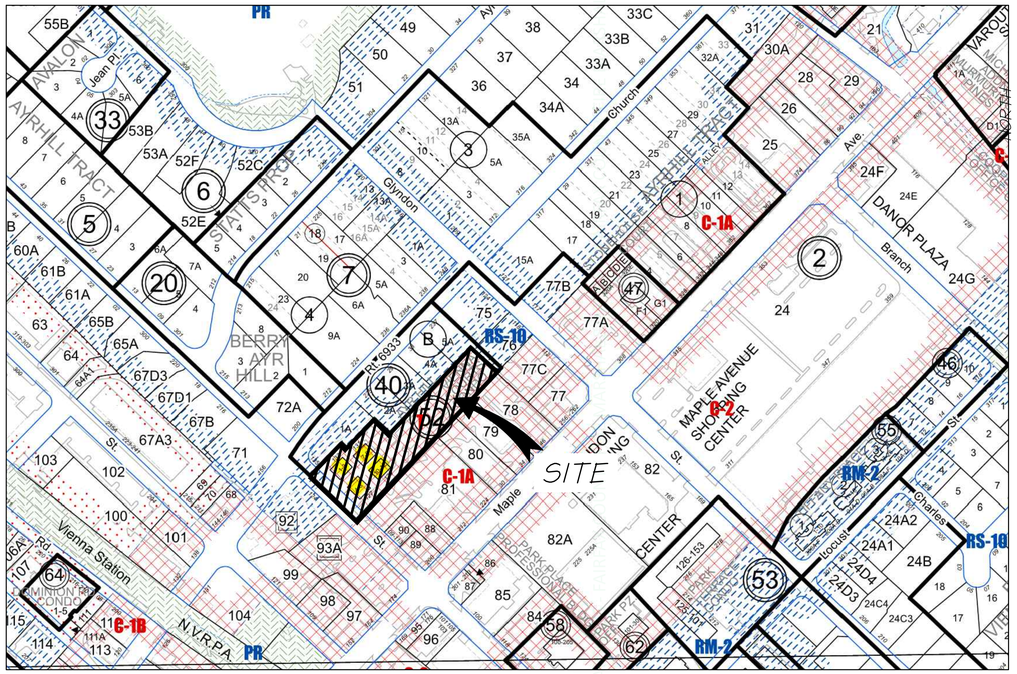
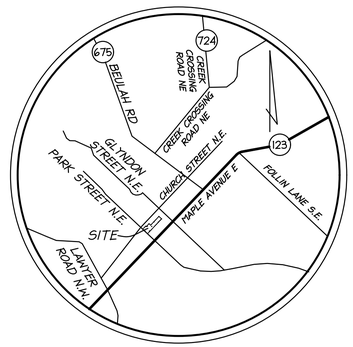
ATTACHMENT 07

REZONING OF
127-133 PARK ST, N.E.
TOWN OF VIENNA, VIRGINIA



ZONING MAP
SCALE : 1" = 200'



VICINITY MAP
SCALE : 1" = 2,000'

SOIL INFORMATION

SOIL #	SOIL NAME	PROBLEM CLASS	FOUNDATION SUPPORT	DRAINAGE	EROSION POTENTIAL
95	URBAN LAND	IVB	N/A	N/A	N/A

SITE OVERVIEW:

SITE AREA: ..... 72,167± OR 1.65673 ACRES
EXISTING ZONE: ..... T (TRANSITIONAL)
PROPOSED ZONE: RM-2

APPLICANT/CONTRACT OWNER:

BFR CONSTRUCTION COMPANY
921 GLYNDON ST., S.E.
VIENNA, VA 22180
SBUKONT@GMAIL.COM
(703)281-1054

PROPERTY OWNER(S):

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON FAIRFAX COUNTY TAX MAP No. 0382-52-0001, 0002, 0003, 0004, 0005, 0006, 0007, 0008, 0009, 0010, 0011, AND 0012.

THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF TRUSTEES OF VIENNA PRESBYTERIAN CHURCH, BY DEED RECORDED IN DEED BOOK 5922 AT PAGE 1569, JOSEPH T. NOCERINO AND MARY ANN NOCERINO, TRUSTEES, BY DEED RECORDED IN DEED BOOK 23666 AT PAGE 1767 AND DEED BOOK 23666 AT PAGE 1771, EZRA PARTNERSHIP, BY DEED RECORDED IN DEED BOOK 19254 AT PAGE 532, DEED BOOK 5863 AT PAGE 365, DEED BOOK 6117 AT PAGE 1651, DEED BOOK 7699 AT PAGE 1031, AND DEED BOOK 19254 AT PAGE 532, MANUFACTURERS STANDARDIZATION SOCIETY OF THE VALVE AND FITTINGS INDUSTRY, INC. BY DEED RECORDED IN DEED BOOK 5921 AT PAGE 1069, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

REZONING APPLICATION NOTE:

THIS REZONING APPLICATION IS CONCEPTUAL IN FORM AND DOES NOT CONSTITUTE AN ENGINEERING REVIEW. A FULL ENGINEERING REVIEW WILL BE CONDUCTED DURING SITE PLAN SUBMISSION UNDER SEPARATE COVER. APPROVAL OF THE REZONING DOES NOT MEAN THAT THE APPLICANT WILL NOT NEED TO ALTER THE CONCEPTUAL LAYOUT TO MEET CODES, REGULATIONS AND GOOD ENGINEERING PRACTICES. THE APPLICANT RESERVES THE RIGHT TO REQUEST FURTHER MODIFICATIONS OR WAIVERS TO SPECIFIC STANDARDS AS PART OF THE SITE PLAN REVIEW AND APPROVAL.

ZONING REQUEST:

THIS REZONING APPLICATION IS TO REZONE THE SUBJECT PROPERTY FROM T (TRANSITIONAL) TO RM-2 (LOW DENSITY, MULTI-FAMILY). THE PROPOSAL WILL DISSOLVE THE EXISTING CONDOMINIUM AND CONSOLIDATE THE LOT.

SHEET INDEX

1) ..... COVER SHEET
2) ..... BOUNDARY
3) ..... EXISTING CONDITIONS PLAN
4) ..... CONCEPT PLAN
4A) ..... CONCEPT LANDSCAPE PLAN
4B) ..... FIRE MARSHAL PLAN
5) ..... VRRM
6) ..... ARCHITECTURAL FRONT ELEVATIONS
7) ..... ARCHITECTURAL REAR ELEVATION AND BUILDING SECTION

PLANS APPROVED BY FIRE MARSHAL
--- ZONING APPROVAL ONLY ---
DATE: 06/15/2022
REVIEWER: M. PARUTI
REVIEW ID: 80519

OFFICE OF THE FIRE MARSHAL
FAIRFAX COUNTY, VIRGINIA
REVIEW ID: 80519

FM REVIEWER COORDINATED EXTENSIVELY WITH APPLICANT REGARDING PROPOSED LAYOUT IN ORDER TO ATTAIN AT LEAST MINIMAL COMPLIANCE WITH THE FAIRFAX COUNTY PFM AND VIRGINIA BUILDING AND FIRE CODES RELATIVE TO FD ACCESS.

MINIMAL CODE COMPLIANCE HAS BEEN ACHIEVED; HOWEVER, THIS PROPOSED LAYOUT IS FAR FROM IDEAL AND THE DELETION OF ANY STRUCTURES WOULD BE WELCOMED. ALSO, EACH OF THE STRUCTURES WILL MORE THAN LIKELY NEED TO BE SPRINKLERED VIA CODE MODIFICATION DUE TO INSUFFICIENT AVAILABLE FIRE FLOW.

LDC
4585 DAISY REID AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA 22192
PH: 703-680-4585 FX: 703-680-4775

COVER SHEET

VIENNA COURTS
TOWN OF VIENNA, VIRGINIA

1	TOV COMMENTS				
2	TOV COMMENTS				
NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE	

REVISION APPROVED BY:

DATE	DESIGN	ENGINEER
5/22	JDT	
6/22	KH	

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

COMMONWEALTH OF VIRGINIA
MATTHEW E. MARSHALL
Lic. No. 1625-B
12/30/21
3/8/22
6/10/22
LAND SURVEYOR

SCALE: AS SHOWN

SHEET 1 OF 7

DATE: DECEMBER, 2021
DRAFT: JCM | CHECK: MM
FILE NUMBER: 20268-2-0
TOV #____-PF-

P:\PY 2020\20268-2-0 PARK STREET, N.E. - 127-133\ENG\GDP\20268-1-0-CV.dwg

VCS 1983 GRID NORTH

BENCHMARK #2
EX. SAN. M.H.
TOP=374.64'

CHURCH STREET N.E.
(60' R/W)
ROUTE # 6933

LOT 1-A
N/F
THOMAS R. COOK
D.B. 5042 PG. 497
TAX MAP # 0382-40B-0001A
ZONE: RS-12.5 USE: BUSINESS SERVICES

RESUBD. OF PART OF BLOCK
AYR HILL
D.B. 3599 PG. 421

N: 7,014,783.803
E: 11,834,666.976

21.28'

N 43°31'21" E 112.02'

IPS

10' EASEMENT FOR INGRESS & EGRESS
(D.B. 4026 PG. 666)

IPF

S 46°28'39" E 21.37'

N 43°31'21" E 113.02'

N: 7,014,932.316
E: 11,834,837.443

LOT 2-A
N/F
MACIAS DAVID
D.B. 27425 PG. 0832
TAX MAP # 0382-40B-0002A
ZONE: RS-12.5 USE: SFD

LOT 3-A
N/F
MARTIN F. LIEBRAND
GLORIA B. LIEBRAND
D.B. 14013 PG. 341
TAX MAP # 0382-40B-0003A
ZONE: RS-12.5 USE: SFD

LOT 4-A
N/F
JARMO KALEVITARVAINEN
SARI KRISTINA HEISKANEN
D.B. 24798 PG. 1488
TAX MAP # 0382-40B-0004A
ZONE: RS-12.5 USE: SFD

LOT 5-A
N/F
TIMOTHY P. SULLIVAN
MICHELLE M. SULLIVAN
D.B. 11505 PG. 473
TAX MAP # 0382-40B-0005A
ZONE: RS-12.5 USE: SFD

N: 7,015,135.843
E: 11,836,113.666

IRS

N 43°31'21" E 337.77'

S 46°28'39" E 60.00'

N 43°31'21" E 337.77'

IPF

S 46°28'39" E 100.00'

N 46°30'49" W 181.37'

PARK STREET, N.E.
(50' R/W)
ROUTE #6676

N/F
TRUSTEES OF THE
VIENNA PRESBYTERIAN CHURCH
D.B. 12743 PG. 1904
TAX MAP # 0382-02-0093A
ZONE: C-1A USE: OTHER EDUCATIONAL SERVICES NEC

N/F
TRUSTEES OF THE
VIENNA PRESBYTERIAN CHURCH
D.B. 16403 PG. 794
TAX MAP # 0382-02-0092
ZONE: COMM USE: CHURCHES, SYNAGOGUES

VIENNA COURTS CONDOMINIUM
72,1670 OR 1.65673 ACRES
#127-#133 PARK STREET, N.E.

2 STORY BRICK OFFICE BUILDING W/BASEMENT #133 (POSTED)

2 STORY BRICK OFFICE BUILDING W/BASEMENT #131 (POSTED)

2 STORY BRICK OFFICE BUILDING W/BASEMENT #127 (POSTED)

2 STORY CPVR BRICK OFFICE BUILDING W/BASEMENT

4' WDF #129 (POSTED)

DUMPSTER AREA

POOL AREA

SHED 0.4' OFF

SHED 0.5' OFF

METAL SHED 13.3' 3.1' OFF 0.6' OFF

METAL SHED 22.5' 10.0' 22.5' 10.0' 0.4' OFF

1 HC SPACE

4 PARKING SPACES

5 PARKING SPACES

2 PARKING SPACES

11 PARKING SPACES

20 PARKING SPACES

32 PARKING SPACES

10' WATER LINE ESM'T D.B. 5755 PG. 460

10' STORM SEWER ESM'T D.B. 5755 PG. 460

PP ON TL

S 43°31'21" W 562.70'

IPF

S 43°31'21" W 562.70'

IPF

N: 7,015,067.004
E: 11,835,186.063

CURB

3.5' RAILING

PARKING SPACES

N/F
CYPRUS GROUP, INC.
D.B. 9699 PG. 790
TAX MAP 3 0382-02-0081
ZONE: C-1A USE: DISCOUNT STORE

LOT A
N/F
OWNER
CYPRUS GROUP, INC.
D.B. 9972 PG. 46
TAX MAP 3 0382-02-0080
ZONE: C-1A USE: VACANT

LOT B
N/F
MORRIS SITKIN
ALEC JACOBSON
D.B. 2348 PG. 254
TAX MAP # 0382-02-0079
ZONE: C-1A USE: RESTAURANT W/ALCOHOL

N/F
OWNER
CHEVY CHASE BANK, F.S.B.
D.B. 18209 PG. 1890
TAX MAP # 0382-02-0078
ZONE: C-1A USE: FINANCE, INSURANCE, REAL ESTATE SERVICES

PARCEL A
BLOCK C
AYR HILL
D.B. 1791 PG. 324

N/F
JASSMIN CORPORATION
D.B. 12998 PG. 2020
TAX MAP # 0382-02-0077C
ZONE: C-1A USE: CONVENIENCE GROCERY

PART OF BLOCK C
AYR HILL TRACT
D.B. 1863 PG. 411

BENCHMARK #1
EX. SAN. M.H.
TOP=365.12'

EX. 8" SAN. SEW.

EX. 8" SAN. SEW.

SEE SHEET 3 FOR NOTES!!!

OFFICE OF THE FIRE MARSHAL
FAIRFAX COUNTY, VIRGINIA
REVIEW ID: 80519

P:\PT 2020\20268-2-0 PARK STREET, N.E. - 127-133\ENG\GDP\20268-1-0-BNDY.dwg

LDC
4585 DAISY REID AVENUE, SUITE 291 WOODBRIDGE, VIRGINIA 22192
PH: 703-680-4585 FX: 703-680-4775

BOUNDARY

VIENNA COURTS

TOWN OF VIENNA, VIRGINIA

NO.	DESCRIPTION	REVIEW BY:	APPROVED	DATE
1	TOV COMMENTS			
2	TOV COMMENTS			

REVISION APPROVED BY:

DATE	DESIGN	ENGINEER
3/22	JCM	
6/22	JCM	

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

COMMONWEALTH OF VIRGINIA
MATTHEW C. MARSHALL
Lic. No. 1935-B
12/30/21
3/8/22
6/10/22
LAND SURVEYOR

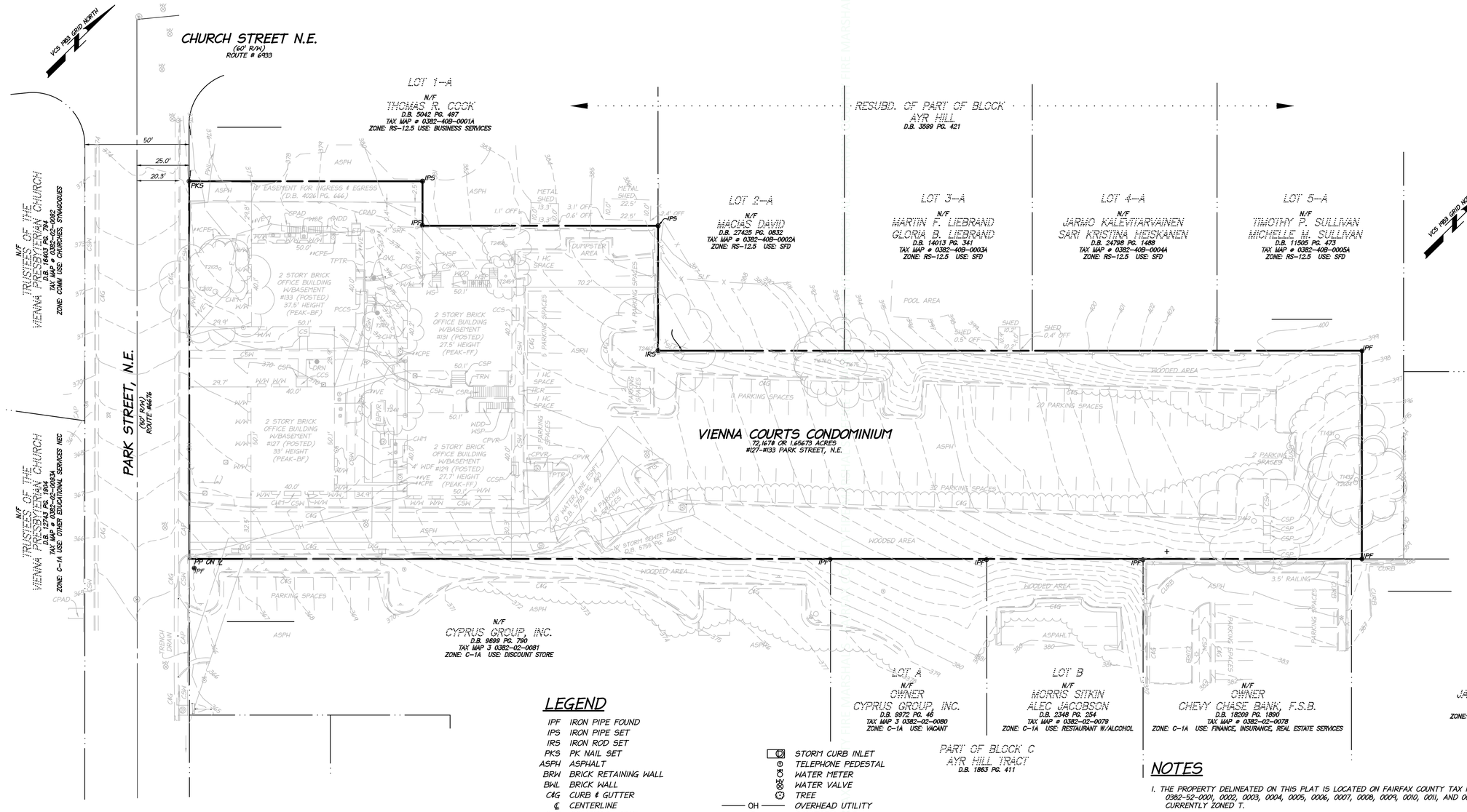
SCALE:
1" = 25'

SHEET 2 OF 7

DATE:
DECEMBER, 2021

DRAFT: JCM | CHECK: MM

FILE NUMBER:
20268-2-0
TOV #____PF-



LEGEND

IPF	IRON PIPE FOUND
IPS	IRON PIPE SET
IRS	IRON ROD SET
PKS	PK NAIL SET
ASPH	ASPHALT
BRW	BRICK RETAINING WALL
BWL	BRICK WALL
C&G	CURB & GUTTER
℄	CENTERLINE
CAP	CONCRETE APRON
CCS	COVERED CONCRETE STOOP
CCSP	COVERED CONCRETE STEPS
CHM	CHIMNEY
CPAD	CONCRETE PAD
CRW	CONCRETE RETAINING WALL
CS	CONCRETE STOOP
CSP	CONCRETE STEPS
CSW	CONCRETE SIDEWALK
CURB	HEADER CURB
CPVR	CONCRETE PAVER WALK
DIG	DROP INLET GRATE
DRN	STORM DRAIN
PCCP	PARTIALLY COVERED CONCRETE PORCH
℗	PROPERTY LINE
PP	POWER POWER
PWL	PAINTED WHITE LINE
RCP	REINFORCED CONCRETE PIPE
TRW	TIMBER RETAINING WALL
TPTR	TIMBER PLANTER
W/W	WINDOW WELL
WDD	WOOD DECK
WSP	WOOD STEPS
	AIR CONDITIONING UNIT
	CLEAN OUT
ET	ELECTRIC TRANSFORMER
	FIRE HYDRANT
	GAS VALVE
	GUY WIRE
	POWER POLE WITHOUT LIGHT
	POWER POLE WITH LIGHT
S	SANITARY MANHOLE
	SIGN
D	STORM MANHOLE
	STORM CURB INLET
	TELEPHONE PEDESTAL
	WATER METER
	WATER VALVE
	TREE
OH	OVERHEAD UTILITY
S	SANITARY LINE
E	UNDERGROUND ELECTRIC LINE (PAINTED RED LINE)
T	UNDERGROUND TELEPHONE LINE (PAINTED ORANGE LINE)
SRF	SPLIT RAIL FENCE
WDF	WOOD FENCE
	TREE LINE
*CPE	APPROXIMATE LOCATION ℄ C&P TEL. CO. R/W D.B. 3888 PG. 698
*VE	APPROXIMATE LOCATION ℄ VEPCO R/W D.B. 3979 PG. 573

TREE TABLE

T1431	24" TREE
T1432	24" TREE
T1462	28" TREE
T1675	24" TREE
T1676	18" TREE
T2102	28" TREE
T2103	15" TREE
T2411	15" MAGNOLIA
T2412	15" MAGNOLIA
T2458	12" TREE
T2459	12" TREE
T2462	28" TREE
T2504	24" OAK

AS-BUILT INFORMATION

SANITARY SEWER

(EX A) EX. SANITARY MANHOLE TOP=365.12'
EX. INV. IN=357.92' (8" SAN. SEWER PIPE FROM NORTHEAST)
EX. INV. OUT=356.77' (8" SAN. SEWER PIPE TO SOUTHEAST)

(EX A) ⟶ (EX B) 237.12' - 8" SAN. SEWER PIPE - @ 0.48%

(EX B) EX. SANITARY MANHOLE TOP=365.83'
EX. INV. IN=355.68' (8" SAN. SEWER PIPE FROM SOUTHWEST)
EX. INV. IN=355.63' (8" SAN. SEWER PIPE FROM A)
EX. INV. IN=355.63' (8" SAN. SEWER PIPE FROM NORTHEAST)
EX. INV. OUT=355.58' (8" SAN. SEWER PIPE TO SOUTHEAST)

STORM SEWER

(EX 2) EX. CONCRETE HEADWALL
EX. INV. OUT=362.62' (15" RCP TO 2)

(EX 1) ⟶ (EX 2) 3.38' - 15" RCP - @ 0.30%

(EX 1) EX. STORM CURB INLET TOP=364.42'
EX. INV. IN=362.61' (15" RCP FROM 2)
EX. INV. IN=363.01' (15" RCP FROM 3)
EX. INV. OUT=361.07' (15" RCP TO SOUTHEAST)

(EX 1) ⟶ (EX 3) 78.21' - 15" RCP - @ 0.96%

(EX 3) EX. DROP INLET GRATE TOP=366.66'
EX. INV. IN=363.86' (15" RCP FROM 4)
EX. INV. OUT=363.76' (15" RCP TO 1)

(EX 3) ⟶ (EX 4) 70.53' - 15" RCP - @ 1.52%

(EX 4) EX. DROP INLET GRATE TOP=371.08'
EX. INV. IN=365.03' (15" RCP FROM 5)
EX. INV. IN=364.98' (15" RCP FROM 7)
EX. INV. OUT=364.93' (15" RCP TO 3)

(EX 4) ⟶ (EX 5) 76.17' - 15" RCP - @ 3.78%

(EX 5) EX. STORM MANHOLE TOP=376.31'
EX. INV. IN=372.25' (15" RCP FROM 8)
EX. INV. IN=372.25' (15" RCP FROM 6)
EX. INV. OUT=367.91' (15" RCP TO 4)

(EX 5) ⟶ (EX 6) 63.85' - 15" RCP - @ 2.47%

(EX 6) EX. STORM CURB INLET TOP=381.83'
EX. INV. OUT=373.83' (15" RCP TO 5)

(EX 8) EX. STORM CURB INLET TOP=378.68'
EX. INV. OUT=372.94' (15" RCP TO 5)

(EX 5) ⟶ (EX 8) 37.29' - 15" RCP - @ 1.85%

(EX 7) EX. STORM INLET TOP=368.68'
EX. INV. OUT=365.93' (15" RCP TO 5)

(EX 4) ⟶ (EX 7) 52.30' - 15" RCP - @ 1.82%

OFFICE OF THE FIRE MARSHAL
FAIRFAX COUNTY, VIRGINIA
REVIEW ID: 80519

NOTES

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON FAIRFAX COUNTY TAX MAP No. 0382-52-0001, 0002, 0003, 0004, 0005, 0006, 0007, 0008, 0009, 0010, 0011, AND 0012, AND IS CURRENTLY ZONED T.
2. THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF TRUSTEES OF VIENNA PRESBYTERIAN CHURCH, BY DEED RECORDED IN DEED BOOK 5922 AT PAGE 1569, JOSEPH T. NOCERINO AND MARY ANN NOCERINO, TRUSTEES, BY DEED RECORDED IN DEED BOOK 23666 AT PAGE 1767 AND DEED BOOK 23666 AT PAGE 1771, EZRA PARTNERSHIP, BY DEED RECORDED IN DEED BOOK 19254 AT PAGE 532, DEED BOOK 5863 AT PAGE 365, DEED BOOK 6117 AT PAGE 1651, DEED BOOK 7699 AT PAGE 1031, AND DEED BOOK 19254 AT PAGE 532, MANUFACTURERS STANDARDIZATION SOCIETY OF THE VALVE AND FITTINGS INDUSTRY, INC. BY DEED RECORDED IN DEED BOOK 5921 AT PAGE 1069, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
3. TITLE REPORT FURNISHED BY ROUND TABLE TITLE, INC., FILE NO. RTT2020-170994,B,C AND D, DATED OCTOBER 1, 2020.
4. THE PROPERTY SHOWN HEREON LIES WITHIN A 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.
5. THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS BOUNDARY TO NATIONAL GEODETIC SURVEY PID HV8750. THE COMBINED GRID AND ELEVATION FACTOR IS 0.99994768.
6. THERE ARE NO KNOWN GRAVES OR BURIAL SITES ON THE PROPERTY.
7. EXCEPT AS SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS OBSERVED ON THE SURVEYED PROPERTY.

LDC
4585 DAISY REID AVENUE, SUITE 291 WOODBRIDGE, VIRGINIA 22192
PH: 703-680-4585 FX: 703-680-4775

EXISTING CONDITIONS PLAN

VIENNA COURTS

TOWN OF VIENNA, VIRGINIA

NO.	DESCRIPTION	DATE	BY
1	TOV COMMENTS	5/22	JCM
2	TOV COMMENTS	6/22	JCM

REVISION APPROVED BY: REVIEW APPROVED BY: ENGINEER

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREIN, NO OTHER CHANGES HAVE BEEN MADE.

COMMONWEALTH OF VIRGINIA
MATTHEW E. MARSHALL
Lic. No. 1355-B
12/30/21
3/8/22
6/10/22
LAND SURVEYOR

SCALE: 1" = 25'

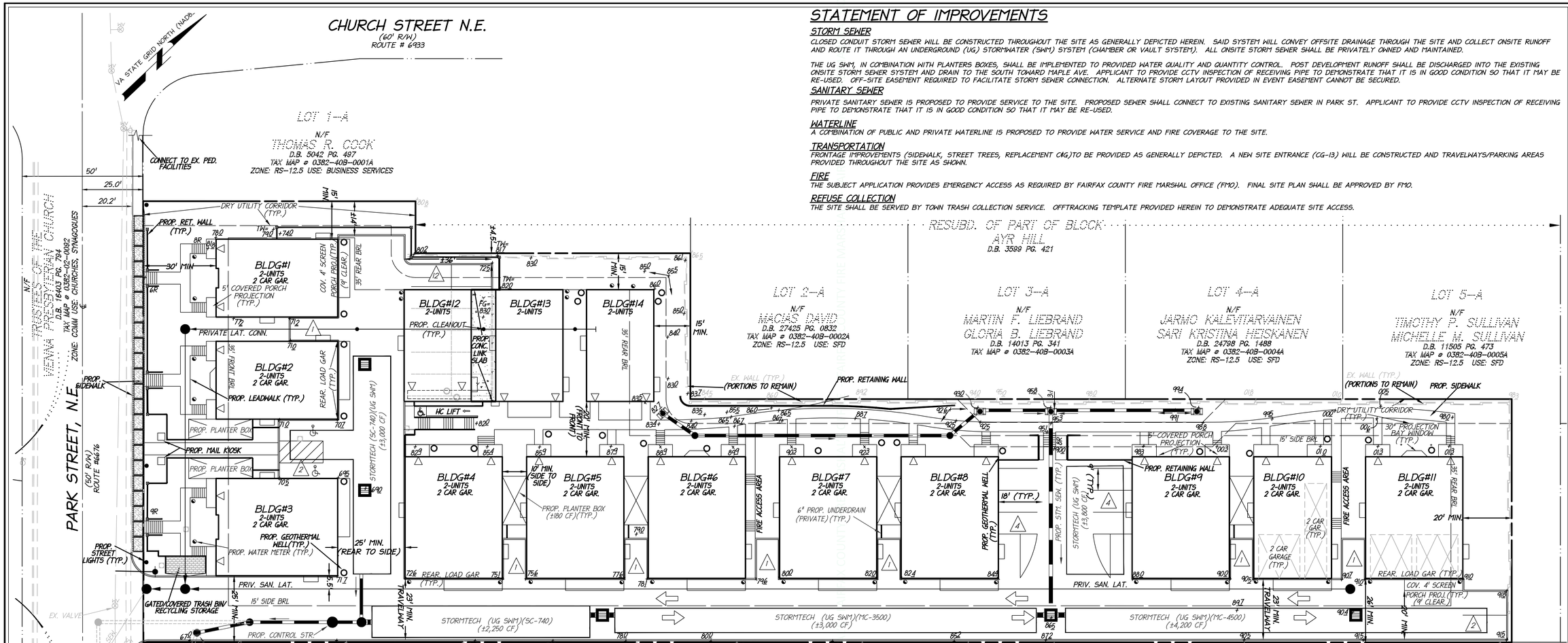
SHEET 3 OF 7

DATE: DECEMBER, 2021

DRAFT: JCM | CHECK: MM

FILE NUMBER: 20268-2-0
TOV #____-PF-

P:\PY 2020\20268-2-0 PARK STREET, N.E. - 127-133\ENG\GDP



STATEMENT OF IMPROVEMENTS

STORM SEWER

CLOSED CONDUIT STORM SEWER WILL BE CONSTRUCTED THROUGHOUT THE SITE AS GENERALLY DEPICTED HEREIN. SAID SYSTEM WILL CONVEY OFFSITE DRAINAGE THROUGH THE SITE AND COLLECT ONSITE RUNOFF AND ROUTE IT THROUGH AN UNDERGROUND (UG) STORMWATER (SWM) SYSTEM (CHAMBER OR VAULT SYSTEM). ALL ONSITE STORM SEWER SHALL BE PRIVATELY OWNED AND MAINTAINED.

THE UG SWM, IN COMBINATION WITH PLANTERS BOXES, SHALL BE IMPLEMENTED TO PROVIDED WATER QUALITY AND QUANTITY CONTROL. POST DEVELOPMENT RUNOFF SHALL BE DISCHARGED INTO THE EXISTING ONSITE STORM SEWER SYSTEM AND DRAIN TO THE SOUTH TOWARD MARLE AVE. APPLICANT TO PROVIDE CCTV INSPECTION OF RECEIVING PIPE TO DEMONSTRATE THAT IT IS IN GOOD CONDITION SO THAT IT MAY BE RE-USED. OFF-SITE EASEMENT REQUIRED TO FACILITATE STORM SEWER CONNECTION. ALTERNATE STORM LAYOUT PROVIDED IN EVENT EASEMENT CANNOT BE SECURED.

SANITARY SEWER

PRIVATE SANITARY SEWER IS PROPOSED TO PROVIDE SERVICE TO THE SITE. PROPOSED SEWER SHALL CONNECT TO EXISTING SANITARY SEWER IN PARK ST. APPLICANT TO PROVIDE CCTV INSPECTION OF RECEIVING PIPE TO DEMONSTRATE THAT IT IS IN GOOD CONDITION SO THAT IT MAY BE RE-USED.

WATERLINE

A COMBINATION OF PUBLIC AND PRIVATE WATERLINE IS PROPOSED TO PROVIDE WATER SERVICE AND FIRE COVERAGE TO THE SITE.

TRANSPORTATION

FRONTAGE IMPROVEMENTS (SIDEWALK, STREET TREES, REPLACEMENT C&G)TO BE PROVIDED AS GENERALLY DEPICTED. A NEW SITE ENTRANCE (CG-13) WILL BE CONSTRUCTED AND TRAVELWAYS/PARKING AREAS PROVIDED THROUGHOUT THE SITE AS SHOWN.

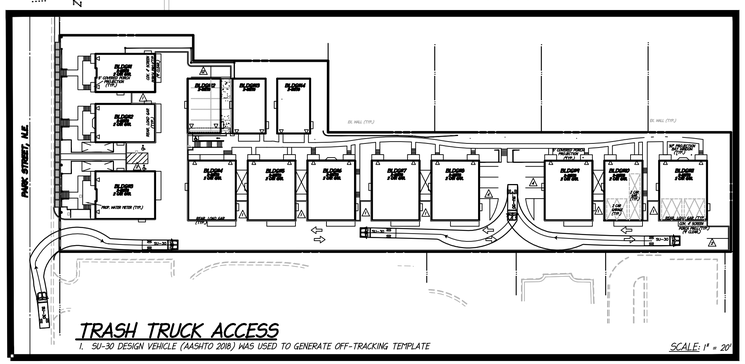
FIRE

THE SUBJECT APPLICATION PROVIDES EMERGENCY ACCESS AS REQUIRED BY FAIRFAX COUNTY FIRE MARSHAL OFFICE (FMO). FINAL SITE PLAN SHALL BE APPROVED BY FMO.

REFUSE COLLECTION

THE SITE SHALL BE SERVED BY TOWN TRASH COLLECTION SERVICE. OFFTRACKING TEMPLATE PROVIDED HEREIN TO DEMONSTRATE ADEQUATE SITE ACCESS.

OFFICE OF THE FIRE MARSHAL
FAIRFAX COUNTY, VIRGINIA
REVIEW ID: 80519



MODIFICATION REQUEST LETTER

BFR CONSTRUCTION
921 GLYNDON ST. SE
VIENNA, VIRGINIA 22180

December 14, 2021

Michael Gallagher
Director of Public Works- Town of Vienna
127 Center St S
Vienna, VA, 22180

RE: Site Plan Modifications for Vienna Courts at 127-131 Park St NE

Mr Gallagher,

In conjunction with the rezoning of the property at 127-133 Park St NE, from T-zone to RM2, we respectfully request the following modifications for your consideration.

Front Yard Modification Requested:
Required: 35' from front property line (18-58.D)
Requested: 30' from the front property line for main building, 25' from the front property line for porches.
Rationale: the front yards will not be used for driveways eliminating street cuts for the units along Park Street NE. The garage entry and parking will be accessed through a common drive Aisle. This request is less than previously approved modifications for RM-2 projects.

Rear Yard Modification Requested:
Required: 35' from the rear property line (18-58.F)
Requested: 20' from the rear property.
Rationale: The rear property line abuts an unusual jog in the residential lot along church street. This segment is approximately 15' wide and current and foreseeable use is unmanaged forestry. Similar modifications have been granted in recent years on RM2 projects when the required yard does not serve its intended purpose.

Lot Coverage Modification Requested:
Required: 25% (18-58.I)
Requested: 70% Shown as 68% on the plan set.
Rationale: This is a similar request to previously approved RM-2 projects. It was indicated at a work session that council members appreciated additional guest parking spaces. This request exceeds the amount shown on the plan set to accommodate changes in future site engineering, parking configuration or inclusion of outdoor amenity space.

Lot Size Modification Requested:
Required: Section 18-58.A.2 states "all two-family dwellings for the purposes of computing area requirements shall be considered as occupying one lot and shall adhere to the area requirement as specified for the RS-10 zone except the area need not exceed 8,000 square feet."
Requested: All 14 two-family units will occupy approximately 72,167 sqft.
Rationale: This is a similar request to a recent RM-2 rezoning application. Our modification will have less impact as to traffic than the existing use and we are reducing the impact to the neighbors by limiting the building height to 30' and providing enhanced street improvements per the proffered conditions from the rezoning.

Thank you for you consideration,

Steve Bukont- President of BFR Construction

SITE ANALYSIS

PROPOSED ZONING RM-2

SEC.18-58 - AREA REQUIREMENTS.

A.GENERAL REQUIREMENTS:

* 1.ALL SINGLE-FAMILY DETACHED DWELLINGS SHALL ADHERE TO THE AREA REQUIREMENTS AS SPECIFIED FOR THE RS-10 ZONE (SEE SECTION 18-33).
2.ALL TWO-FAMILY DWELLINGS FOR PURPOSES OF COMPUTING AREA REQUIREMENTS SHALL BE CONSIDERED AS OCCUPYING ONE LOT AND EACH SUCH LOT SHALL ADHERE TO THE AREA REQUIREMENTS AS SPECIFIED FOR THE RS-10 ZONE EXCEPT THE AREA NEED NOT EXCEED 8,000 SQUARE FEET.

B.LOT AREA: EVERY LOT SHALL HAVE A MINIMUM AREA OF 8,000 SQUARE FEET. THE MINIMUM LOT AREA PER DWELLING UNIT FOR MULTIFAMILY DWELLINGS, INCLUDING RESIDENT EMPLOYEES' DWELLING UNITS, SHALL BE 2,000 SQUARE FEET.

C.LOT WIDTH. LOT WIDTHS SHALL BE A MINIMUM OF 70 FEET. THE MINIMUM WIDTH AT THE STREET LINE SHALL BE 40 FEET.

D.FRONT YARD. FRONT YARDS SHALL BE THE SAME AS THOSE SPECIFIED FOR THE RS-16 ZONE.

E.SIDE YARD. SIDE YARDS SHALL BE A MINIMUM OF 15 FEET EACH IN WIDTH. BUILDINGS OTHER THAN DWELLINGS AND THEIR ACCESSORY BUILDINGS SHALL HAVE A SIDE YARD ON EACH SIDE OF THE BUILDING OF NOT LESS THAN 25 FEET IN WIDTH. CORNER LOTS SHALL HAVE A SIDE YARD ALONG THE STREET SIDE OF AT LEAST 25 FEET IN WIDTH.

F.REAR YARD. REAR YARDS SHALL BE A MINIMUM OF 35 FEET IN DEPTH.

G.COURT REQUIREMENTS. NO COURT SHALL BE ENCLOSED BY WALLS ON ALL FOUR SIDES. A COURT SHALL HAVE A WIDTH EQUAL TO OR GREATER THAN THE HEIGHT OF THE ADJOINING BUILDING BUT IN NO CASE SHALL SAID WIDTH BE LESS THAN 20 FEET. THE DEPTH OF THE COURT SHALL NOT BE MORE THAN 1.5TIMES ITS WIDTH.

H.MULTIPLE-FAMILYDWELLINGS. FOR THOSE PROJECTS OF MORE THAN ONE BUILDING, THE FRONT, SIDE, AND REAR YARD REQUIREMENTS FOR THIS SECTION SHALL APPLY ALONG THE BOUNDARY LINES OF THE PROJECT. THE MINIMUM DISTANCES BETWEEN THE PRINCIPAL BUILDINGS WITHIN THE PROJECT AREA SHALL BE AS FOLLOWS:
1.WHERE BUILDINGS ARE FRONT TO FRONT, OR FRONT TO REAR, TWO TIMES THE HEIGHT OF THE TALLER BUILDING, BUT NOT LESS THAN 70 FEET;
2.WHERE BUILDINGS ARE SIDE TO SIDE, ONE TIMES THE HEIGHT OF THE TALLER BUILDING, BUT NOT LESS THAN 20 FEET; AND
3.WHERE BUILDINGS ARE FRONT TO SIDE, REAR TO REAR, 1.5 TIMES THE HEIGHT OF THE TALLER BUILDING BUT NOT LESS THAN 55 FEET, PROVIDED THAT WHERE ROADWAYS ARE LOCATED BETWEEN SAID BUILDINGS, THE WIDTH OF SUCH ROADWAY SHALL BE IN ADDITION TO THE ABOVE MINIMUM DISTANCES BETWEEN BUILDINGS.

* I.LOT COVERAGE. LOT COVERAGE SHALL BE THE SAME AS THAT SPECIFIED FOR RS-16 ZONE.

SEC.18-59 - HEIGHT LIMIT
THE MAXIMUM HEIGHT OF BUILDINGS IN THE RM-2 ZONE SHALL BE THREE STORIES, BUT SHALL NOT EXCEED 35 FEET ABOVE AVERAGE GRADE.

* DENOTES MODIFICATION TO BE REQUESTED SEPARATELY PER ZO 18-257

PROPOSED DENSITY	1 UNIT PER ±2,575# (28 UNITS)
EXISTING USE:	LIGHT OFFICE
PROPOSED USE:	MULTI-FAMILY
ALLOWED BUILDING HEIGHT:	35 FEET
PROPOSED MAXIMUM BUILDING HEIGHT:	28 FEET
PROPOSED LOT COVERAGE	70% (MAXIMUM)
PROPOSED PARKING SPACES	77 SPACES (2 HANDICAP SPACES) 44 GARAGE SPACES (6 TANDEM) 12 SPACES @ BLDG#12 (ALL TANDEM) 21 VISITOR SPACES
TOTAL:	77 SPACES (2 HANDICAP SPACES)

LDC
4585 DAISY REID AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA 22192
PH: 703-680-4585 FX: 703-680-4775

CONCEPT PLAN

VIENNA COURTS

TOWN OF VIENNA, VIRGINIA

NO.	DESCRIPTION	DATE
1	TOV COMMENTS	5/22

REVISION APPROVED BY: REVIEW APPROVED BY: ENGINEER DATE DESIGN JCT

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

COMMONWEALTH OF VIRGINIA
MATTHEW R. MARSHALL
Lic. No. 1355-B
12/30/21
3/8/22
LAND SURVEYOR

SCALE: 1" = 20'

SHEET 4 OF 7

DATE: DECEMBER, 2021

DRAFT: JCM | CHECK: MM

FILE NUMBER: 20268-2-0
TOV #____-PF-

P:\PT 2020\20268-2-0 PARK STREET, N.E. - 127-133\ENG\GDP\20268-1-0-GDP.dwg

CHURCH STREET N.E.
(60' R/W)
ROUTE # 6933

VA STATE GRID NORTH (NAD83)

LOT 1-A
N/F
THOMAS R. COOK
D.B. 5042 PG. 497
TAX MAP # 0382-40B-0001A
ZONE: RS-12.5 USE: BUSINESS SERVICES

N/F
TRUSTEES OF THE
VIENNA PRESBYTERIAN CHURCH
D.B. 12743 PG. 1804
TAX MAP # 0382-02-0092
D.B. 16403 PG. 794
TAX MAP # 0382-02-0093
ZONE: C-1A USE: OTHER EDUCATIONAL SERVICES NEC

ZONE: COMM USE: CHURCHES, SYNAGOGUES

PARK STREET, N.E.
(50' R/W)
ROUTE #6676

50'
25.0'
20.2'

CONNECT TO EX. PED. FACILITIES
MED. SHADE/EVG TREE (20ft)(TYP.)
DRY UTILITY CORRIDOR (TYP.)
PROP. RET. WALL (TYP.)
SMALL ORNAMENTAL/EVG TREE (10ft)(TYP.)
RESUBD. OF PART OF BLOCK
AYR HILL
D.B. 3599 PG. 421

BLDG#1
2-UNITS
2 CAR GAR.
5' COVERED PORCH PROJECTION (TYP.)
CON. 4' SCREEN PORCH PROJ.(TYP.) (9' CLEAR.)
PRIVATE LAT. CONN.
BLDG#2
2-UNITS
2 CAR GAR.
REAR. LOAD GAR (TYP.)
PROP. SIDEWALK
PROP. LEADWALK (TYP.)
PROP. PLANTER BOX
PROP. MAIL KIOSK
PROP. PLANTER BOX
BLDG#3
2-UNITS
2 CAR GAR.
PROP. GEOTHERMAL WELL(TYP.)
PROP. WATER METER (TYP.)
PROP. STREET LIGHTS (TYP.)
PRIV. SAN. LAT.
GATED/COVERED TRASH BIN/ RECYCLING STORAGE
EX. VALVE
SU-30
PROP. CONTROL STA.
CONNECT TO EX. STORM (SEE STORM NOTES, THIS SHEET)
MATCH EX.
ALT. STORM SEW. OUTFALL

BLDG#12
2-UNITS
PROP. CLEANOUT (TYP.)
PROP. CONC. LINK SLAB
BLDG#13
2-UNITS
BLDG#14
2-UNITS
STORMTECH (SC-740)(UG SWM) (±3,000 CF)
BLDG#4
2-UNITS
2 CAR GAR.
BLDG#5
2-UNITS
2 CAR GAR.
PROP. PLANTER BOX (±180 CF)(TYP.)
BLDG#6
2-UNITS
2 CAR GAR.
FIRE ACCESS AREA
BLDG#7
2-UNITS
2 CAR GAR.
6" PROP. UNDERDRAIN (PRIVATE)(TYP.)
BLDG#8
2-UNITS
2 CAR GAR.
PROP. GEOTHERMAL WELL (TYP.)
REAR. LOAD GAR (TYP.)
SU-30
STORMTECH (UG SWM)(SC-740) (±2,250 CF)
STORMTECH (UG SWM)(MC-3500) (±3,000 CF)

LOT 2-A
N/F
MACIAS DAVID
D.B. 27425 PG. 0832
TAX MAP # 0382-40B-0002A
ZONE: RS-12.5 USE: SFD

LOT 3-A
N/F
MARTIN F. LIEBRAND
GLORIA B. LIEBRAND
D.B. 14013 PG. 341
TAX MAP # 0382-40B-0003A

LOT 4-A
N/F
JARMO KALEVITARYAINEN
SARI KRISTINA HEISKANEN
D.B. 24798 PG. 1488
TAX MAP # 0382-40B-0004A
ZONE: RS-12.5 USE: SFD

LOT 5-A
N/F
TIMOTHY P. SULLIVAN
MICHELLE M. SULLIVAN
D.B. 11505 PG. 473
TAX MAP # 0382-40B-0005A
ZONE: RS-12.5 USE: SFD

EX. WALL (TYP.) (PORTIONS TO REMAIN)
PROP. RETAINING WALL
EX. WALL (TYP.) (PORTIONS TO REMAIN)
PROP. SIDEWALK
DRY UTILITY CORRIDOR (TYP.)
30" PROJECTION BAY WINDOW (TYP.)
5' COVERED PORCH PROJECTION (TYP.)
PROP. RETAINING WALL
BLDG#9
2-UNITS
2 CAR GAR.
BLDG#10
2-UNITS
2 CAR GAR.
2 CAR GAR. (TYP.)
2 CAR GARAGE (TYP.)
FIRE ACCESS AREA
BLDG#11
2-UNITS
2 CAR GAR.
REAR. LOAD GAR (TYP.)
COV. 4' SCREEN PORCH PROJ.(TYP.) (9' CLEAR.)
SU-30
STORMTECH (UG SWM)(SC-740) (±3,800 CF)
PRIV. SAN. LAT.
STORMTECH (UG SWM)(MC-4500) (±4,200 CF)

N/F
CYPRUS GROUP, INC.
D.B. 9699 PG. 790
TAX MAP 3 0382-02-0081
ZONE: C-1A USE: DISCOUNT STORE

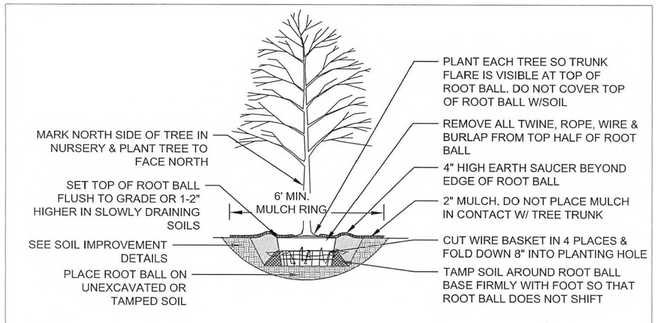
LOT A
N/F
OWNER
CYPRUS GROUP, INC.
D.B. 9972 PG. 46
TAX MAP 3 0382-02-0080
ZONE: C-1A USE: VACANT

LOT B
N/F
MORRIS SITKIN
ALEC JACOBSON
D.B. 2348 PG. 254
TAX MAP # 0382-02-0079
ZONE: C-1A USE: RESTAURANT W/ALCOHOL

PART OF BLOCK C
AYR HILL TRACT
D.B. 1863 PG. 411

N/F
OWNER
CHEVY CHASE BANK, F.S.B.
D.B. 18200 PG. 1800
TAX MAP # 0382-02-0078
ZONE: C-1A USE: FINANCE, INSURANCE, REAL ESTATE SERVICES

PARCEL A
BLOCK C
AYR HILL
D.B. 1791 PG. 324
N/F
JASSMIN CORPORATION
D.B. 12998 PG. 2020
TAX MAP # 0382-02-0077C
ZONE: C-1A USE: CONVENIENCE GROCERY



NOTES:
1. TREES WILL BE REJECTED IF TRUNK FLARE IS NOT VISIBLE AT TOP OF ROOT BALL.
2. DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSING LIMBS, CO-DOMINANT LEADERS & BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS & LATERAL BRANCHES MAY BE PRUNED, BUT DO NOT REMOVE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF CROWN.
3. STAKE OR WRAP TREE ONLY UPON APPROVAL OF LANDSCAPE ARCHITECT.
4. THIS DETAIL ASSUMES THAT PLANTING SPACE IS LARGER THAN 8 SQUARE FEET, OPEN TO SKY, AND NOT COVERED BY PAVING OR GRATING.
5. THIS PLANTING DETAIL WAS BASED ON ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) STANDARD TREE PLANTING DETAIL. FOR MORE INFORMATION SEE www.isa-arbor.com OR CALL (217) 355-9411.

TREE PLANTING DETAIL
B&B TREES IN ALL SOIL TYPES
N.T.S.

PRELIM. CANOPY COVER - VIENNA COURTS

Symbol	Species (Common name)	Quantity	Planting Size	Type	Spacing	20 Year Canopy Coverage (sq. ft.)	20 Year Credit total	Comments
Overstory Trees								
	Overstory Canopy Tree	30	2-2.5" Cal.	B&B	As Shown	200	6000	Full, single stem
Total		**30**						
Understory Trees								
	Understory Canopy Tree	50		B&B	As Shown	100	5000	
Total		**50**						
	Plants						**11000**	
	Site Area	1.66		**% Cover**	**15%**			

NOTE: PLANT SELECTION WILL BE DETAILED DURING THE SITE PLAN AND BAR APPROVAL PROCESS. THE APPLICANT WILL SELECT PLANTS AS APPROPRIATE AND IN CONSULTATION WITH THE TOWN ARBORIST. THE APPLICANT INTENDS TO USE A VARIETY OF TREES (OVER STORY, UNDERSTORY, DECIDUOUS AND EVERGREENS). ADDITIONAL PLANTINGS OF SHRUBS, SEASONAL COLOR, GROUND COVERS AND OTHER PLANTS WILL BE INCLUDED. PLANT SELECTION WILL BE OF A NATIVE VARIETY WHERE APPROPRIATE.

LEGEND:
- LIMITS OF CLEARING AND GRADING
- OVERSTORY CANOPY TREE
- UNDER STORY CANOPY TREE

20' 0 20' 40' 60'

OFFICE OF THE FIRE MARSHAL
FAIRFAX COUNTY, VIRGINIA
REVIEW ID: 80519

LDC
4585 DAISY REID AVENUE, SUITE 291 WOODBRIDGE, VIRGINIA 22192
PH: 703-680-4585 FX: 703-680-4775

CONCEPT
LANDSCAPE PLAN

VIENNA COURTS

TOWN OF VIENNA, VIRGINIA

NO.	DESCRIPTION	DATE
1	TOV COMMENTS	3/22
2	TOV COMMENTS	4/22

REVIEW APPROVED BY:
REVISION APPROVED BY:
DATE DESIGN ENGINEER: JCM KFI

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREIN, NO OTHER CHANGES HAVE BEEN MADE.

COMMONWEALTH OF VIRGINIA
MATTHEW R. MARSHALL
Lic. No. 1355-B
12/30/21
3/8/22
6/10/22
LAND SURVEYOR

SCALE: 1" = 20'
SHEET 4A OF 7
DATE: DECEMBER, 2021
DRAFT: JCM CHECK: MM
FILE NUMBER: 20268-2-0
TOV #____-PF-

P:\PY 2020\20268-2-0 PARK STREET, N.E. - 127-133\ENG\GDP\20268-1-0-LS.dwg

CHURCH STREET N.E.

LOT 1-A
N/F
THOMAS R. COOK
D.B. 5042 PG. 497
TAX MAP # 0382-40B-0001A
ZONE: RS-12.5 USE: BUSINESS SERVICES

EX. FH
(4/25/22 FLOW TEST)

VA STATE GRID NORTH (NAD83)

N/F
NEW TESTAMENT BAPTIST CHURCH
D.B. 16403 PG. 794
TAX MAP # 0382-02-0002
ZONE: C-1A USE: CHURCHES, SYNAGOGUES

PARK STREET, N.E.

RESUBD. OF PART OF BLOCK
AYR HILL
D.B. 3599 PG. 421

LOT 2-A
N/F
MAGAS DAVID
D.B. 27425 PG. 0832
TAX MAP # 0382-40B-0002A
ZONE: RS-12.5 USE: SFD

LOT 3-A
N/F
MARTIN F. LIEBRAND
GLORIA B. LIEBRAND
D.B. 14013 PG. 341
TAX MAP # 0382-40B-0003A

LOT 4-A
N/F
JARMO KALEVI TARVAINEN
SARI KRISTIINA HEISKANEN
D.B. 24798 PG. 1488
TAX MAP # 0382-40B-0004A
ZONE: RS-12.5 USE: SFD

LOT 5-A
N/F
TIMOTHY P. SULLIVAN
MICHELLE M. SULLIVAN
D.B. 11505 PG. 473
TAX MAP # 0382-40B-0005A
ZONE: RS-12.5 USE: SFD

EX. WALL (TYP.)

PRIVATE ALLEY
FIRE LANE (NO PARKING)

BLDG#1 2-UNITS 2 CAR GAR.
BLDG#2 2-UNITS 2 CAR GAR.
BLDG#3 2-UNITS 2 CAR GAR.
BLDG#4 2-UNITS 2 CAR GAR.
BLDG#5 2-UNITS 2 CAR GAR.
BLDG#6 2-UNITS 2 CAR GAR.
BLDG#7 2-UNITS 2 CAR GAR.
BLDG#8 2-UNITS 2 CAR GAR.
BLDG#9 2-UNITS 2 CAR GAR.
BLDG#10 2-UNITS 2 CAR GAR.
BLDG#11 2-UNITS 2 CAR GAR.
BLDG#12 2-UNITS
BLDG#13 2-UNITS
BLDG#14 2-UNITS

5' COVERED PORCH PROJECTION (TYP.)
COV. 4' SCREEN PORCH PROJ. (TYP.) (9' CLEAR.)
REAR. LOAD GAR (TYP.)
REAR. LOAD GAR
FIRE ACCESS AREA
5' COVERED PORCH PROJECTION (TYP.)
30" PROJECTION BAY WINDOW (TYP.)
2 CAR GAR. (TYP.)
2 CAR GARAGE (TYP.)
54' TURN AROUND DEPTH
LIFT
20' MIN. (FRONT TO FRONT)
10' MIN. (SIDE TO SIDE)
25' MIN. (REAR TO SIDE)
23' MIN. TRAVELWAY
20' MIN.
26' MIN.
500' HOSE COVERAGE
FFX Fire 34 Custom

PROP. FH
(1650 GPM @ 20psi)
JUNCTION J-1, SEE
FIRE FLOW RESULTS
BELOW)

EX. VALVE

20' 0 20' 40' 60'
1" = 20'

N/F
CYRUS GROUP, INC.
D.B. 9699 PG. 790
TAX MAP 3 0382-02-0081
ZONE: C-1A USE: DISCOUNT STORE

LOT A
N/F
OWNER
CYRUS GROUP, INC.
D.B. 9972 PG. 46
TAX MAP 3 0382-02-0080
ZONE: C-1A USE: VACANT

LOT B
N/F
MORRIS SIKIN
ALEC JACOBSON
D.B. 2348 PG. 254
TAX MAP # 0382-02-0079
ZONE: C-1A USE: RESTAURANT W/ALCOHOL

N/F
OWNER
CHEVY CHASE BANK, F.S.B.
D.B. 18209 PG. 1890
TAX MAP # 0382-02-0078
ZONE: C-1A USE: FINANCE, INSURANCE, REAL ESTATE SERVICES

PART OF BLOCK C
AYR HILL TRACT
D.B. 1863 PG. 411

PARCEL A
BLOCK C
AYR HILL
D.B. 1791 PG. 324

N/F
JASSHIN CORPORATION
D.B. 12998 PG. 2020
TAX MAP # 0382-02-0077C
ZONE: C-1A USE: CONVENIENCE GROCERY

N/F
INTERNATIONAL CHURCH
D.B. 12743 PG. 1804
TAX MAP # 0382-02-0003A
ZONE: C-1A USE: OTHER EDUCATIONAL SERVICES NEC

PROPOSED FIRE FLOW

PER PROPOSED HYDRAULIC MODEL COMPLETED 5-31-22

Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
J-1	367.00	1,650	412.86	20

FIRE MARSHAL NOTES

AVAILABLE FIRE FLOW 1,650 GPM AVAILABLE (GAL./MIN.)

SOURCE OF FIRE FLOW INFO. TOWN OF VIENNA (4/25/22)

TYPE OF CONSTRUCTION – USBC VB

USE GROUP CLASSIFICATION – USBC R5

PROPOSED BUILDING HEIGHT 35' (FT.)

BUILDING TO BE FULLY SPRINKLERED ☑ YES ☐ NO

IF YES, CHECK APPROPRIATE STANDARD: NFPA 13 ☐ ; NFPA 13D ☐ ; NFPA 13R ☐
(TO BE DETERMINED WITH FINAL SITE/ARCHITECTURAL DESIGN)

PROPOSED NUMBER OF FLOORS 3

NOTES

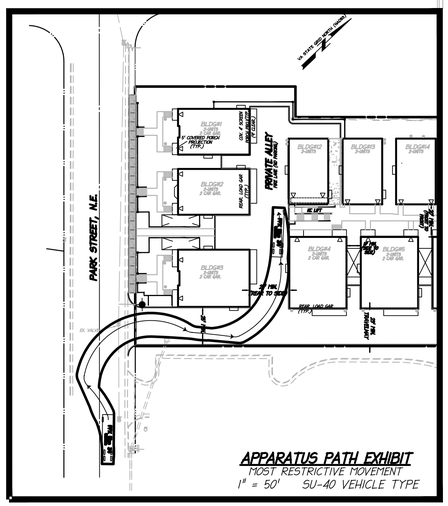
1. UPON DETAILED REVIEW OF FINAL SITE PLAN BY FIRE MARSHAL'S OFFICE (FMO) A MODIFICATION FOR FIRE FLOW MAY BE REQUIRED.
2. FIRE LINES AND FDC LOCATIONS SHALL BE ACCURATELY DEPICTED ON FINAL SITE PLAN PURSUANT TO FINAL REQUEST FROM FMO.

SYMBOLS

DENOTES FIREFIGHTER ACCESS PATH

DENOTES HOSE PATH

DENOTES PRINCIPAL ENTRANCE



APPARATUS PATH EXHIBIT
MOST RESTRICTIVE MOVEMENT
1" = 50' 5U-40 VEHICLE TYPE

OFFICE OF THE FIRE MARSHAL
FAIRFAX COUNTY, VIRGINIA
REVIEW ID: 80519

P:\PY 2020\20268-2-0 PARK STREET, N.E. - 127-133\ENG\GDP\20268-1-0-FFP.dwg

LDC
4585 DAISY REID AVENUE, SUITE 291 WOODBRIDGE, VIRGINIA 22192
PH: 703-680-4585 FX: 703-680-4775

FIRE MARSHAL PLAN

VIENNA COURTS

TOWN OF VIENNA, VIRGINIA

NO.	DESCRIPTION	DATE
1	TOV COMMENTS	3/22
2	FMO COMMENTS	2/22
3	FMO COMMENTS	2/22

DESIGN: JCM
ENGINEER: MM
REVIEW APPROVED BY:

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

COMMONWEALTH OF VIRGINIA
MATTHEW C. MARSHALL
Lic. No. 1325-B
12/30/21
3/8/22
LAND SURVEYOR

SCALE: AS NOTED

SHEET 4B OF 7

DATE: DECEMBER, 2021

DRAFT: JCM CHECK: MM

FILE NUMBER: 20268-2-0
TOV #____-PF-

Virginia Runoff Reduction Method ReDevelopment Worksheet - v2.8 - June 2014
To be used w/ 2011 BMP Standards and Specifications
Site Data

Project Name: Vienna Courts
Date: November 19, 2021

data input cells
calculation cells
constant values

Post-ReDevelopment Project & Land Cover Information

Total Disturbed Acreage 1.66

Constants

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Phosphorus EMC (mg/L)	0.26
Target Phosphorus Target Load (lb/acre/yr)	0.41
Pj	0.90

Nitrogen EMC (mg/L) 1.86

Pre-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.66	0.66
Impervious Cover (acres)	0.00	0.00	0.00	1.00	1.00
				Total	1.66

Post-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00		0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.27	0.27
Impervious Cover (acres)	0.00	0.00	0.00	1.39	1.39
				Total	1.66
Area Check	Okay	Okay	Okay	Check Areas	

Rv Coefficients

	A soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

Land Cover Summary Pre-ReDevelopment	**Listed**	**Adjusted[1]**	**Land Cover Summary Post-ReDevelopment**	
Forest/Open Space Cover (acres)	0.00	0.00	Forest/Open Space Cover	0.00
Composite Rv(forest)	0.00	0.00	Composite Rv(forest)	0.00
% Forest	0%	0%	% Forest	0%
Managed Turf Cover (acres)	0.66	0.27	Managed Turf Cover (acres)	0.27
Composite Rv(turf)	0.25	0.25	Composite Rv(turf)	0.25
% Managed Turf	40%	21%	% Managed Turf	21%
Impervious Cover (acres)	1.00	1.00	ReDev. Impervious Cover (acres)	1.00
Rv(impervious)	0.95	0.95	Rv(impervious)	0.95
% Impervious	60%	79%	% Impervious	79%
Total Site Area (acres)	1.66	1.27	**Total ReDev. Site Area (acres)**	1.27
Site Rv	0.67	0.80	**ReDev. Site Rv**	0.80
Pre-Development Treatment Volume (acre-ft)	0.0928	0.0848	Post-ReDevelopment Treatment Volume (acre-ft)	0.0848
Pre-Development Treatment Volume (cubic feet)	4,044	3,694	Post-ReDevelopment Treatment Volume (cubic feet)	3,694
Pre-Development Load (TP) (lb/yr)	2.54	2.32	Post-ReDevelopment Load (TP) (lb/yr)	2.32

[1]*Adjusted* **Land Cover Summary** reflects the pre redevelopment land cover minus the pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover. The adjusted total acreage is consistent with the Post Redevelopment acreage (minus the acreage of new impervious cover). The load reduction requriement for the new impervious cover to meet the new development load limit is computed in **Column I**.

Maximum % Reduction Required Below Pre-ReDevelopment Load	20%
TP Load Reduction Required for Redeveloped Area (lb/yr)	0.46
Total Load Reduction Required (lb/yr)	**1.15**
Pre-Development Load (TN) (lb/yr)	18.18
Post-Development Load (TN) (lb/yr)	22.65

Drainage Area A

Drainage Area A Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.09	0.09	0.25
Impervious Cover (acres)	0.00	0.00	0.00	1.24	1.24	0.95
				Total	1.33	

Drainage Area B

Drainage Area B Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.09	0.09	0.25
Impervious Cover (acres)	0.00	0.00	0.00	0.15	0.15	0.95
				Total	0.24	

Apply Runoff Reduction Practices to Reduce Treatment Volume & Post-Development Load in Drainage Area A

Credit	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed By Practice (lbs.)	Remaining Phosphorus Load (lbs.)	Downstream Treatment to be Employed
2.i. To Stormwater Planter (Urban Bioretention) (Spec #9, Appendix A)	impervious acres disconnected	40% runoff volume reduction for treated area	0.40	0.47	0	648	972	25	0.00	1.02	0.56	0.46	14. Manufactured Device

TOTAL IMPERVIOUS COVER TREATED (ac) 0.47
TOTAL TURF AREA TREATED (ac) 0.00
AREA CHECK OK.
TOTAL PHOSPHOROUS REMOVAL REQUIRED ON SITE (lb/yr) 1.15
TOTAL RUNOFF REDUCTION IN D.A. A (cf) 648
SPHORUS REMOVAL FROM RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr) 0.56

Apply Practices that Remove Pollutants but Do Not Reduce Runoff Volume

Practice	Unit	Description of Credit	Credit	Area (excluding areas treated by upstream practices)	Runoff from Upstream RR Practices (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed By Practice (lbs.)	Remaining Phosphorus Load (lbs.)	Downstream Treatment to be Employed
14. Manufactured BMP													
14. Insert Name of Device	impervious acres draining to device	0% runoff volume reduction	0.00	0.77	972.48	0	3628	50	0.46	1.67	1.06	1.06	
	turf acres draining to device	0% runoff volume reduction	0.00	0.09	0.00	0	310	0	0.00	0.05	0.00	0.05	

TOTAL IMPERVIOUS COVER TREATED (ac) 1.24
TOTAL TURF AREA TREATED (ac) 0.09
AREA CHECK OK.
PHOSPHORUS REMOVAL BY PRACTICES THAT DO NOT REDUCE RUNOFF VOLUME IN D.A. A 1.06
TOTAL PHOSPHORUS REMOVAL IN D.A. A (lb/yr) 1.62

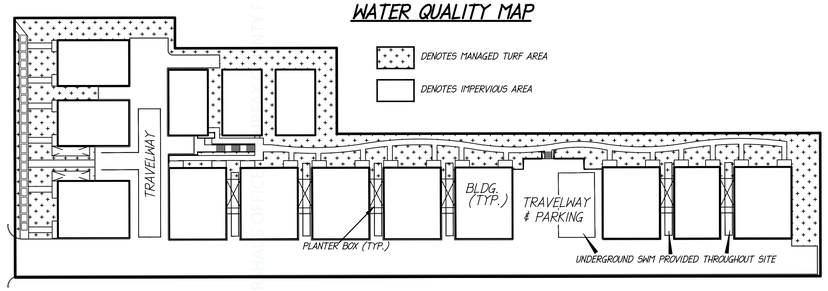
Site Results

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
IMPERVIOUS COVER	1.24	0.15	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED	1.24	0.00	0.00	0.00	0.00	OK.
TURF AREA	0.09	0.09	0.00	0.00	0.00	OK.
TURF AREA TREATED	0.09	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

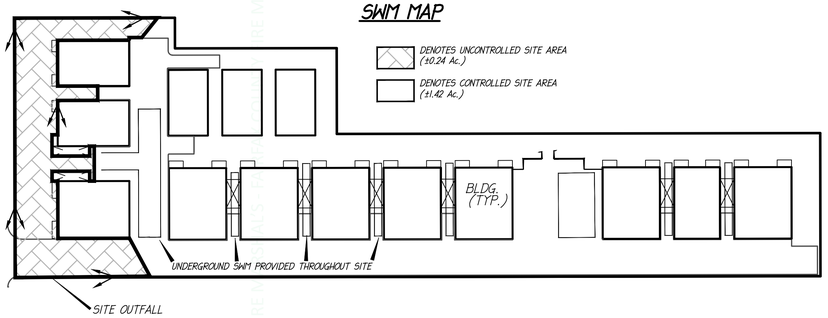
Phosphorous

TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED (LB/YEAR)	1.15
RUNOFF REDUCTION (cf)	648
PHOSPHOROUS LOAD REDUCTION ACHIEVED (LB/YR)	1.62
ADJUSTED POST-DEVELOPMENT PHOSPHOROUS LOAD (TP) (lb/yr)	1.54
REMAINING PHOSPHOROUS LOAD REDUCTION (LB/YR) NEEDED	CONGRATULATIONS!! YOU EXCEEDED THE TARGET REDUCTION BY 0.5 LB/YEAR!!

WATER QUALITY MAP



SWM MAP



SWM NARRATIVE

WATER QUANTITY AND QUALITY REQUIREMENTS WILL BE SATISFIED ONSITE THROUGH A COMBINATION OF PLANTER BOXES AND UG SWM. THE UG SWM IS AN ASSUMED MANUFACTURED TREATMENT DEVICE WITH A PHOSPHORUS REMOVAL EFFICIENCY OF 50%. WATER QUALITY COMPLIANCE WAS BASED ON RE-DEVELOPMENT REQUIREMENTS. APPLICANT RESERVES THE RIGHT TO PURCHASE NUTRIENT CREDITS IN THE EVENT CRITERIA CANNOT BE MET ONSITE PURSUANT TO FINAL ENGINEERING AND DESIGN.

CHANNEL AND FLOOD PROTECTION ARE PROVIDED ONSITE AS WELL. FOR WATER QUANTITY PURPOSES, REQUIRED REDUCTIONS WERE BASED ON SITE RUNOFF GENERATED FROM SITE IN ITS CURRENT CONDITION; DEVELOPED WITH 4 BUILDINGS AND OVER 100 PARKING SPACES AND NOT FROM A GOOD, FORESTED CONDITION.

50' 0 50' 100' 150'

OFFICE OF THE FIRE MARSHAL
FAIRFAX COUNTY, VIRGINIA
REVIEW ID: 80519

LDC
4585 DAISY REID AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA 22192
PH: 703-680-4585 FX: 703-680-4775

VRRM

VIENNA COURTS

TOWN OF VIENNA, VIRGINIA

NO.	DESCRIPTION	REVIEW BY:	APPROVED	DATE
1	TOV COMMENTS			
2	TOV COMMENTS			
	REVISION APPROVED BY:			

JCM	JCM			
3/22	3/22			
DRAFT	CHECK	DATE	DESIGN	ENGINEER

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

COMMONWEALTH OF VIRGINIA
MATTHEW C. MARSHALL
Lic. No. 1355-B
12/30/21
3/8/22
6/10/22
LAND SURVEYOR

SCALE: 1" = 50'

SHEET 5 OF 7

DATE: DECEMBER, 2021

DRAFT: JCM CHECK: MM

FILE NUMBER: 20268-2-0
TOV #____-PF-

P:\PY 2020\20268-2-0 PARK STREET, N.E. - 127-133\ENG\GDP\20268-1-0-VRRM.dwg

"A" NORTH ELEVATION @ GARDEN ALLEY

scale 1:150

"C" SOUTH ELEVATION @ GARDEN ALLEY

scale 1:150

"D" ELEVATION @ PARK STREET NE

scale 1:150

FRONT ELEVATIONS

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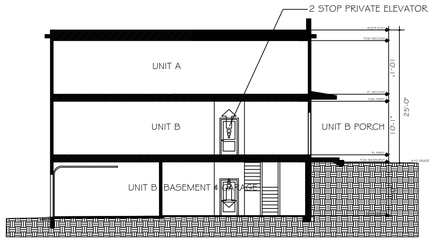
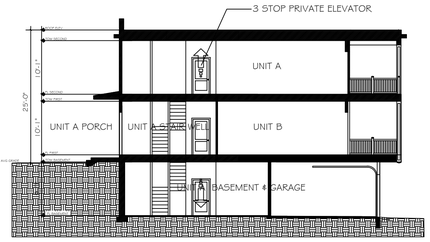
FAIRFAX COUNTY, VIRGINIA
REVIEW ID: 80519



"E" TYPICAL BUILDING SECTION

scale 1:150



"F" TYPICAL BUILDING SECTION

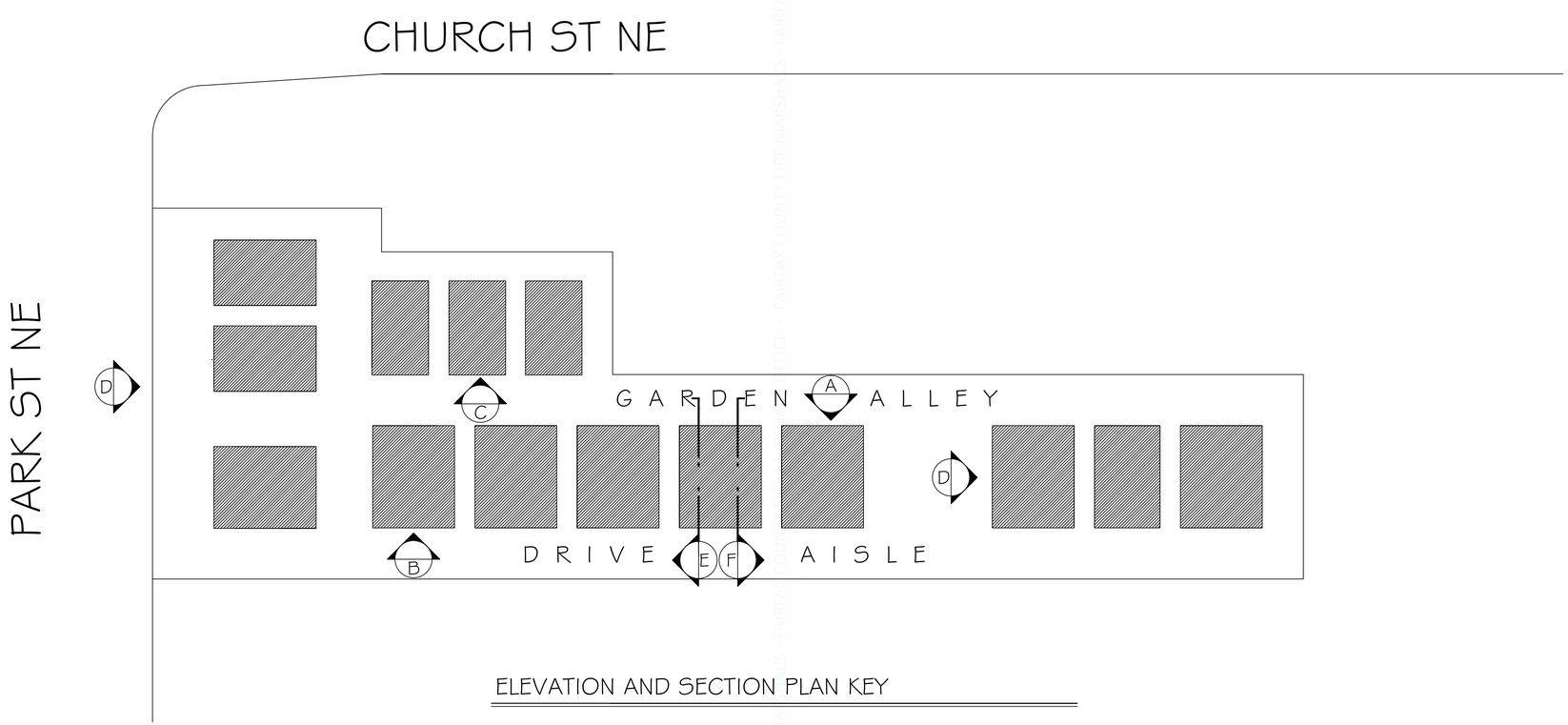
scale 1:150

"B" TYPICAL REAR ELEVATION

scale 1:150

"G" TYPICAL SIDE ELEVATION

scale 1:150



ELEVATION AND SECTION PLAN KEY

REAR ELEVATIONS & BUILDING SECTIONS

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