

MAC ZONING PLAN FOR 380 MAPLE AVENUE WEST HUNTER MILL TOWN OF VIENNA TRANSPORT TOWN OF VIENNA, VIRGINIA

GENERAL NOTES

1. THE SUBJECT SITE IS LOCATED AT TOWN OF VIENNA WITH TAX MAP NO. 038-3-02-0147, AND IS ZONED C-1.
2. NO ENVIRONMENTAL OR HISTORICAL FEATURES EXIST ON SITE.
3. THERE IS NO BUFFER REQUIREMENT FOR THE SUBJECT SITE.
4. EXISTING LANDSCAPING AND TREE AREAS DOES NOT APPLY TO THE SUBJECT SITE.
5. NO EXTERIOR POLE MOUNTED LIGHT ARE PROPOSED WITH THIS PLAN.
6. STREET TREES ALONG WADE HAMPTON DRIVE SUBJECT TO CHANGES WITH SIGHT DISTANCE REQUIREMENTS.
7. GENERAL STANDARDS FOR ON-SITE EXTERIOR LIGHTING
 - (1). HOURS OF ILLUMINATION: INSTITUTIONAL USES, COMMERCIAL USES, AND MIXED USES THAT ARE ADJACENT TO EXISTING SINGLE-FAMILY RESIDENTIAL DEVELOPMENT SHALL EXTINGUISH ALL EXTERIOR LIGHTING-EXCEPT LIGHTING NECESSARY FOR SECURITY OR EMERGENCY PURPOSES WITHIN ONE HOUR OF CLOSING. FOR THE PURPOSE OF THIS SUBSECTION, LIGHTING "NECESSARY FOR SECURITY OR EMERGENCY PURPOSES" SHALL BE CONSTRUED TO MEAN THE MINIMUM AMOUNT OF EXTERIOR LIGHTING NECESSARY TO ILLUMINATE POSSIBLE POINTS OF ENTRY OR EXIT INTO A STRUCTURE, TO ILLUMINATE EXTERIOR WALKWAYS, OR TO ILLUMINATE OUTDOOR STORAGE AREAS.
 - (2). SHIELDING: ALL EXTERIOR LUMINARIES, INCLUDING SECURITY LIGHTING, SHALL BE FULL CUT-OFF FIXTURES AND DIRECTED DOWNWARD. IN NO CASE SHALL LIGHTING BE DIRECTED ABOVE A HORIZONTAL PLANE THROUGH THE LIGHTING FIXTURE.
 - (3). MAXIMUM HEIGHT: EXCEPT FOR ATHLETIC FIELDS OR PERFORMANCE AREAS, THE HEIGHT OF OUTDOOR LIGHTING, WHETHER MOUNTED ON POLES, WALLS, OR BY OTHER MEANS, SHALL BE NO GREATER THAN 25 FEET ABOVE GRADE.
 - (4). MAXIMUM ILLUMINATION VALUE: ALL OUTDOOR LIGHTING AND INDOOR LIGHTING VISIBLE FROM OUTSIDE SHALL BE DESIGNED AND LOCATED SO THAT THE MAXIMUM ILLUMINATION MEASURED IN FOOTCANDLES AT GROUND LEVEL AT A LOT LINE SHALL NOT EXCEED THE STANDARDS IN TABLE 18-95.15.A. MAXIMUM ILLUMINATION. IN NO INSTANCE SHALL ILLUMINATION LEVELS WITHIN A SITE EXCEED 30 FOOTCANDLES.
8. NO PROFFERS FOR THIS PLAN

TABLE 18-95.15.A.: MAXIMUM ILLUMINATION	
TYPE OF USE ABUTTING PROPOSED DEVELOPMENT	MAXIMUM ILLUMINATION LEVEL AT LOT LINE (FOOTCANDLES)
RESIDENTIAL USE OR VACANT LAND ZONED FOR RESIDENTIAL DEVELOPMENT	0.50
INSTITUTIONAL USE	1.00
MIXED-USE, COMMERCIAL USE, OR VACANT LAND	2.00
PARKING LOT	2.50

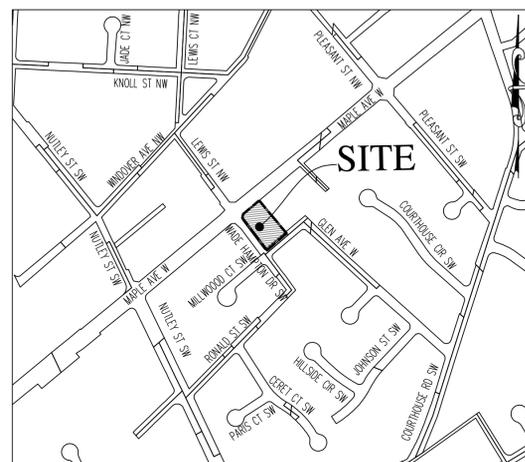
ZONING REQUIREMENTS

	MAC Zone Regulations	Proposed
Zoning	C-1(Commercial)	C-1(Commercial)
Lot Area	N/A	36,842 SF/0.84 A.C.
Lot Width	N/A	143.08 ft.
Gross Floor Area	N/A	162,296 sf.
Net Floor Area	N/A	52,909 sf.
Min. Yard; Front (on Maple Ave) ¹	20 ft.	20.03 ft.
Max. Yard; Front (on Maple Ave) ¹	64 ft.	22.48 ft.
Min. Yard; Front (on Side Streets - Wade Hampton Dr.) ²	11 ft.	15.50 ft.
Max. Yard; Front (on Side Streets - Wade Hampton Dr.) ²	64 ft.	24.39 ft.
Min. Yard; Front (on Side Streets - Glen Ave.) ²	11 ft.	29.39 ft.
Max. Yard; Front (on Side Streets - Glen Ave.) ²	64 ft.	31.69 ft.
Min. Yard; Rear ³	8 ft.	8 ft.
Max. Impervious Area	80%	87%
Min. Pervious Area	20%	13%
Max. Building Height	54 ft.	54 ft.
Min. Building Frontage ³	25%	96%
Parking Spaces (Retail)	38	38
Parking Spaces (Residential)	80	113
Max Offstreet Parking ⁴	95	151
Total Parking Spaces	118	151
Min. Open Space	15%	25.8%

- (1) Yards are measured from face of curb to the edge of the front building walls.
- (2) Assumes the western building wall to be rear yard. To be modified during Zoning Plan.
- (3) At least 25% of the front building wall shall be built within five feet of the minimum front setback.
- (4) Includes 1.25 adjustment for structured parking

UNIT MIX

Unit Type	# Units	# Bedrooms	Area
Unit A	3	2	1,400 SF
Unit B	1	2	1,412 SF
Unit C	1	2	1,475 SF
Unit D	3	2	1,482 SF
Unit E	3	2	1,518 SF
Unit F	3	2	1,546 SF
Unit G	3	2	1,561 SF
Unit H	3	2	1,563 SF
Unit I	3	2	1,571 SF
Unit J	2	2	1,595 SF
Unit K	3	2	1,639 SF
Unit L	1	2	1,695 SF
Unit M	2	2	1,723 SF
SUBTOTAL 2 BR UNIT	31		
Unit N	2	3	1,475 SF
Unit O	3	3	1,506 SF
Unit P	1	3	1,632 SF
Unit Q	3	3	1,698 SF
SUBTOTAL 3 BR UNIT	9		
TOTAL ALL UNITS	40		
RETAIL SPACE			7,500 SF



VICINITY MAP
SCALE: 1" = 500'

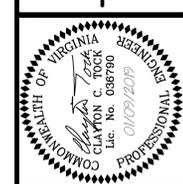
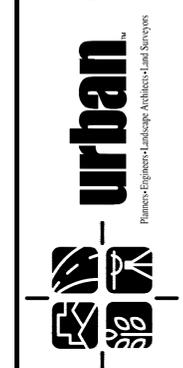
APPLICANT/OWNER
RED INVESTMENT LLC
PO BOX 1208
VIENNA, VA 22183

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URBAN, LTD.
4200D TECHNOLOGY COURT
CHANTILLY, VA 20151
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ATTN: CLAYTON TOCK, P.E.

Sheet List Table	
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PLAN DATE	No.	DATE	DESCRIPTION
11-08-17	1		
09-27-18	2		
12-27-18	3		
01-09-19	4		

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COVER
380 MAPLE AVENUE WEST
MAC ZONING PLAN
HUNTER MILL TOWN OF VIENNA TRANSPORT
TOWN OF VIENNA, VIRGINIA

SCALE: AS NOTED
DATE: OCT. 2017
CL= N/A

SHEET
01
OF
13

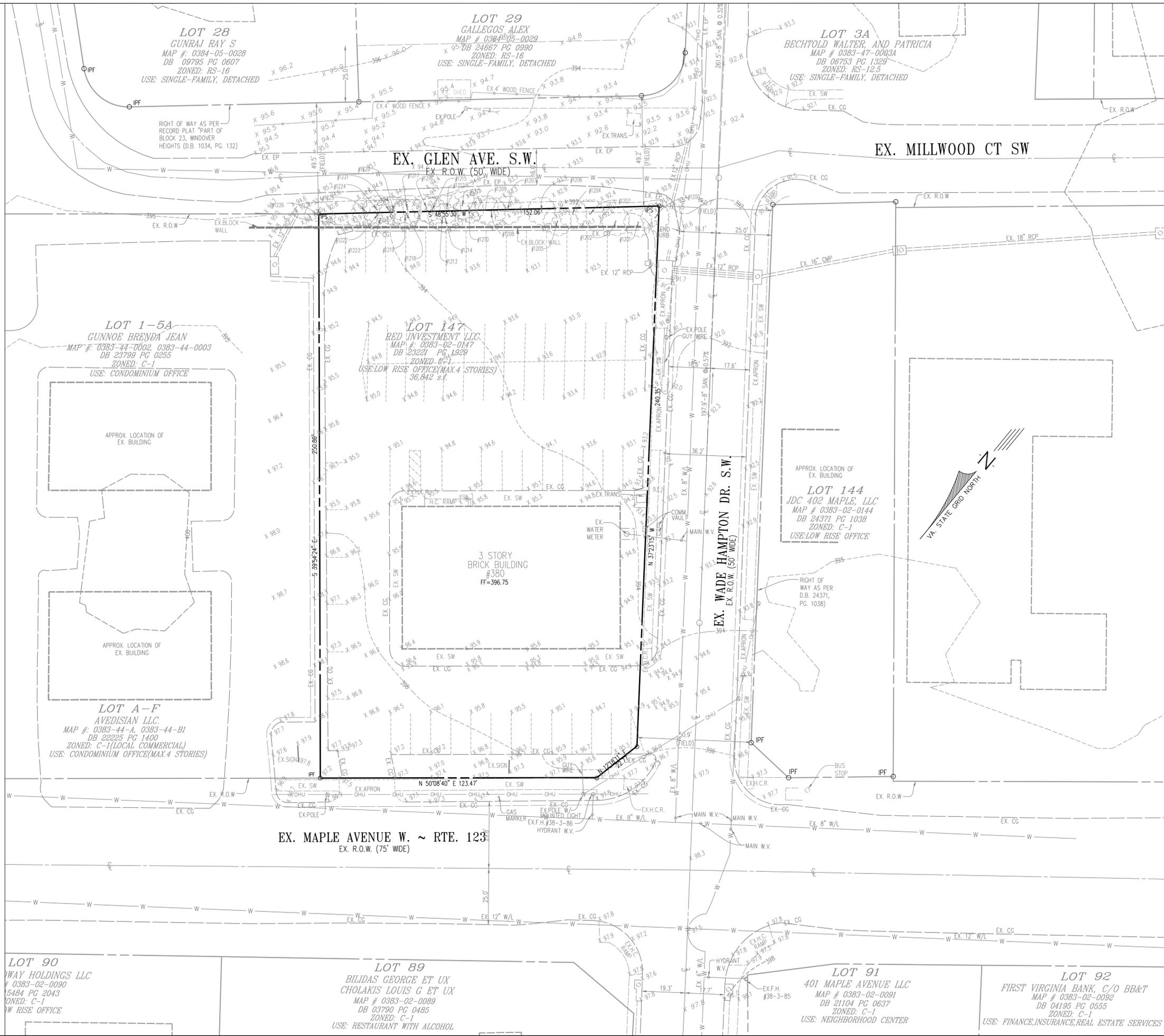
FILE No.
SP-12896

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TREE TABULATION
DL-DENOTES APPROX. DRIP LINE RADIUS

NO.	DESCRIPTION
1200	16" LOCUST 16' DL
1201	12" LOCUST 12' DL
1202	18" LOCUST 16' DL
1203	12" LOCUST 12' DL
1204	8" LOCUST 10' DL
1205	18" TREE 14' DL
1206	8" LOCUST 10' DL
1207	6" LOCUST DEAD
1208	6" LOCUST DEAD
1209	6" LOCUST 8' DL
1210	6" LOCUST 8' DL
1211	8" LOCUST 8' DL
1212	8" LOCUST DEAD
1213	16 LOC 16DL
1214	16 LOC 16DL
1215	10" LOCUST 8' DL
1216	10" TREE 10' DL
1217	12" CHERRY 16' DL
1218	10" LOCUST 10' DL
1219	8 LOCUST 10' DL
1220	8" LOCUST 8' DL
1221	8" LOCUST 8' DL
1222	8" LOCUST 8' DL
1223	8" LOCUST 8' DL
1224	8" LOCUST 8' DL
1225	12" LOCUST 14' DL
1226	10" LOCUST 12' DL

NOTE: THERE ARE NO EXISTING UTILITY EASEMENTS ON-SITE



PLANDATE	DESCRIPTION
11-08-17	
09-21-18	
12-17-18	
01-09-19	

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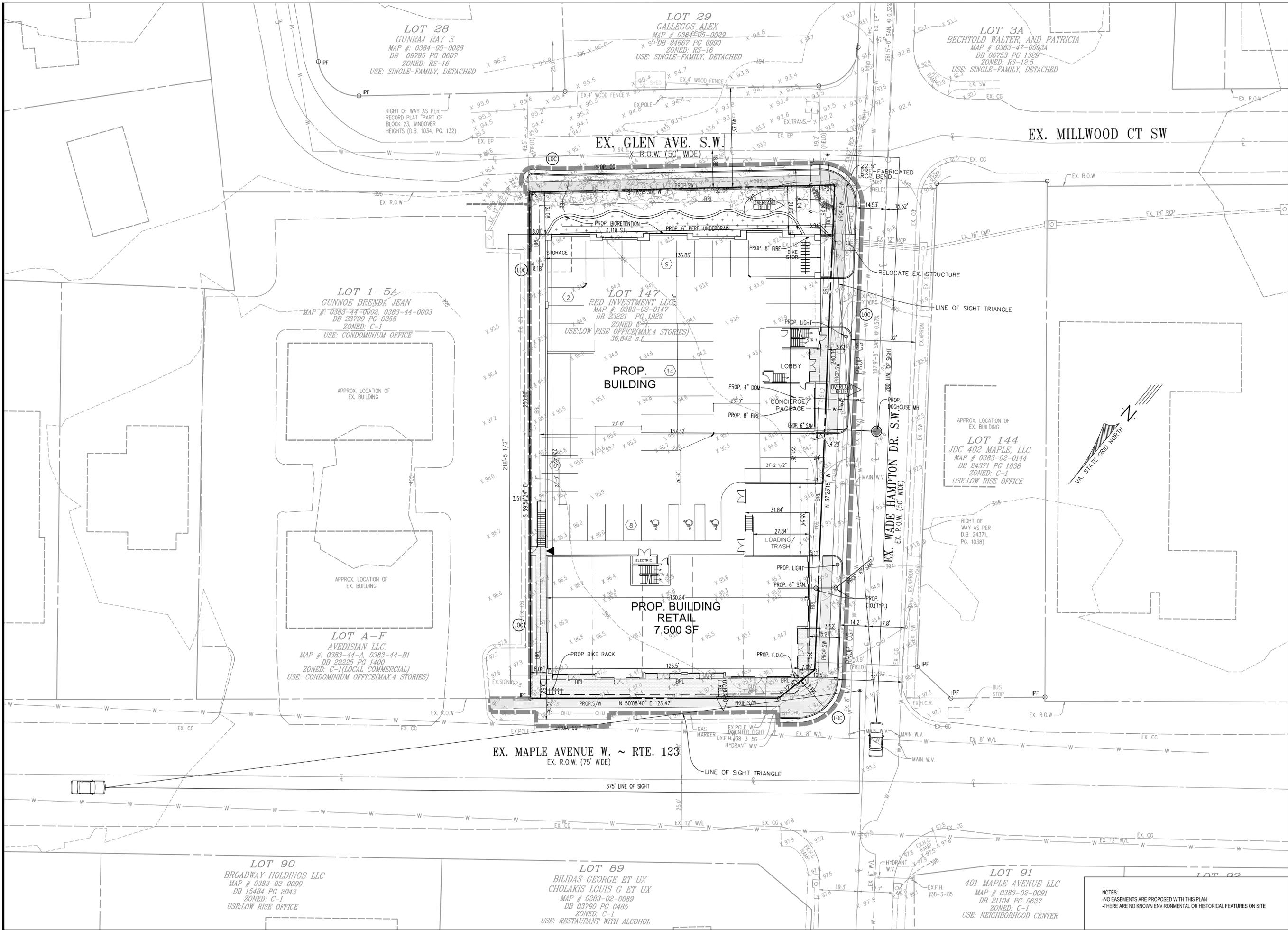


EXISTING CONDITIONS
380 MAPLE AVENUE WEST
MAC ZONING PLAN
HUNTER MILL TOWN OF VIENNA TRANSPORT
TOWN OF VIENNA, VIRGINIA

DATE: OCT. 2017
SCALE: 1" = 20'
C.I. = 2'
SHEET 02 OF 13
FILE No. SP-12896

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NOTES:
-NO EASEMENTS ARE PROPOSED WITH THIS PLAN
-THERE ARE NO KNOWN ENVIRONMENTAL OR HISTORICAL FEATURES ON SITE

CONCEPT PLAN
380 MAPLE AVENUE WEST
MAC ZONING PLAN
 HUNTER MILL TOWN OF VIENNA TRANSPORT
 TOWN OF VIENNA, VIRGINIA

DATE: OCT. 2017
 SCALE: 1" = 20'

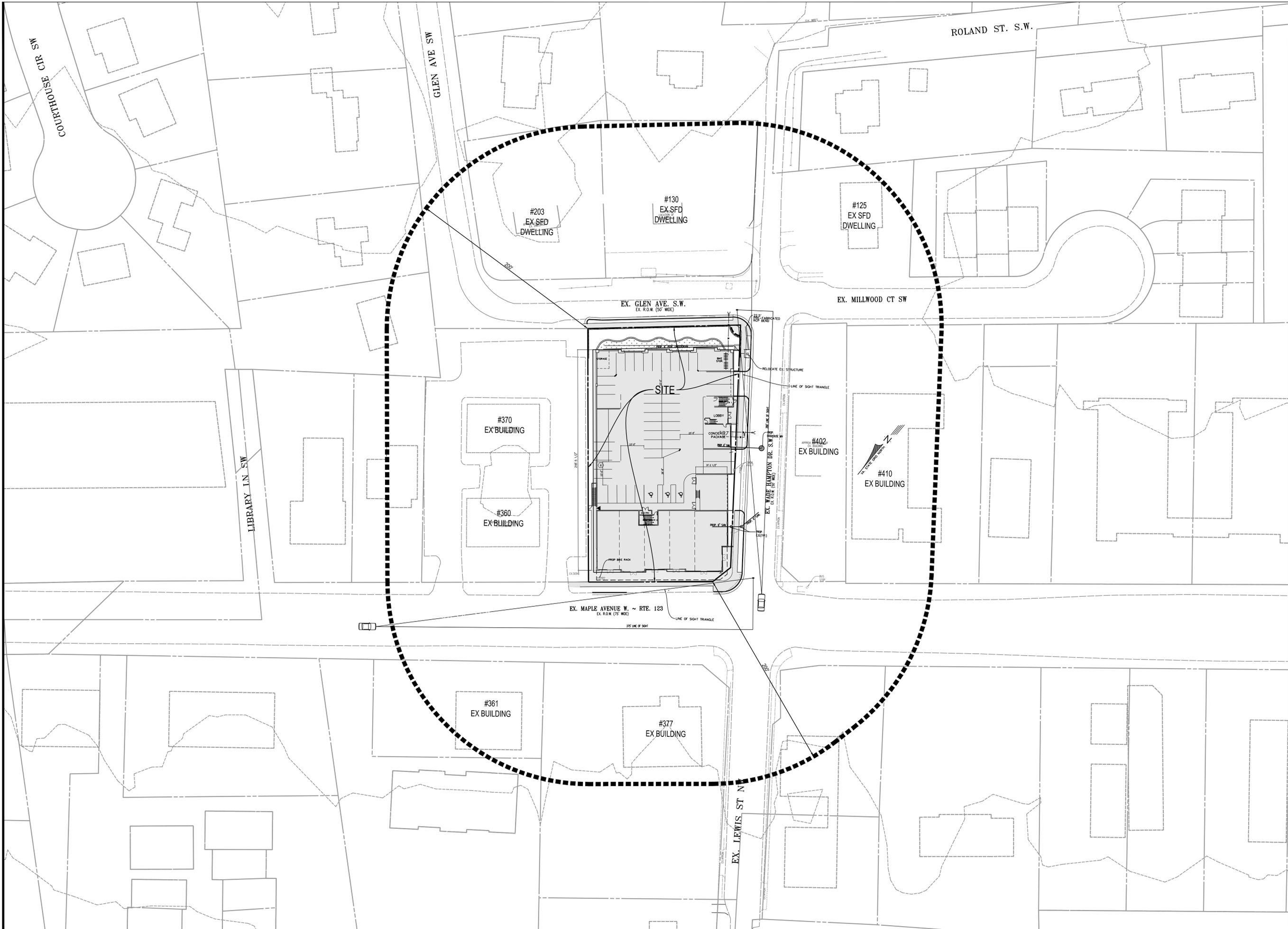
SHEET 03 OF 13
 FILE No. SP-12896

urban
 Planners-Engineers-Landscape Architects-Land Surveyors

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PLAN/DATE	DESCRIPTION
11-08-17	
09-21-18	
12-27-18	
01-09-19	

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PLAN DATE	DESCRIPTION	REVISIONS
11-08-17		
09-21-18		
12-27-18		
01-09-19		

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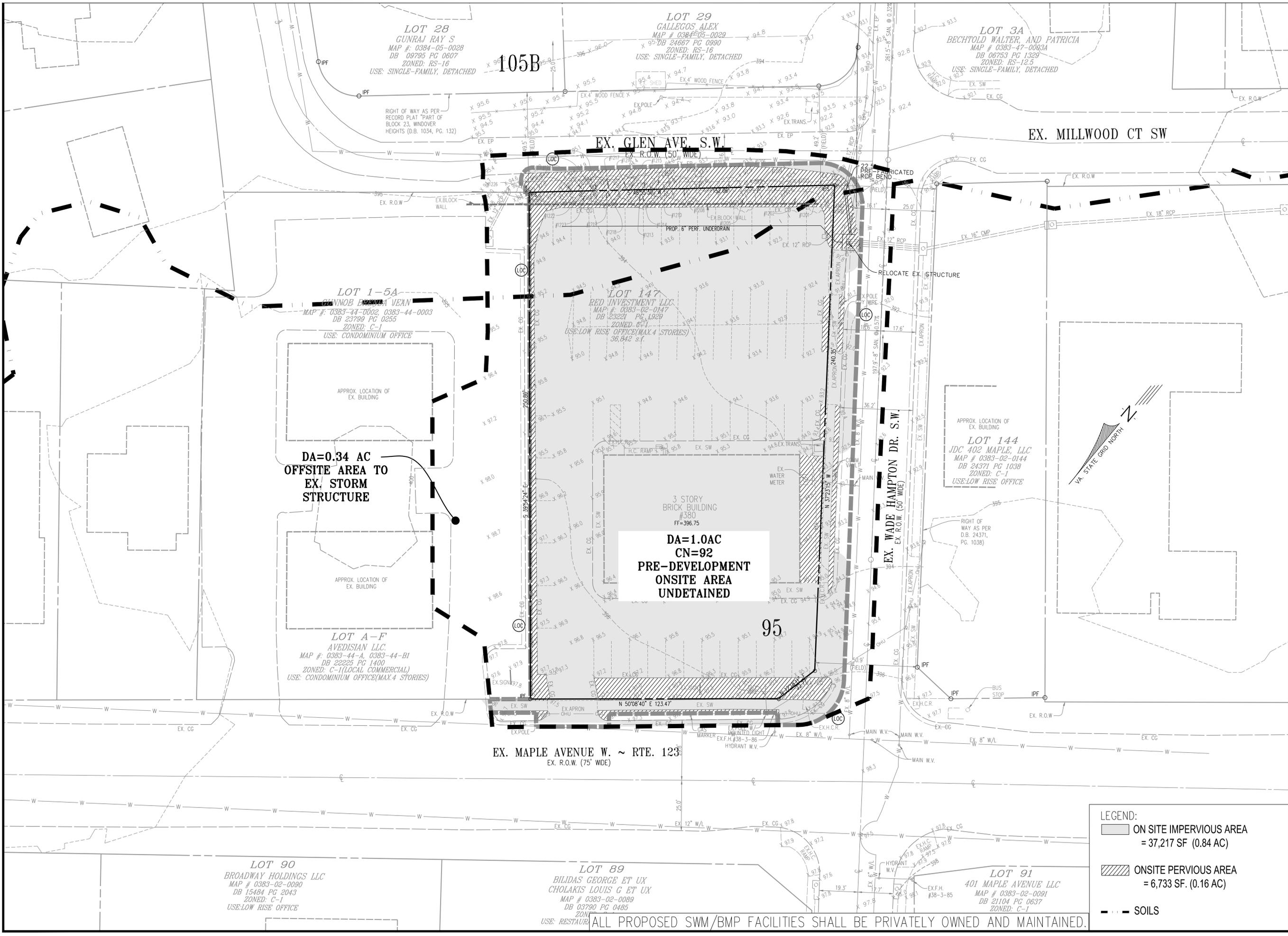
CONTEXT PLAN
 380 MAPLE AVENUE WEST
 MAC ZONING PLAN
 HUNTER MILL TOWN OF VIENNA TRANSPORT
 TOWN OF VIENNA, VIRGINIA

SCALE: 1" = 40'
 C.I. = N/A
 DATE: OCT. 2017

SHEET
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FILE No.
 SP-12896

Urban, Ltd. - J:\085\380 Maple Ave\B-Engineering\Entitlement\MAC\12896-21-SWM-PRE.dwg [LXOUT] January 09, 2019 - 3:56pm mdoyle



**DA=0.34 AC
OFFSITE AREA TO
EX. STORM
STRUCTURE**

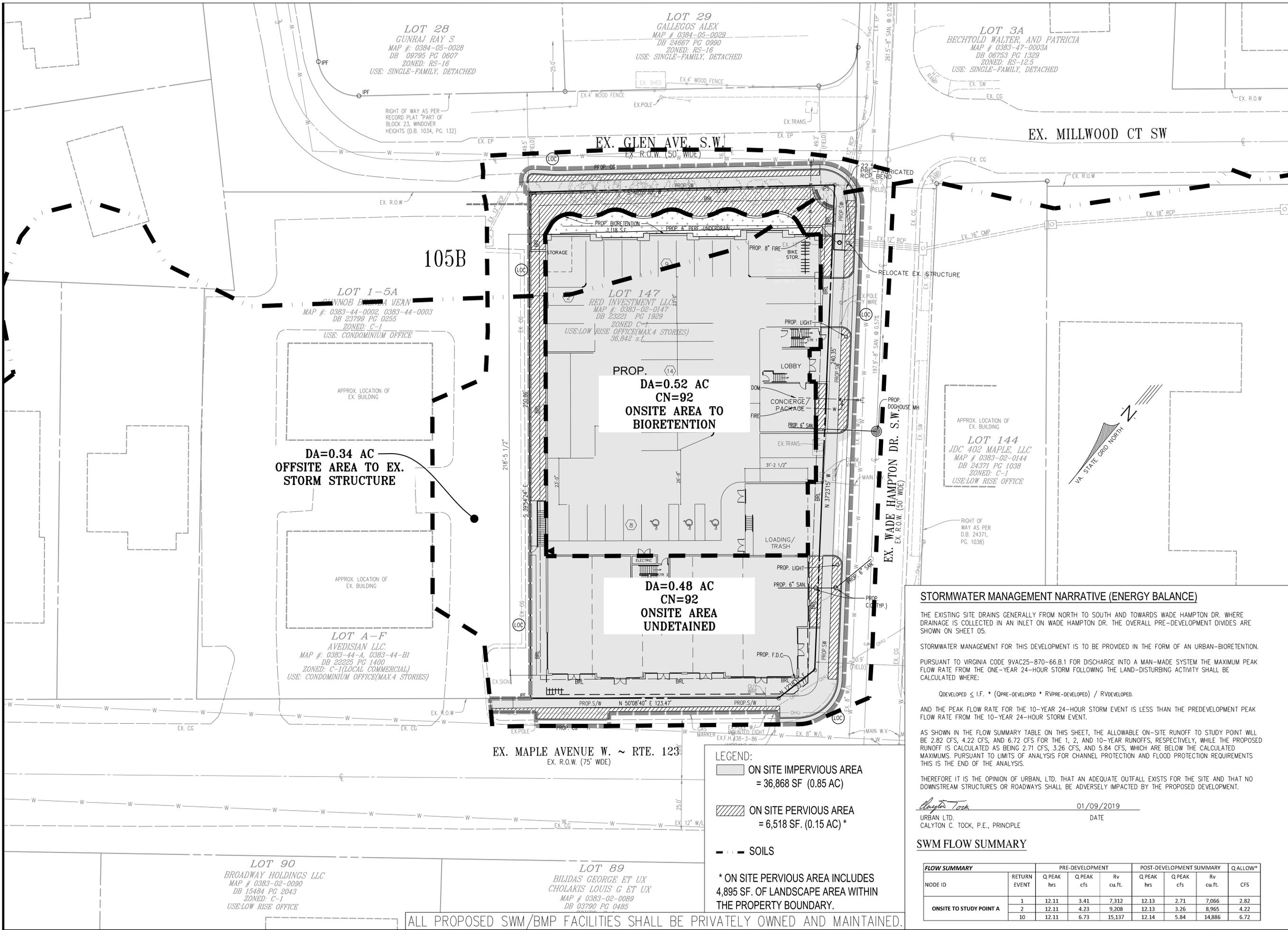
**DA=1.0AC
CN=92
PRE-DEVELOPMENT
ONSITE AREA
UNDETAILED**

- LEGEND:**
- ON SITE IMPERVIOUS AREA
= 37,217 SF (0.84 AC)
 - ONSITE PERVIOUS AREA
= 6,733 SF. (0.16 AC)
 - SOILS

ALL PROPOSED SWM/BMP FACILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED.

<p>PLAN/DATE</p> <p>11-08-17 09-21-18 12-27-18 01-09-19</p> <p>Urban, Ltd. 330 D TECHNOLOGY CT. CHANTILLY, VA 20151 TEL: 703.642.2306 FAX: 703.378.7888 www.urban-lltd.com</p> <p style="text-align: center;">urban Planners-Engineers-Landscape Architects-Land Surveyors</p> <p style="text-align: center;"> </p>	<p style="text-align: center;">DESCRIPTION</p> <p>No. DATE</p>
<p>PRE-DEVELOPMENT DIVIDES</p> <p>380 MAPLE AVENUE WEST</p> <p>MAC ZONING PLAN</p> <p>HUNTER MILL, TOWN OF VIENNA TRANSPORT TOWN OF VIENNA, VIRGINIA</p>	
<p>SCALE: 1" = 20'</p> <p>DATE: OCT. 2017</p> <p>C.I. = N/A</p>	
<p>SHEET 05 OF 13</p> <p>FILE No. SP-12896</p>	

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PROP. (14)
DA=0.52 AC
CN=92
ONSITE AREA TO
BIORETENTION

DA=0.48 AC
CN=92
ONSITE AREA
UNDETAILED

DA=0.34 AC
OFFSITE AREA TO EX.
STORM STRUCTURE

LEGEND:

- ON SITE IMPERVIOUS AREA
= 36,868 SF (0.85 AC)
- ON SITE PERVIOUS AREA
= 6,518 SF. (0.15 AC) *
- SOILS

* ON SITE PERVIOUS AREA INCLUDES
 4,895 SF. OF LANDSCAPE AREA WITHIN
 THE PROPERTY BOUNDARY.

ALL PROPOSED SWM/BMP FACILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED.

STORMWATER MANAGEMENT NARRATIVE (ENERGY BALANCE)

THE EXISTING SITE DRAINS GENERALLY FROM NORTH TO SOUTH AND TOWARDS WADE HAMPTON DR. WHERE DRAINAGE IS COLLECTED IN AN INLET ON WADE HAMPTON DR. THE OVERALL PRE-DEVELOPMENT DIVIDES ARE SHOWN ON SHEET 05.

STORMWATER MANAGEMENT FOR THIS DEVELOPMENT IS TO BE PROVIDED IN THE FORM OF AN URBAN-BIORETENTION.

PURSUANT TO VIRGINIA CODE 9VAC25-870-66.B.1 FOR DISCHARGE INTO A MAN-MADE SYSTEM THE MAXIMUM PEAK FLOW RATE FROM THE ONE-YEAR 24-HOUR STORM FOLLOWING THE LAND-DISTURBING ACTIVITY SHALL BE CALCULATED WHERE:

$$Q_{DEVELOPED} \leq I.F. * ((OPRE-DEVELOPED * RV_{PRE-DEVELOPED}) / RV_{DEVELOPED})$$

AND THE PEAK FLOW RATE FOR THE 10-YEAR 24-HOUR STORM EVENT IS LESS THAN THE PREDEVELOPMENT PEAK FLOW RATE FROM THE 10-YEAR 24-HOUR STORM EVENT.

AS SHOWN IN THE FLOW SUMMARY TABLE ON THIS SHEET, THE ALLOWABLE ON-SITE RUNOFF TO STUDY POINT WILL BE 2.82 CFS, 4.22 CFS, AND 6.72 CFS FOR THE 1, 2, AND 10-YEAR RUNOFFS, RESPECTIVELY, WHILE THE PROPOSED RUNOFF IS CALCULATED AS BEING 2.71 CFS, 3.26 CFS, AND 5.84 CFS, WHICH ARE BELOW THE CALCULATED MAXIMUMS. PURSUANT TO LIMITS OF ANALYSIS FOR CHANNEL PROTECTION AND FLOOD PROTECTION REQUIREMENTS THIS IS THE END OF THE ANALYSIS.

THEREFORE IT IS THE OPINION OF URBAN, LTD. THAT AN ADEQUATE OUTFALL EXISTS FOR THE SITE AND THAT NO DOWNSTREAM STRUCTURES OR ROADWAYS SHALL BE ADVERSELY IMPACTED BY THE PROPOSED DEVELOPMENT.

Clayton C. Tock 01/09/2019
 URBAN LTD. DATE
 CALYTON C. TOCK, P.E., PRINCIPLE

SWM FLOW SUMMARY

FLOW SUMMARY	RETURN EVENT	PRE-DEVELOPMENT			POST-DEVELOPMENT SUMMARY			Q.ALLOW*
		Q.PEAK hrs	Q.PEAK cfs	Rv cu.ft.	Q.PEAK hrs	Q.PEAK cfs	Rv cu.ft.	
ONSITE TO STUDY POINT A	1	12.11	3.41	7.312	12.13	2.71	7.066	2.82
	2	12.11	4.23	9.208	12.13	3.26	8.965	4.22
	10	12.11	6.73	15.137	12.14	5.84	14.886	6.72

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PLN/DATE	DESCRIPTION										
11-08-17											
09-21-18											
12-27-18											
01-09-19											
<p>SWM - POST DEVELOPMENT DIVIDES</p> <p>380 MAPLE AVENUE WEST</p> <p>MAC ZONING PLAN</p> <p>HUNTER MILL TOWN OF VIENNA TRANSPORT TOWN OF VIENNA, VIRGINIA</p>											
<p>SHEET 06 OF 13</p> <p>FILE No. SP-12896</p>											

[Update Summary Sheet](#)

Site Summary

[Print Preview](#)

[Print](#)

Total Rainfall (in):	43
Total Disturbed Acreage:	1.00

Site Land Cover Summary

Pre-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.00	0.07	0.09	0.16	16
Impervious Cover (acres)	0.00	0.00	0.09	0.75	0.84	84
					1.00	100

Post-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.00	0.08	0.07	0.15	15
Impervious Cover (acres)	0.00	0.00	0.08	0.77	0.85	85
					1.00	100

Site Tv and Land Cover Nutrient Loads

	Final Post-Development (Post-ReDevelopment & New Impervious)	Post- ReDevelopment	Post- Development (New Impervious)	Adjusted Pre- ReDevelopment
Site Rv	0.84	0.84	0.95	0.84
Treatment Volume (ft ³)	3,045	3,027	17	3,027
TP Load (lb/yr)	1.91	1.90	0.01	1.90

Total TP Load Reduction Required (lb/yr)	0.20	0.19	0.01
--	------	------	------

	Final Post-Development Load (Post-ReDevelopment & New Impervious)	Pre- ReDevelopment
TN Load (lb/yr)	13.68	13.63

Site Compliance Summary

Maximum % Reduction Required Below Pre-ReDevelopment Load	10%
---	-----

Total Runoff Volume Reduction (ft ³)	685
Total TP Load Reduction Achieved (lb/yr)	0.59
Total TN Load Reduction Achieved (lb/yr)	4.92
Remaining Post Development TP Load (lb/yr)	1.32
Remaining TP Load Reduction (lb/yr) Required	0.00

**** TARGET TP REDUCTION EXCEEDED BY 0.39 LB/YEAR ****

Drainage Area A Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.00	0.03	0.00	0.03	6
Impervious Cover (acres)	0.00	0.00	0.00	0.49	0.49	94
					0.52	

BMP Selections

Practice	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	BMP Treatment Volume (ft ³)	TP Load from Upstream Practices (lbs)	Untreated TP Load to Practice (lbs)	TP Removed (lb/yr)	TP Remaining (lb/yr)	Downstream Treatment to be Employed
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	0.03	0.49	1,713.72	0.00	1.08	0.59	0.48	

Total Impervious Cover Treated (acres)	0.49
Total Turf Area Treated (acres)	0.03
Total TP Load Reduction Achieved in D.A. (lb/yr)	0.59
Total TN Load Reduction Achieved in D.A. (lb/yr)	4.92

No.	DATE	DESCRIPTION	REVISIONS

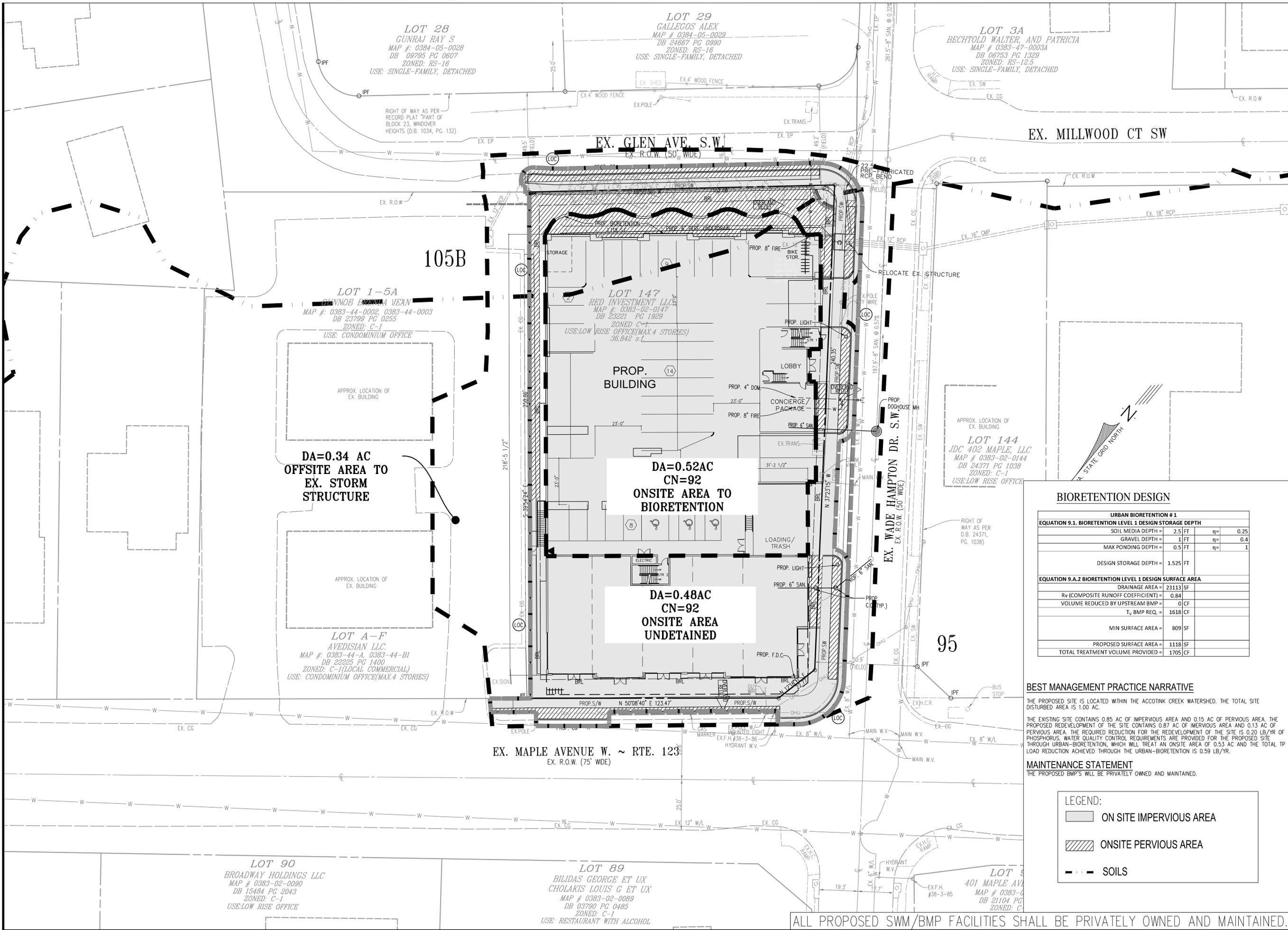
PLAN DATE	11-08-17
	09-21-18
	12-27-18
	01-09-19

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BEST MANAGEMENT PRACTICES - VRRM COMPUTATIONS
380 MAPLE AVENUE WEST
MAC ZONING PLAN
HUNTER MILL TOWN OF VIENNA TRANSPORT
TOWN OF VIENNA, VIRGINIA
DATE: OCT. 2017
SCALE: 1" = 20'
C.I.= N/A

Urban, Ltd. - J:\085\380 Maple Ave\B-Engineering\Entitlement\MAC\12896-22-BMP-POST.dwg [LAYOUT] January 09, 2019 - 3:54pm mdoyle



**DA=0.34 AC
OFFSITE AREA TO
EX. STORM
STRUCTURE**

**DA=0.52AC
CN=92
ONSITE AREA TO
BIORETENTION**

**DA=0.48AC
CN=92
ONSITE AREA
UNDETAINED**

BIORETENTION DESIGN

URBAN BIORETENTION # 1		
EQUATION 9.1. BIORETENTION LEVEL 1 DESIGN STORAGE DEPTH		
SOIL MEDIA DEPTH =	2.5 FT	n = 0.25
GRAVEL DEPTH =	1 FT	n = 0.4
MAX PONDING DEPTH =	0.5 FT	n = 1
DESIGN STORAGE DEPTH =	1.525 FT	
EQUATION 9.A.2 BIORETENTION LEVEL 1 DESIGN SURFACE AREA		
DRAINAGE AREA =	23113 SF	
Rv (COMPOSITE RUNOFF COEFFICIENT) =	0.84	
VOLUME REDUCED BY UPSTREAM BMP =	0 CF	
T _p BMP REQ. =	1618 CF	
MIN SURFACE AREA =	809 SF	
PROPOSED SURFACE AREA =	1118 SF	
TOTAL TREATMENT VOLUME PROVIDED =	1705 CF	

BEST MANAGEMENT PRACTICE NARRATIVE

THE PROPOSED SITE IS LOCATED WITHIN THE ACCOTINK CREEK WATERSHED. THE TOTAL SITE DISTURBED AREA IS 1.00 AC.

THE EXISTING SITE CONTAINS 0.85 AC OF IMPERVIOUS AREA AND 0.15 AC OF PERVIOUS AREA. THE PROPOSED REDEVELOPMENT OF THE SITE CONTAINS 0.87 AC OF IMPERVIOUS AREA AND 0.13 AC OF PERVIOUS AREA. THE REQUIRED REDUCTION FOR THE REDEVELOPMENT OF THE SITE IS 0.20 LB/YR OF PHOSPHORUS. WATER QUALITY CONTROL REQUIREMENTS ARE PROVIDED FOR THE PROPOSED SITE THROUGH URBAN-BIORETENTION, WHICH WILL TREAT AN ONSITE AREA OF 0.53 AC AND THE TOTAL TP LOAD REDUCTION ACHIEVED THROUGH THE URBAN-BIORETENTION IS 0.59 LB/YR.

MAINTENANCE STATEMENT

THE PROPOSED BMP'S WILL BE PRIVATELY OWNED AND MAINTAINED.

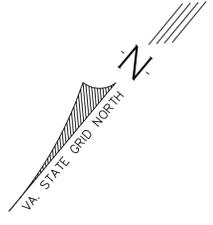
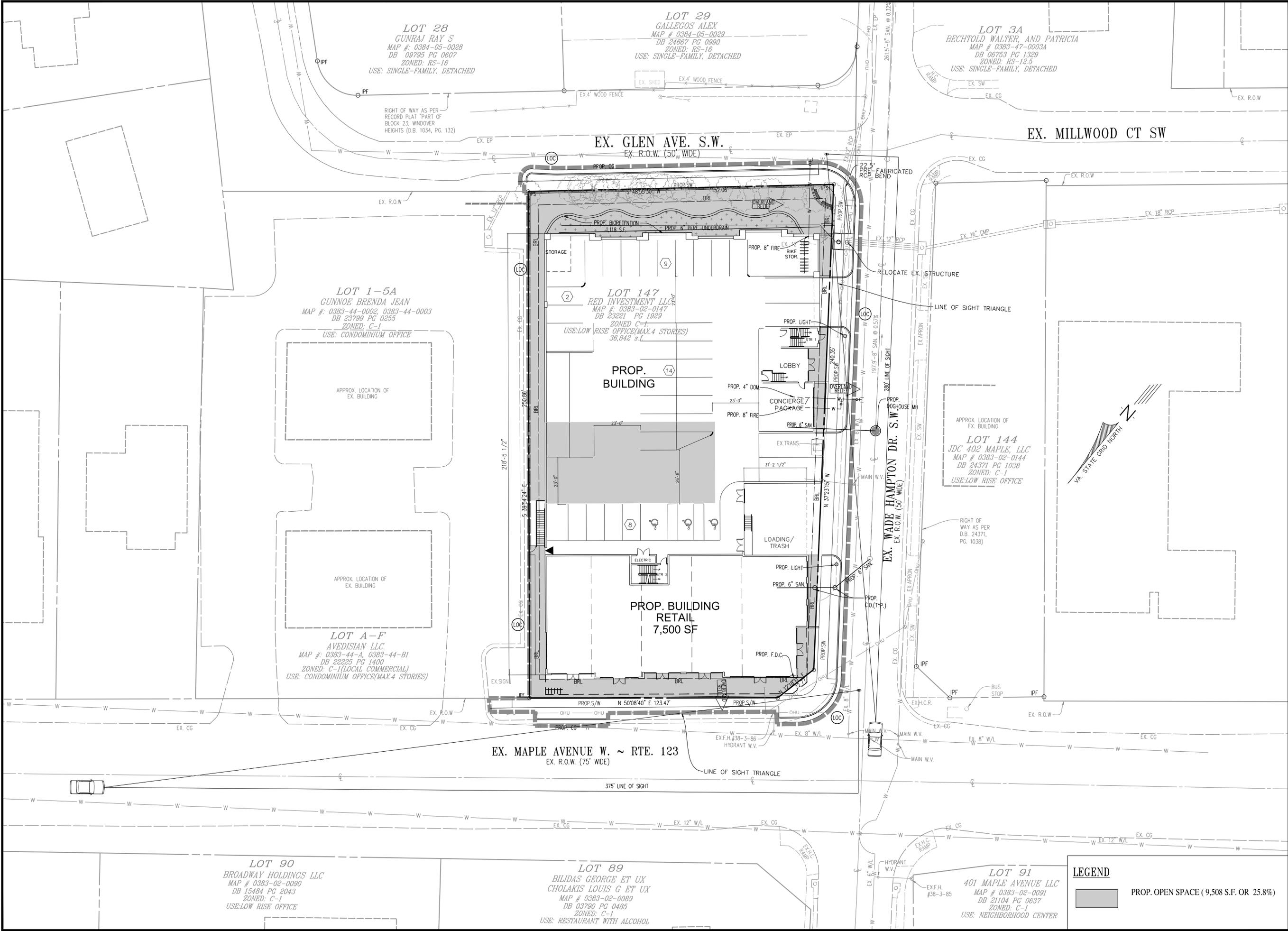
LEGEND:

- ON SITE IMPERVIOUS AREA
- ONSITE PERVIOUS AREA
- SOILS

ALL PROPOSED SWM/BMP FACILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED.

<p>urban Planners-Engineers-Landscape Architects-Land Surveyors</p> <p>Urban, Ltd. 3300 TECHNOLOGY CT. CHANTILLY, VA 20151 TEL: 703.642.3306 FAX: 703.378.7888 www.urban-lltd.com</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">NO.</th> <th style="width: 10%;">DATE</th> <th style="width: 80%;">DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION												
NO.	DATE	DESCRIPTION														
<p>380 MAPLE AVENUE WEST MAC ZONING PLAN HUNTER MILL, TOWN OF VIENNA TRANSPORT TOWN OF VIENNA, VIRGINIA</p>																
<p>BEST MANAGEMENT PRACTICES - POST-DEVELOPMENT</p>																
<p>DATE: OCT. 2017</p>																
<p>SCALE: 1" = 20'</p>																
<p>SHEET 08 OF 13</p>																
<p>FILE No. SP-12896</p>																

Urban, Ltd. - J:\085\380 Maple Ave\B-Engineering\Entitlement\MAC\12896-16-PROPOSED-OPENSPACE.dwg [LAYOUT] January 09, 2019 - 3:54pm mdayle



LEGEND

PROP. OPEN SPACE (9,508 S.F. OR 25.8%)

PLN DATE	DESCRIPTION
11-08-17	
09-27-18	
12-27-18	
01-09-19	
No.	DATE

Urban, Ltd.
4300 TECHNOLOGY CT.
CHANTILLY, VA 20151
TEL: 703.642.2366
FAX: 703.578.7888
www.urban-llc.com



OPEN SPACE EXHIBIT

380 MAPLE AVENUE WEST
MAC ZONING PLAN
HUNTER MILL TOWN OF VIENNA TRANSPORT
TOWN OF VIENNA, VIRGINIA

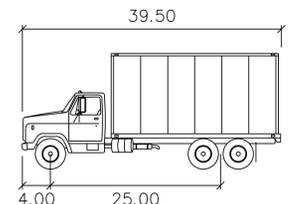
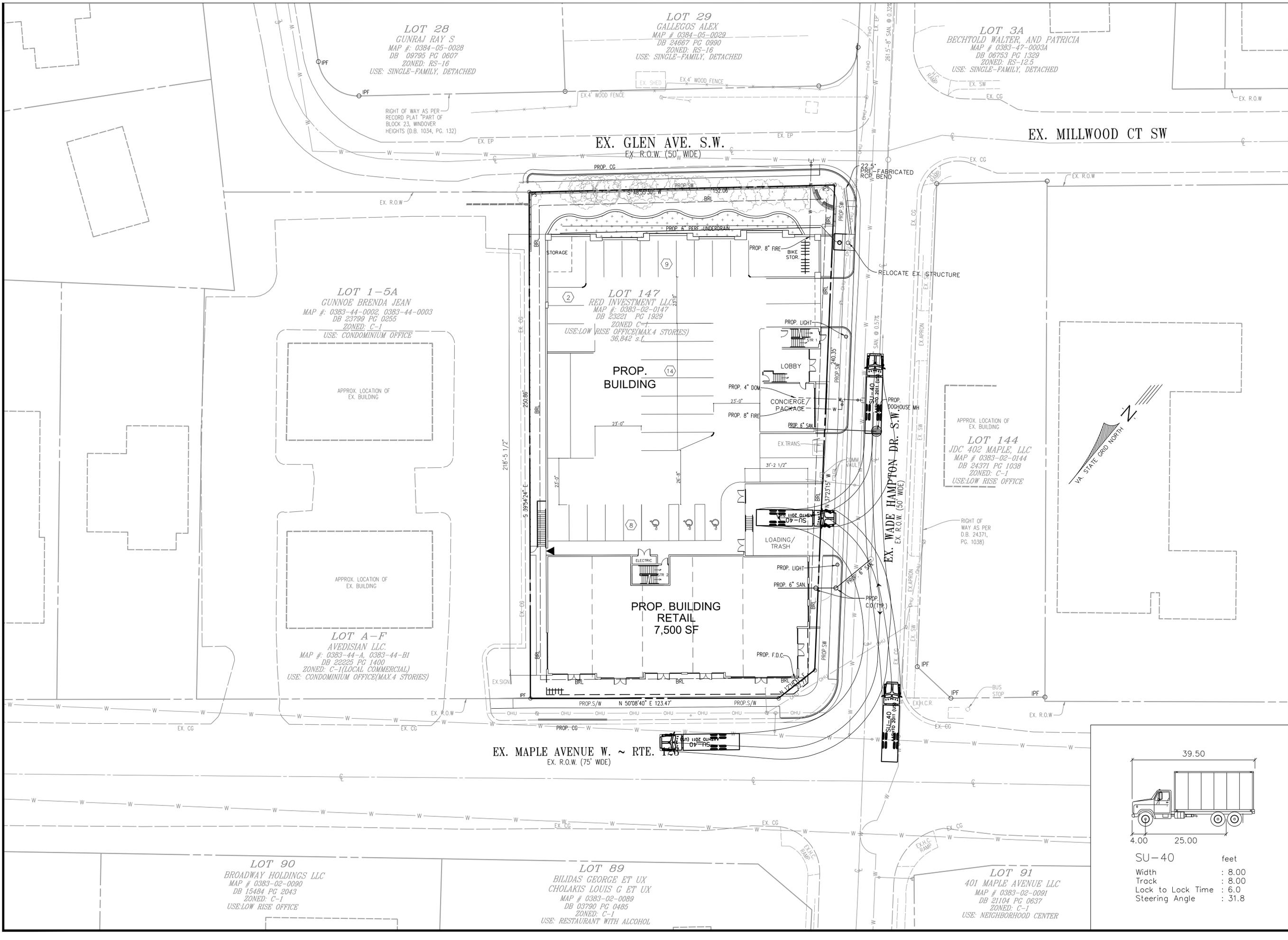
DATE: OCT. 2017

SCALE: 1" = 20'

CL-1 = N/A

SHEET	09
OF	13
FILE No.	SP-12896

Urban, Ltd. - J:\083\380 Maple Ave\B-Engineering\Entitlement\MAC\12896-12-AUTOTURN Exhibit.dwg [L:\YOU] January 09, 2019 - 3:54pm modyle



SU-40 feet
 Width : 8.00
 Track : 8.00
 Lock to Lock Time : 6.0
 Steering Angle : 31.8

LOT 28
 GUNRAJ RAY S
 MAP # 0384-05-0028
 DB 09795 PG 0607
 ZONED: RS-16
 USE: SINGLE-FAMILY, DETACHED

LOT 29
 GALLEGOS ALEX
 MAP # 0384-05-0029
 DB 24667 PG 0990
 ZONED: RS-16
 USE: SINGLE-FAMILY, DETACHED

LOT 3A
 BECHTOLD WALTER, AND PATRICIA
 MAP # 0383-47-0003A
 DB 06753 PG 1329
 ZONED: RS-12.5
 USE: SINGLE-FAMILY, DETACHED

LOT 1-5A
 GUNNOE BRENDA JEAN
 MAP #: 0383-44-0002, 0383-44-0003
 DB 23799 PG 0255
 ZONED: C-1
 USE: CONDOMINIUM OFFICE

LOT 147
 RED INVESTMENT LLC
 MAP #: 0383-02-0147
 DB 23221 PG 1929
 ZONED C-1
 USE: LOW RISE OFFICE (MAX. 4 STORIES)
 36,842 s.f.

LOT 144
 JDC 402 MAPLE, LLC
 MAP # 0383-02-0144
 DB 24371 PG 1038
 ZONED: C-1
 USE: LOW RISE OFFICE

LOT A-F
 AVEDIASIAN LLC.
 MAP #: 0383-44-A, 0383-44-B1
 DB 22225 PG 1400
 ZONED: C-1 (LOCAL COMMERCIAL)
 USE: CONDOMINIUM OFFICE (MAX. 4 STORIES)

EX. MAPLE AVENUE W. ~ RTE. 128
 EX. R.O.W. (75' WIDE)

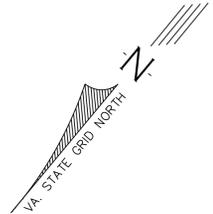
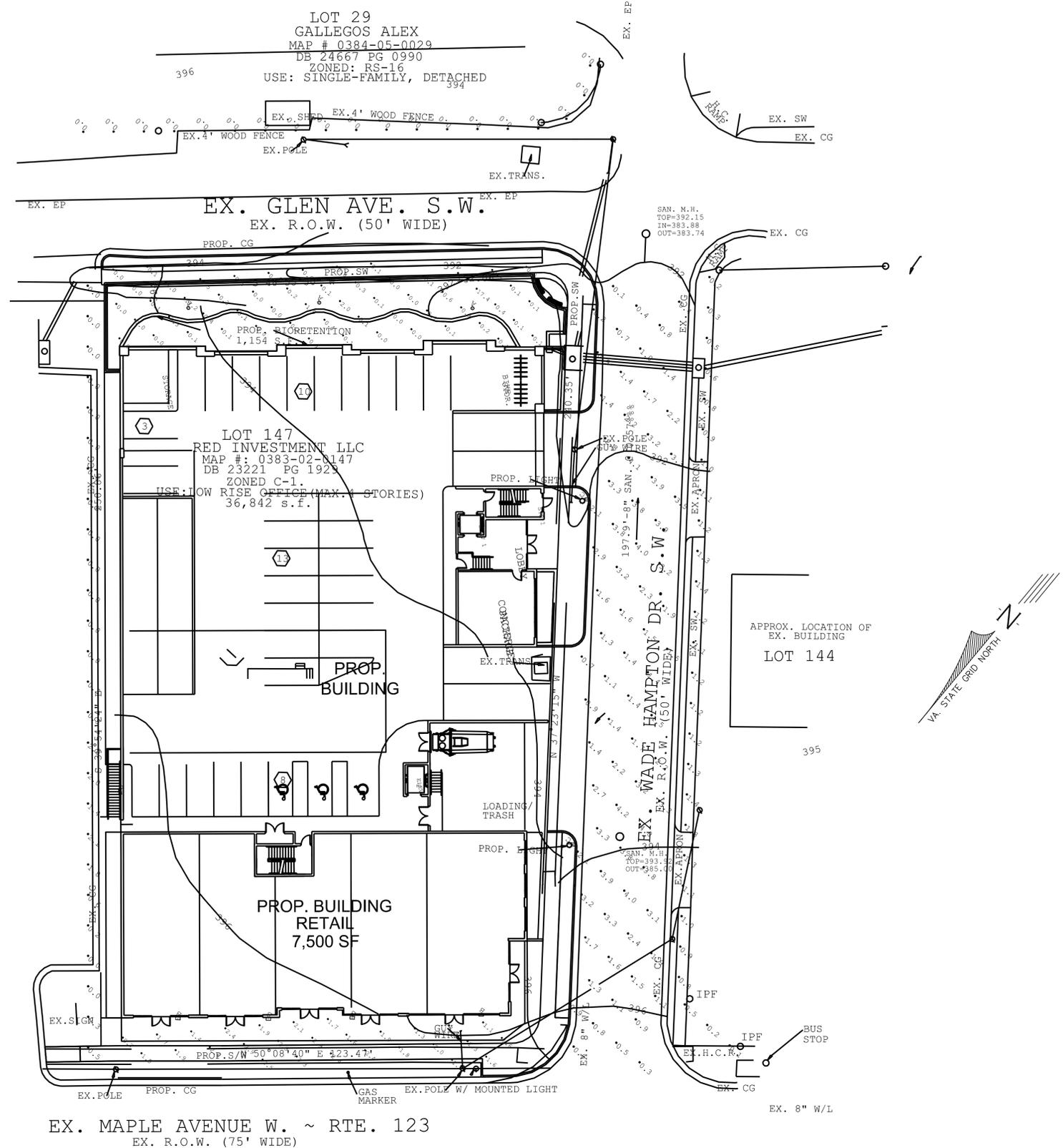
EX. WADE HAMPTON DR. S.W.
 EX. R.O.W. (50' WIDE)

EX. MILLWOOD CT SW

EX. GLEN AVE. S.W.
 EX. R.O.W. (50' WIDE)

<p>urban Planners-Engineers-Landscape Architects-Land Surveyors</p>	
<p>Urban, Ltd. 4300 D TECHNOLOGY CT. CHANTILLY, VA 20151 TEL: 703.642.2306 FAX: 703.378.7888 www.urban-lltd.com</p>	
<p>COMMONWEALTH OF VIRGINIA CLAYTON C. ROCK Lic. No. 038790 01/09/2019 PROFESSIONAL ENGINEER</p>	
<p>380 MAPLE AVENUE WEST MAC ZONING PLAN HUNTER MILL, TOWN OF VIENNA TRANSPORT TOWN OF VIENNA, VIRGINIA</p>	
<p>AUTOTURN EXHIBIT</p>	<p>DATE: OCT. 2017</p>
<p>SCALE: 1" = 20'</p>	<p>C.I. = N/A</p>
<p>SHEET 10 OF 13</p>	<p>FILE No. SP-12896</p>
<p>PLAN/DATE 11-08-17 09-21-18 12-27-18 01-09-19</p>	<p>DESCRIPTION REVISIONS</p>

Urban, Ltd. - J:\005\380 Maple Ave\B-Engineering\Entitlement\MAC\12896-11 LIGHTING.dwg [LIGHTING EXHIBIT] January 09, 2019 - 3:55pm mdoyle



EX. MAPLE AVENUE W. ~ RTE. 123
EX. R.O.W. (75' WIDE)

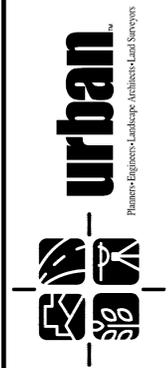
Symbol	Type	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Height	Description
○	Bollard	3	A	SINGLE	N.A.	0.900	4.00'	XBR-LED-24-400-CW-UE
□	Wallpack	5	B	SINGLE	N.A.	0.900	15.0'	XW-2-LED-03-30
+	Pole Light	2	C	SINGLE	N.A.	0.900	20.0'	MPP-LED-25L-S1L-FTA

LumNo	Label	X	Y	Z	Orient	Flt
1	A	6821	6695	3	0	0
2	A	6861	6726	3	0	0
3	A	6893	6755	3	0	0
4	B	6870.149	6971.214	15	129.168	0
5	B	6702.149	6899.214	15	129.168	0
6	B	6723.149	6917.214	15	129.168	0
7	B	6746.149	6936.214	15	129.168	0
8	B	6808.409	6891.381	15	45.889	0
10	C	6753.277	6720.008	20	215.534	0
12	C	6684.277	6809.973	20	215.534	0
13	C	6684.277	6809.973	20	215.534	0

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PATHWAY AREA	Illuminance	Fc	0.48	12.6	0.0	N.A.	N.A.
POLE AREA	Illuminance	Fc	4.01	7.5	0.9	4.46	8.33
STAIRCASE	Illuminance	Fc	1.32	1.9	0.9	2.64	3.80
WALLPACK AREA	Illuminance	fc	1.68	3.5	0.1	16.80	35.00

PLAN/DATE	DESCRIPTION
11-08-17	
09-21-18	
12-27-18	
01-09-19	

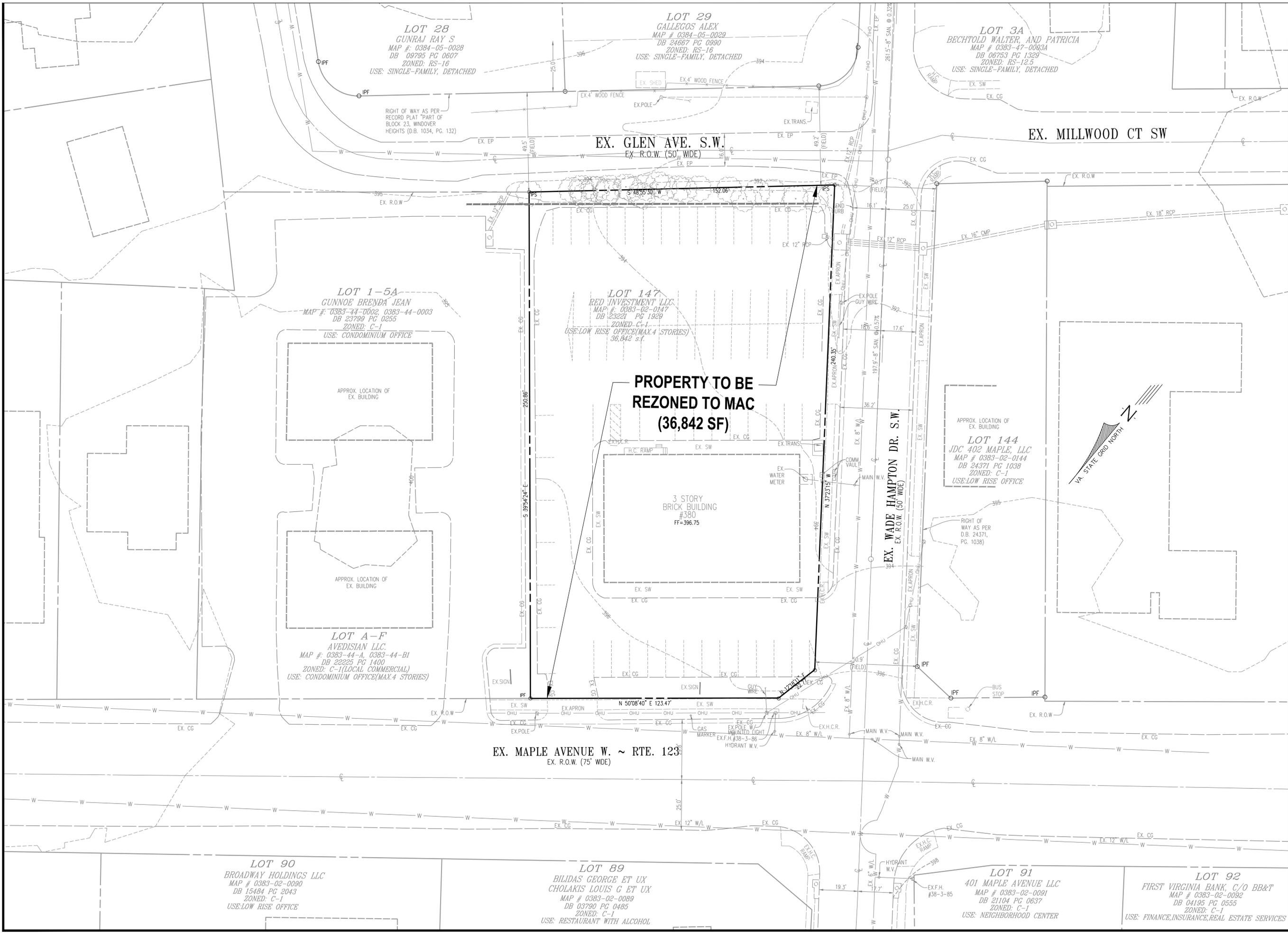
Urban, Ltd.
3300 TECHNOLOGY CT.
CHANTILLY, VA 20151
TEL: 703.642.2306
FAX: 703.378.7888
www.urban-lltd.com



LIGHTING EXHIBIT
380 MAPLE AVENUE WEST
MAC ZONING PLAN
HUNTER MILL TOWN OF VIENNA TRANSPORT
TOWN OF VIENNA, VIRGINIA
DATE: OCT. 2017
SCALE: 1" = 20'
C.I. = N/A

SHEET
12
OF
13
FILE No.
SP-12896

Urban, Ltd. - J:\085\380 Maple Ave\B-Engineering\Entitlement\MAC\12896-MAC.dwg [L:\YOU] January 09, 2019 - 3:55pm: mdyble



<p>urban. Planners-Engineers-Landscape Architects-Land Surveyors</p>	
<p>Urban, Ltd. 3300 TECHNOLOGY CT. CHANTILLY, VA 20151 TEL: 703.642.2306 FAX: 703.378.7888 www.urban-lltd.com</p>	<p>PLAN/DATE 11-08-17 09-21-18 12-27-18 01-09-19</p>
<p>COMMONWEALTH OF VIRGINIA CLAYTON C. ROCK Lic. No. 038790 01/09/2019 PROFESSIONAL ENGINEER</p>	
<p>ZONING EXHIBIT 380 MAPLE AVENUE WEST MAC ZONING PLAN HUNTER MILL, TOWN OF VIENNA TRANSPORT TOWN OF VIENNA, VIRGINIA</p>	
<p>SCALE: 1" = 20'</p>	<p>DATE: OCT. 2017</p>
<p>SHEET 13 OF 13</p>	<p>FILE No. SP-12896</p>