

NOTES

- THE PROPERTIES SHOWN HEREON ARE LOCATED ON LOUDOUN COUNTY TAX ASSESSMENT PIN 317-30-0934 AND PIN 317-39-8717 AND ARE ZONED PD-RV UNDER THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.
- THE PROPERTIES SHOWN HEREON ARE NOW IN THE NAME OF COURTLAND VILLAGE HOMEOWNERS ASSOCIATION AS RECORDED IN INSTRUMENT 20100506-0026353 (PIN 317-30-0934) AND COURTLAND FARM LOUDOUN, LLC AS RECORDED IN INSTRUMENT 20051212-0139313 AND LAST MODIFIED BY INSTRUMENT 20150326-0018160 (PIN 317-39-8717) AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.
 COURTLAND VILLAGE HOMEOWNERS ASSOCIATION
 8610 COUNTRY CLUB DR
 BETHESDA, MD 20817-4578
 COURTLAND FARM LOUDOUN, LLC
 PO BOX 3850
 RESTON, VA 20195-1850
- BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF LOUDOUN COUNTY AND IS NOT THE RESULT OF A FIELD SURVEY.
- NORTH MERIDIAN INFORMATION SHOWN HEREON WAS ESTABLISHED BY GPS METHODS AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM 1927, NORTH ZONE (VCS).
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HERewith. BOWMAN CONSULTING GROUP, LTD. HAS NOT BEEN PROVIDED A TITLE REPORT AND THEREFORE THIS PLAT DOES NOT NECESSARILY INDICATE THE EXISTENCE OF ALL COVENANTS AND RESTRICTIONS ON THE PROPERTY.
- THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (UN-SHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR LOUDOUN COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBER 51107C0240 D, EFFECTIVE DATE JULY 5, 2001.
- CORNER MARKERS ∇ BE SET PURSUANT TO LOUDOUN COUNTY SUBDIVISION ORDINANCE AS MANDATED BY SUBSECTION 15.2-2240 OF THE CODE OF VIRGINIA.
 —○— DENOTES IRON PIPE TO BE SET
 —●— DENOTES IRON PIPE TO BE SET UNDER SEPARATE DOCUMENT
- ALL DEVELOPMENT WITHIN THIS SUBDIVISION SHALL BE IN SUBSTANTIAL CONFORMANCE WITH ZMAP 1994-0008 APPROVED MAY 17, 1995, ZCPA 2002-0005 APPROVED NOVEMBER 4, 2002, SPEX 1995-0004 APPROVED JUNE 21, 1995, SPEX 1996-0010 APPROVED SEPTEMBER 18, 1996, AND ZCPA 2005-0016 APPROVED ON JUNE 6, 2006 PURSUANT TO ANY CONDITIONS SET FORTH AS CONDITIONS OF APPROVAL. THIS APPLICATION IS ALSO IN CONFORMANCE WITH THE CONDITIONS OF APPROVAL OF SBPL 2001-0076 APPROVED ON MARCH 27, 2003, STPL 2003-0084 APPROVED NOVEMBER 21, 2005, STPL 2004-0064 APPROVED DECEMBER 13, 2004, CPAP 2008-0021 APPROVED SEPTEMBER 23, 2009 AND SBRD 2008-0063 APPROVED JUNE 10, 2010 AND ESMT 2015-0001 APPROVED MARCH 25, 2015.
- THE PURPOSE OF THIS PLAT IS TO ADJUST THE BOUNDARY LINE BETWEEN PIN 317-30-0934 AND PIN 317-39-8717.
- STRUCTURES SUBJECT TO ZONING REQUIREMENTS WHICH ARE NOT SHOWN ON THE PLAT WILL BE REMOVED UNLESS SATISFACTORY ALTERNATIVE ARRANGEMENTS HAVE BEEN APPROVED BY THE DIRECTOR.

ZONING REQUIREMENTS

ZONED: PD-RV – PLANNED DEVELOPMENT-RURAL VILLAGE (SECTION 4-1200)
 REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE

FOD – FLOODPLAIN OVERLAY DISTRICT (SECTION 4-1500)
 AND MODERATELY STEEP SLOPES (SECTION 5-1508)

VILLAGE CONSERVANCY SUBDISTRICT:

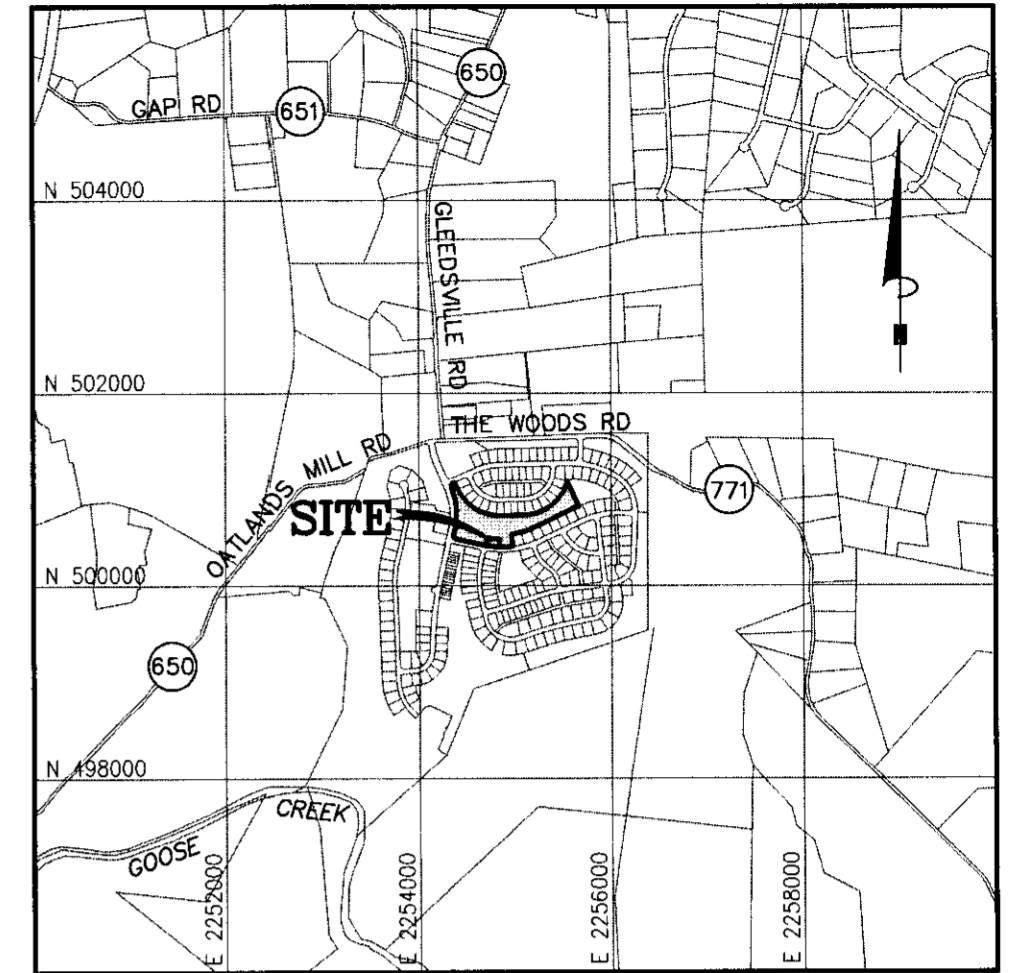
MIN LOT SIZE: 10 ACRES, EXCLUSIVE OF FLOODPLAIN AND STEEP SLOPES
 MIN LOT WIDTH: 300'
 YARD LINES: (YL)
 FRONT: 16' MIN.
 SIDE: 16' MIN.
 REAR: 16' MIN.
 LENGTH/WIDTH RATIO: 5:1 MAX
 BUILDINGS:
 LOT BUILDING AREA: 7,500 S.F. MIN.
 30,000 S.F. MAXIMUM
 BUILDING HEIGHT: THE LESSER OF 3 STORIES OR 40'

VILLAGE CENTER SUBDISTRICT:

SINGLE FAMILY DETACHED LOTS:
 MIN LOT SIZE: 5,000 S.F., EXCLUSIVE OF FLOODPLAIN AND STEEP SLOPES
 MIN LOT WIDTH: 60'
 YARD LINE: (YL) SIX (6) FEET MINIMUM AND THIRTY (30) FEET MAXIMUM FOR LOTS 10,000 SQUARE FEET IN SIZE OR LESS. TWENTY-FIVE (25) FEET MINIMUM AND SIXTY (60) FEET MAXIMUM FOR LOTS GREATER THAN 10,000 SQUARE FEET IN SIZE (SEE FIGURE 6B OF RZO SECTION 4-1200)
 FRONT:
 SIDE: 8' MIN.
 REAR: 16' MIN.
 LENGTH/WIDTH RATIO: 9:1 MAX
 BUILDINGS:
 LOT COVERAGE: 40% MAX.
 MAX. BUILDING HEIGHT: THE LESSER OF 3 STORIES OR 40'
 FRONT SIDEWALK WIDTH: 6' MINIMUM WHICH MAY INCLUDE A 4' SIDEWALK AND A 2' PLANTING STRIP AT THE CURB. SIDEWALKS ARE PROVIDED ON BOTH SIDES OF THE STREET.

AREA TABULATION

PIN 317-30-0934 (PARCEL "C-5A")	298,923 S.F. OR 6.86231 AC. (OLD AREA)
FROM PIN 317-39-8717 (LOT 251)	+555 S.F. OR +0.01274 AC.
PIN 317-30-0934 (PARCEL "5CA1")	299,478 S.F. OR 6.87505 AC. (NEW AREA)
PIN 317-39-8717 (LOT 251)	10,483 S.F. OR 0.24066 AC. (OLD AREA)
TO PIN 317-30-0934 (PARCEL "C-5A")	-555 S.F. OR -0.01274 AC.
PIN 317-39-8717 (LOT 251A)	9,928 S.F. OR 0.22792 AC. (NEW AREA)



VICINITY MAP
 SCALE: 1" = 2000'

APPROVED IN ACCORDANCE WITH SECTION 1243 OF THE LOUDOUN COUNTY LAND SUBDIVISION AND DEVELOPMENT ORDINANCE TO WHICH REFERENCE IS HEREBY MADE FOR LIMITATIONS OF SUCH REVIEW AND APPROVAL.
 APPLICATION NUMBER BLAD 2015-0023

 DIRECTOR,
 DEPARTMENT OF BUILDING AND DEVELOPMENT
 DATE Mar 12 2015

PLAT SHOWING
 BOUNDARY LINE ADJUSTMENT
 ON
 PARCEL "C-5A"
COURTLAND RURAL VILLAGE
 SECTION 5A & 5B, PHASE A
 INSTRUMENT 20100506-0026353
 AND
 LOT 251
COURTLAND RURAL VILLAGE
 SECTION 1
 INSTRUMENT 20051212-0139313
 INSTRUMENT 20150326-0018160
 CATOCTIN ELECTION DISTRICT
 LOUDOUN COUNTY, VIRGINIA

SCALE: NONE

DATE: MARCH 26, 2015

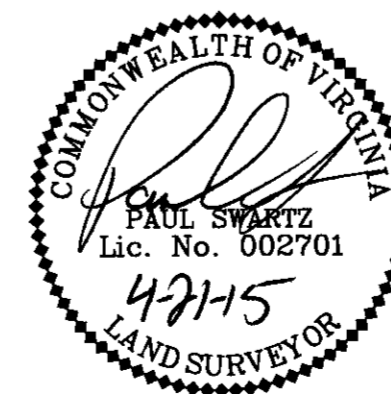
EASEMENT LEGEND

- (CSE) EX. COMMON SHARED EASEMENT
 INSTR. 20060420-0035124
- (SD1) EX. STORM DRAIN EASEMENT
 INSTR. 20051212-0139313
- (SD2) EX. STORM DRAIN EASEMENT
 INSTR. 20060830-0074880
- (SD3) EX. STORM DRAIN EASEMENT
 INSTR. 20130204-0010529

SURVEYOR'S CERTIFICATE

I, PAUL SWARTZ, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTIES SHOWN HEREON ARE NOW IN THE NAME OF COURTLAND VILLAGE HOMEOWNERS ASSOCIATION AS RECORDED IN INSTRUMENT 20100506-0026353 (PIN 317-30-0934) AND COURTLAND FARM LOUDOUN, LLC AS RECORDED IN INSTRUMENT 20051212-0139313 AND LAST MODIFIED BY INSTRUMENT 20150326-0018160 (PIN 317-39-8717) AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.

SHOULD MY SERVICES BE REQUESTED FOR MONUMENTATION, I FURTHER CERTIFY THAT THE PROPERTY CORNERS WILL BE MONUMENTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF LOUDOUN COUNTY, VIRGINIA.



REVISION	
04/09/15	COUNTY COMMENTS
04/21/15	CAO COMMENTS

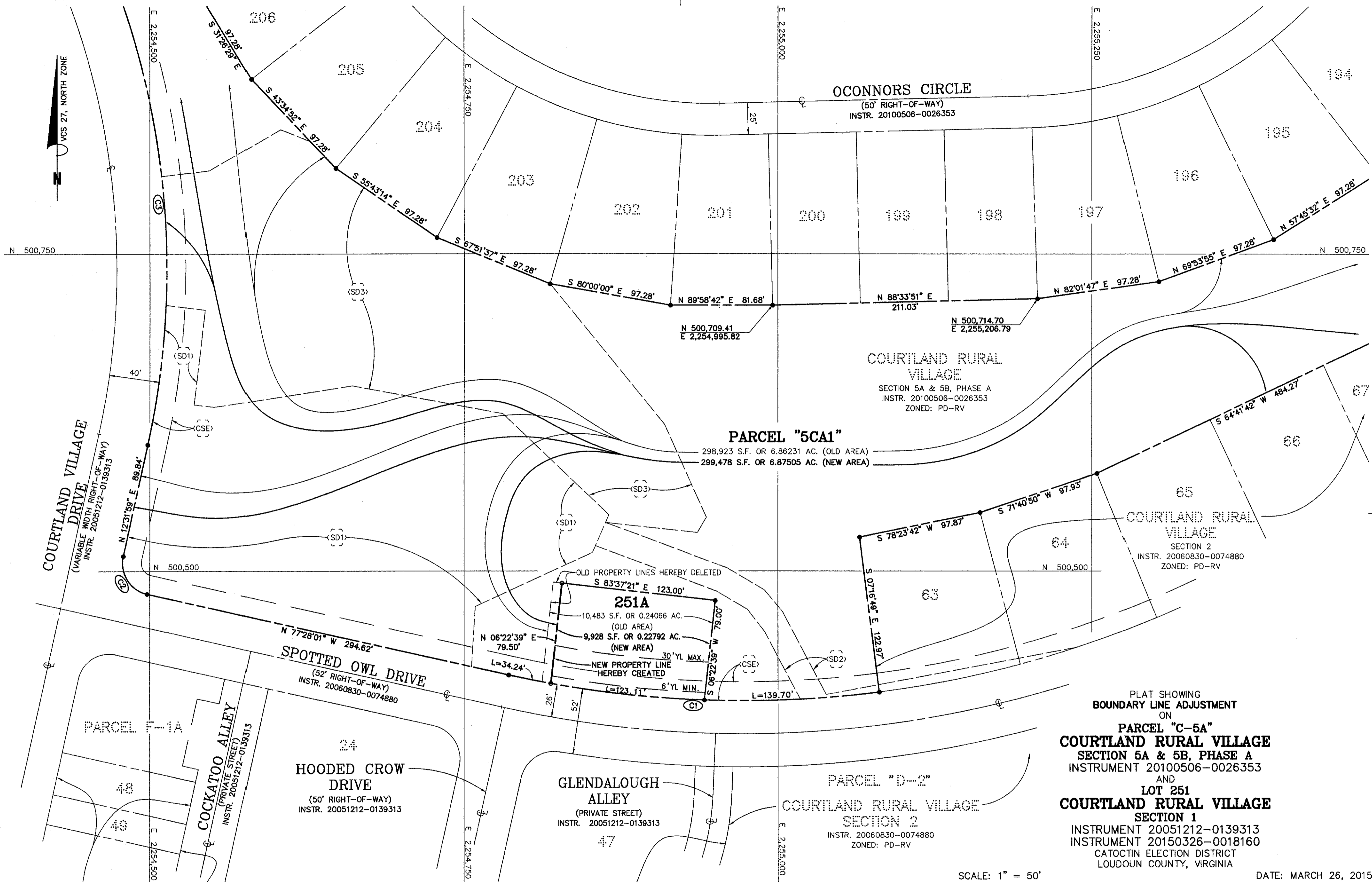
Bowman CONSULTING
 Bowman Consulting Group, Ltd.
 14020 Thunderbolt Place, Suite 300
 Chantilly, Virginia 20151
 Phone: (703) 464-1000
 Fax: (703) 461-6720
 www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.
 DWG: P:\1591 - Courtland Rural Village\1591-04-004 (SUR) - Sec 5\Survey\Plats\1591-C-RP-054-01.dwg BY: MO CHK:
 BCG PROJECT NO: 1591-04-001 TASK: 8 COUNTY REF NO: BLAD 2015-0023 SHEET 1 OF 2

2015-0146

1591-C-RP-054

2015-0146



PARCEL "5CA1"
 298,923 S.F. OR 6.86231 AC. (OLD AREA)
 299,478 S.F. OR 6.87505 AC. (NEW AREA)

PLAT SHOWING
 BOUNDARY LINE ADJUSTMENT
 ON
PARCEL "C-5A"
COURTLAND RURAL VILLAGE
 SECTION 5A & 5B, PHASE A
 INSTRUMENT 20100506-0026353
 AND
LOT 251
COURTLAND RURAL VILLAGE
 SECTION 1
 INSTRUMENT 20051212-0139313
 INSTRUMENT 20150326-0018160
 CATOCTIN ELECTION DISTRICT
 LOUDOUN COUNTY, VIRGINIA

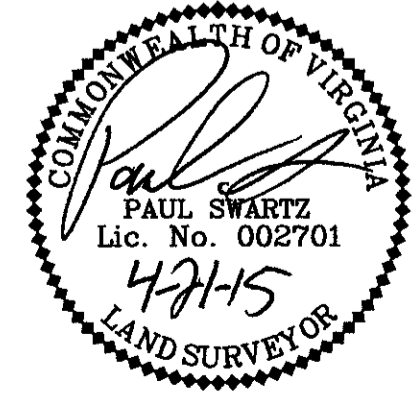
DATE: MARCH 26, 2015

SCALE: 1" = 50'

REVISION	
04/09/15	COUNTY COMMENTS
04/21/15	CAO COMMENTS

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
 14020 Thunderbolt Place, Suite 300
 Chantilly, Virginia 20151
 Phone: (703) 464-1000
 Fax: (703) 481-9720
 www.bowmanconsulting.com



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	859.00'	297.05'	N 87°22'25" W	295.57'	19°48'48"	150.02'
C2	25.00'	39.27'	N 32°28'01" W	35.36'	90°00'00"	25.00'
C3	640.00'	402.41'	N 05°28'47" W	395.81'	36°01'32"	208.11'



COURTLAND RURAL VILLAGE
 SECTION 1A
 INSTR. 20070118-0004207
 ZONED: PD-RV

COURTLAND RURAL VILLAGE
 SECTION 1
 INSTR. 20051212-0139313
 ZONED: PD-RV

PARCEL "D-2"
 COURTLAND RURAL VILLAGE
 SECTION 2
 INSTR. 20060830-0074880
 ZONED: PD-RV

1591-C-RP-054