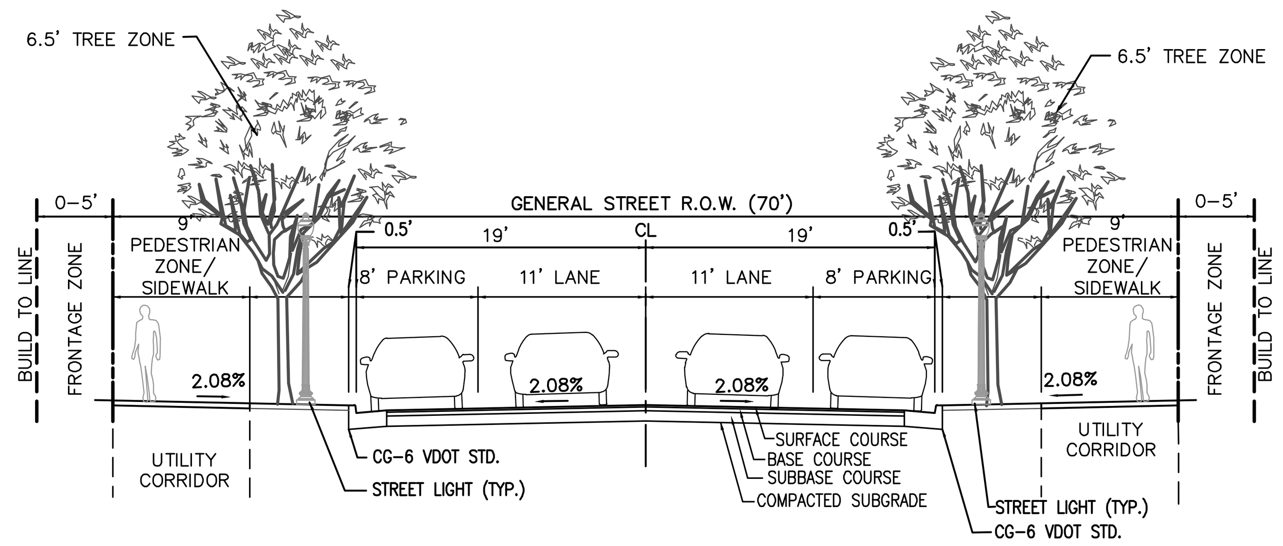
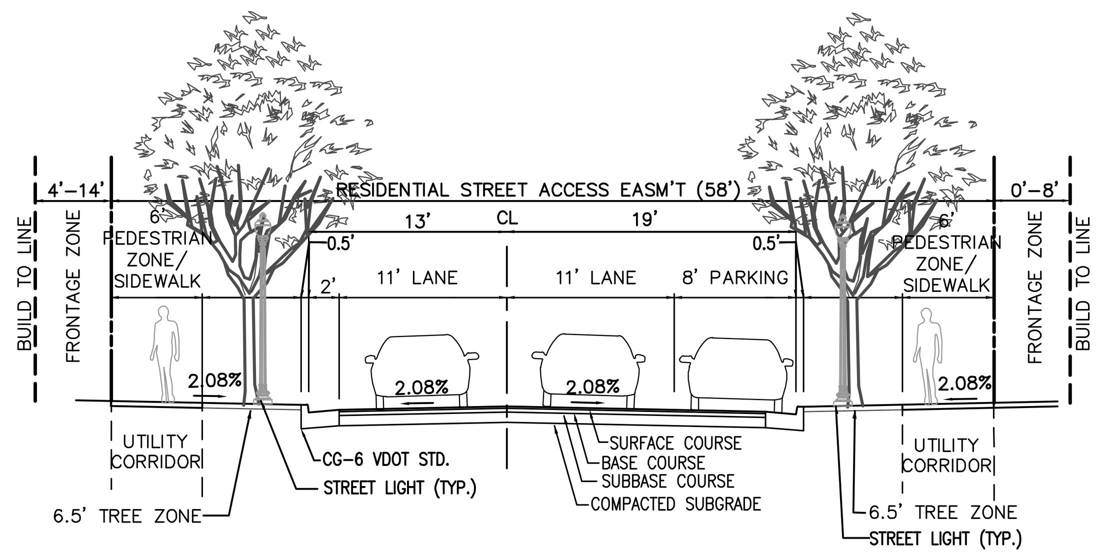


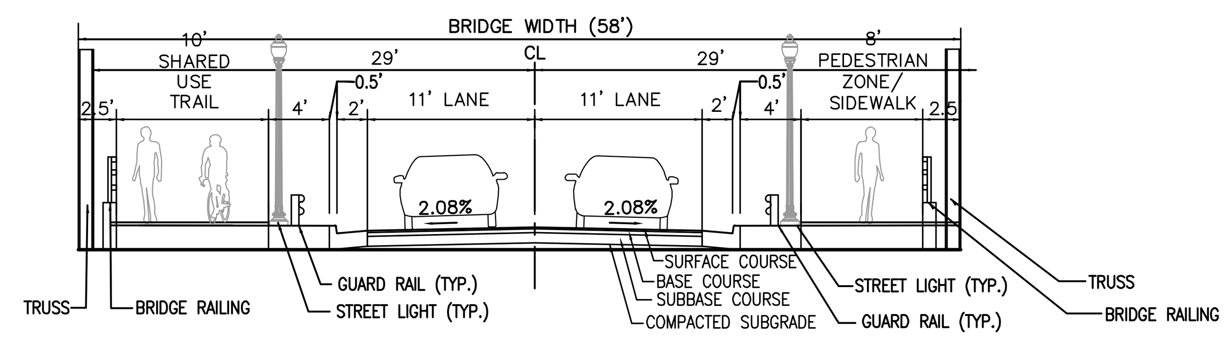
GENERAL URBAN STREET TYPICAL SECTION
GATEWAY DRIVE EXTENSION, RELOCATED DAVIS COURT, & DAVIS AVE EXTENSION

SCALE: 1"=10'



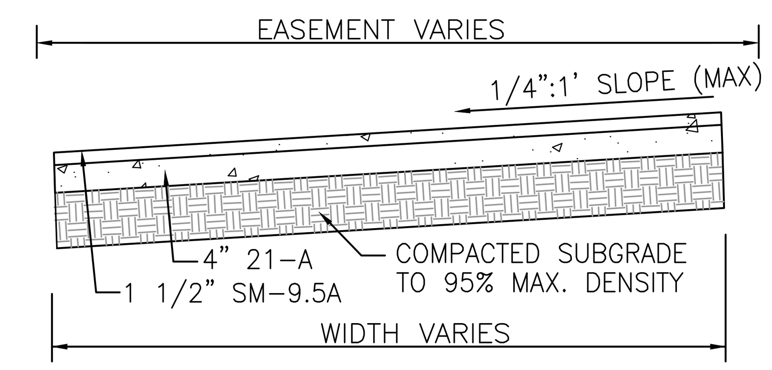
PRIVATE RESIDENTIAL STREET TYPICAL SECTION (PARKING ONE SIDE)

SCALE: 1"=10'



DAVIS AVENUE BRIDGE

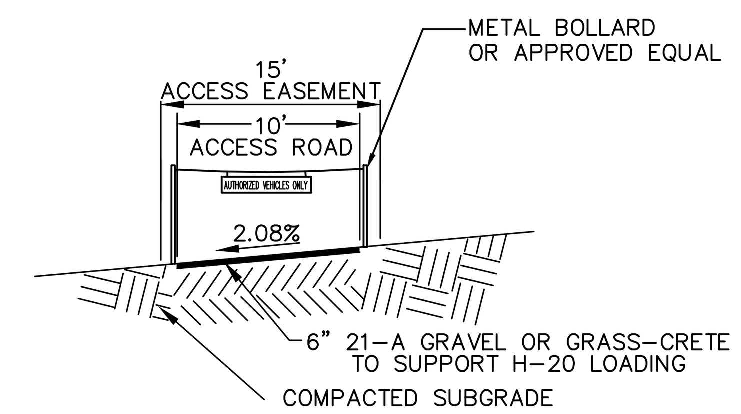
SCALE: 1"=10'



8' & 10' ASPHALT TRAIL TYPICAL SECTION

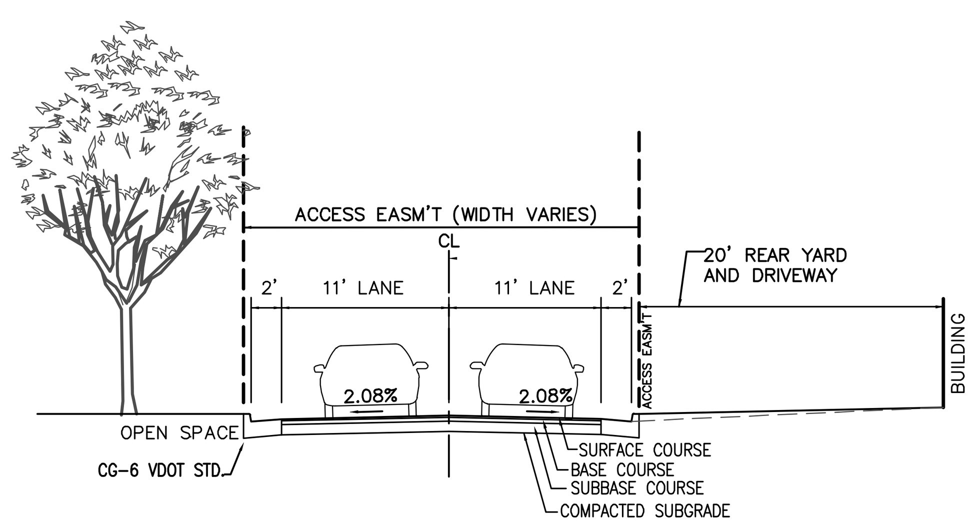
(NOT TO SCALE)

NOTE: TRAIL SHALL BE CONSTRUCTED TO VDOT STANDARDS AND SPECIFICATIONS.



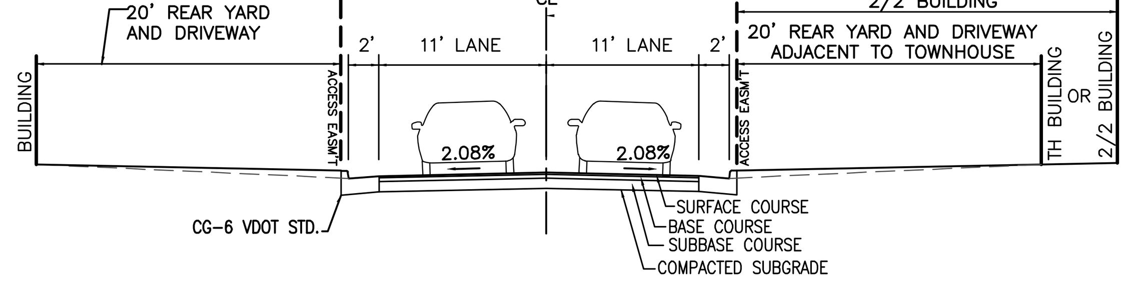
TYPICAL SECTION UTILITY ACCESS ROAD

(NOT TO SCALE)



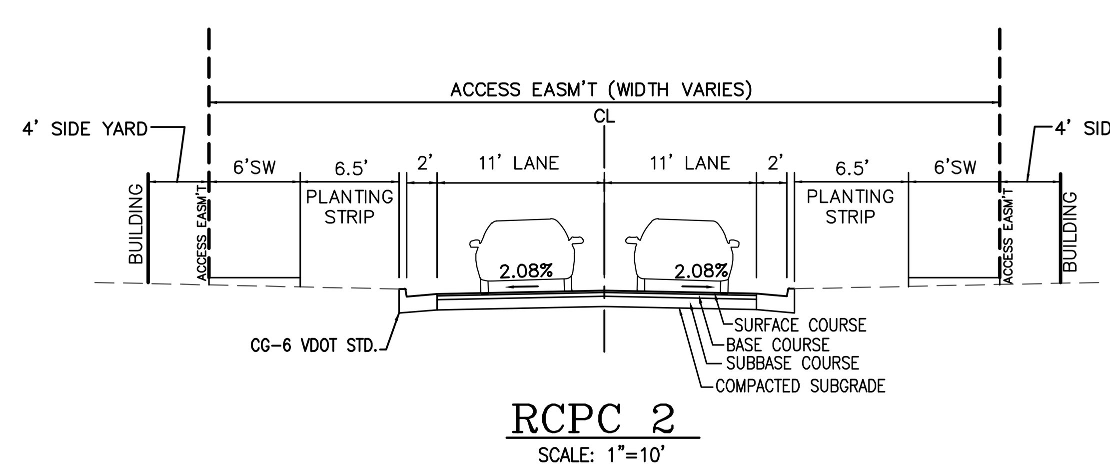
RCPC 3 & 4

SCALE: 1"=10'



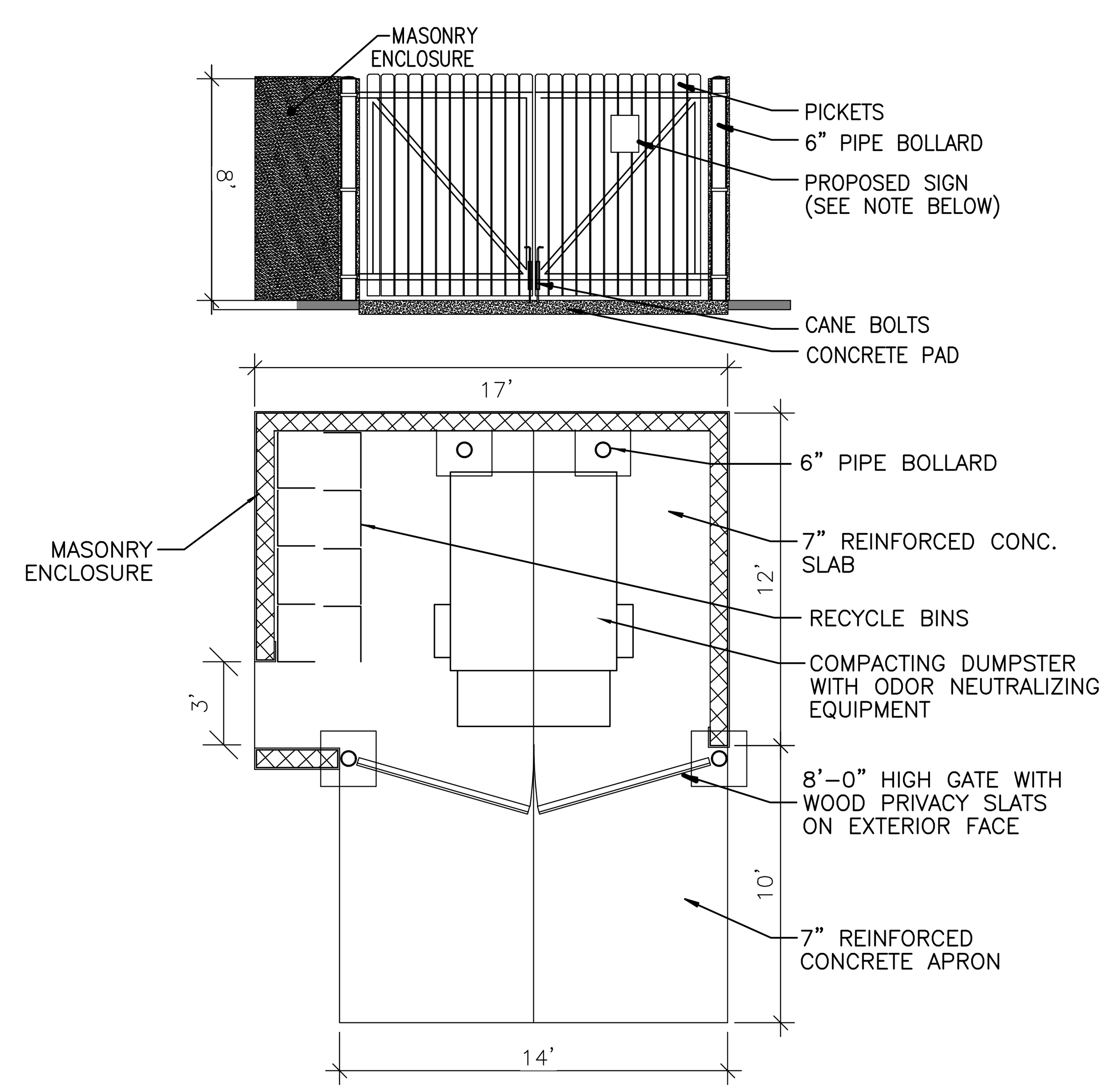
RCPC 1,5,6,7 & 8

SCALE: 1"=10'



RCPC 2

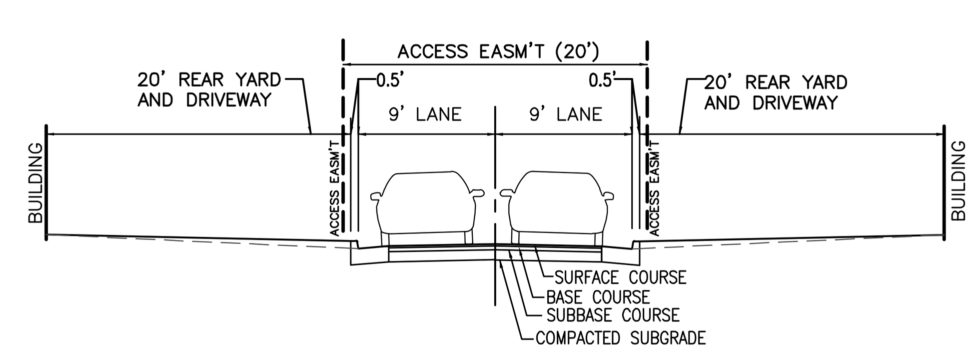
SCALE: 1"=10'



TYPICAL DUMPSTER PAD

NOT TO SCALE

THE DUMPSTER ENCLOSURE WILL INCLUDE A SIGN ON THE DOOR OR ALTERNATIVE LOCATION APPROVED BY THE TOWN STATING RESTRICTED HOURS OF TRASH AND RECYCLE PICK–UP.



TYPICAL PRIVATE ALLEY SECTION WITH STREET FRONTAGE

SCALE: 1"=10'

CD - Crescent Design District Standards

CDD (CD-C) Zone Tabulations

Standard	Required	Provided
Minimum Lot Area, TLZO 7.10.9.D.2.A	None	No Minimum
Minimum Lot Width, TLZO 7.10.9.D.2.B	None	No Minimum
Maximum Density, TLZO 7.10.9.D.2.C		
Residential:	24 Units per Ac. Limited to 2nd, 3rd, 4th, & 5th floors. [1]	24 Units per Ac. Limited to 2nd, 3rd, 4th, & 5th floors. [1]
Nonresidential:	None but ground floor limited to nonresidential use	None but ground floor limited to nonresidential use
Maximum Yards/Setbacks, TLZO 7.10.9.D.2.D		
Required Build-to-Line Per TLZO 7.10.4:	Minimum of 66% of the frontage length shall be occupied by principal building facades along the required build-to-line, as listed in TLZO 7.10.4.C	95% (Total Frontage: 1,648'- Open Space Frontage: 1,261'= Net Total Frontage: 387') (Building Frontage: 368'/ 387' = 95%)
Side Yard:	None	None
Rear Yard:	None except 25' if adjacent to a residential district	None except 25' if adjacent to a residential district
Parking Setback:	55' (General Urban Street)	55' (General Urban Street)
Maximum Building Height, TLZO 7.10.9.D.2.E	5 Stories (70')*	3 Stories (46')

CDD (CD-MUO) Zone Tabulations

Standard	Required	Provided
Minimum Lot Area, TLZO 7.10.9.E.2.A	None	No Minimum
Minimum Lot Width, TLZO 7.10.9.E.2.B	None	No Minimum
Maximum Density, TLZO 7.10.9.E.2.C		
Residential:	24 Units per Ac. Limited to 2nd, 3rd, 4th, & 5th floors. [1]	7.82 DU/Ac. (96 Units ÷ 12.27)
Nonresidential:	None	None
Maximum Yards/Setbacks, TLZO 7.10.9.E.2.D		
Required Build-to-Line Per TLZO 7.10.4:	Minimum of 66% of the frontage length shall be occupied by principal building facades along the required build-to-line, as listed in TLZO 7.10.4.C	90% (Total Frontage: 3,569'- Open Space Frontage: 2,161'= Net Total Frontage: 1,408') (Building Frontage: 1,265'/ 1,408'=90%)
Side Yard:	None	None
Rear Yard:	25'	25'
Parking Setback:	55' (General Urban Street)	55' (General Urban Street)
Maximum Building Height, TLZO 7.10.9.E.2.E	5 Stories (70')*	5 Stories (70')

CDD (CD-RH) Zone Tabulations

Standard	Required	Provided
Minimum Lot Area, TLZO 7.10.9.B.2.A	None	No Minimum
Minimum Lot Width, TLZO 7.10.9.B.2.B		
Single Family Attached:	16'	16'
Maximum Density, TLZO 7.10.9.B.2.C		
Residential:	24 Units per Ac. [1]	11.43 DU/Ac. (294 Units ÷ 25.73)
Maximum Yards/Setbacks, TLZO 7.10.9.B.2.D		
Required Build-to-Line Per TLZO 7.10.4:	Minimum of 66% of the frontage length shall be occupied by principal building facades along the required build-to-line, as listed in TLZO 7.10.4.C	83% (Total Frontage: 6,130- Open Space Frontage: 1800'= Net Total Frontage: 4,330') (Building Frontage: 3,588'/ 4,330'= 83%)
Single Family Attached End Unit Side Yard:	4' [2]	4' [2]
Rear Yard:	25' [3]	25' [3]
Parking Setback:	Min. 55' (General Urban Street) Min. 50' (Residential Street)	Min. 55' (General Urban Street) Min. 50' (Residential Street)
Maximum Building Height, TLZO 7.10.9.B.2.E	5 Stories (70')*	4 Stories (58')

[1] Town Council may approve a higher maximum density as part of a rezoning approval.

[2] Side yard setback shall be 0 feet for an interior townhouse lot.

[3] Townhouse rear yards shall be a minimum of 20 feet.

* Maximum heights with rezoning.

SITE TABULATIONS

Total Site Area:		53.33 Acres
		2,323,328 SF
Exclusions:		
Floodplain:		10.46 Acres
Other (Ex. Public ROW, Wetlands, Steep Slopes):		0.11 Acres
		10.57 Acres
		460,429 SF
CDD Zone Area (Net):		42.76 Acres
		1,862,899 SF
Existing Zoning:		CDD(CD-C); CDD(CD-MUO); CDD(CD-OSO)
Proposed Zone:		CDD(CD-C); CDD(CD-MUO); CDD(CD-RH)
Total Commercial Proposed:		161,725 SF
Total Residential Proposed:		390 Units
Overall Residential Density (Net):		9.12 DU/Acre
		(390 Units ÷ 42.76 Acres)
Overall Commercial Density (Gross):		0.07 FAR
		(161,725 SF ÷ 2,323,328 SF)

CDD (CD-C) Zone Tabulations

CDD (CD-C) Zone Area (Gross):		7.53 Acres
		328,185 SF
Floodplain:		2.77 Acres
		120,661 SF
CD-C Net:		4.76 Acres
		207,524 SF
Proposed Use:	Office (Over Retail/Com.)	22,550 SF
	Retail (First Floor)	22,550 SF
	Total Commercial	45,100 SF

Standard	Required	Provided
Nonresidential Density, TLZO 7.10.9.D.2	None	0.14 FAR (45,100 SF ÷ 328,185 SF)
Number of Parking Spaces, TLZO 11.3	177 Spaces	177 Spaces (19 On-Street Spaces) (96 Off-Street Spaces) (62 Structured)
Shopping Center & Retail Sales, General:	101 Spaces (50+((12,550 SF /1000)x4)) 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.	
Office:	76 Spaces 22,550 SF /300) (1.0 per 300 square feet gross floor area)	
Number of Bike Spaces, TLZO 7.10.5.B	10 Spaces ((177/10) Exceeds Maximum of 10) 1 Space per every 10 automobile spaces up to a maximum of 10 bike spaces.	16 Spaces
Number of Loading Spaces, TLZO 11.10 & 7.10.5.C	2 Spaces	3 Spaces
Shopping Center & Retail Sales, General:	1 Space	
Office:	1 Space	

CDD (CD-MUO) Zone Tabulations

CDD (CD-MUO) Zone Area (Gross):		16.82 Acres
		732,655 SF
Exclusions:		
Floodplain:		4.55 Acres
		198,372 SF
CDD (CD-MUO) Zone Area (Net):		12.27 Acres
		534,283 SF
Proposed Use:	Residential Apartments Over Retail (MF)	96 Units
		151,630 SF
	Retail (First Floor)	26,625 SF
	Community Room	2,000 SF
	Office (Building C-1)	88,000 SF
	Total Commercial/ Non-Residential	116,625 SF
	Total Floor Area:	268,255 SF
		(151,630 SF +116,625 SF)

Standard	Required	Provided
Mix of Uses, TLZO 7.10.10.A.2.a	107,302 SF of Commercial (Minimum 40% Commercial) (268,255 x 40%)	116,625 SF (43.5%)
Residential Density, TLZO 7.10.9.E.2	Maximum 294 Units (24 Units per Ac.) [1] (24 Units x 12.27)	7.82 DU/Ac. (96 Units ÷ 12.27)
Nonresidential Density, TLZO 7.10.9.E.2	None	0.16 FAR (116,625 SF ÷ 732,655 SF)
Number of Parking Spaces, TLZO 11.3	611 Spaces	611 Spaces (57 Tuck Under Spaces) (61 On-Street Spaces) (138 Structured Spaces (355 Off-Street Spaces)
Shopping Center & Retail Sales, General:	125 Spaces (50+((18,625 SF /1000)x4)) 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.	
Office:	294 Spaces (88,000 SF /300) (1.0 per 300 square feet gross floor area)	
Multi-Family: (Multifamily density shall be subject to change, without increase, based on ultimate number of bedrooms per unit and the actual number of parking spaces depicted on the site plan. Parking facilities shall be insubstantial conformance with the approved Concept Development Plan.)	192 Spaces (96 Units x 2) (2.0 spaces per unit; Based on 2 bedroom average)	
Number of Bike Spaces, TLZO 7.10.5.B	10 Spaces ((611/10) Exceeds Maximum of 10) 1 Space per every 10 automobile spaces up to a maximum of 10 bike spaces.	32 Spaces
Number of Loading Spaces, TLZO 11.10 & 7.10.5.C	2 Spaces	3 Spaces
Shopping Center & Retail Sales, General:	1 Space	
Office:	1 Space	

CDD (CD-RH) Zone Tabulations

CDD (CD-RH) Zone Area (Gross):		28.98 Acres
		1,262,488 SF
Exclusions: (Floodplain, Ex. Public ROW, Wetlands, Steep Slopes):		
Floodplain:		3.14 Acres
Other (Ex. Public ROW, Wetlands, Steep Slopes):		0.11 Acres
		3.25 Acres
		141,570 SF
CDD (CD-RH) Zone Area (Net):		25.73 Acres
		1,120,918 SF
Proposed Use:	Rear Load Townhouse (SFA)	198 Units
	Stacked Townhouse / 2 Over 2 (SFA)	96 Units
	Total Residential	294 Units

Standard	Required	Provided
Residential Density, TLZO 7.10.9.B.2	Maximum 617 Units (24 Units per Ac.) [1] (24 Units x 25.73)	11.43 DU/Ac. (294 Units ÷ 25.73)
Number of Parking Spaces, TLZO 11.3	735 Spaces	735 Spaces (588 Garage & Driveway Spaces) (136 On-Street Spaces) (11 Off-Street Spaces) (See Modification 11.3, Sheet 1)
Single Family Attached:	735 Spaces (2.5 spaces per unit; Based on private street access) (294 Units x 2.5)	

[1] Town Council may approve a higher maximum density as part of a rezoning approval.

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TYPICAL SECTIONS, DETAILS, AND TABULATIONS

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:

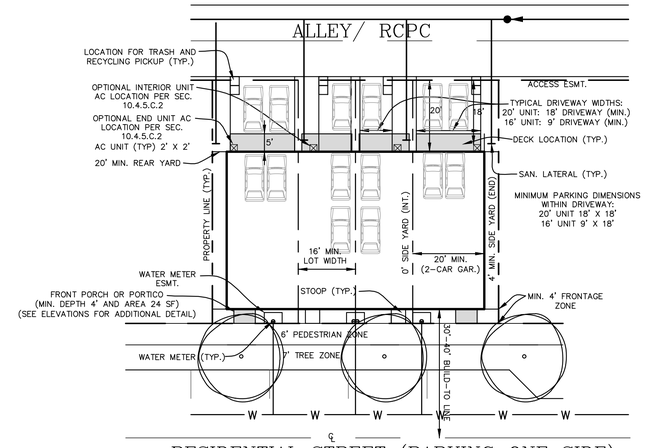
JOB No. 2616-06-001

DATE DEC. 23, 2013

FILE No. 2616-D-ZP-001

Cad file name: \\clyde\new_projects\002616 – leesburg crossroads – mrec\002616–06–001 (pln) – leesburg crossroads rezoning\Planning\Rezoning\Sheet2616–Typical Sections and Details.dwg

Attachment 8

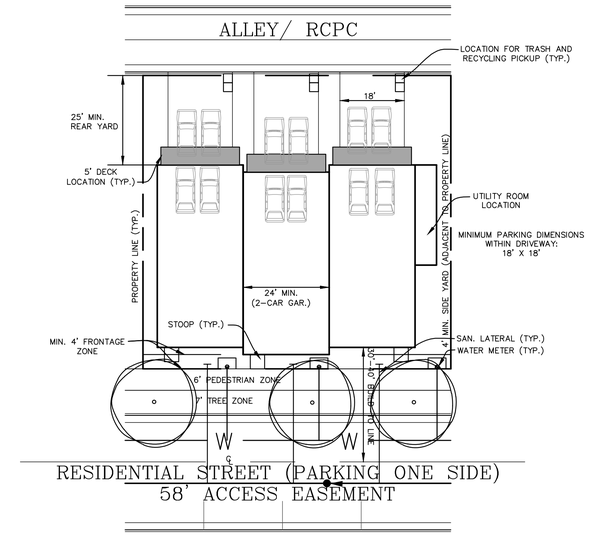


RESIDENTIAL STREET (PARKING ONE SIDE)
58' ACCESS EASEMENT

NOTE:
1. METER BOXES SHALL NOT BE LOCATED WITHIN THE DRIVEWAY APRONS.
2. DECKS MAY ENCROACH INTO THE REQUIRED REAR YARD TO WITHIN 10' OF THE PROPERTY LINE PER SEC. 10.4.5.C.5.b. FOR THE PURPOSE OF DECK ENCROACHMENTS, THE REQUIRED REAR YARD INCLUDES THE ADDITIONAL SETBACK REQUIRED BY SEC. 10.4.5.E.
3. UNIT ENTRANCES WILL NOT BE PLACED ON GRADE. A MINIMUM OF AT LEAST ONE STEP WILL BE PROVIDED TO ALL BUILDING ENTRANCES.
4. AC UNITS MAY BE ROOF MOUNTED OR PLACED IN THE GENERAL LOCATION IDENTIFIED ABOVE PER SEC. 10.4.5.C.2.
5. FRONT PORCHES SHALL BE PROVIDED WITH A MINIMUM OF 50% OF ATTACHED UNITS.
6. THE SITING SPECIFICATIONS OF TLZO SEC. 7.10.4 PERMIT BALCONIES, BAY WINDOWS, CHIMNEYS, PORCHES, STEPS AND LANDINGS TO EXTEND CLOSER THAN 5 FEET TO A LOT LINE.

CRESCENT DISTRICT RESIDENTIAL TOWNHOUSE FRONTAGE TYPICAL DETAIL

SCALE: 1"=20'

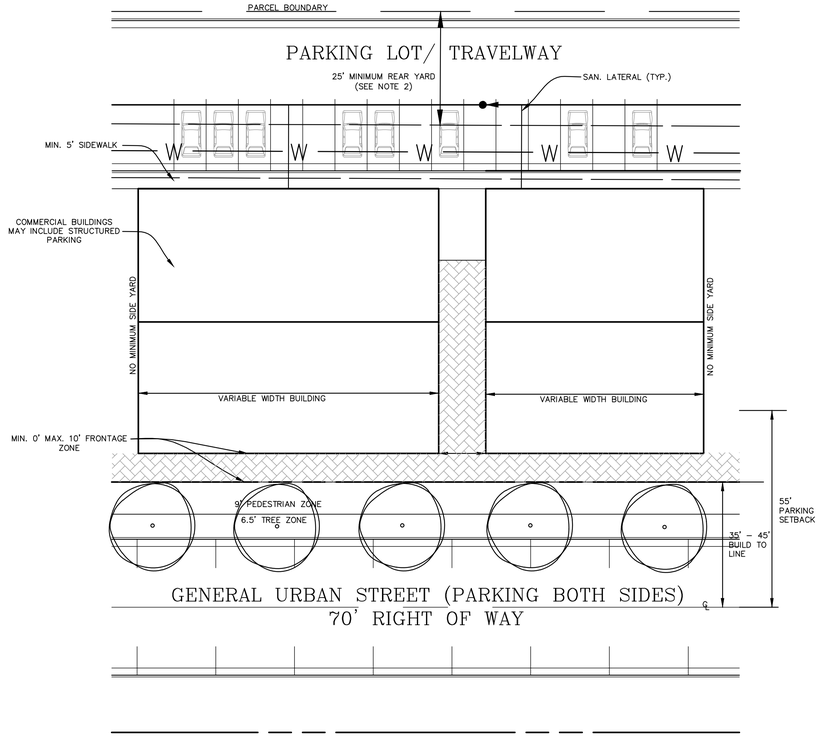


RESIDENTIAL STREET (PARKING ONE SIDE)
58' ACCESS EASEMENT

NOTE:
1. METER BOXES SHALL NOT BE LOCATED WITHIN THE DRIVEWAY APRONS.
2. DECKS MAY ENCROACH INTO THE REQUIRED REAR YARD TO WITHIN 10' OF THE PROPERTY LINE PER SEC. 10.4.5.C.5.b
3. UNIT ENTRANCES WILL NOT BE PLACED ON GRADE. A MINIMUM OF AT LEAST ONE STEP WILL BE PROVIDED TO ALL BUILDING ENTRANCES.
4. THE SITING SPECIFICATIONS OF TLZO SEC. 7.10.4 PERMIT BALCONIES, BAY WINDOWS, CHIMNEYS, PORCHES, STEPS AND LANDINGS TO EXTEND CLOSER THAN 5 FEET TO A LOT LINE.

CRESCENT DISTRICT RESIDENTIAL 2 OVER 2 FRONTAGE TYPICAL DETAIL

SCALE: 1"=20'

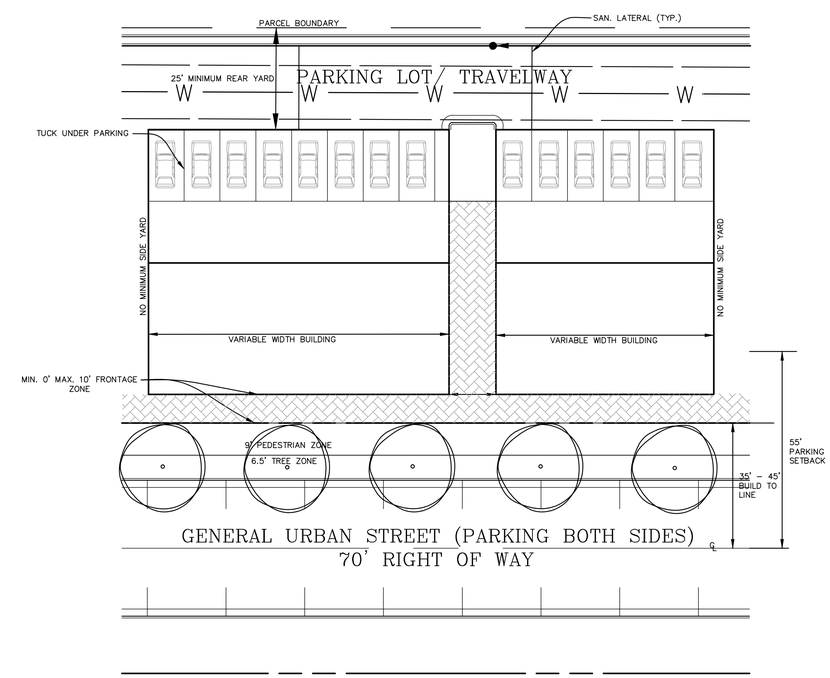


GENERAL URBAN STREET (PARKING BOTH SIDES)
70' RIGHT OF WAY

NOTES:
1. COMMERCIAL/MIXED USE LOT CONFIGURATION AND SIZE WILL BE DETERMINED WITH FINAL ENGINEERING.
2. MINIMUM REAR YARD IS 25 FEET IF ADJACENT TO A RESIDENTIAL DISTRICT.

CRESCENT DISTRICT COMMERCIAL BUILDING FRONTAGE TYPICAL DETAIL

SCALE: 1"=20'



GENERAL URBAN STREET (PARKING BOTH SIDES)
70' RIGHT OF WAY

NOTES:
1. COMMERCIAL/MIXED USE LOT CONFIGURATION AND SIZE WILL BE DETERMINED WITH FINAL ENGINEERING.
2. MINIMUM REAR YARD IS 25 FEET.

CRESCENT DISTRICT MIXED USE (RESIDENTIAL OVER RETAIL) FRONTAGE TYPICAL DETAIL

SCALE: 1"=20'

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TYPICAL LOT SECTIONS

CRESCENT PARKE
ZONING MAP AMENDMENT

TOWN OF LEESBURG
LOUDOUN COUNTY, VIRGINIA

PLAN STATUS	
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08/28/2015	PER TOWN COMMENTS

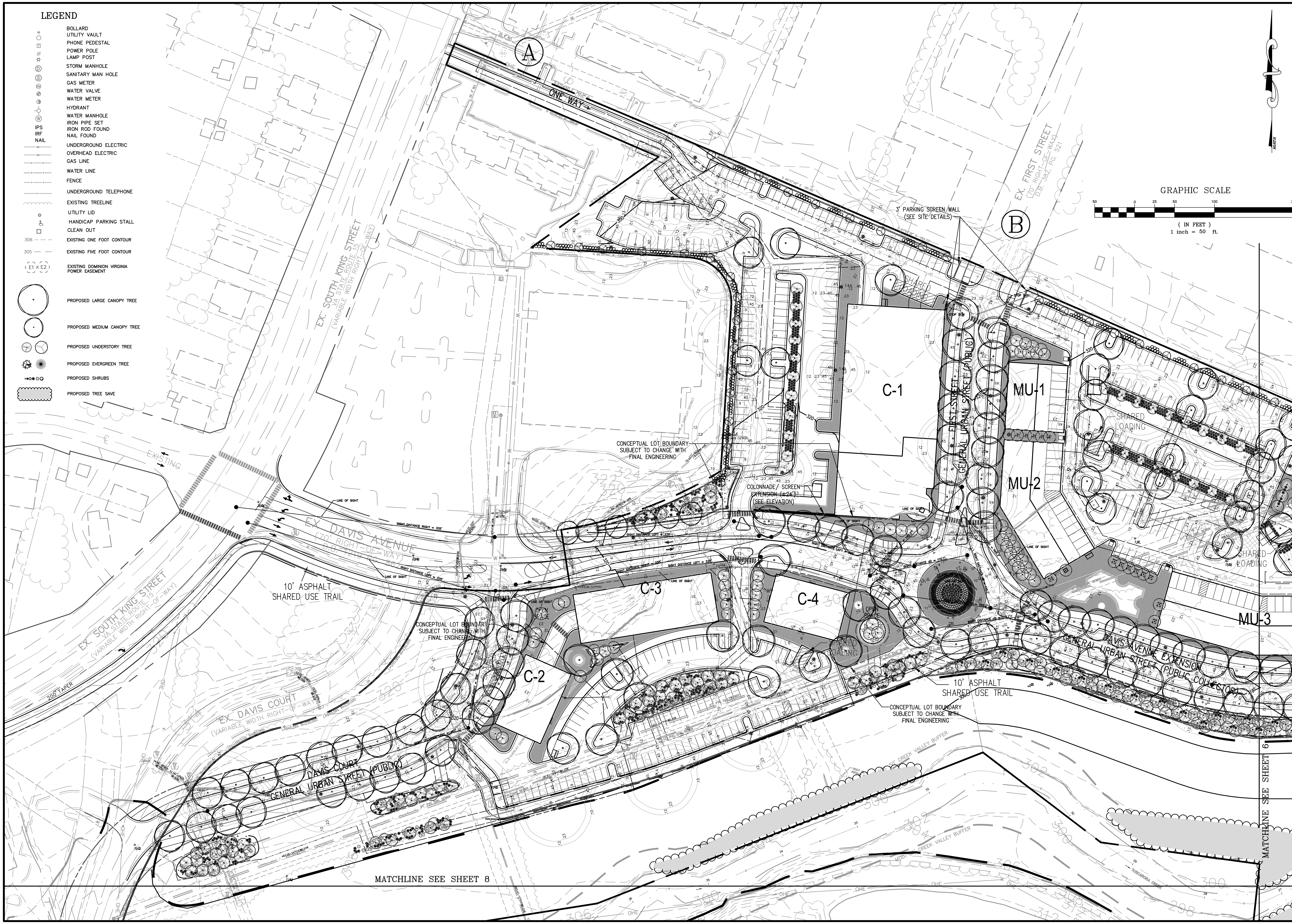
DATE	DESCRIPTION

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 4A OF 36

Cad file name: \\cityde\iew_projects\002616 - leesburg crossroads rezoning\Planning\Rezoning\Sheet2616-Typical Sections and Details.dwg

Attachment 8



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CONCEPTUAL LANDSCAPE 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
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SCALE H: AS NOTED V:
JOB No. 2616-06-001
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SHEET 5 OF 36

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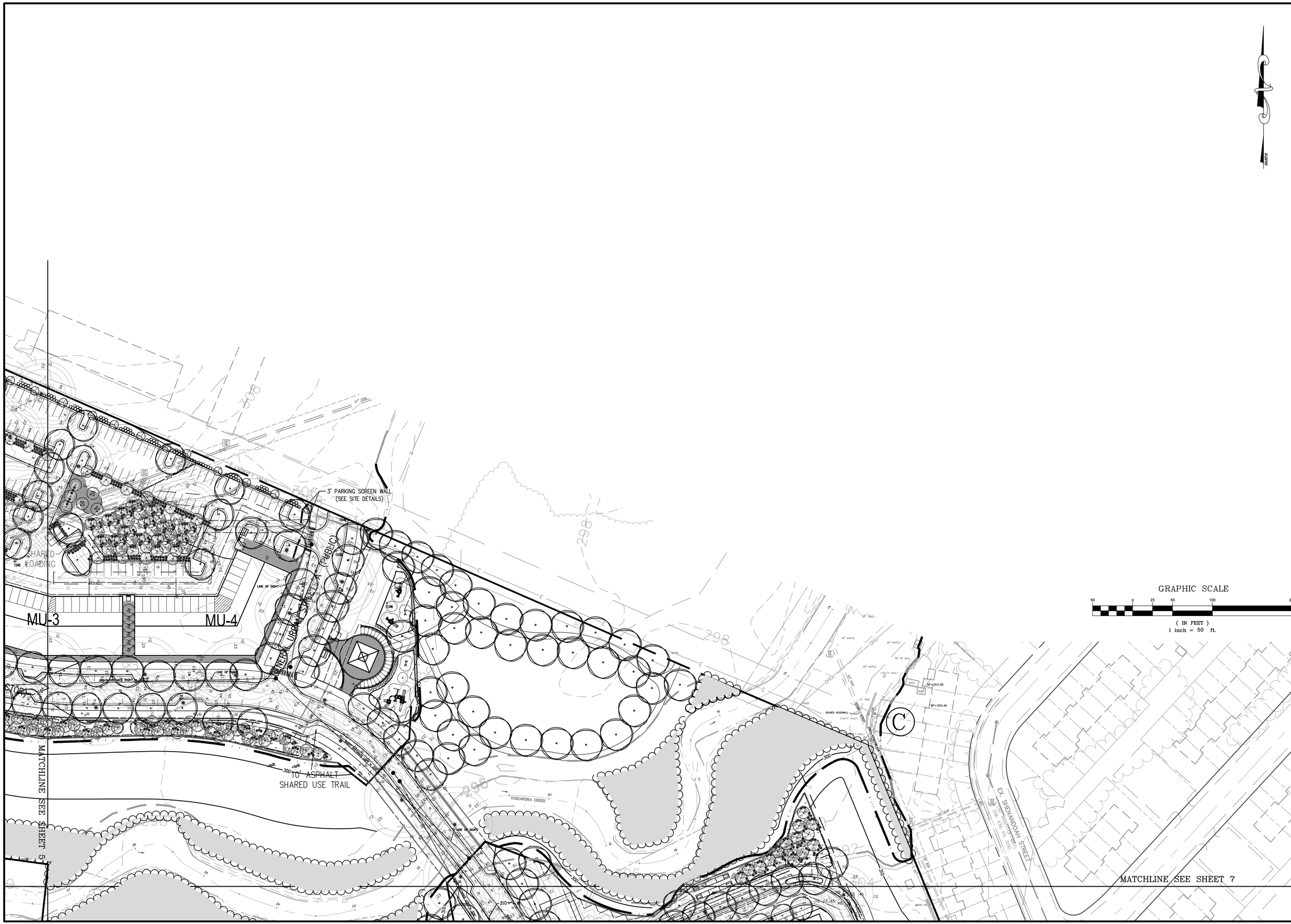
Attachment 8



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CONCEPTUAL LANDSCAPE PLAN

CRESCENT PARKE

ZONING MAP AMENDMENT

TOWN OF LEESBURG LOUDOUN COUNTY, VIRGINIA

PLAN STATUS	
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FILE No.	2616-D-ZP-001	
SHEET	6 OF 36	

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Attachment 8

MATCHLINE SEE SHEET 6

RESIDENTIAL STREET "A" (PRIVATE)

PRIVATE ALLEY "C"

RESIDENTIAL STREET "B" (PRIVATE)

RCPC 6 (PRIVATE)

RCPC 8 (PRIVATE)

RESIDENTIAL STREET "D" (PRIVATE)

PRIVATE ALLEY "B"

GENERAL URBAN STREET (PUBLIC COLLECTOR)

RCPC 1 (PRIVATE)

PRIVATE ALLEY "D"

RCPC 4 (PRIVATE)

10' SHARED USE TRAIL

EXISTING VEGETATION TO BE PRESERVED TO THE EXTENT POSSIBLE UNTIL FUTURE ROAD IS CONSTRUCTED

(FUTURE GREENWAY EXTENSION-MINOR ARTERIAL)

90' R.O.W. RESERVATION

EX. ROANOKE DRIVE (60' RIGHT-OF-WAY) (LDB 438/ 797)

DETENTION POND

PRIVATE ALLEY "F"

RCPC 3 (PRIVATE)

RCPC 2 (PRIVATE)

PRIVATE ALLEY "G"

GATEWAY DRIVE EXTENSION

GENERAL URBAN STREET (PUBLIC COLLECTOR)

RIGHT DISTANCE LEFT = 335'

EX. GATEWAY DRIVE (160' RIGHT-OF-WAY) (MINOR ARTERIAL)

PRIVATE ALLEY "A"

PRIVATE ALLEY "E"

RCPC 7 (PRIVATE)

PRIVATE ALLEY "G"

RESIDENTIAL STREET "C" (PRIVATE)

EX. AIR-RELEASE VALVE

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

OHE

MATCHLINE SEE SHEET 8

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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CONCEPTUAL LANDSCAPE PLAN

CRESCENT PARKE

ZONING MAP AMENDMENT

TOWN OF LEESBURG LOUDOUN COUNTY, VIRGINIA

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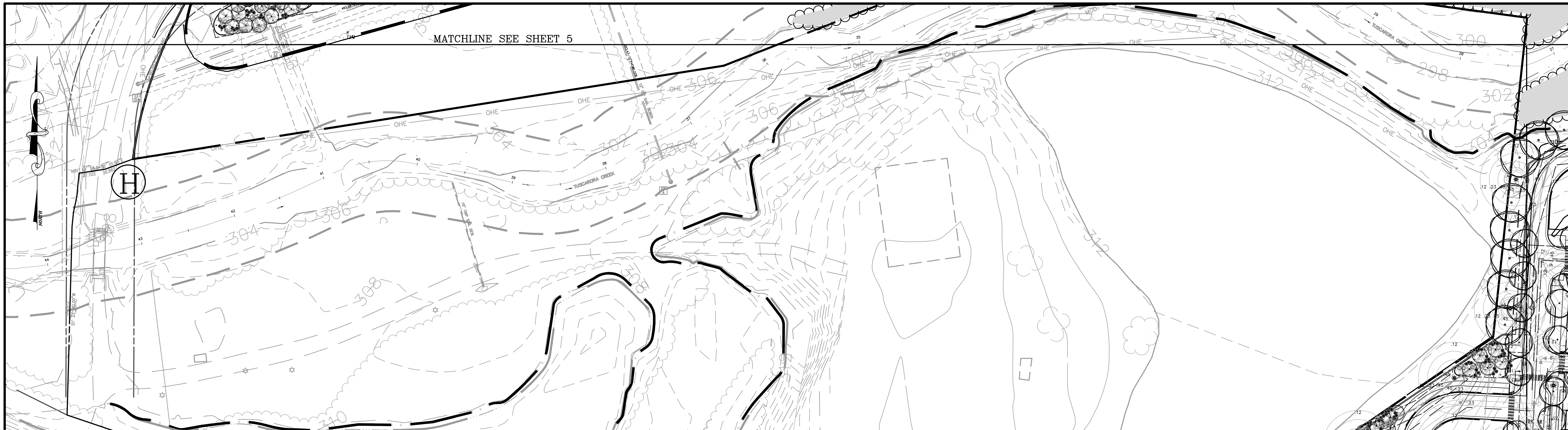
SCALE	H: AS NOTED V:	
JOB No.	2616-06-001	
DATE	DEC. 23, 2013	
FILE No.	2616-D-ZP-001	

SHEET 7 OF 36

Cad file name: \\civil\view_projects\002616 – leesburg crossroads – mrec\002616-06-001 (pln) – leesburg crossroads rezoning\Planning\Rezoning\Sheet2616– Landscape Plan.dwg

Attachment 8



Buffer Yard & Screening (Section 12.8)

Buffer Yard Location:	A-B	Modifcation 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:	0 SF	
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 Location:	B-C	Modifcation 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:	0 SF	
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 Location:	C-D	Modifcation Notes
Applies:	No	
Modification Requested:	No	
Buffer and Screen Type (Section 12.8.3 Matrix):		
Proposed Land Use:	Rb	
Existing Adjacent Land Use:	Rb	
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:	0 SF	
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 Location:	D-E	Modifcation Notes
Applies:	Yes	A modifcation 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:	Rc	
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:	17,250 SF	
Required Screen:	S3	
Screening Alternatives (Section 12.8.6):	S3A	

Landscaping	Frequency	Required	Provided
Large Canopy Tree	1/ 1000 SF	18	0
Medium Canopy Tree	1/ 1000 SF	18	16
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 Location:	E-F	Modifcation Notes
Applies:	Yes	A modifcation has been requested to reduce the number of plantings as shown on this plan and identified in the "Provided" column below. Some provided plant material is planted within the F-G buffer yard.
Modification Requested:	Yes	
Buffer and Screen Type (Section 12.8.3 Matrix):		
Proposed Land Use:	Rb	
Existing Adjacent Land Use:	Limited Access Highway	
Required Total Buffer Width:	75'	
Adjacent Property Developed?	No	
If Yes, Existing Buffer Width:	0'	
Required Minimum Buffer Width On Applicants Property:	75'	
Total Buffer Length:	1365'	
Buffer Length Supported by Tree Save:	240'	
Net Buffer Length Required:	1125'	
Total Area of Buffer Yard:	N/A	
Required Screen:	N/A	
Screening Alternatives (Section 12.8.6):	N/A	

Landscaping	Frequency	Required	Provided
Large Canopy Tree	N/A	N/A	0
Medium Canopy Tree	8 /100 LF	90	78
Understory Tree	N/A	N/A	0
Evergreen Tree	20 /100 LF	225	162
Shrubs	48 /100 LF	540	428
Preservation of Existing Trees in Lieu of Landscaping	N/A	N/A	20,157 SF

Buffer Yard Location:	F-G	Modifcation Notes
Applies:	No	
Modification Requested:	No	
Buffer and Screen Type (Section 12.8.3 Matrix):		
Proposed Land Use:	Rb	
Existing Adjacent Land Use:	Open Space	
Required Total Buffer Width:	0'	
Adjacent Property Developed?	No	
If Yes, Existing Buffer Width:	0'	
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:	SF	
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 Location:	G-H	Modifcation 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:	0'	
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:	0 SF	
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 Location:	H-A	Modifcation 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:	0'	
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:	0 SF	
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 CAOPY 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) (EXCLUDES CREEK CROSSING)	93 STREET TREES
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

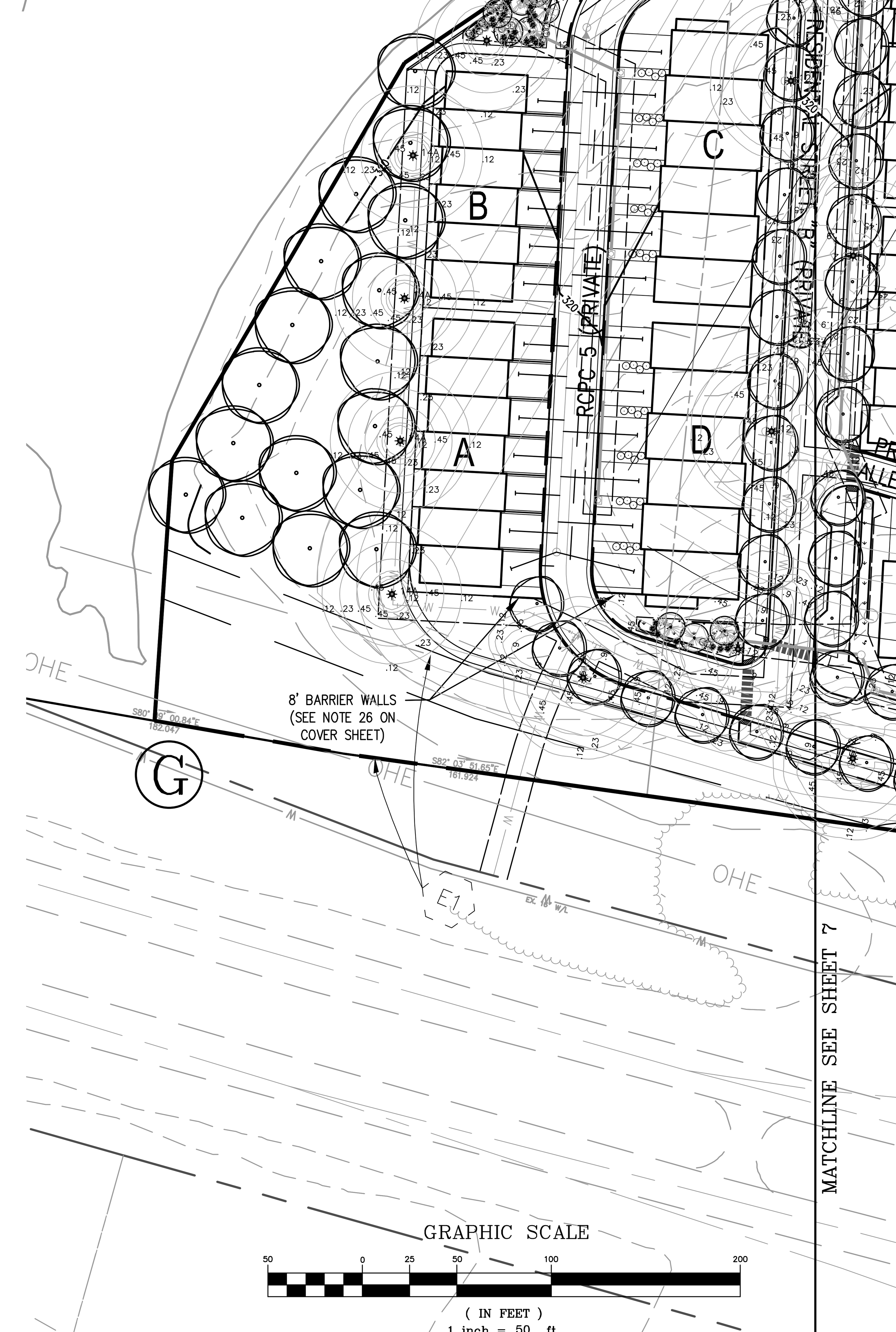
LANDSCAPE NOTES

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.



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CONCEPTUAL LANDSCAPE PLAN

CRESCENT PARKE

ZONING MAP AMENDMENT

TOWN OF LEESBURG LOUDOUN COUNTY, VIRGINIA

PLAN STATUS	
2/11/2014	PER CHECKLIST COMMENTS
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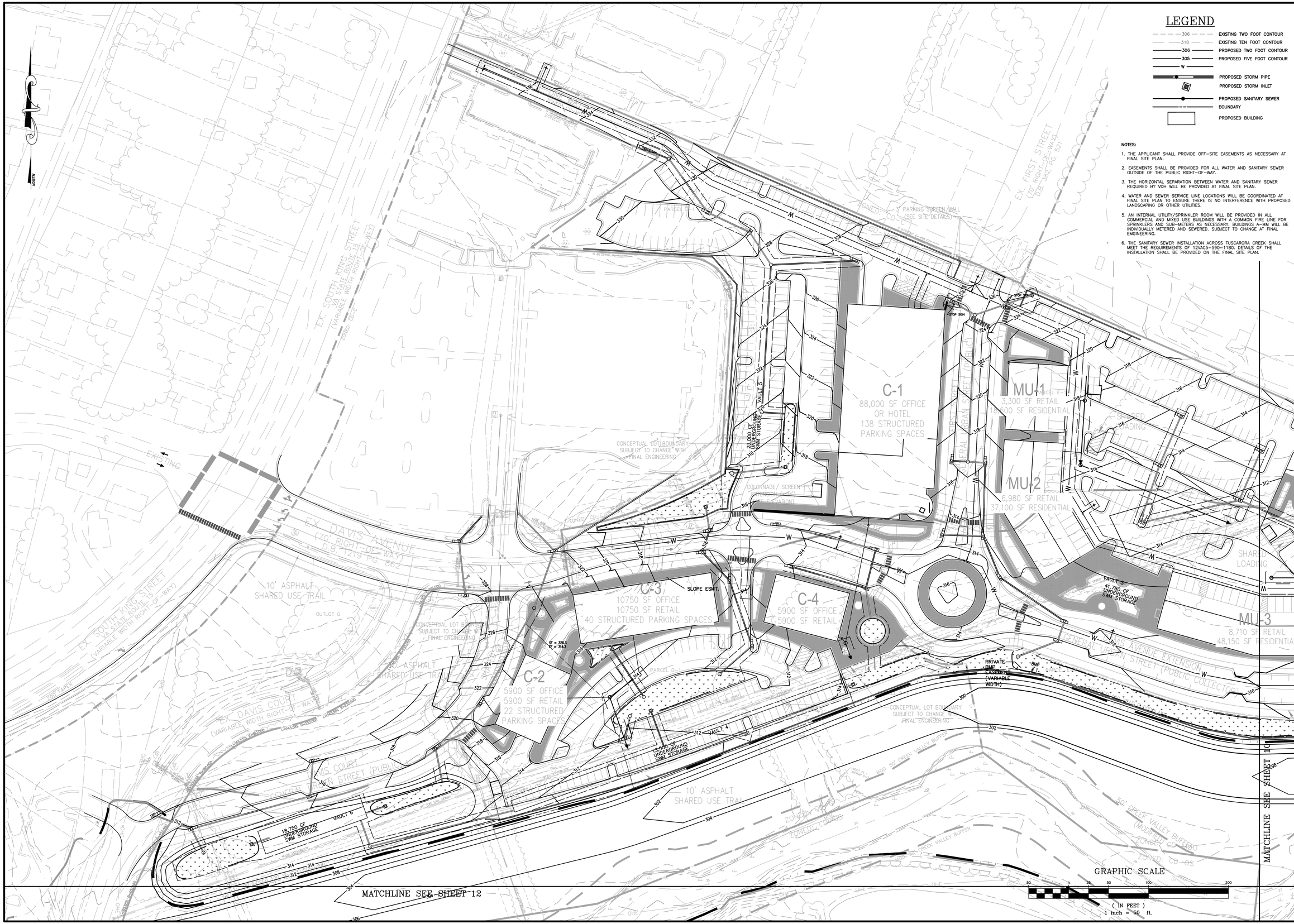
Attachment 8



LEGEND

306	EXISTING TWO FOOT CONTOUR
310	EXISTING TEN FOOT CONTOUR
306	PROPOSED TWO FOOT CONTOUR
305	PROPOSED FIVE FOOT CONTOUR
W	
	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 VDH WILL BE PROVIDED AT FINAL SITE PLAN.
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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.

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CONCEPTUAL GRADING & UTILITY PLAN

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Attachment 8

LEGEND

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- PROPOSED SANITARY SEWER
- BOUNDARY
- PROPOSED BUILDING
- OLR — OVERLAND RELIEF

NORTH

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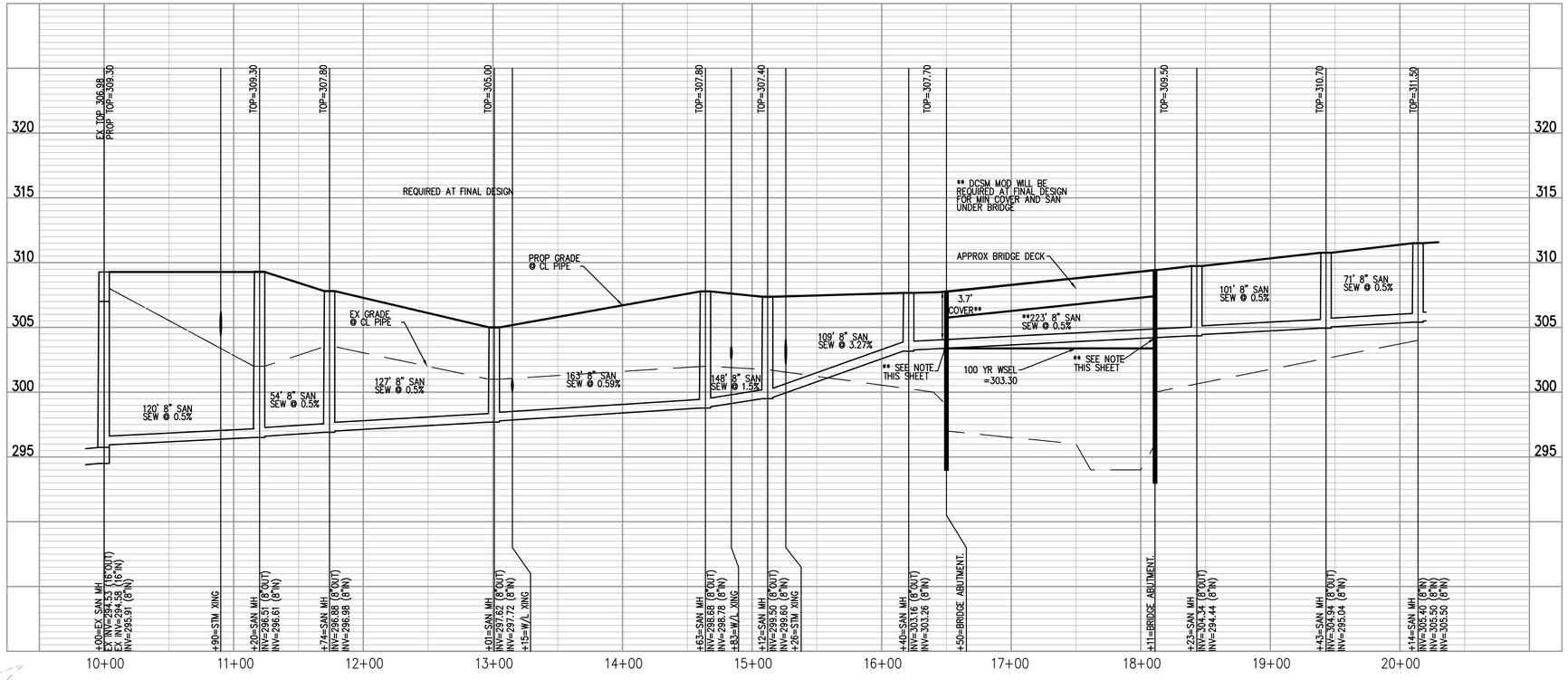
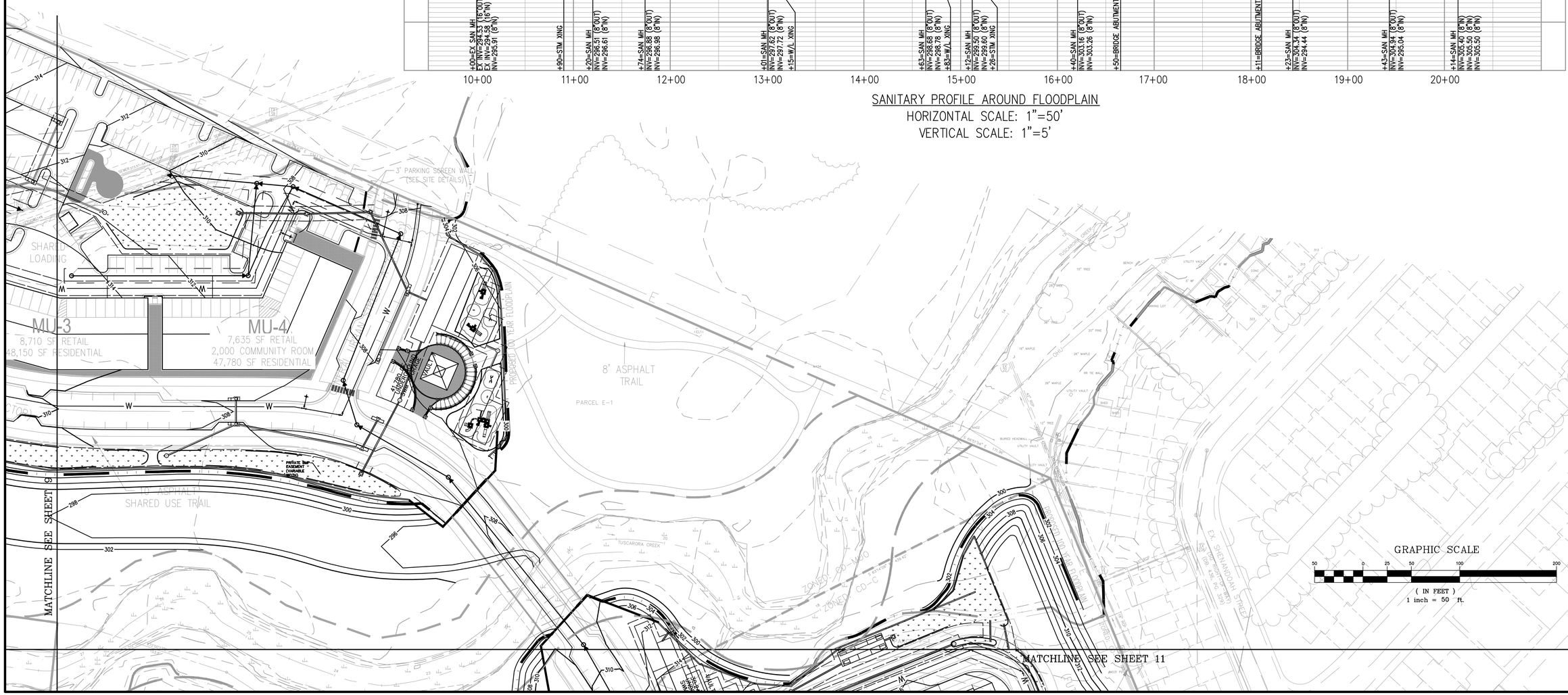


SANITARY PROFILE AROUND FLOODPLAIN
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'



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Attachment 8

LEGEND

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OLR	OVERLAND RELIEF

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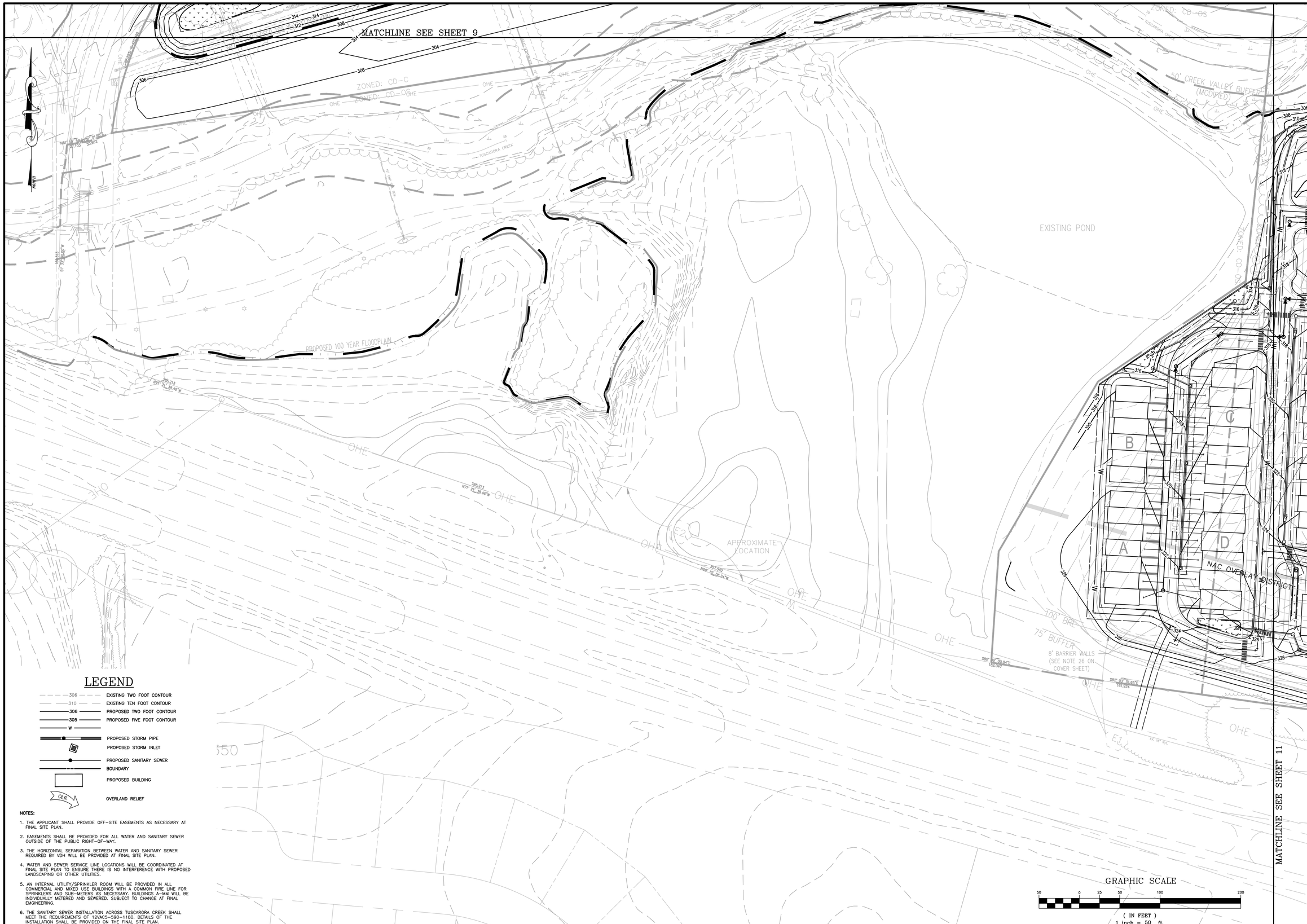

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