FOR LEGEND SEE SHEET#3

NAD 83
VA. STATE GRID NORTH

DULLES OVERLOOK PAR. AIA
DULLES OVERLOOK LC
INSTR. 200509080101355
ZONE: PD-IP
GPIN#040-26-1613
EX. USE: VACANT LAND

APPROX. LOC. CENTER OF GREAT BLUE HERON ROOKERY

N28°13'41"W 340.16'

N44°31'40"W 360.83'

N42°20'41"E 110.23'

N42°20'41"E 353.30'

N42°25'38"W 116.14'

N72°20'01"W 350.21'

N63°31'10"W 116.54'

N63°31'10"W 336.59'

N72°20'01"W 546.93'

N72°20'01"W 580.63'

N63°44'47"E 177.00'

N53°42'51"E 143.49'

N14°19'51"E 358.99'

N69°01'41"E 186.00'

N69°01'41"E 189.12'

E 11,783,000
N 7,063,500

E 11,784,500
N 7,063,500

E 11,783,000
N 7,066,000

E 11,784,500
N 7,065,500

700' ROOKERY RADIUS

1,400' ROOKERY RADIUS

1,400' ROOKERY RADIUS

LIMITS OF LOUDOUN COUNTY "MAJOR FLOODPLAIN"

TX. LOUDOUN COUNTY MAPPED FLOODPLAIN

APPROXIMATE LOCATION LDN=60 NOISE CONTOUR

50' MANAGEMENT BUFFER

100' MANAGEMENT BUFFER

44LD0729
APPROX. LOC. EX.
ARCHAEOLOGICAL SITE

PT BLES, SO. ASSOC. LAND LL A2
INSTR. 200408030080437
LOUDOUN COUNTY SANITARY AUTHORITY
INSTR. 200408030080437
ZONE: PD-IP
GPIN#041-37-4027
EX. USE: VACANT LAND

LOUDOUN SQUARE
DB 3891 PG 1410
DB 1883 PG 845
DB 1883 PG 1561
ZONE: PD-IP
GPIN#040-37-8561

CROSS CREEK PHASE 3
DB 1883 PG 2293
BOARD OF SUPERVISORS
INSTR. #200809040063687
ZONE: PD-OP
GPIN#040-38-1852

BROAD RUN V
DB 2022 PG 164
CITA 2008 LLC ASSOC
INSTR. #200809020040931
ZONE: PD-OP
GPIN#040-38-7478

05A
06A
73B
74B
77C3
78A
94B
PEM
PFO
R2
R4

FOR CONTINUATION SEE SHEET #6

urban™

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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

SOILS AND EXISTING CONDITIONS PLAN

Scale: 1"=100'

Drawing Number

7

Sheet 7 of 35 ZP-1675-2

Urban, Ltd. – M:\Jobs\Kincora\zmap\1675-2-excond.dwg [EX CONDITIONS 7] July 22, 2009 – 1:57pm tburroughs