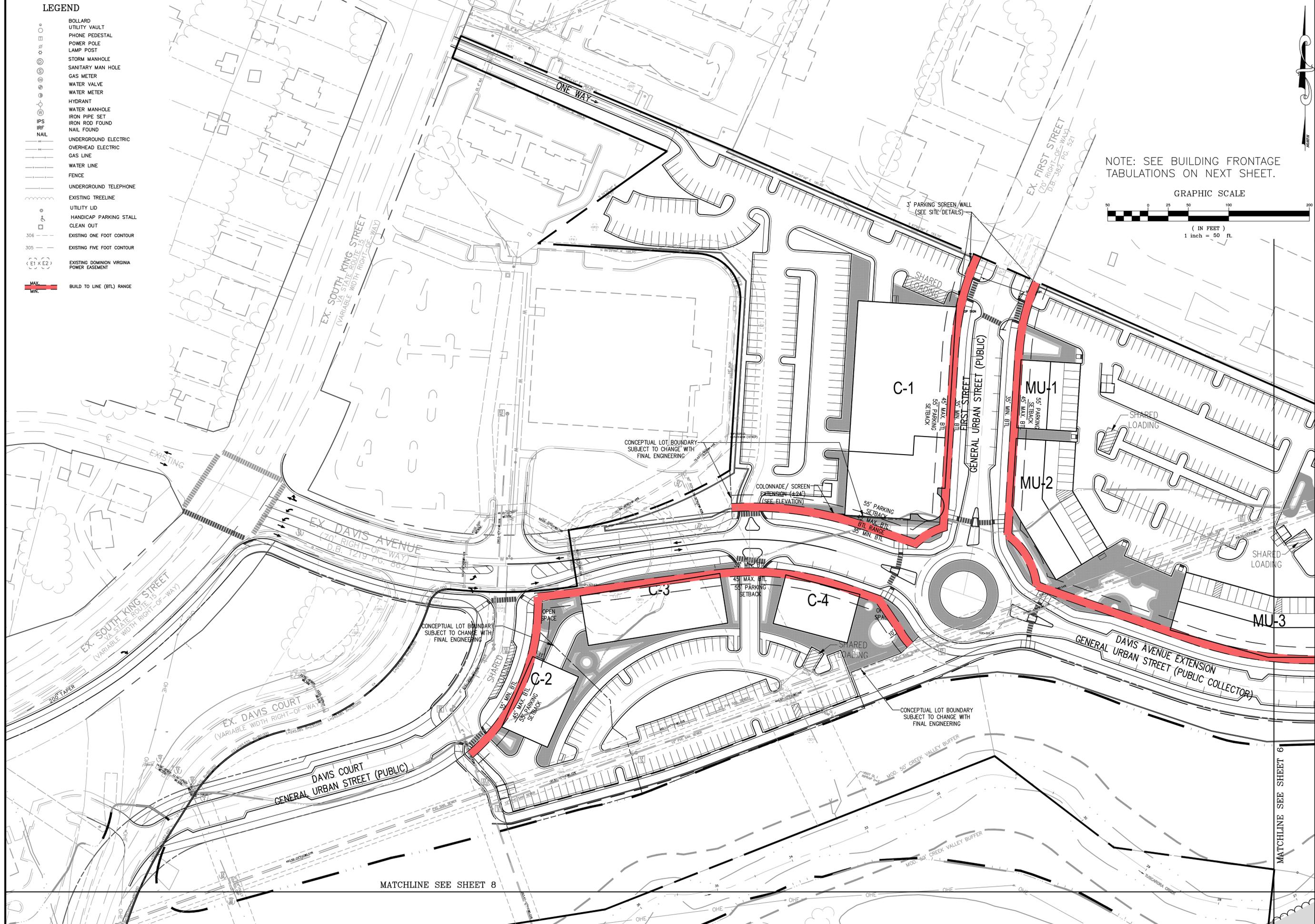
COVER SHEET
CRESCENT PARKE
 ZONING MAP AMENDMENT
 TOWN OF LEESBURG
 LOUDOUN COUNTY, VIRGINIA

PLAN STATUS	
2/11/2014	PER CHECKLIST COMMENTS
9/17/2014	PER TOWN COMMENTS
2/23/2014	PER TOWN COMMENTS
4/17/2015	PER TOWN COMMENTS
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DATE	DESCRIPTION
BBR DESIGN	CIM DRAWN
	CMM CHKD
SCALE	H: AS NOTED
	V:
JOB No.	2616-06-001
DATE	DEC. 23, 2013
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SHEET 1 OF 36

- 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
 - EXISTING DOMINION VIRGINIA POWER EASEMENT
 - MAX. MIN. BUILD TO LINE (BTL) RANGE



NOTE: SEE BUILDING FRONTAGE TABULATIONS ON NEXT SHEET.

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

Bowman
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CONCEPTUAL FRONTAGE PLAN
CRESCENT PARKE
ZONING MAP AMENDMENT

TOWN OF LEESBURG
LOUDOUN COUNTY, VIRGINIA

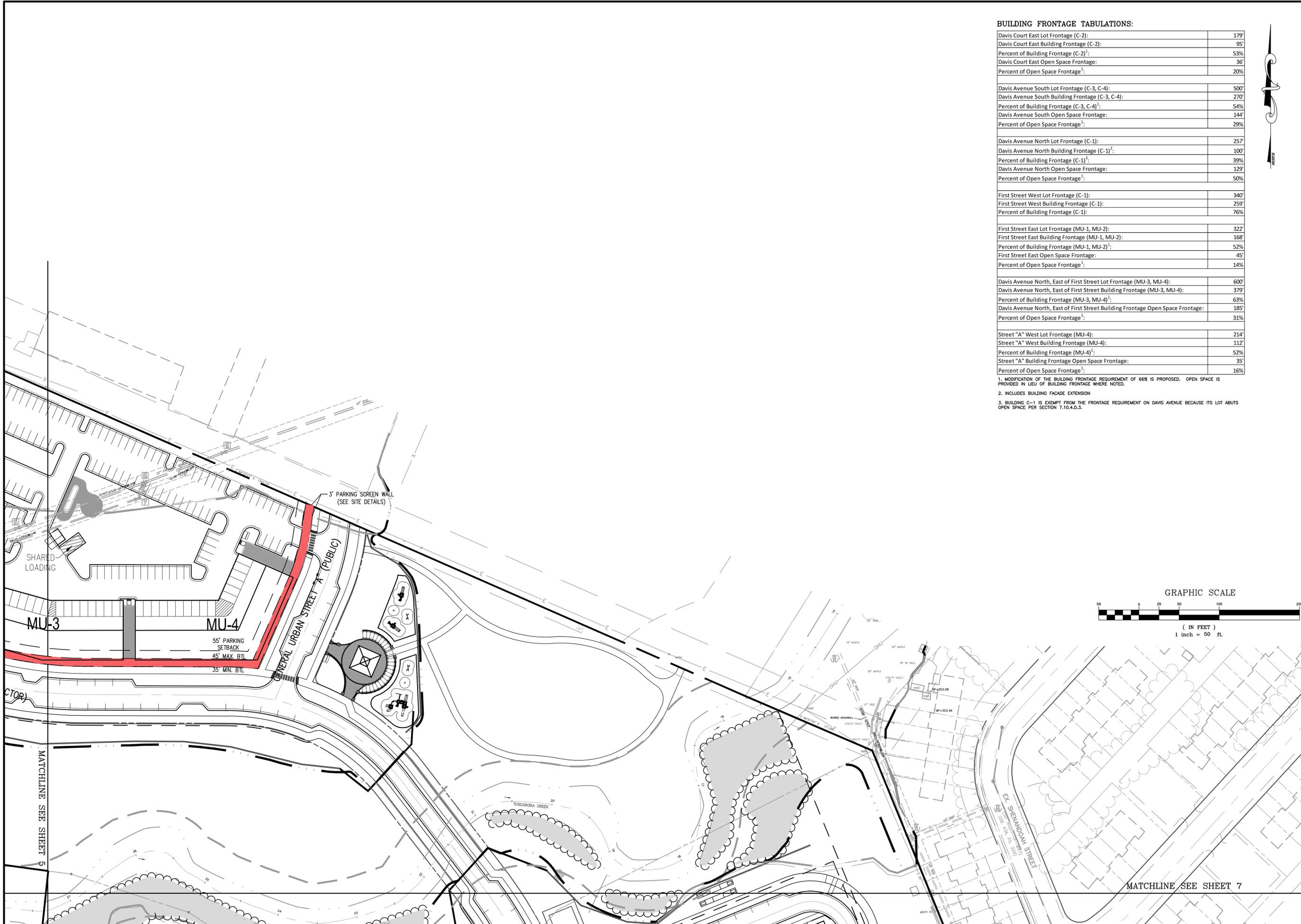
MATCHLINE SEE SHEET 6

DATE	DESCRIPTION
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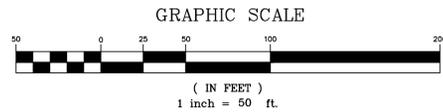
SHEET 2A OF 36



BUILDING FRONTAGE TABULATIONS:

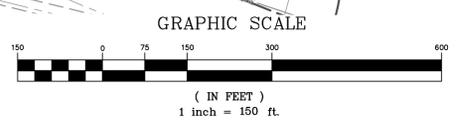
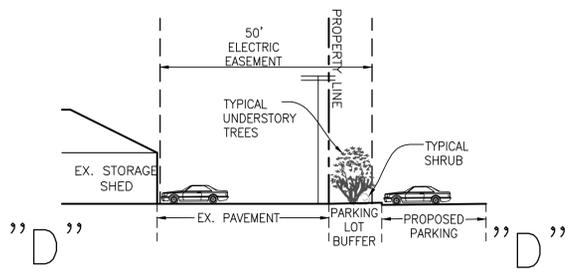
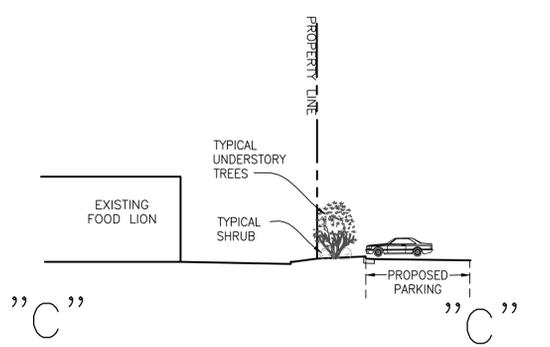
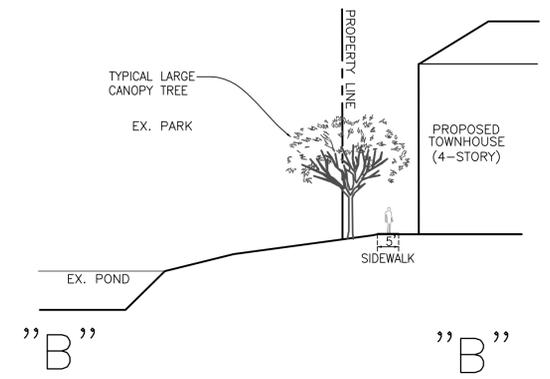
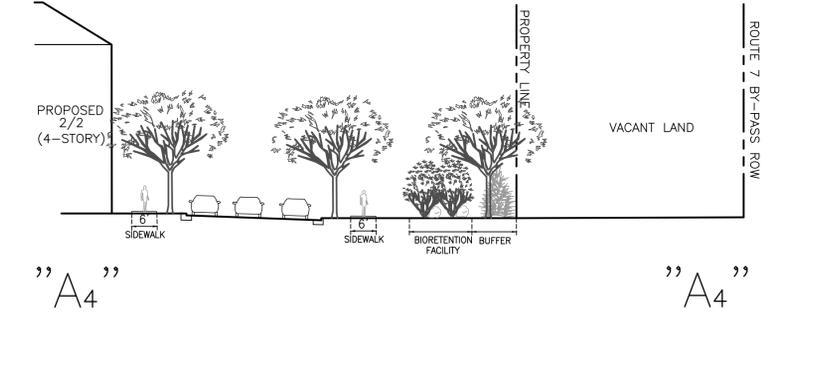
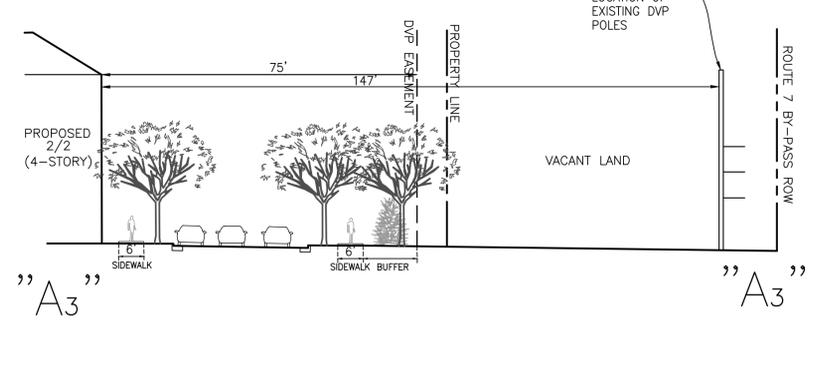
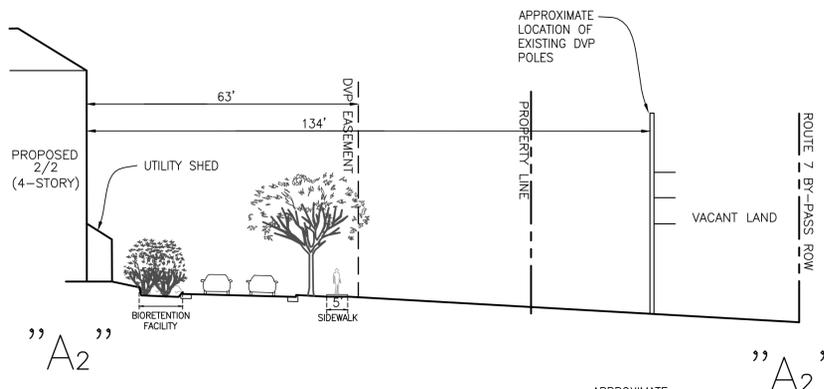
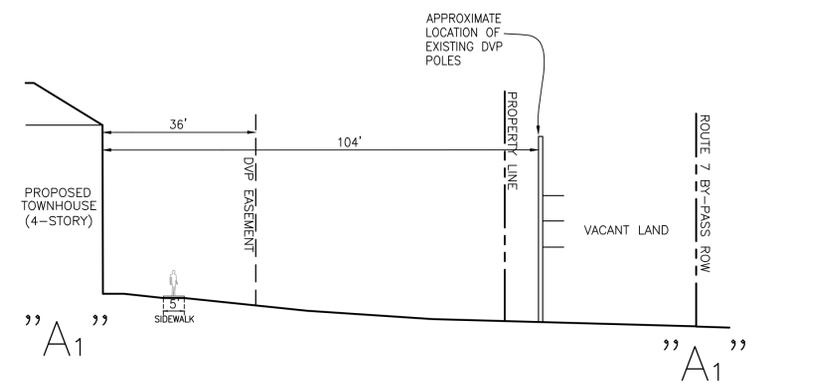
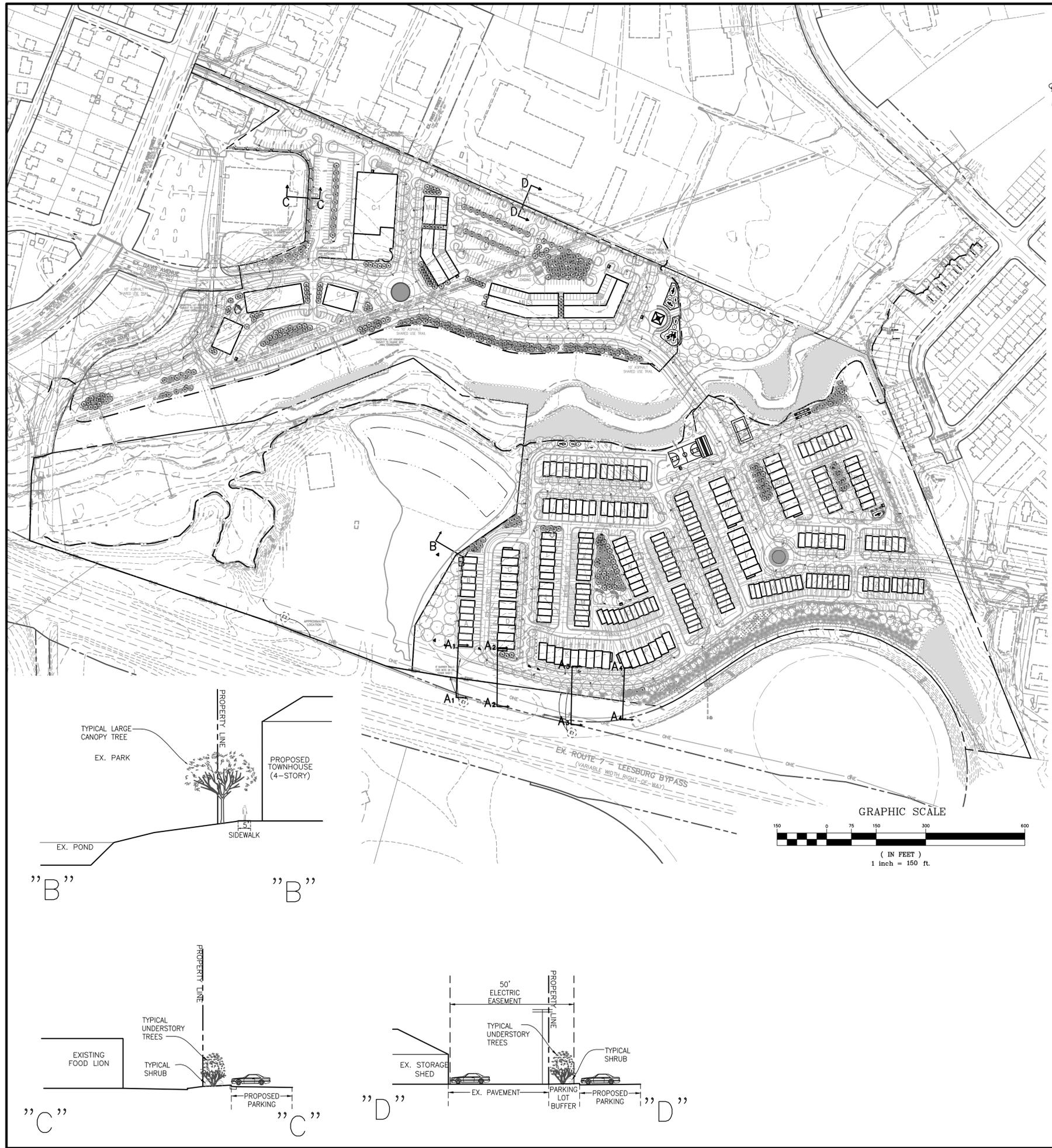
Davis Court East Lot Frontage (C-2):	179'
Davis Court East Building Frontage (C-2):	95'
Percent of Building Frontage (C-2) ¹ :	53%
Davis Court East Open Space Frontage:	36'
Percent of Open Space Frontage ¹ :	20%
Davis Avenue South Lot Frontage (C-3, C-4):	500'
Davis Avenue South Building Frontage (C-3, C-4):	270'
Percent of Building Frontage (C-3, C-4) ¹ :	54%
Davis Avenue South Open Space Frontage:	144'
Percent of Open Space Frontage ¹ :	29%
Davis Avenue North Lot Frontage (C-1):	257'
Davis Avenue North Building Frontage (C-1) ² :	100'
Percent of Building Frontage (C-1) ³ :	39%
Davis Avenue North Open Space Frontage:	129'
Percent of Open Space Frontage ¹ :	50%
First Street West Lot Frontage (C-1):	340'
First Street West Building Frontage (C-1):	259'
Percent of Building Frontage (C-1):	76%
First Street East Lot Frontage (MU-1, MU-2):	322'
First Street East Building Frontage (MU-1, MU-2):	168'
Percent of Building Frontage (MU-1, MU-2) ¹ :	52%
First Street East Open Space Frontage:	45'
Percent of Open Space Frontage ¹ :	14%
Davis Avenue North, East of First Street Lot Frontage (MU-3, MU-4):	600'
Davis Avenue North, East of First Street Building Frontage (MU-3, MU-4):	379'
Percent of Building Frontage (MU-3, MU-4) ¹ :	63%
Davis Avenue North, East of First Street Building Frontage Open Space Frontage:	185'
Percent of Open Space Frontage ¹ :	31%
Street "A" West Lot Frontage (MU-4):	214'
Street "A" West Building Frontage (MU-4):	112'
Percent of Building Frontage (MU-4) ¹ :	52%
Street "A" Building Frontage Open Space Frontage:	35'
Percent of Open Space Frontage ¹ :	16%

1. MODIFICATION OF THE BUILDING FRONTAGE REQUIREMENT OF 66% IS PROPOSED. OPEN SPACE IS PROVIDED IN LIEU OF BUILDING FRONTAGE WHERE NOTED.
2. INCLUDES BUILDING FACADE EXTENSION
3. BUILDING C-1 IS EXEMPT FROM THE FRONTAGE REQUIREMENT ON DAVIS AVENUE BECAUSE ITS LOT ABUTS OPEN SPACE PER SECTION 7.10.4.D.3.



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