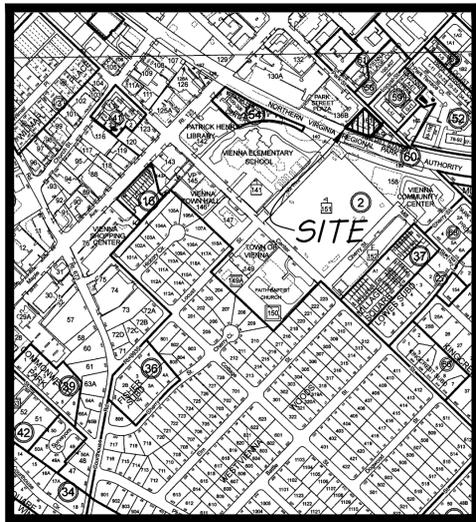
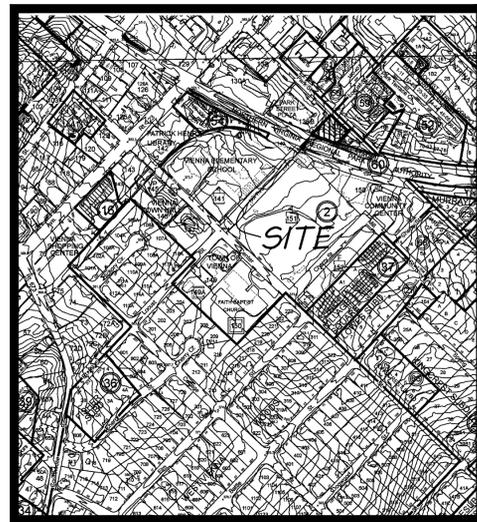


SOIL MAP
1"=250'



VICINITY MAP
1"=500'
(SEE SHEET 18 FOR 100 SCALE MAP)



TOPOGRAPHIC MAP
1"=500'

NOTES

- THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON FAIRFAX COUNTY CADASTRAL MAP No. 038-4 ((2)) PARCEL 161, 201 PARK STREET, SE, AND IS CURRENTLY ZONED RM-2.
- THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF CADENCE ON PARK, LC, BY DEED RECORDED IN DEED BOOK 26346 AT PAGE 2007, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- THE PROPERTY LINES SHOWN HEREON ARE BASED ON FIELD SURVEY PERFORMED BY THIS FIRM ON MAY 27, 2020.
- TITLE REPORT FURNISHED BY STEWART TITLE GUARANTY COMPANY, FILE No. 20V-2952, COMMITMENT DATE APRIL 12, 2020.
- 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. 51059C045E, PANEL 145 OF 450, WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2010.
- THERE ARE NO RESOURCE PROTECTION AREAS ON THIS SITE AS SHOWN ON THE TOWN OF VIENNA CHESAPEAKE BAY PRESERVATION MAP.
- THE IMPROVEMENTS SHOWN HEREON ARE FROM A FIELD SURVEY PERFORMED BY THIS FIRM ON APRIL 29, 2020 THROUGH MAY 6, 2020, AND AN AERIAL SURVEY BY MCKENZIESNYDER, INC., DATE OF PHOTOGRAPHY MARCH 22, 2020.
- THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83), NORTH ZONE, US SURVEY FOOT UNITS AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS BOUNDARY TO A VIRTUAL REFERENCE SYSTEM, TOPNET, THE TOPCON GNSS RTK REFERENCE NETWORK. THE COMBINED GRID AND ELEVATION FACTOR IS 0.999947632.
- THIS TOPOGRAPHIC SURVEY ON THE PROPERTY KNOWN AS THE PROPERTY OF DANIEL D. ROONEY AND GRACE M. ROONEY, S, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF KEVIN D. VAUGHN FROM AN ACTUAL GROUND SURVEY MADE UNDER HIS SUPERVISION; THE ORIGINAL DATA WAS OBTAINED ON MAY 19, 2020 AND MAY 27, 2020, AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED. THE VERTICAL DATUM IS REFERENCED TO NGVD 29. THE CONTOUR INTERVAL IS TWO (2) FEET.
- UNLESS OTHERWISE NOTED ON THIS SURVEY, LOCATIONS AND CONNECTIONS OF STORM AND/OR SANITARY SEWER FACILITIES, IF SHOWN HEREON, ARE BASED ON OBSERVED FIELD EVIDENCE. AS BUILT INFORMATION OF ACCESSIBLE STORM STRUCTURES HAVE BEEN PROVIDED, IF OBTAINABLE. SANITARY SEWER AS-BUILTS HAVE NOT BEEN PROVIDED.
- WHILE REASONABLE CARE HAS BEEN TAKEN IN IDENTIFYING UNDERGROUND UTILITIES AND CONNECTIONS, THEY ARE APPROXIMATE BASED UPON OBSERVABLE ABOVE GROUND FIELD FACILITIES AND/OR SUBSURFACE UTILITY PAINT MARKINGS OR PIN FLAGS ONLY. THEREFORE, ACCURACY OF CONNECTIONS CANNOT BE GUARANTEED.
- UTILITY PLANS WERE NOT PROVIDED DURING THE PERFORMANCE OF THIS SURVEY. ADDITIONAL UTILITY FACILITIES AND/OR UNDERGROUND LINES MAY EXIST THAT WERE NOT EVIDENT OR IDENTIFIED. UTILITY PLANS NEED TO BE ACQUIRED AND COMPARED WITH THIS SURVEY PRIOR TO COMMENCING SITE DESIGN.
- DEVELOPER: SEKAS HOMES, LTD. 407L CHURCH STREET, N.E. VIENNA, VA 22180 PHONE: 703.242.2300
- ALL CONSTRUCTION SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF THE TOWN OF VIENNA EXCEPT AS REQUESTED HEREIN. THE APPLICANT RESERVES THE RIGHT TO APPLY FOR ANY FUTURE WAIVER OR MODIFICATION AT THE TIME OF SITE PLAN PREPARATION/SUBMISSION.
- EROSION AND SEDIMENTATION CONTROL SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION AS PER THE REQUIREMENTS OF THE STATE OF VIRGINIA AND THE TOWN OF VIENNA.
- THE SITE SHALL BE SERVED BY PUBLIC WATER AND SANITARY SEWER.
- NO HAZARDOUS OR TOXIC SUBSTANCES ARE TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON THE SUBJECT PROPERTY.
- LDC IS NOT AWARE OF ANY BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.
- DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF THE OWNER/DEVELOPER.
- ALL PROPOSED UTILITIES SHALL BE UNDERGROUND. ALL UTILITY LOCATIONS ARE TO BE VERIFIED PRIOR TO CONSTRUCTION TO AVOID POTENTIAL CONFLICTS. THE CONTRACTOR WILL CONTACT THE ENGINEER OF RECORD AT LAND DESIGN CONSULTANTS IF ANY CONFLICTS ARISE. THE ENGINEER CAN BE CONTACTED AT 703-680-4585. IF NEEDED BE, THE TOWN ENGINEER CAN BE CONTACTED AT 703-255-6387.
- ALL OFFSITE CLEARING OR GRADING SHALL REMAIN WITHIN THE LIMITS OF THE DEDICATED RIGHT-OF-WAY.
- ALL EXISTING STRUCTURES TO BE REMOVED/RAZED BY SEPARATE PERMIT AS NOTED HEREIN.
- 2" WATER SERVICE LINES SHALL BE UTILIZED.
- UNITS 1-5 SHALL FIELD CONNECT ALL RAIN LEADERS ON THESE UNITS TO THE MANIFOLD PROPOSED ALONG THE FRONT OF THE UNITS.

SOIL INFORMATION

SOIL #	SOIL NAME	PROBLEM CLASS	FOUNDATION SUPPORT	DRAINAGE	EROSION POTENTIAL	HYDROLOGIC SOIL GROUP
101	URBAN LAND - WHEATON COMPLEX	IVB	GOOD	POOR	HIGH	D

WETLANDS PERMITS CERTIFICATION

I HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING WITH LAND DISTURBING ACTIVITIES.

SIGNATURE: John Sekas
OWNER/DEVELOPER: JOHN SEKAS PRESIDENT
NAME: _____ TITLE: _____

NOTE: PERMITS MUST BE PRESENTED TO THE COUNTY INSPECTOR PRIOR TO LAND DISTURBANCE.



BUILDING SECTION
NOT TO SCALE

FIRE MARSHAL NOTES

AVAILABLE FIRE FLOW: 2,825 GPM AVAILABLE (GAL./MIN.)
SOURCE OF FIRE FLOW INFO: TOWN OF VIENNA
TYPE OF CONSTRUCTION: V B
USE GROUP CLASSIFICATION: R-5 (SFA)
PROPOSED BUILDING HEIGHT: 33' (SFA) (FT.)
BUILDING TO BE FULLY SPRINKLERED: YES NO
IF YES, CHECK APPROPRIATE STANDARD: NFPA 13 ; NFPA 13D ; NFPA 13R
PROPOSED NUMBER OF FLOORS: 3 w/ROOFTOP TERRACE (SFA)

SANITARY SEWER INFORMATION

WASTEWATER TREATMENT PLANT: BLUE PLAINS
THIS SITE IS SUBJECT TO: _____ SANITARY SEWER REIMBURSEMENT CHARGES.
THIS SITE IS SERVED BY: _____ ONSITE SEWAGE TREATMENT SYSTEM(S).
 TRASH AND RECYCLING COLLECTION WILL BE CONDUCTED BY A PRIVATE COMPANY.

ZONING TABULATIONS
SITE AREA: 17,925 SF (0.4115 Ac.)
ZONE: RM-2

ITEM	REQUIREMENT	PROPOSAL	MODIFICATION REQUIRED
Proposed Use	Multi-family	Multi-family (Condo Townhouse)	NO
Density	2,000 SF per unit	1 Unit / 2,240 SF (5 units)	NO
Front Yard	35'	20' (Park St.)	YES
Side Yard	15'	10'	YES
Rear Yard	35'	35' (W and OD Trail)	NO
Building Setback (rear to rear)	1.5x height, but no less than 55' (min. req.)	N/A	NO
Lot Coverage	25%	60%	YES
Parking	2 Spaces/Unit + 1 Visitor Space/5 Units = 11 Spaces	10 Garage + 4 Surface = 14 Spaces	NO

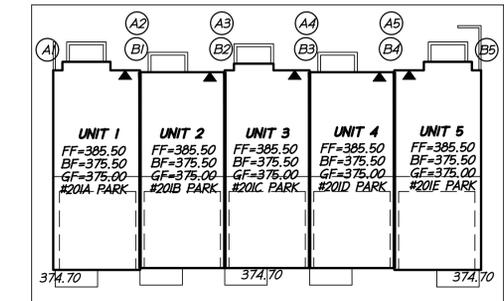
SEE STATEMENTS OF JUSTIFICATION ON SHEET 5.

PARKING TABULATION:

UNIT TYPE	# UNITS	PER UNIT REQ'D	SPACES REQUIRED
CONDO	5	2	10
VISITOR SPACES		1 SP/5 UNITS	1
TOTAL SPACES			11
UNIT TYPE	# UNITS	GARAGE SPACES	SPACES PROVIDED
CONDO	5	10	10
VISITOR SPACES			4
TOTAL SPACES			14



FRONT ELEVATION
NOT TO SCALE



BUILDING HEIGHT EXHIBIT
SCALE: 1" = 20'

UNIT	PRE-EX. A	PRE-EX. B	F.L.G. A	F.L.G. B	DEV. A	DEV. B	EX. AVG.	PROP. AVG.	MAX. PERMITTED HT.	PROP. FF	BLDG. HT. PER ARCH.	PROPOSED HT.
1	379.00	379.40	383.00	384.00	4.00	4.60	379.20	383.50	418.50	385.50	33.00	418.50
2	379.40	379.40	384.00	384.00	4.60	4.60	379.40	384.00	419.00	385.50	33.00	418.50
3	379.40	378.40	384.00	384.00	4.60	5.60	378.90	384.00	419.00	385.50	33.00	418.50
4	378.40	377.90	384.00	384.00	5.60	6.10	378.15	384.00	419.00	385.50	33.00	418.50
5	377.90	376.80	384.00	383.00	6.10	6.20	377.35	383.50	418.50	385.50	33.00	418.50

F.L.G. - FINISHED LOT GRADE, DEV. - DEVIATION OF F.L.G. FROM PRE-EXISTING GRADE

PROJECT NARRATIVE

THE PROPOSED SITE PLAN, APPROX. 0.41 ACRES, SHALL PROVIDE FOR THE CONSTRUCTION OF FIVE (5) ATTACHED CONDOMINIUM TOWNHOMES. ONE (1) EXISTING, ON-SITE STRUCTURE SHALL BE RAZED. THE SCOPE OF THIS PROJECT SHALL INCLUDE CONSTRUCTION OF PRIVATE PARKING AND DRIVE AISLE, STORM & SANITARY SEWER AND WATERLINE CONNECTIONS, AND UNDERGROUND SWM FACILITY ON SITE. THE TOTAL DISTURBED AREA IS APPROXIMATELY ±0.42 ACRES.

SITE ADDRESS

201 PARK STREET, SE
VIENNA, VA 22180

SHEET INDEX

SHEET No.	DESCRIPTION	SHEET No.	DESCRIPTION
1	COVER SHEET	11	STORM SEWER PROFILES AND COMPUTATIONS
2	OPEN SPACE TABULATIONS & DETAILS	12	SWM RELEASE RATES
3	EXISTING CONDITIONS & DEMOLITION PLAN	13	OUTFALL ANALYSIS
4	GRADING PLAN AND CG-12 GRADING DETAIL	14-15	TR-55 COMPUTATIONS
5	SITE PLAN	16	UNDERGROUND DETENTION #1 COMPUTATIONS AND DETAILS
6	EROSION & SEDIMENT CONTROL-PHASE I	17-18	SWM ROUTINGS
7	EROSION & SEDIMENT CONTROL-PHASE II	19-20	SWM DETAILS
8	EROSION & SEDIMENT CONTROL NARRATIVE & DETAILS	21	VRM SPREADSHEET
9	UTILITY PROFILES & SAN. LATERAL TABLE	22-23	TREE PRESERVATION PLAN & NOTES
10	FIRE LANE PLAN & AUTOTURN EXHIBITS	24	LANDSCAPE PLAN & DETAILS
		24A	GEOTECHNICAL NOTES

FEE CALCULATION: SITE PLAN - \$2,000 PLUS \$30 FOR EACH 1,000 SF OF GROSS FLOOR AREA OF NEW CONSTRUCTION.
GROSS FLOOR AREA = 5 UNITS * 2,655 SF/UNIT = 13,275 SF
FEE = 2,000 + (13,275/1000)*30 = \$2,398.25



SITE PLAN
COVER SHEET

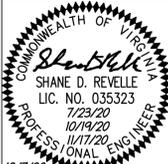
CADENCE ON PARK

4895 DASH REED AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA, 22192
PH: 703-680-4585 FAX: 703-680-4775

TOWN OF VIENNA, VIRGINIA

DATE	DESIGN NO.	DESCRIPTION	REVIEW BY	APPROVED BY
12/17/20				

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



SCALE: AS NOTED

SHEET 1 OF 24

DATE: JUNE 2020
DRAFT: AY CHECK: SDR
FILE NUMBER: 20257-1-0
XXX-XXX

