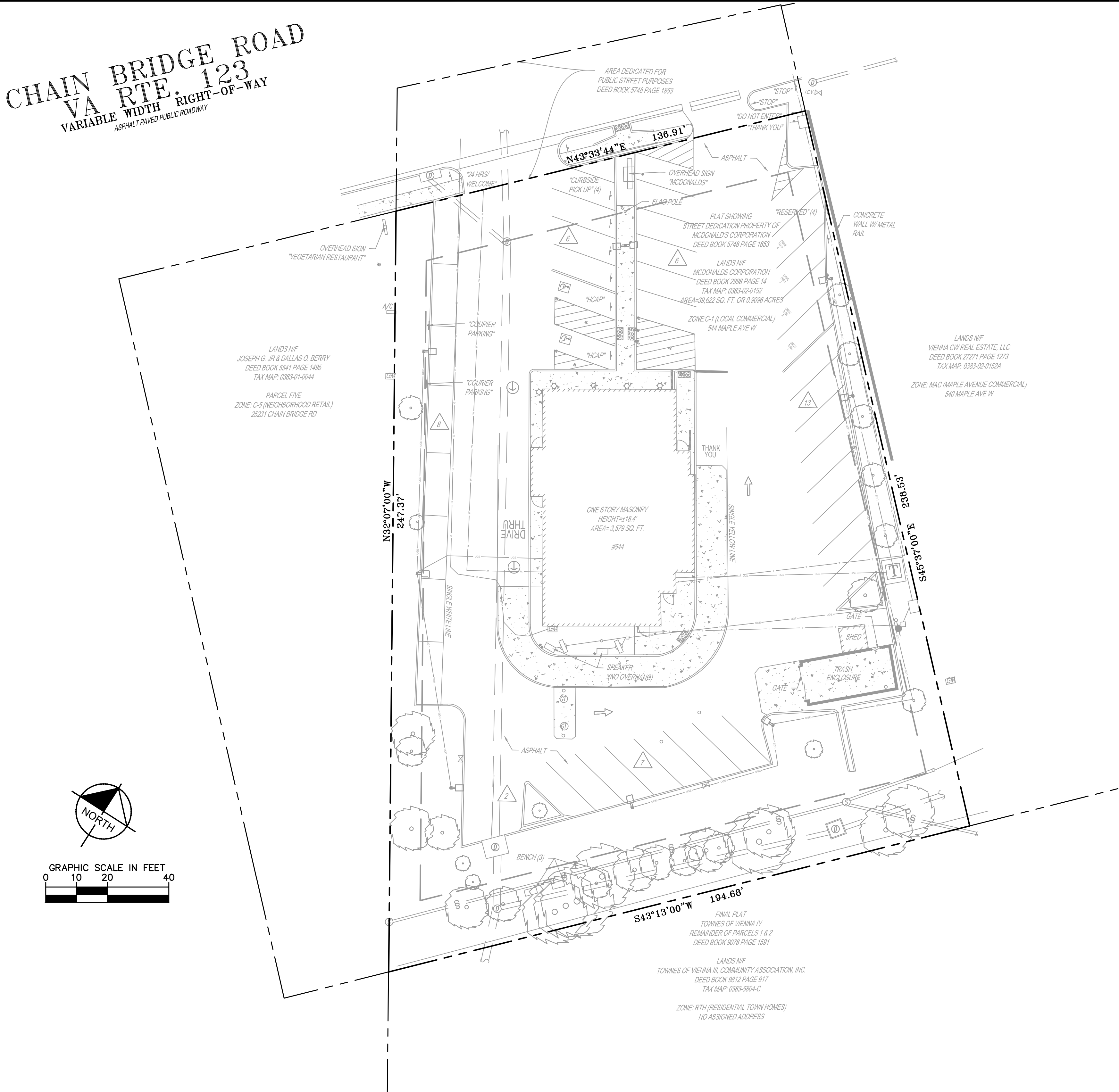


Plotted By:Gonzalez, Abel Sheet Set:Kim Layout:EXISTING CONDITIONS PLAN March 19, 2026 09:49:56am K:\NVA_CIV\110368 McDonald's - Vienna (Maple Ave) VACAD\PlanSheets\C-100 EXISTING CONDITIONS PLAN.dwg
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SITE LEGEND

	PROPERTY LINE		UTILITY POLE WITH LIGHT
	TRANSFORMER		GUY WIRE
	AREA LIGHT		TELEPHONE PEDESTAL
	SIGN		DENOTES PARKING COUNT
	BOLLARD		TITLE EXCEPTION
	TREE (W/SIZE)		BENCHMARK
	BUSH		PAINTED ARROWS
	TREE LINE		WHEEL STOP
	GRATE INLET		HANDICAP PARKING
	SANITARY MANHOLE		STOP BAR
	TELEPHONE MANHOLE		FIRE HYDRANT
	STORM DRAIN MANHOLE		GAS VALVE
	CLEAN OUT		GAS METER
	WATER VALVE		UTILITY POLE
	WATER METER		
	TOP OF CURB ELEVATION		
	FLOWLINE ELEVATION		
	EDGE OF PAVEMENT ELEVATION		
	SPOT ELEVATION		
	EXISTING CONTOUR		
	APPROX. LOC. UNDERGROUND ELECTRIC		
	APPROX. LOC. UNDERGROUND TELEPHONE		
	APPROX. LOC. UNDERGROUND GAS		
	APPROX. LOC. WATER LINE		
	OVERHEAD WIRES		
	METAL OR WOOD FENCE		

Kimley»Horn

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11400 COMMERCE PARK DR., SUITE 400, RESTON, VA 20191
PHONE: 703-674-1300 FAX: 703-674-1350
WWW.KIMLEY-HORN.COM



KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	DJR	BBT	CWH
110368134	3/19/2026						

EXISTING
CONDITIONS
PLAN

544 MAPLE AVE W,
VIENNA, VA 22180
PREPARED FOR
MCDONALD'S CORPORATION

TOWN OF VIENNA VIRGINIA

SHEET NUMBER
BR-1

ATTACHMENT 04

CALL 48 HOURS
BEFORE YOU DIG

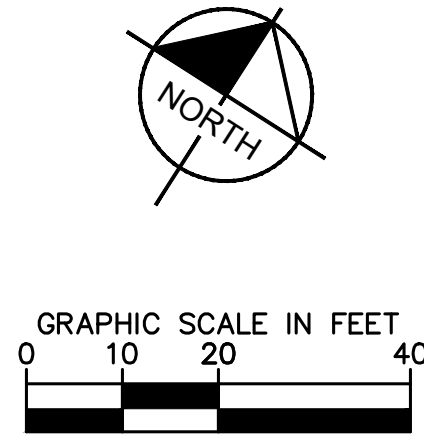


IT'S THE LAW!
DIAL 811

Know what's
Call below.
before you dig.

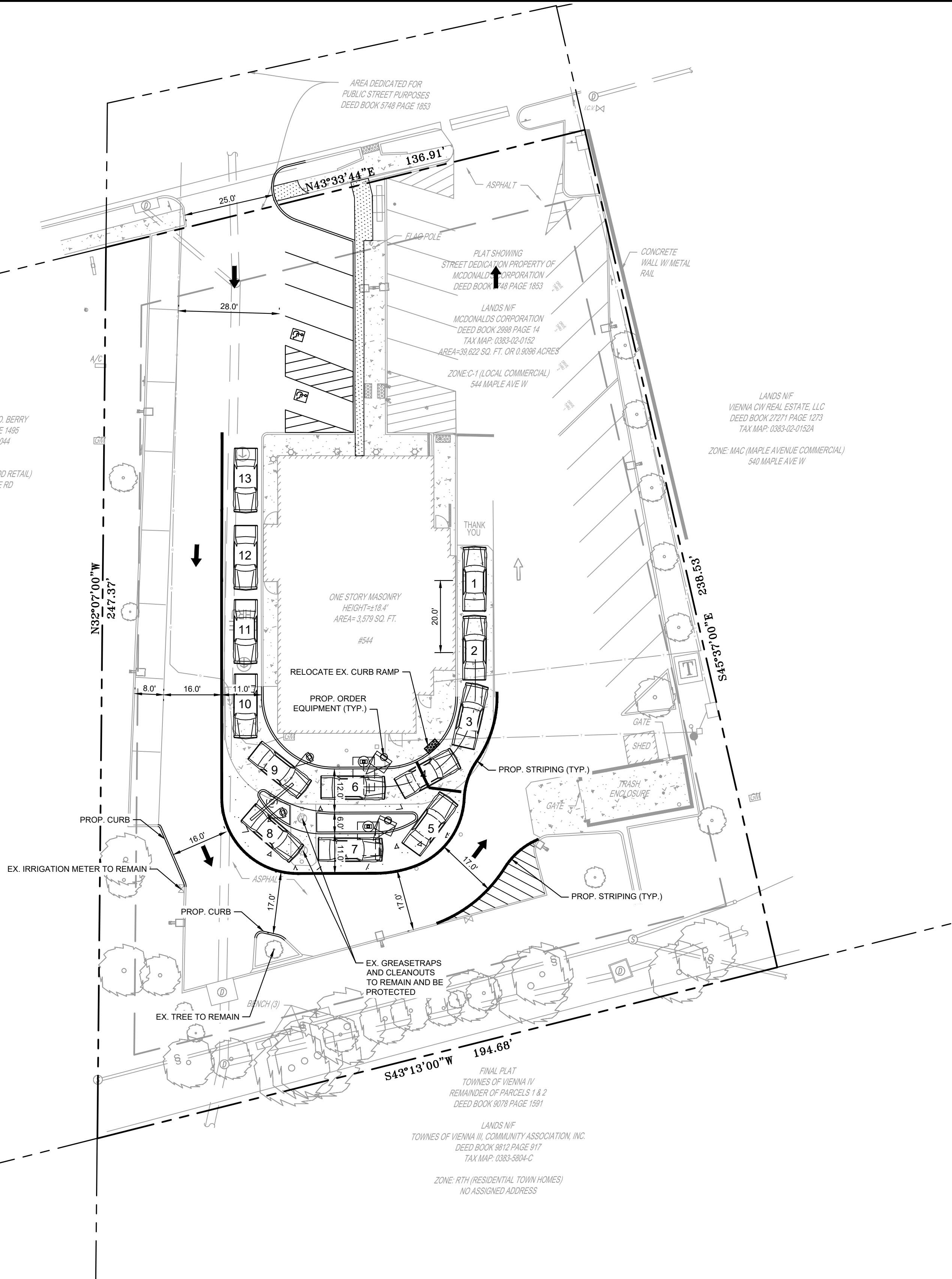
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CHAIN BRIDGE ROAD
VA RTE. 123
VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY



LANDS N/F
JOSEPH G. JR. & DALLAS O. BERRY
DEED BOOK 5541 PAGE 1495
TAX MAP: 0383-01-0044

PARCEL FIVE
ZONE: C-5 (NEIGHBORHOOD RETAIL)
25201 CHAIN BRIDGE RD



FINAL PLAT
TOWNS OF VIENNA IV
REMAINDER OF PARCELS 1 & 2
DEED BOOK 9078 PAGE 1591

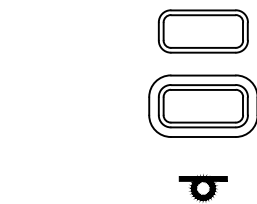
LANDS N/F
TOWNS OF VIENNA II, COMMUNITY ASSOCIATION, INC.
DEED BOOK 9612 PAGE 917
TAX MAP: 0383-8004-C

ZONE: RTH (RESIDENTIAL TOWN HOMES)
NO ASSIGNED ADDRESS

LANDS N/F
VIENNA OW REAL ESTATE, LLC
DEED BOOK 27271 PAGE 1273
TAX MAP: 0383-02-0152A

ZONE: MAC (MAPLE AVENUE COMMERCIAL)
540 MAPLE AVE W

LEGEND



PROPERTY LINE
PROPOSED CURB
PROPOSED CURB AND GUTTER
PROPOSED SIGN
PROPOSED CONCRETE PAVEMENT
PROPOSED CONCRETE SIDEWALK
PROPOSED ASPHALT

SITE DATA

LOCATION: TOWN OF VIENNA
ADDRESS: 544 MAPLE AVE W
VIENNA, VA 22180

ZONING: AW - AVENUE WEST

LAND USE: RESTAURANT, FAST FOOD

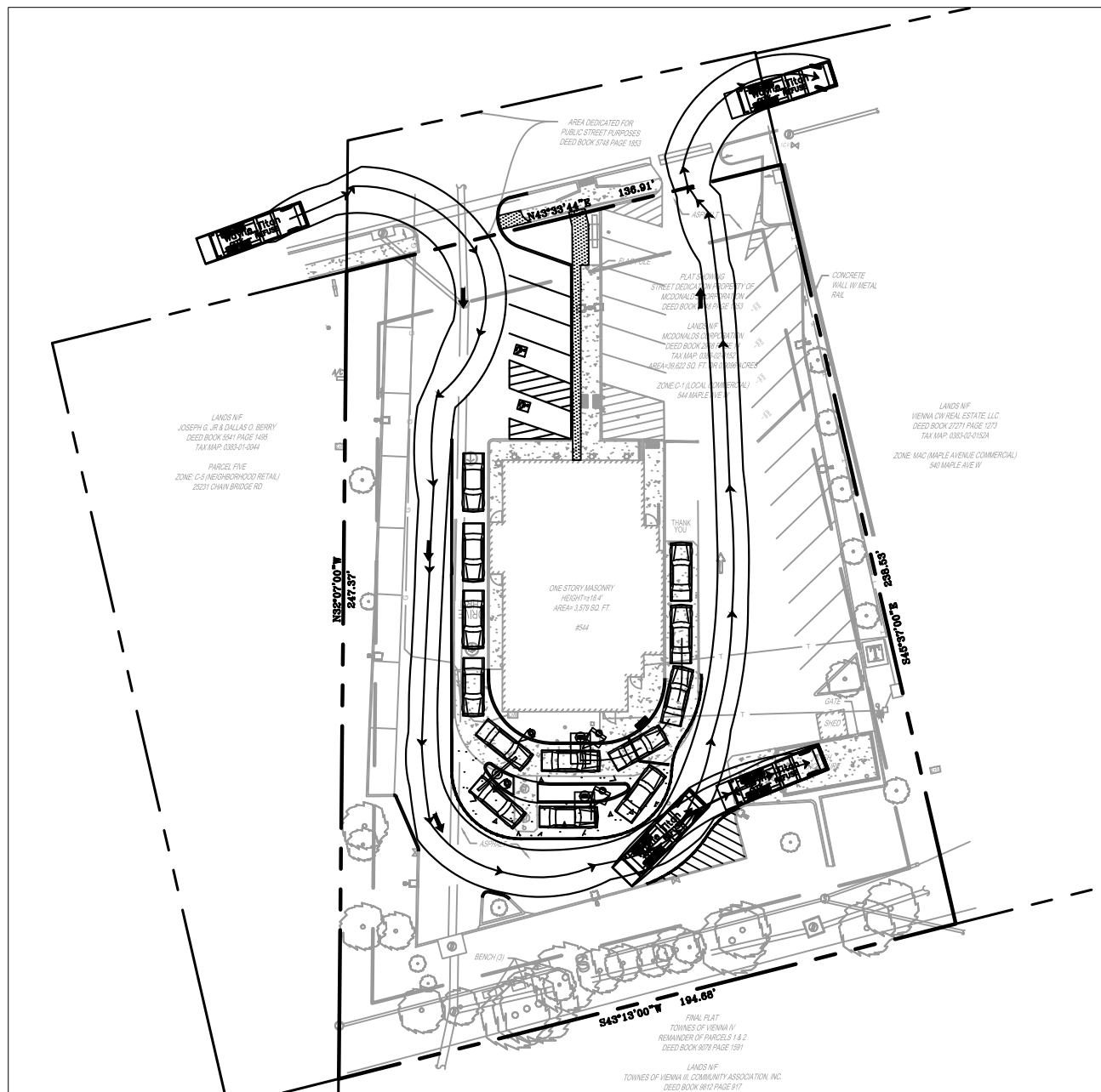
SITE AREA: 39,621 SF 0.91 AC

APPROXIMATE LIMITS
OF DISTURBANCE: 981 SF

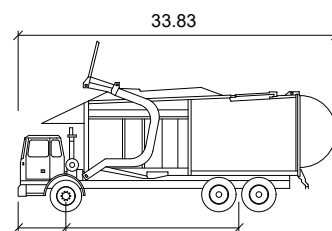
PARKING CALCULATION: 1 SPACE PER 4 SEATS
SEATS = 60
1 SPACE / 4 SEATS = 15 SPACES REQUIRED

PARKING SUMMARY
TOTAL PARKING
ACCESSIBLE SPACES

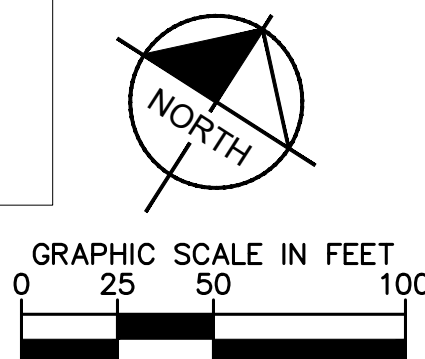
REQUIRED	EXISTING	PROVIDED
15	42	36
2	2	2



GARBAGE TRUCK DETAIL
SCALE: 1" = 50'



Wayne Titan
Width : 6.46
Track : 6.00
Lock to Lock Time : 6.0
Steering Angle : 45.0



CALL 48 HOURS
BEFORE YOU DIG

IT'S THE LAW!
DIAL 811

Know what's
Call below.
before you dig.

Kimley»Horn

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KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	DJR	DRAWN BY	BST	CHECKED BY	CMH
110368134	3/19/2026								

SITE PLAN

544 MAPLE AVE W,
VIENNA, VA 22180
PREPARED FOR
MCDONALD'S CORPORATION
TOWN OF VIENNA
VIRGINIA

SHEET NUMBER
BR-2

BY	DATE

REVISIONS

No.

