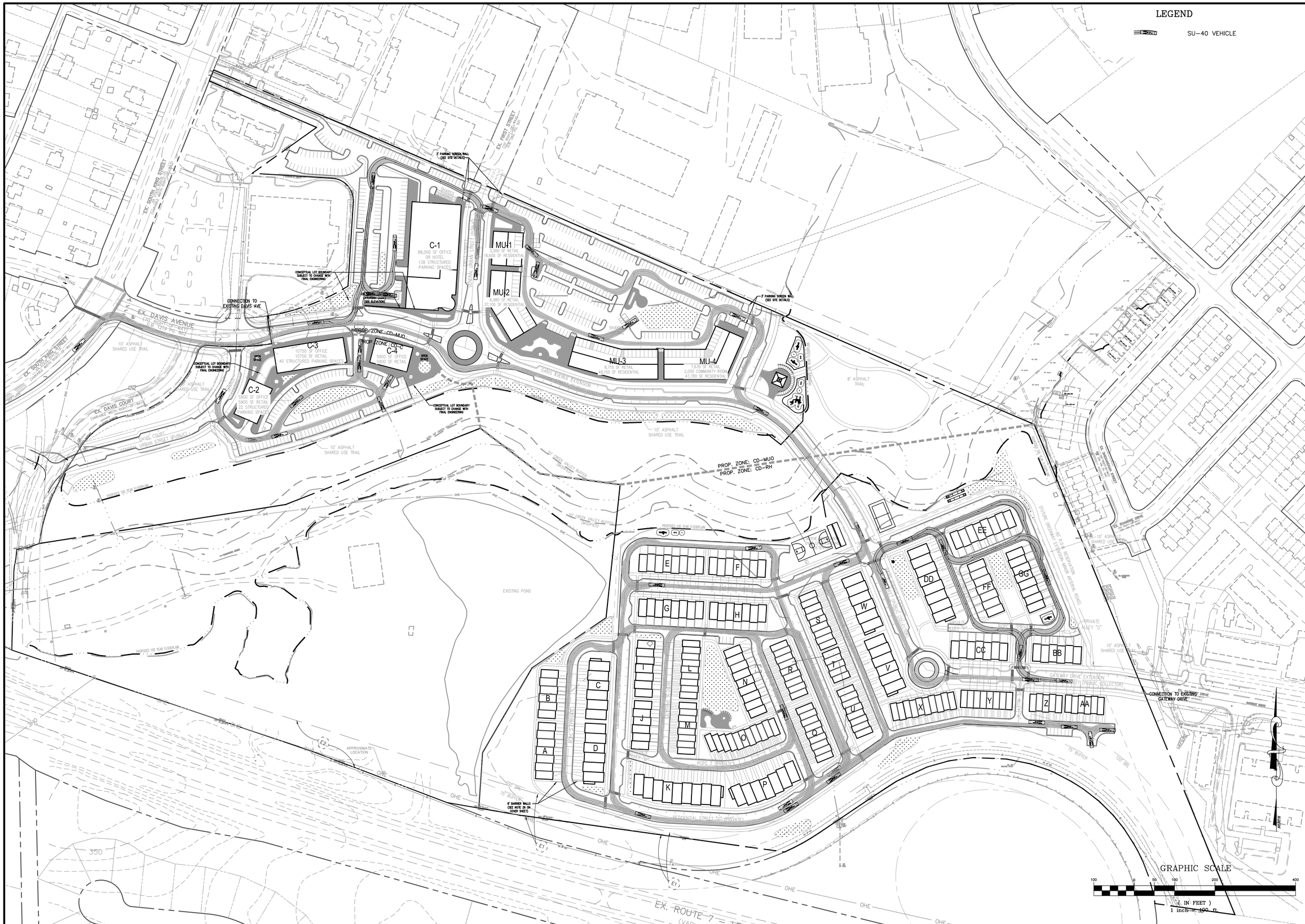

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SU-40 AUTO-TURN PLAN

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
12/23/2014	PER TOWN COMMENTS
04/17/2015	PER TOWN COMMENTS
08/28/2015	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 22 OF 36

Cad file name: \\clyde\new_projects\002616 - leesburg crossroads - mrec\002616-06-001 (pln) - leesburg crossroads rezoning\Planning\Rezoning\Sheet2616- Auto-Turn Plan.dwg

Attachment 8

LEGEND

LEESBURG FIRE TRUCK

EX. SOUTH KING STREET (VARIABLE WIDTH RIGHT-OF-WAY)

EX. DAVIS AVENUE (120' RIGHT-OF-WAY) (VR 1219 PG. 867)

EX. DAVIS COURT (VARIABLE WIDTH RIGHT-OF-WAY)

EX. FIRST STREET (VR 1219 PG. 821)

GENERAL URBAN STREET (PUBLIC)

DAVIS AVENUE EXTENSION

GATEWAY DRIVE EXTENSION (PUBLIC COLLECTOR)

RESIDENTIAL STREET 22' (PRIVATE)

PRIVATE ALLEY "G"

EX. ROUTE 7 – LEESBURG BYPASS (VARIABLE WIDTH RIGHT-OF-WAY)

C-1 88,000 SF OFFICE OR HOTEL 138 STRUCTURED PARKING SPACES

MU-1 3,000 SF RETAIL 18,600 SF RESIDENTIAL

MU-2 3,985 SF RETAIL 37,100 SF RESIDENTIAL

MU-3 8,710 SF RETAIL 48,150 SF RESIDENTIAL

MU-4 7,635 SF RETAIL 2,000 COMMUNITY ROOM 47,780 SF RESIDENTIAL

C-2 5900 SF OFFICE 5900 SF RETAIL 22 STRUCTURED PARKING SPACES

C-3 10750 SF OFFICE 10750 SF RETAIL 40 STRUCTURED PARKING SPACES

C-4 5900 SF OFFICE 5900 SF RETAIL

PROP. ZONE: CD-MUO

PROP. ZONE: CD-C

PROP. ZONE: CD-RH

CONNECTION TO EXISTING DAVIS AVE.

CONNECTION TO EXISTING DRIVE GATEWAY DRIVE

CONCEPTUAL LOT BOUNDARY SUBJECT TO CHANGE WITH FINAL ENGINEERING

COLONNADE/ SCREEN EXTENSION (SEE ELEVATION)

7' PARKING SCREEN WALL (SEE SITE DETAILS)

8' BARRIER WALLS (SEE NOTE 26 ON COVER SHEET)

OPEN SPACE

SHARED LOADING

10' ASPHALT SHARED USE TRAIL

8' ASPHALT TRAIL

EXISTING POND

PROPOSED 100 YEAR FLOODPLAIN

50' CREEK VALLEY BUFFER (MODIFIED)

75' BUFFER

120' BRL

APPROXIMATE LOCATION

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

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FIRE TRUCK AUTO-TURN PLAN

CRESCENT PARKE

ZONING MAP AMENDMENT

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LOUDOUN COUNTY, VIRGINIA

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SCALE H: AS NOTED V:

JOB No. 2616-06-001

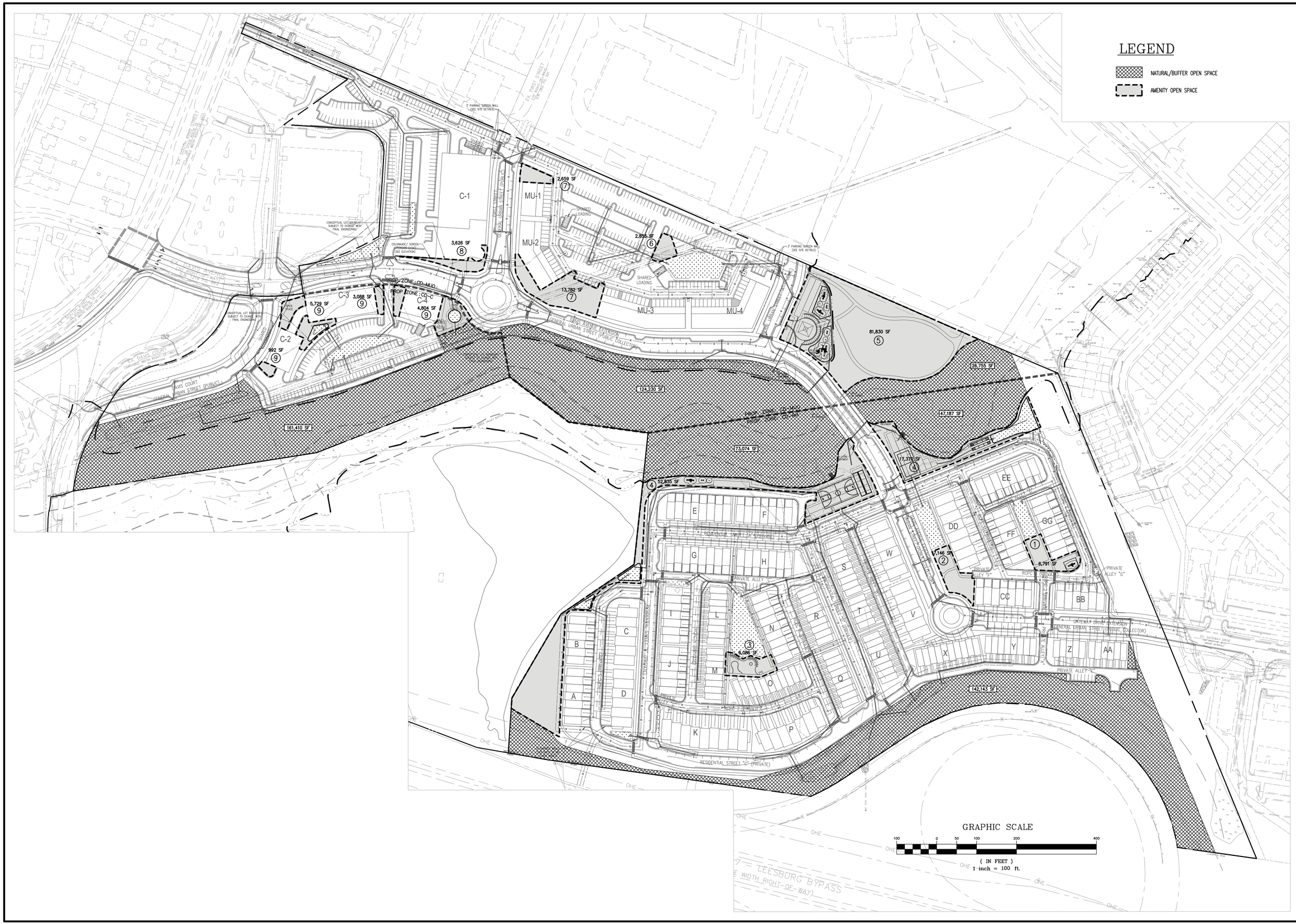
DATE DEC. 23, 2013

FILE No. 2616-D-ZP-001

SHEET 23 OF 36

Cad file name: \\cityd\view_projects\002616 – leesburg crossroads rezoning\Planning\Rezoning\Sheet2616– Auto-Turn Plan.dwg

Attachment 8



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CONCEPTUAL OPEN SPACE PLAN

CRESCENT PARKE

ZONING MAP AMENDMENT

TOWN OF LEESBURG

LOUDOUN COUNTY, VIRGINIA

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SCALE	H: 1"=100' V:	
JOB No. 2616-06-001		
DATE DEC. 23, 2013		
FILE No. 2616-D-ZP-001		
SHEET 24 OF 36		

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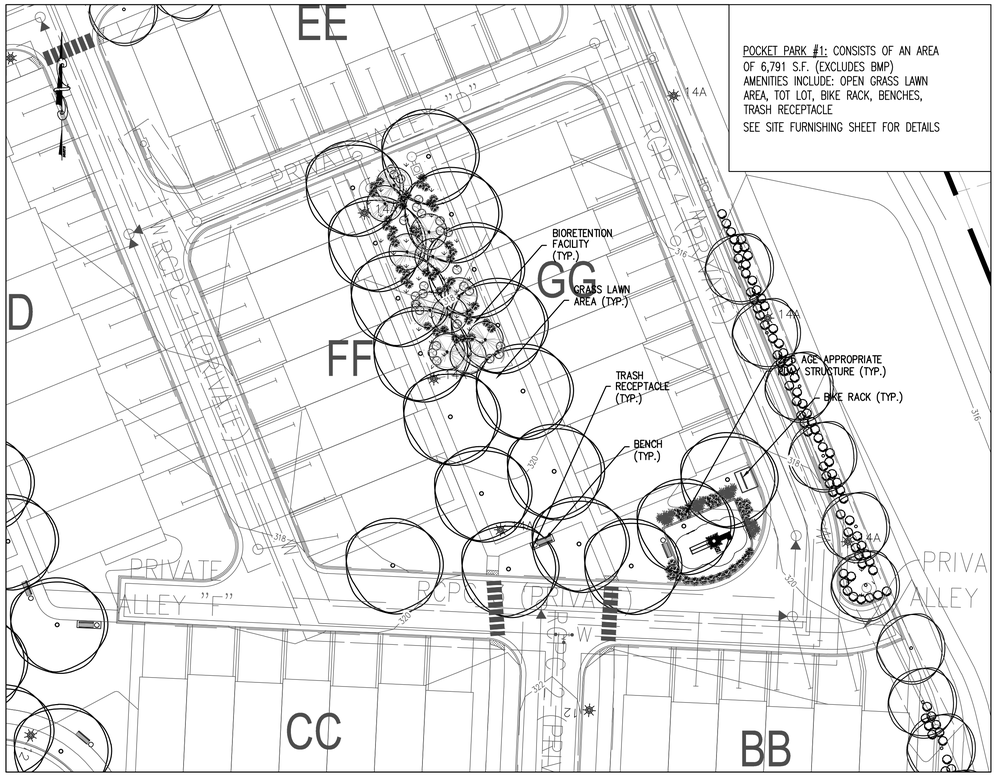
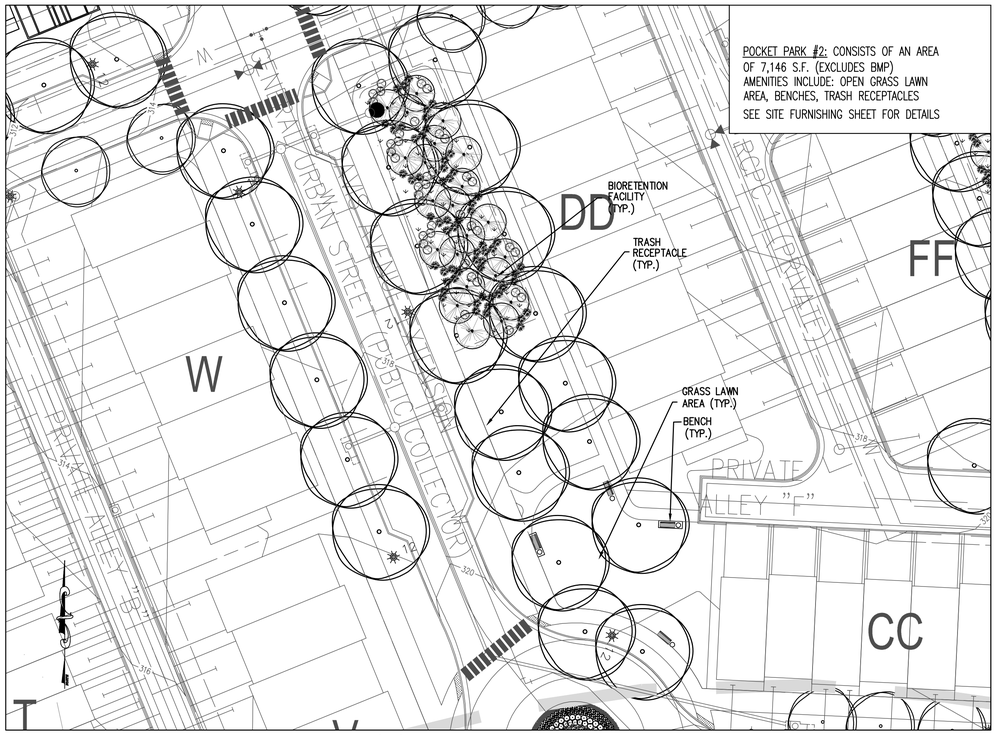
Attachment 8



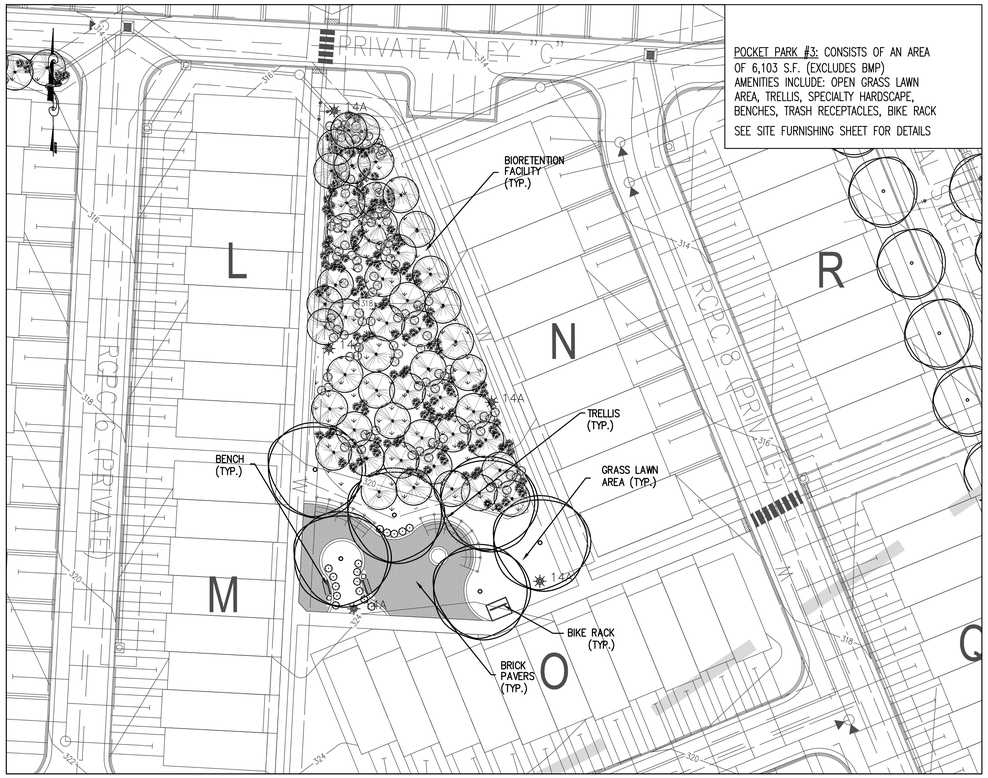
(1) POCKET PARK

SCALE: 1"=30'



(2) POCKET PARK

SCALE: 1"=30'



(3) POCKET PARK

SCALE: 1"=30'

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DETAILED OPEN SPACE PLAN (1 OF 5)

CRESCENT PARKE

ZONING MAP AMENDMENT

TOWN OF LEESBURG LOUDOUN COUNTY, VIRGINIA

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FILE No.	2616-D-ZP-001	

SHEET 25 OF 36

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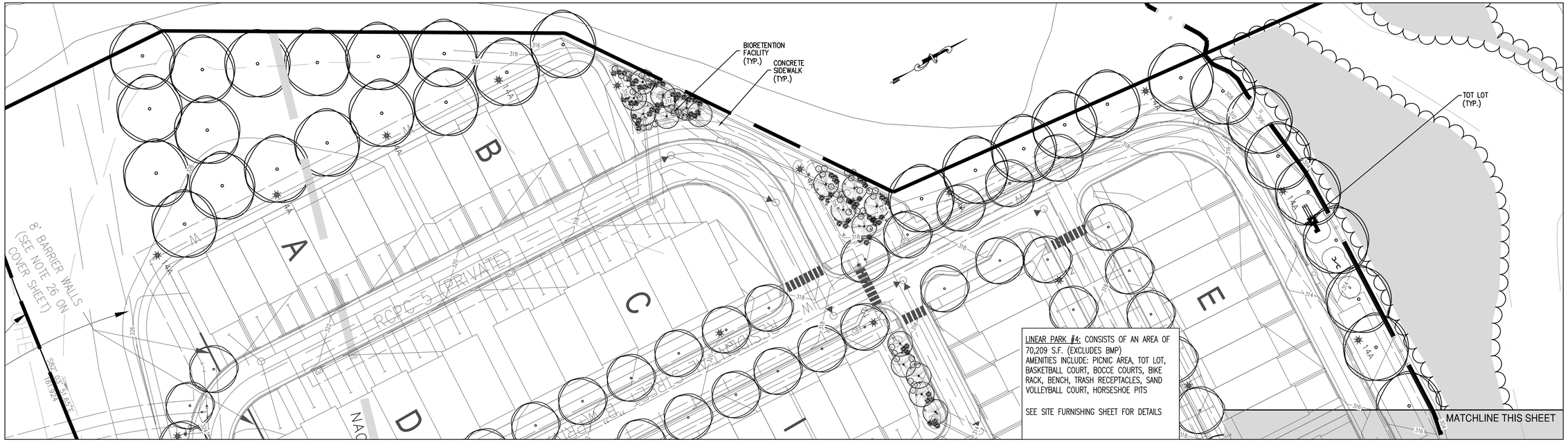
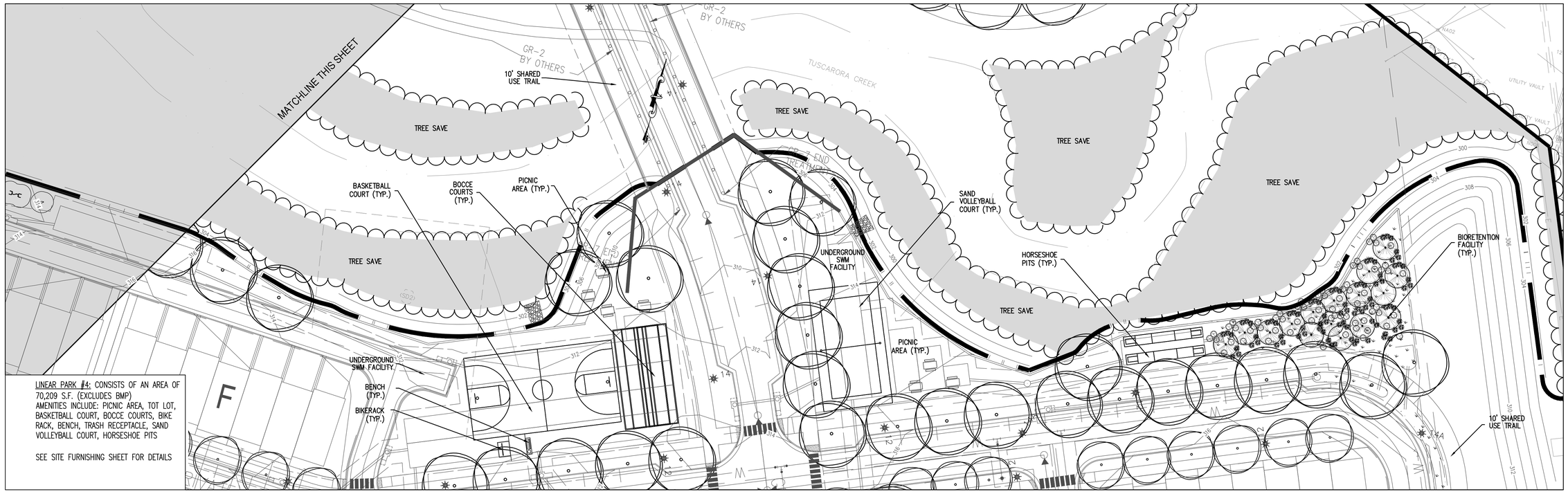
Attachment 8



(4) LINEAR PARK

SCALE: 1"=30'



(4) LINEAR PARK

SCALE: 1"=30'

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DETAILED OPEN SPACE PLAN (2 OF 5)

CRESCENT PARKE

ZONING MAP AMENDMENT

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SCALE	H: AS NOTED V:	
JOB No.	2616-06-001	
DATE	DEC. 23, 2013	
FILE No.	2616-D-ZP-001	

SHEET 26 OF 36

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Attachment 8