NOTES

1. BASE DATA INCLUDING, PROPERTY LINES, RESOURCE PROTECTION AREA FROM LOUDOUN COUNTY AND FAIRFAX COUNTY GIS.
2. RE-ALIGNED INNOVATION AVENUE LINEWORK IS ILLUSTRATIVE.
3. ALL AREAS ARE APPROXIMATE AND SUBJECT TO CHANGE WITH BOUNDARY SURVEY, UPDATED FLOODPLAIN MODEL AND UPDATED GIS DATA.
4. "USABLE AREA" BASED ON PRELIMINARY FLOODPLAIN ANALAYSIS, AND ASSUMED MANAGEMENT BUFFERS. DOES NOT ACCOUNT FOR WETLANDS OR ULTIMATE DAVIS DRIVE RIGHT OF WAY. THE PRELIMINARY FLOODPLAIN AS SHOWN HAS NOT BEEN REVIEWED BY LOUDOUN OR FAIRFAX COUNTY.

LOUDOUN COUNTY GIS FLOODPLAIN

PRELIMINARY FLOODPLAIN ANALYSIS ESTIMATE

BARBARA TATE & E BUSH ET AL
MAHAN, O. LELAND ATTY
PIN# 035-38-9465
ZONE R-1
USABLE AREA
2.7 ACRES

BUSH, FREDERICK M ET AL
C/O: VANESS BUSH
PIN# 035-38-8402
ZONE R-1
USABLE AREA
2.5 ACRES

RESOURCE PROTECTION AREA

BUSH LOUIS A III

PRELIM FLOODPLAIN
USABLE AREA
4.3 ACRES

50' MANAGEMENT BUFFER

S & T ROCKHILL HOLDINGS LLC
STOUT TEAGUE MANAGEMENT
PIN# 035-28-9141
ZONE R-1
USABLE AREA
.2 ACRES

S & T ROCKHILL HOLDINGS LLC
STOUT TEAGUE MANAGEMENT
USABLE AREA
.7 ACRES

BUSH INVESTMENTS LLC
USABLE AREA
.1 ACRES

BUSH INVESTMENTS LLC
MAHAN, O. LELAND ATTY
PIN# 035-38-3640
ZONE R-1

PRELIM FLOODPLAIN
USABLE AREA
2.6ACRES

FUTURE DAVIS DRIVE - RIGHT OF WAY

LOUDOUN COUNTY
FAIRFAX COUNTY

DULLES METRO LLC
STOUT TEAGUE MANAGEMENT
PIN# 035-28-2686
ZONE R-1

PRELIM FLOODPLAIN
USABLE AREA
4.3 ACRES

DULLES METRO LLC
STOUT TEAGUE MANAGEMENT
USABLE AREA
4.2 ACRES

ROCK HILL ROAD

50' MANAGEMENT BUFFER

PRELIM FLOODPLAIN
USABLE AREA
.4 ACRES

2144 ROCK HILL ROAD LLC
PIN# 035-28-1163
ZONE R-1

USABLE AREA
1.64 ACRES

2144 ROCK HILL ROAD LLC

USABLE AREA
.15 ACRES

RESOURCE PROTECTION AREA

PRELIM FLOODPLAIN
USABLE AREA
0.0 ACRES

INNOVATION AVE.

2144 ROCK HILL ROAD LLC
PIN# 035-28-1163
ZONE R-1

PRELIM FLOODPLAIN
USABLE AREA
0.0 ACRES

LYNCH, PINCKNEY A TRUSTEE
D.B.12427 PG. 0200
ZONE R-1

PRELIM FLOODPLAIN
USABLE AREA
.4 ACRES

LYNCH, PINCKNEY A TRUSTEE
PIN# 035-27-9859
ZONE R-1

SANDRA HOROWITZ

PRELIM FLOODPLAIN
USABLE AREA
.8 ACRES

PINCKNEY A. LYNCH, JR.
PIN #035-27-5767
ZONE R-1

SANDRA HOROWITZ
PIN #035-27-7554
ZONE R-1

PRELIM FLOODPLAIN
USABLE AREA
.1 ACRES

JOHN GROOM
ROCK HILL DEVELOPMENT LLC
PIN #035-27-7033
ZONE R-1

COUNTY USABLE AREA
6.1 ACRES

PRELIM FLOODPLAIN
USABLE AREA
5.1 ACRES

50' MANAGEMENT BUFFER

RESOURCE PROTECTION AREA

USABLE AREA
.8 ACRES

ROCK HILL ROAD - ROUTE 605

RE-ALIGNED INNOVATION AVENUE - ROUTE 209

Dewberry
Dewberry Engineers Inc.
1503 Edwards Ferry Road, Leesburg, Virginia 20176
Phone 703.771.8004
www.dewberry.com

ROCK HILL DEVELOPMENT LLC

MAY 18, 2018

SCALE: 1":100'

NORTH

50' 25' 0' 50' 100'