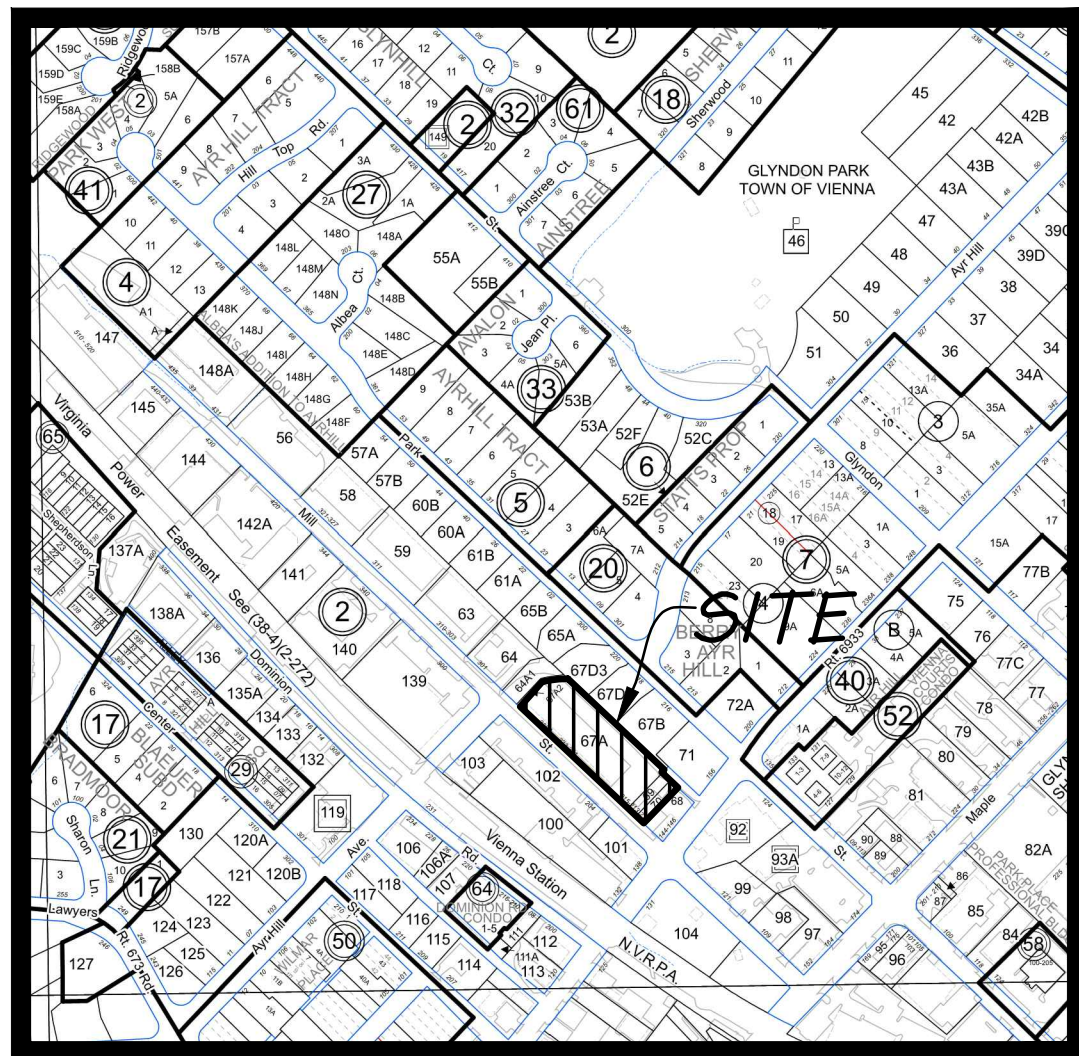
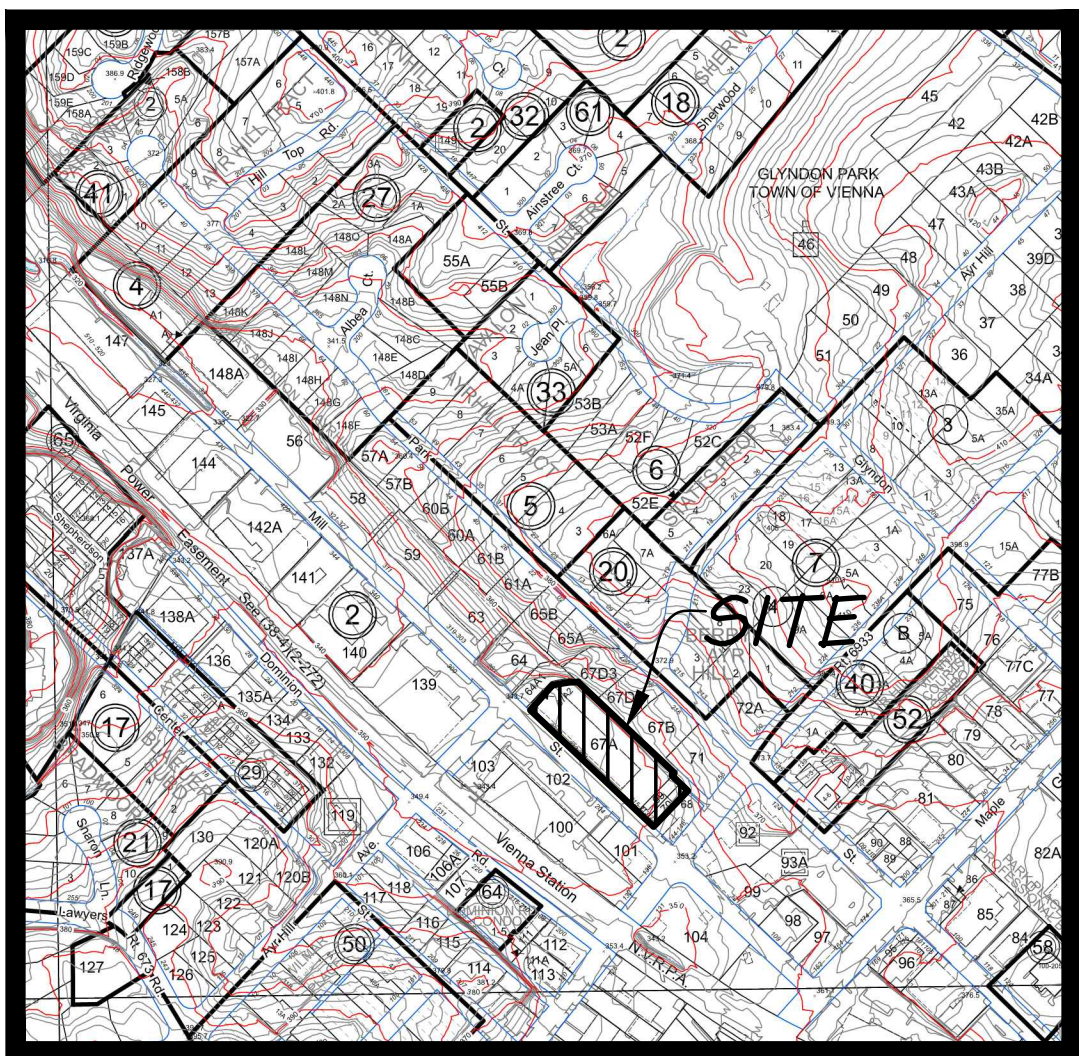
SOIL MAP
$$I^B = 250$$


### VICINITY MAP

 $l'' = 500'$ 

## TOPOGRAPHIC MAP

IN-5001

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

### CONSTRUCTION NOTES

1. THE PROPERTY DELINEATED IS LOCATED ON FAIRFAX COUNTY MAP NO. 38-2 ((22)) PARCELS 67A & 67A2 AND ARE CURRENTLY ZONED C2Y.
2. THE PROPERTIES SHOWN HEREON ARE CURRENTLY IN THE NAME OF MILL STREET DEVELOPMENT ONE, LLC BY DEED RECORDED IN DEED BOOK 24554 AT PAGE 821 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
3. 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. 510580C04ISE, PANEL 145 OF 450, WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2010.
4. THERE ARE NO RESOURCE PROTECTION AREAS ON THIS SITE AS SHOWN ON THE TOWN OF VIENNA CHESAPEAKE BAY PRESERVATION MAP.
5. THIS TOPOGRAPHIC SURVEY ON THE PROPERTIES OF MILL STREET DEVELOPMENT ONE, LLC WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF KEVIN D. VAUGHN FROM AN ACTUAL GROUND SURVEY MADE UNDER HIS SUPERVISION; THE ORIGINAL DATA WAS OBTAINED ON SEPTEMBER 27, 2018; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED. THE VERTICAL DATUM IS REFERENCED TO NGVD 29. THE CONTOUR INTERVAL IS TWO (2) FOOT.
6. UTILITY PLANS WERE NOT PROVIDED DURING THE PERFORMANCE OF THIS SURVEY. ADDITIONAL UTILITY FACILITIES AND/OR UNDERGROUND LINES MAY EXIST THAT WERE NOT EVIDENT OR IDENTIFIED. UTILITY PLANS NEED TO BE ACQUIRED AND COMPARED WITH THIS SURVEY PRIOR TO COMMENCING SITE DESIGN.
7. THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN IN THOSE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE.
8. THE CONTRACTOR SHALL DIG TEST PITS AS REQUIRED FOLLOWING NOTIFICATION AND MARKING OF ALL EXISTING UTILITIES BY MISS UTILITY TO VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES. TEST HOLES TO BE PERFORMED AT LEAST 30 DAYS PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE OWNER AND ENGINEER. REDESIGN AND APPROVAL BY REVIEWING AGENCIES SHALL BE OBTAINED IF REQUIRED.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO THE PLANS PRIOR TO ANY COMMENCEMENT OF CONSTRUCTION.
10. THE CONTRACTOR SHALL VISIT THE SITE AND SHALL VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
11. THE CONTRACTOR SHALL CLEAR THE SITE OF ALL TREES, BUILDINGS, FOUNDATIONS, ETC. WITHIN THE LIMITS OF CONSTRUCTION UNLESS OTHERWISE SPECIFIED, AND SHALL BE RESPONSIBLE FOR CAUSING EXISTING UTILITIES TO BE DISCONNECTED.
12. FINISHED GRADES SHOWN IN PROFILE FOR FINISHED TOP OF CURB GRADES ON EXISTING ROADS SHALL BE FIELD ADJUSTED AS REQUIRED TO CONFORM TO THE INTENT OF THE TYPICAL SECTION USING THE EXISTING EDGE OF PAVEMENT AS THE CONTROL POINT. A SMOOTH GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF THE EXISTING RIGHT-OF-WAY TO THE FACE OF CURB TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR THE PONDING OF WATER ON THE ROADWAY. THE EXISTING PAVEMENT SHALL BE RECAPPED AND/OR REMOVED AND REPLACED AS REQUIRED TO ACCOMPLISH THIS REQUIREMENT. CURB FORMS SHALL BE INSPECTED AND APPROVED FOR HORIZONTAL AND VERTICAL ALIGNMENT BY TOWN OF VIENNA INSPECTORS PRIOR TO PLACING OF CONCRETE.
13. ALL AREAS, ON OR OFF-SITE, WHICH ARE DISTURBED BY THIS CONSTRUCTION AND WHICH ARE NOT PAVED OR BUILT UPON, SHALL BE ADEQUATELY STABILIZED TO CONTROL EROSION AND SEDIMENTATION. THE MINIMUM ACCEPTABLE STABILIZATION SHALL CONSIST OF PERMANENT GRASS, SEED MIXTURE TO BE AS RECOMMENDED BY THE TOWN AGENT. ALL SLOPES 3:1 AND GREATER SHALL BE SODDED AND RESEED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE TOWN OF VIENNA.
14. EXISTING WELLS SHALL BE PERMANENTLY ABANDONED IN ACCORDANCE WITH VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY STANDARDS AND REQUIREMENTS.
15. EXISTING SEPTIC FIELDS SHALL BE ABANDONED IN ACCORDANCE WITH VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY STANDARDS AND REQUIREMENTS.
16. ALL OVER HEAD POLE LINES SHALL BE RELOCATED AS REQUIRED BY THE OWNING UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL ARRANGEMENTS AND COORDINATING ALL WORK REQUIRED FOR THE NECESSARY RELOCATIONS.
17. THE CONTRACTOR IS TO VERIFY INVERT, SIZE AND LOCATION OF BUILDING UTILITY CONNECTIONS WITH THE MECHANICAL PLANS PRIOR TO PLACEMENT OF UNDERGROUND UTILITIES.
18. NO UNDERGROUND SOILS INVESTIGATION HAS BEEN PERFORMED BY LAND DESIGN CONSULTANTS, INC. ALL SOILS INFORMATION PRESENTED AS PART OF THIS SITE PLAN HAS BEEN PREPARED BY OTHERS.
19. EXISTING BUILDINGS, FENCES AND OTHER EXISTING PHYSICAL FEATURES ARE TO BE REMOVED AS INDICATED ON THE DEMOLITION PLAN.
20. ALL REQUIRED DEMOLITION PERMITS WILL BE OBTAINED PRIOR TO DEMOLITION OF ANY FEATURES.
21. DAMAGE TO EXISTING DRIVEWAYS, PAVED AREAS AND GUTTERS OR OTHER EXISTING STRUCTURES NOT PROPOSED TO BE DISTURBED WITH THIS DEVELOPMENT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE REPAIRED TO THE SATISFACTION OF TOWN OF VIENNA AND ANY ADJOINING OWNERS THAT MAY BE AFFECTED.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING A SMOOTH TRANSITION TO EXISTING PAVEMENT.
23. ALL PRIVATE BUILDING CONNECTIONS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
24. TOPS OF EXISTING STRUCTURES WHICH REMAIN IN USE ARE TO BE ADJUSTED IN ACCORDANCE WITH THE GRADING PLAN. ALL PROPOSED STRUCTURE TOP ELEVATIONS ARE TO BE VERIFIED BY THE CONTRACTOR WITH THE SITE GRADING PLANS. IN CASE OF CONFLICT, THE GRADING PLAN SHALL SUPERSEDE PROFILE ELEVATIONS. MINOR ADJUSTMENTS TO MEET FINISHED GRADE ELEVATIONS MAY BE REQUIRED.
25. THE DESIGN, CONSTRUCTION, FIELD PRACTICES AND METHODS SHALL CONFORM TO THE REQUIREMENTS SET FORTH BY THE GOVERNING AGENCY AND ITS CURRENT SUBDIVISION ORDINANCE. FAILURE TO COMPLY WITH THE CODE, APPLICABLE MANUALS, PROVISIONS OF THE CONSTRUCTION AND ESCROW AGREEMENTS OR THE PERMITS SHALL BE DEEMED A VIOLATION.
26. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER/DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITIES WHICH ARE REQUIRED BY THE CODE OF VIRGINIA OR ANY ORDINANCE ENACTED BY THE GOVERNING AGENCY.
27. MINIMUM PERMISSIBLE GRADE LOOK IS REQUIRED FOR PAVEMENT OR PAVEMENT TO ASSURE POSITIVE DRAINAGE. IF THERE IS EXISTING PAVEMENT WHICH IS TO REMAIN DISTURBED DURING CONSTRUCTION AND IS LESS THAN 1.00%, THEN THE CONTRACTOR IS TO CHECK TO MAKE SURE THE SITE AREA WILL HAVE ADEQUATE DRAINAGE.
28. CONSTRUCTION STAKEOUT SHALL BE UNDER THE DIRECT SUPERVISION OF A LICENSED LAND SURVEYOR IN THE STATE OF VIRGINIA.
29. THIS PROPERTY SHALL BE SERVED BY PUBLIC WATER AND SANITARY SEWER.
30. AIR QUALITY PERMITS SHALL BE OBTAINED, IF REQUIRED, AND PROVIDED PRIOR TO ANY CLEARING, GRADING OR OTHER CONSTRUCTION.
31. NO GRAVES HAVE BEEN FOUND ON THIS SITE.
32. SUBBASE DEPTH IS BASED ON A CBR VALUE OF 10, BASED ON AN ACTUAL DETERMINATION PER SOIL TESTS (OR) AN ESTIMATE WHICH WILL BE REVISED Once THE SOIL TESTS OF SUBGRADE ARE PERFORMED.
33. THE METHODS AND MATERIALS USED IN THE CONSTRUCTION OF ALL ROADS SHALL CONFORM TO THE CURRENT TOWN OF VIENNA OR VDOT STANDARD SPECIFICATIONS, UNLESS HEREIN MODIFIED. ALL CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO TOWN OF VIENNA STANDARDS.
34. THE SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
35. ALL CLEAREDS WITHIN PAVED AREAS SHALL BE FITTED WITH A TRAFFIC-RATED COVER AND ADJUSTED TO FINISHED GRADE.
36. ALL RETAINING WALLS EQUAL TO OR GREATER THAN 3' IN HEIGHT SHALL REQUIRE A SEPARATE BUILDING PERMIT AND HANDRAIL. A BUILDING PERMIT SHALL BE OBTAINED FROM THE BUILDING DIVISION PRIOR TO CONSTRUCTION OF THE RETAINING WALLS.
37. THE FEE TITLE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRIVATE DRAINAGE, STORM WATER MANAGEMENT, AND BEST MANAGEMENT PRACTICES FACILITIES AND SYSTEMS IN ACCORDANCE WITH THE MAINTENANCE AGREEMENT TO ENSURE THAT THEY FUNCTION PROPERLY.

SUBJECT TO OTHER LIMITATIONS, THE FEE TITLE OWNER MAY LANDSCAPE THE EASEMENT TO INCLUDE VEGETATION, SIGNS AND FENCES, PROVIDED THAT DRAINAGE AND THE TOWN OR THE OWNER'S ABILITY TO ACCESS THE EASEMENT IS NOT COMPROMISED AND THAT THE TOWN IS NOT IN ANY WAY RESPONSIBLE FOR THE REPAIRS OF THESE LANDSCAPE ITEMS EVEN IF DAMAGED BY TOWN FORCES.

## WETLANDS PERMITS CERTIFICATION

I HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING WITH LAND DISTURBING ACTIVITIES.

SIGNATURE

OWNER/DEVELOPER

NOTE: PERMITS MUST BE PRESENTED TO THE COUNTY INSPECTOR PRIOR TO LAND DISTURBANCE.

NAME \_\_\_\_\_

TITLE

## ZONING TABULATIONS

<b>SITE AREA</b>	<b>54,705# (1.26 Ac.)</b>
<b>ZONE</b>	<b>CM</b>
<b>Proposed Use</b>	<b>Self-Storage Facility</b>
<b>Front Yard</b>	<b>15'</b>
<b>Side Yard</b>	<b>N/A</b>
<b>Rear Yard</b>	<b>10'</b>
<b>Max Building Height</b>	<b>45'</b>
<b>Lot Coverage</b>	<b>N/A</b>

### PARKING TABULATION

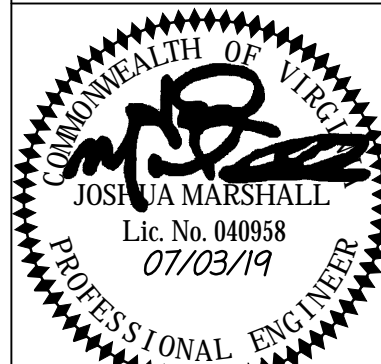
USE	GSF	SPACES PER 1,000 SF	SPACES REQUIRED
SELF-STORAGE	125,000.00	0.14	18
SPACES PROVIDED			
COMPACT			6
LOADING*			2
STANDARD			18
<b>TOTAL SPACES PROVIDED</b>			<b>26</b>
Handicap Accessible Required			2
Handicap Accessible Provided**			2
*No loading spaces required			
**Included in overall parking			

## SHEET INDEX

SHEET No.	DESCRIPTION
1.	COVER SHEET
2.	CONSTRUCTION DETAILS
3.	EXISTING CONDITIONS & DEMOLITION PLAN
4.	GRADING PLAN
5.	SITE PLAN
6.	MILL & OVERLAY PLAN
7.	EROSION & SEDIMENT CONTROL - PHASE I
8.	EROSION & SEDIMENT CONTROL - PHASE II
9.	EROSION & SEDIMENT CONTROL NARRATIVES & TABLES
10.	UTILITY PROFILE & SANITARY SEWER LATERAL DETAILS
11.	WATERLINE PROFILES
12.	FIRE LANE PLAN
13.	AUTOTURN EXHIBIT
14.	STORM SEWER PROFILES & COMPUTATIONS
15.	PRE AND POST SWP DIVIDE MAPS
16.	SWM COMPUTATIONS & RELEASE RATES
17.	SWM ROUTINGS & HYDROGRAPHS
18-19.	ADS STORMTECH DETAILS
20.	VRRM SPREADSHEET
21.	LANDSCAPE PLAN & DETAILS
22-23.	TREE PRESERVATION PLAN & NARRATIVES

FEE CALCULATION: SITE PLAN - \$2,000 PLUS \$30 FOR EACH 1,000 SF OF GROSS FLOOR AREA OF NEW CONSTRUCTION.  
GROSS FLOOR AREA = 125,000 SF  
 $FEE = 2,000 + (125,000/1000)*30 = \$5,750.00$

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



SCALE:

AS NOTED

SHEET 1  
OF 23

DATE: \_\_\_\_\_

JULY, 2019

DRAFT:	CHECK
333	333

CBS	PDR
FILE NUMBER	

FILE NUMBER:  
16220-2-0

10115 2 0











