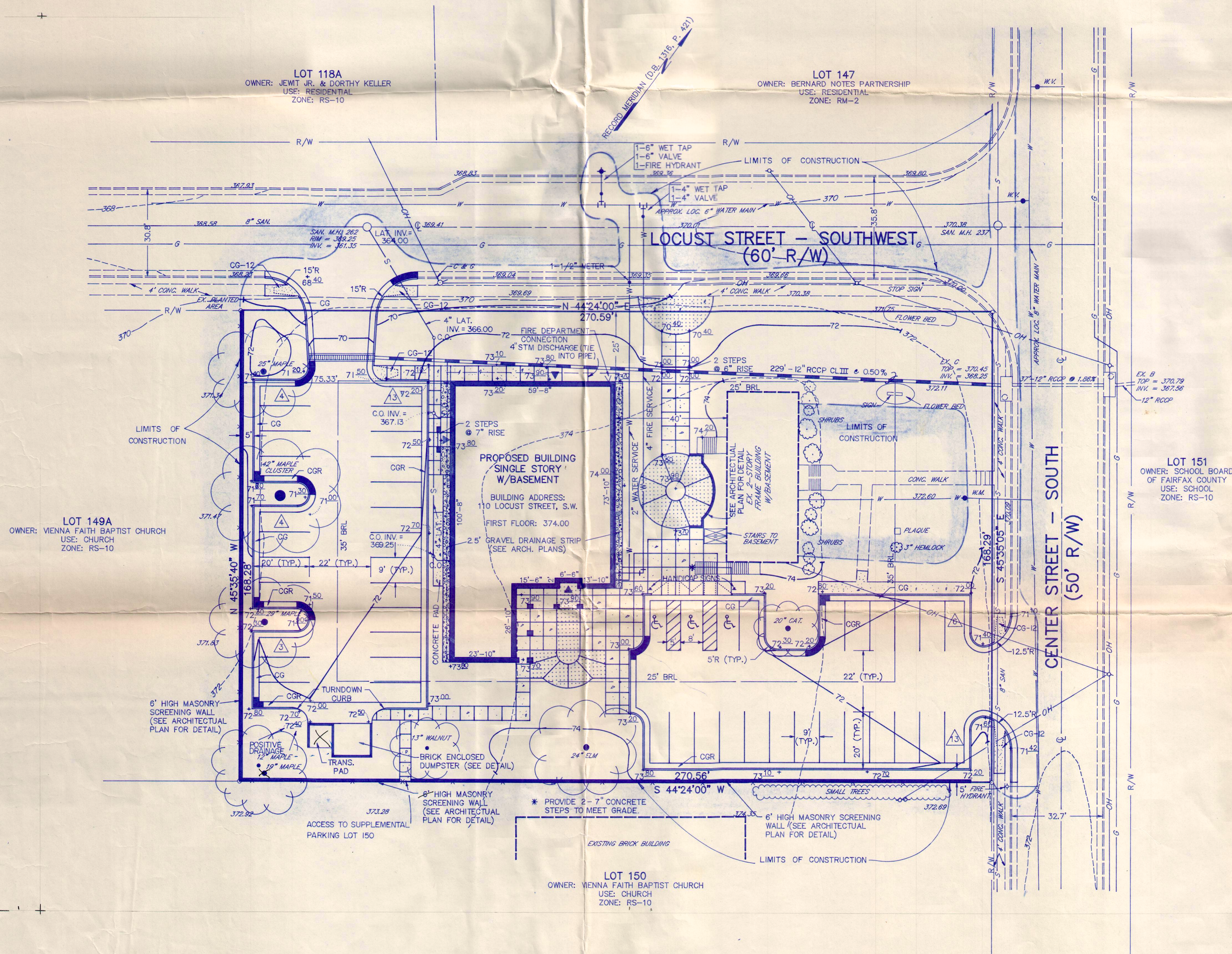




GENERAL NOTES:

1. OWNER: TOWN OF VIENNA
127 CENTER STREET, S.W.
VIENNA, VIRGINIA 22180
(DEED BOOK: 3321, PAGE: 89)
2. TAX MAP: 38-4-(2)-149
3. SITE ADDRESS: 110 LOCUST STREET, S.W.
4. ZONE: RM-2
5. USE: PUBLIC BUILDINGS (BASED ON APPROVED CONDITIONAL USE PERMIT)
6. BUILDING AREA: 9,964 SF
7. BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY TRI-TEK ENGINEERING - APRIL 1990
8. SITE AREA: 1.045 ACRES OR 45,520 SF
9. SITE DATA:
 - o YARD REQUIREMENTS:
 - FRONT: REQUIRED - 35 FEET (CENTER STREET)
PROVIDED - 69.6 FEET (EXISTING BUILDING)
 - SIDE: REQUIRED - 25 FEET (LOCUST STREET)
PROVIDED - 25 FEET
REQUIRED - 25 FEET (SOUTHERN PROPERTY LINE)
PROVIDED - 43 FEET
 - REAR: REQUIRED - 35 FEET
PROVIDED - 75 FEET
 - o COURT: REQUIRED - 40 FEET
PROVIDED - 40 FEET
 - o LOT COVERAGE: REQUIRED - 25% (MAX)
PROVIDED - 46% (PER APPROVED WAIVER)
 - o BUILDING HEIGHT: MAX ALLOWABLE - 35 FEET
PROPOSED - 24 FEET
 - o PARKING
 - EXISTING BUILDING: 2,893 SF
CULTURAL CENTER: 2,893 SF x 1 SPACE/300 SF = 10 SPACES
PROPOSED BUILDING: 9,614 SF (BLDG. AREA PER PARKING REQUIREMENTS)
COMMERCIAL BUILDINGS: 9,614 SF x 1 SPACE/200 SF = 49 SPACES

TOTAL PARKING REQUIRED: 59 SPACES
TOTAL PARKING PROVIDED: 47 SPACES
OFFSITE (PARCEL 150): 12 SPACES
59 SPACES
(INCLUDES 3 HANDICAP SPACES)

SEE CONSTRUCTION NOTES SHEET 2



TRI-TEK ENGINEERING
CIVIL & ENVIRONMENTAL LAND PLANNING
10000 Lee Highway, Suite 300
Herndon, Virginia 22070-5003 (703) 481-5900

VIENNA POLICE HEADQUARTERS
TOWN OF VIENNA
FAIRFAX COUNTY, VIRGINIA

SITE PLAN

SCALE: 1"=20'
DATE: 5/21/91
DRN: M.S.O.
CKD: T.D.B.
SHEET 4 OF 7