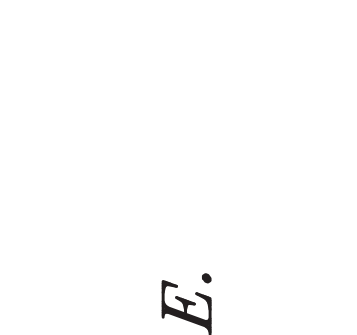


# 831 FOLLIN LN S.E.

## TOWN OF VIENNA

### FAIRFAX COUNTY, VIRGINIA



NEARBY  
PROPERTY  
IN THIS  
AREA  
DATE: 09/23/17  
DRAWN BY: JAC

**NOTES:**

1. MAP#29-3-02-004C (PART)
2. OWNER: GI TC 801 FOLLIN LANE, LLC  
D.B. 22751, Pg. 130
3. ZONE: CMP
4. TITLE REPORT PREPARED BY WALKER TITLE, LLC  
(CASE NO. A330020, EFFECTIVE DATE: FEBRUARY 15, 2023 AT 8:00 A.M.  
(SEE SHEET C2.0))
5. F.E.M.A. / F.I.R.M. FLOOD DATA: COMMUNITY NO. 516505  
H & I PANEL NO.: 0165 E  
FLOOD ZONE: X AND AE  
EFFECTIVE: SEPTEMBER 17, 2010

6. BOUNDARY BEARINGS AND COORDINATES ARE U.S.S. 1983 GRID NORTH SYSTEM, VERTICAL DATUM = NAD 83 PER GPS CONTROL SURVEY DATED 1-24-23 UTILIZING NGS CONTROL STATIONS. DK4420 (HERNDON) AND 355323 (WATERGATE) BOUNDARY POINTS (CORNERS) AND POINTS OF BEGINNING (CORNERS) WERE OBTAINED FROM A 2017 SURVEY (CASE NO. A330020) CONDUCTED BY WALKER TITLE, LLC (JOB #20170423) WITH AN AVERAGE COMBINED (EX. CO. GPS-65), BK 4389 (SMEET-LEODIN) AND H08195 (HILLWOOD) WITH AN AVERAGE SCALE AND ELEVATION FACTOR OF 0.99995052

7. THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE SUPERVISION OF THE SURVEYOR, AND THE SURVEYOR CERTIFIES THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE SURVEYING PROFESSION. THE SURVEYOR HEREBY CERTIFIES THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON 1-24-23; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

8. THE PURPOSE OF THIS PLAN IS TO ESTABLISH THE USE OF CAR STORAGE WITHIN THE BUILDING LOCATED ON THE SOUTHERN PORTION OF THE PROPERTY. THE LAND AREA SUBJECT TO THE USE IS SHOWN AND GENERALLY IS DEFINED BY THE INTERNAL FENCE LINE.

**TOWN OF VIENNA GENERAL NOTES:**

## PROJECT TEAM

### OWNER/APPLICANT

**GI TC 801 FOLLIN LANE LLC,**  
4 EMBARCADERO CTR  
SAN FRANCISCO, CA. 94111

### DEVELOPER

**RDC ACQUISITIONS, LLC**  
**ATTN. JOE TAGLIARENI**  
510 LOST ACRE LANE  
GREAT FALLS, VA. 21703  
PHONE: (703) 994-2872

### CIVIL ENGINEER

**TRI-TEK ENGINEERING, INC.**  
ATTN: TED BRITT  
690 CENTER STREET  
SUITE 300  
HERNDON, VA. 20170  
PHONE: (703) 481-5900  
FAX: (703) 481-5901  
EMAIL: tbritt@tritekinc.com

### LAND USE ATTORNEY

**WALSH, COLUCCI, LUBELEY,  
AND WALSH**  
ATTN. LYNNE STROBEL  
2240 CLARENDON BOULEVARD  
2ND FLOOR, VA. 22201  
ARLINGTON, VA. 22201  
PHONE: (703) 528-4700  
FAX: (703) 525-1917

**SITE TABULATION:**

1. ZONE:	CMP	PROVIDED
2. USE:	INDOOR CAR STORAGE	PROVIDED
3. EX. LOT AREA:	8,415 SQ. FT.	
4. EX. BUILDING FPA:	34,242 SQ. FT.	
5. EX. BUILDING FPA:	31,544 SQ. FT.	
6. BULK REGULATIONS:	REQUIRED	

FRONT YARD:	50'	870.8'
SIDE YARD:	50'	87.6'
REAR YARD:	50'	43.7'

7. PARKING AREAS  
REQUIRED

PUBLIC STREET:	50.0'	358.1'
FRONT YARD:	15.0'	81.3'
REAR YARD:	50.0'	232.6'

8. MIN. CMP LOT AREA:  
(FOR EACH BLDG.):  
REQUIRED  
2.00 AC  
6.44 AC

9. LOT COVERAGE:  
MAX ALLOWED  
PROVIDED  
70.148 SF  
31,544 SF

FRONTAGE	REQUIRED	PROVIDED
REMANINDER OF PARCEL:	150.0'	416.1'

11. BUILDING SPACING:	REQUIRED	PROVIDED
12. BUILDING HEIGHT:	MAX ALLOWED	PROVIDED
	45.0'	30.2'

13. INTERIOR LANDSCAPING:	REQUIRED	PROVIDED
MINIMUM (50)	3,830	3,209 (4.4%)
MAXIMUM (20)	75,610	3,209 (4.4%)
* EX TREE COVER FOR THE SITE IS 87,851 SF (31%)		
* EX TREE COVER FOR THE SITE IS 87,851 SF (31%)		

14. THE PERFORMANCE STANDARDS OF SECTION 18.117 SHOULD BE ADHERED TO.

### SHEET INDEX:

- C1.0 COVER SHEET
- C2.0 OVERALL PROPERTY PLAN
- C3.0 SITE PLAN

TOWN OF VIENNA  
PLAN APPROVAL

Dept. of Planning and Zoning

Date: \_\_\_\_\_

Dept. of Public Works

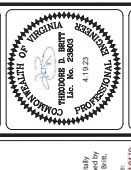
Date: \_\_\_\_\_

NO.	DATE	REVISION



**CIVIL ENGINEERING**  
**ENVIRONMENTAL LAND PLANNING SURVEYING**

690 Center Street  
Suite 300  
Herndon, Virginia 20170  
W: (703) 481-5900  
F: (703) 481-5901  
info@tritekinc.com



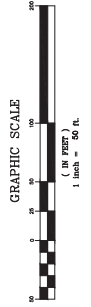
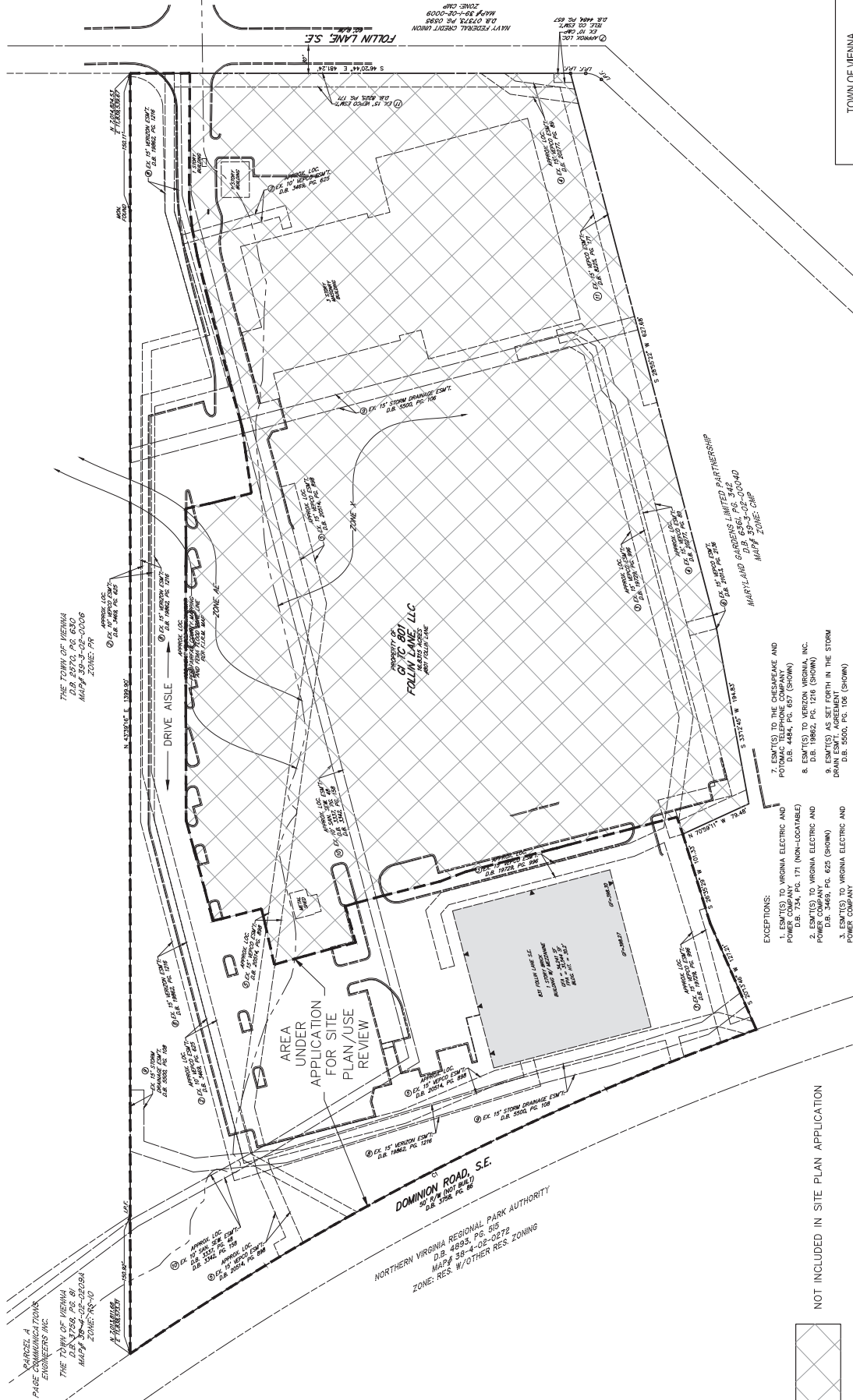
831 FOLLIN LANE S.E.  
TOWN OF VIENNA

COVER SHEET

PIN, JOB SCALE: VPK 3.0  
DATE: 08/21/23  
JOB SHEET: 00659233

DATE	REVISION

**TOWN OF VIENNA  
 PLAN APPROVAL**  
 Dept. of Planning and Zoning  
 Date: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Dept. of Public Works  
 Date: \_\_\_\_\_  
 Date: \_\_\_\_\_



- EXCEPTIONS:**
- ESMT(S) TO VIRGINIA ELECTRIC AND POWER COMPANY  
D.B. 754, P.C. 171 (NON-LOCABLE)
  - ESMT(S) TO VIRGINIA ELECTRIC AND POWER COMPANY  
D.B. 3469, P.C. 625 (SHOWN)
  - ESMT(S) TO VIRGINIA ELECTRIC AND POWER COMPANY  
D.B. 1926, P.C. 996 (SHOWN)
  - ESMT(S) TO VIRGINIA ELECTRIC AND POWER COMPANY  
D.B. 20277, P.C. 89 (SHOWN)
  - ESMT(S) TO VIRGINIA ELECTRIC AND POWER COMPANY  
D.B. 20574, P.C. 888 (SHOWN)
  - ESMT(S) TO VIRGINIA ELECTRIC AND POWER COMPANY  
D.B. 21013, P.C. 2152 (SHOWN)
  - ESMT(S) TO THE CHESAPEAKE AND POWER COMPANY  
D.B. 4484, P.C. 657 (SHOWN)
  - ESMT(S) TO VERIZON VIRGINIA, INC.  
D.B. 19862, P.C. 1216 (SHOWN)
  - ESMT(S) AS SET FORTH IN THE STORM DRAIN ESM, AGREEMENT  
D.B. 3566, P.C. 165 (SHOWN)
  - AS SET FORTH IN THE ESM, AS DEED OF DEDICATION (SHOWN)
  - ESMT(S) TO VIRGINIA ELECTRIC AND POWER COMPANY  
D.B. 8225, P.C. 171 (SHOWN)

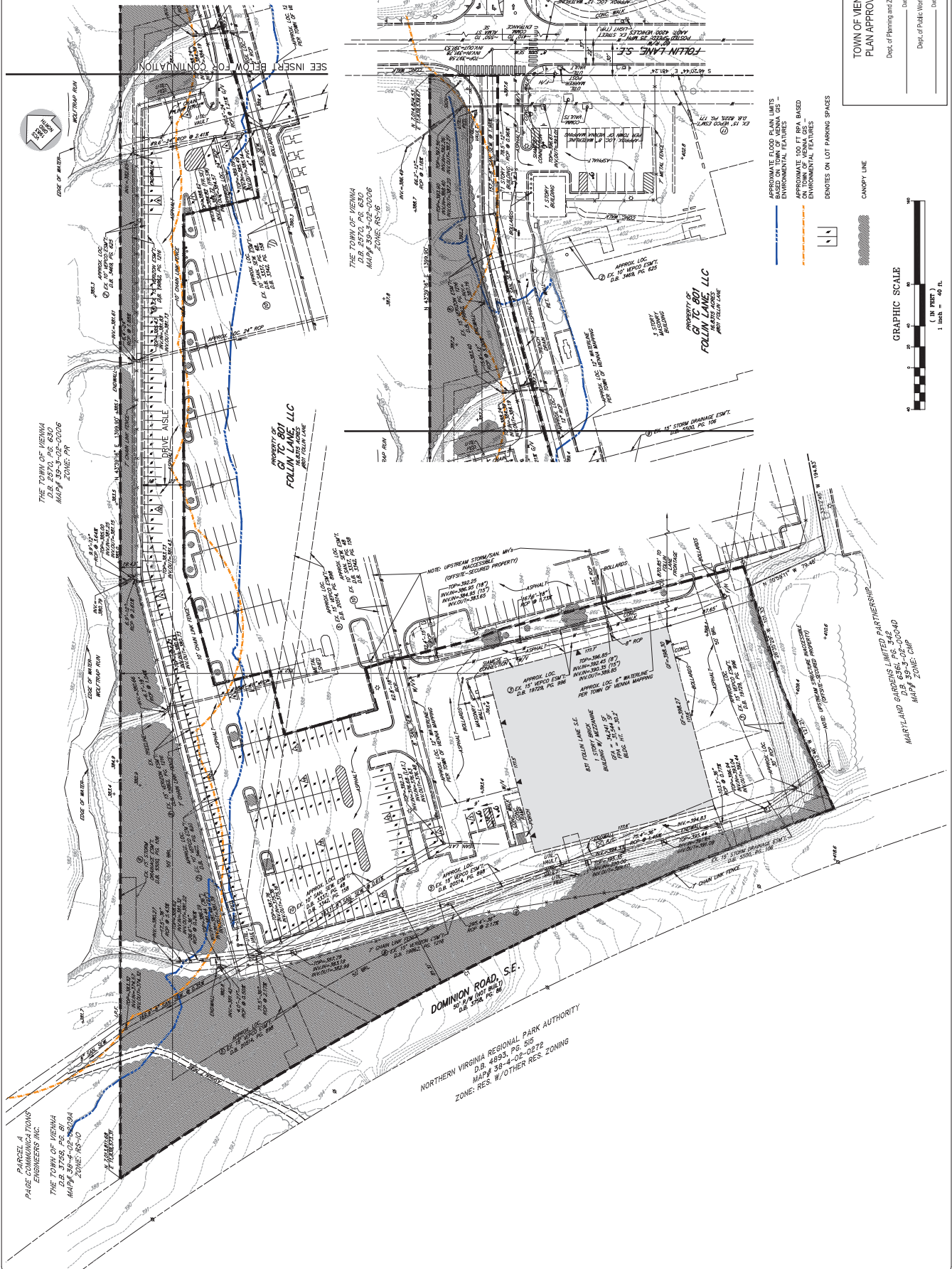
NOT INCLUDED IN SITE PLAN APPLICATION

CURVE #	ARC	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	172.81	288.13	149.03	388.81	770.32	N 73.94 E W



PACELZ A ZONING ENGINEERS INC.  
 THE TOWN OF VIENNA  
 MAP # 38-4-02-0203A  
 ZONE: RR-10

DOMINION ROAD, S.E.  
 NORTHERN VIRGINIA REGIONAL PARK AUTHORITY  
 D.B. 4893, P.C. 518  
 MAP # 38-4-02-0278  
 ZONE: RES. W/OTHER RES. ZONING



**TOWN OF VIENNA  
 PLAN APPROVAL**

Dept. of Planning and Zoning

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Date

