

Re-subdivision of 409 Beulah Road.

: Town Council approval of a resubdivision of a final plat

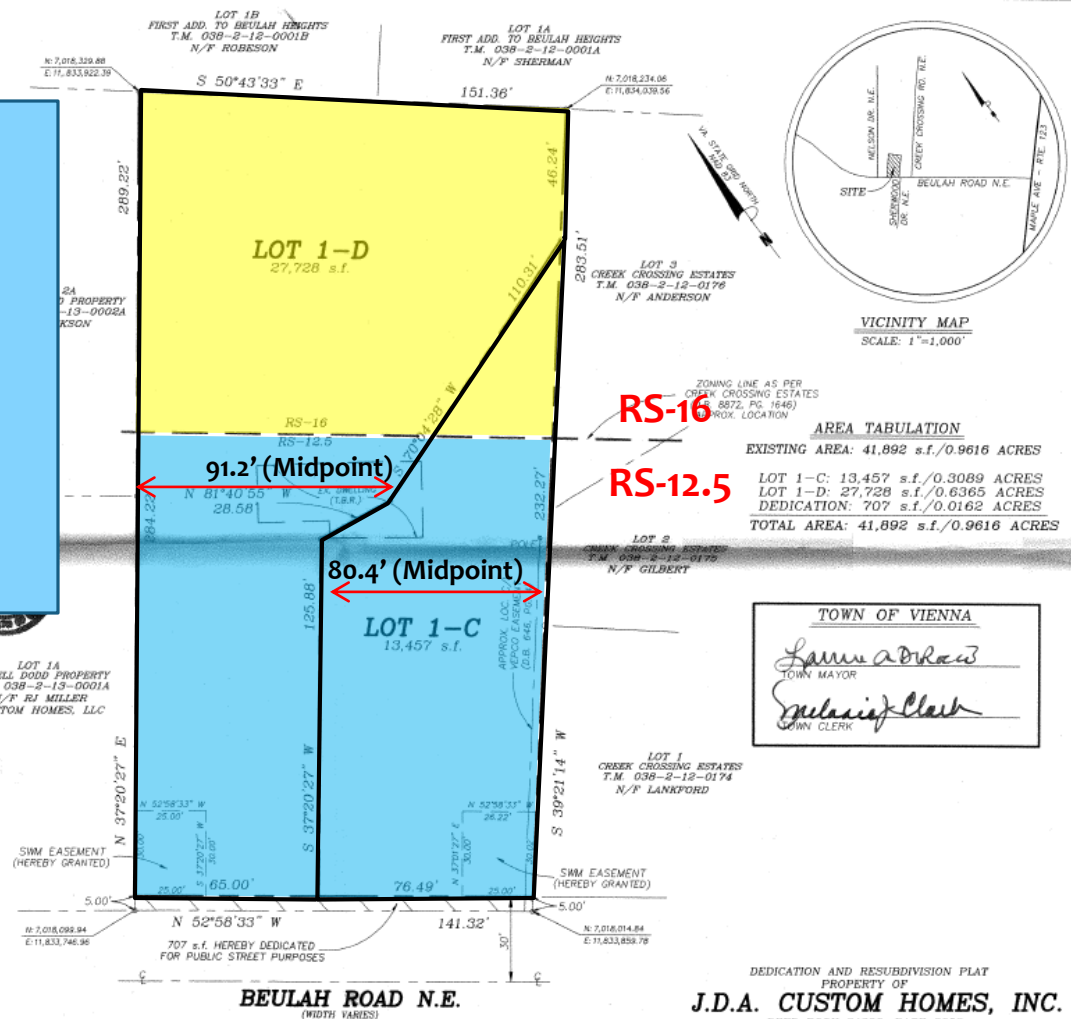
July 11, 2016

Final Plat for the Current Subdivision : w/ by-right

- By-right subdivision approval @ Dec. 2015
- Majority Rule
- Apply RS-12.5 rules
- Lot Width @ Midpoint:
 - **Req. 80'**

NOTES:

1. PROPERTY IS LOCATED ON TAX MAP NO. 38-2-12-001 AND IS ZONED RS-12.5 AND RS-16.
2. METES AND BOUNDS SHOWN HEREON ARE THE RESULT OF A FIELD RUN BOUNDARY SURVEY BY THIS FIRM.
3. PROPERTY IS PRESENTLY IN THE NAME OF J.D.A. CUSTOM HOMES INC., RECORDED IN DEED BOOK 24286, PAGE 2052.



DO HEREBY CERTIFY THAT Dennis Bice WHOSE NAME IS SIGNED TO THE FOREGOING OWNER'S CONSENT AND DEDICATION HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY STATE AFORESAID.

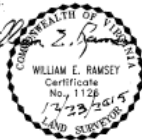
GIVEN UNDER MY HAND THIS 23RD DAY OF December, 2015.

Wm. E. Ramsey
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, WILLIAM E. RAMSEY, BEING A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE LAND SHOWN IS PRESENTLY IN THE NAME OF J.D.A. CUSTOM HOMES, INC., RECORDED IN DEED BOOK 24286 AT PAGE 2052 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA AND THAT ALL BEARINGS ARE REFERENCED TO VIRGINIA STATE GRID NORTH.

I FURTHER CERTIFY THAT THE LAND SHOWN HEREON LIES ENTIRELY WITHIN THE BOUNDS OF THE ORIGINAL TRACTAND THAT THIS PLAT IS AN ACCURATE REPRESENTATION OF THE SAME.



Owner: J.D.A. CUSTOM HOMES
Date: Dec 23, 2015 14:00:00
Drawing: 24286-01
Revised: 0
Recorded in FAIRFAX COUNTY

TEXT: JOHN T. FREN

TOWN OF VIENNA

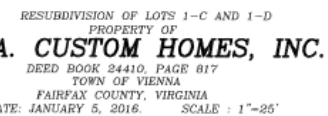
Larry Adair
TOWN MAYOR

Michael Clark
TOWN CLERK

DEDICATION AND RESUBDIVISION PLAT
PROPERTY OF
J.D.A. CUSTOM HOMES, INC.

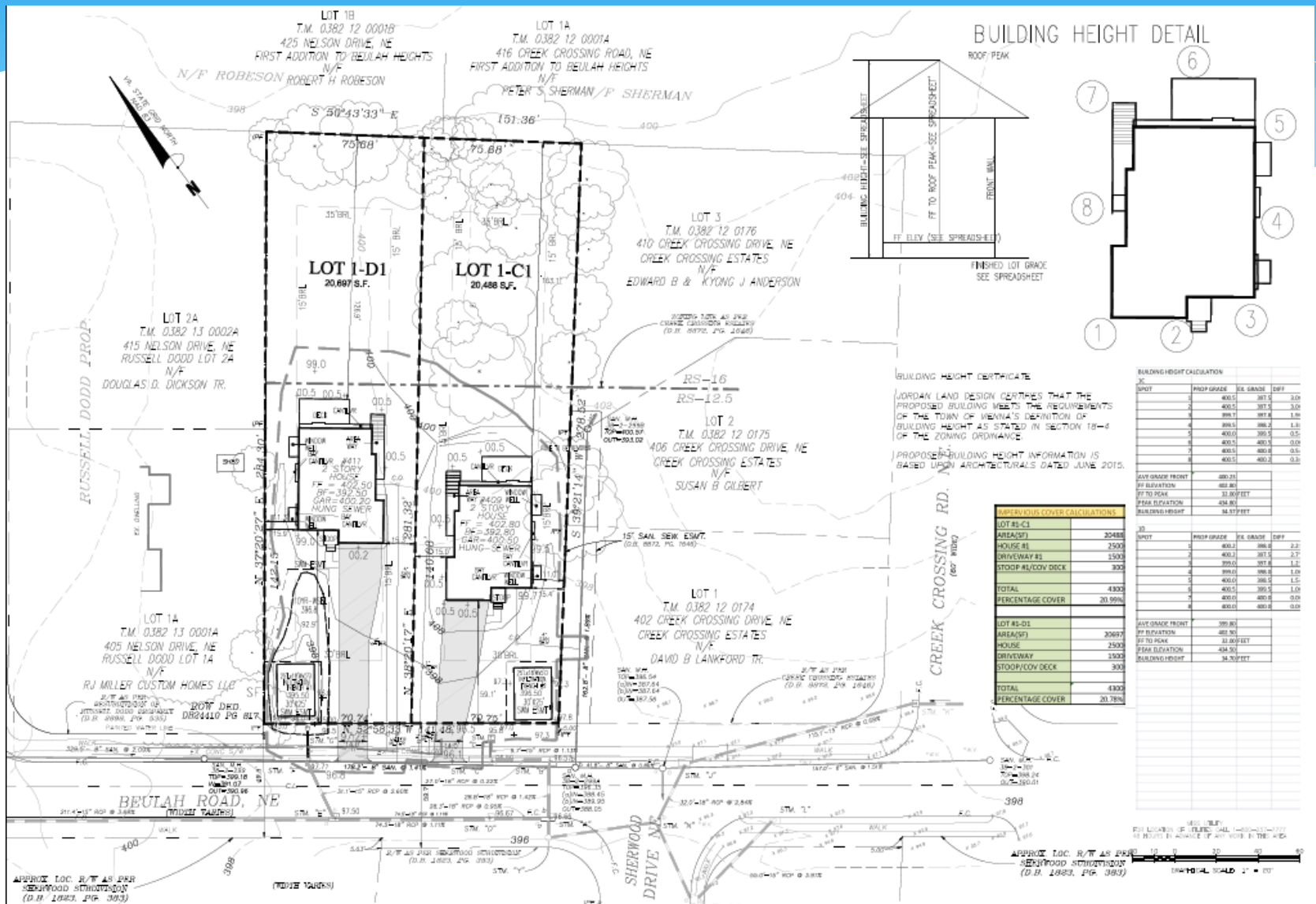
DEED BOOK 24286, PAGE 2052
TOWN OF VIENNA
FAIRFAX COUNTY, VIRGINIA
DATE: DECEMBER 3, 2015 SCALE: 1"=25'
REVISED: DECEMBER 23, 2015

- Majority Rule
- Apply RS-12.5 rules
- Variance Approval @ Oct. 2015 & Apr. 2016
- Lot Width @ **Midpoint:**
 - Req. 80',
 - Provided **70' w/ variance**

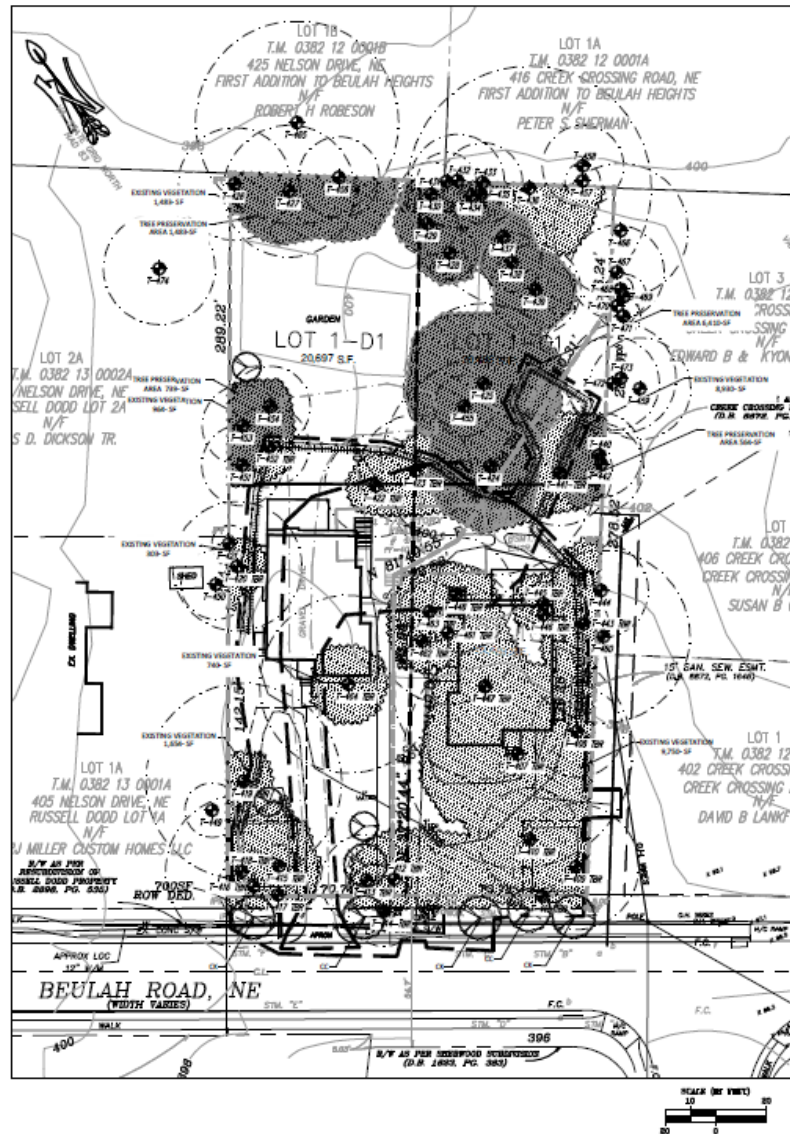


WILLIAM E. RAMSEY, P.C.
LAND SURVEYOR
FAIRFAX, VIRGINIA

Grading Plan



Tree Preservation/Protection Plan



LEGEND



NOTES:

1. THE PROPERTY DELINEATED HEREON IS LOCATED AT 409 BEULAH ROAD, N.E.
2. BOUNDARY INFORMATION FROM FIELD SURVEY BY RAMSEY SURVEYS, 2015. TOPOGRAPHY IS BASED ON CURRENT TOPOGRAPHIC SURVEY PREPARED BY BYRON LEAVITT SURVEY.
3. PROPOSED DEVELOPMENT PLAN BY JORDAN LAND DESIGN, 2016.
4. TREE EVALUATIONS AND COMPUTATIONS BY TINT ENVIRONMENTAL, INC., AUGUST 2015 (NIR. AVI.M. SARDEN, CERTIFICATION # 166-47274).
5. DCE MEASUREMENTS IN RADIIUS.
6. TOTAL EXISTING CANOPY COVER: 23,824 SQUARE FEET.
7. TOTAL SITE AREA: 41,185 SQUARE FEET.
8. PERCENT OF SITE COVERED: 57.8%
9. PERCENT COVER REQUIRED BY ZONING: 30%
10. CANOPY TO BE PRESERVED: 9,196-SQUARE FEET (22.3%)
11. MINIMUM CANOPY AREA TO BE PLANTED TO MEET REQUIREMENT OVERALL: 0.0-SF (0.0%)

LANDSCAPE TREE COVER - LOT 1-D1	
TOTAL SITE AREA	41,185
TOTAL CANOPY COVERAGE REQUIRED (30%)	12,356
LANDSCAPE ELEMENTS	
TREE COVER TO REMAIN	9,196
ADDITIONAL PLANTING REQUIRED	3,160
ADDITIONAL PLANTING PROPOSED	3,160
PROPOSED PLANT CANOPY	
1. LARGE CANOPY TREE @ 1.25056 S.F.	3,160
2. UNDERSTORY TREES @ 0.000 S.F.	0
TOTAL PROPOSED TREE COVER	3,160

TOTAL CANOPY COVERAGE	
LOT 1-C1 (Preservation) 0.078 SF	% OF LOT AREA
LOT 1-D1 (Preservation and Landscaping) 3,172 SF	24.3
Total Canopy Coverage (Lot 1-C1 and Lot 1-D1 Together)	27.5

PROPOSED STREET TREES	
LENGTH OF ROAD FRONTAGE	140
1 TREE PER 30 FEET FRONTAGE	4.7
TREES REQUIRED	4.7
PROPOSED TREES	
CK CORNUS KOLSA	KOLSA DOGWOOD
CC CERCIS CANADENSIS	EASTERN REDBUD



William M. Sarden
Certified Arborist
License # 166-47274