

NOTES

1. 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 (AI) UNDER THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.
2. 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
3. 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.
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HERewith. BOWMAN WAS PROVIDED A TITLE REPORT FOR THE PROPERTY SHOWN HEREON BY WALKER TITLE, LLC, CASE NUMBER A1900162, EFFECTIVE DATE: FEBRUARY 17, 2019.
5. 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
6. 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.
7. 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.
8. 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.
9. 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.
10. THE SETBACK LINES SHOWN HEREON ARE FOR THE DEPICTION OF CURRENT ORDINANCE REQUIREMENTS ONLY AND MAY BE SUBJECT TO CHANGE.
11. 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.
12. 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.
13. 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 HERewith. THE HOMEOWNERS ASSOCIATION KNOWN AS "BRADDOCK ROAD HOMEOWNERS ASSOCIATION, INC." WAS ESTABLISHED ON APRIL 18, 2022.
14. THE BRADDOCK ROAD HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF STORM DRAINAGE AND/OR STORMWATER MANAGEMENT EASEMENTS AND STORMWATER MANAGEMENT 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.
15. THE BRADDOCK ROAD HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF STREET LIGHTS, TRAILS AND SIDEWALKS THAT DO NOT QUALIFY FOR VDOT MAINTENANCE.
16. A PHASE I ARCHAEOLOGICAL SURVEY WAS COMPLETED FOR THE PROPERTY, PHASE I ARCHEOLOGICAL 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.
17. 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 HERewith.
18. 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.
19. 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.).
20. ALL UTILITIES SHALL BE PLACED UNDERGROUND.
21. PARCEL A SHALL BE CONVEYED TO THE BRADDOCK ROAD HOMEOWNERS ASSOCIATION.
22. 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'

AREA TABULATION

LOTS (6)	90,813 S.F. OR	2.08478 AC.
OPEN SPACE PARCEL A	136,288 S.F. OR	3.12875 AC.
STREET DEDICATION	23,333 S.F. OR	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
- ⬡ SWM STORMWATER MANAGEMENT EASEMENT
- ⬡ TC TEMPORARY CONSTRUCTION EASEMENT
- ⬡ TP TREE PRESERVATION EASEMENT
- ⬡ TR TRAIL EASEMENT
- ⬡ W 10' WATER MAIN EASEMENT
- ⬡ EX. 15' LCSA SANITARY SEWER EASEMENT  
INSTR. 20170615-0036460  
HATCHED PORTION HEREBY VACATED
- ⬡ EX. 15' LCSA WATERLINE EASEMENT  
INSTR. 20170615-0036460  
HATCHED PORTION HEREBY VACATED

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

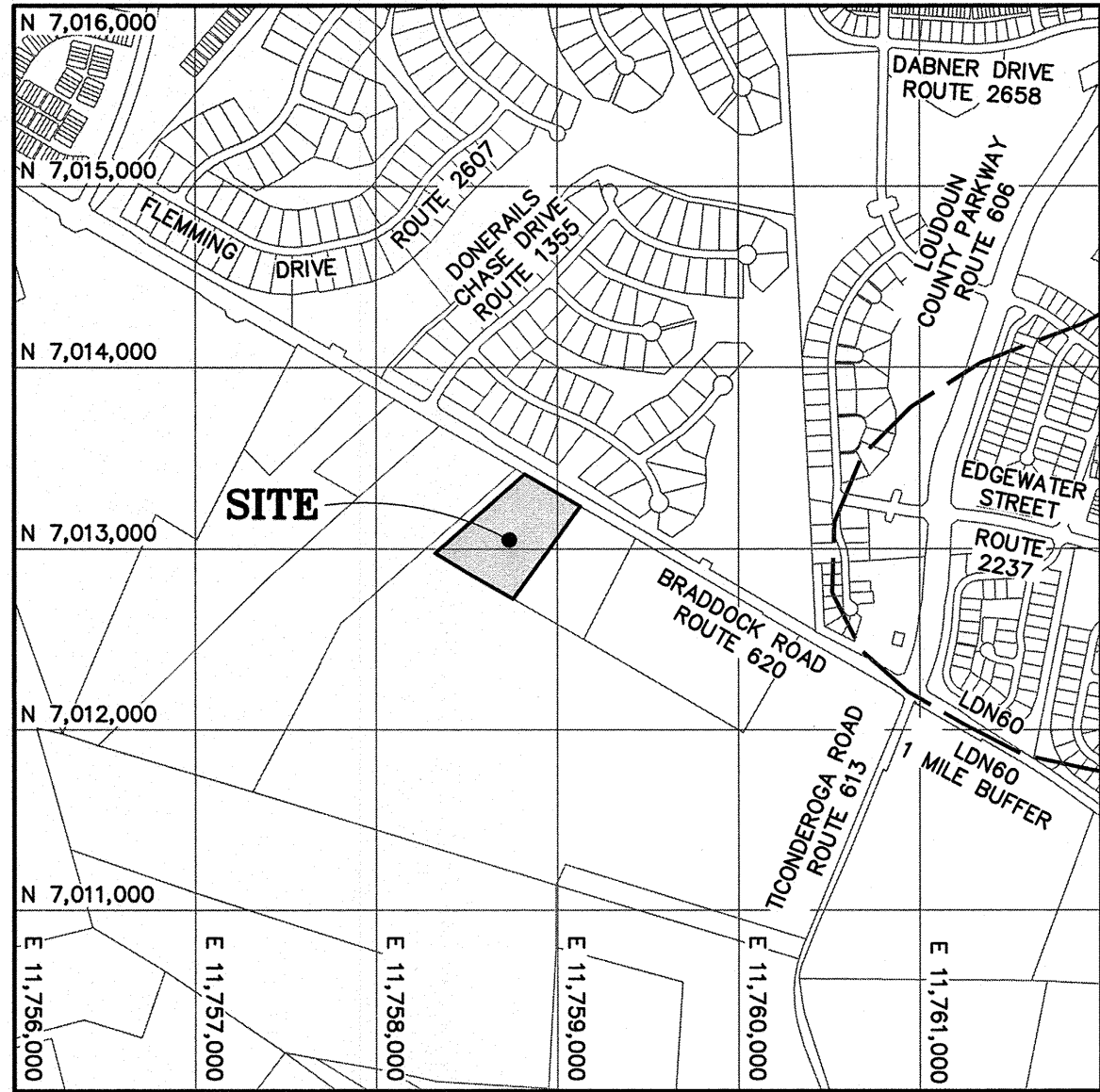
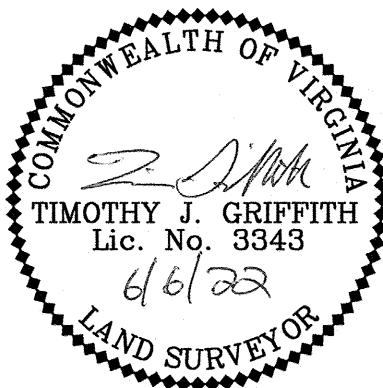
ACCESS AND SETBACKS FROM SPECIFIC ROADS  
AND THE W&OD TRAIL (5-1403)

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

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.



VICINITY MAP

SCALE: 1" = 1000'

APPROVAL BLOCK

LAND DEVELOPMENT APPLICATION  
NUMBER SBPR-2021-0014

\_\_\_\_\_  
DIRECTOR,  
DEPARTMENT OF BUILDING AND DEVELOPMENT

\_\_\_\_\_  
DATE

CURVE TABLE

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

SCALE: NONE

DATE: JULY 29, 2021

REVISION	
09-20-21	APPLICATION REVISION
11-12-21	COUNTY COMMENTS
03-08-22	ENGINEERING REVISIONS
04-05-22	COUNTY COMMENTS
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 (SUI) - Braddock Road Property Final Des (Misc)\Survey\Plats\8204-C-RP-003.dwg	BY: SKS
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

TICONDEROGA FARMS, INC.  
PIN: 166-16-7538  
D.B. 819, PG. 969  
INSTR. 201003199-0015658 (DEDI)

ZONED: TR-1LF  
ZONED: TR-3LF

BRADDOCK ROAD  
ROUTE 620

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

PARCEL A  
136,288 S.F. OR  
3.12875 AC.

PARCEL A  
136,288 S.F. OR  
3.12875 AC.

ALPHABET COURT

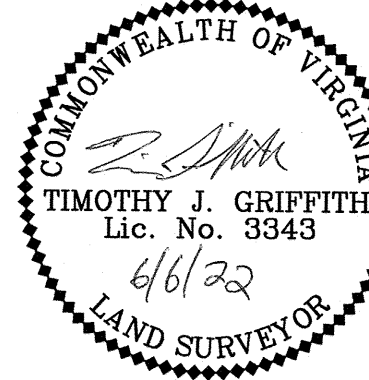
50' WIDTH PUBLIC RIGHT-OF-WAY  
23,333 S.F. OR 0.53565 AC.  
HEREBY DEDICATED TO  
PUBLIC STREET USE

PARCEL A  
136,288 S.F. OR  
3.12875 AC.

PETER J. KNOP  
AND BEATA KNOP

PIN: 166-27-1319  
INSTR. 20170127-0005813

TICONDEROGA FARMS, INC.  
PIN: 166-16-7538  
D.B. 819, PG. 969  
INSTR. 201003199-0015658 (DEDI)



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

SCALE: 1" = 50'

DATE: AUGUST 4, 2021

REVISION	
09-20-21	APPLICATION REVISION
11-12-21	COUNTY COMMENTS
03-08-22	ENGINEERING REVISIONS
04-05-22	COUNTY COMMENTS

**Bowman**  
CONSULTING

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 2 OF 3



8204-C-RP-003



BRADDOCK ROAD  
ROUTE 620  
INSTR. 20030925-0126469  
(VARIABLE WIDTH RIGHT-OF-WAY)

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

TICONDEROGA FARMS, INC.  
PIN: 166-16-7538  
D.B. 819, PG. 969  
INSTR. 201003199-0015658 (DEDI)

ZONED: TR-1LF  
ZONED: TR-3LF

PARCEL A

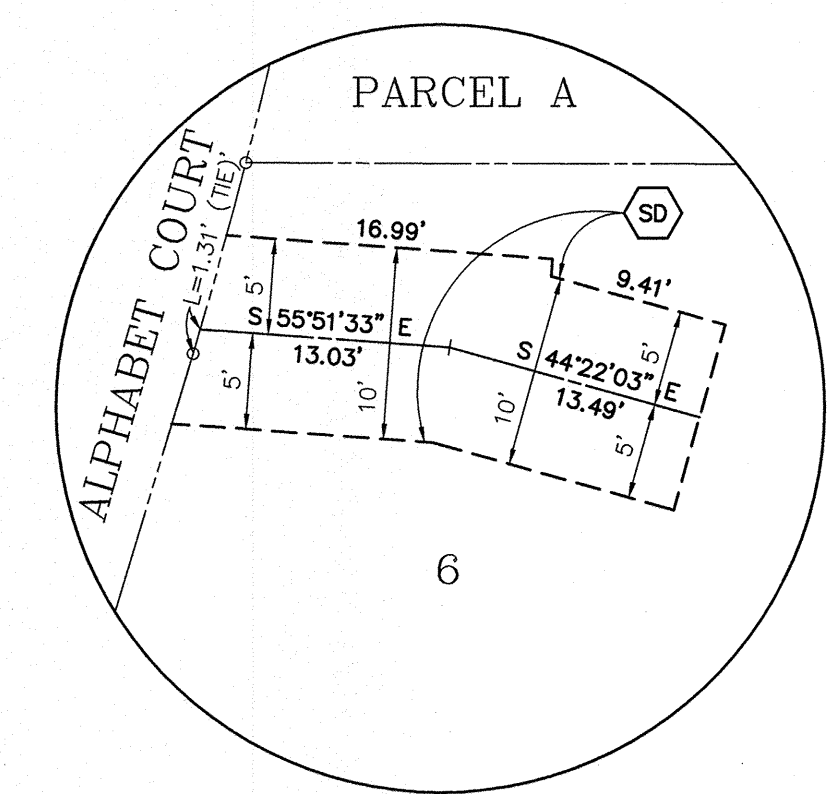
PARCEL A

ALPHABET COURT  
50' WIDTH PUBLIC RIGHT-OF-WAY

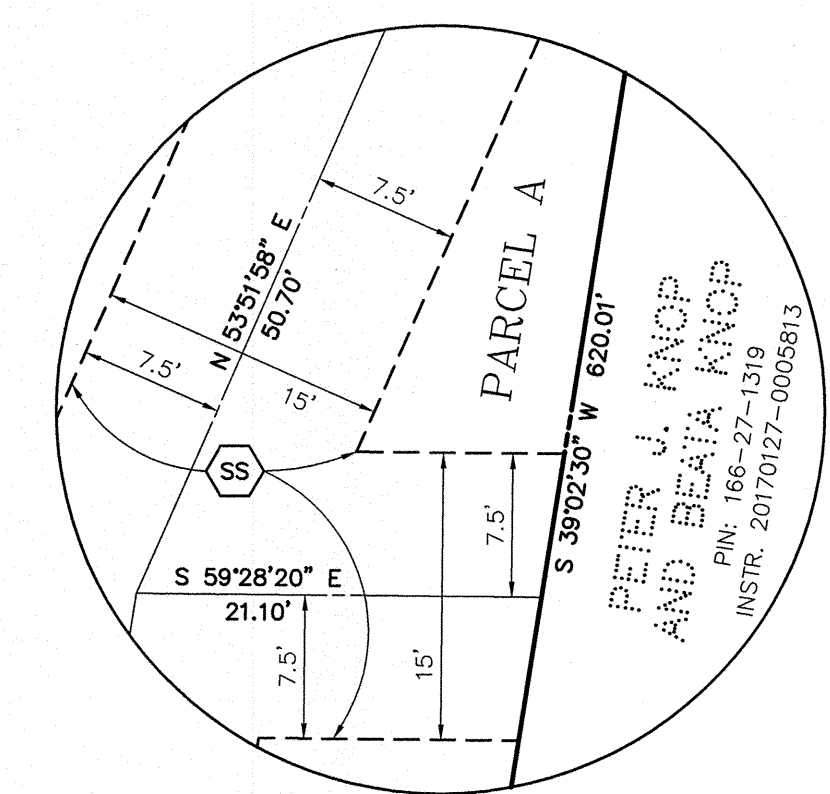
PETER J. KNOP  
AND BEATA KNOP  
PIN: 166-27-1319  
INSTR. 20170127-0005813

PARCEL A

TICONDEROGA FARMS, INC.  
PIN: 166-16-7538  
D.B. 819, PG. 969  
D.B. 837, PG. 534 (CORR)  
INSTR. 201003199-0015658 (DEDI)



DETAIL "A"  
SCALE: 1" = 10'



DETAIL "B"  
SCALE: 1" = 10'

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

SCALE: 1" = 50'

DATE: AUGUST 4, 2021

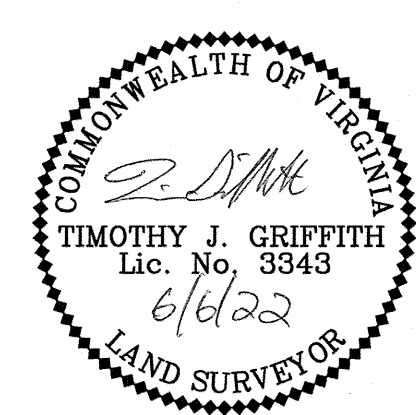
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09-20-21	APPLICATION REVISION
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BCG PROJECT NO: 8204-01-003	TASK: 00013	COUNTY REF NO: SBPR-2021-0014	SHEET 3 OF 3



8204-C-RP-003