

NOTES

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON FAIRFAX COUNTY CADASTRAL MAP No. 0384-03-0061 AND 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. 51059C0143E, 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.
8. THIS PLAT WILL FOLLOW ALL SUBDIVISION REQUIREMENTS DURING THE PERMITTING PROCESS.

02/03/2025

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 CHURCH STREET CONSTRUCTION LC, RECORDED AT WILL BOOK 28277 AT PAGE 994, 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).

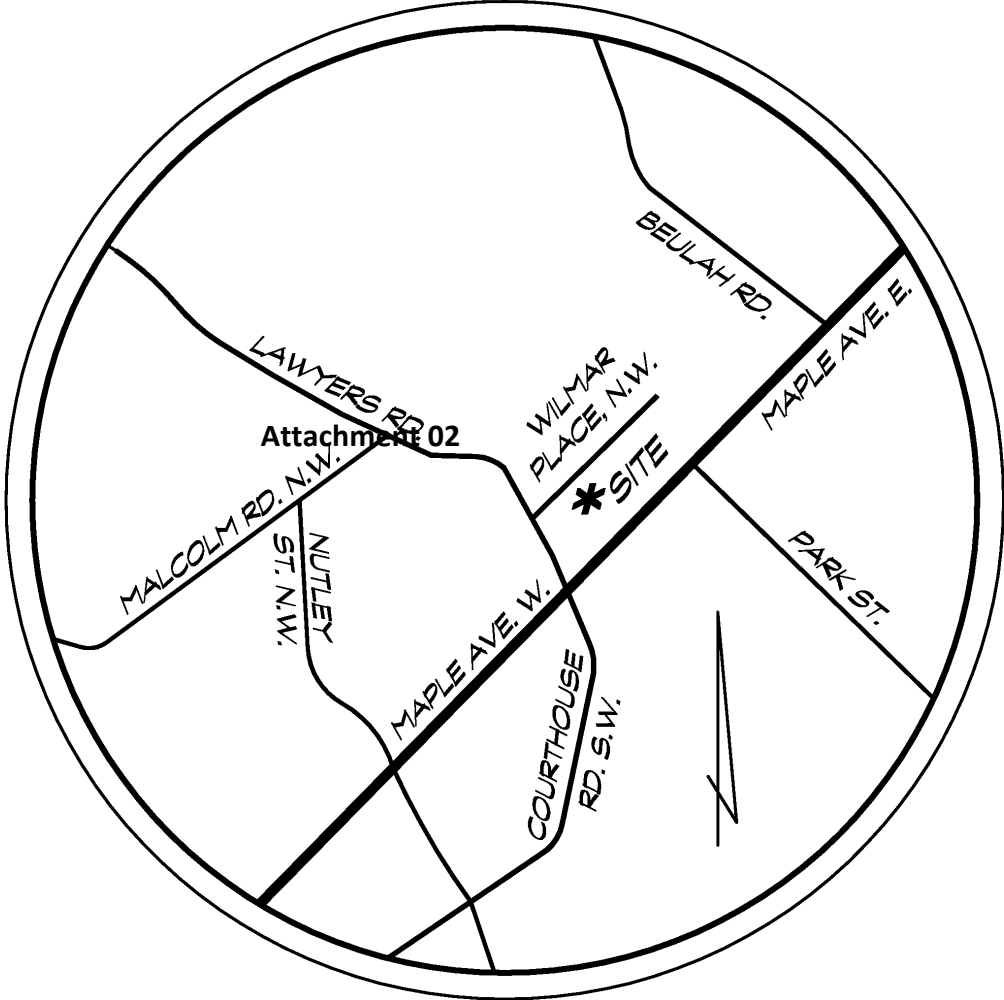
OWNER'S CONSENT AND DEDICATION

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, LOTS 61, 62, 63, 64, 65 AND PART OF LOT 66, 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: \_\_\_\_\_

PRINTED NAME	TITLE/CAPACITY
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Attachment 07



VICINITY MAP

SCALE : 1" = 2000'

AREA TABULATION

LOT 61	3,500 S.F. OR 0.08035 ACRES
LOT 62	3,500 S.F. OR 0.08035 ACRES
NORTHERN PART OF LOT 63	2,450 S.F. OR 0.05624 ACRES
LOT 61A	9,450 S.F. OR 0.21694 ACRES
SOUTHERN PART OF LOT 63	1,050 S.F. OR 0.02410 ACRES
LOT 64	3,500 S.F. OR 0.08035 ACRES
LOT 65	3,500 S.F. OR 0.08035 ACRES
NORTHERN PART OF LOT 66	1,400 S.F. OR 0.03214 ACRES
LOT 63A	9,450 S.F. OR 0.21694 ACRES

SITE ANALYSIS - LOT 61A

DESCRIPTION	REQUIRED/ALLOWED	PROVIDED
ZONE	RS-10	RS-10
LOT AREA	10,000 SF	9,450 SF
LOT WIDTH	45/60/75	67.5/67.5/67.5

SITE ANALYSIS - LOT 63A

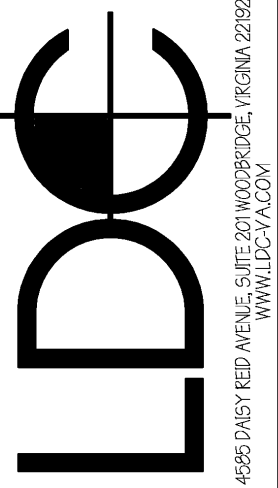
DESCRIPTION	REQUIRED/ALLOWED	PROVIDED
ZONE	RS-10	RS-10
LOT AREA	10,000 SF	9,450 SF
LOT WIDTH	45/60/75	67.5/67.5/67.5

SHAPE FACTOR CALCULATION

LOT NUMBER	LOT PERIMETER	LOT AREA	LOT SHAPE FACTOR
LOT 61A	411.5.00'	9,450 S.F.	18.22
LOT 63A	411.5.00'	9,450 S.F.	18.22

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

TOWN OF VIENNA
TOWN MAYOR
TOWN CLERK



PLAT SHOWING THE VACATION AND CONSOLIDATION OF LOTS 60, 62, 63, 64, 65 & PART OF LOT 66  
WILMAR PLACE  
DEED BOOK J-9 PAGE 461  
TOWN OF VIENNA  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

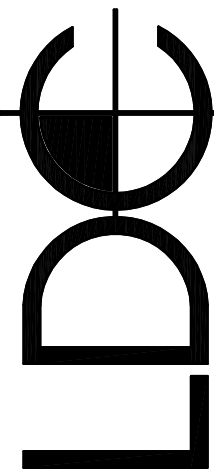
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N/A

SHEET 1 OF 2

DATE:  
JANUARY 29, 2025

DRAFT: JLW  
CHECK: KDV

FILE NUMBER  
24091-1-0 141.1



4655 DASY REED AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA 22192  
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PLAT SHOWING THE VACATION AND CONSOLIDATION OF  
LOTS 61, 62, 63, 64, 65 & PART OF LOT 66  
**WILMAR PLACE**  
DEED BOOK J-9 PAGE 461  
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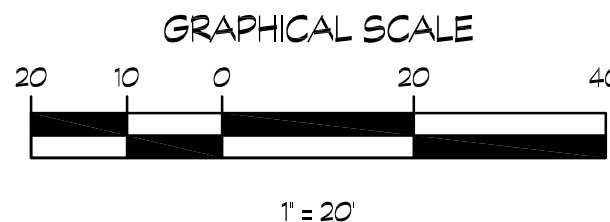
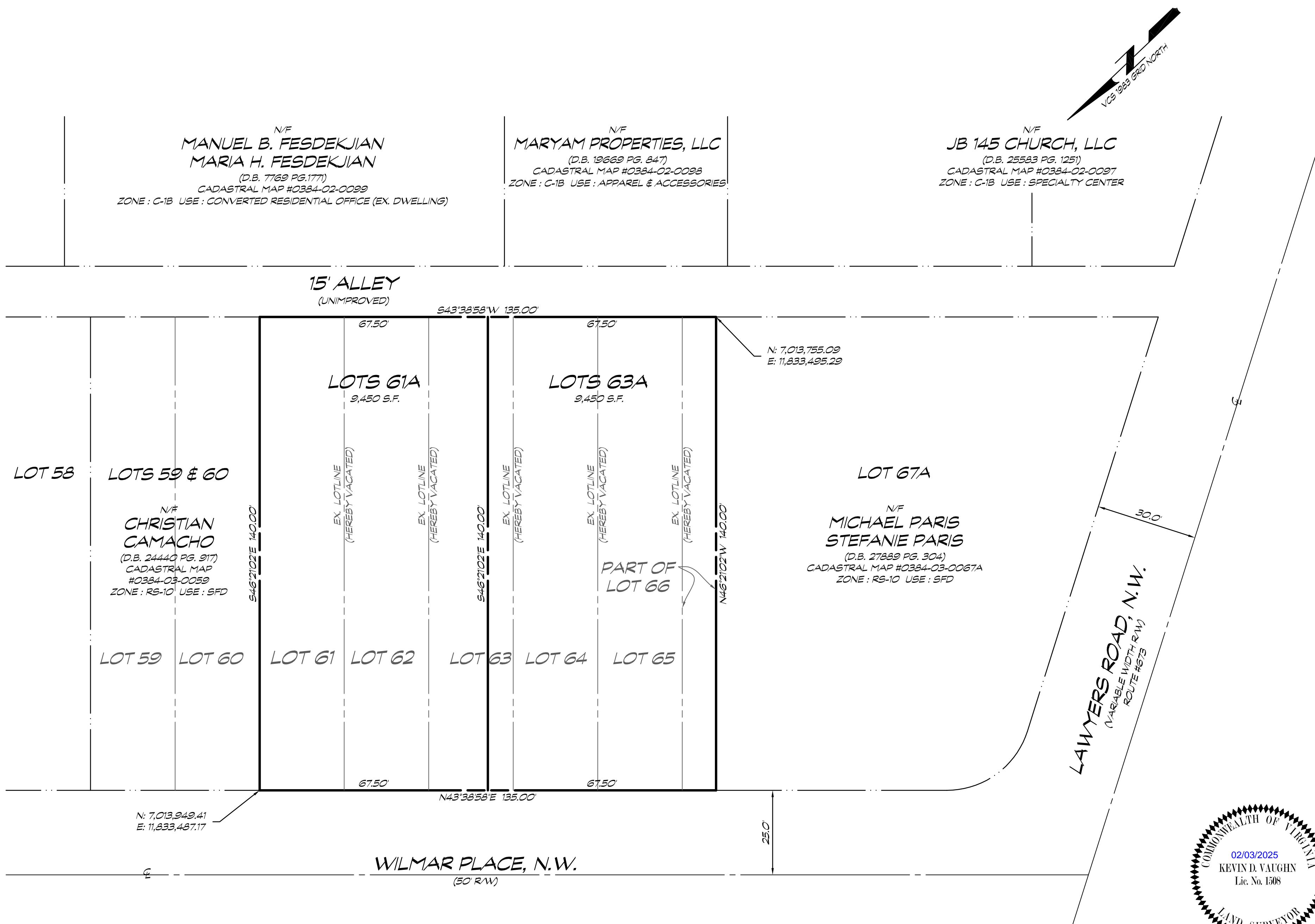
SCALE:  
1" = 20'

SHEET 2 OF 2

DATE:  
JANUARY 29, 2025

DRAFT: JLW CHECK: KDV

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1" = 20'