LEGEND:

- LIMITS OF CLEARING
- MODERATE SLOPES (SLOPES 15% TO 25%)
- VERY STEEP SLOPES (SLOPES >25%)
- ANTICIPATED AREA FOR WETLAND MITIGATION BANK
- PROPOSED POSSIBLE AREAS OF WETLAND MITIGATION
- NOT INCLUDED IN REZONING; TO REMAIN PD-IP PER 1972 ORDINANCE

NOTE:

ROAD ENTRANCES ON PACIFIC BLVD ARE CONCEPTUAL AND SUBJECT TO CHANGE IN ACCORDANCE WITH FACILITY STANDARDS MANUAL AND VDOT DESIGN CRITERIA.

N 11,784,500

N 7,960,500

N 11,785,000

N 7,962,000

160' SCENIC CREEK VALLEY BUFFER

APPROXIMATE LOCATION LDN 70 NOISE CONTOUR

PT BLES SO. ASSOC. LAND - A2
INSTR. 200408040080437
LOUDOUN COUNTY SANITARY AUTHORITY
INSTR. 200408040080437
ZONE: PD-IP
GPIN#041-37-4022
EX. USE: VACANT LAND

293.40' S. REAR SETBACK YARD

NAD 83
VA. STATE GRID NORTH

NOT INCLUDED IN REZONING; REMAIN PD-IP PER 1972 ORDINANCE (SUBJECT TO SPEX 2008-0054)

NOT INCLUDED IN REZONING; REMAIN PD-IP PER 1972 ORDINANCE (SUBJECT TO SPEX 2008-0054)

NOT INCLUDED IN REZONING; REMAIN PD-IP PER 1972 ORDINANCE (SUBJECT TO SPEX 2008-0054)

EX. 16' ACCESS ESMT DB 1506, PG 926

LOC

(LOC CONSISTENT WITH SPEX 2008-0054)

MANAGEMENT BUFFER

EX. LOUDOUN COUNTY MAPPED ROSO GAIN MANAGEMENT BUFFER

EX. LOUDOUN COUNTY MAPPED ROSO GAIN

EX. VA POWER ESMT S85°54'00"E INSTR. #20080418002392 46.27'

EX. STORM DRAIN ESMT INSTR. #20080418002392

TEMP. CONSTRUCTION ESMT INSTR. #20080418002392

APPROX. LOCATION PERMANENT ESMT FOR STORM DRAIN DB 1656, PG 2263 (AS SHOWN ON PLAT REC. DB 2314, PG 1582)

APPROX. LOCATION ESMT TO COMMONWEALTH OF VA DB 1656, PG 2263 (AS SHOWN ON PLAT REC. DB 2314, PG 1582)

EX. VA POWER ESMT INSTR. #20070719000486

POSSIBLE ENTRY FEATURE FOR SIGNAGE AND LANDSCAPING. LOCATION TO BE DETERMINED WITH FINAL SITE DESIGN. SEE SHEET 12 FOR CONCEPTUAL DETAILS.

PACIFIC BOULEVARD
(45 MPH) DESIGN SPEED)

SULLY ROAD RTE. 28

CENTER BLVD

PARCEL 102B

BLOCK 61

FOR CONTINUATION SEE SHEET #9

FOR CONTINUATION SEE SHEET #11

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Seal

COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
Lic. No. 023416
07/21/09
PROFESSIONAL ENGINEER

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

No.	Description	Date

Issue

Date	Description

Project Name

KINCORA

KINCORA VILLAGE CENTER

Broad Run Election District
Loudoun County, Virginia

Drawn By	Checked By
TB	ESS

Project No. 08-356

Date OCT., 2008

Drawing Title

CONCEPT PLAN

Scale: 1"=100'

Drawing Number

10

Sheet 10 of 35 ZP-1675-2

Urban, Ltd - M:\Jobs\Kincora\zmap\1675-2-concept.dwg [CONCEPT10] July 23, 2009 - 11:26am tburroughs