

SUBVEYOR'S CERTIFICATE:

1. Bobby D Horton, a licensed Land Surveyor in the Commonwealth of Virginia, do hereby certify that the land shown hereon was acquired by Tyler C. Cushman by Deed recorded in Instrument 20116301-14011670 among the land records of Loudoun County, Virginia. I further certify that the lots are properly and accurately described and are within the boundaries of the original lot and that iron pipe has been set to mark the new property lines hereby created in accordance with the Land Subdivision and Development Ordinance of Loudoun County, Virginia.

Bobby D Horton
 Bobby D Horton L.S.# 20114

NOTES

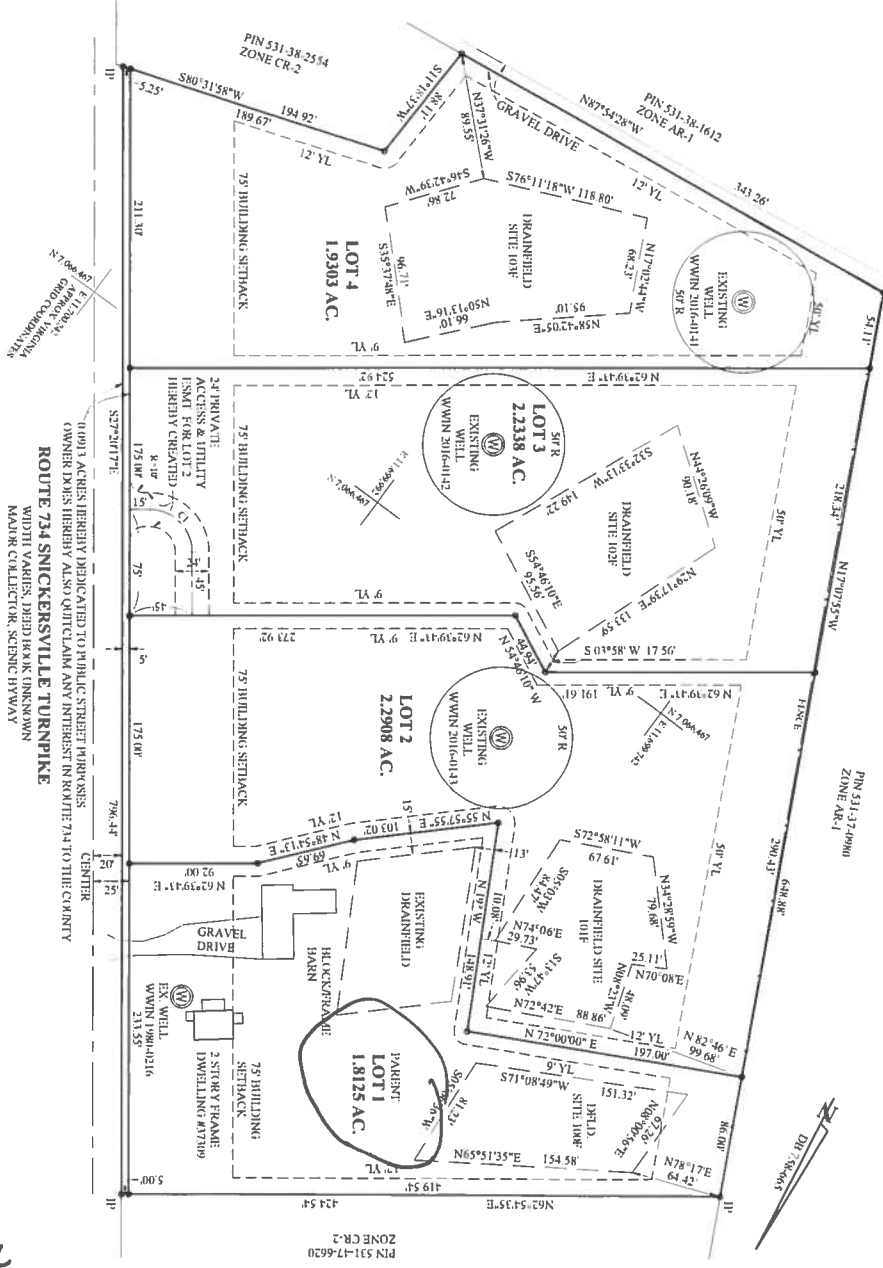
1. Loudoun County Parcel Identification Number: 531-37-4488
2. The property shown hereon is subject to all covenants and restrictions of record and those recorded herewith (if any). The plan preparer has not provided a current title report and thus cannot state as to the existence of any covenants or restrictions.
3. Zone CR-2, Country Site Residential-2, Village Conservation Overlay District under the Revised 1993 Loudoun County Zoning Ordinance
4. Lot and Building Requirements for lots set by on-site well and wastewater system Size: Forty thousand (40,000) square feet minimum
5. Width: 175 feet minimum
6. Yards (abbreviated YL hereon) minimum: Front: 35', Side one: 12' and one: 9', Rear: 50'
7. Length/Width Ratio: 5:1 maximum
8. Lot Coverage: Fifteen (15) percent maximum
9. Building Height: Forty (40) feet maximum
10. Development Setback and Access from Major Roads: In designing residential development, the requirements of Section 5-300 shall be observed.
11. Maximum Residential Density: One lot per 40,000 square feet calculated on the overall parcel, exclusive of street
12. Structures subject to the Revised 1993 Loudoun County Zoning Ordinance minimum yard and requirements, which are not shown on the plan, will be removed, unless satisfactory alternate arrangements have been approved by the Director
13. Previous applications: none
14. Land within the Village Conservation Overlay District is subject to the requirements of Sections 4-21(N) of the Revised 1993 Loudoun County Zoning Ordinance
15. Bearings shown without minutes or seconds are integers i.e. N 72° E = N 72° 00' 00" E
16. The subject development site does contain Class IV soils, per the latest County soils map as identified by the Interpretive Guide to Soils Maps, Loudoun County, Virginia, or per the approved Preliminary Soils Review, Investigation and Report, Loudoun County, recommends no construction of structures with subgrade levels within natural drainage swales or within soils or spots specifically identified as wet per the latest County soils map as identified by the Interpretive Guide to Soils Maps, Loudoun County, Virginia
17. Construction of the private road(s) and/or access easement(s) shown hereon shall conform to the standards set forth in the Loudoun County Land Subdivision and Development Ordinance and Chapter 4 of the Facilities Standards Manual
18. The Streets in this subdivision do not meet the standards necessary for inclusion in the system of state highways and will not be maintained by the Virginia Department of Transportation or Loudoun County, and are not eligible for rural addition funds or any other funds appropriated by the General Assembly and allocated by the Commonwealth Transportation Board
19. The access serving Lot 2 is private and its maintenance, including snow removal is NOT a public responsibility
20. The owners of fee simple title to lots served by the Private Access & Utility Easement shown hereon shall be responsible for the repair and maintenance of the Private Access & Utility Easements as set forth in the Deed of Subdivision recorded contemporaneously herewith
21. The owner of fee simple title of Lot 2 served by the Private Access & Utility Easement shown hereon shall be responsible for the repair and maintenance of the Private Access & Utility Easements (deleted)

APPROVAL BLOCK
 LAND DEVELOPMENT APPLICATION
 NUMBER SBPR-2017-14M1

Director Dept of Building and Development Date

CURVE TABLE

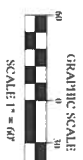
No.	ARC	RADIUS	DELTA	TANG	CHORD	CHORD
C1	47.12'	30.00'	39.6600°	30.00'	S72°30'17"E	42.53'



AREA TABULATION

LOT	AC	SF
LOT 1	1.8125 AC	78,955 SF
LOT 2	2.2908 AC	99,786 SF
LOT 3	2.2338 AC	97,303 SF
LOT 4	1.9303 AC	84,085 SF
DEDICATION	0.0913 AC	3,978 SF
TOTAL	8.3577 AC	364,107 SF

0.0913 ACRES HEREBY DEDICATED TO PUBLIC STREET PURPOSES.
 OWNER DOES HEREBY ALSO QUICLY CLAIM ANY INTEREST IN ROUTE 734 TO THE COUNTY
ROUTE 734 SNICKERSVILLE TURNPIKE
 WIDOTH VARRIES, DEED BOOK UNKNOWN
 MAJOR COLLECTOR, SCENIC BYWAY



PRELIMINARY RECORD PLAT
 LAND OF
TYLER C. CUSHMAN
 VILLAGE OF PHILMORANT
 BLUE RIDGE ELECTRIC DISTRICT
 LOUDOUN COUNTY, VIRGINIA
 SCALE: 1" = 60'
 NOVEMBER 11, 2016



No.	Revision	Date
1	Revised in accordance with comments returned to date	10/15/17
2	Revised in accordance with the County comment letter dated 04/05/17	04/06/17

HORTON & TAYLOR, INC.
 LAND SURVEYING
 15 LODDINGS STREET, S.W. SUITE A
 P.O. BOX 301
 LEESBURG, VIRGINIA 20176-0301
 703-577-8004

C-566-13
 SHEET 1 OF 1

Handwritten signatures and initials: M & T, J, and other illegible marks.



Loudoun County, Virginia

www.loudoun.gov

(map not to scale)

