

# REZONING PLAN

200 MAPLE AVENUE EAST,  
VIENNA, VA 22180

APRIL 30, 2018

## CIVIL

CONTEXT PLAN	P-0100
EXISTING CONDITION PLAN	P-0101
REZONING PLAT	P-0201
GENERAL DEVELOPMENT PLAN (GDP)	P-0301
TRUCK TURN EXHIBIT	P-0302

## LANDSCAPE

ILLUSTRATIVE SITE PLAN	LS 101
LANDSCAPE PLAN	LS 201

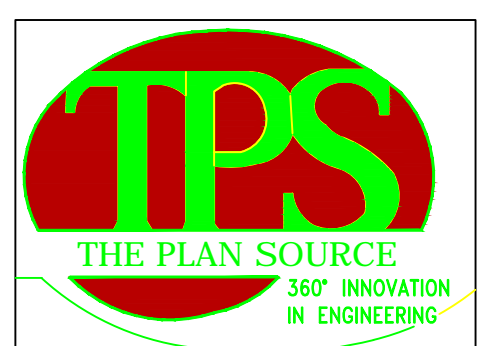
## ARCHITECTURAL

BUILDING ELEVATION 1	A1.0
BUILDING ELEVATION 2	A1.1

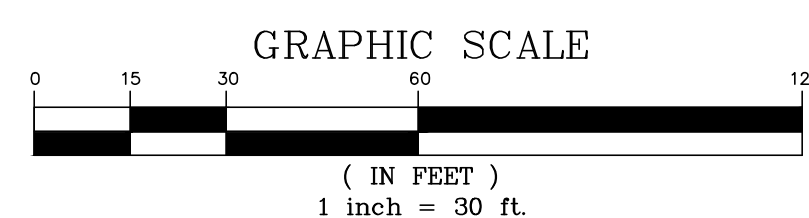
## SCOPE:

THIS PLAN PROPOSES TO REZONE TWO LOTS 88 & 90 TO ALLOW THE RECONSTRUCTION OF THE SERVICE STATION AS SHOWN IN THIS PACKAGE. THE THREE LOTS 88, 89 & 90 WILL BE CONSOLIDATED. THIS PLAN IS GENERAL IN NATURE AND SHALL SERVE TO CONVEY SITE LAYOUT AND USE INTENT. SITE DESIGN SPECIFICS SUCH AS DRAINAGE ELEMENTS, PAVEMENT TYPE OR UTILITIES SHALL NOT BE BINDING SO AS TO ALLOW FOR CHANGING TECHNOLOGY IN THE FUTURE. OFFSITE WORK ALONG THE PROPERTY FRONTAGE IS ALSO PROPOSED TO INCLUDE UNDERGROUNDING OF OVERHEAD UTILITIES AND ADDITION OF SIDEWALK ALONG THE PROPERTY FRONTAGE. TWO EXISTING ENTRANCES WILL BE REMOVED, AND THE OTHER TWO ENTRANCES WILL BE MODIFIED. LANDSCAPING IS PROPOSED TO MEET THE 20-YEAR TREE CANOPY REQUIREMENTS. PROFFERS STATEMENT ATTACHED. MODIFICATION FOR PARKING SPACES REQUESTED.

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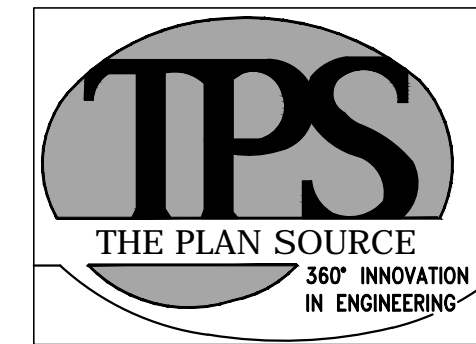




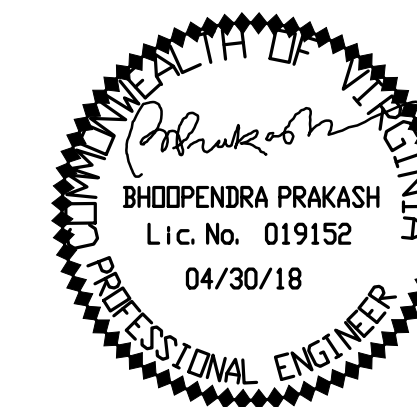


NOTE:  
SEE EXISTING CONDITION PLAN FOR ADJACENT  
OWNERSHIP INFORMATION

CIVIL ENGINEERS:



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No.	DATE:	REVISIONS ▼
	04/02/18	Planning Commission meeting Plan set
	05/04/18	Town Council meeting Plan set
No.	DATE:	

PROJECT INFORMATION:  
200 MAPLE AVE E  
VIENNA, VA 22180

OWNER'S NAME:  
TSPP LLC,  
ZEE INVESTMENTS LLC  
43083 JOHN MOSBY HWY  
CHANTILLY, VA 20152

DEVELOPER INFORMATION:  
CAPITOL PETROLEUM GROUP  
6820 COMMERCIAL DRIVE  
SPRING FIELD, VA 22151

DRAWING TITLE:  
  
CONTEXT PLAN

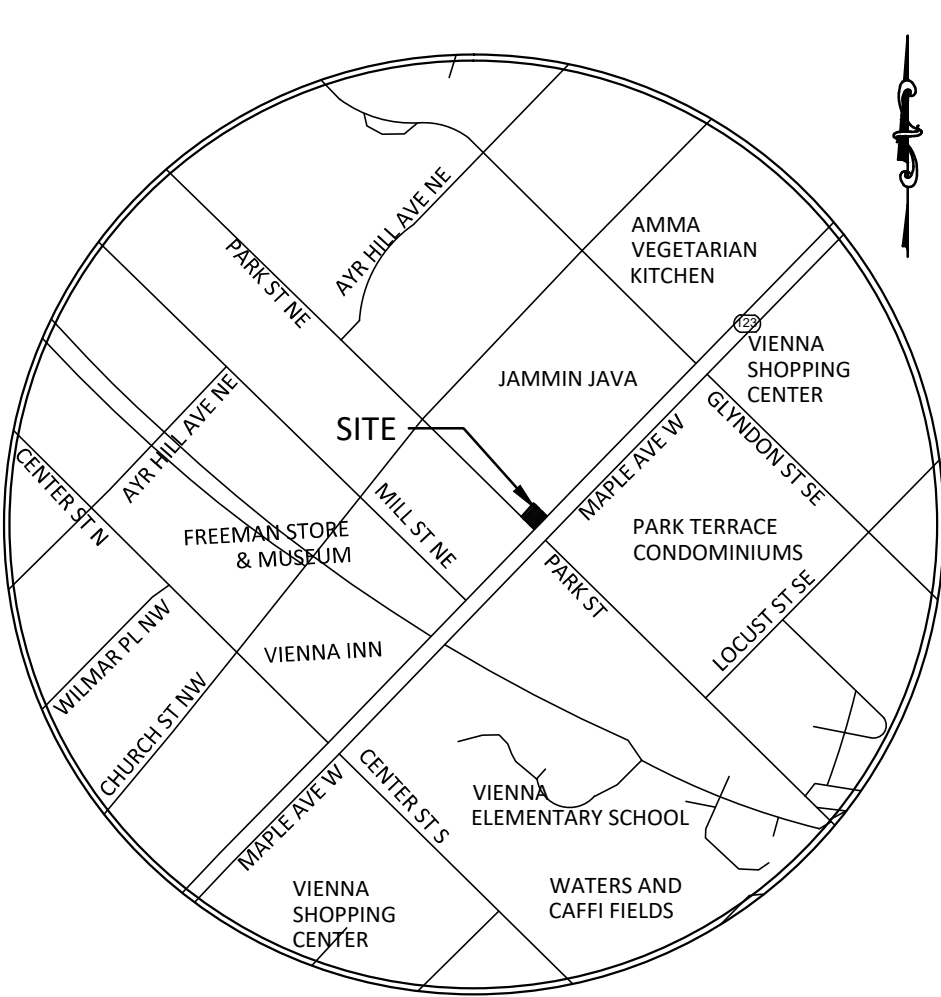
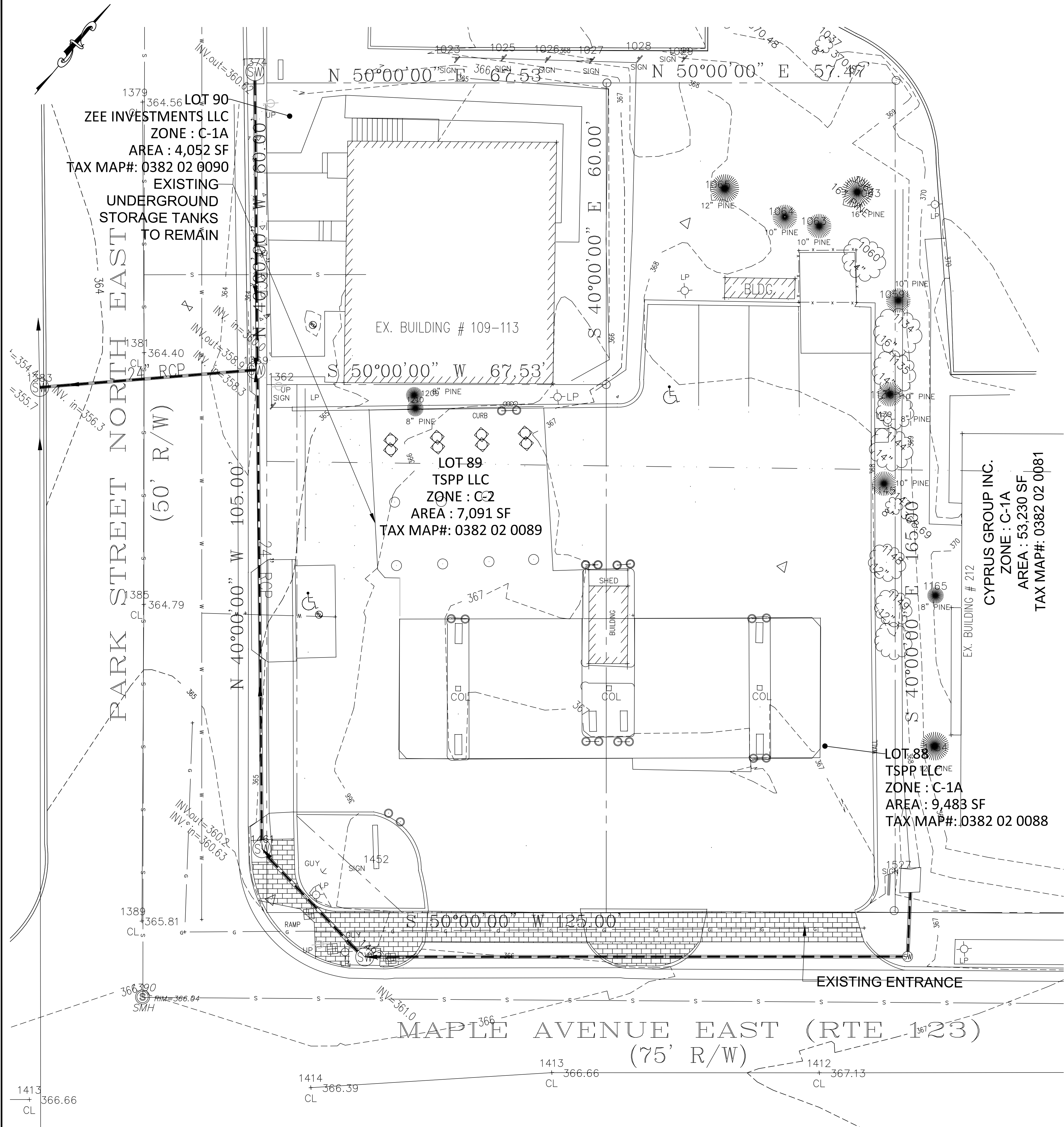
AREA: 20,626 SF (COMBINED)

SCALE: 1"= 30'

PROJECT MANAGER:  
BP

DRAWN BY: BR	DATE: APR 2018
CHECKED BY: DA	TAX MAP#: 0382 02 0088 0382 02 0089 0382 02 0090

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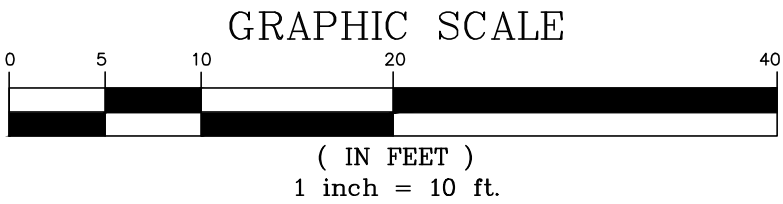
VICINITY MAP  
SCALE: NTS

NOTES

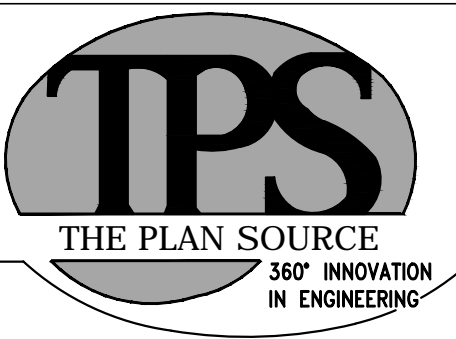
1. HORIZONTAL DATUM IS BASED VA DATUMN.
2. THIS PROPERTY IS ZONED C-1A & C-2
3. NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL FLOOD HAZARD AREA, AS DESCRIBED ON . NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL FLOOD HAZARD AREA, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP 51059C0145E, EFFECTIVE DATE: SEPTEMBER 19, 2010. FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED. THE SURVEY CORRECTLY INDICATES THE ZONE DESIGNATION OF ANY AREA SHOWN AS BEING WITHIN A SPECIAL FLOOD HAZARD AREA. THE SUBJECT PROPERTIES LIES WITHIN ZONE X.
4. NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN ANY WETLAND AREA.
5. THERE ARE NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
6. LEGAL DESCRIPTION ON THIS SURVEY DESCRIBES THE SAME MORTGAGED PROPERTY AS DESCRIBED ON THE TITLE COMMITMENT.

LEGEND

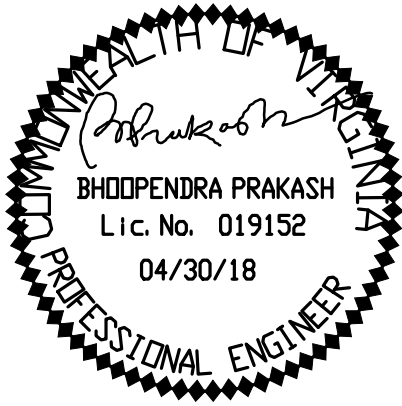
UTILITIES - WATER	EXIST WATER METER	EXIST FENCE
UTILITIES - SANITARY	EXIST SANITARY MANHOLE	EXIST CURB & GUTTER
UTILITIES - STORM	EXIST CLEAN OUT	PROPERTY LINE
UTILITIES - ELECTRIC	EXIST STORM CATCH BASIN(CB)	ADJOIN LOT LINE
UTILITIES - MISC	EXIST STORM MANHOLE	EXISTING WATER LINE
MISC. STRUCTURES	EXIST LIGHT POLE	EXISTING SANITARY SEWER
	EXIST POWER POLE	EXISTING GAS LINE
	EXIST GUY WIRE	EXISTING STORM PIPE
	EXIST FUEL PUMP	EXISTING CONTOURS
	EXIST BOLLARD	
	EXIST SIGN	



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43083 JOHN MOSBY HWY  
CHANTILLY, VA 20152

DEVELOPER INFORMATION:

CAPITOL PETROLEUM GROUP  
6820 COMMERCIAL DRIVE  
SPRING FIELD, VA 22151

DRAWING TITLE:

EXISTING CONDITION  
PLAN

AREA: 20,626 SF (COMBINED)

SCALE: 1"=10'

PROJECT MANAGER:  
BP

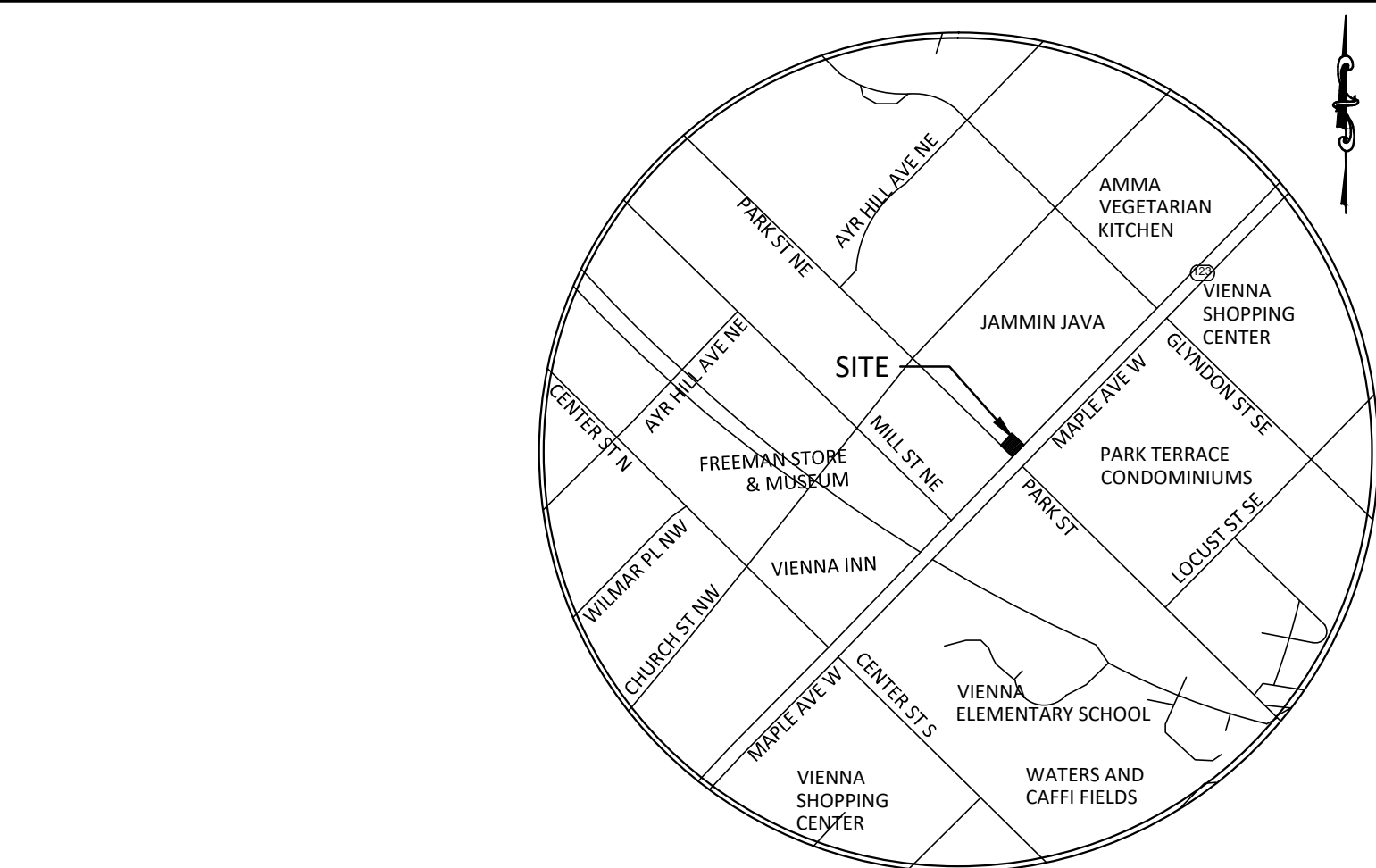
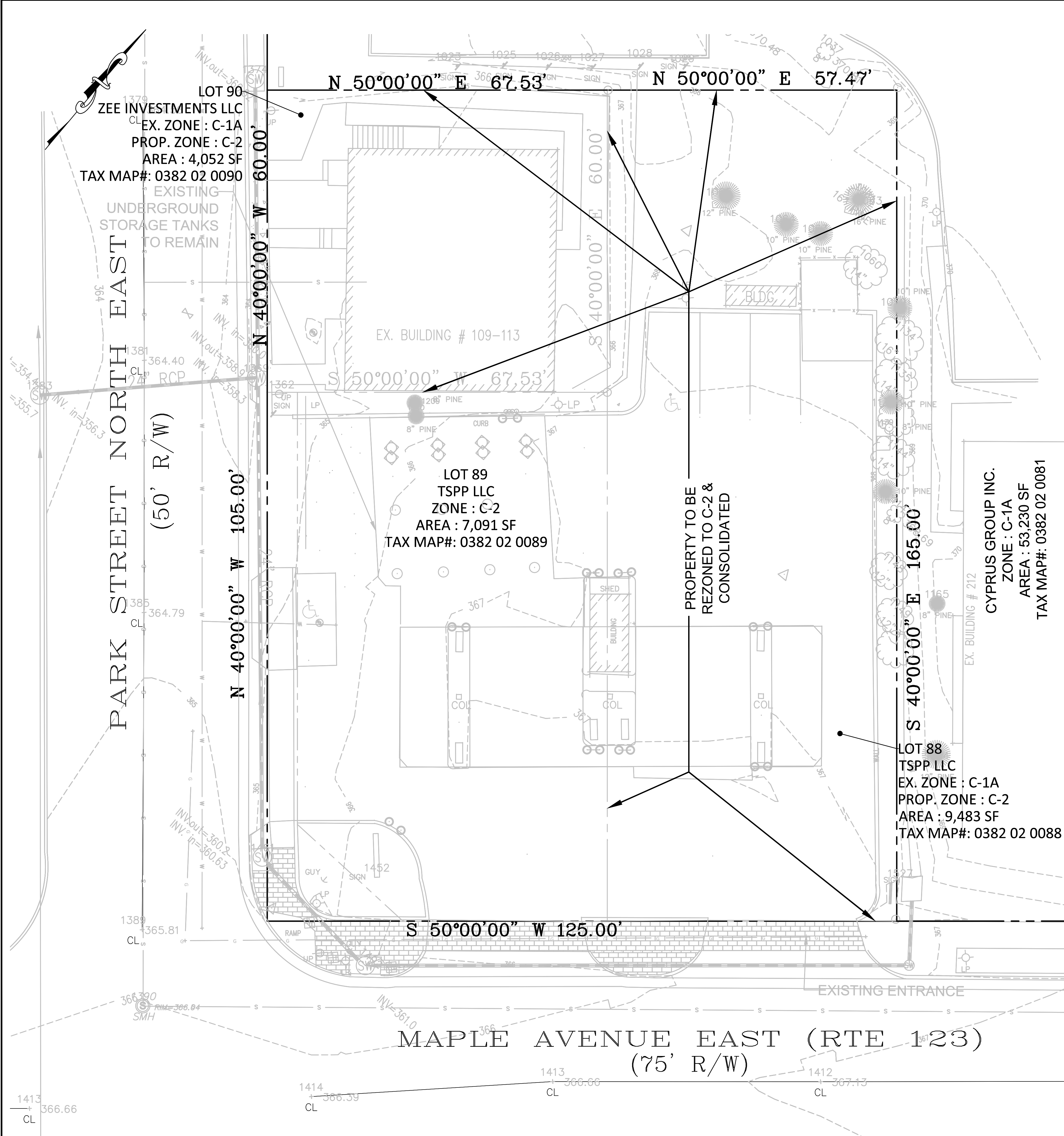
DRAWN BY: BR DATE: APR 2018

CHECKED BY: DA TAX MAP#: 0382 02 0088  
0382 02 0089  
0382 02 0090

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DRAWING NO.  
P-0101





**VICINITY MAP**  
SCALE: NTS

**LEGAL DESCRIPTION:**

ALL THOSE PIECES OR PARCELS LYING AND BEING IN FAIRFAX COUNTY, VIRGINIA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL I:**  
BEGINNING AT AN IRON PIPE AT THE INTERSECTION OF THE NORTHEAST RIGHT-OF-WAY MARGIN OF PARK STREET SE AND THE NORTHWEST RIGHT-OF-WAY MARGIN OF EAST MAPLE AVENUE, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE RUN NORTH 40 DEGREES 00' 00" WEST ALONG THE NORTH 40 DEGREES 00' 00" WEST 105.00 FEET TO A POINT; THENCE RUN NORTH 50 DEGREES 00' 00" EAST FOR A DISTANCE OF 67.53 FEET TO A POINT; THENCE RUN SOUTH 40 DEGREES 00' 00" EAST FOR A DISTANCE OF 105.00 FEET TO A POINT ON THE NORTHWEST RIGHT-OF-WAY MARGIN OF EAST MAPLE STREET; THENCE RUN SOUTH 50 DEGREES 00' 00" WEST FOR A DISTANCE OF 67.53 FEET TO A POINT AND BACK TO THE TRUE POINT OF BEGINNING.

LAND CONTAINING 7090.65 SQUARE FEET AND 0.16 ACRES, MORE OR LESS.

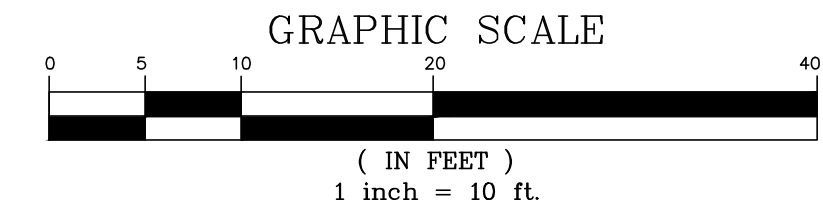
**PARCEL II:**  
COMMENCE AT A POINT LOCATED AT THE INTERSECTION OF THE NORTHEAST RIGHT-OF-WAY MARGIN OF PARK STREET SE AND THE NORTHWEST RIGHT-OF-WAY MARGIN OF EAST MAPLE AVENUE; THENCE RUN NORTH 50 DEGREES 00' 00" EAST ALONG THE NORTHWEST RIGHT-OF-WAY MARGIN OF EAST MAPLE STREET FOR A DISTANCE OF 67.53 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE RUN NORTH 40 DEGREES 00' 00" WEST FOR A DISTANCE OF 165.00 FEET TO A POINT; THENCE RUN NORTH 50 DEGREES 00' 00" EAST FOR A DISTANCE OF 57.47 FEET TO A POINT; THENCE RUN SOUTH 40 DEGREES 00' 00" EAST FOR A DISTANCE OF 165.00 FEET TO A POINT ON THE NORTHWEST RIGHT-OF-WAY MARGIN OF EAST MAPLE AVENUE; THENCE RUN SOUTH 50 DEGREES 00' 00" WEST ALONG SAID RIGHT-OF-WAY MARGIN FOR A DISTANCE OF 57.47 FEET TO A POINT AND BACK TO THE TRUE POINT OF BEGINNING. LAND CONTAINING 9482.55 SQUARE FEET AND 0.22 ACRES, MORE OR LESS.

**LEGAL DESCRIPTION:**

**LOT - 90:**  
BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF PARK STREET (50' WIDE) WHICH POINT IS DISTANCE 105 FEET NORTHWESTERLY MEASURED ALONG THE NORTHEASTERLY LINE OF PARK STREET FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHWEST SIDE OF MAPLE AVENUE AND THE NORTHEAST SIDE OF PARK STREET; THENCE RUNNING WITH THE SAID LINE OF PARK STREET N. 40° 00' W. 60 FEET TO A PIPE AT THE CORNER OF THE PROPERTY NOW OR FORMERLY HALLOCK; THENCE TURNING AT 90 DEGREES AND RUNNING WITH THE PROPERTY NOW OR FORMERLY HALLOCK N. 50° 00' E. 67.53 FEET TO A PIPE IN THE LINE 110W OR FORMERLY COCKERILLE; THENCE WITH THE LINE NOW OR FORMERLY OF COCKERILLE, S. 40° 00' E. 60.00 FEET TO A POINT; THENCE TURNING 90° AND RUNNING S. 50° 00' W. 67.53 FEET TO THE POINT OF BEGINNING. LAND CONTAINING 4,053 SQUARE FEET AND 0.093 ACRES, MORE OR LESS.

- NOTES**
- HORIZONTAL DATUM IS BASED VA DATUMN.
  - THIS PROPERTY IS ZONED C-1A & C-2
  - NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL FLOOD HAZARD AREA, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP 51059C0145E, EFFECTIVE DATE: SEPTEMBER 19, 2010. FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED. THE SURVEY CORRECTLY INDICATES THE ZONE DESIGNATION OF ANY AREA SHOWN AS BEING WITHIN A SPECIAL FLOOD HAZARD AREA. THE SUBJECT PROPERTIES LIES WITHIN ZONE X.
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LEGEND		
UTILITIES - WATER	EXIST WATER METER	EXIST FENCE
UTILITIES - SANITARY	EXIST SANITARY MANHOLE	EXIST CURB & GUTTER
UTILITIES - STORM	EXIST CLEAN OUT	PROPERTY LINE
UTILITIES - ELECTRIC	EXIST STORM CATCH BASIN(CB)	ADJOIN LOT LINE
UTILITIES - MISC	EXIST STORM MANHOLE	EXISTING WATER LINE
	EXIST LIGHT POLE	EXISTING SANITARY SEWER
	EXIST POWER POLE	EXISTING GAS LINE
	EXIST GUY WIRE	EXISTING STORM PIPE
		EXISTING CONTOURS
MISC. STRUCTURES	EXIST FUEL PUMP	
	EXIST BOLLARD	
	EXIST SIGN	



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BHOJENDRA PRAKASH  
Lic. No. 019152  
04/30/18  
PROFESSIONAL ENGINEER

No.	DATE:	REVISIONS
	04/02/18	Planning Commission
		meeting Plan set
	05/04/18	Town Council meeting
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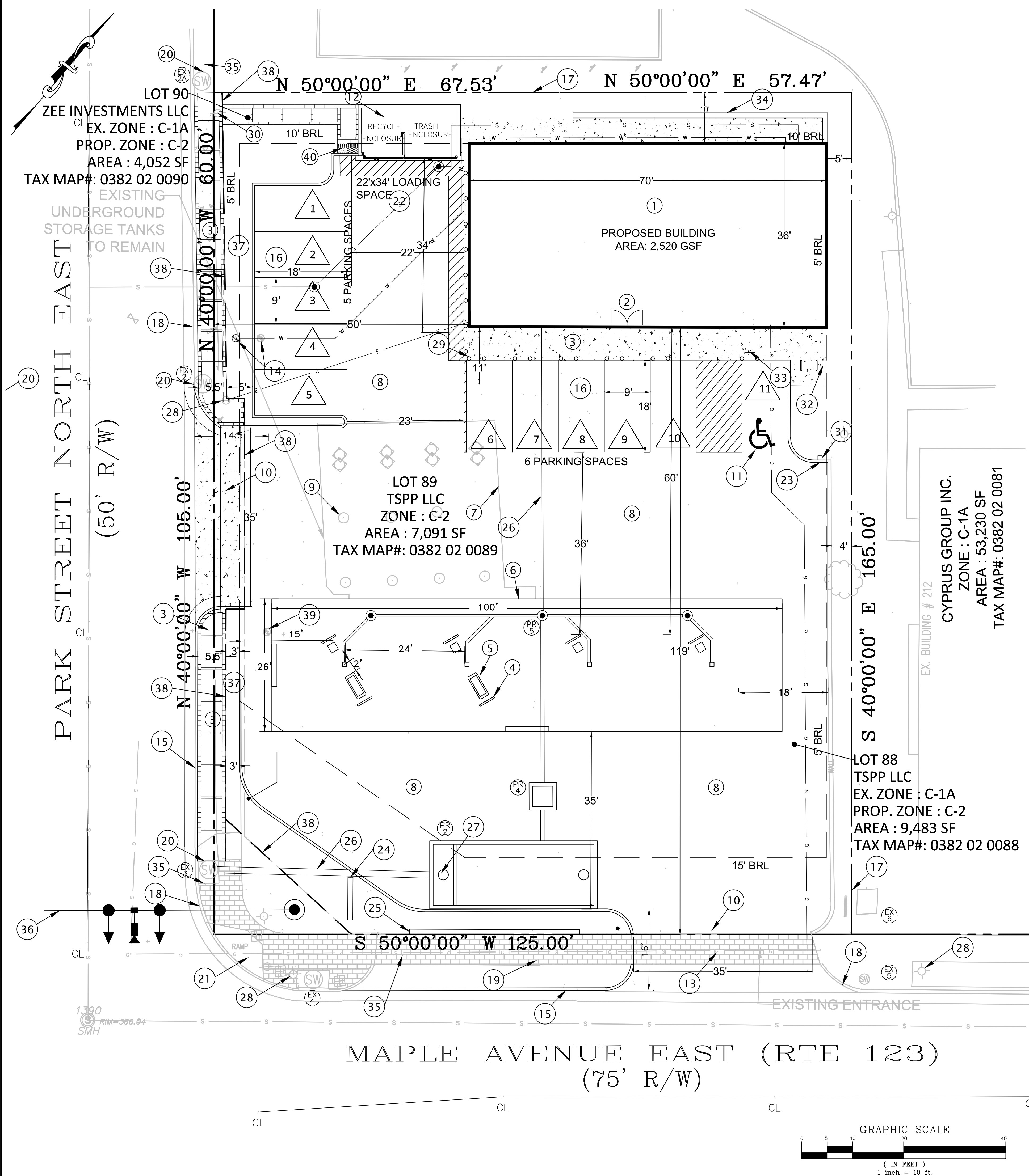
DRAWING TITLE:

REZONING PLAT

AREA:	20,626 SF (COMBINED)
SCALE:	1"=10'
PROJECT MANAGER:	BP
DRAWN BY:	BR
CHECKED BY:	DA
TAX MAP#:	0382 02 0088 0382 02 0089 0382 02 0090
DRAWING NO.	P-0201

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LEGEND	
ITEM NUMBER	DESCRIPTION
(X)	ITEM NUMBER LISTED BELOW
(P)	PARKING SPACES
(ETR)	EXISTING TO REMAIN
(ETD)	EXISTING TO BE DEMOLISH
(ETRL)	EXISTING TO BE RELOCATED
BUILDING	
1	PROPOSED CONVENIENCE STORE
2	PROPOSED ENTRANCE TO STORE
3	PROPOSED SIDEWALK
CANOPY / ISLANDS	
4	PROPOSED BOLLARD
5	DISPENSING EQUIPMENT
6	PROPOSED CANOPY
YARD AREA TANKS	
7	EXISTING UST TANK PAD - ETR
8	PROPOSED PAVEMENT
9	EXISTING UNDERGROUND TANKS - ETR
10	EXISTING ENTRANCE - ETR
11	ADA ACCESSIBLE PARKING ONLY SIGN PER LOCAL CODE
12	PROPOSED TRASH ENCLOSURE
13	EXISTING GAS LINE - ETR
14	WATER METER - ETRL
15	PROPOSED CURB & GUTTER (CG-6)
16	PROPOSED PARKING SPACES
17	PROPERTY LINE
18	OFFSITE CURB & GUTTER - ETR
19	OFFSITE SIDEWALK - ETR
20	EXISTING STORM-INLETS - ETR
21	EXISTING ADA RAMP
22	PROPOSED LOADING SPACE
23	PROPOSED CURB (CG-2)
24	PROPOSED SIGN ID
25	PROPOSED 2 FEET HIGH KNEE WALL
26	PROPOSED STORM PIPE
27	PROPOSED SWM/BMP STRUCTURE (APPROX LOCATION)
28	EXISTING LIGHT POLE - ETR
29	PROPOSED BOLLARDS
30	EXISTING ELECTRIC POLE
31	PROPOSED AIR COMPRESSOR BASE
32	PROPOSED BICYCLE RACK
33	PROPOSED ADA SIGN BOARD
34	PROPOSED RETAINING WALL
35	EXISTING SIDEWALK
36	PROPOSED TRAFFIC SIGNAL BY OTHERS
37	PROPOSED LANDSCAPE STRIP
38	PROPOSED PUBLIC STREET, SIDEWALK & UTILITIES EASEMENT
39	EXISTING WATER METER TO BE ABANDONED
40	PROPOSED ADA RAMP

PARKING REQUIREMENT				
USE	GROSS SQUARE FEET	PARKING REQUIREMENT	PARKING REQUIRED	PARKING PROVIDED
AUTOMOBILE SERVICE STATION & ANCILLARY CONVENIENCE RETAIL STORE	2,520 SF	ONE PARKING SPACE FOR EVERY 200 SF OF FLOOR AREA	13 PARKING SPACES	11 PARKING SPACES *

ADA SPACES REQUIRED = 1 SPACE  
ADA SPACES PROVIDED = 1 SPACE

\*MODIFICATION FOR TWO PARKING SPACES IS REQUESTED

AREA TABULATION		
LOT	AREA	TOTAL
88	9,483 SF	20,626 SF 0.47 AC
89	7,091 SF	
90	4,052 SF	

SITE TABULATION		
	REQUIRED	PROVIDED
MINIMUM LOT AREA	NA	20,626 SF
MINIMUM LOT WIDTH	NA	125'
MAXIMUM BLDG HT.	35'	35'
MINIMUM YARD REQ. FRONT	15'	50'
SIDE	5'	5'
REAR	10'	10'
LOADING SPACE	2	2

LEGEND	
---	EXIST FENCE
---	EXIST CURB & GUTTER
---	PROPERTY LINE
---	ADJOINER LINE
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER
---	EXISTING GAS LINE
---	EXISTING STORM PIPE
---	EXISTING CONTOURS
---	PROPOSED CURB & GUTTER
---	PROPOSED PARKING STRIPS
---	PROPOSED ADA HATCH
---	PROPOSED BRICK SIDEWALK
---	PROPOSED BUILDING FOOT-PRINT
---	EXIST STORM INLET
---	EXIST LIGHT POLE
---	EXIST POWER POLE
---	EXIST GUY WIRE
---	EXIST SIGN
---	PROPOSED EASEMENT

- NOTES:
- OVERHEAD ELECTRICAL WIRES ON SITE FRONTAGES ONLY WILL BE UNDERGROUNDED AS ALLOWED BY THE UTILITY COMPANY.
  - THE SITE WILL MEET ALL ADA REQUIREMENTS INCLUDING IMPROVEMENTS TO THE EXISTING FRONTAGE.
  - IF DEEMED NECESSARY BY THE TOWN OF VIENNA, EXISTING SANITARY SEWER SHALL BE LINED.
  - THE BRICK USED FOR THE SIDEWALK ALONG MAPLE AND PARK STREET ARE A SPECIAL TYPE/COLOR AND MUST BE OBTAINED FROM THE TOWN.

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VIENNA, VA 22180

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43083 JOHN MOSBY HWY  
CHANTILLY, VA 20152

DEVELOPER INFORMATION:

CAPITOL PETROLEUM GROUP  
6820 COMMERCIAL DRIVE  
SPRING FIELD, VA 22151

DRAWING TITLE:

GENERAL  
DEVELOPMENT PLAN  
(GDP)

AREA: 20,626 SF (COMBINED)

SCALE: 1"= 10'

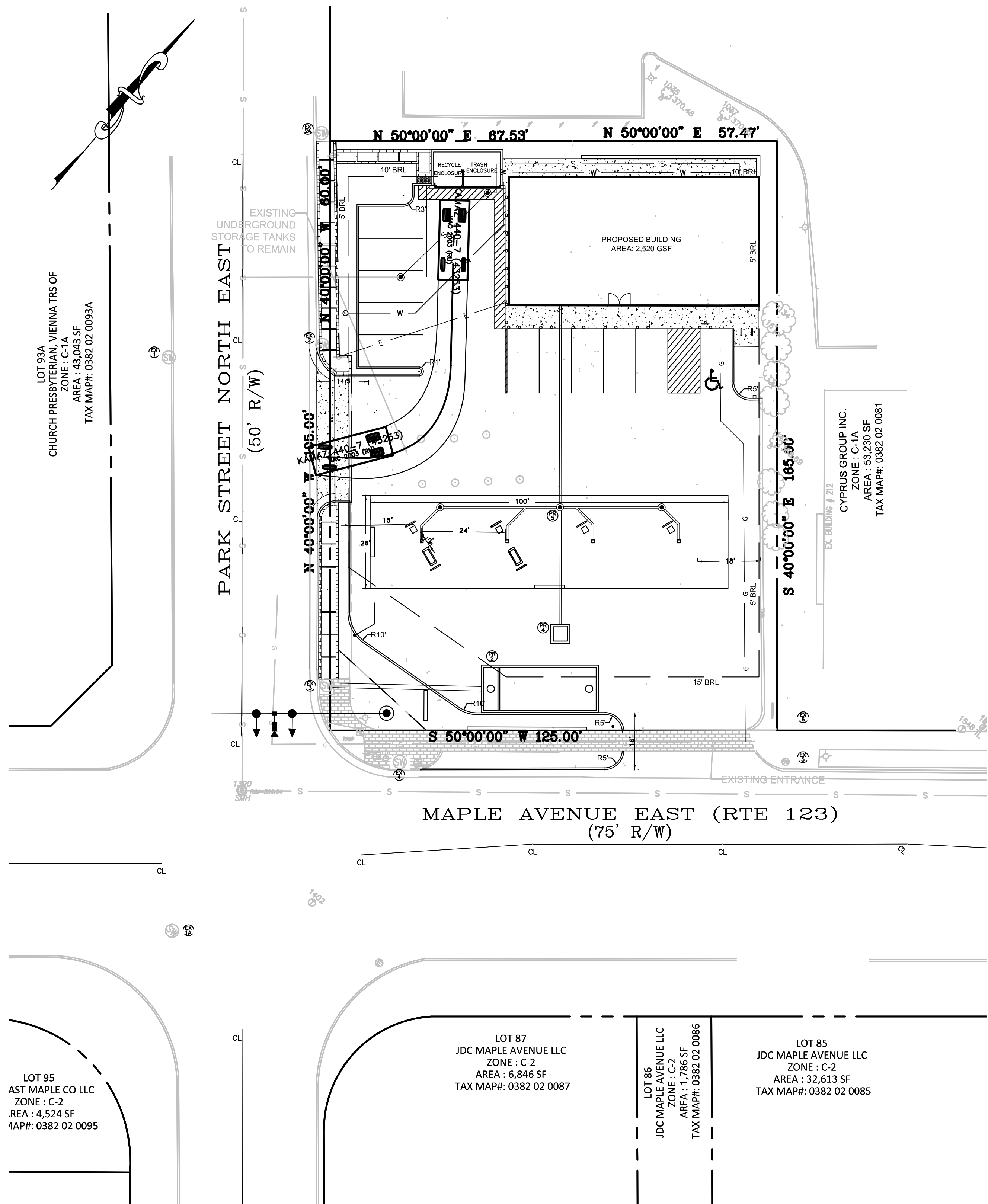
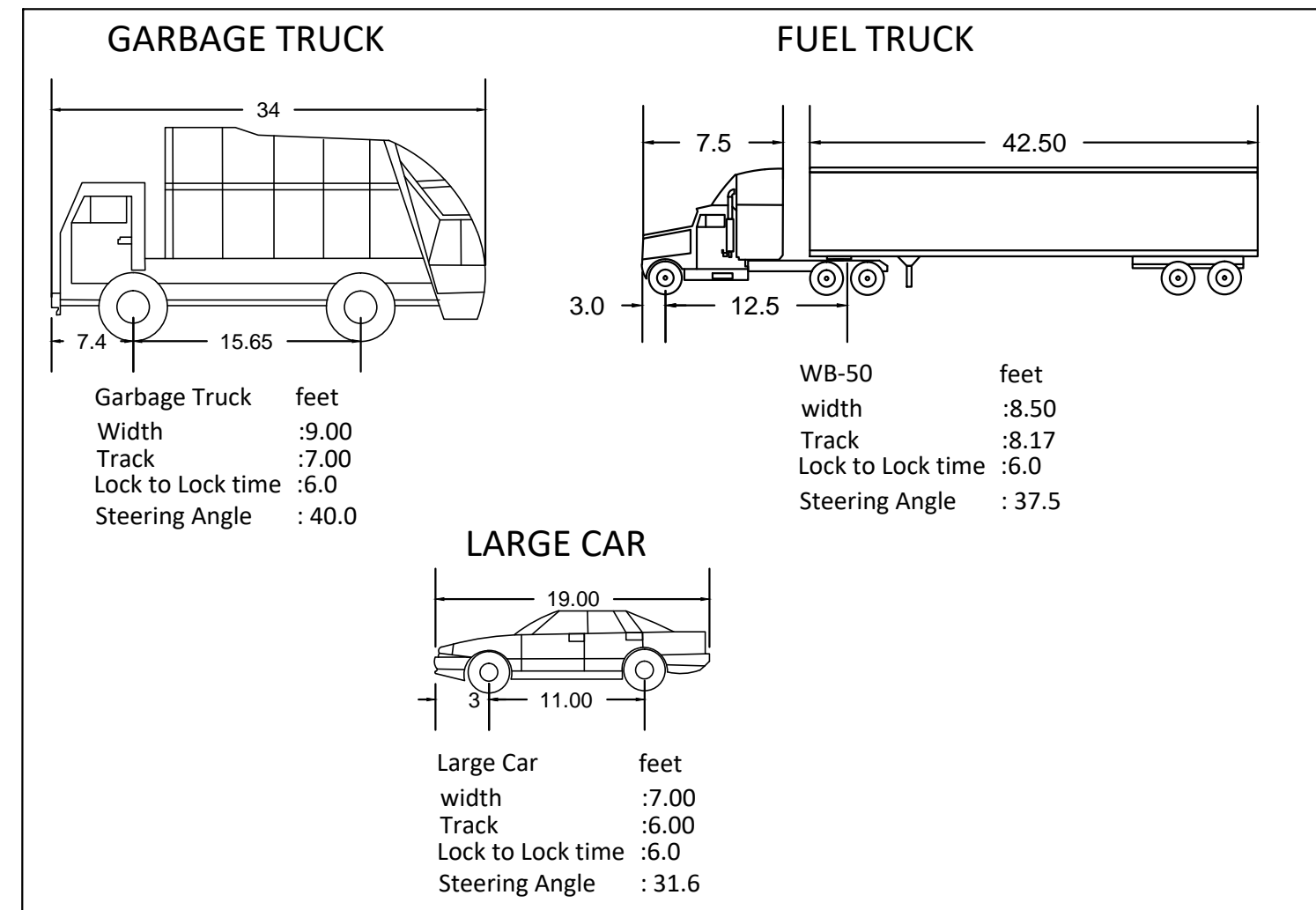
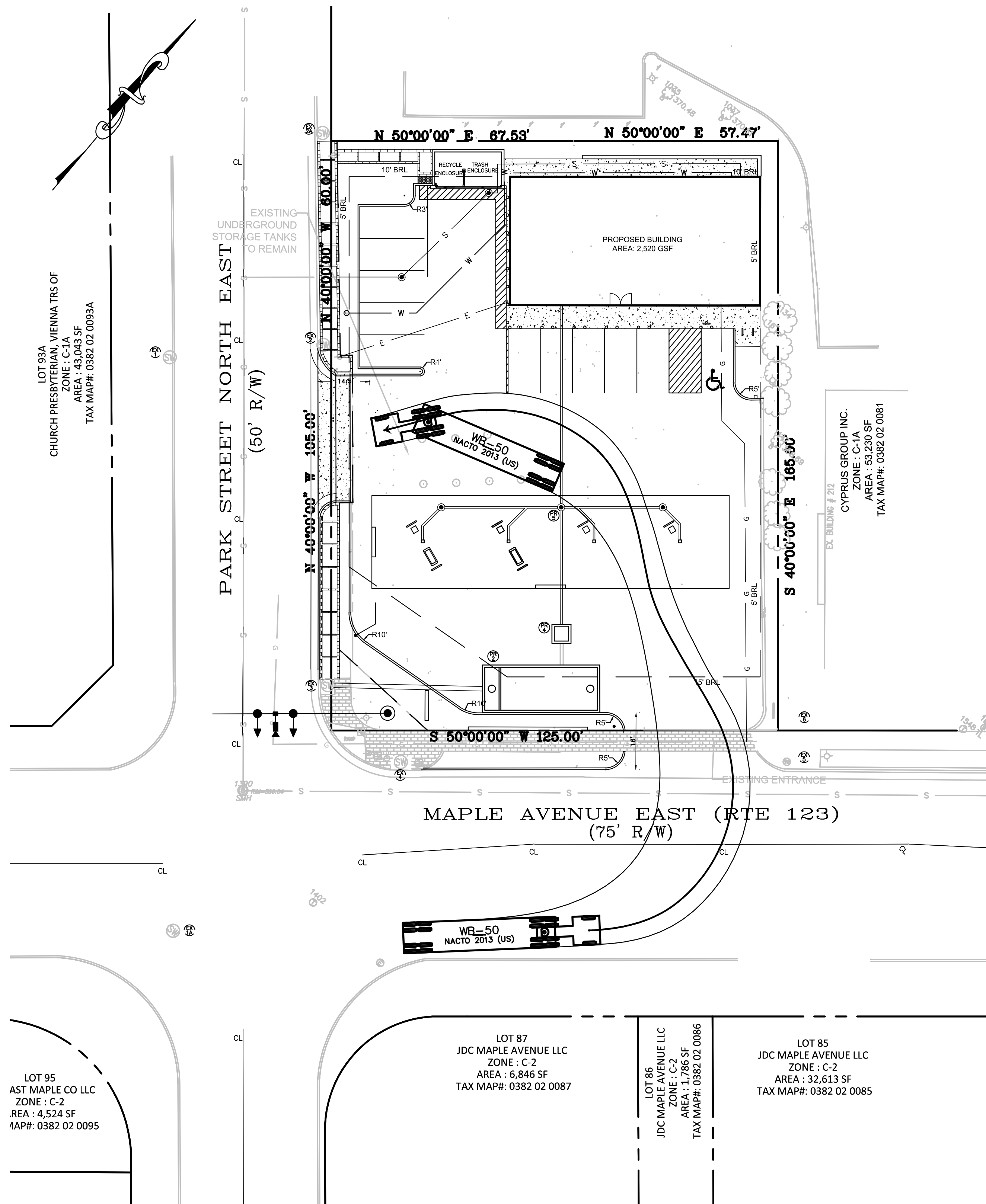
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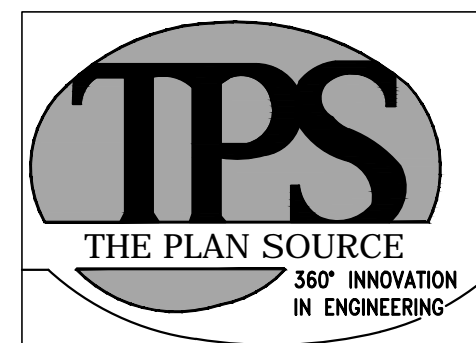
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EXHIBIT

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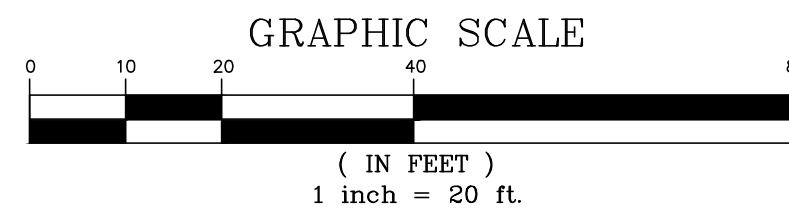
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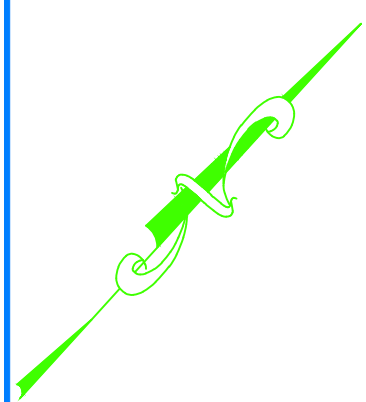
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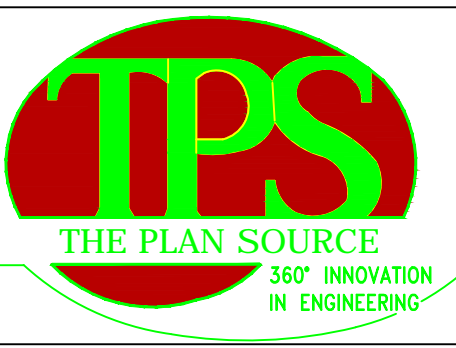
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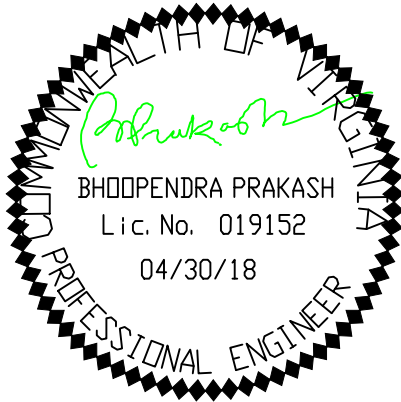




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ILLUSTRATIVE SITE PLAN

AREA:  
20,626 SF (COMBINED)

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DRAWING NO.  
  
LS 101



DRAWING NO.  
LS 201





1 FRONT (MAPLE AVE) ELEVATION

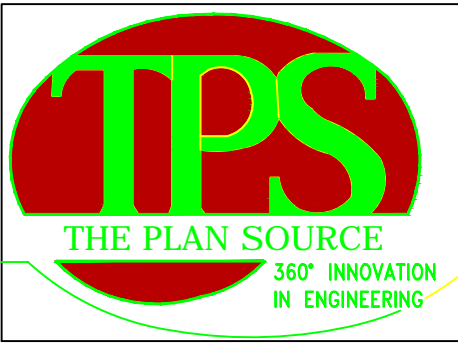


2 REAR ELEVATION

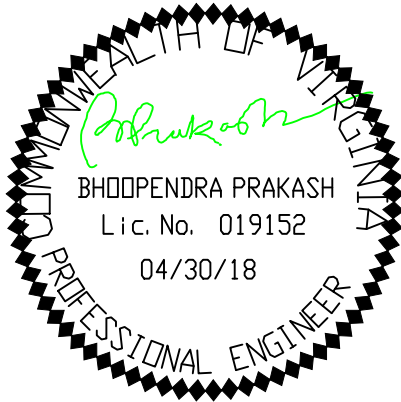
MATERIALS

- 1.BRICK RED-MEDIUM RED
- 2.CLAPBOARD SIDING WHITE COLOR
- 3.SHINGLES GRAY COLOR
- 4.STOREFRONT GLAZING
- 5.BOLLARDS-WHITE
- 6.BIKE RACK

CIVIL ENGINEERS:



8565D SUDLEY ROAD.  
MANASSAS, VA 20110  
Phone: (571) 249-3448  
Fax : (703) 940-2280  
www.plan-source.com  
bprakash@plan-source.com



No.	DATE:	REVISIONS
1	04/02/18	Planning Commission meeting Plan set
2	05/04/18	Town Council meeting Plan set
No.	DATE:	

PROJECT INFORMATION:

200 MAPLE AVE E  
VIENNA, VA 22180

OWNER'S NAME:

TSPP LLC,  
ZEE INVESTMENTS LLC  
43083 JOHN MOSBY HWY  
CHANTILLY, VA 20152

DEVELOPER INFORMATION:

CAPITOL PETROLEUM GROUP  
6820 COMMERCIAL DRIVE  
SPRING FIELD, VA 22151

DRAWING TITLE:

BUILDING ELEVATION I

AREA:

SCALE: 1/4"=1'-0"

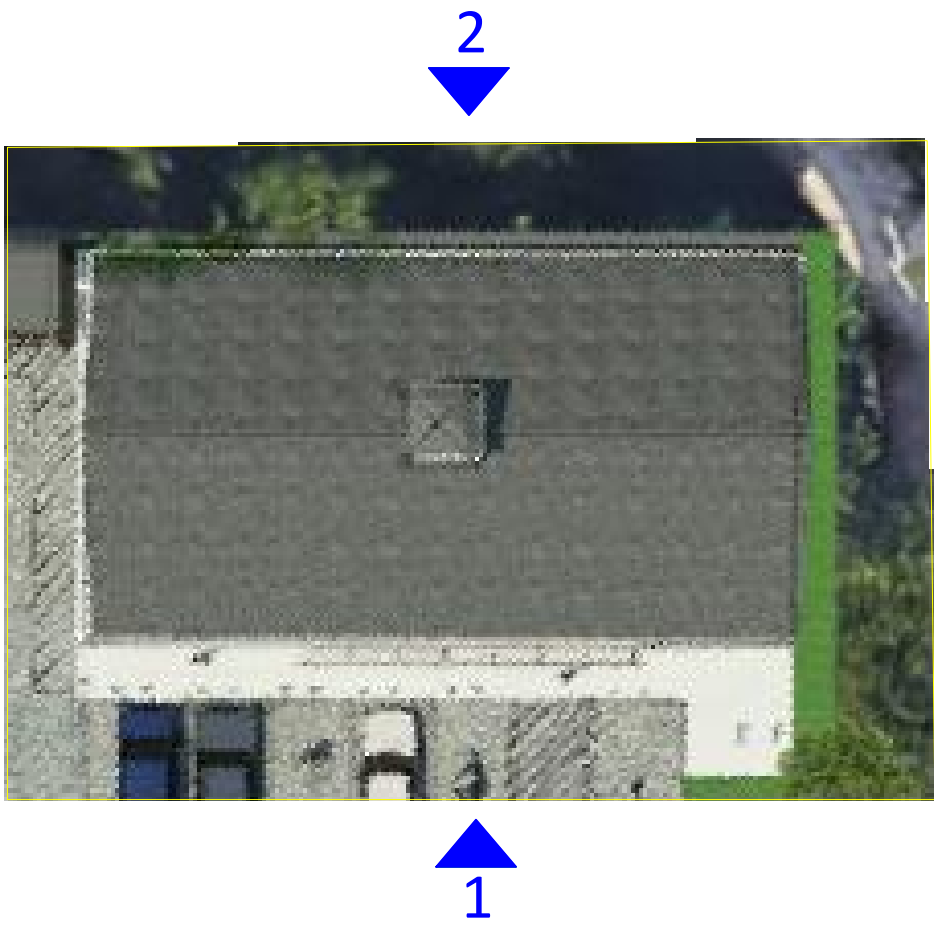
PROJECT MANAGER:

BP

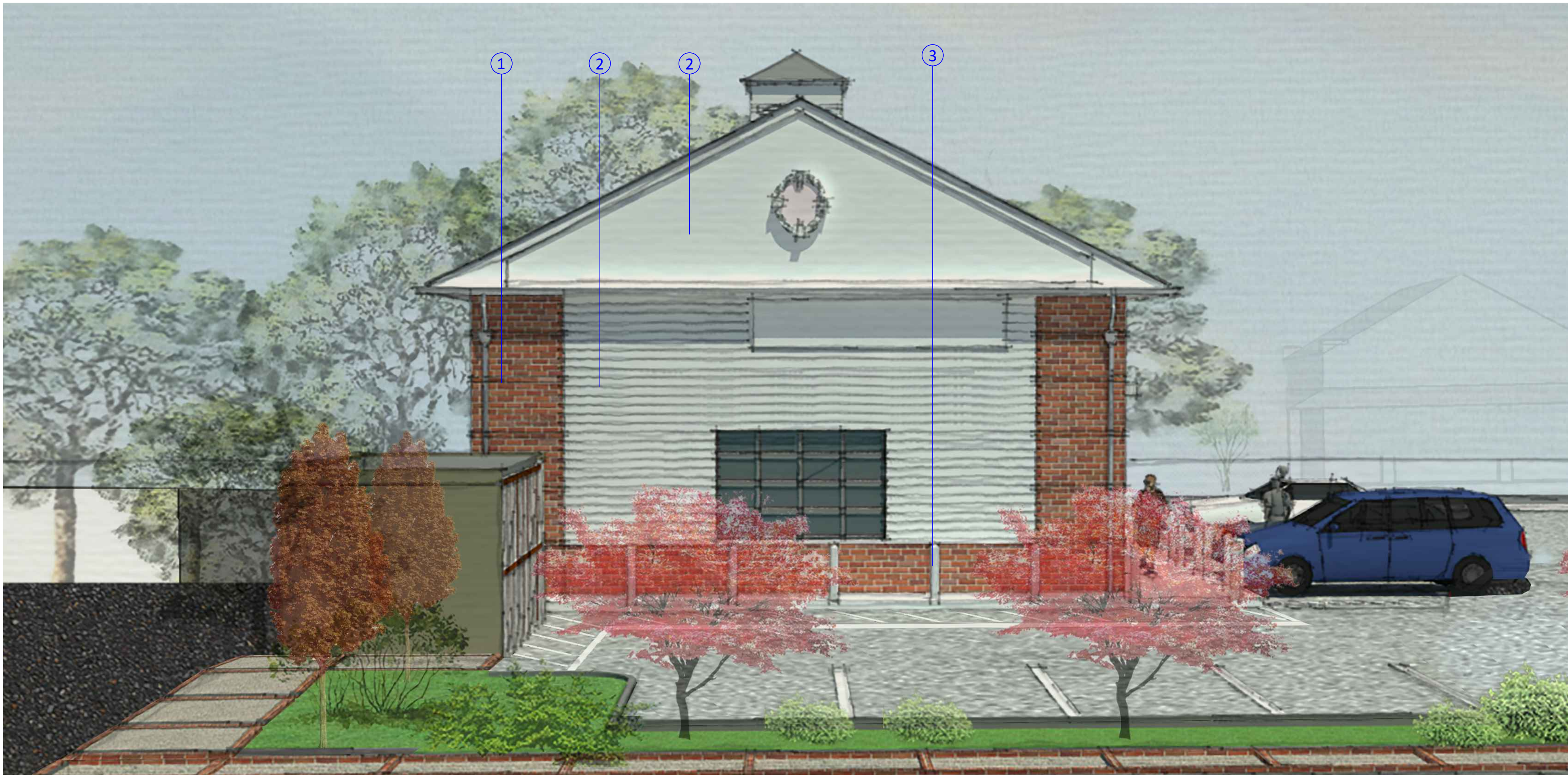
DRAWN BY: SR	DATE: APR 2018
CHECKED BY: DA	TAX MAP#: 0382 02 0088 0382 02 0089 0382 02 0090

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A1.0







3 SIDE (PARK STREET) ELEVATION

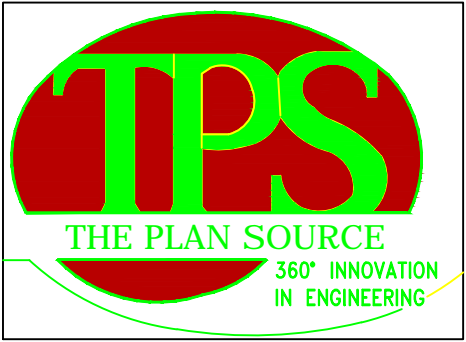


4 SIDE ELEVATION

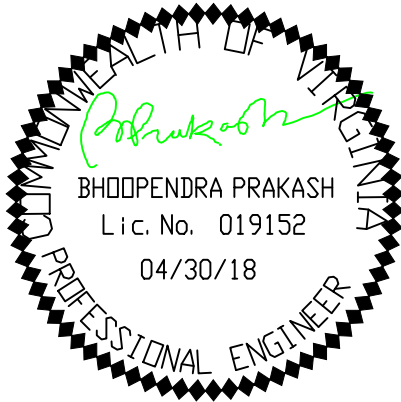
MATERIALS

- 1.BRICK RED-MEDIUM RED
- 2.CLAPBOARD SIDING WHITE COLOR
- 3.BOLLARDS-WHITE

CIVIL ENGINEERS:



8565D SUDLEY ROAD.  
MANASSAS, VA 20110  
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bprakash@plan-source.com



No.	DATE:	REVISIONS
1	04/02/18	Planning Commission meeting Plan set
2	05/04/18	Town Council meeting Plan set
No.	DATE:	

PROJECT INFORMATION:  
200 MAPLE AVE E  
VIENNA, VA 22180

OWNER'S NAME:  
TSPP LLC,  
ZEE INVESTMENTS LLC  
43083 JOHN MOSBY HWY  
CHANTILLY, VA 20152

DEVELOPER INFORMATION:  
CAPITOL PETROLEUM GROUP  
6820 COMMERCIAL DRIVE  
SPRING FIELD, VA 22151

DRAWING TITLE:  
  
BUILDING ELEVATION II

AREA:

SCALE: 1/4"=1'-0"

PROJECT MANAGER:  
BP

DRAWN BY: SR	DATE: APR 2018
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