

**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.

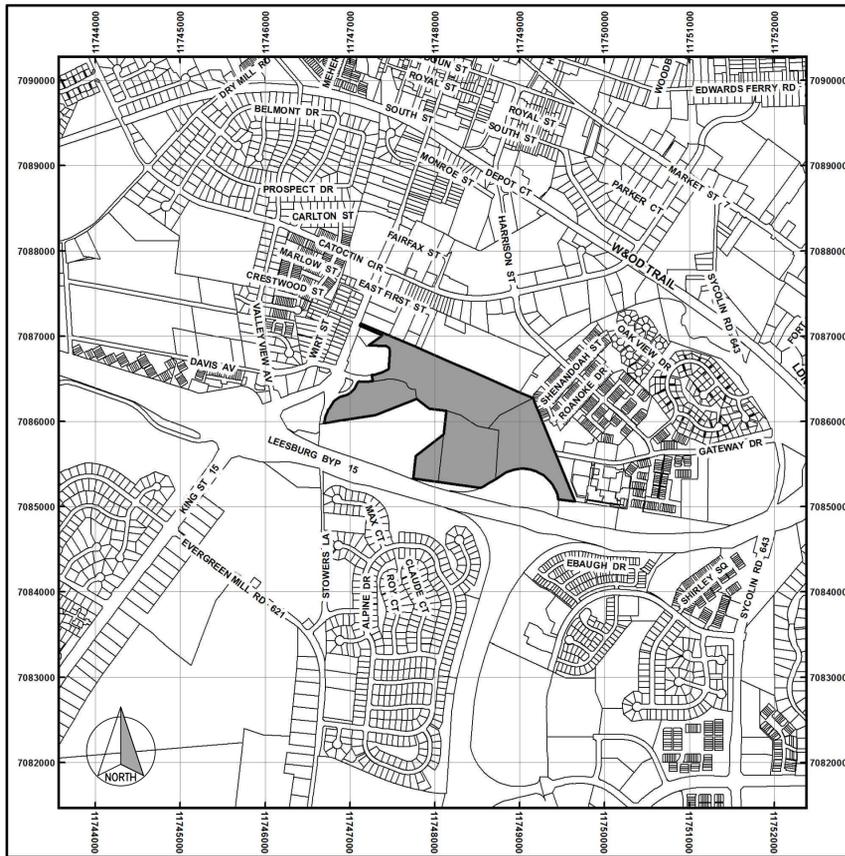
- BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM TWO ALTA/ACSM LAND TITLE SURVEYS D PREPARED BY BOWMAN CONSULTING GROUP DATED MAY 20, 2013, FOR THE BAM, L.C. PROPERTY AND THE EDWARD R. MOONEY, JR. TRUSTEE, STEPHEN W. POURNARAS, TRUSTEE PROPERTY. GRID COORDINATES SHOWN ARE BASED ON VIRGINIA STATE PLANE 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 32 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
- CONCEPTUAL FRONTAGE PLAN
- CONCEPTUAL FRONTAGE PLAN
- CROSS SECTIONS
- TYPICAL SECTIONS, DETAILS, AND TABULATIONS
- TYPICAL LOT SECTIONS
- CONCEPTUAL LANDSCAPE PLAN
- CONCEPTUAL LANDSCAPE PLAN
- CONCEPTUAL LANDSCAPE PLAN
- CONCEPTUAL GRADING & UTILITY PLAN
- PRELIMINARY FIRST STREET PROFILE
- 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
- PEDESTRIAN NETWORK & KEY OPEN SPACE AREAS MAP
- 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:

<b>SEC. 7.10.4.C.1</b>	THE APPLICANT REQUESTS A MODIFICATION OF THE REQUIRED BUILD TO LINE TO INCLUDE UP TO THE MAXIMUM AS INDICATED IN THE TABLE PER SEC. 7.10.4.C.1.
<b>SEC. 7.10.4.E.2</b>	THE APPLICANT REQUESTS A MODIFICATION OF THE BUILDING FRONTAGE REQUIREMENT TO 50% OF THE REQUIRED BUILDING FRONTAGE AS SHOWN IN THE BUILDING FRONTAGE TABULATIONS ON SHEET 2B.
<b>SEC. 7.10.5.A.1</b>	THE APPLICANT REQUESTS A MODIFICATION TO EXCEED THE MINIMUM REQUIRED PARKING SPACES.
<b>SEC. 7.10.5.G.6.f</b>	THE APPLICANT REQUESTS A MODIFICATION TO PERMIT A REDUCTION IN THE REQUIRED AMOUNT OF AREA IN A "SHADED" CONDITION FOR THE AMENITY AREAS INDICATED ON SHEET 25.
<b>SEC. 7.10.6.E.7.c</b>	THE APPLICANT REQUESTS A MODIFICATION FOR ONE OF THE SINGLE FAMILY ATTACHED ELEVATIONS PROPOSED FOR CRESCENT PARKE TO PERMIT ROOF LINES THAT USE CROSS GABLES ON THE FRONT ELEVATION RATHER THAN DORMER WINDOWS, AND FOR THE TWO-OVER-TWO STYLE SINGLE FAMILY ATTACHED ELEVATIONS TO USE A SHED ROOF (SLOPING FROM FRONT TO BACK) BEHIND A PARAPET THAT APPEARS AS A FLAT ROOF ON THE FRONT ELEVATION.
<b>SEC. 7.10.11.A</b>	THE APPLICANT REQUESTS A MODIFICATION TO THE GENERAL URBAN STREET CROSS SECTION FOR PORTIONS OF DAVIS AVENUE, FIRST STREET EXTENSION, AND STREET "A" AS IDENTIFIED ON SHEET 4 PURSUANT TO SEC. 7.10.11.A.4.b.
<b>SEC. 7.10.11.D</b>	THE APPLICANT REQUESTS A MODIFICATION TO THE GENERAL STREET CROSS SECTION TO ELIMINATE AND RELOCATE 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.
<b>SEC. 11.3</b>	THE APPLICANT REQUESTS A MODIFICATION OF THE PARKING STANDARDS TABLE TO PERMIT FULL CREDIT FOR ALL GARAGE AND DRIVEWAY SPACES FOR TWO OVER TWO UNITS.
<b>SEC. 11.4.5</b>	THE APPLICANT REQUESTS A MODIFICATION TO ALLOW SHARED USE PARKING FOR THE CD-MUO AND CD-C DISTRICTS. A SHARED USE PARKING TABLE HAS BEEN ADDED TO SHEET 4.
<b>SEC. 12.8.2.G.2.c</b>	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.
<b>SEC. 12.8.3</b>	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.

### SLDR VARIATION:

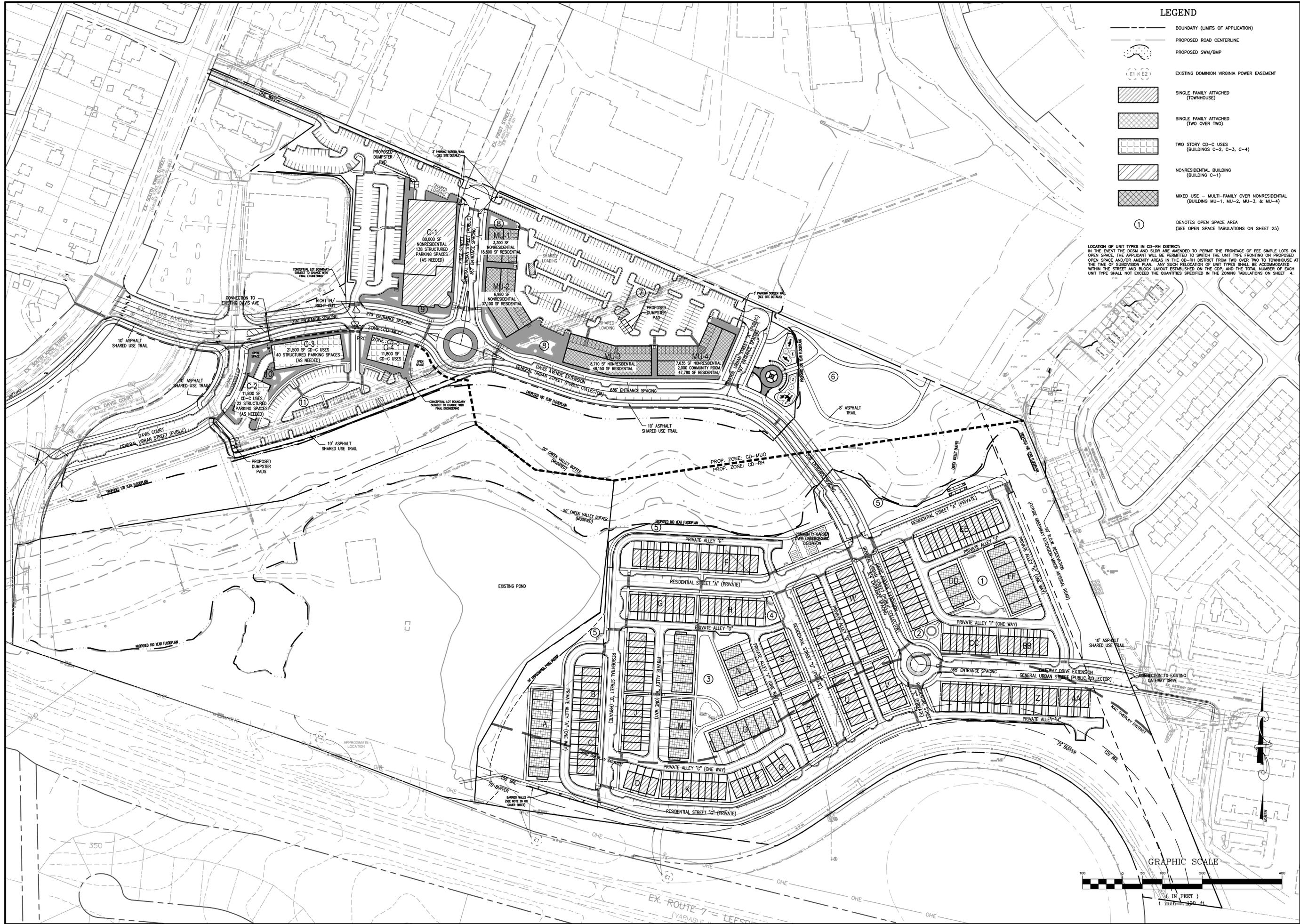
<b>SEC. 4.04(e)(2)((d))</b>	THE APPLICANT REQUESTS PLANNING COMMISSION APPROVAL OF A VARIATION TO THE PUBLIC ACCESS REQUIREMENT FOR SINGLE FAMILY ATTACHED DWELLINGS SERVED BY A PRIVATE STREET (RESIDENTIAL COMMON PARKING COURT) TO PERMIT TWO (2) CONNECTION POINTS TO PUBLIC STREETS FOR A NETWORK OF PRIVATE STREETS (RESIDENTIAL COMMON PARKING COURTS) SERVING UP TO 205 UNITS.
-----------------------------	--



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

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
8/28/2015	PER TOWN COMMENTS
2/23/2015	PER TOWN COMMENTS
3/3/2016	PER TOWN COMMENTS
3/4/2016	TC SUBMISSION
3/7/2016	TC SUBMISSION
3/7/2016	TC SUBMISSION
DATE	DESCRIPTION
BBR DESIGN	CIM DRAWN
SCALE	H: AS NOTED
	V:
JOB No.	2616-06-001
DATE	DEC. 23, 2013
FILE No.	2616-D-ZP-001
SHEET	1 OF 37



**LEGEND**

- BOUNDARY (LIMITS OF APPLICATION)
- PROPOSED ROAD CENTERLINE
- PROPOSED SWM/BMP
- (E1 X E2) EXISTING DOMINION VIRGINIA POWER EASEMENT
- [Hatched Box] SINGLE FAMILY ATTACHED (TOWNHOUSE)
- [Cross-hatched Box] SINGLE FAMILY ATTACHED (TWO OVER TWO)
- [Grid-hatched Box] TWO STORY CD-C USES (BUILDINGS C-2, C-3, C-4)
- [Diagonal-hatched Box] NON-RESIDENTIAL BUILDING (BUILDING C-1)
- [Diagonal-hatched Box] MIXED USE - MULTI-FAMILY OVER NON-RESIDENTIAL (BUILDING MU-1, MU-2, MU-3, & MU-4)
- ① DENOTES OPEN SPACE AREA (SEE OPEN SPACE TABULATIONS ON SHEET 25)

LOCATION OF UNIT TYPES IN CD-RH DISTRICT:  
 IN THE EVENT THE DCSM AND SLDL ARE AMENDED TO PERMIT THE FRONTAGE OF FEE SIMPLE LOTS ON OPEN SPACE, THE APPLICANT WILL BE PERMITTED TO SWITCH THE UNIT TYPE FRONTING ON PROPOSED OPEN SPACE AND/OR AVENUE AREAS IN THE CD-RH DISTRICT FROM TWO OVER TWO TO TOWNHOUSE AT THE TIME OF SUBDIVISION PLAN. ANY SUCH RELOCATION OF UNIT TYPES SHALL BE ACCOMMODATED WITHIN THE STREET AND BLOCK LAYOUT ESTABLISHED ON THE CSP, AND THE TOTAL NUMBER OF EACH UNIT TYPE SHALL NOT EXCEED THE QUANTITIES SPECIFIED IN THE ZONING TABULATIONS ON SHEET 4.

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

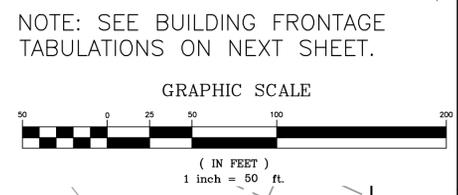
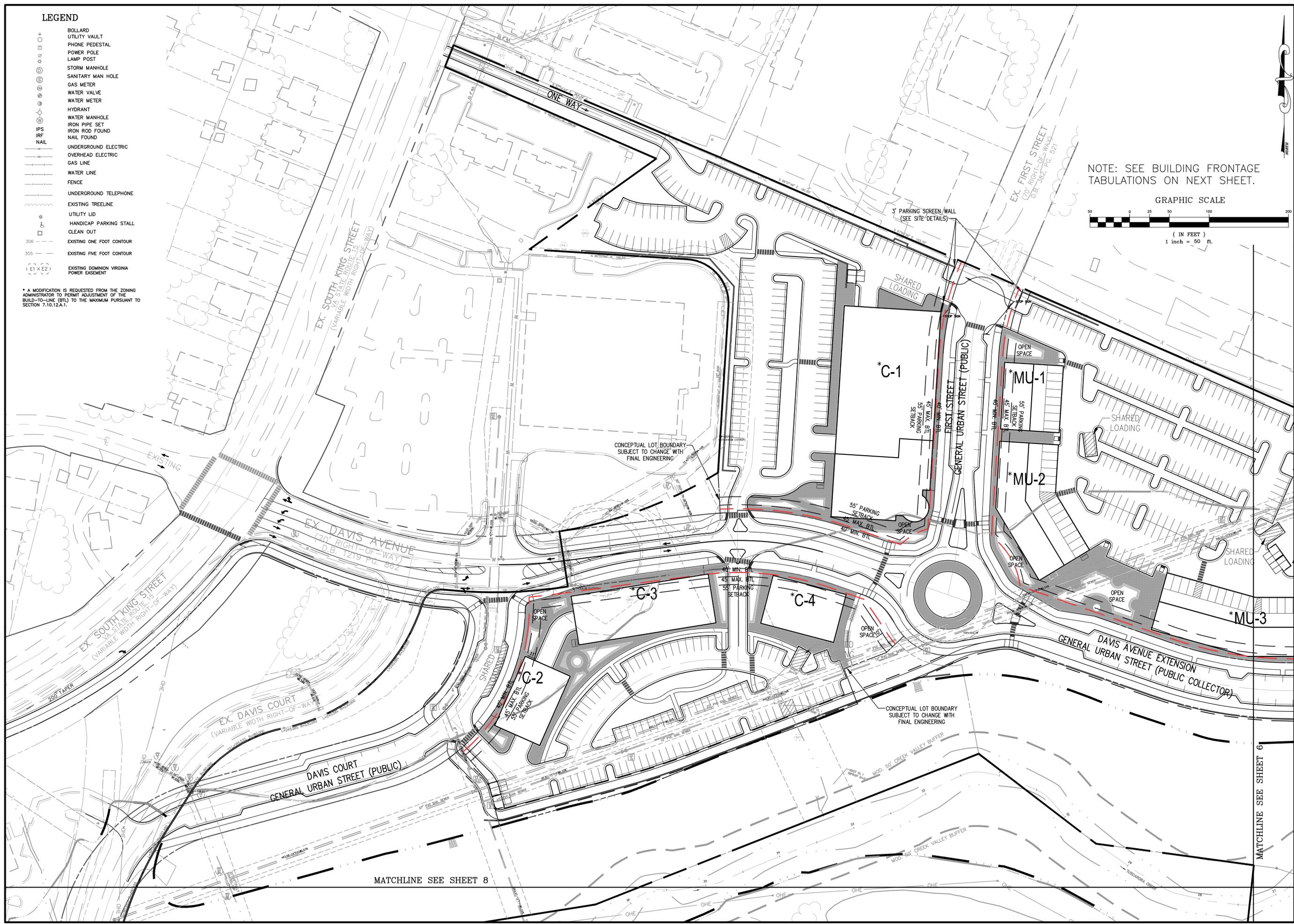
CONCEPT PLAN  
**CRESCENT PARKE**  
 ZONING MAP AMENDMENT

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
24/17/2015	PER TOWN COMMENTS
28/28/2015	PER TOWN COMMENTS
2/23/2015	PER TOWN COMMENTS
23/07/2016	PER TOWN COMMENTS
24/29/2016	TC SUBMISSION
07/01/2016	TC SUBMISSION
07/07/2016	TC SUBMISSION
DATE	DESCRIPTION
BBR DESIGN	CIM DRAWN
	H: AS NOTED
	V:
JOB No.	2616-06-001
DATE	DEC. 23, 2013
FILE No.	2616-D-ZP-001

- 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

\* A MODIFICATION IS REQUESTED FROM THE ZONING ADMINISTRATOR TO PERMIT ADJUSTMENT OF THE BUILD-TO-LINE (BTL) TO THE MAXIMUM PURSUANT TO SECTION 7.10.12A.1.



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

CONCEPTUAL FRONTAGE 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

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	

MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 6

Doc file name: \\lvsrv\proj\2616 - Leesburg crossroads rezoning\Planning\Zoning\Sheet\Conceptual Frontage Plan.dwg



**BUILDING FRONTAGE TABULATIONS:**

**C-1 Lot**

Total Frontage:	615'
Open Space Frontage:	254'
66% Building Frontage Required:	406'
50% Reduction of Required Building Frontage (33%) <sup>1</sup> :	203'
Building Frontage Provided <sup>2</sup> :	262'
Percent of Building Frontage Provided <sup>2</sup> :	43%

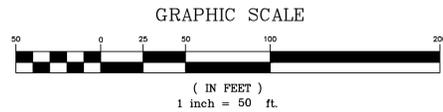
**C-2, C-3, & C-4 Lot**

Total Frontage:	714'
Open Space Frontage:	280'
66% Building Frontage Required:	471'
50% Reduction of Required Building Frontage (33%) <sup>1</sup> :	236'
Building Frontage Provided <sup>2</sup> :	365'
Percent of Building Frontage Provided <sup>2</sup> :	51%

**MU-1, MU-2, MU-3, & MU-4 Lot**

Total Frontage:	1165'
Open Space Frontage:	350'
66% Building Frontage Required:	769'
50% Reduction of Required Building Frontage (33%) <sup>1</sup> :	384'
Building Frontage Provided <sup>2</sup> :	671'
Percent of Building Frontage Provided <sup>2</sup> :	58%

1. MODIFICATION OF THE BUILDING FRONTAGE REQUIREMENT OF 66% IS PROPOSED. OPEN SPACE IS PROVIDED IN LIEU OF BUILDING FRONTAGE WHERE NOTED.  
 2. A MODIFICATION IS REQUESTED FROM THE ZONING ADMINISTRATOR TO PERMIT ADJUSTMENT OF THE BUILD-TO-LINE (BTL) TO THE MAXIMUM PURSUANT TO SECTION 7.10.12A.1.



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

CONCEPTUAL FRONTAGE PLAN  
**CRESCENT PARKE**  
 ZONING MAP AMENDMENT  
 LOUDOUN COUNTY, VIRGINIA

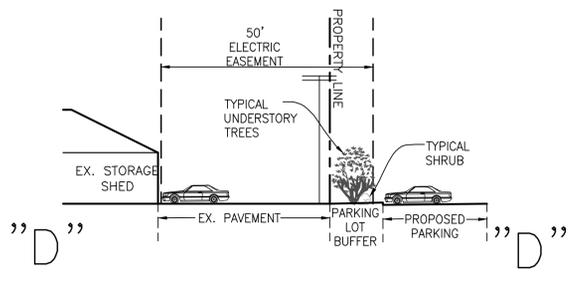
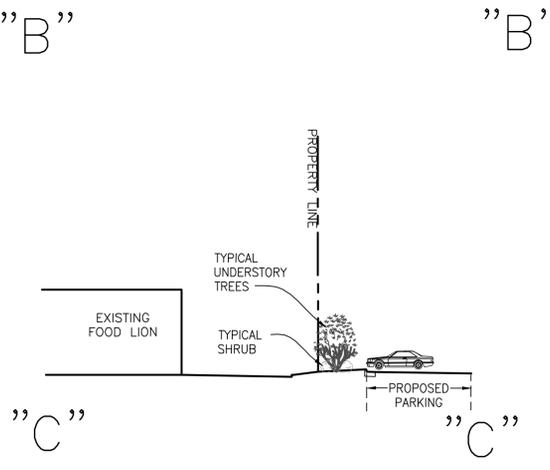
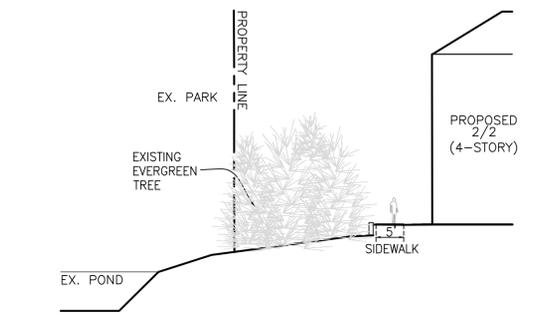
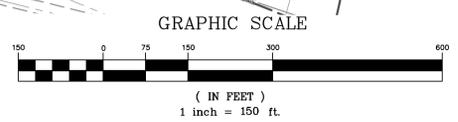
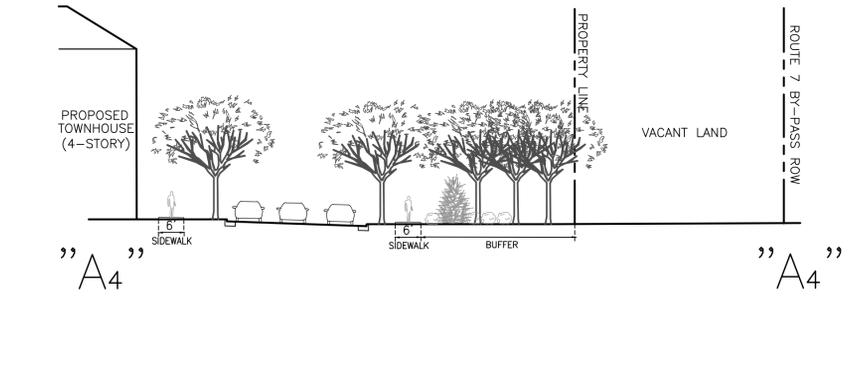
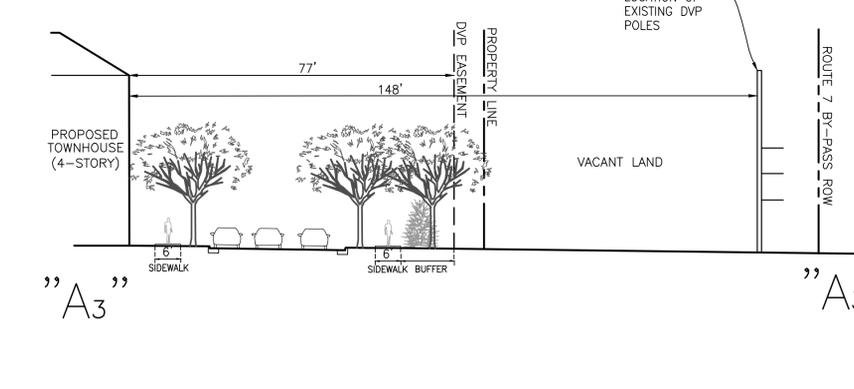
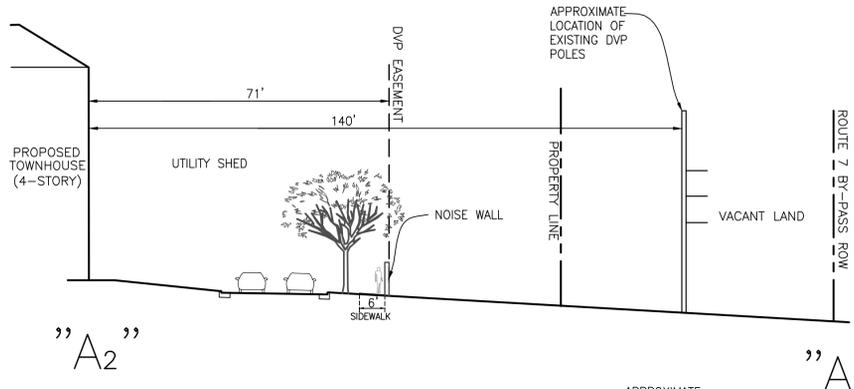
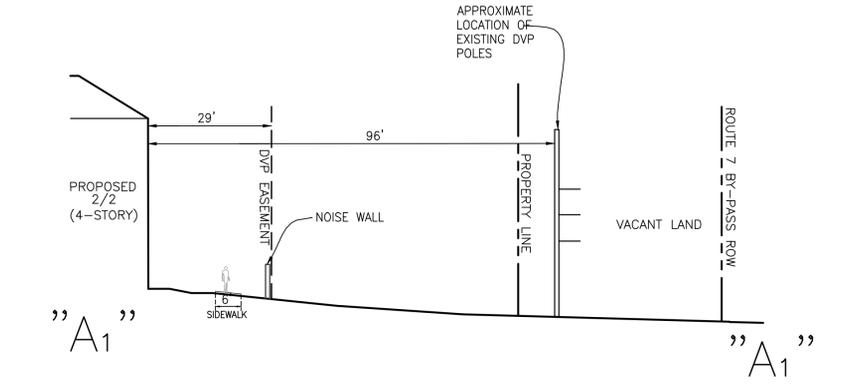
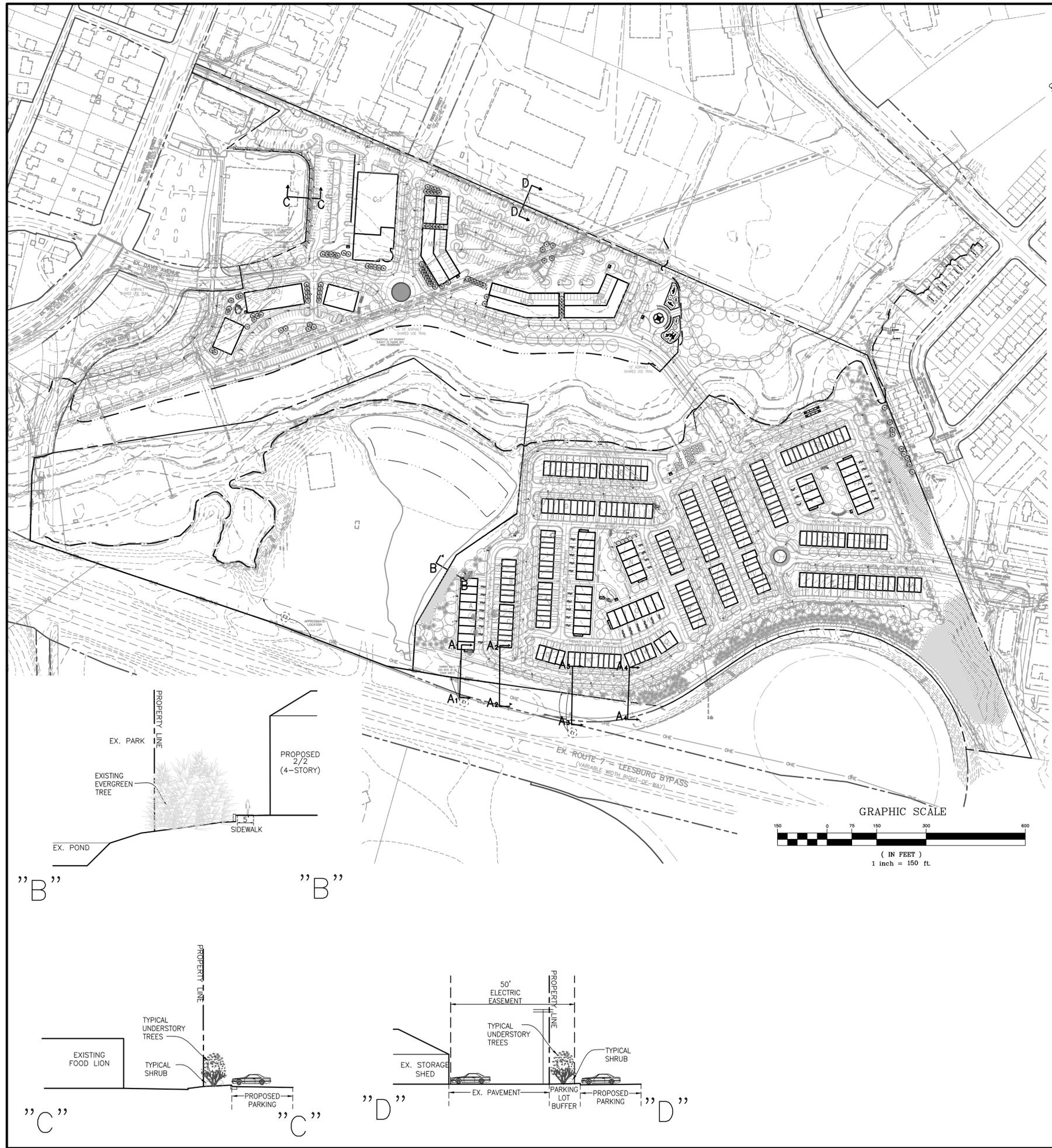
TOWN OF LEESBURG

PLAN STATUS

2/11/2014	PER CHECKLIST COMMENTS
9/17/2014	PER TOWN COMMENTS
2/23/2014	PER TOWN COMMENTS

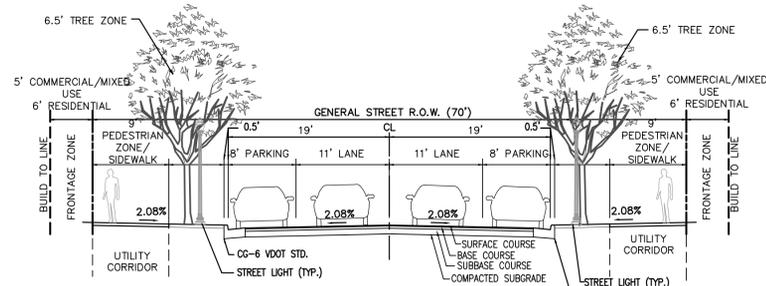
DATE	DESCRIPTION
BBR DESIGN	CIM DRAWN   CMM CHKD
SCALE	H: AS NOTED   V:

JOB No. 2616-06-001  
 DATE DEC. 23, 2013  
 FILE No. 2616-D-ZP-001

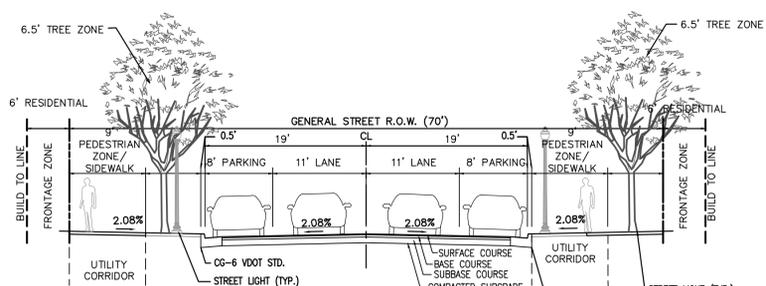


PLAN STATUS	
2/11/2014	PER CHECKLIST COMMENTS
9/17/2014	PER TOWN COMMENTS
2/23/2014	PER TOWN COMMENTS
4/17/2015	PER TOWN COMMENTS
08/28/2015	PER TOWN COMMENTS
2/23/2015	PER TOWN COMMENTS
03/07/2016	PER TOWN COMMENTS
04/29/2016	TC SUBMISSION
07/01/2016	TC SUBMISSION
07/07/2016	TC SUBMISSION
DATE	DESCRIPTION
BBR DESIGN	CIM DRAWN
	H: AS NOTED
	V: CMM CHKD
JOB No.	2616-06-001
DATE	DEC. 23, 2013
FILE No.	2616-D-ZP-001
SHEET	3 OF 37

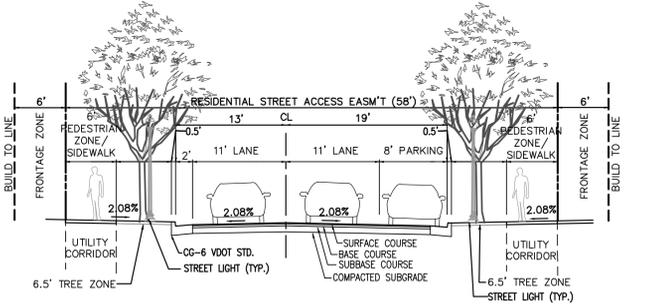
Doc file name: \\lvsrv\view\_projects\02616-06-001\001\001 - leesburg crossroads rezoning\Planning\02616-06-001\001 - Cross Sections.dwg



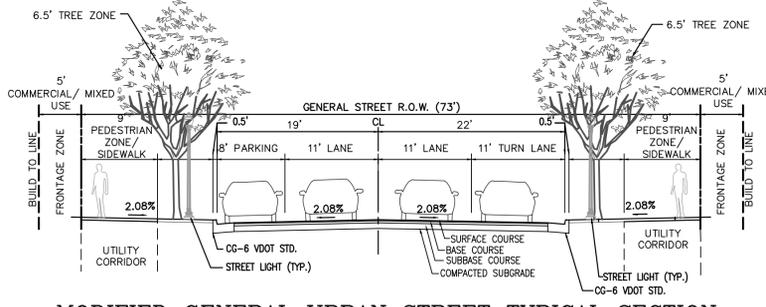
**GENERAL URBAN STREET TYPICAL SECTION**  
GATEWAY DRIVE EXTENSION,  
RELOCATED DAVIS COURT, &  
DAVIS AVE EXTENSION  
SCALE: 1"=10'



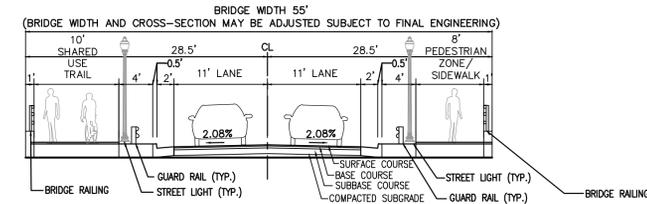
**MODIFIED GENERAL URBAN STREET TYPICAL SECTION**  
DAVIS AVE EXTENSION (PORTION)  
SCALE: 1"=10'



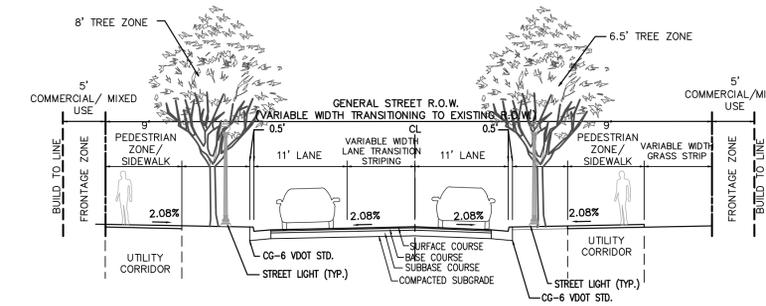
**PRIVATE RESIDENTIAL STREET TYPICAL SECTION**  
(PARKING ONE SIDE)  
SCALE: 1"=10'



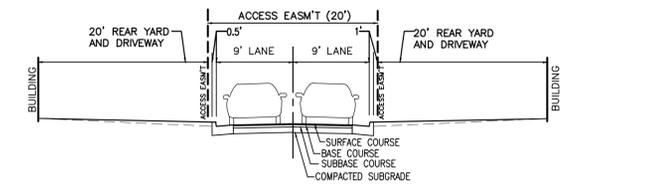
**MODIFIED GENERAL URBAN STREET TYPICAL SECTION**  
DAVIS AVE EXTENSION (PORTION)  
SCALE: 1"=10'



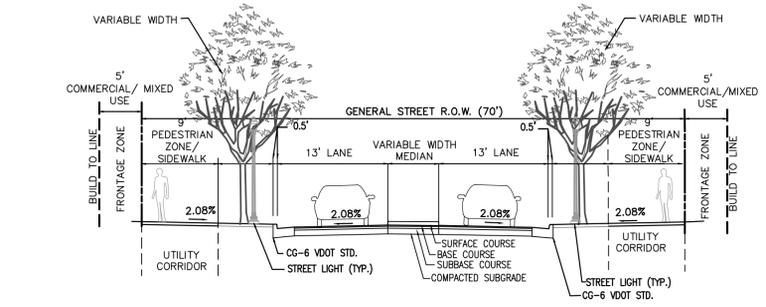
**DAVIS AVENUE BRIDGE**  
SCALE: 1"=10'



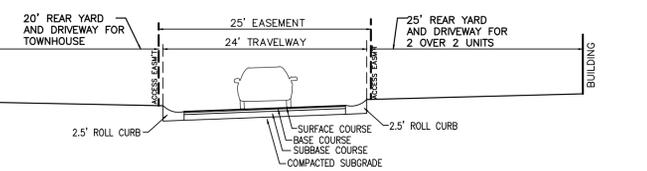
**MODIFIED GENERAL URBAN STREET TYPICAL SECTION**  
DAVIS AVE EXTENSION (PORTION)  
SCALE: 1"=10'



**TYPICAL PRIVATE ALLEY SECTION**  
WITH STREET FRONTAGE  
SCALE: 1"=10'

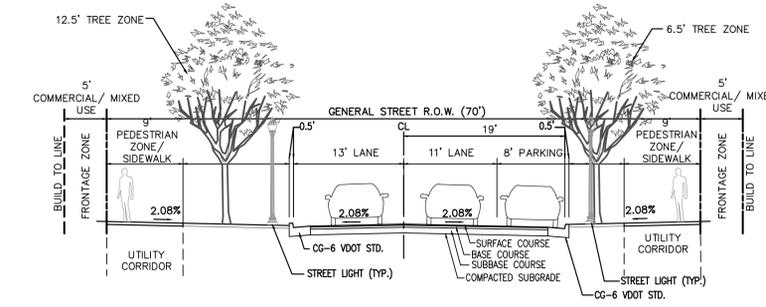


**MODIFIED GENERAL URBAN STREET TYPICAL SECTION**  
ROUNDABOUT TRANSITION (PORTION)  
SCALE: 1"=10'



**TYPICAL 24' PRIVATE ALLEY SECTION (ONE WAY)**  
WITHOUT STREET FRONTAGE  
SCALE: 1"=10'

NOTE:  
1. THE PRIVATE RESIDENTIAL STREETS DEPICTED ON THIS APPLICATION AS DEFINED IN THE ZONING ORDINANCE WITHIN THE CRESCENT DESIGN DISTRICT WILL BE ADMINISTERED AS RESIDENTIAL COMMON PARKING COURTS UNDER THE TOWN OF LEESBURG DCSM AND SLDR.  
2. THE PRIVATE ALLEYS SERVING UNITS WITHOUT STREET FRONTAGE DEPICTED ON THIS APPLICATION AS DEFINED IN THE ZONING ORDINANCE WITHIN THE CRESCENT DESIGN DISTRICT WILL BE ADMINISTERED AS PRIVATE TRAVEL WAYS (WITH A MINIMUM OF 24 FEET) UNDER THE TOWN OF LEESBURG DCSM AND SLDR.



**MODIFIED GENERAL URBAN STREET TYPICAL SECTION**  
STREET "A" (PORTION)  
SCALE: 1"=10'

Crescent Parke CD-C\*

Shared use time of day factors calculation (Z.O. Sec. 11.4.5.A)	Use	Total Required	X Time/Day Factor	Overall Total Req.
8 AM - 5 PM	Office, General	78 Spaces	89%	68 Spaces
	Retail	101 Spaces	77%	78 Spaces
	Health Club (Community Room)	45 Spaces	12%	9 Spaces
6 PM - 9 PM	Retail	101 Spaces	80%	81 Spaces
	Office, General	78 Spaces	11%	8 Spaces
10 PM - 7 AM	Retail	101 Spaces	12%	20 Spaces
Sat-Sun	Use	Total Required	X Time/Day Factor	Overall Total Req.
8 AM - 5 PM	Office, General	78 Spaces	63%	49 Spaces
	Retail	101 Spaces	71%	72 Spaces
6 PM - 9 PM	Retail	101 Spaces	68%	69 Spaces
10 PM - 7 AM	Office, General	78 Spaces	0%	0 Spaces
	Retail	101 Spaces	14%	14 Spaces

Crescent Parke CD-MUO (Mixed Use Buildings Only)\*

Shared use time of day factors calculation (Z.O. Sec. 11.4.5.A)	Use	Total Required	X Time/Day Factor	Overall Total Req.
8 AM - 5 PM	Residential	192 Spaces	100%	192 Spaces
	Retail	125 Spaces	77%	96 Spaces
	Health Club (Community Room)	45 Spaces	70%	32 Spaces
6 PM - 9 PM	Retail	125 Spaces	100%	125 Spaces
	Health Club (Community Room)	45 Spaces	85%	38 Spaces
10 PM - 7 AM	Retail	125 Spaces	100%	125 Spaces
	Health Club (Community Room)	45 Spaces	12%	15 Spaces
Sat-Sun	Use	Total Required	X Time/Day Factor	Overall Total Req.
8 AM - 5 PM	Residential	192 Spaces	100%	192 Spaces
	Retail	125 Spaces	71%	89 Spaces
6 PM - 9 PM	Retail	125 Spaces	100%	125 Spaces
	Health Club (Community Room)	45 Spaces	68%	31 Spaces
10 PM - 7 AM	Retail	125 Spaces	100%	125 Spaces
	Health Club (Community Room)	45 Spaces	32%	14 Spaces

\* Shared use parking tabulations are for an assumed use mix. Alternative uses can provide a shared use parking calculation to demonstrate parking requirements at the time of site plan.

**SITE TABULATIONS**

Total Site Area:	53.33 Acres
Exclusions:	2,323,328 SF
Floodplain:	10.46 Acres
Other (Ex. Public ROW, Wetlands, Steep Slopes):	6.11 Acres
CD-C Zone Area (Net):	10.67 Acres
	460,429 SF
CD-C Zone Area (Gross):	12.76 Acres
	547,899 SF
Building Zoning:	CCDC(C-L), CCDC(MUO), CCDC(O-SO)
Proposed Zoning:	CCDC(C-L), CCDC(C-MUO), CCDC(O-SO)
Total Nonresidential CD-C Uses Proposed:	161,725 SF
Total Residential Proposed:	368 Units
Overall Residential Density (Net):	8.89 DU/AC
(380 Units + 42.76 Acres)	
Overall Nonresidential CD-C Uses Density (Gross):	0.07 FAR
(161,725 SF + 2,323,328 SF)	

Standard	Required	Provided
Mix of Residential Unit Size, TL20 7.10.10.A.2.b	Any Development proposing more than 12 dwelling units per acre in the CD-RH, CD-RH, CD-MUR, CD-C, CD-MUO, and CD-CU shall submit the applicant shall provide a mix of unit sizes. That is, units shall be made of any combination of one, two, or three or more bedroom units.	N/A Development proposes less than 12 dwelling units per acre.
Mix of Residential Unit Type, TL20 7.10.10.A.2.c	For any development comprised of more than 5 acres in the CD-RH, CD-RH, CD-MUR and CD-MUO subdivisions there shall be a mix of the unit types allowed in the district. That is, where districts allow two or more different types of units, such as multi-family, single-family attached or 2-over-2 (townhouse) units, the development shall contain a minimum of twenty percent (20%) of at least two (2) unit types. This is a development with MF, SFA and 2-over 2 units could propose 20% 2-over-2s and 80% townhouses to comply with the standard minimum.	SFA: (98/280) = 35% 2 Over 2: (88/380) = 23% MF: (88/380) = 23% Town: (88/380) = 23%
Ground Floor Use Requirement on Public Streets, TL20 7.10.10.A.2.d	In the CD-MUR, CD-MUO and CD-CU sub-districts where buildings proposed as part of a rezoning required have frontage on existing or planned public streets, at least fifty percent (50%) of the ground floor area of each building must be designed for and devoted to nonresidential uses. This percentage may be averaged, so that if two buildings have equal frontage, the ground floor of one building may be 100% devoted to nonresidential uses and the other may be 100% devoted to residential uses.	(2825 SF / 6555 SF) = 43% of ground floor devoted to nonresidential uses. The remaining 44% is devoted to accessory residential for parking.

**CD-C (CD-C) Zone Tabulations**

CD-C (CD-C) Zone Area (Gross):	7.33 Acres
	328,195 SF
Floodplain:	2.77 Acres
	120,461 SF
CD-C Net:	4.76 Acres
	207,834 SF
Proposed Use:	Total CD-C Uses
	45,100 SF

Standard	Required	Provided
Nonresidential Density, TL20 7.10.9.D.2	None	0.14 FAR (65,100 SF + 328,195 SF)
Number of Parking Spaces, TL20 11.3	177 Spaces or (145 Spaces Min. per Shared Use Tabulation TL20 11.4.5.A)	163 Spaces (14 On-Street Spaces) (87 Off-Street Spaces) (82 Structures*)
Shopping Center & Retail Sales, General: 101 Spaces (Potential Use: 102,500 SF / 1000/4)	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.	101 Spaces (Potential Use: 102,500 SF / 1000/4)
Office: 78 Spaces (Potential Use: 22,500 SF / 300)	1.0 per 300 square feet gross floor area	16 Spaces (Potential Use: 4,950 SF / 300)
Number of Bike Spaces, TL20 7.10.5.B	10 Spaces (77/10) Exceeds Maximum of 10	10 Spaces (77/10) Exceeds Maximum of 10
Number of Loading Spaces, TL20 11.10 & 7.10.5.C	1 Space per every 10 automobile spaces up to a maximum of 10 bike spaces.	3 Spaces
Shopping Center & Retail Sales, General: 1 Space (Potential Use: 102,500 SF / 1000/4)	1 Space	1 Space (Potential Use: 102,500 SF / 1000/4)
Office: 1 Space (Potential Use: 22,500 SF / 300)	1 Space	1 Space (Potential Use: 22,500 SF / 300)

**CD-C (CD-MUO) Zone Tabulations**

CD-C (CD-MUO) Zone Area (Gross):	16.82 Acres
	732,655 SF
Exclusions:	4.55 Acres
Floodplain:	198,372 SF
CD-C (CD-MUO) Zone Area (Net):	12.27 Acres
	534,283 SF
Proposed Use:	Residential Apartments Over Retail (MF)
	96 Units
	534,283 SF

Standard	Required	Provided
Mix of Uses, TL20 7.10.10.A.2.a	107,302 SF of Nonresidential (Minimum 40% Nonresidential) (28,250 + 40%)	116,625 SF (45.3%)
Residential Density, TL20 7.10.9.E.2	7.82 DU/AC (96 Units + 12,27)	8.89 DU/AC (380 Units + 42,76)
Nonresidential Density, TL20 7.10.9.E.2	None	5.76 FAR (116,625 SF + 732,655 SF)
Number of Parking Spaces, TL20 11.3	334 Spaces or (330 Spaces Min. per Shared Use Tabulation TL20 11.4.5.A)	334 Spaces (87 Tuck Under Spaces) (220 On-Street Spaces) (65 Off-Street Spaces)
Shopping Center & Retail Sales, General: 125 Spaces (Potential Use: 125,000 SF / 1000/4)	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.	125 Spaces (Potential Use: 125,000 SF / 1000/4)
Office: 1 Space (Potential Use: 22,500 SF / 300)	1 Space	1 Space (Potential Use: 22,500 SF / 300)
Community Room: 45 Spaces (Potential Use: 135,000 SF / 3000/4)	1.0 per 300 square feet gross floor area	45 Spaces (Potential Use: 135,000 SF / 3000/4)
Office (Building C-1): 284 Spaces (Potential Use: 85,200 SF / 300)	1.0 per 300 square feet gross floor area	284 Spaces (198 Structured Spaces) (188 On-Street Spaces) (188 Off-Street Spaces)
Number of Bike Spaces, TL20 7.10.5.B	10 Spaces (88/10) Exceeds Maximum of 10	10 Spaces (88/10) Exceeds Maximum of 10
Number of Loading Spaces, TL20 11.10 & 7.10.5.C	2 Spaces	3 Spaces
Shopping Center & Retail Sales, General: 1 Space (Potential Use: 102,500 SF / 1000/4)	1 Space	1 Space (Potential Use: 102,500 SF / 1000/4)
Office: 1 Space (Potential Use: 22,500 SF / 300)	1 Space	1 Space (Potential Use: 22,500 SF / 300)

**CD - Crescent Design District Standards**

**CDD (CD-C) Zone Tabulations**

Standard	Required	Provided
Minimum Lot Area, TL20 7.10.9.D.2.A	None	No Minimum
Minimum Lot Width, TL20 7.10.9.D.2.B	None	No Minimum
Maximum Density, TL20 7.10.9.D.2.C	None	None
Residential:	None; Allowed 12 units per Ac. Limited to 2nd, 3rd, 4th, & 5th floors. (1)	None (1)
Nonresidential:	None but ground floor limited to nonresidential use.	45,100 SF (0.14 FAR)
Maximum Yards/Setbacks, TL20 7.10.9.D.2.D	Minimum of 66% of the frontage length shall be occupied by principal building facades along the required build-to-line, as listed in TL20 7.10.4.C	95% (Total Frontage: 1,648' Open Space Frontage: 1,281' Net Total Frontage: 367' (Building Frontage: 367' x 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, TL20 7.10.9.D.2.E	5 Stories (70')	5 Stories (48')

**CDD (CD-MUO) Zone Tabulations**

Standard	Required	Provided
Minimum Lot Area, TL20 7.10.9.E.2.A	None	No Minimum
Minimum Lot Width, TL20 7.10.9.E.2.B	None	No Minimum
Maximum Density, TL20 7.10.9.E.2.C	24 Units per Ac. Limited to 2nd, 3rd, 4th, & 5th floors. (1)	7.82 DU/AC (96 Units + 12,27)
Residential:	24 Units per Ac. Limited to 2nd, 3rd, 4th, & 5th floors. (1)	88 Units + 12,27
Nonresidential:	None	116,625 SF (0.16 FAR)
Maximum Yards/Setbacks, TL20 7.10.9.E.2.D	Minimum of 66% of the frontage length shall be occupied by principal building facades along the required build-to-line, as listed in TL20 7.10.4.C	90% (Total Frontage: 2,569' Open Space Frontage: 2,161' Net Total Frontage: 1,408' (Building Frontage: 1,408' x 90%)
Side Yard:	None	None
Rear Yard:	25'	25'
Parking Setback:	55' (General Urban Street)	55' (General Urban Street)
Maximum Building Height, TL20 7.10.9.E.2.E	5 Stories (70')	5 Stories (70')

**CDD (CD-RH) Zone Tabulations**

Standard	Required	Provided
Minimum Lot Area, TL20 7.10.9.B.2.A	None	No Minimum
Minimum Lot Width, TL20 7.10.9.B.2.B	None	No Minimum
Maximum Density, TL20 7.10.9.B.2.C	Single Family Attached: 16'	16'
Residential:	24 Units per Ac. (1)	11.04 DU/AC (284 Units + 25.73)
Maximum Yards/Setbacks, TL20 7.10.9.B.2.D	Minimum of 66% of the frontage length shall be occupied by principal building facades along the required build-to-line, as listed in TL20 7.10.4.C	Minimum 71% 710 Spaces
Required Build-to-Line Per TL20 7.10.4.C	Minimum of 66% of the frontage length shall be occupied by principal building facades along the required build-to-line, as listed in TL20 7.10.4.C	710 Spaces (88/10) Exceeds Maximum of 10
Side Yard:	None	None
Rear Yard:	25' (3)	25' (3)
Parking Setback:	55' (General Urban Street) Min. 55' (Residential Street)	55' (General Urban Street) Min. 50' (Residential Street)
Maximum Building Height, TL20 7.10.9.B.2.E	5 Stories (70')	4 Stories (50')

(1) Town Council may approve a higher maximum density as part of a rezoning approval.  
(2) Side yard setback shall be feet for an interior townhouse lot.  
(3) Townhouse rear yards shall be a minimum of 20 feet.  
\* Maximum heights with rezoning.

**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

TYPICAL SECTIONS, DETAILS, AND TABULATIONS  
CRESCENT PARKE ZONING MAP AMENDMENT  
TOWN OF LEESBURG  
LOUDOUN COUNTY, VIRGINIA

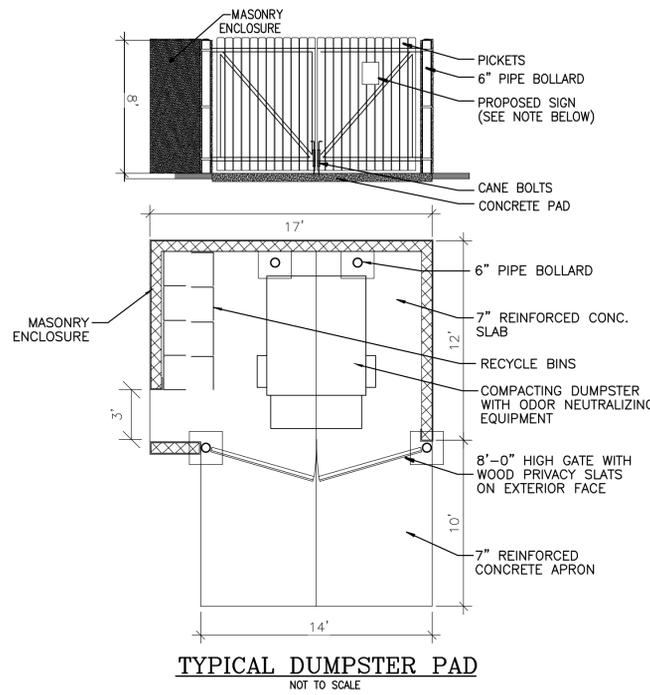
**PLAN STATUS**

2/11/2014	PER CHECKLIST COMMENTS
9/17/2014	PER TOWN COMMENTS
2/23/2014	PER TOWN COMMENTS
4/17/2015	PER TOWN COMMENTS
2/28/2015	PER TOWN COMMENTS
2/23/2015	PER TOWN COMMENTS
3/30/2016	PER TOWN COMMENTS
3/29/2016	TC SUBMISSION
7/01/2016	TC SUBMISSION
7/07/2016	TC SUBMISSION

**DATE DESCRIPTION**

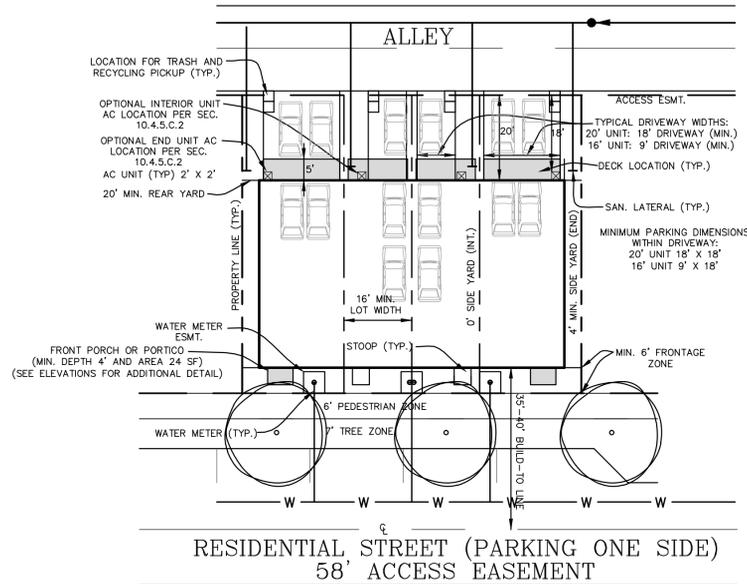
BBR DESIGN	CIM DRAWN	CMM CHKD
SCALE: H: AS NOTED V: V		
JOB NO: 2616-06-001		
DATE DEC. 23, 2013		
FILE No. 2616-D-ZP-001		

SHEET 4 OF 37



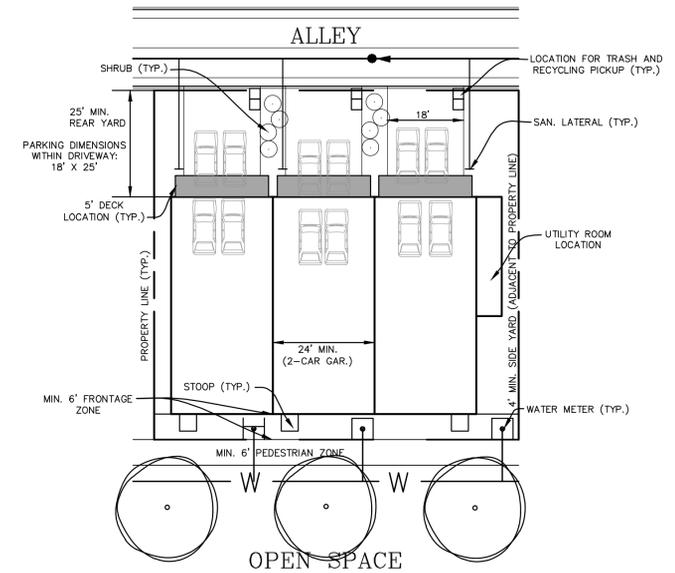
**TYPICAL DUMPSTER PAD**  
NOT TO SCALE

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.



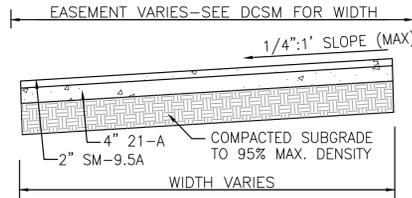
**CRESCENT DISTRICT RESIDENTIAL TOWNHOUSE FRONTAGE**  
**TYPICAL DETAIL**  
SCALE: 1"=20'

- NOTE:
- METER BOXES SHALL NOT BE LOCATED WITHIN THE DRIVEWAY APRONS.
  - DECKS MAY ENCRUCH 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.
  - UNIT ENTRANCES WILL NOT BE PLACED ON GRADE. A MINIMUM OF AT LEAST ONE STEP WILL BE PROVIDED TO ALL BUILDING ENTRANCES.
  - AC UNITS MAY BE ROOF MOUNTED OR PLACED IN THE GENERAL LOCATION IDENTIFIED ABOVE PER SEC. 10.4.5.C.2.
  - FRONT PORCHES SHALL BE PROVIDED WITH A MINIMUM OF 50% OF ATTACHED UNITS.
  - 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.



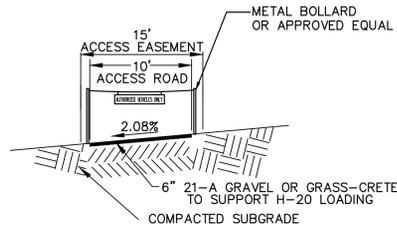
**CRESCENT DISTRICT RESIDENTIAL 2 OVER 2 FRONTAGE**  
**TYPICAL DETAIL**  
SCALE: 1"=20'

- NOTE:
- METER BOXES SHALL NOT BE LOCATED WITHIN THE DRIVEWAY APRONS.
  - DECKS MAY ENCRUCH INTO THE REQUIRED REAR YARD TO WITHIN 10' OF THE PROPERTY LINE PER SEC. 10.4.5.C.5.b. TO ALL BUILDING ENTRANCES.
  - UNIT ENTRANCES WILL NOT BE PLACED ON GRADE. A MINIMUM OF AT LEAST ONE STEP WILL BE PROVIDED TO ALL BUILDING ENTRANCES.
  - 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.

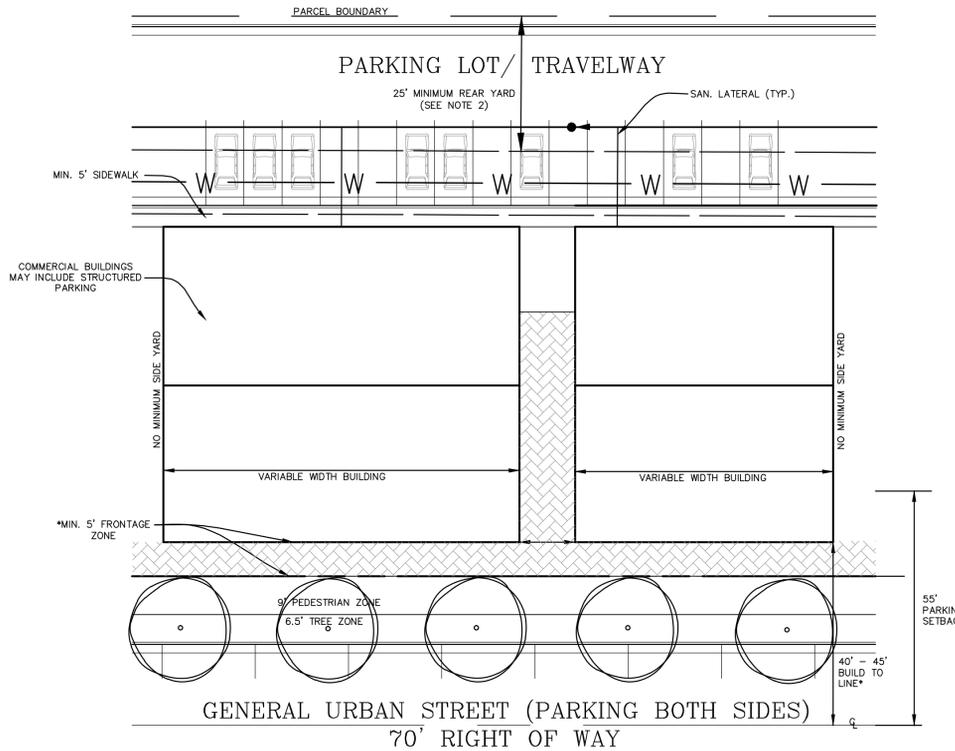


**8' & 10' ASPHALT TRAIL**  
**TYPICAL SECTION**  
(NOT TO SCALE)

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



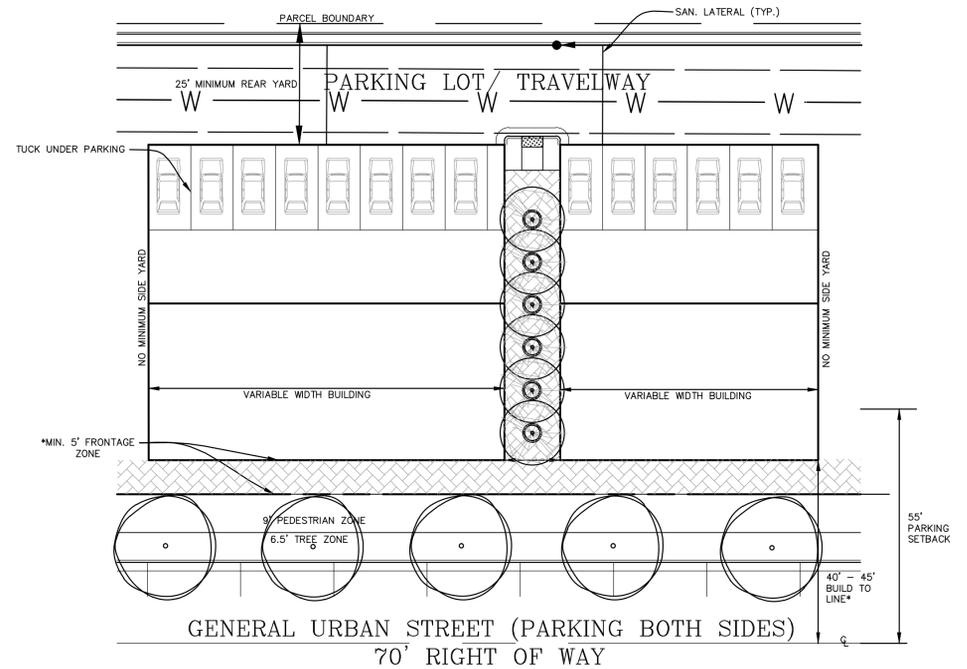
**TYPICAL SECTION**  
**UTILITY ACCESS ROAD**  
(NOT TO SCALE)



**CRESCENT DISTRICT COMMERCIAL BUILDING FRONTAGE**  
**TYPICAL DETAIL**

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

\*A MODIFICATION IS REQUESTED FROM THE ZONING ADMINISTRATOR TO PERMIT ADJUSTMENT OF THE BUILD-TO-LINE (BTL) TO THE MAXIMUM PURSUANT TO SECTION 7.10.12.A.1. AND AS SHOWN ON THE SHEETS 2A AND 2B.



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

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

\*A MODIFICATION IS REQUESTED FROM THE ZONING ADMINISTRATOR TO PERMIT ADJUSTMENT OF THE BUILD-TO-LINE (BTL) TO THE MAXIMUM PURSUANT TO SECTION 7.10.12.A.1. AND AS SHOWN ON THE SHEETS 2A AND 2B.

DATE	DESCRIPTION
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
2/23/2015	PER TOWN COMMENTS
3/3/2016	PER TOWN COMMENTS
4/29/2016	TC SUBMISSION
7/1/2016	TC SUBMISSION
7/7/2016	TC SUBMISSION

BBR DESIGN	CIM DRAWN	CMM CHKD
	H: AS NOTED	V:

SCALE: 1"=20'

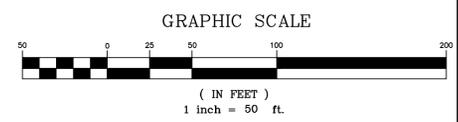
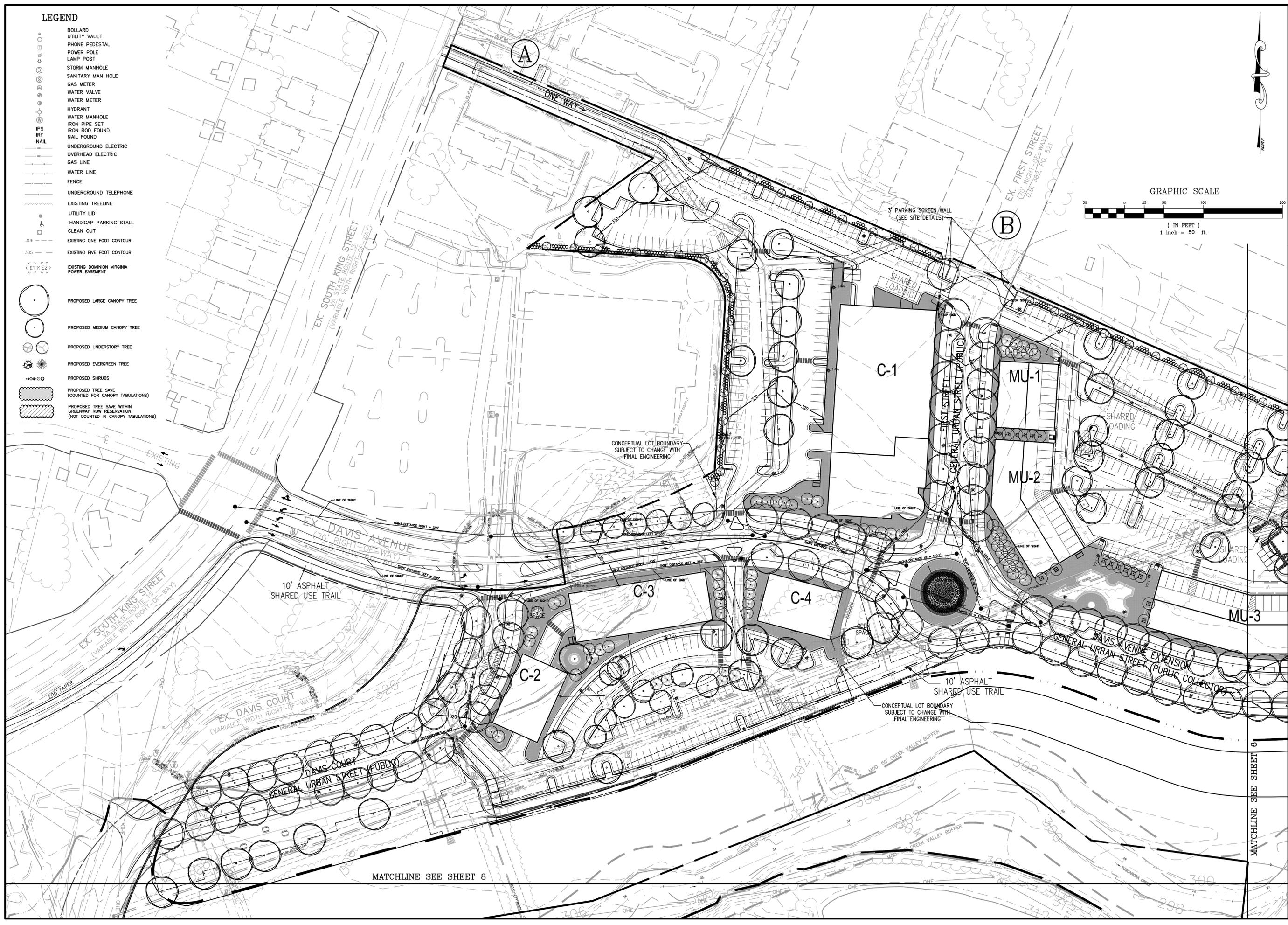
JOB No. 2616-06-001

DATE DEC. 23, 2013

FILE No. 2616-D-ZP-001

**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
- PROPOSED LARGE CANOPY TREE
- PROPOSED MEDIUM CANOPY TREE
- PROPOSED UNDERSTORY TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS
- PROPOSED TREE SAVE (COUNTED FOR CANOPY TABULATIONS)
- PROPOSED TREE SAVE WITH GREENWAY ROW RESERVATION (NOT COUNTED IN CANOPY TABULATIONS)



**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

TOWN OF LEEBSBURG  
LOUDOUN COUNTY, VIRGINIA

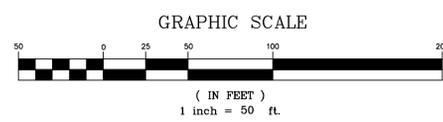
MATCHLINE SEE SHEET 6

DATE	DESCRIPTION
2/11/2014	PER CHECKLIST COMMENTS
9/17/2014	PER TOWN COMMENTS
2/23/2014	PER TOWN COMMENTS
3/17/2015	PER TOWN COMMENTS
3/28/2015	PER TOWN COMMENTS
2/23/2015	PER TOWN COMMENTS
3/27/2016	PER TOWN COMMENTS
3/29/2016	TC SUBMISSION
07/01/2016	TC SUBMISSION
07/07/2016	TC SUBMISSION

BBR DESIGN	CIM DRAWN	CMM CHKD
	H:	AS NOTED
	V:	

JOB No. 2616-06-001  
DATE DEC. 23, 2013  
FILE No. 2616-D-ZP-001



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

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
2/23/2014	PER TOWN COMMENTS
2/17/2015	PER TOWN COMMENTS
28/28/2015	PER TOWN COMMENTS
2/23/2015	PER TOWN COMMENTS
23/07/2016	PER TOWN COMMENTS
24/29/2016	TC SUBMISSION
07/01/2016	TC SUBMISSION
07/07/2016	TC SUBMISSION
DATE	DESCRIPTION
BBR DESIGN	CIM DRAWN
SCALE	H: AS NOTED
	V:
JOB No.	2616-06-001
DATE	DEC. 23, 2013
FILE No.	2616-D-ZP-001
SHEET	6 OF 37

MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 7

C:\Users\jvw\Documents\Projects\202616 - Leesburg crossroads rezoning\Planning\Zoning\Sheet2616 - Landscape Plan.dwg



DATE	DESCRIPTION
2/11/2014	PER CHECKLIST COMMENTS
9/17/2014	PER TOWN COMMENTS
2/23/2014	PER TOWN COMMENTS
2/17/2015	PER TOWN COMMENTS
2/28/2015	PER TOWN COMMENTS
2/23/2015	PER TOWN COMMENTS
3/07/2016	PER TOWN COMMENTS
2/28/2016	TC SUBMISSION
07/01/2016	TC SUBMISSION
07/07/2016	TC SUBMISSION

BBR DESIGN	CIM DRAWN	CMM CHKD
	H: AS NOTED	
SCALE	V:	

JOB No. 2616-06-001  
DATE DEC. 23, 2013  
FILE No. 2616-D-ZP-001

Doc file name: \\lvsrv\proj\2616-06-001\2616-06-001.dgn - Leesburg crossroads rezoning\Planning\Zoning\Sheet2616 - Landscape Plan.dwg