

SMITH

ENGINEERING

July 25, 2019

Town of Vienna
Attn: Michael D'Orazio
127 Center Street, South
Vienna, Virginia 22180-5719

RE: 245 Maple Avenue West, Vienna Market - Site Plan Revision – Round 1

Dear Mr. D'Orazio:

We have received the review comments for the above-mentioned submission. Below you will find each comment (*Italicized*) followed by a detailed response (**bolded**) with a plans sheet reference number.

	Code Reference	Comment	SMITH Response	Sheet
Department of Parks and Recreation, Alex Shy, Urban Arborist				
1.		<i>Make all landscape plans consistent with each other.</i>	Some location adjustments have been made to the landscaping plan due to dry utilities. Additionally, the developer is providing additional plantings in the courtyard area adjacent to the retail that are not part of the site plan requirements. A note has been added to the landscape plan.	31
Department of Planning and Zoning, Michael D'Orazio, Deputy Director				
1.		<i>The average front grade shown on Sheet 11A has not been updated with the revised grading. Section A and B still show an average grade of 383'. The grading has been revised with a 381' elevation. Revise the sheet and show that the building will comply with the 54' height limitation.</i>	As previously discussed, an average grade exhibit adjusting the grade to 381.90 has added to the plans and Sections A and B on Sheet 11A has been adjusted accordingly.	9 & 11A
2.		<i>Please make sure all of the footprints of the townhouses match the most recent architectural plans. Specifically make sure the bays all match. The current plans only show flat bays whereas revised drawings include angled bays.</i>	As previously discussed, this revision is limited to the retail/townhouse building only. It is acknowledged that a separate revision for the four (4) remaining "stand-alone" townhouse strings will require another revision and as a result, this comment will be addressed at that time.	N/A
3.		<i>Make sure the landscaping plan (Sheet 31) matches all other landscaping documents, including the one recently submitted for the Board of Architectural work session. All landscaping plans should match.</i>	Some location adjustments have been made to the landscaping plan due to dry utilities. Additionally, the developer is providing additional plantings in the courtyard area adjacent to the retail that are not part of the site plan requirements. A note has been added to the landscape plan. Also, as previously discussed, this revision is limited to the retail/townhouse building only. It is acknowledged that a separate revision for the four (4) remaining "stand-alone" townhouse	31

			strings will require another revision and as a result, this comment will be addressed at that time.	
4.		On Sheet 34, include all onsite lighting in the plan. The plan should show onsite lighting. Ensure that it complies with MAC lighting standards (http://library.municode.com/va/vienna/code_of_ordinances?nodeId=PTIICOR_CH18ZO_ART13.1_MAMAAVCOZORE_S18-95.15EXLI).	As previously discussed, this revision is limited to the retail/townhouse building only. It is acknowledged that a separate revision for the four (4) remaining "stand-alone" townhouse strings will require another revision and as a result, this comment will be addressed at that time.	N/A
5.		Please clarify why a 35' streetlight is being proposed at the corner of Maple and Pleasant when it was not proposed originally.	The Fairfax County Street Light Division required this light for their approval. A copy of said approval letter, which ultimately defers to the town for final approval/acceptance, is being provided under separate cover for your use and review.	N/A
6.		Please include the dry utility plan with this site plan, which shows that all utility poles and dry utility lines fronting Maple Avenue West, Pleasant Street NW, and Church Street NW are being undergrounded.	The dry utility plan has been added to the plan set.	10A
7.		Please include the addressing plan with the site plan.	The addressing has been added to the plans.	7
8.		Please update the Church Street Height Restriction diagram (Sheet 39) with the most recent elevation. Include the average finished grade adjoining the Church Street and the peak height, showing that the proposed height complies with the 35' height limitation.	As previously discussed, this revision is limited to the retail/townhouse building only. It is acknowledged that a separate revision for the four (4) remaining "stand-alone" townhouse strings will require another revision and as a result, this comment will be addressed at that time.	N/A
9.		Submit a copy of the plan with the Fire Marshal approval stamp.	The fire hydrant along Maple Avenue has been returned to its originally approved location. As a result, as discussed, the originally approved Fire Marshal stamped plans are being included under separate cover for your use and review.	9, 10 & 21
Department of Public Works, George Gitchev, Civil Engineer				
1.		Fire hydrants must have a 5-foot horizontal separation from all other utilities. Proposed hydrant location does not appear to have required separation. Adjust hydrant location.	The fire hydrant along Maple Avenue has been returned to its originally approved location and the profile adjusted accordingly.	9, 10 & 21
2.		Provide fire marshal approval for the updated hydrant layout.	The fire hydrant along Maple Avenue has been returned to its originally approved location therefore an updated Fire Marshal approval is unnecessary. The originally approved Fire Marshal stamped plans are being included under separate cover for your use and review.	9 & 10
3.		Relocate 6" fire line valve to Pleasant St adjacent to tee. See attached markup showing proposed location.	The fire line valve has been moved as requested and the profile adjusted accordingly.	8, 10 & 21

We trust that we have adequately addressed each of the comments above. Please don't hesitate to call with any questions or concerns regarding this submission.

Sincerely,
SMITH Engineering

Wayne Bryant
Project Implementation Manager

Cc: file