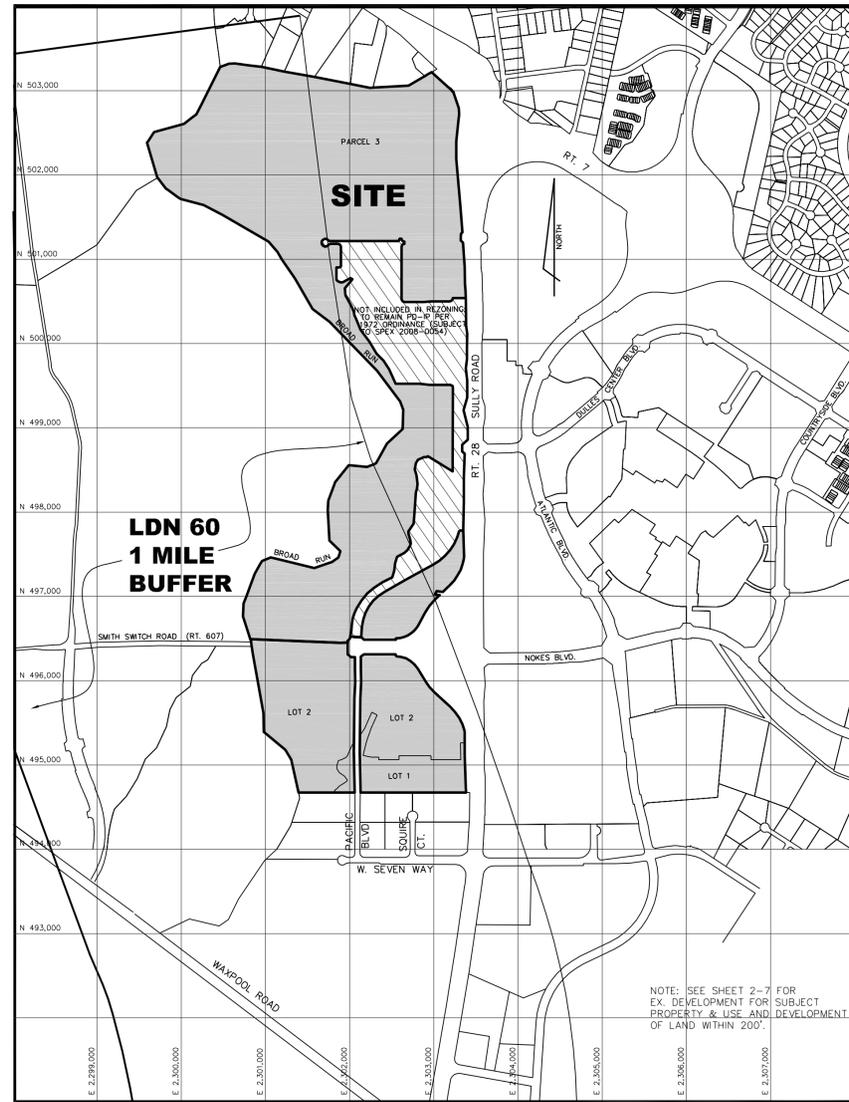


ZONING MAP AMENDMENT (APPLICATION # ZMAP 2008-0021) KINCORA VILLAGE CENTER BROAD RUN ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

GENERAL NOTES

1. THIS APPLICATION IS FOR A ZONING MAP AMENDMENT. THE SUBJECT PROPERTY IS ZONED PD-IP UNDER THE 1972 LOUDOUN COUNTY ZONING ORDINANCE.
2. THE PROPERTIES SHOWN HEREON ARE LOCATED ON LOUDOUN COUNTY TAX MAP 80/27, LOTS 1 AND 2 (PIN: 042-29-6582 AND 042-49-0209) AND 80/1 RESIDUE PARCEL 3 (PIN: 041-29-8238).
3. TOPOGRAPHIC INFORMATION PROVIDED BY AIR SURVEY PHOTOGRAMMETRIC MAPPING SERVICE DATUM NAD83, CONTOUR INTERVAL: 2'.
4. BOUNDARY PROVIDED BY ALTA/ACSM LAND TITLE SURVEY, PREPARED BY BURGESS & NIPLE, INC. AND DATED AUG. 29, 2005.
5. SOIL DATA PROVIDED BY LOUDOUN COUNTY.
6. PROPOSED SIGNAGE AND LIGHTING LOCATIONS TO BE DETERMINED AT SITE PLAN REVIEW AND WILL BE IN CONFORMANCE WITH ORDINANCE REGULATIONS.
7. EXISTING WELLS, SEPTIC SYSTEMS AND/OR SPRINGS WILL BE REMOVED IN COMPLIANCE WITH STATE AND COUNTY REGULATIONS.
8. ALL LANDSCAPING, SCREENING, AND BUFFERING IS TO BE PROVIDED IN ACCORDANCE WITH APPLICABLE PROFFERS AND ZONING ORDINANCE STANDARDS UNLESS MODIFIED. PROPOSED TREE LOCATIONS, LIMITS OF CLEARING AND GRADING, AND AREAS OF EXISTING VEGETATION TO BE PRESERVED AS SHOWN HEREON AND ARE ONLY ILLUSTRATIVE AND ARE SUBJECT TO MODIFICATIONS AS A PART OF FINAL ENGINEERING AND SITE PLAN APPROVAL.
9. THE SITE CONTAINS AREAS OF MODERATELY STEEP AND VERY STEEP SLOPES.
10. FOR PROPOSED ZONING SEE CONCEPT PLAN TABULATION SHEETS # 13-14.
11. ALL EXISTING STRUCTURES WITHIN 200' OF THE PROPOSED APPLICATION HAVE BEEN SHOWN ON THE PLAN.
12. PRIVATE ACCESS EASEMENT WIDTHS WILL BE ESTABLISHED AT THE TIME OF PRELIMINARY SUBDIVISION AND SITE PLAN IN CONFORMANCE WITH FSM CRITERIA.
13. THE APPLICANT RESERVES THE RIGHT TO MODIFY, AS NECESSARY, ARCHITECTURAL DESIGNS AND BUILDING ELEVATIONS AS NEEDED WITH THIS APPLICATION DUE TO FINAL ENGINEERING AND ARCHITECTURE.
14. EXISTING ARCHEOLOGICAL AND HISTORICAL FEATURES ON THE PROPERTY ARE ADDRESSED IN THE ENVIRONMENTAL AND CULTURAL RESOURCES AND EXISTING CONDITIONS PLAT UNDER SEPARATE SUBMISSION. ANY EXISTING STRUCTURES ON THE PROPERTY ARE TO BE DEMOLISHED.
15. THE FLOODPLAIN INFORMATION SHOWN HEREON WAS OBTAINED FROM THE FOLLOWING SOURCES:
 - A. F.I.R.M. MAP PANEL 110 OF 225 & PANEL 120 OF 225. REVISED NOV. 1, 1986.
 - B. ALTA/ACSM LAND TITLE SURVEY, PREPARED BY BURGESS & NIPLE AND DATED FEB. 12, 2001.
 - C. LOUDOUN COUNTY FLOODPLAIN MAP (PREPARED AS PART OF THE FLOODPLAIN STUDY OF THE BROAD RUN WATERSHED PREPARED BY GKY AND ASSOCIATES INC. DATED DECEMBER 1990)
 - D. FLOODPLAIN APPROVED WITH VDOT INTERCHANGE PROJECT AND PLAN#0028-053-114.
16. THIS SITE IS NOT CURRENTLY IN THE COUNTY LAND USE TAX ASSESSMENT PROGRAM.
17. A PORTION OF THIS SITE IS LOCATED WITHIN THE LDN-60 ONE MILE BUFFER OF THE AIRPORT IMPACT OVERLAY DISTRICT. FULL DISCLOSURE WILL BE PROVIDED TO RESIDENTIAL TENANTS/OWNERS, IN COMPLIANCE WITH SECTION 4-1400 OF THE ZONING ORDINANCE.
18. THIS SITE IS NOT LOCATED WITHIN THE MOUNTAINSIDE OVERLAY DISTRICT.
19. THIS SITE IS LOCATED WITHIN THE ROUTE 28 HIGHWAY TRANSPORTATION IMPROVEMENT DISTRICT.
20. STORM WATER WILL BE ADEQUATELY CONVEYED TO THE ADJACENT FLOODPLAIN WHICH IS AN ADEQUATE OUTFALL. BEST MANAGEMENT PRACTICES WILL BE PROVIDED WITHIN INDIVIDUAL LANDBAYS CONSISTENT WITH THE VIRGINIA HANDBOOK. STORM WATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ARE TO BE PROVIDED ON-SITE VIA A COMBINATION OF ENHANCED EXTENDED DETENTION FACILITIES AND RETENTION FACILITIES IN COMBINATION WITH LOW IMPACT DESIGN METHODOLOGIES IN ACCORDANCE WITH FACILITIES STANDARDS MANUAL CRITERIA. LOW IMPACT METHODOLOGIES TO SATISFY BOTH SWM AND BMP REQUIREMENTS WILL BE THE PREFERRED APPROACH WHERE PRACTICAL.
21. THE LOT ENTRANCES ONTO PUBLIC STREETS WILL BE CONSTRUCTED IN ACCORDANCE WITH VDOT AND LOUDOUN COUNTY REGULATIONS.
22. ACCESSORY OUTDOOR STORAGE AND AREAS FOR REFUSE COLLECTION OR LOADING SPACES WILL BE SCREENED AND BUFFERED AND SHOWN AT TIME OF SITE PLAN.
23. OPEN SPACE, INTERIOR AND PERIPHERAL PARKING LOT LANDSCAPING, TREE CANOPY LANDSCAPING AND STREET TREES WILL BE PROVIDED IN ACCORDANCE WITH THE LOUDOUN COUNTY ZONING ORDINANCE OR AS MODIFIED HERE IN.
24. WATER AND SANITARY SEWER TO BE PROVIDED BY LOUDOUN WATER.
25. FIRE PROTECTION WILL BE PROVIDED BY LOUDOUN COUNTY FIRE AND RESCUE AND VOLUNTEER COMPANIES.
26. THIS CONCEPT PLAN WILL PROVIDE PUBLIC AND CIVIC USES AND OPEN SPACE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE AND IN CONFORMANCE WITH THE REVISED GENERAL PLAN.
27. APPLICANT RESERVES THE RIGHT, WITHOUT REQUIRING A PROFFER AMENDMENT OR ZOPA, TO USE THOSE AREAS WITHIN THE EXISTING MAJOR FLOODPLAIN PER COUNTY MAPPING, WHICH IN THE FUTURE ARE NO LONGER WITHIN THE MAJOR FLOODPLAIN, FOR ANY USE IN THE UNDERLYING ZONING DISTRICT; PROVIDED (1) THE TOTAL MAXIMUM FLOOR AREA IN THE PROFFERS IS NOT EXCEEDED, (2) APPROPRIATE ZONING DETERMINATIONS, APPEALS, MODIFICATIONS AND/OR ORDINANCE AMENDMENTS BY THE COUNTY CONFIRM THAT SUCH AREAS MAY BE SO USED, AND (3) THE USE OF SUCH AREAS COMPLIES WITH APPLICABLE FEDERAL AND STATE LAWS AND REGULATIONS THAT ADDRESS THE NEED FOR FLOODPLAIN MANAGEMENT AND PROTECTION, INCLUDING, WITHOUT LIMITATION, FEMA REGULATIONS, IF APPLICABLE.
28. PARKING SPACES FOR THE PROPOSED DEVELOPMENT WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 5 OF THE ZONING ORDINANCE AS REPRESENTED IN THE TABULATION PROVIDED ON SHEET 14. THE APPLICANT RESERVES THE RIGHT TO INCREASE OR DECREASE THE NUMBER OF SPACES SET FORTH IN THE TABULATION SO LONG AS THE RESULTING SPACES SATISFY THE APPLICABLE NUMBER OF SPACES REQUIRED BY THE ZONING ORDINANCE. FURTHER, THE APPLICANT RESERVES THE RIGHT TO APPLY FOR MODIFICATIONS OF THE FACILITIES STANDARDS MANUAL AT THE TIME OF SITE PLAN SUBMISSION IF IT IS DEEMED NECESSARY FOR THE PROVISION OF ANGLED OR HEAD-IN PARKING SPACES.
29. WATER COURSES, DRAINAGE WAYS, AND OTHER BODIES OF WATERS ARE DEFINED ON THIS EXISTING CONDITIONS MAP AND WERE ACQUIRED FROM LOUDOUN COUNTY OFFICE OF MAPPING & GEOGRAPHIC INFORMATION.

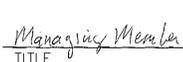
*WATERS OF THE U.S. (INCLUDING WETLANDS) DELINEATION BOUNDARIES SHOWN HEREON PROVIDED BY WETLANDS STUDIES AND SOLUTIONS, INC. THERE IS A COE 2007-1386 ARMY CORP. JURISDICTIONAL DETERMINATION THAT WAS ISSUED ON APRIL 24, 2007. THESE AREAS ARE SUBJECT TO MODIFICATION AND MAY BE IMPACTED UNDER PERMITS ISSUED BY THE UNITED STATES ARMY CORPS OF ENGINEERS UNDER SECTION 404 OF THE CLEAN WATER ACT AND/OR THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY UNDER SECTION 401 OF THE CLEAN WATER ACT AND THE VIRGINIA WATER PROTECTION PROGRAM.



VICINITY MAP
SCALE: 1"=1000'

OWNER / APPLICANT

NA DULLES REAL ESTATE INVESTOR LLC,
A DELAWARE LIMITED LIABILITY COMPANY
c/o TRITEC DEVELOPMENT GROUP, LLC
45 RESEARCH WAY, SUITE 100
EAST SETAUKET, NEW YORK 11733
PHONE: 703-797-2077 EXT. 101 OR 102

 
 OWNER/APPLICANT TITLE DATE
10/16/2008

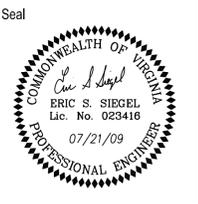
30. THE GENERAL LOCATION OF TREE COVER SHOWN HEREON WAS OBTAINED FROM LOUDOUN COUNTY G.I.S. DATA. REFER TO "TREE STAND EVALUATION" STUDY PROVIDED BY WETLANDS STUDIES AND SOLUTIONS, INC., DATED MARCH 8, 2006, WHICH HAS BEEN PREPARED BASED UPON CRITERIA PROVIDED BY THE COUNTY FORESTER. SEE SUCH STUDY FOR A SITE SPECIFIC EXAMINATION OF THE LOCATION AND DESCRIPTION OF VEGETATION AND EXISTING TREE COVER WHICH INCLUDES THE FOLLOWING:
 - A. A DESCRIPTION OF THE TYPE AND EXTENT OF TREE COVER.
 - B. AN INVENTORY OF EVERGREEN TREES & DECIDUOUS TREES AS SHOWN IN ATTACHMENT 1 OF REFERENCED STUDY.
 - C. FOR POTENTIAL ENDANGERED SPECIES HABITAT SEE STUDY TITLED "ENDANGERED AND THREATENED SPECIES HABITAT EVALUATION AND RARE PLANT SPECIES/COMMUNITY ASSESSMENT", DEVELOPED BY WETLAND STUDIES AND SOLUTIONS, INC., DATED MARCH 8, 2006.
31. FOR DESCRIPTION OF THE TYPE, LOCATION AND NATURE OF LAND USE FOR THE PROPOSED ZONING DISTRICT AND CORRESPONDING LAND BAY, SEE SHEETS 8-14. FOR DENSITY AND LOT REQUIREMENTS OF EACH SUBAREA OR LAND BAY REFER TO THE DESIGNATED DISTRICT REGULATIONS OF THE PROPOSED ZONING DISTRICT AND THE CORRESPONDING ZONING MODIFICATION MATRIX SHOWN ON THE CONCEPT PLAN.

EXISTING ZONING: PD-IP (1972 ORDINANCE)
PROPOSED ZONING: PD-MUB (1993 ORDINANCE 4-1350 TO 4-1361)

 - A. FOR POTENTIAL LOT LAYOUTS AND BUILDING FOOTPRINTS SEE SHEETS #29 & 30.
 - B. FOR POTENTIAL TRAVELWAYS SEE TRAFFIC CIRCULATION MAP SEE SHEETS #15 & 16. FOR GRAPHICAL REPRESENTATIONS OF PROPOSED SETBACKS SEE CONCEPT PLAN
 - C. FOR ADJACENT ROADWAYS, SIDEWALKS, PEDESTRIAN AND BICYCLE FACILITIES SEE TRAFFIC/PEDESTRIAN CIRCULATION PLAN.
 - D. ALL EXISTING AND PROPOSED ABUTTING ROADS AND THEIR RIGHT-OF-WAY WIDTHS ARE LOCATED ON THE TRAFFIC CIRCULATION MAP.
 - E. ALL EXISTING NON-RESIDENTIAL ACCESS POINTS, EXISTING AND PROPOSED ROADWAY INTERSECTIONS AND MEDIAN BREAKS ARE LOCATED ON THE TRAFFIC/PEDESTRIAN CIRCULATION PLAN.
 - F. ALL MAJOR ROADS ADJACENT TO THE SUBJECT PROPERTY IDENTIFIED IN THE COUNTY TRANSPORTATION AND/OR THE CURRENT LOUDOUN COUNTY/VDOT SIX-YEAR PLAN ARE SHOWN.
 - G. ALL USES SHALL BE SUBJECT TO THE PD-MUB REGULATIONS OF THE 1993 ORDINANCE, SECTIONS 4-1350 THROUGH 4-1361 AND, IF APPLICABLE, THE ADDITIONAL USE SPECIFIC REGULATIONS OF THE 1993 ORDINANCE, SECTION 5-600.
32. FOR A DETAILED TRAFFIC MAP AND STUDY PLEASE SEE THE TRAFFIC IMPACT STUDY SUBMITTED BY GOROVE/SLADE ASSOCIATES, INC.
33. FOR A LAND USE MAP OVERLAYING EXISTING CONDITIONS, PLEASE SEE SHEET ENTITLED ILLUSTRATIVE LAND USE MAP, SHEET #31.
34. ADJACENT PROPERTY:
 - A. FOR APPROVED AND EXISTING PROJECTS OR SUBDIVISION NAMES, LOTLINES, LOT NUMBERS AND ZONING SEE CONCEPT PLAN.
 - B. FOR EXISTING LOTS, USE AND STRUCTURES WITHIN 200' OF SUBJECT PROPERTY SEE CONCEPT PLAN.
 - C. FOR ADJACENT OPEN SPACE EASEMENTS, PARK AND RECREATION LAND SEE CONCEPT PLAN.
35. A DELINEATION OF EXISTING STRUCTURES CAN BE FOUND IN EXHIBIT OF THE STUDY TITLED "PHASE 1 ARCHEOLOGICAL INVESTIGATIONS OF THE CIRCA 420 ACRE RAY PROPERTY ALONG BROAD RUN, LOUDOUN COUNTY, VIRGINIA, DEVELOPED BY THUNDERBIRD ARCHEOLOGY, DATED MARCH, 2001. THE CEMETERY IN SITE 44LD 421 HAS BEEN RELOCATED OFFSITE BY VDOT. SITE 44LD729 IS SHOWN ON SHEET 12.
36. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE, OR FEDERAL LAW.
37. PRIVATE STREETS & OPEN SPACE AREAS WILL BE OWNED AND MAINTAINED BY AN APPROPRIATE OWNERS ASSOCIATION (OA). THE OA WILL BE ESTABLISHED PRIOR TO APPROVAL OF THE FIRST RECORD PLAT, IN A FORM APPROVED BY THE COUNTY.
38. REQUIRED LANDSCAPE BUFFERS ALONG THE PERIMETER OF THE PROPERTY SHALL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE REVISED 1993 ZONING ORDINANCE, UNLESS WAIVER OR MODIFIED BY THIS APPLICATION.
39. ALL DESIGN AND CONSTRUCTION OF FACILITIES FOR DEDICATION TO LOUDOUN COUNTY PARKS, RECREATION AND COMMUNITY SERVICES MUST BE IN ACCORDANCE WITH THE LOUDOUN COUNTY PARKS, RECREATION AND COMMUNITY SERVICES DESIGN AND CONSTRUCTION STANDARDS.
40. WRITTEN NOTICE SHALL BE PROVIDED TO DIRECTOR OF DEPARTMENT OF PARKS, RECREATION AND COMMUNITY SERVICES PRIOR TO ANY CLEARING, GRADING, MINING OF TOPSOIL OR EARTH FILL, SOIL STOCKPILING, STAGING OF EQUIPMENT OF MATERIALS, DISPOSAL OF SOIL OR WASTE MATERIAL, OR DUMPING ON LAND THAT IS TO BE DEDICATED TO THE COUNTY FOR PURPOSES OF PUBLIC PARKS, ACTIVE RECREATION, OR PASSIVE OPEN SPACE.
41. IMPACTS TO WETLANDS AND WATERS OF THE U.S. ARE PERMITTED BY THE ARMY CORPS OF ENGINEERS WITH PERMIT #2007-3622 AND THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY PERMIT 07-1941, SUBJECT TO MODIFICATIONS.
42. THE LOCATIONS AND HEIGHTS OF THE STRUCTURES PROPOSED WITH THIS DEVELOPMENT DO NOT REQUIRE FAA NOTIFICATION AS CONFIRMED BY FAA FORM 7460-1.
43. THE INTERNAL PRIVATE STREETS SHALL BE PROVIDED IN THE GENERAL LOCATIONS SHOWN, SUBJECT TO FINAL DESIGN AT THE TIME OF SITE PLAN.
44. WHERE APPLICABLE, PAINTED CROSSWALKS COMPLYING WITH VDOT STANDARDS SHALL BE PROVIDED FOR TRAIL AND/OR SIDEWALK CROSSINGS OF PACIFIC BLVD. AND GLOUCESTER PKWY; SUBJECT TO VDOT APPROVAL.

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14A. PHASING PLAN	29.-30. ILLUSTRATIVE LAYOUT PLAN
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20. ILLUSTRATIVE STEETScape CONCEPTS	



Client
NA Dulles Real Estate Investor, LLC
 A Delaware Limited Liability Company
 c/o Tritec Development Group, LLC
 45 Research Way, Suite 100
 East Setauket, NY 11733
 703.797.2077 ext 101 or 102

Revision / Issue		Date
No.	Description	

Issue	
Date	Description



KINCORA VILLAGE CENTER
 Broad Run Election District
 Loudoun County, Virginia

Drawn By: TB Checked By: ESS

Project No. 08-356

Date OCT., 2008

Drawing Title
COVER SHEET

Scale: AS NOTED

Drawing Number
1
 Sheet 1 of 35 ZP-1675-2

Loudoun, Ltd. - Mr. Nicholas Kincora Vm008 V10 D3 - cover.dwg [LUNVKS] July 22, 2008 - 1:50pm (04/09/08)