

Loudoun County, Virginia
www.loudoun.gov

Department of Building and Development
1 Harrison Street, S.E., P.O. Box 7000, Leesburg, VA 20177-7000
Administration: 703/777-0397 Fax: 703/771-5215
Inspections Information Only: 703/777-0220 Fax: 703/771-5522

10/68A
295
38
4979

REC'D JUL 18 2007

DATE: July 13, 2007

TO: Office of Mapping & Geographic Information, Attn: Vicki Keegan, **MSC# 65**
Office of Mapping & Geographic Information, Attn: Doug Packard, **MSC# 65**
Loudoun County Health Department, Attn: Environmental Health, **MSC# 68**

FROM: Diana Larson, Planner, **MSC# 60A**

SUBJECT: RECORD PLAT FOR YOUR REVIEW AND COMMENTS

COMMENT DUE DATE: 08/17/07

PROJECT NAME: Patteson Farm

PROJECT NUMBER: SBRD 2007-0038

PROPOSAL: REQUEST APPROVAL OF SUBDIVISION RECORD PLAT FOR THIRTEEN (13) SINGLE FAMILY DETACHED DWELLINGS AND RIGHT OF WAY DEDICATION.

LOCATION: Property located north of the intersection of Lovettsville Road and Quarter Branch Road.

TAX MAP/PARCEL #: 295-38-4978

ZONING: AR-1

ACREAGE OF SITE: 54.58 acres

ELECTION DISTRICT: Catocin

Should you have any questions or require any additional information, please contact me directly at (703) 771-5345 or by email at Diana.Y.Larson@loudoun.gov.

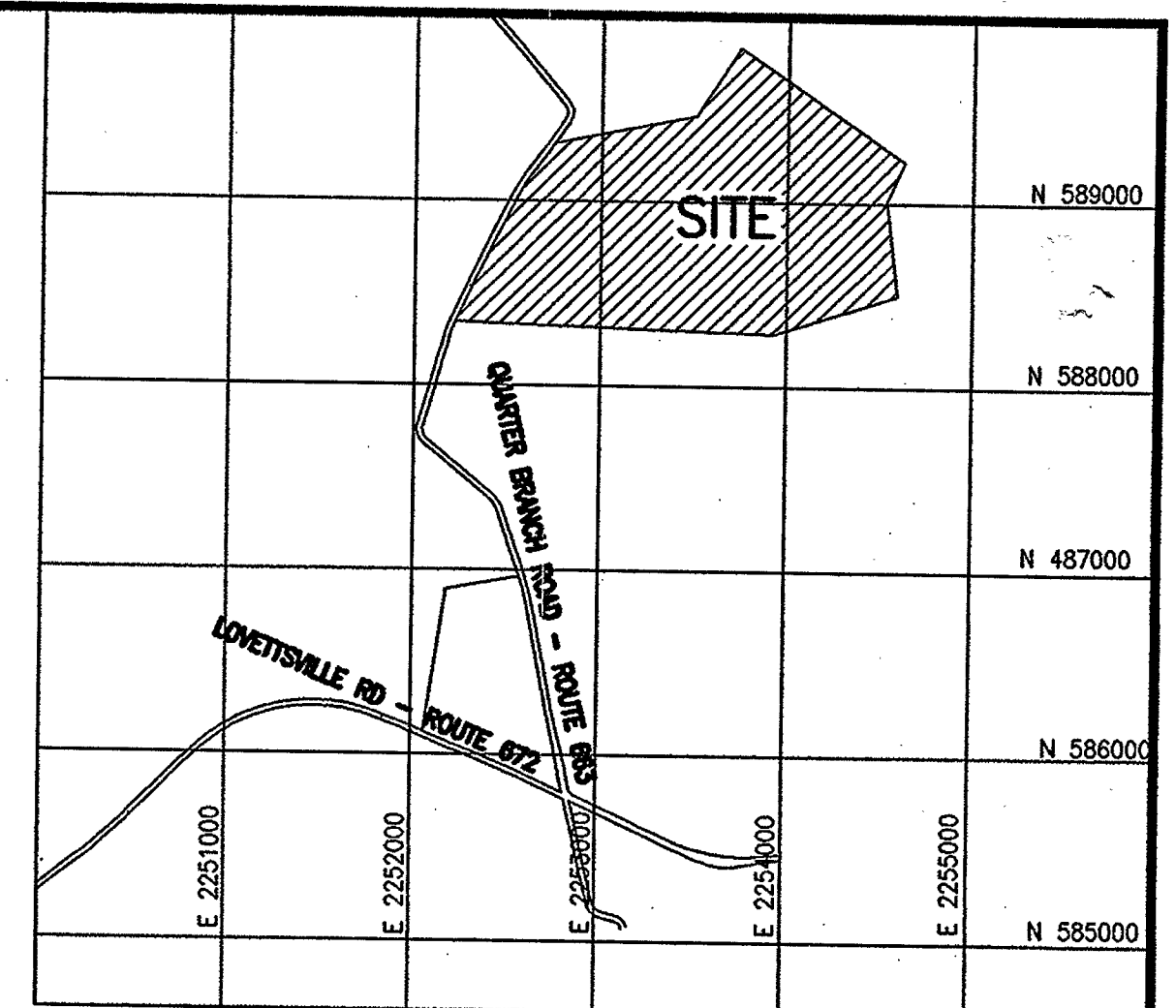
5/29
10/68A
STW

6977

8/6/07

NOTES

1. THE PROPERTY DELINEATED ON THIS PLAT IS IDENTIFIED AS LOUDOUN COUNTY MCP1 #295-38-4978 AND IS ZONED AR-1, BUT ADMINISTERED AS A-3 AND CR-1 AS PER APPROVED PRELIMINARY PLANS.
2. BOUNDARY INFORMATION TAKEN FROM A BOUNDARY SURVEY PERFORMED BY WILLIAM H. GORDON ASSOCIATES DATED JANUARY 8, 2007.
3. THIS PROPERTY IS NOT CURRENTLY SUBJECT TO ANY WAIVERS, PROFFERS, VARIANCES, SPECIAL PERMITS OR RESTRICTIVE COVENANTS.
4. ZONING REQUIREMENTS PER THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.
 ZONED: A-3 (AGRICULTURAL/RESIDENTIAL) UNDER THE REVISED 1993 ZONING ORDINANCE
 LOT SIZE: 3 ACRE MINIMUM, EXCLUSIVE OF MAJOR FLOODPLAIN
 YARD REQUIREMENTS: 100' FROM R-O-W OF A ARTERIAL ROAD
 75' FROM R-O-W OF ANY COLLECTOR
 35' FROM R-O-W OF ANY OTHER ROAD, PRIVATE ACCESS EASEMENT AND ANY PRESCRIPTIVE EASEMENT.
 25' FROM ANY PROPERTY LINE
 LOT COVERAGE: 8% MAXIMUM - EXCLUDING AGRICULTURAL STRUCTURES
 BUILDING HEIGHT: 35' MAXIMUM - EXCLUDING AGRICULTURAL STRUCTURES
 MINIMUM LOT AREA = 3 ACRES, EXCLUSIVE OF MAJOR FLOODPLAIN
 MINIMUM LOT WIDTH = 300 FEET ON A CLASS I ROAD
 200 FEET ON A CLASS II OR III ROAD
 50 FEET ON A PRIVATE ACCESS EASEMENT
 MAXIMUM LENGTH/WIDTH RATIO = 3.5:1
5. ZONING REQUIREMENTS PER THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.
 ZONED: CR-1 (COUNTRYSIDE/RESIDENTIAL) UNDER THE REVISED 1993 ZONING ORDINANCE
 LOT SIZE: 40,000 SQUARE FOOT, EXCLUSIVE OF MAJOR FLOODPLAIN
 YARD REQUIREMENTS: 100' FROM R-O-W OF A ARTERIAL ROAD
 75' FROM R-O-W OF ANY COLLECTOR
 35' FROM R-O-W OF ANY OTHER ROAD, PRIVATE ACCESS EASEMENT AND ANY PRESCRIPTIVE EASEMENT.
 12' MINIMUM ON ONE SIDE AND NINE FEET ON THE OTHER SIDE
 50' MINIMUM REAR
 LOT COVERAGE: 15% MAXIMUM - EXCLUDING AGRICULTURAL STRUCTURES
 BUILDING HEIGHT: 35' MAXIMUM - EXCLUDING AGRICULTURAL STRUCTURES
 MINIMUM LOT AREA = 40,000 SQUARE FOOT, EXCLUSIVE OF MAJOR FLOODPLAIN
 MINIMUM LOT WIDTH = 175 FEET ON A CLASS I ROAD
 200 FEET ON A CLASS II OR III ROAD
 50 FEET ON A PRIVATE ACCESS EASEMENT
 MAXIMUM LENGTH/WIDTH RATIO = 2.5:1
6. IN ALL AREAS WITHIN THE RR-1, RR-2, AR-1, AR-2, A-3, CR-1 OR A-10 ZONING DISTRICTS, AGRICULTURAL ACTIVITIES ARE PRFERRED LAND USES. OWNERS OF LAND WITHIN RR-1, RR-2, AR-1, AR-2, CR-1 OR A-10 ZONES ARE HEREBY NOTIFIED THAT AGRICULTURAL ACTIVITIES SHALL BE GIVEN PREFERENCE BY THE COUNTY WHEN CONFLICTS ARISE CONCERNING THE COMPLATIBILITY OF SUCH FARM USES WITH ADJACENT OR NEARBY NON-FARM ACTIVITIES. THE COUNTY SHALL NOT RESTRICT OR INTERFERE WITH FARMING ACTIVITIES IN RR-1, RR-2, AR-1, AR-2, A-3, CR-1 OR A-10 ZONES. THE FARMING ACTIVITIES, INCLUDING SUCH EFFECTS AS NOISE, ODORS AND MACHINERY TRAFFIC, SHALL NOT BE RECOGNIZED OR ACCEPTED BY COUNTY AS VAID OR PROPER CAUSE FOR COMPLAINTS FROM ADJACENT OR NEARBY RESIDENTIAL NEIGHBORS.
7. PROPOSED PROPERTY USE WILL BE FOR THIRTEEN SINGLE FAMILY DETACHED RESIDENTIAL LOTS.
8. STRUCTURES SUBJECT TO ZONING ORDINANCE MINIMUM YARD REQUIREMENTS WHICH ARE NOT SHOWN ON THE PLAT WILL BE REMOVED, UNLESS SATISFACTORY ALTERNATE ARRANGEMENTS HAVE BEEN APPROVED BY THE DIRECTOR.
9. REQUIRED NUMBER OF PARKING SPACES PER LOT = 2 SPACES.
10. NO STAKEOUT PLAN IS PROVIDED WITH THIS APPLICATION. CONTACT STAN HEISER c/o WILLIAM H GORDON ASSOCIATES, 44084 RIVERSIDE PARKWAY, SUITE 100, LEESBURG, VIRGINIA, (703)-729-9009, FOR FIELD ASSISTANCE LOCATING SITE SPECIFIC FEATURES.



VICINITY MAP
SCALE 1" = 1000'

AREA TABULATION:

LOT AREA (1)	-	72,708 SQUARE FEET OR 1.66913 ACRES
LOT AREA (2)	-	64,838 SQUARE FEET OR 1.48848 ACRES
LOT AREA (3)	-	71,071 SQUARE FEET OR 1.63156 ACRES
LOT AREA (4)	-	75,118 SQUARE FEET OR 1.72447 ACRES
LOT AREA (5)	-	85,061 SQUARE FEET OR 1.95274 ACRES
LOT AREA (6)	-	233,074 SQUARE FEET OR 5.35064 ACRES
LOT AREA (7)	-	146,830 SQUARE FEET OR 3.37076 ACRES
LOT AREA (8)	-	184,542 SQUARE FEET OR 4.23651 ACRES
LOT AREA (9)	-	304,401 SQUARE FEET OR 6.98809 ACRES
LOT AREA (10)	-	356,451 SQUARE FEET OR 8.18298 ACRES
LOT AREA (11)	-	343,591 SQUARE FEET OR 7.88776 ACRES
LOT AREA (12)	-	209,841 SQUARE FEET OR 4.81729 ACRES
LOT AREA (13)	-	136,083 SQUARE FEET OR 3.12403 ACRES
STREET DEDICATION	-	111,595 SQUARE FEET OR 2.56188 ACRES
TOTAL AREA	-	2,395,204 SQUARE FEET OR 54.98632 ACRES

PREVIOUSLY APPROVED APPLICATIONS

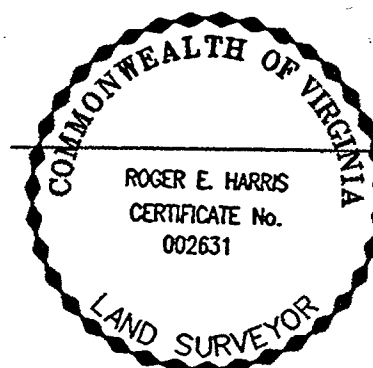
SBPL # 2005-0047 APPROVED 06/29/2006
 SBPL # 2006-0023 APPROVED 08/22/2006

APPROVAL BLOCK	
LAND DEVELOPMENT APPLICATION	
NUMBER	SBPR 2007-0038
	5820
DIRECTOR	DATE
DEPARTMENT OF BUILDING AND DEVELOPMENT	

SURVEYOR'S CERTIFICATE:

I, ROGER E. HARRIS, A LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE LAND EMBRACED IN THIS SITE IS NOW IN THE NAME OF DAVID-CANTRALL & ASSOCIATES INC. AS RECORDED IN INST #20050616-0063199 AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.

I FURTHER CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION LIES ENTIRELY WITHIN THE BOUNDS OF THE ORIGINAL TRACT AND ALL COURSES ARE REFERENCED TO THE VIRGINIA STATE GRID NORTH IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOUDOUN COUNTY LAND SUBDIVISION AND DEVELOPMENT ORDINANCE. I FURTHER AGREE THAT SHOULD WILLIAM H. GORDON ASSOCIATES, INC., SERVICES BE CONTRACTED FOR THE PURPOSE, IRON PIPES WILL BE SET PER THE REQUIREMENTS OF THE LOUDOUN COUNTY LAND SUBDIVISION AND DEVELOPMENT ORDINANCE.



DATE

RECORD PLAT
OF
PATTESON FARM

CATOCTIN ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA
SCALE 1" = 100' MAY 11, 2007



William H. Gordon Associates, Inc.
 SURVEYORS • CIVIL ENGINEERS • LAND PLANNERS
 44084 Riverside Parkway, Suite 100 - Leesburg, Virginia 20176
 (703)-729-9009

No.	Revision	Date
2	COUNTY COMMENTS	06/27/07
1	ATTORNEY COMMENTS	06/12/07

IS ALLOWED IN PART OR IN WHOLE BY ANY PROCESS WITHOUT PRIOR WRITTEN AUTHORIZATION FROM WILLIAM H. GORDON ASSOCIATES, INC.

G:\PROJECT\SURVY\2318\HC\2318PR01.DWG

N/F
SHORES
MCPI# 295-47-5442
ZONED: AR-1
USE: SINGLE FAMILY

N/F
BURDETTE
MCPI# 295-48-1671
ZONED: AR-1
USE: SINGLE FAMILY

N/F
GROVE
MCPI# 295-47-3918
ZONED: AR-1
USE: SINGLE FAMILY

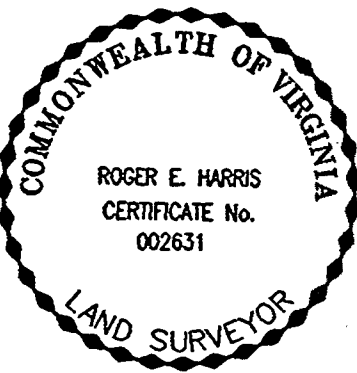


TOTAL STREET
DEDICATION AREA
HEREBY DEDICATED
111,595 SQUARE FEET
OR 2.56188 ACRES

N/F
CANDOWER
MCPI# 295-46-0127
ZONED: AR-1
USE: SINGLE FAMILY

QUARTER BRANCH ROAD
ROUTE 663

N/F
WYANT
MCPI# 295-37-7413
ZONED: AR-1
USE: SINGLE FAMILY

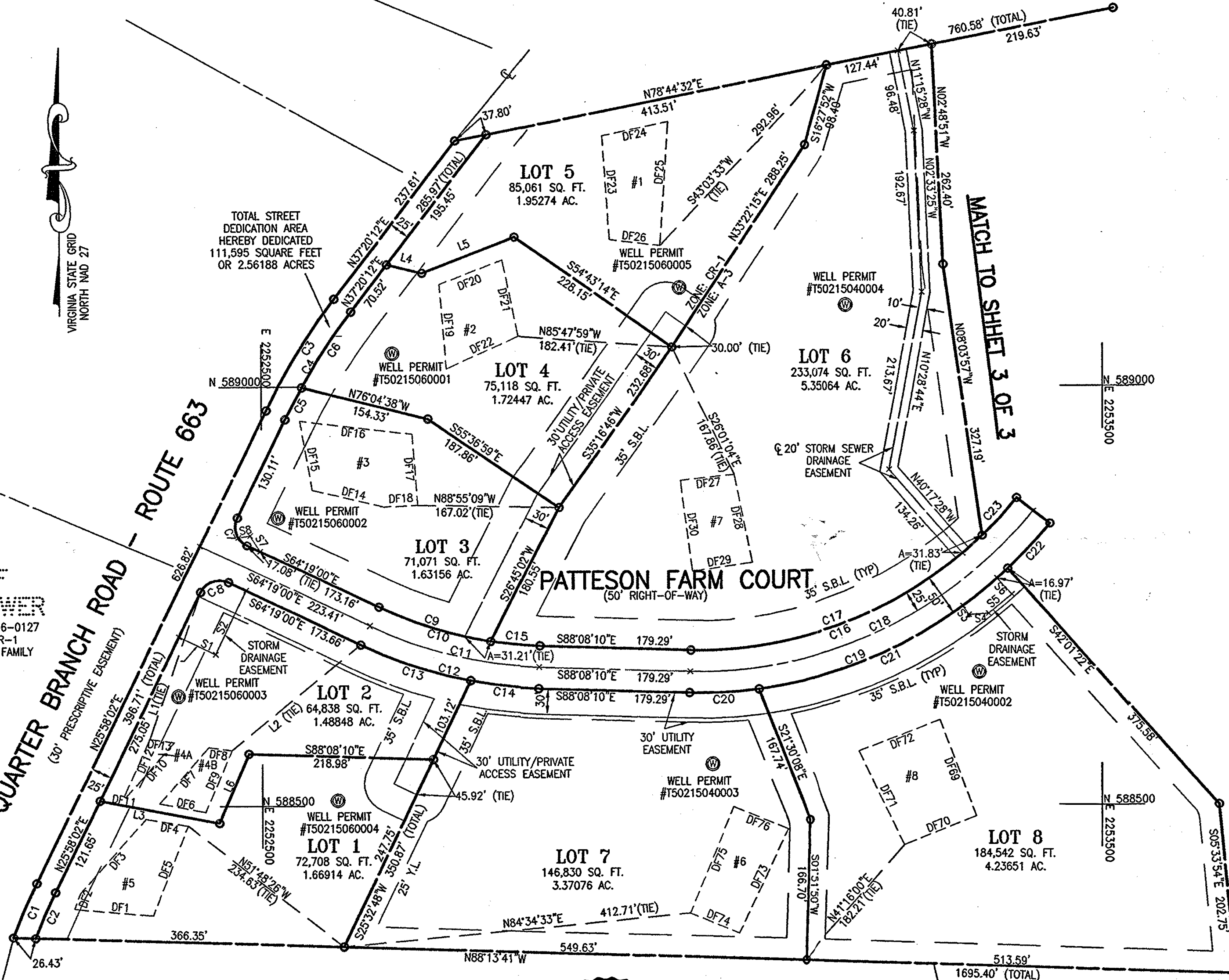


GRAPHIC SCALE



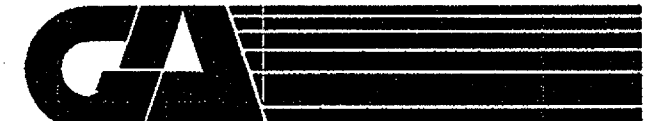
(IN FEET)
1 inch = 100 ft.

N/F
HENNIGER
MCPI# 295-28-6890
ZONED: AR-1
USE: SINGLE FAMILY



RECORD PLAT
OF
PATTESON FARM

CATOC IN ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA
SCALE 1" = 100' MAY XX, 2007



William H. Gordon Associates, Inc.
SURVEYORS • CIVIL ENGINEERS • LAND PLANNERS
44084 Riverside Parkway, Suite 100 - Leesburg, Virginia 20176
(703)-729-9009

N/F
BURDETTE
MCPI# 295-48-1671
ZONED: AR-1
USE: SINGLE FAMILY

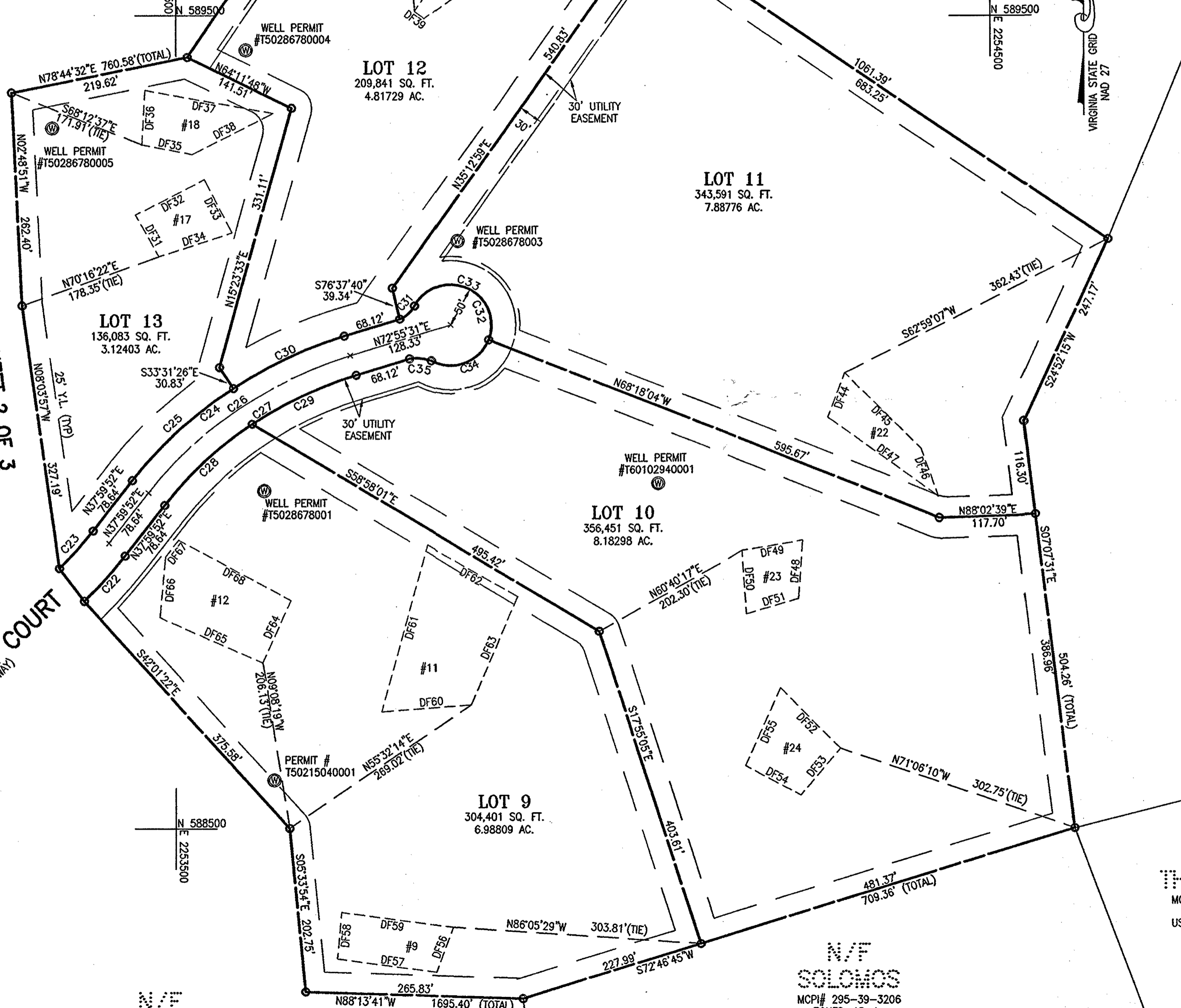
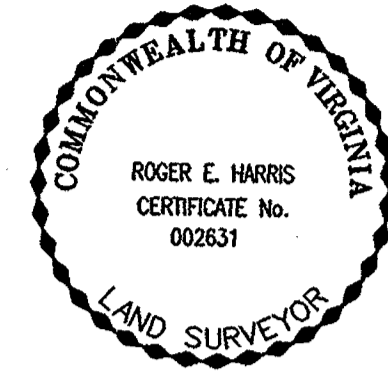
N/F
PAQUETTE
MCPI# 294-18-8030
ZONED: AR-1
USE: SINGLE FAMILY

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

N/F
GOODALL
MCPI# 295-49-4877
ZONED: AR-1
USE: SINGLE FAMILY



MATCH TO SHEET 2 OF 3

PATTESON FARM COURT
(50' RIGHT-OF-WAY)

N/F
HENNIGER
MCPI# 295-28-6890
ZONED: AR-1
USE: SINGLE FAMILY

N/F
SOLOMONS
MCPI# 295-39-3206
ZONED: AR-1
USE: SINGLE FAMILY

N/F
THREADGILL
MCPI# 295-39-9835
ZONED: AR-1
USE: SINGLE FAMILY

N/F
NASH
MCPI# 295-49-9610
ZONED: AR-1
USE: SINGLE FAMILY

RECORD PLAT
OF
PATTESON FARM

CATOCOT IN ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA

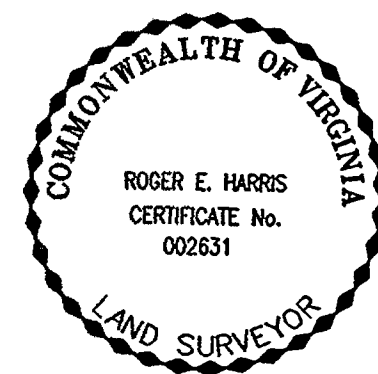
SCALE 1" = 100' MAY XX, 2007



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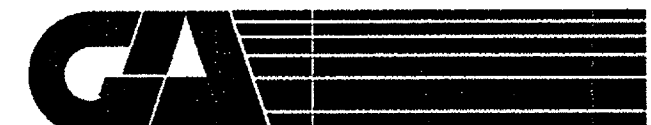
LINE TABLE			CURVE TABLE:						
LINE	LENGTH	BEARING	CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BEARING
DF1	93.66'	N84°53'58"W	C1	725.00'	70.87'	5°36'02"	35.46'	70.84'	N23°10'01"E
DF2	19.73'	N19°26'37"E	C2	700.00'	60.00'	4°54'39"	30.02'	59.98'	N23°30'42"E
DF3	118.46'	N41°25'27"E	C3	780.00'	154.78'	11°22'10"	77.64'	154.53'	N31°39'07"E
DF4	50.62'	S80°20'04"E	C4	755.00'	149.82'	11°22'10"	75.16'	149.57'	N31°39'07"E
DF5	115.03'	S21°10'39"W	C5	755.00'	42.55'	3°13'45"	21.28'	42.55'	N27°34'54"E
DF6	55.71'	N78°59'39"W	C6	755.00'	107.27'	8°08'25"	53.72'	107.18'	N33°16'00"E
DF7	88.93'	N41°25'27"E	C7	25.00'	39.39'	90°17'02"	25.12'	35.44'	N19°10'28"W
DF8	27.45'	S81°56'28"E	C8	25.00'	39.15'	89°42'59"	24.88'	35.27'	N70°49'31"E
DF9	79.87'	S23°05'52"W	C9	475.00'	139.30'	16°48'11"	70.15'	138.80'	N72°43'05"W
DF10	86.43'	N41°25'27"E	C10	475.00'	197.47'	23°49'10"	100.18'	196.05'	N76°13'35"W
DF11	2.63'	N78°59'39"W	C11	500.00'	207.86'	23°49'10"	105.46'	206.37'	S76°13'35"E
DF12	74.99'	N24°08'46"E	C12	525.00'	218.26'	23°49'10"	110.73'	216.69'	S76°13'35"E
DF13	29.38'	S81°56'28"E	C13	525.00'	137.28'	14°58'54"	69.03'	136.89'	S71°48'27"E
DF14	88.21'	N76°45'32"W	C14	525.00'	80.98'	8°50'16"	40.57'	80.90'	S83°43'02"E
DF15	83.55'	N10°08'25"W	C15	475.00'	58.17'	7°00'59"	29.12'	58.13'	N84°37'40"W
DF16	134.15'	S83°20'43"E	C16	475.00'	446.57'	53°51'59"	241.33'	430.30'	S64°55'51"W
DF17	85.24'	S04°30'14"E	C17	475.00'	384.97'	46°26'11"	203.76'	374.52'	S68°38'45"W
DF18	39.42'	S87°11'50"W	C18	500.00'	470.07'	53°51'59"	254.03'	452.95'	N64°55'51"E
DF19	100.75'	N04°44'35"W	C19	525.00'	493.58'	53°51'59"	266.73'	475.60'	N64°55'51"E
DF20	79.95'	N68°39'39"E	C20	525.00'	82.57'	9°00'39"	41.37'	82.48'	N87°21'31"E
DF21	93.16'	S11°48'47"E	C21	525.00'	336.21'	36°41'32"	174.10'	330.49'	N64°30'25"E
DF22	93.43'	S65°47'19"W	C22	525.00'	74.80'	8°09'48"	37.46'	74.74'	N42°04'46"E
DF23	124.54'	N03°48'44"W	C23	475.00'	61.60'	7°25'48"	30.84'	61.55'	S41°42'46"W
DF24	80.04'	N78°01'53"E	C24	525.00'	320.04'	34°55'39"	165.17'	315.11'	S55°27'41"W
DF25	148.53'	S03°49'34"W	C25	525.00'	169.32'	18°28'42"	85.40'	168.58'	S47°14'13"W
DF26	60.55'	N83°02'21"W	C26	500.00'	304.80'	34°55'39"	157.30'	300.10'	N55°27'41"E
DF27	64.29'	N83°22'18"E	C27	475.00'	289.56'	34°55'39"	149.44'	285.10'	N55°27'41"E
DF28	109.53'	S10°58'44"E	C28	475.00'	147.65'	17°48'34"	74.42'	147.05'	N46°54'09"E
DF29	71.73'	S81°41'01"W	C29	475.00'	141.91'	17°07'05"	71.49'	141.39'	N64°21'58"E
DF30	111.33'	N07°05'38"W	C30	525.00'	150.72'	16°26'57"	75.88'	150.21'	S64°42'02"W
DF60	109.31'	S85°40'22"W	C31	36.10'	24.55'	38°57'22"	12.77'	24.08'	S47°36'51"W
DF61	211.09'	N15°27'02"E	C32	50.00'	235.79'	270°11'54"	49.83'	70.59'	N17°04'29"W
DF62	126.73'	S60°17'56"E	C33	50.00'	151.73'	173°52'22"	934.20'	99.86'	N65°14'15"W
DF63	144.30'	S23°24'07"W	C34	50.00'	84.06'	96°19'32"	55.85'	74.50'	N69°51'42"E
DF64	83.53'	S24°23'55"W	C35	51.62'	27.16'	30°08'31"	13.90'	26.84'	N84°31'31"W
DF65	137.42'	N66°17'42"W							
DF66	74.49'	N05°13'09"E							
DF67	26.38'	S37°59'52"W							
DF68	156.05'	S61°38'03"E							
DF69	122.71'	S20°24'27"E							
DF70	91.72'	S67°48'57"W							
DF71	124.67'	N25°57'47"W							
DF72	103.76'	N68°47'00"E							
DF73	137.27'	S25°06'20"W							
DF74	63.48'	N67°31'57"W							
DF75	136.85'	N22°27'12"E							
DF76	69.83'	S67°45'29"E							
S1	48.31'	S64°19'00"E							
S2	84.32'	N25°41'00"E							
S3	12.52'	N36°35'46"W							
S4	23.51'	S86°52'33"W							
S5	35.65'	S50°07'11"W							
S6	25.89'	S42°16'10"E							
S7	22.65'	N31°29'23"W							
S8	14.21'	S81°06'28"W							
L1	184.65'	S19°20'43"W							
L2	197.35'	S50°55'48"W							
L3	144.42'	S79°00'11"E							
L4	42.81'	S76°22'38"E							
L5	117.89'	N68°39'39"E							
L6	89.69'	S23°05'52"W							



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