

Buffer Yard & Screening (Section 12.8)			
Buffer Yard Location:	A-B	Modification Notes	
Applies:	No		
Modification Requested:	No		
Buffer and Screen Type (Section 12.8.3 Matrix):			
Proposed Land Use:	CD		
Existing Adjacent Land Use:	CD		
Required Total Buffer Width:	0'		
Adjacent Property Developed?			
If Yes, Existing Buffer Width:			
Required Minimum Buffer Width On Applicants Property:	0'		
Total Buffer Length:	0'		
Buffer Length Supported by Tree Save:	0'		
Net Buffer Length Required:	0'		
Total Area of Buffer Yard:	0SF		
Required Screen:			
Screening Alternatives (Section 12.8.6):			

Landscaping	Frequency	Required	Provided
Large Canopy Tree	N/A	N/A	0
Medium Canopy Tree	N/A	N/A	0
Understory Tree	N/A	N/A	0
Evergreen Tree	N/A	N/A	0
Shrubs	N/A	N/A	0
Preservation of Existing Trees in Lieu of Landscaping	N/A	N/A	0

Buffer Yard & Screening (Section 12.8)			
Buffer Yard Location:	D-E	Modification Notes	
Applies:	Yes	A modification has been requested to reduce the number of plantings as shown on this plan and identified in the "Provided" column below.	
Modification Requested:	Yes		
Buffer and Screen Type (Section 12.8.3 Matrix):			
Proposed Land Use:	Rb		
Existing Adjacent Land Use:	Rr		
Required Total Buffer Width:	25'		
Adjacent Property Developed?	Yes		
If Yes, Existing Buffer Width:	0'		
Required Minimum Buffer Width On Applicants Property:	25'		
Total Buffer Length:	1010'		
Buffer Length Supported by Tree Save:	320'		
Net Buffer Length Required:	690'		
Total Area of Buffer Yard:	17,250SF		
Required Screen:	53		
Screening Alternatives (Section 12.8.6):	53A		

Landscaping	Frequency	Required	Provided
Large Canopy Tree	1/ 1000 SF	18	0
Medium Canopy Tree	1/ 500 SF	35	0
Understory Tree	1/ 500 SF	35	0
Evergreen Tree	1/ 500 SF	35	0
Shrubs	1/ 100 SF	173	159
Preservation of Existing Trees in Lieu of Landscaping	N/A	N/A	20,157 SF

Buffer Yard & Screening (Section 12.8)			
Buffer Yard Location:	G-H	Modification Notes	
Applies:	No		
Modification Requested:	No		
Buffer and Screen Type (Section 12.8.3 Matrix):			
Proposed Land Use:	CD		
Existing Adjacent Land Use:	CD		
Required Total Buffer Width:	0'		
Adjacent Property Developed?	No		
If Yes, Existing Buffer Width:			
Required Minimum Buffer Width On Applicants Property:	0'		
Total Buffer Length:	0'		
Buffer Length Supported by Tree Save:	0'		
Net Buffer Length Required:	0'		
Total Area of Buffer Yard:	0SF		
Required Screen:			
Screening Alternatives (Section 12.8.6):			

Landscaping	Frequency	Required	Provided
Large Canopy Tree	N/A	N/A	0
Medium Canopy Tree	N/A	N/A	0
Understory Tree	N/A	N/A	0
Evergreen Tree	N/A	N/A	0
Shrubs	N/A	N/A	0
Preservation of Existing Trees in Lieu of Landscaping	N/A	N/A	0

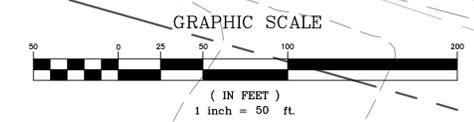
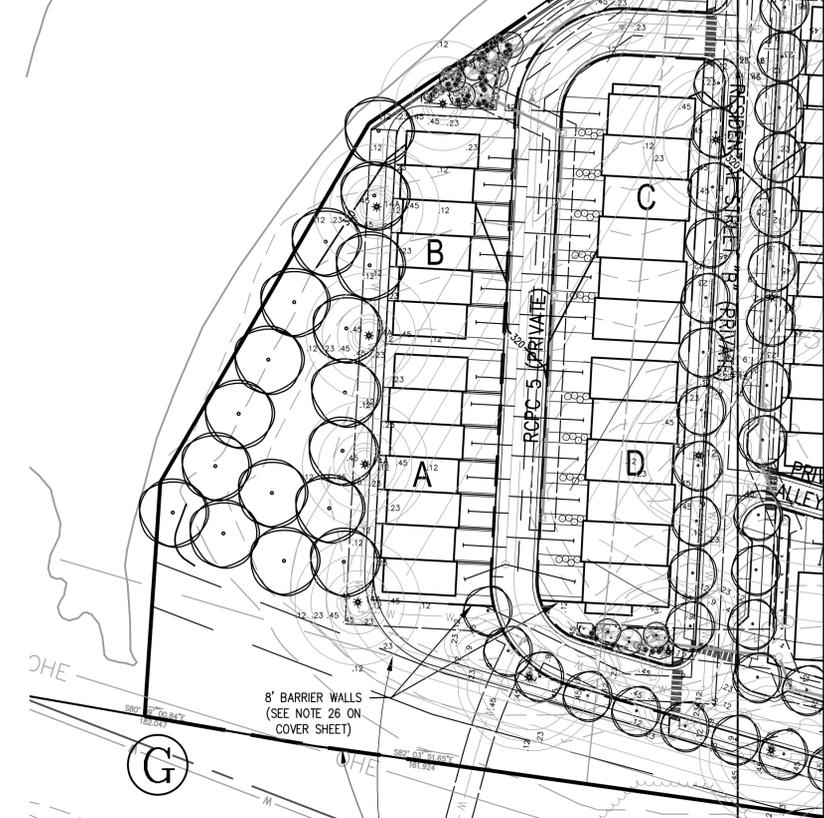
(SEC. 12.3) TWENTY-YEAR TREE CANOPY REQUIREMENTS:
 SITE AREA: 2,323,327 SF
 TOTAL REQUIRED 20-YEAR ON-SITE CANOPY COVERAGE: 232,333 SF (10%)

PROVIDED CANOPY:
 PROPOSED SITE CANOPY: 127,600 SF
 ADDITIONAL TREE SAVE AREA: 104,812 SF
 TOTAL PROVIDED 20-YEAR CAOOPY COVERAGE: 232,412 SF (10%)

(SEC. 12.4) STREET TREES:
STREET FRONTAGE LENGTH* REQUIREMENT (1 TREE/40' FRONTAGE)
 DAVIS AVENUE EXT.: 1,870' (X2 SIDES) 93 STREET TREES
 (EXCLUDES CREEK CROSSING)
 DAVIS COURT: 550' (X2 SIDES) 28 STREET TREES
 GATEWAY DRIVE EXT: 380' (X2 SIDES) 19 STREET TREES
 FIRST STREET EXT.: 300' (X2 SIDES) 15 STREET TREES
 PRIVATE STREETS (INTERNAL): 2,300' (X2 SIDES) 115 STREET TREES
 TOTAL REQUIRED: 5,800' (X2 SIDES) 270 STREET TREES
 TOTAL STREET TREES PROVIDED: 295 STREET TREES
 * LENGTH EXCLUDES INTERSECTIONS

Parking Buffer Per Sec. 7.10.5.D.1.a	
Required Width:	5' in width when abutting a side or rear lot line
Planting Required:	1 Canopy or Understory tree per 35' and 1 shrub every 4' of shared property line
Total length of shared lot line:	1500'
Required Canopy or Understory Tree:	43
Required Shrubs:	375
Proposed Canopy or Understory Tree:	43
Proposed Shrubs:	375

LANDSCAPE NOTES
 1. PROPOSED BUFFER PLANTINGS SHALL BE IN ACCORDANCE WITH ZO SECTION 7.10.5.D.2 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 EXISTING OVERHEAD POWER LINES SHALL REMAIN IN GENERAL PROXIMITY TO THE LOCATIONS DEPICTED ON THIS SHEET.
 4. BIORETENTION PLANTINGS ARE CONCEPTUAL AND NOT COUNTED TOWARD CANOPY COVERAGE ABOVE. BIORETENTION PLANTINGS SHALL BE SPECIFIED AT SITE PLAN PER THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK.



Bowman

CONSULTING

Bowman Consulting Group, Ltd.
 101 South Street, S. E.
 Leesburg, Virginia 20175
 Phone: (703) 443-2400
 Fax: (703) 443-2425
 www.bowmanconsulting.com

CONCEPTUAL LANDSCAPE PLAN
CRESCENT PARKE
 ZONING MAP AMENDMENT
 LOUDOUN COUNTY, VIRGINIA
 TOWN OF LEESBURG

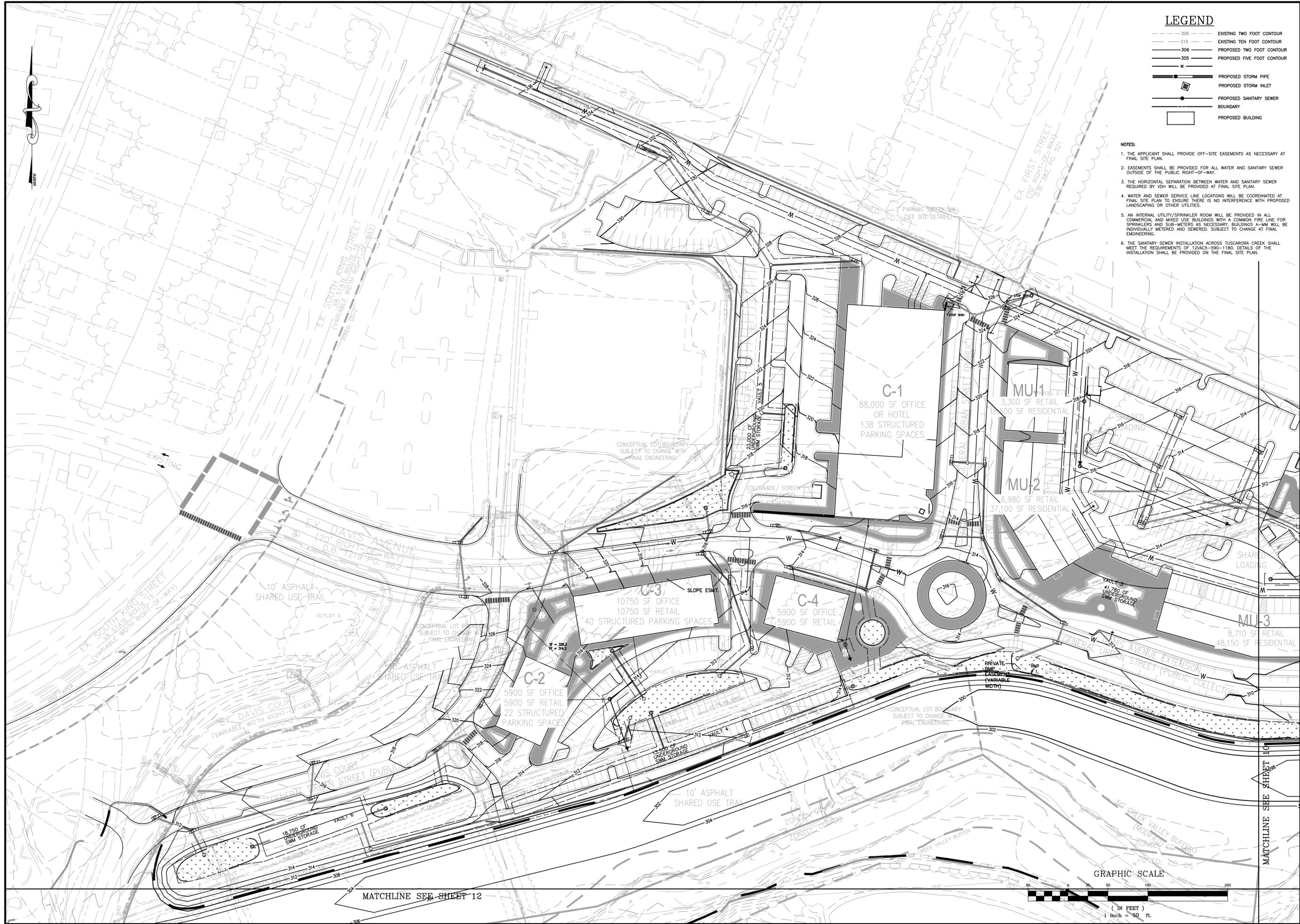
PLAN STATUS	
2/11/2014	PER CHECKLIST COMMENTS
9/17/2014	PER TOWN COMMENTS
2/23/2014	PER TOWN COMMENTS
4/17/2015	PER TOWN COMMENTS
38/28/2015	PER TOWN COMMENTS

DATE	DESCRIPTION
BBR DESIGN	CIM DRAWN
	CMM CHKD
SCALE	H: AS NOTED
	V:
JOB No.	2616-06-001
DATE	DEC. 23, 2013
FILE No.	2616-D-ZP-001

SHEET **8** OF 36

Attachment 8

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LEGEND

	EXISTING TWO FOOT CONTOUR
	EXISTING TEN FOOT CONTOUR
	PROPOSED TWO FOOT CONTOUR
	PROPOSED FIVE FOOT CONTOUR
	PROPOSED STORM PIPE
	PROPOSED STORM INLET
	PROPOSED SANITARY SEWER BOUNDARY
	PROPOSED BUILDING

- NOTES:**
1. THE APPLICANT SHALL PROVIDE OFF-SITE EASEMENTS AS NECESSARY AT FINAL SITE PLAN.
 2. EASEMENTS SHALL BE PROVIDED FOR ALL WATER AND SANITARY SEWER OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
 3. THE HORIZONTAL SEPARATION BETWEEN WATER AND SANITARY SEWER REQUIRED BY VDM WILL BE PROVIDED AT FINAL SITE PLAN.
 4. WATER AND SEWER SERVICE LINE LOCATIONS WILL BE COORDINATED AT FINAL SITE PLAN TO ENSURE THERE IS NO INTERFERENCE WITH PROPOSED LANDSCAPING OR OTHER UTILITIES.
 5. AN INTERNAL UTILITY/SPRINKLER ROOM WILL BE PROVIDED IN ALL COMMERCIAL AND MIXED USE BUILDINGS WITH A COMMON FIRE LINE FOR SPRINKLERS AND SUB-METERS AS NECESSARY. BUILDINGS A-M WILL BE INDIVIDUALLY METERED AND SEWERED. SUBJECT TO CHANGE AT FINAL ENGINEERING.
 6. THE SANITARY SEWER INSTALLATION ACROSS TUSCARORA CREEK SHALL MEET THE REQUIREMENTS OF 12VACS-590-1180. DETAILS OF THE INSTALLATION SHALL BE PROVIDED ON THE FINAL SITE PLAN.

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CONCEPTUAL GRADING & UTILITY PLAN
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
8/28/2015	PER TOWN COMMENTS

DATE DESCRIPTION

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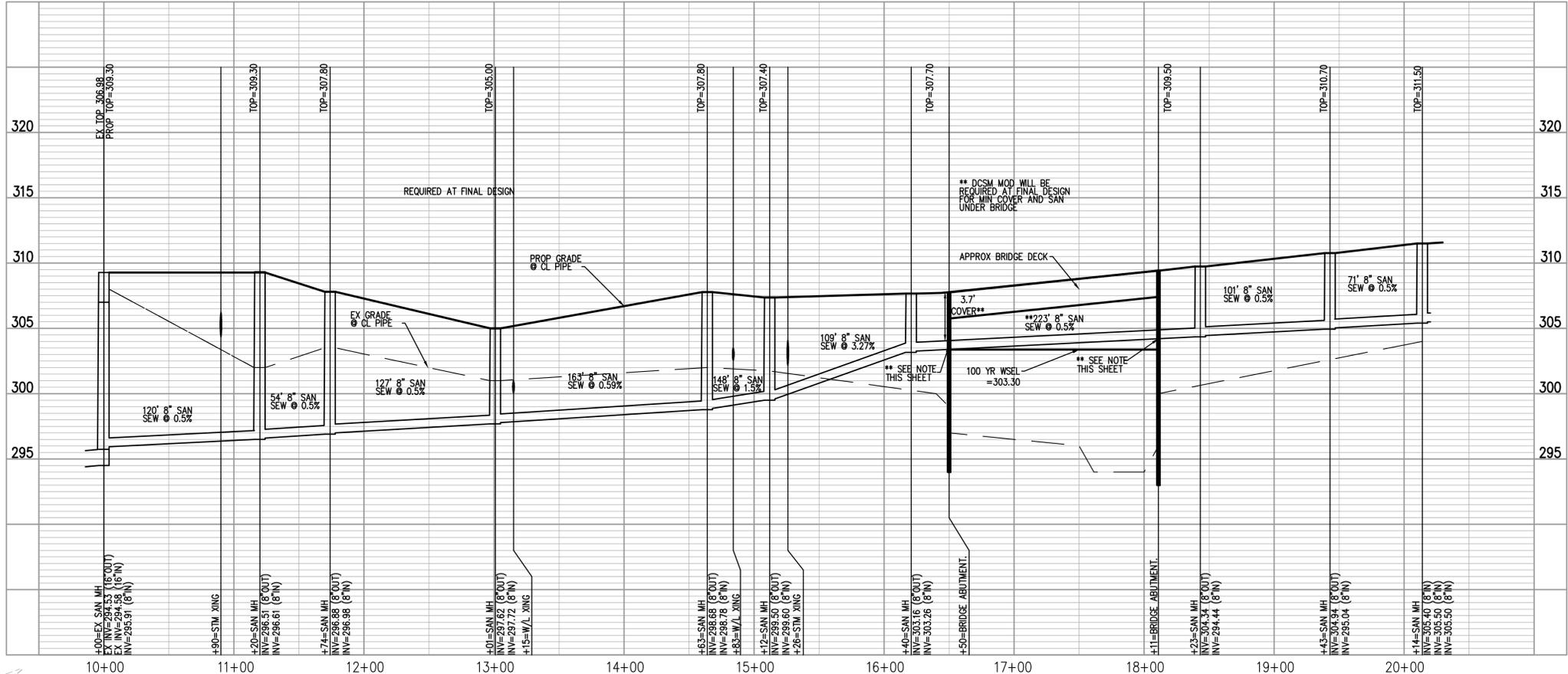
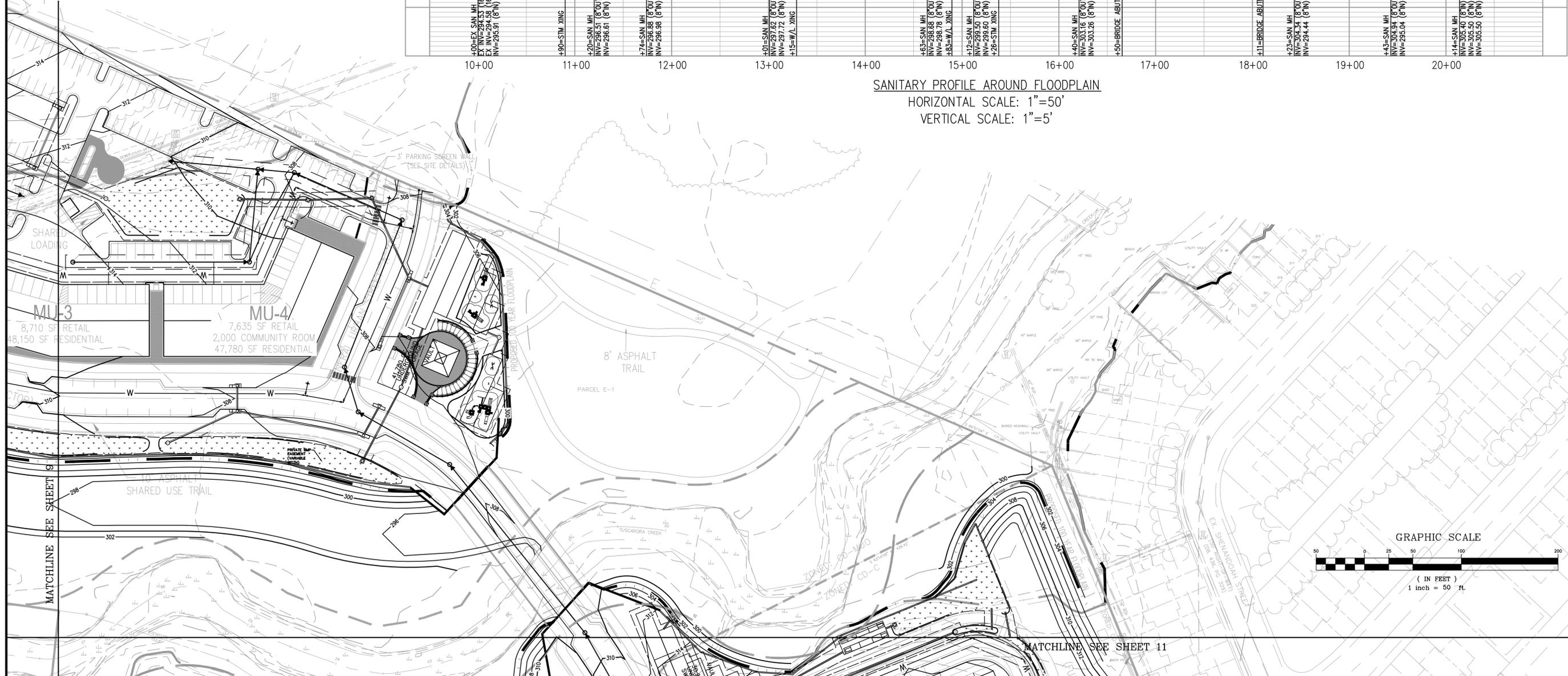


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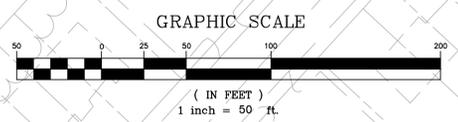
- 306 --- EXISTING TWO FOOT CONTOUR
- 310 --- EXISTING TEN FOOT CONTOUR
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- 305 --- PROPOSED FIVE FOOT CONTOUR
- W ---
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- PROPOSED STORM INLET
- PROPOSED SANITARY SEWER BOUNDARY
- PROPOSED BUILDING
- OLR --- OVERLAND RELIEF

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6. THE SANITARY SEWER INSTALLATION ACROSS TUSCARORA CREEK SHALL MEET THE REQUIREMENTS OF 12VAC5-590-1180. DETAILS OF THE INSTALLATION SHALL BE PROVIDED ON THE FINAL SITE PLAN.



SANITARY PROFILE AROUND FLOODPLAIN
 HORIZONTAL SCALE: 1"=50'
 VERTICAL SCALE: 1"=5'



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MATCHLINE SEE SHEET 10

LEGEND

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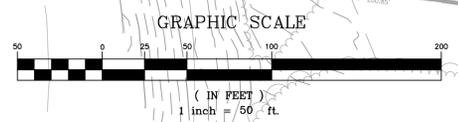
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TOWN OF LEESBURG
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MATCHLINE SEE SHEET 12



Doc file name: \\vs4\vs4_projects\202616 - Leesburg crossroads rezoning\Planning\Zoning\Sheet2616 - Conceptual Grading Plan.dwg

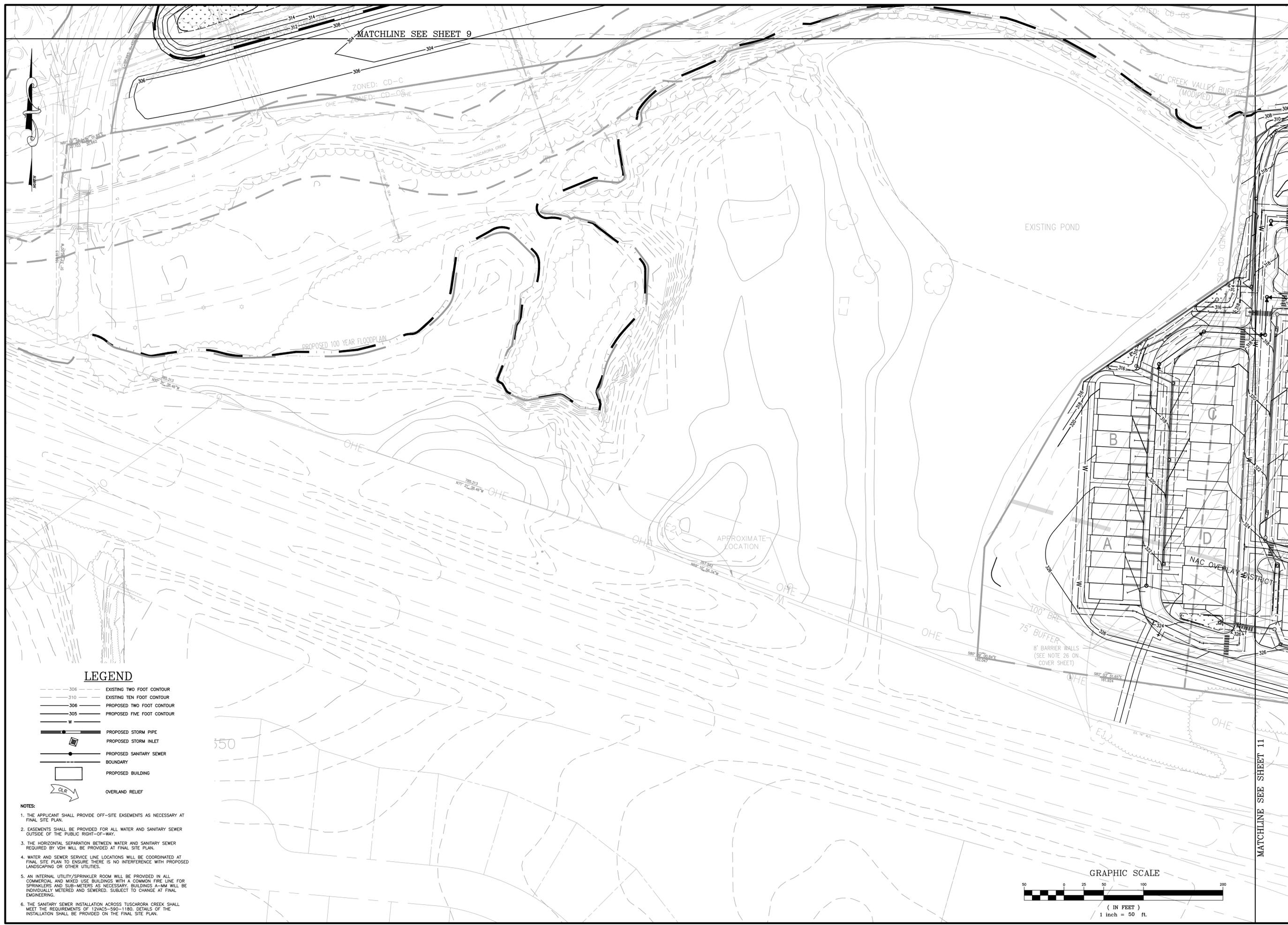
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SCALE	H: AS NOTED
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 DATE DEC. 23, 2013

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SHEET 12 OF 36



LEGEND

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- 306 --- PROPOSED TWO FOOT CONTOUR
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- PROPOSED STORM PIPE
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