

Town of Vienna
Office of Planning & Zoning

JUL 25 2016

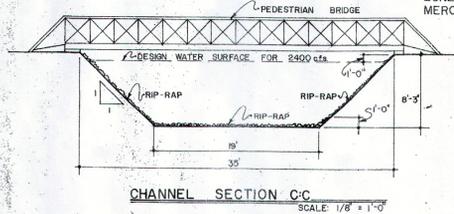
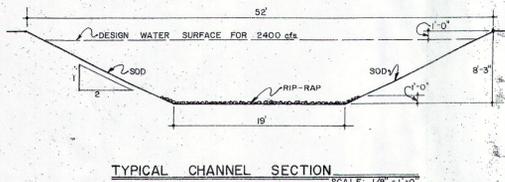
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NOTES: (AS PER ART. 25 TP 18-252 OF TOWN OF VIENNA CODE.)

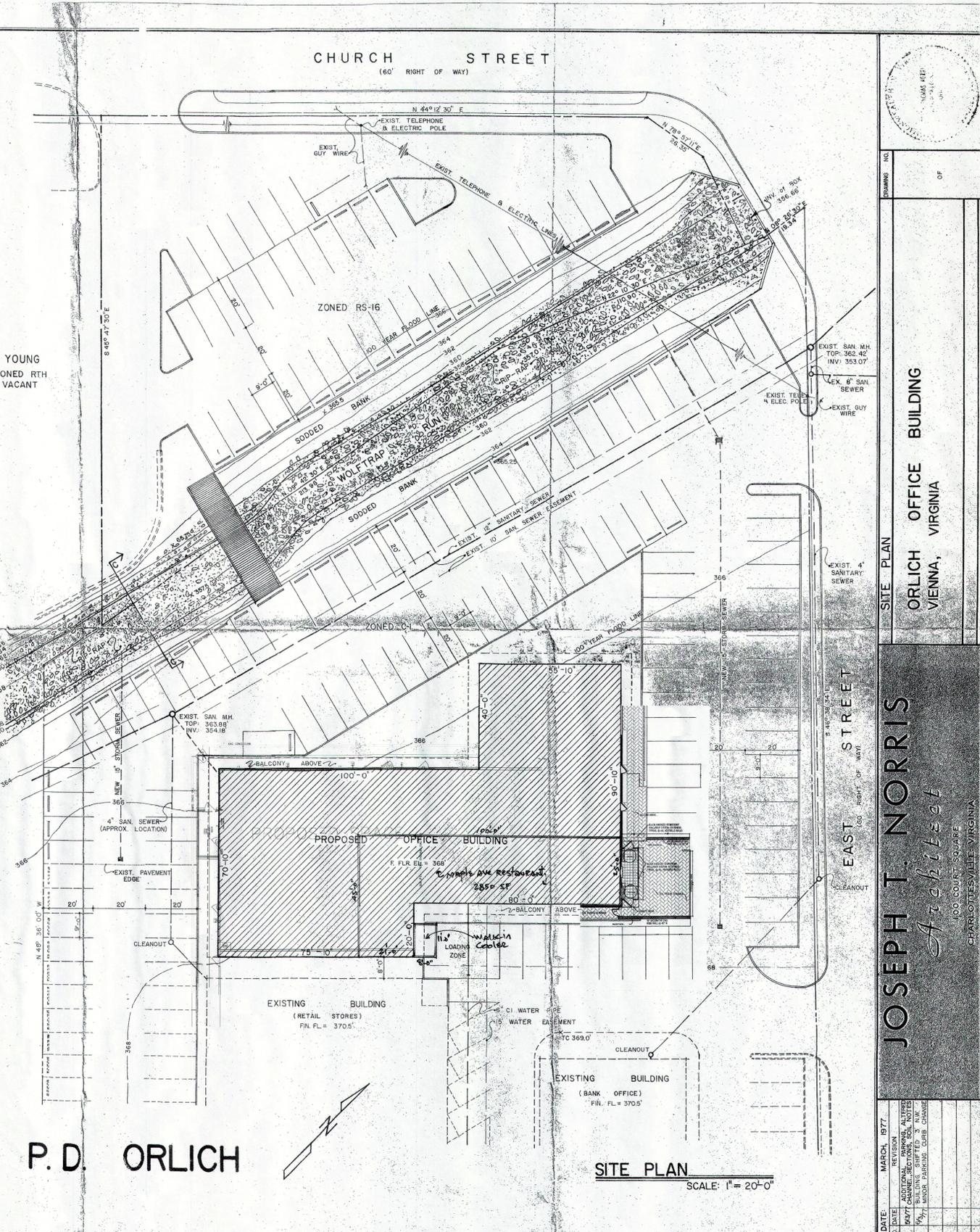
- 1.) LOCATION OF BUILDING - SEE SITE PLAN.
- 2.) BOUNDARY DATA - SEE SITE PLAN.
- 3.) AREA OF TRACT IN FEE - 110,007 sq. ft. OR 2.525 ac.
- 4.) AREA OF TRACT LEASED - 0.62297 ac.
- 5.) TRACT IN FEE ZONED "C-1"
- 6.) TRACT LEASED ZONED "RS-16", SZA APPROVED FOR TRANSITIONAL PARKING.
- 7.) OWNER OF FEE SIMPLE LAND: DANIEL ORLICH and DIANA S. ORLICH AS RECORDED IN DEED BOOK 2872, PAGE 22 OF THE LAND RECORDS OF FAIRFAX COUNTY VIRGINIA.
- 8.) OWNER OF LEASED TRACT: ALICE MARIE YOUNG.
- 9.) LEASEES: P. DANIEL ORLICH and DIANA S. ORLICH.
- 10.) OWNER OF TOWNHOUSE TRACT: ALICE MARIE YOUNG.
- 11.) LEASEES: P. DANIEL ORLICH and DIANA S. ORLICH.
- 12.) CONTIGUOUS PROPERTY - SEE SITE PLAN.
- 13.) WIDTH OF STREETS: SEE SITE PLAN.
- 14.) EXISTING PAVING AND CURBS: SEE SITE PLAN.
- 15.) EASEMENTS: SEE SITE PLAN.
- 16.) PROPOSED BUILDING IS 3-STORY, 37' IN HEIGHT, USE: STORES AND OFFICES. (37' HT. INCLUDES 3' PARAPET)
- 17.) ZONED RTH VACANT
- 18.) GROSS FLOOR AREA: 35,148 sq. ft. TO OUTSIDE OF WALLS
- 19.) PARKING REQUIREMENTS: BUILDING #1: REQUIRED: 23 PROVIDED: 23. (GROSS FL. AREA: 8064 sq. ft., NET: 5531 sq. ft.)
BUILDING #2: REQUIRED: 44 PROVIDED: 44 (" " " 9236 " " 8718 ")
PROPOSED BUILDING: REQUIRED: 128 PROVIDED: 141 (" " " 35,148 " " 32,745 ")
TOTAL OF ALL BUILDINGS: REQUIRED: 195 PROVIDED: 210
- 20.) ON C-1 LAND: 171
- 21.) ON RS-16 TRANSITIONAL PARKING LAND: 39
- 22.) PERCENT OF TOTAL PARKING PROVIDED ON RS-16 LAND: 18.2%
- 23.) PARKING SPACES: SEE SITE PLAN: ALL SPACES 9' x 20', WITH 20' AISLES.
- 24.) LOADING ZONE: SEE SITE PLAN.
- 25.) PARKING LOT SURFACE: MIN. OF 1/2" ASPHALT ON A SUITABLE STONE BASE.
- 26.) OBSTRUCTIONS: NONE.
- 27.) ENTRANCES: SEE SITE PLAN.
- 28.) CURBS: SEE SITE PLAN.
- 29.) SIDEWALKS: SEE SITE PLAN.
- 30.) FENCES AND WALLS: NONE.
- 31.) LANDSCAPE PLAN: SEE SEPERATE PLAN (ALSO NOTE 28)
- 32.) STORM SEWERS: SEE SITE PLAN. THREE NEW STORM SEWER BASINS REQUIRED.
- 33.) TOPOGRAPHY: SEE SITE PLAN.
- 34.) SANITARY SEWERS: SEE SITE PLAN.
- 35.) PLAN PREPARED BY: JOSEPH T. NORRIS, ARCHITECT
- 36.) ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- 37.) ALL CONSTRUCTION SHALL CONFORM TO TOWN OF VIENNA STANDARDS & SPECIFICATIONS.
- 38.) IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN TRUCKS AND OTHER EQUIPMENT OF MUD, TO CLEAN STREETS, ALLAY DUST AND MAINTAIN THE TOWN'S RIGHT OF WAY IN A CLEAN, DUST-FREE CONDITION AT ALL TIMES.
- 39.) EXISTING CONTOURS
- 40.) PROPOSED CONTOURS
- 41.) DUE TO EXTENSIVE FILLING AND GRADING, NO EXISTING TREES WILL BE SAVED.
- 42.) LANDSCAPING IN TRANSITIONAL PARKING AREA:
TOTAL PAVED AREA 18,240 sq. ft.
REQUIRED INTERIOR LANDSCAPING 1,094 "
INTERIOR LANDSCAPING PROVIDED 6,135 "

SOIL CONSERVATION NOTES:

- 1.) NO DISTURBED AREA WILL BE DENUDED FOR MORE THAN 90 CALENDAR DAYS.
- 2.) ALL EROSION AND SILTATION CONTROL MEASURES TO BE PLACED TO OR AS THE FIRST STEP IN GRADING.
- 3.) ALL STORM & SANITARY SEWER LINES NOT IN STREETS ARE TO BE MULCHED AND SEEDED WITHIN 15 DAYS AFTER BACKFILL. NO MORE THAN 500 FEET ARE TO BE OPEN AT ANY ONE TIME.
- 4.) ELECTRIC POWER, TELEPHONE, AND GAS SUPPLY TRENCHES ARE TO BE COMPACTED, SEEDED AND MULCHED WITHIN 15 DAYS AFTER BACKFILL.
- 5.) ALL TEMPORARY EARTH BERMS, DIVERSIONS, AND SILT DAMS ARE TO BE MULCHED AND SEEDED FOR TEMPORARY VEGETATION COVERED WITHIN 10 DAYS AFTER GRADING. STRAW OR HAY MULCH IS REQUIRED. THE SAME APPLIES TO ALL SOIL STOCKPILES.
- 6.) DURING CONSTRUCTION, ALL STORM SEWER INLETS WILL BE PROTECTED BY SILT TRAPS, MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROCESS.
- 7.) ANY DISTURBED AREA NOT PAVED, SODDED, OR BUILT UPON BY 1 NOVEMBER OR DISTURBED AFTER THAT DATE, IS TO BE SEEDED WITHIN 15 DAYS WITH OATS, BRUZZI RYE, OR EQUIVALENT AND MULCHED WITH HAY OR STRAW MULCH AT THE RATE OF TWO TONS PER ACRE.



PROPOSED OFFICE BUILDING FOR P. D. ORLICH



SITE PLAN
SCALE: 1" = 20'-0"

APPROVED
DEPT. OF PUBLIC WORKS
TOWN OF VIENNA, VA.
By: [Signature]
Date: 7/20/16

All Dumpsters Are To Be Placed On Private Property

CHESAPEAKE BAY ORD.
TOWN OF VIENNA
N.A. [Signature]
APPROVED
DENIED

Approved
Planning & Zoning Dept.
Town of Vienna
By: [Signature] Z.A.
Date: 7/20/16



SITE PLAN
ORLICH OFFICE BUILDING
VIENNA, VIRGINIA

JOSEPH T. NORRIS
Architect
100 COLLEGE SQUARE
CHARLOTTEVILLE, VIRGINIA

DATE:	MAR 01 1977
NO.:	1
DATE:	
NO.:	2
DATE:	
NO.:	3
DATE:	
NO.:	4
DATE:	
NO.:	5

DISTRICT DESIGN & CONSTRUCTION INC.
ARCHITECTURAL, ENGINEERING, CONSTRUCTION

A/E/C SERVICE FIRM
ARCHITECT SEAL:



DRAWING TITLE:

SITE PALN
CARIBBEAN SPA

SHEET
SITE PLAN

OFFICE: 703-255-5822
www.district-design.com
450 MAPLE AVE. EAST SUITE 512 VIENNA, VIRGINIA 22180
F-MAIL: ddm @ district-design.com



Town of Vienna
CERTIFICATE OF OCCUPANCY

A Certificate of Occupancy is hereby granted for the following firm, business, establishment or individual in accordance with Article 22, Chapter 18, of the Code of the Town of Vienna, Virginia.

Certificate Information

Certificate Type: Commercial Certificate of Occupancy
Certificate Number: CO-2024-704
Certificate Issued: 6/7/24
Project ID Number: 1344802

Location:

Project Address: 450 MAPLE AVE E, 302

Zoning: Address/Parcel

- 450 MAPLE AVE E: C-1

Business Information:

Corporate Name of Business: Coach Issam's Driving School LLC
Trade Name of Business: Coach Issam's Driving School
Square Footage: 652.00
Legal Description: YOUNG PROP PT LT 17C 0382 02 0017C
Permitted Uses: T - Transition Zone 18-304 Office Only (no in-person training will be permitted prior to approval of a conditional use permit.)
USBC Edition: IEBC 2015
Use Group: B
Construction Type: IIIB
Sprinklered:
Code Modification:

This Certificate Shall Be Conspicuously Posted At All Times.

POST OCCUPANCY: Applicants for Certificates of Occupancy are responsible for scheduling a post occupancy inspection with the Fairfax County Fire Inspectors Office through the Planning and Land Use System (PLUS) database.

This certificate does not take the place of any license or permit required by law, nor does it authorize any building construction or use of mechanical, electrical or plumbing systems or any signs. Any change in the use or occupancy of this structure or upon the subject property or name change for business or owner shall require a new certificate of occupancy.

Andrea West, Zoning Administrator

The Town of Vienna does not discriminate on the basis of disability in the administration or access to or treatment or employment in its programs for activities. The Director of Human Resources of Vienna, Virginia has been designated to coordinate compliance with nondiscrimination requirements. This document will be made available in large print or audio cassette upon request. Call (703) 255-6300 (voice) or TTY users 711.