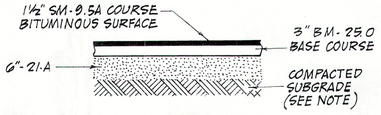
EXISTING UTILITY NOTE

THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON SURVEY BY OTHERS AND AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF, DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR ENCOUNTERS UTILITIES OTHER THAN THOSE INDICATED HEREON OR BY MISS UTILITY OF MEMBER UTILITY COMPANIES, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND OWNER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE CONTINUANCE OF SERVICE.

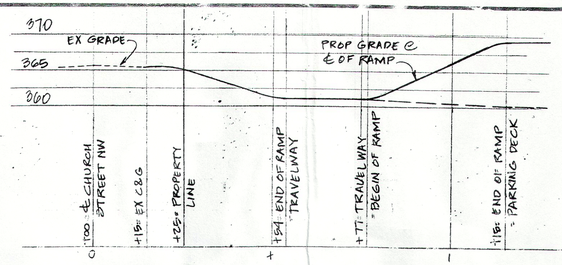
THE CONTRACTOR IS REQUIRED BY LAW TO NOTIFY MISS UTILITY (1-800-552-7001) AT LEAST 48 HOURS IN ADVANCE OF ANY WORK ON THIS PROJECT.



TYPICAL SECTION - PROP. PAVEMENT

NOT TO SCALE

NOTE: PAVEMENT DESIGN IS BASED ON A CBR VALUE OF 10. SUBGRADE SHALL BE COMPACTED TO 95% OF DRY DENSITY WITHIN 20% OF THE OPTIMUM MOISTURE CONTENT. (AASHTO T-99)



RAMP PROFILE

H: 1"= 20'
V: 1"= 10'

GENERAL NOTES:

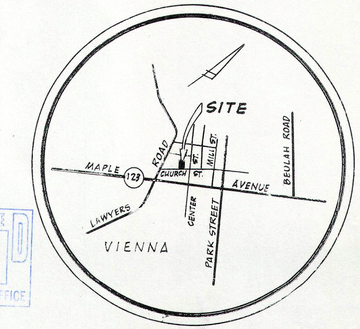
1. THE SUBJECT PARCEL LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP 38-4 ((2)), LOT 102 AND ARE ZONED C-1-B (PEDESTRIAN COMMERCIAL ZONING DISTRICT).
2. BOUNDARY AND TOPOGRAPHIC INFORMATION FROM A FIELD RUN SURVEY PERFORMED BY STEVENSON & STEWART, P.C. DATED JANUARY 2003. SUPPLEMENTAL FIELD RUN SURVEYING FOR OFFSITE PROPERTIES, STORM SEWER AS-BUILT AND SIGHT DISTANCE VERIFICATION PERFORMED BY WILLIAM E. RAMSEY, P.C. DATED MAY 2003. CONTOUR INTERVAL IS 1' AND THE DATUM IS TOWN OF VIENNA SANITARY SEWER. GJB ENGINEERING, INC. CONDUCTED SITE VISITS TO VERIFY THE EXISTENCE OF CERTAIN ONSITE AND OFFSITE FEATURES.
3. DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF THE OWNER/DEVELOPER.
4. ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND TO CURRENT TOWN OF VIENNA STANDARDS AND SPECIFICATIONS, EXCEPT AS ALTERED BY NOTES, MODIFICATIONS OR DETAILS HEREON.
5. EXISTING BUILDING, COMMERCIAL ENTRANCES, TRAVELWAYS AND PARKING AREAS TO BE RAZED AND REMOVED.
6. THE SUBJECT SITE IS SERVED BY PUBLIC WATER AND SANITARY SEWER SERVICE.
7. TO THE BEST OF OUR KNOWLEDGE NONE OF THE FOLLOWING CURRENTLY EXIST ON THE SUBJECT SITE:
   - o AREAS THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION
   - o UTILITY EASEMENTS IN EXCESS OF 25 FEET
   - o HAZARDOUS OR TOXIC SUBSTANCES
   - o GRAVE OR BURIAL SITES
8. CONTRACTOR SHALL MAINTAIN POSITIVE SURFACE FLOW AWAY FROM BUILDINGS IN ACCORDANCE WITH APPLICABLE BUILDING CODES. FOR SLOPES 3:1 OR GREATER PERMANENT GROUND STABILIZATION COVER SHALL BE PROVIDED TO PREVENT EROSION OF THE SLOPE BANKS. NO SLOPES GREATER THAN 2:1 ARE PERMITTED. MINIMUM 2% GRADE REQUIRED FOR ALL GRADED AND GRASSED AREAS OF PARCEL.
9. THE DEVELOPER IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING ROAD AND/OR UTILITIES WHICH OCCUR AS A RESULT OF PROJECT CONSTRUCTION WHIN OR CONTIGUOUS TO EXISTING RIGHTS-OF-WAY.

LEGEND:

97.5	EXISTING SPOT ELEVATION
96	EXISTING CONTOUR
	EXISTING CENTERLINE OF STREAM
	EXISTING TREELINE / DRIPLINE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
****	HANDICAPPED ACCESSIBLE ROUTE
W	EXISTING UNDERGROUND WATERMAIN
E.P.	EXISTING EDGE OF PAVEMENT
C.G.	EXISTING CURB & GUTTER
	FLOW ARROW
	EXISTING OVERHEAD LINE
UP	EXISTING UTILITY POLE
LP	EXISTING LIGHT POLE
+97.5	PROPOSED SPOT ELEVATION
96	PROPOSED CONTOUR
	BENCHMARK
	PROPOSED STORM SEWER
E.P.	PROPOSED EDGE OF PAVEMENT
C.G.	PROPOSED CURB & GUTTER
	LIMITS OF CONSTRICTION AND CLEARING

10. CONTRACTOR SHALL INSTALL A SUMP PUMP IN LOWER PORTION OF PARKING GARAGE FOR EMERGENCY PURPOSES. PROPOSED SUMP PUMP SHALL BE CONNECTED INTO THE ROOF DOWNSPOUT SYSTEM THAT CONVEYS RUNOFF TO THE PROPOSED STORM SEWER PIPES. FOR SIZING, PLUMBING PIPE ALIGNMENT AND INSTALLATION DETAILS REFER TO SEPARATELY PREPARED AND SUBMITTED ARCHITECTURAL, PLUMBING AND STRUCTURAL PLANS OR PERMITS.
11. PROPOSED WATER METER CROCK LOCATION GENERALLY SHOWN HEREON MAY BE RELOCATED DUE TO EXISTING UTILITY CONFLICTS. FOR WATER METER AND WATER SERVICE CONNECTION SIZE REFER TO SEPARATELY SUBMITTED PLUMBING PERMIT.
12. USING FIELD RUN SURVEYING FROM WILLIAM E. RAMSEY, P.C., GJB ENGINEERING, INC. VERIFIED BOTH HORIZONTAL AND VERTICAL SIGHT DISTANCE FOR THE COMMERCIAL ENTRANCE PROPOSED FOR THIS DEVELOPMENT USING STANDARD ENGINEERING PRACTICES AND POSTED SPEED ALONG CHURCH STREET, N.W. THERE ARE NO HORIZONTAL OR VERTICAL SIGHT DISTANCE HINDRANCES PROPOSED WITH THIS DEVELOPMENT.
13. DUE TO THE EXCEPTIONALLY FLAT NATURE OF THE PROPOSED PARKING GARAGE, THE CONTRACTOR SHALL **TAKE CARE**, AT ALL TIMES, TO ACCURATELY FOLLOW THE DRAINAGE PATTERNS AND GRADE ELEVATIONS SHOWN ON THE PLAN! FAILURE TO DO COULD RESULT IN PONDING AND/OR STANDING WATER IN PARKING AREA OR TRAVELWAYS!
14. ALL RETAINING WALLS 2' IN HEIGHT AND OVER REQUIRE A SEPARATE BUILDING PERMIT. CONTRACTOR SHALL STRICTLY ADHERE TO ALL APPLICABLE LOCAL, STATE AND FEDERAL GUIDELINES FOR SHEETING AND SHORING OF RETAINING WALLS. CONTRACTOR SHALL REFER TO SEPARATELY PREPARED AND APPROVED STRUCTURAL DRAWINGS FOR DESIGN AND CONSTRUCTION INFORMATION OF PROPOSED BUILDING, GARAGE AND RETAINING WALLS.
15. STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO APPROPRIATE AASHTO AND LOCAL TOV DESIGNATIONS UNLESS OTHERWISE SPECIFIED ON THIS PLAN.
16. AN AIR QUALITY PERMIT SHALL BE OBTAINED, IF REQUIRED, PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION.
17. CONTRACTOR TO STAKE COMMON PROPERTY LINES BETWEEN ADJOINING PROPERTIES WHERE CLEARING LIMITS AND CONSTRUCTION ACTIVITIES ARE COINCIDENT OR ADJACENT TO THE PROPERTY LINE.
18. THE APPLICANT/SUBDIVIDER IS: WEDDERBURN HOMES, INC.
    921 GLENDON STREET, S.E.
    VIENNA, VIRGINIA 22180
19. TOTAL DISTURBED AREA FOR THIS SITE DEVELOPMENT IS APPROXIMATELY 20,701 SQUARE FEET.
20. BUILDING SQUARE FOOTAGES ARE APPROXIMATE, SEE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS.
21. SITE ENTRANCE ACCESSES OUTSIDE OF RIGHT-OF-WAY, ONSITE PEDESTRIAN WALKWAYS AND ON-SITE PARKING & TRAVELWAY AREAS WITHIN THIS DEVELOPMENT SHALL BE PRIVATELY MAINTAINED BY THE OWNER OR IT'S REPRESENTATIVE.
22. WHERE WORK IS PERFORMED IN RIGHT-OF-WAY, TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH VIRGINIA WORK AREA PROTECTION MANUAL. THE TOWN OF VIENNA - DEPARTMENT OF PUBLIC WORKS SHALL BE NOTIFIED A MINIMUM OF 48 HOURS IN ADVANCE OF ANY CONSTRUCTION.
23. ANY UTILITIES, INCLUDING ALL POLES, WHICH ARE TO BE RELOCATED, SHALL BE AT THE DEVELOPER'S EXPENSE, PRIOR TO CONSTRUCTION.

FOR CONTINUATION OF GENERAL NOTES, SEE SHEET 2



VICINITY MAP

SCALE: 1"= 2000'

RECEIVED
OCT 22 2003
PLANNING & ZONING OFFICE

FIRE MARSHAL TABULATION

NUMBER OF STORIES:	TWO
USE GROUP CLASSIFICATION:	M, B OR A3
TYPE OF CONSTRUCTION:	2C
UNITS WILL BE SPRINKLED	

SITE TABULATIONS

TOTAL SITE AREA:	16,591 SQUARE FEET OR 0.3306 ACRES
CURRENT ZONE:	C-1B (PEDESTRIAN COMMERCIAL ZONING DISTRICT)
PROPOSED USE:	RETAIL
MINIMUM YARD SETBACKS:	
FRONT -	5 FEET
SIDE -	NONE
REAR -	NONE
MAXIMUM FLOOR AREA RATIO:	0.70
PROPOSED FLOOR AREA RATIO:	0.92
MAXIMUM BUILDING HEIGHT:	35 FEET
PROPOSED BUILDING HEIGHT:	35 FEET
PROPOSED UNIT FOOTPRINT AREAS:	
SUITE 100 -	2,388 SQUARE FEET
SUITE 101 -	2,320 SQUARE FEET
SUITE 102 -	2,175 SQUARE FEET
SUITE 201 -	2,166 SQUARE FEET
SUITE 202 -	1,967 SQUARE FEET
SUITE 203 -	2,280 SQUARE FEET
SUITE 204 -	2,067 SQUARE FEET
TOTAL -	15,313 SQUARE FEET

PARKING TABULATION:

TOTAL FLOOR AREA: 15,313 SQUARE FEET

PARKING REQUIREMENTS:

ONE (1) PARKING SPACES PER 600 SQUARE FEET OF FLOOR AREA
1 SPACE/600 x 15,313 SF = 25.5 OR 26 SPACES
PARKING SPACES REQUIRED: 26 SPACES

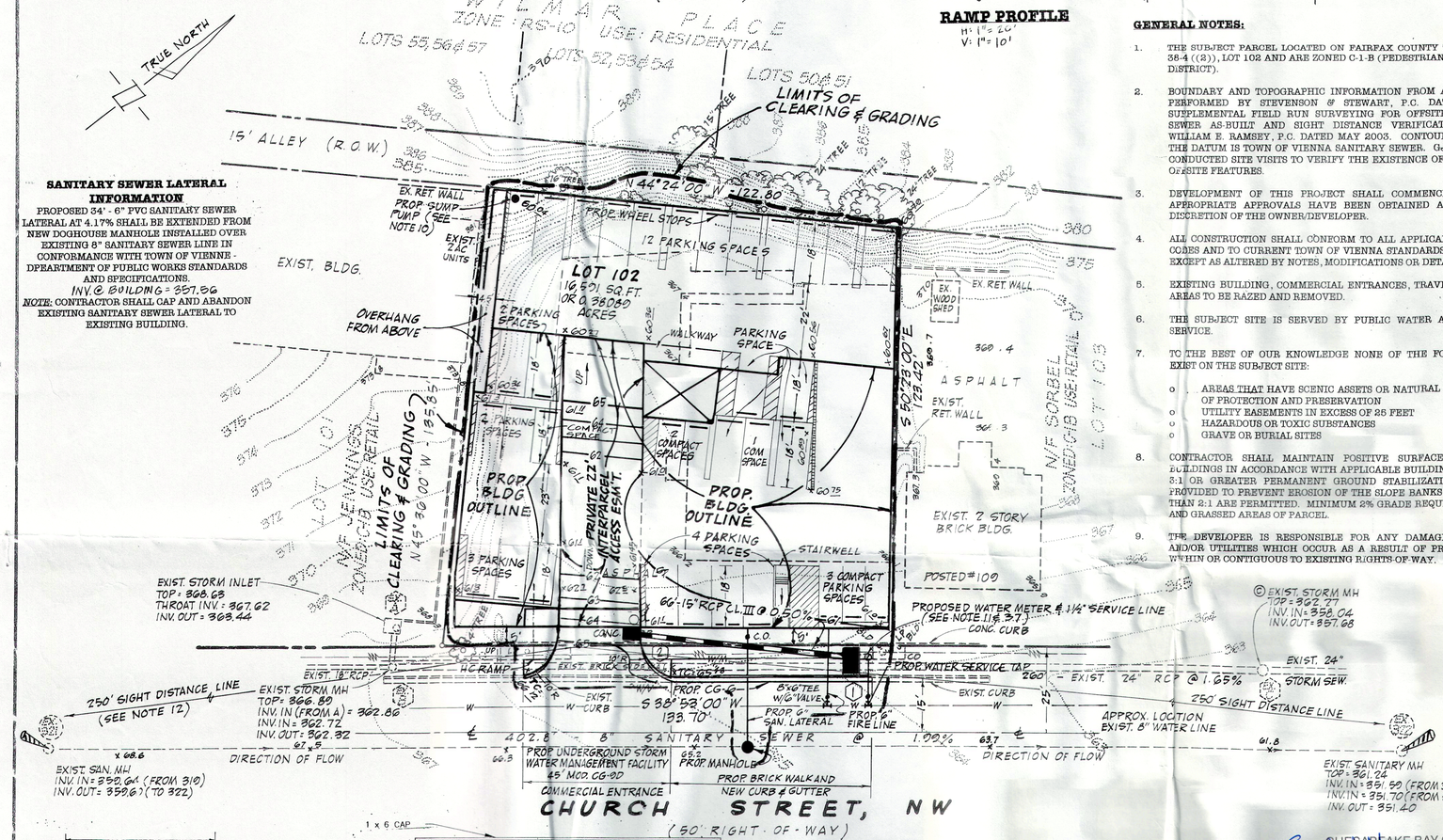
PARKING PROVIDED:

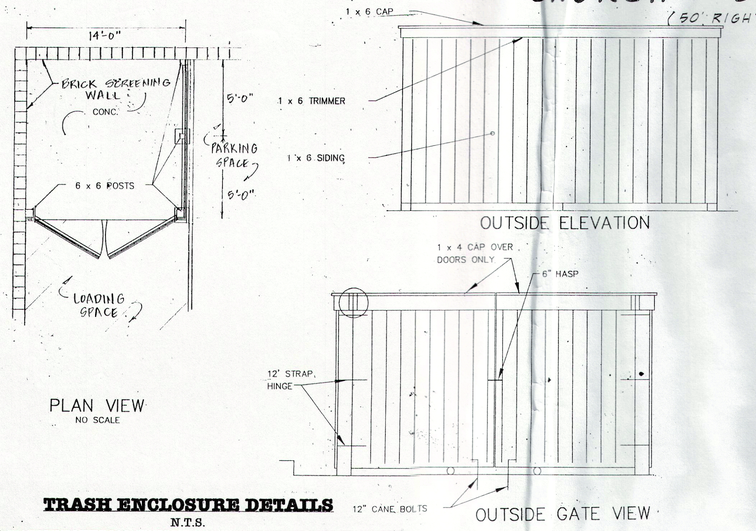
STANDARD PARKING SPACES=	35
COMPACT PARKING SPACES (LESS THAN 40% REQM'T)=	7
HANDICAPPED PARKING SPACES=	2
NUMBER OF PARKING SPACES PROVIDED=	44

STANDARD 90° PARKING SPACE SIZE: 9' x 18'
COMPACT 90° PARKING SPACE SIZE: 7.6' x 16'
ADA VAN ACCESSIBLE HC PARKING SPACE SIZE: 9' x 18' PLUS ADJACENT 8' WIDE PAINTED STRIPING
ADA STANDARD HC PARKING SPACE SIZE: 9' x 18' PLUS ADJACENT 5 FOOT WIDE PAINTED STRIPING OR SHARED WITH ADDITIONAL HC SPACE

SHEET INDEX

1. REVISED SITE PLAN WITH LOWER LEVEL GRADES AND NOTES
2. UPPER LEVEL BUILDING LAYOUT, STORM COMPUTATIONS AND DETAILS
3. STORMWATER MANAGEMENT PLAN AND DETAILS
4. STREETSCAPE PLAN, LANDSCAPE PLAN AND DETAILS
5. SEDIMENT & EROSION CONTROL MEASURES AND DEMOLITION PLAN





PLAN VIEW
NO SCALE

TRASH ENCLOSURE DETAILS

N.T.S.

(FOR TRASH ENCLOSURE LOCATION REFER TO UPPER PARKING DECK PLAN SHEET 2)

SITE PLAN MODIFICATION REQUEST AND JUSTIFICATION

APPLICANT/DEVELOPER PROPOSES TO CONSTRUCT QUALITY COMMERCIAL SPACE WITH A DISTINCTIVE CHARACTER AND APPEARANCE THAT MAINTAINS THE HIGH STANDARD AND HERITAGE UNIQUE TO THE TOWN OF VIENNA ON THE SUBJECT PROPERTY. TO FEATURE THE TYPE OF QUALITY AND DISTINCTIVE CHARACTER IN THIS DEVELOPMENT, THE APPLICANT/DEVELOPER OFFERS TO PROVIDE ADDITIONAL PARKING AT A RATIO OF APPROXIMATELY ONE SPACE PER 350 SQUARE FEET OF BUILDING, WHICH IS ROUGHLY 70% BEYOND THE MINIMUM REQUIREMENTS SET FORTH FOR THIS USE. AS AN INCENTIVE TO PROVIDE A SURPLUS OF VALUABLE PARKING SPACES WITHIN THIS DISTRICT, THE DEVELOPER REQUESTS APPROVAL TO ALLOW AN INCREASE FLOOR AREA RATIO OF 0.923 AS OPPOSED TO 0.70 AS SPECIFIED IN TOWN OF VIENNA CODE § 18-87.8H WITHIN THE C-1-B ZONING DISTRICT.

AS MENTIONED IN VISION PLAN REFERENCE § 18-87.4, THE TOWN ACKNOWLEDGES THAT TO ACCOMPLISH SUCH QUALITY DEVELOPMENT IN THIS DISTRICT, CERTAIN SITE PLAN MODIFICATIONS MAY BE WARRANTED. THE PROPOSAL TO PROVIDE VARIOUS BONUS INCENTIVES IN DESIGN OR INCREASE TO BUILDING FOOTAGE AND LOT COVERAGE IS AN ACCEPTABLE METHOD TO JUSTIFY THE APPROVAL OF SUCH SITE PLAN MODIFICATION AS PER TOWN CODE § 18-87.6. ANISSUE THAT CONCERNS AND AFFECTS MANY BUSINESSES ALONG THIS CHURCH STREET, NW CORRIDOR IS TO HAVE AVAILABLE AND/OR PROVIDE SUFFICIENT PARKING FOR THE OWNERS, EMPLOYEES AND MOST IMPORTANTLY, THE VALUED PATRONS'. TO THAT END, WE PROPOSE AS MITIGATION FOR OUR REQUEST TO EXCEED THE MAXIMUM FLOOR AREA RATIO TO PROVIDE ADDITIONAL PARKING SPACES FOR THIS PROJECT.

THEREFORE, IT IS OUR OPINION THE GRANTING OF THIS SITE PLAN MODIFICATION TO EXCEED THE MAXIMUM FLOOR AREA RATIO IN RETURN FOR THE ADDITIONAL ONSITE PARKING WOULD BE IN THE BEST INTEREST OF THE COMMUNITY, WILL PROMOTE LONG-TERM BUSINESS GROWTH AND ATTRACT NEW BUSINESSES TO THE TOWN. ALL OF THIS, WILL SUPPLY THE TOWN WITH AN ENHANCED TAX BASE AND ENCOURAGE EMPLOYMENT WHILE MAINTAINING THE DESIRED CHARACTER, HARMONY AND HERITAGE VALUED IN THE ORIGINAL OLD VIENNA COMMERCIAL DISTRICT.

CHESAPEAKE BAY ORD.
TOWN OF VIENNA
10/22/03 N.A.
APPROVED
DENIED

APPROVED
PLANNING & ZONING DEPT.
TOWN OF VIENNA, VA.
By Z.A.
Date 10-22-03

NO.	DESCRIPTION	REVISED BY	APPROVED	DATE

REVISIONS APPROVED BY TOWN OF VIENNA

REVISED SITE PLAN

FOR THE DEVELOPMENT OF

111-113 CHURCH STREET, N.W.

TOWN OF VIENNA, VIRGINIA

FAIRFAX COUNTY TAX ASSESSMENT MAP: 38-4 ((2)), LOT 102

SCALE: 1"= 20' **AUGUST 2003**

COMMONWEALTH OF VIRGINIA
GREGORY J. BUDNIK
No. 20119
PROFESSIONAL ENGINEER
8-8-03

GJB Engineering, Inc.
P. O. Box 1214
Newington, Virginia 22122
Tele: 703-541-2000
Fax: 703-541-1047

GJB PROJECT #738-SP