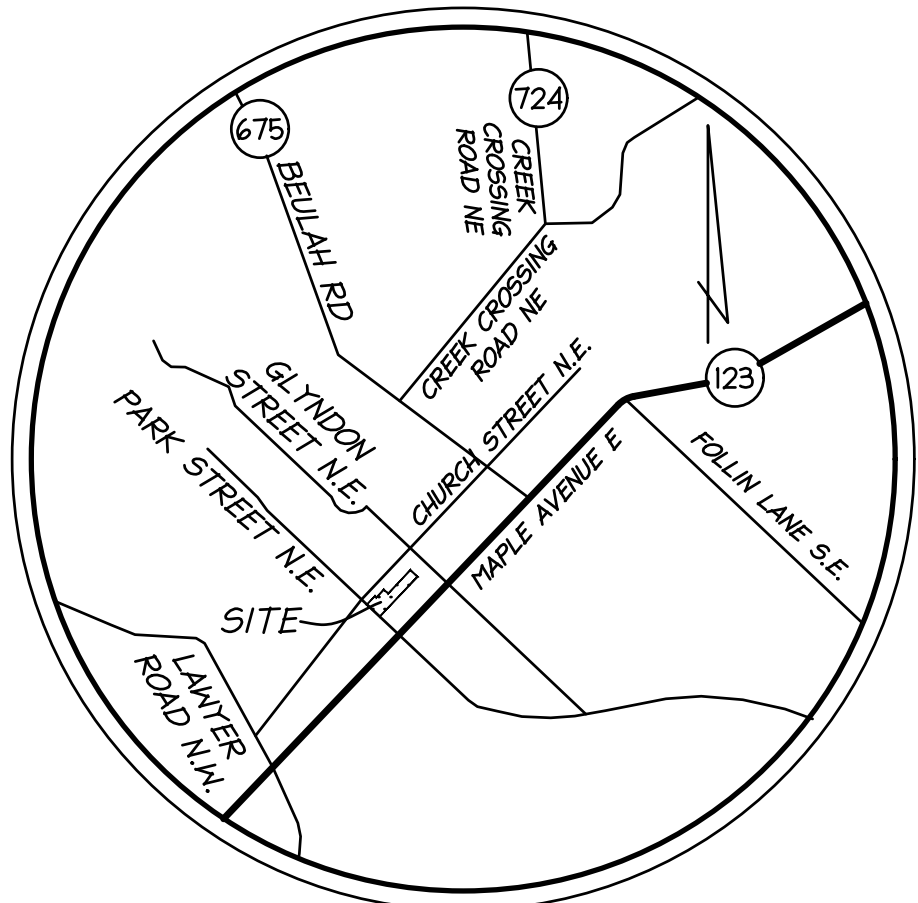
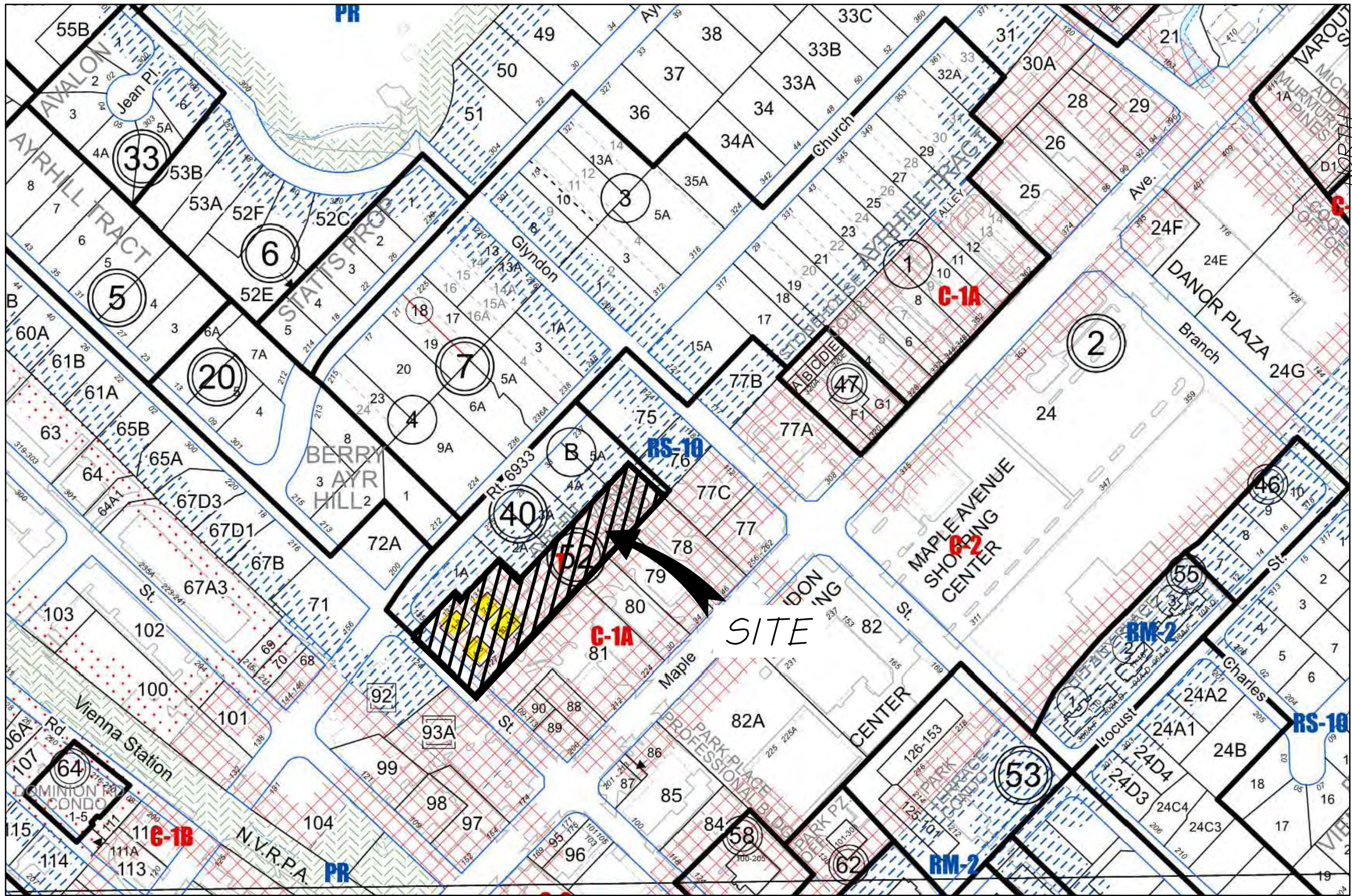


REZONING OF
127-133 PARK ST, N.E.
TOWN OF VIENNA, VIRGINIA



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. NOCKERINO AND MARY ANN NOCKERINO, 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:

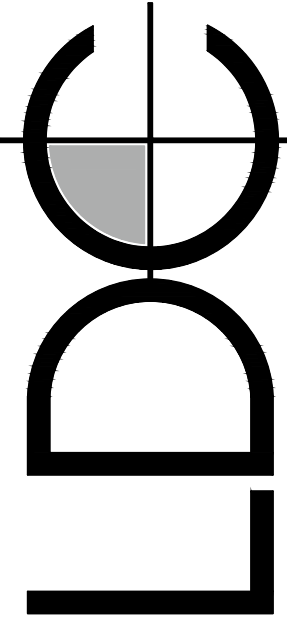
THIS REZONING APPLICATION IS CONCEPTUAL IN FORM AND DOES NOT CONSTITUTE AN ENGINEERING REVIEW. A FULL ENGINEERING REVIEW WILL BE CONDUCTED DURING SITE PLAN SUBMISSION UNDER SEPARATE COVER. APPROVAL OF THE REZONING DOES NOT MEAN THAT THE APPLICANT WILL NOT NEED TO ALTER THE CONCEPTUAL LAYOUT TO MEET CODES, 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



4595 DASHY REED AVENUE, SUITE 201, WOODBRIDGE, VIRGINIA 22192
P.O. BOX 4555 FAX 703-584-4715

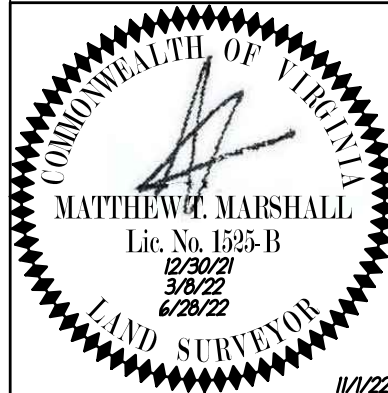
COVER SHEET

VIENNA COURTS

TOWN OF VIENNA, VIRGINIA

NO.	DATE	DESCRIPTION	REVISION	APPROVED BY:
1	12/22	1	1	1
2	12/22	2	2	2
3	12/22	3	3	3
4	12/22	4	4	4
5	12/22	5	5	5
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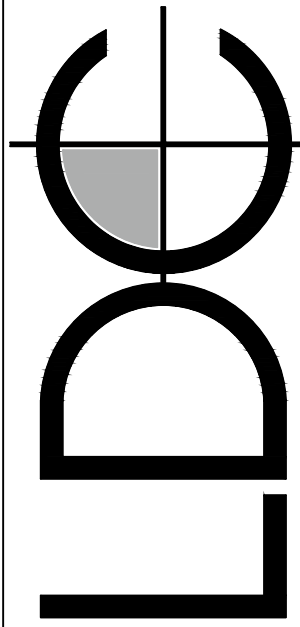
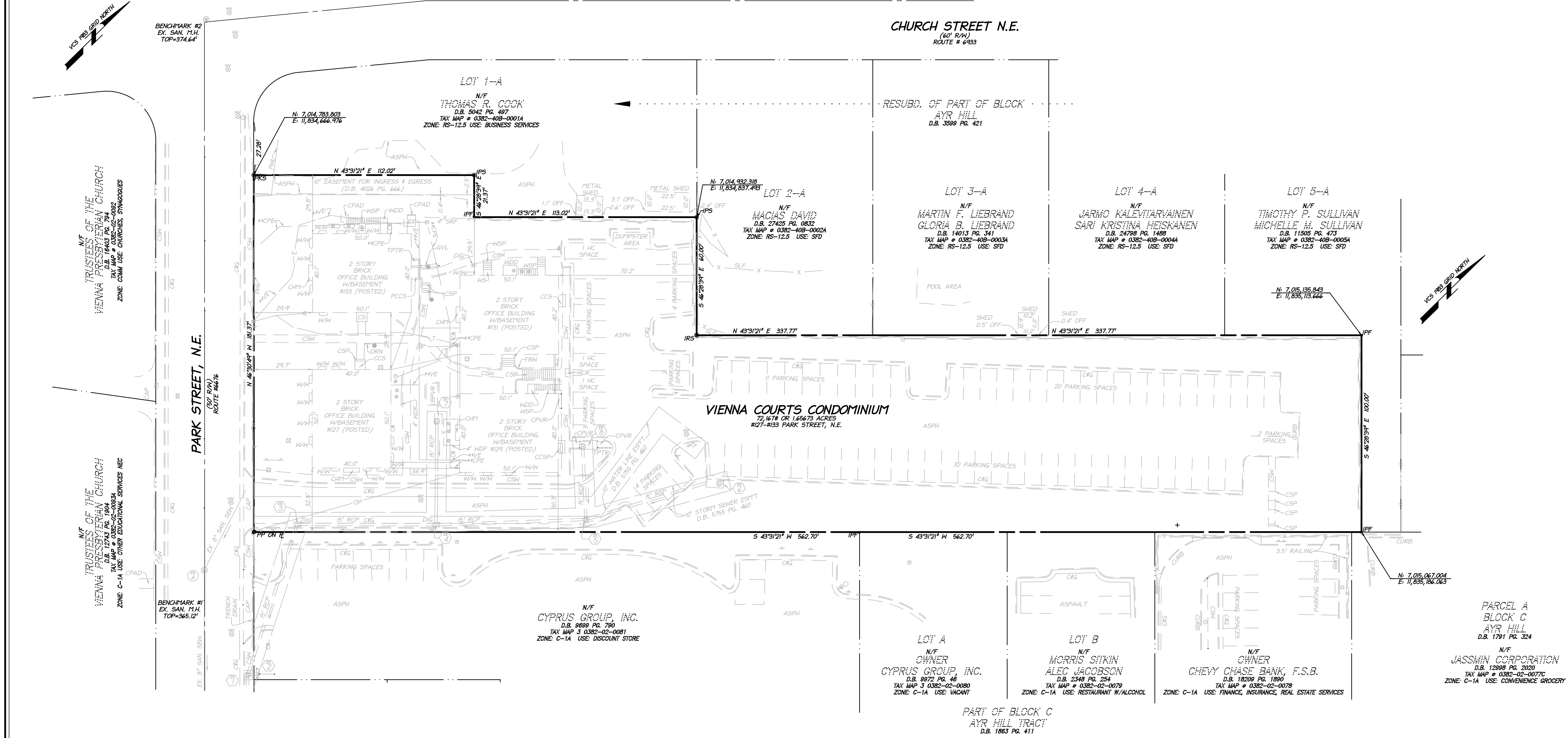
I HEREBY CERTIFY THAT
OTHER THAN THE REVISIONS
SHOWN HEREON, NO OTHER
CHANGES HAVE BEEN MADE.



SCALE:
AS SHOWN

SHEET 1
OF 7

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



4555 DASHY REED AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA 22192
TEL: 703-585-4555 FAX: 703-585-4715

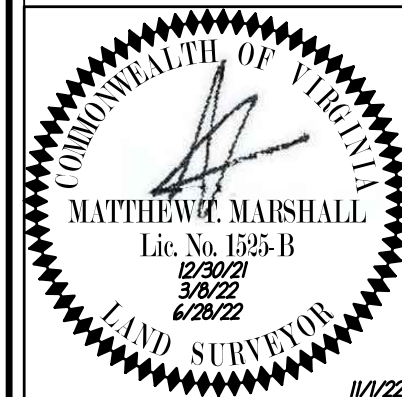
BOUNDARY

VIENNA COURTS

TOWN OF VIENNA, VIRGINIA

DATE	DESIGN	NO.	REVISION	APPROVED BY:	ENGINEER
1/1/20	1	1	TOTAL COMMENTS		
1/1/20	2	2	TOTAL COMMENTS		
1/1/20	3	3	TOTAL COMMENTS		

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: 20260-2-0
TOV # PF-

SEE SHEET 3 FOR NOTES!!!

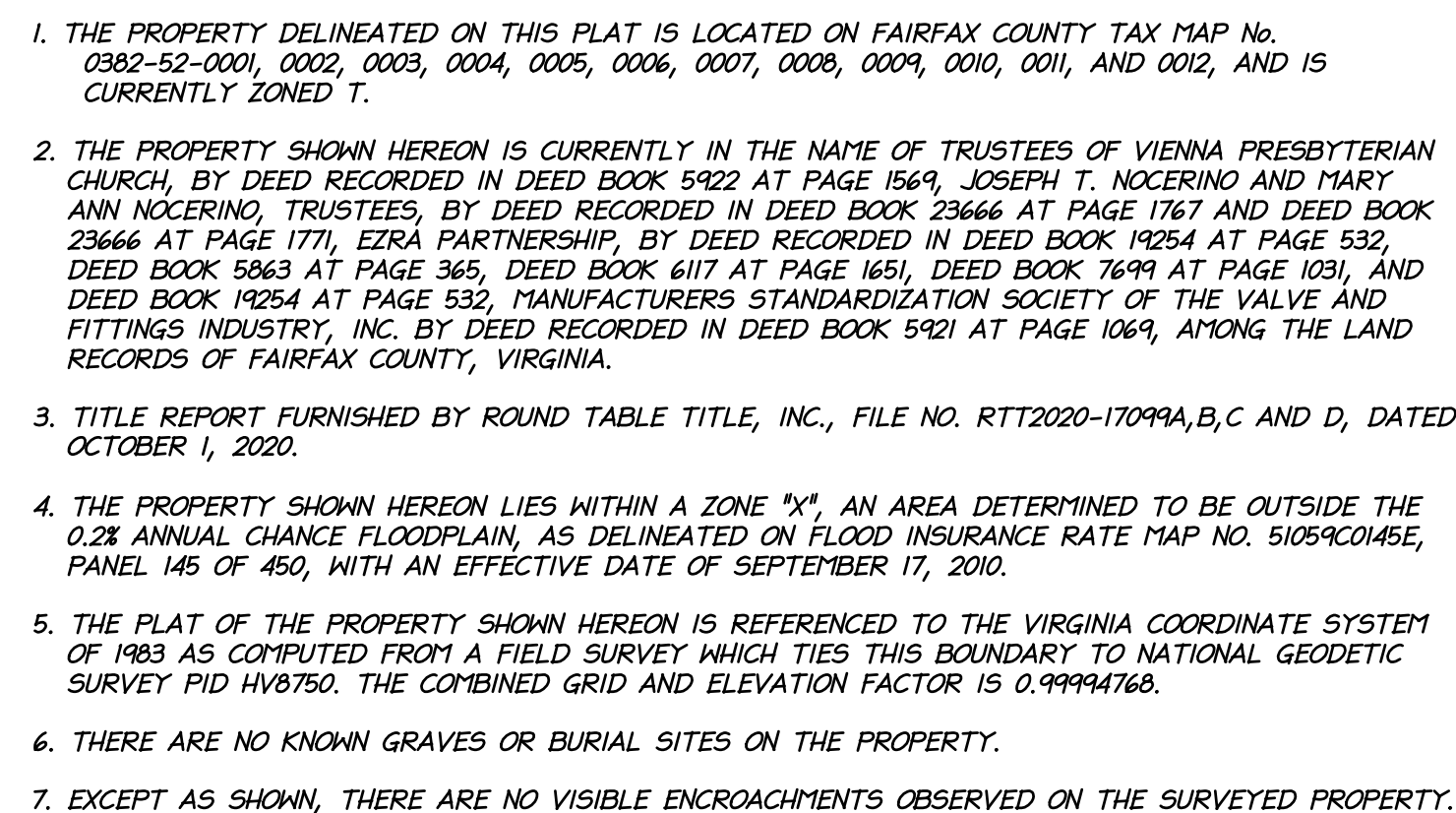
VIENNA COURTS

TOWN OF VIENNA VIRGINIA

ENGINEER				REVISION APPROVED BY:	
DATE	DESIGN	NO.	DESCRIPTION	REVIEW	APPROVED DATE
3/22	JCH	1	TON COMMENTS		
4/22	JCH	2	TON COMMENTS		
11/22	JCHBERS	3	TON COMMENTS		

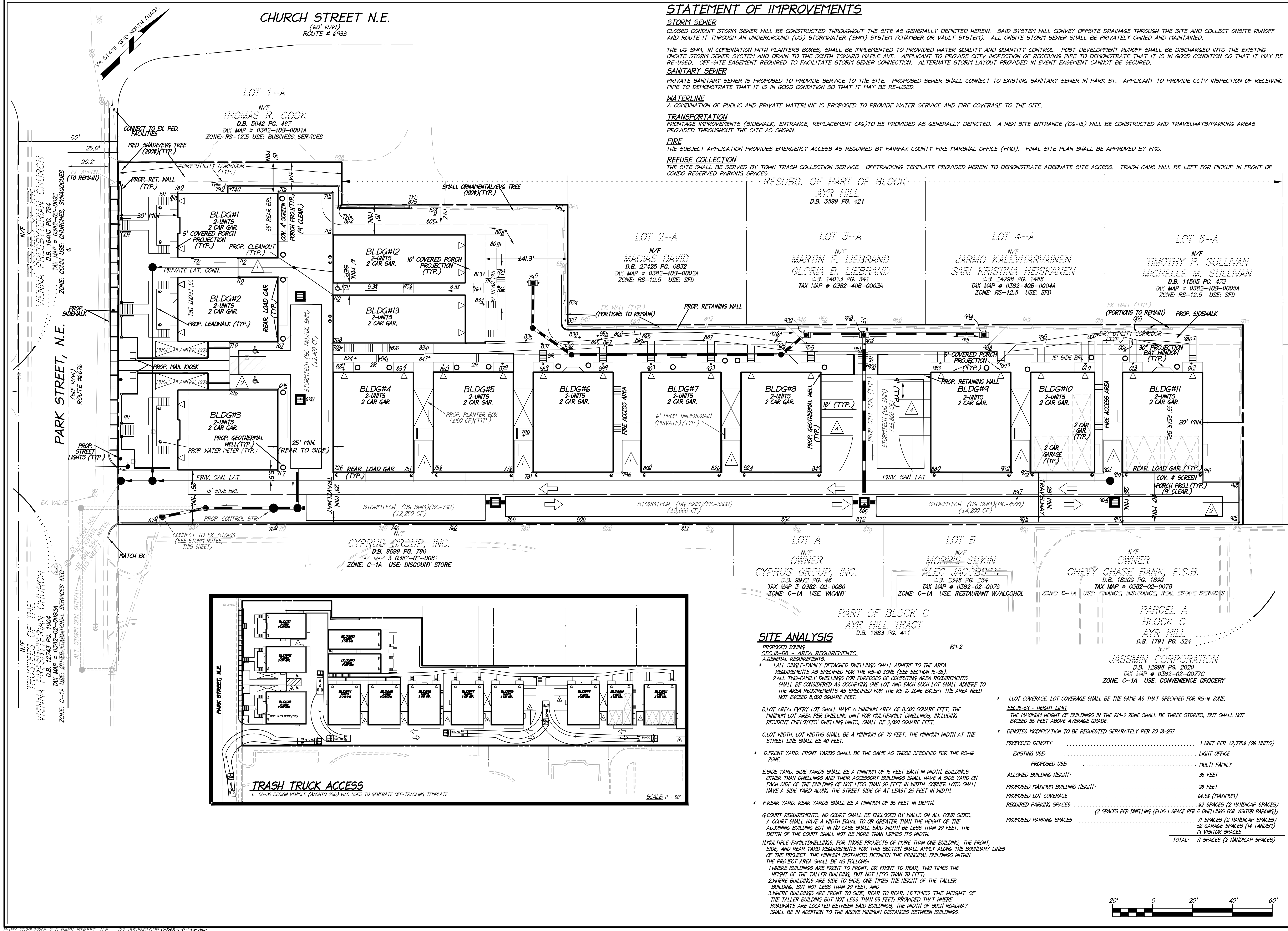
SHEET 3 OF 7

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



EX 3 ← EX 4 70.53' - 15" RCP - @ 1.52%

EX 4 ← EX 7 52.30' - 15" RCP - @ 1.82%



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, ENTRANCE, REPLACEMENT C&G) TO BE PROVIDED AS GENERALLY DEPICTED. A NEW SITE ENTRANCE (CG-B) 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. TRASH CANS WILL BE LEFT FOR PICKUP IN FRONT OF CONDO RESERVED PARKING SPACES.

RESUBD. OF PART OF BLOCK

AYR HILL
D.B. 3589 PG. 421

LOT 2--A

N/F
MACIAS DAVID
D.B. 27425 PG. 0832
TAX MAP # 0382-40B-00024
ZONE: RS-12.5 USE: SFD

LOT 3--A

N/F
MARTIN F. LIEBRAND
OLGRIA B. LIEBRAND
D.B. 14013 PG. 341
TAX MAP # 0382-40B-00034

LOT 4--A

N/F
JARMO KALEVITARVAINEN
SARI KRISTINA HEISKANEN
D.B. 24789 PG. 1488
TAX MAP # 0382-40B-00044
ZONE: RS-12.5 USE: SFD

LOT 5--A

N/F
TIMOTHY P. SULLIVAN
MICHELLE M. SULLIVAN
D.B. 11505 PG. 473
TAX MAP # 0382-40B-00054
ZONE: RS-12.5 USE: SFD

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

LOT C
N/F
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

PARCEL A
BLOCK C
AYR HILL
D.B. 1791 PG. 324
N/F

JASMIN CORPORATION
D.B. 12998 PG. 3020
TAX MAP # 0382-02-0077C
ZONE: C-1A USE: CONVENIENCE GROCERY

SITE ANALYSIS

PROPOSED ZONING SEC. 18-58 AREA REQUIREMENTS RY-2
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 42,775# (26 UNITS)
EXISTING USE	LIGHT OFFICE
PROPOSED USE	MULTI-FAMILY
ALLOWED BUILDING HEIGHT	35 FEET
PROPOSED MAXIMUM BUILDING HEIGHT	28 FEET
PROPOSED LOT COVERAGE	66.8% (MAXIMUM)
REQUIRED PARKING SPACES	62 SPACES (2 HANDICAP SPACES) (2 SPACES PER DWELLING (PLUS 1 SPACE PER 5 DWELLINGS FOR VISITOR PARKING))
PROPOSED PARKING SPACES	71 SPACES (2 HANDICAP SPACES) 52 GARAGE SPACES (14 TANDY) 19 VISITOR SPACES
TOTAL:	71 SPACES (2 HANDICAP SPACES)

4555 DUSTY RED AVENUE SUITE 201 WOODBRIDGE, VIRGINIA 22192
PH: 703-560-4555 FAX: 703-560-4715

CONCEPT PLAN

VIENNA COURTS

TOWN OF VIENNA, VIRGINIA

DATE	DESIGN	NO.	REVISION	BY	APPROVED	DATE
3/20/22	1					
3/20/22	2					
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3/20/22	81					
3/20/22	82					
3/20/22	83					
3/20/22	84					
3/20/22	85					
3/20/22	86					
3/20/22	87					
3/20/22	88					
3/20/22	89					
3/20/22	90					
3/20/22	91					
3/20/22	92					
3/20/22	93					
3/20/22	94					
3/20/22	95					
3/20/22	96					
3/20/22	97					
3/20/22	98					
3/20/22	99					
3/20/22	100					

MATTHEW MARSHALL
Lic. No. 1555-B
3/20/22
3/20/22
3/20/22

SCALE:
1" = 20'

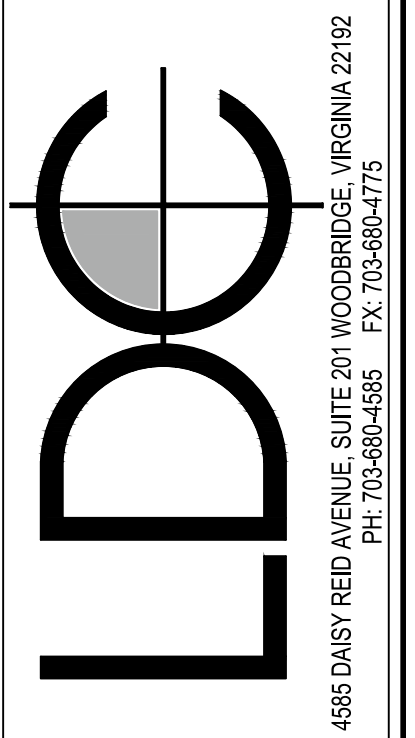
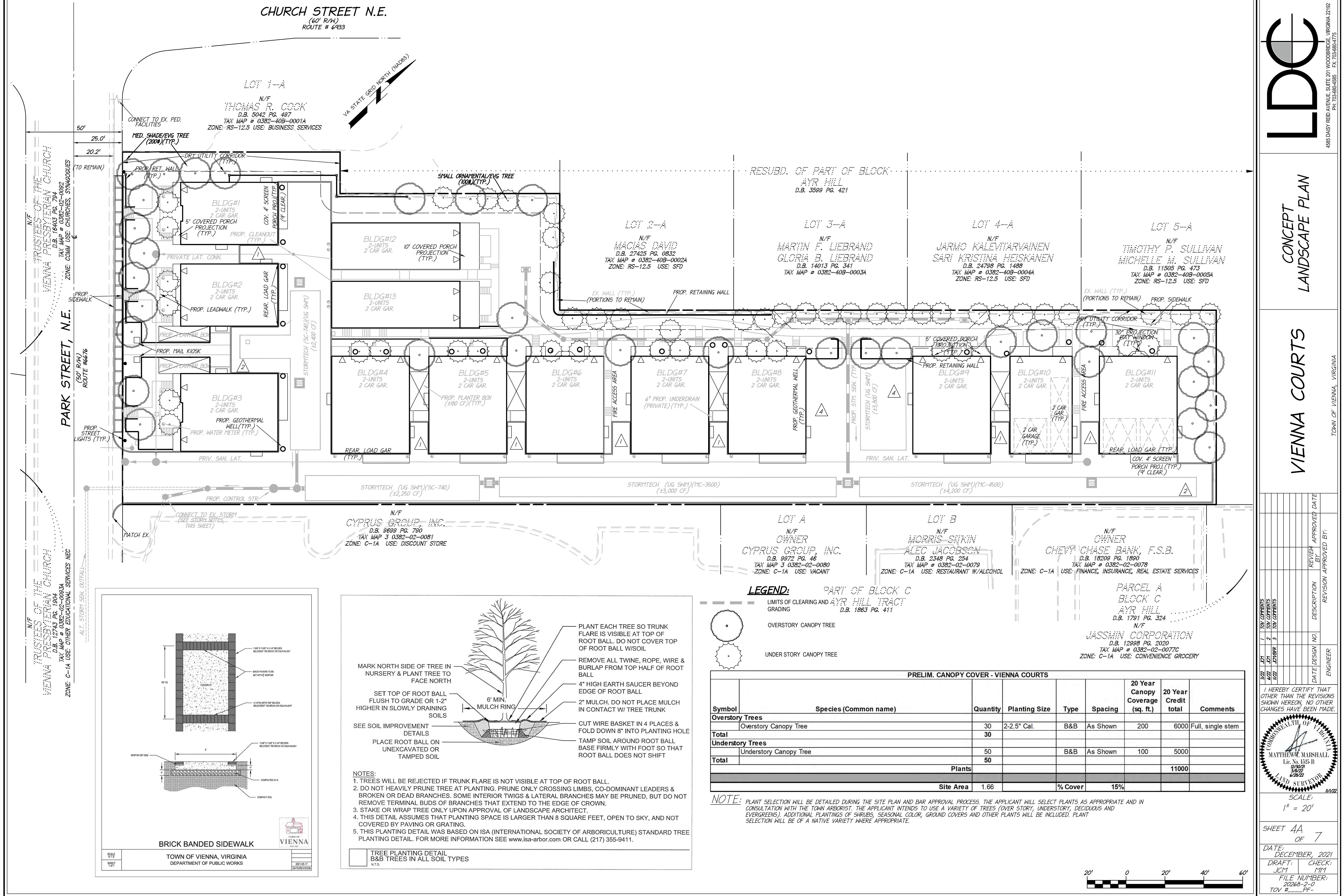
SHEET 4 OF 7

DATE: DECEMBER, 2021

DRAFT: JCM CHECK: MM

FILE NUMBER: 20268-2-G

TOV # FF-



CONCEPT LANDSCAPE PLAN

VIENNA COURTS

DATE	DESIGN	NO.	REVISION	APPROVED BY:	ENGINEER
1/21/22	1				
2/2/22	2				
3/2/22	3				
4/2/22	4				
5/2/22	5				
6/2/22	6				
7/2/22	7				
8/2/22	8				
9/2/22	9				
10/2/22	10				
11/2/22	11				
12/2/22	12				

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

MATTHEW MARSHALL
Lic. No. 155-B
09/02
3/2/22
LAND SURVEYOR

SCALE:
1" = 20'

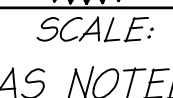
SHEET 4A
OF 7

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

VIENNA COURTS

TOLIN OF VIENNA VIENNA

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



DATE: DECEMBER, 202	
DRAFT: JCM	CHECK MM
FILE NUMBER: 20268-2-0 TOV #____PF-	



Virginia Runoff Reduction Method ReDevelopment Worksheet - v2.8 - June 2014
To be used w/ DRAFT 2013 BMP Standards and Specifications
Site Data

Project Name: VIENNA COURTS
Date: NOV., 2022

data input cells
calculation cells
constant values

Post-ReDevelopment Project & Land Cover Information
Total Disturbed Acreage 1.66

Constants			
Annual Rainfall (inches)	43		
Target Rainfall Event (inches)	1.00		
Phosphorus EMC (mg/L)	0.26		
Target Phosphorus Target Load (lb/acre/yr)	0.41		
Pj	0.90		

Pre-ReDevelopment Land Cover (acres)	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.66	0.66
Impervious Cover (acres)	0.00	0.00	0.00	1.00	1.00
				Total	1.66

Post-ReDevelopment Land Cover (acres)	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.30	0.30
Impervious Cover (acres)	0.00	0.00	0.00	1.36	1.36
				Total	1.66

Area Check
Okay Okay Okay Okay

Rv Coefficients	A soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

Land Cover Summary	Listed	Adjusted ¹	Land Cover Summary	
Pre-ReDevelopment			Post-ReDevelopment	
Forest/Open Space Cover (acres)	0.00	0.00	Forest/Open Space Cover (acres)	0.00
Composite Rv(forest)	0.00	0.00	Composite Rv(forest)	0.00
% Forest	0%	0%	% Forest	0%
Managed Turf Cover (acres)	0.66	0.30	Managed Turf Cover (acres)	0.30
Composite Rv(turf)	0.25	0.25	Composite Rv(turf)	0.25
% Managed Turf	40%	23%	% Managed Turf	23%
Impervious Cover (acres)	1.00	1.00	ReDev. Impervious Cover (acres)	1.00
Rv(impervious)	0.95	0.95	Rv(impervious)	0.95
% Impervious	60%	77%	% Impervious	77%
Total Site Area (acres)	1.66	1.30	Total ReDev. Site Area (acres)	1.30
Site Rv	0.67	0.79	ReDev. Site Rv	0.79

Pre-Development Treatment Volume (acre-ft)	0.0929	0.0854	Post-Development Treatment Volume (acre-ft)	0.0854
Pre-Development Treatment Volume (cubic feet)	4,047	3,721	Post-Development Treatment Volume (cubic feet)	3,721
Pre-Development Load (TP) (lb/yr)	2.54	2.34	Post-Development Load (TP) (lb/yr)	2.34

¹ Adjusted Land Cover Summary reflects the pre redevelopment land cover minus the pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover. The adjusted total acreage is consistent with the Post Redevelopment acreage (minus the acreage of new impervious cover). The load reduction requirement for the new impervious cover to meet the new development load limit is computed in Column I.	Maximum % Reduction Required Below Pre-ReDevelopment Load	20%	
	TP Load Reduction Required for Redeveloped Area (lb/yr)	0.47	
	Total Load Reduction Required (lb/yr)	1.10	
Pre-Development Load (TN) (lb/yr)	18.19	Post-Development Load (TN) (lb/yr)	22.30

Drainage Area A						
Drainage Area A Land Cover (acres)						
	A soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.36	0.36	0.25
Impervious Cover (acres)	0.00	0.00	0.00	1.30	1.30	0.95
				Total	1.66	
						Post Development Treatment Volume (cf)
						4810

Apply Runoff Reduction Practices to Reduce Treatment Volume & Post-Development Load in Drainage Area A

Credit	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed By Practice (lbs.)	Remaining Phosphorus Load (lbs.)	Downstream Treatment to be Employed
2. Rooftop Disconnection													
2.i. To Stormwater Planter (Urban Bioretention) (Spec #9, Appendix A)	Impervious acres disconnected	40% runoff volume reduction for treated area	0.40	0.28	0	386	579	25	0.00	0.61	0.33	0.27	14. Manufactured Device

14. Manufactured BMP	Impervious acres draining to device	0% runoff volume reduction	0.00	0.88	579.35	0	3614	40	0.27	1.90	0.87	1.31	
STORMTECH	turf acres draining to device	0% runoff volume reduction	0.00	0.25	0.00	0	862	40	0.00	0.14	0.06	0.09	

TOTAL IMPERVIOUS COVER TREATED (ac)	0.28
TOTAL TURF AREA TREATED (ac)	0.00
AREA CHECK	OK.
TOTAL PHOSPHOROUS REMOVAL REQUIRED ON SITE (lb/yr)	1.10
TOTAL RUNOFF REDUCTION IN D.A. A (cf)	386
PHOSPHORUS REMOVAL FROM RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	0.33
SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS	

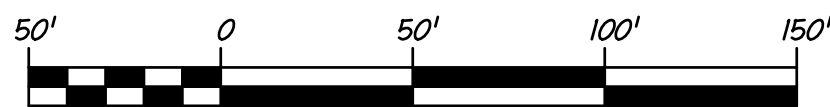
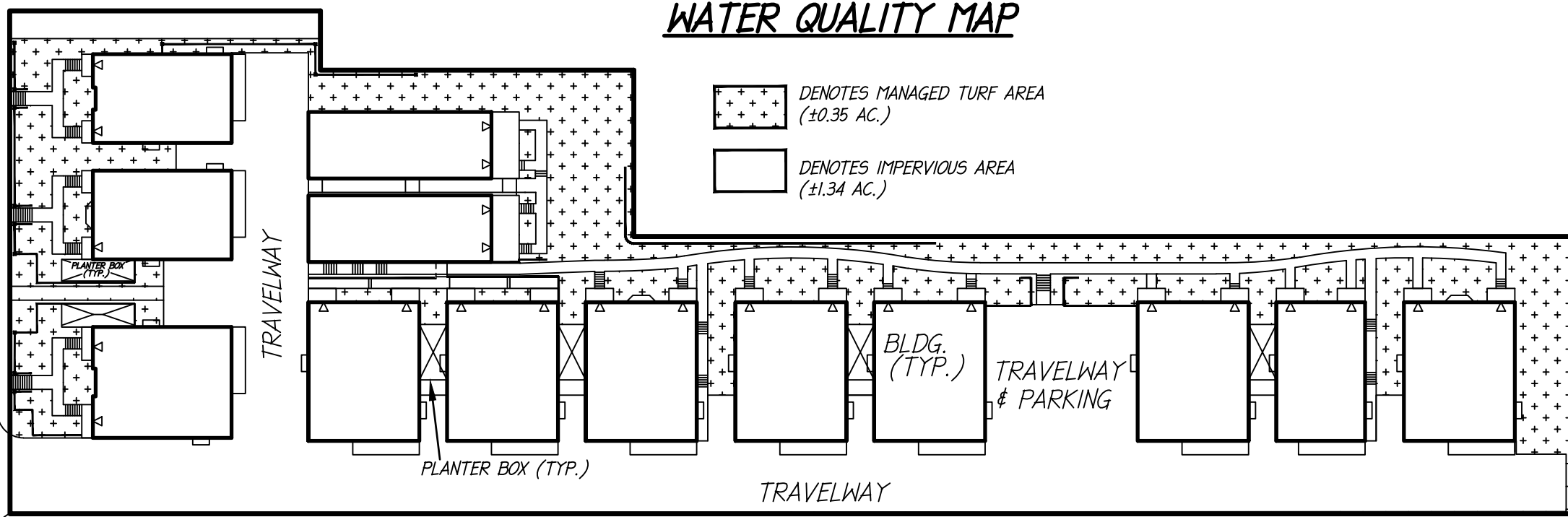
Site Results	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
IMPERVIOUS COVER	1.36	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED	1.16	0.00	0.00	0.00	0.00	OK.
TURF AREA	0.30	0.00	0.00	0.00	0.00	OK.
TURF AREA TREATED	0.25	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	
Phosphorous						
TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED (LB/YEAR)	1.10					
RUNOFF REDUCTION (cf)	386					
PHOSPHOROUS LOAD REDUCTION ACHIEVED (LB/YR)	1.26					
ADJUSTED POST-DEVELOPMENT PHOSPHOROUS LOAD (TP) (lb/yr)	1.86					
REMAINING PHOSPHOROUS LOAD REDUCTION (LB/YR) NEEDED	CONGRATULATIONS!! YOU EXCEEDED THE TARGET REDUCTION BY 0.2 LB/YEAR!!					

Based on the use of Runoff Reduction practices in the selected drainage areas, the spreadsheet calculates an adjusted RV _{Developed} and adjusted Curve Number.					
Drainage Area A	A soils	B Soils	C Soils	D Soils	
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	Area (acres)	0.00	0.00	0.00	0.00
	CN	30	55	70	77
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	0.30
	CN	39	61	74	80
	Area (acres)	0.00	0.00	0.00	1.36
	CN	96	98	98	98
				Weighted CN	S
				95	0.53

SWM NARRATIVE

WATER QUANTITY AND QUALITY REQUIREMENTS WILL BE SATISFIED ONSITE THROUGH A COMBINATION OF PLANTER BOXES AND UG SWM. THE UG SWM IS AN ASSURED MANUFACTURED TREATMENT DEVICE WITH A PHOSPHOROUS REMOVAL EFFICIENCY OF 40%. WATER QUALITY COMPLIANCE WAS BASED ON RE-DEVELOPMENT REQUIREMENTS. APPLICANT RESERVES THE RIGHT TO PURCHASE NUTRIENT CREDITS IN THE EVENT CRITERIA CANNOT BE MET ONSITE PURSUANT TO FINAL ENGINEERING AND DESIGN.

CHANNEL AND FLOOD PROTECTION ARE PROVIDED ONSITE AS WELL. FOR WATER QUANTITY PURPOSES, REQUIRED REDUCTIONS WERE BASED ON SITE RUNOFF GENERATED FROM SITE IN ITS CURRENT CONDITION; DEVELOPED WITH 4 BUILDINGS AND OVER 100 PARKING SPACES AND NOT FROM A GOOD, FORESTED CONDITION.



4555 DASH/FEED AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA 22192
TEL: 703-584-4555 FAX: 703-584-4715

VRRM

VIENNA COURTS

TOWN OF VIENNA, VIRGINIA

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804
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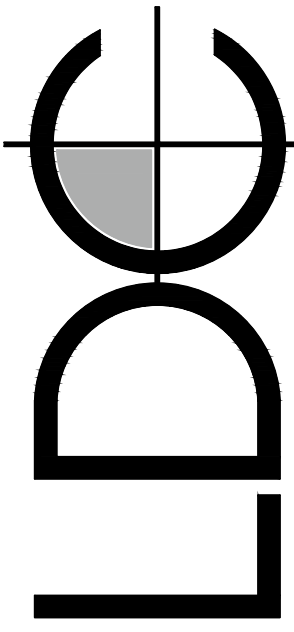
"A" NORTH ELEVATION @ GARDEN ALLEY



"C" ELEVATION @ LAWN



"D" ELEVATION @ PARK STREET NE



4535 DASHY REED AVENUE SUITE 201 WOODBRIDGE, VIRGINIA 22192
P.O. BOX 4535 WOODBRIDGE, VA 22192

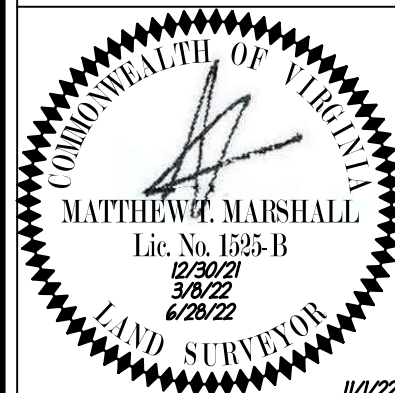
FRONT
ELEVATIONS

VIENNA COURTS

TOWN OF VIENNA, VIRGINIA

NO.	DATE	DESCRIPTION	REVISION	APPROVED BY:
1	12/22	TOV COMMENTS		
2	12/22	TOV COMMENTS		
3	12/22	TOV COMMENTS		

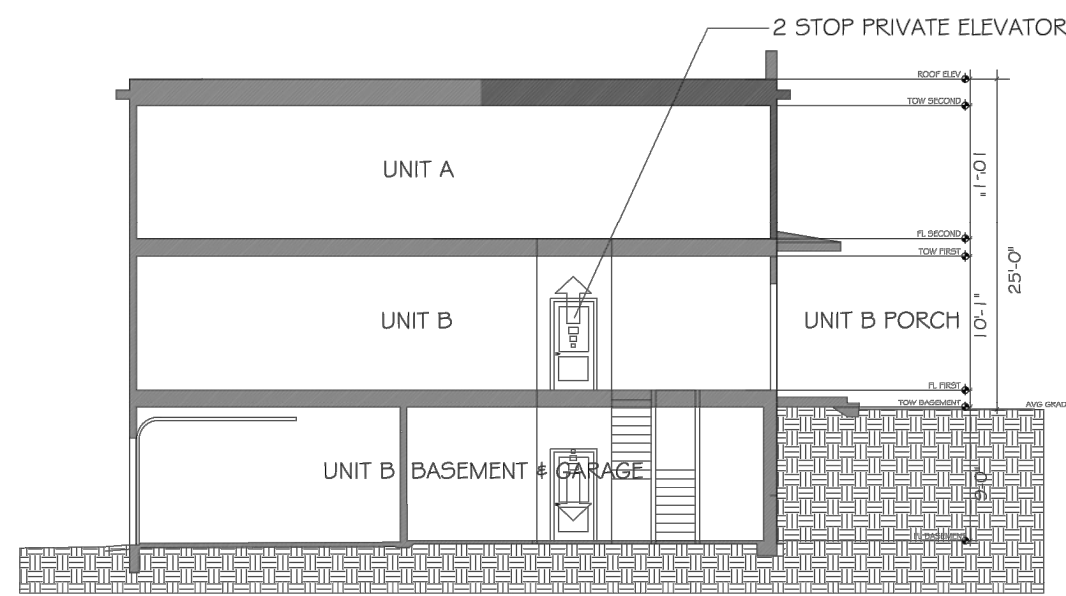
I HEREBY CERTIFY THAT
OTHER THAN THE REVISIONS
SHOWN HEREON, NO OTHER
CHANGES HAVE BEEN MADE.



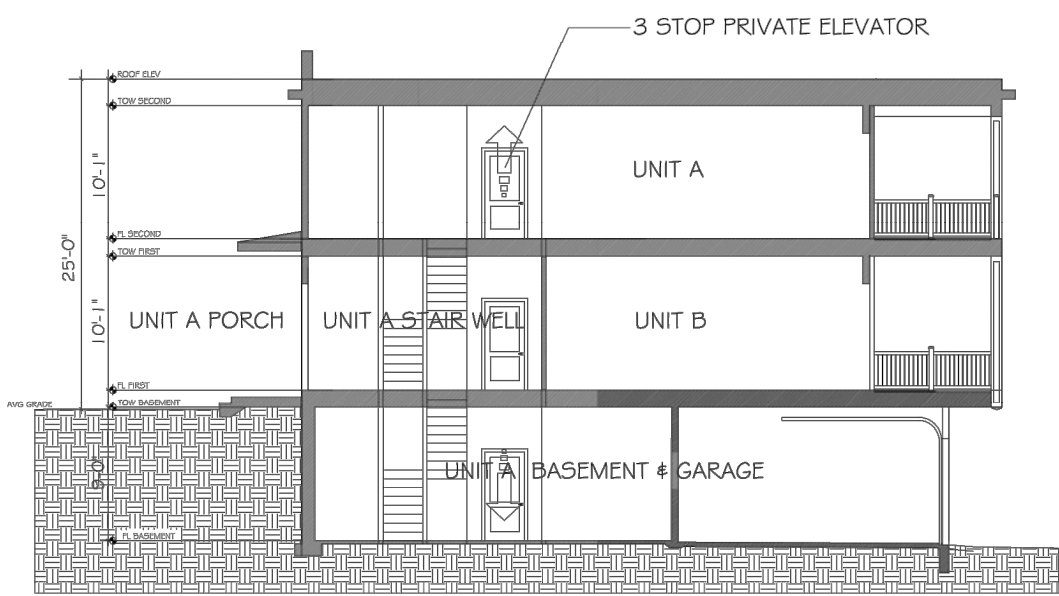
SCALE:
N.T.S.

SHEET 6
OF 7

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



"E" TYPICAL BUILDING SECTION



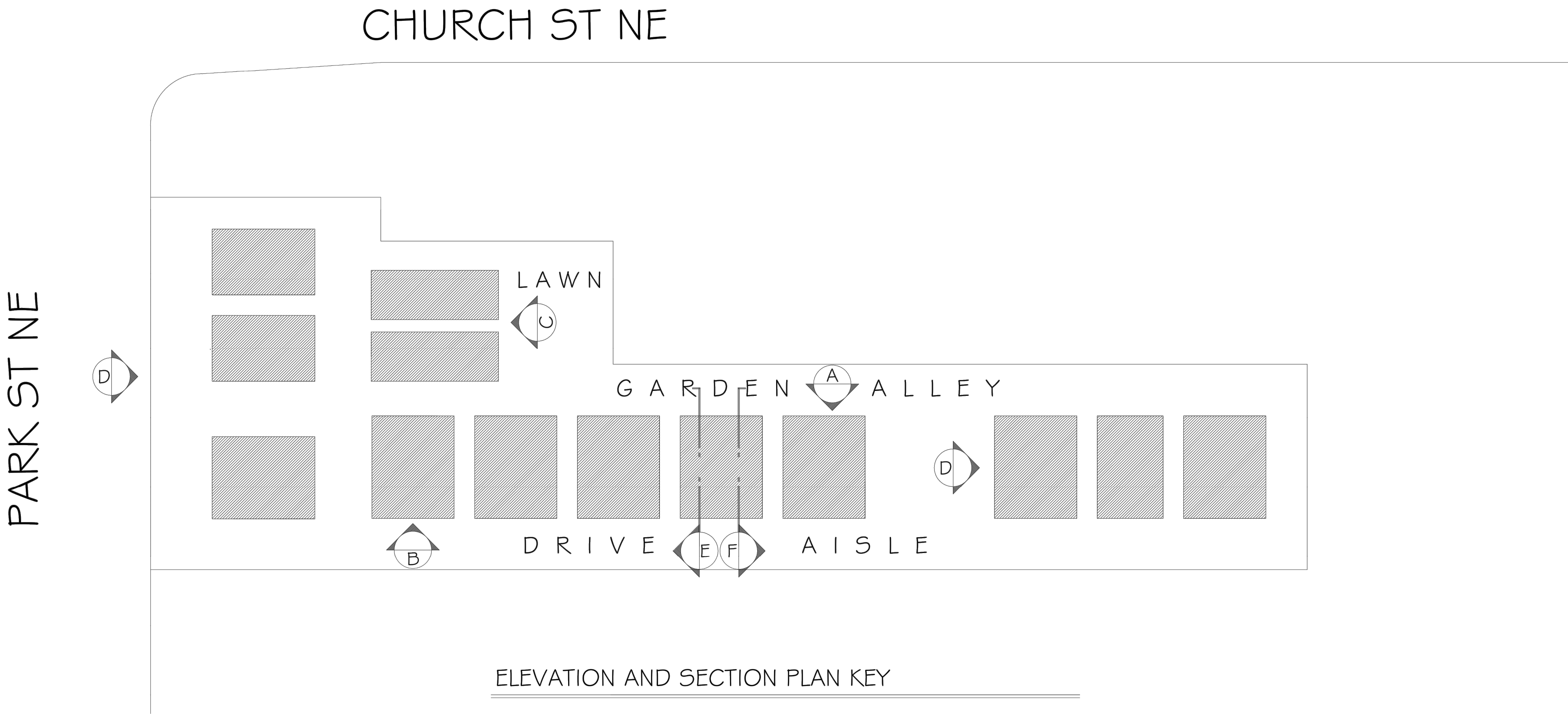
"F" TYPICAL BUILDING SECTION



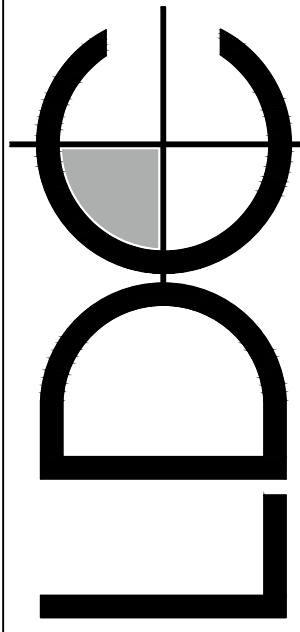
"B" TYPICAL REAR ELEVATION



"G" TYPICAL SIDE ELEVATION



ELEVATION AND SECTION PLAN KEY



4535 DASH RED AVENUE SUITE 201 WOODBRIDGE, VIRGINIA 22192
TEL: 703-585-4555 FAX: 703-585-4715

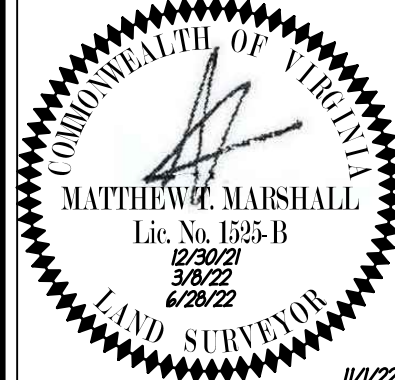
REAR ELEVATIONS
& BUILDING SECTIONS

VIENNA COURTS

TOWN OF VIENNA, VIRGINIA

TOV COMMENTS			REVISION			APPROVED DATE		
3/21	1	TOV COMMENTS	1	DESCRIPTION	REVISION	REVIEW BY	APPROVED	DATE
11/22	2	TOV COMMENTS	2	DESCRIPTION	REVISION	REVIEW BY	APPROVED	DATE
11/22	3	TOV COMMENTS	3	DESCRIPTION	REVISION	REVIEW BY	APPROVED	DATE
DATE DESIGN NO.			ENGINEER					

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



SCALE:
As noted

SHEET 7
OF 7

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