

IMPERVIOUS AREA COVERAGE

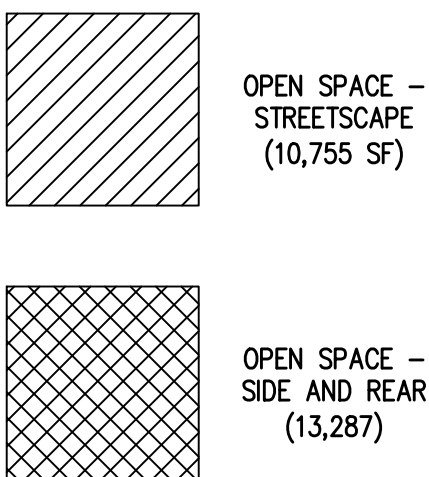
LOT AREA:		
MAX IMPERVIOUS SURFACE	85% OF LOT AREA*	
LOT AREA - MAX IMPERVIOUS SURFACE = MIN PERVIOUS SURFACE		
MIN PERVIOUS SURFACE	15% OF LOT AREA*	18,014 SF MIN.
-SURFACE LANDSCAPE		13,685 SF
-PERMEABLE PAVEMENT		4,742 SF
TOTAL PERVIOUS SURFACE	15.3% OF LOT AREA	18,427 SF
TOTAL IMPERVIOUS SURFACE	84.7% OF LOT AREA	101,664 SF

*INCENTIVES USED TO INCREASE MAX IMPERVIOUS COVER FROM 80% TO 85%

EXISTING IMPERVIOUS AREA = 100,766 SF (83.9%)

OPEN SPACE CALCULATION

LOT AREA:		120,091 SF (2.76 AC)
MIN OPEN SPACE REQUIRED	15% OF LOT AREA	18,014 SF MIN.
OPEN SPACE PROVIDED	20.0% OF LOT AREA	24,042 SF



PARKING TABULATION

UNIT SUMMARY

UNIT	UNITS	RATIO
STUDIO	9	6.0%
1 BEDROOM	84	56.0%
2 BEDROOM	57	38.0%
TOTAL	150	

PARKING SUMMARY

PARKING REQUIRED	REQUIREMENT	REDUCTION*
RESIDENTIAL	249	212
RETAIL	168	144
TOTAL PARKING REQUIRED	417	356

PARKING PROVIDED	ACTUAL	BONUS**
RESIDENTIAL (BASEMENT)	181	226
RETAIL (GROUND FLOOR / SURFACE)	127	148
TOTAL PARKING PROVIDED	308	374

*15% REDUCTION BASED ON VIENNA ZONING CODE SECTION 18-46.19

**25% BONUS BASED ON VIENNA ZONING CODE SECTION 18-46.10 A

***Assumed 1 seat per 15 SF

****PARKING TOTALS EXCLUDE COMPACT SPACES

PARKING DETAILS

PARKING REQUIRED	COUNT	RATIO	REQUIREMENT	REDUCTION*
RESIDENTIAL		1 / UNIT	9	x0.85 8
STUDIO	9	1.5 / UNIT	128	x0.85 109
1 BEDROOM	84	2 / UNIT	112	x0.85 95
2 BEDROOM	57		249	212
TOTAL	150			
RETAIL		5 / 1000 SF	56	x0.85 48
RETAIL	11,052 SF	1 / 4 SEATS	92	x0.85 79
RESTAURANT	368 SEATS***	1 / 4 SEATS	20	x0.85 17
OUTDOOR SEATING	79 SEATS***		168	144
TOTAL			417	356

PARKING PROVIDED	GARAGE (G)	SURFACE (S)	TOTAL	BONUS**
RESIDENTIAL PARKING	181	0	181	Gx1.25+S 226
RETAIL PARKING	84	43	127	Gx1.25+S 148
TOTAL PARKING PROVIDED	265	43	308	374

COMPACT PARKING DETAILS

COMPACT PARKING RATIO		5.2%
RESIDENTIAL PARKING PROVIDED	ACTUAL	BONUS**
STANDARD (100% OF REQUIRED SPACES)	181	228
COMPACT (0% OF REQUIRED SPACES)	16	21
TOTAL	197	249
RESIDENTIAL PARKING REQUIRED AFTER REDUCTION*		211
SURPLUS PARKING AFTER BONUS AND REDUCTION* **		38

BICYCLE PARKING DETAILS

PARKING REQUIRED	
RESIDENTIAL (1 / 10 DU LONG TERM + 1 / 50 DU SHORT TERM)	18
RETAIL (1 / 5,000 SF PUBLIC + 1 / 25,000 SF EMPLOYEE)	5
TOTAL PARKING REQUIRED	23

PARKING PROVIDED	
RESIDENTIAL (INTERIOR)	32
RESIDENTIAL (EXTERIOR)	12
RETAIL	6
TOTAL PARKING PROVIDED	50

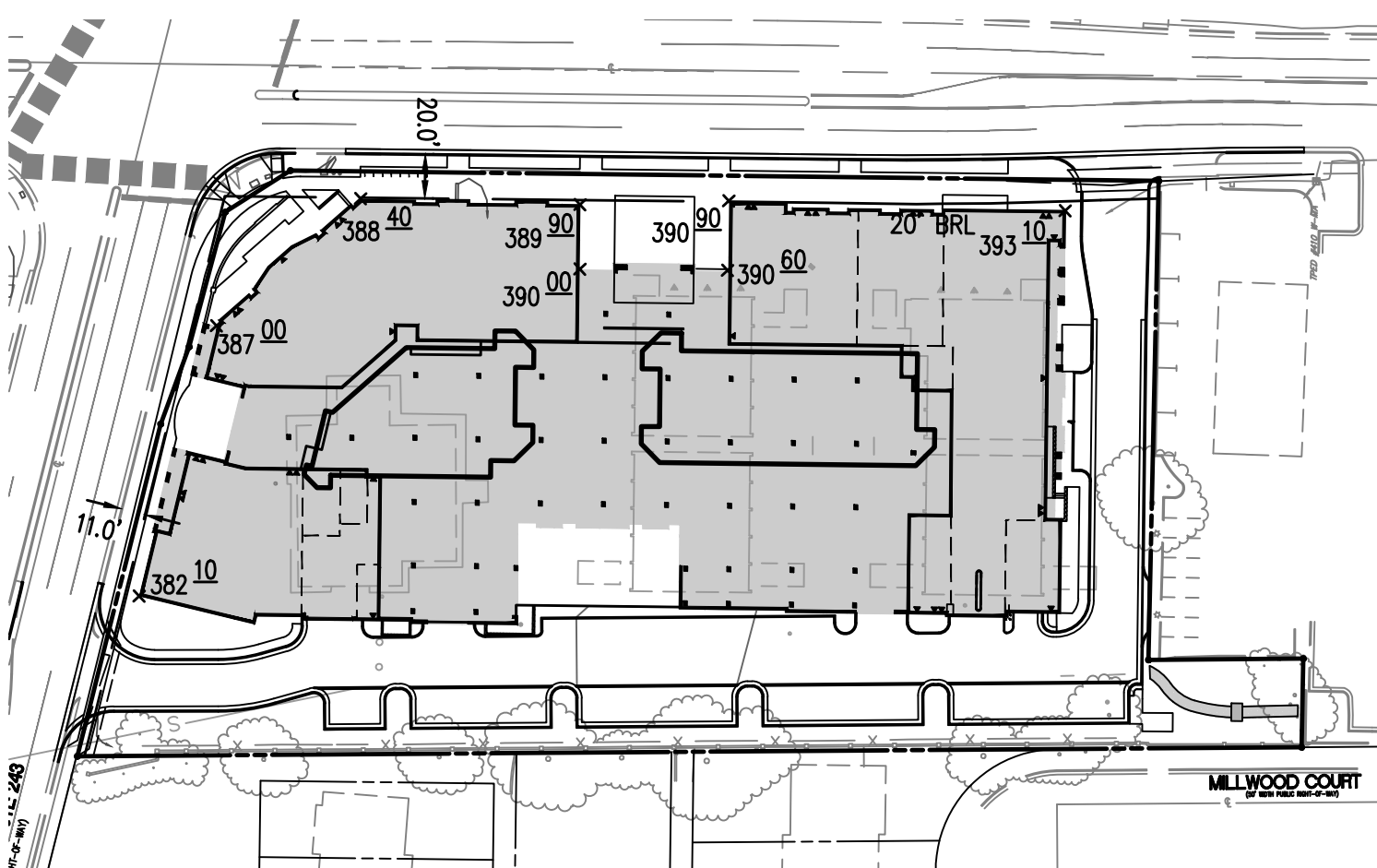
ZONING TABULATION

PROPOSED ZONE: MAPLE AVENUE COMMERCIAL (MAC)

	MAC ZONING REQUIREMENTS	PROVIDED
LOT AREA	NONE	120,091 SF (2.76 AC)
LOT WIDTH	NONE	392.28'
BUILDING WIDTH	NONE	196'
BUILDING HEIGHT**	54'	51.47'
YARD REQUIREMENTS		
FRONT ON MAPLE	20' MINIMUM TO FACE OF CURB	20.1'
FRONT OF NUTLEY	15' MINIMUM TO FACE OF CURB	15.7'
SIDE (EAST PL)	WITH WALLS OR DOORS = 8' IF ABUTS A COMMERCIAL USE	40.3'
REAR (SOUTH PL)	20'	58.1'
MAX IMPERVIOUS SURFACE	80% OF THE LOT + 5% INCENTIVE BONUS = 85% (102,077 SF)	84.7% (101,664 SF)
OPEN SPACE	15% OF LOT AREA (18,014 SF)	20.0% (24,042 SF)
LOADING		
LOADING SPACE DEPTH	25'	38' MINIMUM
LOADING SPACE WIDTH	15'/50' OF BUILDING WIDTH = 60' TOTAL	25', 35' (60' TOTAL)
LOADING SPACE HEIGHT	15'	17' RES., 19' RETAIL

**AVERAGE GRADE = 389.0

FINISHED LOT GRADE CALCULATION

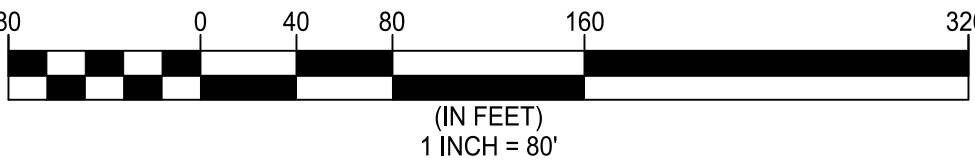


AVERAGE GRADE CALCULATIONS ALONG THE
MAPLE AVE AND NUTLEY ST FRONTAGE.

$$393.1+390.9+390.6+390.0+389.9+388.4+387.0+382.1$$
$$= 3112$$
$$3112/8 = 389.0$$

MAX ROOF ELEVATION: 389.0+54.0 = 443.0
PROPOSED ROOF ELEVATION = 440.47

SCALE: 1" = 80'



Department of Planning and Zoning

MAC ZONE DESIGNATION APPLICATION INCENTIVES SHEET

Please check boxes for all incentives being requested

Type of Incentive Requested	Minimum Number of Features to be Provided	
	From Schedule A	From Schedule B
A five percent increase in the maximum impervious surface	2	2
A ten percent increase in the maximum impervious surface	2	3
A 7.5 percent reduction in the minimum number of parking spaces required	1	2
A 15 percent reduction in the minimum number of parking spaces required	2	3
Inclusion of a mezzanine level for a commercial use which shall not count as an additional story.	1	1

Please check boxes for all Incentive features being used in MAC project

Schedule	Type of Feature	
GREEN BUILDING CERTIFICATION		
AA	Designed to Earn the Energy Star certification (EPA program)	
B	Structure design that can accommodate the installation and operation of solar photovoltaic panels or solar thermal heating devices (including appropriate wiring and water transport systems)	
BBB	Construction of the principal structure to meet or exceed LEED Silver certification standards or another equivalent green building certification program	
BB	Construction of the principal structure to Earn the Design for Energy Star certification or similar program	
WATER CONSERVATION AND QUALITY PROTECTION		
AA	Configuration of the principal structure's roof so that at least 50 percent of the roof is a "green" roof intended to capture and hold rain water	
A	Inclusion of rain water capture and re-use devices such as cisterns, rain filters, and underground storage basins with a minimum storage capacity of 500 gallons	
A	Provision of open space set-asides at a rate 200 percent or more beyond the minimum required	
B	Provision of rain gardens or other appropriate stormwater infiltration system(s) of at least two percent of the total site area	
B	Use of xeriscaping landscaping techniques without irrigation	
SITE CONFIGURATION		
AA	Inclusion of underground parking or parking structures sufficient to accommodate 51 percent or more of the off-street parking requirements	
AA	Closure of one existing accessway, vehicular entrance or driveway on Maple Avenue	
A	Provision of public art with a value meeting at least one percent of the total construction cost	
A	Provision of all required long-term bicycle parking spaces in weather-protected rooms or cages with controlled access for bicycle users, and that also contain racks for the secure attachment of bicycles using a lock or other similar device.	
BB	Provision of transit facilities (e.g., designated park-and-ride parking spaces, "bus shelters", bicycle share facilities or similar features)	
B	Inclusion of showering and dressing facilities in nonresidential developments for employee alternative forms of transportation	
B	Provision of at least one enclosed recycling station per building suitable for storage and collection of recyclable generated on-site	
BBB	Provision of public parking in an amount to exceed 110 percent of the required parking for the development	

*The location and installation of the bus shelter shall receive an agreement of the pertinent transit authority and receive the necessary approval.

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ZONING TABULATIONS

444 MAPLE AVENUE WEST

SITE PLAN
TOWN OF VIENNA, VIRGINIA

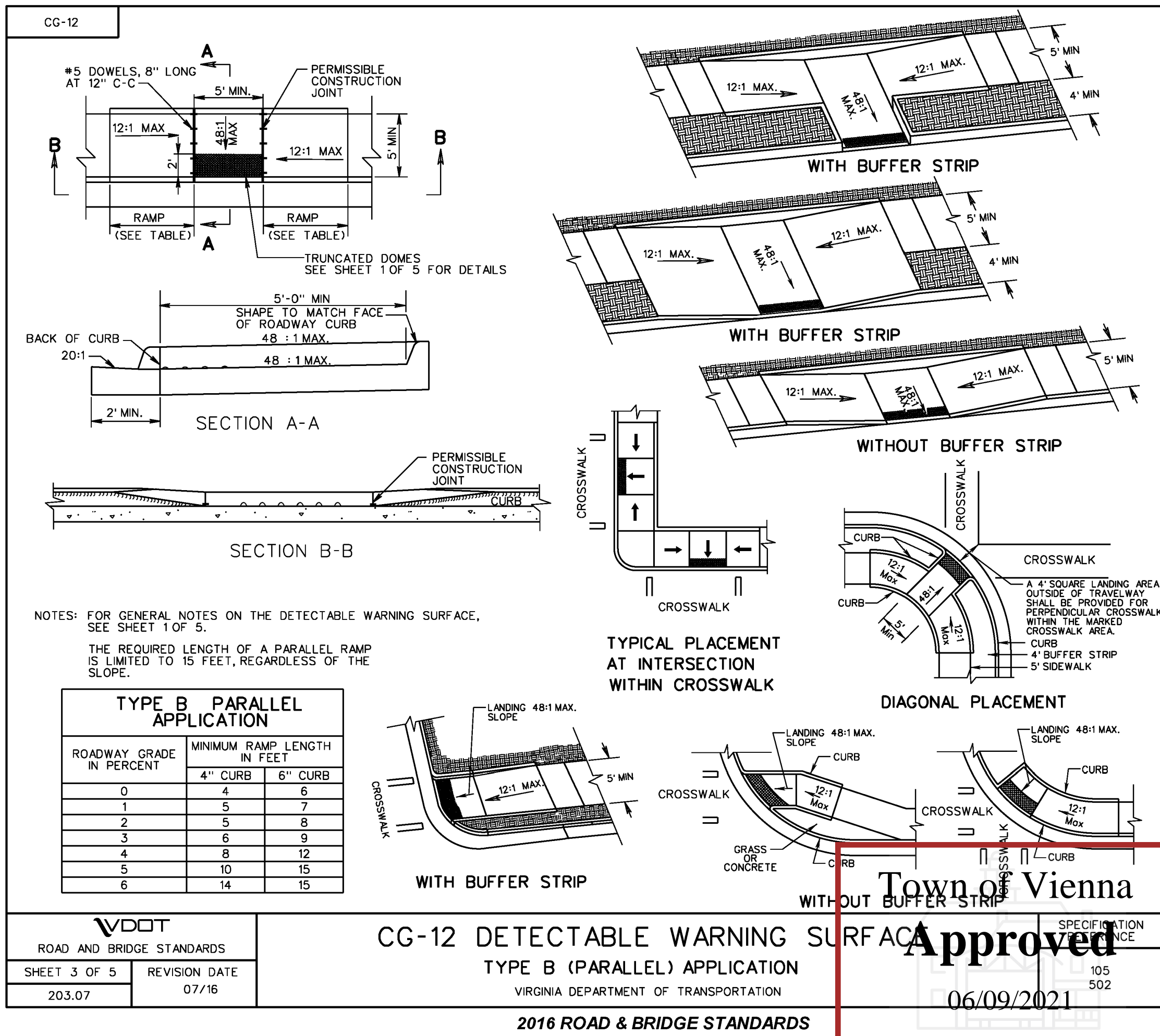
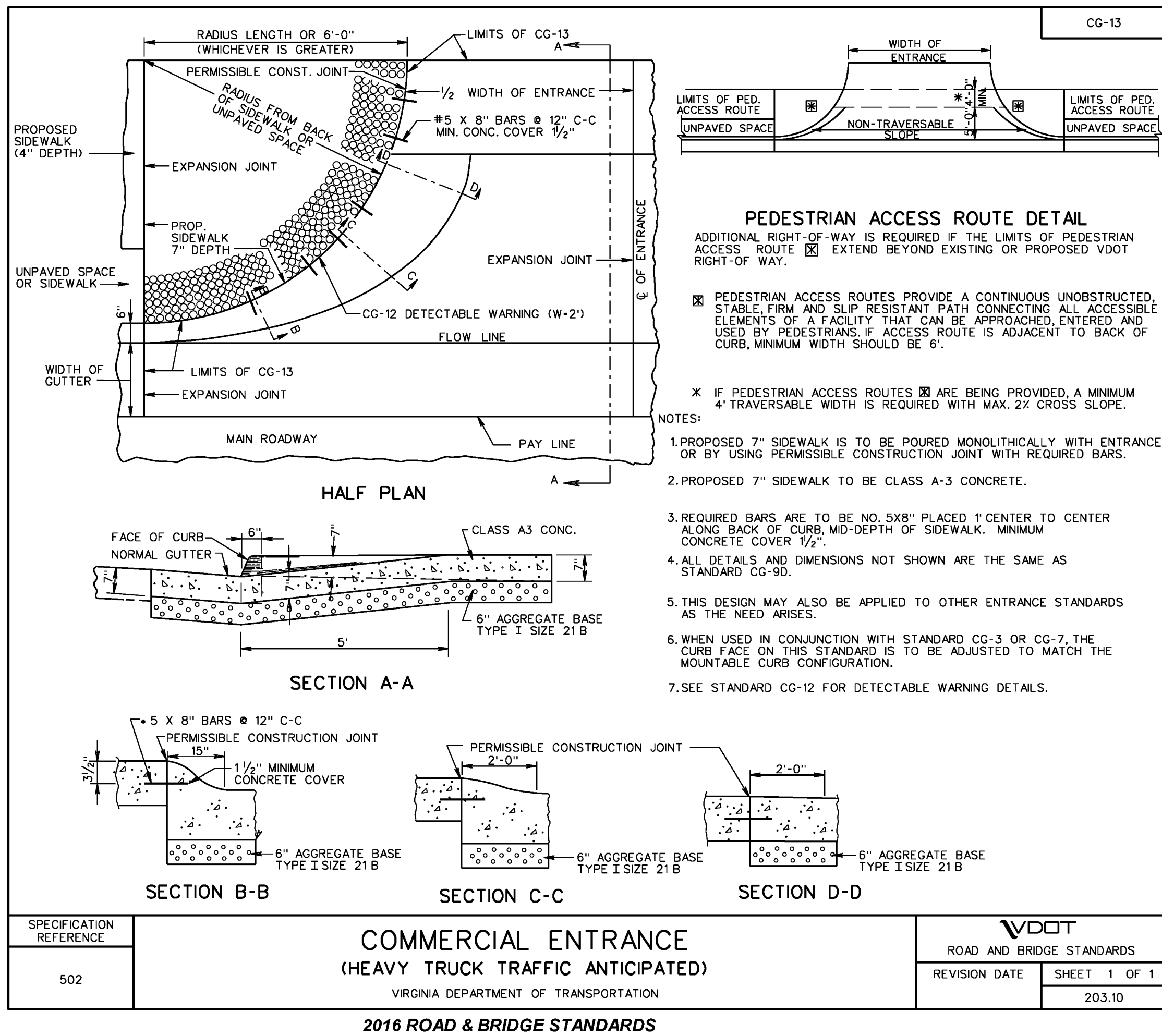
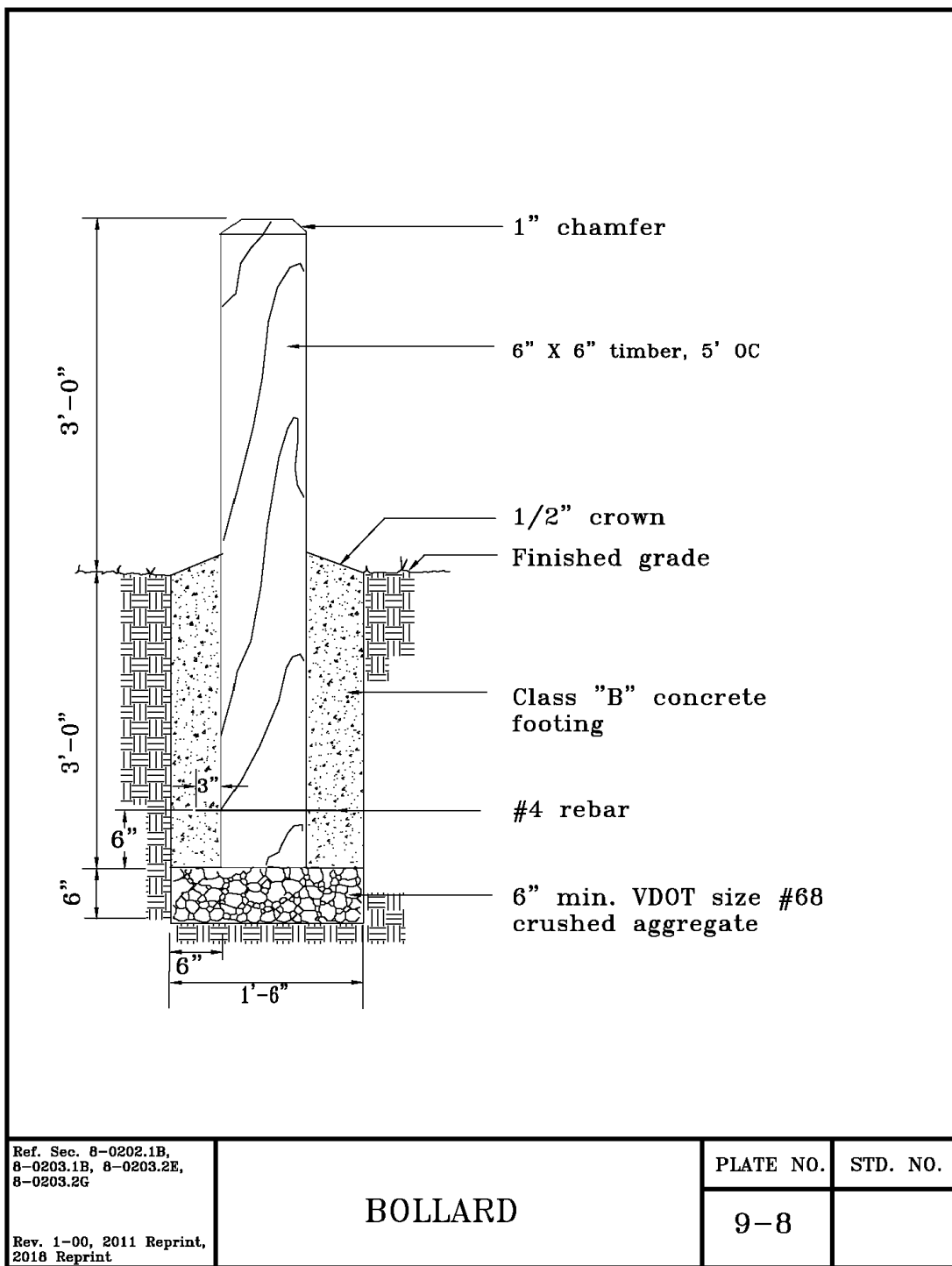


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SCALE: AS NOTED DATE SUBMITTED: 05/07/2021 SUB02: 05/07/2021 SUB03: 4/19/2021
DRAWN: DL
CHECKED: KW



1. ALL GRADES/SLOPES SHOWN ON THIS PLAN WERE DESIGNED AT OR BELOW MAXIMUMS ALLOWED BY ADA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH ADA ACCESSIBILITY GUIDELINES, AND OTHER APPLICABLE ACCESSIBILITY GUIDELINES. IN THE EVENT THAT A DESIGN QUESTION SHOULD ARISE, OR A FIELD CONDITION PRESENT ITSELF THAT IS DIFFERENT FROM THOSE SHOWN ON THESE PLANS, WORK SHOULD CEASE AND THE ENGINEER SHOULD BE NOTIFIED SO THAT AN ACCEPTABLE SOLUTION CAN BE DETERMINED.
2. THE CONTRACTOR IS ADVISED TO CAREFULLY CHECK ALL THE PHASES OR WORK RELATING TO ADA ACCESSIBILITY FOR THIS PROJECT. SINCE THE CODE DOES NOT ALLOW FOR CONSTRUCTION TOLERANCE, ANY CONSTRUCTION THAT EXCEEDS MAXIMUM OR MINIMUM DIMENSIONS AND SLOPES AS REQUIRED BY ANSI ARE SUBJECT TO REJECTION AND MAY BE REQUIRED TO BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
3. SINCE THE CIVIL ENGINEER OR SURVEYOR CANNOT CONTROL THE EXACT METHODS OR MEANS USED BY THE GENERAL CONTRACTOR OR THEIR SUBCONTRACTORS DURING GRADING AND CONSTRUCTION OF THE PROJECT, THE CIVIL ENGINEER OR SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE FINAL ACCEPTANCE OF ADA ACCESSIBILITY RELATED ITEMS (OR OTHER ACCESSIBILITY CODES) BY THE STATE AND COUNTY, ANY OTHER AUTHORITY, OR OTHER AFFECTED PARTIES.



NOTE:
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TIME OF PLAN PREPARATION. CONTRACTOR IS RESPONSIBLE
FOR USING CURRENT DETAILS AT TIME OF CONSTRUCTION.

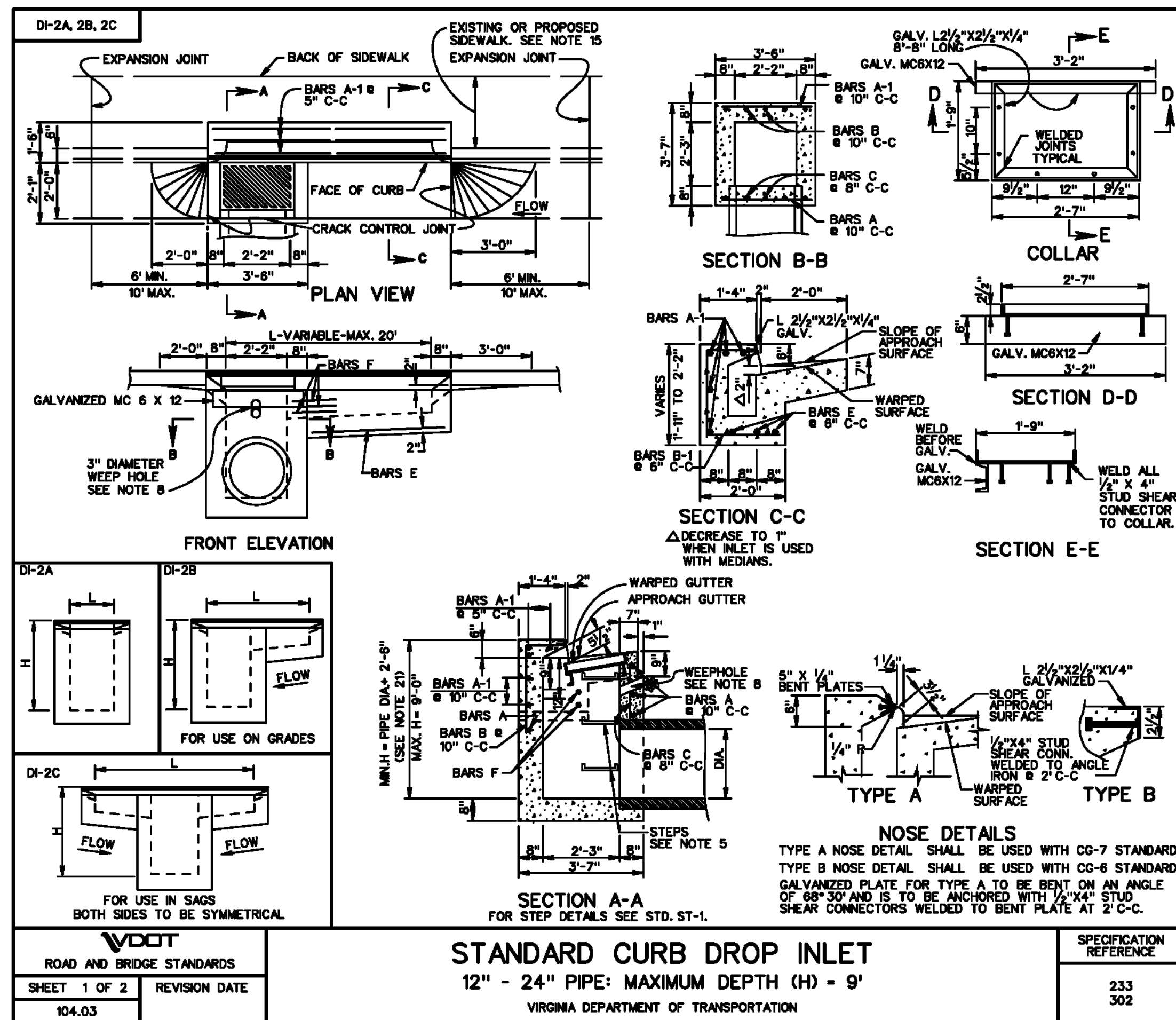


TABLE OF QUANTITIES														DI-2A, 2B, 2C				
TYPE	L	REINFORCING STEEL												WEIGHT				
		CONCRETE		BARS A		BARS A-1		BARS B		BARS B-1		BARS C			BARS E		BARS F	
		FT.	CU. YDS.	No.	Ln. Ft. #	No.	Ln. Ft. #	No.	Ln. Ft. #	No.	Ln. Ft. #	No.	Ln. Ft. #		No.	Ln. Ft. #	No.	Ln. Ft. #
DI-2A	2'-2"	4'	1.71	4	3'-2"	5	3'-2"	4	3'-6"	-	-	5	2'-0"	-	-	-	1'-6"	55
	4'	1.95	4	3'-2"	5	5'-0"	4	3'-6"	3	4'-3" to 4'-6"	5	2'-0"	3	2'-0"	3	1'-6"	84	
	6'	2.23	4	3'-2"	5	7'-0"	4	3'-6"	7	4'-3" to 4'-6"	5	2'-0"	3	4'-0"	3	1'-6"	119	
	8'	2.51	4	3'-2"	5	9'-0"	4	3'-6"	11	4'-3" to 4'-6"	5	2'-0"	3	6'-0"	3	1'-6"	154	
	10'	2.79	4	3'-2"	5	11'-0"	4	3'-6"	15	4'-3" to 4'-6"	5	2'-0"	3	8'-0"	3	1'-6"	189	
DI-2B	12'	3.05	4	3'-2"	5	13'-0"	4	3'-6"	19	4'-3" to 4'-6"	5	2'-0"	3	10'-0"	3	1'-6"	224	
	14'	3.34	4	3'-2"	5	15'-0"	4	3'-6"	23	4'-3" to 4'-6"	5	2'-0"	3	12'-0"	3	1'-6"	259	
	16'	3.61	4	3'-2"	5	17'-0"	4	3'-6"	27	4'-3" to 4'-6"	5	2'-0"	3	14'-0"	3	1'-6"	294	
	18'	3.89	4	3'-2"	5	19'-0"	4	3'-6"	31	4'-3" to 4'-6"	5	2'-0"	3	16'-0"	3	1'-6"	329	
	20'	4.17	4	3'-2"	5	21'-0"	4	3'-6"	35	4'-3" to 4'-6"	5	2'-0"	3	18'-0"	3	1'-6"	364	
DI-2C	8'	2.24	4	3'-2"	5	7'-0"	4	3'-6"	8	4'-3" to 4'-6"	5	2'-0"	6	2'-0"	6	1'-6"	115	
	10'	2.55	4	3'-2"	5	9'-0"	4	3'-6"	10	4'-3" to 4'-6"	5	2'-0"	6	3'-0"	6	1'-6"	150	
	12'	2.82	4	3'-2"	5	11'-0"	4	3'-6"	14	4'-3" to 4'-6"	5	2'-0"	6	4'-0"	6	1'-6"	185	
	14'	3.09	4	3'-2"	5	13'-0"	4	3'-6"	18	4'-3" to 4'-6"	5	2'-0"	6	5'-0"	6	1'-6"	220	
	16'	3.37	4	3'-2"	5	15'-0"	4	3'-6"	22	4'-3" to 4'-6"	5	2'-0"	6	6'-0"	6	1'-6"	255	
	18'	3.65	4	3'-2"	5	17'-0"	4	3'-6"	26	4'-3" to 4'-6"	5	2'-0"	6	7'-0"	6	1'-6"	290	
	18'	3.93	4	3'-2"	5	19'-0"	4	3'-6"	30	4'-3" to 4'-6"	5	2'-0"	6	8'-0"	6	1'-6"	325	
	20'	4.20	4	3'-2"	5	21'-0"	4	3'-6"	34	4'-3" to 4'-6"	5	2'-0"	6	9'-0"	6	1'-6"	360	

NOTES

1. DEPTH OF INLET (H) TO BE SHOWN ON PLANS.

2. THE "H" DIMENSION SHOWN ON THE STANDARDS AND SPECIFIED ON THE PLANS WILL BE MEASURED FROM THE INVERT OF THE OUTFALL PIPE TO THE TOP OF THE STRUCTURE. PLAN "H" DIMENSIONS ARE APPROXIMATE ONLY FOR ESTIMATING PURPOSES AND THE ACTUAL DIMENSIONS SHALL BE DETERMINED BY THE CONTRACTOR FROM FIELD CONDITIONS.

3. WHEN SPECIFIED ON THE PLANS THE INVERT IS TO BE SHAPED IN ACCORDANCE WITH STANDARD IS-1. THE COST OF FURNISHING AND PLACING ALL MATERIALS INCIDENTAL TO THE SHAPING IS TO BE INCLUDED IN THE BID PRICE FOR THE STRUCTURE.

4. IN THE EVENT THE INVERT OF THE OUTFALL PIPE IS HIGHER THAN THE BOTTOM OF THE STRUCTURE, THE INVERT OF THE STRUCTURE SHALL BE SHAPED WITH CEMENT MORTAR TO PREVENT STANDING OR POOLING OF WATER IN THE STRUCTURE. THE COST OF FURNISHING AND PLACING ALL MATERIALS INCIDENTAL TO THE SHAPING IS TO BE INCLUDED IN THE BID PRICE FOR THE STRUCTURE.

5. STEPS ARE TO BE PROVIDED WHEN H IS 4'-0" OR GREATER. FOR DETAILS SEE STANDARD ST-1.

6. THIS ITEM MAY BE PRECAST OR CAST-IN-PLACE.

7. 4" X 8" SMOOTH DOWELS AT APPROXIMATELY 12" C-C TO BE PLACED IN ALL AREAS ADJACENT TO ADJUTING CONCRETE TO PREVENT SETTLEMENT.

8. 3" DIAMETER WEEP HOLE TO BE LOCATED TO DRAW SUBBASE MATERIAL. WEEP HOLE WITH 12" X 12" PLASTIC HARDWARE CLOTH 1/4" MESH OR GALVANIZED STEEL WIRE MINIMUM WIRE DIAMETER 0.03". NUMBER 4 MESH HARDWARE CLOTH ANCHORED FIRMLY TO THE OUTSIDE OF THE STRUCTURE.

9. ALL REINFORCING STEEL SHALL HAVE A MINIMUM COVER OF 2".

10. ALL REINFORCING STEEL TO BE CUT CLEAR OF ALL OPENINGS BY 2".

11. CAST-IN PLACE CONCRETE IS TO BE CLASS A3 (3000 PSI). PRECAST CONCRETE IS TO BE 4000 PSI.

12. LENGTH OF SLOT (L) WILL, IN EVERY CASE, BE SHOWN ON PLANS.

13. THIS STANDARD IS INTENDED FOR USE IN CURB AND GUTTER SITUATIONS ONLY.

14. STANDARD INLETS MAY BE CONSTRUCTED WITH CONCRETE BLOCKS IN ACCORDANCE WITH THE DETAILS SHOWN ON STANDARD DRAWING DI-MB.

15. THIS AREA MAY BE EARTHEN, IN WHICH CASE THE EXPANSION JOINTS WILL APPLY ONLY TO CURB AND GUTTER.

16. CONCRETE QUANTITIES SHOWN ARE FOR DEPTH (H) OF 2'-0" WITHOUT PIPES. THE AMOUNT DISPLACED BY PIPES MUST BE DEDUCTED TO OBTAIN TRUE QUANTITIES. FOR INLETS OF DIFFERENT DEPTHS ADD OR SUBTRACT 0.28 CUBIC YARDS OF CONCRETE FOR EACH FOOT.

17. LENGTH OF ANGLE IRON AS SHOWN ON SHEET 1 OF 2 IS TO BE L 16" AT 4.10 LBS./FT.

18. * DENOTES LENGTH OF ONE (1) BAR.

19. ALL REINFORCING BARS TO BE #5.

20. GRATE TO BE INSTALLED SO SLOTS WILL DIRECT WATER TOWARD THE INLET THROAT.

21. MINIMUM HEIGHT ± PIPE DIA ± 2'-8" WHEN PIPES ARE LOCATED UNDER EXTENDED SLOT OF INLET.

22. DUMP NO WASTE DRAINS TO WATERWAYS. LETTERING IS REQUIRED ON ALL DI-2 GRATES. LOCATION OF LETTERING MAY VARY BY MANUFACTURER.

DETAIL A

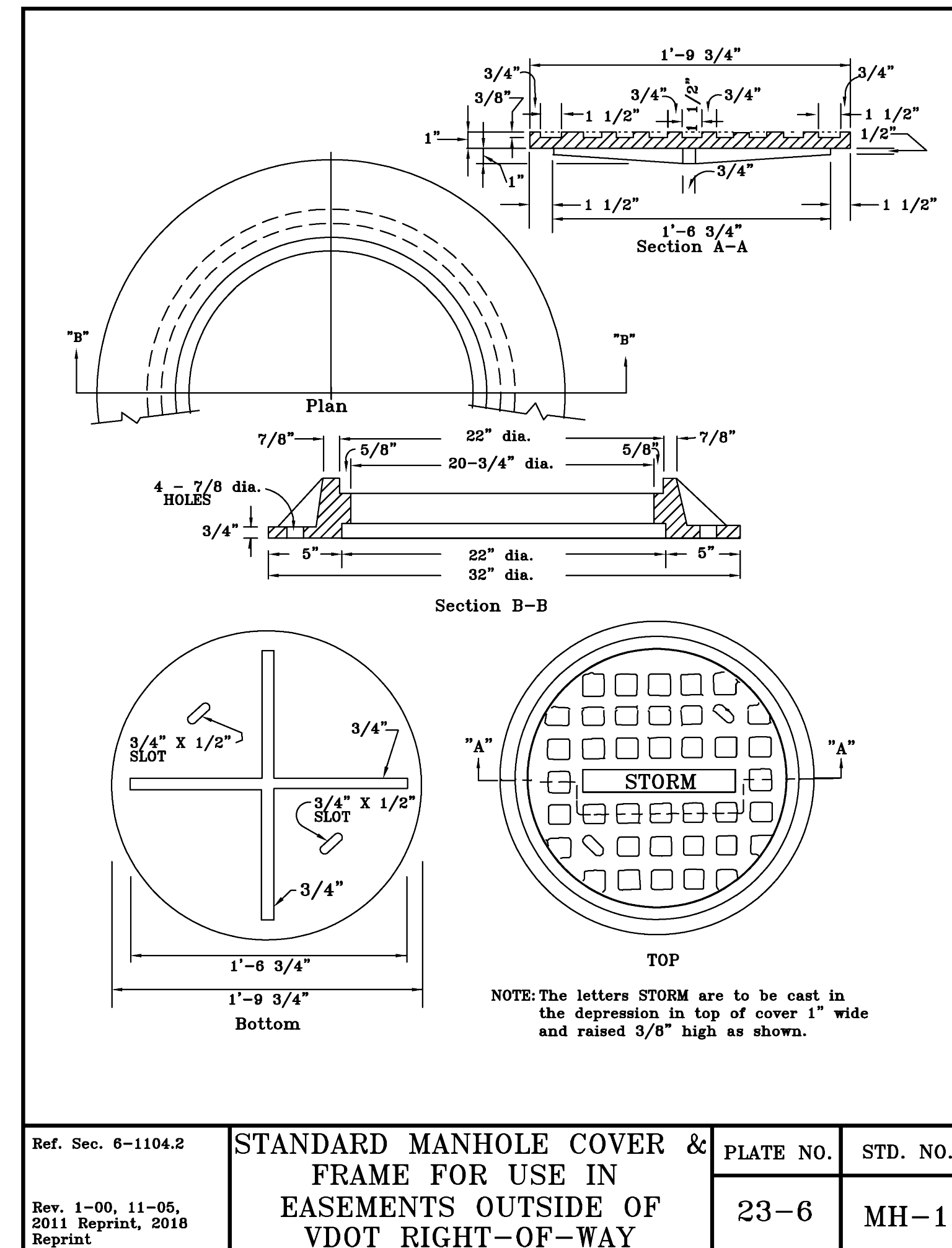
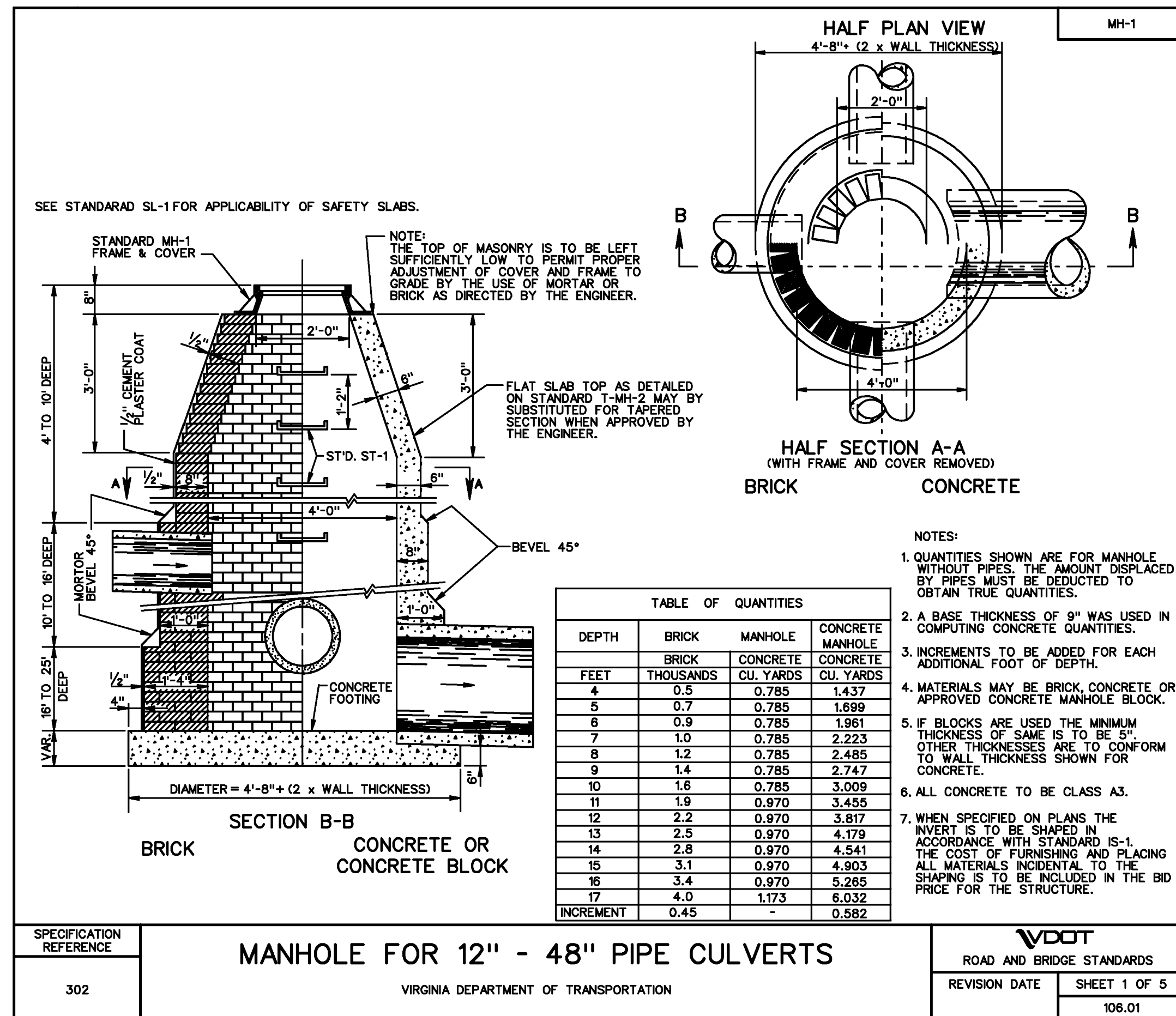
SECTION F-F

STANDARD CURB DROP INLET
12" - 24" PIPE: MAXIMUM DEPTH (H)-9'

VIRGINIA DEPARTMENT OF TRANSPORTATION

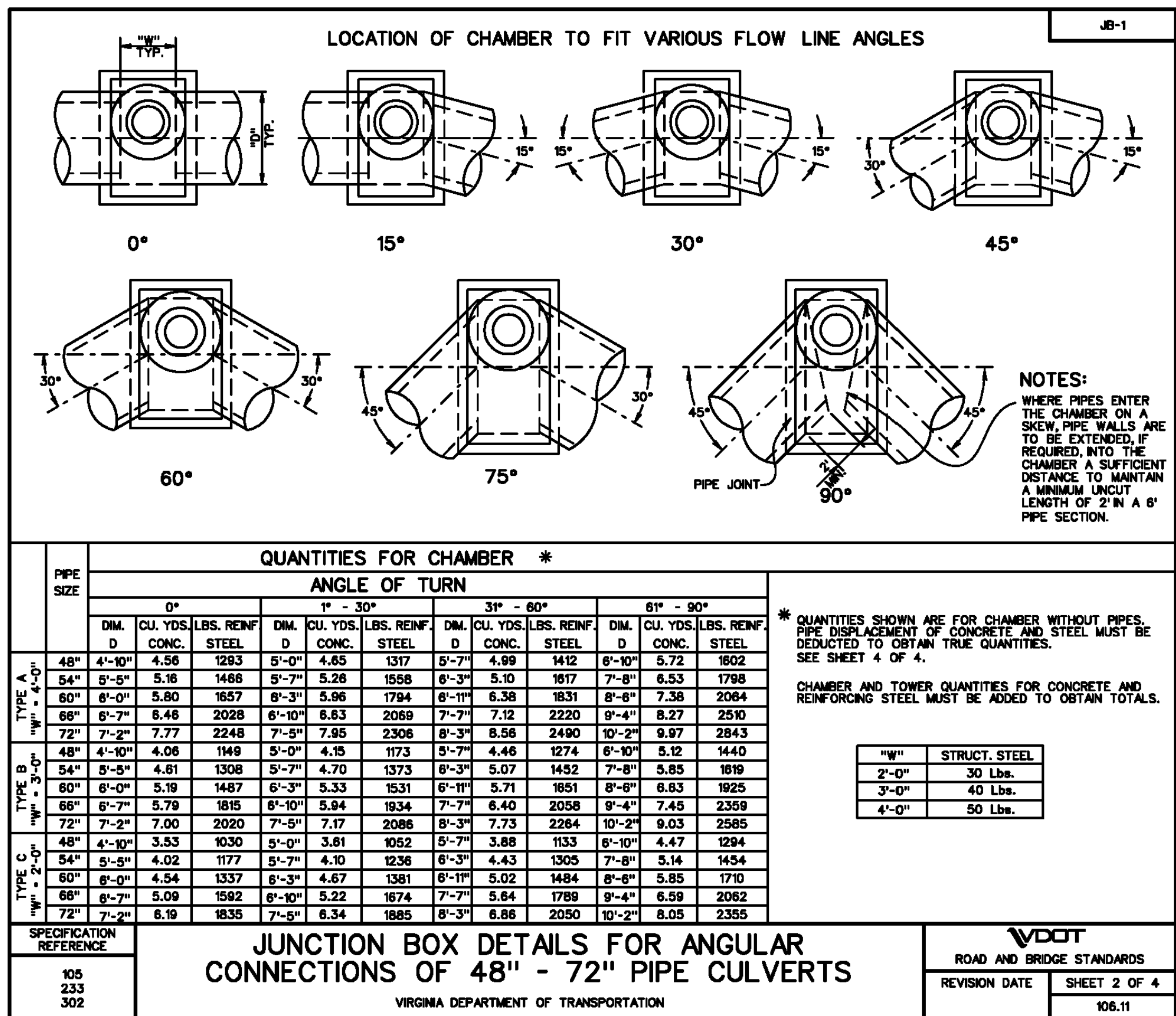
VDOT
ROAD AND BRIDGE STANDARDS

REVISION DATE: SHEET 2 OF 2
104.04

Town of Vienna
Approved

06/09/2021

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DETAILS

444 MAPLE AVENUE WEST

SITE PLAN

TOWN OF VIENNA, VIRGINIA

WALTER L. PHILLIPS

A circular professional engineer seal for the Commonwealth of Virginia. The outer ring contains the text "COMMONWEALTH OF VIRGINIA" on the left and "PROFESSIONAL ENGINEER" on the right. In the center, the name "Karen L. S. White" is written in a large, stylized cursive font. Below the name, the text "KAREN L. S. WHITE" and "Lic. No. 041850" are printed in a smaller, sans-serif font. To the right of the license number, the date "05/25/21" is printed in a large, bold, sans-serif font.

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SUB01: 9/13/2019, SUB02: 05/07/2020, SUB03: 4/19/2021 SUB04: 05/25/2021	DRAWN: DL	CHECKED: KW
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SUB01: 9/13/2019, S
SUB04: 05/25/2021

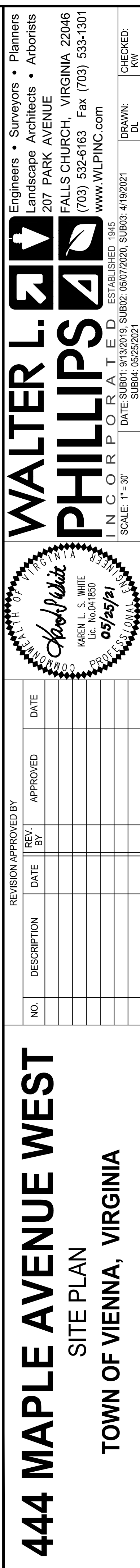
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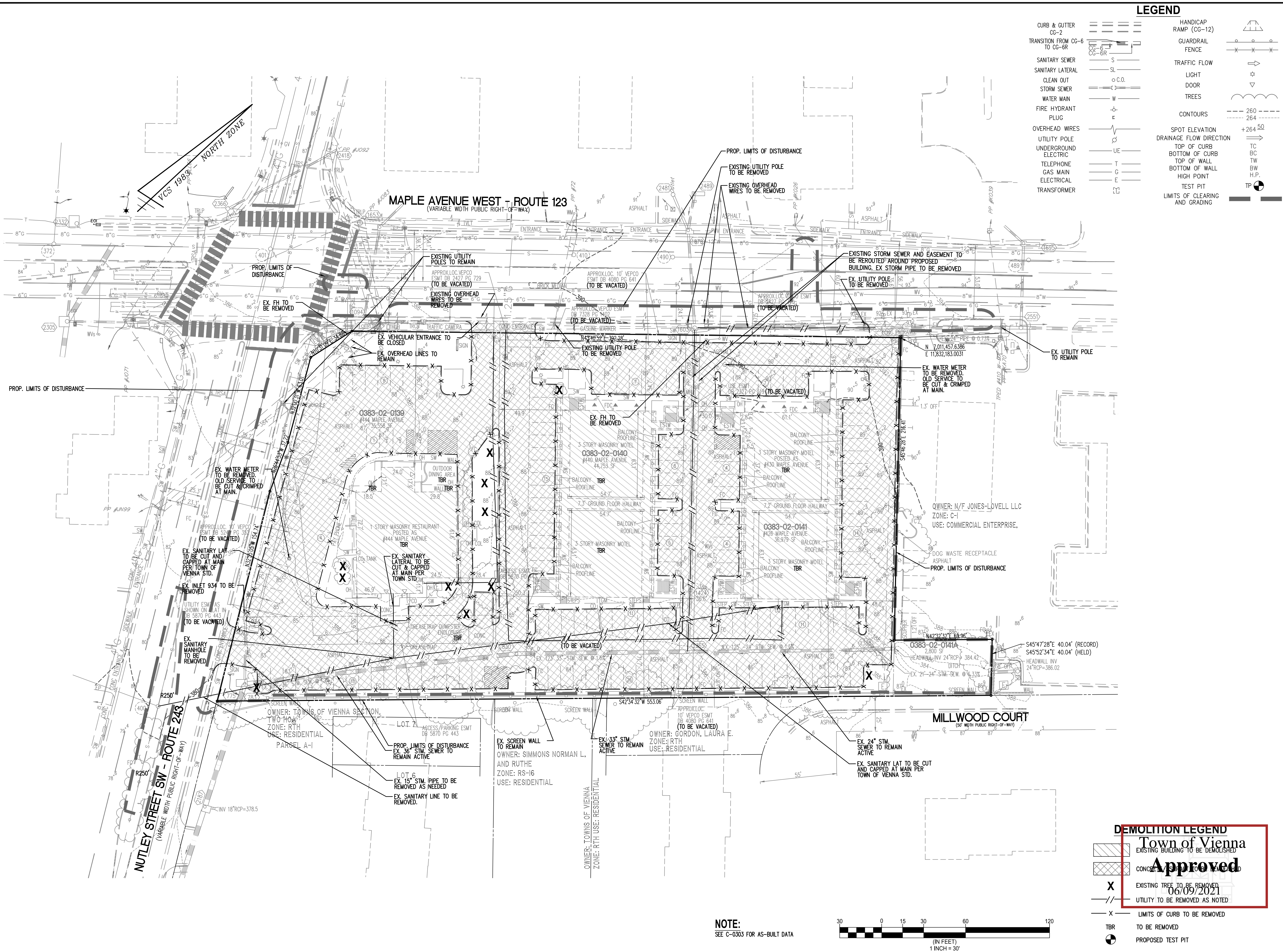
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WHY

1. Introduction

Overview





DEMOLITION PLAN

444 MAPLE AVENUE WEST

SITE PLAN

TOWN OF VIENNA, VIRGINIA

WALTER L.
PHILLIPS
INCORPORATED

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SCALE: 1" = 30'
DATE: SUB1: 01/12/2019, SUB2: 05/07/2020, SUB3: 4/19/2021
SUB4: 05/25/2021

CHECKED:
KW

[illegible]

444 MAPLE AVENUE WEST
SITE PLAN
TOWN OF VIENNA, VIRGINIA

File No. FM-18 Tax Map No. 038-3 Job No. 07-036 Cadd Dwg. File: Q:\sdsproj\07036\dwg\Engineering\site Plan\07036C-0302.dwg

Xref: site plan\07036B-0002

SHEET: C-0302

NOTES

1. THE PROPERTY IS DESIGNATED BY FAIRFAX COUNTY, VIRGINIA, AS HAVING TAX ASSESSMENT MAP NUMBERS 0383-02-0139, ZONED C-1, 0383-02-0140, 0383-02-0141, ZONED C-1 AND RS-16, AND 0383-02-141A, ZONED RS-16.
2. THE PROPERTY IS NOW AS FOLLOWS:
A: PARCEL 0383-02-0139 IN THE NAME OF VIENNA DEVELOPMENT ASSOCIATES, LLC, JAMES C. MENG AND LUCY C. MENG, AS RECORDED IN DEED BOOK 19478 AT PAGE 1100.
B: PARCELS 0383-02-0140, 0383-02-141 AND 0383-02-0141A IN THE NAME OF VIENNA DEVELOPMENT ASSOCIATES, LLC, JAMES C. MENG AND LUCY C. MENG, AS RECORDED IN DEED BOOK 19478 AT PAGE 1165.
ALL OF THE FOREGOING AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
3. THIS PLAT AND THE SURVEY ON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS WHICH ARE OBSERVABLE AND CAN BE MEASURED USING NORMAL SURVEYING METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILITY MARKINGS, AND EXISTING RECORDS. THERE IS NO GUARANTEE, EITHER EXPRESS OR IMPLIED, THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
4. THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR FAIRFAX, VIRGINIA, MAP NUMBER 51059C0145E, EFFECTIVE DATE SEPTEMBER 17, 2010, DESIGNATES THE PROPERTY AS BEING IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
5. TOTAL COMPUTED AREA OF THE PROPERTY IS 120,091 SQUARE FEET OR 2.7569 ACRES. TOTAL RECORD AREA OF THE PROPERTY IS 120,470 SQUARE FEET OR 2.7656 ACRES.
6. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY BY THIS FIRM.
7. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, SHOWN AND/OR NOTED HEREON, TAKEN FROM THE COMMITMENTS FOR TITLE INSURANCE PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NUMBER ARL0707009, DATED JUNE 12, 2007, AS TO PARCELS 0383-02-0140, 0383-02-0141 AND 0383-02-0141A, AND FILE NUMBER ARL0707010, DATED JUNE 14, 2007, AS TO PARCEL 0383-02-0139.
8. THE SITE SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983. [NAD 83(CORS96)(EPOCH:2002.0000)]. THE COMBINED FACTOR WHICH HAS BEEN APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99994632. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS TWO FEET.
9. THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, BRIAN G. BAILLARGEON, L.S. FROM AN ACTUAL ☒ GROUND OR ☐ AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON JUNE 8, 2007; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION

All of those lots or parcels of land, lying and being situate in the Town of Vienna, Virginia, being the property of Vienna Development Associates, LLC, James C. Meng and Lucy C. Meng, as recorded in Deed Book 19478 at page 1100, and in Deed Book 19478 at page 1165, all among the Land Records of Fairfax County, Virginia, being more particularly described by metes and bounds, as follows:

Beginning at a point in the westerly right-of-way line of Millwood Court, said point being the south corner of now-or-formerly Vienna Medical West Condominium Association; thence with the northerly right-of-way line of Millwood Court, the same course continued with the westerly line of Lot 10 and Parcel A1, Townes of Vienna, now-or-formerly Simmons, and Parcel A-1, Section Two, Townes of Vienna, S 42° 34' 32" W, 553.06 feet to a point in the northerly right-of-way line of Nutley Street, Route 243; thence with the northerly right-of-way line of Nutley Street, Route 243, N 32° 55' 05" W, 154.74 feet to a point; thence N 26° 44' 53" W, 37.22 feet to a point; thence N 32° 00' 31" W, 63.01 feet to a point; thence N 10° 31' 09" E, 34.88 feet to a point in the easterly right-of-way line of Maple Avenue, Route 123; thence with the easterly right-of-way line of Maple Avenue, Route 123, N 43° 40' 52" E, 392.28 feet to a point, said point being a corner of now-or-formerly Jones-Lovell Enterprise, LLC; thence with the southerly line of now-or-formerly Jones-Lovell Enterprise, LLC, S 45° 46' 28" E, 216.41 feet to a point; thence N 42° 32' 32" E, 70.02 feet to a point in the southerly line of now-or-formerly Vienna Medical West Condominium Association; thence with the southerly line of now-or-formerly Vienna Medical West Condominium Association S 45° 47' 28" E, 40.04 feet to a point of beginning and containing an area of 120,091 square feet, or 2.7569 acres, more or less.

Being the same property as described in the title reports.

AS-BUILT DATA

SD 2418		SD 1388		SMH 410	
CURB INLET TOP =	387.48	DROP INLET, GRATE TOP =	387.57	MANHOLE TOP =	389.85
15"RCP OUT (SD 2366)=	384.90	24"RCP IN (HEADWALL)=	383.09	8"INV OUT (SMH 401)=	385.40
		24"RCP OUT (SD 1365)=	382.77		
SD 1653				SMH 401	
CURB INLET TOP =	387.91	SD 1365		MANHOLE TOP =	386.73
15"RCP IN (NORTH)=	385.41	DROP INLET, GRATE TOP =	385.62	8"INV IN (N.WEST)=	379.95
15"RCP OUT (SD 1094)=	385.36	30"RCP IN (SD 1424)=	380.96	8"INV IN (SMH 410)=	379.53
		24"RCP IN (SD 1388)=	380.87	8"INV OUT (SMH 372)=	379.33
SD 1094		33"RCP OUT (SD 830)=	380.12	8"INV OUT (SMH 400)=	379.21
CURB INLET TOP =	387.59				
15"RCP IN (SD 1653)=	383.74	SD 830		SMH 372	
15"RCP OUT (SD 2305)=	383.67	DROP INLET, GRATE TOP =	383.39	MANHOLE TOP =	384.32
		33"RCP IN (SD 1365)=	378.14	8"INV IN (N.WEST)=	379.25
SD 2305		36"RCP OUT (SD 775)=	377.49	8"INV IN (SMH 401)=	378.38
CURB INLET TOP =	384.27			8"INV OUT (S.WEST)=	378.38
15"RCP IN (SD 1094)=	377.45	SD 934			
42"x28"CMP IN (NORTH)=	377.44	CURB INLET TOP =	385.31	SMH 490	
18"RCP IN (WEST)=	377.57	15"RCP OUT (SD 775)=	378.36	MANHOLE TOP =	390.82
42"x28"CMP OUT (SOUTH)=	377.38			LAT INV IN (S.WEST)=	387.56
		SD 783		LAT INV IN (N.WEST)=	387.26
SD 1679		CURB INLET TOP =	382.06	8"INV OUT (SMH 489)=	387.02
CURB INLET TOP =	391.13	12"RCP OUT (SD 775)=	377.53		
18"RCP IN (WEST)=	386.41			SMH 489	
18"RCP IN (S.WEST)=	386.04	SD 775		MANHOLE TOP =	394.76
18"RCP OUT (SD 1603)=	385.93	STORM STRUCTURE TOP =	381.13	8"INV IN (SMH 490)=	386.04
		15"RCP IN (SD 934)=	377.03	8"INV OUT (N.EAST)=	385.84
SD 2551		12"RCP IN (SD 783)=	377.13		
MANHOLE TOP =	395.08	36"RCP IN (SD 830)=	375.44		
24"RCP IN (NORTH)=	386.33	42"RCP OUT (SOUTH)=	374.55		
18"RCP IN (SD 1695)=	387.46				
24"RCP OUT (SD 1603)=	385.93	SD 2187			
		STORM STRUCTURE TOP =	381.98		
SD 1603		42"RCP IN (SD 775)=	373.86		
CURB INLET TOP =	391.08	18"RCP IN(END SECTION)=	377.17		
18"RCP IN (SD 1679)=	384.29	42"RCP OUT (SOUTH)=	373.81		
24"RCP IN (SD 2551)=	384.23				
30"RCP OUT (SD 1424)=	383.97	SMH 836			
		MANHOLE TOP =	385.87		
SD 1424		DROP INV (GREASE TRAP)=	380.62		
DROP INLET, GRATE TOP =	387.52	6" INV DROP (BOTTOM)=	376.07		
30"RCP IN (SD 1603)=	382.71	6" INV IN (BUILDING)=	376.10		
30"RCP OUT (SD 1365)=	382.39	6" INV IN (CLEANOUT)=	375.97		
		6" INV OUT (SMH 732)=	375.94		
		SMH 400			
		MANHOLE TOP =	380.60		
		6" INV IN (SMH 401)=	370.74		
		8" INV IN (SMH 836)=	370.72		
		8" INV IN (WEST)=	370.38		
		8" INV OUT (SOUTH)=	370.05		

Town of Vienna
Approved
06/09/2021

AS-BUILT DATA

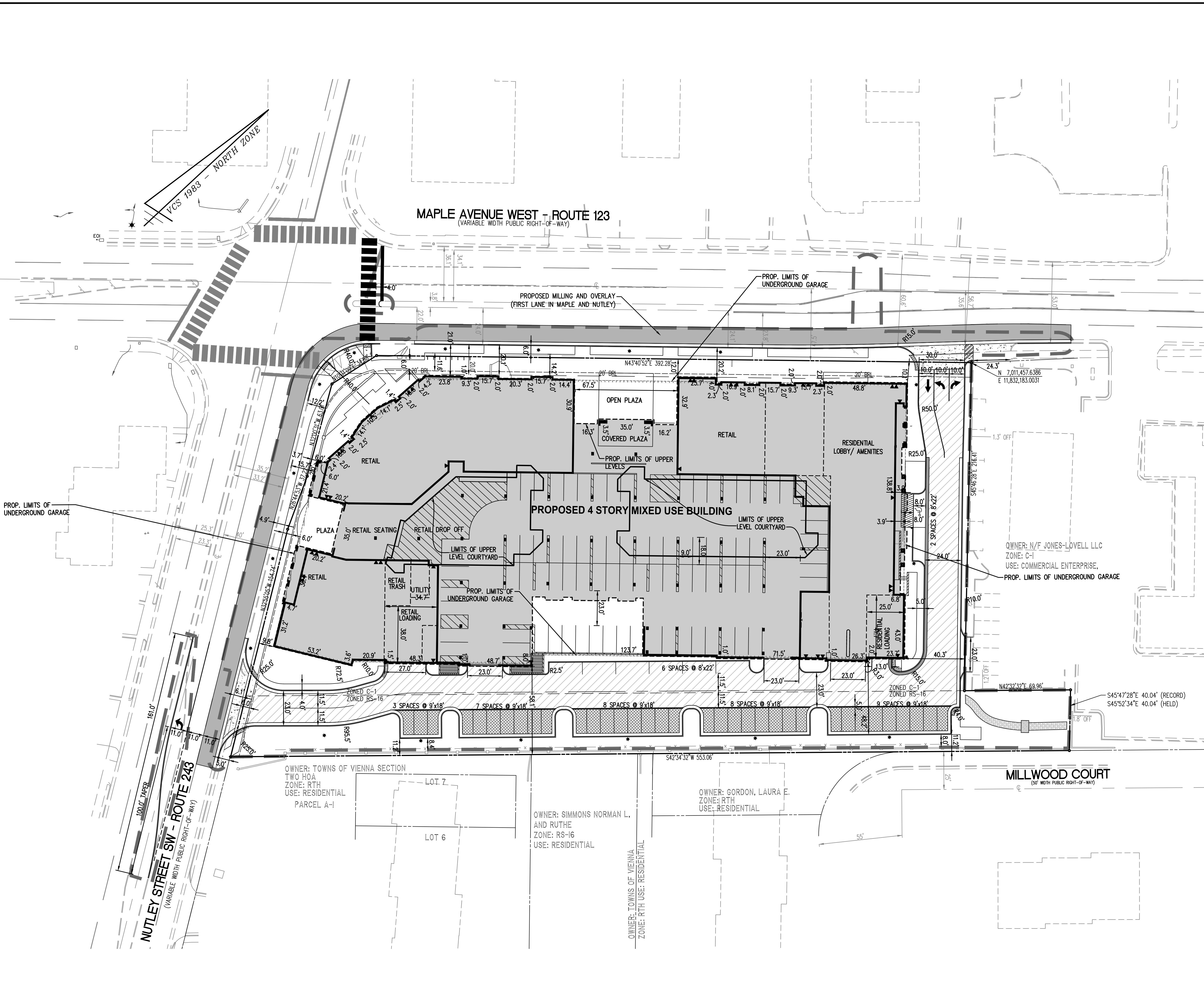
444 MAPLE AVENUE WEST
SITE PLAN
TOWN OF VIENNA, VIRGINIA



WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945
DATE SUB01: 01/12/2018, SUB02: 05/07/2020, SUB03: 4/19/2021
SUB04: 05/25/2021

Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

CHECKED: KKW
DRAWN: DL
SUB03: 4/19/2021



PROPOSED

EXISTING

CG-2

CG-6

SL

C.O.

W

F

UE

T

G

E

TRANSFORMER

RAMP (CG-12)

GUARDRAIL

FENCE

TRAFFIC FLOW

LIGHT

DOOR

TREES

CONTOURS

SPOT ELEVATION

DRAINAGE FLOW DIRECTION

TC

BC

TW

BW

HP

TP

CURB & GUTTER

TRANSITION FROM CG-6 TO CG-6R

SANITARY SEWER

SANITARY LATERAL

CLEAN OUT

STORM SEWER

WATER MAIN

FIRE HYDRANT

PLUG

OVERHEAD WIRES

UTILITY POLE

UNDERGROUND ELECTRIC

TELEPHONE

GAS MAIN

ELECTRICAL

TRANSFORMER

HANDICAP RAMP (CG-12)

GUARDRAIL

FENCE

TRAFFIC FLOW

LIGHT

DOOR

TREES

CONTOURS

SPOT ELEVATION

DRAINAGE FLOW DIRECTION

TC

BC

TW

BW

HP

TP

LIMITS OF CLEARING AND GRADING

- NOTES
1. SEE SHEETS C-0402 FOR LAYOUT PLAN.

2. SEE SHEETS C-0202 - C-0205 FOR CONSTRUCTION DETAILS.

3. SEE BUILDING PLANS FOR ARCHITECTURAL INFORMATION (UNDER SEPARATE COVER).

4. PAVEMENT AND SIDEWALK PATTERNS SHOWN FOR INFORMATION ONLY. SEE LANDSCAPE PLANS (UNDER SEPARATE COVER) FOR PATTERNS AND DETAILS. FINAL PATTERNS AND MATERIALS TO BE DETERMINED BY THE OWNER PRIOR TO INSTALLATION.

5. EXISTING SITE FEATURES DEPICTED ON THIS PLAN ARE FROM A FIELD RUN SURVEY PERFORMED BY THIS FIRM AND DATED 06/08/2007.

6. SEE PARKING TABULATIONS ON SHEET C-0201

7. ALL CURB RADII TO BE 5' UNLESS SPECIFIED.

8. SEE ARCHITECTURAL PLANS FOR PARKING GARAGE STRIPING/SIGNAGE.

9. PARALLEL ADA PARKING SPACE TO MEET CURRENT ADA REQUIREMENTS FOR SIZE, GRADING, STRIPING AND SIGNAGE

PAVEMENT LEGEND

PROPOSED MILL AND OVERLAY

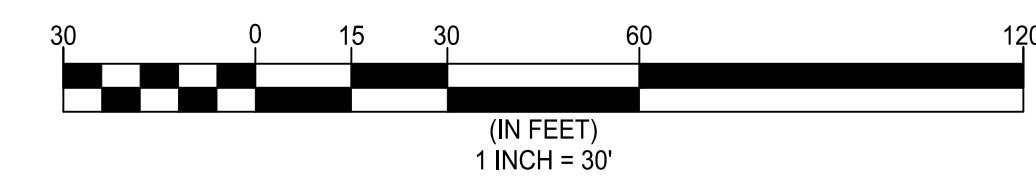
PERMEABLE PAVERS

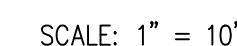
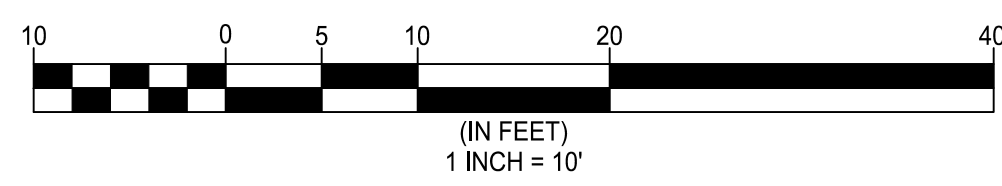
ON SITE ASPHALT (SEE C-0202)

Town of Vienna

Approved

06/09/2021

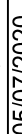


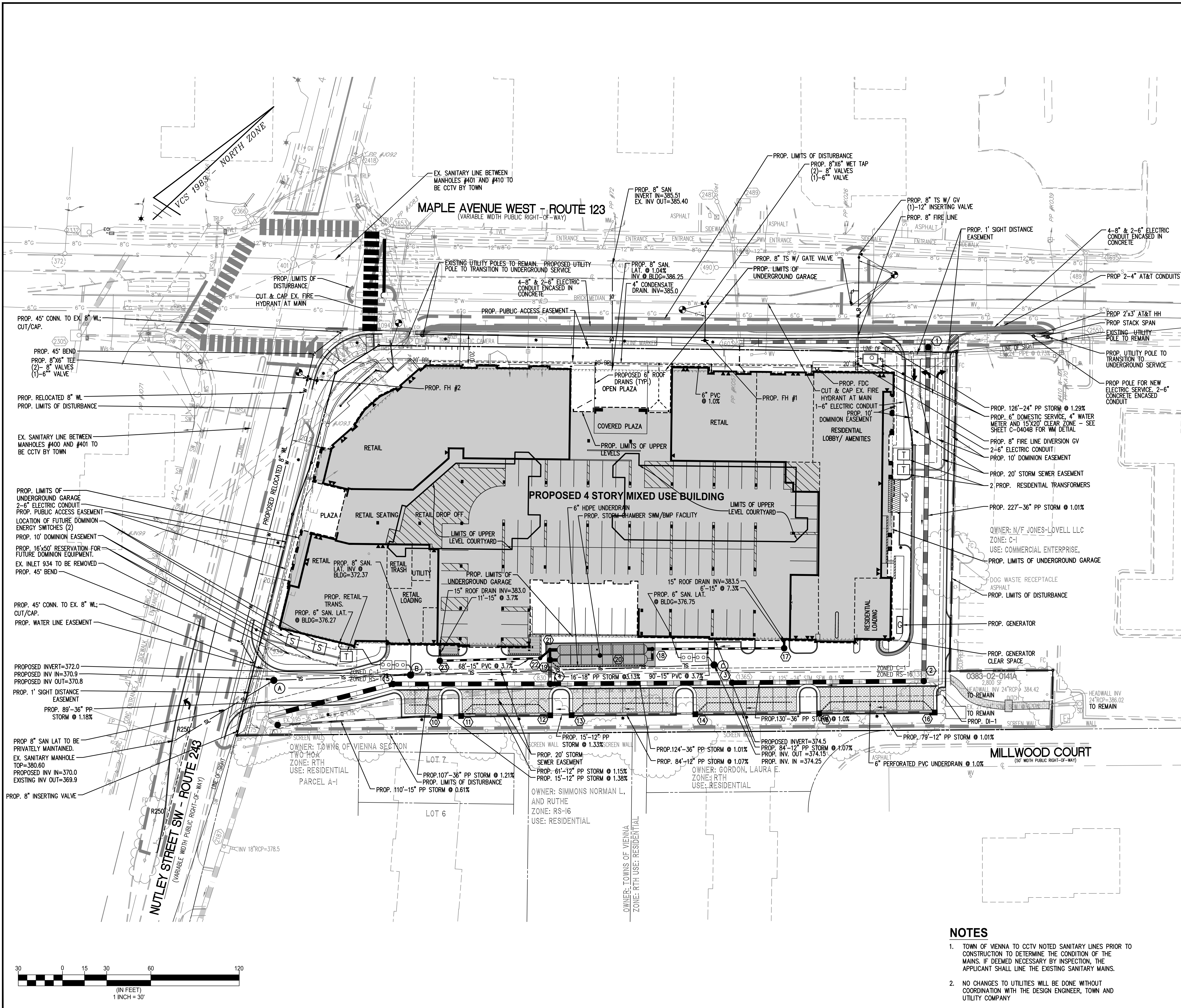


06/09/2021

OWNER: THE STATE OF TEXAS

TOWN OF VIENNA, VIRGINIA

WALTER L. PHILLIPS INCORPORATED			Engineers • Surveyors • Planners Landscape Architects • Arborists 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046 (703) 532-6163 Fax (703) 533-1301 www.WLPINC.com
	ESTABLISHED 1945		
SCALE: 1" = 30'	DATE SUBMIT: 01/30/2008 SUBMIT: 05/07/2020 SUBNO: 4/19/2021	DRAWN:	CHECKED:



LEGEND

PROPOSED	DESCRIPTION	EXISTING
CC-2	CURB & GUTTER	CC-2
CC-6	TRANSITION FROM CC-6 TO CC-6R	CC-6R
SS	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
W	STORM SEWER	W
F	WATER MAIN	F
H	FIRE HYDRANT	H
P	PLUG	P
OW	OVERHEAD WIRES	OW
UP	UTILITY POLE	UP
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
TR	TRANSFORMER	TR
HC	HANDICAP RAMP (CG-12)	HC
GR	GUARDRAIL	GR
F	FENCE	F
TF	TRAFFIC FLOW	TF
L	LIGHT	L
D	DOOR	D
T	TREES	T
260	CONTOURS	260
264	CONTOURS	264
+264.50	SPOT ELEVATION	+264.50
TC	DRAINAGE FLOW DIRECTION	TC
BC	TOP OF CURB	BC
TW	BOTTOM OF CURB	TW
BW	TOP OF WALL	BW
HP	BOTTOM OF WALL	HP
TP	HIGH POINT	TP
TP	TEST PIT	TP
	LIMITS OF CLEARING AND GRADING	

- TOWN OF VIENNA WATER MAIN CONSTRUCTION NOTES**
- WATER MAIN CONSTRUCTION SHALL COMPLY WITH THE LATEST ISSUE OF THE TOWN OF VIENNA PUBLIC INFRASTRUCTURE MANUAL (PIM), VIRGINIA STATE WATERWORKS REGULATIONS, VDOT ROAD & BRIDGE SPECIFICATIONS & STANDARDS, AND FAIRFAX COUNTY PUBLIC FACILITY MANUAL (PFM).
 - THREE (3) DAYS PRIOR TO COMMENCING THE WATER MAIN CONSTRUCTION, THE DEVELOPER/OWNER SHALL NOTIFY THE TOWN OF VIENNA, DEPARTMENT OF PUBLIC WORKS, WATER & SEWER DIVISION, 703-255-6380.
 - ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF FOUR (4) FEET UNLESS OTHERWISE APPROVED BY THE TOWN OF VIENNA.
 - BACKFLOW PREVENTER IS ABSOLUTELY REQUIRED FOR TEMPORARY CONSTRUCTION, IRRIGATION SYSTEMS OR VEHICLE WASH AREAS, WHERE AS REQUIRED BY THE STATE WATERWORKS REGULATIONS.
 - THE DEVELOPER AGREES TO ACCEPT FULL RESPONSIBILITY AND ALL COSTS FOR THE INSTALLATION OF WATER MAINS AND APPURTENANCES, INCLUDING ANY ADJUSTMENTS IN ALIGNMENT AND GRADE OR RELOCATION TO EXISTING WATER FACILITIES DUE TO THE DEVELOPMENT OF THIS PROPERTY, ANY REPAIR AND MAINTENANCE REQUIRED PRIOR TO FINISH GRADING AND SURFACING OF THE STREETS AND/OR EASEMENTS. FINAL ACCEPTANCE WILL NOT BE CONSIDERED OR GRANTED UNTIL AFTER THE STREETS HAVE BEEN SURFACED OR THE EASEMENTS FINALLY GRANTED.
 - ALL TS, BENDS AND VALVES NEED TO BE CONNECTED WITH MEGALUGS RETAINER BARS AND BLOCKED.
 - BEFORE THE START OF CONSTRUCTION, THE DEVELOPER MUST PROVIDE THE FOLLOWING INFORMATION AND/OR EVIDENCE OF COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND LAWS:
 - IF ANY EASEMENTS ARE NEEDED, TWO (2) COPIES OF THE RECORDED EASEMENT MUST BE PROVIDED, INCLUDING THE PLACE, DATE AND REFERENCE OF THE RECORDED EASEMENT.
 - WRITTEN NOTICE OF THE TENTATIVE STARTING DATE OF CONSTRUCTION, WHICH MUST BE A MINIMUM OF ONE (1) WEEK FOLLOWING THE DATE OF NOTICE, IS NEEDED. IN ADDITION, THE DEVELOPER MUST PROVIDE THE NAMES AND PHONE NUMBERS OF TWO (2) EMERGENCY CONTACTS.
 - WATER VALVES SHALL ONLY BE OPERATED BY THE TOWN OF VIENNA PERSONNEL. THE CONTRACTOR IS REQUIRED TO PROVIDE TWO (2) WORKING DAYS NOTICE OF ANY SHUTDOWN REQUIRED. WATER DISRUPTIONS TO EXISTING CUSTOMERS SHALL BE KEPT TO A MINIMUM WHICH MAY REQUIRE THE CONTRACTOR TO INSTALL INSERTING VALVES.
 - TOWN WORKING HOURS FOR WATER ARE MONDAY THROUGH FRIDAY, 7:00AM - 3:30PM, WITH THE EXCEPTION OF HOLIDAYS. ANY INSPECTION OR SHUT DOWNS OUTSIDE OF WORKING HOURS WILL INCURE AN ADDITIONAL FEE.
 - ALL VALVE COVERS SHALL BE STAMPED, WATER.
 - ALL FIRE HYDRANTS SHALL BE MUELLER.
 - DEVELOPER IS RESPONSIBLE FOR ALL ADJUSTMENTS DUE TO FIELD CONDITIONS.

- NOTES**
- TOWN OF VIENNA TO CCTV NOTED SANITARY LINES PRIOR TO CONSTRUCTION TO DETERMINE THE CONDITION OF THE MAINS. IF DEEMED NECESSARY BY INSPECTION, THE APPLICANT SHALL LINE THE EXISTING SANITARY MAINS.
 - NO CHANGES TO UTILITIES WILL BE DONE WITHOUT COORDINATION WITH THE DESIGN ENGINEER, TOWN AND UTILITY COMPANY

Approved

06/09/2024

WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945
DATE SUBMIT: 01/12/2019, SUB02: 05/07/2020, SUB03: 4/19/2021
SCALE: 1" = 30'
CHECKED: KW
DRAWN: DL

UTILITY PLAN

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SITE PLAN
TOWN OF VIENNA, VIRGINIA

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