

## **Bruce Woodhams**

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**From:** Christin Jolicoeur  
**Sent:** Monday, September 25, 2017 1:26 PM  
**To:** Bruce Woodhams  
**Subject:** RE: 3260 North Ohio Street

Hi Bruce,

The RPA line should be the same configuration as the top of bank line for the stream, offset 100 feet. The applicant should be notified that for subdivisions, any subsequent development is limited to the encroachment and impervious footprint existing at the time of subdivision. This will affect both new lots.

Thank you.

*Christin*

**From:** Bruce Woodhams  
**Sent:** Monday, September 25, 2017 10:09 AM  
**To:** Christin Jolicoeur <Cjolicoeur@arlingtonva.us>  
**Subject:** 3260 North Ohio Street

Hi Christin,

We have received a preliminary subdivision plat for two proposed lots on this property. The map layers in Geocortex indicate that a significant portion of the property is within the RPA. In addition to sending the surveyor comments for adding the standard RPA note, and for the delineation of the RPA, are there any other comments and/or measures to be required for this proposal?

Thank you.

*Bruce Woodhams*  
Development Services Bureau  
Department of Environmental Services  
2100 Clarendon Boulevard, Suite 800  
Arlington, Virginia 22201  
703-228-3673

## **Bruce Woodhams**

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**From:** Samantha Blue  
**Sent:** Thursday, May 24, 2018 11:29 AM  
**To:** Rosa Achour; Bruce Woodhams; Jose Gomez-Acevedo; Steve Bridgett; Christin Jolicoeur  
**Cc:** Aja Moody  
**Subject:** RE: 3260 N. Ohio Street.

Hi Rosa,

After our meeting concluded I saw that his building permit was approved as well. I just notified Mr. Ross that he has to revise his existing LDA to reflect Demo ONLY and the building portion has to be approved after the demolishing portion has been completed as discussed in our meeting. He cannot issue his building permit without the LDA being approved for building. So what we can do is hold the approval and put a highlighted note in the system to notify everyone not to allow the applicant to pick up this building permit until his LDA for building has been approved.

**Samantha J. Blue**  
**Permit Processing Specialist**

**Department Of Environmental Services**  
**Division of Transportation**  
**2100 Clarendon Blvd., Suite 800**  
**Arlington Va, 22201**  
**Telephone: (703) 228-3581**  
**Fax: (703) 228-3967**

**From:** Rosa Achour  
**Sent:** Thursday, May 24, 2018 11:20 AM  
**To:** Bruce Woodhams <Bwoodhams@arlingtonva.us>; Jose Gomez-Acevedo <jgomez-acevedo@arlingtonva.us>; Samantha Blue <Sblue@arlingtonva.us>; Steve Bridgett <Sbridgett@arlingtonva.us>; Christin Jolicoeur <Cjolicoeur@arlingtonva.us>  
**Subject:** 3260 N. Ohio Street.

Hi All,  
I just checked the status of the permit submitted for 3260 N. Ohio Street and found out that the permit has been approved for one house on one single lot (original lot A).  
The reviewer has been talking to the developer about possible complications in the review process for final plats and issuance of certificate of occupancy should the lot be subdivided before the house is finished.  
As far as Zoning is concerned, we have nothing to reject him for if the permit is for one single dwelling on a single lot.

Below are the approval notes from the reviewer.  
Let me know if you have any questions.

**New 2-story sfw with a basement, front and rear porch and a 2-car attached garage on an interior lot in R-10 district. The lot has an area of 35837sf. The existing house was at the center of the lot. The applicant intends to subdivide the lot into two lots (lotA and A1) in the future. The proposed house is shifted to the left to be 8.1ft from the p/l, +25ft from rp/l (16.4ft to future p/l with lot A), +25FT FROM REAR AND FRONT P/Ls. No special exception is identified. No wet bar is proposed.**

## **Bruce Woodhams**

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**From:** Bruce Woodhams  
**Sent:** Friday, February 23, 2018 5:28 PM  
**To:** 'Ross Richmond'  
**Cc:** Steve Halkyard  
**Subject:** 3260 North Ohio Street  
**Attachments:** RE: 3260 N Ohio Street Subdivision; Resubdivision Lot A Part Property of Kenton Hamaker - additional preliminary approval comments.pdf; Final plat comments - North Ohio Street Subdivision.pdf

Hi Ross,

The attached "Final plat comments" show changes that must be made to the final plat itself. The proposed subdivision name of "North Ohio Street Subdivision" is acceptable; if you want to use "Ohio Street Subdivision" instead, that would also be acceptable.

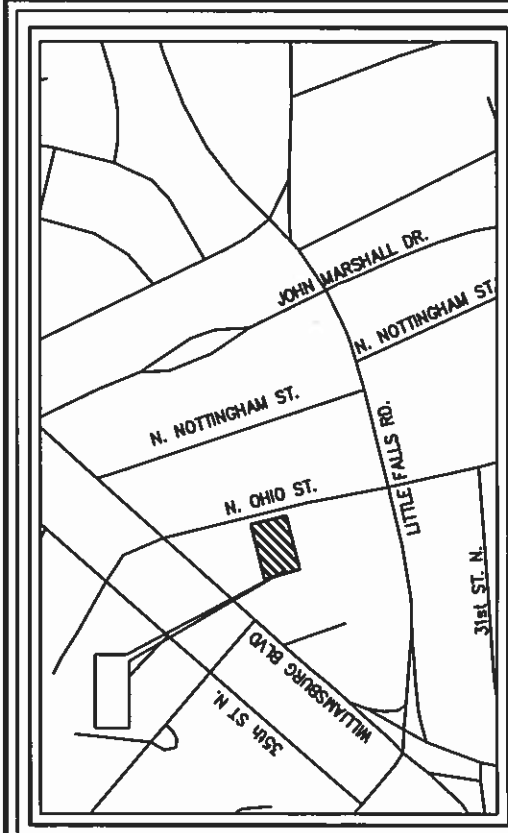
Preliminary plat approval comments #19 and 20 are still outstanding. Zoning must approve the subdivision prior to final plat approval.

We have not received the draft deed of subdivision for review. The deed must be reviewed and approved prior to release of the approved final plat.

Feel free to contact me with any questions or for additional information.

Thanks.

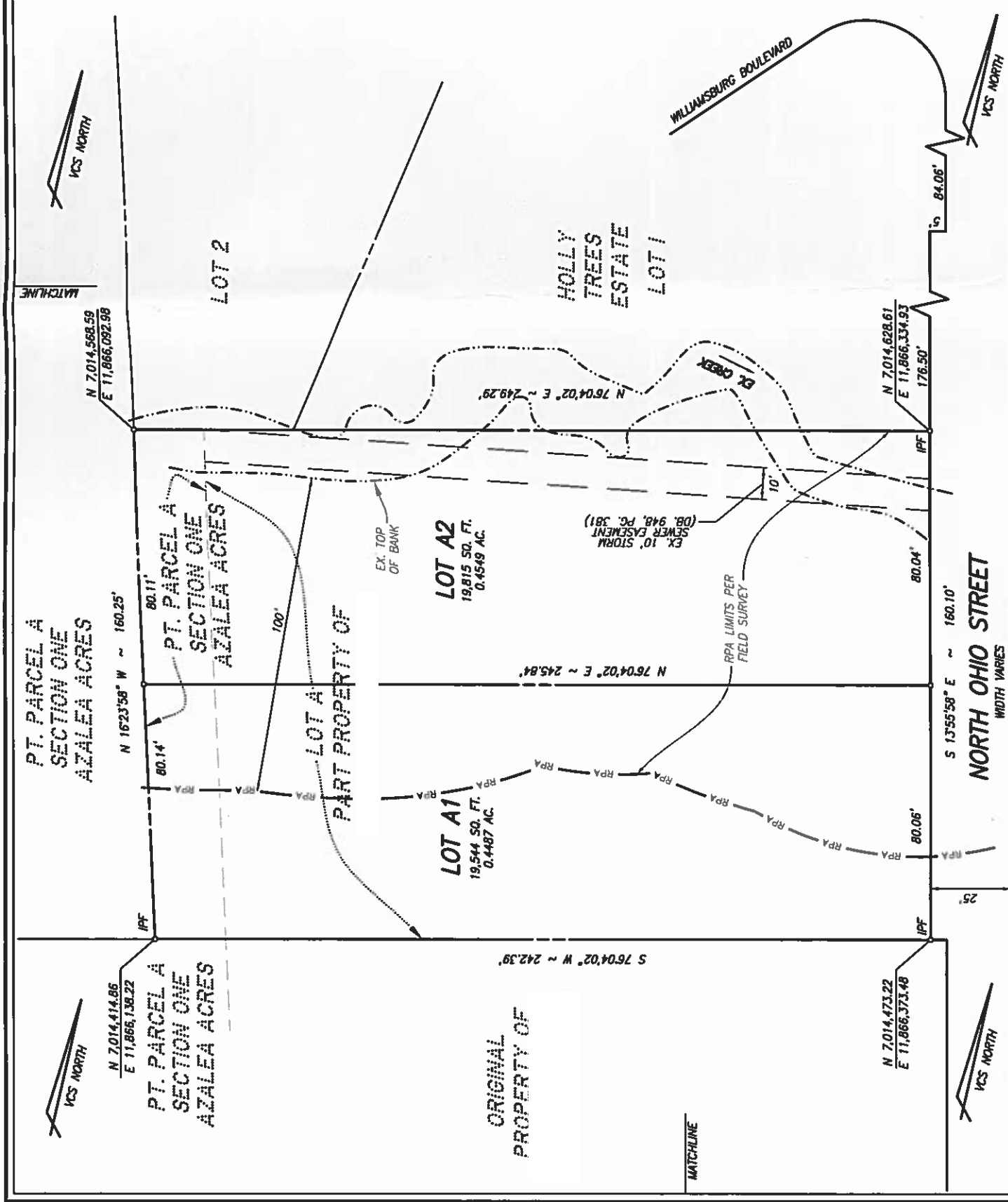
*Bruce Woodhams*  
Arlington County  
Development Services Bureau  
Department of Environmental Services  
2100 Clarendon Boulevard, Suite 800  
Arlington, Virginia 22201  
703-228-3673



VICINITY MAP  
SCALE 1" = 500'

**NOTES:**

1. THE PROPERTIES DELINEATED HEREON APPEAR ON ARLINGTON COUNTY REAL PROPERTY IDENTIFICATION MAP NO. 30-16 IDENTIFIED AS REAL PROPERTY CODE NUMBERS R-10 02034016 (LOT A) AND 02034027 (PT. PARCEL A). THESE PROPERTIES ARE ZONED R-10
2. TITLE REPORT FURNISHED BY EXPERT TITLE, L.L.C. FILE NUMBER EA17-3746, DATED 6/1/2017 AND IS RELIED UPON AS ACCURATE BY THE SURVEYOR
3. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
4. A PORTION OF THIS SITE IS WITHIN THE RESOURCE PROTECTION AREA. THE LANDWARD COMPONENT OF THE RESOURCE PROTECTION AREA BUFFER SHALL CONSIST OF AN UNDISTURBED 100-FOOT WIDE BUFFER OF VEGETATION, WHICH SHALL BE RETAINED IF PRESENT AND ESTABLISHED WHERE IT DOES NOT EXIST. LAND DEVELOPMENT MAY BE ALLOWED IN THE RESOURCE PROTECTION AREA ONLY IF IT IS WATER DEPENDENT OR CONSTITUTES REDEVELOPMENT AND THE CRITERIA FOR ALLOWABLE DEVELOPMENT IN CHESAPEAKE BAY PRESERVATION ORDINANCE SECTION 61-7.2 HAVE BEEN SET.



**AREA TABULATION:**

LOT A1	19,544 SQ. FT. OR 0.4487 AC.
LOT A2	19,815 SQ. FT. OR 0.4549 AC.
TOTAL	39,359 SQ. FT. OR 0.9036 AC.

**SURVEYOR'S CERTIFICATE**

I, RONALD J. KELLER, A DULY AUTHORIZED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED ON THIS PLAT KNOWN AS LOT A, SUBDIVISION OF PART OF THE PROPERTY OF KENTON D. HAMAKER, AND PART PARCEL A, SECTION ONE, AZALEA ACRES, AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS THE LAND NOW IN THE NAME OF \_\_\_\_\_ AS RECORDED PER D.B. 3644 PG. 0337 AMONG THE LAND RECORDS OF THE COUNTY OF ARLINGTON, VIRGINIA.

IRON PIPES MARKED THIS —O— WILL BE SET AS INDICATED.  
GIVEN UNDER MY HAND THIS 6TH DAY OF NOVEMBER, 2017



**GRAPHIC SCALE**



**OWNERS STATEMENT OF CONSENT:**

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND; LOT A, SUBDIVISION OF PART OF THE PROPERTY OF KENTON D. HAMAKER, AND PART OF PARCEL A, AZALEA ACRES, ARLINGTON COUNTY, VIRGINIA, IS WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

SIGNATURE: \_\_\_\_\_  
OWNER: \_\_\_\_\_  
3260 N. OHIO ST., ARLINGTON, VA 22207

PLAT SHOWING  
LOTS A1 AND A2  
**NORTH OHIO STREET  
SUBDIVISION**  
BEING THE RESUBDIVISION, VACATION  
AND REDEDICATION OF  
LOT A  
SUBDIVISION OF  
PART OF THE PROPERTY OF

DEED BOOK 948, PAGE 381  
AND

PART PARCEL A  
SECTION ONE

**AZALEA ACRES**

DEED BOOK 986, PAGE 405  
ARLINGTON COUNTY, VIRGINIA  
SCALE: 1" = 25' DATE: 11/06/2017

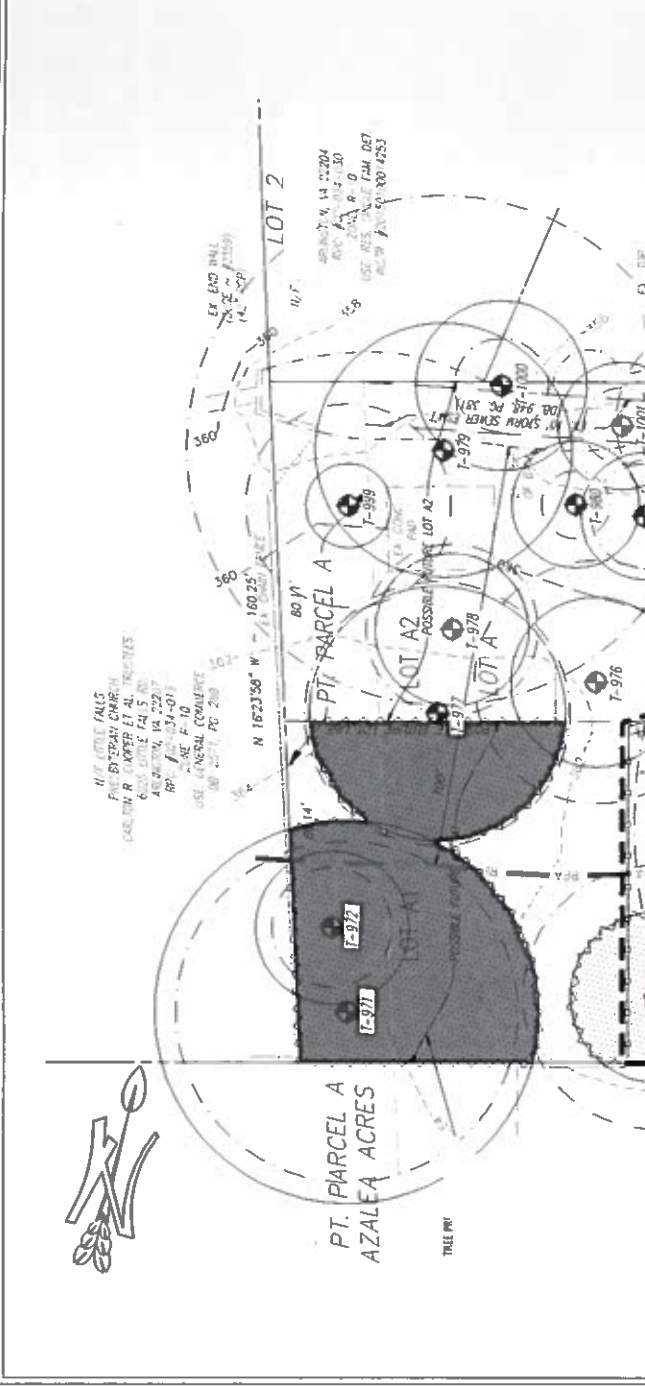
<b>RKF</b>	COMP.	W.D.S.
	DRAWN	W.D.S.
	CHECKED	R.J.K.
ENGINEERING PLANNING LAND SURVEYING 730 S. Washington St. Alexandria, Virginia 22314 PH. (703) 549-6422 FAX (703) 549-6452		
FILE NO. <b>17-116</b>		SHEET <b>1</b> OF <b>1</b>

RPR Subdivision

**LEGEND**

- TREELINE
- EXISTING CANOPY (9,219 SF)
- TREE PRESERVATION AREA (4,533 SF)
- CRITICAL ROOT ZONE (CRZ)
- DRILLPILE
- TREE LOCATION
- TREES RECOMMENDED FOR REMOVAL
- TREE PROTECTION FENCING
- ROOT PRUNING
- APPROX. LIMITS OF CLEARING

FOR ARLINGTON COUNTY'S APPROVAL STAMP



Tree Number	Scientific Name	Size (Inches DBH)	Critical Root Zone (feet)	Drillpile (feet)	Condition	Remove	Notes & Recommendations	Preservation Canopy Square Footage (SF)	Preservation Canopy SF with 2.0x Credit
971	Quercus alba	40.0	40.0	45.0	Fair		Twin lead. Prune dead limbs. Treat/remove English Ivy	2,778	5,556
972	Acer rubrum	14.0	14.0	18.0	Fair		Prune dead limbs. Treat/remove English Ivy	Understory of 971	-
973	Metasequoia glyptostroboides	111.0	111.0	30.0	Fair/Good	x	Co-dominant leaders, shallow roots with some deadwood, small dead limbs and English Ivy	476	952
974	Liriodendron tulipifera	22.4	22.4	25.0	Good		Treat/remove English Ivy, Prune dead limbs		
975	Acer rubrum	12.4	12.4	20.0	Poor	x	Co-dominant leaders, English Ivy, some dieback and significant deadwood		
976	Acer rubrum	4.0	8.0	20.0	Fair		Many galls on trunk		
977	Quercus alba	31.0	31.0	30.0	Good		Prune dead limbs	1,279	2,558
978	Quercus alba	28.4	28.4	18.0	Good		Prune dead limbs		
979	Liriodendron tulipifera	60.0	60.0	30.0	Poor		Double trunk, large cavity at base, deadwood. English Ivy		
980	Prunus spp.	7.0	8.0	15.0	Fair		Shallow roots		
981	Prunus spp.	12.4	12.4	15.0	Fair		Shallow roots. English Ivy		
982	Liriodendron tulipifera	24.5	24.5	18	Fair	x	Vines up trunk		
983	Fraxinus americana	9.3	9.3	6	Fair		Treat/remove English Ivy. Prune dead limbs		
984	Acer palmatoides	5.8	8.0	8	Fair		Treat/remove English Ivy		
985	Robinia pseudoacacia	11.3	11.3	20	Poor	x*	Significant lean. English Ivy		
986	Liriodendron tulipifera	49.5	49.5	30	Fair	x*	Double trunk, covered in vines		
987	Robinia pseudoacacia	17.6	17.6	25	Poor	x	Significant lean. English Ivy		
988	Prunus subhirtella	13	13.0	10	Fair	x	Cavity at base. English Ivy		
989	Prunus subhirtella	6.4	8.0	10	Good		Small dead limbs		
990	Magnolia x soulangeana	19	19.0	20	Fair		Multi-trunk. Treat/remove English Ivy		
991	Nyctaginia sylvatica	13.4	13.4	12	Fair		Treat/remove English Ivy		
992	Amelanchier virginiana	9.4	9.4	10	Fair		Prune dead limbs		
993	Amelanchier virginiana	5.2	8.0	5	Fair		Prune dead limbs		
994	Lagotis virginiana	8.5	8.5	8	Good	x	Triple trunk		
995	Quercus alba	12	12.0	15	Good	x	Offsite, multi-trunk. English Ivy at the base, improperly pruned for power lines, dead leader		
996	Acer rubrum	48	48.0	40	Poor		Offsite		
997	Quercus palustris	12.4	12.4	12	Good	x**	Offsite		
998	Cornus spp.	4	8.0	12	Good		Offsite		
999	Prunus serotina	12	12.0	10	Fair	x	Treat/remove bamboo around tree and onsite		
1000	Liriodendron tulipifera	24	24.0	20	Fair		Treat/remove English Ivy. Some canopy dieback		
1001	Acer rubrum	11	11.0	15	Fair		Prune one dead leader, remove vines		
1002	Ulmus americana	9	9.0	8	Fair		Treat/remove English Ivy		
1003	Liriodendron tulipifera	18	18.0	15	Fair		Treat/remove English Ivy		
1004	Prunus serotina	4	8.0	10	Fair		Shared. Slight trunk lean. Treat/remove English Ivy		
1005	Acer palmatoides	10	10.0	12	Fair		Slight trunk lean. Treat/remove English Ivy		
1006	Lagotis virginiana	14	14.0	10	Good		Offsite, multi-trunk		
1007	Lagotis virginiana	12	12.0	10	Good		Offsite, multi-trunk		
1008	Prunus subhirtella	6	8.0	10	Good		Offsite, multi-trunk		
<b>Total:</b>								<b>4,533</b>	<b>9,066</b>

**NOTES:**

- THE PROPERTY DEPICTED HEREON IS LOCATED AT 3260 NORTH OHIO STREET.
- BOUNDARY AND TOPOGRAPHIC INFORMATION FROM FIELD SURVEY BY R.C. FIELDS & ASSOCIATES, INC., 2017.
- PROPOSED DEVELOPMENT PLAN BY R.C. FIELDS & ASSOCIATES, INC., 2017.
- TREE EVALUATIONS AND COMPUTATIONS BY TNT ENVIRONMENTAL, INC., NOVEMBER 2017.
- (MIL. ANIM. SAREEN, CERTIFICATION # : MA-4727A)
- CRZ MEASUREMENTS IN RADIUS.
- TOTAL SITE AREA: 19,768 SQUARE FEET.
- PERCENT COVER REQUIRED BY ZONING: 46.8%
- PERCENT COVER REQUIRED BY ZONING: 20%
- QUANTIFYING CANOPY TO BE PRESERVED: 4,533 SQUARE FEET (SF) x 2.0 CANOPY MULTIPLIER = 9,066 SF (45.5%)
- MINIMUM CANOPY AREA TO BE PLANTED TO MEET REQUIREMENT: 0 SF (0%)



**NOTES:**

- \*\*OFFSITE/SHARED TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS.
- \*TREES NOTED FOR REMOVAL WITHIN THE SAME AREAS SHALL BE DONE SO BY HAND WITHOUT THE USE OF HEAVY MACHINERY.
- OFFSITE TREES WERE ASSESSED FROM THE SUBJECT PROPERTY SO NOT TO TRESPASS ONTO ADJACENT PROPERTY. DBH MEASUREMENTS ARE APPROXIMATE.
- TREES LOCATED WITHIN OR ON THE LIMITS OF DISTURBANCE, OR RATED AS BEING "POOR" IN CONDITION, ARE RECOMMENDED FOR REMOVAL BY TNT ARBORISTS DUE TO THE LIKELIHOOD OF TREE FAILURE. HOWEVER, AT THE DISCRETION OF THE APPLICANT, SOME OF THESE MAY BE PRESERVED DURING CONSTRUCTION WITH THE APPROVAL OF URBAN FORESTRY.

SCALE (IN FEET): 0, 10, 20

