

NOTES

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON FAIRFAX COUNTY CADASTRAL MAP No. 0384-03-0063 AND IS CURRENTLY ZONED RS-10.
2. THE PROPERTY LINES SHOWN HEREON ARE BASED ON INFORMATION OF RECORD, WITH THE RECORD BEARINGS ORIENTED TO THE VIRGINIA COORDINATE SYSTEM (VCS83), PER THE TOWN OF VIENNA REQUIREMENTS.
3. TITLE REPORT FURNISHED BY TYSONS TITLE AGENCY, LLC, FILE NO. TT-VA-944, DATE JULY 30, 2024.
4. THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS83), NORTH ZONE, US SURVEY FOOT UNITS AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS BOUNDARY TO NATIONAL GEODETIC SURVEY (NGS) PID HV8501, DESIGNATION JADES.

THE COMBINED GRID AND ELEVATION FACTOR IS 0.99994138409712.
5. THE PROPERTY SHOWN HEREON LIES WITHIN ZONE 'X', AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DELINEATED ON FLOOD INSURANCE RATE MAP NO. 51059C0145E, PANEL 145 OF 450, WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2010.
6. THERE ARE NO RESOURCE PROTECTION AND RESOURCE MANAGEMENT AREAS ON THIS SITE, AS SHOWN ON THE TOWN OF VIENNA CHESAPEAKE BAY PRESERVATION AREAS MAP, PREPARED ON NOVEMBER 21, 2005.
7. THE PERIMETER OF THE LAND HEREON PLATTED WILL BE MONUMENTED USING IRON PIPE OR OTHER PERMANENT MARKERS. MONUMENTATION OF INTERNAL LOTS, STREETS, OUTLOTS, AND PARCELS CREATED BY RECORDATION OF THIS PLAT ARE COVERED BY SUBDIVISION ORDINANCE AND SURVEY BOND AND WILL BE INSTALLED BY A LAND SURVEYOR LICENSED IN THE COMMONWEALTH PRIOR TO BOND RELEASE BY THE TOWN OF VIENNA.

SURVEYOR'S CERTIFICATE

I, KEVIN D. VAUGHN, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS THE PROPERTY OF THE ESTATE OF ROBERT L. THOMPSON, JR., RECORDED AT WILL BOOK 01322 AT PAGE 1103, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

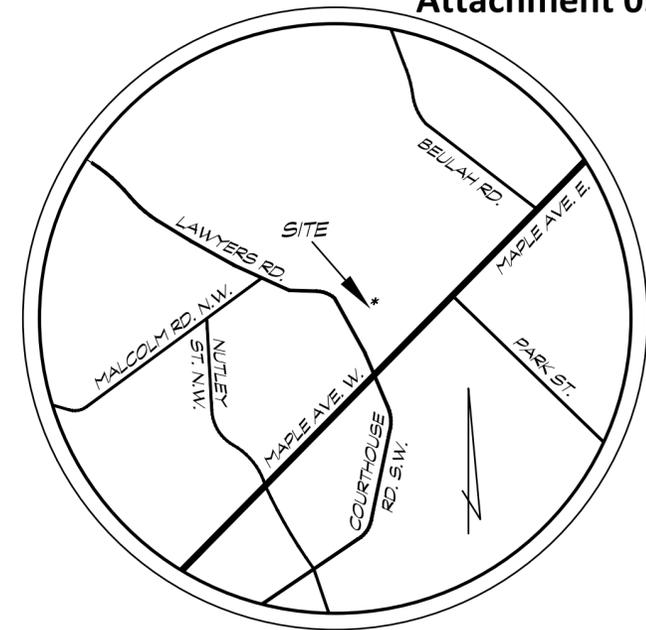
I FURTHER CERTIFY THAT THE PROPERTY LIES WITHIN THE BOUNDS OF THE ORIGINAL TRACT AND THAT THE BEARINGS REFER TO EXISTING LAND RECORDS (LIBER J-9 FOLIO 460).



OWNER'S CONSENT AND DEDICATION

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, LOT 63A, WILMAR PLACE, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S), AND TRUSTEE(S), IF ANY.

BY: _____ DATE: _____
 ESTATE OF ROBERT L. THOMPSON, JR.
 BY: REGINA SALTA
 (REGINA SALTA IS AUTHORIZED SIGNATORY OF THE ESTATE OF ROBERT L. THOMPSON, JR.)



VICINITY MAP
SCALE: 1" = 2000

AREA TABULATION

LOT 63	3,500 S.F. OR 0.08035 ACRES
LOT 64	3,500 S.F. OR 0.08035 ACRES
LOT 65	3,500 S.F. OR 0.08035 ACRES
PART OF LOT 66	1,400 S.F. OR 0.03214 ACRES
LOT 63A	11,900 S.F. OR 0.27319 ACRES

SITE ANALYSIS

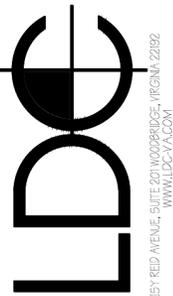
DESCRIPTION	REQUIRED/ALLOWED	PROVIDED/EXISTING
ZONE	RS-10	RS-10
LOT AREA	10,000 SF	11,900 SF
LOT WIDTH	45/60/75	85.0/85.0/85.0

SHAPE FACTOR CALCULATION

LOT NUMBER	LOT PERIMETER	LOT AREA	LOT SHAPE FACTOR
63A	450.00'	11,900	17.02

PER THE TOWN OF VIENNA ZONING ORDINANCE, THE MATHEMATICAL FORMULA FOR DETERMINING THE SHAPE FACTOR IS (P)²/4A, WHERE P EQUALS PERIMETER AND A EQUALS THE AREA OF THE LOT.

TOWN OF VIENNA
_____ TOWN MAYOR
_____ TOWN CLERK



4995 DAISSY REED AVENUE, SUITE 207, WOODBRIDGE, VIRGINIA 22192
WWW.LDCVA.COM

PRELIMINARY PLAT SHOWING THE VACATION AND CONSOLIDATION OF LOTS 63, 64, 65 & PART OF LOT 66

WILMAR PLACE
DEED BOOK J-9 PAGE 461
TOWN OF VIENNA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE:

N/A

SHEET 1 OF 2

DATE:
AUGUST 13, 2024

DRAFT: TJC CHECK: KDV

FILE NUMBER

240911-0 140



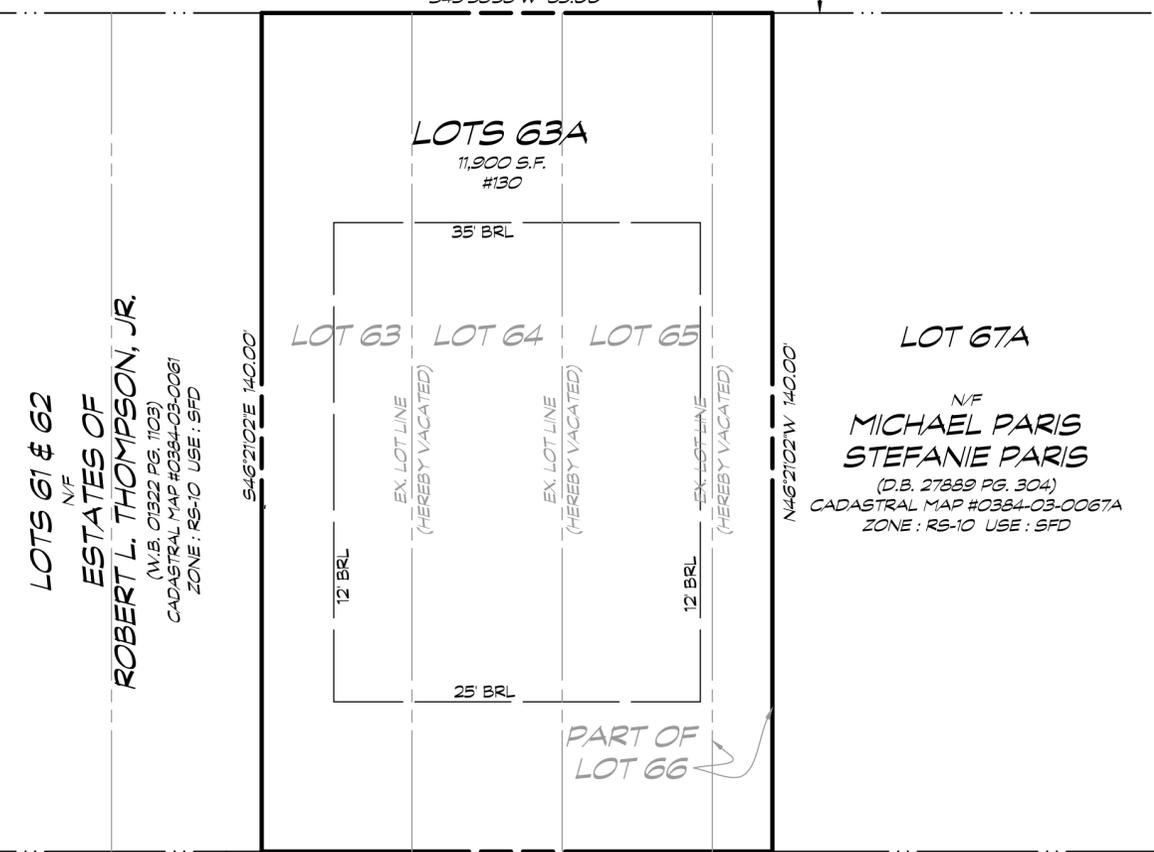
N/F
MANUEL B. FESDEKJIAN
MARIA H. FESDEKJIAN
(D.B. 7769 PG.1771)
CADASTRAL MAP #0384-02-0099
ZONE : C-1B USE : CONVERTED RESIDENTIAL OFFICE (EX. DWELLING)

N/F
MARYAM PROPERTIES, LLC
(D.B. 19669 PG. 847)
CADASTRAL MAP #0384-02-0098
ZONE : C-1B USE : APPAREL & ACCESSORIES

N/F
JB 145 CHURCH, LLC
(D.B. 25583 PG. 1251)
CADASTRAL MAP #0384-02-0097
ZONE : C-1B USE : SPECIALTY CENTER

15' ALLEY
(UNIMPROVED)

S43°38'58"W 85.00'

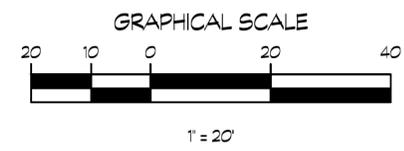


LOTS 61 & 62
N/F
ESTATES OF ROBERT L. THOMPSON, JR.
(N.B. 01323 PG. 1103)
CADASTRAL MAP #0384-03-0061
ZONE : RS-10 USE : SFD

N/F
MICHAEL PARIS
STEFANIE PARIS
(D.B. 27859 PG. 304)
CADASTRAL MAP #0384-03-0067A
ZONE : RS-10 USE : SFD

N43°38'58"E 85.00'

WILMAR PLACE, N.W.
(50' R/W)



PRELIMINARY PLAT SHOWING THE VACATION AND CONSOLIDATION OF
LOTS 63, 64, 65 & PART OF LOT 66
WILMAR PLACE
DEED BOOK J-9 PAGE 461
TOWN OF VIENNA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 20'	
SHEET 2 OF 2	
DATE: AUGUST 13, 2024	
DRAFT: TJC	CHECK: KDV
FILE NUMBER 24091-1-0 140	