WHITE'S FORD PARK
SPECIAL EXCEPTION PLAT

SPEX 2008-0061 SPEX 2008-0062

CATOCTIN ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

1. THE PROPERTY ON THIS PLAT IS LOCATED ON LOUDOUN COUNTY TAX MAP NUMBER /31//////////5/ AND IS IN THE NAME OF Q D P LLC. THE PARCEL IS RECORDED IN THE RECORDS OF LOUDOUN COUNTY AS FOLLOWS:

MAP	PARCEL	INSTRUMENT #	PIN #
31	5	20050404003429A	077-36-5320

2. THE SUBJECT PROPERTY CONSISTS OF APPROXIMATELY 294.58 ACRES, AND IS CURRENTLY ZONED AR-1 PER THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE AND FOD MAJOR AND FOD MINOR UNDER THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE

3. THE AREA SUBJECT TO THIS SPECIAL EXCEPTION IS 274.58 ACRES.

4. BOUNDARY INFORMATION SHOWN HEREON TAKEN FROM BOUNDARY SURVEY PREPARED BY christopher consultants ON MARCH 15, 2005, AND TOPOGRAPHIC INFORMATION IS BASED ON LOUDOUN COUNTY DIGITAL MAPS. THE CONTOUR INTERVAL IS FIVE (5) FEET.

5. AREAS OF FOREST COVER BASED ON AVAILABLE PHOTOGRAPHIC SURVEY.

6. THE SUBJECT PROPERTY LIES COMPLETELY WITHIN THE JURISDICTION OF LOUDOUN COUNTY AND IS CURRENTLY WITHIN THE CATOCTIN ELECTION DISTRICT.

7. THERE IS (1) ONE AREA (DESIGNATED 053-0012-0082) THAT CONTAINS A DOCUMENTED ARCHITECTURAL RESOURCE SITE AND (2) TWO AREAS (DESIGNATED 44LD0365 AND 44LD0309) THAT CONTAIN ARCHEOLOGICAL RESOURCES AS IDENTIFIED BY THE VIRGINIA DEPARTMENT OF HISTORIC RESOURCES ON THE SITE.

8. THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION'S DIVISION OF NATURAL HERITAGE (DCR) HAS DESIGNATED THE SITE VICINITY AS APPROPRIATE BREEDING HABITAT FOR THE WOOD TURTLE (Glyptemys insculpta). IN ADDITION SEVERAL RARE ODONATES MAY OCCUR WITHIN THE SITE VICINITY. DCR FILES DID NOT INDICATE THE PRESENCE OF ANY STATE NATURAL AREA PRESERVES

9. THIS SITE INCLUDES BOTH MAJOR AND MINOR FLOODPLAINS. THE FLOODPLAIN LIMITS SHOWN ARE DERIVED FROM THE FLOODPLAIN OVERLAY DISTRICT MAP. THIS PROPERTY SHALL BE SUBJECT TO THE FLOODPLAIN STUDY (FPST 2006-0018) FINDINGS, ONCE IT IS APPROVED.

10. A PRELIMINARY SOILS REVIEW WAS COMPLETED ON SEPTEMBER 21, 2006 AND SERVES AS THE SOURCE OF THE SOILS INFORMATION DEPICTED ON THE PLAN. THE PRELIMINARY SOILS REVIEW WAS COMPLETED FOR THE PORTION OF THE PROPERTY THAT IS LOCATED OUTSIDE OF THE MAJOR FLOODPLAIN.

11. THE SUBJECT PROPERTY CONTAINS CLASS III AND IV SOILS PER THE GIANNA TERRA PRELIMINARY SOILS REPORT (DATED SEPTEMBER 21, 2006), AND AS IDENTIFIED BY THE INTERPRETIVE GUIDE TO SOILS MAPS, LOUDOUN COUNTY, VIRGINIA. THE DEVELOPER SHALL IDENTIFY AND LIST ON THE RECORD PLAT ALL LOTS THAT CONTAIN CLASS III AND CLASS IV SOILS.

12. THE PROPERTY IS SUBJECT TO A VIRGINIA OUTDOORS FOUNDATION CONSERVATION AND OPEN SPACE EASEMENT.

13. THE ADJOINING PROPERTY OWNERS INFORMATION IS BASED ON COUNTY OF LOUDOUN REAL ESTATE RECORDS. EXISTING DRAINFIELD AND WELL LOCATIONS ARE BASED ON COUNTY OF LOUDOUN DEPARTMENT OF PUBLIC HEALTH RECORDS.

14. THE DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS OF THE MINOR AND MAJOR FLOODPLAIN OVERLAY DISTRICT (FOD), PER SECTION 4-1500 OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.

15. STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE FACILITIES STANDARDS MANUAL THROUGH ADEQUATE OUTFALL PROVISIONS OR WITH DETENTION BASINS.

16. PREVIOUS LAND DEVELOPMENT APPLICATIONS ASSOCIATED WITH THIS PROPERTY ARE PSUB 2006-0085 (COMPLETED JUNE 14, 2006), WAIV 2006-0130 (APPROVED AUGUST 15, 2006), ZCOR 2004-0351 (COMPLETED JANUARY 31, 2005), WAIV 2007-0021 (APPROVED APRIL 11, 2007), ZCOR 2007-0104 (COMPLETED APRIL 23, 2007), WAIV 2007-0083 (CONDITIONALLY APPROVED JUNE 26, 2007), SBPL 2006-0084 (APP. JULY 10, 2007) AND FPST 2006-0018 IS AWAITING APPROVAL.

17. LOCATION OF THE AREAS OF POTENTIAL WETLANDS HAS BEEN PROVIDED BY BOWMAN CONSULTING GROUP. IN THE EVENT THAT THE SITE DOES CONTAIN JURISDICTIONAL WATERS AND WETLANDS, IT IS INCUMBENT UPON THE APPLICANT, ITS SUCCESSORS OR ASSIGNS, TO SECURE ALL NECESSARY PERMITS FROM THE ARMY CORP OF ENGINEERS (CORPS) AND THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY PRIOR TO ANY DISTURBANCE WITHIN THE DESIGNATED AREAS. A NOTE SHALL ALSO BE PROVIDED ON THE RECORD PLAT(S) INDICATING THAT ALL APPLICABLE STATE AND FEDERAL PERMITS MUST BE OBTAINED PRIOR TO DISTURBANCES WITHIN AREAS IDENTIFIED AS JURISDICTIONAL WATERS AND WETLANDS.

18. A PHASE I ARCHEOLOGICAL INVESTIGATION PERFORMED BY THUNDERBIRD ARCHEOLOGICAL ASSOCIATES, INC. DATED MAY 2006 SHOWS (1) ONE ARCHITECTURAL RESOURCE (053-0012-0082) AND (18) EIGHTEEN ARCHEOLOGICAL SITES (44LDI364-44LDI381) WERE FOUND WITHIN THE PROPOSED SITE. AN INTENSIVE ARCHITECTURAL SURVEY IS RECOMMENDED FOR THE ARCHITECTURAL RESOURCE (053-0012-0082) AND AVOIDANCE OF (3) THREE OF THE ARCHEOLOGICAL SITES (44LDI364, 44LDI368 AND 44LDI372) OR PHASE II EVALUATIONS ARE RECOMMENDED.

19. ALL PROPOSED UTILITY LINES SHALL BE PLACED UNDERGROUND.

20. PORTIONS OF THE PROPERTY SHOWN HEREON LIE WITHIN THE LIMITS OF THE SCENIC CREEK VALLEY BUFFER. THE SCENIC CREEK VALLEY BUFFER IS REGULATED BY SECTION 5-1000 OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.

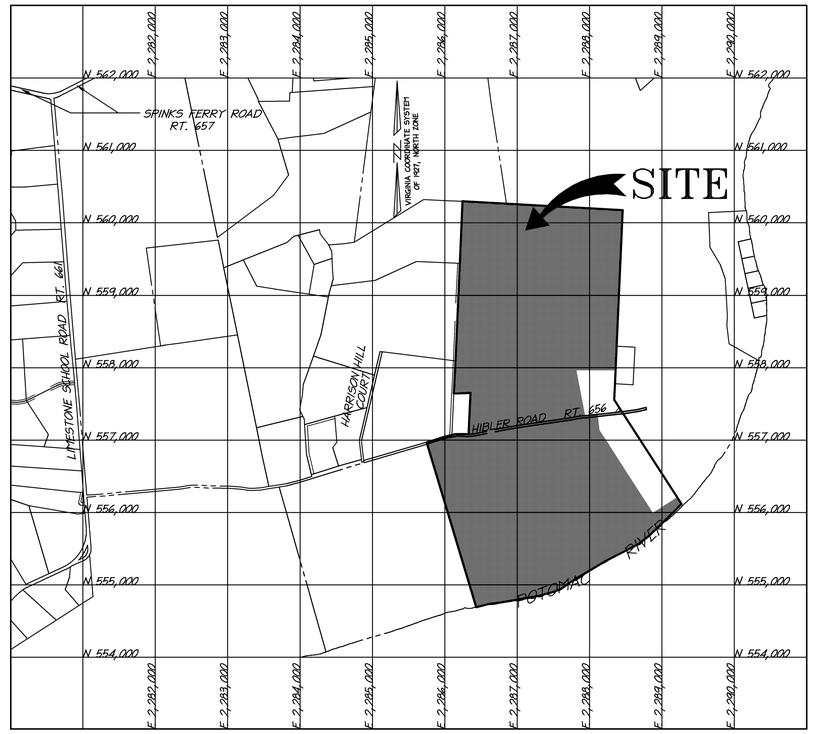
21. THERE ARE NO EXISTING APPROVAL CONDITIONS, PROFFERS, OR WAIVERS ASSOCIATED WITH THIS LAND THAT PROHIBIT A SPECIAL EXCEPTION APPLICATION.

22. SITE LIGHTING WILL BE PROVIDED AT TIME OF CONSTRUCTION PLAN IN ACCORDANCE WITH SECTION 5-1504 OF THE 1993 ZONING ORDINANCE AND SECTION 7.120B OF THE FSM. STREET LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH FSM SECTION 7.100, 7.110.A.1, 7.110B1-2, AND 7.120.A.1.

23. LANDSCAPING WILL BE PROVIDED PER THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE SECTION 5-1400 AT THE TIME OF SITE PLAN.

24. SIGNAGE WILL BE PROVIDED AT TIME OF CONSTRUCTION PLAN IN ACCORDANCE WITH CHAPTER 7 OF THE FSM AND SECTION 5-1200 OF THE 1993 LOUDOUN COUNTY ZONING ORDINANCE.

25. THERE ARE NO FEDERAL OR STATE PERMITS OR CONDITIONS LIMITING DEVELOPMENT OF THIS SITE.



VICINITY MAP

SCALE: 1" = 1000'

OWNER

QDP LLC
ATT: BARBARA CLOUGHERTY
3043 JEANNIE ANNA CT
OAK HILL, VA 20171-4071
TEL.# 703-925-9899

APPLICANT

NORTHERN VIRGINIA
REGIONAL PARK AUTHORITY
5400 OX RD
FAIRFAX STATION, VA 22039
TEL.# 703-352-5900

SIGNATURE:

APPLICANT NAME:

SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITIONS
3. CAMPGROUND SPECIAL EXCEPTION PLAT
4. BOAT LAUNCH SPECIAL EXCEPTION PLAT
5. TREE CONSERVATION PLAN

No.	DESCRIPTION	DATE
1.	ADDED TREE CONSERVATION PLAN	1/30/09

christopher consultants
engineering · surveying · land planning
christopher consultants, ltd.
20110 ashbrook place (suite 160) · ashburn, virginia 20146
571.209.5950 · fax 571.209.5951

COVER SHEET

WHITE'S FORD PARK
SPECIAL EXCEPTION PLAT
SPEX 2008-0061 SPEX 2008-0062
CATOCTIN ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

PROJECT NO: 087901.00
SCALE: AS NOTED
DATE: NOVEMBER 26, 2008
DESIGN: BGN
DRAWN: TET
CHECKED: CG
SHEET No. 1 OF 5

LC- 4780

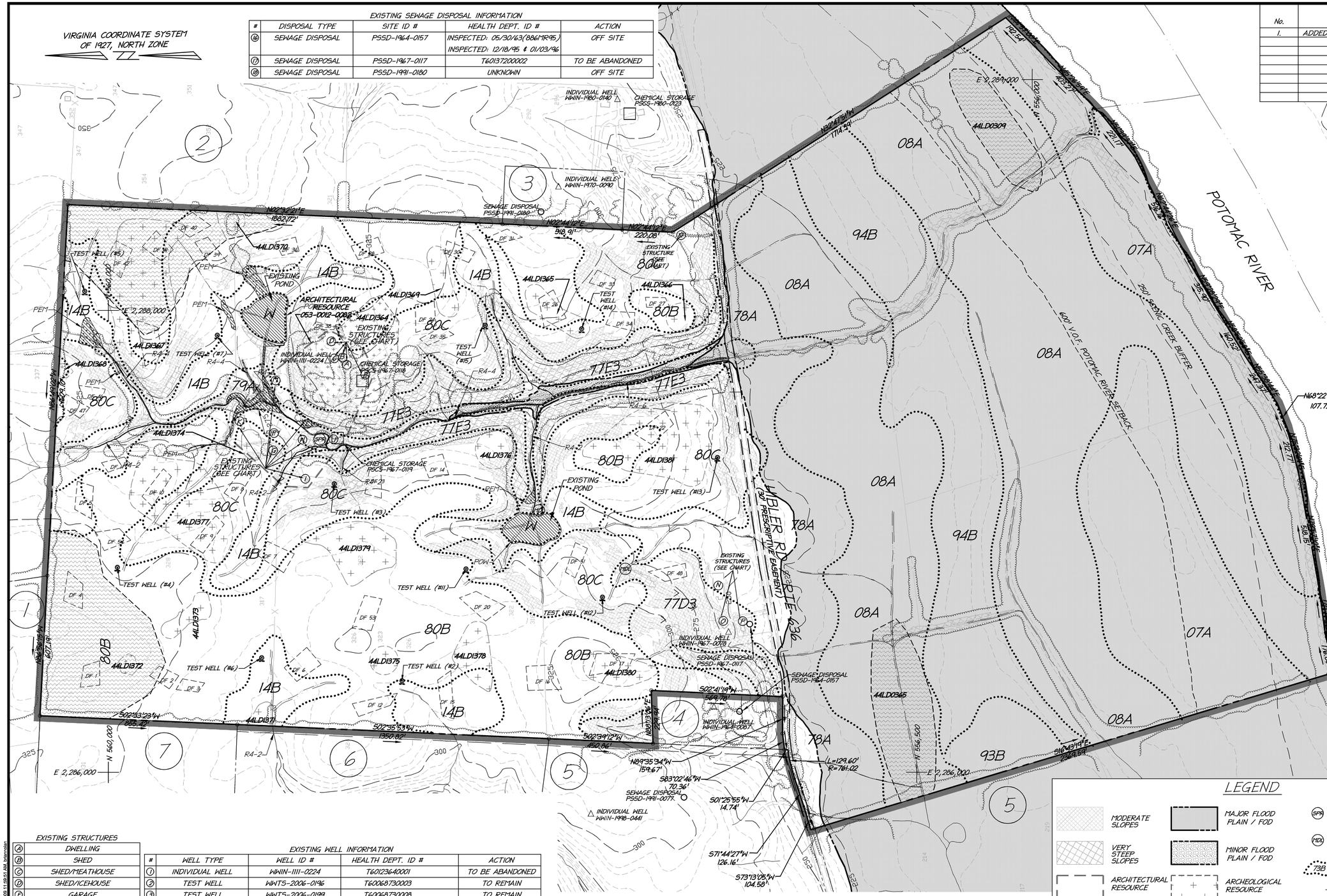
P:\Projects\087901\00\LC-4780 SPEX\01-COVER SHEET.dwg, 2/6/2009 11:51:28 AM, bnemdian

VIRGINIA COORDINATE SYSTEM OF 1927, NORTH ZONE

EXISTING SEWAGE DISPOSAL INFORMATION

#	DISPOSAL TYPE	SITE ID #	HEALTH DEPT. ID #	ACTION
16	SEWAGE DISPOSAL	PSSD-1964-0157	INSPECTED: 05/30/63(88671R95) INSPECTED: 12/18/95 & 01/03/96	OFF SITE
17	SEWAGE DISPOSAL	PSSD-1967-0117	T60137200002	TO BE ABANDONED
18	SEWAGE DISPOSAL	PSSD-1991-0180	UNKNOWN	OFF SITE

No.	DESCRIPTION	DATE
1.	ADDED TREE CONSERVATION PLAN	1/30/09



ADJACENT PROPERTY INFORMATION

1. THREE FLAGS ASSOCIATES LLC
   PIN # 105-40-4600
   ZONE: AR-1
   USE: FARM 100+ ACRES
   (SINGLE FAMILY)
2. COX, STEVEN C & AVIS A RENSHAW R/S
   PIN # 076-46-8118
   ZONE: AR-1
   USE: FARM 100+ ACRES
   (SINGLE FAMILY)
3. WOOD, MARSHA JOLENE
   PIN # 076-17-4711
   ZONE: AR-1
   USE: SUBURBAN SINGLE FAMILY
   (SINGLE FAMILY)
4. BRASSEL, DOUGLAS C
   PIN # 077-45-2239
   ZONE: AR-1
   USE: SUBURBAN SINGLE FAMILY
   (SINGLE FAMILY)
5. TANG, YUN-AN & HUI-CHIN RS
   PIN # 106-29-9468
   ZONE: AR-1
   USE: FARM 100+ ACRES
   (SINGLE FAMILY)
6. McKEEVER, LORI L & JEFFREY T JUDGE
   PIN # 105-10-1882
   ZONE: AR-1
   USE: FARM 20-99.99 ACRES
   (SINGLE-FAMILY)
7. JUDGE, JEFFREY T & LORI McKEEVER
   PIN # 105-20-2250
   ZONE: AR-1
   USE: FARM 20-99.99 ACRES
   (VACANT LAND)

EXISTING STRUCTURES

A	DWELLING
B	SHED
C	SHED/MEATHOUSE
D	SHED/ICEHOUSE
E	GARAGE
F	COW BARN
G	SHED
H	DRIVE-THROUGH CORN CRIB
I	RUN-IN SHED
J	GARAGE
K	COLLAPSED SHED
L	SPRINGHOUSE
M	CHICKEN COOP
N	POLE BARN
O	SHED
P	MOBILE HOME
Q	RUN-IN SHED

EXISTING WELL INFORMATION

#	WELL TYPE	WELL ID #	HEALTH DEPT. ID #	ACTION
1	INDIVIDUAL WELL	WNIN-1111-0224	T60123640001	TO BE ABANDONED
2	TEST WELL	WNTS-2006-0196	T60068730003	TO REMAIN
3	TEST WELL	WNTS-2006-0199	T60068730008	TO REMAIN
4	TEST WELL	WNTS-2006-0200	T60068730005	TO REMAIN
5	TEST WELL	WNTS-2006-0201	T60068730006	TO REMAIN
6	TEST WELL	WNTS-2006-0202	T60068730004	TO REMAIN
7	TEST WELL	WNTS-2006-0203	T60068730007	TO REMAIN
8	INDIVIDUAL WELL	WNIN-1964-0087	INSPECTED: 12/18/95 & 01/03/96	OFF SITE
9	INDIVIDUAL WELL	WNIN-1970-0090	INSPECTED: 02/16/70 (F2444)	OFF SITE
10	INDIVIDUAL WELL	WNIN-1967-0078	T60163570002	TO BE ABANDONED
11	TEST WELL	WNTS-2006-0197	T60068730002	TO REMAIN
12	TEST WELL	WNTS-2006-0198	T60068730001	TO REMAIN
13	TEST WELL	WNTS-2006-0526	T60121200003	TO REMAIN
14	TEST WELL	WNTS-2006-0527	T60121300002	TO REMAIN
15	TEST WELL	WNTS-2006-0528	T60121300001	TO REMAIN

SOILS **

TYPE	NAME	GROUP	SLOPE	CLASS	k
07A	HUNTINGTON SILT LOAM	A	0-3%	IV	0.28
08A	LINDSIDE SILT LOAM	C	0-3%	IV	0.32
14B	MANASSAS SILT LOAM	B	1-8%	IV	0.37
77D3	NESTORIA GRAVELLY SILT LOAM	D	15-25%	IV	0.28
77E3	NESTORIA GRAVELLY SILT LOAM	D	25-45%	IV	0.28
78A	DULLES SILT LOAM	C	0-3%	IV	0.43
79A#	ALBANO SILT LOAM	D	0-3%	IV	0.37
80B	BRENTSVILLE LOAM	B	3-8%	II	0.30
80C	BRENTSVILLE LOAM	B	3-8%	II	0.30
93B	HIBLER SILT LOAM	B	0-5%	II	0.43
94B	ALLEGHENY SILT LOAM	A	0-5%	II	0.32
W	WATER	-	-	-	-

# DENOTES HYDRIC SOILS

** THE GIANNA TERRA PRELIMINARY SOILS REVIEW WAS COMPLETED ON SEPTEMBER 21, 2006 AND SERVES AS THE SOURCE OF THE SOILS INFORMATION DEPICTED ON THE PLAN. THE PRELIMINARY SOILS REVIEW WAS COMPLETED FOR THE PORTION OF THE PROPERTY THAT IS LOCATED OUTSIDE OF THE MAJOR FLOODPLAIN.

GRAPHIC SCALE

0 100 200 400 800

1 inch = 200 feet

LEGEND

- MODERATE SLOPES
- VERY STEEP SLOPES
- ARCHITECTURAL RESOURCE
- POTENTIAL WETLAND
- EXISTING SEWAGE DISPOSAL
- EXISTING WELL
- CHEMICAL STORAGE
- APPROXIMATE LOCATION OF ROCK OUTCROPS ###
- MAJOR FLOOD PLAIN / FOD
- MINOR FLOOD PLAIN / FOD
- ARCHEOLOGICAL RESOURCE
- VIRGINIA OUTDOOR FOUNDATION NO-BUILD AREA
- DF 1234 — PREVIOUSLY APPROVED DRAINFIELD LOCATION PER SBPL 2006-0084
- EXISTING TEST WELL
- SPR — APPROXIMATE LOCATION OF EXISTING SPRING ###
- MDL — APPROXIMATE LOCATION OF MANMADE LAND ###
- 73B — SOILS DELINEATION
- 350 — 25' CONTOUR
- 5' CONTOUR
- PROJECT LIMITS
- DRAINAGE
- EXISTING TREELINE

THE AREAS DEPICTED ON THIS PLAN ARE APPROXIMATE LOCATIONS BASED ON THE PRELIMINARY SOILS REPORT PERFORMED BY LOUDOUN COUNTY.

christopher consultants
engineering · surveying · land planning
christopher consultants, ltd.
20110 ashbrook place (suite 160) · ashburn, virginia 20146
571.209.5950 · fax 571.209.5951

EXISTING CONDITIONS

WHITE'S FORD PARK SPECIAL EXCEPTION PLAT

SPEX 2008-0061, SPEX 2008-0062
LOUDOUN COUNTY, VIRGINIA
CATOCTIN ELECTION DISTRICT

PROJECT NO: 087901.00
SCALE: 1"=200'
DATE: NOVEMBER 26, 2008
DESIGN: BGN
DRAWN: TET
CHECKED: CG
SHEET No. 2 OF 5

LC- 4780

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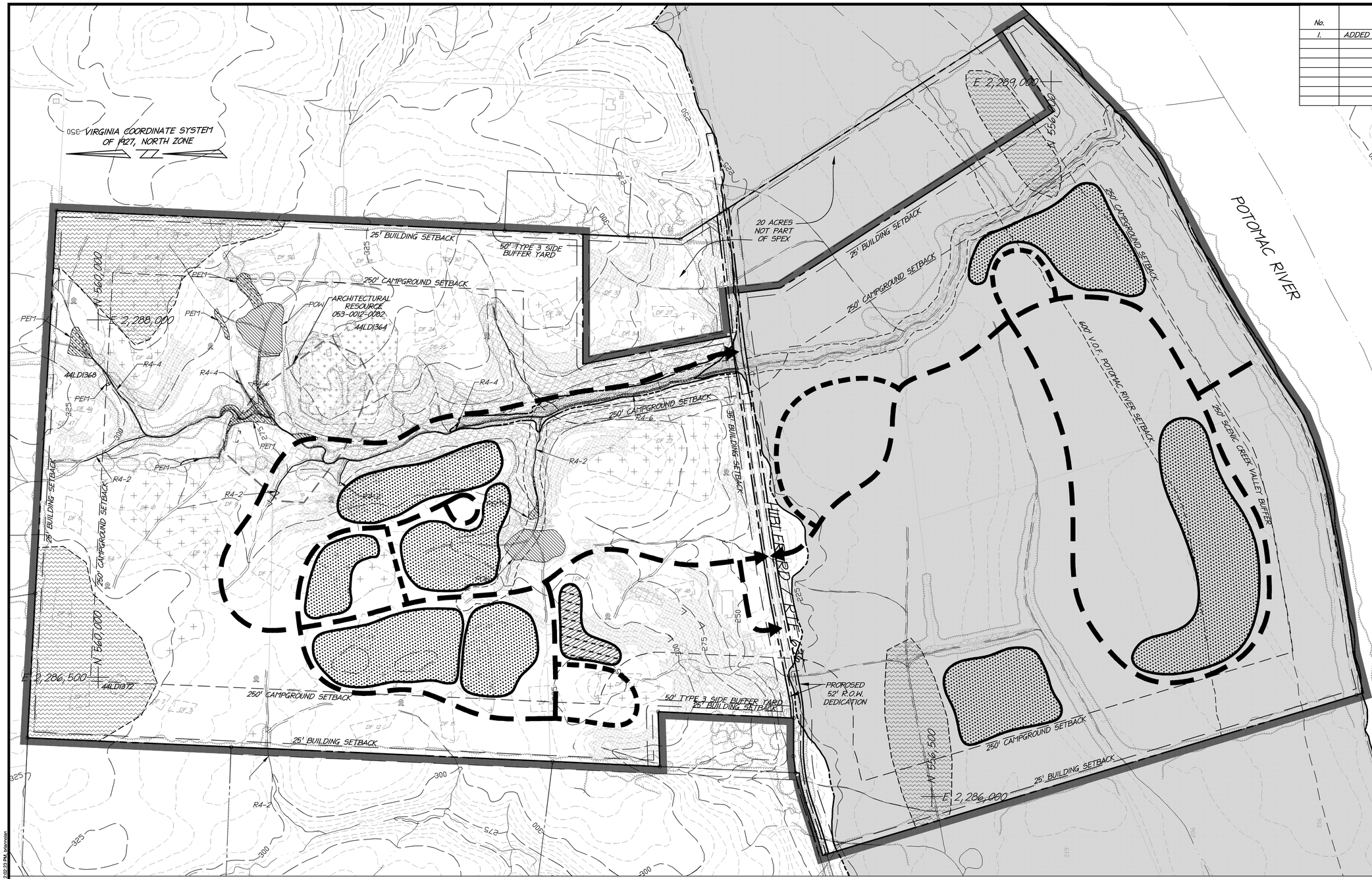

No.	DESCRIPTION	DATE
1.	ADDED TREE CONSERVATION PLAN	1/30/09

LEGEND

- MODERATE SLOPES
- VERY STEEP SLOPES
- ARCHITECTURAL RESOURCE
- POTENTIAL WETLAND
- MAJOR FLOOD PLAIN / FOD
- MINOR FLOOD PLAIN / FOD
- ARCHEOLOGICAL RESOURCE
- VIRGINIA OUTDOOR FOUNDATION NO-BUILD AREA
- DF 1234 — PREVIOUSLY APPROVED DRAINFIELD LOCATION PER SBPL 2006-0084
- 350 — 25' CONTOUR
- 5' CONTOUR
- LIMITS OF SPEX
- DRAINAGE
- EXISTING TREELINE
- PROPOSED CAMPSITE AREAS *
- PROPOSED CAMPING CABINS/ YURTS *
- PROPOSED ACCESS POINT *
- PROPOSED INTERNAL PRIMARY ROAD NETWORK *
- PROPOSED INTERNAL SECONDARY ROAD NETWORK *

* THE LOCATIONS OF THESE ITEMS ARE MEANT TO BE CONCEPTUAL. FINAL LOCATION ARE TO BE DETERMINED AT THE TIME OF FINAL ENGINEERING.

NOTES:
1. REQUIRED PARKING AND LOADING SPACES FOR CAMPSITES, CABINS AND OTHER CAMPGROUND USES WILL BE LOCATED AT EACH SITE. FINAL LOCATION OF INDIVIDUAL SITES AND CABINS AND THEIR ASSOCIATED PARKING SPACES WILL BE DETERMINED AT FINAL ENGINEERING.

ZONING REQUIREMENTS

SECTION 2-100 AR-1 AGRICULTURAL RURAL-1

BASE DENSITY DIVISION OPTION:

USE: REGIONAL PARK, CAMPGROUND, BOAT LAUNCH

LOT YIELD:	1 LOT PER 20 ACRES
LOT SIZE:	20 ACRES MINIMUM
LOT WIDTH:	175 FEET MINIMUM
YARDS:	NO STRUCTURE SHALL BE LOCATED WITHIN 25 FEET OF ANY PROPERTY LINE OR WITHIN 100 FEET FROM THE RIGHT-OF-WAY OF ANY ARTERIAL ROAD, 75 FEET FROM THE RIGHT-OF-WAY OF ANY COLLECTOR ROAD, AND 35 FEET FROM ANY OTHER ROAD RIGHT-OF-WAY, PRIVATE ACCESS EASEMENT, AND/OR ANY PRESCRIPTIVE EASEMENT.
LOT COVERAGE:	11% MAXIMUM
BUILDING HEIGHT:	MAXIMUM 35 FEET, EXCLUDING AGRICULTURAL, HORTICULTURAL, AND ANIMAL HUSBANDRY STRUCTURES.

SECTION 5-646 ADDITIONAL REGULATIONS FOR SPECIFIC USES: CAMPGROUNDS

LEVEL II MEDIUM SCALE USE >100 UP TO 150 CAMPSITES:

LOT AREA:	160 ACRES MINIMUM
CAMPING SITES:	CAMPING SITES SHALL BE A MINIMUM OF 1,250 SQUARE FEET AND AT LEAST 25 FEET IN WIDTH.
RECREATIONAL AREA:	EACH CAMPGROUND SHALL PROVIDE A RECREATIONAL AREA CONSISTING OF 100 SQUARE FEET PER CAMPSITE.
PUBLIC TELEPHONE:	AT LEAST ONE (1) PUBLIC TELEPHONE SHALL BE PROVIDED FOR EACH 50 CAMPSITES.
STREETS AND WALKS LIGHTED:	STREETS AND WALKS SHALL BE LIGHTED EVERY 400 FEET.
SERVICE BUILDINGS:	SERVICE BUILDINGS WITH RESTROOM AND OTHER FACILITIES SHALL BE PROVIDED IN ACCORDANCE WITH THE LOUDOUN COUNTY HEALTH DEPARTMENT REQUIREMENTS.
SERVICE BUILDINGS:	ALL AREAS WITHIN A CAMPGROUND SHALL HAVE SUFFICIENT GROUNDCOVER TO PREVENT EROSION AND BLOWING DUST.
STRUCTURE SIZE:	32,000 SF MAXIMUM (TOTAL SIZE OF STRUCTURES)
SETBACK FROM LOTLINES:	250 FEET MINIMUM

PARKING TABULATIONS

PARKING REQUIRED:	2/OWNERS/MANAGERS + 1/SLEEPING ROOM OR UNIT
PARKING PROVIDED:	PARKING TO BE PROVIDED IN CONFORMANCE WITH SECTION 5-1100 OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE. FINAL PARKING REQUIREMENTS TO BE DETERMINED AT THE TIME OF FINAL SITE PLAN APPROVAL.
ACCESSIBLE SPACE REQUIRED:	AS REQUIRED PER ADA STANDARDS FOR ACCESIBLE DESIGN
ACCESSIBLE SPACE PROVIDED:	SPACES TO BE PROVIDED IN CONFORMANCE WITH ADA REQUIREMENTS
LOADING SPACE REQUIRED:	NONE
LOADING SPACE PROVIDED:	LOADING SPACES TO BE PROVIDED IN CONFORMANCE WITH SECTION 5-1100 OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE. FINAL LOADING REQUIREMENTS TO BE DETERMINED AT THE TIME OF FINAL SITE PLAN APPROVAL.

PROPOSED ZONING TABULATIONS SPECIAL EXCEPTION AREA

GROSS SITE AREA = 294.58 AC. +/-

SPEX SITE AREA= 274.58 AC. +/-

BUILDABLE AREA= 258.92 AC.

GRAPHIC SCALE

0 100 200 400 800

1 inch = 200 feet

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engineering · surveying · land planning
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571.209.5950 · fax 571.209.5951

CAMPGROUND SPECIAL EXCEPTION PLAT

WHITE'S FORD PARK SPECIAL EXCEPTION PLAT

SPEX 2008-0061 SPEX 2008-0062

LOUDOUN COUNTY, VIRGINIA

CATOCTIN ELECTION DISTRICT

PROJECT NO: 087901.00

SCALE: 1"=200'

DATE: NOVEMBER 26, 2008

DESIGN: BGN
DRAWN: TET
CHECKED: CG

SHEET No. 3 OF 5

LC- 4780

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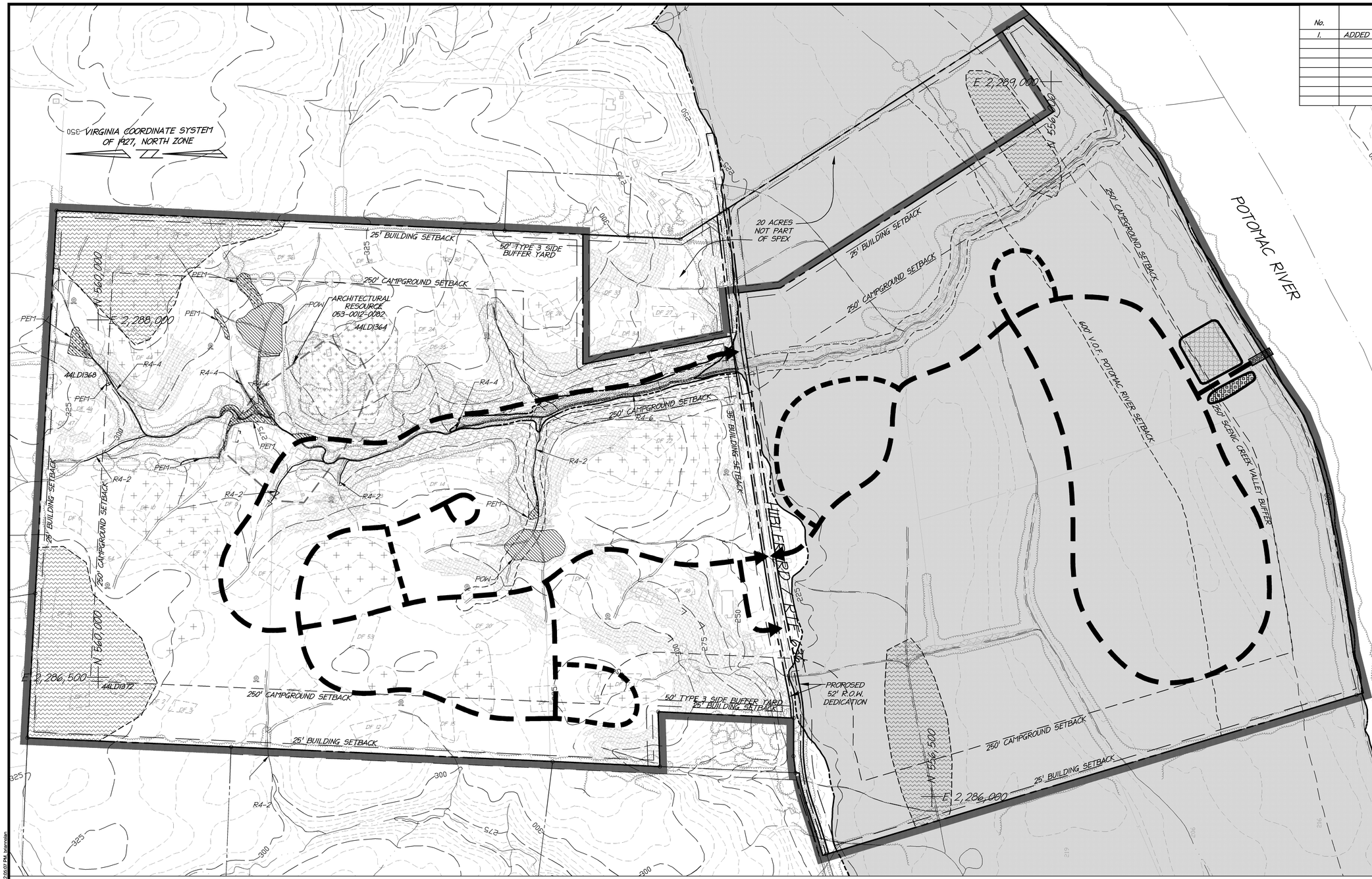
No.	DESCRIPTION	DATE
1.	ADDED TREE CONSERVATION PLAN	1/30/09



LEGEND

- MODERATE SLOPES
- VERY STEEP SLOPES
- ARCHITECTURAL RESOURCE
- POTENTIAL WETLAND
- MAJOR FLOOD PLAIN / FOD
- MINOR FLOOD PLAIN / FOD
- ARCHEOLOGICAL RESOURCE
- VIRGINIA OUTDOOR FOUNDATION NO-BUILD AREA
- DF 1234 — PREVIOUSLY APPROVED DRAINFIELD LOCATION PER SBPL 2006-0084
- 350 — 25' CONTOUR
- 5' CONTOUR
- LIMITS OF SPEX
- DRAINAGE
- EXISTING TREELINE
- PARKING AREA *
- TEMPORARY CONCESSION/ BOAT RENTAL *
- PROPOSED BOAT LAUNCH *
- PROPOSED ACCESS POINT *
- PROPOSED INTERNAL PRIMARY ROAD NETWORK *
- PROPOSED INTERNAL SECONDARY ROAD NETWORK *

* THE LOCATIONS OF THESE ITEMS ARE MEANT TO BE CONCEPTUAL. FINAL LOCATION ARE TO BE DETERMINED AT THE TIME OF FINAL ENGINEERING.

ZONING REQUIREMENTS

SECTION 2-100 AR-1 AGRICULTURAL RURAL-1

BASE DENSITY DIVISION OPTION:

USE: REGIONAL PARK, CAMPGROUND, BOAT LAUNCH

LOT YIELD:	1 LOT PER 20 ACRES
LOT SIZE:	20 ACRES MINIMUM
LOT WIDTH:	175 FEET MINIMUM
YARDS:	NO STRUCTURE SHALL BE LOCATED WITHIN 25 FEET OF ANY PROPERTY LINE OR WITHIN 100 FEET FROM THE RIGHT-OF-WAY OF ANY ARTERIAL ROAD, 75 FEET FROM THE RIGHT-OF-WAY OF ANY COLLECTOR ROAD, AND 35 FEET FROM ANY OTHER ROAD RIGHT-OF-WAY, PRIVATE ACCESS EASEMENT, AND/OR ANY PRESCRIPTIVE EASEMENT.
LOT COVERAGE:	11% MAXIMUM
BUILDING HEIGHT:	MAXIMUM 35 FEET, EXCLUDING AGRICULTURAL, HORTICULTURAL, AND ANIMAL HUSBANDRY STRUCTURES.

PARKING TABULATIONS

PARKING REQUIRED:	.33 SPACE / PERSON IN PERMITTED OCCUPANCY APPROVED BY THE FIRE MARSHAL PLUS 1 SPACE / EMPLOYEE
PARKING PROVIDED:	PARKING TO BE PROVIDED IN CONFORMANCE WITH SECTION 5-1100 OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE. FINAL PARKING REQUIREMENTS TO BE DETERMINED AT THE TIME OF FINAL SITE PLAN APPROVAL.
ACCESSIBLE SPACE REQUIRED:	AS REQUIRED PER ADA STANDARDS FOR ACCESIBLE DESIGN
ACCESSIBLE SPACE PROVIDED:	SPACES TO BE PROVIDED IN CONFORMANCE WITH ADA REQUIREMENTS
LOADING SPACE REQUIRED:	NONE
LOADING SPACE PROVIDED:	LOADING SPACES TO BE PROVIDED IN CONFORMANCE WITH SECTION 5-1100 OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE. FINAL LOADING REQUIREMENTS TO BE DETERMINED AT THE TIME OF FINAL SITE PLAN APPROVAL.

PROPOSED ZONING TABULATIONS SPECIAL EXCEPTION AREA

GROSS SITE AREA = 294.58 AC. +/-

SPEX SITE AREA= 274.58 AC. +/-

BUILDABLE AREA= 258.92 AC.

GRAPHIC SCALE

0 100 200 400 800

1 inch = 200 feet

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BOAT LAUNCH SPECIAL EXCEPTION PLAT

WHITE'S FORD PARK SPECIAL EXCEPTION PLAT

SPEX 2008-0061 SPEX 2008-0062

LOUDOUN COUNTY, VIRGINIA

CATOCTIN ELECTION DISTRICT

PROJECT NO: 087401.00

SCALE: 1"=200'

DATE: NOVEMBER 26, 2008

DESIGN: BGN
DRAWN: TET
CHECKED: CG

SHEET No. 4 OF 5

LC- 4780

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LEGEND

- 350 — 25' CONTOUR
- 5' CONTOUR
- PROJECT LIMITS
- DRAINAGE
- EXISTING TREELINE
- COVER TYPE A
- COVER TYPE B
- 5 PHOTO LOCATION

GRAPHIC SCALE

0 150 300 600 1200

1 inch = 300 feet

No.	DESCRIPTION	DATE
1.	ADDED TREE CONSERVATION PLAN	1/30/09

COVER TYPE A
UNEVEN-AGED, MATURE HARDWOODS DOMINATE THE FOREST COVER ALONG THE BANK OF THE POTOMAC RIVER. CANOPY AND UNDERSTORY TREES PRESENT ARE CONSISTENT WITH SPECIES COMMONLY FOUND ALONG THE POTOMAC AND SLOPES AND STREAM EMBANKMENTS. TYPICAL SPECIES INCLUDE RED AND WHITE OAK, MAPLE, SLIPPERY ELM, WHITE ASH, BLACK LOCUST AND BLACK CHERRY.

COVER TYPE B
UNEVEN-AGED, UPLAND HARDWOODS AND SUCCESSIONAL GROWTH ARE PRESENT NEAR THE EXISTING COLONEL WHITE'S HOUSE, ALONG THE ENTRANCE DRIVE, STREAM VALLEYS, AND FORMER FENCELINES THROUGHOUT THE PROPERTY. UNDERSTORY ALONG THE STREAMS AND ENTRANCE DRIVE IS DENSE WITH SUCCESSIONAL GROWTH SAPLINGS AND SHRUB MASS, BUT FAIRLY OPEN NEAR THE HOUSE AND BARN STRUCTURES. TYPICAL SPECIES INCLUDE OAK, EASTERN RED CEDAR, MAPLE, BOX-ELDER, SYCAMORE, HICKORY AND DOGWOOD.

NOTES:
1. THE APPLICANT SHALL SYSTEMATICALLY REMOVE AND/OR TREAT INVASIVE PLANT MATERIAL AS NEEDED. WHEN POSSIBLE, THE APPLICANT WILL SUPPLEMENT THE REMOVAL OF INVASIVE SPECIES WITH NATIVE DECIDUOUS PLANTINGS.
2. ANY IMPROVEMENTS TO THE EXISTING COLONEL WHITE HOUSE AND SURROUNDING AREA SHALL NOT IMPACT THE CRITICAL ROOT ZONE OF THE EXISTING OAK TREE IDENTIFIED ON THIS PLAN.

COVER TYPE A

PHOTO 1

PHOTO 2

PHOTO 3

PHOTO 4

COVER TYPE B

PHOTO 5

PHOTO 6

PHOTO 7

PHOTO 8

EXISTING OAK TREE NEAR THE COLONEL WHITE HOUSE

PHOTO 9

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TREE CONSERVATION PLAN

WHITE'S FORD PARK
SPECIAL EXCEPTION PLAT
SPEX 2008-0061 SPEX 2008-0062
CATOCTIN ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

PROJECT NO: 087901.00
SCALE: 1"=300'
DATE: NOVEMBER 26, 2008
DESIGN: BGN
DRAWN: BGN
CHECKED: CG
SHEET No. 5 OF 5

LC- 4780

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