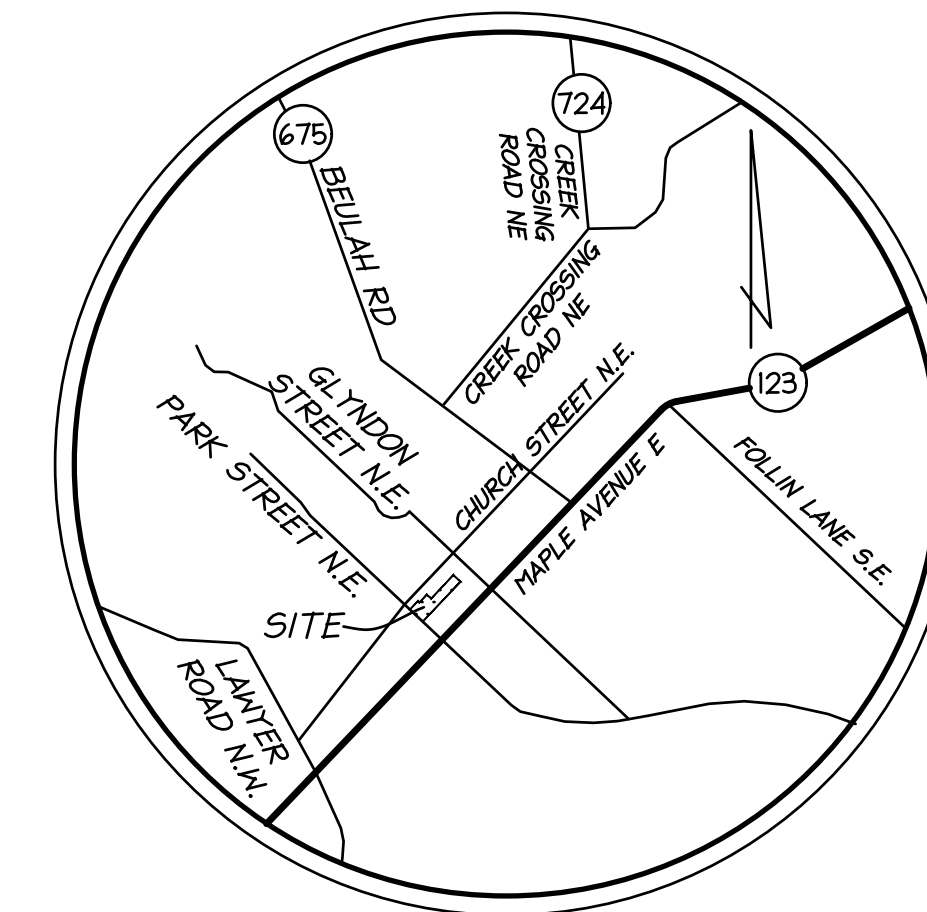
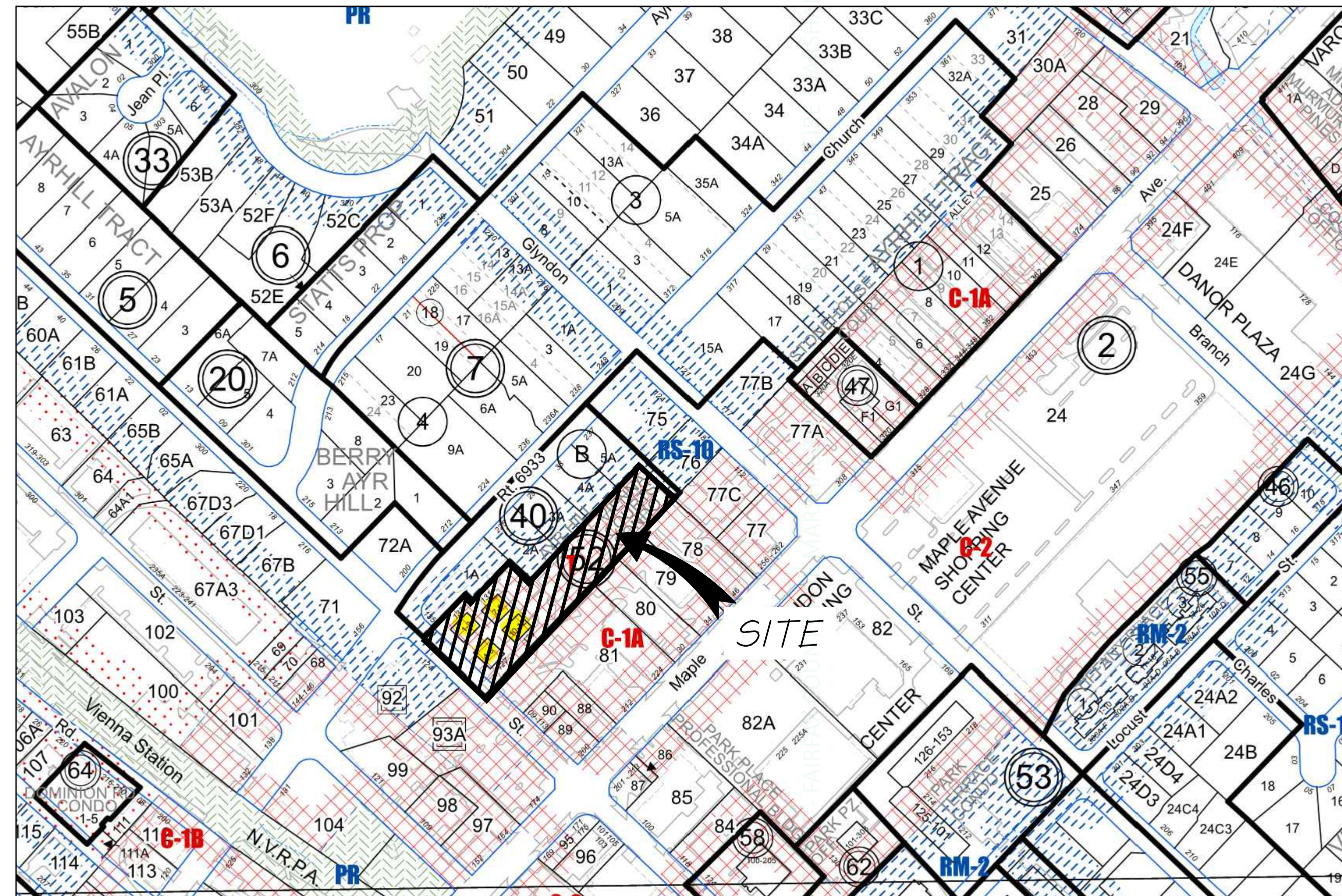


REZONING OF 127-133 PARK ST, N.E. TOWN OF VIENNA, VIRGINIA



VICINITY MAP
SCALE: 1" = 2,000'



ZONING MAP
SCALE: 1" = 200'

SOIL INFORMATION

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

SITE OVERVIEW:

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

APPLICANT/CONTRACT OWNER:

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

PROPERTY OWNER(S):

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

THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF TRUSTEES OF VIENNA PRESBYTERIAN CHURCH, BY DEED RECORDED IN DEED BOOK 5922 AT PAGE 1564, JOSEPH T. NOCERINO AND MARY ANN NOCERINO, TRUSTEES, BY DEED RECORDED IN DEED BOOK 23666 AT PAGE 1767 AND DEED BOOK 23666 AT PAGE 1771, EZRA PARTNERSHIP, BY DEED RECORDED IN DEED BOOK 19254 AT PAGE 532, DEED BOOK 5863 AT PAGE 365, DEED BOOK 6117 AT PAGE 1651, DEED BOOK 7699 AT PAGE 1031, AND DEED BOOK 19254 AT PAGE 532, MANUFACTURERS STANDARDIZATION SOCIETY OF THE VALVE AND FITTINGS INDUSTRY, INC. BY DEED RECORDED IN DEED BOOK 5921 AT PAGE 1069, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

REZONING APPLICATION NOTE:

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

ZONING REQUEST:

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

SHEET INDEX

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

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



**PLANS APPROVED BY
FIRE MARSHAL**

--- ZONING APPROVAL ONLY ---

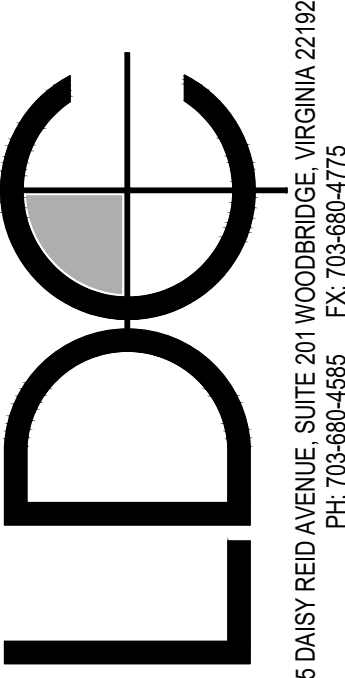
DATE: 06/15/2022

REVIEWER: M. PARUTI

REVIEW ID: 80519

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

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



COVER SHEET

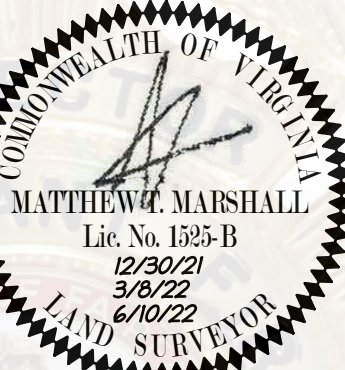
VIENNA COURTS

4555 DASH FRED AVENUE SUITE 201 WOODBRIDGE, VIRGINIA 22192
PH: 703-686-4555 FAX: 703-686-4715

TOWN OF VIENNA, VIRGINIA

NO.	DATE	DESCRIPTION	REVISION APPROVED BY:	APPROVED DATE
1				
2				

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

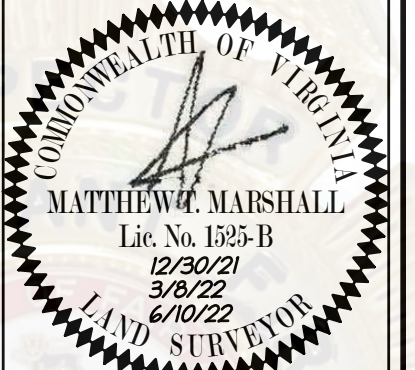


SCALE:
AS SHOWN

SHEET 1 OF 7
DATE: DECEMBER, 2021
DRAFT: JCM CHECK: MM
FILE NUMBER: 20268-2-0
TOV # _____

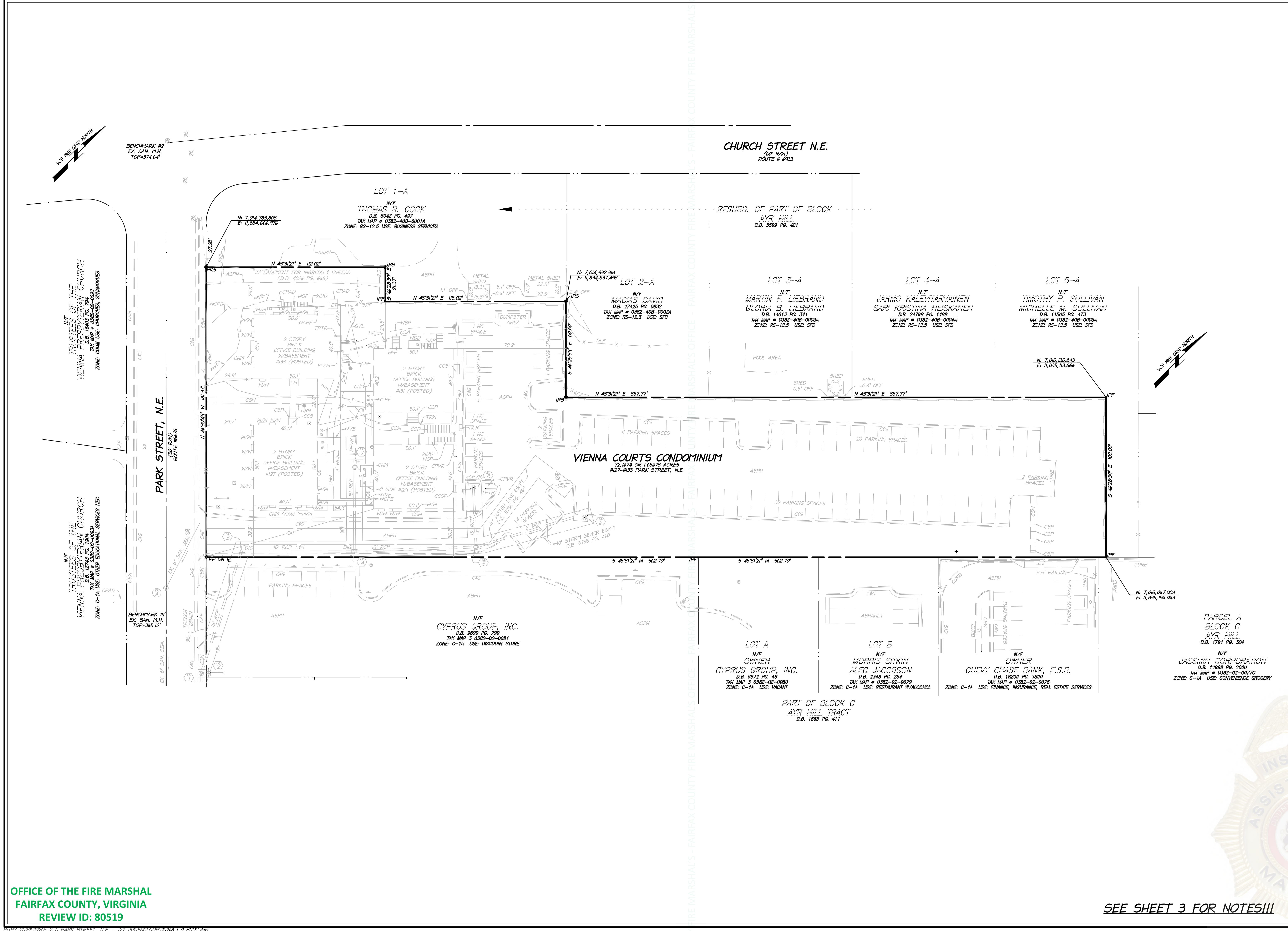
NO.	DATE	DESCRIPTION	REVISION APPROVED BY:	APPROVED DATE
1	12/22/21	TAX CORRECTIONS		
2	12/22/21	TAX CORRECTIONS		

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



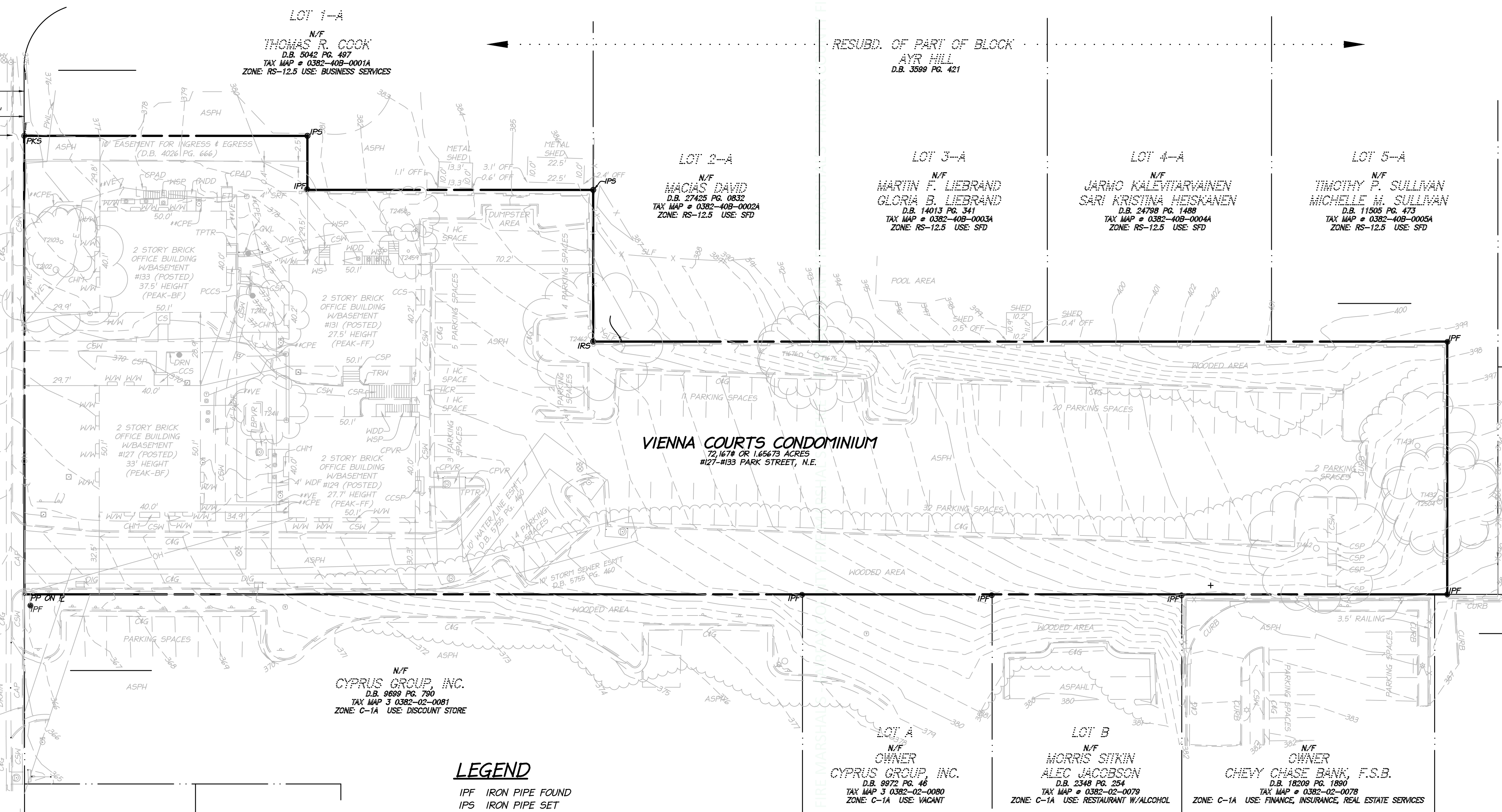
SCALE:
 1" = 25'

SHEET 2 OF 7
 DATE: DECEMBER, 2021
 DRAFT: JCM CHECK: MM
 FILE NUMBER: 20268-2-0
 TOV # _____



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

PARK STREET, N.E.
(60' R/W)
ROUTE #6274



VIENNA COURTS CONDOMINIUM
72,1678 OR 1,65675 ACRES
#127-#133 PARK STREET, N.E.

LEGEND

- IPF IRON PIPE FOUND
- IPS IRON PIPE SET
- IRS IRON ROD SET
- PKS PK NAIL SET
- ASPH ASPHALT
- BRW BRICK RETAINING WALL
- BWL BRICK WALL
- CGG CURB & GUTTER
- CL CENTERLINE
- CAP CONCRETE APRON
- CCS COVERED CONCRETE STOOP
- CCSP COVERED CONCRETE STEPS
- CHM CHIMNEY
- CPAD CONCRETE PAD
- CRW CONCRETE RETAINING WALL
- CS CONCRETE STOOP
- CSP CONCRETE STEPS
- CSH CONCRETE SIDEWALK
- CURB HEADER CURB
- CPVR CONCRETE PAVEMENT
- DIG DROP INLET GRATE
- DRN STORM DRAIN
- PCCP PARTIALLY COVERED CONCRETE PORCH
- PL PROPERTY LINE
- PP POWER POLE
- PWL PAINTED WHITE LINE
- RCP REINFORCED CONCRETE PIPE
- TRW TIMBER RETAINING WALL
- TPTR TIMBER PLANTER
- W/W WINDOW WELL
- WDD WOOD DECK
- WSP WOOD STEPS
- AC AIR CONDITIONING UNIT
- CO CLEAN OUT
- ET ELECTRIC TRANSFORMER
- FH FIRE HYDRANT
- GV GAS VALVE
- GW GUY WIRE
- PW POWER POLE WITHOUT LIGHT
- PL POWER POLE WITH LIGHT
- SM SANITARY MANHOLE
- SG SIGN
- DM STORM MANHOLE

- DI STORM CURB INLET
- TE TELEPHONE PEDESTAL
- WM WATER METER
- WV WATER VALVE
- TREE
- OH OVERHEAD UTILITY
- S SANITARY LINE
- E UNDERGROUND ELECTRIC LINE (PAINTED RED LINE)
- T UNDERGROUND TELEPHONE LINE (PAINTED ORANGE LINE)
- SRE SPLIT RAIL FENCE
- WDF WOOD FENCE
- TL TREE LINE
- *CPE APPROXIMATE LOCATION & CAP TEL. CO. R/W D.B. 3888 PG. 698
- *AVE APPROXIMATE LOCATION & VEPCO R/W D.B. 3979 PG. 573

TREE TABLE

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

NOTES

- THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON FAIRFAX COUNTY TAX MAP No. 0382-52-0001, 0002, 0003, 0004, 0005, 0006, 0007, 0008, 0009, 0010, 0011, AND 0012, AND IS CURRENTLY ZONED T.
- THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF TRUSTEES OF VIENNA PRESBYTERIAN CHURCH, BY DEED RECORDED IN DEED BOOK 5922 AT PAGE 1569, JOSEPH T. NOCERINO AND MARY ANN NOCERINO, TRUSTEES, BY DEED RECORDED IN DEED BOOK 23666 AT PAGE 1767 AND DEED BOOK 23666 AT PAGE 1771, EZRA PARTNERSHIP, BY DEED RECORDED IN DEED BOOK 19254 AT PAGE 532, DEED BOOK 5863 AT PAGE 365, DEED BOOK 6117 AT PAGE 1651, DEED BOOK 7699 AT PAGE 1031, AND DEED BOOK 19284 AT PAGE 532, MANUFACTURERS STANDARDIZATION SOCIETY OF THE VALVE AND FITTINGS INDUSTRY, INC. BY DEED RECORDED IN DEED BOOK 5921 AT PAGE 1069, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- TITLE REPORT FURNISHED BY ROUND TABLE TITLE, INC., FILE NO. RTT2020-17099A,B,C AND D, DATED OCTOBER 1, 2020.
- THE PROPERTY SHOWN HEREON LIES WITHIN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DELINEATED ON FLOOD INSURANCE RATE MAP NO. 51059C0145E, PANEL 145 OF 450, WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2010.
- THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS BOUNDARY TO NATIONAL GEODETIC SURVEY PID 148750. THE COMBINED GRID AND ELEVATION FACTOR IS 0.99994768.
- THERE ARE NO KNOWN GRAVES OR BURIAL SITES ON THE PROPERTY.
- EXCEPT AS SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS OBSERVED ON THE SURVEYED PROPERTY.

AS-BUILT INFORMATION

SANITARY SEWER

- EX. SANITARY MANHOLE TOP=365.12'
EX. INV. IN=357.92' (8" SAN. SEWER PIPE FROM NORTHEAST)
EX. INV. OUT=356.77' (8" SAN. SEWER PIPE TO SOUTHEAST)
- 237.12' - 8" SAN. SEWER PIPE - @ 0.48%
- EX. SANITARY MANHOLE TOP=365.83'
EX. INV. IN=355.68' (8" SAN. SEWER PIPE FROM SOUTHWEST)
EX. INV. IN=355.63' (8" SAN. SEWER PIPE FROM A)
EX. INV. IN=355.63' (8" SAN. SEWER PIPE FROM NORTHEAST)
EX. INV. OUT=355.58' (8" SAN. SEWER PIPE TO SOUTHEAST)

STORM SEWER

- EX. CONCRETE HEADWALL
EX. INV. OUT=362.62' (15" RCP TO 2)
- 3.38' - 15" RCP - @ 0.30%
- EX. STORM CURB INLET TOP=364.42'
EX. INV. IN=362.61' (15" RCP FROM 2)
EX. INV. IN=363.01' (15" RCP FROM 3)
EX. INV. OUT=361.07' (15" RCP TO SOUTHEAST)
- 78.21' - 15" RCP - @ 0.96%
- EX. DROP INLET GRATE TOP=366.66'
EX. INV. IN=363.86' (15" RCP FROM 4)
EX. INV. OUT=363.76' (15" RCP TO 1)
- 70.53' - 15" RCP - @ 1.52%

- EX. DROP INLET GRATE TOP=371.08'
EX. INV. IN=365.03' (15" RCP FROM 5)
EX. INV. IN=364.98' (15" RCP FROM 7)
EX. INV. OUT=364.93' (15" RCP TO 3)
- 76.17' - 15" RCP - @ 3.78%
- EX. STORM MANHOLE TOP=376.31'
EX. INV. IN=372.25' (15" RCP FROM 8)
EX. INV. IN=372.25' (15" RCP FROM 6)
EX. INV. OUT=367.91' (15" RCP TO 4)
- 63.85' - 15" RCP - @ 2.47%
- EX. STORM CURB INLET TOP=381.83'
EX. INV. OUT=373.83' (15" RCP TO 5)
- EX. STORM CURB INLET TOP=378.68'
EX. INV. OUT=372.94' (15" RCP TO 6)
- 37.29' - 15" RCP - @ 1.85%
- EX. STORM INLET TOP=368.68'
EX. INV. OUT=365.93' (15" RCP TO 5)
- 52.30' - 15" RCP - @ 1.82%

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

DATE	DESCRIPTION	REVISION	APPROVED BY:
1/27/22	TOT COMMENTS		
2/2/22	TOT COMMENTS		

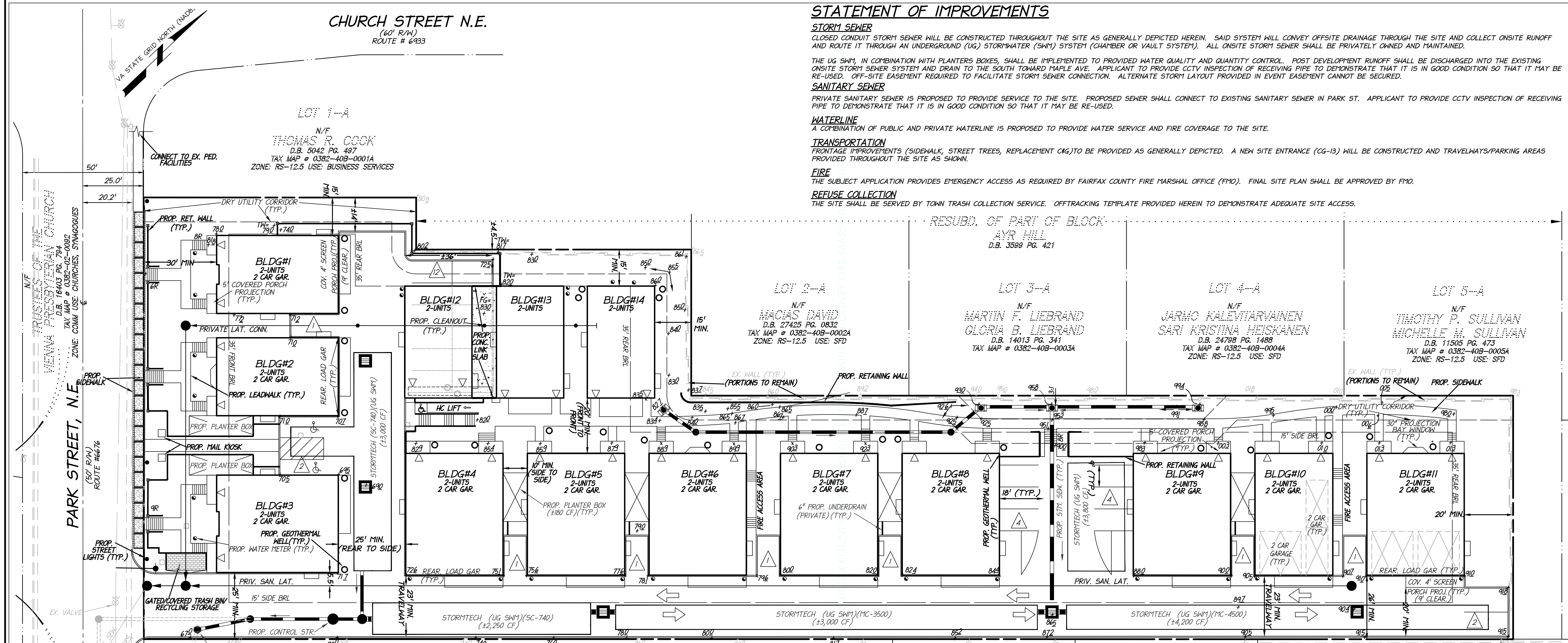
HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

MATTHEW MARSHALL
Lic. No. 155-B
2/20/22
3/8/22
5/10/22
LAND SURVEYOR

SCALE:
1" = 25'

SHEET 3 OF 7

DATE: DECEMBER, 2021
DRAFT: JCM MM
FILE NUMBER: 20268-2-0
TOV # _____



STATEMENT OF IMPROVEMENTS

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

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

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

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

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

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

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

MODIFICATION REQUEST LETTER

BFR CONSTRUCTION
921 GLYNDON ST. SE
VIENNA, VIRGINIA 22180

December 14, 2021

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

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

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

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

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

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

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

Thank you for your consideration,
Steve Bukont- President of BFR Construction

SITE ANALYSIS

PROPOSED ZONING RM-2
SEC 18-58 - AREA REQUIREMENTS
A. GENERAL REQUIREMENTS:
1. ALL SINGLE-FAMILY DETACHED DWELLINGS SHALL ADHERE TO THE AREA REQUIREMENTS AS SPECIFIED FOR THE RS-10 ZONE (SEE SECTION 18-33).
2. ALL TWO-FAMILY DWELLINGS FOR PURPOSES OF COMPUTING AREA REQUIREMENTS SHALL BE CONSIDERED AS OCCUPYING ONE LOT AND EACH SUCH LOT SHALL ADHERE TO THE AREA REQUIREMENTS AS SPECIFIED FOR THE RS-10 ZONE EXCEPT THE AREA NEED NOT EXCEED 8,000 SQUARE FEET.

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

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

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

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

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

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

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

PROPOSED DENSITY 1 UNIT PER 12,575² (28 UNITS)
EXISTING USE: LIGHT OFFICE
PROPOSED USE: MULTI-FAMILY
ALLOWED BUILDING HEIGHT: 35 FEET
PROPOSED MAXIMUM BUILDING HEIGHT: 28 FEET
PROPOSED LOT COVERAGE 70% (MAXIMUM)
PROPOSED PARKING SPACES 77 SPACES (2 HANDICAP SPACES)
44 GARAGE SPACES (6 TANDEN)
12 SPACES @ BLDG#2 (ALL TANDEN)
21 VISITOR SPACES
TOTAL: 77 SPACES (2 HANDICAP SPACES)

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

SEC 18-59 - LOT COVERAGE: LOT COVERAGE SHALL BE THE SAME AS THAT SPECIFIED FOR RS-16 ZONE.

SEC 18-59 - DENOTES MODIFICATION TO BE REQUESTED SEPARATELY PER 20 18-257

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

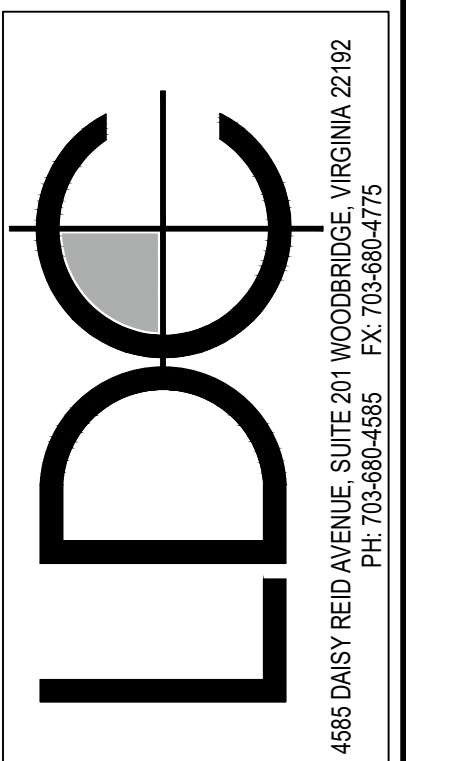
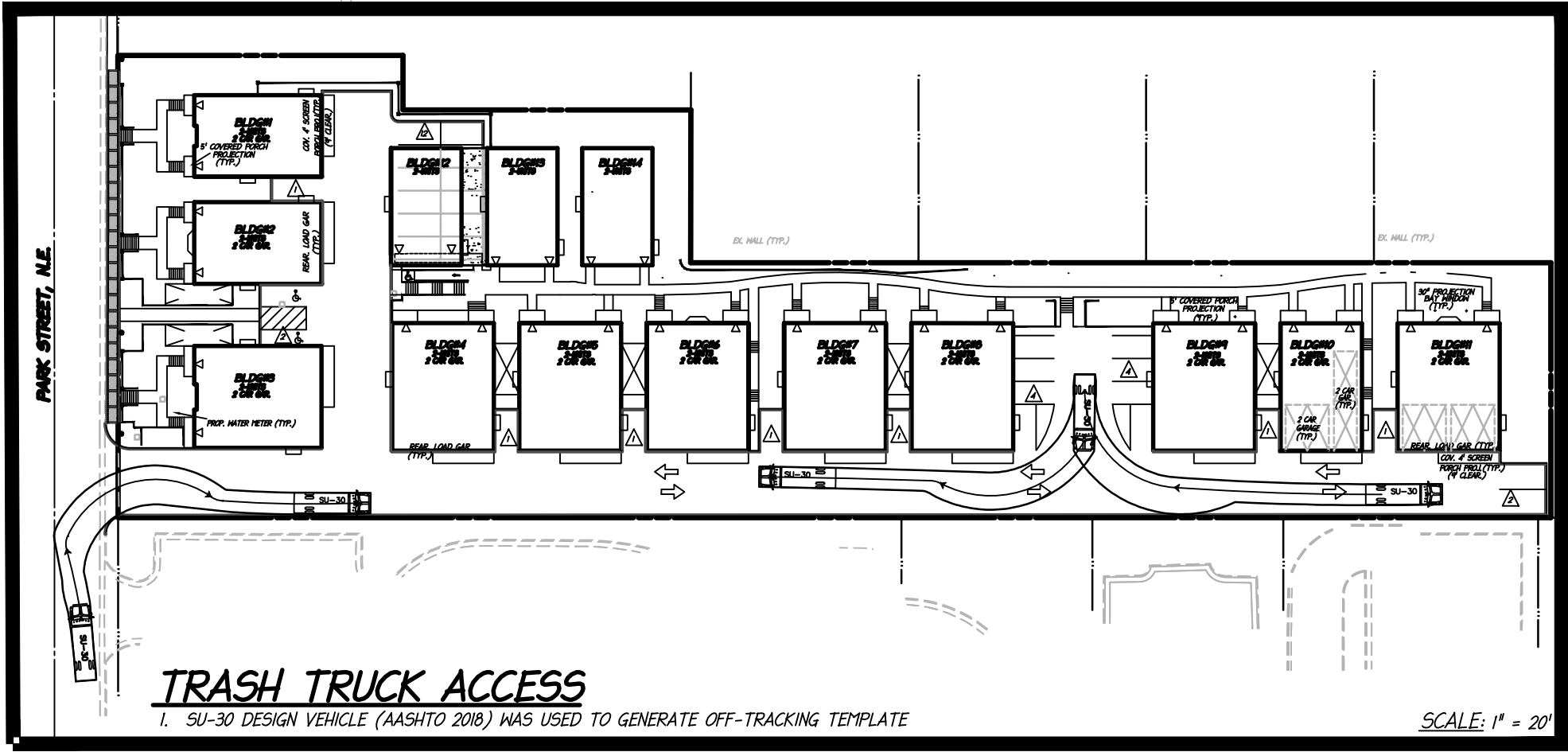
LOT B
N/F
MORRIS STUKIN
ALEX JACOBSON
D.B. 2348 PG. 254
TAX MAP # 0382-02-0079
ZONE: C-1A USE: RESTAURANT W/ALCOHOL

PARCEL A
BLOCK C
AYR HILL TRACT
D.B. 1863 PG. 411

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

JASSHIN CORPORATION
D.B. 12988 PG. 2020
TAX MAP # 0382-02-0077C
ZONE: C-1A USE: CONVENIENCE GROCERY

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



4855 DUNS FRED AVENUE SUITE 201 WOODBRIDGE, VIRGINIA 22192
PH: 703-868-4555 FAX: 703-868-4715

CONCEPT PLAN
VIENNA COURTS

NO.	DATE	DESCRIPTION	REVISION BY	APPROVED BY
1	12/14/21	TOY COMMENTS		
2				
3				
4				
5				
6				
7				
8				
9				
10				

DATE DESIGN NO. ENGINEER
DATE REVIEW BY APPROVED DATE

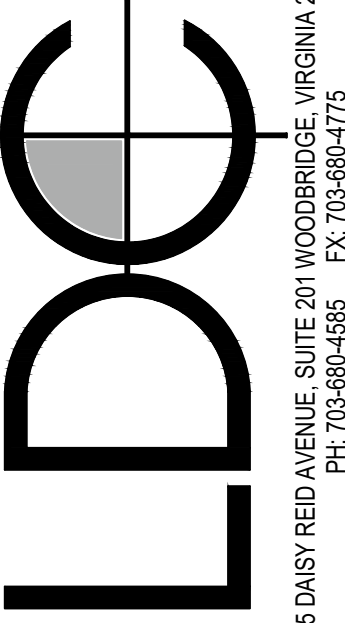
I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

COMMONWEALTH OF VIRGINIA
MATTHEW MARSHALL
Lic. No. 135-B
2/20/22
3/8/22
LAND SURVEYOR

SCALE:
1" = 20'

SHEET 4 OF 7
DATE: DECEMBER, 2021
DRAFT: JCM CHECK: MM
FILE NUMBER: 202068-2-0
TOV # _____

CHURCH STREET N.E.
(60' R/W)
ROUTE # 6493

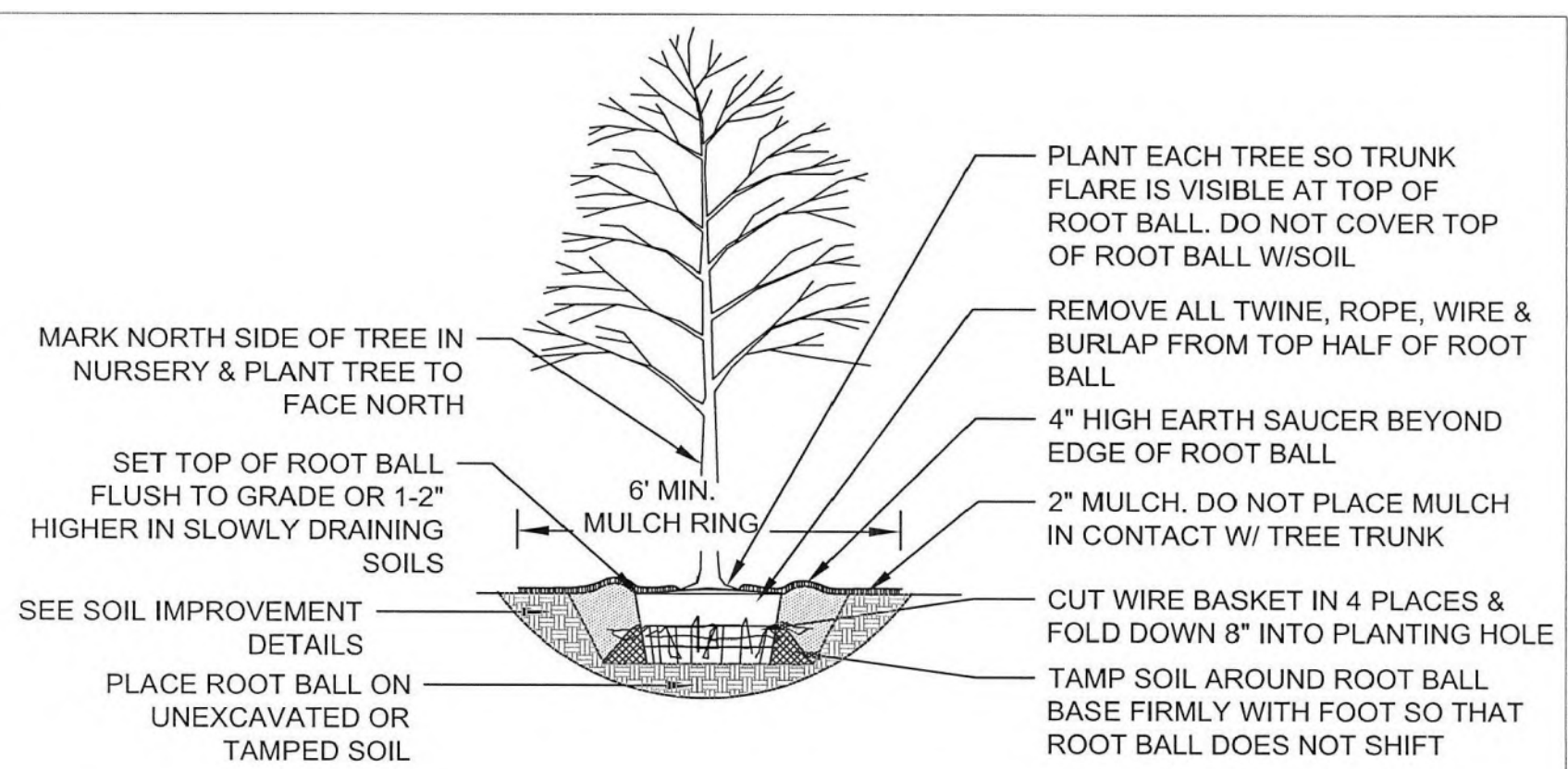
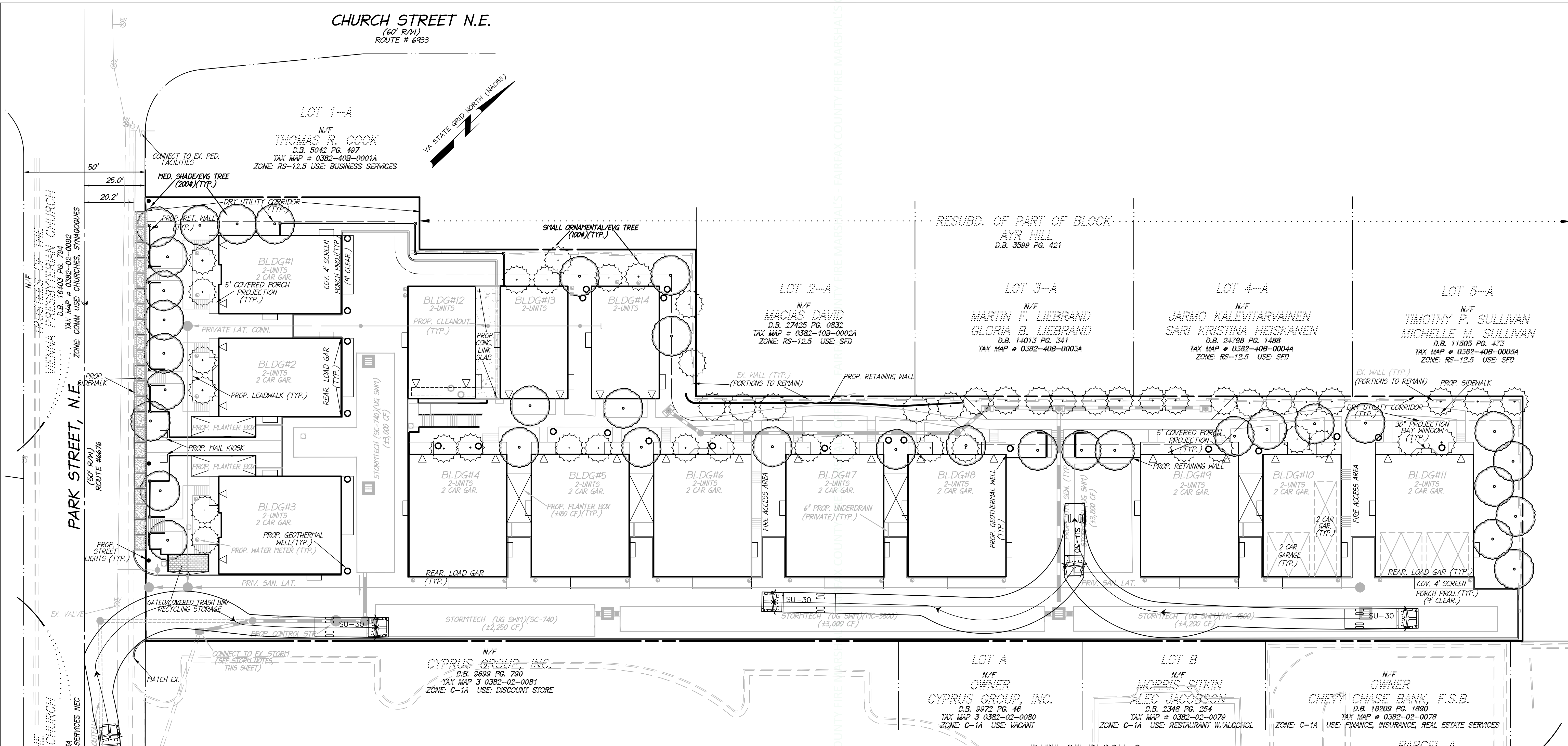


CONCEPT
LANDSCAPE PLAN

VIENNA COURTS

4595 DASH REED AVENUE SUITE 201 WOODBRIDGE, VIRGINIA 22192
PH: 703-885-4555 FAX: 703-885-4715

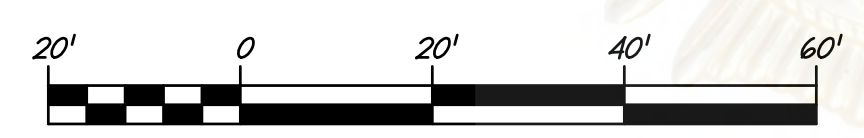
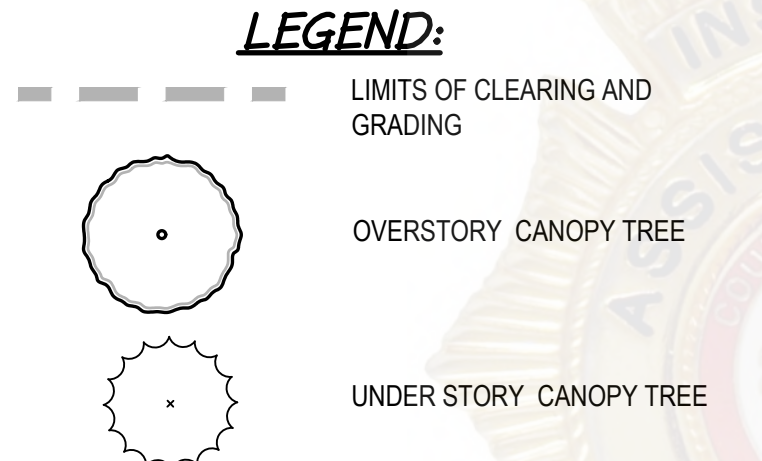
TOWN OF VIENNA, VIRGINIA



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

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

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



DATE	DESCRIPTION	REVIEW BY	APPROVED DATE

DATE DESIGN NO. _____
ENGINEER _____
REVISION APPROVED BY: _____

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

SCALE: 1" = 20'

SHEET 4A OF 7

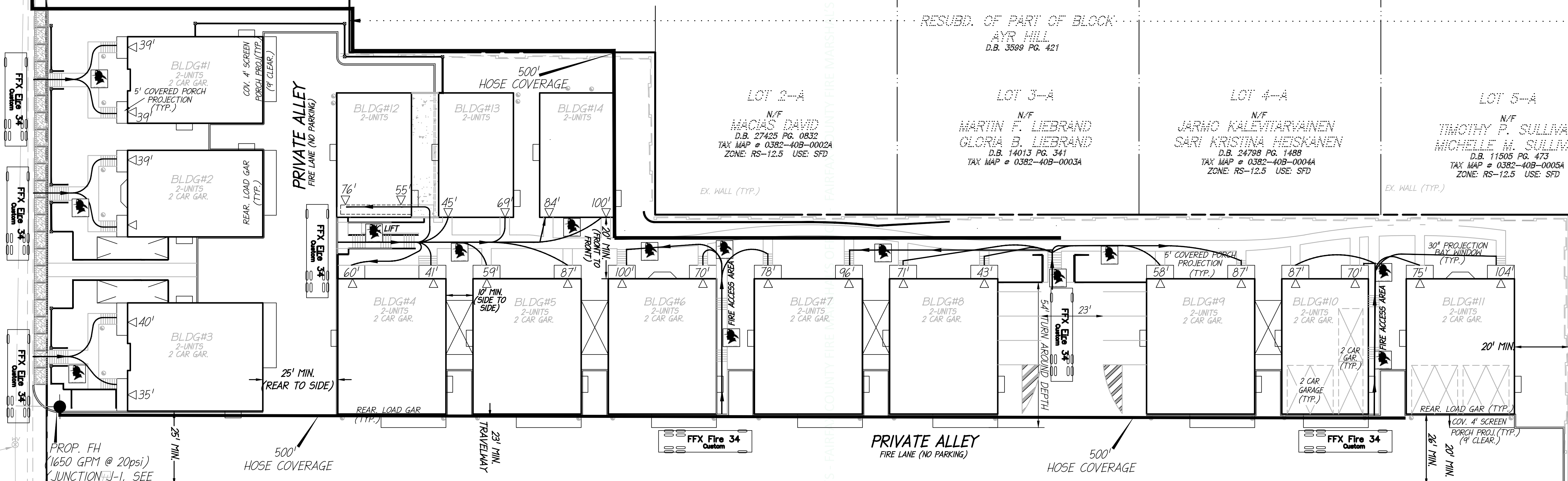
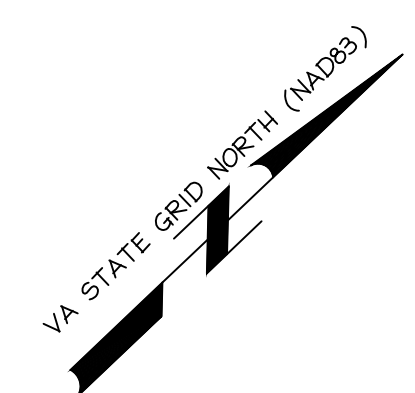
DATE: DECEMBER, 2021
DRAFT: JCM CHECK: MM
FILE NUMBER: 20268-2-G
TOV # _____

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

CHURCH STREET N.E.

LOT 1-A

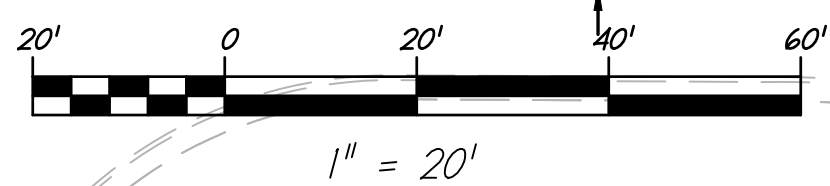
N/F
THOMAS R. COOK
D.B. 5042 PG. 497
TAX MAP # 0382-40B-0001A
ZONE: RS-12.5 USE: BUSINESS SERVICES



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

PROPOSED FIRE FLOW
PER PROPOSED HYDRAULIC MODEL COMPLETED 5-31-22

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



FIRE MARSHAL NOTES

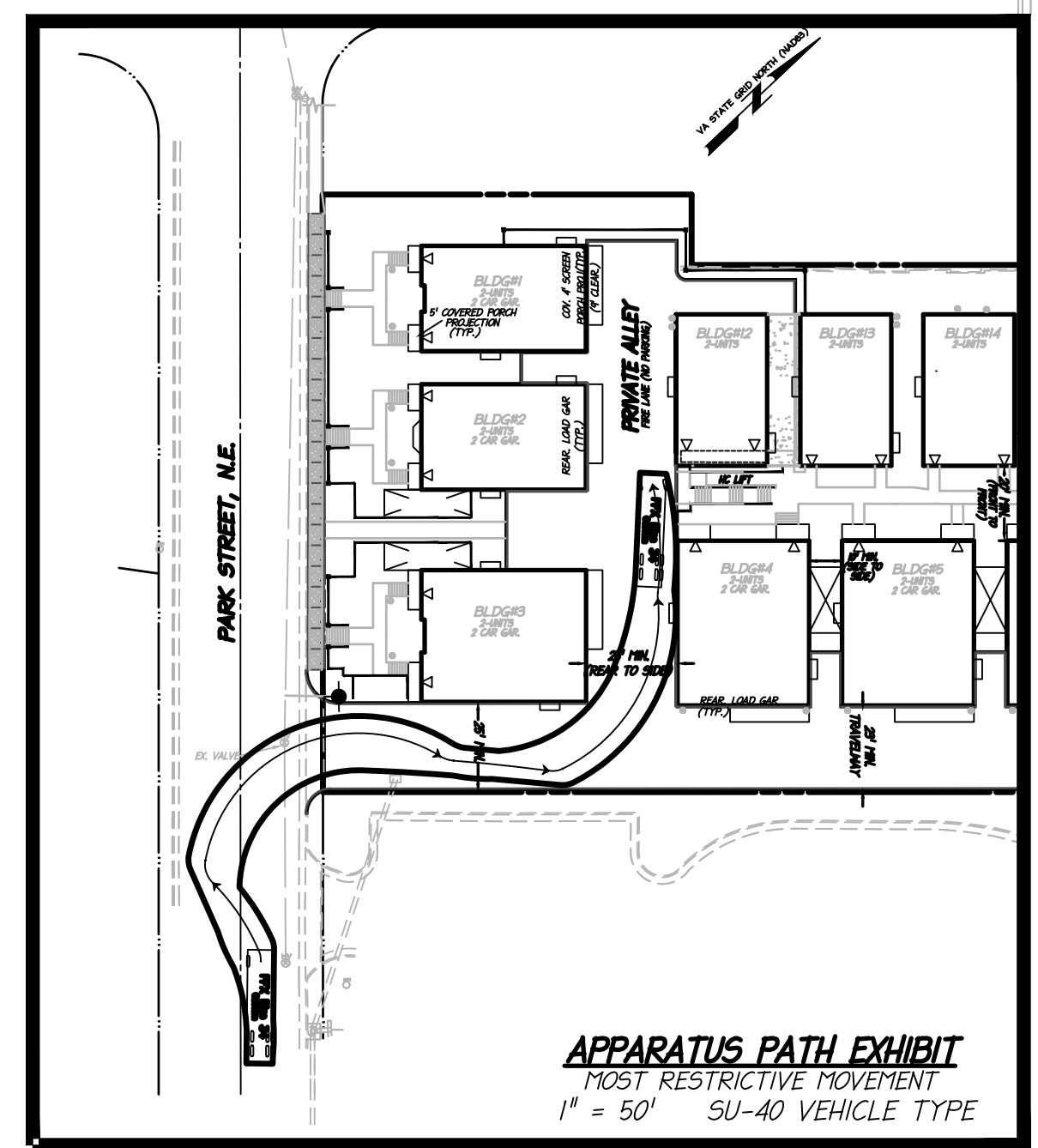
AVAILABLE FIRE FLOW 1,650 GPM AVAILABLE (GAL./MIN.)
 SOURCE OF FIRE FLOW INFO: TOWN OF VIENNA (4/25/22)
 TYPE OF CONSTRUCTION - USBC VB
 USE GROUP CLASSIFICATION - USBC R5
 PROPOSED BUILDING HEIGHT 35' (FT.)
 BUILDING TO BE FULLY SPRINKLERED YES NO
 IF YES, CHECK APPROPRIATE STANDARD: NFPA 13 ; NFPA 13D ; NFPA 13R
 (TO BE DETERMINED WITH FINAL SITE/ARCHITECTURAL DESIGN)
 PROPOSED NUMBER OF FLOORS 3

NOTES

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

SYMBOLS

DENOTES FIREFIGHTER ACCESS PATH
 DENOTES HOSE PATH
 DENOTES PRINCIPAL ENTRANCE

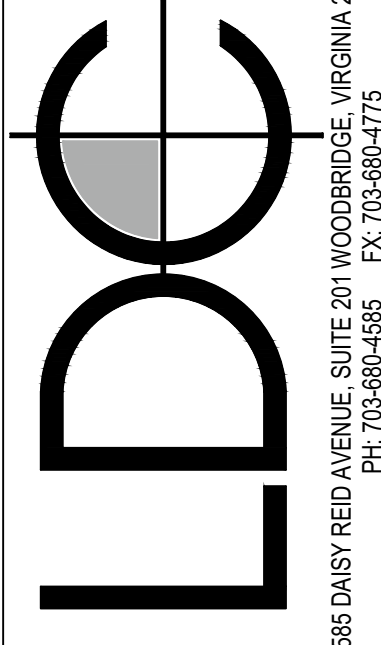


N/F
CYPRUS GROUP, INC.
D.B. 9699 PG. 790
TAX MAP 3 0382-02-0081
ZONE: C-1A USE: DISCOUNT STORE

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

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

PARCEL A
BLOCK C
AYR HILL
D.B. 1791 PG. 324
N/F
JASSMIN CORPORATION
D.B. 12988 PG. 2020
TAX MAP # 0382-02-0077C
ZONE: C-1A USE: CONVENIENCE GROCERY



FIRE MARSHAL
PLAN

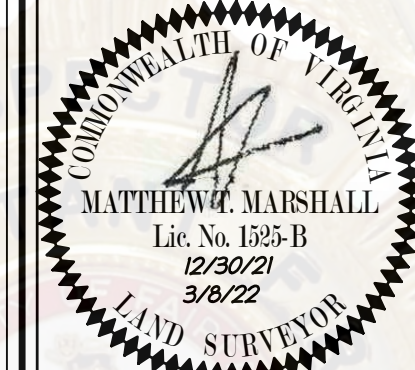
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PH: 703-686-4555 FAX: 703-686-4715

TOWN OF VIENNA, VIRGINIA

NO.	DATE	DESCRIPTION	REVISION	APPROVED BY:
1		TOT COMMENTS		
2		FDC COMMENTS		
3		FDC COMMENTS		

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



SCALE:
AS NOTED

SHEET AB
OF 7

DATE: DECEMBER, 2021
 DRAFT: JCM CHECK: MM
 FILE NUMBER: 20268-2-C
 TOV # _____



"A" NORTH ELEVATION @ GARDEN ALLEY

scale 1:150



"C" SOUTH ELEVATION @ GARDEN ALLEY

scale 1:150



"D" ELEVATION @ PARK STREET NE

scale 1:150

FRONT ELEVATIONS

