

## NOTES

- THE PROPERTIES SHOWN HEREON ARE LOCATED ON LOUDOUN COUNTY ASSESSMENT PIN 285-27-5473 (LOT 140, PIN 285-37-1906 (PARCEL "C") AND PIN 285-27-6119 (PARCEL "D") AND ARE ZONED TR-1UBF (TRANSITIONAL RESIDENTIAL-1 UPPER BROAD RUN FOLEY) A1 (AIRPORT IMPACT OVERLAY DISTRICT) AND FOD (FLOODPLAIN OVERLAY DISTRICT) PER THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.
- THE PROPERTIES SHOWN HEREON ARE NOW IN THE NAMES OF U.S. HOME CORPORATION (LOT 140), AS RECORDED IN INSTRUMENT 20160922-0062867 AND WESTBURY GLEN HOMEOWNERS ASSOCIATION, INC. AS RECORDED IN INSTRUMENT 20160922-0062867 (PARCEL "C" AND PARCEL "D") AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.
- BOUNDARY AND NORTH MERIDIAN INFORMATION SHOWN HEREON IS COMPILED FROM DEEDS AND/OR PLATS RECORDED AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA AND THAT ALL THE COURSES ARE REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS) NORTH ZONE.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND TO THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVED EASEMENTS FOR WESTBURY HOMEOWNERS ASSOCIATION, INC. AS RECORDED IN INSTRUMENT 20160922-0062868. WESTBURY GLEN HOMEOWNERS ASSOCIATION, INC. WAS INCORPORATED ON JUNE 24, 2015. THE PLAT PREPARER HAS NOT BEEN PROVIDED WITH A CURRENT REPORT OF TITLE FOR THE SUBJECT PROPERTY.
- PORTIONS OF THE PROPERTIES SHOWN HEREON LIE IN 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" (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 51107C03550, EFFECTIVE DATE: JULY 5, 2001.
- STRUCTURES SUBJECT TO THE REVISED 1993 ZONING ORDINANCE MINIMUM YARD REQUIREMENTS, WHICH ARE NOT SHOWN ON THE PLAT, WILL BE REMOVED, UNLESS SATISFACTORY ALTERNATE ARRANGEMENTS HAVE BEEN APPROVED BY THE DIRECTOR.
- AGRICULTURAL OPERATIONS ENJOY THE PROTECTION OF THE RIGHT TO FARM ACT (VA CODE SECTION 3.2-300 ET SEQ.)
- PORTIONS OF THIS SITE CONTAIN MODERATELY AND VERY STEEP SLOPES. AREAS LOCATED WITHIN THE STEEP SLOPES ARE SUBJECT TO THE REQUIREMENTS OF SECTION 5-1508 OF THE RZO.
- THIS PLAT IS REFERENCE TO THE FOLLOWING LAND DEVELOPMENT APPLICATIONS AND DATES:

BLAD-2010-0027 APPROVED JUNE 23, 2010  
 SBPL-2013-0019 APPROVED APRIL 24, 2014  
 CPAR-2016-0007 APPROVED APRIL 27, 2016  
 CPAR-2014-0029 APPROVED APRIL 17, 2015  
 FPST-2015-0014 APPROVED APRIL 15, 2015  
 SBRO-2015-0011 APPROVED SEPTEMBER 20, 2016

## EASEMENT LEGEND

- (AC) EX. STORMWATER MANAGEMENT ACCESS EASEMENT  
 INSTR. 20160922-0062867
- (EAC) EX. EMERGENCY ACCESS EASEMENT  
 INSTR. 20160922-0062867
- (FP) EX. FLOODPLAIN EASEMENT  
 INSTR. 20160922-0062867
- (PSS) EX. PRIVATE SANITARY LATERAL EASEMENT  
 INSTR. 20160922-0062867
- (SD) EX. STORM DRAIN EASEMENT  
 INSTR. 20160922-0062867
- (S) EX. SIGHT DISTANCE EASEMENT  
 INSTR. 20160922-0062867
- (SS) EX. SANITARY SEWER EASEMENT  
 INSTR. 20160922-0062867
- (SWM) EX. STORMWATER MANAGEMENT EASEMENT  
 INSTR. 20160922-0062867
- (W) EX. WATERLINE EASEMENT  
 INSTR. 20160922-0062867
- (W1) EX. WATERLINE EASEMENT  
 INSTR. 20071107-0079476
- (W2) EX. WATERLINE EASEMENT  
 INSTR. 20140905-0049698
- (W4) EX. WATERLINE EASEMENT  
 INSTR. 20160729-0048374

## ZONING REQUIREMENTS

PRESENT ZONING: TR-1UBF (TRANSITIONAL RESIDENTIAL-SINGLE FAMILY RESIDENTIAL)  
 (Z.O. SEC 2-1700, 5-701, 5-900)

WIDTH: NONE

LOT SIZE: NONE

BUILDING YARD LINES:

FRONT: 10 FEET MINIMUM

SIDE: 5 FEET MINIMUM

REAR: 25 FEET MINIMUM

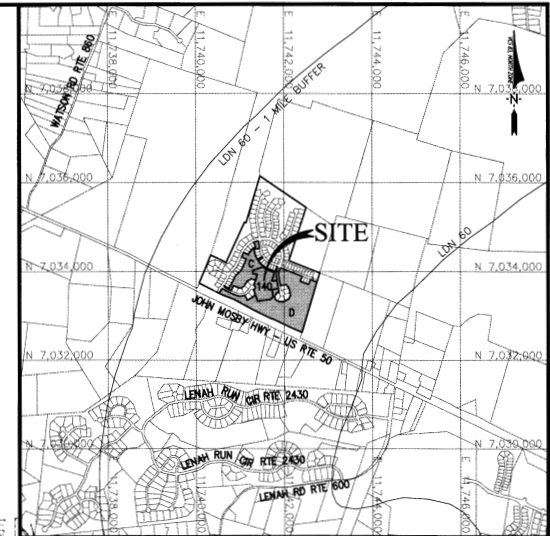
BUILDING HEIGHT: 40 FEET MAXIMUM.

SETBACKS FROM ROUTE 50: 100 FEET BUILDING, 35 FEET PARKING

REQUIRED MIN. OPEN SPACE PERCENTAGE: 50.00%

## AREA TABULATION

PIN 285-27-5473 (LOT 140)	304,920 S.F. OR 7.00000 AC.
TO PIN 285-37-1906 (PARCEL "C")	-29,858 S.F. OR 0.68545 AC.
FROM PIN 285-27-6119 (PARCEL "D")	+29,858 S.F. OR 0.68545 AC.
PIN 285-27-5473 (LOT 140A)	304,920 S.F. OR 7.00000 AC.
PIN 285-37-1906 (PARCEL "C")	334,168 S.F. OR 7.67143 AC.
FROM PIN 285-27-5473 (LOT 140)	+29,858 S.F. OR 0.68545 AC.
PIN 285-37-1906 (PARCEL "C1")	364,026 S.F. OR 8.35688 AC.
PIN 285-27-6119 (PARCEL "D")	1,110,069 S.F. OR 25.48368 AC.
TO PIN 285-27-5473 (LOT 140)	-29,858 S.F. OR 0.68545 AC.
PIN 285-27-6119 (PARCEL "D1")	1,080,211 S.F. OR 24.79823 AC.



## VICINITY MAP

SCALE: 1"=2,000'

THIS PROPERTY IS PROXIMATE TO THE WASHINGTON DULLES INTERNATIONAL AIRPORT LDN-60 NOISE CONTOUR. DUE TO SUCH PROXIMITY, THE PROPERTY MAY BE SUBJECT TO AIRCRAFT OVERFLIGHTS AND NOISE DUE TO AIRCRAFT. LDN LINES ARE BASED ON INFORMATION CONTAINED IN THE LOUDOUN COUNTY REVISED GENERAL PLAN, AMENDED JANUARY 14, 2003.

## APPROVAL BLOCK

LAND DEVELOPMENT APPLICATION  
 NUMBER BLAD-2016-0053

APPROVED IN ACCORDANCE WITH CHAPTER 1243 OF THE LOUDOUN COUNTY LAND SUBDIVISION AND DEVELOPMENT ORDINANCE TO WHICH REFERENCE IS HEREBY MADE FOR LIMITATIONS OF SUCH REVIEW AND APPROVAL.

DIRECTOR  
 DEPT. OF BUILDING & DEVELOPMENT

DATE  
 MAR 29 2017

20170426-0024837  
 Loudoun County, VA Pas: 2  
 04/26/2017 2:32:34PM  
 Gary M. Clemens, Clerk

Filed with Instrument Number:  
 201704260024837

## SURVEYOR'S CERTIFICATE

I, ERIC W. ERICKSON, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTIES SHOWN HEREON ARE NOW IN THE NAMES OF U.S. HOME CORPORATION (LOT 140), AS RECORDED IN INSTRUMENT 20160922-0062867 AND WESTBURY GLEN HOMEOWNERS ASSOCIATION, INC. AS RECORDED IN INSTRUMENT 20160922-0062867 (PARCEL "C" AND PARCEL "D") AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.

I FURTHER CERTIFY THAT THIS PLAT IS THE RESULT OF A COMPILATION FROM DEEDS AND/OR PLATS RECORDED AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA AND THAT ALL THE COURSES ARE REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS) NORTH ZONE.



PLAT SHOWING  
 BOUNDARY LINE ADJUSTMENT  
 ON

LOT 140, PARCEL "C" AND PARCEL "D"  
**WESTBURY GLEN**  
 INSTRUMENT 20160922-0062867

BLUE RIDGE ELECTION DISTRICT  
 LOUDOUN COUNTY, VIRGINIA

PLAT# LH1404.1006  
 PLAT DATE: SEPTEMBER 21, 2016  
 SCALE: NONE  
 SHEET: 1 of 2  
 BY: MO CHK: EE

REVISIONS:  
 COUNTY COMMENTS

DATE:  
 1/4/17



J2 Engineers, Inc.  
 2 Cardinal Park Drive  
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 www.j2engineers.com

RECORDED PLAT

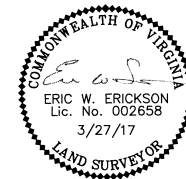
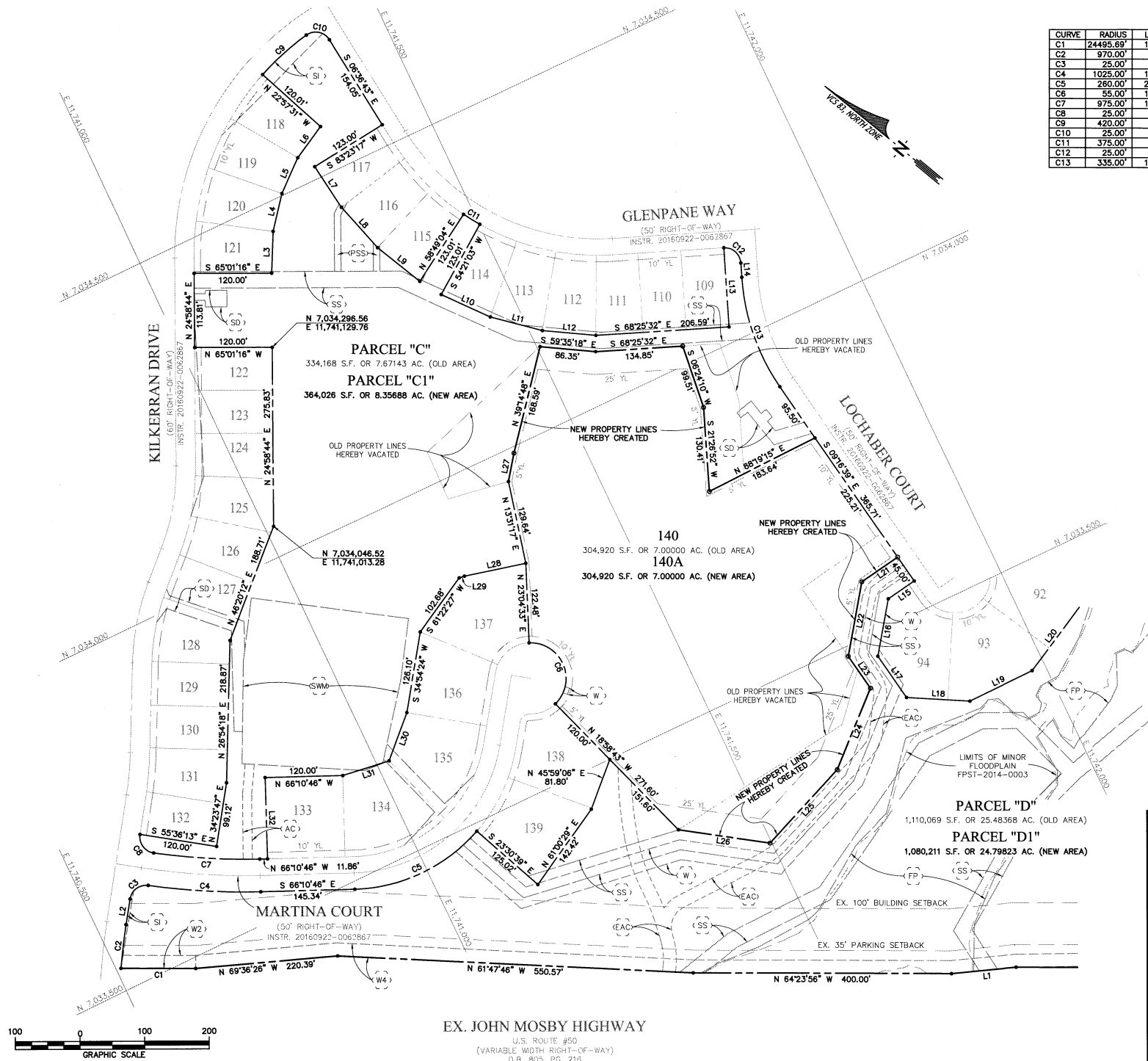
Box 99

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	24485.69'	115.75'	N 64°15'45" W	115.75'	0°16'15"	57.87'
C2	970.00'	67.48'	N 32°24'12" E	67.47'	3°59'10"	33.75'
C3	25.00'	38.81'	N 78°58'20" E	35.10'	89°11'08"	24.65'
C4	1025.00'	174.83'	S 61°17'56" E	174.41'	9°45'41"	87.52'
C5	260.00'	214.78'	S 89°50'43" E	208.73'	47°19'53"	113.95'
C6	55.00'	132.42'	N 02°02'55" E	102.68'	137°56'44"	143.08'
C7	975.00'	164.65'	N 61°20'30" W	164.45'	9°40'32"	82.52'
C8	25.00'	39.66'	N 11°03'14" W	35.63'	90°54'01"	25.40'
C9	420.00'	91.18'	N 73°15'31" E	91.00'	12°26'18"	45.77'
C10	25.00'	40.98'	S 53°34'02" E	36.54'	93°54'37"	26.77'
C11	375.00'	29.24'	S 33°24'56" E	28.23'	4°28'01"	14.63'
C12	25.00'	39.27'	S 23°25'32" E	35.36'	90°00'00"	25.00'
C13	335.00'	180.39'	S 06°08'54" W	178.22'	30°51'07"	92.44'

LINE TABLE

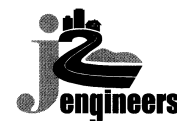
LINE	BEARING	DISTANCE
L1	N 70°06'34" W	100.50'
L2	N 34°23'47" E	40.42'
L3	N 27°24'55" E	63.81'
L4	N 38°25'09" E	59.90'
L5	N 49°52'41" E	59.90'
L6	N 61°19'28" E	59.77'
L7	S 08°19'50" E	74.14'
L8	S 16°49'07" E	83.12'
L9	S 26°23'43" E	83.12'
L10	S 40°26'11" E	83.12'
L11	S 50°00'37" E	83.12'
L12	S 59°35'18" E	83.12'
L13	N 21°34'28" E	121.76'
L14	S 21°34'28" W	21.92'
L15	S 80°43'21" W	48.76'
L16	S 35°43'21" W	89.75'
L17	S 09°16'39" E	77.83'
L18	S 61°21'47" E	98.21'
L19	N 89°17'55" E	107.25'
L20	N 62°09'26" E	122.14'
L21	S 80°43'21" W	67.40'
L22	S 35°43'21" W	116.82'
L23	S 09°16'39" E	59.87'
L24	S 47°39'35" W	135.86'
L25	S 68°01'55" W	154.14'
L26	N 56°22'33" W	143.50'
L27	S 36°20'55" W	44.95'
L28	N 76°31'05" W	96.94'
L29	N 83°08'52" W	8.61'
L30	S 45°48'01" W	78.99'
L31	N 82°14'48" W	75.26'
L32	S 23°49'14" W	125.00'



PLAT SHOWING  
BOUNDARY LINE ADJUSTMENT  
ON

LOT 140, PARCEL "C" AND PARCEL "D"  
**WESTBURY GLEN**  
INSTRUMENT 20160922-0062867

BLUE RIDGE ELECTION DISTRICT  
LOUDOUN COUNTY, VIRGINIA



PLAT# LH1404.1006  
PLAT DATE: SEPTEMBER 22, 2016  
SCALE: 1" = 100'  
SHEET: 2 of 2  
BY: MO CHK: EE

REVISIONS:  
COUNTY COMMENTS  
DATE: 1/4/17

**J2 engineers, Inc.**  
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EX. JOHN MOSBY HIGHWAY  
U.S. ROUTE #50  
(VARIABLE WIDTH RIGHT-OF-WAY)  
D.B. 803, PG. 216