

CONDITIONAL USE PERMIT APPLICATION FOR OUTDOOR SEATING

THE MAPLE ROOM

377 MAPLE AVENUE WEST  
VIENNA, VIRGINIA 22180

MAC STREET HOSPITALITY GROUP LLC, DEVELOPER

21441 PACIFIC BOULEVARD, SUITE 115  
STERLING, VIRGINIA 20166

TAX MAP NO. 0383-02-0089

ZONING ANALYSIS		
DESCRIPTION	REQUIRED/ALLOWED	PROVIDED/EXISTING
ZONE	C-1	C-1
LOT AREA	43,347 SF	43,347 SF
SETBACK		
FRONT YARD	15 FT	34.9 FT
SIDE YARD	NO SIDE REQUIRED	42.3 FT
REAR YARD	25 FT	135.6 FT
BUILDING HEIGHT	35	22.5
BUILDING AREA	PER SETBACK AND REQUIRED PARKING	10,436 SF
PARKING/LOADING		
NUMBER OF SEATS		
INTERIOR SEATING	170	
EXTERIOR SEATING	44	
TOTAL NUMBER OF SEATS	214	
RESTAURANT: 1 SPACE PER 4 SEATS	REQUIRED	PROVIDED
TOTAL PARKING SPACES	54	70
HANDICAP SPACES	3	3
HANDICAP VAN SPACE	1	2
LOADING SPACE	1	2
FIRE PROTECTION		
SPRINKLERS	FULLY SPRINKLERED	
FIRE ALARM SYSTEM	YES	
FDC CONNECTION	YES	
BUILDING USE GROUP	A-2 ASSEMBLY (RESTAURANT)	
CONSTRUCTION TYPE	TYPE III-B	
DISTURBED AREA		
DESCRIPTION		AREA (SF)
SANITARY, DECK, STAIRS, CURBS, AND SIDEWALKS		5506.00
10 PARKING LOT LIGHT POLE/FIXTURE REPLACEMENT		160.00
DUMPSTER ENCLOSURE		455.00
TOTAL DISTURBED AREA		6,121.00
SANITARY SEWER: PUBLIC		WATER: PUBLIC

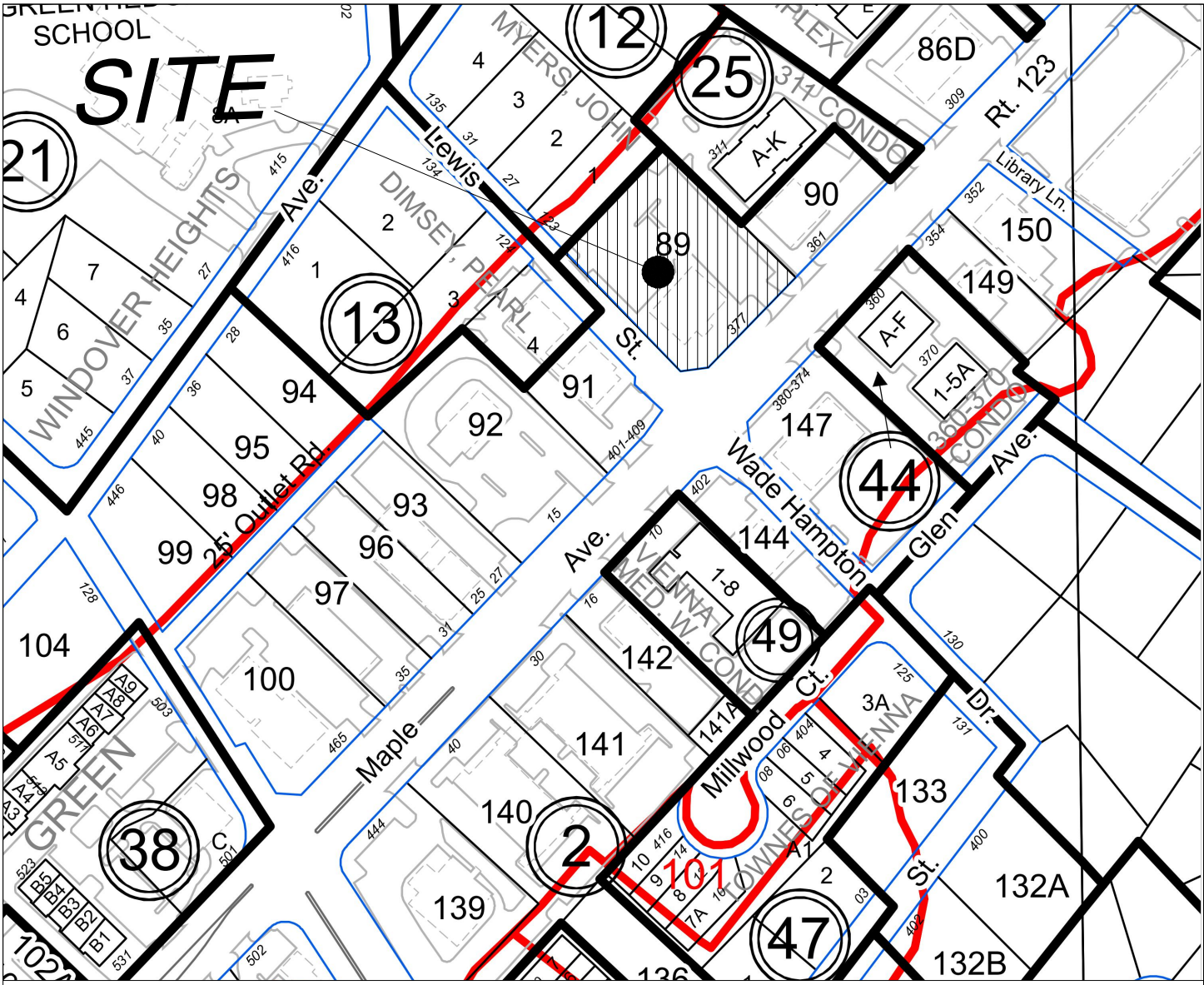
NOTES:

- THE PROPERTY SUBJECT TO THIS PLAN IS SHOWN IN FAIRFAX COUNTY ASSESSMENT MAP NO. 0383-02-0089 AND IS CURRENTLY ZONED C-1.
- THE PROPERTY IS CURRENTLY IN THE NAME OF VIENNA ONE, LLC RECORDED IN DEED BOOK 26774 AT PAGE 1116 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- THE PROPERTY LINES SHOWN ARE BASED ON THE ALTA SURVEY PREPARED BY TIMMONS GROUP ON DECEMBER 18, 2020. BEARINGS AND DISTANCES ARE SHOWN AS MEASURED.
- A TITTLE INSURANCE COMMITMENT (FILE NO. 20V-3319) WAS PREPARED BY STEWART TITTLE GAUARANTY COMPANY, HOMETOWN TITLE AND ESCROW COMPANY LLC, DATED OCTOBER 18, 2020 AT 8:00 AM. EASEMENTS AND/OR ENCUMBRANCES RECORDED SUBSEQUENT TO THOSE DATES MAY NOT BE REFLECTED HEREON.
- THIS TOPOGRAPHIC SURVEY IS BASED ON A FIELD SURVEY BY TIMMONS GROUP PERFORMED ON MAY 13, 2021. THE VERTICAL DATUM IS REFERENCED TO THE NAVD88 AND BASIS OF MERIDIAN TO VA NORTH SPCS NAD83 ZONE 5551 FIPS ZONE 4501. DATUM AND MERIDIAN WERE ESTABLISHED BY GPS OBSERVATIONS. THE CONTOUR INTERVAL IS 1 FOOT.
- THE UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED ON AN ASCE 38-02 QUALITY LEVEL B SUBSURFACE UTILITY INVESTIGATION BY TIMMONS GROUP.
- BASED ON FEMA FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 51059C0145E, PANEL 450, EFFECTIVE DATE SEPTEMBER 17, 2010, THE PROPERTY LIES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- PER SECTION 23-5.B.5. OF THE TOWN OF VIENNA CODE, LAND DISTURBING ACTIVITIES FOR COMMERCIAL OR NONCOMMERCIAL USES WITH DISTURBED AREAS LESS THAN 2,500 SQUARE FEET IN SIZE ARE NOT REGULATED UNDER ARTICLE 2 (EROSION AND SEDIMENT CONTROL). HOWEVER, WE WILL PROVIDE SILT FENCE AND INLET PROTECTION WHEN NECESSARY TO PROTECT THE ADJACENT ROADS AND EXISTING INLETS.
- PER SECTION 23-12.D.1. OF THE TOWN OF VIENNA CODE, LAND DISTURBING ACTIVITIES WITH LESS THAN 2,500 SQUARE FEET OF LAND DISTURBANCE THAT ARE NOT PART OF A COMMON PLAN OF DEVELOPMENT ARE EXEMPT FROM THE STORMWATER MANAGEMENT REQUIREMENTS UNDER SECTION 23-12.

- PER THE FAIRFAX COUNTY CHESAPEAKE BAY PRESERVATION MAP, THERE ARE NO RESOURCE PROTECTION AREA LOCATED ON THIS SITE.
- ALL CONSTRUCTION SHALL CONFORM TO THE PROVISION OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS OF THE TOWN OF VIENNA.
- NO HAZARDOUS OR TOXIC SUBSTANCES ARE TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON THE SUBJECT PROPERTY.
- THE SITE IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.
- NO BURIAL SITES ARE LOCATED ON THE SUBJECT PROPERTY TO THE BEST OF OUR KNOWLEDGE.
- ALL PROPOSED UTILITIES SHALL BE UNDERGROUND. ALL EXISTING UTILITY LOCATIONS ARE TO BE VERIFIED PRIOR TO CONSTRUCTION TO AVOID POTENTIAL CONFLICTS.
- PER SECTION 18-169 OF THE TOWN OF VIENNA ZONING ORDINANCE, THE SPACE IN ANY REQUIRED YARDS SHALL BE OPEN AND UNOBSTRUCTED EXCEPT FOR ORDINARY PROJECTIONS OF WINDOW SILLS, BELT COURSED, CORNICES, EAVES, STEPS, CHIMNEYS, AND ACCESSIBILITY IMPROVEMENTS SUCH AS BASEMENT AREA WAYS AND WINDOW WELLS, PROVIDE SUCH FEATURES SHALL NOT PROJECT MORE THAN FOUR FEET INTO ANY REQUIRED YARD.
- AN ASBESTOS INSPECTIONS WAS CONDUCTED BY ESI ENVIRONMENTAL SOLUTIONS, INC. ON 7/14/2021 AND NO ASBESTOS FIBERS WERE DETECTED.

TOWN OF VIENNA GENERAL NOTES

- A PRE-CONSTRUCTION MEETING MUST BE HELD PRIOR TO THE START OF CONSTRUCTION. CALL 703-255-6384 TO SCHEDULE THE PRE-CONSTRUCTION MEETING.
- ALL CONSTRUCTION GENERATED DEBRIS MUST BE HAULED AWAY BY THE CONTRACTOR OR OWNER.
- 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.
- TREE PROTECTION FOR ANY TOWN TREE, AS SHOWN ON PLAN, MUST BE INSTALLED PRIOR TO ANY SITE WORK.
- 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.
- ALL DUMPSTERS/PODS ARE TO BE PLACED ON PRIVATE PROPERTY.
- FRONT ELEVATION CHECKS ARE REQUIRED.
- WALL CHECK SURVEYS ARE REQUIRED AND MUST BE SUBMITTED PRIOR TO CONSTRUCTION ABOVE FOUNDATION CORNERS.
- 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.
- 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.

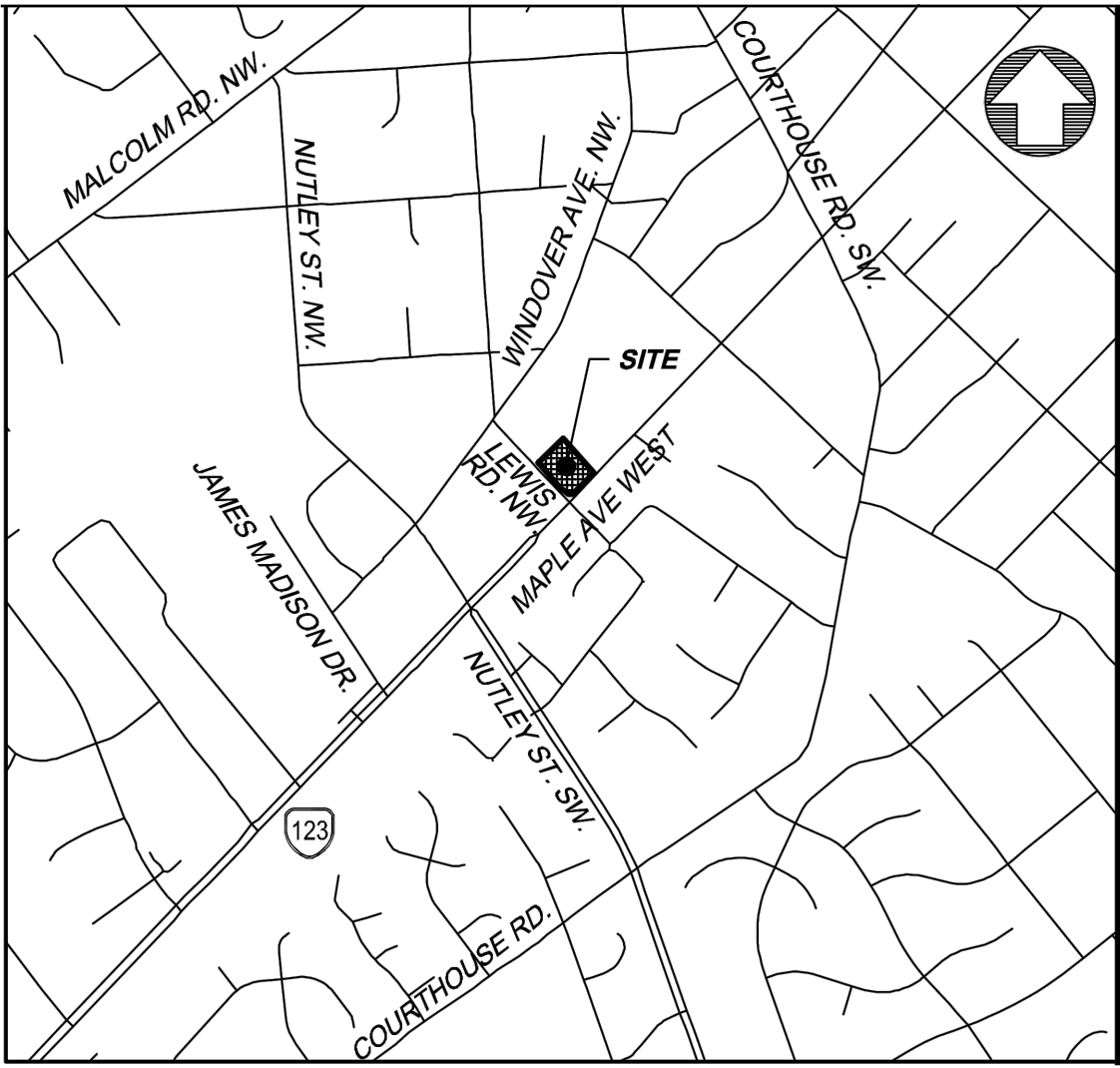


SOIL TYPE	SOIL NAME	PROBLEM CLASS
95	URBAN LAND	IVB

OWNER  
VIENNA ONE, LLC  
21441 PACIFIC BOULEVARD, SUITE 100  
STERLING, VA 20166

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

OWNER / DEVELOPER:  MEMBER  
SIGNATURE / TITLE



VICINITY MAP  
1"=1000'

SHEET INDEX

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	SITE LAYOUT
C2.1	RESTAURANT SEATING PLAN
C2.2	EXISTING PHOTOS & RENDERING
A300	EXTERIOR ELEVATIONS
A301	EXTERIOR ELEVATIONS
S101	DECK DETAILS

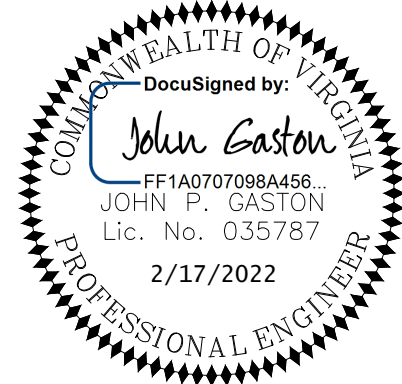
TOWN OF VIENNA  
PLAN APPROVAL

Dept of Planning and Zoning

Date

Dept. of Public Works

Date



PARAMOUNT  
Construction Services, LLC

21441 PACIFIC BOULEVARD, SUITE 230  
STERLING, VIRGINIA 20166  
P: (703) 964-3230 | F: (703) 964-3237



JOHN P. GASTON, P.E. | jgaston@paramountserv.com

THE MAPLE ROOM  
CONDITIONAL USE PERMIT

377 MAPLE AVENUE WEST  
TOWN OF VIENNA, FAIRFAX COUNTY, VIRGINIA

COVER SHEET

REVISION / DESCRIPTION

DATE

DATE: 12/28/2021  
DRAWN BY: J. GASTON  
DESIGNED BY: J. GASTON  
CHECKED BY: J. GASTON  
SCALE: AS NOTED

C0.0