

CONDITIONAL USE PERMIT PLAN

SIMPLY SOCIAL COFFEE

260 CEDAR LANE SE
TOWN OF VIENNA

- NOTES :
1. THE PROPERTY IS LOCATED ON TAX MAP #049-1-((02))-0002B AND IS ZONED C-1
 2. NO TITLE REPORT HAS BEEN FURNISHED.
 3. THE TOPOGRAPHICAL & BOUNDARY IS BASED ON ACTUAL FIELD SURVEY DONE THIS FIRM.
 4. THE PROPERTY IS OWNED BY :
GRI CEDAR PARK LLC
C/O FIRST WASHINGTON REALTY INC
7200 WISCONSIN AVE
BETHESDA MD 20814
BY DEED RECORDED IN
DEED BOOK 19100 AT PAGE 1934
 5. PROPOSED USE : COFFEE SHOP
 6. PUBLIC WATER & SANITARY SEWER ARE AVAILABLE AND EXISTING FOR THIS SITE.
 7. EROSION & SEDIMENT CONTROL WILL CONFORM TO ALL APPLICABLE LOCAL COUNTY & STATE STANDARDS.
 8. TO THE BEST OF OUR KNOWLEDGE NO GRAVE SITE IS LOCATED ON THIS SITE.
 9. DATUM : VIRGINIA NAD 83
CONTOUR INTERVAL : 2 FEET
 10. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO TOXIC MATERIALS OR AUTOMOBILE FUEL FOUND OR PROPOSED TO BE STORED ON THIS SITE.

Description of the New Use:
The building was previously used as a BB&T bank with a drive-in teller. The new use will be a coffee shop with a drive-through window. The shopping center is currently going under renovation and the proposed drive-through shown on sheet 4 incorporates the latest site plan provided by VIK A Engineering.

Simply Social Coffee is a neighborhood coffee shop that will their business model is based on providing service within the immediate community that they serve. There is no need for a separate menu sign and ordering speaker. The orders are being placed and picked up at the window.

SITE TABULATIONS:
THE FOLLOWING INFORMATION ARE TAKEN FORM APPROVED SITE PLAN DATED 3/27/2019
TOTAL SITE AREA : 7.21 AC.
EXISTING G.F.A. : 75,472 SF.
PROPOSED G.F.A. : 75,472 SF. (REMAIN THE SAME AS EXISTING)
NO. OF STORIES : 2 PLUS BELOW GRADE WAREHOUSE
PLEASE SEE SHT 3 TENANT AND LAY OUT
EX. FAR 0.24
EX. BUILDING HEIGHT : 25'
EX. USE: RETAIL, OFFICE, RESTAURANT, AND WAREHOUSE
RETAIL/OFFICE/STORAGE = 58,734 SF
RESTAURANT = 16,738 S.F. (WITH 354 SEATS)

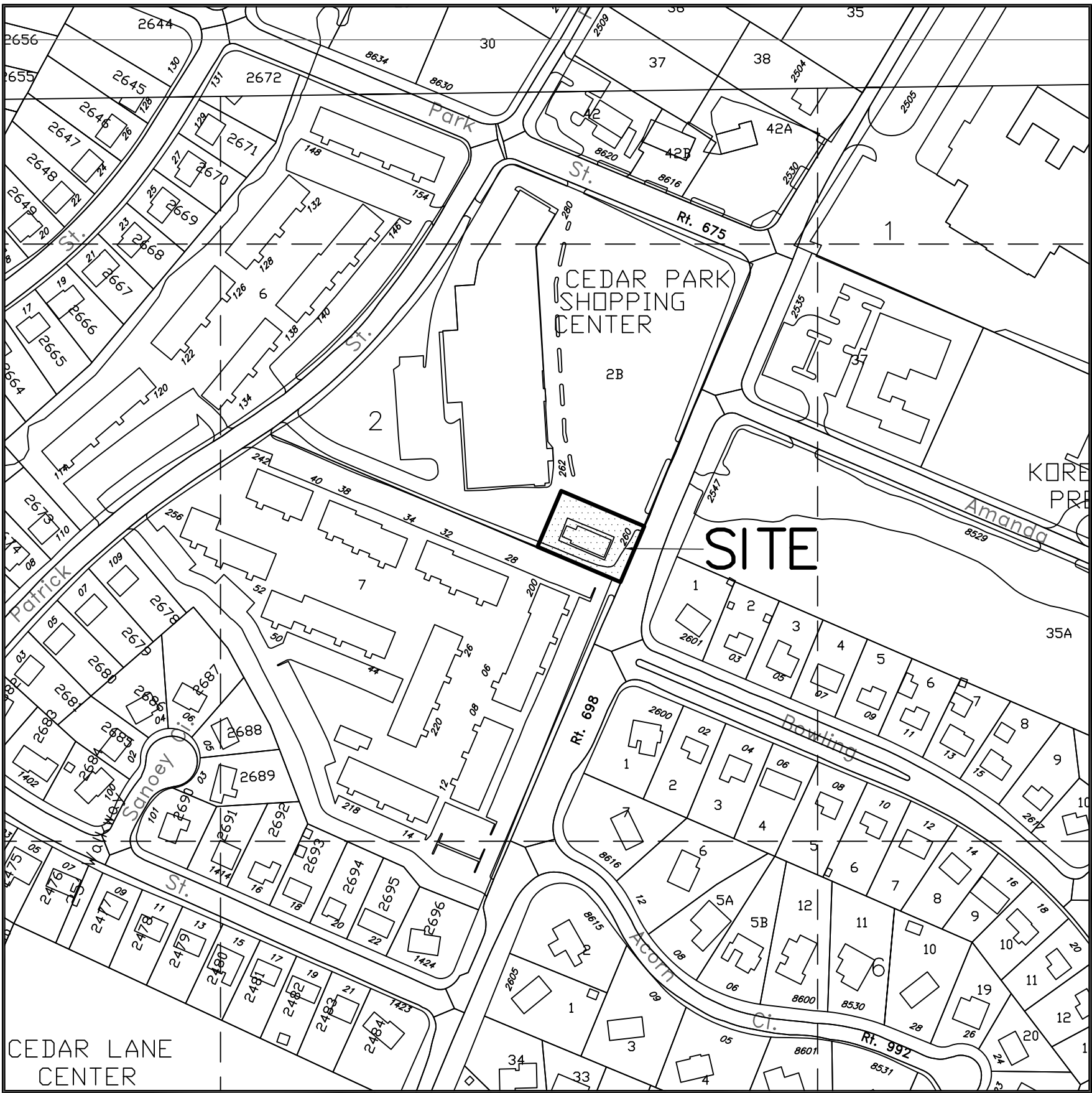
PARKING TABULATIONS :
COFFEE SHOP ONLY
BASED ON ARTICLE 18-130 (RESTURANT WITH DRIVE-THROUGH WINDOW)
ONE (1) PARKING SPACE FOR EVERY 4 SEATS PLUS 10 STAKING SPACE.
RESTAURANT 24 SEATS / 4 = 6 SPACES

APPROVED SPACES = 388 (INCLUDING 9 ADA SPACES)
PROPOSED SPACES = 386
THE PROVIDED PARKING SPACES FOR THE ENTIRE SHOPPING CENTER MEETS TOWN CODE.

PARKING TABULATIONS OVER ALL
SHOPPING CENTER:
BASED ON ARTICLE 18-130(H)
ONE (1) PARKING SPACE FOR EVERY TWO HUNDRED (200) SQUARE FEET OF FLOOR AREA ON ALL FLOORS COMMERCIAL / STORAGE
SPACE: 1 PER EVERY 4 SEATS RESTAURANT SPACE

COMMERCIAL 58,734 / 200 = 293.67
RESTAURANT 354 SEATS / 4 = 88.5 TOTAL= 383

APPROVED SPACES = 388 (INCLUDING 9 ADA SPACES)
PROPOSED SPACES = 386



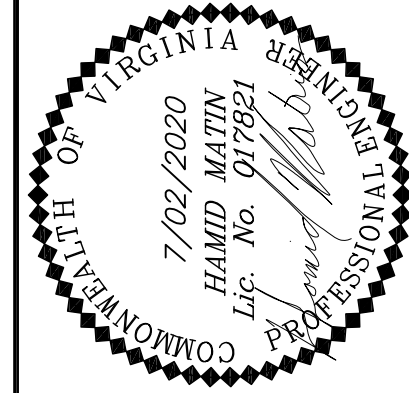
VICINITY MAP SCALE: 1"=200'

INDEX

- 1) COVER SHEET
- 2) OVER ALL SHOPPING CENTER PLAN
- 3) EXISTING CONDITIONS
- 4) PROPOSED DRIVE THROUGH LANE.

REVISION	DATE	DESCRIPTION	BY
8/11/20	8/11/20	REVISE PER NEW SITE PAN AND COMMENTS	HM

COVER SHEET
CONDITIONAL USE PERMIT FOR SIMPLY SOCIAL COFFEE
ON PART OF THE PROPERTY OF
GRI CEDAR PARK LLC
DB: 19100 PG:1934
260 CEDAR LANS S.E. VIENNA,, VIRGINIA
TOWN OF VIENNA

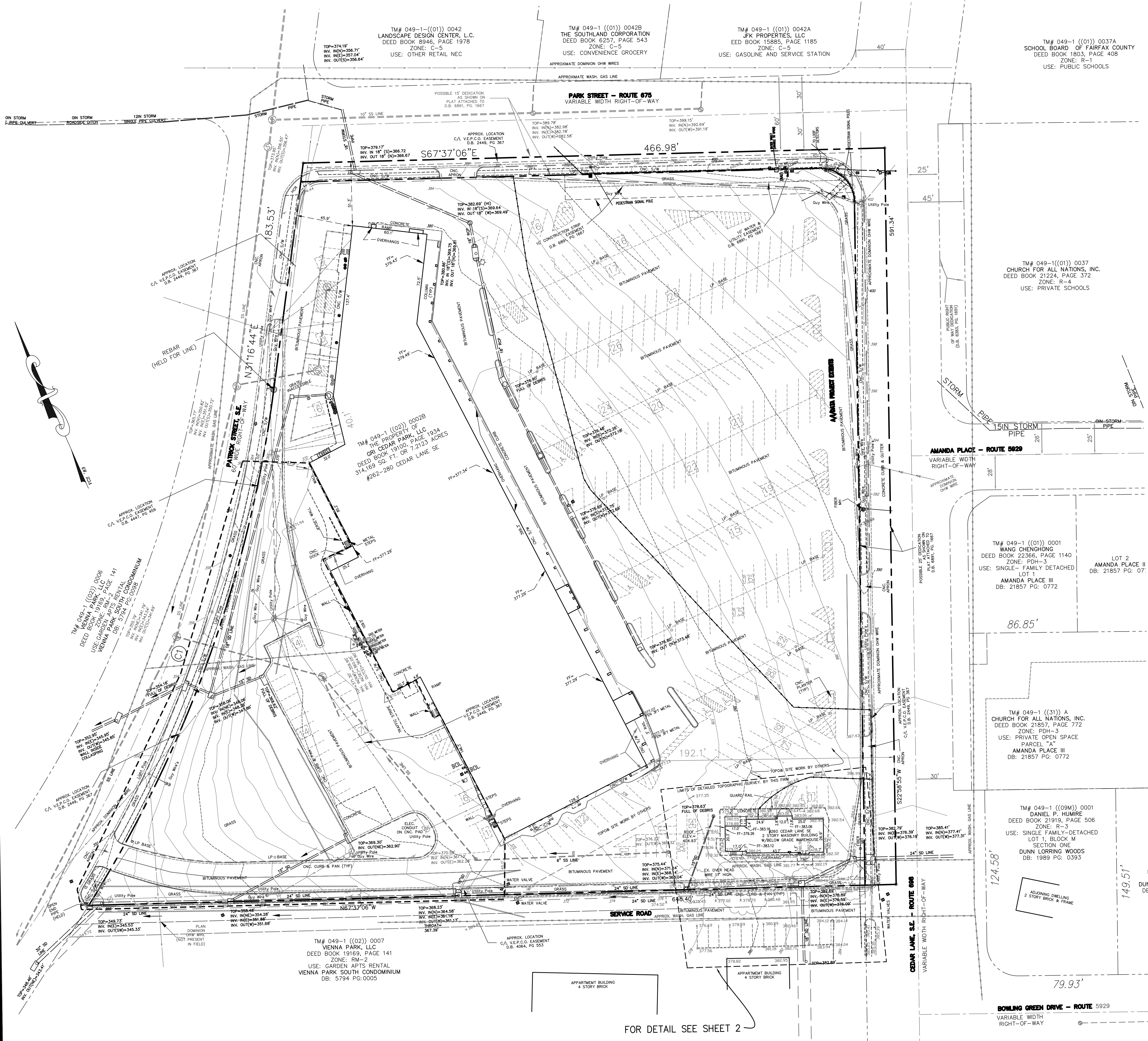


PROFESSIONAL DESIGN GROUP, INC.
4124 WALNEY ROAD, SUITE M
CHANTILLY, VIRGINIA 20151
ENGINEERS, SURVEYORS, CONSULTANT
PHONE (703) 631-2344
FAX (703) 378-2102

DESIGN BY: PJT
DRAWN BY: PJT
CHECKED BY: HM
DATE: 6/20/2020
SCALE:
JOB NO.: 000450
DRAWING NO.: 425-TP-01

SHEET 1 OF 4

OVER ALL EXISTING CONDITION

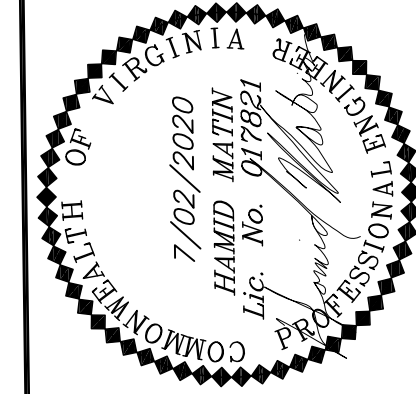


NOTES:

1. THE SUBJECT PROPERTY IS IDENTIFIED ON FAIRFAX COUNTY TAX MAP AS TAX MAP #0491 ((02)) 0002B AND IS ZONED C-1.
2. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 51059C0165E, FOR FAIRFAX COUNTY, VIRGINIA AND UNINCORPORATED AREAS, DATED SEPTEMBER 17, 2010. ZONE "X" IS NOT IDENTIFIED AS A SPECIAL FLOOD HAZARD ZONE AREA.
3. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO VIRGINIA COORDINATE SYSTEM OF 1983 (VCS '83) AND THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NGVD '88) BY A GPS SURVEY PERFORMED BY VIKI VIRGINIA, LLC ON FEBRUARY 26, 2014.
4. THE SUBJECT PROPERTY IS CURRENTLY IN THE NAME OF GRI CEDAR PARK, LLC BY DEED RECORDED IN DEED BOOK 19100 AT PAGE 1934 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

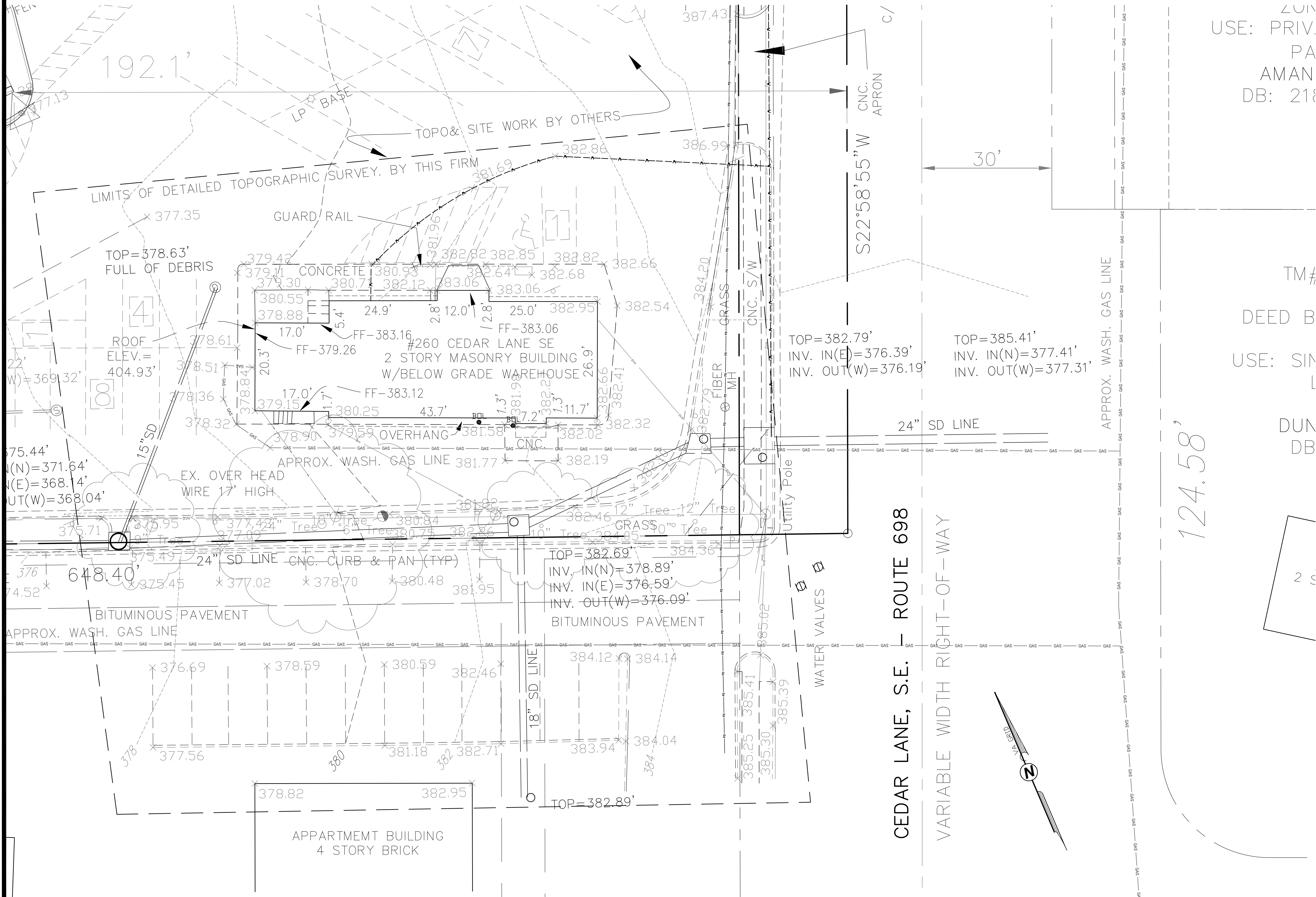
REVISION	DATE	DESCRIPTION	BY
1	8/11/20	REVISE PER NEW SITE PLAN AND COMMENTS	HM

EXISTING CONDITION PLAN
CONDITIONAL USE PERMIT FOR SIMPLY SOCIAL COFFEE
ON PART OF THE PROPERTY OF
GRI CEDAR PARK LLC
DB: 19100 PG: 1934
260 CEDAR LANS S.E. VIENNA,, VIRGINIA
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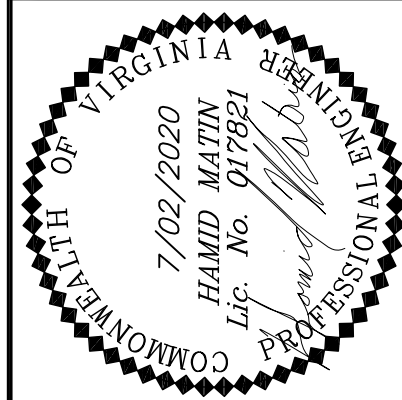
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DRAWN BY:	PJT
CHECKED BY:	HM
DATE:	6/20/2020
SCALE:	1"=40'
JOB NO.:	000450
DRAWING NO.:	425-TP-01
SHEET	2 OF 4



USE: PRIV.
PA
AMAN
DB: 218

TM#
DEED B
USE: SIM
L
DUN
DB

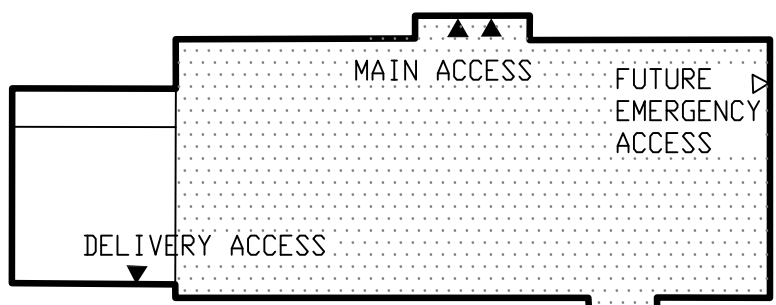
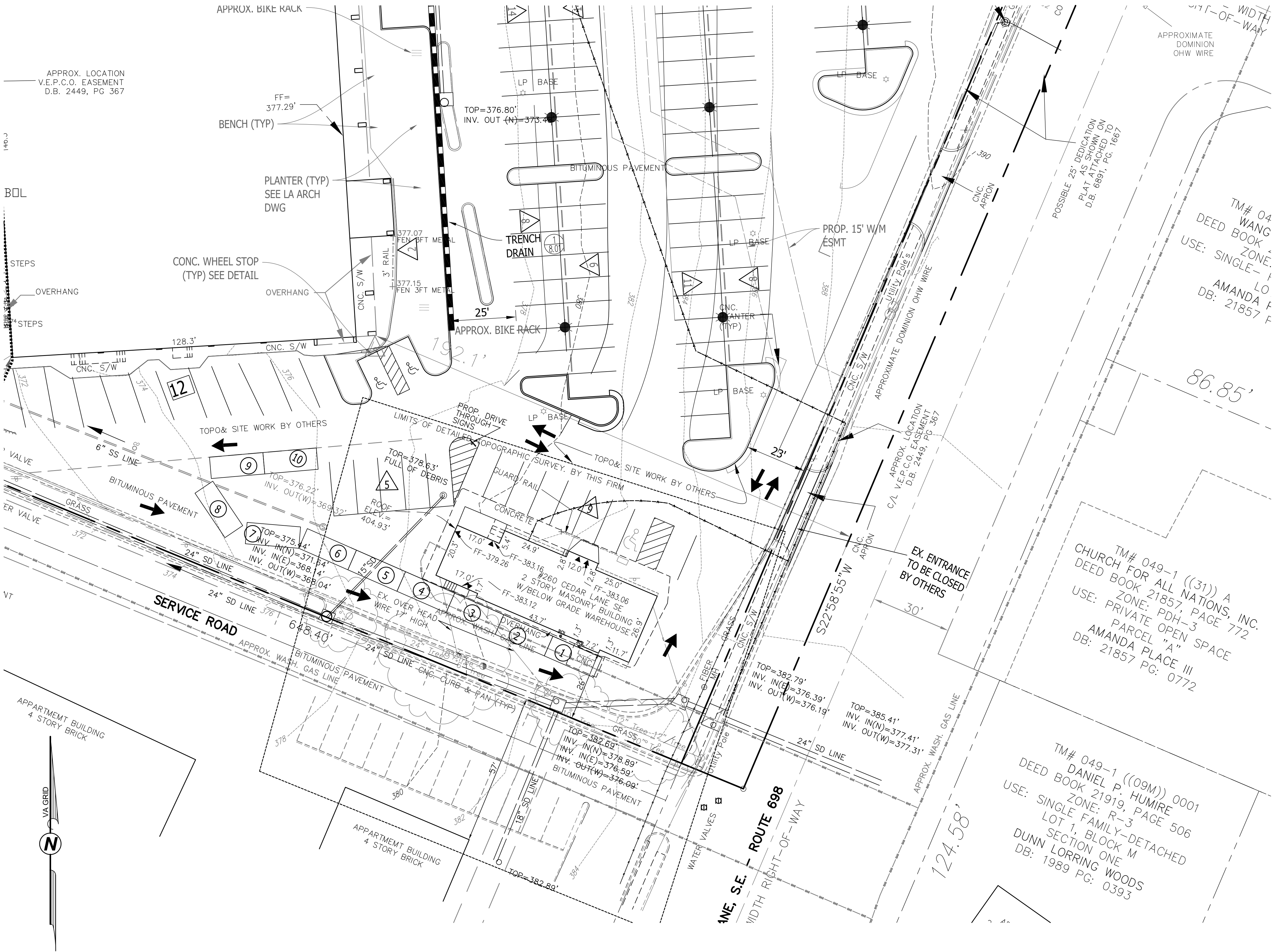
EXISTING CONDITION PLAN
CONDITIONAL USE PERMIT FOR SIMPLY SOCIAL COFFEE
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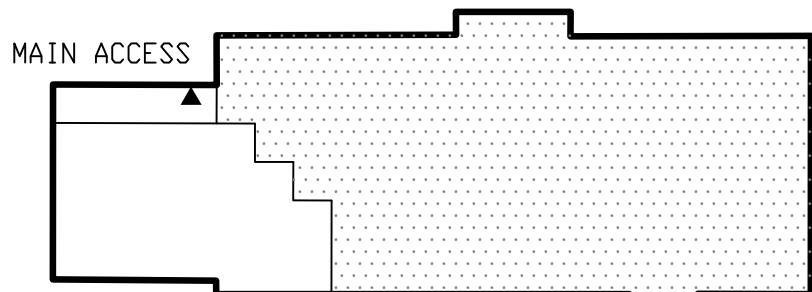
PROFESSIONAL DESIGN GROUP, INC.
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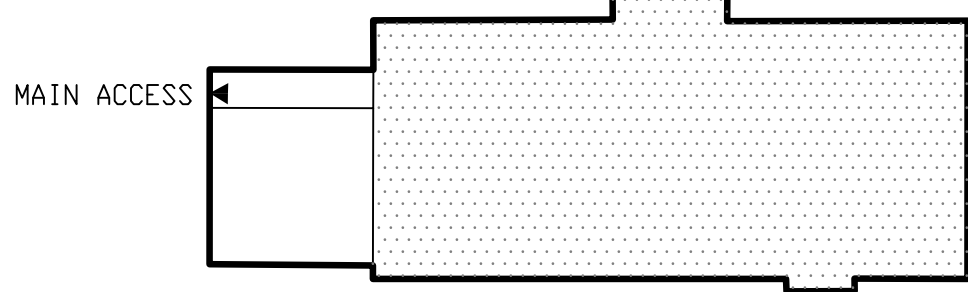
THE SCOPE OF THIS PROJECT IS PARKING RE-STRIPING AND STAKING FOR DRIVE THROUGH ONLY.



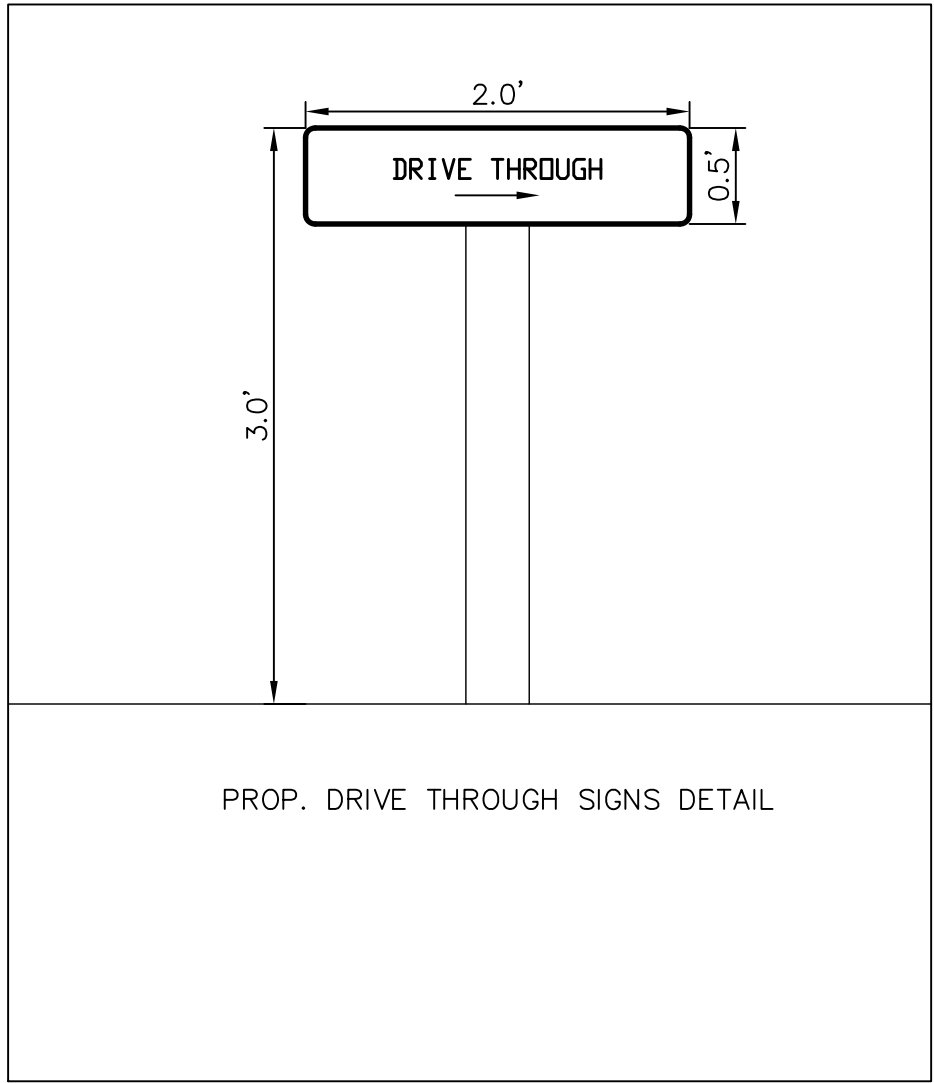
MAIN LEVEL
SIMPLY SOCIAL COFFEE



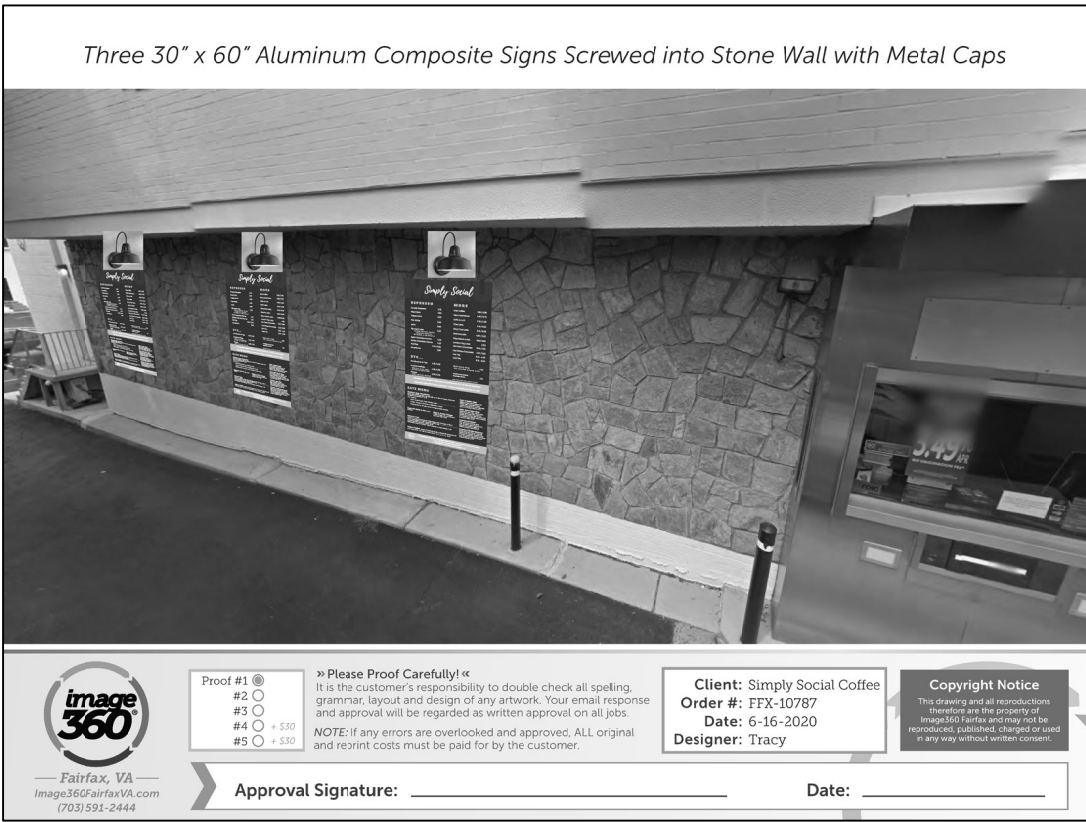
UPPER LEVEL
AFFORDABLE SPRINKLE



LOWER LEVEL
MIKE'S WAREHOUSE



PROP. DRIVE THROUGH SIGNS DETAIL



Three 30' x 60' Aluminum Composite Signs Screwed into Stone Wall with Metal Caps

PROPOSED DRIVE THROUGH PLAN
CONDITIONAL USE PERMIT FOR SIMPLY SOCIAL COFFEE
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