

LEGEND	
	EXIST FENCE
	EXIST CURB & GUTTER
	PROPERTY LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER
	EXISTING GAS LINE
	EXISTING STORM PIPE
	EXISTING CONTOUR
	PROPOSED CURB & GUTTER
	PROPOSED PARKING STRIPING
	PROPOSED BUILDING
	EXIST STORM INLET
	EXIST LIGHT POLE
	EXIST POWER POLE
	EXIST GUY WIRE
	EXIST SIGN

SITE TABULATION

	REQUIRED	PROVIDED
	NA	20,626 SF
MINIMUM LOT AREA	NA	125'
MINIMUM LOT WIDTH	NA	17'
MAXIMUM BLDG HT.	35'	50'
MINIMUM YARD REQ. FRONT	15'	5'
SIDE	5'	10'
REAR	10'	

AREA TABULATION

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

PARKING REQUIREMENT

USE	NET 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 OF PARKING SPACE APPROVED BY TOWN COUNCIL ON 05/21/2018

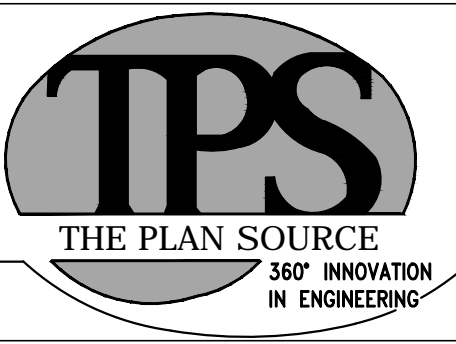
LEGEND

ITEM NUMBER		LEGEND
34	PROPOSED CONCRETE SIDEWALK	X ITEM NUMBER LISTED BELOW X PARKING SPACES ETR EXISTING TO REMAIN ETD EXISTING TO BE DEMOLISHED ETM EXISTING TO BE MODIFIED
35	PROPOSED GAS LINE	
36	PROPOSED SANITARY LATERAL	
37	PROPOSED WATER LINE	
38	PROPOSED ADA SIGN	BUILDING
39	PROPOSED ADA RAMP	
40	EXISTING LIGHT POLE	
41	PROPOSED CG-13 ENTRANCE	CANOPY / ISLANDS
42	PROPOSED HVAC UNIT LOCATION	
43	PROPOSED HVAC UNIT LOCATION	
1	PROPOSED CONVENIENCE STORE	YARD AREA TANKS
2	PROPOSED BUILDING ENTRANCE	
3	PROPOSED SIDEWALK	
4	PROPOSED BOLLARD	PROPOSED CANOPY
5	DISPENSING EQUIPMENT	
6	PROPOSED CANOPY	
7	PROPOSED BIKE RAIL	PROPOSED CANOPY CONCRETE PAD
8	PROPOSED CANOPY CONCRETE PAD	
9	PROPOSED UNDERGROUND TANKS	
10	EXISTING ENTRANCE -ETR	EXISTING TRASH ENCLOSURE
11	ADA ACCESSIBLE PARKING ONLY SIGN PER LOCAL CODE	
12	PROPOSED TRASH ENCLOSURE	
13	EXISTING GAS LINE -ETR	EXISTING TREE - ETM
14	WATER METER - ETM	
15	PROPOSED CURB & GUTTER (CG-6)	
16	PROPOSED PARKING STRIPING	OFFSITE SIDEWALK -ETR
17	PROPERTY LINE	
18	OFFSITE CURB & GUTTER -ETR	
19	OFFSITE SIDEWALK -ETR	EXISTING STORM-INLETS -ETR
20	EXISTING STORM-INLETS -ETR	
21	EXISTING TREE - ETR	
22	PROPOSED CONCRETE PAVEMENT	PROPOSED SIGN ID
23	PROPOSED CURB (CG-2)	
24	PROPOSED SIGN ID	
25	PROPOSED KNEE WALL	PROPOSED BMP STRUCTURE
26	PROPOSED BMP STRUCTURE	
27	PROPOSED SWM STRUCTURE	
28	PROPOSED STORM DRAIN	PROPOSED LOADING SPACE
29	PROPOSED LOADING SPACE	
30	EXISTING ELECTRIC POLE	
31	PROPOSED 15" PVC PIPE	EXISTING AIR COMPRESSOR BASE
32	PROPOSED TRAFFIC POLE (BY OTHERS)	
33	PROPOSED AIR COMPRESSOR BASE	

NOTES:

- OVERHEAD ELECTRICAL WIRES ON SITE FRONTAGES ONLY WILL BE UNDERGROUNDED AS ALLOWED BY THE UTILITY COMPANY, AND ALONG PARK AVENUE FRONTAGE.
- 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 AVE AND PARK STREET ARE A SPECIAL TYPE/COLOR AND MUST BE OBTAINED FROM THE TOWN.

CIVIL ENGINEERS:



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No.	DATE:	REVISIONS
1.	04/02/18	Planning Commission meeting Plan set
2.	05/04/18	Town Council meeting Plan set
3.	06/09/18	Board of Architectural Review

No.	DATE:	
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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:

SITE PLAN

AREA: 20,626 SF (COMBINED)

SCALE: 1"= 10'

PROJECT MANAGER:
BP

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

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DRAWING NO.
01



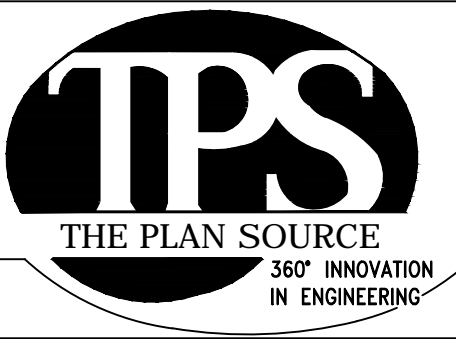
1 FRONT (MAPLE AVE) ELEVATION



2 REAR ELEVATION



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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: NA

SCALE: NTS

PROJECT MANAGER:
BP

DRAWN BY: SR	DATE: JUNE 2018
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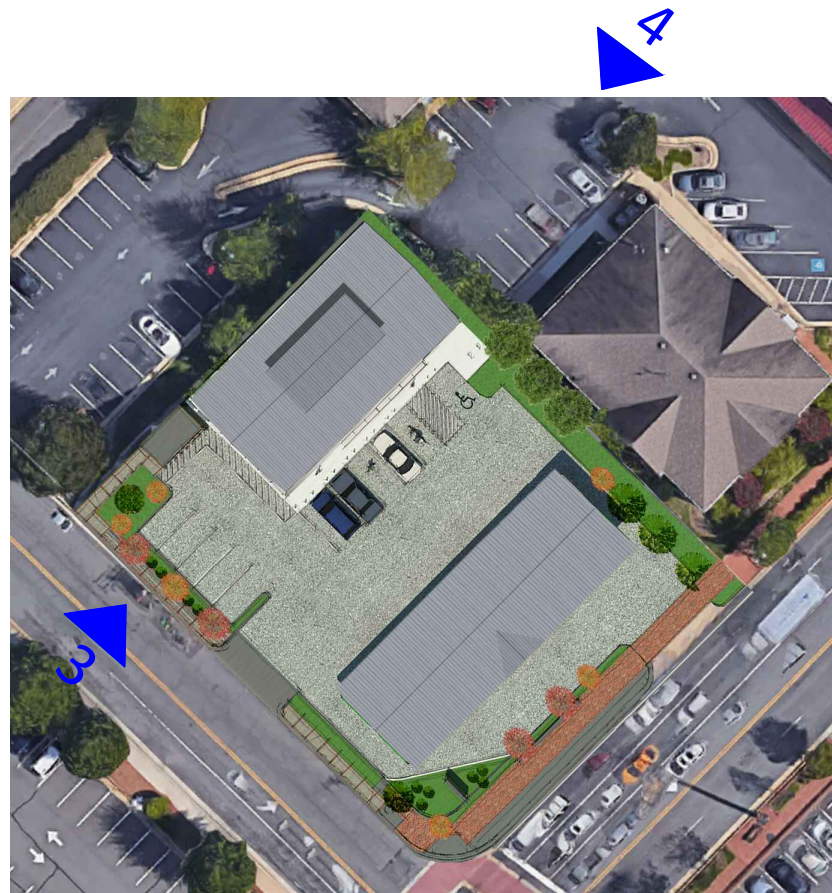
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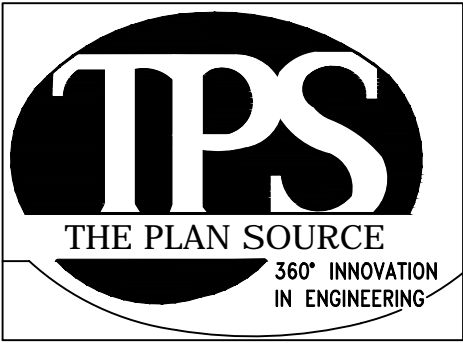
3 SIDE (PARK STREET) ELEVATION



4 SIDE ELEVATION



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VIENNA, VA 22180

OWNER'S NAME:
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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: NA

SCALE: NTS

PROJECT MANAGER:
BP

DRAWN BY: SR
DATE: JUNE 2018

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0382 02 0090

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03

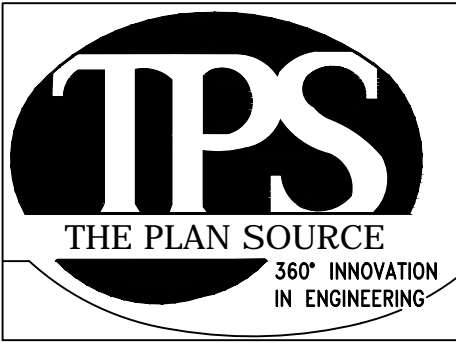


4 VIEW FROM MAPLE AVE



5 VIEW FROM PARK ST

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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:

ELEVATION FROM MAPLE AVE

AREA: NA

SCALE: NTS

PROJECT MANAGER:
BP

DRAWN BY: SR	DATE: JUNE 2018
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1 Board and Batten siding
Color : Colonial white
Material : Board and Batten
vertical Siding
Manufacturer : Certainteed

2 Brick Cladding
Color: Red Centennial
MATERIAL: Brick
MANUFACTURER : General Shale
SPECIFICATION : Lightweight
SKU: 6035029453

3 Brick Cladding
Color: Virginia Highlands
Material: Brick
Manufacturer: General Shale
Specification: Lightweight
SKU: 6035004894

4 Metal Roofing
Color : Slate Gray (Paint)
Material : Standing Seam Roof Systems
Manufacturer: MBCI

4A Awning
Color : Slate Gray
Material : Steel

5 Cupola
Color: White base,
Ash Gray Metal Roof
Material: Vinyl Square Base,
Metal roof
Manufacturer: Cupola Creations

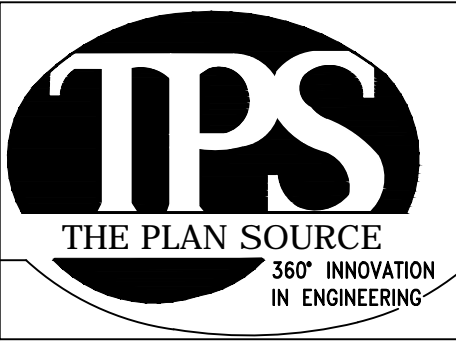
6 Window
Color: White
Material: PVC Window
Manufacturer: Imagination mill work

7 BP Illuminated building Sign
Color:
BP Retail Green PMS 348
BP Super Bright Green PMS 382
BP White - 4900 (Acrylic), 900 (Oil)
Material :
BP Illuminated Shop sign - ACM
Paint

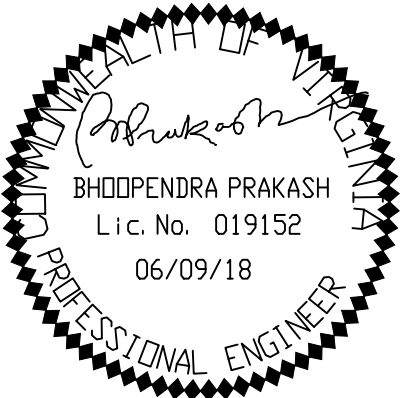
8 Canopy Fascia Sign
Color:
BP Yellow -PMS 109c
BP Light Green - PMS 368c
BP Green - PMS 109
White - Pantone White
Material:
Formed polycarbonate with
beveled edge, ACM disc

9 Free Standing sign
Color:
BP Yellow - PMS 109c
BP Green - PMS 109
BP Light Green - PMS 368c
White - Pantone White
Material:
ACM

CIVIL ENGINEERS:



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No.	DATE:	REVISIONS
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3.	06/09/18	Board of Architectural Review
No.	DATE:	

PROJECT INFORMATION:
200 MAPLE AVE E
VIENNA, VA 22180

OWNER'S NAME:
TSP 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:
**MATERIAL
&
SPECIFICATIONS**

AREA: N/A

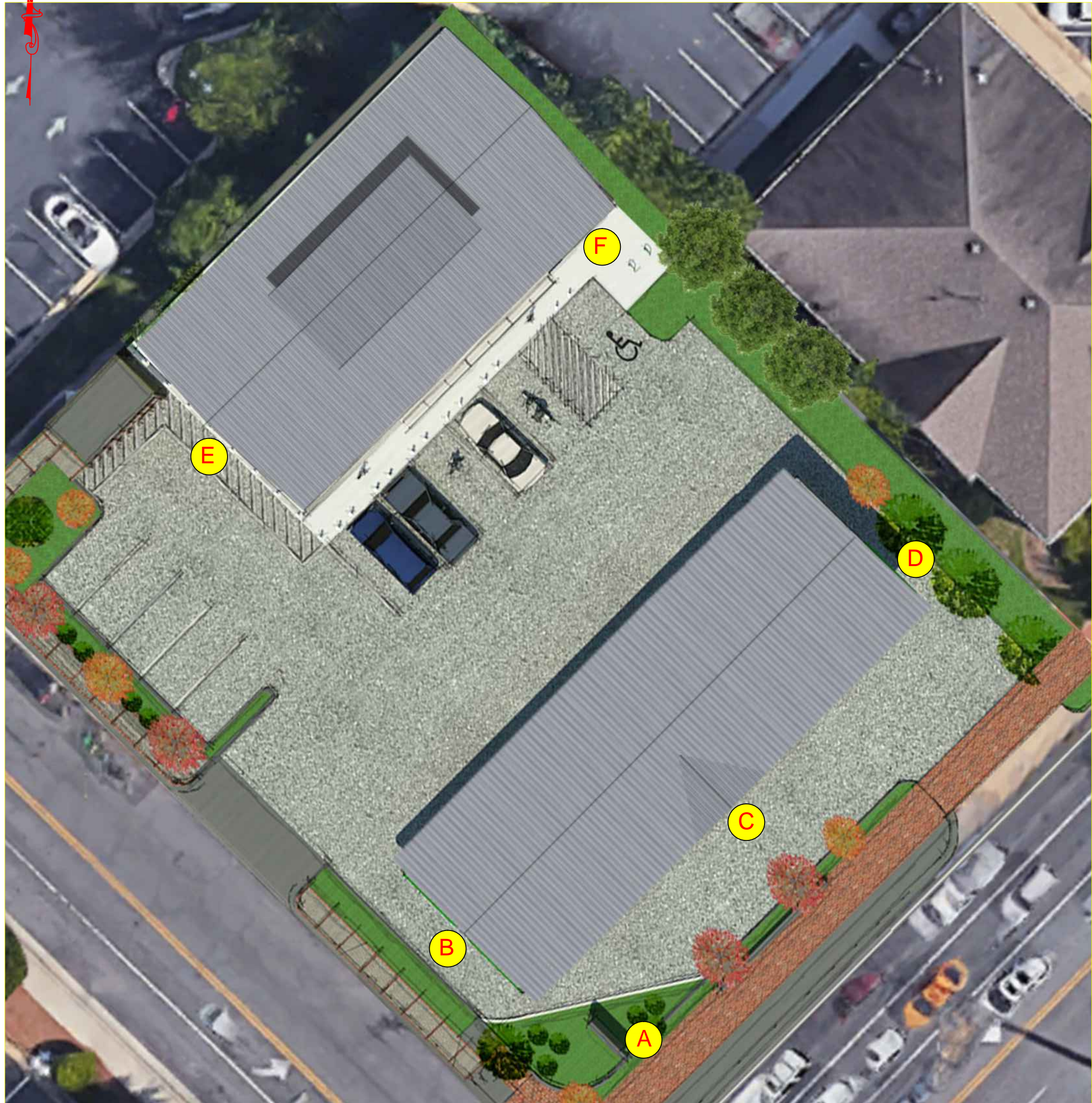
SCALE: N/A

PROJECT MANAGER:
BP

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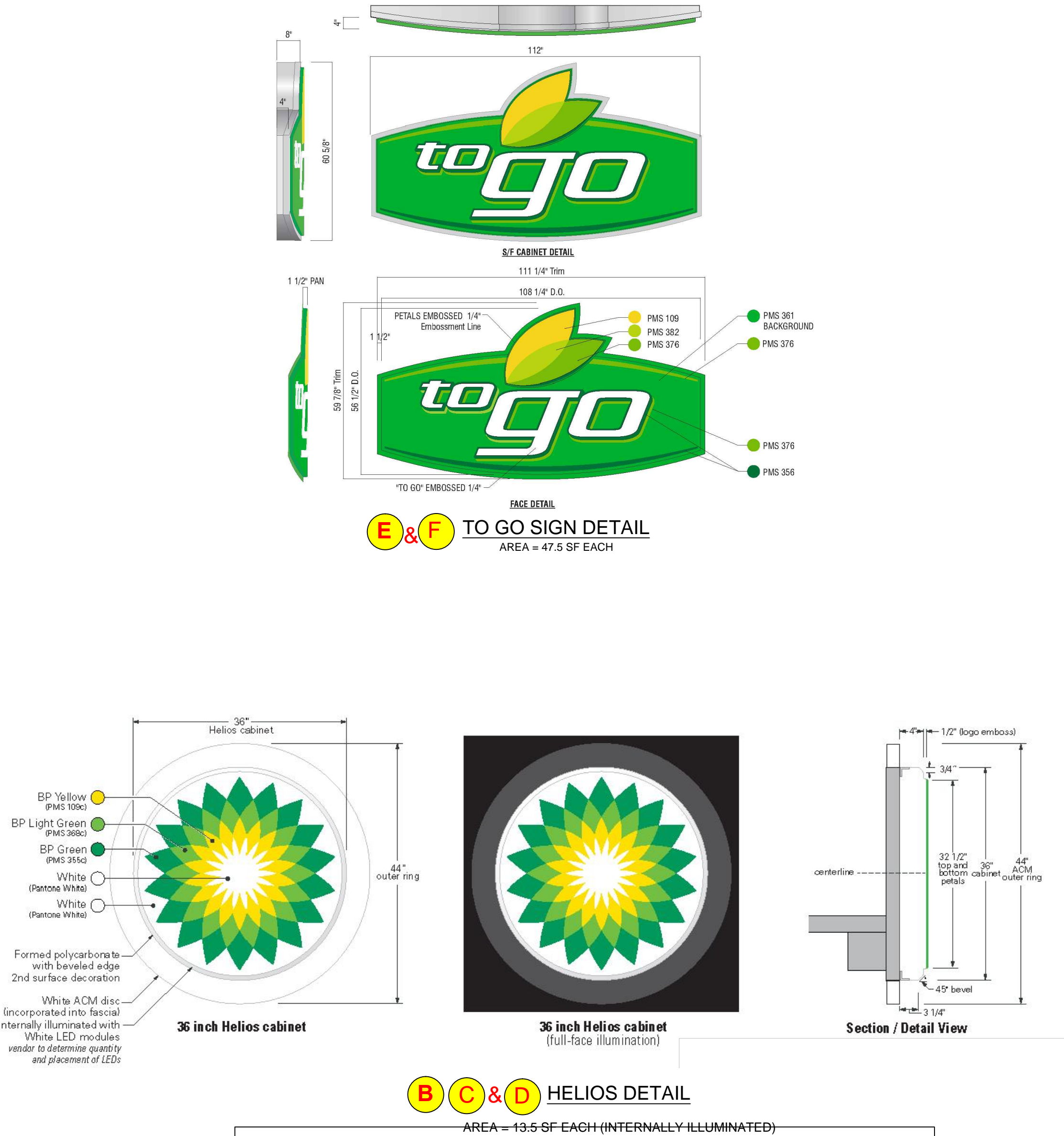
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SITE PLAN

BUILDING SIGNAGE AREA:	
ALLOWABLE BUILDING SIGNAGE AREA:	
A TOTAL LIMIT OF TWO SF OF SIGN AREA IS PERMITTED FOR EACH LINEAR FOOT OF COMMERCIAL BUILDING FRONTAGE	
BUILDING FRONTAGE	100 LF
ALLOWABLE SIGN AREA	200 SF
TOTAL PROPOSED SIGN AREA	162 SF
PROPOSED BUILDING SIGNAGE AREA:	
i) ALONG BUILDING:	
FRONT ELEVATION SIGN SF:	47.5 SF
SIDE ELEVATION SF:	47.5 SF
ii) ALONG CANOPY:	
BP HELIOS SIGNAGE SF (QTY 3):	40.5 SF
TOTAL BUILDING SIGNAGE SF	135.56 SF
FREESTANDING SIGNAGE AREA:	
ALLOWABLE BUILDING SIGNAGE AREA:	
ONE FREESTANDING SIGN NOT TO EXCEED	36 SF
PROPOSED FREE STANDING AREA:	
TOTAL PROPOSED SIGNAGE :	36 SF



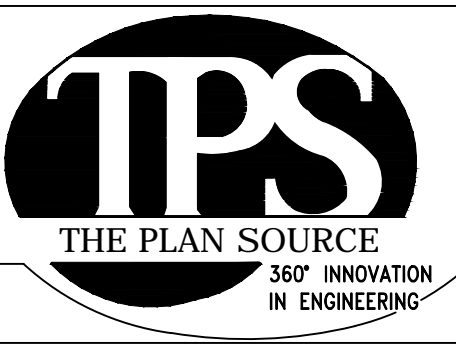
MONUMENT SIGNAGE AREA:

ALLOWABLE AREA OF MONUMENT SIGN =	36 SF
PROPOSED AREA OF MONUMENT SIGN =	36 SF

NOTES:

- 1) DEPICTED SIGNAGE WILL BE PRESENT ON BOTH SIDES OF MONUMENT SIGN.
- 2) INTERNALLY ILLUMINATED MONUMENT SIGN.

CIVIL ENGINEERS:



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No.	DATE:	REVISIONS
1.	04/02/18	Planning Commission meeting Plan set
2.	05/04/18	Town Council meeting Plan set
3.	07/03/18	Board of Architectural Review
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:

EXTERIOR BUSINESS
SIGNAGE PLAN

AREA: N/A

SCALE: N/A

PROJECT MANAGER:
BP

DRAWN BY:
BR

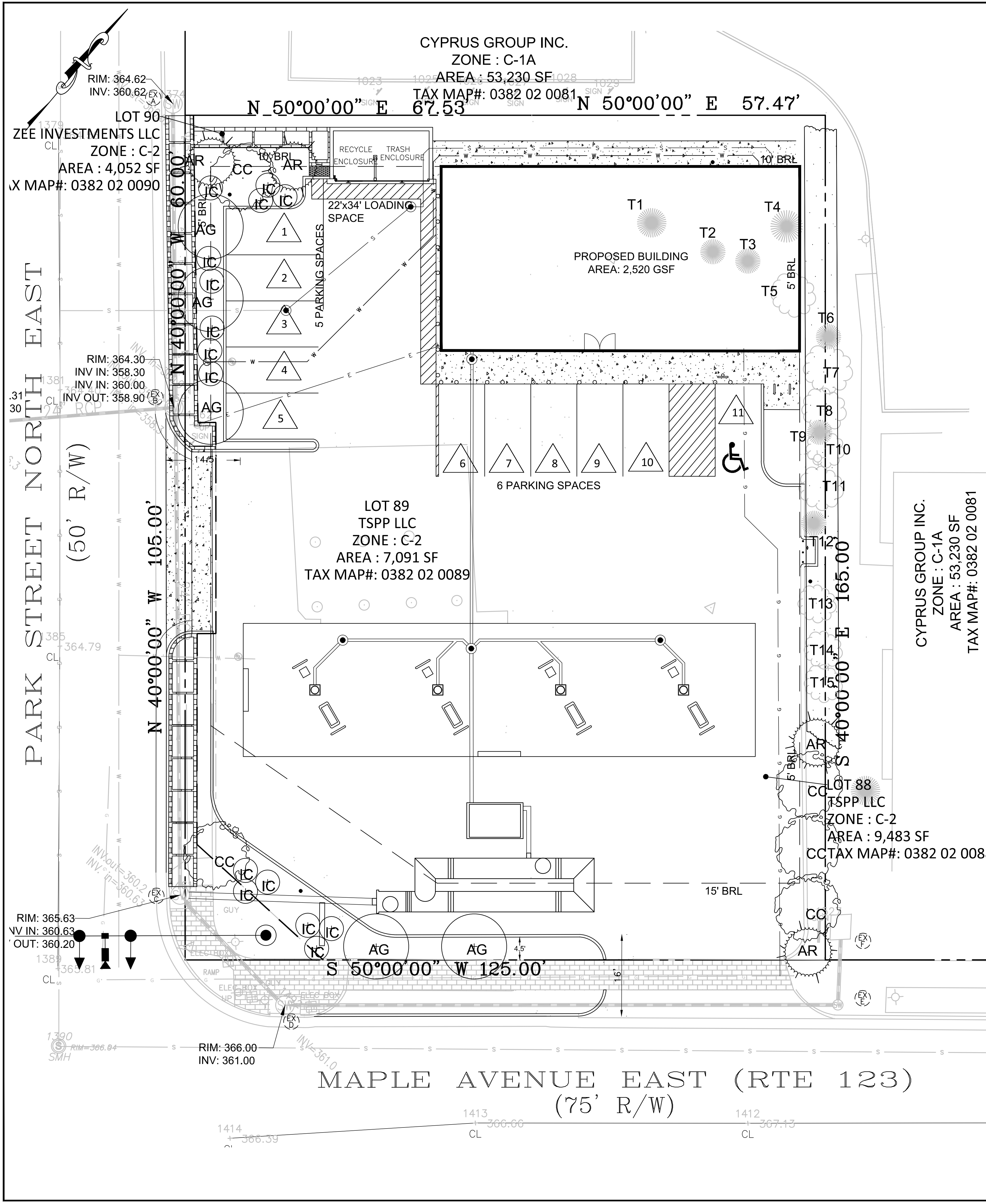
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JUL 2018

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TAX MAP#:
0382 02 0088
0382 02 0089
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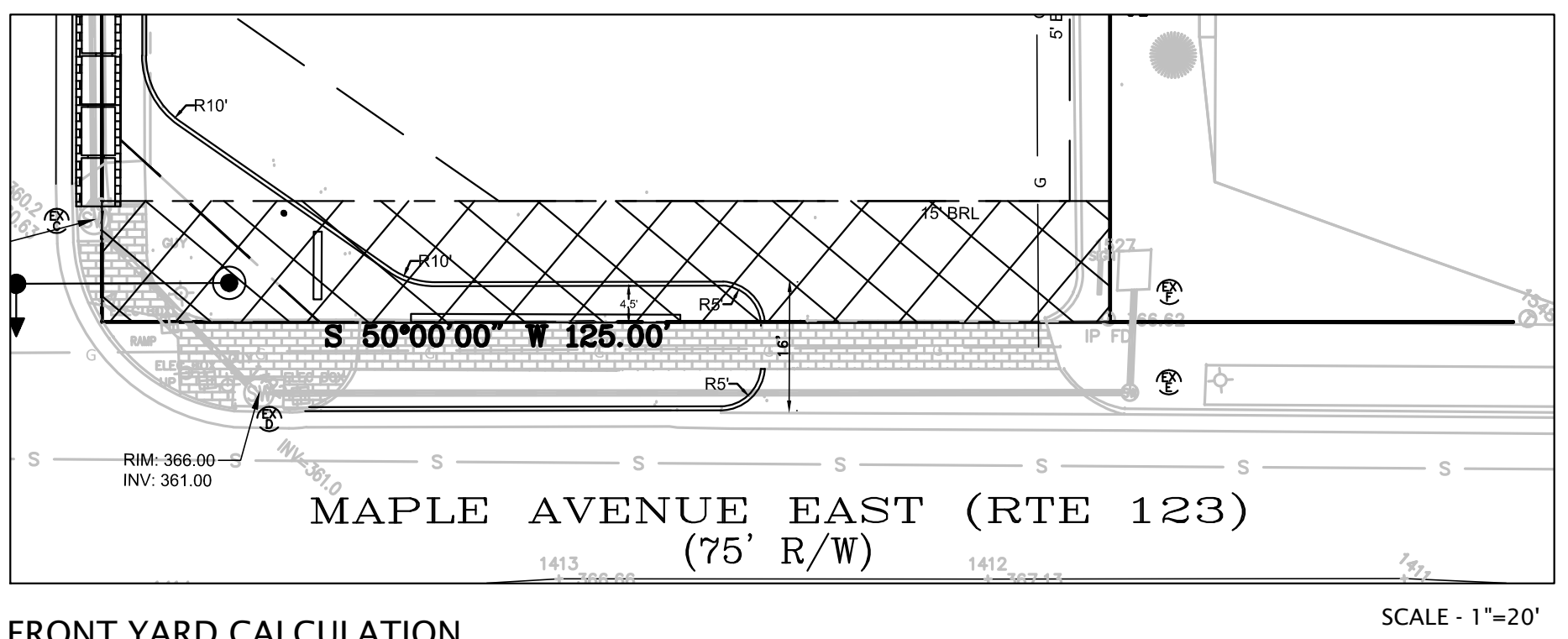
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06



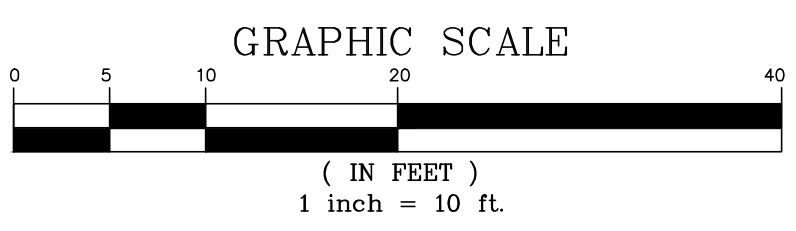
EXISTING PLANTS SCHEDULE					
ID. NUM	QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER SIZE-INCHES	CONDITION / NOTES
T1	1	PINUS STROBUS	EASTERN WHITE PINE	11	Moderate/ Storm Damage/ Vine Covered
T2	1	PINUS STROBUS	EASTERN WHITE PINE	9	Moderate/Vine Covered
T3	1	PINUS STROBUS	EASTERN WHITE PINE	10	Moderate/Vine Covered
T4	1	PINUS STROBUS	EASTERN WHITE PINE	16	Moderate/Vine Covered
T5	1	PINUS STROBUS	EASTERN WHITE PINE	16	Moderate/Vine Covered
T6	1	PINUS STROBUS	EASTERN WHITE PINE	9	HEALTHY
T7	1	ACER RUBRUM	RED MAPLE	15	HEALTHY
T8	1	ACER RUBRUM	RED MAPLE	11	HEALTHY
T9	1	PINUS STROBUS	EASTERN WHITE PINE	9	HEALTHY
T10	1	ACER RUBRUM	RED MAPLE	7	HEALTHY
T11	1	ACER RUBRUM	RED MAPLE	13	HEALTHY
T12	1	PINUS STROBUS	EASTERN WHITE PINE	10	HEALTHY
T13	1	ACER RUBRUM	RED MAPLE	7	HEALTHY
T14	1	ACER RUBRUM	RED MAPLE	11	HEALTHY
T15	1	ACER RUBRUM	RED MAPLE	11	HEALTHY

NEW PLANTING SCHEDULE						
CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	10 -YR CANOPY ft 2	TOTAL CANOPY ft 2
AR	5	ACER RUBRUM	COLUMNAR RED MAPLE	3"	75	375
CC	5	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	3"	125	625
AG	5	ACER GINNALA	AMUR MAPLE	3"	125	625
IC	15	IIEX COMPACTA	COMPACT JAPANESE HOLLY	24"-30" TALL		
					TOTAL PROVIDED	1,625

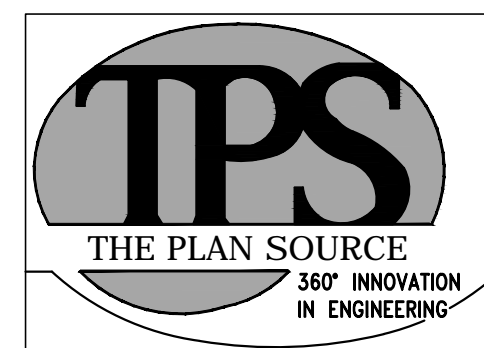
20 YEAR TREE CANOPY CALCULATIONS
AREA OF THE SITE = 20,626 SF
EXISTING TREE COVER = 4,294 SF
EXISTING TREE COVER TO REMAIN = 480 SF
PERCENTAGE TREE CANOPY REQUIRED = 10%
AREA OF TREE CANOPY REQUIRED = 2,063 SF
AREA OF TREE CANOPY PROVIDED = 480 + 1,625= 2,105 SF



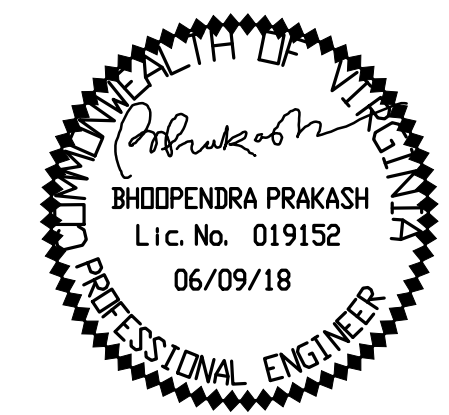
FRONT YARD CALCULATION
TOTAL FRONT YARD = 1,861 SF
25% OF THE TOTAL FRONT YARD = 465 SF
OPEN SPACE REQUIRED IN FRONT YARD = 465 SF
OPEN SPACE PROVIDED IN FRONT YARD = 742 SF



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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:
LANDSCAPE PLAN

AREA: 20,626 SF (COMBINED)

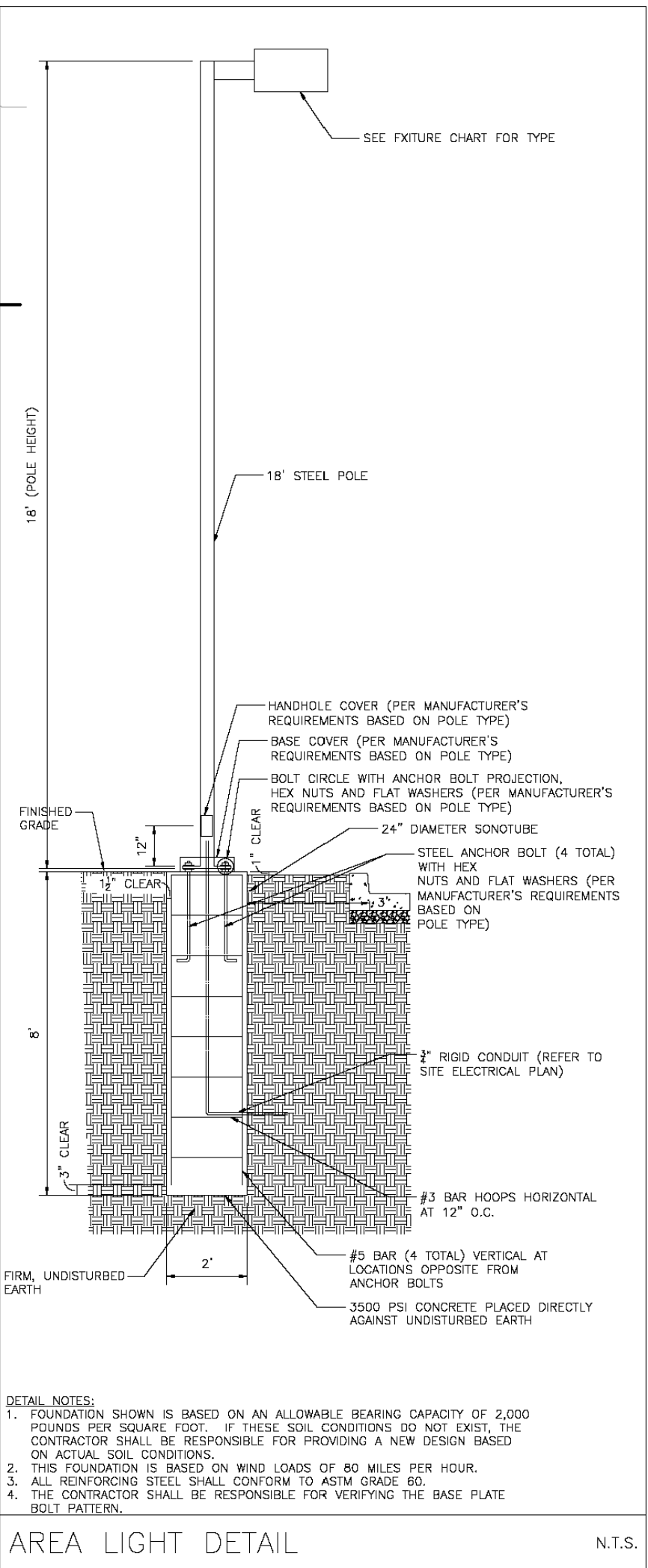
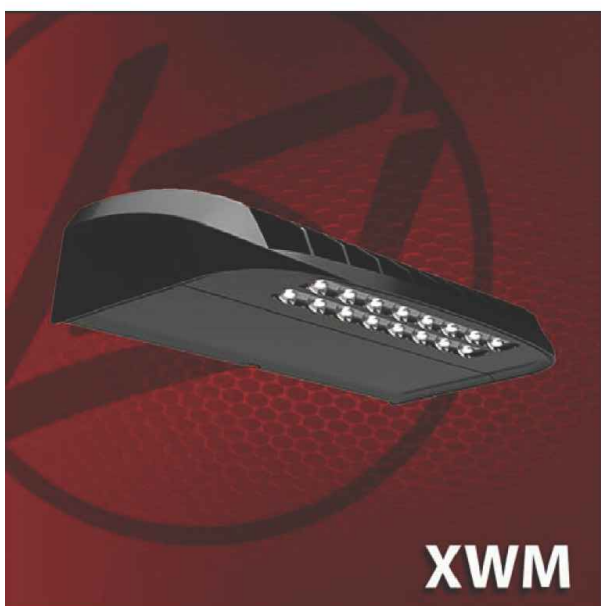
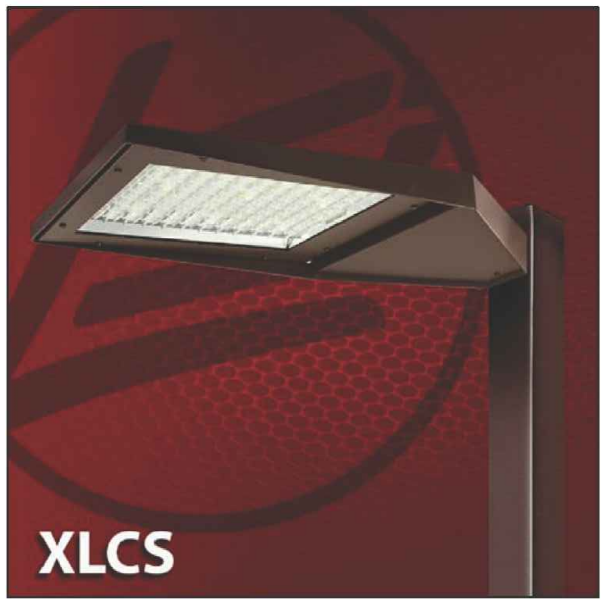
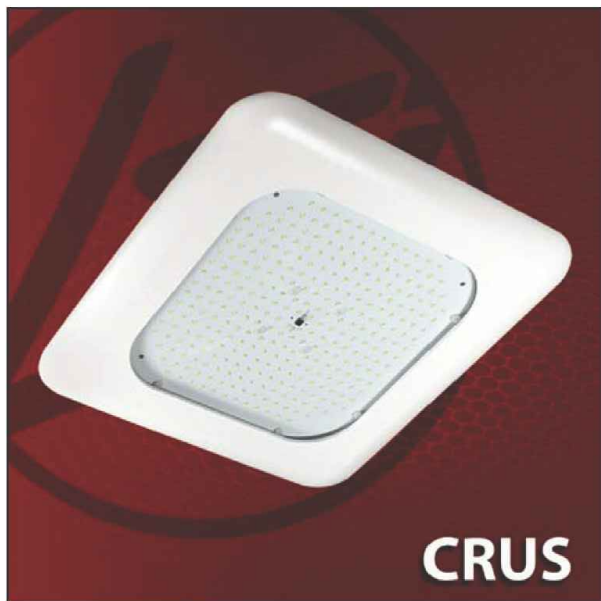
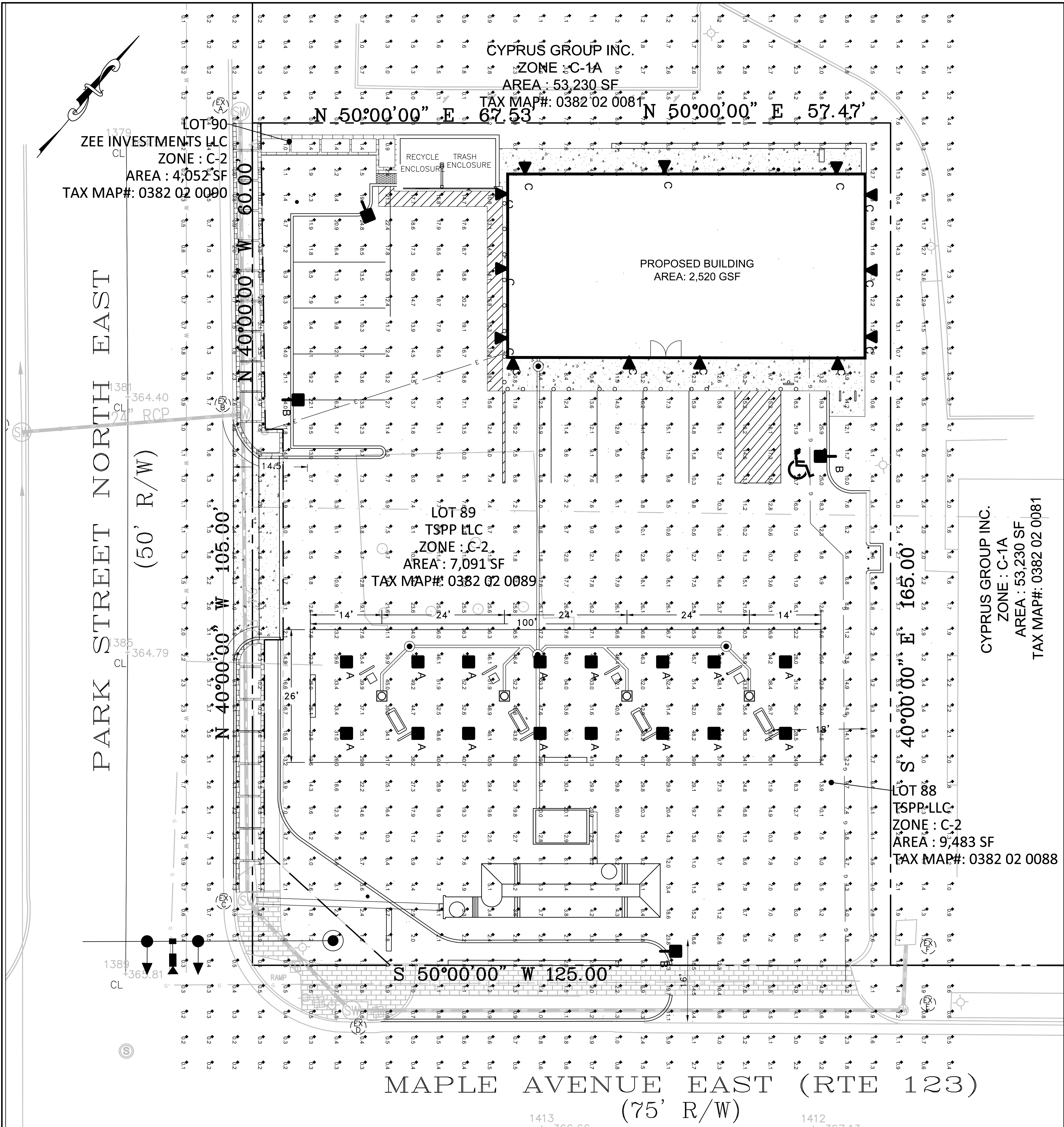
SCALE: 1"=10'




PROJECT MANAGER:
BP

DRAWN BY: PR	DATE: JUNE 2018
CHECKED BY: DA	TAX MAP#: 0382 02 0088 0382 02 0089 0382 02 0090

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Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
	16	A	SINGLE	CRUS-SC-LED-SS-50 MTD @ 18'	1.000	N.A.	13674	97.9
	4	B	SINGLE	XLCS-FT-LED-HO-CW-SINGLE-14 POLE+2BASE	1.000	N.A.	15535	136.6
	13	C	SINGLE	XWM-FT-LED-06-50 MTD @ 10'	1.000	N.A.	6523	53.9

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	10.61	54.0	0.0	N.A.	N.A.
CANOPY	Illuminance	Fc	40.06	54.0	17.6	2.28	3.07
INSIDE CURB	Illuminance	Fc	12.86	30.4	2.1	6.12	14.48

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Total Project Watts
Total Watts = 2821.499



LIGHTING PROPOSAL LO-140722-2

C-STORE
200 MAPLE AVE EAST
VIENNA VA

BY:MVE DATE: 12-05-2017 REV: 7-11-2018 SHEET 20 OF 23

SCALE: 1"=10' 0 10