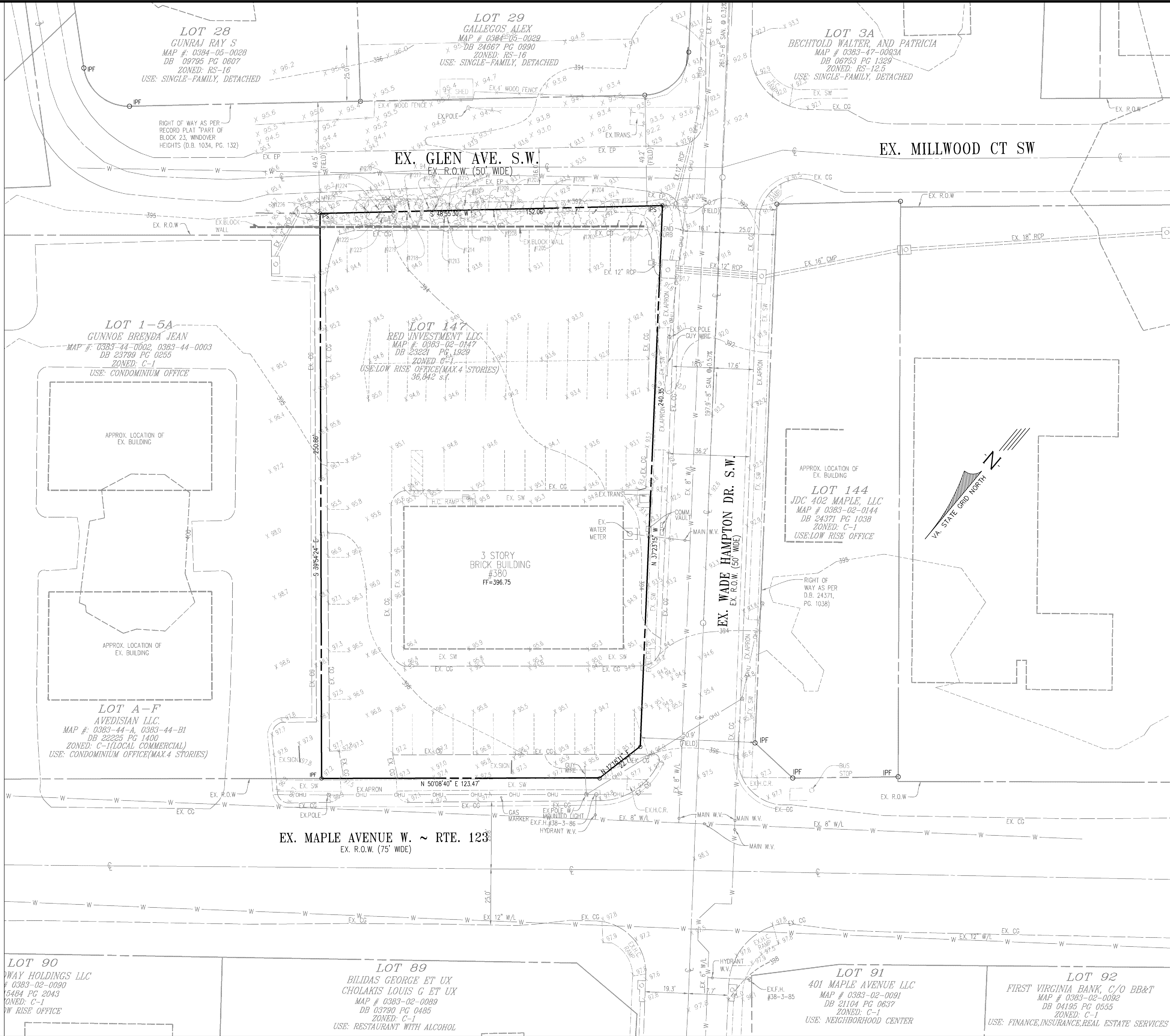


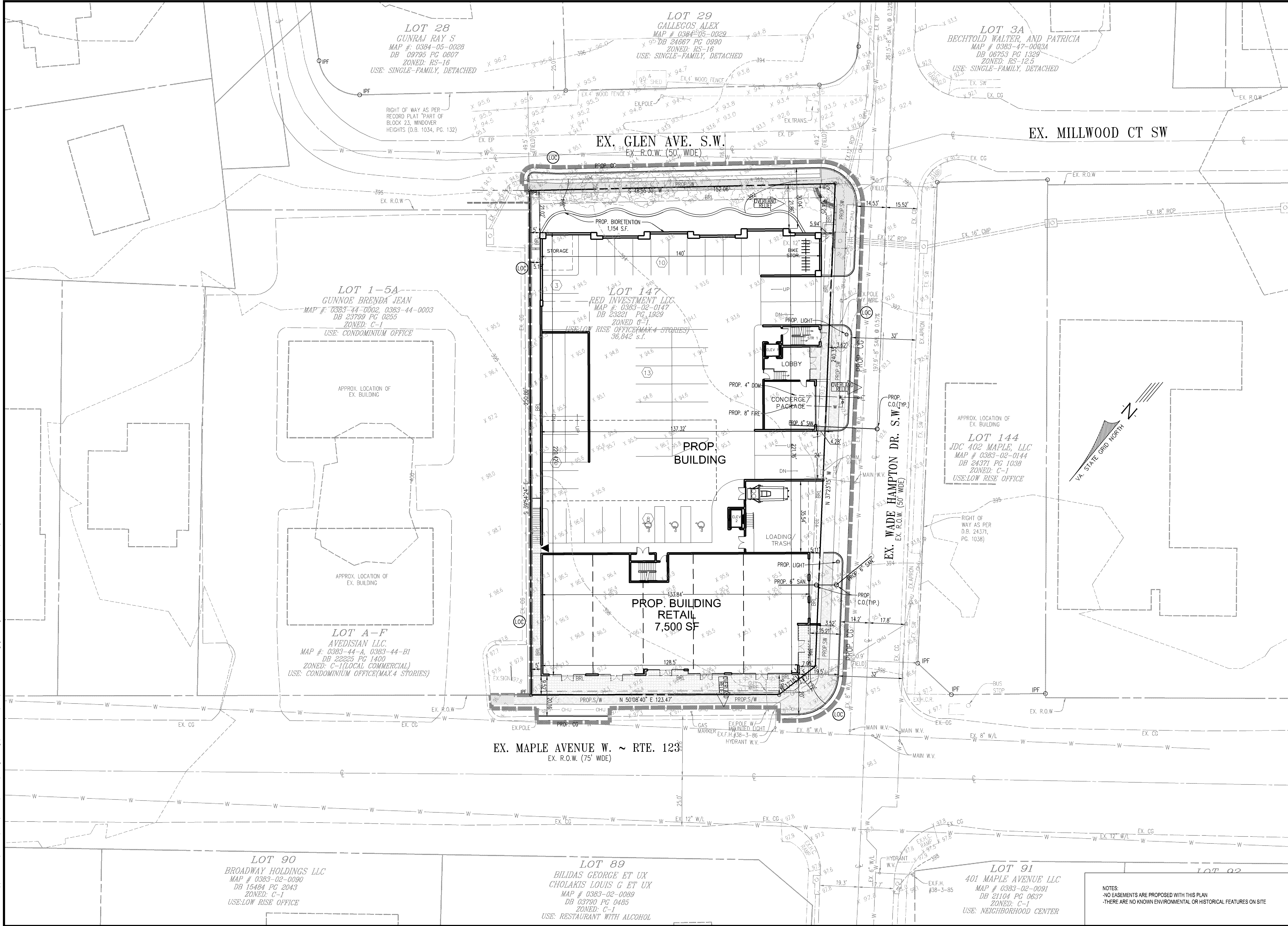
Urban, Ltd. - \\mras-101\J DRIVE\085\380 Maple Ave\B-Engineering\Entitlement\MAC\12896-06-EX_CONDITION.dwg [LAYOUT] September 26, 2018 - 4:19pm mdoyle

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



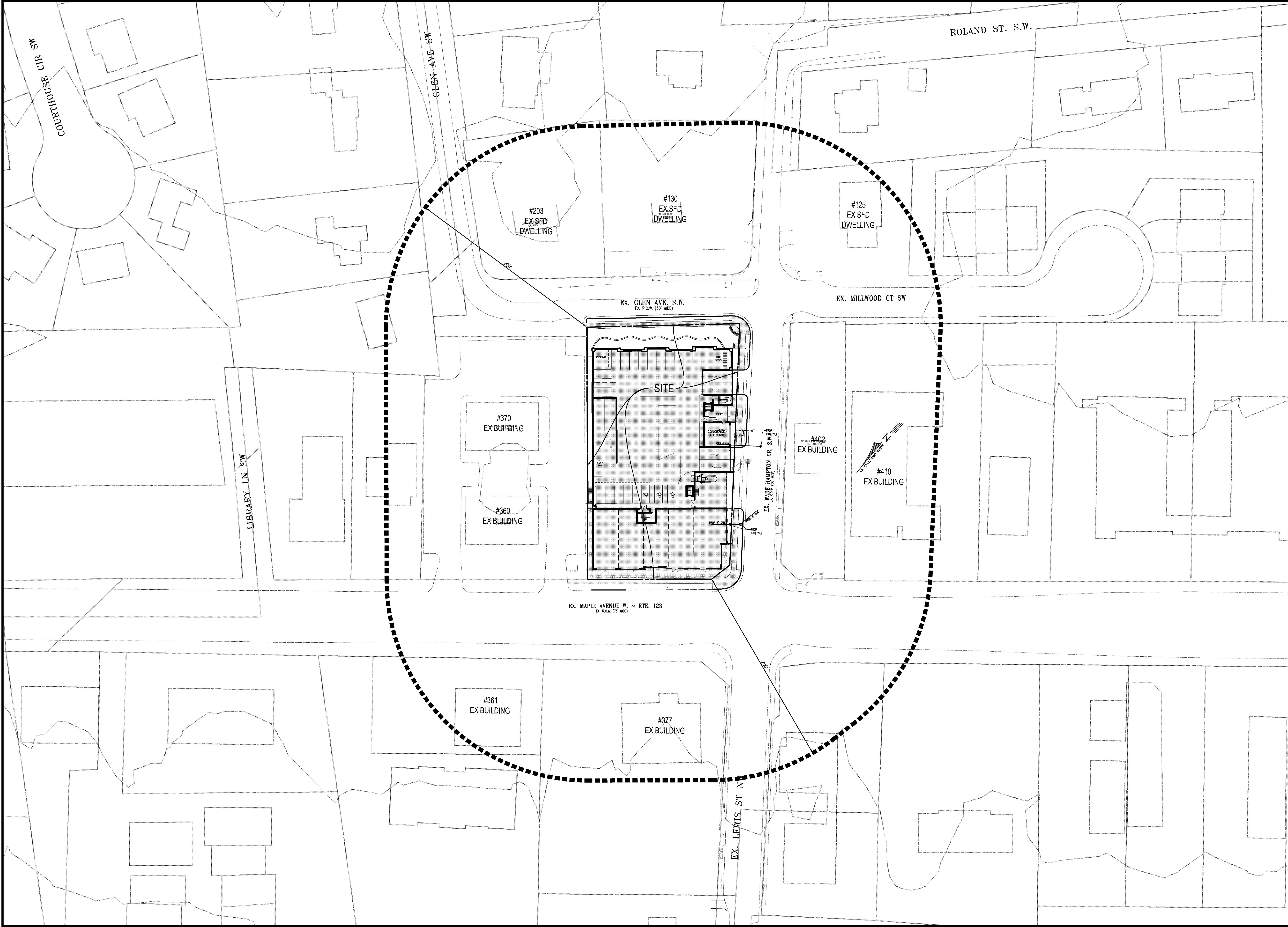
Urban, Ltd. - \\mras-101\J DRIVE\085\380 Maple Ave\B-Engineering\Entitlement\MAC\12896-08-CEO.dwg [LAYOUT] September 26, 2018 - 4:19pm mdoyle



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

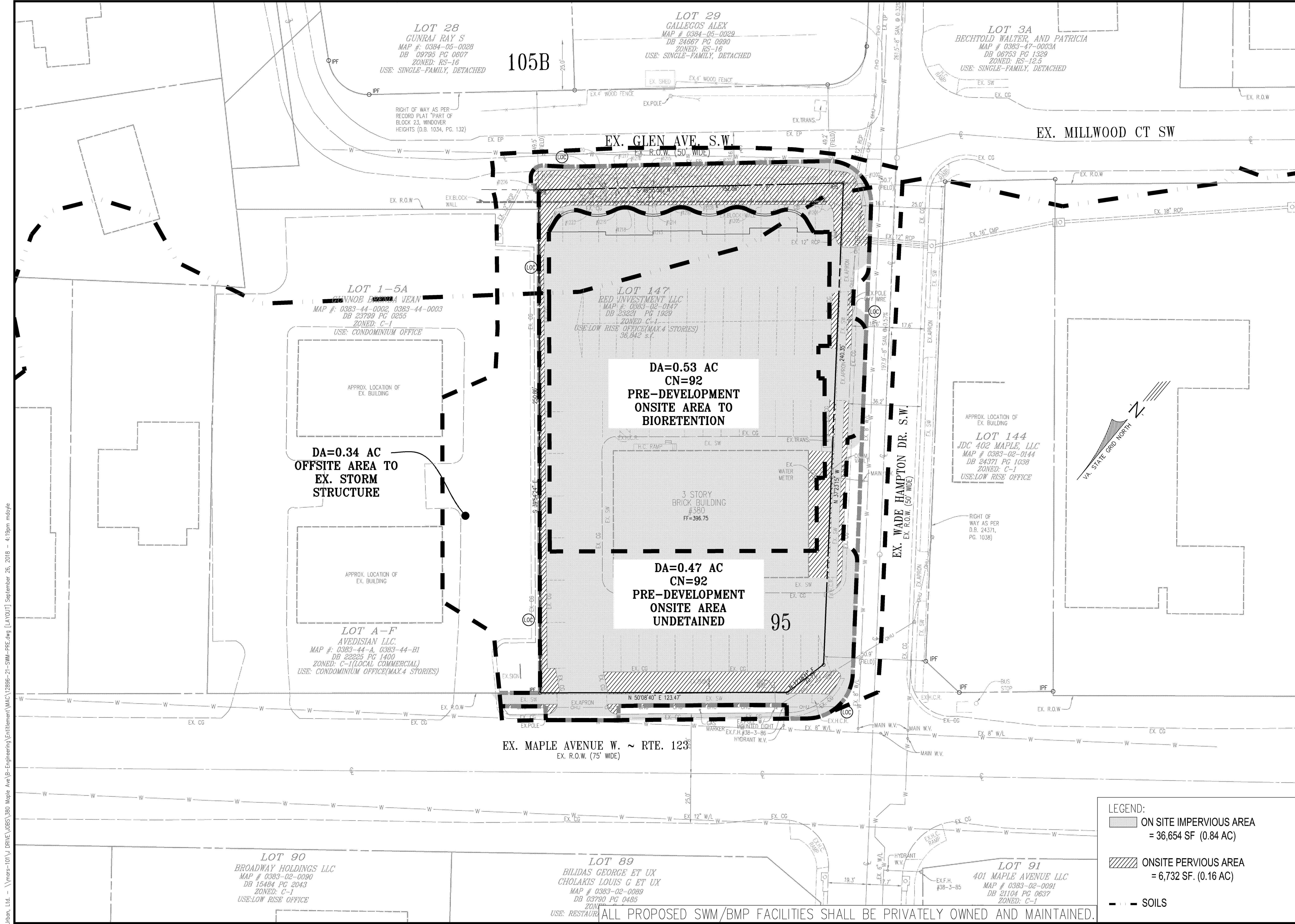
CONCEPT PLAN		380 MAPLE AVENUE WEST MAC ZONING PLAN HUNTER MILL TOWN OF VIENNA TRANSPORT TOWN OF VIENNA, VIRGINIA	
SHEET 03 OF 13		FILE No. SP-12896	
DATE: OCT. 2017		CL=1'	
SCALE: 1" = 20'		DATE: OCT. 2017	
PLAN DATE: 11-08-17 09-21-18		DESCRIPTION REVISIONS	
Urban Ltd 4300 D TECHNOLOGY CT CHANTILLY, VA 20151 TEL: 703.642.2366 FAX: 703.787.7888 www.urban-llc.com		urban Planners-Engineers-Landscape Architects-Land Surveyors	
Professional Engineer COMMONWEALTH OF VIRGINIA CLAYTON C. TOOKER Lic. No. 036790 9/21/18			

Urban, Ltd. - \\ymars-101\J_DRIVE\JOBS\380 Maple Ave\B-Engineering\Entitlement\MAC\12896-08-CEO.dwg [CONTEXT] September 26, 2018 - 4:19pm mdoyle



SHEET 04 OF 13		FILE No. SP-12896	
CONTEXT PLAN 380 MAPLE AVENUE WEST MAC ZONING PLAN HUNTER MILL TOWN OF VIENNA TRANSPORT TOWN OF VIENNA, VIRGINIA			
SCALE: 1" = 40'		DATE: OCT. 2017	
CLJ=N/A		DATE: OCT. 2017	
Urban, Ltd. 4300 D TECHNOLOGY CT. CHANTILLY, VA. 20151 TEL. 703.642.2406 FAX 703.378.7888 www.urban-llc.com		Planners-Engineers-Landscape Architects-Land Surveyors	
urban		urban	
COMMONWEALTH OF VIRGINIA CLAYTON C. TOOKER Lic. No. 098790 9/21/18 PROFESSIONAL ENGINEER		COMMONWEALTH OF VIRGINIA CLAYTON C. TOOKER Lic. No. 098790 9/21/18 PROFESSIONAL ENGINEER	
PLAN DATE 11-08-17 09-21-18		REVISIONS	
No.		DATE	
DESCRIPTION		REVISIONS	

Urban, Ltd. - \\mras-101\J DRIVE\085\380 Maple Ave\B-Engineering\Entitlement\MAC\12896-21-SWM-PRC.dwg [LAYOUT] September 26, 2018 - 4:19pm mdyale



DA=0.53 AC
CN=92
PRE-DEVELOPMENT
ONSITE AREA TO
BIORETENTION

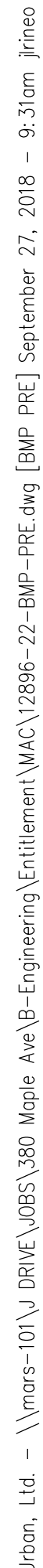
DA=0.34 AC
OFFSITE AREA TO
EX. STORM
STRUCTURE

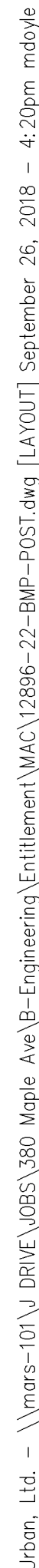
DA=0.47 AC
CN=92
PRE-DEVELOPMENT
ONSITE AREA
UNDETAINED

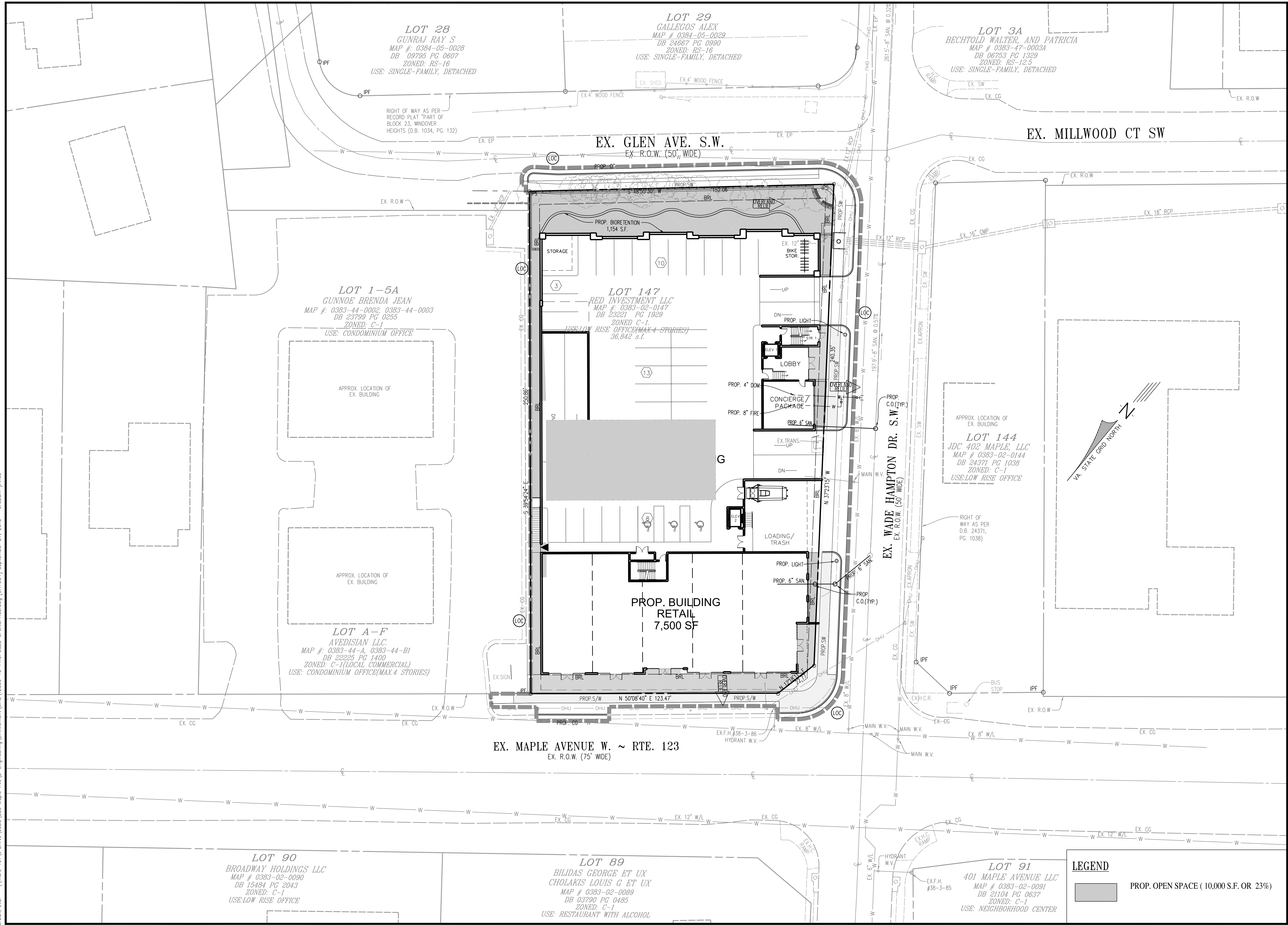
- LEGEND:
- ON SITE IMPERVIOUS AREA
= 36,654 SF (0.84 AC)
 - ONSITE PERVIOUS AREA
= 6,732 SF. (0.16 AC)
 - SOILS

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

PLAN DATE 11-08-17 09-21-18		DESCRIPTION REVISIONS
No. DATE		
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 Planners-Engineers-Landscape Architects-Land Surveyors		
		
SWM - PRE DEVELOPMENT DIVIDES 380 MAPLE AVENUE WEST MAC ZONING PLAN HUNTER MILL TOWN OF VIENNA TRANSPORT TOWN OF VIENNA, VIRGINIA		DATE: OCT. 2017 CL-1-N/A
SHEET 05 OF 13		SCALE: 1" = 20'
FILE No. SP-12896		







PLAN DATE		REVISIONS	
No.	DATE	No.	DATE
11-08-17			
09-21-18			

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Planners-Engineers-Landscape Architects-Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. ROCK
Lic. No. 036796
9/21/18
PROFESSIONAL ENGINEER

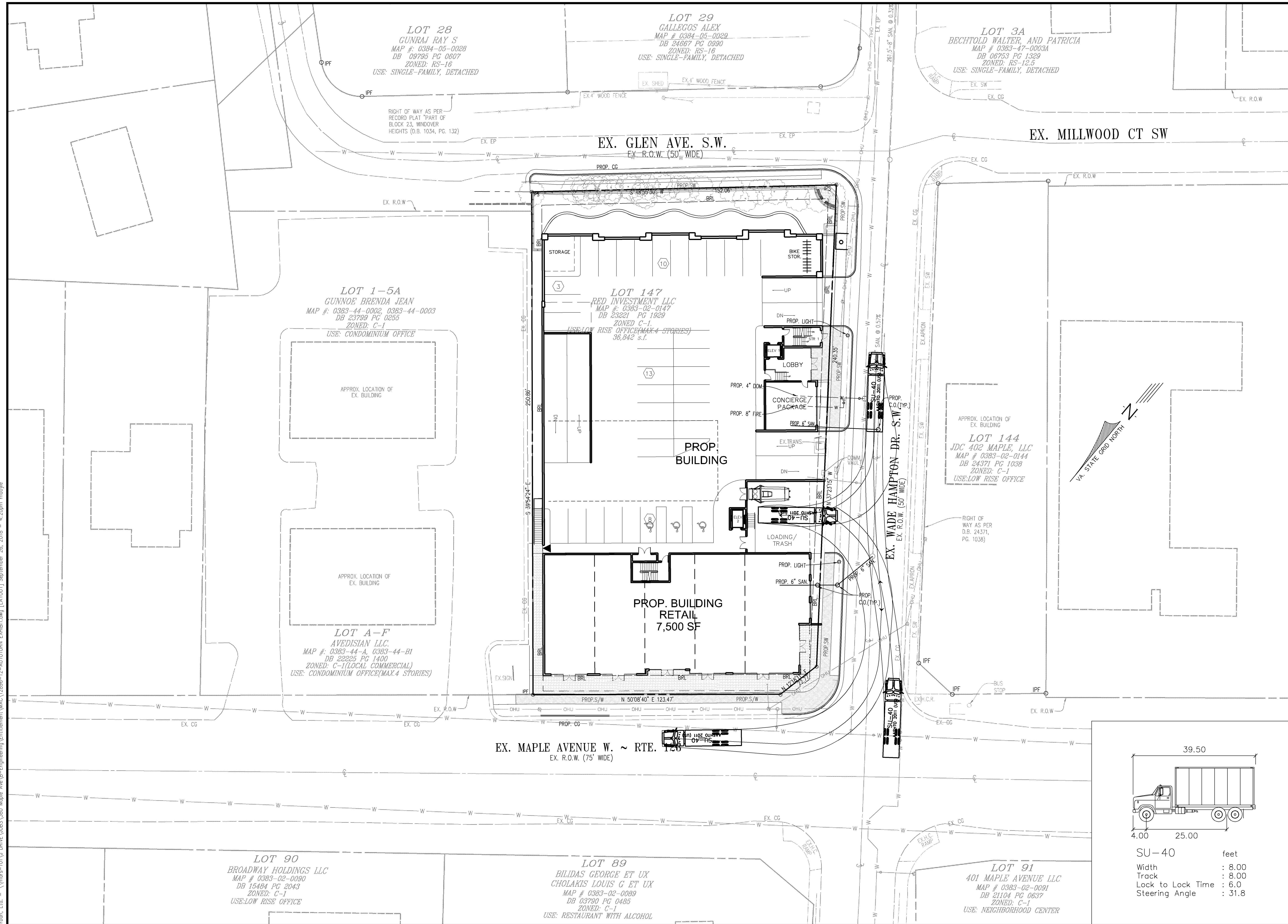
OPEN SPACE EXHIBIT
380 MAPLE AVENUE WEST
MAC ZONING PLAN
HUNTER MILL TOWN OF VIENNA TRANSPORT
TOWN OF VIENNA, VIRGINIA

DATE: OCT, 2017
C.I. = N/A

SCALE: 1" = 20'

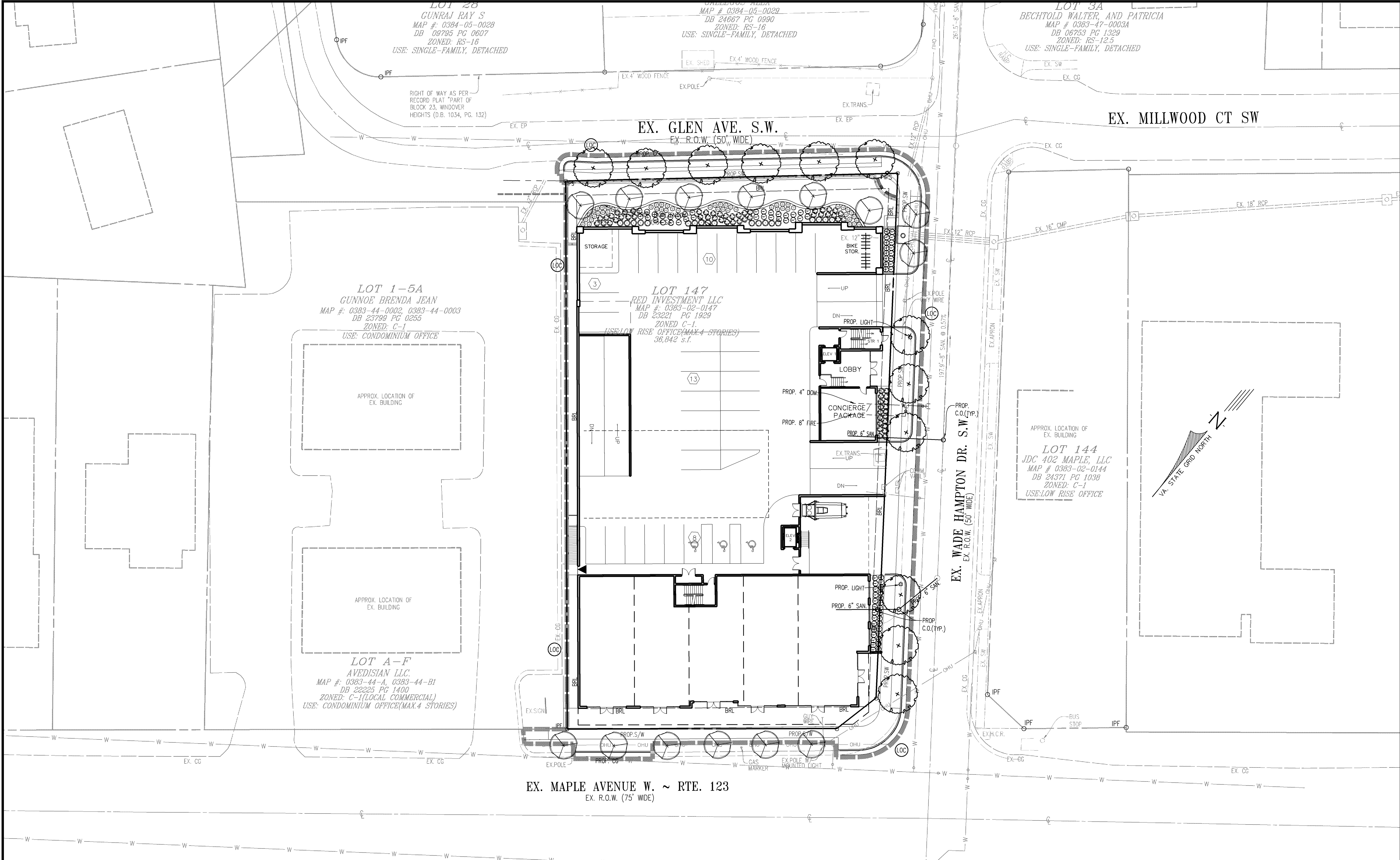
SHEET
09
OF
13

FILE No.
SP-12896



FILE NO. SP-12896	SHEET 10 OF 13	AUTOTURN EXHIBIT	380 MAPLE AVENUE WEST MAC ZONING PLAN HUNTER MILL TOWN OF VIENNA TRANSPORT TOWN OF VIENNA, VIRGINIA	SCALE: 1" = 20'	CL-1 = N/A	DATE: OCT, 2017		 urban Planners-Engineers-Landscape Architects-Land Surveyors	Urban Ltd. 4300 TECHNOLOGY CT. CHANTILLY, VA. 20151 TEL. 703.642.2306 FAX 703.787.7888 www.urban-llc.com	PLAN DATE	11-08-17	09-21-18	No.	DATE	DESCRIPTION	REVISIONS

Urban, Ltd. - \\ymars-101\J DRIVE\005\380 Maple Ave\B-Engineering\Entitlement\MAC\12896-33-Landscape.dwg [LAYOUT] September 26, 2018 - 4:20pm mdoyle



GENERAL PLANT PALETTE	
Botanical Name	Common Name
Canopy Species	
Acer rubrum	Red Maple
Tilia americana	American Linden
Understory Species	
Carpinus caroliniana	American Hornbeam
Cercis canadensis	Eastern Redbud
Shrub Species	
Cornus sericea	Red Osier Dogwood
Forsythia x intermedia 'Nimbus'	Nimbus Forsythia
Ilex glabra	Inkberry
Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass

LEGEND	
	PROPOSED CANOPY TREE
	PROPOSED UNDERSTORY TREE
	PROPOSED SHRUB

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

DATE: OCT. 2017
CL= N/A

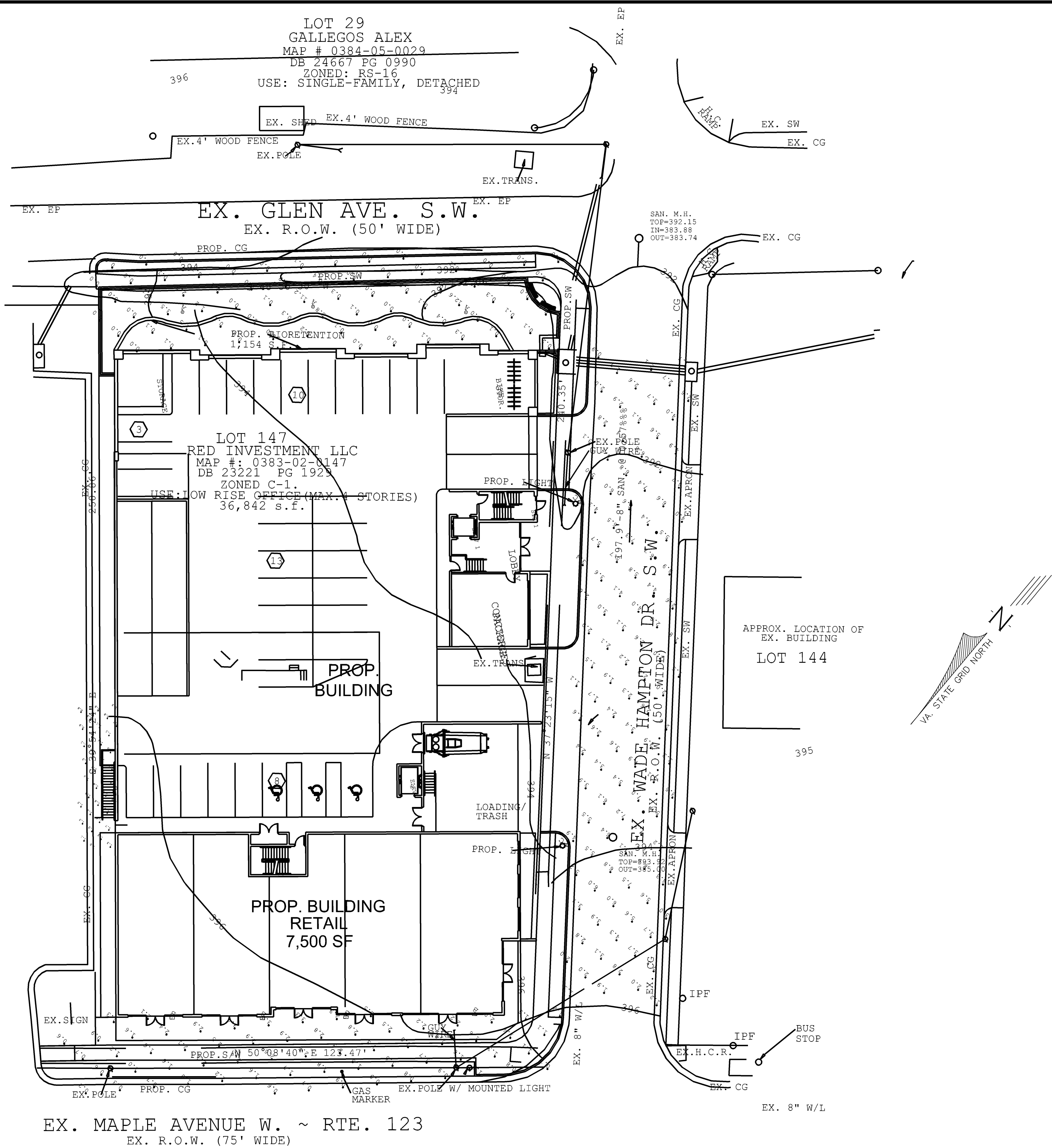
SCALE: 1" = 20'

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CHANTILLY, VA 20151
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Planners-Engineers-Landscape Architects-Land Surveyors

PLN DATE	DATE	DESCRIPTION
11-08-17	09-21-18	

Urban, Ltd. - \\ymars-101\J_DRIVE\DES\380 Maple Ave\B-Engineering\Entitlement\MAC\12896-11 LIGHTING.dwg [LIGHTING EXHIBIT] September 26, 2018 - 4:40pm mdoyle



Luminaire Schedule									
Symbol	Type	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Height	Description	
O	Ballard	3	A	SINGLE	N.A.	0.900	3.00'	XRV-10-LED-24-400-CW-UE	
H	Wallpack	5	B	SINGLE	N.A.	0.900	15.0'	XWM-2-LED-03-30	
P	Pole Light	2	C	SINGLE	N.A.	0.900	20.0'	MRM-LED-24L-SIL-3-50-70CRI	

Luminaire Location Summary						
SumNo	Label	X	Y	Z	Orient	Tilt
1	A	6821	6695	3	0	0
2	A	6861	6726	3	0	0
3	A	6893	6755	3	0	0
5	B	6670.149	6871.214	15	129.168	0
6	B	6702.149	6899.214	15	129.168	0
7	B	6723.149	6927.214	15	129.168	0
8	B	6746.149	6936.214	15	129.168	0
10	B	6808.409	6891.381	15	45.889	0
12	C	6753.374	6720.006	20	212.903	0
13	C	6684.277	6809.973	20	215.534	0

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PAVWAY 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	0.5	2.64	3.80
WALLPACK AREA	ILLUMINANCE	FC	1.68	3.5	0.1	16.80	35.00

LIGHTING EXHIBIT

380 MAPLE AVENUE WEST

MAC ZONING PLAN

HUNTER MILL TOWN OF VIENNA TRANSPORT

TOWN OF VIENNA, VIRGINIA

Urban Ltd

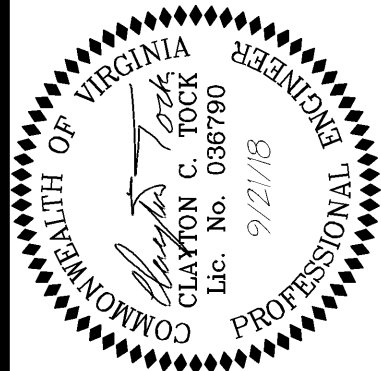
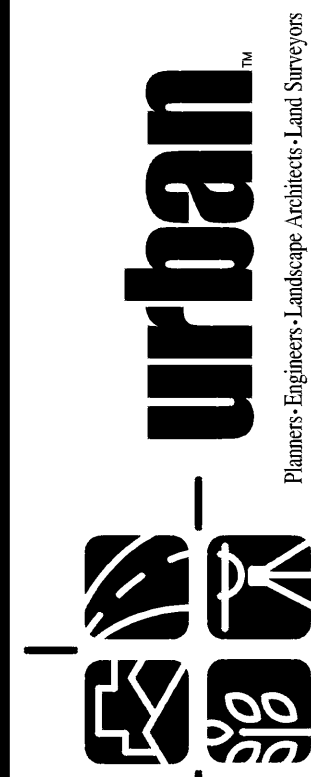
4200 D TECHNOLOGY CT.

CHANTILLY, VA 20151

TEL: 703.642.2366

FAX: 703.738.7888

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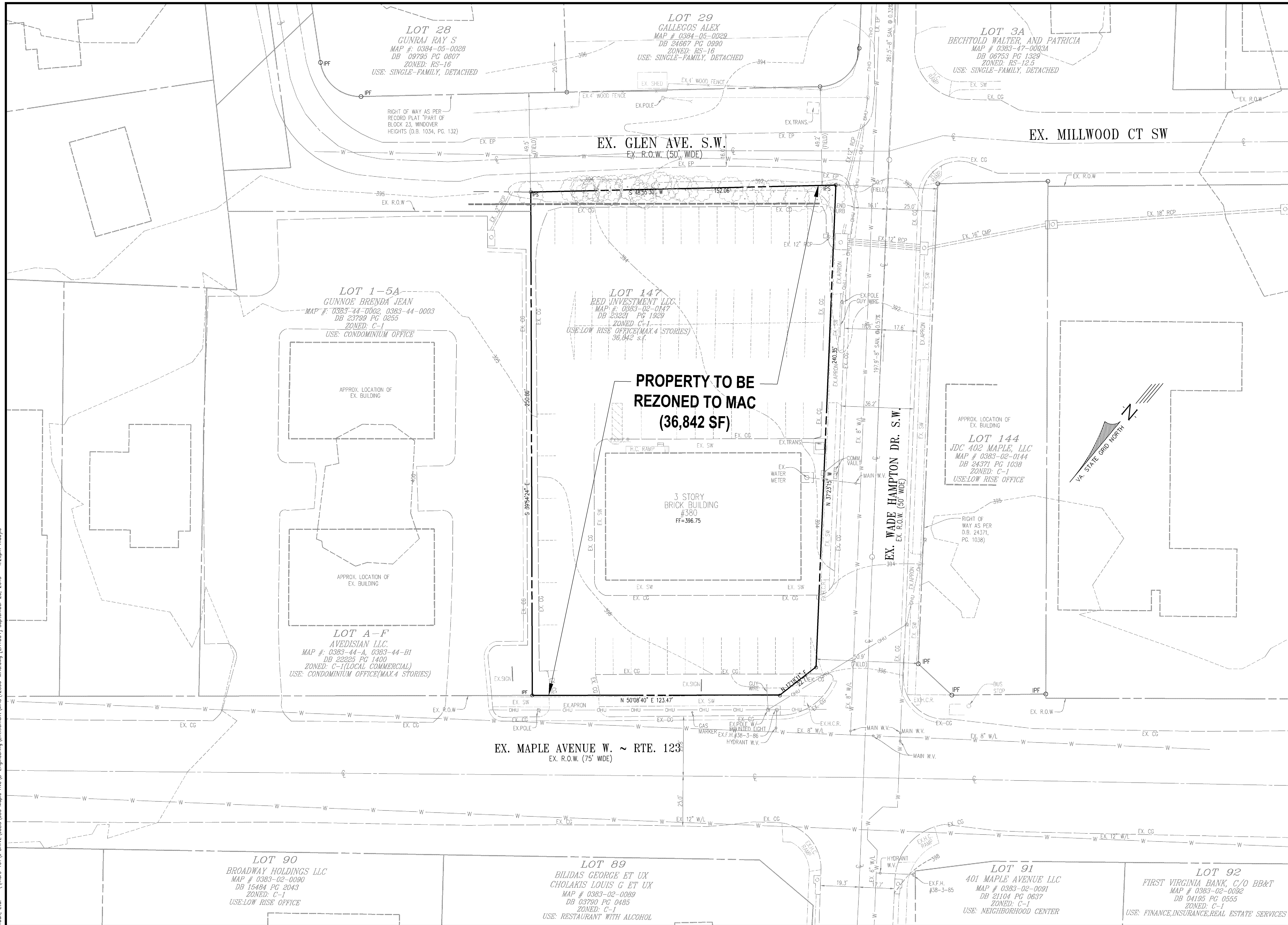
DATE: OCT. 2017

CL= N/A

SCALE: 1" = 20'

REVISIONS		DESCRIPTION	
No.	DATE		

PLAN DATE	
11-08-17	09-21-18



FILE No. SP-12896	SHEET 13 OF 13	ZONING EXHIBIT		SCALE: 1" = 20' DATE: OCT, 2017 C.I.= 1'		 urban [™] Planners-Engineers-Landscape Architects-Land Surveyors	Urban Ltd. 4300 TECHNOLOGY CT. CHANTILLY, VA. 20151 TEL. 703.642.2306 FAX 703.787.7888 www.urban-llc.com	PLAN DATE	11-08-17		09-21-18	
		No.	DATE					DESCRIPTION		REVISIONS		