

**OWNER/DEVELOPER/APPLICANT:**

BOARD OF SUPERVISORS OF FAIRFAX COUNTY  
12000 GOVERNMENT CENTER PARKWAY  
FAIRFAX, VA 22035  
703-324-7329

**BASE TOPOGRAPHY/SURVEYOR**

CHRISTOPHER CONSULTANTS  
CONTOUR INTERVALS: 2FT.  
DATE: FEBRUARY, 29, 2022

**ENGINEER**

CHRISTOPHER CONSULTANTS  
9301 INNOVATION DRIVE, SUITE 150  
MANASSAS, VA, 20110  
PHONE: 703-393-9887  
ATTN: JOHN LEVTOV, P.E.

**ARCHITECT**

RRMM ARCHITECTS  
2900 SOUTH QUINCY ST.  
SUITE 710  
ARLINGTON, VA 22206  
PHONE: 571-858-5203  
ATTN: KEITH LEONARD

**MEP**

GREENMAN PEDERSON, INC.  
8001 BRADDOCK RD  
SUITE 200  
SPRINGFIELD, VA 22151

**STATISTICAL DATA**

TOTAL PROPERTY AREA: 62,236 SF OR 1.4308 ACRES  
TOTAL PROJECT AREA: 62,236 SF OR 1.4308 ACRES  
AREA OF DISTURBANCE: 1.61 ACRES  
ZONING DESIGNATION: C-2

**FIRE MARSHAL INFORMATION**

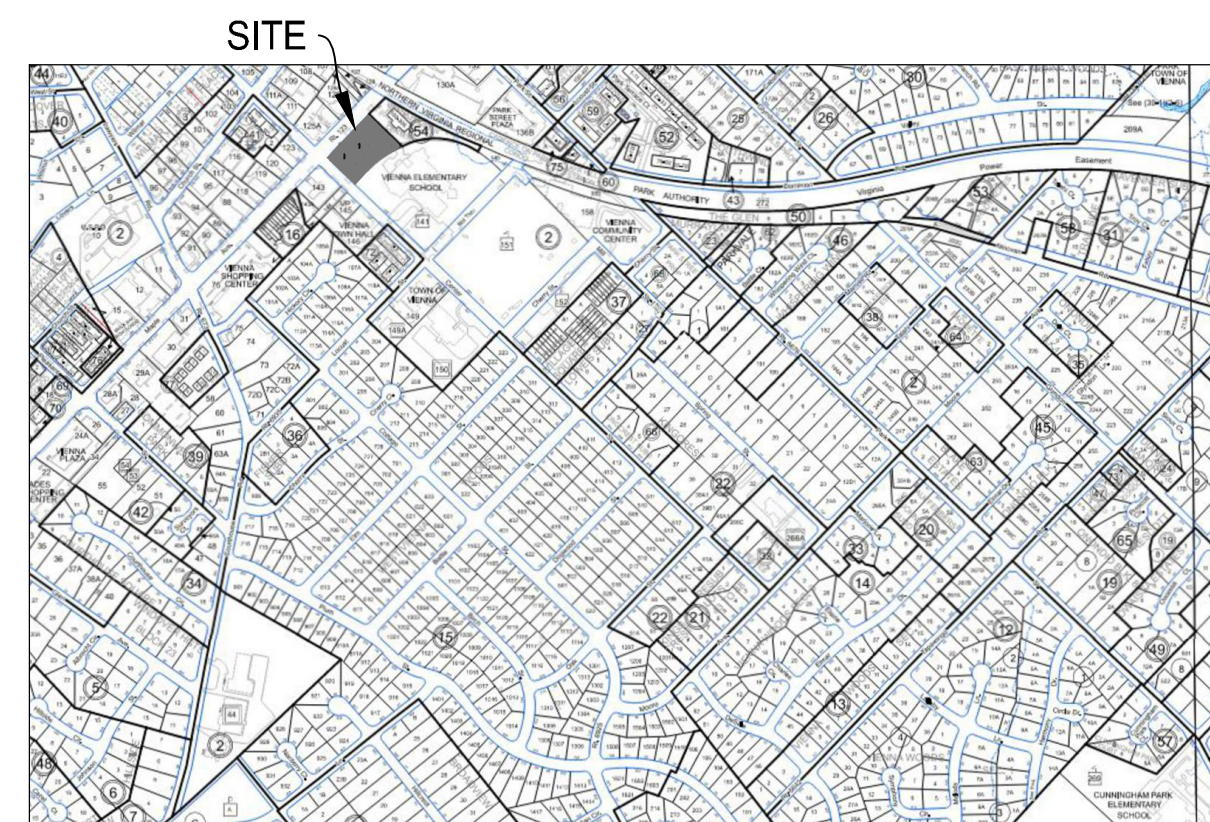
USE GROUP:	A-3 AND S-2 (ONE BUILDING, MIXED USE, SEPARATED USES)
TYPE OF CONSTRUCTION:	IB
NEW LIBRARY GFA:	19,986 SF (FULLY SPRINKLERED SYSTEM)
NEW GARAGE FOOTPRINT GFA:	25,654 SF (AUTOMATIC DRY PIPE SPRINKLERED SYSTEM)
TOTAL FOOTPRINT AREA:	45,640 SF
BOTH BUILDINGS FULLY SPRINKLERED NFPA 13 SYSTEM	

- THE SUBJECT PROPERTY PROJECT AREA IS A PORTION OF THE PARCEL IDENTIFIED ON 2020 FAIRFAX COUNTY TAX MAP# 38-4 ((02)) 0142.
- EXISTING PROPERTY OWNER: BOARD OF SUPERVISORS OF FAIRFAX COUNTY.
- PROPERTY LOCATION: 101 MAPLE AV E VIENNA VA 22180
- GROSS SITE AREA: 62,236 SF (1.4308 AC). THIS AREA IS BASED ON BOUNDARY SURVEY BY GRS GROUP, LLC DATED JANUARY 15, 2019.
- THE EXISTING ZONING FOR THE PROPERTIES IS C-2.
- THE EXISTING USE FOR THE PROPERTY IS LIBRARY.
- BOUNDARY SURVEY OF THE SUBJECT PROPERTY WAS PREPARED BY GRS GROUP, LLC DATED JANUARY 15, 2019. TOPOGRAPHIC INFORMATION IS FROM A FIELD RUN TOPOGRAPHIC SURVEY COMPLETED BY Christopher Consultants, Ltd., DATED FEBRUARY 9, 2022. THE CONTOUR INTERVAL IS TWO (2) FEET. HORIZONTAL DATUM: VCS 1983; VERTICAL DATUM: NGVD 29.
- THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED ON THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 51059C 0290E, WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2010. PER THESE FIRM TILES, THE AREA TO BE DEVELOPED IS LOCATED IN ZONE X.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN AN RMA OR RPA BASED ON TOWN OF VIENNA MAPPING
- NO TITLE REPORT FURNISHED. ALL UNDERLYING TITLE LINES, EASEMENTS, SERVITUDES AND OTHER MATTERS OF TITLE MAY NOT BE SHOWN HEREON.
- THIS SUBJECT PROPERTY IS LOCATED IN THE WOLF TRAP CREEK WATERSHED. THE SUBJECT PROPERTY IS SERVED BY PUBLIC WATER AND SEWER. REFER TO SHEET C300 MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICE (BMP) NARRATIVES.
- DURING THE PROCESS OF OUR PHYSICAL SURVEY NO INDICATIONS OF A CEMETERY WERE FOUND. NO FURTHER INSPECTION OF THESE PROPERTIES HAVE BEEN MADE FOR POSSIBLE CEMETERIES.
- NO ADVERSE EFFECTS TO NEIGHBORING PROPERTIES ARE ANTICIPATED WITH THIS DEVELOPMENT.
- THERE ARE NO KNOWN EXISTING UTILITY EASEMENTS HAVING A WIDTH GREATER THAN 25 FEET ARE SHOWN ON THE EXISTING SITE CONDITIONS PLAN.
- THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION ON THE SUBJECT PROPERTY.
- CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS NECESSARY APPROVALS ARE OBTAINED, SUBJECT TO MARKET CONDITIONS AND THE DISCRETION OF THE OWNER.

# SITE PLAN

## PATRICK HENRY LIBRARY

### TOWN OF VIENNA, VIRGINIA

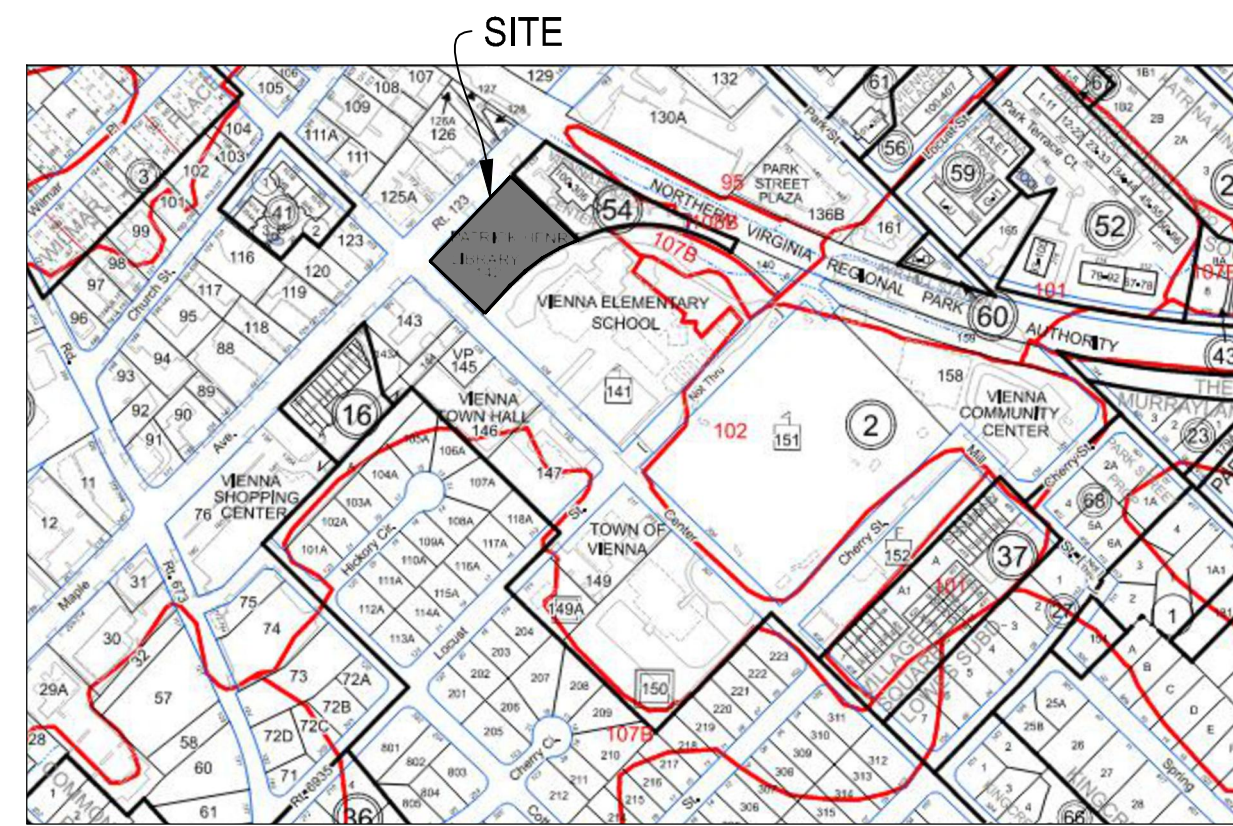


**VICINITY MAP**  
SCALE: 1" = 1000'

ADDRESS: 101 MAPLE AVENUE EAST  
VIENNA, VA 22180

**PATRICK HENRY LIBRARY**  
101 MAPLE AVE  
VIENNA, VA 22180

DATE OF 1<sup>ST</sup> SUBMISSION: 01/30/2023  
DATE OF 2<sup>ND</sup> SUBMISSION:  
DATE OF 3<sup>RD</sup> SUBMISSION:



**SOILS MAP**  
SCALE: 1" = 500'

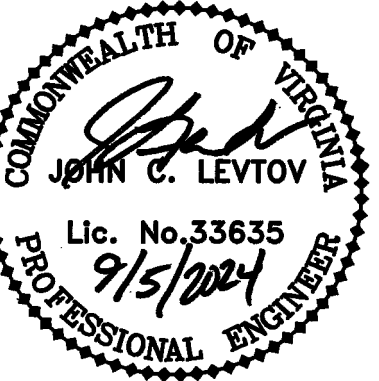
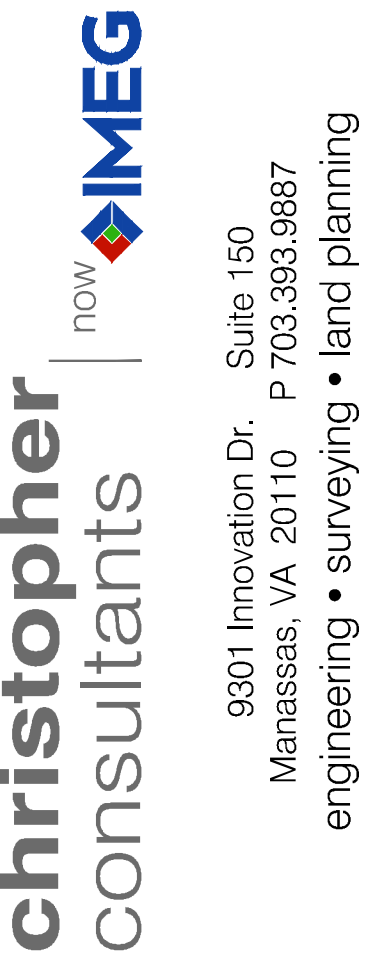
SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SOIL DRAINAGE	EROSION POTENTIAL	PROBLEM CLASS
95	URBAN LAND	N/A	N/A	N/A	IVB

FOR SITE SPECIFIC SOILS AND GEOTECHNICAL INFORMATION - SEE GEOTECHNICAL REPORT ON SHEET C800.

**Sheet List Table**

Sheet Number	Sheet Title
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C101	LEGENDS AND ABBREVIATIONS
C102	ZONING COMPLIANCE PLAN
C200	SITE DETAILS
C201	SITE DETAILS
C202	SITE DETAILS
C203	SITE DETAILS
C300	EXISTING CONDITIONS
C301	DEMOLITION PLAN
C400	SITE PLAN
C401	GRADING PLAN
C402	FIRE LANE PLAN
C403	SIGHT DISTANCE PLAN & PROFILE
C404	TRASH TRUCK VEHICLE TURNING MOVEMENT PLAN
C405	VEHICLE TURNING MOVEMENT PLAN
C406	PAVEMENT PLAN
C500	SWM NARRATIVES
C501	SWM PRE VS POST
C501A	STORM INLET DIVIDES PRE VS POST
C502	SWM CALCULATIONS
C503	SWM CALCULATIONS
C504	SWM DETAILS-1
C505	SWM DETAILS-2
C506	SWM DETAILS-3
C507	BMP MAP
C508	VRRM
C600	UTILITY PROFILES
C600A	UTILITY PROFILES
C601	UTILITY COMPUTATIONS
C602	WATER METER SIZING CALCULATIONS
C700	EROSION AND SEDIMENT CONTROL PH-I
C700A	EROSION AND SEDIMENT CONTROL PH-IA
C701	EROSION AND SEDIMENT CONTROL PH-II
C702	EROSION AND SEDIMENT CONTROL DETAILS
C703	EROSION AND SEDIMENT CONTROL NARRATIVES
C704	POLLUTION PREVENTION PLAN
C800	GEOTECHNICAL RECOMMENDATION
C900	GARAGE AND HC PARKING
C901	GARAGE UPPER LEVEL
E100	ELECTRICAL SITE PLAN
E100P	ELECTRICAL SITE PHOTOMETRICS PLAN
PE701	GROUND TIER PHOTOMETRICS PLAN
PE702	SECOND TIER PHOTOMETRICS PLAN
EP703	THIRD TIER PHOTOMETRICS PLAN
PE704	FOURTH TIER PHOTOMETRICS PLAN
DU705	DRY UTILITY PLAN

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT TOWN OF VIENNA AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.



PATRICK HENRY LIBRARY

TOWN OF VIENNA, VIRGINIA

MARK	DATE	DESCRIPTION
	9/06/2024	TOWN OF VIENNA SUBMISSION
	7/16/2024	TOWN OF VIENNA COMMENTS
	4/05/2024	CD COMMENTS
	2/16/2024	CD COMMENTS

PROJECT No.: 22003.001.00  
DRAWING No.: 112368  
DATE: 07/08/2022  
SCALE: AS NOTED  
DESIGN: BG  
DRAWN: BG  
CHECKED: EB

SHEET TITLE:

COVER SHEET

SHEET No.

C000

SITE NOTES:

1. THE PURPOSE OF THIS PLAN IS FOR THE CONSTRUCTION OF A LIBRARY.
2. THE GEOGRAPHICAL PARCEL IDENTIFICATION NUMBER FOR THE PROPERTY SHOWN HEREON IS: 38-4((02))0142
3. THE TOPOGRAPHY IS SHOWN AT 2' INTERVALS AND IS REFERENCED TO THE NGVD 1929 DATUM AND WAS OBTAINED FROM FIELD SURVEY.
4. BOUNDARY SURVEY OF THE SUBJECT PROPERTY WAS PREPARED BY GRS GROUP, LLC DATED JANUARY 15, 2019. TOPOGRAPHIC INFORMATION IS FROM A FIELD RUN TOPOGRAPHIC SURVEY COMPLETED BY Christopher Consultants, Ltd., DATED FEBRUARY 9, 2022. THE CONTOUR INTERVAL IS TWO (2) FEET. HORIZONTAL DATUM: VCS 1983; VERTICAL DATUM: NGVD 29.

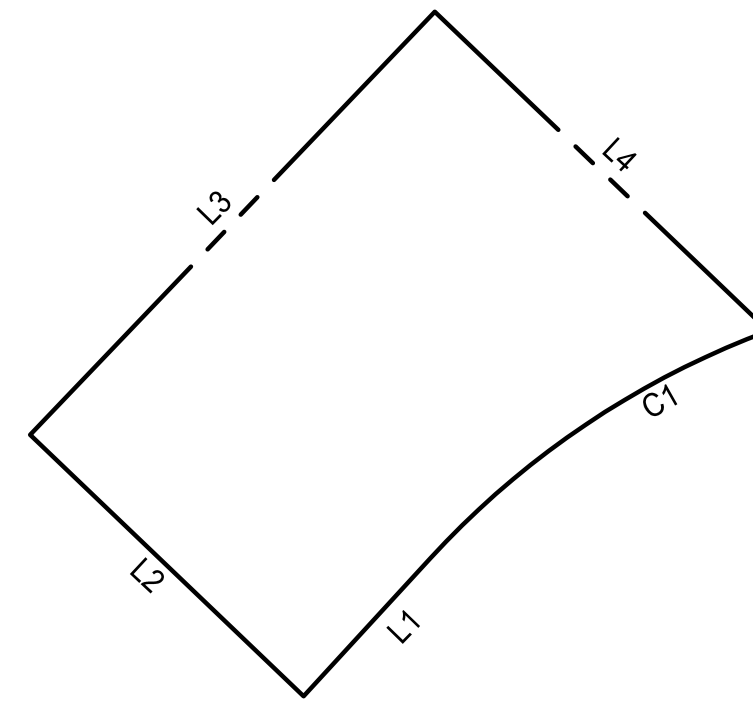
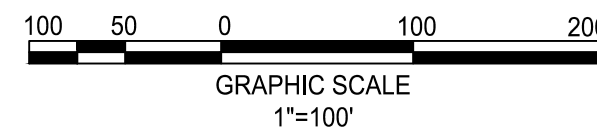
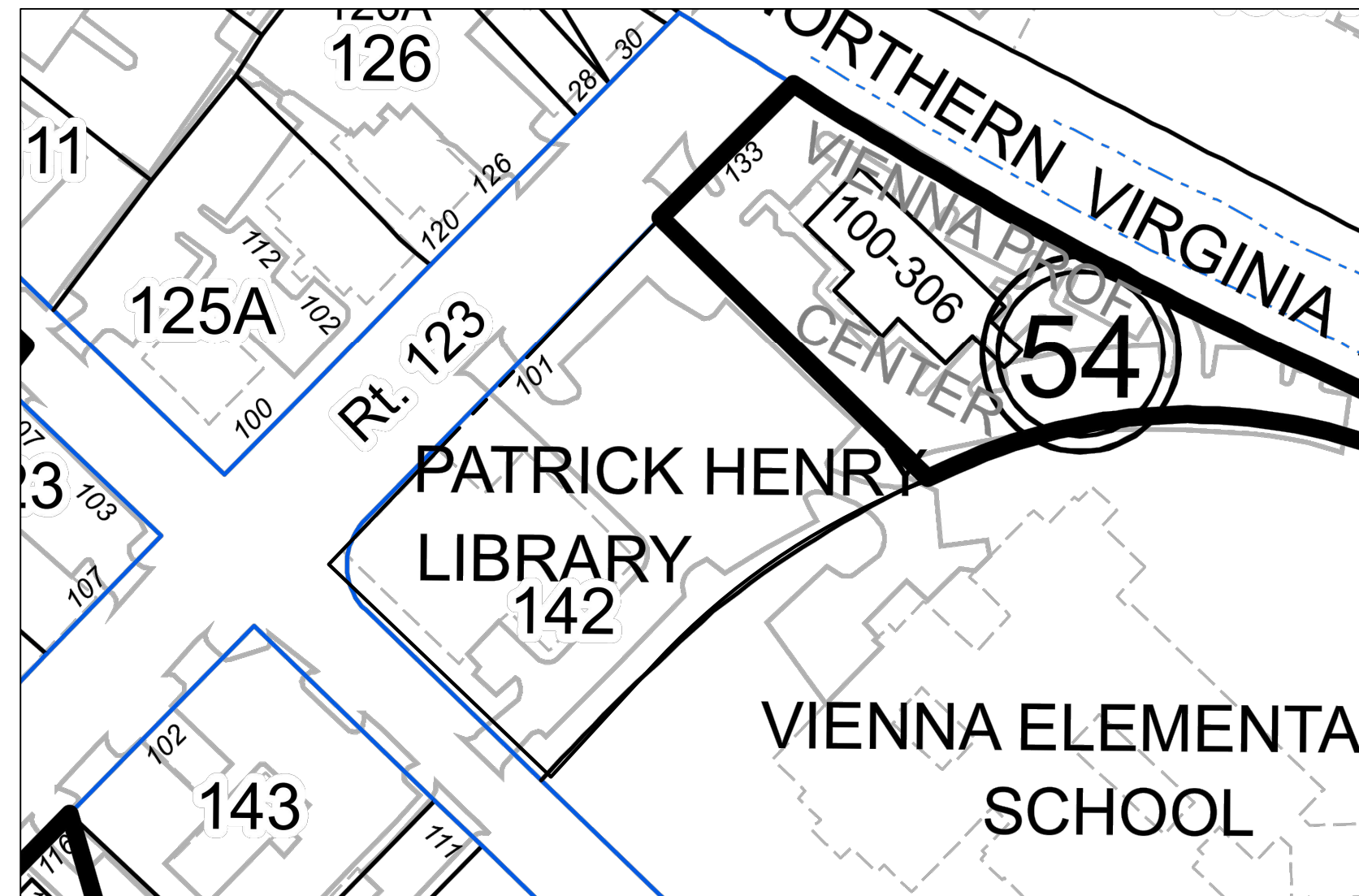
GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF VIENNA AND THE STANDARDS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
2. IF THE CONTRACTOR OR OTHERS BECOME AWARE OF ANY DISCREPANCIES, ANY UNANTICIPATED SITE CONDITIONS, ANY REASONS FOR NONCONFORMANCE WITH THE DESIGN DOCUMENTS, OR ANY PROPOSED FIELD REVISIONS - PROMPT WRITTEN NOTICE THEREOF SHALL BE GIVEN TO CHRISTOPHER CONSULTANTS, LTD.
3. EXISTING UNDERGROUND UTILITIES ARE BASED ON AVAILABLE INFORMATION AND THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES. THOSE SHOWN ARE NECESSARILY APPROXIMATE. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO ACCURATELY LOCATE AND PROTECT ALL EXISTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION TO ENSURE THAT THE PLANS CAN BE EXECUTED. IN THE EVENT OF A CONFLICT, THE CONTRACTOR SHALL NOTIFY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE WHICH MIGHT OCCUR BY FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES.
4. THE CONTRACTOR SHALL DIG TEST PITS AS REQUIRED FOLLOWING NOTIFICATION AND MARKING OF ALL EXISTING UTILITIES TO VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES. TEST PITS ARE TO BE PERFORMED AT LEAST 30 DAYS PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE OWNER AND CHRISTOPHER CONSULTANTS, LTD. REDESIGN AND APPROVAL BY REVIEWING AGENCIES SHALL BE OBTAINED, IF REQUIRED.
5. THE CONTRACTOR SHALL CONTACT MISS UTILITY AS REQUIRED BEFORE DIGGING.
6. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
7. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING ROADS AND UTILITIES WHICH OCCUR AS A RESULT OF PROJECT CONSTRUCTION WITHIN OR CONTIGUOUS TO EXISTING RIGHT-OF-WAY.
8. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING SITE FEATURES WHICH ARE TO REMAIN. ANY DAMAGE INCURRED DUE TO THE CONTRACTOR'S OR ANY SUBCONTRACTOR'S ACTIONS SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
9. ALL UTILITIES, INCLUDING ALL POLES, WHICH ARE TO BE RELOCATED, SHALL BE AT THE DEVELOPER'S EXPENSE PRIOR TO CONSTRUCTION. CONTRACTOR/DEVELOPER TO CONTACT APPLICABLE UTILITIES AT LEAST 60 DAYS PRIOR TO NEEDING FACILITY RELOCATED.
10. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
11. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ARRANGING ALL NECESSARY INSPECTIONS.
12. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A SAFE CONSTRUCTION SITE AND COMPLYING WITH ALL OSHA, STATE AND LOCAL REGULATIONS.
13. CHRISTOPHER CONSULTANTS, LTD. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION, MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES OR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND STANDARD CONSTRUCTION PRACTICES.
14. ALL REQUIRED SHOP DRAWINGS ARE TO BE SUBMITTED TO THE DESIGN ENGINEER FOR REVIEW AND APPROVAL 30 DAYS PRIOR TO INSTALLATION AND SHALL BE SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED AND EXPERIENCED IN THE STATE IN WHICH THE PROJECT IS LOCATED.
15. ALL FILL, BASE AND SUBBASE MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% OF THEORETICAL MAXIMUM DENSITY AS DETERMINED BY A.A.S.H.T.O. T-99 METHOD A WITHIN PLUS OR MINUS 2% OF OPTIMUM MOISTURE FOR THE FULL WIDTH OF ANY DEDICATED RIGHT-OF-WAY OR AS SPECIFIED BY THE GEOTECHNICAL REPORT.
16. TOPS OF EXISTING STRUCTURES WHICH REMAIN IN USE ARE TO BE ADJUSTED IN ACCORDANCE WITH THE GRADING PLAN. ALL PROPOSED STRUCTURE TOP ELEVATIONS ARE TO BE VERIFIED BY THE CONTRACTOR WITH THE SITE GRADING PLANS.
17. ANY GRAVITY SEWER LINE THAT IS DESIGNED AT A SLOPE OF 1% OR LESS SHALL BE SURVEYED FOR PROPER SLOPE AND INVERTS AFTER INSTALLATION BUT PRIOR TO BACKFILLING.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING A SMOOTH TRANSITION TO EXISTING CURB AND SIDEWALKS, IF APPLICABLE TO INSURE POSITIVE DRAINAGE.
19. A SMOOTH GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF THE EXISTING ROAD TO THE CURB AND GUTTER, TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR THE PONDING OF ANY WATER ON THE ROADWAY.
20. THE CONTRACTOR MUST ENSURE THAT POSITIVE DRAINAGE OCCURS ON SITE TO PREVENT PONDING OR DRAINAGE PROBLEMS ON ADJACENT PROPERTIES.
21. DURING ROUGH GRADING OF THE SITE, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE GEOTECHNICAL ENGINEER IF GROUND WATER SEEPAGE/SPRINGS ARE IDENTIFIED.
22. ALL OFF-SITE EASEMENTS, LETTERS OF PERMISSION, ETC. SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION OR PLAN APPROVAL AS REQUIRED BY THE APPROVING AUTHORITY.
23. LANDSCAPE NOTES AND SPECIFICATION ITEMS MAY APPEAR IN MULTIPLE PARTS OF THE DRAWING SET BASED ON WHAT IS BEING CONSTRUCTED. BESIDES THE LANDSCAPE PLAN AND DETAILS, NOTES OR SPECIFICATIONS MAY ALSO BE LOCATED ON THE EROSION AND SEDIMENT CONTROL SHEETS OR TREE PRESERVATION SHEETS. SUBSTITUTIONS AND RELOCATION OF MATERIALS IS NOT ALLOWED WITHOUT EXPRESS WRITTEN CONSENT OF THE PROJECT LANDSCAPE ARCHITECT THROUGH THE FORMAL SUBMITTAL/RFI PROCESS.
24. TREE PRESERVATION METHODS AND TREE REMOVAL PLAN PROVIDED IN THIS PLAN SET MUST BE STRICTLY ADHERED TO. TREE REMOVAL WITHOUT JURISDICTIONAL APPROVAL OR DAMAGE FROM CONSTRUCTION OF TREES TO BE PRESERVED MAY RESULT IN CIVIL FINES OR ADDITIONAL LANDSCAPE WORK, THE COST OF WHICH WILL BE BORNE BY THE CONTRACTOR RESPONSIBLE FOR THE REMOVAL OR DAMAGE.
25. ALL COMMUNICATION BETWEEN CONTRACTOR AND CHRISTOPHER CONSULTANTS, SHALL BE THROUGH FORMAL CHANNELS. ANY QUESTIONS OR SUBMITTALS ARE TO BE PRESENTED AS A WRITTEN REQUEST FOR INFORMATION, SHOP DRAWING, OR SUBMITTAL PACKAGE.
26. THE CONTENT OF THESE PLANS IS CONSIDERED PROPRIETARY AND SHALL NOT BE USED OR MODIFIED WITHOUT THE EXPRESS WRITTEN CONSENT OF CHRISTOPHER CONSULTANTS, LTD.

TOWN OF VIENNA GENERAL NOTES

1. A PRE-CONSTRUCTION MEETING MUST BE HELD PRIOR TO THE START OF CONSTRUCTION. CALL 703-255-6384 TO SCHEDULE THE PRE-CONSTRUCTION MEETING.
2. ALL CONSTRUCTION GENERATED DEBRIS MUST BE HAULED AWAY BY THE CONTRACTOR OR OWNER.
3. PRIOR TO THE REMOVAL OF ANY TOWN TREES (TREES WITHIN THE RIGHT OF WAY), THE APPLICANT OR THEIR REPRESENTATIVE SHALL CONTACT THE TOWN OF VIENNA ARBORIST AT 703-255-6360 TO COORDINATE HAVING THE TOWN ARBORIST ONSITE DURING ALL TOWN TREE REMOVAL.
4. TREE PROTECTION FOR ANY TOWN TREE, AS SHOWN ON PLAN, MUST BE INSTALLED PRIOR TO ANY SITE WORK.
5. IT IS UNLAWFUL TO PERFORM ANY CONSTRUCTION ABOVE FOUNDATION CORNERS PRIOR TO APPROVAL OF SETBACKS. WORK COMPLETED IN VIOLATION OF THIS REQUIREMENT IS SUBJECT TO DEMOLITION.
6. ALL DUMPSTERS/PODS ARE TO BE PLACED ON PRIVATE PROPERTY.
7. FRONT ELEVATION CHECKS ARE REQUIRED.
8. WALL CHECK SURVEYS ARE REQUIRED AND MUST BE SUBMITTED PRIOR TO CONSTRUCTION ABOVE FOUNDATION CORNERS.
9. A CERTIFICATE OF OCCUPANCY IS REQUIRED PRIOR TO OCCUPANCY. ALL REQUIRED DOCUMENTATION AND INSPECTIONS MUST BE SUBMITTED/COMPLETED BEFORE THE TOWN OF VIENNA WILL ISSUE A CERTIFICATE OF OCCUPANCY.
10. EXISTING SANITARY SEWER LATERALS ARE TYPICALLY CAPPED AT OR NEAR THE PROPERTY LINE. THE REUSE OF THE PORTION OF THE EXISTING SANITARY SEWER LATERAL BETWEEN THE TOWN OWNED SEWER MAIN AND THE CAPPED END MAY BE ALLOWED PROVIDING THAT A LICENSED PLUMBER CERTIFIES THAT THE EXISTING PIECE OF PIPE IS GRADED PROPERLY AND IN LIKE NEW CONDITION. THE REUSE OF A PORTION OF THE EXISTING LATERAL DOES NOT IMPLY THAT THE TOWN IS WARRANTING THE CONDITION IN ANY WAY.

PROPERTY MAP



LINE TABLE		
LINE #	LENGTH	DISTANCE
1	S 42°37'40" W	97.71'
2	N 46°12'20" W	197.01'
3	N 43°47'40" E	304.81'
4	S 46°12'20" E	240.40'

CURVE TABLE					
CURVE#	RADIUS	LENGTH	DELTA	CHORD LENGTH	CHORD BEARING
C1	453.30'	214.02'	109.05°	212.04'	S 56°05'26" W

SANITARY SEWER NOTES

- Applicant will line the existing sanitary sewer line if deemed necessary by Town during inspection.
- Per section 715.1 Sewage Backflow, where plumbing fixtures are installed on a floor with a finished floor elevation below the elevation of the next upstream manhole in the public sewer, such fixtures shall be protected by a backwater valve installed in the building drain, or horizontal branch serving such fixtures. Plumbing fixtures installed on a floor with a finished floor elevation above the elevation of the manhole cover of the next upstream manhole in the public sewer shall not discharge through a backwater valve.
- Per section 715.2 Material, all bearing parts of backwater valves shall be of corrosion resistant material. Backwater valves shall comply with ASME A112.41.1, CSA B181.1 or CSA B181.2.
- Per Section 715.3 Seal, backwater valves shall be of corrosion resistant material. Backwater valves shall provide a mechanical seal against backflow.
- Per Section 715.4 Diameter, backwater valves, when fully open, shall have a capacity of not less than the pipes in which they are installed.
- Per section 715.5 Location, backwater valves shall not be installed so that access is provided to the working parts for service and repair.

WATER SERVICE NOTE

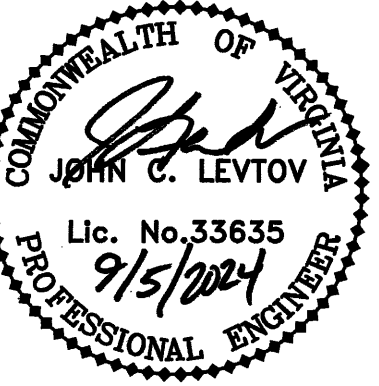
WATER SERVICE TO SERVICE THE LIBRARY WILL BE EXTENDED FROM THE EXISTING 1 1/2" METER IN CENTER STREET.

- Town of Vienna Water Main Construction Notes
1. 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).
  2. 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.
  3. All water mains shall have a minimum cover of four (4) feet unless otherwise approved by the Town of Vienna.
  4. Backflow preventer is absolutely required for temporary construction, irrigation systems or vehicle wash areas, where as required by the State waterworks regulations.
  5. 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.
  6. All T's, bends and valves need to be connected with megalugs retainer glands and blocked.
  7. 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.
  8. 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.
  9. Town working hours for Water & Sewer are Monday through Friday, 7:00am – 3:30pm, with the exception of holidays. Any inspection or shut downs outside of working hours shall require additional fees.
  10. All valve covers shall be stamped, WATER.
  11. All fire hydrants shall be Mueller.
  12. Developer is responsible for all adjustments due to field conditions.

**christopher consultants** | now **IMEG**

9301 Innovation Dr. Suite 150  
Manassas, VA 20110 P 703.393.9887

engineering • surveying • land planning



PATRICK HENRY LIBRARY

TOWN OF VIENNA, VIRGINIA

MARK	DATE	DESCRIPTION
	9/06/2024	TOWN OF VIENNA SUBMISSION
	7/16/2024	TOWN OF VIENNA COMMENTS
	4/05/2024	CD COMMENTS
	2/16/2024	CD COMMENTS

PROJECT No.:22003.001.00  
DRAWING No.:112368  
DATE:07/08/2022  
SCALE:AS NOTED  
DESIGN:BG  
DRAWN:BG  
CHECKED:EB

SHEET TITLE:  
**PROPERTY MAP & GENERAL NOTES**

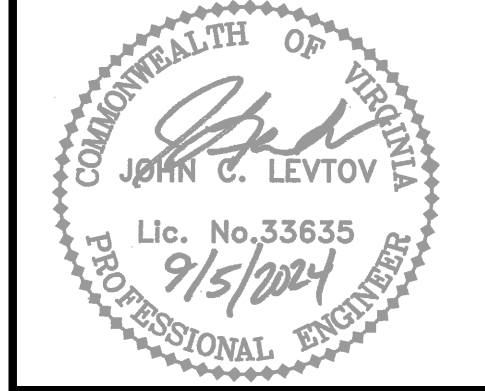
SHEET No.  
**C100**

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT TOWN OF VIENNA AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

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**PATRICK HENRY LIBRARY**

TOWN OF VIENNA, VIRGINIA

MARK	DATE	DESCRIPTION
	9/06/2024	TOWN OF VIENNA SUBMISSION
	7/16/2024	TOWN OF VIENNA COMMENTS
	4/05/2024	CD COMMENTS
	2/16/2024	CD COMMENTS

PROJECT No.: 22003.001.00  
DRAWING No.: 112368  
DATE: 07/08/2022  
SCALE: AS NOTED  
DESIGN: BG  
DRAWN: BG  
CHECKED: EB

SHEET TITLE:  
**LEGENDS AND ABBREVIATIONS**

SHEET No. **C101**

ZONING TABULATIONS AND BULK REGULATIONS  
ZONE: C2 GENERAL COMMERCIAL (NO PROFFERED CONDITIONS)

**SETBACKS (SECTION 18-90)**  
REQUIRED FRONT (MAPLE AVENUE) = 15'  
PROVIDED FRONT (MAPLE AVENUE) = 10' (MODIFICATION HEREBY REQUESTED)  
REQUIRED SIDE (WITH WINDOWS) = 7'  
PROVIDED SIDE ADJACENT TO CENTER STREET = 10'  
PROVIDED SIDE ADJACENT TO NORTH PROPERTY LINE = 30'  
REQUIRED REAR = 10'  
PROVIDED REAR = 3' (MINIMUM) AND VARIABLE (MODIFICATION HEREBY REQUESTED)

REQUIRED 25% OF FRONT YARD TO BE LANDSCAPED  
LANDSCAPE AREA REQUIRED IN FRONT YARD (304.81' X 10' X .25) = 762.5 SF  
LANDSCAPE AREA PROVIDED IN FRONT YARD = 814 SF

**BUILDING HEIGHT (SECTION 18-91)**  
MAXIMUM BUILDING HEIGHT = 35'

**LIBRARY HEIGHT**  
AVERAGE GRADE ALONG LIBRARY (357.6 + 357.5 + 356.4 + 355.8 + 354.4) = 1781.70/5 = 356.34  
TOP OF GABLE AT CANOPY ELEVATION = 390.67  
LIBRARY HEIGHT = 390.67 - 356.34 = 34.33'

**GARAGE HEIGHT**  
AVERAGE GRADE ALONG GARAGE (359.5 + 358.0 + 361.0 + 361.5 + 362.7 + 360.65 + 361.0 + 365.0) = 2889.35/8 = 361.17  
TOP OF HIGHEST GARAGE FLOOR (EXCLUDING PARAPET WALL AND SOLAR PANELS) = 394.67  
GARAGE HEIGHT = 33.5'

**PARKING REQUIREMENTS (ARTICLE 16 SECTION 18-130)**  
CIVIC AND QUASI PUBLIC USES: 1 PARKING SPACE PER 300 SF OF GROSS FLOOR AREA (GFA)  
LIBRARY GFA = 19,043 SF (INSIDE FACE OF OUTSIDE WALLS)  
PARKING REQUIRED = 19,043/300 = 64 SPACES  
ADDITIONAL PARKING ALLOTTED TO TOWN OF VIENNA = 84 SPACES  
TOTAL REQUIRED = 148 SPACES  
PARKING SPACES PROVIDED (WITHIN PARKING STRUCTURE) = 232 SPACES  
ADA PARKING REQUIRED/PROVIDED = 7 SPACES, WITH 1 VAN ACCESSIBLE  
BICYCLE PARKING: REQUIRED = N/A, PROVIDED IN FRONT OF MAIN STORY 3 RACKS = 6 SPACES, AND PROVIDED ON GARAGE LEVEL ONE 8 RACKS = 16 SPACES.

**TRAFFIC GENERATION**  
PER 10<sup>TH</sup> EDITION OF THE ITE LIBRARIES GENERATE 8.16 VEHICLES PER 1000 GSF  
19,043/1000 = 19.043  
19.043 X 8.16 = 156 VEHICLE TRIPS



October 4, 2024

Mr. Brad Baer  
Director of Public Works  
127 Center Street South  
Vienna, VA 22180

Re: Patrick Henry Library request for modifications  
22003.001.00

Dear Mr. Baer,

As you are aware, Fairfax County is in the process of the re-development of the existing Patrick Henry Library at the intersection of Maple Avenue and Center Street. In order for the new Library and structured parking facility to meet the needs of the community there are four modifications to the current Vienna zoning ordinance required. In accordance with Vienna Ordinance 18-256 and 18-257 these modifications are respectfully requested as outlined below:

Section 18-90 B and Section 18-90 C – Area Requirements Front Yard: *Front yard. The front yard shall be measured from the building line to the front property line and shall be not less than 15 feet.* On behalf of the owner, Fairfax County, we respectfully request a modification of the front yard setback to 10' from the front street line along Maple Avenue. This modification is necessary for the new library to contain sufficient interior space to meet the needs of the community.

Section 18-90 E – Area Requirements Rear Yard: *Rear yard. Rear yards shall be a minimum of ten feet.* On behalf of the owner, Fairfax County, we respectfully request a modification of the rear yard setback to 3' at its smallest dimension. Due to a majority of the rear property line being curved a modification is only necessary for the first 60% of its length. The remaining 40% meets or exceeds the setback requirement. It is also important to note that the adjacent property owner most affected by this request is the Fairfax County School Board as the property is currently utilized as the Vienna Elementary School.

Section 18-252 (E1)(c) – Tree canopy coverage: *A plan for the planting and replacement of trees on site during development to the extent that, at maturity of 20 years, minimum tree canopies or covers will be provided in the respective zoning districts of the Town as follows: Ten percent tree canopy in the T, C-1, C-1A, C-2, CMP, and CM zones.*

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On behalf of the owner, Fairfax County, we respectfully request a modification of the 10% tree canopy requirement in the C-2 zone to allow 4% for this site. The footprint area of both the structured parking garage and the new library does not allow for sufficient planting areas for trees that would achieve 10% tree cover at 20 year maturity based on the crown coverage allowance given in the "Tree Preservation and Planting Guide" (2-2021). The new library design calls to remove and replace the seven existing street trees plus add shrubs along Maple Avenue. To mitigate this somewhat the new library design provides four new street trees in the utility strip along Center Street. The Maple Avenue and Center Street trees are not calculated in the 4% coverage provided as they are not on the subject property.

Section 18-132 – Loading space: *Every hospital, institution, commercial or industrial building hereafter erected shall provide indoor or outdoor space for the loading and unloading of goods and materials. Such space shall be at least 25 feet in depth; such space, if located within a building, shall be at least 15 feet in height; such space also shall have a width of at least 15 feet for every 50 feet or fraction thereof of building width.*

On behalf of the owner, Fairfax County, we respectfully request a modification of loading space size requirement to approve the use of a 15' by 35' loading zone instead of the 20 required size of 25' by 90'. This proposed size is 10' longer than the minimum 25' length required on Fairfax County projects and as Fairfax County will own and operate the library they have successfully used this site on similar projects. This will allow for more efficient use of the site space for building layout purposes.

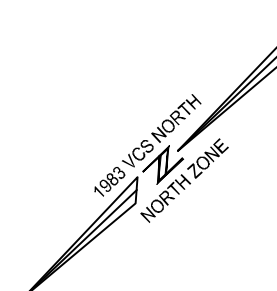
We feel that the justification for these four modifications is in keeping with the spirit and essence of the Zoning Ordinance and that the most practical, efficient and aesthetic development of the new Patrick Henry Library cannot be achieved and comply with all elements of the Ordinance. We also believe that in granting these modifications the health, safety and welfare of the residents of the Town and the community would not be impaired.

Thank you in advance for your consideration of these requests and should you have any questions please do not hesitate to call.

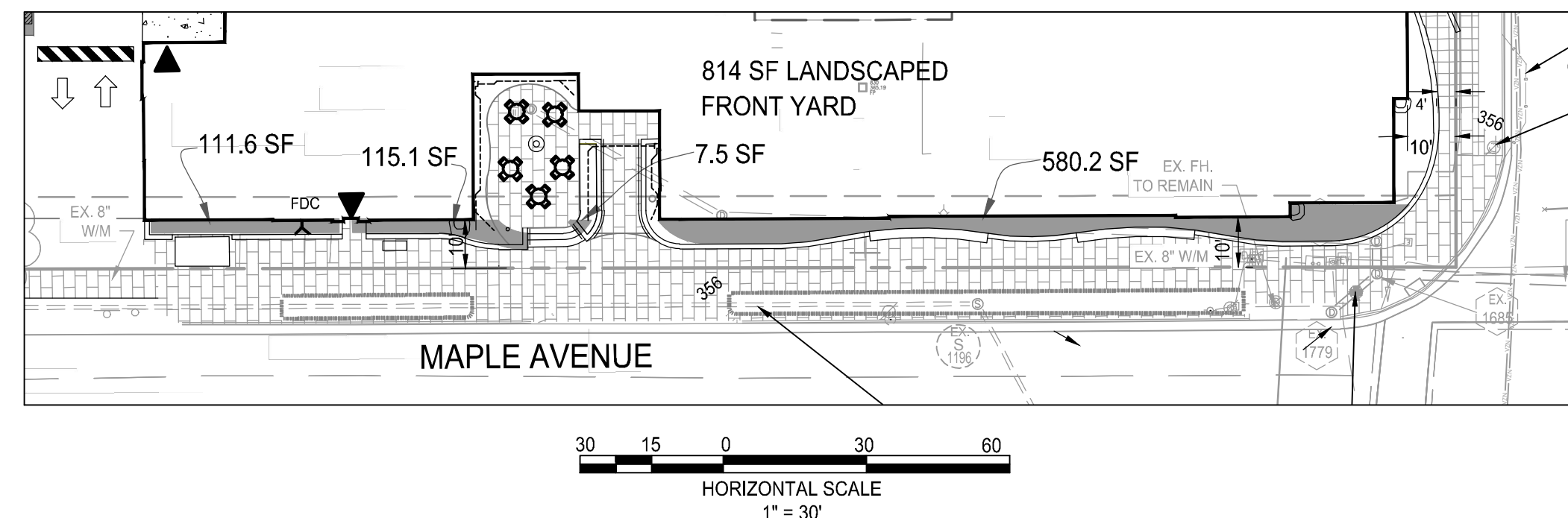
Sincerely,

John Levto, P.E.  
Senior Project Manager

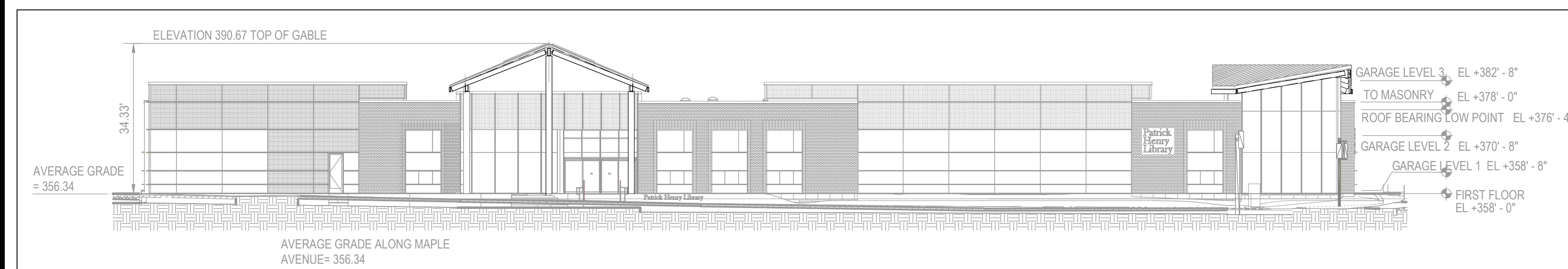
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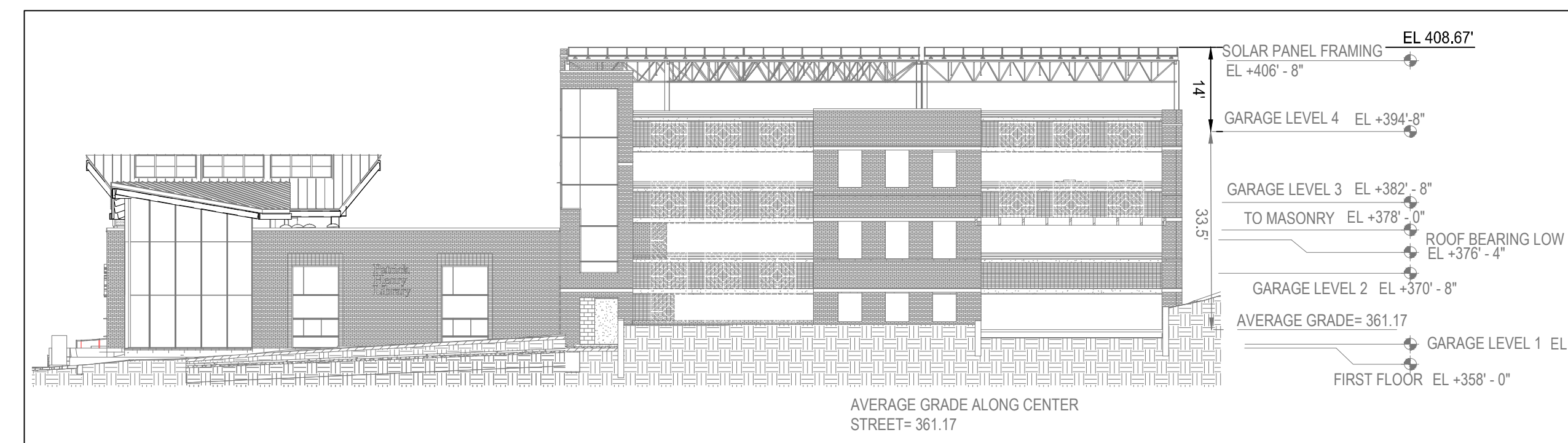
## FRONT YARD LANDSCAPE CALCULATION



## LIBRARY HEIGHT CALCULATION

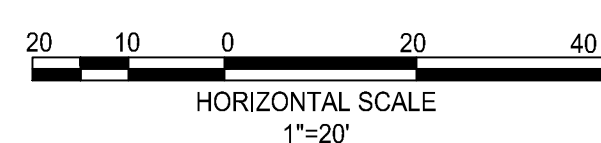


## GARAGE HEIGHT CALCULATION

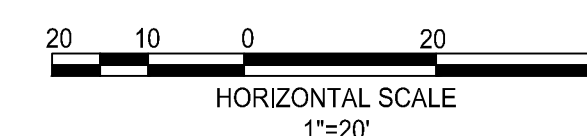


## LIBRARY HEIGHT

AVERAGE GRADE ALONG LIBRARY (357.6 + 357.5 + 356.4 + 355.8 + 354.4) = 1781.70/5 = 356.34  
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LIBRARY HEIGHT = 390.67 - 356.34 = 34.33'



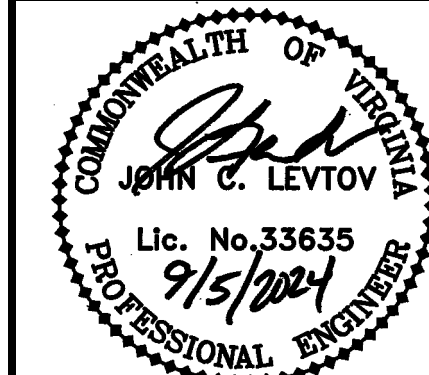
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ALL CONSTRUCTION SHALL CONFORM TO THE  
CURRENT TOWN OF VIENNA AND VIRGINIA  
DEPARTMENT OF TRANSPORTATION  
STANDARDS AND SPECIFICATIONS.

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PATRICK HENRY LIBRARY

TOWN OF VIENNA, VIRGINIA

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PROJECT No.: 22003.001.00  
DRAWING No.: 112368  
DATE: 07/08/2022  
SCALE: AS NOTED  
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DRAWN: BG  
CHECKED: EB

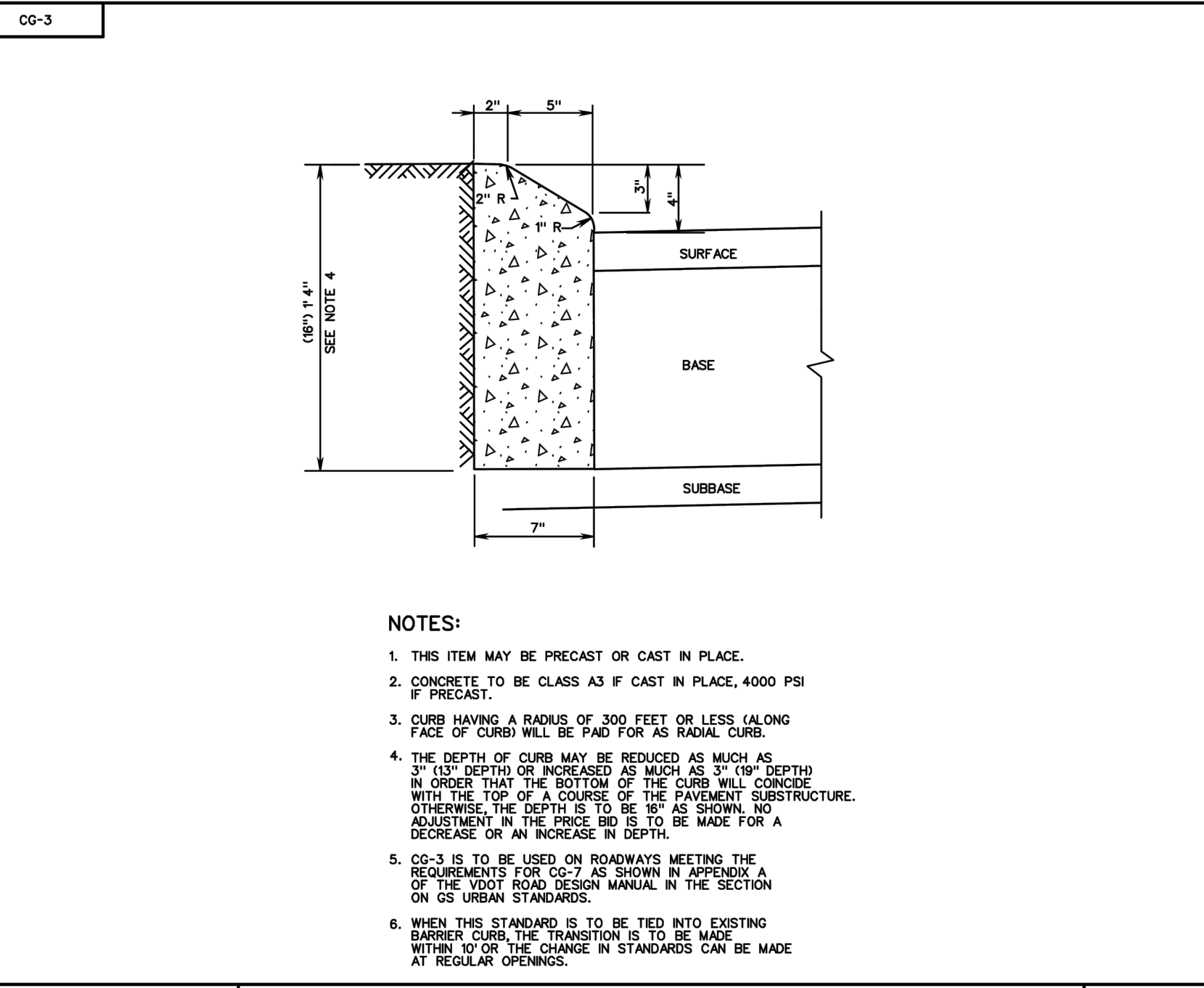
SHEET TITLE:

ZONING COMPLIANCE PLAN

SHEET No.

C102

2016 ROAD & BRIDGE STANDARDS

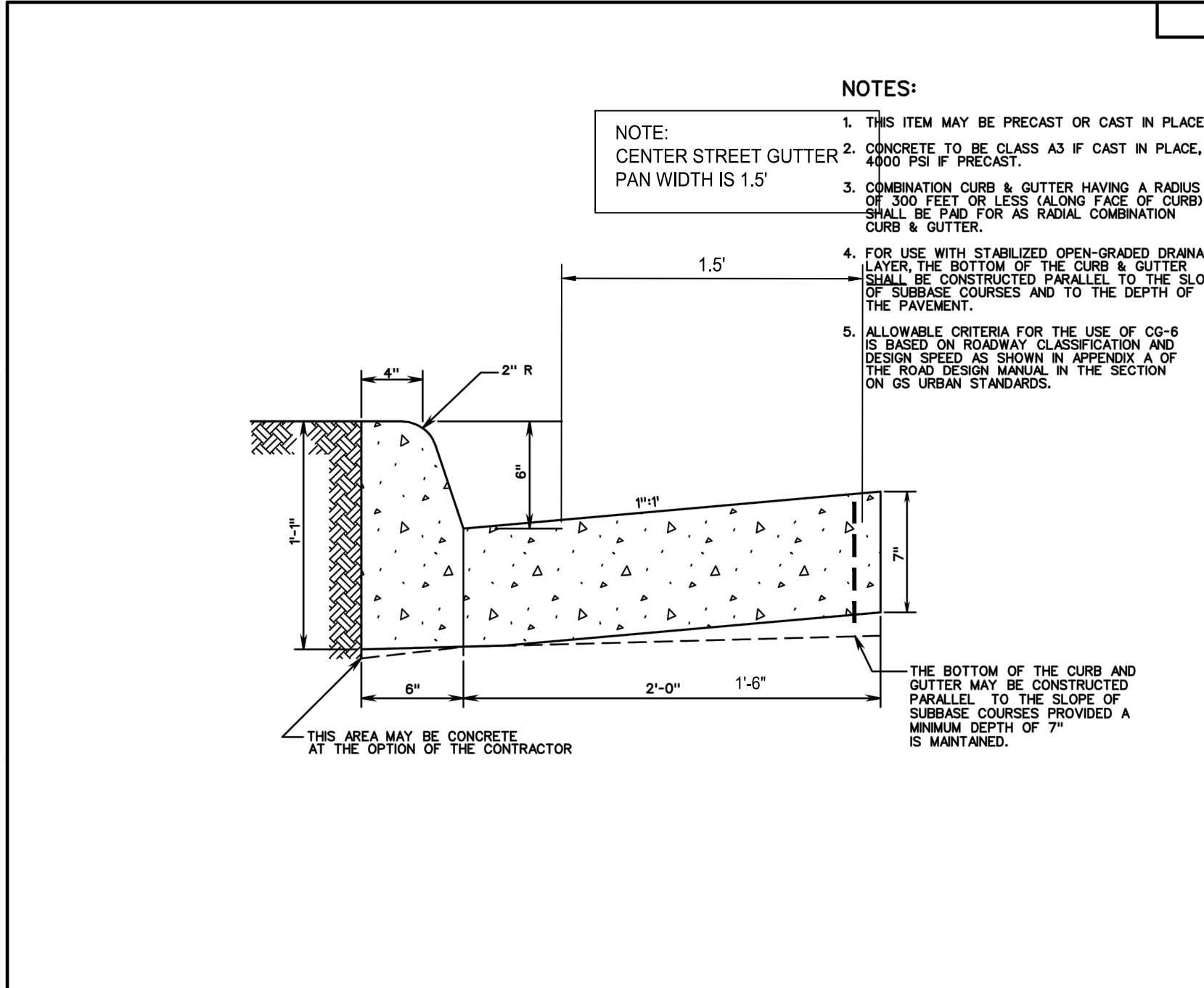


STANDARD 4" CURB

VIRGINIA DEPARTMENT OF TRANSPORTATION  
2016 ROAD & BRIDGE STANDARDS

SPECIFICATION REFERENCE
105 502

2016 ROAD & BRIDGE STANDARDS



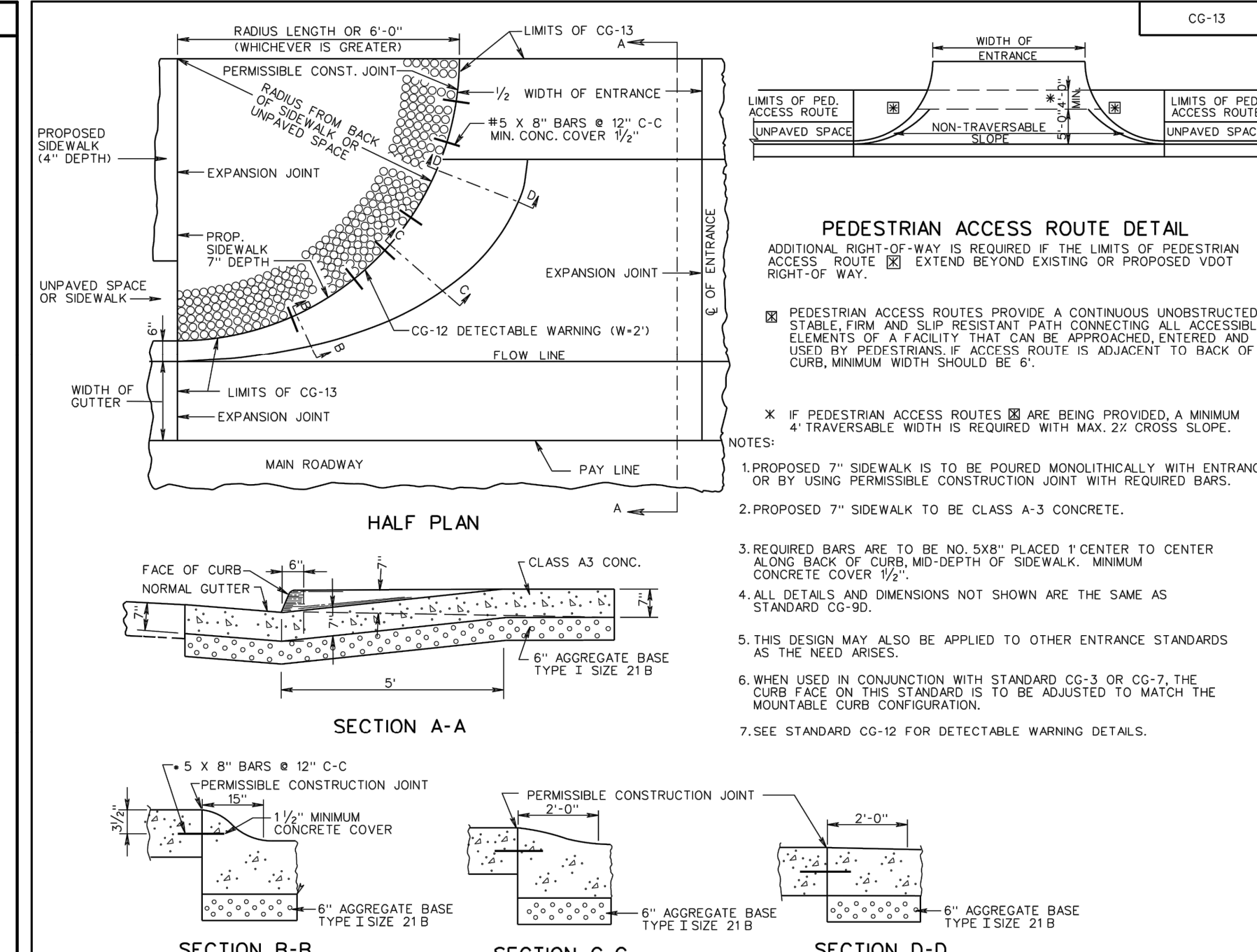
COMBINATION 6" CURB AND GUTTER (MODIFIED AS NOTED FOR CENTER STREET ONLY)

VIRGINIA DEPARTMENT OF TRANSPORTATION  
2016 ROAD & BRIDGE STANDARDS

SPECIFICATION REFERENCE
105 502

SPECIFICATION REFERENCE
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2016 ROAD & BRIDGE STANDARDS

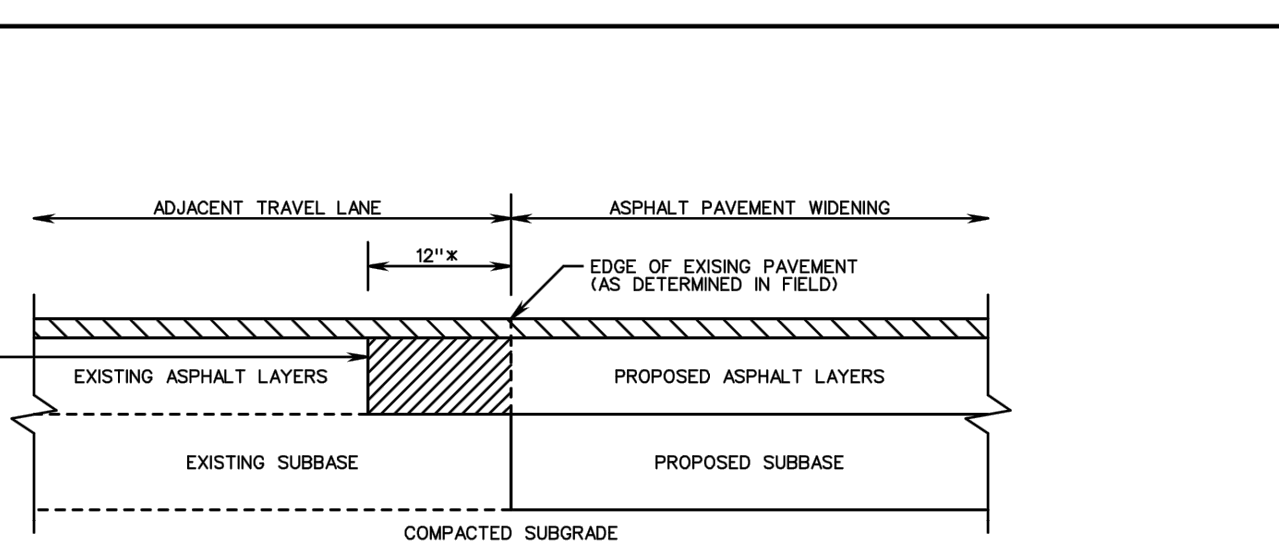


COMMERCIAL ENTRANCE (HEAVY TRUCK TRAFFIC ANTICIPATED)

VIRGINIA DEPARTMENT OF TRANSPORTATION  
2016 ROAD & BRIDGE STANDARDS

SPECIFICATION REFERENCE
502

SPECIFICATION REFERENCE
502



CONSTRUCTION JOINT DETAIL

VIRGINIA DEPARTMENT OF TRANSPORTATION  
2016 ROAD & BRIDGE STANDARDS

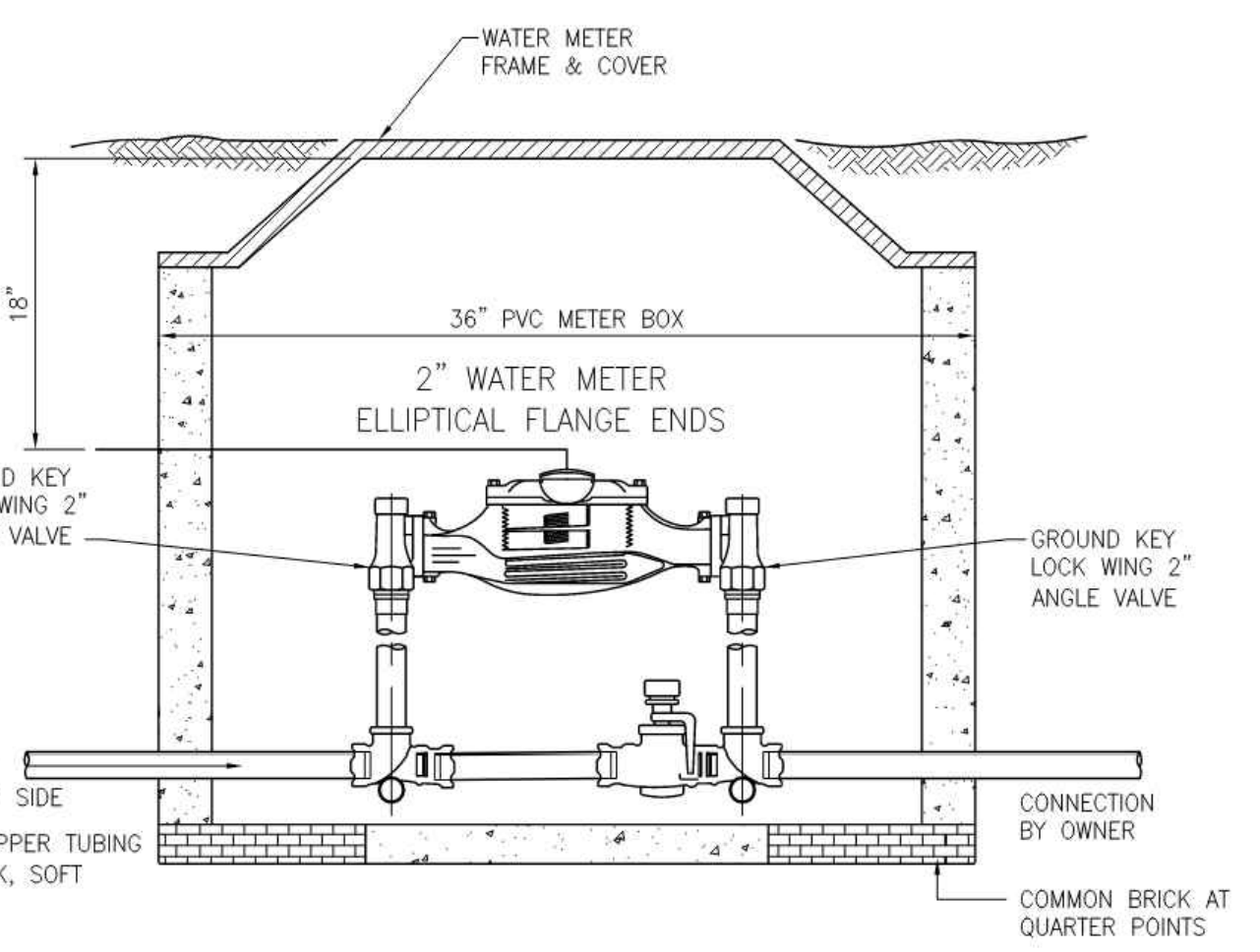
- NOTES:
- ASPHALT PAVEMENT WIDENING SHALL HAVE A PAVEMENT DESIGN IN ACCORDANCE WITH CURRENT VDOT PROCEDURES AND BE APPROVED BY THE ENGINEER.
  - THE PAVEMENT DESIGN FOR ASPHALT PAVEMENT WIDENING SHALL MEET OR EXCEED THE DEPTHS AND TYPES OF THE LAYERS OF EXISTING PAVEMENT. SUBSURFACE DRAINAGE OF THE EXISTING AND PROPOSED PAVEMENT SHALL BE ADDRESSED IN THE PAVEMENT DESIGN.
  - A MINIMUM OF THREE CORES SHALL BE TAKEN ALONG THE CENTER OF THE ADJACENT TRAVEL LANE TO DETERMINE THE TYPE AND THICKNESS OF EXISTING PAVEMENT LAYERS. THESE CORES SHALL BE SPACED NO MORE THAN 500 FEET APART.
  - THE ADJACENT TRAVEL LANE SHALL BE MILLED A MINIMUM DEPTH OF 1 1/2" INCHES AND REPLACED WITH AN ASPHALT SURFACE COURSE TO MATCH THE PROPOSED PAVEMENT WIDENING SURFACE COURSE, UNLESS WAIVED BY THE ENGINEER.
  - THE ENGINEER MAY REQUIRE THE MILLING DEPTH OF THE EXISTING PAVEMENT TO BE ADJUSTED TO ACHIEVE AN ACCEPTABLE PAVEMENT CROSS-SLOPE AND EFFECTIVE SURFACE DRAINAGE.
  - EXISTING PAVEMENT MARKINGS AND MARKERS WITHIN THE PROJECT LIMITS SHALL BE RESTORED SUBJECT TO THE APPROVAL OF THE ENGINEER.
  - FINAL TRANSVERSE PAVEMENT TIE-IN SHALL CONFORM TO THE REQUIREMENTS OF SECTION 315.05(c) OF THE SPECIFICATIONS EXCEPT THAT ALL JOINTS AT TIE-IN LOCATIONS SHALL BE TESTED USING A 10 FOOT STRAIGHTEDGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 315.07(c) OF THE SPECIFICATIONS.

ASPHALT PAVEMENT WIDENING FOR WIDENING SUBJECT TO TRAFFIC

VIRGINIA DEPARTMENT OF TRANSPORTATION  
2016 ROAD & BRIDGE STANDARDS

SPECIFICATION REFERENCE
303 302

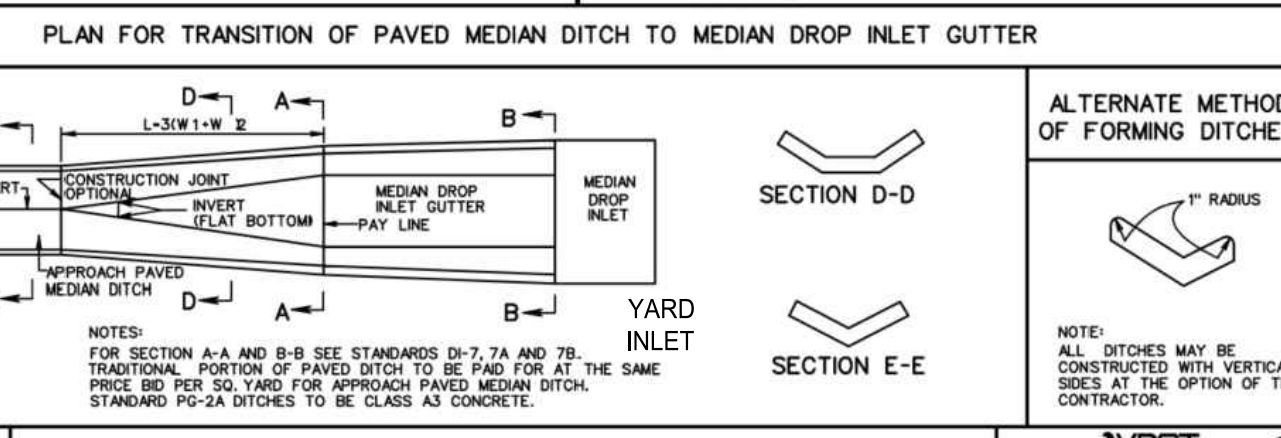
SPECIFICATION REFERENCE
303 302



- NOTES:
- ALL FITTINGS WILL BE MANUFACTURED BY MUELLER OR FORD.
  - MUELLER METER YOKE # H-1423 PICTURED.
  - THE METER BOX SHALL BE ONE PIECE PVC CONSTRUCTION 36" DIAMETER.

WATER METER INSTALLATION, 1-1/2" AND 2" SERVICE

TOWN OF VIENNA DEPARTMENT OF PUBLIC WORKS  
PREPARED: 8-07-2010

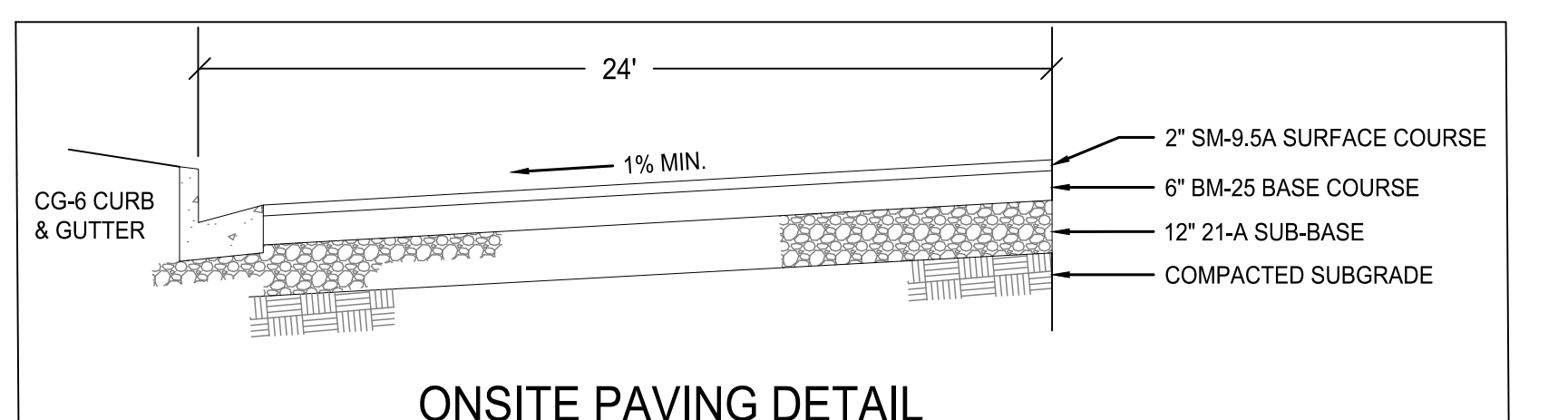


STANDARD PAVED DITCHES

VIRGINIA DEPARTMENT OF TRANSPORTATION  
2016 ROAD & BRIDGE STANDARDS

SPECIFICATION REFERENCE
502

SPECIFICATION REFERENCE
502

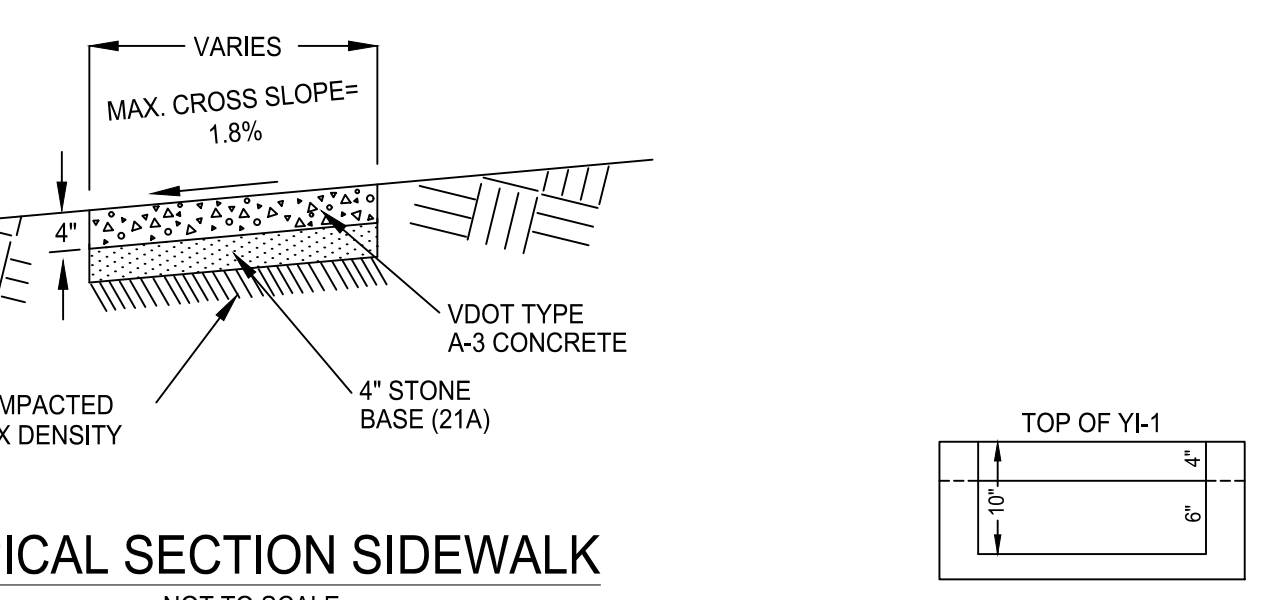


ONSITE PAVING DETAIL

(SUBJECT TO REVISION IN ACCORDANCE WITH FINAL GEOTECHNICAL RECOMMENDATIONS)

SPECIFICATION REFERENCE
502

SPECIFICATION REFERENCE
502



TYPICAL SECTION SIDEWALK

NOT TO SCALE

SECTION B-B

NOT TO SCALE

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JOHN C. LEVTOV  
Lic. No. 33635  
9/5/2024  
PROFESSIONAL ENGINEER

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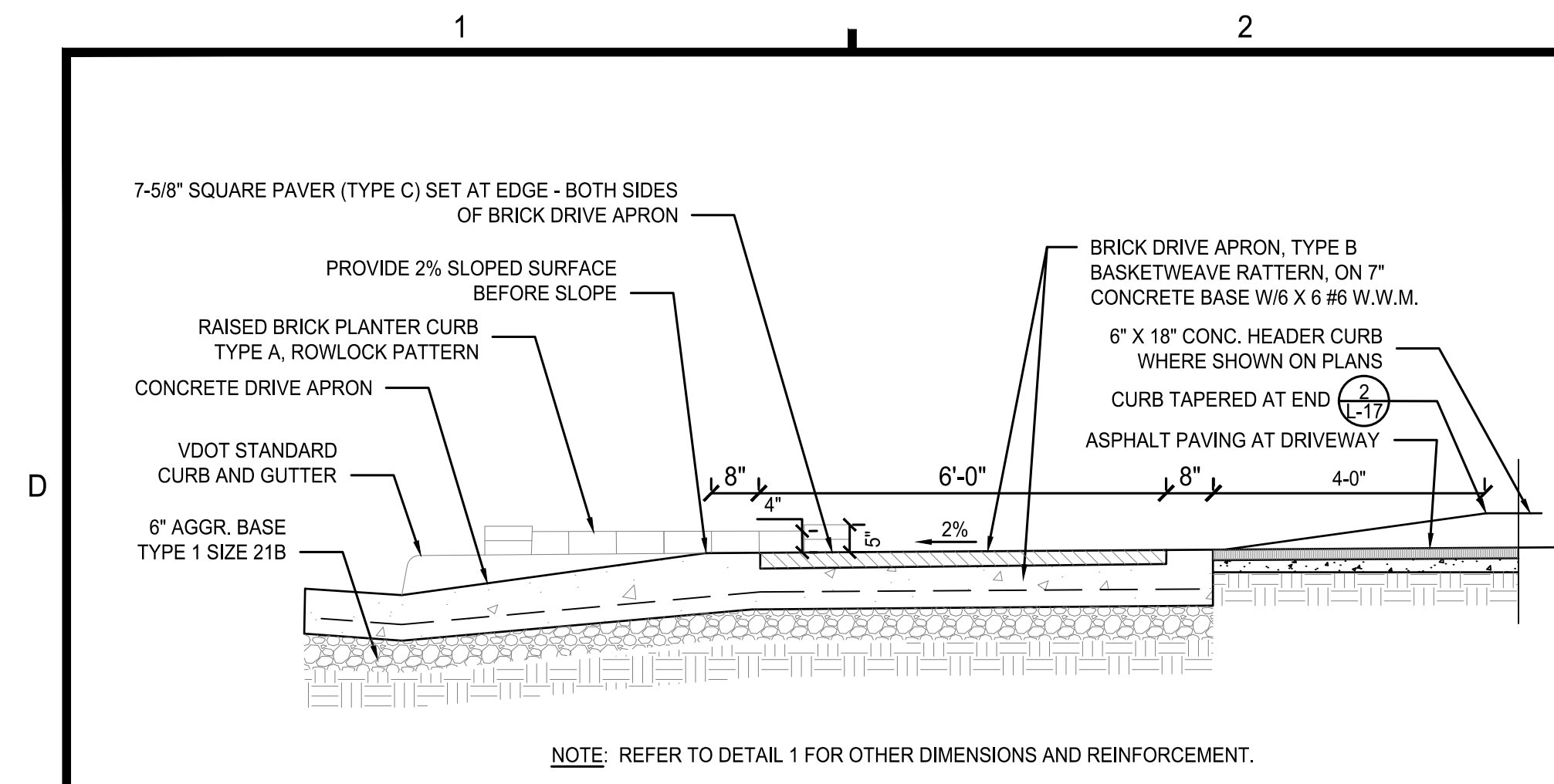
TOWN OF VIENNA, VIRGINIA

MARK	DATE	DESCRIPTION
	9/06/2024	TOWN OF VIENNA SUBMISSION
	7/16/2024	TOWN OF VIENNA COMMENTS
	4/05/2024	CD COMMENTS
	2/16/2024	CD COMMENTS

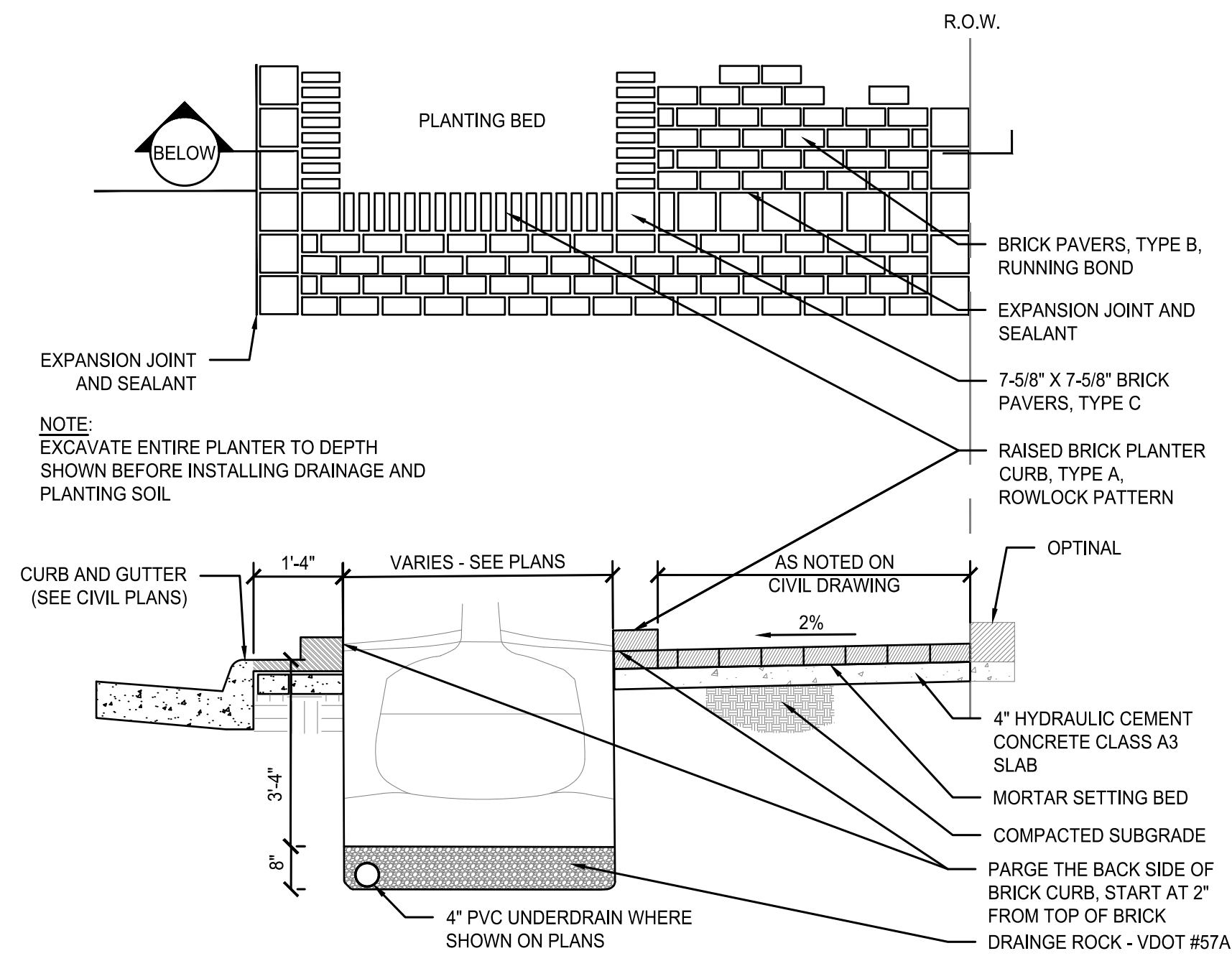
PROJECT No.: 22003.001.00  
DRAWING No.: 112368  
DATE: 07/08/2022  
SCALE: AS NOTED  
DESIGN: BG  
DRAWN: BG  
CHECKED: EB

SHEET TITLE:  
**SITE DETAILS**

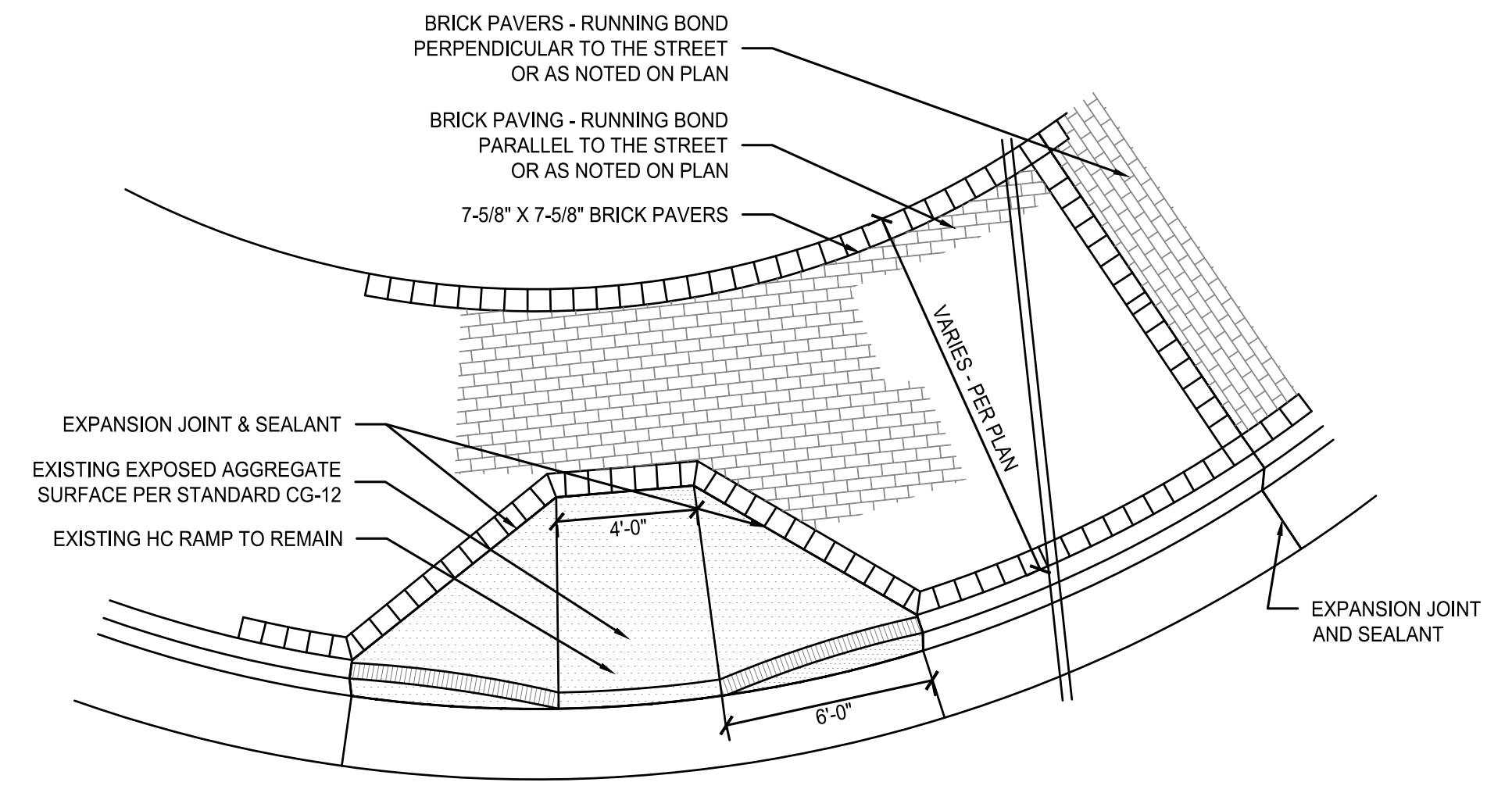
SHEET No.  
**C200**



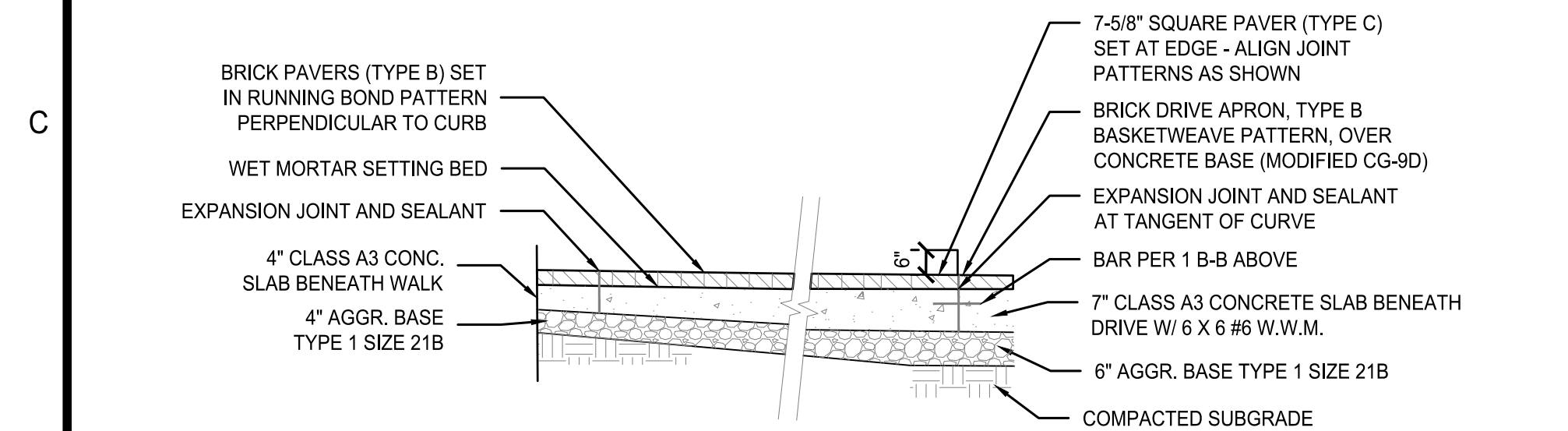
1 MODIFIED CG-13 (SECTION) Scale: N.T.S.



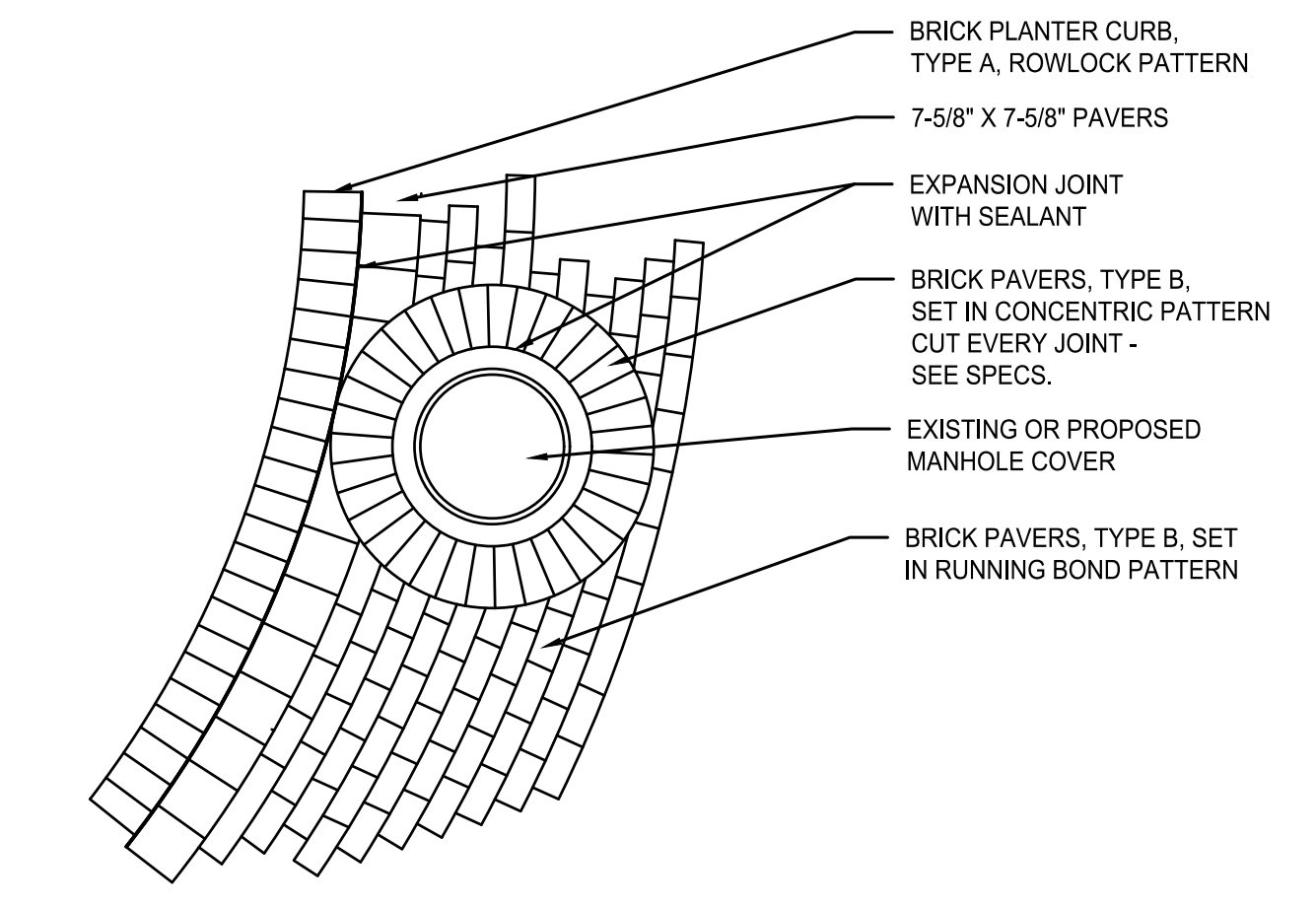
4 TYPICAL PLANTER CURB & PAVING - MAPLE AVENUE Scale: N.T.S.



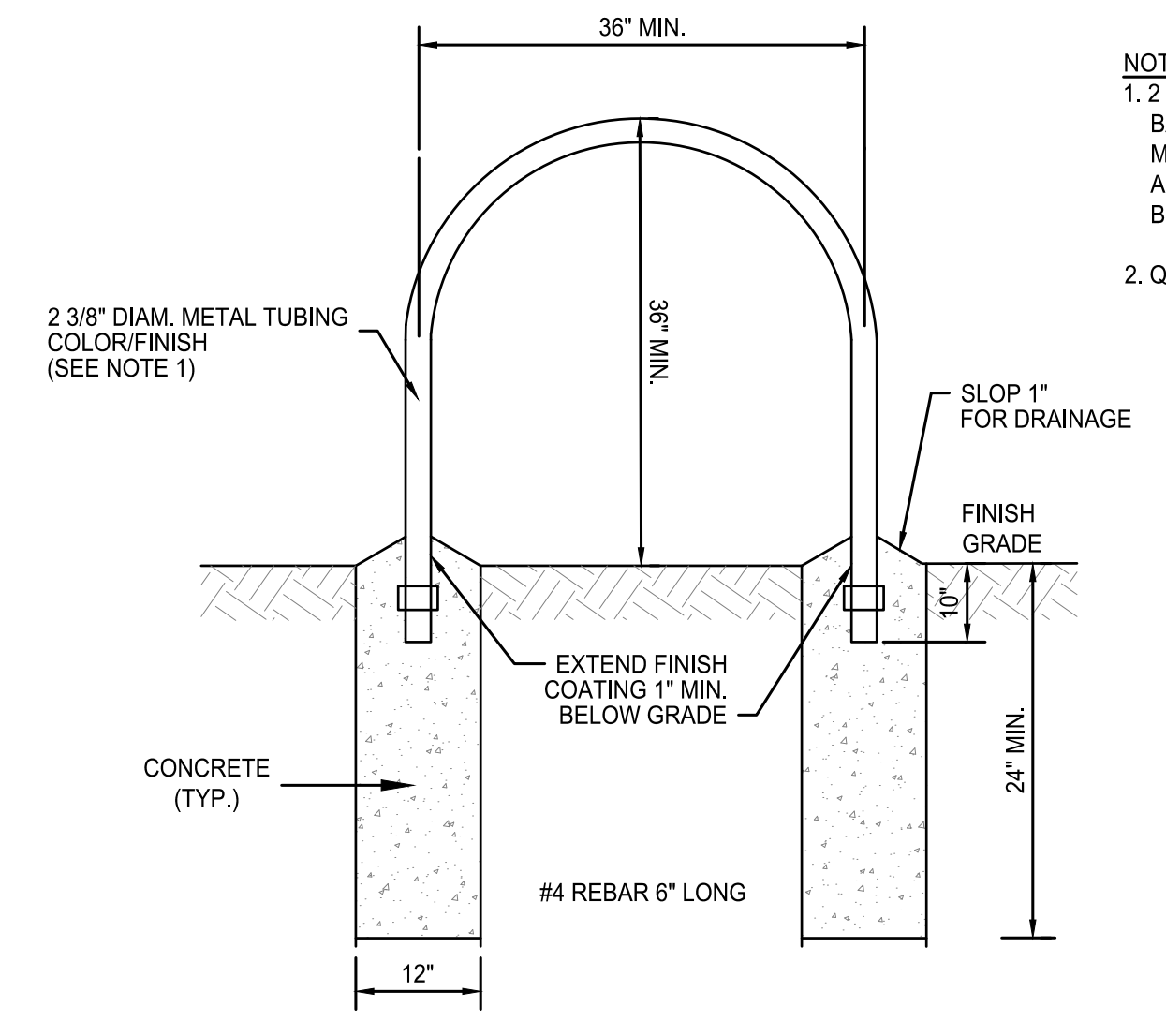
7 T.O.V. HANDICAP RAMP - CG-12 DETAIL - BRICK PAVER TREATMENT AT EXISTING HC RAMP AT CENTER STREET AND MAPLE AVENUE Scale: N.T.S.



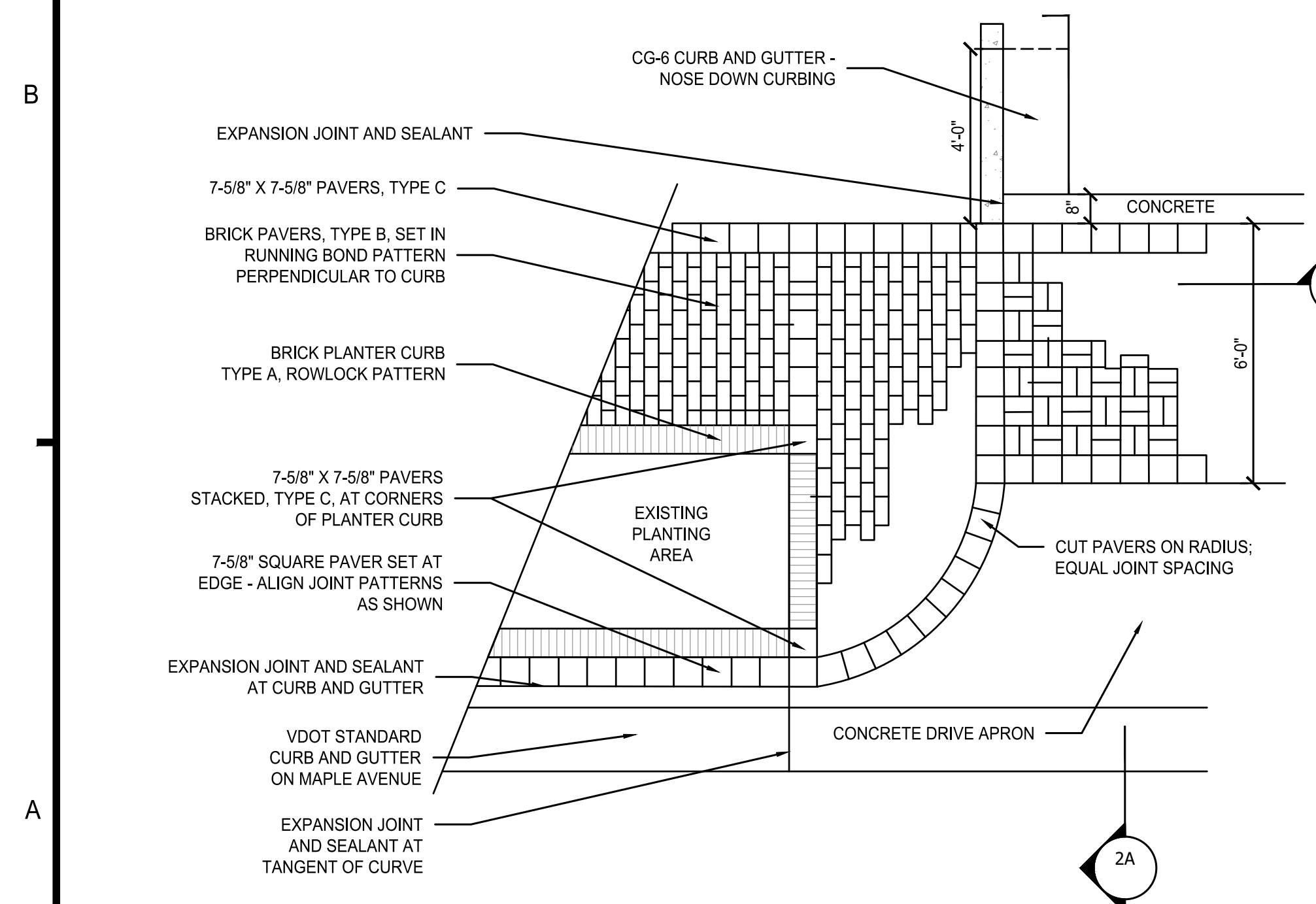
2 MODIFIED CG-13 (SECTION) Scale: N.T.S.



5 PAVING AT MANHOLE - PLAN Scale: N.T.S.



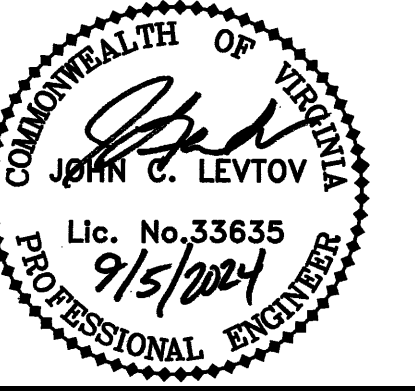
8 BICYCLE RACK Scale: N.T.S.



3 COMMERCIAL DRIVE ENTRANCE Scale: N.T.S.

SEE STREETScape PLAN L-100 AND L-501 FOR PLANTER WALL SPECIFIC LOCATIONS AND FOR DETAILS

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT TOWN OF VIENNA AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.



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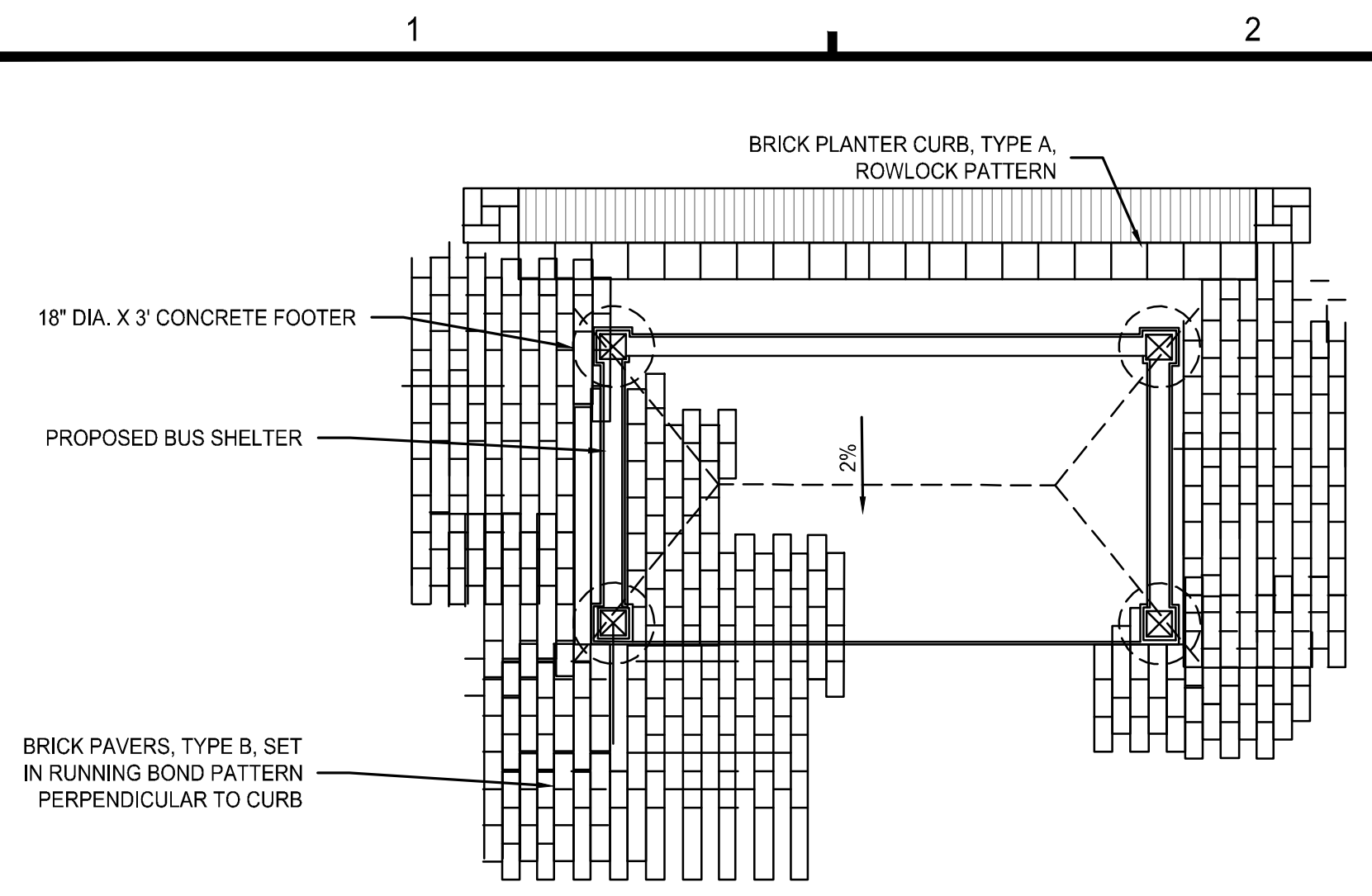
MARK	DATE	DESCRIPTION
	9/06/2024	TOWN OF VIENNA SUBMISSION
	7/16/2024	TOWN OF VIENNA COMMENTS
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PROJECT No.: 22003.001.00  
 DRAWING No.: 112368  
 DATE: 07/08/2022  
 SCALE: AS NOTED  
 DESIGN: BG  
 DRAWN: BG  
 CHECKED: EB

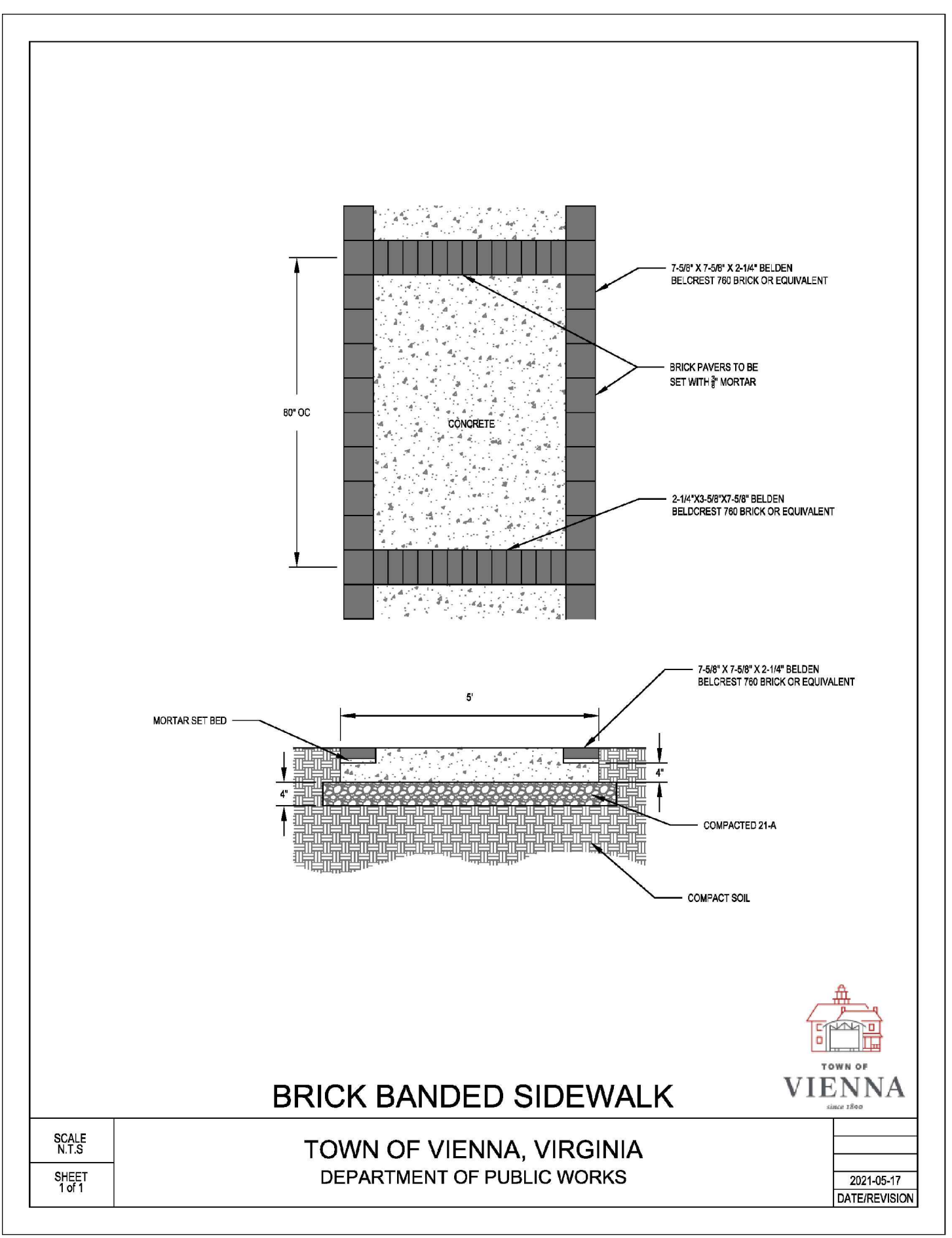
SHEET TITLE:  
**SITE DETAILS**

SHEET No.  
**C201**

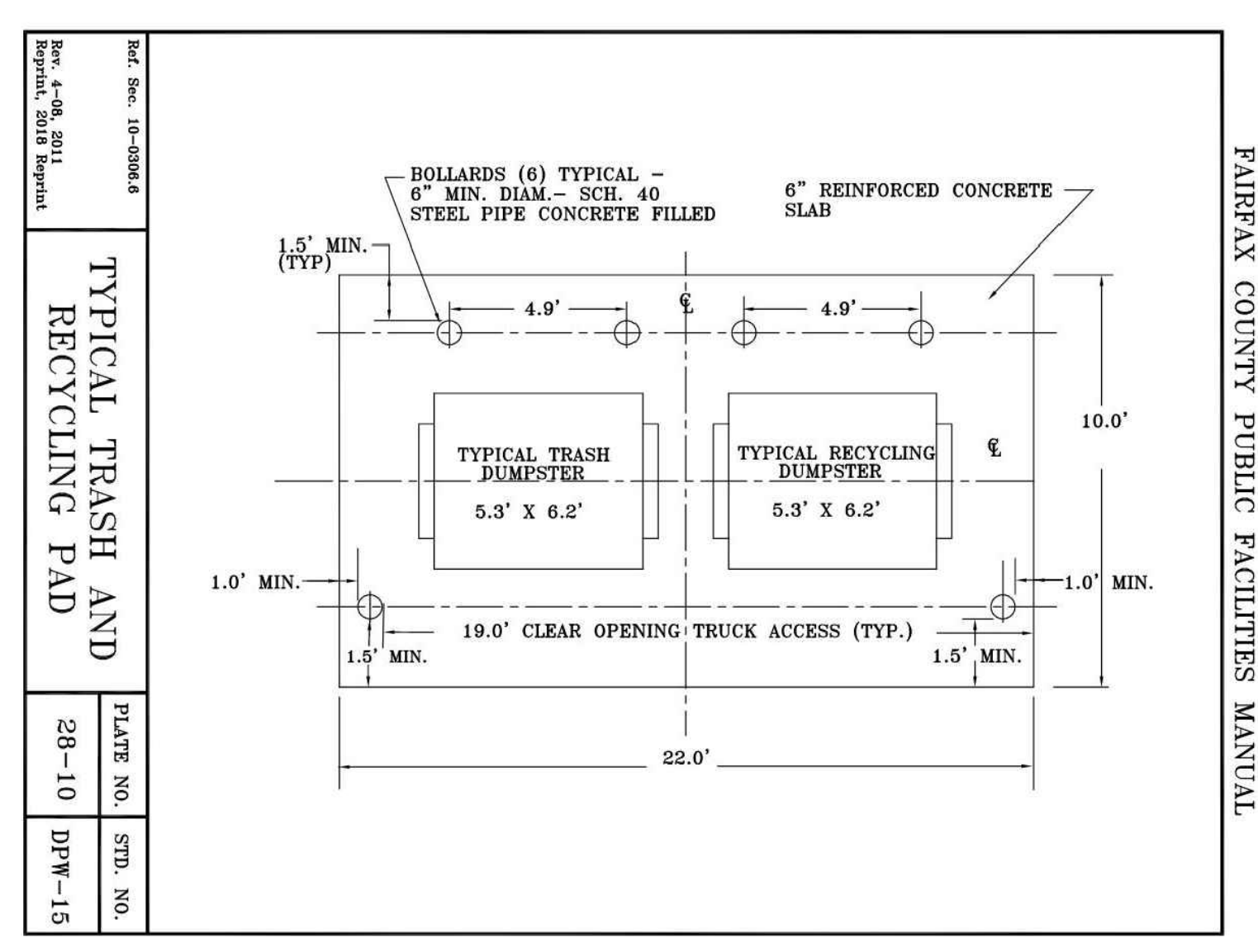
TOWN OF VIENNA, VIRGINIA



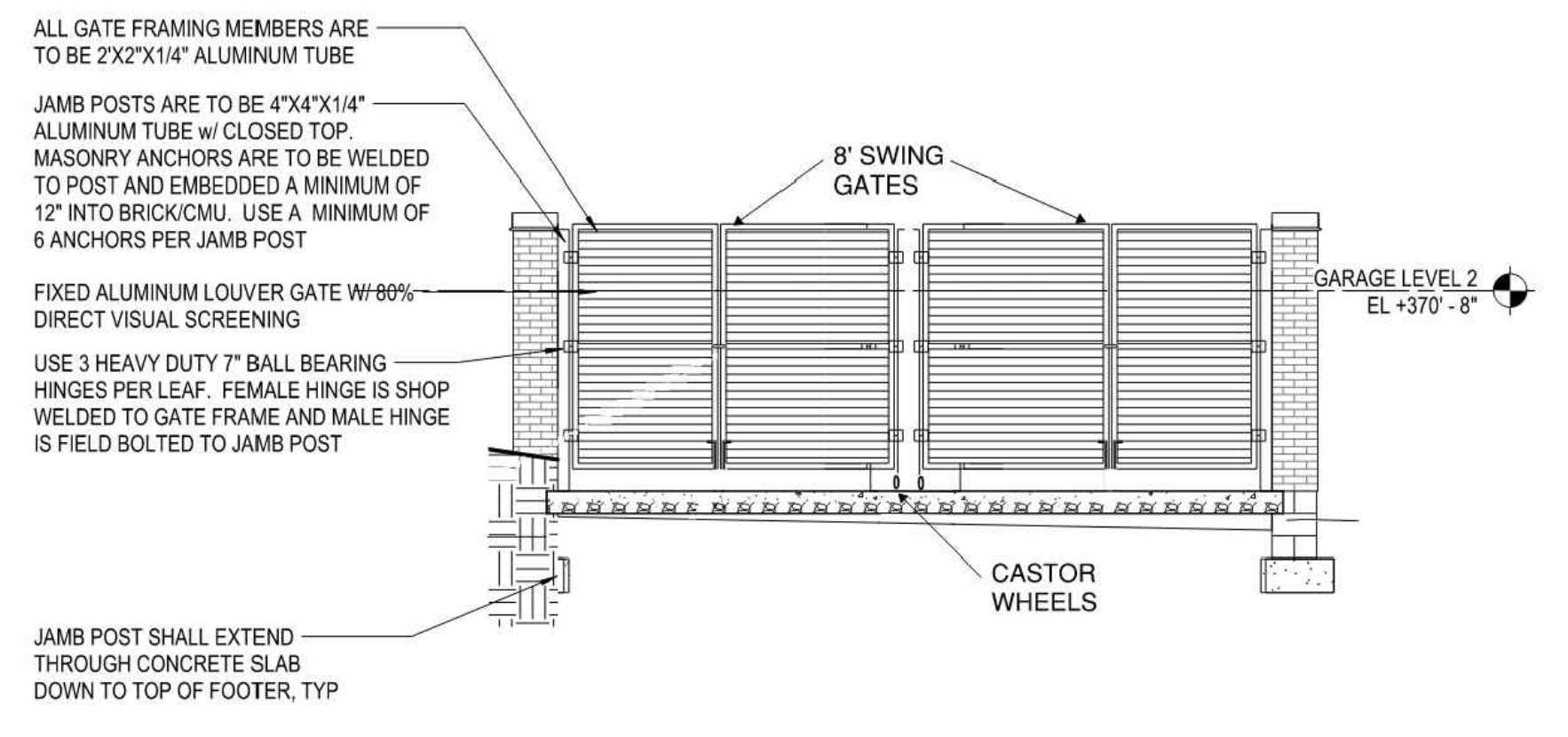
8 BRICK PAVEMENT TREATMENT AT RELOCATED BUS SHELTER ON MAPLE AVENUE  
Scale: N.T.S.



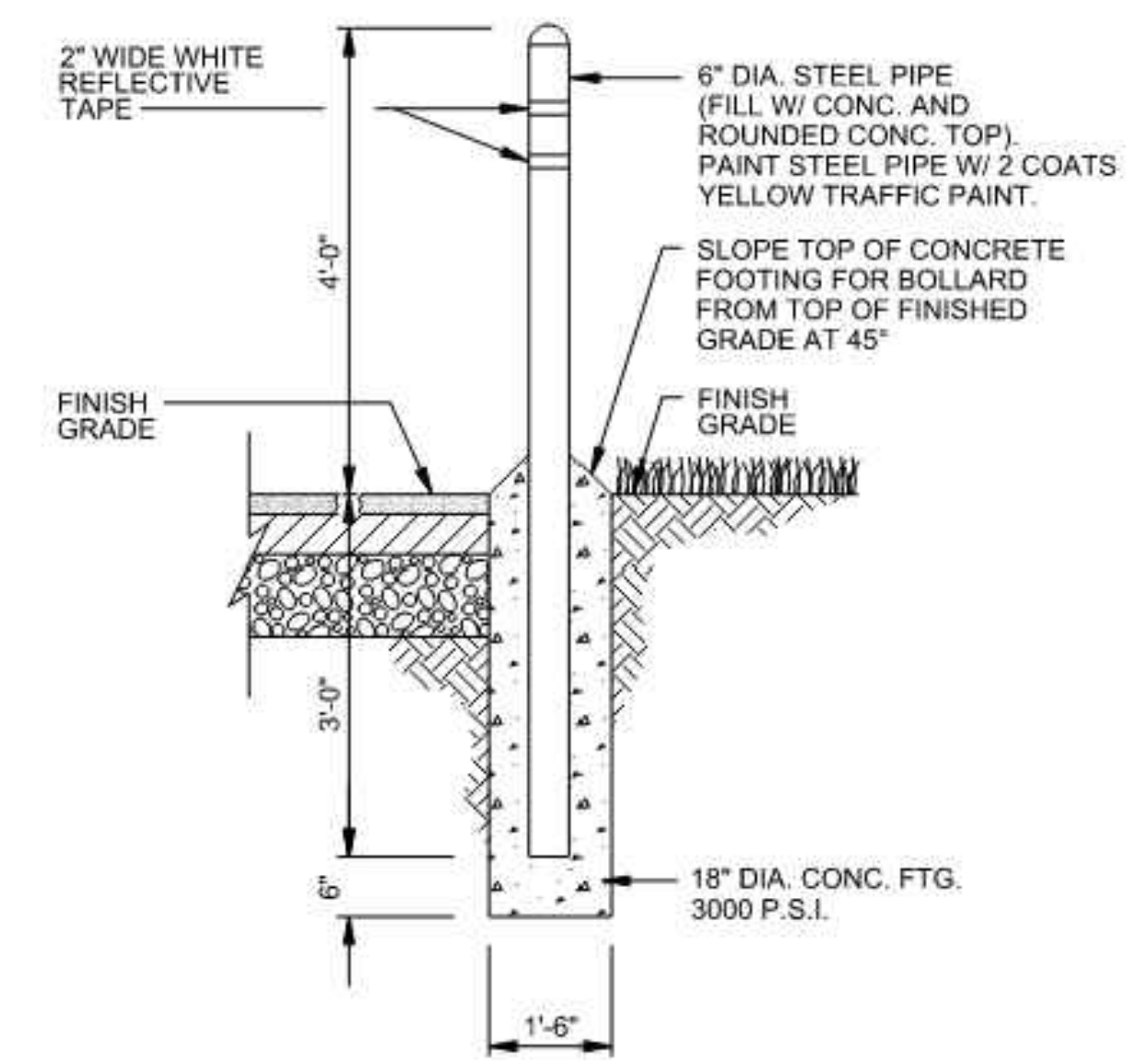
11 BRICK BANDED SIDEWALK  
Scale: N.T.S.



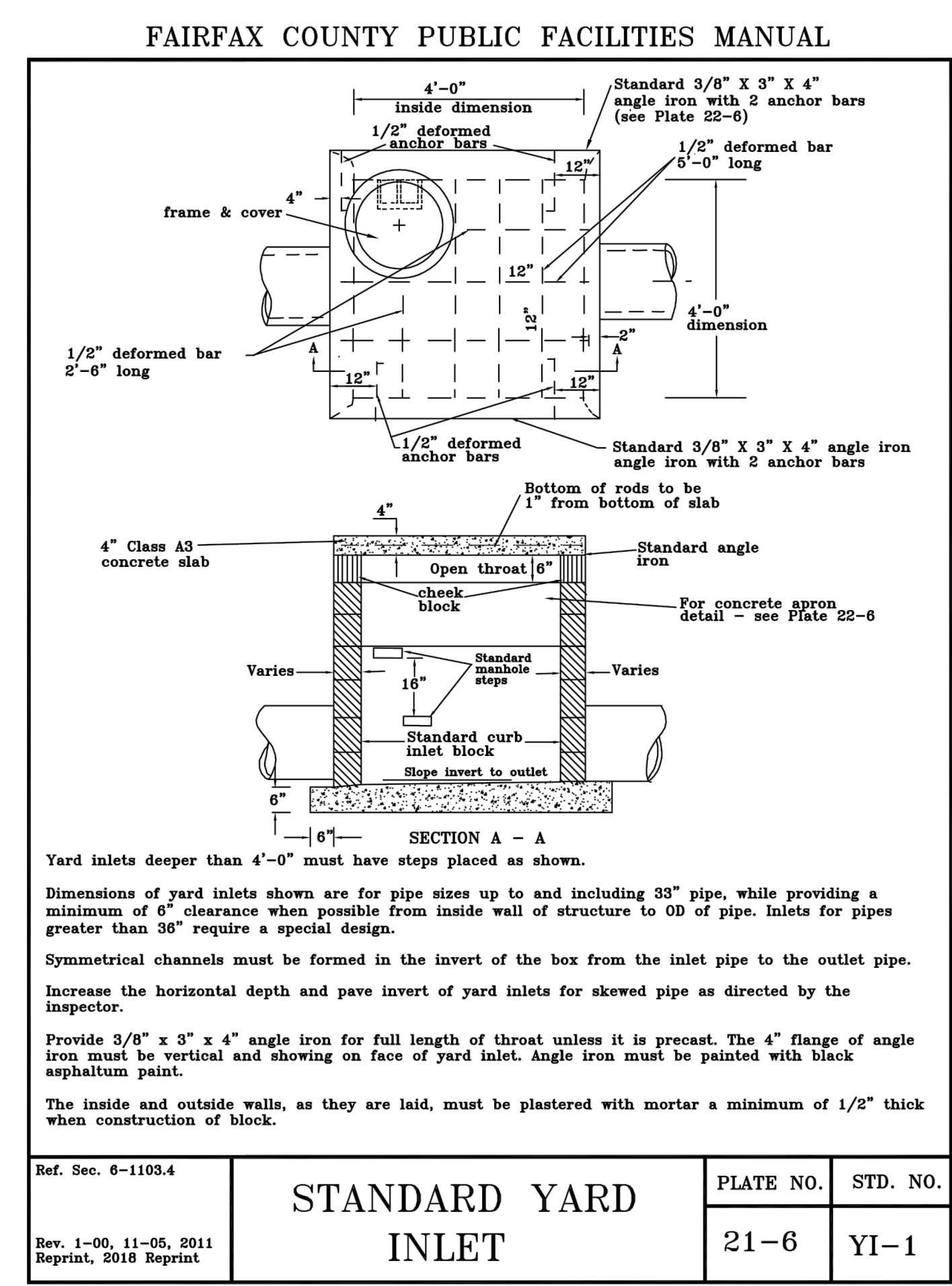
14 TYPICAL TRASH AND RECYLING PAD  
Scale: N.T.S.



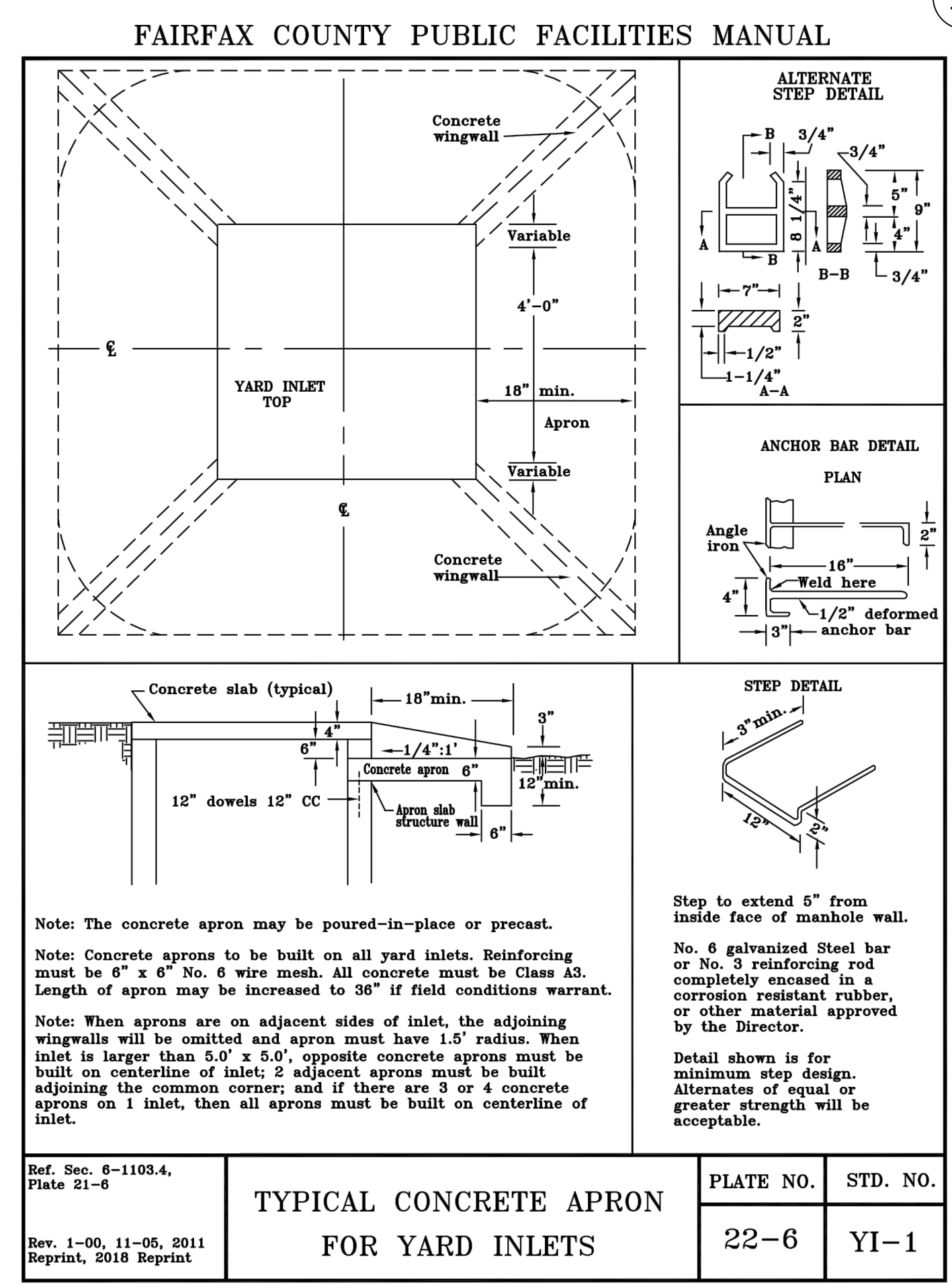
15 DUMPSTER ENCLOSURE ELEVATION  
Scale: N.T.S.



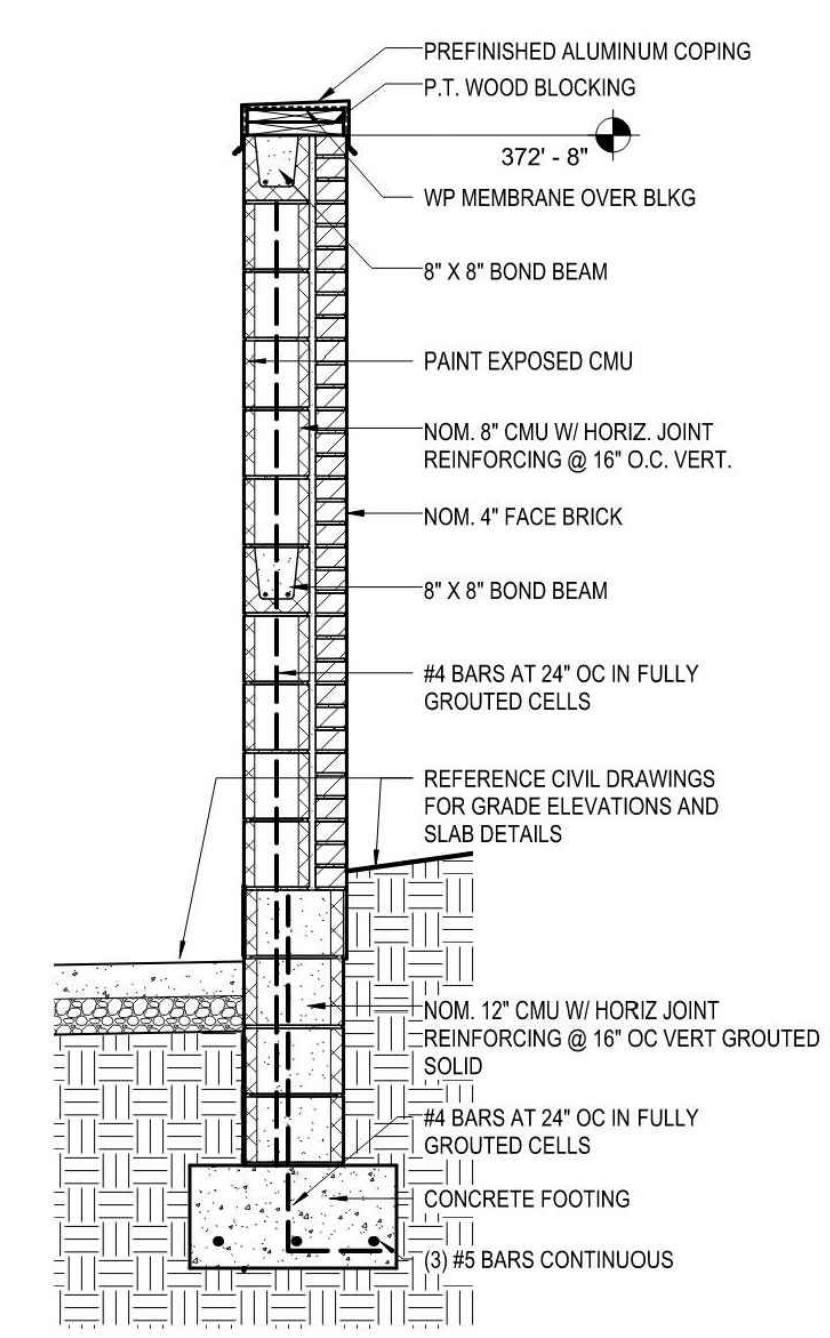
10 BOLLARD DETAIL  
Scale: N.T.S.



12 STANDARD YARD INLET  
Scale: N.T.S.



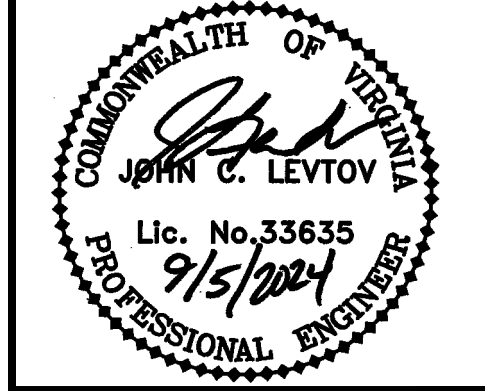
13 TYPICAL CONCRETE APRON FOR YARD INLETS  
Scale: N.T.S.



16 DUMPSTER WALL SECTION  
Scale: N.T.S.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT TOWN OF VIENNA AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

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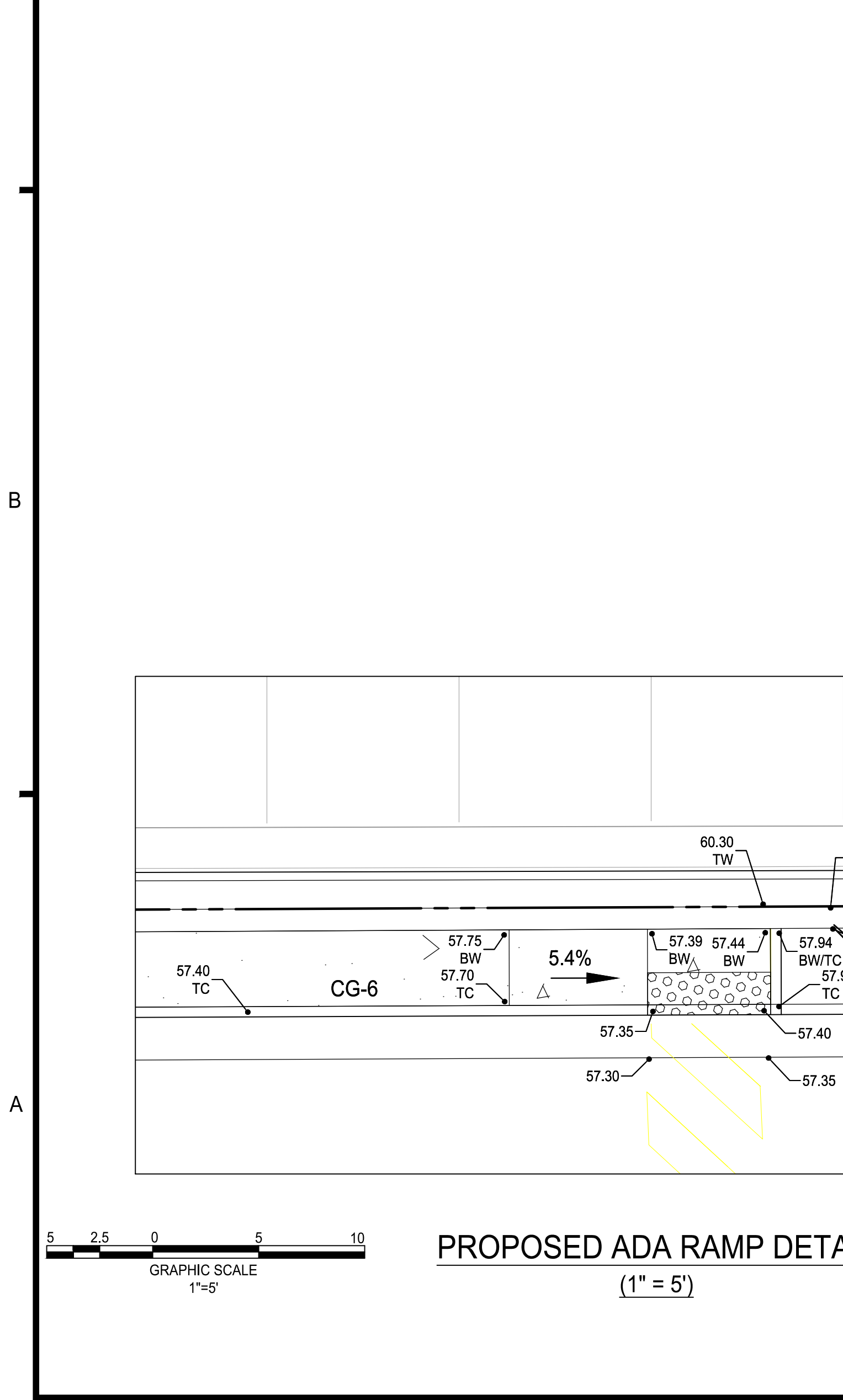
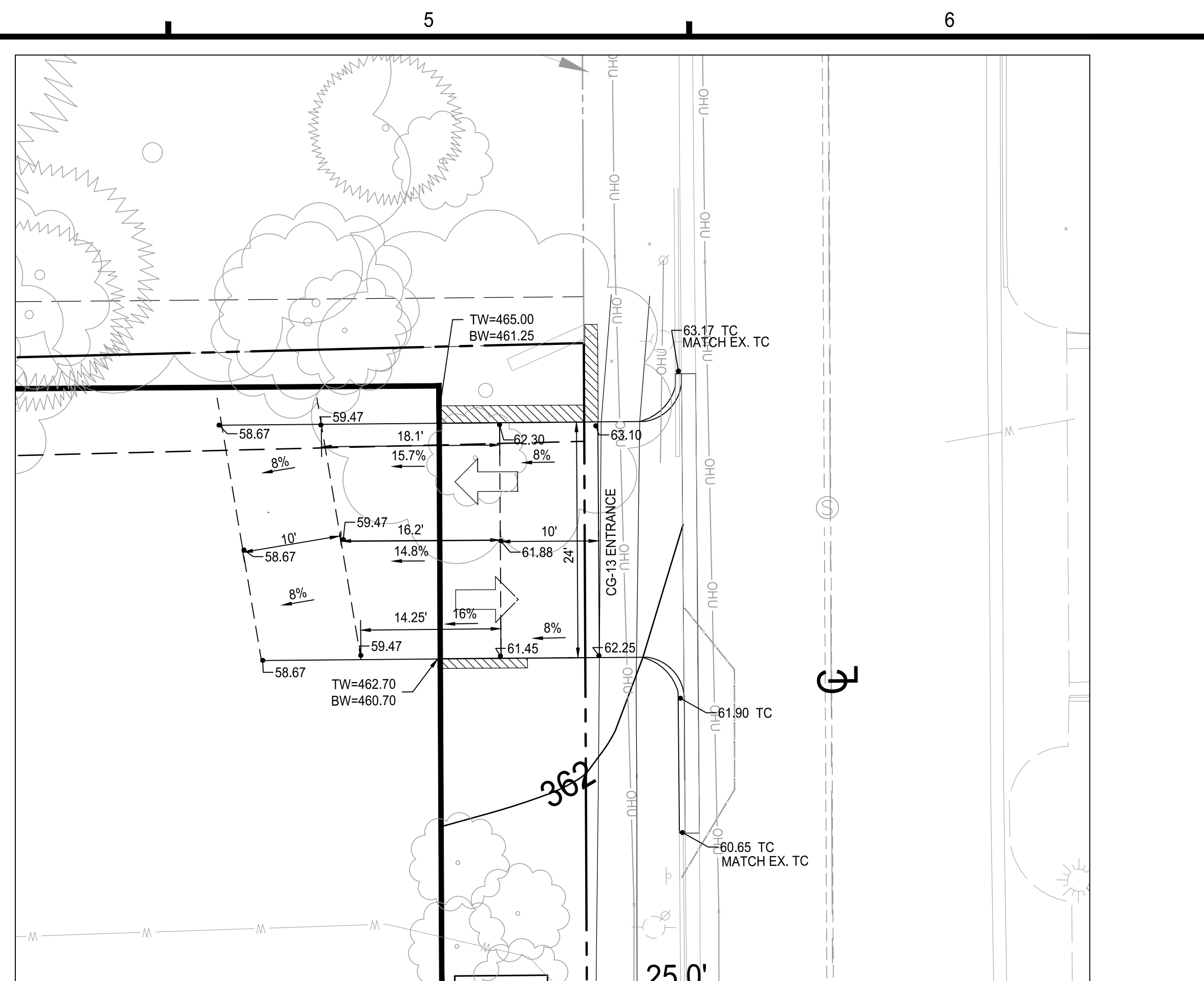
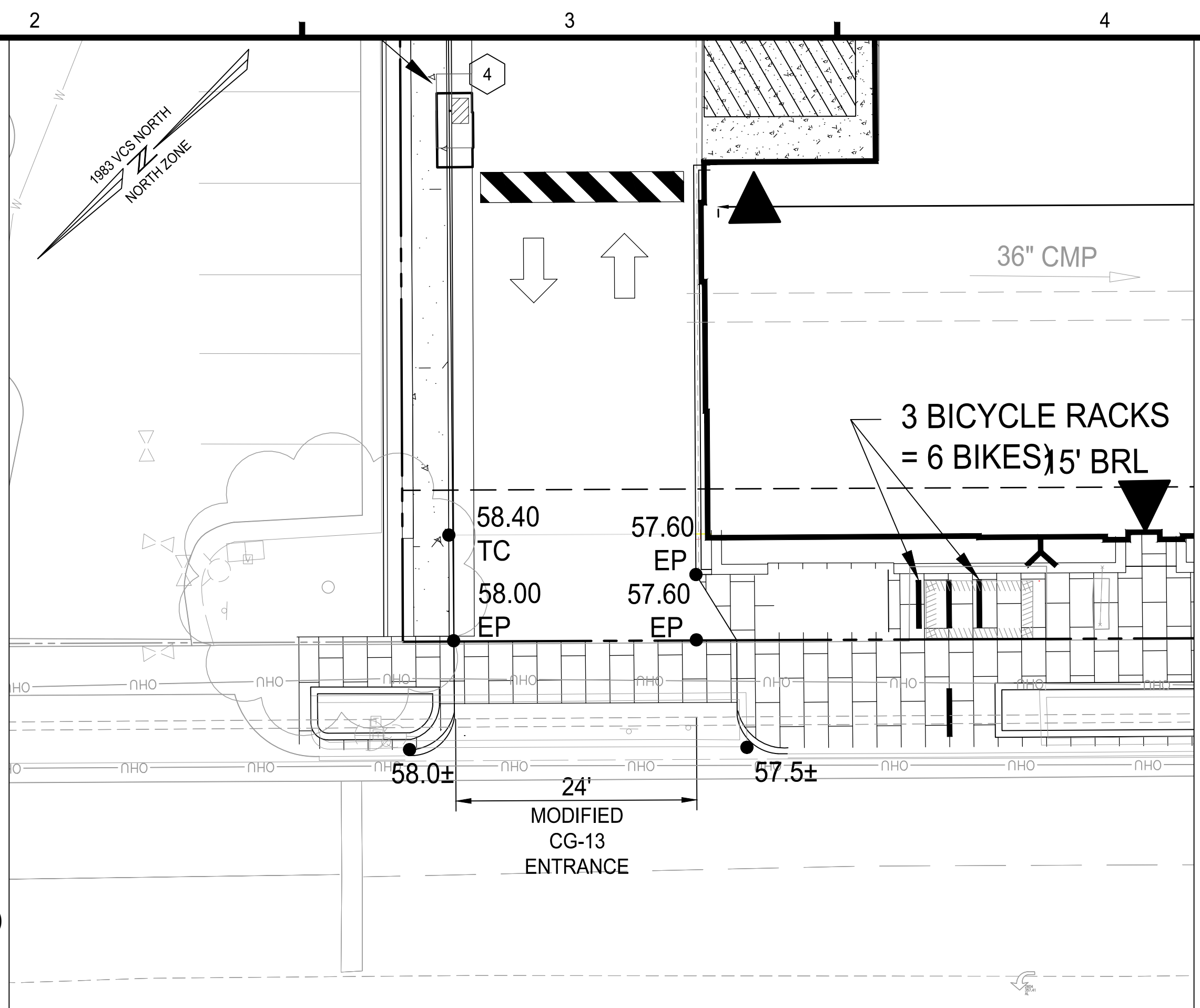
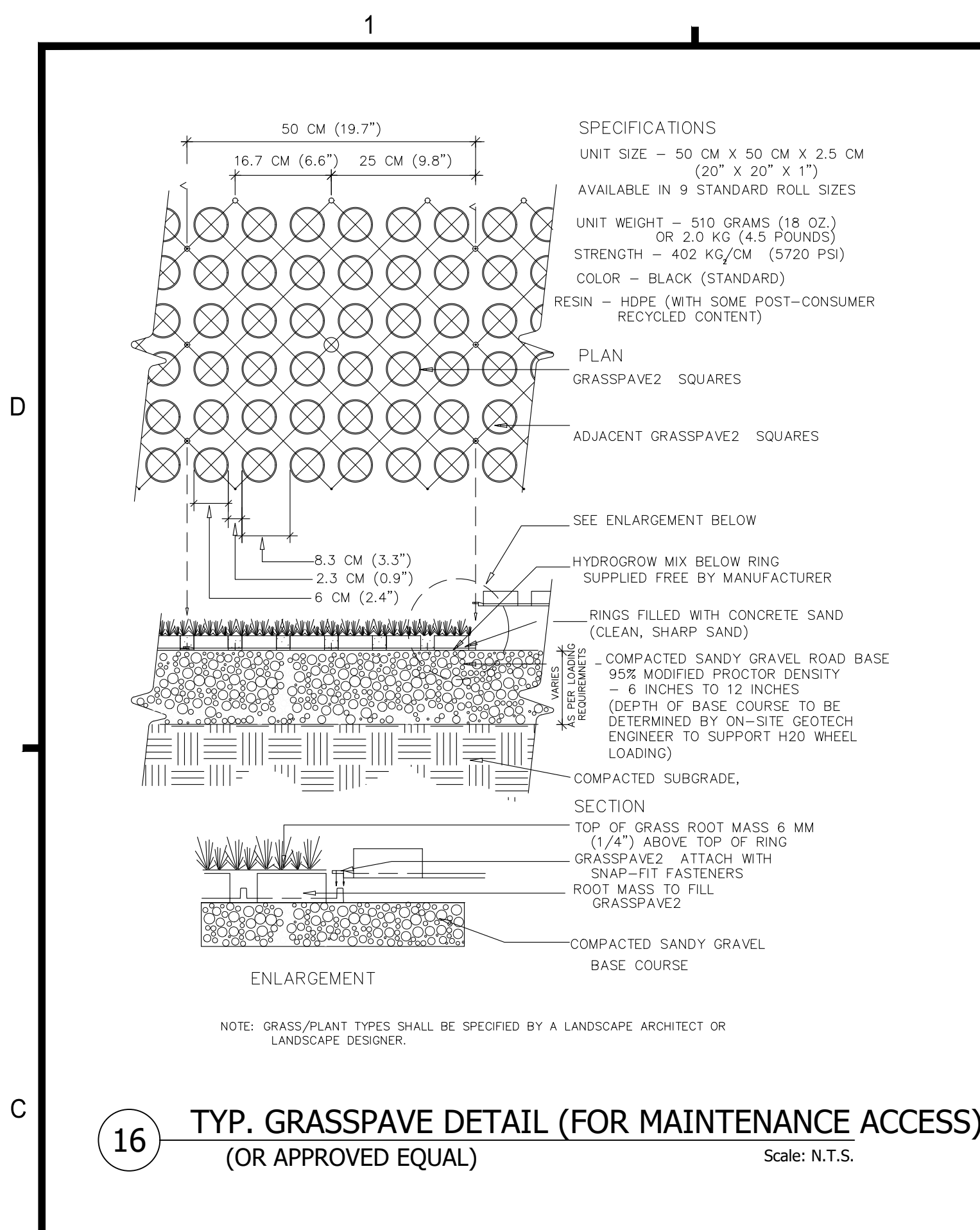


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TOWN OF VIENNA, VIRGINIA

MARK	DATE	DESCRIPTION
	9/06/2024	TOWN OF VIENNA SUBMISSION
	7/16/2024	TOWN OF VIENNA COMMENTS
	4/05/2024	CD COMMENTS
	2/16/2024	CD COMMENTS

PROJECT No.: 22003.001.00  
DRAWING No.: 112368  
DATE: 07/08/2022  
SCALE: AS NOTED  
DESIGN: BG  
DRAWN: BG  
CHECKED: EB

SHEET TITLE:  
**SITE DETAILS**  
SHEET No.  
**C202**



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COMMONWEALTH OF VIRGINIA  
JAMES C. LEVTOV  
Lic. No. 33635  
9/5/2024  
PROFESSIONAL ENGINEER

MARK	DATE	DESCRIPTION
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	2/16/2024	CD COMMENTS

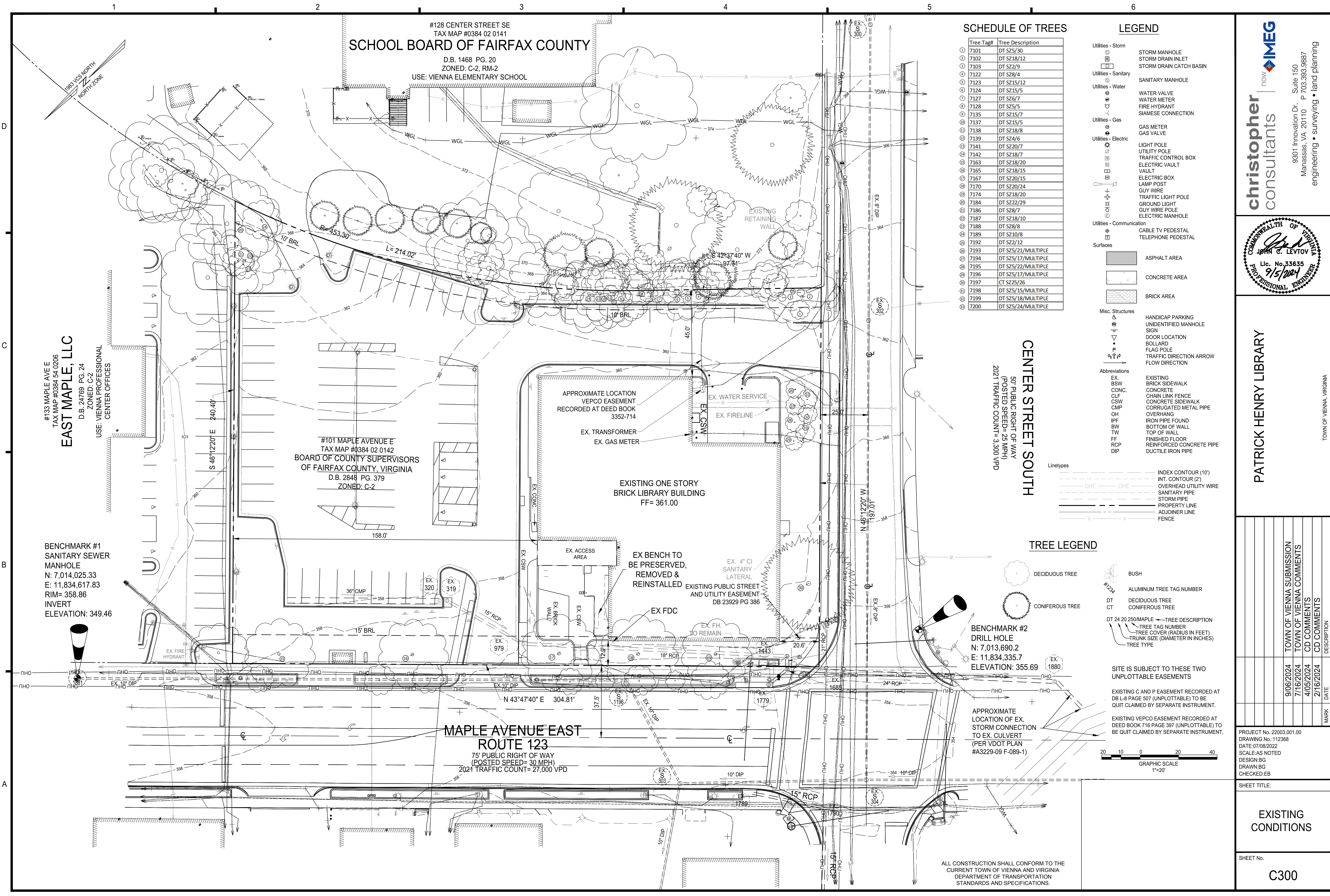
PROJECT No.: 22003.001.00  
 DRAWING No.: 112368  
 DATE: 07/08/2022  
 SCALE: AS NOTED  
 DESIGN: BG  
 DRAWN: BG  
 CHECKED: EB

SHEET TITLE:  
**SITE DETAILS**

SHEET No.  
**C203**

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT TOWN OF VIENNA AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.





#133 MAPLE AVE E  
TAX MAP #0384 54 0206  
**EAST MAPLE, LLC**  
D.B. 24769 PG. 24  
ZONED: C-2  
USE: VIENNA PROFESSIONAL  
CENTER OFFICES

BENCHMARK #1  
SANITARY SEWER  
MANHOLE  
N: 7,014,025.33  
E: 11,834,617.83  
RIM= 358.86  
INVERT  
ELEVATION: 349.46

#128 CENTER STREET SE  
TAX MAP #0384 02 0141  
**SCHOOL BOARD OF FAIRFAX COUNTY**  
D.B. 1468 PG. 20  
ZONED: C-2, RM-2  
USE: VIENNA ELEMENTARY SCHOOL

#101 MAPLE AVENUE E  
TAX MAP #0384 02 0142  
**BOARD OF COUNTY SUPERVISORS  
OF FAIRFAX COUNTY, VIRGINIA**  
D.B. 2848 PG. 379  
ZONED: C-2

EXISTING ONE STORY  
BRICK LIBRARY BUILDING  
FF= 361.00

APPROXIMATE LOCATION  
VEPCO EASEMENT  
RECORDED AT DEED BOOK  
3352-714

EX. TRANSFORMER  
EX. GAS METER

EX. WATER SERVICE  
EX. FIRELINE

EX. 4" CI  
SANITARY  
LATERAL

EXISTING PUBLIC STREET  
AND UTILITY EASEMENT  
DB 23929 PG 386

EX. FDC

EX. FH.  
TO REMAIN

BENCHMARK #2  
DRILL HOLE  
N: 7,013,690.2  
E: 11,834,335.7  
ELEVATION: 355.69

APPROXIMATE  
LOCATION OF EX.  
STORM CONNECTION  
TO EX. CULVERT  
(PER VDOT PLAN  
#A3229-09 F-089-1)

MAPLE AVENUE EAST  
ROUTE 123  
75' PUBLIC RIGHT OF WAY  
(POSTED SPEED= 30 MPH)  
2021 TRAFFIC COUNT= 27,000 VPD

ALL CONSTRUCTION SHALL CONFORM TO THE  
CURRENT TOWN OF VIENNA AND VIRGINIA  
DEPARTMENT OF TRANSPORTATION  
STANDARDS AND SPECIFICATIONS.

**SCHEDULE OF TREES**

Tree Tag#	Tree Description
① 7101	DT S25/30
② 7102	DT S218/12
③ 7103	DT S22/9
④ 7122	DT S28/4
⑤ 7123	DT S215/12
⑥ 7124	DT S215/5
⑦ 7127	DT S26/7
⑧ 7128	DT S25/5
⑨ 7135	DT S215/7
⑩ 7137	DT S215/5
⑪ 7138	DT S218/8
⑫ 7139	DT S24/6
⑬ 7141	DT S220/7
⑭ 7142	DT S218/7
⑮ 7163	DT S218/20
⑯ 7165	DT S218/15
⑰ 7167	DT S220/15
⑱ 7170	DT S220/24
⑲ 7174	DT S218/20
⑳ 7184	DT S222/29
㉑ 7186	DT S28/7
㉒ 7187	DT S218/10
㉓ 7188	DT S28/8
㉔ 7189	DT S210/8
㉕ 7192	DT S22/12
㉖ 7193	DT S25/21/MULTIPLE
㉗ 7194	DT S25/17/MULTIPLE
㉘ 7195	DT S25/22/MULTIPLE
㉙ 7196	DT S25/17/MULTIPLE
㉚ 7197	CT S225/26
㉛ 7198	DT S25/15/MULTIPLE
㉜ 7199	DT S25/18/MULTIPLE
㉝ 7200	DT S25/24/MULTIPLE

**LEGEND**

- Utilities - Storm  
 STORM MANHOLE  
 STORM DRAIN INLET  
 STORM DRAIN CATCH BASIN
- Utilities - Sanitary  
 SANITARY MANHOLE
- Utilities - Water  
 WATER VALVE  
 WATER METER  
 FIRE HYDRANT  
 SIAMESE CONNECTION
- Utilities - Gas  
 GAS METER  
 GAS VALVE
- Utilities - Electric  
 LIGHT POLE  
 UTILITY POLE  
 TRAFFIC CONTROL BOX  
 ELECTRIC VAULT  
 VAULT  
 ELECTRIC BOX  
 LAMP POST  
 GUY WIRE  
 TRAFFIC LIGHT POLE  
 GROUND LIGHT  
 GUY WIRE POLE  
 ELECTRIC MANHOLE
- Utilities - Communication  
 CABLE TV PEDESTAL  
 TELEPHONE PEDESTAL
- Surfaces  
 ASPHALT AREA  
 CONCRETE AREA  
 BRICK AREA
- Misc. Structures  
 HANDICAP PARKING  
 UNIDENTIFIED MANHOLE  
 SIGN  
 DOOR LOCATION  
 BOLLARD  
 FLAG POLE  
 TRAFFIC DIRECTION ARROW  
 FLOW DIRECTION
- Abbreviations  
 EX. EXISTING  
 BRICK SIDEWALK  
 CONC. CONCRETE  
 CLF CHAIN LINK FENCE  
 CSW CONCRETE SIDEWALK  
 CMP CORRUGATED METAL PIPE  
 OH OVERHANG  
 IFF IRON PIPE FOUND  
 BW BOTTOM OF WALL  
 TW TOP OF WALL  
 FF FINISHED FLOOR  
 RCP REINFORCED CONCRETE PIPE  
 DIP DUCTILE IRON PIPE

**Linetypes**

- INDEX CONTOUR (10')
- INT. CONTOUR (2')
- OVERHEAD UTILITY WIRE
- SANITARY PIPE
- STORM PIPE
- PROPERTY LINE
- ADJOINER LINE
- FENCE

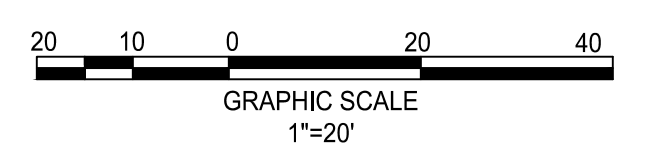
**TREE LEGEND**

- DECIDUOUS TREE
- BUSH
- ALUMINUM TREE TAG NUMBER
- DT DECIDUOUS TREE
- CT CONIFEROUS TREE
- DT 24 20 250/MAPLE - TREE DESCRIPTION
- TREE TAG NUMBER
- TREE COVER (RADIUS IN FEET)
- TRUNK SIZE (DIAMETER IN INCHES)
- TREE TYPE

SITE IS SUBJECT TO THESE TWO UNPLOTTABLE EASEMENTS

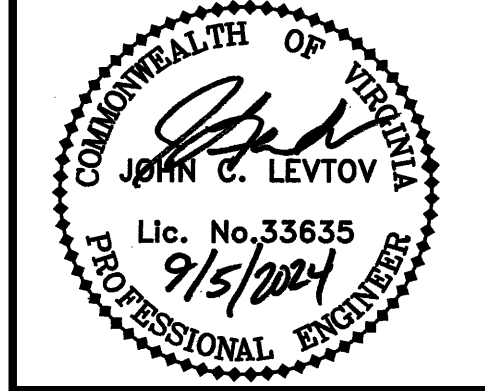
EXISTING C AND P EASEMENT RECORDED AT DB L-8 PAGE 507 (UNPLOTTABLE) TO BE QUIT CLAIMED BY SEPARATE INSTRUMENT.

EXISTING VEPCO EASEMENT RECORDED AT DEED BOOK 716 PAGE 397 (UNPLOTTABLE) TO BE QUIT CLAIMED BY SEPARATE INSTRUMENT.



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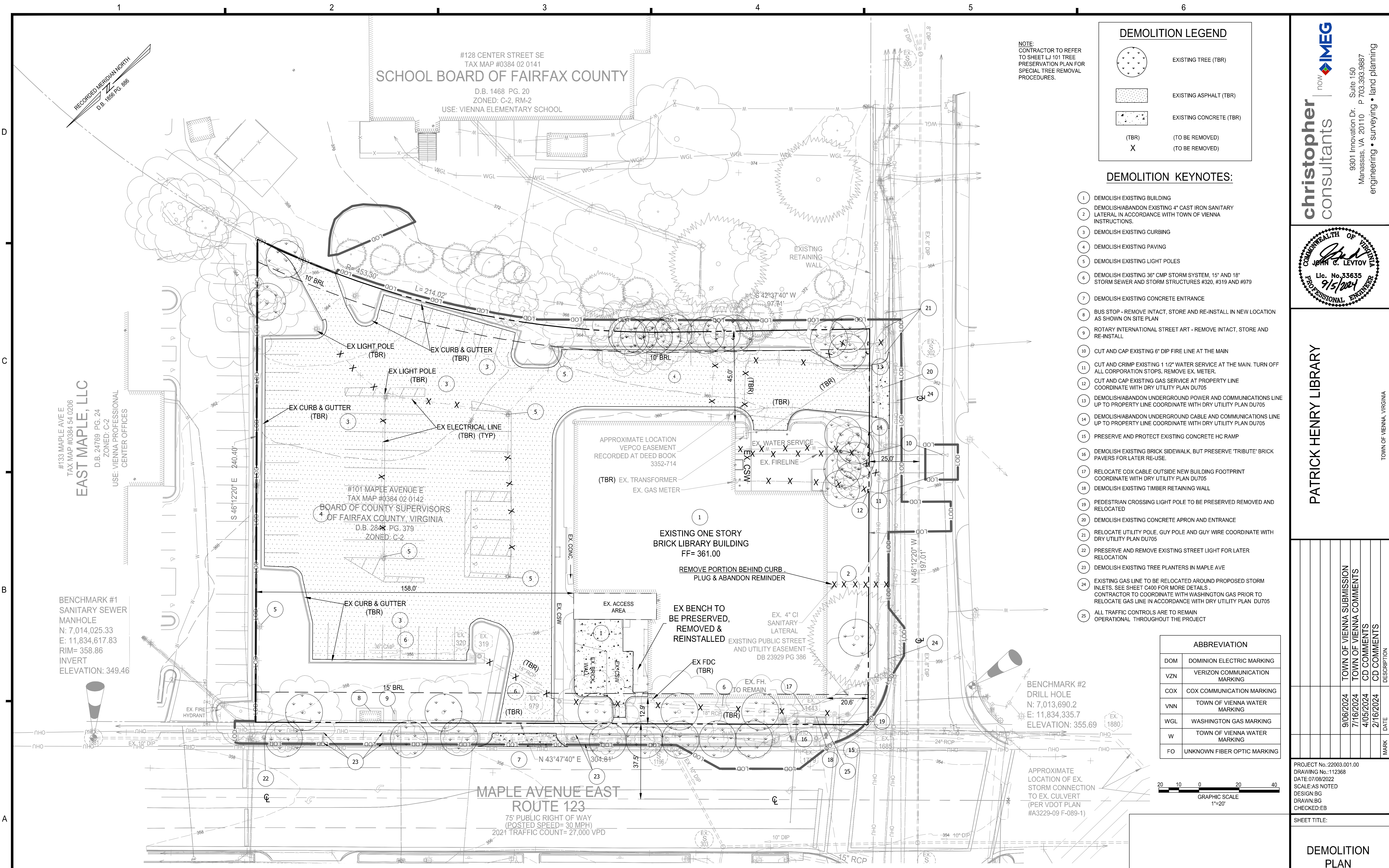
TOWN OF VIENNA, VIRGINIA

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SCALE: AS NOTED  
DESIGN: BG  
DRAWN: BG  
CHECKED: EB

SHEET TITLE:  
**EXISTING CONDITIONS**

SHEET No.  
**C300**



NOTE:  
CONTRACTOR TO REFER  
TO SHEET LJ 101 TREE  
PRESERVATION PLAN FOR  
SPECIAL TREE REMOVAL  
PROCEDURES.

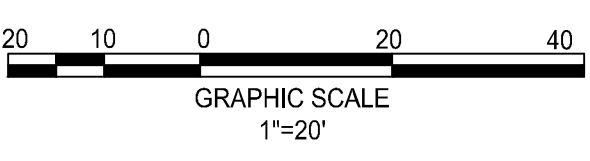
### DEMOLITION LEGEND

	EXISTING TREE (TBR)
	EXISTING ASPHALT (TBR)
	EXISTING CONCRETE (TBR)
(TBR)	(TO BE REMOVED)
X	(TO BE REMOVED)

### DEMOLITION KEYNOTES:

- 1 DEMOLISH EXISTING BUILDING
- 2 DEMOLISH/ABANDON EXISTING 4" CAST IRON SANITARY LATERAL IN ACCORDANCE WITH TOWN OF VIENNA INSTRUCTIONS.
- 3 DEMOLISH EXISTING CURBING
- 4 DEMOLISH EXISTING PAVING
- 5 DEMOLISH EXISTING LIGHT POLES
- 6 DEMOLISH EXISTING 36" CMP STORM SYSTEM, 15" AND 18" STORM SEWER AND STORM STRUCTURES #320, #319 AND #979
- 7 DEMOLISH EXISTING CONCRETE ENTRANCE
- 8 BUS STOP - REMOVE INTACT, STORE AND RE-INSTALL IN NEW LOCATION AS SHOWN ON SITE PLAN
- 9 ROTARY INTERNATIONAL STREET ART - REMOVE INTACT, STORE AND RE-INSTALL
- 10 CUT AND CAP EXISTING 6" DIP FIRE LINE AT THE MAIN
- 11 CUT AND CRIMP EXISTING 1 1/2" WATER SERVICE AT THE MAIN. TURN OFF ALL CORPORATION STOPS. REMOVE EX. METER.
- 12 CUT AND CAP EXISTING GAS SERVICE AT PROPERTY LINE COORDINATE WITH DRY UTILITY PLAN DU705
- 13 DEMOLISH/ABANDON UNDERGROUND POWER AND COMMUNICATIONS LINE UP TO PROPERTY LINE COORDINATE WITH DRY UTILITY PLAN DU705
- 14 DEMOLISH/ABANDON UNDERGROUND CABLE AND COMMUNICATIONS LINE UP TO PROPERTY LINE COORDINATE WITH DRY UTILITY PLAN DU705
- 15 PRESERVE AND PROTECT EXISTING CONCRETE HC RAMP
- 16 DEMOLISH EXISTING BRICK SIDEWALK, BUT PRESERVE 'TRIBUTE' BRICK PAVERS FOR LATER RE-USE.
- 17 RELOCATE COX CABLE OUTSIDE NEW BUILDING FOOTPRINT COORDINATE WITH DRY UTILITY PLAN DU705
- 18 DEMOLISH EXISTING TIMBER RETAINING WALL
- 19 PEDESTRIAN CROSSING LIGHT POLE TO BE PRESERVED REMOVED AND RELOCATED
- 20 DEMOLISH EXISTING CONCRETE APRON AND ENTRANCE
- 21 RELOCATE UTILITY POLE, GUY POLE AND GUY WIRE COORDINATE WITH DRY UTILITY PLAN DU705
- 22 PRESERVE AND REMOVE EXISTING STREET LIGHT FOR LATER RELOCATION
- 23 DEMOLISH EXISTING TREE PLANTERS IN MAPLE AVE
- 24 EXISTING GAS LINE TO BE RELOCATED AROUND PROPOSED STORM INLETS. SEE SHEET C400 FOR MORE DETAILS. CONTRACTOR TO COORDINATE WITH WASHINGTON GAS PRIOR TO RELOCATE GAS LINE IN ACCORDANCE WITH DRY UTILITY PLAN DU705
- 25 ALL TRAFFIC CONTROLS ARE TO REMAIN OPERATIONAL THROUGHOUT THE PROJECT

ABBREVIATION	
DOM	DOMINION ELECTRIC MARKING
VZN	VERIZON COMMUNICATION MARKING
COX	COX COMMUNICATION MARKING
VNN	TOWN OF VIENNA WATER MARKING
WGL	WASHINGTON GAS MARKING
W	TOWN OF VIENNA WATER MARKING
FO	UNKNOWN FIBER OPTIC MARKING



MAPLE AVE. IRRIGATION LINES NOTE:  
THERE ARE EXISTING IRRIGATION LINES IN MAPLE AVE THAT WERE NOT IDENTIFIED IN THE UTILITY SWEEP. THE EXISTING IRRIGATION LINES ARE TO BE CAPPED AT EITHER END OF LIMITS OF WORK ALONG MAPLE AVENUE. SEE C400 FOR INFORMATION ON REPLACEMENT SYSTEM. CONTRACTOR IS TO COORDINATE THE TIMING OF THE CUTTING/CAPPING WITH TOWN OF VIENNA URBAN FORESTER 571-435-7907 PRIOR TO DEMOLITION AND CONSTRUCTION.

DRY UTILITY NOTE:  
DRY UTILITY DESIGN IS SHOWN ON SHEET DU705. CONTRACTOR IS TO REFER TO THAT FOR ADDITIONAL DETAIL ON POWER, COMMUNICATION AND GAS LINE RELOCATION, REMOVAL AND NEW SERVICE CONNECTIONS

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT TOWN OF VIENNA AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

#133 MAPLE AVE E  
TAX MAP #0384 54 0206  
**EAST MAPLE, LLC**  
D.B. 24769 PG. 24  
ZONED: C-2  
USE: VIENNA PROFESSIONAL CENTER OFFICES

BENCHMARK #1  
SANITARY SEWER MANHOLE  
N: 7,014,025.33  
E: 11,834,617.83  
RIM= 358.86  
INVERT  
ELEVATION: 349.46

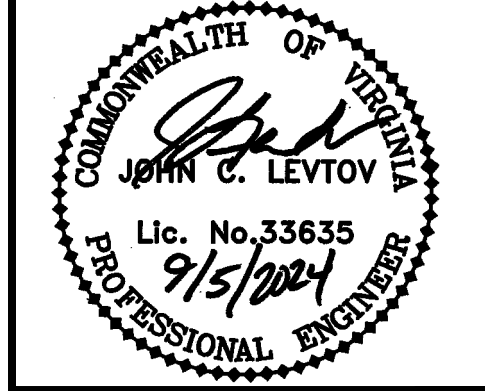
BENCHMARK #2  
DRILL HOLE  
N: 7,013,690.2  
E: 11,834,335.7  
ELEVATION: 355.69

#128 CENTER STREET SE  
TAX MAP #0384 02 0141  
**SCHOOL BOARD OF FAIRFAX COUNTY**  
D.B. 1468 PG. 20  
ZONED: C-2, RM-2  
USE: VIENNA ELEMENTARY SCHOOL

#101 MAPLE AVENUE E  
TAX MAP #0384 02 0142  
**BOARD OF COUNTY SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA**  
D.B. 28 PG. 379  
ZONED: C-2

**MAPLE AVENUE EAST ROUTE 123**  
75' PUBLIC RIGHT OF WAY  
(POSTED SPEED= 30 MPH)  
2021 TRAFFIC COUNT= 27,000 VPD

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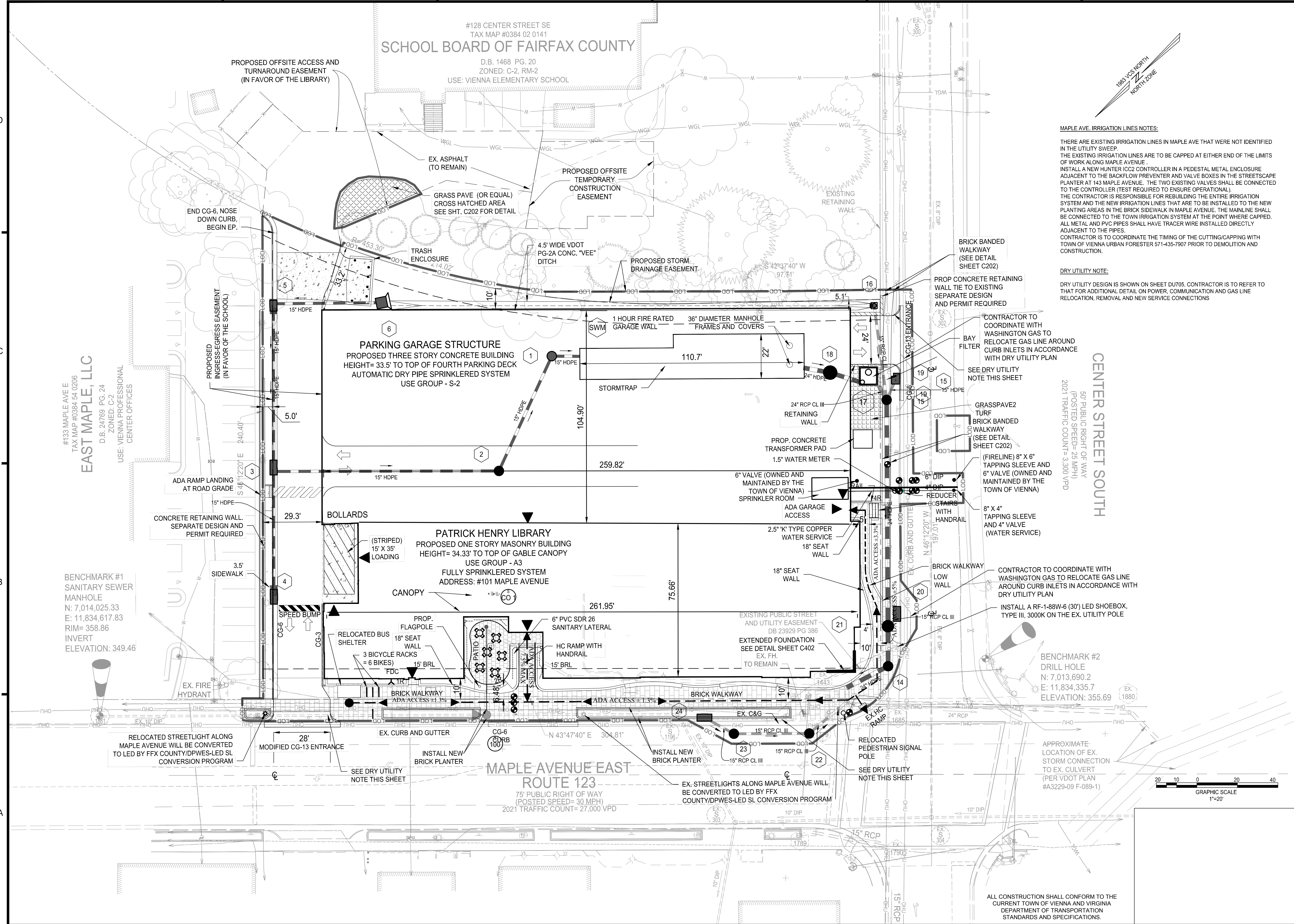
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	7/16/2024	TOWN OF VIENNA COMMENTS
	4/05/2024	CD COMMENTS
	2/16/2024	CD COMMENTS

PROJECT No.: 22003.001.00  
DRAWING No.: 112368  
DATE: 07/08/2022  
SCALE: AS NOTED  
DESIGN: BG  
DRAWN: BG  
CHECKED: EB

SHEET TITLE:  
**DEMOLITION PLAN**

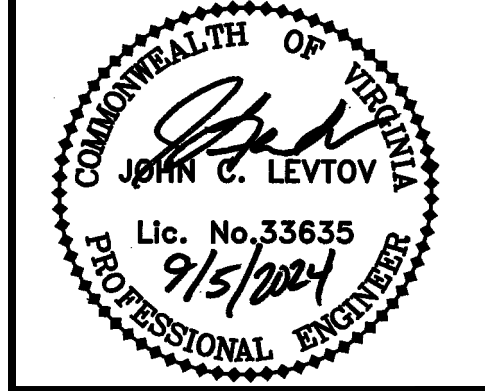
SHEET No.  
**C301**



**MAPLE AVE. IRRIGATION LINES NOTES:**  
 THERE ARE EXISTING IRRIGATION LINES IN MAPLE AVE THAT WERE NOT IDENTIFIED IN THE UTILITY SWEEP.  
 THE EXISTING IRRIGATION LINES ARE TO BE CAPPED AT EITHER END OF THE LIMITS OF WORK ALONG MAPLE AVENUE.  
 INSTALL A NEW HUNTER ICC2 CONTROLLER IN A PEDESTAL METAL ENCLOSURE ADJACENT TO THE BACKFLOW PREVENTER AND VALVE BOXES IN THE STREETSCAPE PLANTER AT 143 MAPLE AVENUE. THE TWO EXISTING VALVES SHALL BE CONNECTED TO THE CONTROLLER (TEST REQUIRED TO ENSURE OPERATIONAL).  
 THE CONTRACTOR IS RESPONSIBLE FOR REBUILDING THE ENTIRE IRRIGATION SYSTEM AND THE NEW IRRIGATION LINES THAT ARE TO BE INSTALLED TO THE NEW PLANTING AREAS IN THE BRICK SIDEWALK IN MAPLE AVENUE. THE MAINLINE SHALL BE CONNECTED TO THE TOWN IRRIGATION SYSTEM AT THE POINT WHERE CAPPED. ALL METAL AND PVC PIPES SHALL HAVE TRACER WIRE INSTALLED DIRECTLY ADJACENT TO THE PIPES.  
 CONTRACTOR IS TO COORDINATE THE TIMING OF THE CUTTING/CAPPING WITH TOWN OF VIENNA URBAN FORESTER 571-435-7907 PRIOR TO DEMOLITION AND CONSTRUCTION.

**DRY UTILITY NOTE:**  
 DRY UTILITY DESIGN IS SHOWN ON SHEET DU705. CONTRACTOR IS TO REFER TO THAT FOR ADDITIONAL DETAIL ON POWER, COMMUNICATION AND GAS LINE RELOCATION, REMOVAL AND NEW SERVICE CONNECTIONS

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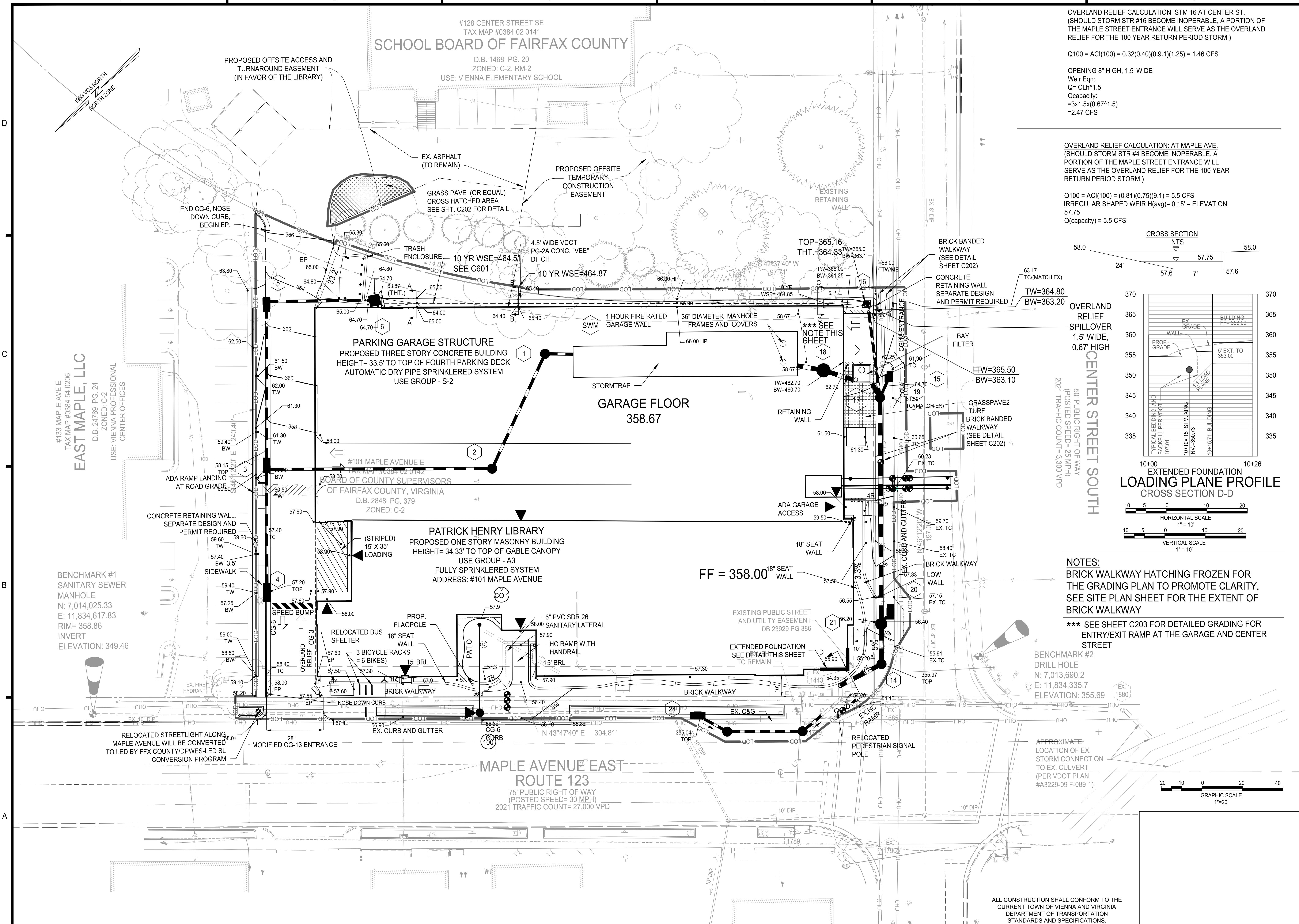
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 DATE: 07/08/2022  
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 DRAWN: BG  
 CHECKED: EB

SHEET TITLE:  
**SITE PLAN**

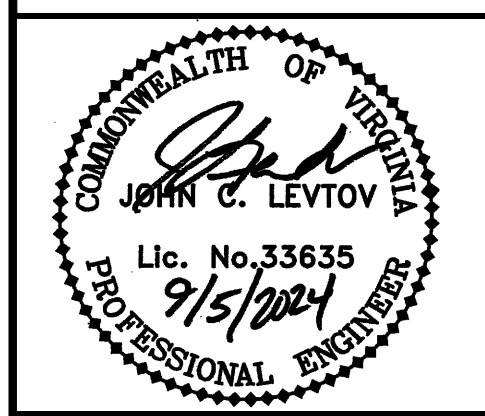
SHEET No.  
**C400**

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT TOWN OF VIENNA AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.



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 DRAWING No.: 112368  
 DATE: 07/08/2022  
 SCALE: AS NOTED  
 DESIGN: BG  
 DRAWN: BG  
 CHECKED: EB

SHEET TITLE:  
**GRADING PLAN**

SHEET No.  
**C401**

#128 CENTER STREET SE  
TAX MAP #0384 02 0141  
**SCHOOL BOARD OF FAIRFAX COUNTY**  
D.B. 1468 PG. 20  
ZONED: C-2, RM-2  
USE: VIENNA ELEMENTARY SCHOOL

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL

**FIRE LANE DESIGNATIONS**

Under Section 603 of the Fairfax County Fire Prevention Code, the Office of the Fire Marshal is authorized to designate fire lanes on public streets and on private property where necessary to prevent parking in front of or adjacent to fire hydrants and to provide access for fire fighting equipment. Markings and signs shall be provided by the owner of the property involved. Parking or otherwise obstructing such areas is prohibited.

**I. HYDRANTS**

A. Parking is prohibited within 15' of a fire hydrant located along the curb line or edge of any public or private roadway. No special curb marking is required for enforcement.

B. Fire hydrants installed in parking lots are to be located within a fire lane. Curb and/or roadway marking is required in accordance with Sections III and IV below.

**II. FIRE LANES**

A. Fire lanes must be installed where required by the Office of the Fire Marshal. Fire lanes must be marked with both signs and curb delineation per Section III and IV below. Parking and fire lane markings are required as follows:

Street Width Curb to Curb or Paved Surface	Parking	Fire Lane Markings	Sign Type
Up to 28 feet	No parking allowed on either side	Both sides marked as fire lanes	"A"
28 feet up to 36 feet	Parallel parking allowed on both sides	One side marked as a fire lane	"C"
36 feet and over	Parallel parking allowed on both sides	No fire lane markings required. Required access to pools, fire department apparatus access areas and similar marked as fire lanes	"B"

**III. SIGN SPECIFICATIONS**

A. Metal construction, 12" X 18".  
B. Red letters on reflective white background with 3/8" red trim strip around entire outer edge of sign.  
C. Lettering on sign to be: "NO PARKING OR STANDING FIRE LANE".  
D. Lettering size to be as follows: "NO PARKING" and "STANDING" in 2", "OR" in 1", "FIRE LANE" in 2 1/2" and the arrow with the solid shaft in 1" x 6" with the solid head 1 1/2" wide and 2" deep.  
E. Signs are to be mounted 7' from the ground to the bottom of the sign unless otherwise directed by the Office of the Fire Marshal.  
F. Post for signs, when required, must be metal and securely mounted. Unless written permission for alternatives is obtained prior to installation from the Office of the Fire Marshal, signs should be spaced as shown on approved plans. In long stretches, the maximum distance between signs is 100'.

**IV. CURB DESIGNATION**

A. All curbs or paved spaces designated as fire lanes must be indicated by yellow paint as approved by the Office of the Fire Marshal. In areas without curbing, a 6" wide yellow stripe must be applied to the edge of the pavement. Paint must be highway traffic grade.

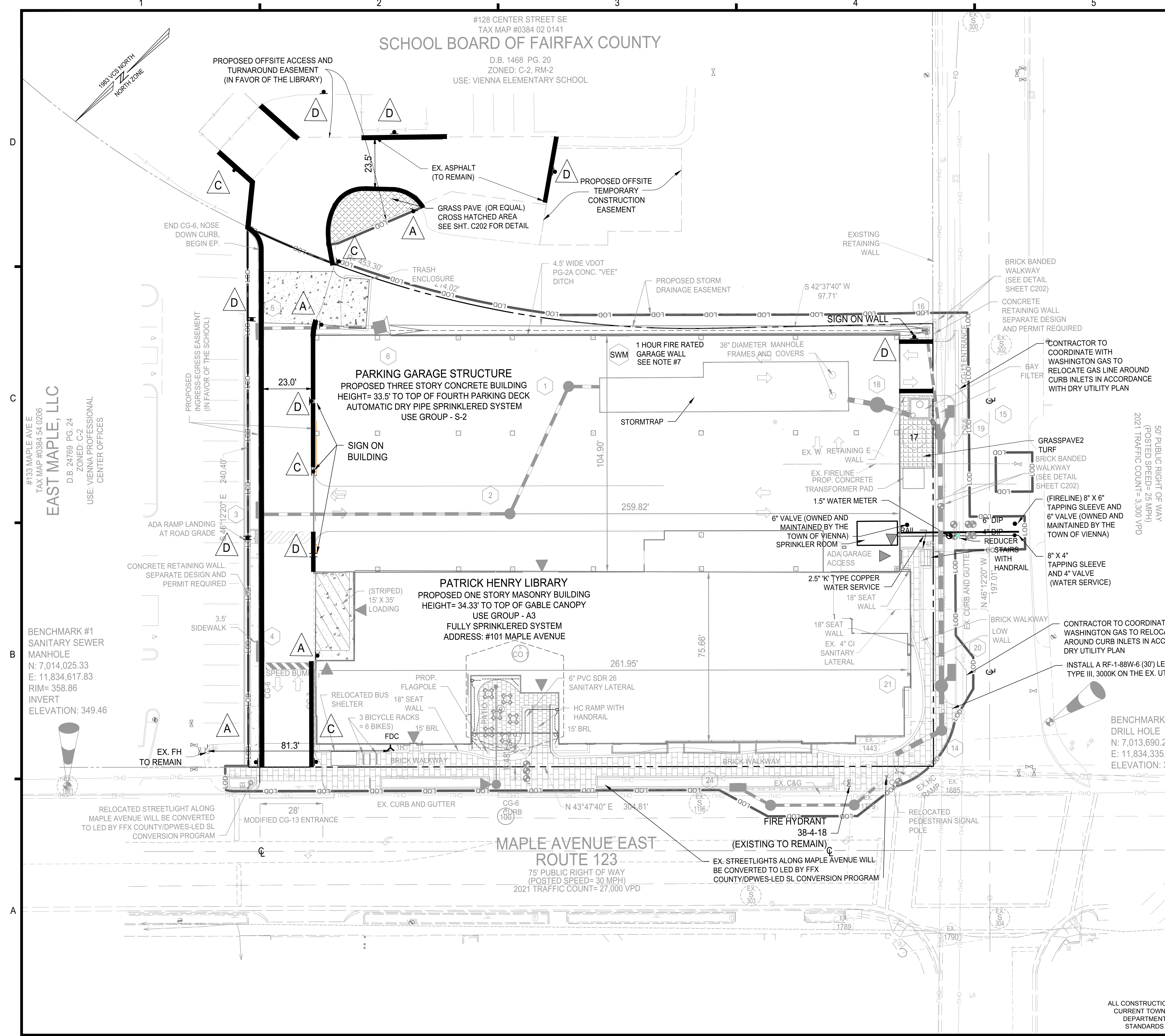
Note: Fire lane markings, types of signs, locations, etc. are subject to approval by the Fire Marshal.

Ref. Sec. 9-0202.2(a)	FIRE LANES	PLATE NO.	STD. NO.
9-00, 9-07, 2011 Reprint, 2018 Reprint		6-9	FH-7

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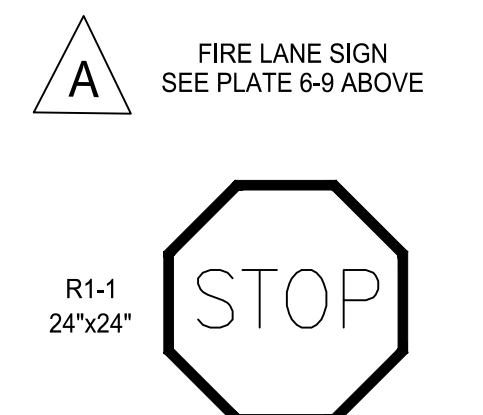
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**COMMONWEALTH OF VIRGINIA**  
JAMES C. LEVTOV  
Lic. No. 33635  
PROFESSIONAL ENGINEER  
9/15/2024



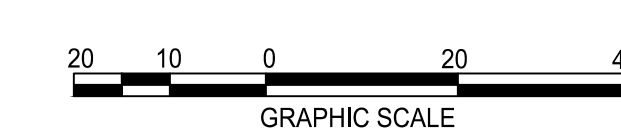
- NOTES:**
- METAL CONSTRUCTION, 12" X 18"
  - RED LETTERS ON REFLECTIVE WHITE BACKGROUND WITH 3/8" RED TRIM STRIP AROUND ENTIRE OUTER EDGE OF SIGN.
  - SIGNS ARE TO BE MOUNTED 7' FROM THE GROUND TO THE BOTTOM OF THE SIGN UNLESS OTHERWISE DIRECTED BY THE OFFICE OF THE FIRE MARSHAL.
  - POSTS FOR SIGNS, WHEN REQUIRED, SHALL BE METAL AND SECURELY MOUNTED, UNLESS WRITTEN PERMISSION FOR ALTERNATES OBTAINED PRIOR TO INSTALLATION FROM THE OFFICE OF THE FIRE MARSHAL. SIGNS SHOULD BE PLACED AS ON APPROVED PLANS.
  - OTHER SPECIAL SIGNS MAY BE APPROVED BY THE OFFICE OF THE FIRE MARSHAL. FIRE LANE MARKINGS, TYPES OF SIGNS, LOCATIONS, ETC. SHALL BE SUBJECT TO THE APPROVAL BY OFFICE OF THE FIRE MARSHAL.
  - THE ONLY WALL ADJACENT TO THE SCHOOL PROPERTY IS RATED, AND ONLY TO A POINT WHERE SEPARATION DISTANCE IS 10 FEET OR LESS.
  - BOTH FIRE LANE VALVES ARE TO BE OWNED AND MAINTAINED BY THE TOWN OF VIENNA. VALVES MUST HAVE A LOCKING LID AND A CONTROL BOX.

**SIGN LEGEND**



**FIRE FLOW INFORMATION:**

FH # 38-4-18  
STATIC PRESSURE: 65 psi  
RESIDUAL PRESSURE: 60 psi AT 1,001 gpm  
FIRE FLOW (Q20): 3,277 gpm  
LOW HYDRAULIC GRADE LINE (HGL): 500 FT.  
HYDRANT ELEVATION: 354 FT.  
FLOW DATE: JANUARY 5, 2023



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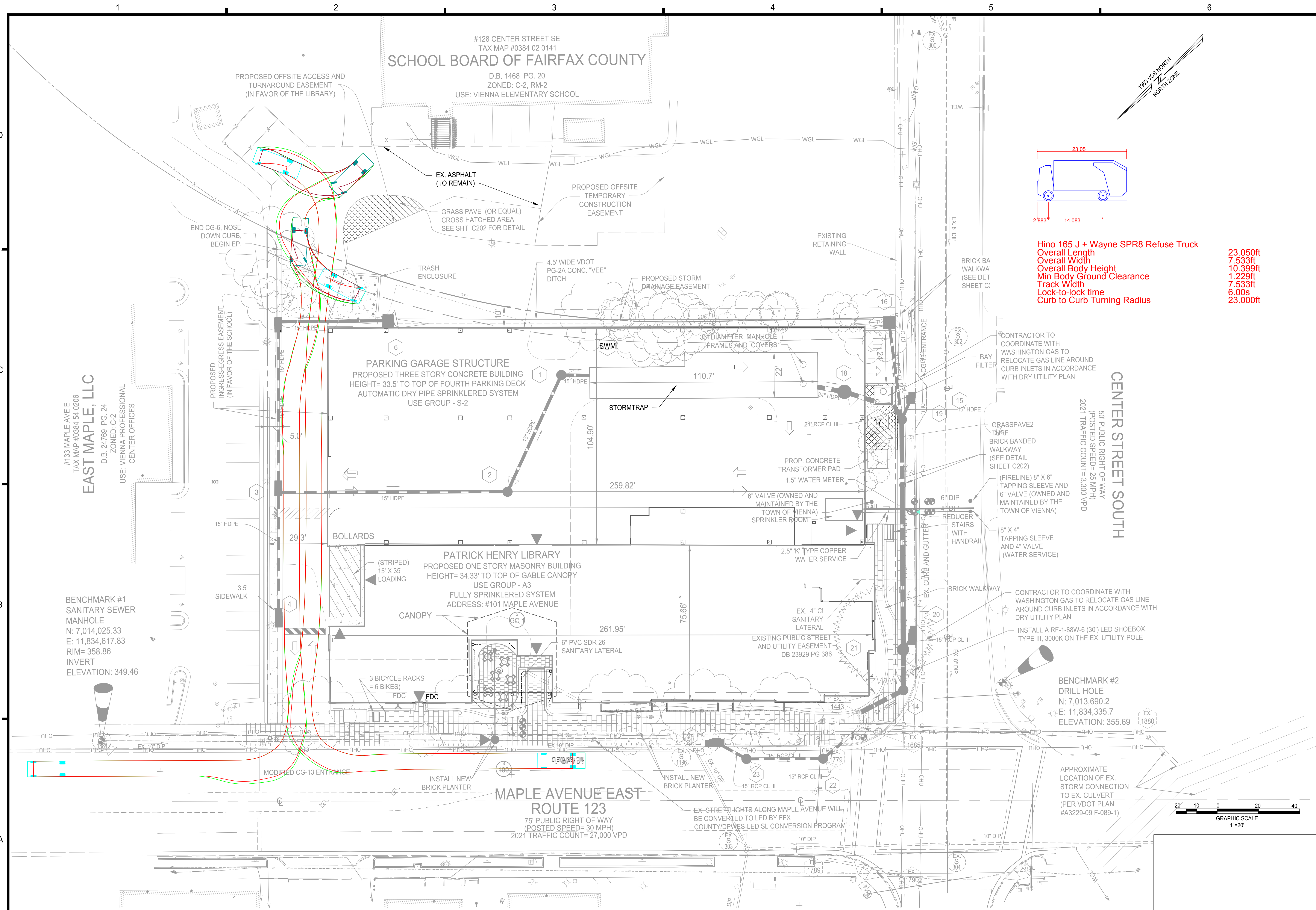
PROJECT No.: 22003.001.00  
DRAWING No.: 112368  
DATE: 07/08/2022  
SCALE: AS NOTED  
DESIGN: BG  
DRAWN: BG  
CHECKED: EB

**FIRE LANE PLAN**

SHEET No. **C402**

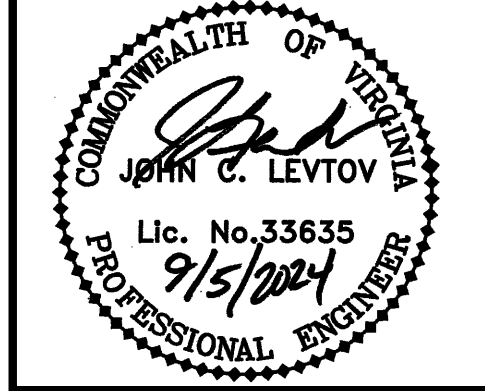
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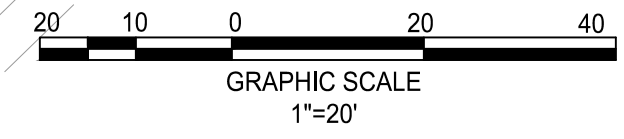
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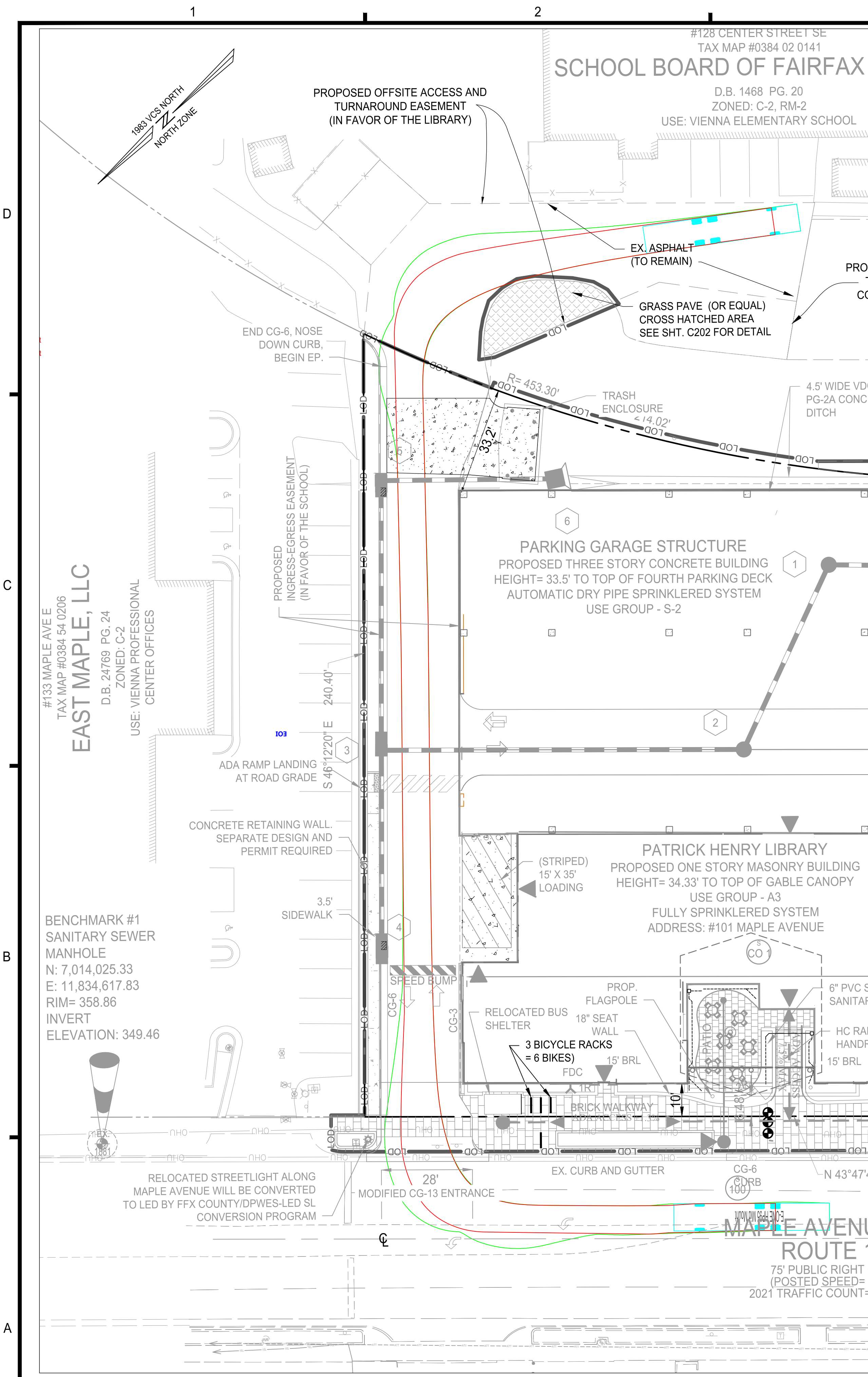
SHEET TITLE:  
**TRASH TRUCK VEHICLE TURNING MOVEMENT PLAN**

SHEET No.  
**C404**

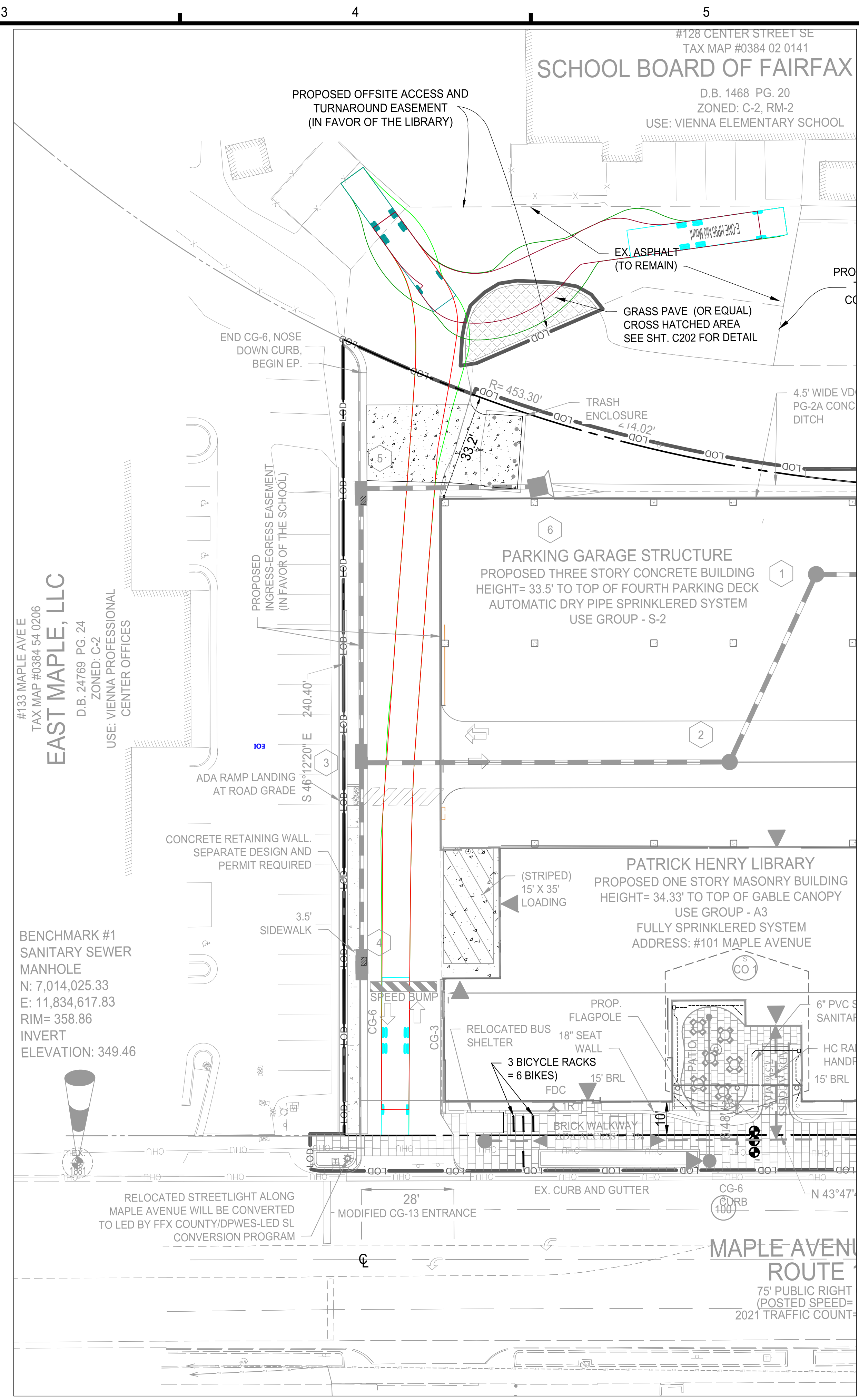
**THIS SHEET FOR TRASH TRUCK VEHICLE TURNING MOVEMENT PURPOSES ONLY**

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT TOWN OF VIENNA AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.



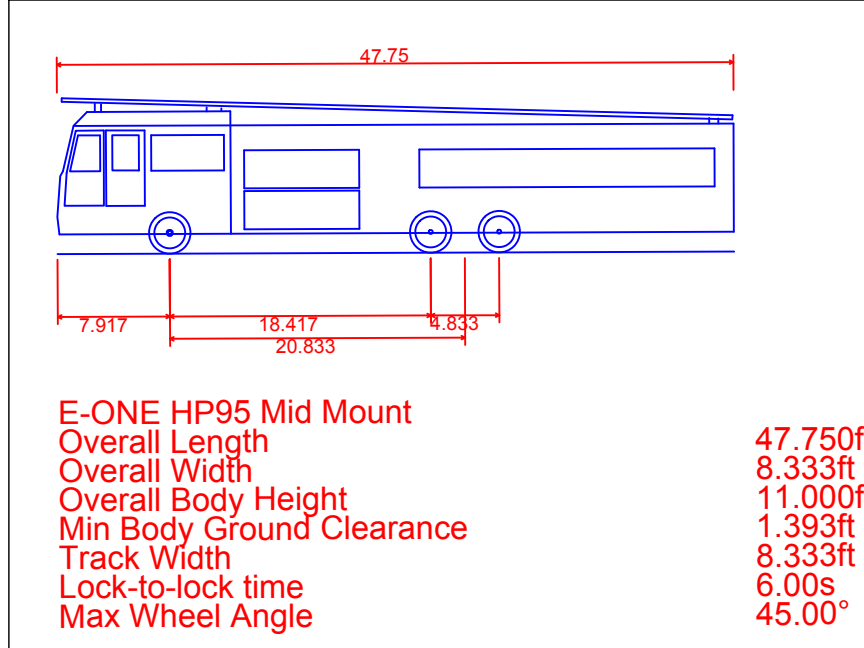


**TRUCK TURNING MOVEMENTS INTO LIBRARY PARCEL**

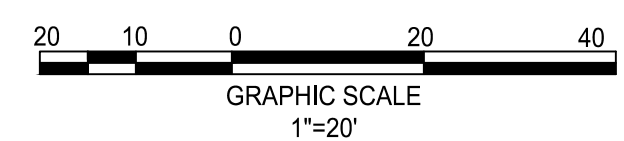


**TRUCK TURNING MOVEMENTS BACK OUT TO MAPLE AVENUE**

**THIS DRAWING IS FOR TRUCK TURNING MOVEMENTS PURPOSES ONLY !!!**

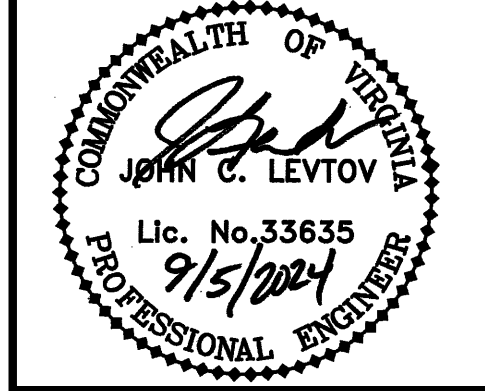


**APPROXIMATE SIZE FIRE TRUCK**



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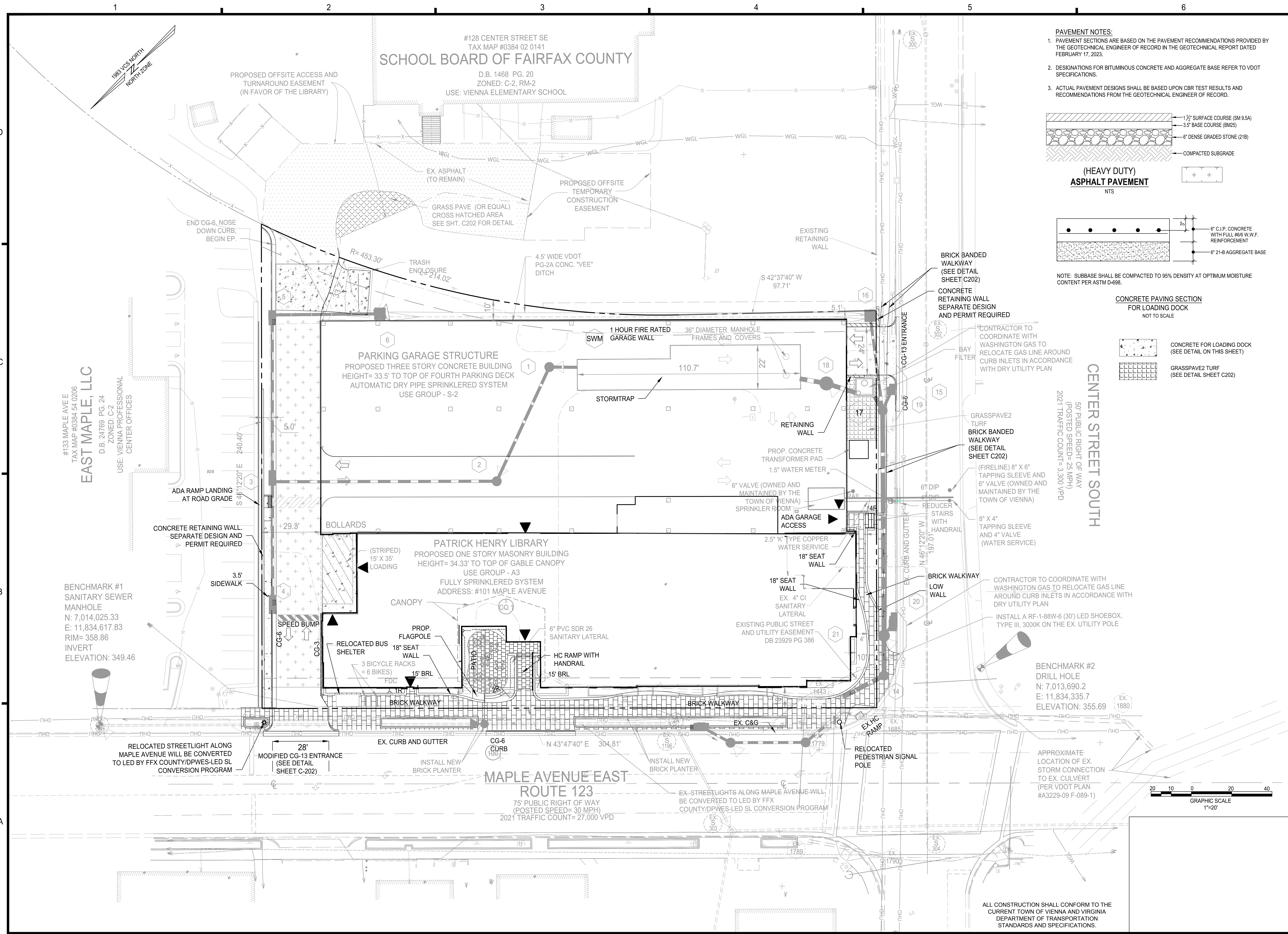
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 DATE: 07/08/2022  
 SCALE: AS NOTED  
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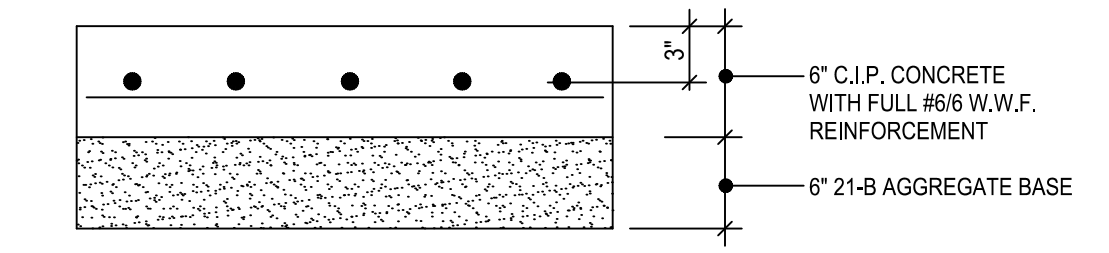
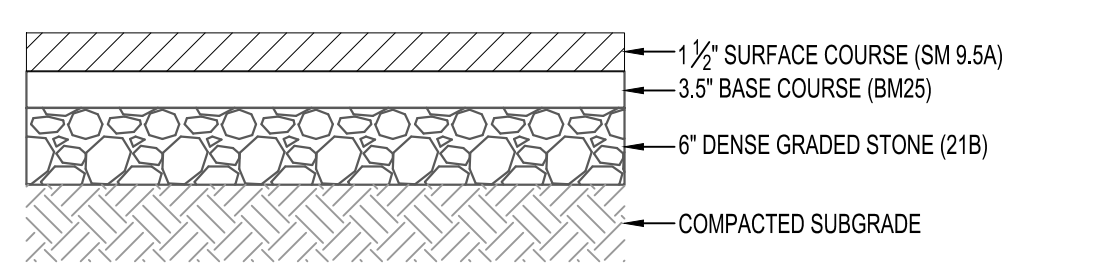
SHEET TITLE:  
**VEHICLE TURNING MOVEMENT PLAN**

SHEET No.  
**C405**

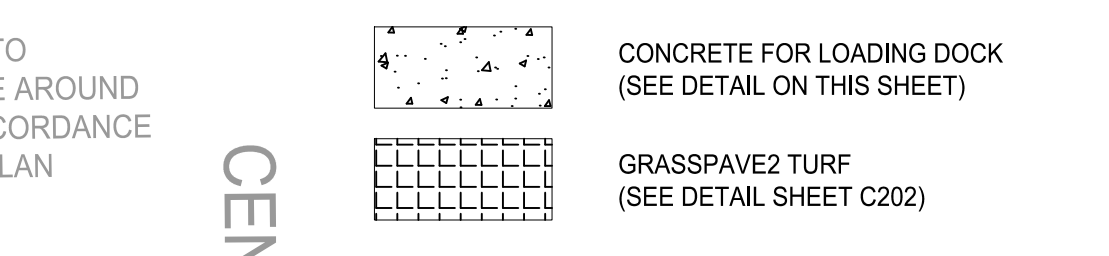




- PAVEMENT NOTES:**
1. PAVEMENT SECTIONS ARE BASED ON THE PAVEMENT RECOMMENDATIONS PROVIDED BY THE GEOTECHNICAL ENGINEER OF RECORD IN THE GEOTECHNICAL REPORT DATED FEBRUARY 17, 2023.
  2. DESIGNATIONS FOR BITUMINOUS CONCRETE AND AGGREGATE BASE REFER TO VDOT SPECIFICATIONS.
  3. ACTUAL PAVEMENT DESIGNS SHALL BE BASED UPON CBR TEST RESULTS AND RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEER OF RECORD.

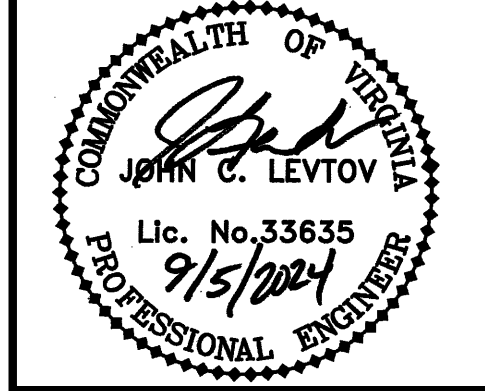


NOTE: SUBBASE SHALL BE COMPACTED TO 95% DENSITY AT OPTIMUM MOISTURE CONTENT PER ASTM D-698.



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SHEET TITLE:  
**PAVEMENT PLAN**

SHEET No.  
**C406**

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