



Loudoun County Farmland Protection

Loudoun Subdivisions – Preliminary Impact on Prime Soils

June 16, 2020

Prepared by
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LCPCC Zoning Committee Chair



Walsh-Copeland Consulting, LLC

For



GOAL: Determine the location and volume of Subdivisions in AR1 and AR2 to quantify impact to Farmland/Prime Soils

Answer a Question

- How many Subdivisions have been approved &/or completed, and how many acres were impacted?

Example Analysis

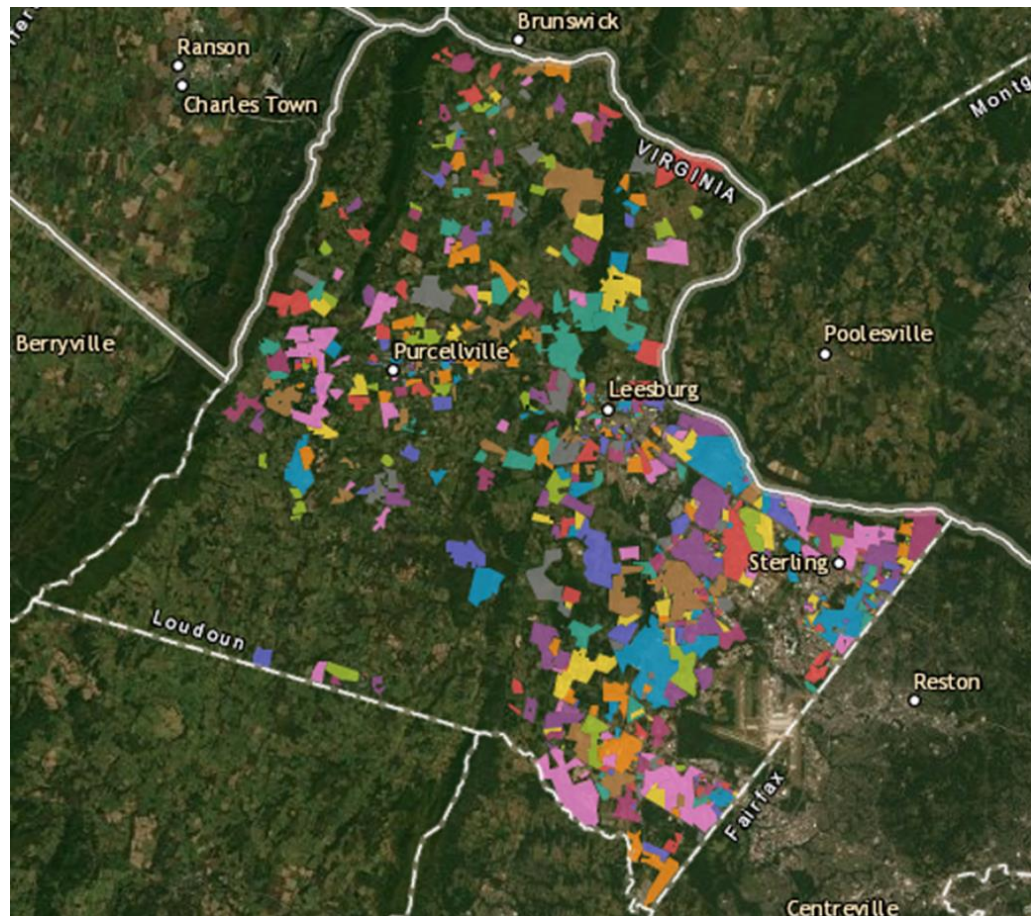
- Analysis of Loudoun Subdivision Data File* (subset of total subdivisions, dated 2005 to 2019)

Next Steps

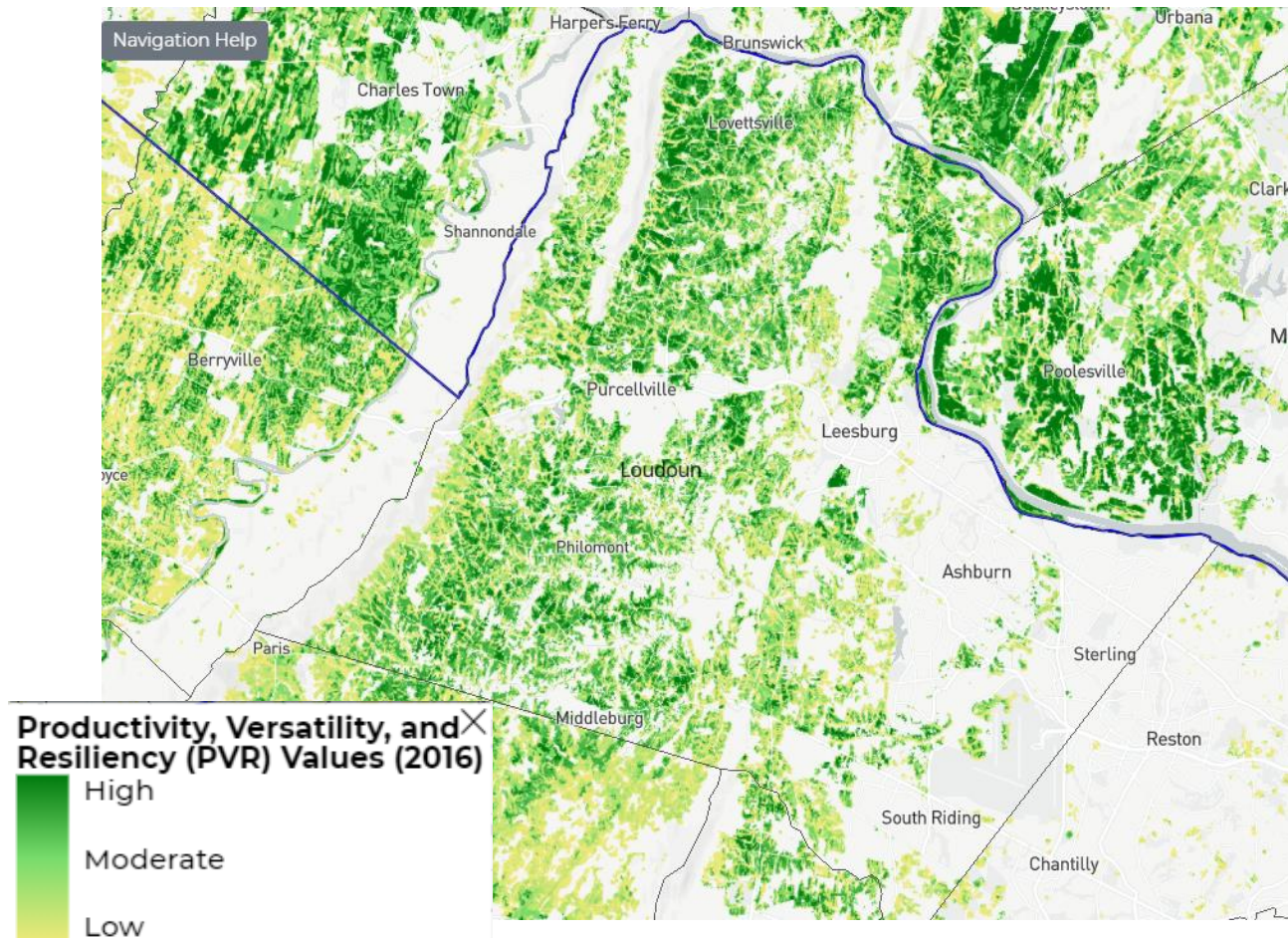
- Extrapolate costs associated with Subdivisions in the Rural Policy Area.

Loudoun Subdivisions: AR1 & AR2, 2005-2020

Loudoun Subdivisions*



Loudoun Nationally Significant Agricultural Land**



Loudoun Subdivisions: AR1 & AR2, 2005-2020

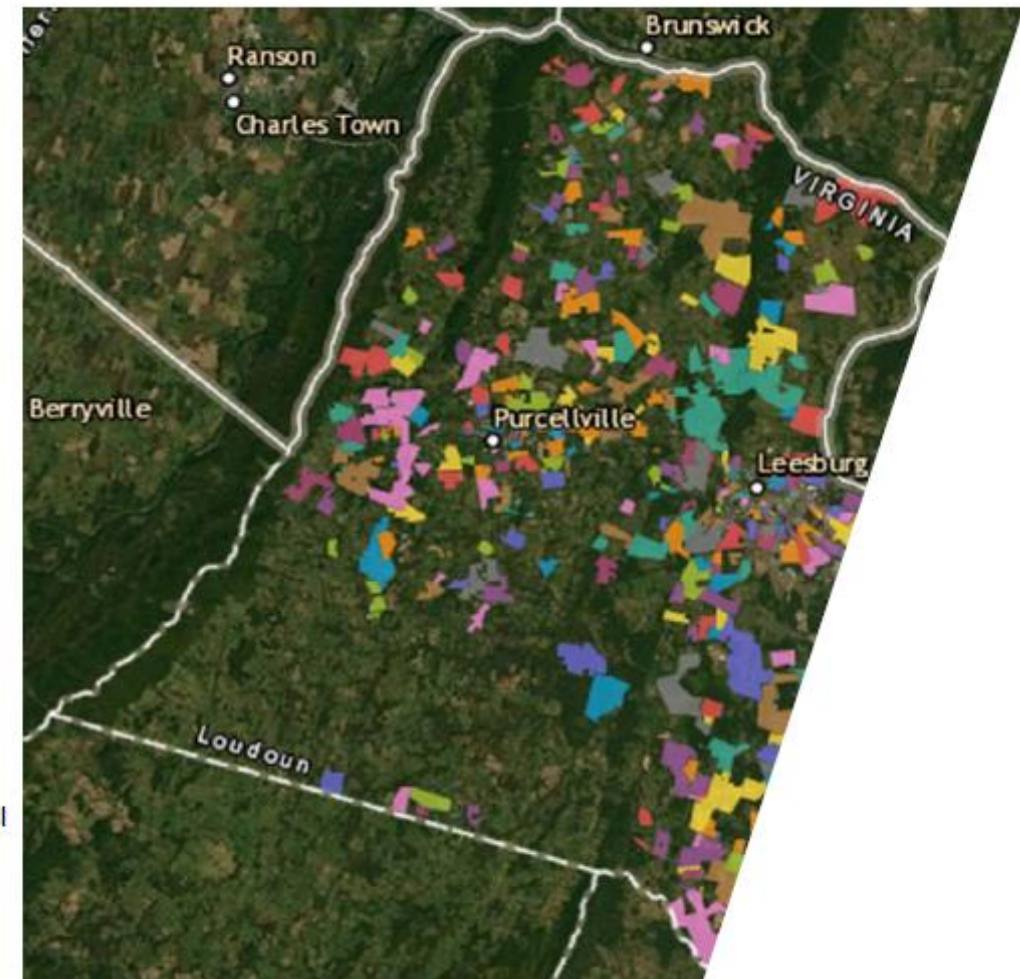
For Example
Use Only:
Report does
not include all
cluster
subdivisions
approved prior
to 2010 and is
therefore not
all inclusive.

AR-1

Acres Increments	# Parcels	PA_LEGAL_ACRE	Percent	
1 or less Total	701	429.125	1.57%	
1 to 2.99 Total	714	1178.890	4.31%	
3 to 4.99 Total	2138	7399.960	27.05%	
5 to 9.99 Total	450	2894.252	10.58%	
10 to 14.99 Total	531	5839.103	21.34%	
15 to 24.99 Total	156	2891.415	10.57%	15 ac+ rural
25+ Total	128	6726.235	24.59%	economy
Grand Total	4818	27,358.98		35.15%

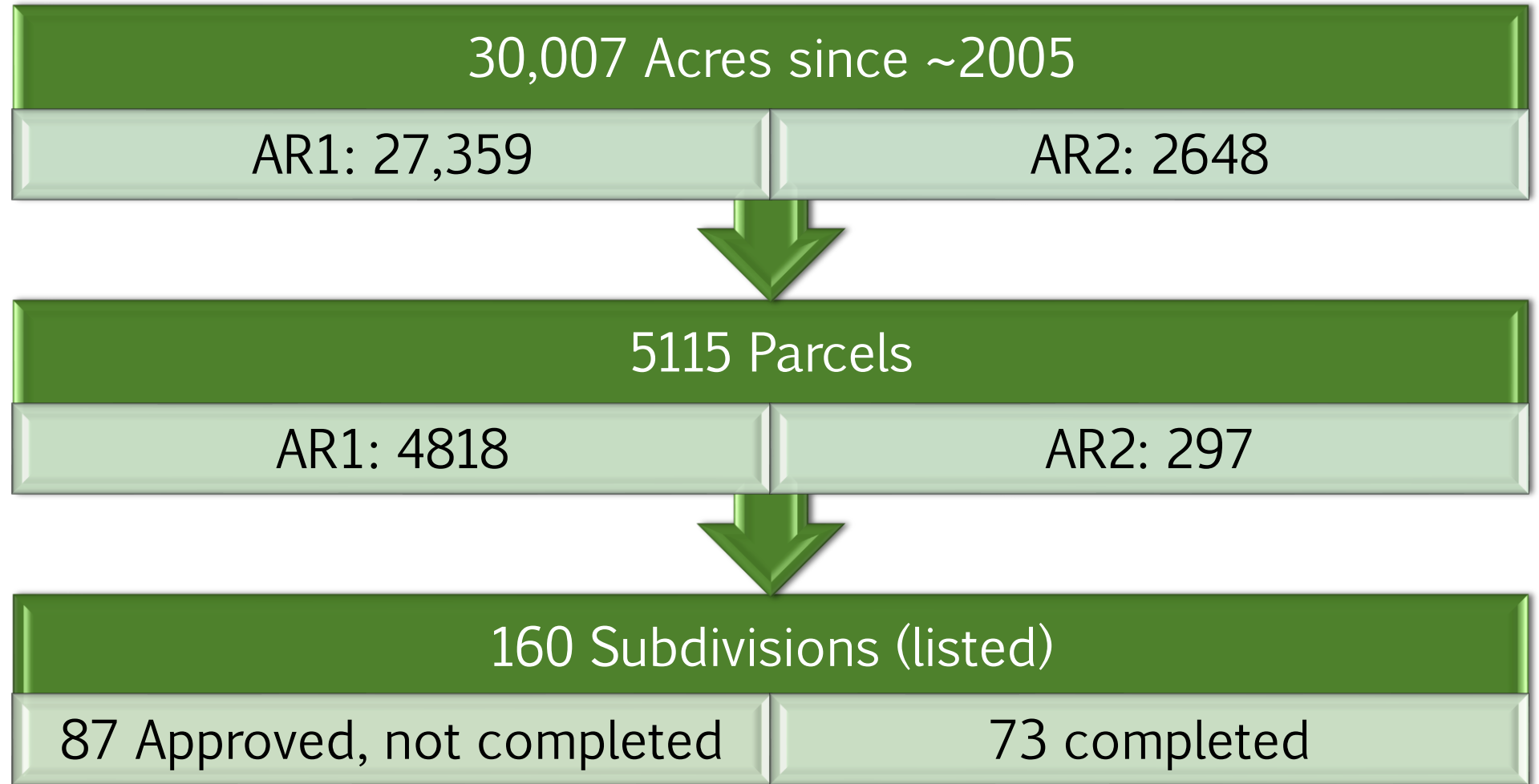
AR-2

Acres Increments	# Parcels	PA_LEGAL_ACRE	Percent	
1 or less Total	32	23.420	0.88%	
1 to 2.99 Total	17	20.780	0.78%	
3 to 4.99 Total	93	329.939	12.46%	
5 to 9.99 Total	39	276.037	10.42%	
10 to 14.99 Total	79	861.851	32.55%	
15 to 24.99 Total	22	433.550	16.37%	
25+ Total	15	702.536	26.53%	25+ acre rural
Grand Total	297	2,648.11		economy



Loudoun Subdivisions*: AR1 & AR2, 2005-2020

**For Example
Use Only:**
Report does not
include all
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subdivisions
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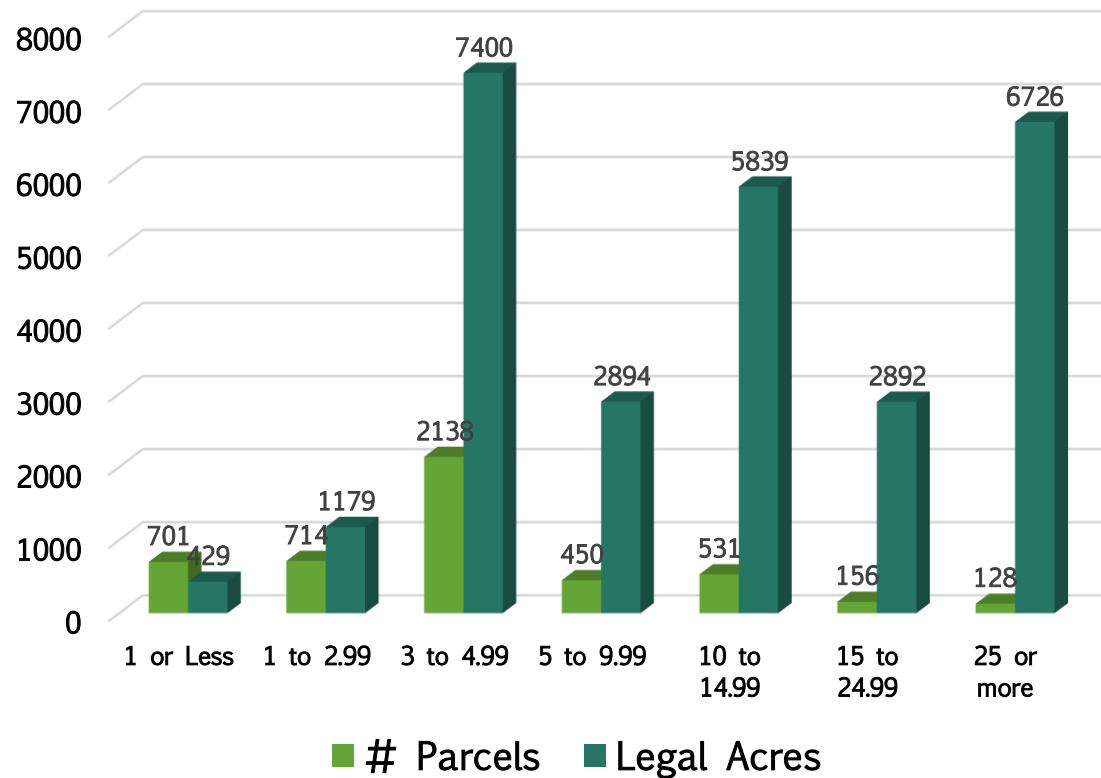


Loudoun Subdivisions: AR1 & AR2, 2005-2020

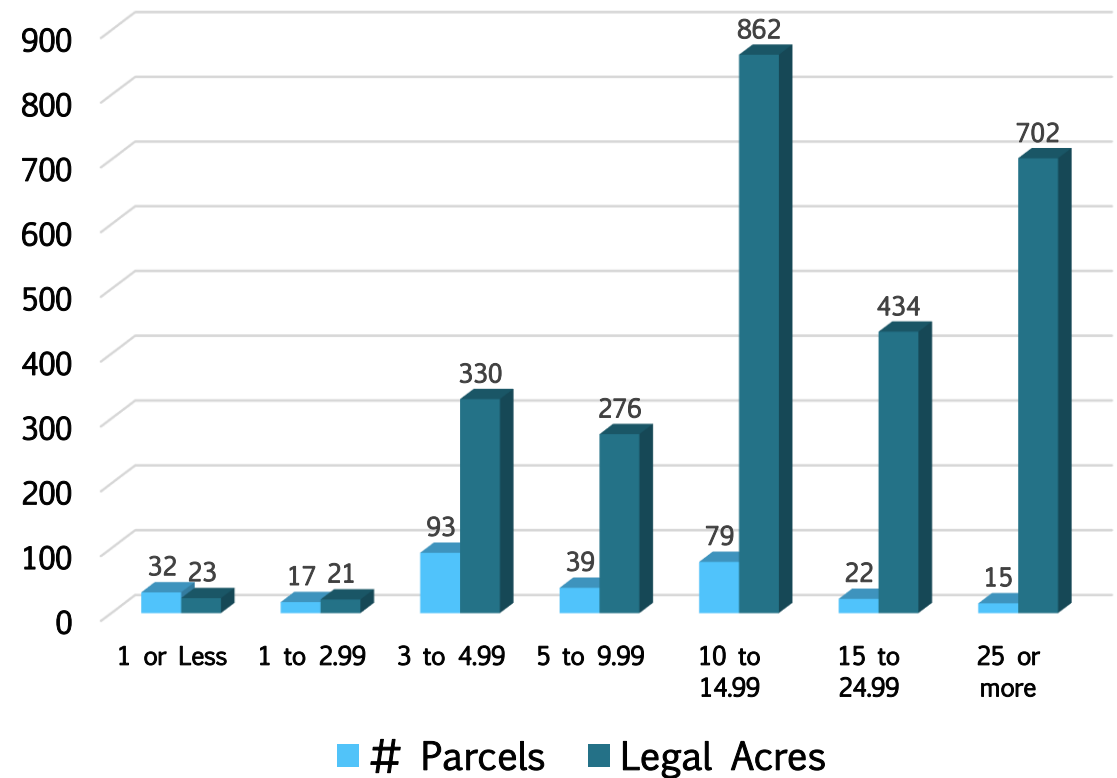
For Example Use Only:

Report does not include all cluster subdivisions approved prior to 2010 and is therefore not all inclusive.

AR-1 Subdivisions (listed, ~2005-2020)



AR-2 Subdivisions (listed, ~2005-2020)



NEXT STEPS

1. Review Zoning Options/Changes/Proposals during BMI (Cluster/Prime Soils ZOAM) investigation;
2. Perform further extrapolation analysis to assist Mapping Dept. & County ZOR Staff for proposal evaluation;
3. Estimate net fiscal impacts of proposals for RPA (break out Towns & JLMA from previous reports; determine subdivision impacts).

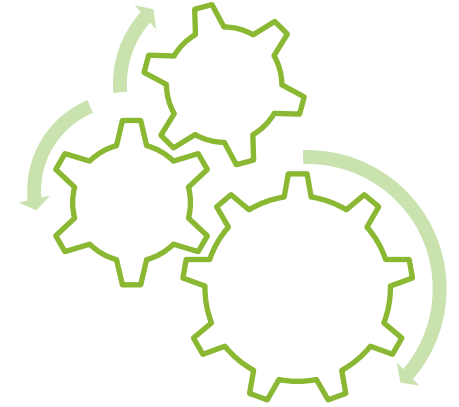
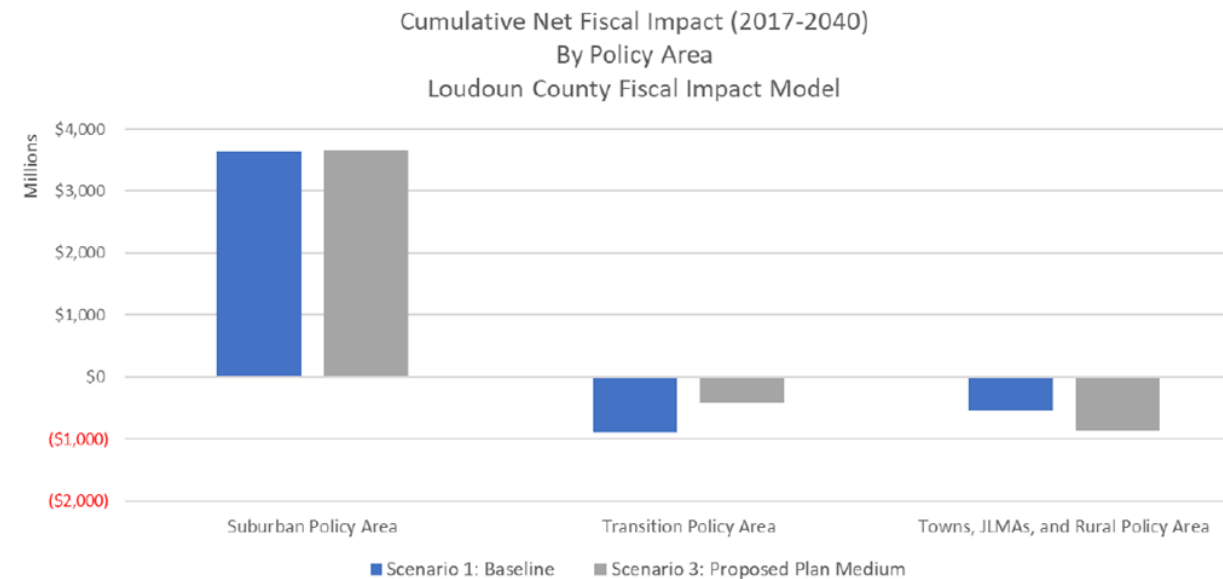


Figure 3. Cumulative Net Fiscal Impact by Policy Area



Source: Tischler/Bise, Fiscal Impact Analysis Report, July 6, 2018

LOUDOUN SUBDIVISIONS: AR-1 AND AR-2 DISTRICTS

	OBJECT	PA_MCF	ZONING	MAG_DIST	PA_LEGAL_ACR	PA_SUBD_NAME	PA_SUB	PA_UPD_DATE	DEVELOP_STATUS	SFD_EXIST	SFD_REMA	TOTAL_REM	PERCENT_COMPLETE
1			AR1	CATOCTIN	117.599	BAILEY DIVISION Total			Approved	9	2	2	82
1			AR1	BLUE RIDGE	122.423	BARCLAY RIDGE Total		2016/05/02 00:00:00+00	Approved	22	3	3	88
1			AR1	BLUE RIDGE	54.401	BARCLAY WOODS Total		2019/07/02 00:00:00+00	Approved	12	5	5	71
1			AR1	CATOCTIN	2061.81	BEACON HILL Total		2013/08/15 00:00:00+00	Approved	254	5	5	98
1			AR1	CATOCTIN	96.845	BIG WOODS Total			Approved	27	1	1	96
1			AR1	BLUE RIDGE	108.75	BIRCH HOLLOW HAMLET Total			Approved	21	3	3	88
1			AR1	BLUE RIDGE	166.859	BLACK OAK CREEK Total		2016/11/14 00:00:00+00	Approved	8	27	27	23
1			AR1	BLUE RIDGE	235.378	BLACK OAK RIDGE Total		2014/03/05 00:00:00+00	Approved	57	7	7	89
1			AR1	CATOCTIN	53.168	BLUE RIDGE GLEN Total		2013/02/01 00:00:00+00	Approved	9	1	1	90
1			AR1	CATOCTIN	48.915	BOLINGTON ROAD SUBDIVISION Total		2018/10/09 00:00:00+00	Approved	11	1	1	92
1			AR1	CATOCTIN	81.639	CARTER FARM ESTATES Total		2006/11/16 00:00:00+00	Approved	24	2	2	92
1			AR1	CATOCTIN	285.626	CATOCTIN CREEKS Total		2018/05/24 00:00:00+00	Approved	52	3	3	95
1			AR1	CATOCTIN	340.874	CHESTNUT HILL FARMS Total		2016/05/25 00:00:00+00	Approved	19	5	5	79
1			AR1	CATOCTIN	105.462	CHURCHILL DOWNS Total			Approved	32	1	1	97
1			AR1	BLUE RIDGE	170.056	COURTLAND HILLS Total		2019/07/02 00:00:00+00	Approved	18	1	1	95
1			AR1	BLUE RIDGE	218.841	CRAMER DIVISION Total		2016/03/17 00:00:00+00	Approved	18	1	1	95
1			AR1	CATOCTIN	45.577	DAKOTA CREEK FARM Total		2013/01/15 00:00:00+00	Approved	8	2	2	80
1			AR1	CATOCTIN	27.451	DUTCHMANS CREEK Total							
1			AR1	CATOCTIN	53.621	EAGLE CREEK Total		2019/06/18 00:00:00+00	Approved	6	12	12	33
1			AR1	BLUE RIDGE	115.489	EAST ET ALT DIVISION Total		2018/06/26 00:00:00+00	Approved	6	7	7	46
1			AR1	CATOCTIN	179.587	ECOVILLAGE Total		2011/01/27 00:00:00+00	Approved	15	14	14	52
1			AR1	BLUE RIDGE	589.401	ESTATES AT CREIGHTON FARMS Total		2016/05/02 00:00:00+00	Approved	89	95	95	48
1			AR1	CATOCTIN	34.73	EVERHART ACRES Total			Approved	10	1	1	91
1			AR1	CATOCTIN	235.916	FALCONAIRE Total		2014/10/22 00:00:00+00	Approved	25	30	30	45
1			AR1	BLUE RIDGE	244.86	FARMINGTON ON THE GREEN Total			Approved	72	1	1	99
1			AR1	CATOCTIN	251.082	GLENMORE FARM Total		2010/09/17 00:00:00+00	Approved	1	67	67	1
1			AR1	CATOCTIN	154.698	GLYNN TARRA ESTATES Total			Approved	38	2	2	95
1			AR1	CATOCTIN	126.904	GREEN HILL FARM Total			Approved	26	3	3	90
1			AR1	CATOCTIN	210.057	GRENATA Total			Approved	45	13	13	78
1			AR1	CATOCTIN	100.621	HAMILTON STATION ESTATES Total		2005/11/01 00:00:00+00	Approved	48	2	2	96
1			AR1	CATOCTIN	257.368	HAWTHORNE DIVISION Total			Approved	7	17	17	29
1			AR1	CATOCTIN	219.78	HEATHER KNOLLS Total		2013/01/15 00:00:00+00	Approved	60	1	1	98
1			AR1	CATOCTIN	145.606	HESKETT DIVISION Total		2009/12/22 00:00:00+00	Approved	9	4	4	69
1			AR1	CATOCTIN	121.607	HETZEL DIVISION Total		2019/05/15 00:00:00+00	Approved	11	3	3	79
1			AR1	BLUE RIDGE	106.571	HUNT COUNTRY ESTATES Total		2016/06/14 00:00:00+00	Approved	24	2	2	92
1			AR1	BLUE RIDGE	151.333	HUNTING HILL Total		2018/02/07 00:00:00+00	Approved	35	13	13	73
1			AR1	CATOCTIN	113.898	HUNTS END Total		2016/04/25 00:00:00+00	Approved	21	1	1	95
1			AR1	CATOCTIN	36.53	JONES FARM Total		2013/01/15 00:00:00+00	Approved	5	6	6	45
1			AR1	CATOCTIN	342.318	KALNASY DIVISION Total		2013/01/15 00:00:00+00	Approved	40	2	2	95
1			AR1	CATOCTIN	58.717	KEENA FARM Total		2015/06/01 00:00:00+00	Approved	1	13	13	7
1			AR1	CATOCTIN	171.723	KETOCTIN FARM ESTATES Total		2014/05/16 00:00:00+00	Approved	4	9	9	31
1			AR1	CATOCTIN	335.805	KINGDOM FARM Total		2018/06/28 00:00:00+00	Approved	0	59	59	0
1			AR1	CATOCTIN	197.591	LAKE HILL Total		2013/11/21 00:00:00+00	Approved	0	48	48	0
1			AR1	CATOCTIN	45.849	LEELAND HEIGHTS Total		2018/10/10 00:00:00+00	Approved	11	2	2	85
1			AR1	CATOCTIN	105.285	LEES CROSSING Total		2016/08/02 00:00:00+00	Approved	37	31	31	54
1			AR1	BLUE RIDGE	171.838	LODGE LAND FARMS Total		2020/02/27 00:00:00+00	Approved	16	2	2	89
1			AR1	BLUE RIDGE	526.009	LONGMOOR FARM ESTATES Total		2010/01/29 00:00:00+00	Approved	18	15	15	55
1			AR1	BLUE RIDGE	26.97	LONGVIEW Total		2018/03/15 00:00:00+00	Approved	10	4	4	71

Source: Loudoun GeoHub Data File, as of 5/18/2020

LOUDOUN SUBDIVISIONS: AR-1 AND AR-2 DISTRICTS

	OBJECT	PA_MCF	ZONING	MAG_DIST	PA_LEGAL_ACR	PA_SUBD_NAME	PA_SUB	PA_UPD_DATE	DEVELOP_STATUS	SFD_EXIST	SFD_REMA	TOTAL_REM	PERCENT_COMPLETE
1			AR1	CATOCTIN	152.117	LOWRY DIVISION Total		2013/10/10 00:00:00+00	Approved	21	4	4	84
1			AR1	CATOCTIN	74.711	LOY ESTATES Total		2012/06/05 00:00:00+00	Approved	11	3	3	79
1			AR1	BLUE RIDGE	89.607	MEETING HOUSE FARM Total		2015/02/19 00:00:00+00	Approved	3	17	17	15
1			AR1	BLUE RIDGE	186.052	MONTGOMERY DIVISION Total		2006/11/09 00:00:00+00	Approved	8	3	3	73
1			AR1	CATOCTIN	324.65	OLD WHEATLAND ESTATES Total		2011/03/14 00:00:00+00	Approved	40	36	36	91
1			AR1	CATOCTIN	81.056	PATENT HOUSE FARM Total		2019/06/18 00:00:00+00	Approved	12	9	9	57
1			AR1	CATOCTIN	280.215	POTOMAC POINT Total			Approved	14	18	18	44
1			AR1	CATOCTIN	163.834	PROXIMITY Total		2020/01/23 00:00:00+00	Approved	11	8	8	58
1			AR1	CATOCTIN	783.569	RASPBERRY FALLS Total		2006/04/07 00:00:00+00	Approved	201	2	2	99
1			AR1	CATOCTIN	444.8299	RESERVE AT WATERFORD Total		2013/04/02 00:00:00+00	Approved	83	6	6	93
1			AR1	BLUE RIDGE	97.945	RESERVE AT WHEATLANDS Total		2013/05/17 00:00:00+00	Approved	16	2	2	89
1			AR1	CATOCTIN	291.68	RIVERS EDGE Total		2017/08/18 00:00:00+00	Approved	12	4	4	75
1			AR1	CATOCTIN	115.84	SHATTUCK DIVISION Total		2015/03/17 00:00:00+00	Approved	17	3	3	85
1			AR1	CATOCTIN	72.751	STONE FOX ESTATES Total		2017/10/19 00:00:00+00	Approved	13	2	2	87
1			AR1	CATOCTIN	81.037	STONEBROOK FARMS HAMLET Total		2016/05/20 00:00:00+00	Approved	26	2	2	93
1			AR1	BLUE RIDGE	75.862	STONELEIGH Total			Approved	136	7	7	95
1			AR1	CATOCTIN	105.957	STOWERS DIVISION Total			Approved	8	1	1	89
1			AR1	BLUE RIDGE	71.402	THOMAS & HETZEL DIVISION Total		2018/02/09 00:00:00+00	Approved	12	1	1	92
1			AR1	CATOCTIN	162.118	UNGER DIVISION Total		2009/11/06 00:00:00+00	Approved	1	9	9	10
1			AR1	CATOCTIN	167.879	WATERFIELD HAMLET Total		2018/10/09 00:00:00+00	Approved	19	1	1	95
1			AR1	CATOCTIN	112.784	WATERFORD CREEK Total		2019/07/29 00:00:00+00	Approved	30	6	6	83
1			AR1	CATOCTIN	1566.371	WATERFORD DOWNS Total		2020/04/17 00:00:00+00	Approved	33	46	46	42
1			AR1	CATOCTIN	127.499	WATERFORD MEADOWS Total			Approved	28	2	2	93
1			AR1	CATOCTIN	453.639	WATERFORD RIDGE Total			Approved	118	1	1	99
1			AR1	CATOCTIN	293.605	WATERFORD VIEW ESTATES Total		2015/04/13 00:00:00+00	Approved	70	3	3	96
1			AR1	BLUE RIDGE	417.436	WHITEHALL FARM Total		2017/02/21 00:00:00+00	Approved	34	2	2	94
1			AR1	BLUE RIDGE	98.323	WILT DIVISION Total		2015/08/05 00:00:00+00	Approved	8	2	2	80
1			AR1	CATOCTIN	394.76	WOODBURN Total		2015/04/23 00:00:00+00	Approved	25	3	3	89
1			AR1	CATOCTIN	128.856	ALPHIN Total		2019/07/29 00:00:00+00	Completed	31	0	0	100
1			AR1	BLUE RIDGE	120.485	ASHBY FARM ESTATES Total		2015/11/13 00:00:00+00	Completed	20	0	0	100
1			AR1	BLUE RIDGE	168.77	ASHLEY SPRINGS Total		2016/08/09 00:00:00+00	Completed	35	0	0	100
1			AR1	CATOCTIN	41.418	BATTLE PEAK FARM Total			Completed	14	0	0	100
1			AR1	CATOCTIN	393.163	BIG SPRING FARM Total			Completed	56	0	0	100
1			AR1	BLUE RIDGE	269.396	BLUE RIDGE CHASE Total		2019/11/08 00:00:00+00	Completed	21	0	0	100
1			AR1	BLUE RIDGE	235.938	BLUE RIDGE SUMMIT Total		2006/08/07 00:00:00+00	Completed	20	0	0	100
1			AR1	CATOCTIN	92.977	BOLINGTON ESTATES Total			Completed	16	0	0	100
1			AR1	CATOCTIN	49.66	BROADOAK Total		2017/10/20 00:00:00+00	Completed	17	0	0	100
1			AR1	CATOCTIN	375.65	BROWN DIVISION Total		2006/12/05 00:00:00+00	Completed	15	0	0	100
1			AR1	CATOCTIN	50.879	BROWNS FARM Total		2016/10/04 00:00:00+00	Completed	38	0	0	100
1			AR1	CATOCTIN	166.113	COLTS RUN Total		2014/05/16 00:00:00+00	Completed	49	0	0	100
1			AR1	CATOCTIN	406.598	DEBUTTS DIVISION Total		2019/08/27 00:00:00+00	Completed	32	0	0	100
1			AR1	CATOCTIN	66.833	DEERFIELD Total			Completed	32	0	0	100
1			AR1	BLUE RIDGE	145.125	DEVONSHIRE Total		2015/11/13 00:00:00+00	Completed	37	0	0	100
1			AR1	CATOCTIN	94.028	EMERALD PARK ESTATES Total			Completed	30	0	0	100
1			AR1	CATOCTIN	59.304	EVERGREEN Total		2015/11/12 00:00:00+00	Completed	13	0	0	100
1			AR1	CATOCTIN	199.208	FAWN MEADOW Total		2015/12/31 00:00:00+00	Completed	63	0	0	100
1			AR1	CATOCTIN	300.228	FURNACE MOUNTAIN ESTATES Total		2020/01/23 00:00:00+00	Completed	10	0	0	100
1			AR1	CATOCTIN	73.261	GLAYDIN ACRES Total							

Source: Loudoun GeoHub Data File, as of 5/18/2020

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	OBJECT	PA_MCF	ZONING	MAG_DIST	PA_LEGAL_ACR	PA_SUBD_NAME	PA_SUB	PA_UPD_DATE	DEVELOP_STATUS	SFD_EXIST	SFD_REMA	TOTAL_REM	PERCENT_COMPLETE
1			AR1	CATOCTIN	94.705	GOLDEN SPRINGS Total		2014/12/24 00:00:00+00	Completed	24	0	0	100
1			AR1	BLUE RIDGE	86.238	GOOSE CREEK CHASE Total							
1			AR1	CATOCTIN	123.601	GORE SUBDIVISION Total		2014/05/16 00:00:00+00	Completed	14	0	0	100
1			AR1	CATOCTIN	60.645	HARMONY VISTA ESTATES Total		2017/10/20 00:00:00+00	Completed	28	0	0	100
1			AR1	CATOCTIN	30.248	HIGH RIDGE ACRES Total			Completed	10	0	0	100
1			AR1	BLUE RIDGE	21.261	HILLWOOD OAKS Total		2007/06/12 00:00:00+00	Completed	10	0	0	100
1			AR1	CATOCTIN	896.814	HISTORIC SELMA ESTATES Total		2014/01/14 00:00:00+00	Completed	276	0	0	100
1			AR1	BLUE RIDGE	208.352	JONELLA FARM Total		2015/11/13 00:00:00+00	Completed	33	0	0	100
1			AR1	CATOCTIN	58.539	KINGS CROSSING Total			Completed	14	0	0	100
1			AR1	CATOCTIN	110.265	LEESBURG CROSSING Total			Completed	20	0	0	100
1			AR1	CATOCTIN	101.369	LINCOLN ACRES Total		2005/11/30 00:00:00+00	Completed	25	0	0	100
1			AR1	BLUE RIDGE	96.487	LITTLE RIVER ESTATES Total		2019/07/02 00:00:00+00	Completed	25	0	0	100
1			AR1	CATOCTIN	57.171	LONE OAK Total		2013/01/15 00:00:00+00	Completed	13	0	0	100
1			AR1	CATOCTIN	131.816	LONG MEADOW HAMLET Total		2014/05/21 00:00:00+00	Completed	31	0	0	100
1			AR1	BLUE RIDGE	49.02	LOVELLA Total		2017/11/15 00:00:00+00	Completed	16	0	0	100
1			AR1	BLUE RIDGE	164.412	MILLIGANS RUN Total		2015/11/13 00:00:00+00	Completed	15	0	0	100
1			AR1	CATOCTIN	97.797	MOUNT GILEAD HAMLET Total		2006/07/14 00:00:00+00	Completed	17	0	0	100
1			AR1	CATOCTIN	86.273	MOUNT PLEASANT Total		2020/04/17 00:00:00+00	Completed	20	0	0	100
1			AR1	CATOCTIN	227.217	MT GILEAD ACRES Total		2011/05/16 00:00:00+00	Completed	29	0	0	100
1			AR1	CATOCTIN	112.303	O MALLEY DIVISION Total		2019/07/29 00:00:00+00	Completed	11	0	0	100
1			AR1	BLUE RIDGE	192.86	OAK KNOLL FARMS Total		2015/06/09 00:00:00+00	Completed	73	0	0	100
1			AR1	CATOCTIN	85.247	OAK KNOLL HAMLET Total			Completed	29	0	0	100
1			AR1	BLUE RIDGE	73.19	OPEKA DIVISION Total		2016/03/17 00:00:00+00	Completed	10	0	0	100
1			AR1	BLUE RIDGE	133.089	ORCHARDS AT ROUND HILL Total		2016/04/01 00:00:00+00	Completed	33	0	0	100
1			AR1	CATOCTIN	70.742	PARK MEADOWS Total			Completed	18	0	0	100
1			AR1	CATOCTIN	174.016	PEACOCK DIVISION Total		2013/08/15 00:00:00+00	Completed	21	0	0	100
1			AR1	CATOCTIN	124.264	QUAIL CREEK Total			Completed	26	0	0	100
1			AR1	CATOCTIN	67.13	QUARTER BRANCH Total		2017/08/18 00:00:00+00	Completed	16	0	0	100
1			AR1	BLUE RIDGE	153.94	REGIONAL PIEDMONT SUBDIVISION Total		2017/03/17 00:00:00+00	Completed	14	0	0	100
1			AR1	BLUE RIDGE	41.804	RIDGEVIEW ESTATES Total		2007/06/12 00:00:00+00	Completed	16	0	0	100
1			AR1	CATOCTIN	127.191	ROSE HILL ESTATES Total		2018/03/23 00:00:00+00	Completed	50	0	0	100
1			AR1	CATOCTIN	37.998	ROXBURY HEIGHTS Total		2014/05/16 00:00:00+00	Completed	10	0	0	100
1			AR1	CATOCTIN	172.155	RUFFNER DIVISION Total			Completed	19	0	0	100
1			AR1	CATOCTIN	75.317	SADDLEBROOK Total		2005/07/18 00:00:00+00	Completed	18	0	0	100
1			AR1	BLUE RIDGE	123.539	SALEM FARMS Total		2012/05/04 00:00:00+00	Completed	29	0	0	100
1			AR1	CATOCTIN	508.122	SHENSTONE Total		2014/05/16 00:00:00+00	Completed	130	0	0	100
1			AR1	CATOCTIN	119.026	SOMMERS TIME FARM Total		2019/08/27 00:00:00+00	Completed	11	0	0	100
1			AR1	BLUE RIDGE	56.068	SPRING GROVE FARM Total		2019/03/04 00:00:00+00	Completed	288	0	0	100
1			AR1	CATOCTIN	10.503	STONE EDEN FARM Total		2017/10/20 00:00:00+00	Completed	41	0	0	100
1			AR1	CATOCTIN	115.705	SYCOLIN CREEK Total		2006/09/27 00:00:00+00	Completed	16	0	0	100
1			AR1	CATOCTIN	183.696	TAYLORSTOWN MEADOWS Total		2013/04/22 00:00:00+00	Completed	44	0	0	100
1			AR1	BLUE RIDGE	50.367	TELEGRAPH SPRINGS Total		2015/06/09 00:00:00+00	Completed	16	0	0	100
1			AR1	CATOCTIN	46.946	WALNUT GROVE Total		2011/09/08 00:00:00+00	Completed	12	0	0	100
1			AR1	CATOCTIN	143.677	WATERFORD HEIGHTS Total		2008/04/07 00:00:00+00	Completed	30	0	0	100
1			AR1	BLUE RIDGE	247.64	WHEATLAND ESTATES Total		2007/05/09 00:00:00+00	Completed	59	0	0	100
1			AR1	CATOCTIN	149.642	WILLIAMS DIVISION Total		2014/12/22 00:00:00+00	Completed	12	0	0	100
1			AR1	BLUE RIDGE	313.8617	WILLOWIN FARM Total		2018/02/07 00:00:00+00	Completed	26	0	0	100
1			AR1	CATOCTIN	127.176	WILLS DIVISION Total		2018/10/09 00:00:00+00	Completed	13	0	0	100

Source: Loudoun GeoHub Data File, as of 5/18/2020

LOUDOUN SUBDIVISIONS: AR-1 AND AR-2 DISTRICTS

	OBJECT	PA_MCF	ZONING	MAG_DIST	PA_LEGAL_ACR	PA_SUBD_NAME	PA_SUB	PA_UPD_DATE	DEVELOP_STATUS	SFD_EXIST	SFD_REMA	TOTAL_REM	PERCENT_COMPLETE
1			AR1	CATOCTIN	10.856	WILMAR Total			Completed	10	0	0	100
1			AR2	BLUE RIDGE	56.507	WINDING CREEK Total			Completed	17	0	0	100
1			AR1	CATOCTIN	47.838	WOODBURN ESTATES Total		2006/10/26 00:00:00+00	Completed	12	0	0	100
1			AR1	CATOCTIN	1.285	WOODLEA MANOR Total			Completed	467	0	0	100
148													
1			AR2	BLUE RIDGE	204.192	ZYLSTRA DIVISION Total		2018/06/26 00:00:00+00	Completed	20	0	0	100
1			AR2	BLUE RIDGE	533.685	CHUDLEIGH FARM Total		2009/07/14 00:00:00+00	Approved	6	26	26	19
1			AR2	BLUE RIDGE	277.293	ESTATES AT CREIGHTON FARMS Total		2016/05/02 00:00:00+00	Approved	89	95	95	48
1			AR2	BLUE RIDGE	89.492	FIELDSTONE FARM Total		2011/04/01 00:00:00+00	Approved	0	70	70	0
1			AR2	BLUE RIDGE	698.282	GOOSE CREEK FARMS Total		2006/04/13 00:00:00+00	Approved	60	13	13	82
1			AR2	BLUE RIDGE	165.826	HARWOOD DIVISION Total		2015/05/05 00:00:00+00	Approved	17	1	1	94
1			AR2	BLUE RIDGE	67.473	HUNTERS HILL HAMLET Total		2017/04/07 00:00:00+00	Approved	0	18	18	0
1			AR2	BLUE RIDGE	109.634	LITTLE RIVER FARMS Total		2013/09/06 00:00:00+00	Approved	18	1	1	95
1			AR2	BLUE RIDGE	176.398	MIDDLEBURG DOWNS Total		2015/01/15 00:00:00+00	Approved	35	7	7	83
1			AR2	BLUE RIDGE	277.685	ATOKA CHASE Total		2019/04/01 00:00:00+00	Completed	23	0	0	100
1			AR2	BLUE RIDGE	38.642	CAROLINA ACRES Total		2013/09/06 00:00:00+00	Completed	12	0	0	100
1			AR2	BLUE RIDGE	213.703	WESTBROOK Total			Completed	30	0	0	100
12					30007.093	Grand Total							
160													
						160 Subdivisions in AR1 & AR2 since ~2005							
						87 Approved	Not completed			Prepared by			
						73 Completed							
						5115 New parcels							
						Source: Loudoun Subdivisions, as of 5/18/2020, Loudoun GIS open data							



Walsh-Copeland Consulting, LLC

Loudoun County DATA – Liability Disclaimer*

DATA SOURCE: Loudoun County Open Source data files.

CAVEATS

- Data files maintained by different County Departments;
- Files have different “as of” dates, resulting in some records mismatch.

DISCLAIMER: Loudoun County Data Liability Disclaimer applies to all Reports herein.

Analysis/reports for general requirements review only.

- *The land use data for structures, parcels, projects, and build-out scenarios are developed and maintained by the Department of Planning and Zoning. This data is used for land use, capital facilities, and transportation planning purposes. In addition, it is used for fiscal, demographic, and market analysis.*
- *This data is not used for tax assessment purposes. For tax assessment land use data please reference Loudoun County’s tax assessment database.*
- *Every reasonable effort has been made to ensure the accuracy of these data, however accuracy is not guaranteed.*
- *Loudoun County does not assume any liability arising from the use of these data or for any errors or omissions on this site. These data are provided without warranty of any kind, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular service.*
- *The Existing and Future Land use Tool (EFL), including the build-out and residential pipeline data contained within it, has been developed based on certain assumptions and scenarios approved by the Board of Supervisors for research and analysis purposes only. It is not intended to give, or deny, any right to landowners and it is not intended to substitute or change in any form the land use process as prescribed in the ordinances and other norms of the County.*
- *Reliance on these data are at the risk of the user.*