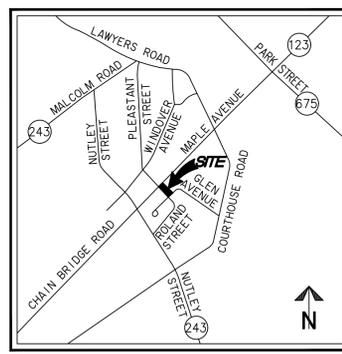


# SUNRISE OF VIENNA

374 - 380 MAPLE AVENUE WEST

MAPLE AVENUE COMMERCIAL (MAC) AMENDMENT - CONDITIONAL USE PERMIT

INITIAL SUBMISSION - NOVEMBER 1, 2019



VICINITY MAP SCALE: 1" = 2000'

## DEVELOPMENT TEAM

**OWNER**  
RED INVESTMENT LLC  
PO BOX 1208  
VIENNA, VA 22183

**APPLICANT**  
SUNRISE DEVELOPMENT, INC.  
7902 WESTPARK DR  
MCLEAN, VA 22102  
703-774-1873  
CONTACT: JERRY LIANG

**ATTORNEY**  
WOMBLE BOND DICKINSON (US) LLP  
8065 LEESBURG PIKE, 4TH FLOOR  
TYSONS CORNER, VA 22182-2738  
703-394-2261  
CONTACT: SARA MARISKA

**ARCHITECT**  
RUST | ORLING ARCHITECTURE  
1215 CAMERON STREET  
ALEXANDRIA, VA 22314  
703-836-3205  
CONTACT: SCOTT FLEMING

**CIVIL ENGINEER/LANDSCAPE ARCHITECT**  
WALTER L. PHILLIPS, INC.  
207 PARK AVENUE  
FALLS CHURCH, VA 22046  
703.532.6163  
CONTACT: TRAVIS P. BROWN, P.E.

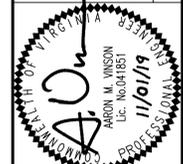
## SHEET INDEX

- P-0101 COVER SHEET
- P-0102 NOTES AND TABULATIONS
- P-0201 CONTEXT PLAN
- P-0202 EXISTING CONDITIONS PLAN
- P-0301 CONCEPT PLAN
- P-0302 VEHICLE TURNING MOVEMENTS
- P-0302A VEHICLE TURNING MOVEMENTS - AMBULANCE
- P-0303 OPEN SPACE AND IMPERVIOUS AREA ANALYSIS
- P-0401 CONCEPTUAL LANDSCAPE PLAN
- P-0402 CONCEPTUAL LANDSCAPE NOTES AND DETAILS
- P-0501 CONCEPTUAL STORMWATER MANAGEMENT NARRATIVE AND DETAILS
- P-0502 STORMWATER OUTFALL MAP AND NARRATIVE
- P-0503 VRRM SPREADSHEET
- A1.1 FLOOR PLANS
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- A2.3 IMAGERY SHEET
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- A4.1 COMPARISONS WITH PREVIOUS PROJECT
- E-001 PHOTOMETRICS PLAN

COVER SHEET

**SUNRISE OF VIENNA**  
MAC AMENDMENT PLAN  
374 - 380 MAPLE AVENUE WEST  
TOWN OF VIENNA, VIRGINIA 22180

| NO. | DESCRIPTION | DATE | REV. BY | APPROVED BY | DATE |
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**WALTER L. PHILLIPS**  
INCORPORATED  
ESTABLISHED 1945  
DATE: 11/01/2019  
DRAWN: TPB  
CHECKED: AV

Engineers • Surveyors • Planners  
Landscape Architects • Arborists  
207 PARK AVENUE  
FALLS CHURCH, VIRGINIA 22046  
(703) 532-6163 Fax (703) 533-1301  
www.WLPINC.com

**TREE INVENTORY**

| Town of Vienna  |                           | Tree Inventory       |               |                                      |                    |               |       |  |
|---|---------------------------|----------------------|---------------|--------------------------------------|--------------------|---------------|-------|--|
| Tree #  | Botanical Name            | Common Name          | Size DBH (in) | Critical Root Zone (CRZ) Radius (ft) | Species Rating (%) | Condition (%) | Notes |  |
| Tree Survey Information Completed by Walter Phillips, Inc - Arborist Ben Schitter- ISA # MA-5385A # (19-098) 10/25/2019 |                           |                      |               |                                      |                    |               |       |  |
| 101   | Robinia pseudoacacia      | Black locust         | 12"           | 18'                                  | 55%                | 68%           |       |  |
| 102   | Acer rubrum               | Red maple            | 40"           | 60'                                  | 70%                | 69%           |       |  |
| 103   | Robinia pseudoacacia      | Black locust         | 14"           | 21'                                  | 55%                | 59%           |       |  |
| 104   | Robinia pseudoacacia      | Black locust         | 11"           | 17'                                  | 55%                | 59%           |       |  |
| 105   | Robinia pseudoacacia      | Black locust         | 13"           | 20'                                  | 55%                | 50%           |       |  |
| 106   | Robinia pseudoacacia      | Black locust         | 11"           | 17'                                  | 55%                | 50%           |       |  |
| 107   | Robinia pseudoacacia      | Black locust         | 8"            | 8'                                   | 55%                | 50%           |       |  |
| 108   | Catalpa speciosa          | Northern catalpa     | 15"           | 23'                                  | 60%                | 63%           |       |  |
| 109   | Robinia pseudoacacia      | Black locust         | 6"            | 8'                                   | 55%                | 33%           |       |  |
| 110   | Dead                      | Dead                 | 5"            | 0'                                   | 0%                 | 0%            |       |  |
| 111   | Robinia pseudoacacia      | Black locust         | 5"            | 8'                                   | 55%                | 33%           |       |  |
| 112   | Robinia pseudoacacia      | Black locust         | 6"            | 8'                                   | 55%                | 41%           |       |  |
| 113   | Robinia pseudoacacia      | Black locust         | 6"            | 8'                                   | 55%                | 50%           |       |  |
| 114   | Robinia pseudoacacia      | Black locust         | 9"            | 14'                                  | 55%                | 50%           |       |  |
| 115   | Robinia pseudoacacia      | Black locust         | 9"            | 14'                                  | 55%                | 41%           |       |  |
| 116   | Robinia pseudoacacia      | Black locust         | 10"           | 15'                                  | 55%                | 41%           |       |  |
| 117   | Robinia pseudoacacia      | Black locust         | 12"           | 18'                                  | 55%                | 41%           |       |  |
| 118   | Prunus serotina           | Black cherry         | 12"           | 18'                                  | 55%                | 59%           |       |  |
| 119   | Robinia pseudoacacia      | Black locust         | 10"           | 15'                                  | 55%                | 50%           |       |  |
| 120   | Robinia pseudoacacia      | Black locust         | 13"           | 20'                                  | 55%                | 50%           |       |  |
| 121   | Robinia pseudoacacia      | Black locust         | 6"            | 8'                                   | 55%                | 50%           |       |  |
| 122   | Robinia pseudoacacia      | Black locust         | 7"            | 8'                                   | 55%                | 50%           |       |  |
| 123   | Robinia pseudoacacia      | Black locust         | 8"            | 8'                                   | 55%                | 50%           |       |  |
| 124   | Robinia pseudoacacia      | Black locust         | 8"            | 8'                                   | 55%                | 41%           |       |  |
| 125   | Lonicera japonica         | Japanese honeysuckle | 6"            | 8'                                   | 0%                 | 63%           |       |  |
| 126   | Robinia pseudoacacia      | Black locust         | 8"            | 8'                                   | 55%                | 41%           |       |  |
| 127   | Robinia pseudoacacia      | Black locust         | 8"            | 8'                                   | 55%                | 41%           |       |  |
| 128   | Robinia pseudoacacia      | Black locust         | 8"            | 8'                                   | 55%                | 41%           |       |  |
| 129   | Robinia pseudoacacia      | Black locust         | 10"           | 15'                                  | 55%                | 66%           |       |  |
| 130   | Robinia pseudoacacia      | Black locust         | 12"           | 18'                                  | 55%                | 63%           |       |  |
| 131   | Cupressocyparis leylandii | Leyland cypress      | 6"            | 8'                                   | 60%                | 69%           |       |  |
| 132   | Cupressocyparis leylandii | Leyland cypress      | 6"            | 8'                                   | 60%                | 69%           |       |  |
| 133   | Cupressocyparis leylandii | Leyland cypress      | 6"            | 8'                                   | 60%                | 69%           |       |  |
| 134   | Lagerstroemia indica      | Crape Myrtle         | 5"            | 8'                                   | 78%                | 69%           |       |  |
| 135   | Morus alba                | White mulberry       | 12"           | 18'                                  | 30%                | 66%           |       |  |
| 136   | Picea abies               | Norway spruce        | 20"           | 30'                                  | 55%                | 63%           |       |  |
| 137   | Picea abies               | Norway spruce        | 15"           | 23'                                  | 55%                | 59%           |       |  |
| 138   | Juniperus virginiana      | Eastern redcedar     | 14"           | 21'                                  | 75%                | 66%           |       |  |
| 139   | Pinus strobus             | Eastern white pine   | 33"           | 50'                                  | 55%                | 63%           |       |  |

DBH = Diameter at Breast Height (measured 4.5 feet above ground)  
 CRZ = Critical Root Zone = 1 foot radius per inch of tree diameter, trees over 30" DBH= 1.5 foot radius per inch of tree diameter  
 CRZ values for trees with multiple stems were calculated based on methods outlined in the 9th edition of the Guide for Plant Appraisal, published by the International Society of Arboriculture  
 Condition Ratings provided as percentages based on methods outlined in the 9th edition of the Guide for Plant Appraisal, published by the International Society of Arboriculture

NOTE: SEE SHEET P-0202 FOR EXISTING TREE LOCATIONS.

**NOTES**

- THE PROPERTY DELINEATED ON THIS PLAT IS DESIGNATED BY FAIRFAX COUNTY AS TAX MAP REFERENCE NUMBER 0383-02-0147 AND IS ZONED MAC.
- THE PROPERTY IS NOW IN THE NAME OF RED INVESTMENT LLC AS RECORDED IN DEED BOOK 23221 AT PAGE 1929, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- TOTAL AREA OF THE PROPERTY IS 36,842 OR 0.8458 (RECORD).
- THERE ARE NO ENVIRONMENTALLY SENSITIVE OR HISTORICAL FEATURES KNOWN TO EXIST ON THIS SITE.
- THIS PLAN IS IN CONFORMANCE WITH THE MAC CODE IN PLACE AT THE TIME OF THE ORIGINAL REZONING APPLICATION SUBMISSION AND IS AN AMENDMENT TO THE MAC PLAN THAT WAS APPROVED FOR THE PROPERTY ON 06/17/2019.

**REQUESTED MODIFICATIONS SUMMARY**

- REQUEST TO REDUCE LOADING WIDTH REQUIREMENT FROM 15 FT/50 FT BUILDING WIDTH TO 15 FT.

**INCENTIVE FEATURES SUMMARY**

- INCREASE MAXIMUM IMPERVIOUS AREA FOR THE SITE FROM 80% TO 90% VIA INCENTIVE BONUSES (SEE INCENTIVE INFORMATION ON THIS SHEET).

**ZONING TABULATION**

EXISTING/PROPOSED ZONE: MAPLE AVENUE COMMERCIAL (MAC)

| AREA TABULATIONS                | SQ. FT. | ACRES  |
|---------------------------------|---------|--------|
| TOTAL SITE AREA                 | 36842   | 0.8458 |
| PROPOSED ROW DEDICATION         | 0       | 0.0000 |
| TOTAL POST-DEDICATION SITE AREA | 36842   | 0.8458 |

| ZONING TABULATIONS          | MAC ZONING REQUIREMENTS         | PROVIDED           |
|-----------------------------|---------------------------------|--------------------|
| LOT WIDTH                   | NONE                            | 143.08             |
| BUILDING WIDTH              | NONE                            | 124 FT (MAPLE AVE) |
| BUILDING HEIGHT             | 4 STORIES, 54 FT                | 4 STORIES, 54 FT   |
| AVERAGE FRONT GRADE*        | NONE                            | 397.75             |
| YARD REQUIREMENTS           |                                 |                    |
| FRONT - MAPLE AVENUE WEST   | 20 FT                           | 20.0 FT            |
| FRONT - WADE HAMPTON DR. SW | 15 FT                           | 15.0 FT            |
| FRONT - GLEN AVENUE SW      | 15 FT                           | 26.6 FT            |
| SIDE (EAST PROPERTY LINE)   | 8 FT                            | 8.2 FT             |
| LOADING SPACE DEPTH         | 25 FT                           | 30 FT              |
| LOADING SPACE WIDTH         | 15 FT/50 FT BLDG WIDTH**        | 15 FT              |
| LOADING SPACE HEIGHT        | 15 FT                           | 15 FT              |
| IMPERVIOUS AREA (MAXIMUM)   | 80% + 10% INCENTIVE BONUS = 90% | 86.07%             |
| OPEN SPACE                  | 15% OF LOT AREA (5,526 SF)      | 25.42%             |

\*\*MODIFICATION REQUESTED FOR LOADING WIDTH REDUCTION TO 15 FT

| INCENTIVES FEATURES                     | REQ.    |
|---|---------|
| 10% INCREASE TO MAXIMUM IMPERVIOUS AREA | AA, BBB |

| INCENTIVE BONUSES PROPOSED   | BONUS |
|--|-------|
| Underground parking to accommodate 51% or more of spaces                             | AA    |
| Inclusion of shower and dressing facilities for employees                            | B     |
| Construction of Principle Structure to earn the Design for Energy Star certification | BB    |

**PARKING TABULATIONS**

| PARKING TABULATION                         |                           |            |
|--|---------------------------|------------|
| <b>PARKING REQUIRED</b>                    |                           |            |
| ASSISTED LIVING*                           | 1 SP/ 3 BEDS X 120 BEDS = | 40         |
|  | 1 SP/EMPLOYEE X 35 EMP. = | 35         |
| COMMERCIAL**                               | 1 SP/4 SEATS X 20 SEATS = | 5          |
| <b>TOTAL</b>                               |                           | <b>80</b>  |
|  |                           |            |
| GARAGE PARKING PROVIDED                    |                           | 80         |
| <b>TOTAL PARKING PROVIDED</b>              |                           | <b>80</b>  |
| <b>PARKING PROVIDED W/ 1.25 MULTIPLIER</b> |                           | <b>100</b> |

\*ASSISTED LIVING USES ARE NOT ASSIGNED A PARKING REQUIREMENT IN THE TOWN OF VIENNA ZONING ORDINANCE. THEREFORE, PARKING REQUIREMENTS FOR FAIRFAX COUNTY HAVE BEEN USED FOR THIS APPLICATION.

\*\*POTENTIAL RESTAURANT

**DEVELOPMENT TABULATIONS**

EXISTING/PROPOSED ZONE: MAPLE AVENUE COMMERCIAL (MAC)

| DEVELOPMENT TABULATIONS                    |                 |
|--|-----------------|
| UNITS/BEDS                                 | 85/120          |
| GARAGE GROSS FLOOR AREA (BELOW GRADE) (SF) | 29538           |
| GARAGE GROSS FLOOR AREA (ABOVE GRADE) (SF) | 16493           |
| ASSISTED LIVING GFA (ABOVE GRADE) (SF)     | 78990           |
| COMMERCIAL (POTENTIAL RESTAURANT) (SF)     | 950             |
| TOTAL GSF =                                | 125,971 SQ. FT. |

**BIKE PARKING TABULATIONS**

BIKE PARKING REQUIRED (18-95.10.F):

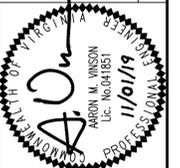
|                                 |  |                  |
|---------------------------------|--|------------------|
| RETAIL/RESTAURANT =             | 1 SP/5000 SF X 950 SF =                  | 1 SPACE          |
|                                 | 1 SP/25,000 SF (EMPLOYEES) X 950 SF =    | 1 SPACE          |
| ASSISTED LIVING =               | 1 SP/5,000 SF X =                        | 16 SPACES        |
|                                 | 1 SP/25,000 SF (EMPLOYEES) X 78,990 SF = | 4 SPACES         |
| <b>TOTAL PARKING REQUIRED =</b> |  | <b>22 SPACES</b> |

BIKE PARKING PROVIDED:

|                                      |  |                  |
|--------------------------------------|--|------------------|
| SURFACE/STREETSCAPE =                |  | 8 SPACES         |
| GARAGE =                             |  | 14 SPACES        |
| <b>TOTAL BIKE PARKING PROVIDED =</b> |  | <b>22 SPACES</b> |

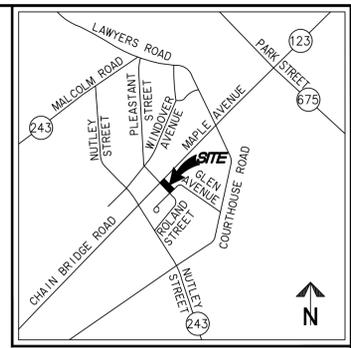
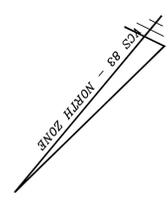
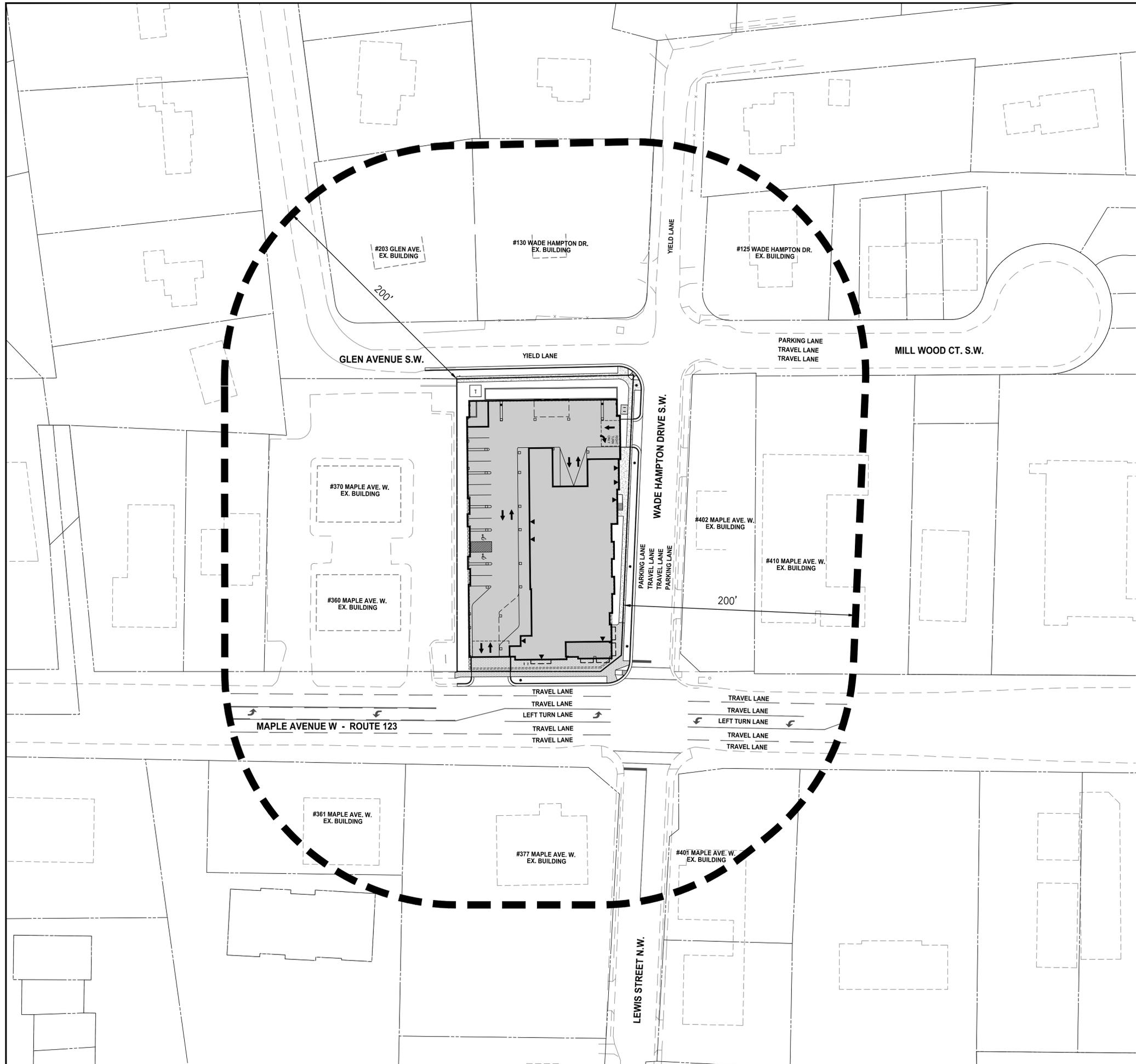
\*AVERAGE FRONT GRADE IS THE AVERAGE OF THE HIGHEST AND LOWEST POST-DEVELOPMENT GRADES ALONG THE MAPLE AVENUE FRONTAGE SETBACK.

**NOTES AND TABULATIONS**  
**SUNRISE OF VIENNA**  
 MAC AMENDMENT PLAN  
 374 - 380 MAPLE AVENUE WEST  
 TOWN OF VIENNA, VIRGINIA 22180



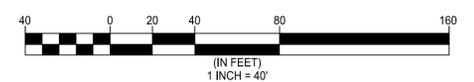
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**WALTER L. PHILLIPS**  
 ENGINEERS • SURVEYORS • PLANNERS  
 LANDSCAPE ARCHITECTS • ARBORISTS  
 207 PARK AVENUE  
 FALLS CHURCH, VIRGINIA 22046  
 (703) 532-6163 Fax (703) 533-1301  
 www.WLPINC.com  
 ESTABLISHED 1945  
 INDEPENDENT PROFESSIONAL ENGINEER  
 SCALE: N.T.S. DATE: 11/01/2019  
 DRAWN: TPB CHECKED: AV



VICINITY MAP SCALE: 1"=2000'

NOTE: SEE EXISTING CONDITIONS PLAN FOR ADJACENT OWNERSHIP INFORMATION.



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**WALTER L. PHILLIPS**  
INCORPORATED ESTABLISHED 1945

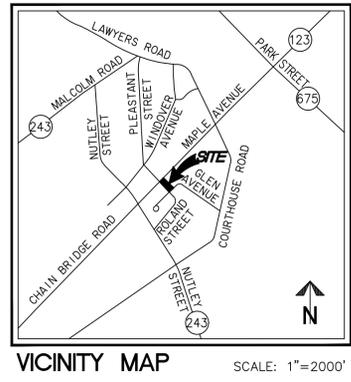
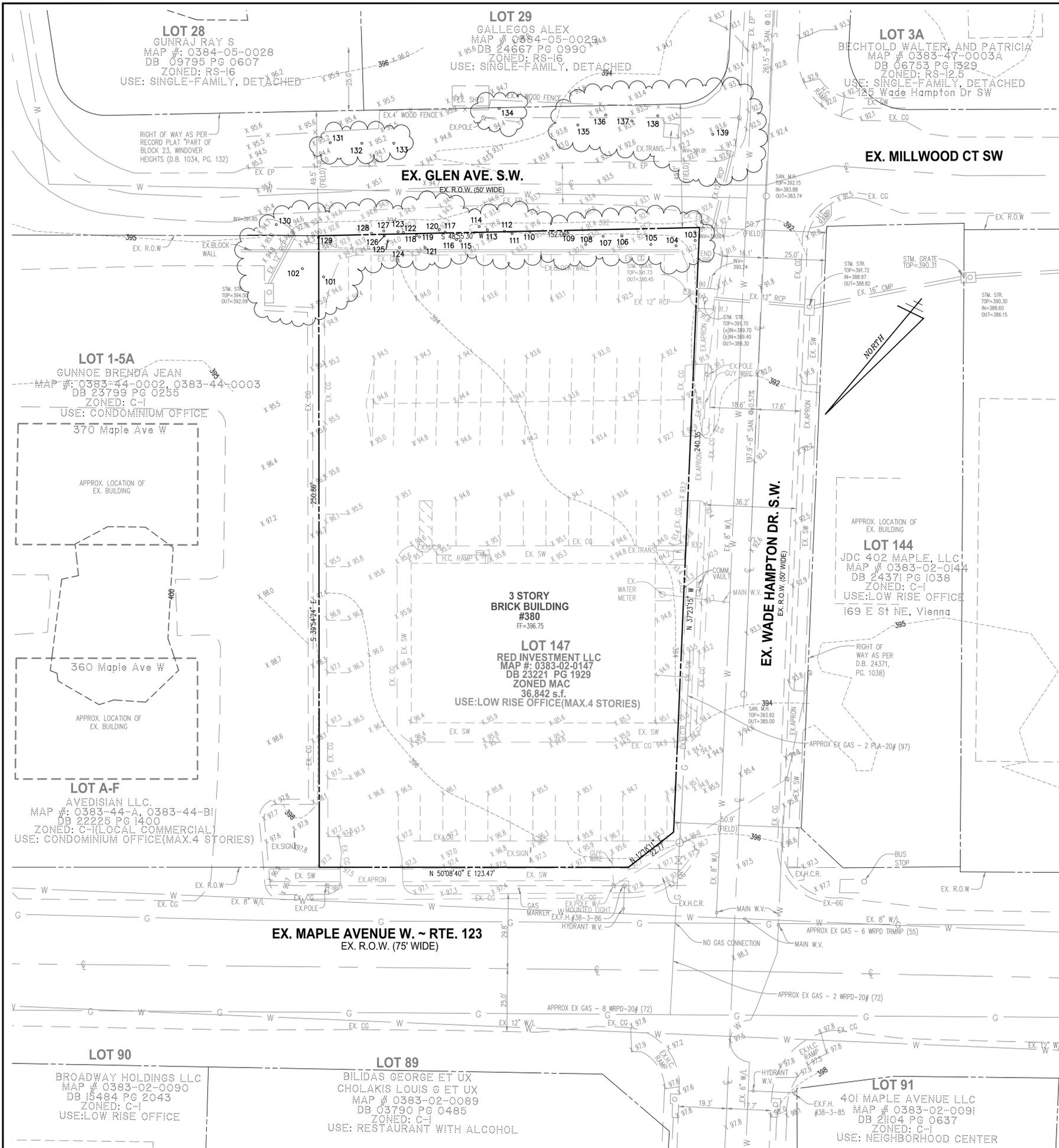
FALLS CHURCH, VIRGINIA 22046  
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(703) 532-6163 Fax (703) 533-1301  
www.WLPINC.com

DATE: 11/01/19  
11/01/19  
ARON M. WINSON  
Lic. No. 041851

| NO. | DESCRIPTION | DATE | REV. BY | APPROVED | DATE |
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**CONTEXT PLAN**

**SUNRISE OF VIENNA**  
MAC AMENDMENT PLAN  
374 - 380 MAPLE AVENUE WEST  
TOWN OF VIENNA, VIRGINIA 22180

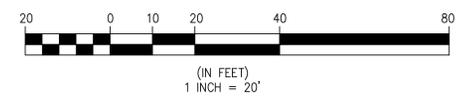


**LEGEND**

| DESCRIPTION                    | EXISTING |
|--------------------------------|----------|
| EDGE OF PAVEMENT               | EP       |
| MANHOLE                        | MH       |
| WATER VALVE                    | WV       |
| WATER METER                    | WM       |
| GAS METER                      | GM       |
| TRAFFIC CONTROL BOX            | TCB      |
| LIGHT POLE WITH SIGNALS        | LP/S     |
| CURB & GUTTER CG-2             | CG-2     |
| TRANSITION FROM CG-6 TO CG-6R  | CG-6/6R  |
| SANITARY SEWER                 | S        |
| SANITARY LATERAL               | SL       |
| CLEAN OUT                      | CO       |
| STORM SEWER                    | SS       |
| WATER MAIN                     | W        |
| FIRE HYDRANT                   | F        |
| PLUG                           | P        |
| OVERHEAD WIRES                 | OW       |
| UTILITY POLE                   | UP       |
| UNDERGROUND ELECTRIC           | UE       |
| TELEPHONE                      | T        |
| GAS MAIN                       | G        |
| ELECTRICAL                     | E        |
| TRANSFORMER                    | TR       |
| HANDICAP RAMP (CG-12)          | HR       |
| GUARDRAIL                      | GR       |
| FENCE                          | F        |
| TRAFFIC FLOW                   | TF       |
| LIGHT                          | L        |
| DOOR                           | D        |
| TREES                          | T        |
| LIMITS OF CLEARING AND GRADING | L        |

**NOTE:**

- SEE SHEET P-0102 FOR TREE INVENTORY.
- BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY GREENWAY ENGINEERING ON 10/07/2019.



Engineers • Surveyors • Planners  
Landscape Architects • Arborists

**WALTER L. PHILLIPS**

207 PARK AVENUE  
FALLS CHURCH, VIRGINIA 22046  
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INCORPORATED ESTABLISHED 1945

DATE: 11/01/19

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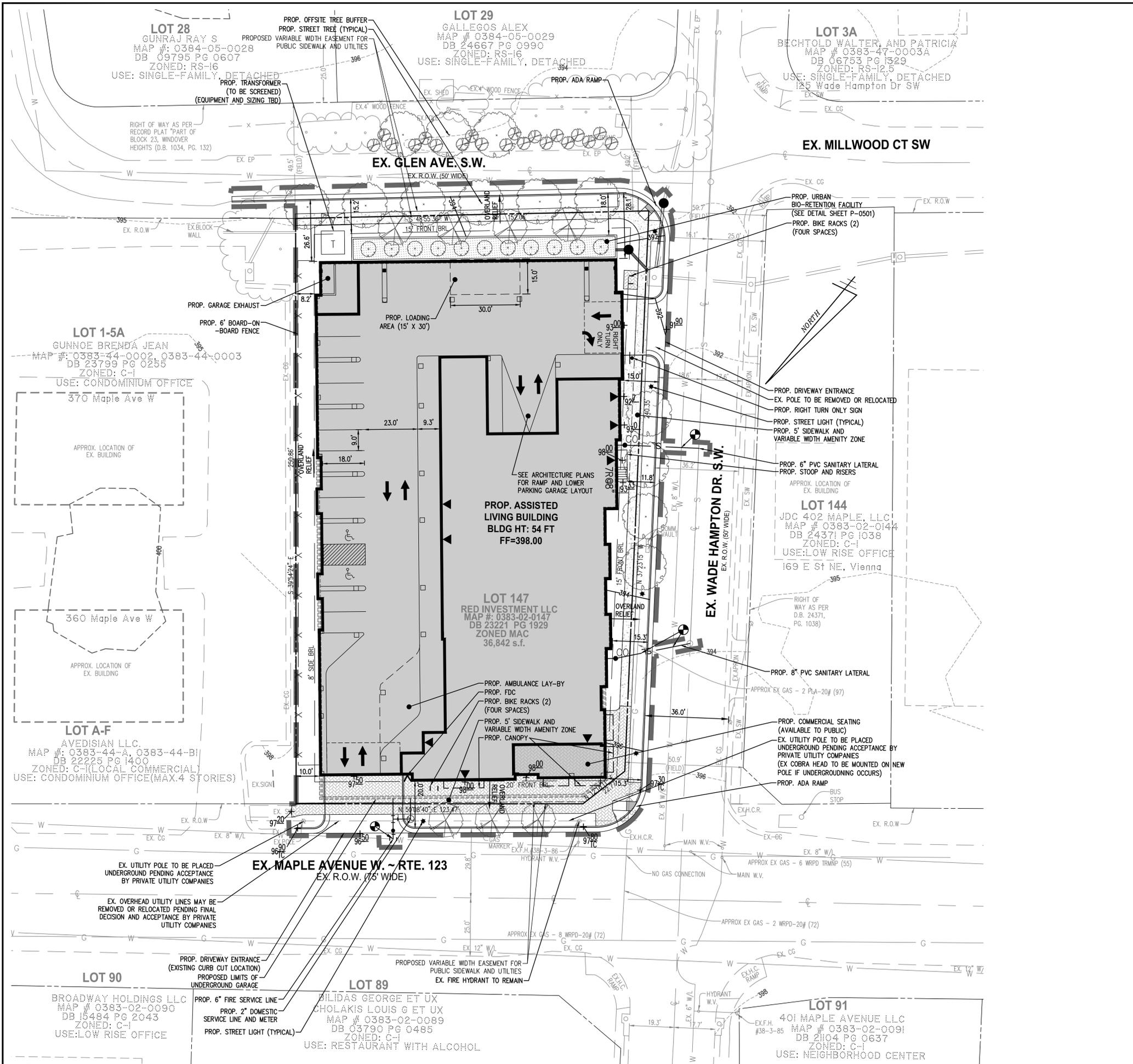
**EXISTING CONDITIONS PLAN**

**SUNRISE OF VIENNA**

MAC AMENDMENT PLAN

374 - 380 MAPLE AVENUE WEST

TOWN OF VIENNA, VIRGINIA 22180



### LEGEND

| PROPOSED | DESCRIPTION                    | EXISTING |
|----------|--------------------------------|----------|
|          | CURB & GUTTER CG-2             |          |
|          | TRANSITION FROM CG-6 TO CG-6R  |          |
|          | SANITARY SEWER SL              |          |
|          | SANITARY LATERAL SL            |          |
|          | CLEAN OUT C.O.                 |          |
|          | STORM SEWER S                  |          |
|          | WATER MAIN W                   |          |
|          | FIRE HYDRANT PLUG              |          |
|          | OVERHEAD WIRES                 |          |
|          | UTILITY POLE                   |          |
|          | UNDERGROUND ELECTRIC UE        |          |
|          | TELEPHONE T                    |          |
|          | GAS MAIN G                     |          |
|          | ELECTRICAL E                   |          |
|          | TRANSFORMER                    |          |
|          | HANDICAP RAMP (CG-12)          |          |
|          | GUARDRAIL                      |          |
|          | FENCE                          |          |
|          | TRAFFIC FLOW                   |          |
|          | LIGHT                          |          |
|          | DOOR                           |          |
|          | TREES                          |          |
|          | CONTOURS                       |          |
|          | SPOT ELEVATION                 |          |
|          | DRAINAGE FLOW DIRECTION        |          |
|          | TOP OF CURB TC                 |          |
|          | BOTTOM OF CURB BC              |          |
|          | TOP OF WALL TW                 |          |
|          | BOTTOM OF WALL BW              |          |
|          | HIGH POINT HP                  |          |
|          | TEST PIT TP                    |          |
|          | LIMITS OF CLEARING AND GRADING |          |

### ZONING TABULATION

EXISTING/PROPOSED ZONE: MAPLE AVENUE COMMERCIAL (MAC)

| ZONING TABULATIONS          | MAC ZONING REQUIREMENTS         | PROVIDED           |
|-----------------------------|---------------------------------|--------------------|
| LOT WIDTH                   | NONE                            | 143.08             |
| BUILDING WIDTH              | NONE                            | 124 FT (MAPLE AVE) |
| BUILDING HEIGHT             | 4 STORIES, 54 FT                | 4 STORIES, 54 FT   |
| AVERAGE FRONT GRADE         | NONE                            | 397.75             |
| YARD REQUIREMENTS           |                                 |                    |
| FRONT - MAPLE AVENUE WEST   | 20 FT                           | 20.0 FT            |
| FRONT - WADE HAMPTON DR. SW | 15 FT                           | 15.0 FT            |
| FRONT - GLEN AVENUE SW      | 15 FT                           | 26.6 FT            |
| SIDE (EAST PROPERTY LINE)   | 8 FT                            | 8.2 FT             |
| LOADING SPACE DEPTH         | 25 FT                           | 30 FT              |
| LOADING SPACE WIDTH         | 15 FT/50 FT BLDG WIDTH**        | 15 FT              |
| LOADING SPACE HEIGHT        | 15 FT                           | 15 FT              |
| IMPERVIOUS AREA (MAXIMUM)   | 80% + 10% INCENTIVE BONUS = 90% | 86.07%             |
| OPEN SPACE                  | 15% OF LOT AREA (5,526 SF)      | 25.42%             |

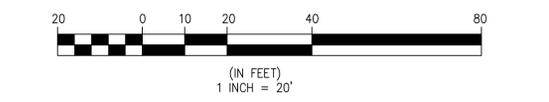
\*\*MODIFICATION REQUESTED FOR LOADING WIDTH REDUCTION TO 15 FT

- ### NOTES
- THE PROPERTY IS DESIGNATED BY FAIRFAX COUNTY, VIRGINIA, AS HAVING TAX ASSESSMENT MAP NUMBER 0383-02-0147, ZONED MAC. THIS APPLICATION IS REQUESTING AN AMENDMENT TO THE PREVIOUSLY APPROVED APPLICATION FOR THIS PROPERTY UNDER THE MAC ORDINANCE.
  - TOTAL COMPUTED AREA OF THE PROPERTY IS 36,842 SQUARE FEET OR 0.8458 ACRES.
  - BASED ON REVIEW OF AVAILABLE RECORDS, THERE ARE NO SIGNIFICANT HISTORICAL OR ENVIRONMENTAL FEATURES ON THIS SITE.
  - SEE SHEET P-0201 FOR CONTEXT PLAN DEPICTING EXISTING STRUCTURES WITHIN 200 FT OF THE PROPOSED DEVELOPMENT.

### OVERLAND RELIEF NARRATIVE

STORMWATER FROM THE SITE WILL PREDOMINANTLY BE CAPTURED BY THE ROOF DRAINAGE SYSTEMS WHICH WILL FEED AN URBAN BIO-RETENTION PLANTER SYSTEM AND BE ROUTED TO THE EXISTING STORM SEWER IN WADE HAMPTON DRIVE. THE REMAINING STORMWATER WILL DISCHARGE AS NON-CONCENTRATED SHEET FLOW TOWARD MAPLE AVENUE WEST, WADE HAMPTON DRIVE SW AND GLEN AVENUE SW AS DEPICTED ON THIS PLAN (OVERLAND DRAINAGE ARROWS).

OVERLAND RELIEF FOR THE SURROUNDING AREA WILL FOLLOW A PATH TO THE SOUTH OF THE SITE THROUGH PUBLIC ROADS AND ADJACENT PROPERTIES (ROUGHLY FOLLOWING THE ALIGNMENT OF THE EXISTING TOWN OF VIENNA STORM SEWERS) WHERE WATER ULTIMATELY FLOWS TOWARD A TRIBUTARY OF HUNTER'S BRANCH.



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**WALTER L. PHILLIPS**  
INCORPORATED  
ESTABLISHED 1945

DATE: 11/01/19  
SCALE: 1" = 20'

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CONCEPT PLAN

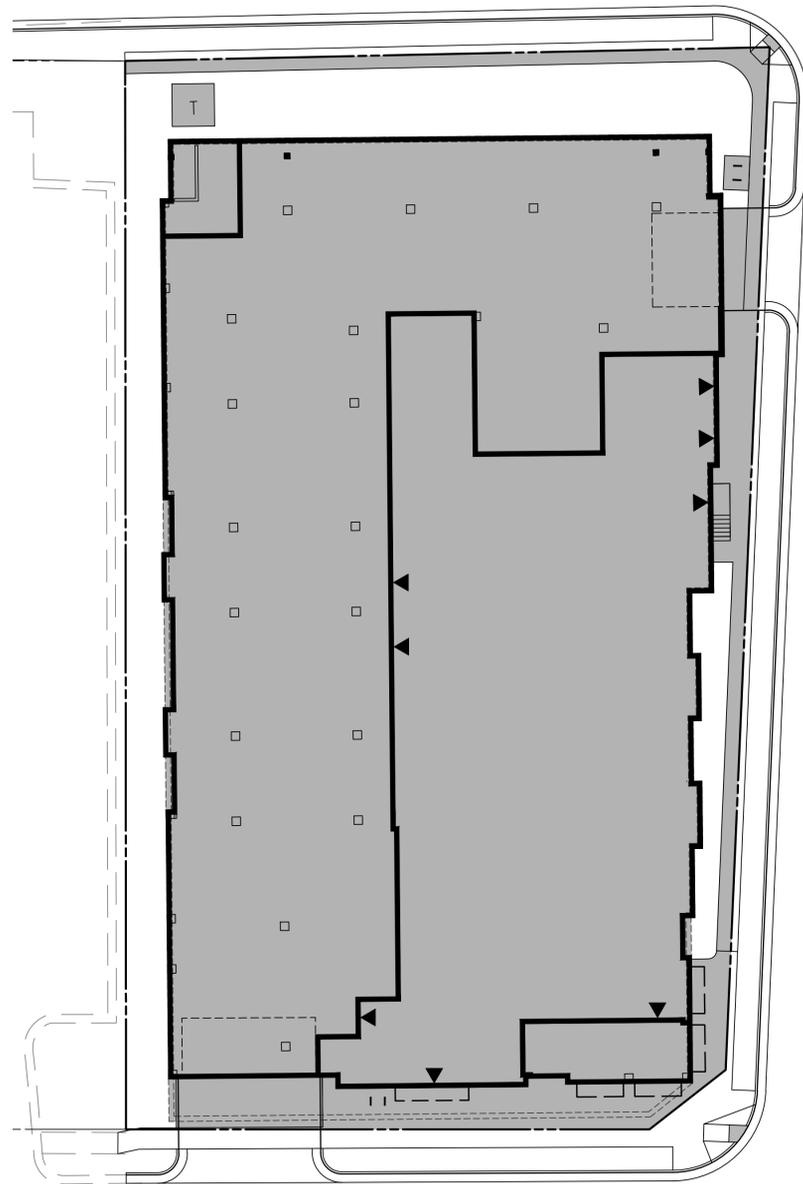
**SUNRISE OF VIENNA**  
MAC AMENDMENT PLAN  
374 - 380 MAPLE AVENUE WEST  
TOWN OF VIENNA, VIRGINIA 22180

DATE: 11/01/19

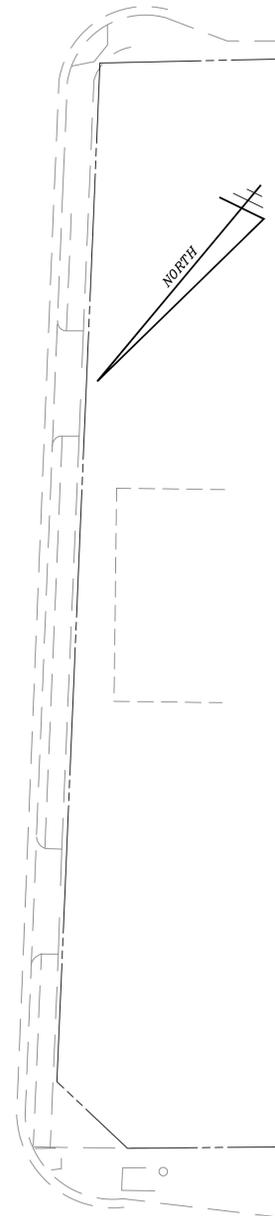
File No. FM-18 Tax Map No. 38-3 Job No. 19-098 Cadd Dwg. File: Q:\sdskproj\19098\dwg\planning\MAC\19098P-0301.dwg SHEET: P-0301







**IMPERVIOUS AREA DIAGRAM**  
1" = 30'



**OPEN SPACE DIAGRAM**  
1" = 30'

**IMPERVIOUS AREA COVERAGE**

|  |                  |                       |
|--|------------------|-----------------------|
| LOT AREA:  |                  | 36,842 SF (0.8458 AC) |
| MAX IMPERVIOUS SURFACE                                   | 90% OF LOT AREA* | 33,157 SF MAX.        |
| LOT AREA - MAX IMPERVIOUS SURFACE = MIN PERVIOUS SURFACE |                  |                       |
| MIN PERVIOUS SURFACE                                     | 10% OF LOT AREA* | 3,685 SF MIN.         |

|                          |                    |            |
|--------------------------|--------------------|------------|
| TOTAL IMPERVIOUS SURFACE | 86.07% OF LOT AREA | ±31,710 SF |
| TOTAL PERVIOUS SURFACE   | 13.93% OF LOT AREA | ±5,132 SF  |

\*INCENTIVES USED TO INCREASE MAX IMPERVIOUS COVER FROM 80% TO 90%

FINAL CALCULATIONS WILL BE PROVIDED AT SITE PLAN.

EXISTING IMPERVIOUS AREA = 32,881 SF (89.2%)

**LEGEND**

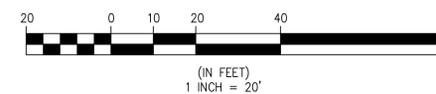
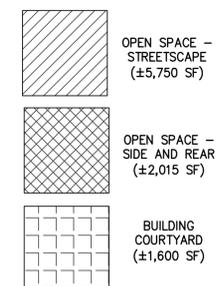


**OPEN SPACE CALCULATION**

|                         |                     |                       |
|-------------------------|---------------------|-----------------------|
| LOT AREA:               |                     | 36,842 SF (0.8458 AC) |
| MIN OPEN SPACE REQUIRED | 15% OF LOT AREA     | 5,526 SF MIN.         |
| OPEN SPACE PROVIDED     | ±25.42% OF LOT AREA | ±9,365 SF             |

NOTES:

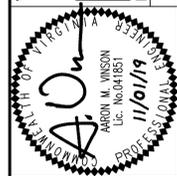
- THIS PLAN IS FOR THE APPROVAL OF 15% OPEN SPACE. FINAL CALCULATIONS WILL BE PROVIDED AT SITE PLAN.



**OPEN SPACE AND IMPERVIOUS AREA ANALYSIS**

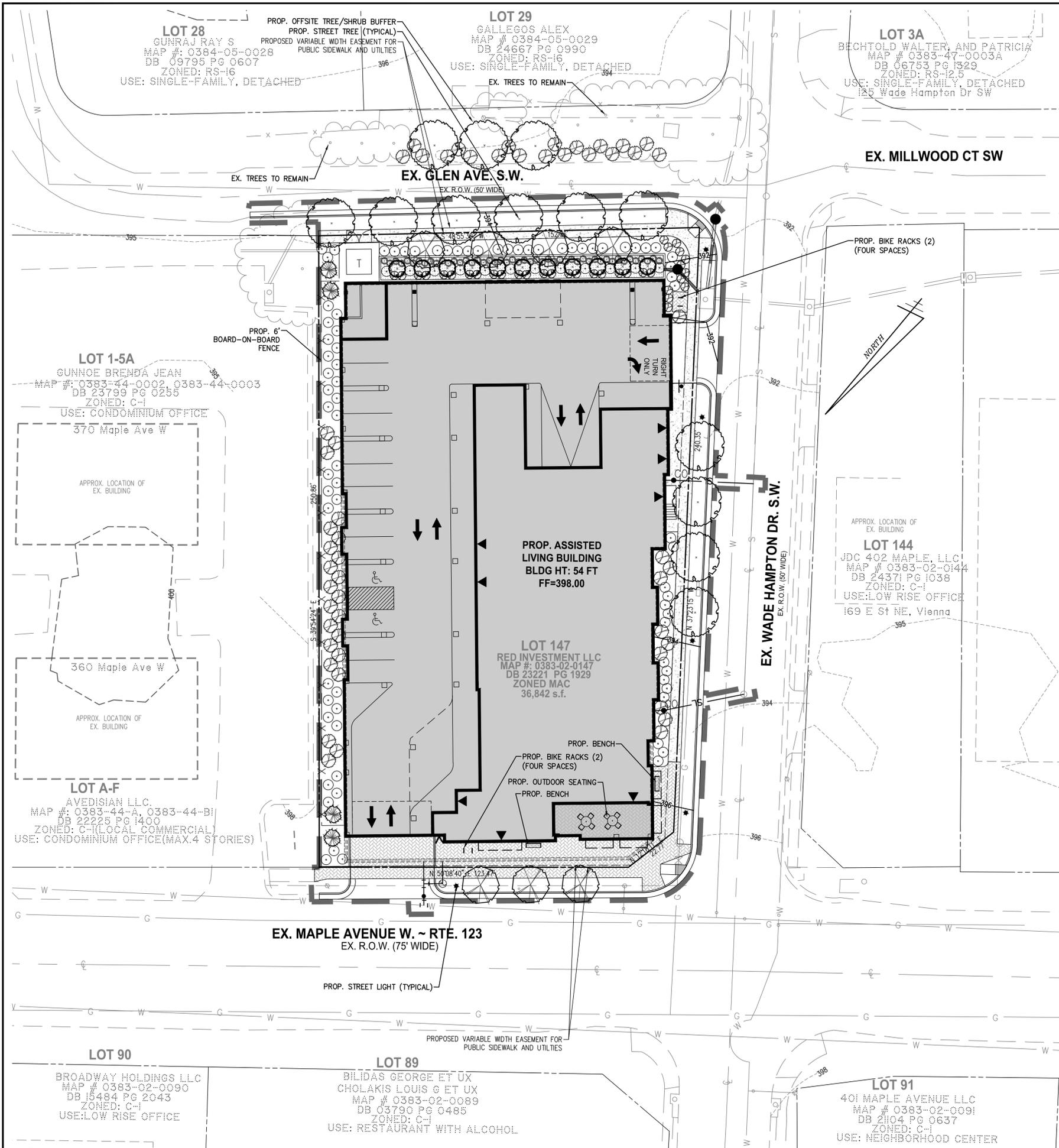
**SUNRISE OF VIENNA**  
MAC AMENDMENT PLAN  
374 - 380 MAPLE AVENUE WEST  
TOWN OF VIENNA, VIRGINIA 22180

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DRAWN: TFB  
CHECKED: AV



**LEGEND**

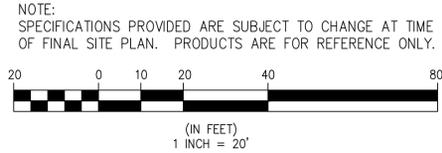
- PROPOSED DECIDUOUS TREES
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS, GRASSES
- PROPOSED BENCH
- PROPOSED TRASH CAN
- PROPOSED BIKE RACK
- PROPOSED STREETLIGHT
- LIMITS OF CLEARING AND GRADING

**PLANT POOL**

| BOTANICAL NAME           | COMMON NAME          |
|--------------------------|----------------------|
| <b>TREES</b>             |                      |
| ACER RUBRUM              | RED MAPLE            |
| PLATANUS x ACERFOLIA     | LONDON PLANETREE     |
| QUERCUS PHELLOS          | WILLOW OAK           |
| LIQUIDAMBAR STYRACIFLUA  |                      |
| 'SLENDER SILHOUETTE'     | COLUMNAR SWEETGUM    |
| CERIS CANADENSIS         | REDBUD               |
| MAGNOLIA VIRGINIANA      | SWEETBAY             |
| THUJA OCCIDENTALIS       |                      |
| 'GREEN GIANT'            | ARBORVITAE           |
| AMELANCHIER ARBOREA      | SERVICEBERRY         |
| CHIONANTHUS VIRGINIANA   | FRINGETREE           |
| <b>SHRUBS</b>            |                      |
| ARONIA ARBUTIFOLIA       | RED CHOKEBERRY       |
| CALLICARPA AMERICANA     | AMERICAN BEAUTYBERRY |
| ILEX GLABRA              | INKBERRY             |
| ILEX VERTICILLATA        | WINTERBERRY          |
| VIORNUM DENTATUM         | ARROWWOOD            |
| ITEA VIRGINICA           | SWEETSPICE           |
| RHUS AROMATICA 'ORO-LOW' | FRAGRANT SUMAC       |
| CLETHRA ALMIFOLIA        | SUMMERSWEET CLETHRA  |
| AESCULUS PARVIFLORA      | BOTTLEBRUSH BUCKEYE  |
| HYDRANGEA QUERCIFOLIA    | OAKLEAF HYDRANGEA    |
| <b>PERENNIALS</b>        |                      |
| PANICUM VIRGATUM         | SWITCH GRASS         |
| SCHIZACHYRIUM SCOPARIUM  | LITTLE BLUESTEM      |
| CAREX PENNSYLVANICA      | SEDGE                |
| ECHINACEA PURPUREA       | PURPLE CONEFLOWER    |
| RUBRICKIA FULGIDA        | BLACK-EYED SUSAN     |

NOTE: PLANTING LIST PROVIDED IS SUBJECT TO CHANGE AT TIME OF FINAL SITE PLAN.

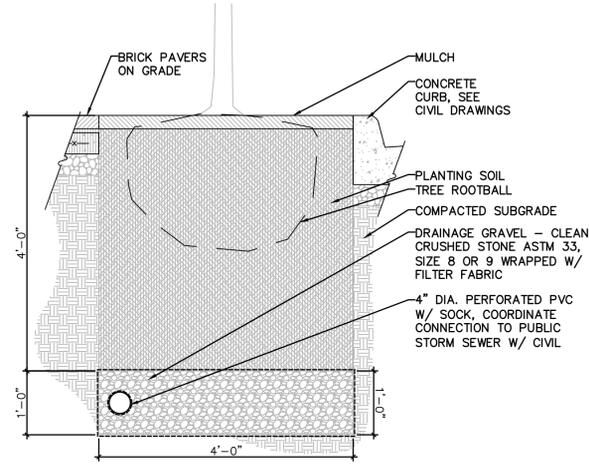
**MATERIALS**



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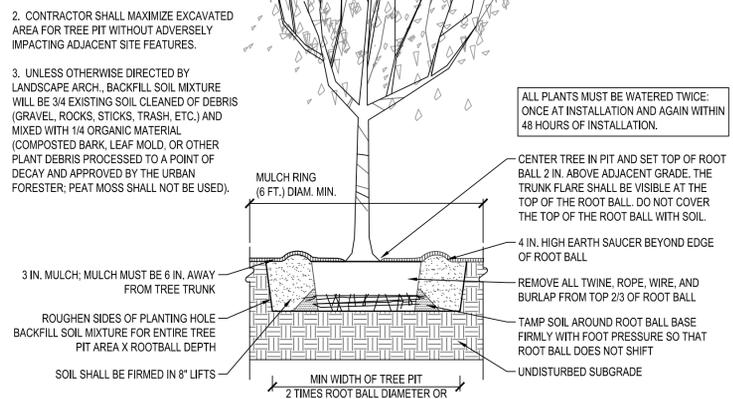
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**CONCEPTUAL LANDSCAPE PLAN**  
**SUNRISE OF VIENNA**  
 MAC AMENDMENT PLAN  
 374 - 380 MAPLE AVENUE WEST  
 TOWN OF VIENNA, VIRGINIA 22180



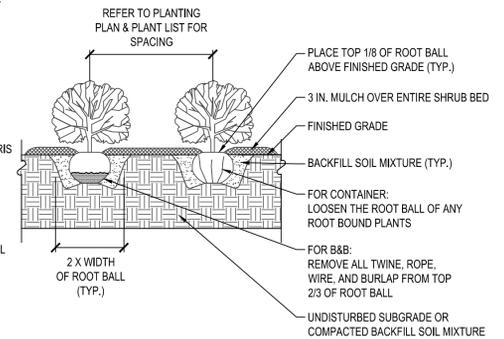
**PROPOSED PLANTING BED DETAIL**  
SCALE: NTS - OR SIMILAR TO BE COORDINATED AT TIME OF SITE PLAN

- NOTES:**
1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARD A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
  2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE PIT WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES.
  3. UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCH., BACKFILL SOIL MIXTURE WILL BE 3/4 EXISTING SOIL CLEANED OF DEBRIS (GRAVEL, ROCKS, STICKS, TRASH, ETC.) AND MIXED WITH 1/4 ORGANIC MATERIAL (COMPOSTED BARK, LEAF MOLD, OR OTHER PLANT DEBRIS PROCESSED TO A POINT OF DECAY AND APPROVED BY THE URBAN FORESTER; PEAT MOSS SHALL NOT BE USED).



**TREE PLANTING DETAIL**  
SCALE: NTS

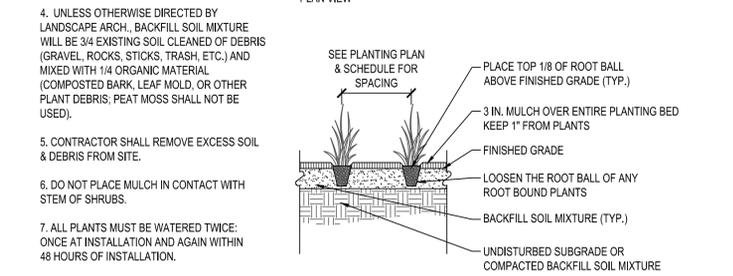
- NOTES:**
1. AT PLANTING PRUNE ONLY BROKEN OR DEAD BRANCHES PER ANSI STANDARD 300 STANDARD.
  2. PLANTING PIT/TRENCH SHALL BE DUG DEEP ENOUGH TO ALLOW AT LEAST 1/8TH OF ROOT BALL TO SET ABOVE EXISTING GRADE.
  3. SET PLANTS IN ERECT, STABLE, AND UNIFORM POSITIONS IN THE CENTER OF THE PLANTING PIT. ORIENT BEST FACE OF PLANT TO BE THE MOST VISIBLE.
  4. UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCH., BACKFILL SOIL MIXTURE WILL BE 3/4 EXISTING SOIL CLEANED OF DEBRIS (GRAVEL, ROCKS, STICKS, TRASH, ETC.) AND MIXED WITH 1/4 ORGANIC MATERIAL (COMPOSTED BARK, LEAF MOLD, OR OTHER PLANT DEBRIS; PEAT MOSS SHALL NOT BE USED).
  5. CONTRACTOR SHALL REMOVE EXCESS SOIL & DEBRIS FROM SITE.
  6. DO NOT PLACE MULCH IN CONTACT WITH STEM OF SHRUBS.
  7. ALL PLANTS MUST BE WATERED TWICE: ONCE AT INSTALLATION AND AGAIN WITHIN 48 HOURS OF INSTALLATION.



**SHRUB PLANTING DETAIL**  
SCALE: NTS

- NOTES:**
1. AT PLANTING PRUNE ONLY BROKEN OR DEAD BRANCHES PER ANSI STANDARD 300 STANDARD.
  2. PLANTING PIT/TRENCH SHALL BE DUG DEEP ENOUGH TO ALLOW AT LEAST 1/8TH OF ROOT BALL TO SET ABOVE EXISTING GRADE.
  3. SET PLANTS IN ERECT, STABLE, AND UNIFORM POSITIONS IN THE CENTER OF THE PLANTING PIT. ORIENT BEST FACE OF PLANT TO BE THE MOST VISIBLE.
  4. UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCH., BACKFILL SOIL MIXTURE WILL BE 3/4 EXISTING SOIL CLEANED OF DEBRIS (GRAVEL, ROCKS, STICKS, TRASH, ETC.) AND MIXED WITH 1/4 ORGANIC MATERIAL (COMPOSTED BARK, LEAF MOLD, OR OTHER PLANT DEBRIS; PEAT MOSS SHALL NOT BE USED).
  5. CONTRACTOR SHALL REMOVE EXCESS SOIL & DEBRIS FROM SITE.
  6. DO NOT PLACE MULCH IN CONTACT WITH STEM OF SHRUBS.
  7. ALL PLANTS MUST BE WATERED TWICE: ONCE AT INSTALLATION AND AGAIN WITHIN 48 HOURS OF INSTALLATION.

| PLANT SPACING "D" O.C. | ROW "A" O.C. | PLANTS PER SF |
|------------------------|--------------|---------------|
| 6"                     | 5"           | 4.00          |
| 8"                     | 7"           | 2.25          |
| 9"                     | 8"           | 1.77          |
| 12"                    | 10"          | 1.00          |
| 15"                    | 13"          | 0.77          |
| 18"                    | 16"          | 0.44          |



**PERENNIAL/GROUNDCOVER PLANTING DETAIL**  
SCALE: NTS

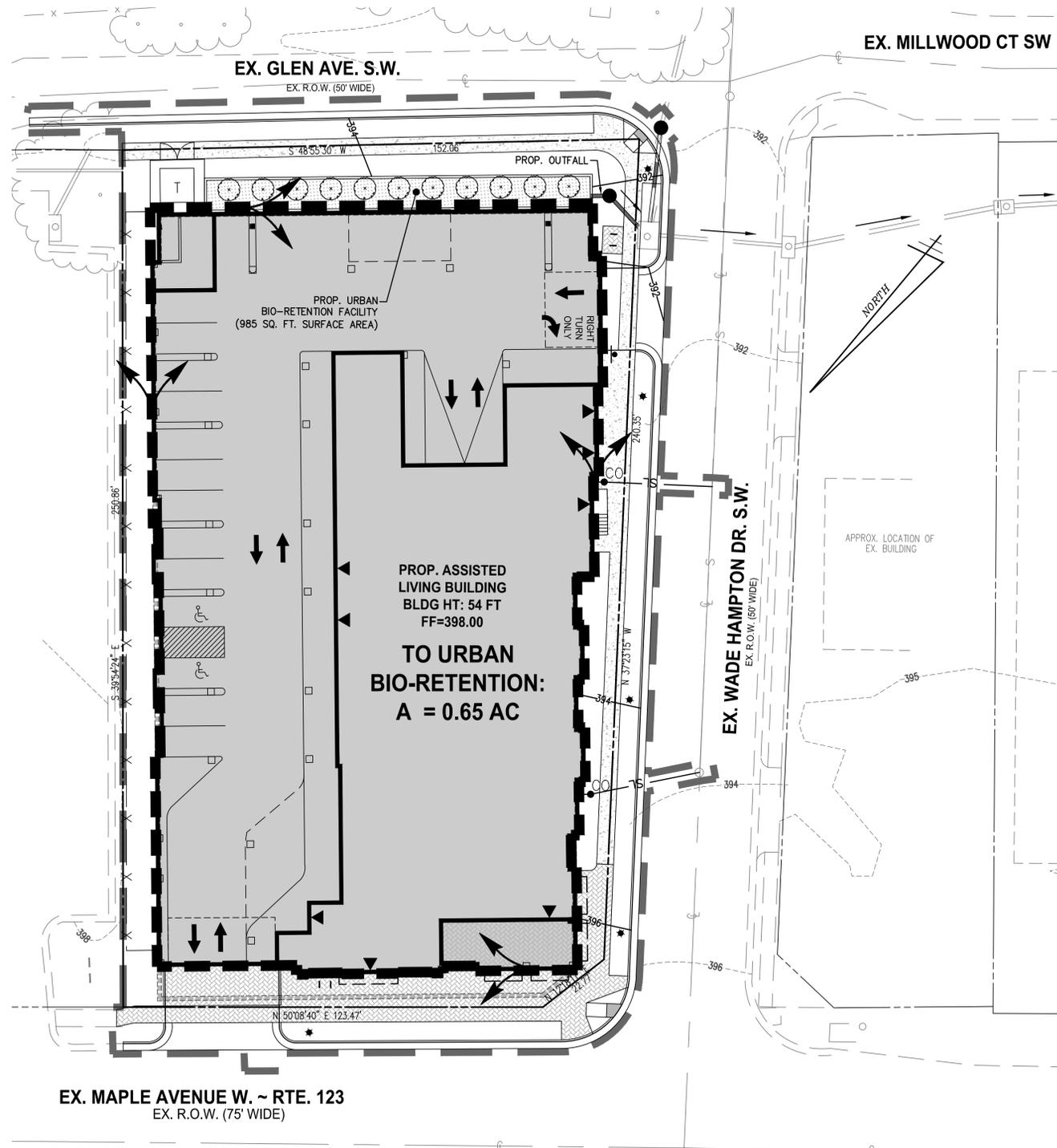
CONCEPTUAL LANDSCAPE NOTES AND DETAILS

**SUNRISE OF VIENNA**  
MAC AMENDMENT PLAN  
374 - 380 MAPLE AVENUE WEST  
TOWN OF VIENNA, VIRGINIA 22180

**WALTER L. PHILLIPS**  
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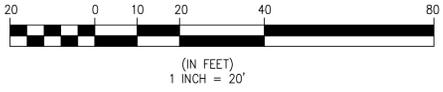
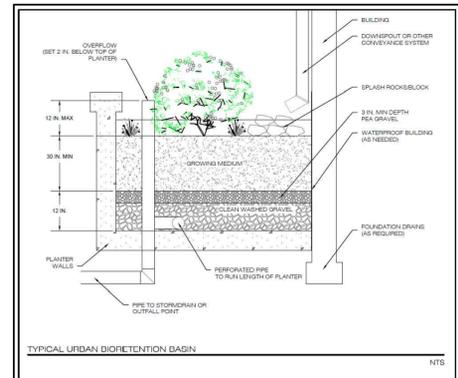
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EX. MAPLE AVENUE W. ~ RTE. 123  
EX. R.O.W. (75' WIDE)

**TYPICAL URBAN BIO-RETENTION PLANTER**

N.T.S. - CONFIGURATION SUBJECT TO ADJUSTMENT AT THE TIME OF SITE PLAN



**STORMWATER MANAGEMENT AND WATER QUALITY NARRATIVES**

**EXISTING CONDITIONS:**  
THE TOTAL PARCEL AREA OF THE SITE IS 36,842 SF OR 0.8458 ACRES. THE LIMITS OF DISTURBANCE AREA FOR THE PROJECT IS 44,185 SF OR 1.0143 ACRES. FOR THE PURPOSES OF STORMWATER MANAGEMENT THE SITE AREA WILL BE THE LIMITS OF DISTURBANCE.

CURRENTLY, THE SITE CONSISTS OF ONE (1) COMMERCIAL BUILDING, SURFACE PARKING, LANDSCAPE AREAS, AND UTILITY INFRASTRUCTURE. THERE ARE NO EXISTING STORMWATER MANAGEMENT QUALITY OR QUANTITY CONTROL MEASURES ON SITE. THE SITE DRAINS FROM NORTH TO SOUTH ACROSS THE SITE AS SHEET FLOW OR VIA STORM SEWERS. ALL STORMWATER ENTERS THE MUNICIPAL STORM SEWER SYSTEM VIA CURB INLETS ALONG THE ADJACENT PUBLIC STREETS.

**PROPOSED CONDITIONS:**  
THE PROJECT INVOLVES THE CONSTRUCTION OF AN ASSISTED LIVING BUILDING WHICH INCLUDES A GROUND FLOOR RESTAURANT, A GARAGE STRUCTURE (WITH ONE FLOOR BELOW GRADE), SIDEWALKS, UTILITY SERVICES, AND A STORMWATER MANAGEMENT BMP (URBAN BIO-RETENTION).

**STORMWATER QUALITY:**  
IN ORDER TO COMPLY WITH CHAPTER 23 OF THE TOWN OF VIENNA CODE OF ORDINANCES (STORMWATER ORDINANCE) FOR STORMWATER QUALITY, A LEVEL 1 URBAN BIO-RETENTION FACILITY (±985 SQ. FT. OF SURFACE AREA) IS PROPOSED. THIS STORMWATER BMP WILL REDUCE PHOSPHORUS LEVELS IN ORDER TO COMPLY WITH APPLICABLE TOWN OF VIENNA AND STATE OF VIRGINIA REQUIREMENTS. SEE VRRM SPREADSHEET ON P-0503.

**STORMWATER QUANTITY:**  
THE SITE DRAINS FROM NORTH TO SOUTH AND DISCHARGES AS CONCENTRATED FLOW AT A SINGLE OUTFALL WHERE IT ENTERS AN EXISTING 12" RCP STORM PIPE. SEE OUTFALL INFORMATION ON SHEET P-0502. SEE STORMWATER QUANTITY COMPUTATIONS ON THIS SHEET. STORMWATER FROM THE SITE ULTIMATELY DISCHARGES INTO A TRIBUTARY OF HUNTER'S BRANCH.

**CHANNEL PROTECTION:** THE SITE STORM OUTFALL AND ALL PIPES PROPOSED WITH THIS DEVELOPMENT WILL BE COMPRISED OF CONCRETE OR OTHER NON-ERODIBLE MATERIALS OR RESTORED CHANNELS DESIGNED TO ACCEPT STORMWATER FROM THE SUBJECT PROPERTY UP TO THE LIMITS OF ANALYSIS. THEREFORE, THE SITE CAN DISCHARGE THE 2-YEAR, 24-HOUR STORM WITHOUT CAUSING EROSION IN THE SYSTEM AND DETENTION IS NOT REQUIRED FOR THE PURPOSES OF CHANNEL PROTECTION.

BASED ON THIS ANALYSIS, IT IS THE OPINION OF THE SUBMITTING ENGINEER THAT THE SITE COMPLIES WITH THE CHANNEL PROTECTION CRITERIA OUTLINED IN THE STATE STORMWATER REGULATIONS (9VAC25-870-66).

**FLOOD PROTECTION:** THE SITE STORM OUTFALL AND ALL PIPES PROPOSED WITH THIS DEVELOPMENT WILL BE ADEQUATE TO RECEIVE THE 10-YEAR, 24-HOUR STORMWATER DISCHARGE FROM THE SITE AND UPSTREAM DRAINAGE AREA, UP TO THE LIMITS OF ANALYSIS. THEREFORE, DETENTION IS NOT REQUIRED FOR THE PURPOSES OF FLOOD CONTROL.

BASED ON THIS, IT IS THE OPINION OF THE SUBMITTING ENGINEER THAT THE SITE COMPLIES WITH THE FLOOD PROTECTION CRITERIA OUTLINED IN THE STATE STORMWATER REGULATIONS (9VAC25-870-66).

NOTE THAT IMPLEMENTATION OF RUNOFF REDUCTION PRACTICES (URBAN BIO-RETENTION) ON THIS SITE WILL BRING THE POST-DEVELOPMENT FLOW RATE DOWN TO THE PRE-DEVELOPMENT PRE-DEVELOPMENT FLOW RATE.

**ADJACENT PROPERTIES:**  
ALL UNCONTROLLED SHEET FLOW FROM THE SITE WILL BE DIRECTED TO EXISTING CURB INLETS WITHIN THE PUBLIC RIGHT-OF-WAY AND INTO THE MUNICIPAL STORM SEWER SYSTEM. THERE WILL NOT BE ANY ADVERSE IMPACT TO ADJACENT PROPERTIES AS A RESULT OF THIS PROJECT AND THE PROPOSED IMPROVEMENTS.

**FLOODPLAIN BOUNDARY:**  
THIS SITE IS LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN BOUNDARY.

**RESOURCE PROTECTION AREAS:**  
THERE ARE NO RESOURCE PROTECTION AREAS KNOWN TO EXIST ON THE SITE AND NO RESOURCE PROTECTION AREAS ARE DEPICTED ON AVAILABLE RECORD MAPS.

THE SITE IS LOCATED IN THE ACCOTINK-HUNTER'S BRANCH/ACCOTINK CREEK WATERSHED.

THE STORMWATER MANAGEMENT PLAN PROVIDED ON THIS PLAN IS SUBJECT TO ADJUSTMENT AT THE TIME OF FINAL ENGINEERING.

**SITE FLOW SUMMARY**

**PRE-DEVELOPMENT**

|                 |              |                    |              |
|-----------------|--------------|--------------------|--------------|
| Hydrograph type | = SCS Runoff | Peak discharge     | = 3,302 cfs  |
| Storm frequency | = 2 yrs      | Time to peak       | = 12.12 hrs  |
| Time interval   | = 1 min      | Hyd. volume        | = 9,889 cuft |
| Drainage area   | = 1,010 ac   | Curve number       | = 95         |
| Basin Slope     | = 0.0 %      | Hydraulic length   | = 0 ft       |
| Tc method       | = User       | Time of conc. (Tc) | = 5.00 min   |
| Total precip.   | = 3.17 in    | Distribution       | = Custom     |

**PRE-DEVELOPMENT**

|                 |              |                    |               |
|-----------------|--------------|--------------------|---------------|
| Hydrograph type | = SCS Runoff | Peak discharge     | = 5,249 cfs   |
| Storm frequency | = 10 yrs     | Time to peak       | = 12.12 hrs   |
| Time interval   | = 1 min      | Hyd. volume        | = 16,223 cuft |
| Drainage area   | = 1,010 ac   | Curve number       | = 95          |
| Basin Slope     | = 0.0 %      | Hydraulic length   | = 0 ft        |
| Tc method       | = User       | Time of conc. (Tc) | = 5.00 min    |
| Total precip.   | = 4.87 in    | Distribution       | = Custom      |

**POST-DEVELOPMENT 2-YEAR**

|                 |              |                    |              |
|-----------------|--------------|--------------------|--------------|
| Hydrograph type | = SCS Runoff | Peak discharge     | = 3,049 cfs  |
| Storm frequency | = 2 yrs      | Time to peak       | = 12.12 hrs  |
| Time interval   | = 1 min      | Hyd. volume        | = 8,780 cuft |
| Drainage area   | = 1,010 ac   | Curve number       | = 92         |
| Basin Slope     | = 0.0 %      | Hydraulic length   | = 0 ft       |
| Tc method       | = User       | Time of conc. (Tc) | = 5.00 min   |
| Total precip.   | = 3.17 in    | Distribution       | = Custom     |

**POST-DEVELOPMENT 10-YEAR**

|                 |              |                    |               |
|-----------------|--------------|--------------------|---------------|
| Hydrograph type | = SCS Runoff | Peak discharge     | = 5,111 cfs   |
| Storm frequency | = 10 yrs     | Time to peak       | = 12.12 hrs   |
| Time interval   | = 1 min      | Hyd. volume        | = 15,389 cuft |
| Drainage area   | = 1,010 ac   | Curve number       | = 93          |
| Basin Slope     | = 0.0 %      | Hydraulic length   | = 0 ft        |
| Tc method       | = User       | Time of conc. (Tc) | = 5.00 min    |
| Total precip.   | = 4.87 in    | Distribution       | = Custom      |

CONCEPTUAL STORMWATER MANAGEMENT NARRATIVE AND DETAILS

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374 - 380 MAPLE AVENUE WEST  
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Project Name: **Sunrise of Vienna**  
 Date: **11/1/2019**  
 Linear Development Project? **No**

**CLEAR ALL**

data input cells  
 constant values  
 calculation cells  
 final results

**Site Information**

**Post-Development Project (Treatment Volume and Loads)**

Enter Total Disturbed Area (acres) → **1.01**

Maximum reduction required: **20%**  
 The site's net increase in impervious cover (acres) is: **0**  
 Post-Development TP Load Reduction for Site (lb/yr): **0.37**

**Pre-ReDevelopment Land Cover (acres)**

|   | A Soils | B Soils | C Soils | D Soils | Totals      |
|---|---------|---------|---------|---------|-------------|
| Forest/Open Space (acres) -- undisturbed forest/open space                            |         |         |         |         | 0.00        |
| Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed |         |         |         | 0.16    | 0.16        |
| Impervious Cover (acres)  |         |         |         | 0.85    | 0.85        |
| <b>Total</b>  |         |         |         |         | <b>1.01</b> |

**Post-Development Land Cover (acres)**

|  | A Soils   | B Soils   | C Soils   | D Soils   | Totals      |
|--|-----------|-----------|-----------|-----------|-------------|
| Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land |           |           |           |           | 0.00        |
| Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed    |           |           |           | 0.17      | 0.17        |
| Impervious Cover (acres)   |           |           |           | 0.84      | 0.84        |
| <b>Area Check</b>  | <b>OK</b> | <b>OK</b> | <b>OK</b> | <b>OK</b> | <b>1.01</b> |

**Constants**

|                                  |      |
|----------------------------------|------|
| Annual Rainfall (inches)         | 43   |
| Target Rainfall Event (inches)   | 1.00 |
| Total Phosphorus (TP) EMC (mg/L) | 0.26 |
| Total Nitrogen (TN) EMC (mg/L)   | 1.86 |
| Target TP Load (lb/acre/yr)      | 0.41 |
| Pj (unitless correction factor)  | 0.90 |

**Runoff Coefficients (Rv)**

|                   | A Soils | B Soils | C Soils | D Soils |
|-------------------|---------|---------|---------|---------|
| Forest/Open Space | 0.02    | 0.03    | 0.04    | 0.05    |
| Managed Turf      | 0.15    | 0.20    | 0.22    | 0.25    |
| Impervious Cover  | 0.95    | 0.95    | 0.95    | 0.95    |

**LAND COVER SUMMARY -- PRE-REDEVELOPMENT**

| Land Cover Summary-Pre          |             |                       |
|---------------------------------|-------------|-----------------------|
| Pre-ReDevelopment               | Listed      | Adjusted <sup>1</sup> |
| Forest/Open Space Cover (acres) | 0.00        | 0.00                  |
| Weighted Rv(forest)             | 0.00        | 0.00                  |
| % Forest                        | 0%          | 0%                    |
| Managed Turf Cover (acres)      | 0.16        | 0.16                  |
| Weighted Rv(turf)               | 0.25        | 0.25                  |
| % Managed Turf                  | 16%         | 16%                   |
| Impervious Cover (acres)        | 0.85        | 0.85                  |
| Rv(impervious)                  | 0.95        | 0.95                  |
| % Impervious                    | 84%         | 84%                   |
| <b>Total Site Area (acres)</b>  | <b>1.01</b> | <b>1.01</b>           |
| <b>Site Rv</b>                  | <b>0.84</b> | <b>0.84</b>           |

**Treatment Volume and Nutrient Load**

|  |        |        |
|--|--------|--------|
| Pre-ReDevelopment Treatment Volume (acre-ft)   | 0.0710 | 0.0710 |
| Pre-ReDevelopment Treatment Volume (cubic feet)  | 3,091  | 3,091  |
| Pre-ReDevelopment TP Load (lb/yr)  | 1.94   | 1.94   |
| Pre-ReDevelopment TP Load per acre (lb/acre/yr)  | 1.91   | 1.91   |
| Baseline TP Load (lb/yr)<br>(0.41 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover) |        | 0.42   |

<sup>1</sup> Adjusted Land Cover Summary:  
 Pre ReDevelopment land cover minus pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover.

Adjusted total acreage is consistent with Post-ReDevelopment acreage (minus acreage of new impervious cover).

Column 1 shows load reduction requirement for new impervious cover (based on new development load limit, 0.41 lbs/acre/year).

**LAND COVER SUMMARY -- POST DEVELOPMENT**

| Land Cover Summary-Post (Final) |                  |                  |
|---------------------------------|------------------|------------------|
| Post-Development                | Post-Development | Post-Development |
| Forest/Open Space Cover (acres) | 0.00             | 0.00             |
| Weighted Rv(forest)             | 0.00             | 0.00             |
| % Forest                        | 0%               | 0%               |
| Managed Turf Cover (acres)      | 0.17             | 0.17             |
| Weighted Rv (turf)              | 0.25             | 0.25             |
| % Managed Turf                  | 17%              | 17%              |
| Impervious Cover (acres)        | 0.84             | 0.84             |
| Rv(impervious)                  | 0.95             | 0.95             |
| % Impervious                    | 83%              | 83%              |
| <b>Final Site Area (acres)</b>  | <b>1.01</b>      | <b>1.01</b>      |
| <b>Final Post Dev Site Rv</b>   | <b>0.83</b>      | <b>0.83</b>      |

**Treatment Volume and Nutrient Load**

|  |        |        |    |
|--|--------|--------|----|
| Final Post-Development Treatment Volume (acre-ft)      | 0.0704 | 0.0704 | -- |
| Final Post-Development Treatment Volume (cubic feet)   | 3,067  | 3,067  | -- |
| Final Post-Development TP Load (lb/yr)                 | 1.93   | 1.93   | -- |
| Final Post-Development TP Load per acre (lb/acre/yr)   | 1.90   | 1.90   | -- |
| Max. Reduction Required (Below Pre-ReDevelopment Load) |        | 20%    |    |

**TP Load Reduction Required for Redeveloped Area (lb/yr)** **0.37**

**TP Load Reduction Required for New Impervious Area (lb/yr)** **0**

**Post-Development Requirement for Site Area**

**TP Load Reduction Required (lb/yr)** **0.37**

**Nitrogen Loads (Informational Purposes Only)**

|                                   |       |  |       |
|-----------------------------------|-------|--|-------|
| Pre-ReDevelopment TN Load (lb/yr) | 13.89 | Final Post-Development TN Load (Post-ReDevelopment & New Impervious) (lb/yr) | 13.78 |
|-----------------------------------|-------|--|-------|

**Drainage Area A**

Drainage Area A Land Cover (acres)

|                           | A Soils | B Soils | C Soils | D Soils | Totals      | Land Cover Rv |
|---------------------------|---------|---------|---------|---------|-------------|---------------|
| Forest/Open Space (acres) |         |         |         |         | 0.00        | 0.00          |
| Managed Turf (acres)      |         |         |         | 0.17    | 0.17        | 0.25          |
| Impervious Cover (acres)  |         |         |         | 0.84    | 0.84        | 0.95          |
| <b>Total</b>              |         |         |         |         | <b>1.01</b> |               |

**CLEAR BMP AREAS**

Total Phosphorus Available for Removal in D.A. A (lb/yr) **1.93**  
 Post Development Treatment Volume in D.A. A (ft<sup>3</sup>) **3,067**

**Stormwater Best Management Practices (RR = Runoff Reduction)**

| Practice  | Runoff Reduction Credit (%) | Managed Turf Credit Area (acres) | Impervious Cover Credit Area (acres) | Volume from Upstream Practice (ft <sup>3</sup> ) | Runoff Reduction (ft <sup>3</sup> ) | Remaining Runoff Volume (ft <sup>3</sup> ) | Total BMP Treatment Volume (ft <sup>3</sup> ) | Phosphorus Removal Efficiency (%) | Phosphorus Load from Upstream Practices (lb) | Untreated Phosphorus Load to Practice (lb) | Phosphorus Removed By Practice (lb) | Remaining Phosphorus Load (lb) | Downstream Practice to be Employed |
|---|-----------------------------|----------------------------------|--------------------------------------|--|-------------------------------------|--|---|-----------------------------------|--|--|-------------------------------------|--------------------------------|------------------------------------|
| <b>6. Bioretention (RR)</b>   |                             |                                  |                                      |  |                                     |  |   |                                   |  |  |                                     |                                |                                    |
| 6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9) | 40                          |                                  | 0.65                                 | 0  | 897                                 | 1,345                                      | 2,242   | 25                                | 0.00   | 1.41                                       | 0.77                                | 0.63                           |                                    |

**Site Results (Water Quality Compliance)**

| Area Checks                    | D.A. A | D.A. B | D.A. C | D.A. D | D.A. E | AREA CHECK |
|--------------------------------|--------|--------|--------|--------|--------|------------|
| FOREST/OPEN SPACE (ad)         | 0.00   | 0.00   | 0.00   | 0.00   | 0.00   | OK         |
| IMPERVIOUS COVER (ad)          | 0.84   | 0.00   | 0.00   | 0.00   | 0.00   | OK         |
| IMPERVIOUS COVER TREATED (ad)  | 0.65   | 0.00   | 0.00   | 0.00   | 0.00   | OK         |
| MANAGED TURF AREA (ad)         | 0.17   | 0.00   | 0.00   | 0.00   | 0.00   | OK         |
| MANAGED TURF AREA TREATED (ad) | 0.00   | 0.00   | 0.00   | 0.00   | 0.00   | OK         |
| AREA CHECK                     | OK     | OK     | OK     | OK     | OK     |            |

Site Treatment Volume (ft<sup>3</sup>) **3,067**

**Runoff Reduction Volume and TP By Drainage Area**

|   | D.A. A | D.A. B | D.A. C | D.A. D | D.A. E | TOTAL |
|---|--------|--------|--------|--------|--------|-------|
| RUNOFF REDUCTION VOLUME ACHIEVED (ft <sup>3</sup> ) | 897    | 0      | 0      | 0      | 0      | 897   |
| TP LOAD AVAILABLE FOR REMOVAL (lb/yr)               | 1.93   | 0.00   | 0.00   | 0.00   | 0.00   | 1.93  |
| TP LOAD REDUCTION ACHIEVED (lb/yr)                  | 0.77   | 0.00   | 0.00   | 0.00   | 0.00   | 0.77  |
| TP LOAD REMAINING (lb/yr)                           | 1.15   | 0.00   | 0.00   | 0.00   | 0.00   | 1.15  |
| NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)            | 6.44   | 0.00   | 0.00   | 0.00   | 0.00   | 6.44  |

**Total Phosphorus**

|  |         |
|--|---------|
| FINAL POST-DEVELOPMENT TP LOAD (lb/yr)                   | 1.93    |
| TP LOAD REDUCTION REQUIRED (lb/yr)                       | 0.37    |
| TP LOAD REDUCTION ACHIEVED (lb/yr)                       | 0.77    |
| TP LOAD REMAINING (lb/yr)                                | 1.15    |
| REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):            | 0.00 ** |
| <b>** TARGET TP REDUCTION EXCEEDED BY 0.4 LB/YEAR **</b> |         |

**Total Nitrogen (For Informational Purposes)**

|  |       |
|--|-------|
| POST-DEVELOPMENT LOAD (lb/yr)                    | 13.78 |
| NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)         | 6.44  |
| REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr) | 7.34  |

| Drainage Area A  |              | A Soils      | B Soils      | C Soils       | D Soils      | Total Area (acres): |
|--|--------------|--------------|--------------|---------------|--------------|---------------------|
| Forest/Open Space -- undisturbed, protected forest/open space or reforested land | Area (acres) | 0.00         | 0.00         | 0.00          | 0.00         | 0.00                |
|  | CN           | 30           | 55           | 70            | 77           |                     |
| Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed    | Area (acres) | 0.00         | 0.00         | 0.00          | 0.17         |                     |
|  | CN           | 39           | 61           | 74            | 80           |                     |
| Impervious Cover   | Area (acres) | 0.00         | 0.00         | 0.00          | 0.84         |                     |
|  | CN           | 98           | 98           | 98            | 98           |                     |
| <b>CN(D.A. A)</b>  |              |              |              |               |              |                     |
| <b>95</b>  |              |              |              |               |              |                     |
| <b>RV<sub>Developed</sub> (watershed-inch) with no Runoff Reduction*</b>         |              | 1-year storm | 2-year storm | 10-year storm |              |                     |
| <b>RV<sub>Developed</sub> (watershed-inch) with Runoff Reduction*</b>            |              | 2.08         | 2.62         | 4.29          |              |                     |
| <b>Adjusted CN*</b>  |              | 1.84         | 2.37         | 4.05          | 1-year storm | 2-year storm        |
|  |              | 92           | 92           | 93            | 2.62         | 3.17                |
|  |              |              |              |               | 4.87         |                     |

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|     |             |      |          |          |

**VRRM SPREADSHEET**  
**SUNRISE OF VIENNA**  
 MAC AMENDMENT PLAN  
 374 - 380 MAPLE AVENUE WEST  
 TOWN OF VIENNA, VIRGINIA 22180



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Vienna, Virginia

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REVISIONS

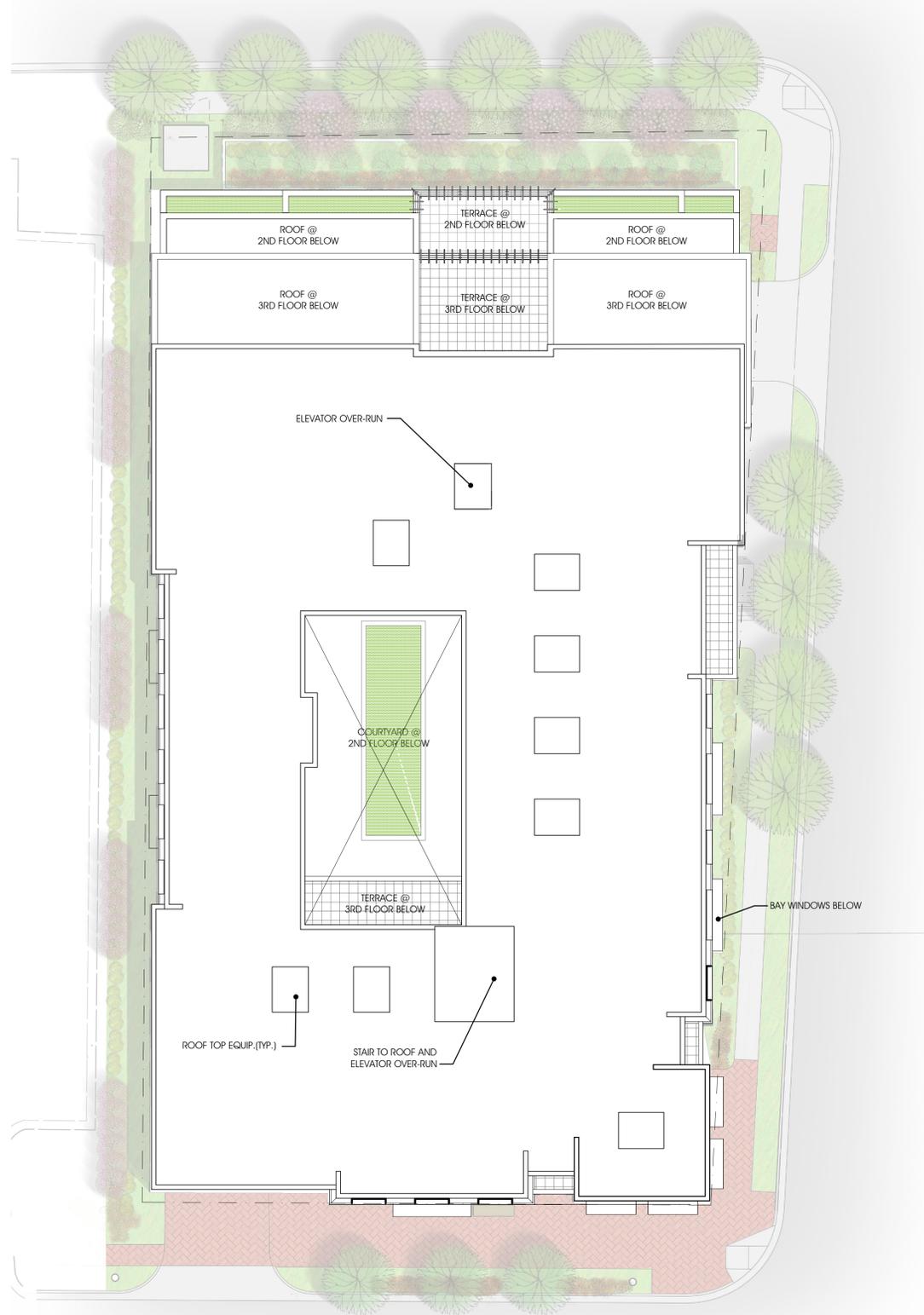
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MAC PLAN  
AMENDMENT  
11.01.19

FLOOR PLANS

SHEET NO.

**A1.1**



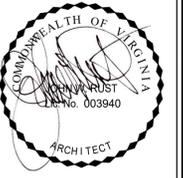
ROOF FLOOR PLAN  
1/16"=1'-0"

A



GROUND FLOOR PLAN  
1/16"=1'-0"

B



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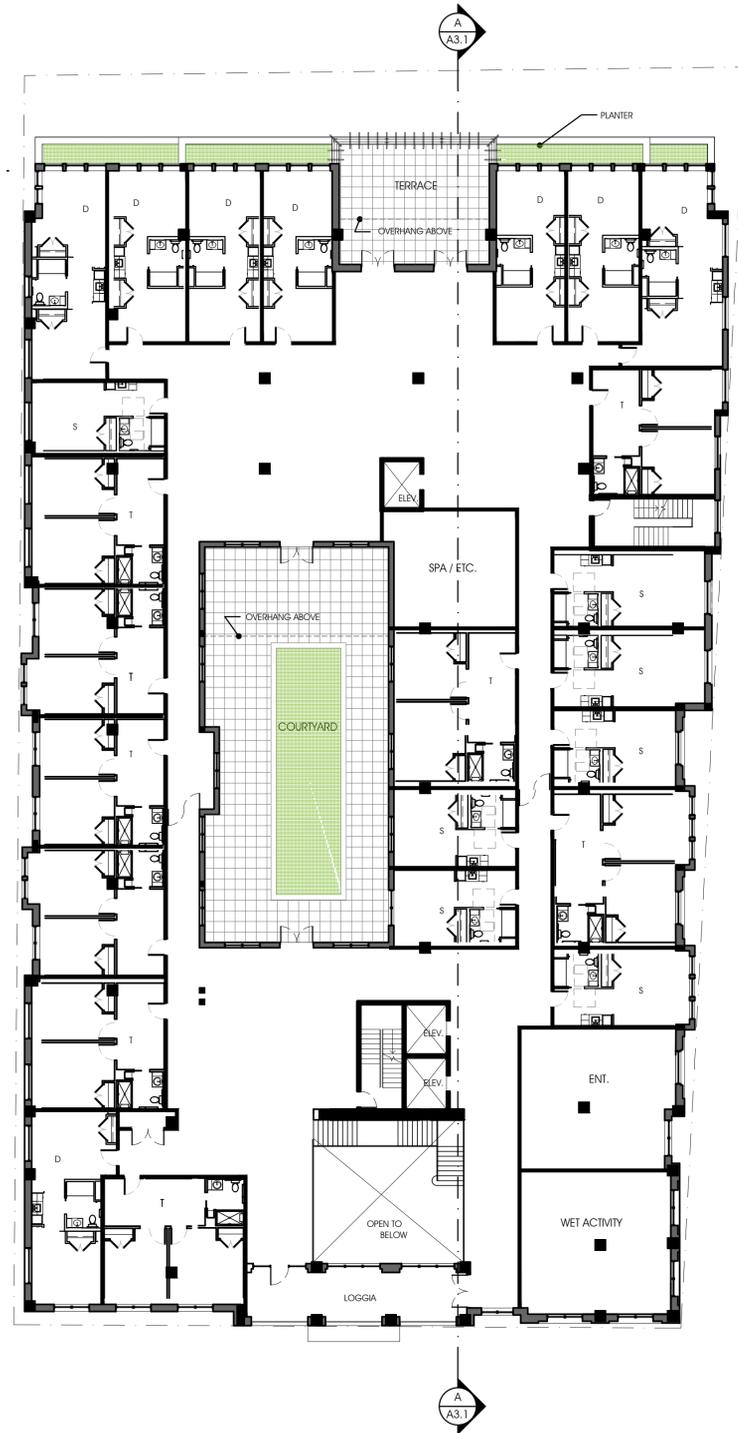
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MAC PLAN  
AMENDMENT  
11.01.19

FLOOR PLANS

SHEET NO.

**A1.2**



SECOND FLOOR PLAN  
1/16"=1'-0"



GARAGE FLOOR PLAN  
1/16"=1'-0"

B

A



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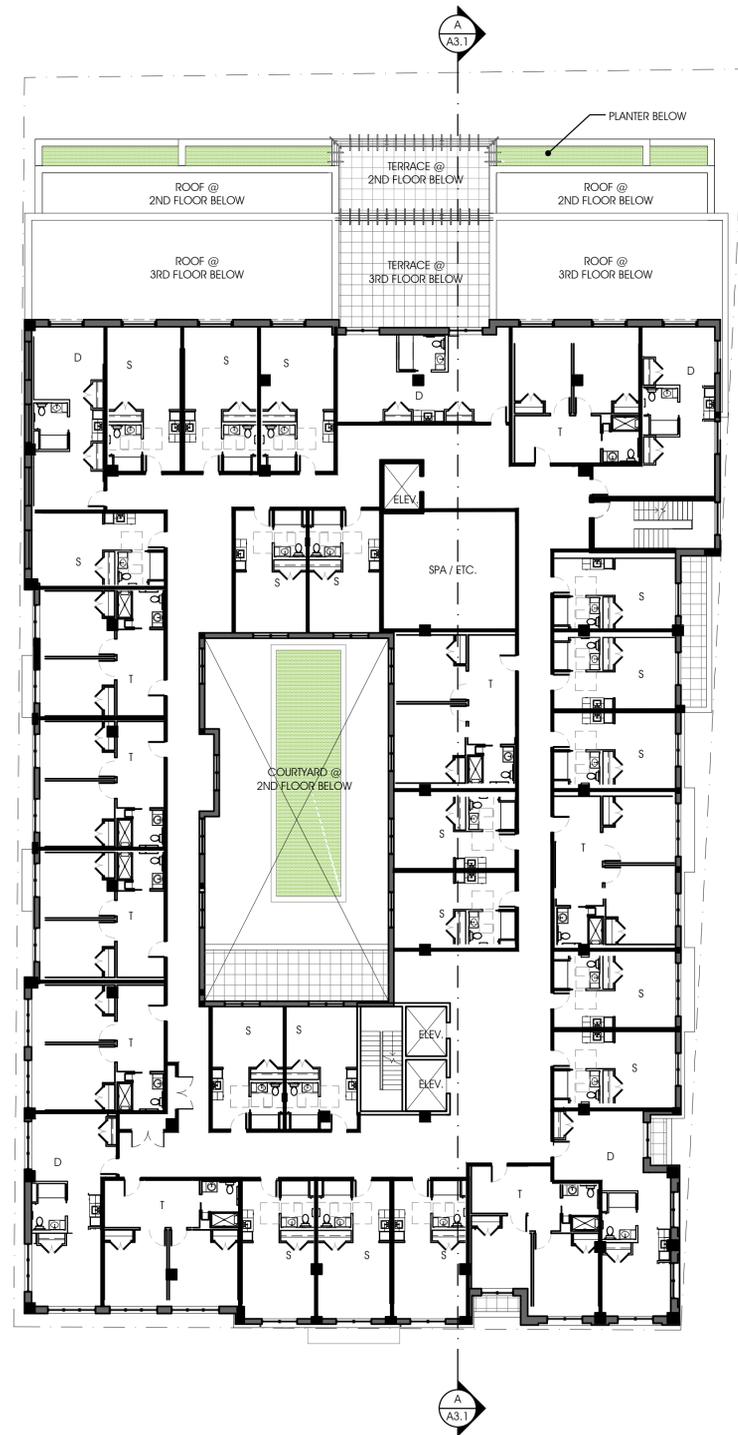
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MAC PLAN  
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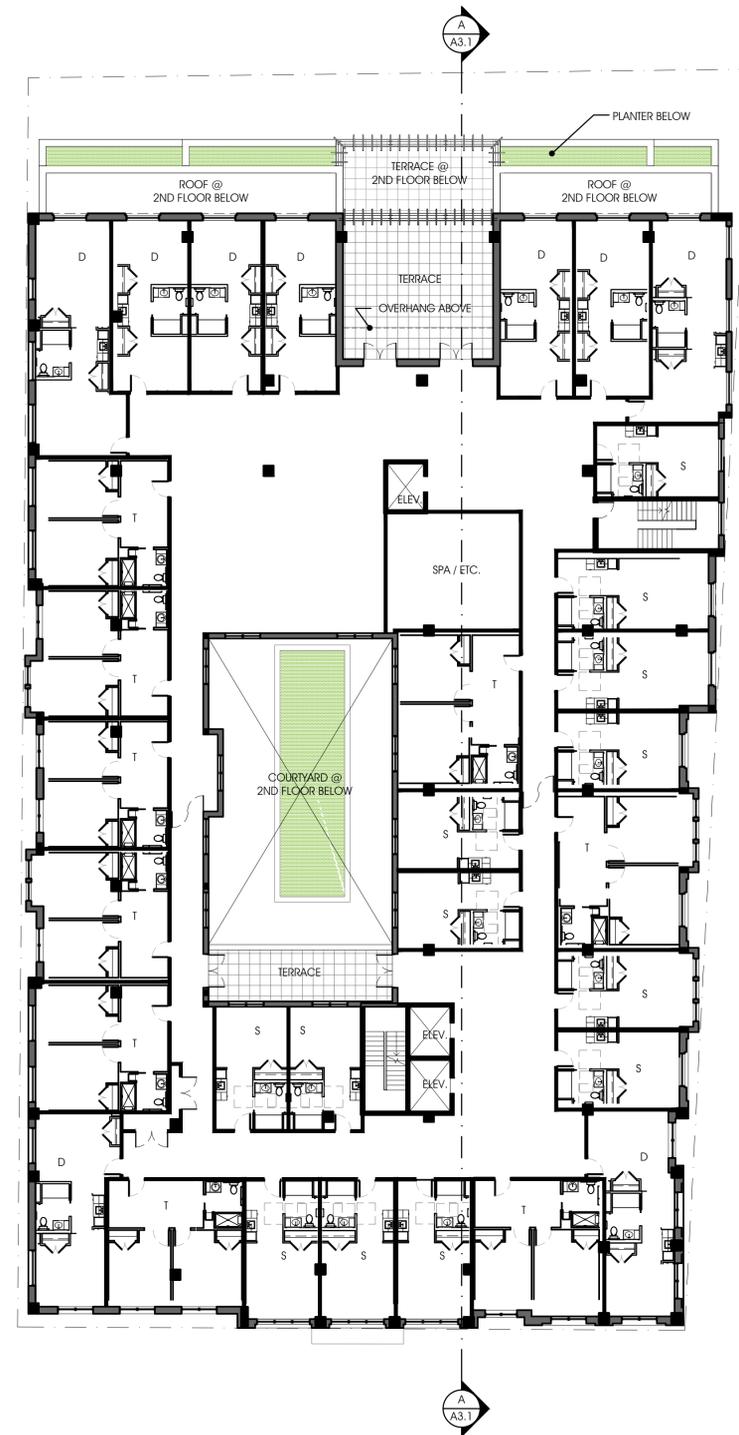
FLOOR PLANS

SHEET NO.

**A1.3**



FOURTH FLOOR PLAN  
1/16"=1'-0"



THIRD FLOOR PLAN  
1/16"=1'-0"

B

A



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EXTERIOR  
ELEVATIONS

SHEET NO.

**A2.1**



MAPLE AVENUE ELEVATION  
3/32" = 1'-0"

B



WADE HAMPTON DRIVE ELEVATION  
3/32" = 1'-0"

A



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EXTERIOR  
ELEVATIONS

SHEET NO.

**A2.2**



GLEN AVENUE ELEVATION  
3/32" = 1'-0"

B



SIDE ELEVATION  
3/32" = 1'-0"

A



MAPLE AVENUE ELEVATION  
3/32" = 1'-0"

B



WADE HAMPTON DRIVE ELEVATION  
3/32" = 1'-0"

A



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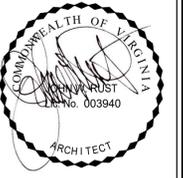
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IMAGERY SHEET

SHEET NO.

**A2.3**



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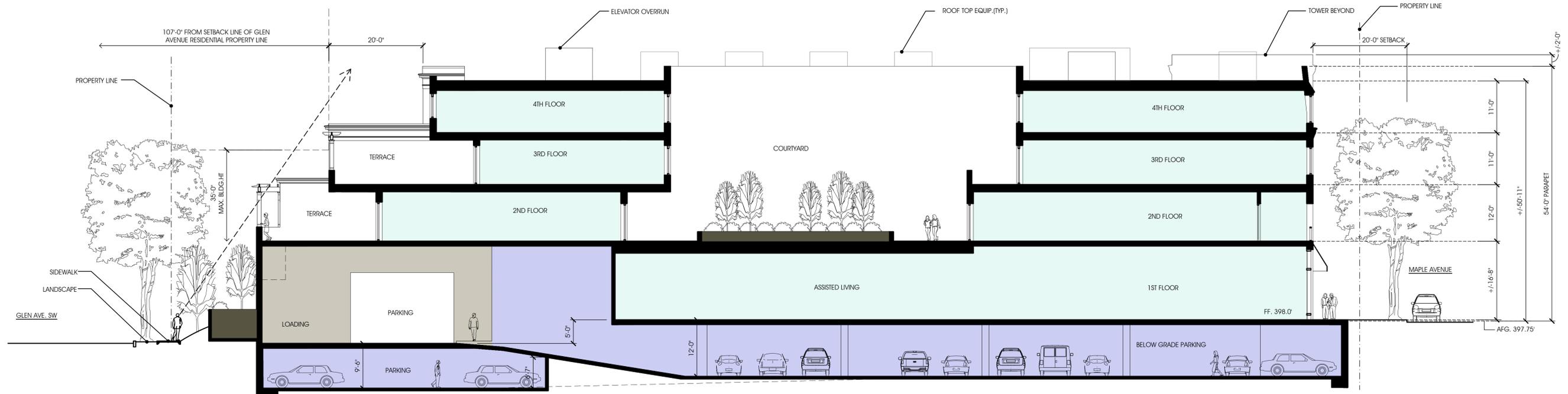
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MAC PLAN  
AMENDMENT  
11.01.19

BUILDING  
SECTION

SHEET NO.

**A3.1**



A

BUILDING SECTION  
3/32" = 1'-0"



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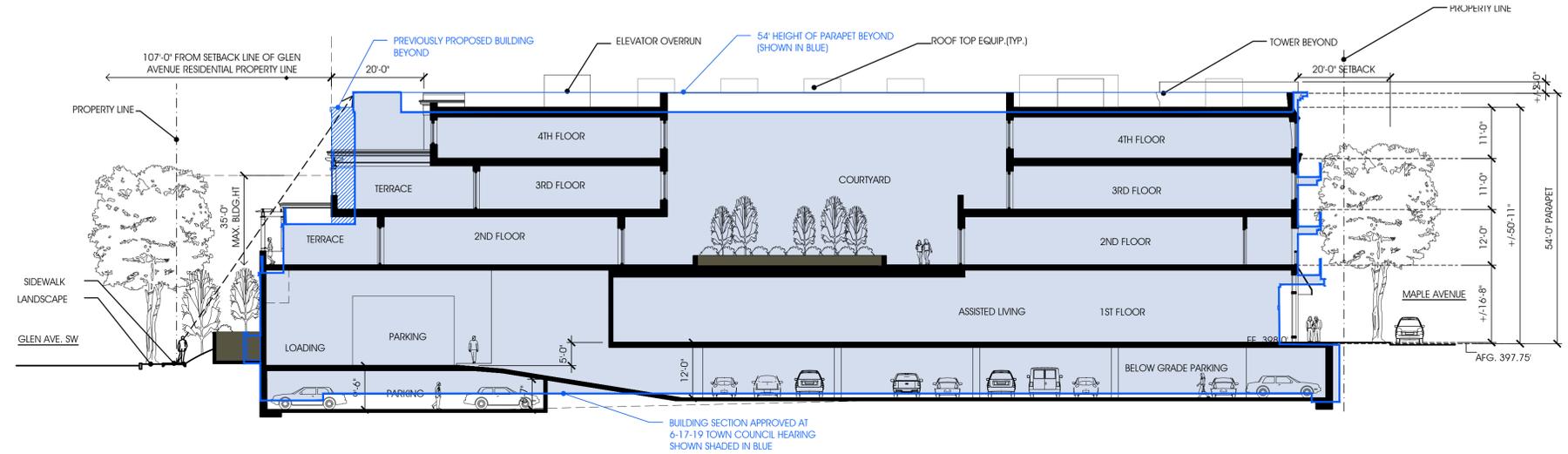
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MAC PLAN  
AMENDMENT  
11.01.19

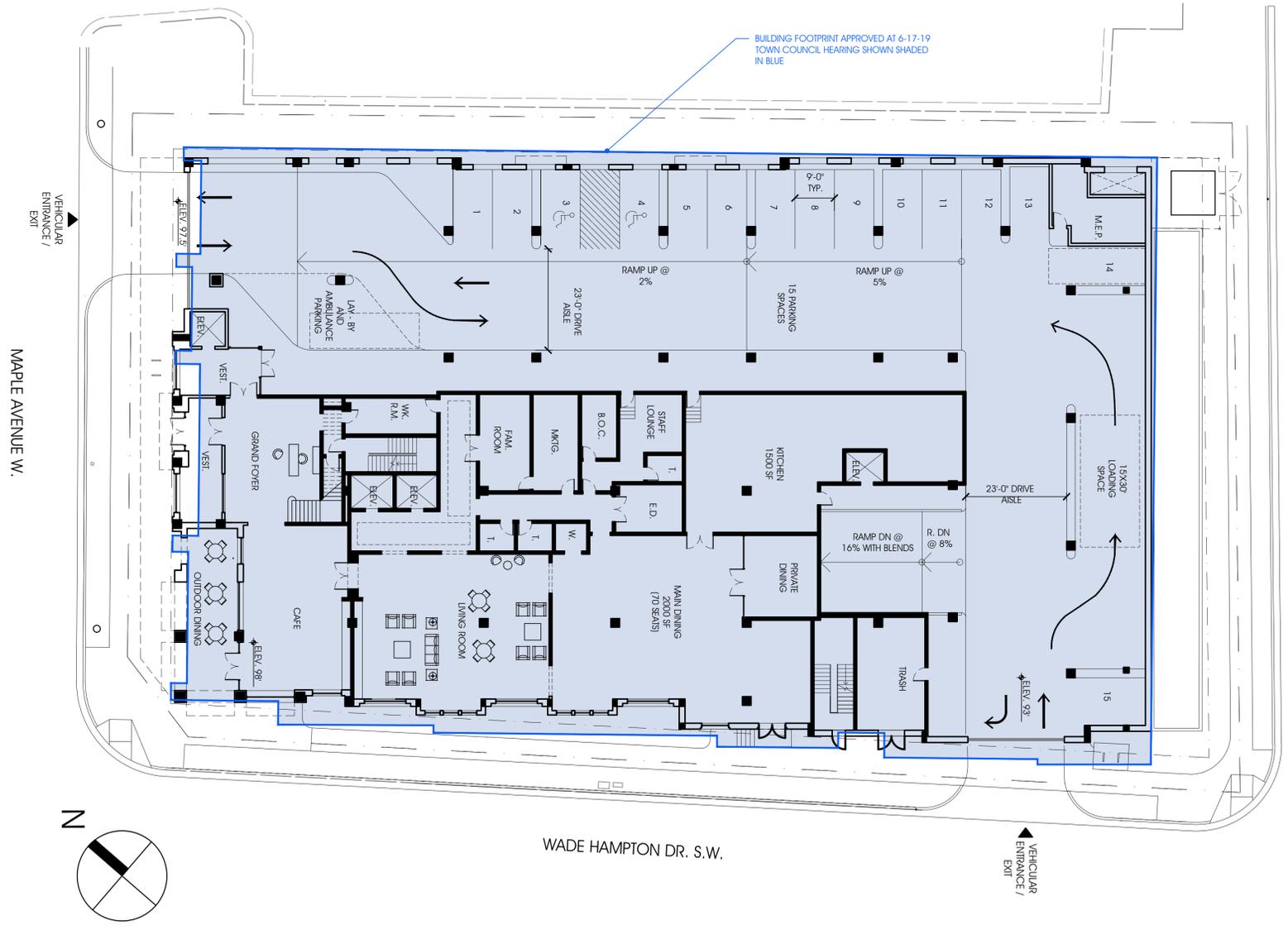
COMPARISONS  
WITH PREVIOUS  
PROJECT

SHEET NO.

**A4.1**



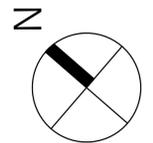
COMPARISONS WITH PREVIOUS PROJECT SECTION  
1/16" = 1'-0"



GLEN AVE. S.W.

WADE HAMPTON DR. S.W.

MAPLE AVENUE W.



COMPARISONS WITH PREVIOUS PROJECT PLAN  
1/16" = 1'-0"

B

A

LOT 1-5A

APPROX. LOCATION OF EX. BUILDING

APPROX. LOCATION OF EX. BUILDING

LOT A-F

EX

|     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| 1.7 | 0.8 | 0.4 | 0.3 | 0.3 | 0.5 | 0.6 | 0.7 | 0.7 | 0.5 | 0.6 | 0.6 | 0.7 | 0.7 | 0.7 | 0.8 | 1.3 | 1.9 | 2.0 | 1.7 | 1.4 | 0.8 | 0.3 | 0.1 | 0.1 |
| 2.1 | 1.0 | 0.5 | 0.3 | 0.4 | 0.6 | 0.7 | 0.8 | 1.0 | 1.7 | 1.8 | 2.1 | 2.1 | 1.3 | 0.7 | 0.3 | 0.2 | 0.1 |     |     |     |     |     |     |     |
| 1.5 | 0.9 | 0.5 | 0.3 | 0.2 | 0.2 | 0.2 | 0.2 | 0.2 | 0.3 | 0.3 | 0.3 | 0.4 | 0.6 | 0.9 | 1.7 | 1.6 | 1.3 | 0.9 | 0.7 | 0.5 | 0.3 | 0.1 | 0.1 |     |
| 0.8 | 0.6 | 0.4 | 0.3 | 0.2 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.2 | 0.2 | 0.2 | 0.4 | 0.6 | 0.8 | 0.6 | 0.5 | 0.4 | 0.3 | 0.2 | 0.2 | 0.1 | 0.1 |     |
| 0.4 | 0.3 | 0.2 | 0.2 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 | 0.2 | 0.4 | 0.3 | 0.3 | 0.2 | 0.2 | 0.1 | 0.1 | 0.1 | 0.1 | 0.1 |     |

LOT 90

LOT 89

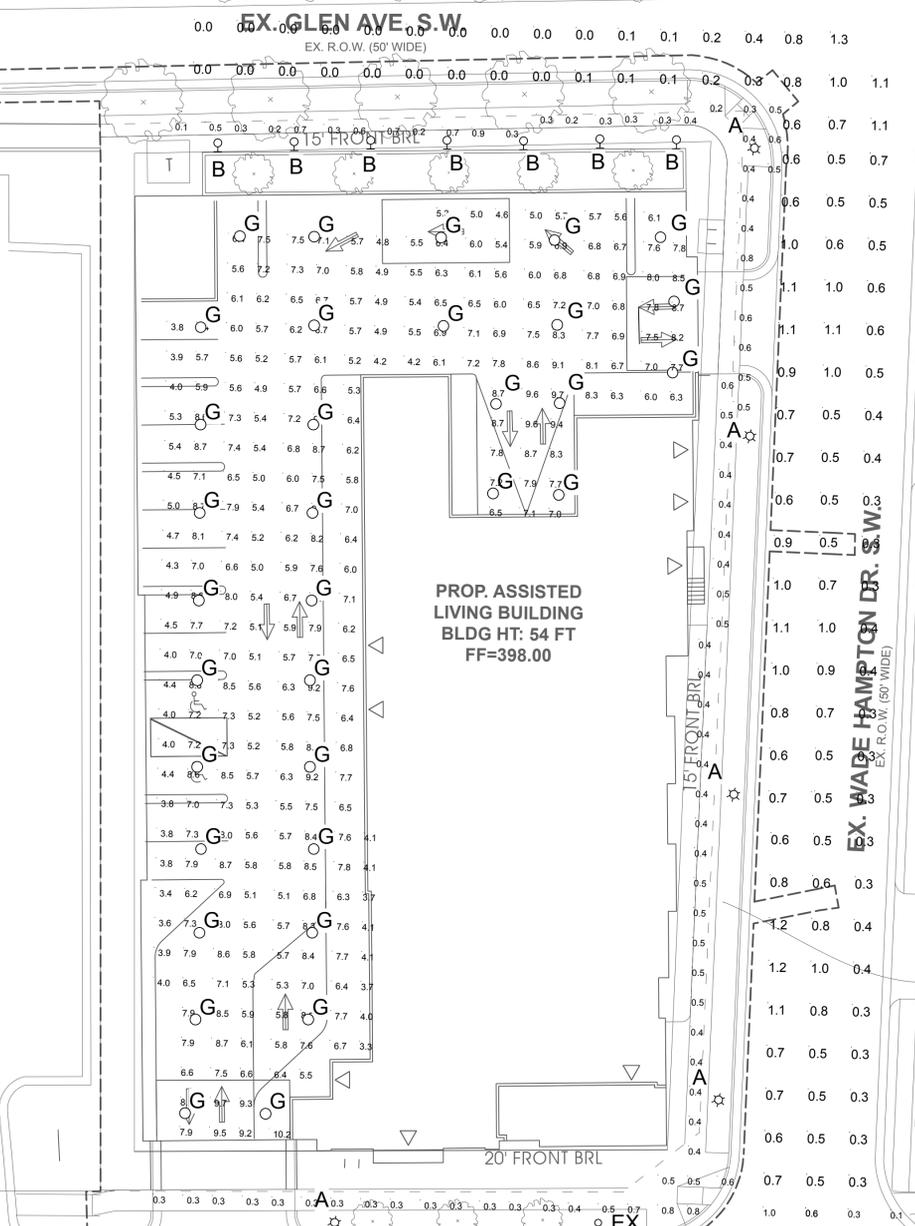
| FINAL LIGHT SELECTION TO BE APPROVED BY BAR |                                |                         |   |           |                      |      | LIGHTING FIXTURE SCHEDULE |                             | ETR - EXISTING TO REMAIN |  |
|---|--------------------------------|-------------------------|---|-----------|----------------------|------|---------------------------|-----------------------------|--------------------------|--|
| FIXT. TYPE                                  | DESCRIPTION                    | MANUFACTURER            | CAT. NO.  | LAMPS NO. | LAMPS TYPE           | VOLT | MOUNTING                  | REMARKS                     |                          |  |
| A   | NEW DOMINION LED CARLYLE GLOBE | HOLOPHANE               | TYPE 3 70W EQ GRN 42316039<br>DEC RD TAPERED GRN 42062757 | 1         | 26 WATT<br>4000K LED | U    | GROUND POLE               | 14' POLE HEIGHT             |                          |  |
| B   | EXTERIOR RECESSED STEP LIGHT   | PERFORMANCE IN LIGHTING | 71419<br>INSERT +1  | 1         | 7 WATT<br>3000K LED  | U    | WALL RECESSED             | MTD @ 3' UON                |                          |  |
| G   | GARAGE LED FIXTURE LED FIXTURE | GE                      | ECR-A-0-A5-F-525-40K-4-B-D                                | 1         | 35 WATT<br>4000K LED | U    | RECESSED CEILING          | MTD @ CEILING HEIGHT VARIES |                          |  |

| STATISTICS       |         |         |         |          |         |
|------------------|---------|---------|---------|----------|---------|
| AREA DESCRIPTION | AVERAGE | MAXIMUM | MINIMUM | MAX/MIN  | AVG/MIN |
| PARKING GARAGE   | 6.6     | 10.2    | 3.3     | 3.1:1    | 2.0:1   |
| MAPLE AVENUE     | 0.5     | 2.1     | 0.1     | 21.0:1   | 5.0:1   |
| WADE HAMPTON     | 0.6     | 1.2     | 0.3     | 4.0:1    | 2.0:1   |
| CROSSWALK        | 0.6     | 1.1     | 0.1     | 11.0:1   | 6.0:1   |
| SIDEWALK         | 0.4     | 1.4     | 0.1     | 14.0:1:1 | 5.0:1   |

EX. MILLWOOD CT SW

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

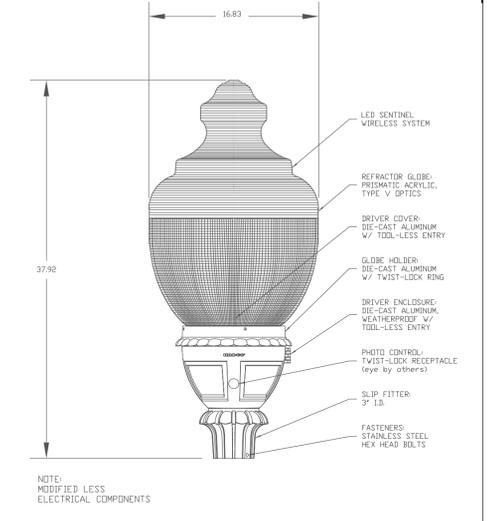
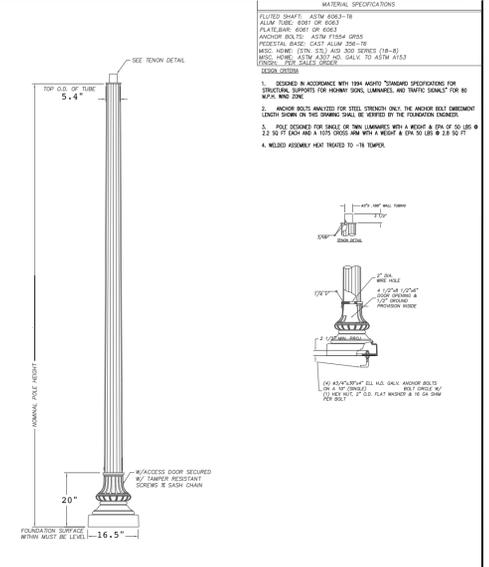
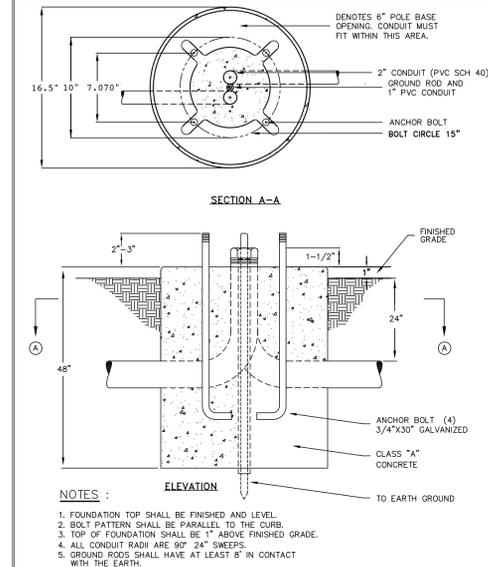
EX. WADE HAMPTON DR. S.W.  
EX. R.O.W. (60' WIDE)



APPROX. LOCATION OF EX. BUILDING  
LOT 144

APPROX. EX. GAS - 2  
PLA-20# (97)

STREET LIGHTING FIXTURE - DETAILS - NOT TO SCALE



**SITE LIGHTING - ELECTRICAL**

**SUMMIT ENGINEERS, INC.**  
Mechanical/Electrical Consultants  
8307 Lee Hwy, Arlington, VA 22207  
703-633-6593 summitengineers.com

SUMMIT PROJECT # 2019085.00

**SUNRISE OF VIENNA II**  
374-380 MAPLE AVENUE WEST  
TOWN OF VIENNA, VIRGINIA 22180

SCALE: 1" = 20'-0" SHEET: E-001 DRAWN: ALW CHECKED: JKD  
SUBMITTED DATE: 10.31.19