FOR CONTINUATION SEE SHEET# 15

APPROX. LOC. CENTER OF GREAT BLUE HERON ROOKERY

100' ROOKERY RADIUS

700' ROOKERY RADIUS

150' BUFFER

1,400' ROOKERY RADIUS

8' NATURAL BIKE/PED TRAIL

6X MAJOR FLOOD PLAIN

50' MANAGEMENT BUFFER

8' NATURAL BIKE/PED TRAIL

EXISTING RUSSELL BRANCH PKWY

NAD 83 VA STATE GRID NORTH

N 11,783,000

E 11,784,500

E 11,786,000

ROAD 12

ROAD 4

ROAD 3

ROAD 11

ROAD 10

ROAD 6

ROAD 9

ROAD 8

ROAD 7

ROAD 2

ROAD 1

A

B

C

D

E

F

G

H

J

K

10' ASPHALT BIKE/PED TRAIL

REMAINS OF EX. FOUNDATION

PACIFIC BOULEVARD (6 LNS W/ SOUTH SPLIT)

HARRY BYRD HWY

LEGEND:

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

BICYCLE/PEDESTRIAN TRAIL (ASPHALT SURFACE)

BICYCLE/PEDESTRIAN TRAIL (NATURAL, PERMEABLE SURFACE)

BICYCLE/PEDESTRIAN TRAIL (BOARDWALK)

PEDESTRIAN CIRCULATION

VEHICULAR CIRCULATION

NOTE:

1. PROPOSED ROAD & ALLEYWAY ALIGNMENTS SHOWN HEREON ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING & SUBDIVISION LAYOUT.
2. SURFACE PARKING QUANTITIES AND LOCATION SUBJECT TO FINAL SITE PLAN.

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Seal

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PROFESSIONAL ENGINEER

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Revision / Issue

No.	Description	Date

Issue

Date	Description

Project Name

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

TRAFFIC AND PEDESTRIAN CIRCULATION PLAN

Scale: 1"=200'

Drawing Number

16

Sheet 16 of 35 ZP-1675-2

Urban, Ltd. – M:\Jobs\Kincora\zmap\1675-2-traf.dwg [16 Traffic] July 23, 2009 – 8:37am tburroughs