

NOTES

- THE PROPERTIES DELINEATED HEREON ARE LOCATED ON LOUDOUN COUNTY PARCEL PIN 319-48-4424 AND PIN 317-38-5074 AND ARE ZONED PD-RV (PLANNED DEVELOPMENT-RURAL VILLAGE) AND FOD (FLOODPLAIN OVERLAY DISTRICT) UNDER THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.
- THE PROPERTIES ARE NOW IN THE NAME OF U.S. HOME CORPORATION (PIN 319-48-4424) AND IS RECORDED AT INSTRUMENT 20120816-0038846 AND COURTLAND VILLAGE HOMEOWNERS ASSOCIATION (PIN 317-38-5074) AND IS RECORDED AT INSTRUMENT 20051212-0139313 AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.
 U.S. HOME CORPORATION COURTLAND VILLAGE HOMEOWNERS ASSOCIATION
 4443 BROOKFIELD CORPORATE DRIVE 8610 COUNTRY CLUB DRIVE
 SUITE 200 BETHESDA, MARYLAND 20817
 CHANTILLY, VIRGINIA 20151-4023
- BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF LOUDOUN COUNTY AND VERIFIED IN THE FIELD.
- NORTH MERIDIAN INFORMATION AS SHOWN HEREON WAS ESTABLISHED BY GPS METHODS AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM 1927, NORTH ZONE (VCS).
- THE PROPERTY AS SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HEREWITH. BOWMAN CONSULTING GROUP, LTD. WAS PROVIDED A TITLE REPORT FROM COMMONWEALTH LAND TITLE INSURANCE COMPANY, TITLE COMMITMENT 44849, EFFECTIVE DATE JANUARY 30, 2001. THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS WERE RECORDED AT INSTRUMENT 20051212-0139313.
- CORNER MARKERS TO 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
- THE PROPERTY SHOWN HEREON IS IN A 100-YEAR FLOODPLAIN. IT LIES IN ZONE "A" (NO BASE FLOOD ELEVATIONS DETERMINED), ZONE "AE" (BASE FLOOD ELEVATION DETERMINED, 281), ZONE "X"-SHADED (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) AND ZONE "X" (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.
- THE EXTENT OF THE 100-YEAR FLOODPLAIN IS DYNAMIC IN NATURE, IT IS A FUNCTION OF LAND USE WHICH IS SUBJECT TO CHANGE WITH CHANGED LAND USE.
- JURISDICTIONAL WETLANDS EXIST. THE DEVELOPER HAD SECURED AN ARMY CORPS OF ENGINEERS DISTURBANCE PERMIT (NATIONWIDE 38 PERMIT #01-90888), SAID PERMIT REVOKED ON NOVEMBER 29, 2004 AND REINSTATED ON OCTOBER 28, 2006. BASED ON CURRENT DESIGN THERE IS NO IMPACT ON THE FEDERALLY GOVERNED WETLANDS.
- THIS PLAT IS SUBJECT TO THE STEEP SLOPE STANDARDS AS OUTLINED IN SECTION 5-1508 OF THE REVISED 1993 ZONING ORDINANCE.
- ALL DEVELOPMENT WITHIN THIS SUBDIVISION SHALL BE IN SUBSTANTIAL CONFORMANCE WITH ZMAP 1984-0008 APPROVED MAY 17, 1986, ZCPA 2002-0008 APPROVED NOVEMBER 4, 2002, SPEX 1995-0004 APPROVED JUNE 21, 1995, SPEX 1998-0010 APPROVED SEPTEMBER 18, 1998, AND ZCPA 2006-0016 APPROVED ON JUNE 8, 2006 PURSUANT TO ANY CONDITIONS SET FORTH AS CONDITIONS OF APPROVAL. THIS APPLICATION IS ALSO IN CONFORMANCE WITH THE CONDITIONS OF APPROVAL OF SBPL 2001-0078 APPROVED ON MARCH 27, 2003, STPL 2003-0084 APPROVED NOVEMBER 21, 2003, STPL 2004-0084 APPROVED DECEMBER 13, 2004, SBND 2011-0034 APPROVED SEPTEMBER 21, 2012, SBND 2011-0037 APPROVED NOVEMBER 8, 2012 AND CPAP-2013-0008 APPROVED FEBRUARY 18, 2014.
- ASSOCIATED APPLICATIONS, FPST 2003-0010 APPROVED JANUARY 27, 2004, FPAL 2003-0016 APPROVED APRIL 30, 2004, FPST 2003-0005 APPROVED APRIL 30, 2004.
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE "COURTLAND RURAL VILLAGE, SECTION 6" INTO 6 SINGLE FAMILY DETACHED LOTS AND DEDICATION OF RIGHT-OF-WAY AND VARIOUS EASEMENTS.
- 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.
- THE COURTLAND VILLAGE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF STORM SEWERS, STREET LIGHTS, TRAILS, SIDEWALKS, AND OPEN SPACES THAT DO NOT QUALIFY FOR VDOT MAINTENANCE IN ACCORDANCE WITH THE HOMEOWNERS ASSOCIATION DOCUMENTS. NOTWITHSTANDING THE FOREGOING, THE COUNTY SHALL MAINTAIN THE PHYSICAL INFRASTRUCTURE OF THE STORM DRAINAGE FACILITIES AND THE STORM WATER MANAGEMENT FACILITIES CONTAINED WITHIN THE EASEMENTS AS MORE FULLY SET FORTH IN THE DEED OF DEDICATION, SUBDIVISION, EASEMENT, SUPPLEMENTARY DECLARATION, RESERVATION, CONVEYANCE AND VACATION RECORDED CONTEMPORANEOUSLY HEREWITH.
- WATER SERVICE: PUBLIC
 SANITARY SERVICE: COMMUNAL
- EACH DWELLING UNIT SHALL BE CONSTRUCTED WITH A MINIMUM OF 3 OFF STREET PARKING SPACES.
- THE SUBJECT DEVELOPMENT SITE DOES CONTAIN CLASS IV SOILS. HOMES WITH BASEMENTS SHALL OBTAIN APPROVAL OF SUCH DESIGN FROM THE CHIEF BUILDING INSPECTOR PRIOR TO FILING AN APPLICATION FOR ZONING AND BUILDING PERMITS. FURTHERMORE, PORTIONS OF LOTS 248-247 CONTAIN CLASS IV SOILS.

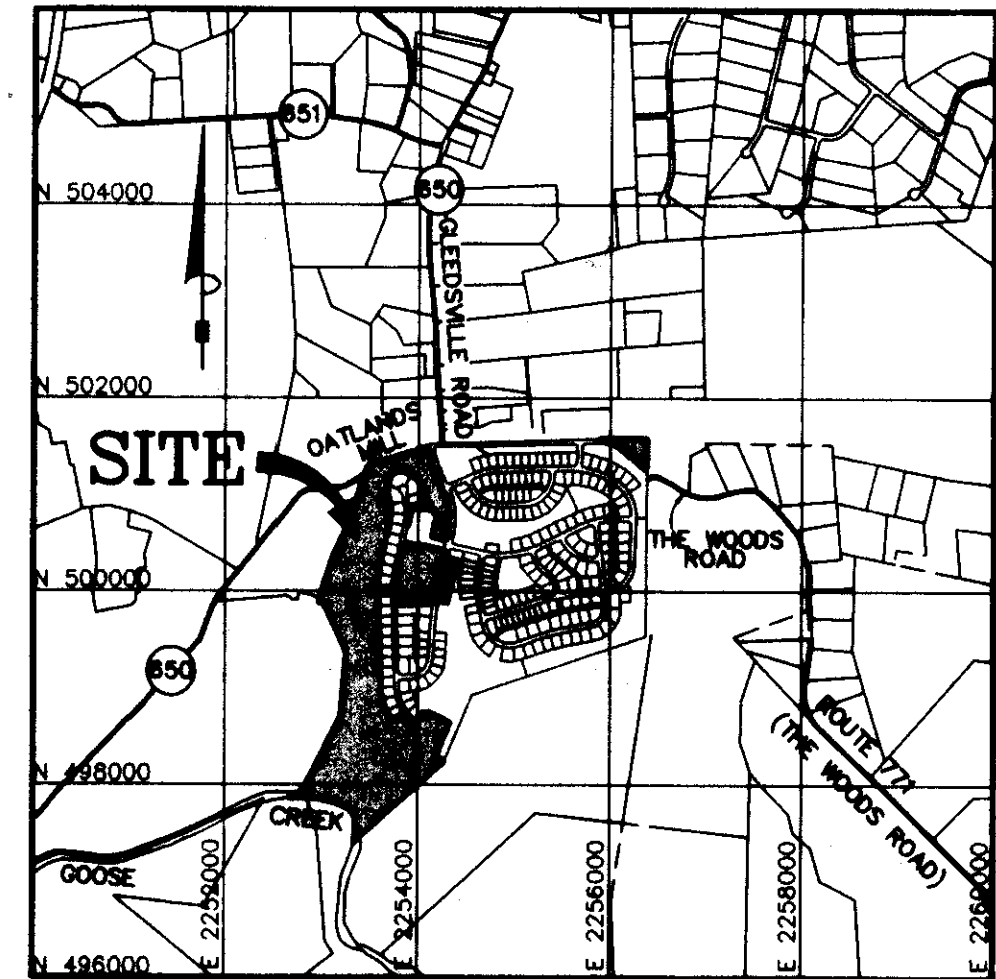
EASEMENT LEGEND

- | | |
|---|--|
| (SD) STORM DRAIN EASEMENT | (SS) EX. 10' L.C.S.A. SANITARY SEWER EASEMENT
INSTR. 20050425-0041515 |
| (SS) SANITARY SEWER EASEMENT | (SWM) EX. STORM WATER MANAGEMENT EASEMENT
INSTR. 20051212-0139313 |
| (TR) TRAIL EASEMENT | (TR) EX. 10' TRAIL EASEMENT
INSTR. 20051212-0139313 |
| (W) WATERLINE EASEMENT | (TT) EX. TEMPORARY TURN-AROUND EASEMENT
INSTR. 20051212-0139313 |
| (WM) WATER METER EASEMENT | (W) EX. 10' L.C.S.A. WATER EASEMENT
INSTR. 20050425-0041515 |
| (IE) EX. INGRESS-EGRESS EASEMENT
INSTR. 20050425-0041515 | (WB1) EX. WETLANDS BANK EASEMENT
INSTR. 20031218-0164127 |
| (SD) EX. STORM DRAINAGE EASEMENT
INSTR. 20051212-0139313 | (WB2) EX. WETLANDS BANK EASEMENT
INSTR. 20051018-0117356 |

ZONING REQUIREMENTS

ZONED: PD-RV
 (REVISED 1993 ZONING ORDINANCE)
 SINGLE FAMILY DETACHED AND ATTACHED UNITS:

- ZONED: PD-RV (REVISED 1993 ZONING ORDINANCE)
- VILLAGE CONSERVANCY SUBDISTRICT
 MIN. LOT SIZE: 10 AC.
 MIN. LOT WIDTH: 300'
 YARD LINES (Y.L.)
 FRONT: 16' MIN.
 SIDE: 16' MIN.
 REAR: 16' MIN.
 LENGTH/WIDTH RATIO: 9:1 MAX.
 BUILDINGS
 BUILDING HEIGHT: THE LESSER OF 3 STORIES OR 40'
- SINGLE FAMILY DETACHED UNITS:
 MIN. LOT SIZE: 5,000 S.F.
 MIN. LOT WIDTH: 60'
 YARD LINES (Y.L.)
 FRONT: 6' MIN., 30' MAX. FOR LOTS 10,000 S.F. OR LESS
 25' MIN., 80' MAX. FOR LOTS GREATER THAN 10,000 S.F.
 SIDE: 8' MIN.
 REAR: 16' MIN.
 LENGTH/WIDTH RATIO: 5:1 MAX.
 BUILDINGS
 LOT COVERAGE: 40% MAX.
 OPEN SPACE REQUIRED: 30% EXCLUDING PUBLIC RIGHT-OF-WAY
 MAX. BUILDING HEIGHT: THE LESSER OF 3 STORIES OR 40'
 FRONT SIDEWALK WIDTH: 6' MINIMUM, WHICH MAY INCLUDE A MINIMUM 4' WIDE SIDEWALK AND PLANTING STRIP OF 2' AT THE CURB. SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.



VICINITY MAP
 SCALE: 1" = 2000'

AREA TABULATION

LOTS (6 SINGLE FAMILY)	80,774 S.F.	OR	1.85431 AC.
PUBLIC STREET RIGHT-OF-WAY	20,678 S.F.	OR	0.47470 AC.
SECTION 6	101,452 S.F.	OR	2.32901 AC.
OLD PIN 317-38-5074	663,720 S.F.	OR	15.23991 AC.
FROM PIN 319-48-4424	+146 S.F.	OR	+0.00336 AC.
NEW PIN 317-38-5074	663,866 S.F.	OR	15.24027 AC.

RESIDUE TABULATION

PIN 319-48-4424	2,892,273 S.F.	OR	61.80828 AC.
SECTION 6	-101,452 S.F.	OR	-2.32901 AC.
TO PIN 317-38-5074	-146 S.F.	OR	-0.00336 AC.
RESIDUE	2,590,675 S.F.	OR	59.47391 AC.

OPEN SPACE TABULATION

SECTION 1 OPEN SPACE PROVIDED	18.16437 AC.
SECTION 2 OPEN SPACE PROVIDED	3.22081 AC.
SECTION 1A OPEN SPACE PROVIDED	0.15014 AC.
SECTION 3, PHASE 3A OPEN SPACE PROVIDED	0 AC.
SECTION 3, PHASE 3B OPEN SPACE PROVIDED	8.88463 AC.
SECTION 5A & 5B, PHASE A OPEN SPACE PROVIDED	10.17508 AC.
SECTION 5A & 5B, PHASE B OPEN SPACE PROVIDED	6.53874 AC.
SECTION 4, PHASE 1 OPEN SPACE PROVIDED	0 AC.
SECTION 4, PHASE 2 OPEN SPACE PROVIDED	1.04708 AC.
SECTION 6 OPEN SPACE PROVIDED	0 AC.
TOTAL OPEN SPACE PROVIDED	46.19056 AC.
TOTAL OPEN SPACE REQUIRED (PER ZCPA-2002-0006)	38.63 AC.

APPROVAL BLOCK
 LAND DEVELOPMENT APPLICATION
 NUMBER SBND-2013-0065

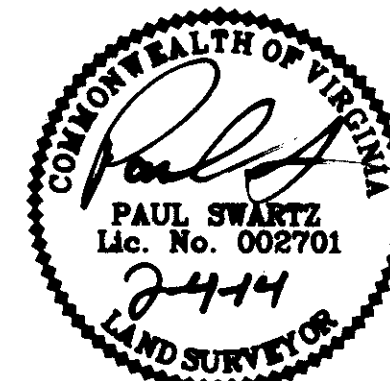
 DIRECTOR,
 DEPARTMENT OF BUILDING AND DEVELOPMENT

07/02/2013
 DATE

RECORD PLAT
COURTLAND RURAL VILLAGE
 SECTION 6
 CATOCTIN ELECTION DISTRICT
 LOUDOUN COUNTY, VIRGINIA

SCALE: NONE DATE: AUGUST 21, 2013

11-06-13 COUNTY COMMENTS	Bowman CONSULTING	Phone: (703) 448-8488
02-04-14 COUNTY COMMENTS		101 South Street, S.E. Lynchburg, Virginia 24176
© Bowman Consulting Group, Ltd.		www.bowmanconsulting.com
DWG: P:\1591 - Courtland Rural Village\1591-08-002 (808) - Courtland Farm Sec 4 & 6\Drawings\1591-C-08-001-01.dwg	BY: SKS	CHK: GC:
BCG PROJECT NO: 1591-08-008	TASK: 00001	COUNTY REF NO: SBND-2013-0065 SHEET 1 OF 3



SURVEYOR'S CERTIFICATE

I, PAUL SWARTZ, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA DO HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED HEREON AND THAT THE LAND SHOWN HEREON IS NOW IN THE NAME OF U.S. HOME CORPORATION, A DELAWARE CORPORATION (PIN 319-48-4424) AND WAS ACQUIRED BY THEM FROM COURTLAND FARM LOUDOUN, LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED MAY 14, 2012 AND RECORDED AT INSTRUMENT 20120816-0038846, SUBDIVIDED AT INSTRUMENT 20120824-0074081 AND IS NOW IN THE NAME OF COURTLAND VILLAGE HOMEOWNERS ASSOCIATION, A VIRGINIA ASSOCIATION (PIN 317-38-5074) AND WAS ACQUIRED BY THEM FROM COURTLAND FARM LOUDOUN, LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED RECORDED AT INSTRUMENT 20051212-0139313, WITH A BOUNDARY LINE ADJUSTMENT RECORDED AT INSTRUMENT 20080404-0020087; ALL 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.

2013-0339

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

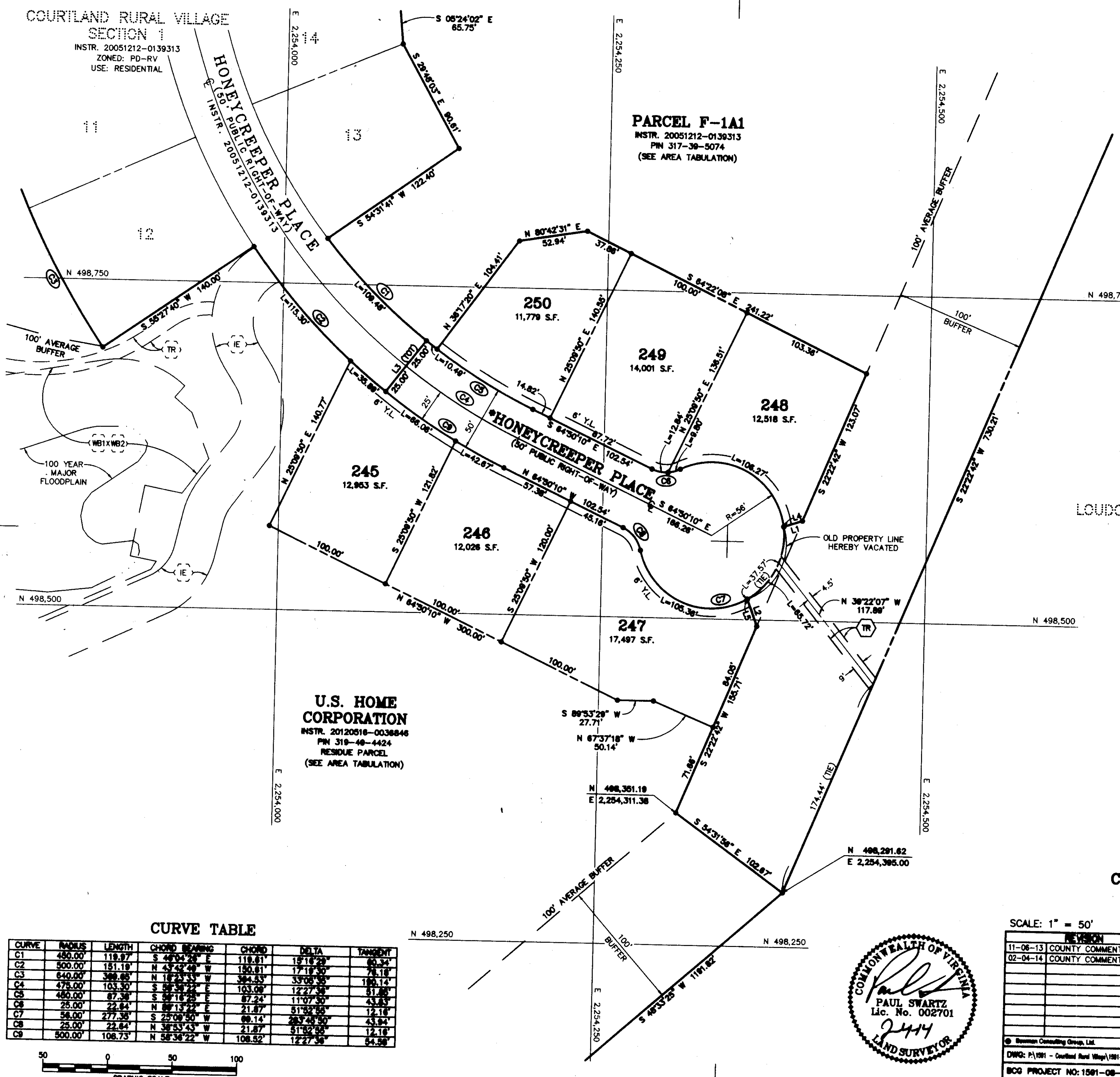
HONEYCREEPER PLACE
(50' PUBLIC RIGHT-OF-WAY)
INSTR. 20051212-0139313

PARCEL F-1A1
INSTR. 20051212-0139313
PIN 317-39-5074
(SEE AREA TABULATION)

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 72°00'16" W	14.89
L2	S 20°32'27" E	21.99
L3	S 37°37'28" W	50.00
L4	S 72°00'16" W	0.23
L5	S 20°32'27" E	0.07
L6	N 81°39'53" E	54.56
L7	N 89°58'51" E	28.47
L8	S 48°00'31" W	34.56
L9	N 83°37'25" E	34.44
L10	S 74°28'26" W	67.48
L11	S 87°18'28" W	18.80
L12	S 28°51'28" W	18.80

NAD 27, NORTH ZONE



LOUDOUN COUNTY BOARD OF SUPERVISORS
PIN 317-10-2143
D.B. 1692, PG. 1241
ZONED: A-3
USE: VACANT

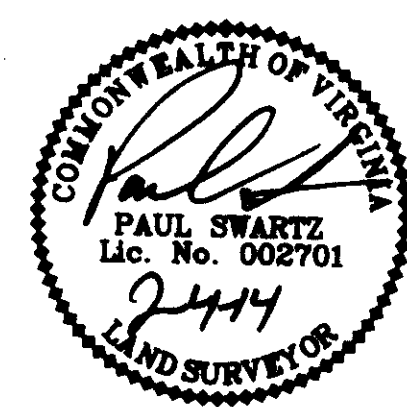
U.S. HOME CORPORATION
INSTR. 20120516-0036846
PIN 319-48-4424
RESIDUE PARCEL
(SEE AREA TABULATION)

20,878 S.F. OR 0.47470 AC.
HEREBY DEDICATED FOR
PUBLIC STREET USE

RECORD PLAT
COURTLAND RURAL VILLAGE
SECTION 6
CATOCTIN ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	450.00	119.97	S 46°04'28" E	119.81	19°18'29"	80.34
C2	500.00	151.19	N 43°43'48" W	150.81	17°18'30"	76.18
C3	640.00	209.85	N 18°23'33" W	204.53	33°08'35"	100.14
C4	475.00	103.30	S 89°38'22" E	103.09	12°27'39"	81.88
C5	450.00	87.38	S 89°18'28" E	87.24	11°07'30"	43.83
C6	25.00	22.84	N 89°13'22" E	21.87	51°32'58"	12.18
C7	58.00	277.36	S 25°09'30" W	68.14	28°44'50"	43.84
C8	25.00	22.84	N 38°53'43" W	21.87	51°32'58"	12.18
C9	500.00	108.73	N 58°36'22" W	108.52	12°27'39"	84.98



SCALE: 1" = 50'

DATE: AUGUST 21, 2013

REVISION	DATE	DESCRIPTION
11-06-13		COUNTY COMMENTS
02-04-14		COUNTY COMMENTS

Bowman CONSULTING

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101 South Street, S.E.
Leesburg, Virginia 20175

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www.bowmanconsulting.com

DWG: P\1591 - Courtland Rural Village\1591-08-002 (REV) - Courtland Fences Sec 4 & 6 (Survey\Plan)\1591-C-08-01-02.dwg BY: SKS CHK: OC:
BCG PROJECT NO: 1591-08-008 TASK: 00001 COUNTY REF NO: SBPD-2013-0085 SHEET 2 OF 3

2013-0339

COURTLAND RURAL VILLAGE

SECTION 1

INSTR. 20051212-0139313

ZONED: PD-RV

USE: RESIDENTIAL

PARCEL F-1A1

INSTR. 20051212-0139313

PIN 317-39-5074

(SEE AREA TABULATION)

U.S. HOME CORPORATION

INSTR. 20120516-0036846

PIN 319-49-4424

RESIDUE PARCEL
(SEE AREA TABULATION)

LOUDOUN COUNTY BOARD OF SUPERVISORS

PIN 317-10-2143

D.B. 1692, PG. 1241

ZONED: A-3

USE: VACANT

RECORD PLAT
COURTLAND RURAL VILLAGE

SECTION 6
CATOCTIN ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA

SCALE: 1" = 50'

DATE: AUGUST 21, 2013

REVISION	DATE	DESCRIPTION
11-06-13	COUNTY COMMENTS	
02-04-14	COUNTY COMMENTS	

Bowman
CONSULTING

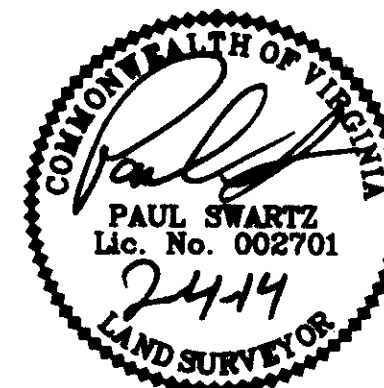
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DWG: P:\1901 - Courtland Rural Village\1901-08-002 (SR) - Courtland Form Sec 4 & 6(Survey/Plat)\1901-C-08-001-03.dwg BY: SKS CHK: QC:
BOG PROJECT NO: 1901-08-008 TASK: 00001 COUNTY REF NO: SBPD-2013-0086 SHEET 3 OF 3



2013-0339

1901-C-08-001