

## NOTES

- THE PROPERTY SHOWN HEREON IS LOCATED ON LOUDOUN COUNTY TAX ASSESSMENT PIN 166-26-7839 AND IS ZONED TR-1LF AND AIRPORT IMPACT OVERLAY DISTRICT (A) UNDER THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.
- THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF SVK SAI LLC AS RECORDED IN INSTRUMENT 20090325-0017777 AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.
- SVK SAI LLC  
42176 GENTLE FALLS DRIVE  
ASHBURN, VA 20148
- BOUNDARY AND NORTH MERIDIAN INFORMATION SHOWN HEREON IS BASED ON EXISTING LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA AND A FIELD RUN SURVEY PERFORMED BY THIS FIRM ON FEBRUARY 1, 2019.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HEREWITHE. BOWMAN WAS PROVIDED A TITLE REPORT FOR THE PROPERTY SHOWN HEREON BY WALKER TITLE, LLC, CASE NUMBER A1900162, EFFECTIVE DATE: FEBRUARY 17, 2019.
- 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 PROXIMATE TO THE WASHINGTON DULLES INTERNATIONAL AIRPORT AND MAY BE SUBJECT TO AIRPORT OVERFLIGHTS AND TO NOISE DUE TO AIRCRAFT. THE SITE FALLS WITHIN THE LDN 60 1 MILE BUFFER CONTOUR. DEVELOPMENT OF THE PROPERTY SHALL CONFORM WITH THE REQUIREMENTS OF SECTION 4-1400 OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.
- THE SUBJECT DEVELOPMENT SITE DOES CONTAIN CLASS IV SOILS PER THE LATEST COUNTY SOILS MAP AND AS IDENTIFIED BY THE INTERPRETIVE GUIDE TO SOILS MAPS, LOUDOUN COUNTY, VIRGINIA. ALL OF THE LOTS ARE IMPACTED BY THESE SOIL TYPES AND DWELLINGS WITH BASEMENTS SHALL OBTAIN APPROVAL OF SUCH DESIGN FROM THE CHIEF BUILDING INSPECTOR PRIOR TO FILLING AN APPLICATION FOR BUILDING PERMIT.
- THERE IS NO FLOODPLAIN ON THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION. THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) OF LOUDOUN COUNTY, VIRGINIA COMMUNITY PANEL NUMBER FOR THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION IS 51107C0370E, EFFECTIVE DATE FEBRUARY 17, 2017.
- 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 SETBACK LINES SHOWN HEREON ARE FOR THE DEPICTION OF CURRENT ORDINANCE REQUIREMENTS ONLY AND MAY BE SUBJECT TO CHANGE.
- ALL DEVELOPMENT WITHIN THIS SUBDIVISION SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE REQUIREMENTS OF THE APPLICABLE CONCEPT DEVELOPMENT PLAN, PROFFERS AND SPECIAL EXCEPTION CONDITIONS IN ACCORDANCE WITH SPEX-2019-0043, PURSUANT TO WHICH SUCH CONCEPT DEVELOPMENT PLAN, PROFFERS AND SPECIAL EXCEPTION CONDITIONS WERE APPROVED, AND ANY CONDITIONS SET FORTH AS CONDITIONS OF APPROVAL OF THIS PRELIMINARY PLAT.
- THE ROAD IMPROVEMENT PLANS ARE IN ACCORDANCE WITH THE STANDARDS SET FORTH IN LOUDOUN COUNTY FACILITIES STANDARDS MANUAL AND THE STANDARDS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO RESTRICTIONS, COVENANTS, CONDITIONS, LIMITATIONS, REQUIREMENTS, EASEMENTS AND/OR ASSESSMENTS AS SET FORTH IN THE DECLARATION FOR THE BRADDOCK ROAD HOMEOWNERS ASSOCIATION, INC., RECORDED CONTEMPORANEOUSLY HEREWITHE. THE HOMEOWNERS ASSOCIATION KNOWN AS "BRADDOCK ROAD HOMEOWNERS ASSOCIATION, INC." WAS ESTABLISHED ON APRIL 18, 2022.
- THE BRADDOCK ROAD HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF STORM DRAINAGE AND/OR STORMWATER MANAGEMENT EASEMENTS AND STORMWATER FACILITIES NOT MAINTAINED BY THE COUNTY. NOTWITHSTANDING THE FOREGOING, THE COUNTY SHALL MAINTAIN THE PHYSICAL INFRASTRUCTURE OF THE STORM DRAINAGE FACILITIES CONTAINED WITHIN THE EASEMENTS.
- THE BRADDOCK ROAD HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF STREET LIGHTS, TRAILS AND SIDEWALKS THAT DO NOT QUALIFY FOR VDOT MAINTENANCE.
- A PHASE I ARCHAEOLOGICAL SURVEY WAS COMPLETED FOR THE PROPERTY, PHASE I ARCHAEOLOGICAL INVESTIGATIONS OF THE 6.01 ACRE SVK SAI LLC PROPERTY, LOUDOUN COUNTY, VIRGINIA, BY DUTTON + ASSOCIATES, LLC IN JUNE, 2020. THE PHASE I SURVEY IDENTIFIED NO ARCHAEOLOGICAL SITES, CEMETERIES, BURIAL GROUNDS, GRAVES, OR OTHER HISTORIC OR CULTURAL RESOURCES WITHIN THE PROPERTY.
- PORTIONS OF THE PROPERTY SHOWN HEREON ARE LOCATED WITHIN TREE CONSERVATION AREAS, WHICH MUST BE PRESERVED AND MAINTAINED PURSUANT TO THE TREE CONSERVATION PLAN INCLUDED IN THE APPROVED CONSTRUCTION PLANS (CPAP-2020-0035). REMOVAL OF TREES WITHIN THE TREE PRESERVATION EASEMENTS IS PROHIBITED EXCEPT IN ACCORDANCE WITH THE DEED RECORDED CONTEMPORANEOUSLY HEREWITHE.
- THE PROPERTY SHOWN HEREON IS SERVED BY LOUDOUN WATER AND IS SUBJECT TO THE RATES, RULES AND REGULATIONS OF LOUDOUN WATER AND THE TERMS SPECIFIED IN THE DEED OF EASEMENT.
- PURSUANT TO SECTION 2-105 OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE, AGRICULTURAL OPERATIONS ENJOY THE PROTECTION OF THE RIGHT TO FARM ACT. (VIRGINIA CODE SECTION 3.2-300 ET SEQ.).
- ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- PARCEL A SHALL BE CONVEYED TO THE BRADDOCK ROAD HOMEOWNERS ASSOCIATION.
- ALL DEVELOPMENT WITHIN THIS SUBDIVISION SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE FOLLOWING APPLICATIONS:  
SPEX 2019-0043 APPROVED 05-18-21  
CPAP 2020-0035 APPROVED 03-02-22

## LINE TABLE

LINE	BEARING	DISTANCE
L1	S 46°51'39" W	19.08'
L2	S 46°51'39" W	19.08'
L3	S 30°11'33" W	26.96'
L4	N 30°11'33" E	26.96'
L5	N 46°51'39" E	19.08'
L6	N 59°26'24" W	39.74'
L7	S 05°47'13" W	34.57'
L8	N 53°51'58" E	50.70'
L9	DELETED	
L10	S 46°34'18" E	28.55'
L11	N 85°44'25" E	5.92'
L12	N 38°03'08" E	6.00'
L13	S 51°56'52" E	8.58'
L14	S 60°08'57" W	12.86'
L15	S 59°47'55" E	5.71'
L16	N 60°08'57" E	20.79'
L17	N 31°44'51" W	27.71'
L18	N 59°48'27" W	23.55'
L19	S 70°24'06" E	8.47'
L20	S 59°48'27" E	26.43'
L21	N 89°19'26" W	19.83'
L22	S 88°10'02" W	9.12'

## SURVEYOR'S CERTIFICATE

I, TIMOTHY GRIFFITH, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF SVK SAI LLC HAVING ACQUIRED THE PROPERTY BY INSTRUMENT 20090325-0017777 AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.

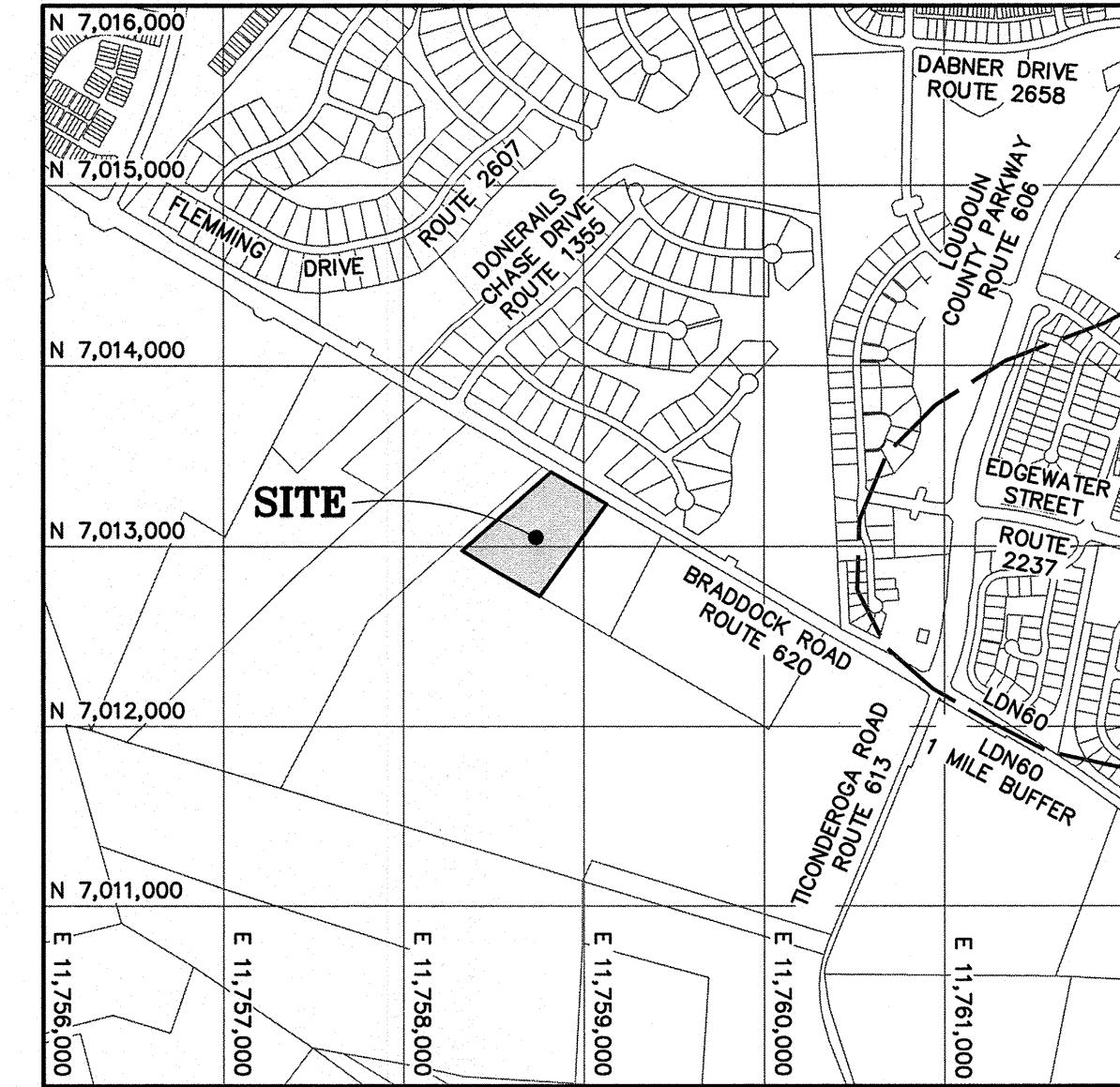
SHOULD MY SERVICES BE REQUESTED FOR MONUMENTATION, I FURTHER CERTIFY THAT THE PROPERTY CORNERS WILL BE MONUMENTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF LOUDOUN COUNTY, VIRGINIA.

## AREA TABULATION

LOTS (6)	90,813 S.F. OR OPEN SPACE PARCEL A STREET DEDICATION	2.08478 AC. 3.12875 AC. 0.53565 AC.
PIN 166-26-7839	250,434 S.F. OR	5.74918 AC.

## EASEMENT LEGEND

 RW	PUBLIC RIGHT-OF-WAY RESERVATION AREA 5,416 S.F.
 SD	STORM DRAINAGE EASEMENT
 SS	SANITARY SEWER EASEMENT
 SW	STORMWATER MANAGEMENT EASEMENT
 TC	TEMPORARY CONSTRUCTION EASEMENT
 TP	TREE PRESERVATION EASEMENT
 TR	TRAIL EASEMENT
 W	10' WATER MAIN EASEMENT
 LCSA	EX. 15' LCSA SANITARY SEWER EASEMENT INSTR. 20170615-0036460 HATCHED PORTION HEREBY VACATED
 LCSA	EX. 15' LCSA WATERLINE EASEMENT INSTR. 20170615-0036460 HATCHED PORTION HEREBY VACATED



VICINITY MAP

SCALE: 1" = 1000'

APPROVAL BLOCK  
LAND DEVELOPMENT APPLICATION  
NUMBER SBPR-2021-0014

DIRECTOR,  
DEPARTMENT OF BUILDING AND DEVELOPMENT

DATE

## ZONING REQUIREMENTS

SECTIONS 2-1703 & 5-701 OF THE  
REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE

### TR-1LF, SINGLE FAMILY DETACHED

OPEN SPACE REQUIREMENT:	50% OF SITE
LOT SIZE:	NO MIN.
LOT WIDTH:	NO MIN.
LOT GROUPING:	5 MIN., 25 MAX.
FRONT YARD:	10' MIN.
SIDE YARD:	5' MIN.
REAR YARD:	25' MIN.
BLDG. HEIGHT:	40' MAX.
LENGTH/WIDTH RATIO:	NONE
PARKING REQUIREMENT:	2.0 SPACES PER UNIT

### ACCESS AND SETBACKS FROM SPECIFIC ROADS AND THE W&OD TRAIL (5-1403)

OTHER MAJOR COLLECTOR ROADS  
(BRADDOCK ROAD - VA STATE ROUTE 620)  
BUILDING: 75 FEET  
PARKING: 35 FEET

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA ANGLE	TANGENT
C1	200.00'	58.18'	S 38°31'38" W	57.97'	16°40'02"	29.30'
C2	200.00'	58.18'	S 38°31'36" W	57.98'	16°40'06"	29.30'
C3	18.00'	28.27'	S 75°11'27" W	25.45'	89°59'40"	18.00'
C4	225.00'	65.45'	S 38°31'38" W	65.22'	16°40'02"	32.96'
C5	175.00'	50.91'	S 38°31'36" W	50.73'	16°40'06"	25.64'
C6	13.00'	12.96'	S 01°37'54" W	12.43'	57°07'18"	7.08'
C7	57.00'	292.72'	N 59°48'27" W	61.89'	294°14'36"	36.84'
C8	13.00'	12.96'	N 58°45'12" E	12.43'	57°07'18"	7.08'
C9	225.00'	65.46'	N 38°31'36" E	65.23'	16°40'06"	32.96'
C10	175.00'	50.91'	N 38°31'38" E	50.73'	16°40'02"	25.63'
C11	18.00'	28.28'	N 14°48'33" W	25.46'	90°00'20"	18.00'
C12			DELETED			
C13			DELETED			
C14	233.60'	49.42'	N 37°38'28" E	49.33'	12°07'21"	24.80'

PRELIMINARY/RECORD PLAT  
BRADDOCK ROAD PROPERTY  
DULLES ELECTION DISTRICT  
LOUDOUN COUNTY, VIRGINIA

DATE: JULY 29, 2021

SCALE: NONE

REVISION						
09-20-21	APPLICATION REVISION					
11-12-21	COUNTY COMMENTS					
03-08-22	ENGINEERING REVISIONS					
04-05-22	COUNTY COMMENTS					
6/6/22						
TIMOTHY J. GRIFFITH Lic. No. 3343						
LAND SURVEYOR						
Bowman Consulting Group, Ltd. 13461 Sunrise Valley Drive Suite 500 Herndon, VA 20171						
Phone: (703) 464-1000 Fax: (703) 481-9720 www.bowmanconsulting.com						
DWG: P:\8204 - Braddock Road Property - SW\8204-01-003 (SUR) - Braddock Road Property Final Des (Mixed)\Survey\Plots\8204-C-RP-003.dwg						
BY: SKS CHK: QC:						
BCG PROJECT NO: 8204-01-003 TASK: 00013 COUNTY REF NO: SBPR-2021-0014 SHEET 1 OF 3						

TICONDEROGA FARMS, INC.  
PIN: 166-25-8110  
INSTR. 20120524-0039013

BRADDOCK ROAD  
ROUTE 620

INSTR. 20030925-0126469  
(VARIABLE WIDTH RIGHT-OF-WAY)

S 59°48'44" E 42.27'

S 60°21'22" E 365.05'

N 59°48'44" W 181.36'

N 59°48'44" W 196.63'

136,288 S.F. OR  
3.12875 AC.

35' PARKING SB

S 59°48'44" E 122.69'

139.93' 115.43'

225.12' 115.43'

L=23.21' 115.43'

L=5.06' 115.43'

N 59°48'44" W 75.16'

S 3011133" W 75.16'

52.43' 52.43'

S 3011133" W 52.43'

52.43' 52

