

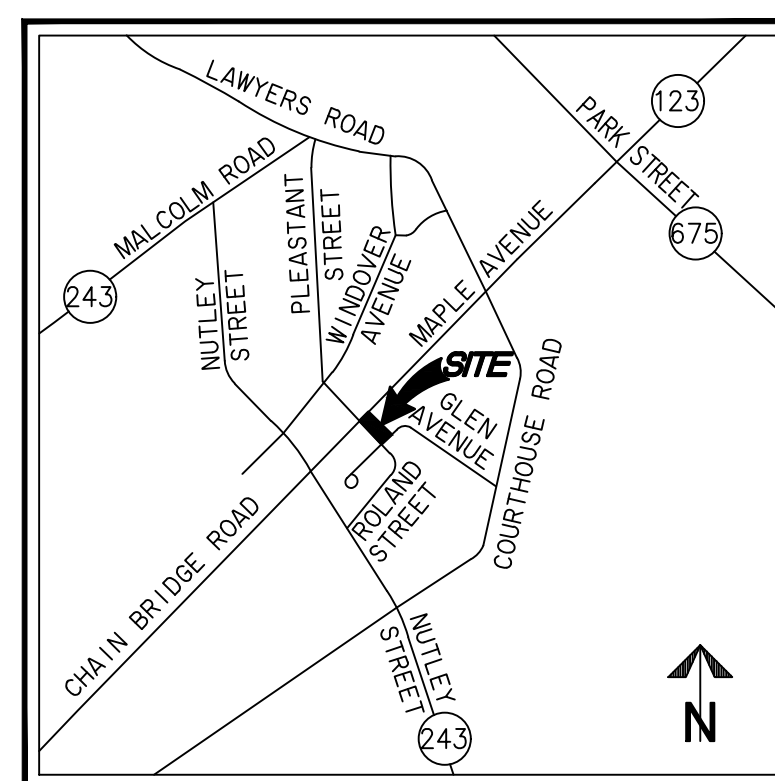
SUNRISE OF VIENNA

374 - 380 MAPLE AVENUE WEST

MAPLE AVENUE COMMERCIAL (MAC) AMENDMENT - CONDITIONAL USE PERMIT

INITIAL SUBMISSION - NOVEMBER 15, 2019

SECOND SUBMISSION - DECEMBER 3, 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.

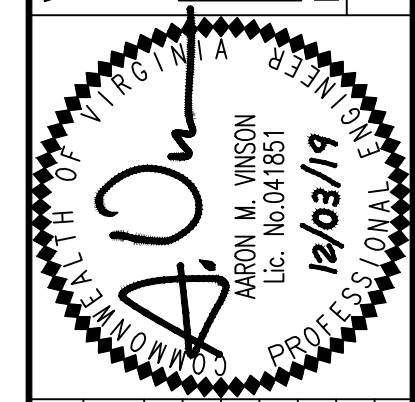
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- P-0101 COVER SHEET
- P-0102 NOTES AND TABULATIONS
- P-0201 CONTEXT PLAN
- P-0202 EXISTING CONDITIONS PLAN
- P-0301 CONCEPT PLAN
- P-0302 VEHICLE TURNING MOVEMENTS
- P-0302A VEHICLE TURNING MOVEMENTS - AMBULANCE
- P-0303 OPEN SPACE AND IMPERVIOUS AREA ANALYSIS
- P-0401 CONCEPTUAL LANDSCAPE PLAN
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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



WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945
DATE: 11/15/2019, 12/03/2019
DRAWN: TFB
CHECKED: AV

Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
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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)	25.9%

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

**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	REQUIREMENT	PROVIDED
PARKING REQUIRED		
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	
TOTAL		80
GARAGE PARKING PROVIDED		80
TOTAL PARKING PROVIDED		80
PARKING PROVIDED W/ 1.25 MULTIPLIER		100

*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	REQUIREMENT	PROVIDED
UNITS/BEDS		85/120
GARAGE GROSS FLOOR AREA (BELOW GRADE) (SF)		29000
GARAGE GROSS FLOOR AREA (ABOVE GRADE) (SF)		16500
ASSISTED LIVING GFA (ABOVE GRADE) (SF)		80000
COMMERCIAL (POTENTIAL RESTAURANT) (SF)		950
TOTAL GSF =		126,450 SQ. FT.

BIKE PARKING TABULATIONS

BIKE PARKING REQUIRED (18-95.10.F):	REQUIREMENT	PROVIDED
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 80,000 SF = 16 SPACES	
	1 SP/25,000 SF (EMPLOYEES) X 80,000 SF = 4 SPACES	
TOTAL PARKING REQUIRED =		22 SPACES

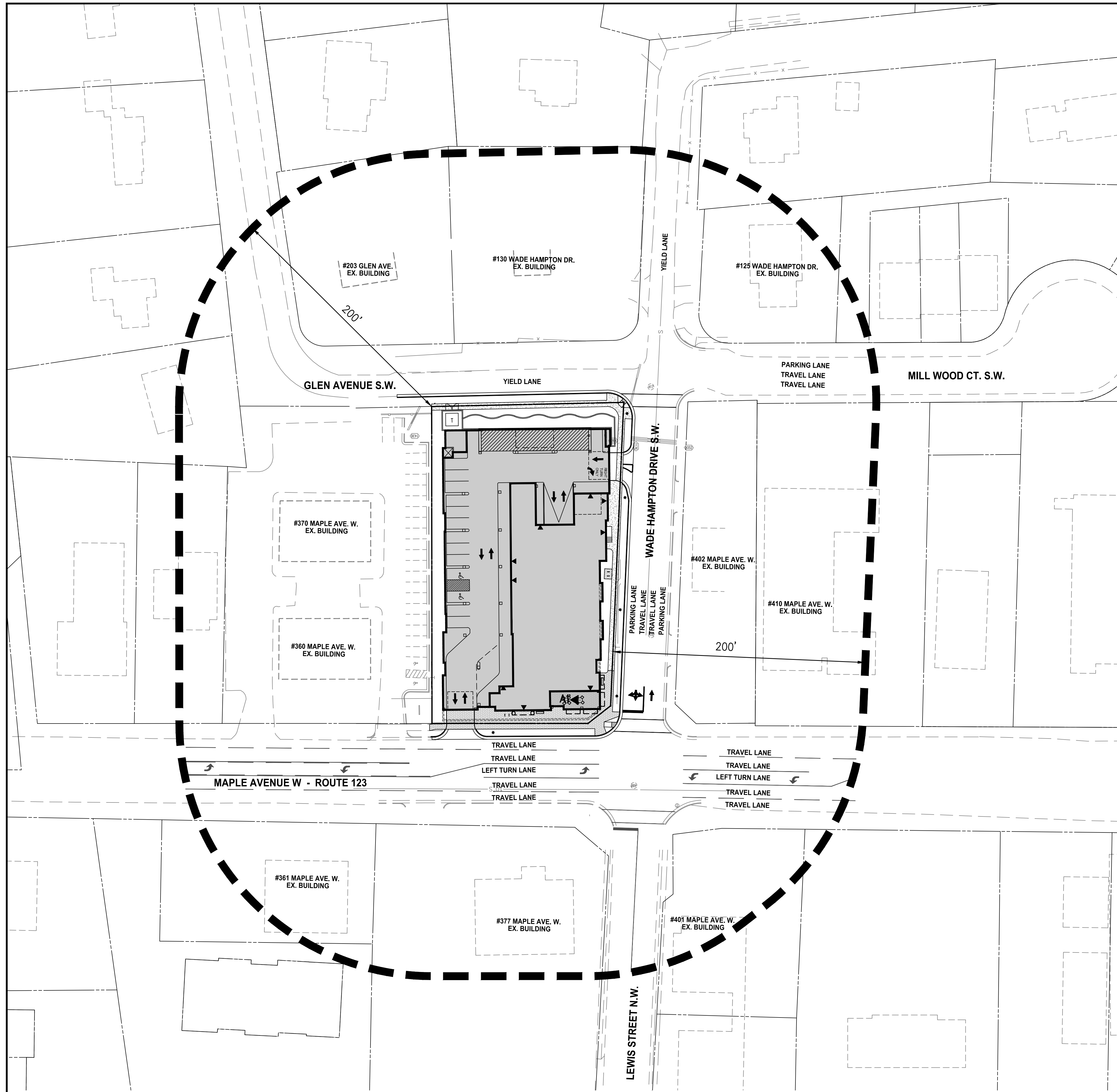
BIKE PARKING PROVIDED:	REQUIREMENT	PROVIDED
SURFACE/STREETSCAPE =		8 SPACES
GARAGE =		14 SPACES
TOTAL BIKE PARKING PROVIDED =		22 SPACES

NOTES AND TABULATIONS

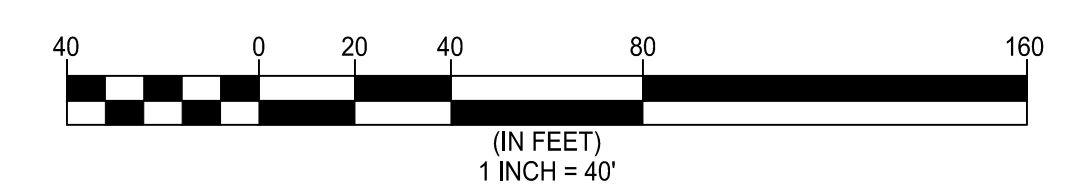
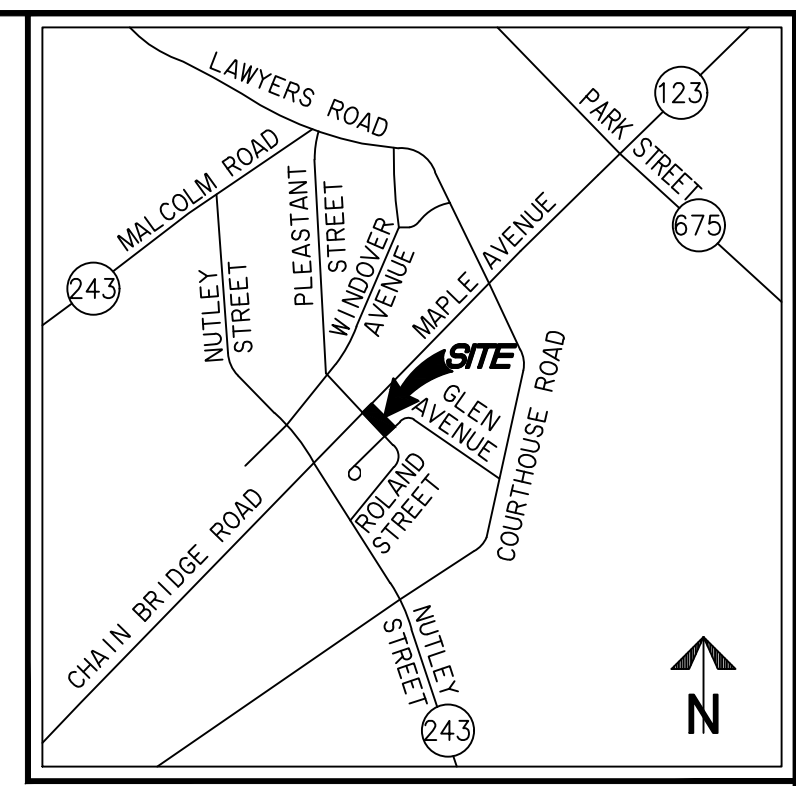
SUNRISE OF VIENNA
 MAC AMENDMENT PLAN
 374 - 380 MAPLE AVENUE WEST
 TOWN OF VIENNA, VIRGINIA 22180

Engineers • Surveyors • Planners
 Landscape Architects • Arborists
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 207 PARK AVENUE
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 (703) 532-6163 Fax (703) 533-1301
 www.WLPINC.com
 INDEPENDENT ESTABLISHED 1945
 DATE: 11/19/2019 12:03:2019
 SCALE: N.T.S.
 CHECKED: AV
 DRAWN: TPB

NO.	DESCRIPTION	DATE	REV. BY	APPROVED



NOTE: SEE EXISTING CONDITIONS
PLAN FOR ADJACENT OWNERSHIP
INFORMATION.



CONTEXT PLAN

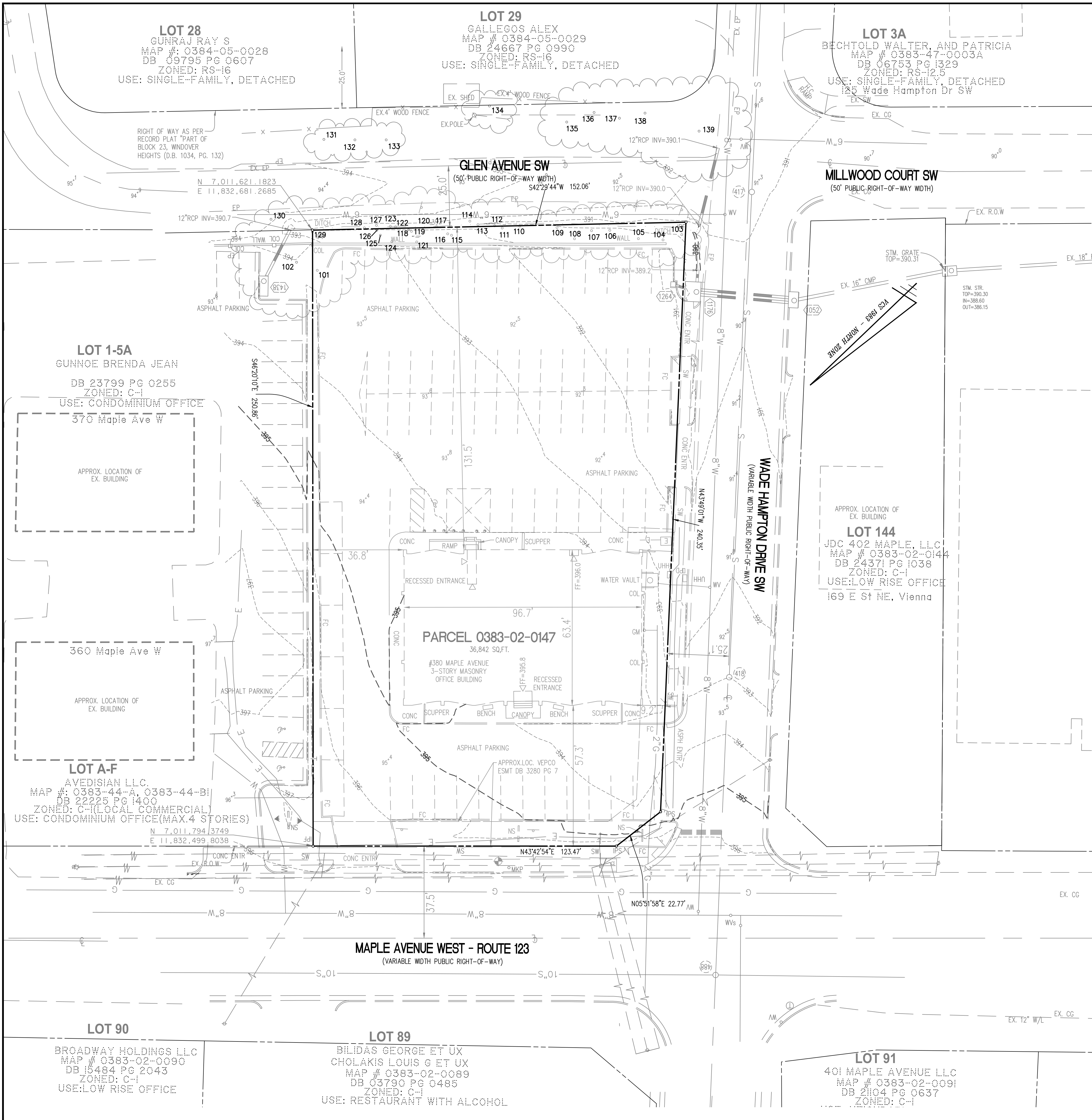
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(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

SCALE: 1" = 40'
DATE: 11/16/2019, 12/03/2019
DRAWN: ITFB
CHECKED: AV

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

COMMONWEALTH OF VIRGINIA
ARROW M. WINSON
Lic. No. 041851
12/03/19
PROFESSIONAL SEAL



LEGEND

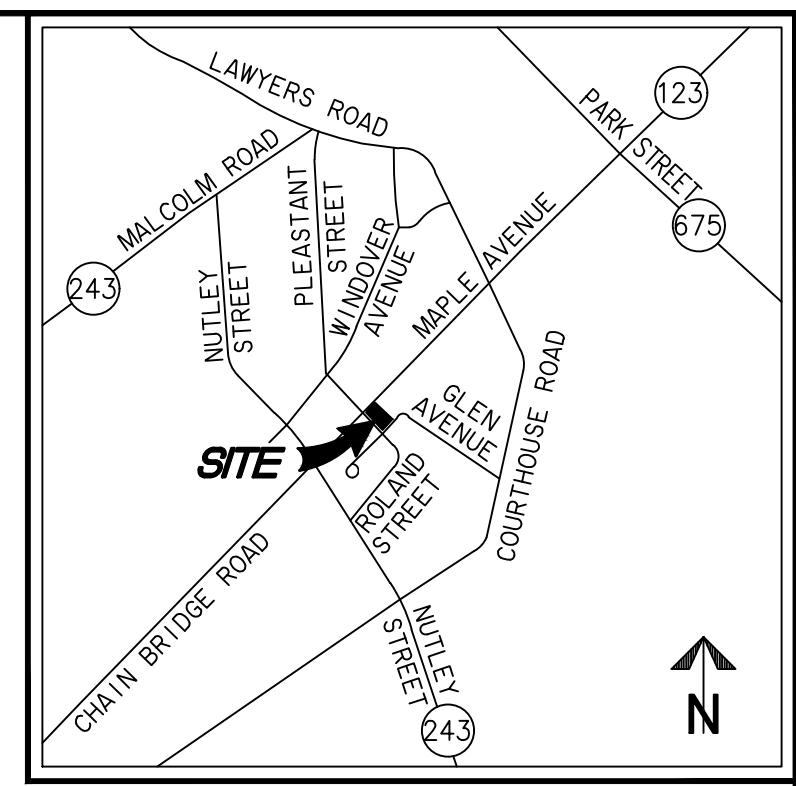
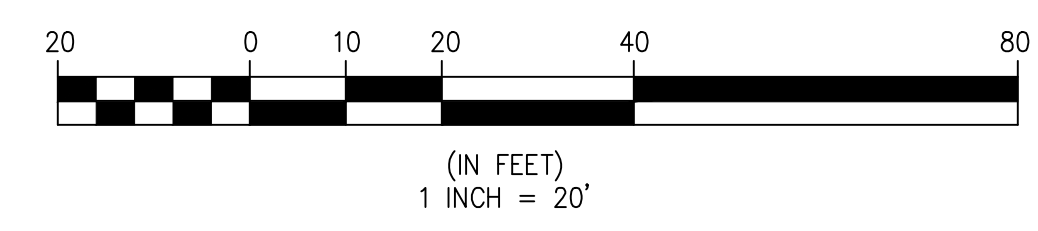
- APPROX. LOC. APPROXIMATE LOCATION
- ASPH. ASPHALT
- CMP. CORRUGATED METAL PIPE
- COL. COLUMN
- CONC. CONCRETE
- DB. DEED BOOK
- EM. ELECTRIC METER
- ENTR. ENTRANCE
- EP. EDGE OF PAVEMENT
- ESMT. EASEMENT
- FC. FIRST/FINISH FLOOR ELEVATION
- GM. GAS METER
- INV. INVERT
- IPF. IRON PIN FOUND (PROPERTY CORNER)
- IPS. IRON PIN SET (PROPERTY CORNER)
- MKP. UTILITY MARKER POST
- N/F. NOW OR FORMERLY
- PD. TELECOMMUNICATIONS PEDESTAL
- PG. PAGE
- RCP. REINFORCED CONCRETE PIPE
- SD. (23) STORM SEWER STRUCTURE
- SMH. (23) SANITARY SEWER STRUCTURE
- SN. SIGN
- SQ. FT. SQUARE FEET
- SW. SIDEWALK
- UHH. UTILITY HANDHOLD
- WV. WATER VALVE
- ♦. FIRE HYDRANT
- △. DOORWAY/ENTRANCE
- ▽. GROUND LIGHT
- UTILITY POLE
- ☆. LIGHT POLE
- GUY WIRE
- OVERHEAD WIRES
- E. UNDERGROUND ELECTRIC LINE
- G. UNDERGROUND GAS LINE
- S. UNDERGROUND SANITARY LINE
- (with 'S'). UNDERGROUND STORM SEWER LINE
- T. UNDERGROUND TELECOMMUNICATIONS LINE
- W. UNDERGROUND WATER LINE
- (with 'T'). TREE
- (with 'E'). LIMITS OF TREE CANOPY/VEGETATION
- (with 'B'). BOLLARD
- (with 'E'). ELECTRIC TRANSFORMER
- (with 'S'). SPOT ELEVATION
- (with 'S'). SIGN
- (with 'T'). TELECOMMUNICATIONS MANHOLE
- (with 'R'). RESERVED FOR DISABLED
- (with 'G'). GROUND LIGHT

NOTES

1. THE PROPERTY IS DESIGNATED BY FAIRFAX COUNTY, VIRGINIA, AS TAX ASSESSMENT MAP NUMBER 0383-02-0147, AND IS ZONED C-1 AND RS-16.
2. THE PROPERTY IS NOW IN THE NAME OF RED INVESTMENT, LLC AND MJW MAPLE AVENUE, LLC, AS RECORDED IN DEED BOOK 23221 AT PAGE 1929 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
3. THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILITY MARKINGS AND EXISTING RECORDS. THERE ARE NO GUARANTEES, EITHER EXPRESS OR IMPLIED, THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED.
4. TOTAL AREA OF THE PROPERTY IS 36,842 SQUARE FEET OR 0.8458 ACRES.
5. THIS PLAT IS BASED ON A FIELD SURVEY BY THIS FIRM, DATED 11/05/2019.
6. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FAIRFAX COUNTY, VIRGINIA, MAP NUMBER 51059C0145E, EFFECTIVE DATE SEPTEMBER 17, 2010, DESIGNATES THE PROPERTY AS BEING IN ZONE X. "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
7. EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS SHOWN AND/OR NOTED HEREON ARE PER THE REPORT OF TITLE ISSUED BY NORTHERN VIRGINIA LAND TITLE, INC., NVLT ORDER NUMBER T13-0094, DATED OCTOBER 11, 2019.
8. THE PROPERTY SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS COMPUTED FROM A FIELD RUN VERTICAL CONTROL SURVEY AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 AS COMPUTED FROM A FIELD RUN HORIZONTAL CONTROL SURVEY. THE COMBINED FACTOR WHICH HAS BEEN APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99994616. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS ONE FOOT.
9. THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, DANNY E. POTEET, L.S., FROM AN ACTUAL [X] GROUND OR AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON NOVEMBER 18, 2019; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

NOTE:

1. SEE SHEET P-0102 FOR TREE INVENTORY.



VICINITY MAP SCALE: 1"=2000'

STORM SEWER AS-BUILTS

SD 1438	
CURB INLET TOP =	393.61
12"RCP OUT (SOUTH) =	391.18
SD 1264	
GRATE INLET TOP =	390.85
12"RCP OUT (SD 1176) =	389.55
SD 1176	
CURB INLET TOP =	390.82
12"RCP IN (SD 1264) =	388.67
2-12"RCP IN (S. EAST) =	388.57
12"RCP OUT (SD 1052) =	388.37
SD 1052	
CURB INLET TOP =	390.71
2-12"RCP IN (SD 1176) =	387.86
12"RCP OUT (S. WEST) =	387.74

SANITARY SEWER AS-BUILTS

SMH 418	
MANHOLE TOP =	392.99
8" INV OUT (SMH 417) =	384.09
SMH 417	
MANHOLE TOP =	391.22
8" INV IN (SMH 418) =	382.99
8" INV OUT (S. EAST) =	382.93

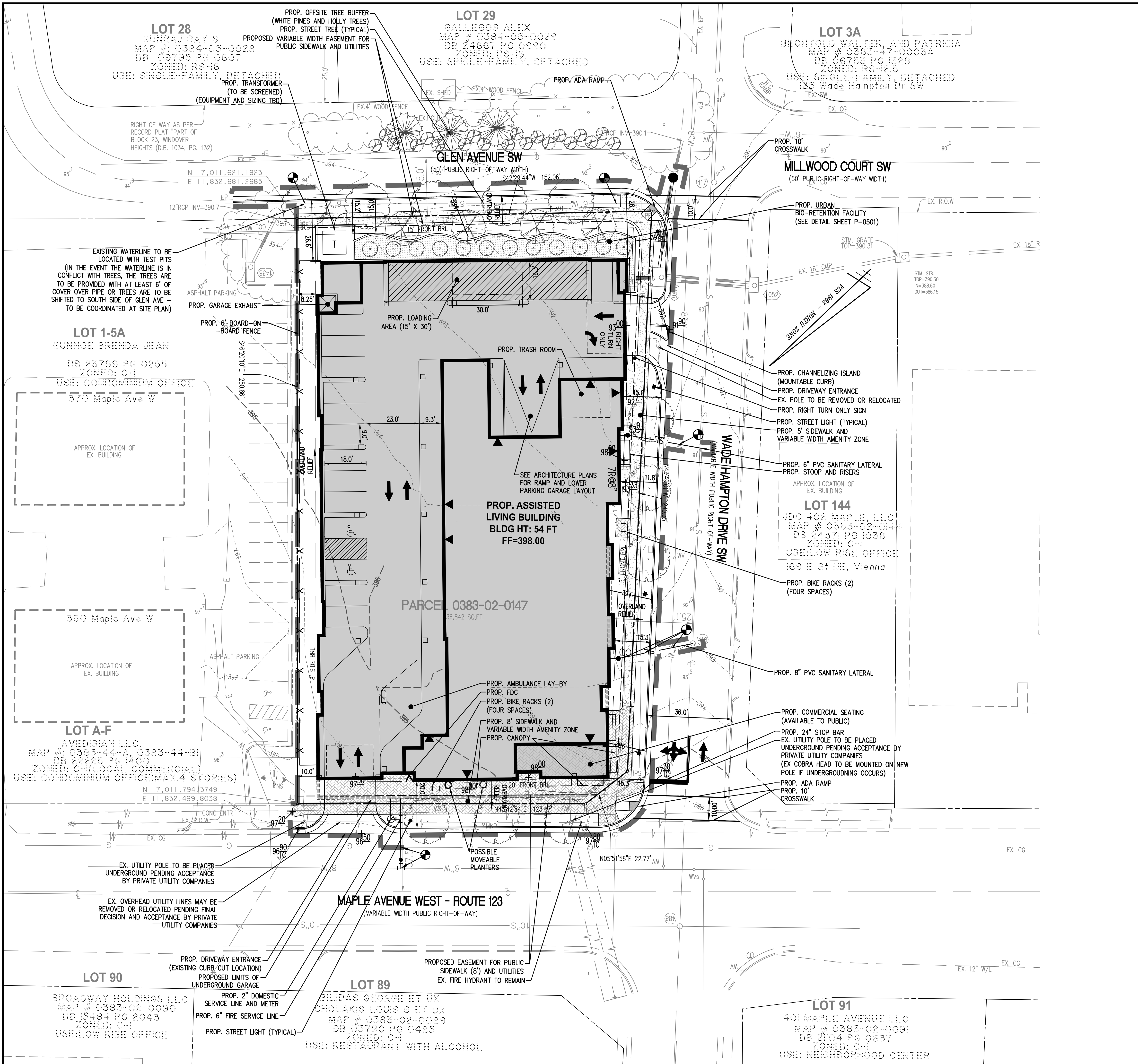
PIPE SIZES ARE PER RECORD INFORMATION

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 www.WLPINC.com

DATE: 11/19/2019 12:03:2019
 SCALE: 1"=20'
 IN CORRECTED ESTABLISHED 1945
 CHECKED: AV
 DRAWN: TFB

NO.	DESCRIPTION	DATE	APPROVED BY



LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
	TRANSITION FROM CG-6 TO CG-6R	
	SANITARY SEWER	
	SANITARY LATERAL	
	CLEAN OUT	
	STORM SEWER	
	WATER MAIN	
	FIRE HYDRANT PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
	UNDERGROUND ELECTRIC	
	TELEPHONE	
	GAS MAIN ELECTRICAL	
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	CONTOURS 260	
	CONTOURS 264	
	SPOT ELEVATION	
	DRAINAGE FLOW DIRECTION	
	TOP OF CURB	
	BOTTOM OF CURB	
	TOP OF WALL	
	BOTTOM OF WALL	
	HIGH POINT	
	TEST PIT	
	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)	25.9%

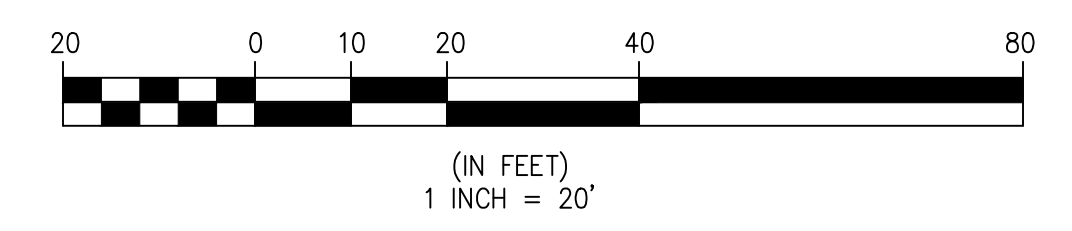
**MODIFICATION REQUESTED FOR LOADING WIDTH REDUCTION TO 15 FT

- ### 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.
 - PROP. STREET TREES ON MAPLE AVENUE WEST ARE SUBJECT TO ADJUSTMENT (NUMBER, SIZE, SPECIES, LOCATION, ETC.) BASED ON VDOT GUIDELINES AT THE TIME OF SITE PLAN.

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.



Engineers • Surveyors • Planners
Landscape Architects • Arborists

WALTER L. PHILLIPS

INCORPORATED ESTABLISHED 1945

207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPHINC.com

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DRAWN: TRFB

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV.	BY

CONCEPT PLAN

SUNRISE OF VIENNA

MAC AMENDMENT PLAN

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

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

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

BECHTOLD WALTER AND PATRICIA
 MAP # 0383-47-0003A
 DB 06753 PG 1329
 ZONED: RS-12.5
 USE: SINGLE-FAMILY, DETACHED
 125 Wade Hampton Dr SW

GLEN AVENUE SW
 (50' PUBLIC RIGHT-OF-WAY WIDTH)

PROP. LOADING
 AREA (15' X 30')

MILLWOOD COURT SW
 (50' PUBLIC RIGHT-OF-WAY WIDTH)

GUNNOE BRENDA JEAN
 DB 23799 PG 0255
 ZONED: C-1
 USE: CONDOMINIUM OFFICE
 370 Maple Ave W

APPROX. LOCATION OF
 EX. BUILDING

360 Maple Ave W

APPROX. LOCATION OF
 EX. BUILDING

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

PROP. ASSISTED
 LIVING BUILDING
 BLDG HT: 54 FT
 FF=398.00

PROP. AMBULANCE LAY-BY

WHADE HAMPTON DRIVE SW
 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

APPROX. LOCATION OF
 EX. BUILDING
 JDC 402 MAPLE, LLC
 MAP # 0383-02-0144
 DB 24371 PG 1038
 ZONED: C-1
 USE: LOW RISE OFFICE
 169 E St NE, Vienna

MAPLE AVENUE WEST - ROUTE 123
 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

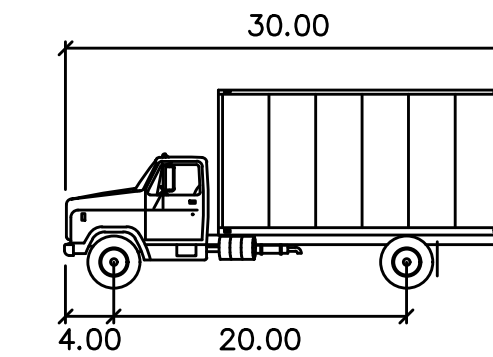
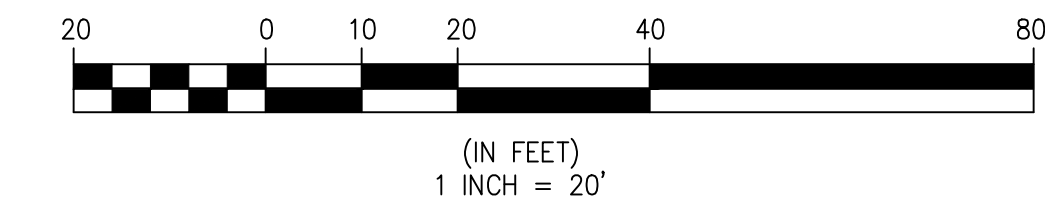
BROADWAY HOLDINGS LLC
 MAP # 0383-02-0090
 DB 15484 PG 2043
 ZONED: C-1
 USE: LOW RISE OFFICE

BILIDAS GEORGE ET UX
 CHOLAKIS LOUIS G ET UX
 MAP # 0383-02-0089
 DB 03790 PG 0485
 ZONED: C-1
 USE: RESTAURANT WITH ALCOHOL

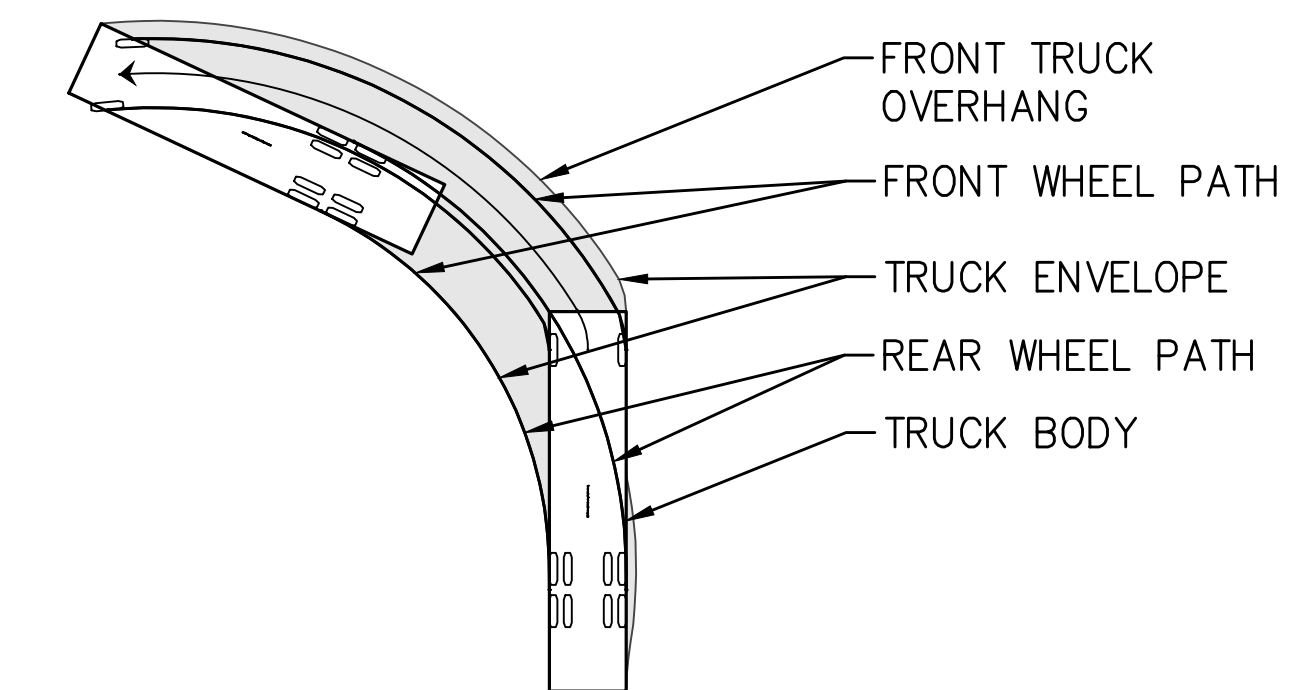
401 MAPLE AVENUE LLC
 MAP # 0383-02-0091
 DB 21104 PG 0637
 ZONED: C-1

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
	TRANSITION FROM CG-6 TO CG-6R	
	SANITARY SEWER	
	SANITARY LATERAL	
	CLEAN OUT	
	STORM SEWER	
	WATER MAIN	
	FIRE HYDRANT PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
	UNDERGROUND ELECTRIC	
	TELEPHONE	
	GAS MAIN	
	ELECTRICAL	
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
	CONTOURS	
	SPOT ELEVATION	
	DRAINAGE FLOW DIRECTION	
	TOP OF CURB	
	BOTTOM OF CURB	
	TOP OF WALL	
	BOTTOM OF WALL	
	HIGH POINT	
	TEST PIT	
	LIMITS OF CLEARING AND GRADING	



SU-30 feet
 Width : 8.00
 Track : 8.00
 Lock to Lock Time : 6.0
 Steering Angle : 31.8



VEHICLE LEGEND

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 DATE: 11/19/2019, 12/03/2019
 SCALE: 1" = 20'

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		REV. BY	APPROVED	DATE	DATE

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

GUNRAJ RAY S
 MAP # 0384-05-0028
 DB 09795 PG 0607
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 AREA (15' X 30')

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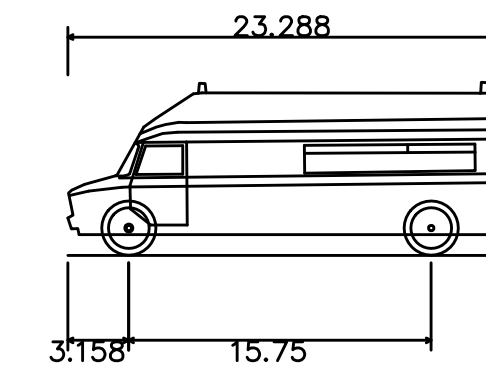
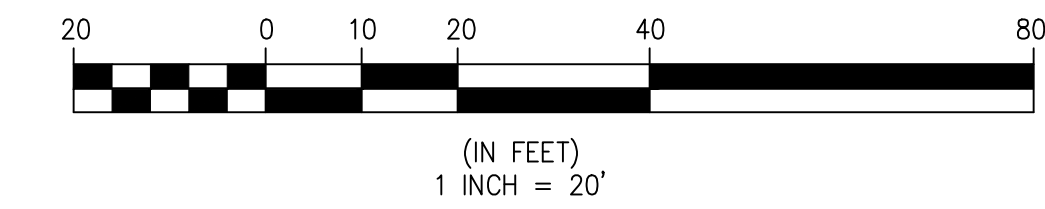
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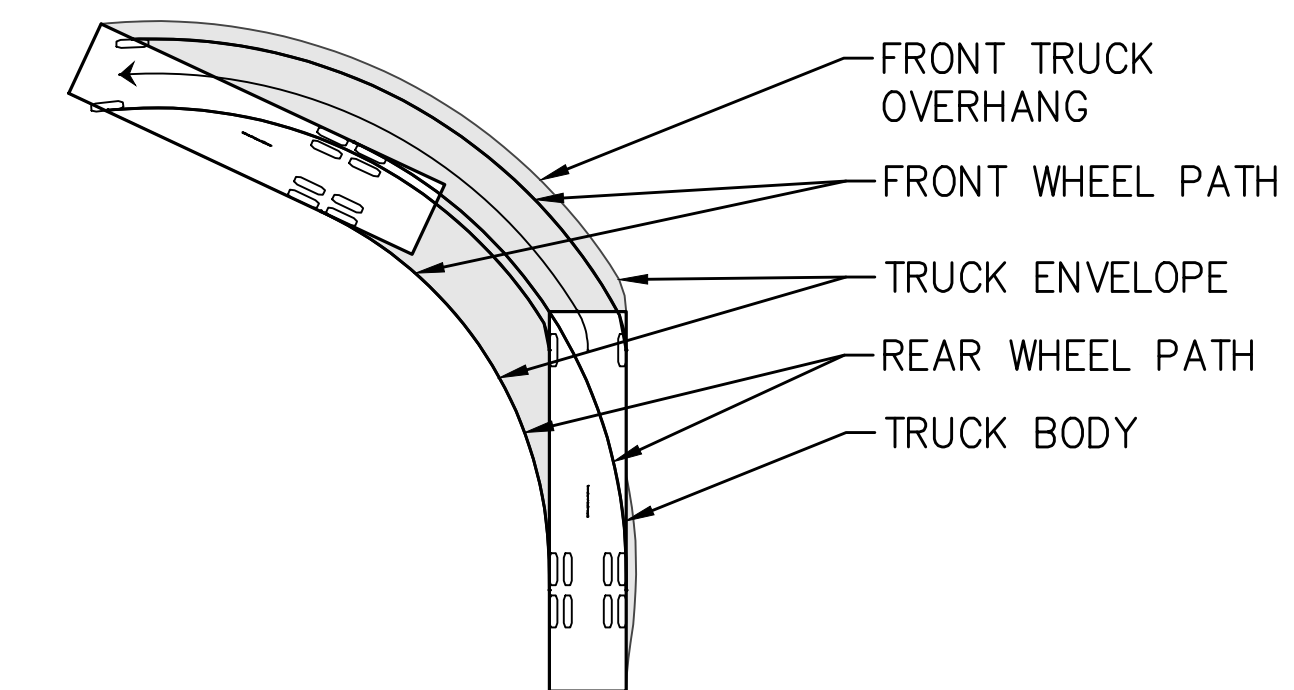
401 MAPLE AVENUE LLC
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	FENCE	
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	LIGHT	
	DOOR	
	TREES	
	CONTOURS 260	
	CONTOURS 264	
	SPOT ELEVATION +264.50	
	DRAINAGE FLOW DIRECTION	
	TOP OF CURB TC	
	BOTTOM OF CURB BC	
	TOP OF WALL TW	
	BOTTOM OF WALL BW	
	HIGH POINT HP	
	TEST PIT TP	
	LIMITS OF CLEARING AND GRADING	



Horton 453 Type I Ford E-Series Ambulance
 Overall Length 23.288ft
 Overall Width 8.021ft
 Overall Body Height 9.000ft
 Min Body Ground Clearance 1.075ft
 Track Width 6.021ft
 Lock-to-lock time 9.00s
 Curb to Curb Turning Radius 27.400ft



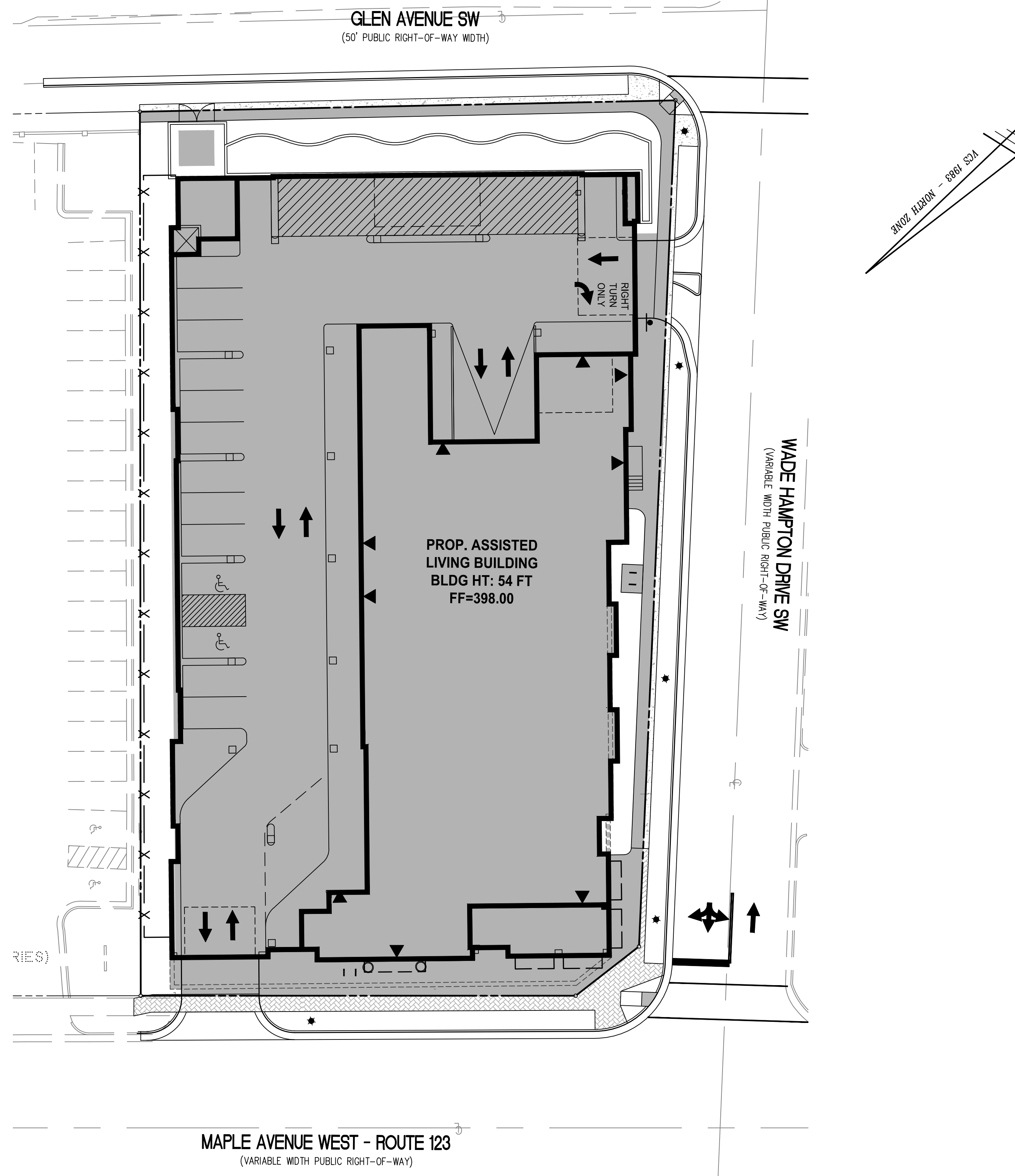
VEHICLE LEGEND

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VEHICLE TURNING MOVEMENTS - AMBULANCE

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



IMPERVIOUS AREA DIAGRAM
1" = 20'

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.

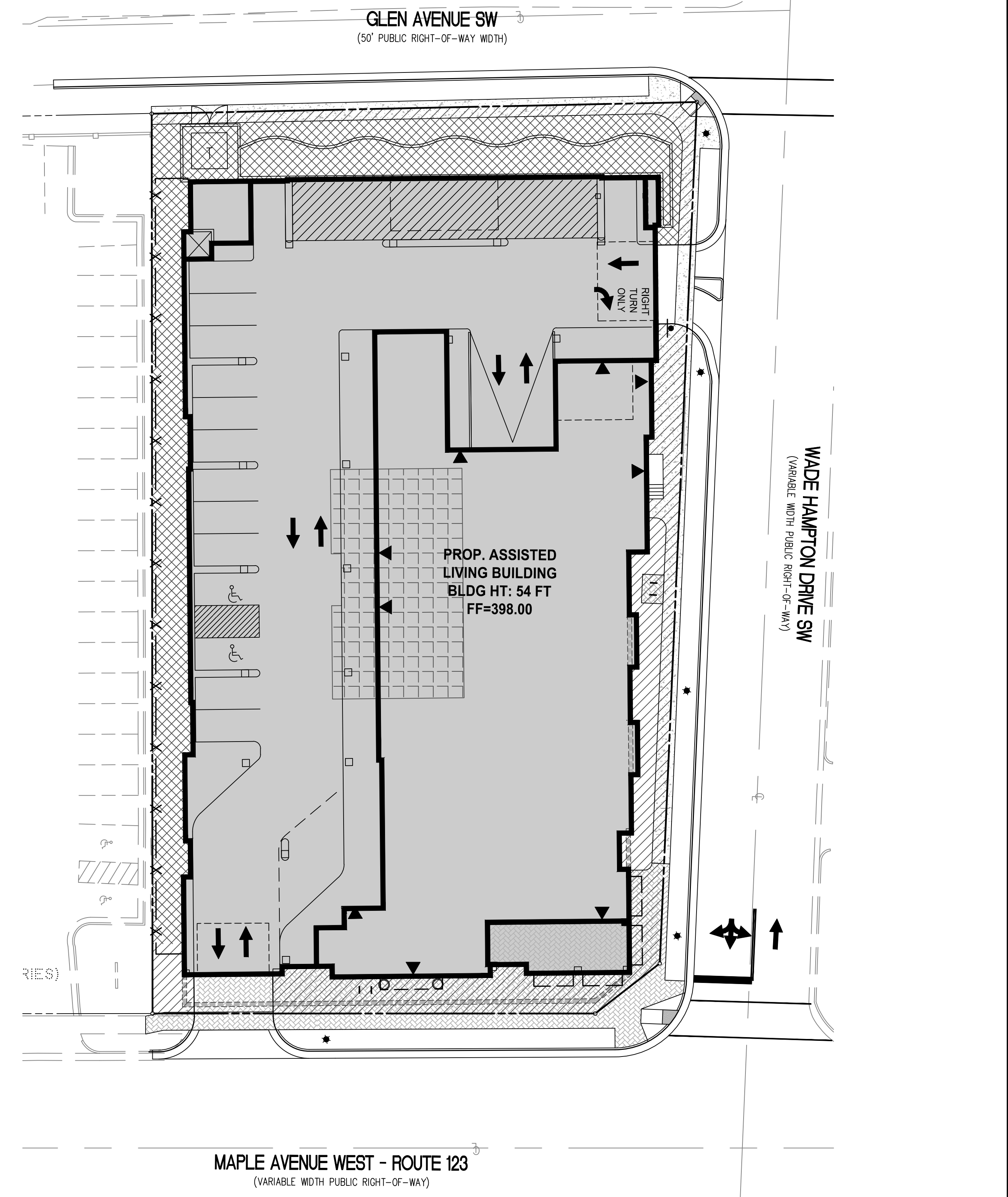
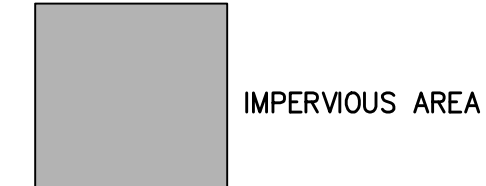
TOTAL IMPERVIOUS SURFACE	86.07% OF LOT AREA	±31,710 SF
TOTAL PERVIOUS SURFACE	13.93% OF LOT AREA	±5,132 SF

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

THESE CALCULATIONS ARE FOR APPROVAL OF 90% IMPERVIOUS AREA. FINAL CALCULATIONS WILL BE PROVIDED AT SITE PLAN.

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

LEGEND



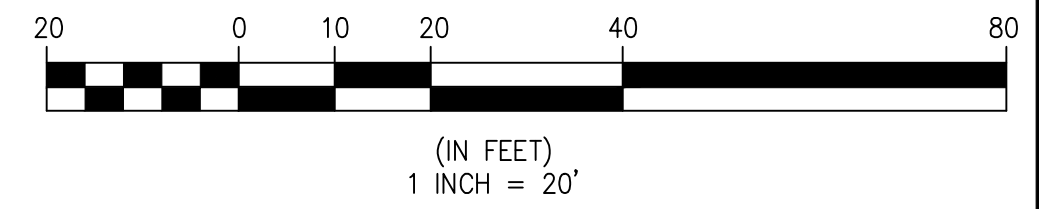
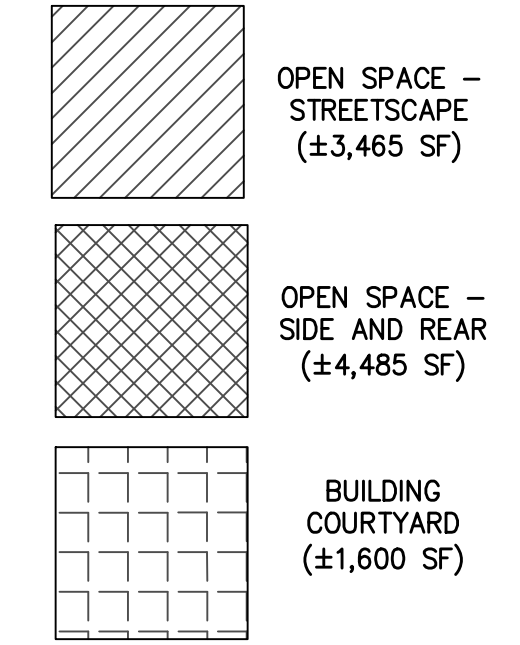
OPEN SPACE DIAGRAM
1" = 20'

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	±25.9% OF LOT AREA	±9,550 SF

NOTES:

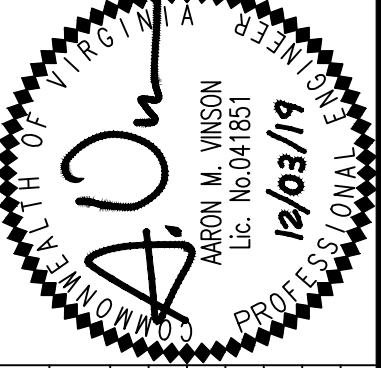
1. THIS PLAN IS FOR THE APPROVAL OF 15% OPEN SPACE. FINAL CALCULATIONS WILL BE PROVIDED AT SITE PLAN.



OPEN SPACE AND IMPERVIOUS AREA ANALYSIS

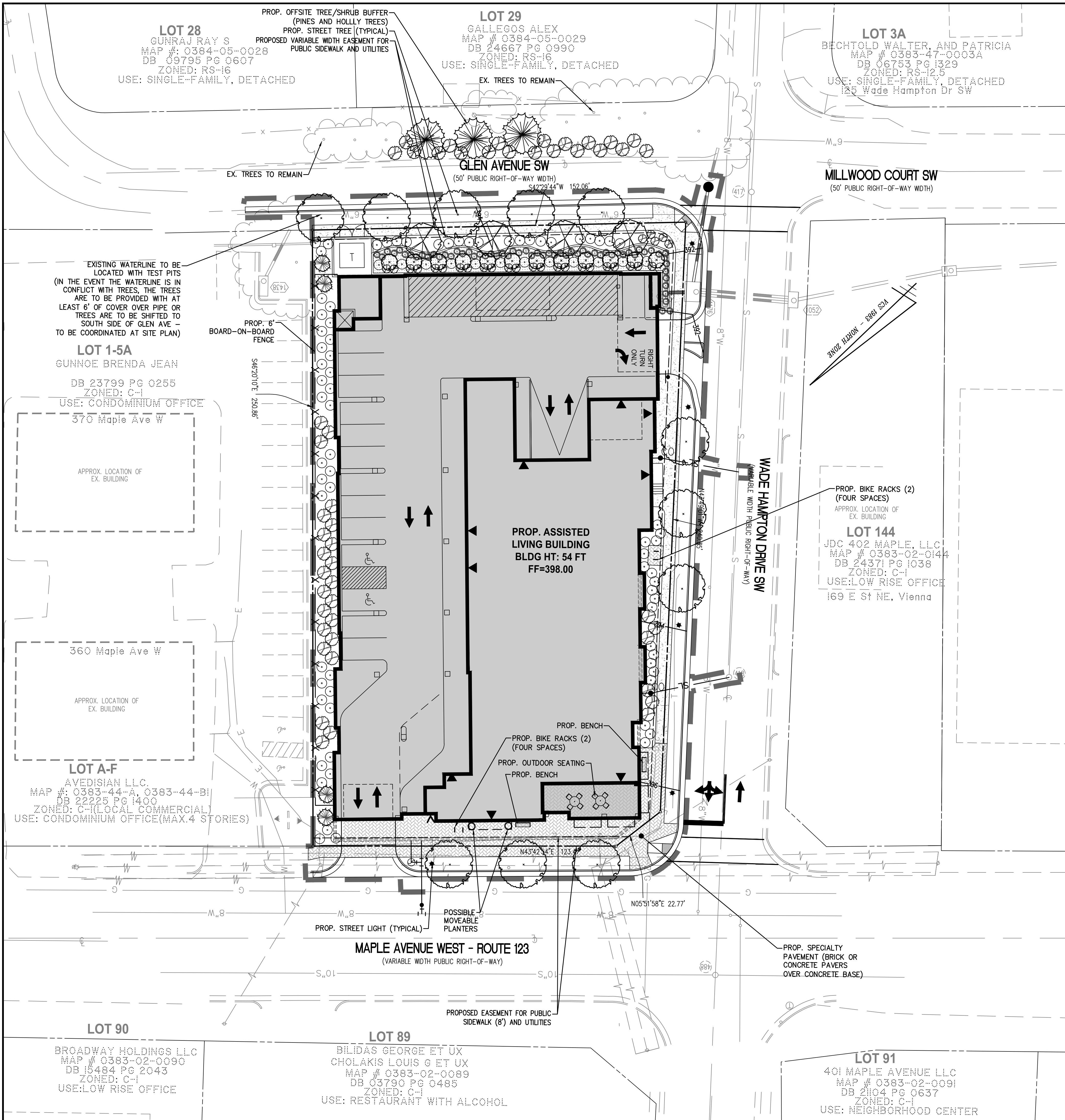
SUNRISE OF VIENNA
MAC AMENDMENT PLAN
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LEGEND

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

PLANT POOL

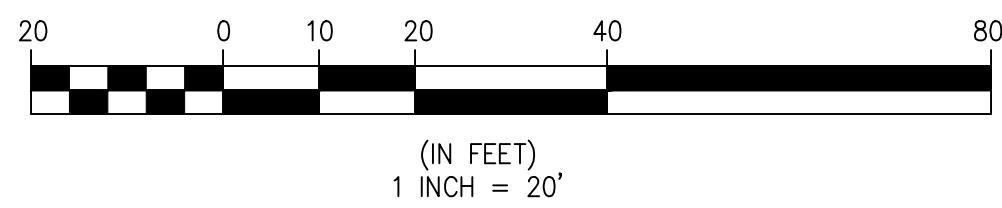
BOTANICAL NAME	COMMON NAME
TREES	
ACER RUBRUM	RED MAPLE
PLATANUS x ACERFOLIA	LONDON PLANETREE
QUERCUS PHELLOS	WILLOW OAK
LIQUIDAMBAR STYRACIFLUA	
'SLENDER SILHOUETTE'	COLUMNAR SWEETGUM
CERCIS CANADENSIS	REDBUD
MAGNOLIA VIRGINIANA	SWEETBAY
THUJA OCCIDENTALIS	
'GREEN GIANT'	ARBORVITAE
AMELANCHIER ARBOREA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

MATERIALS

SPECIALTY PAVEMENT

CAFE SEATING

6' FENCE



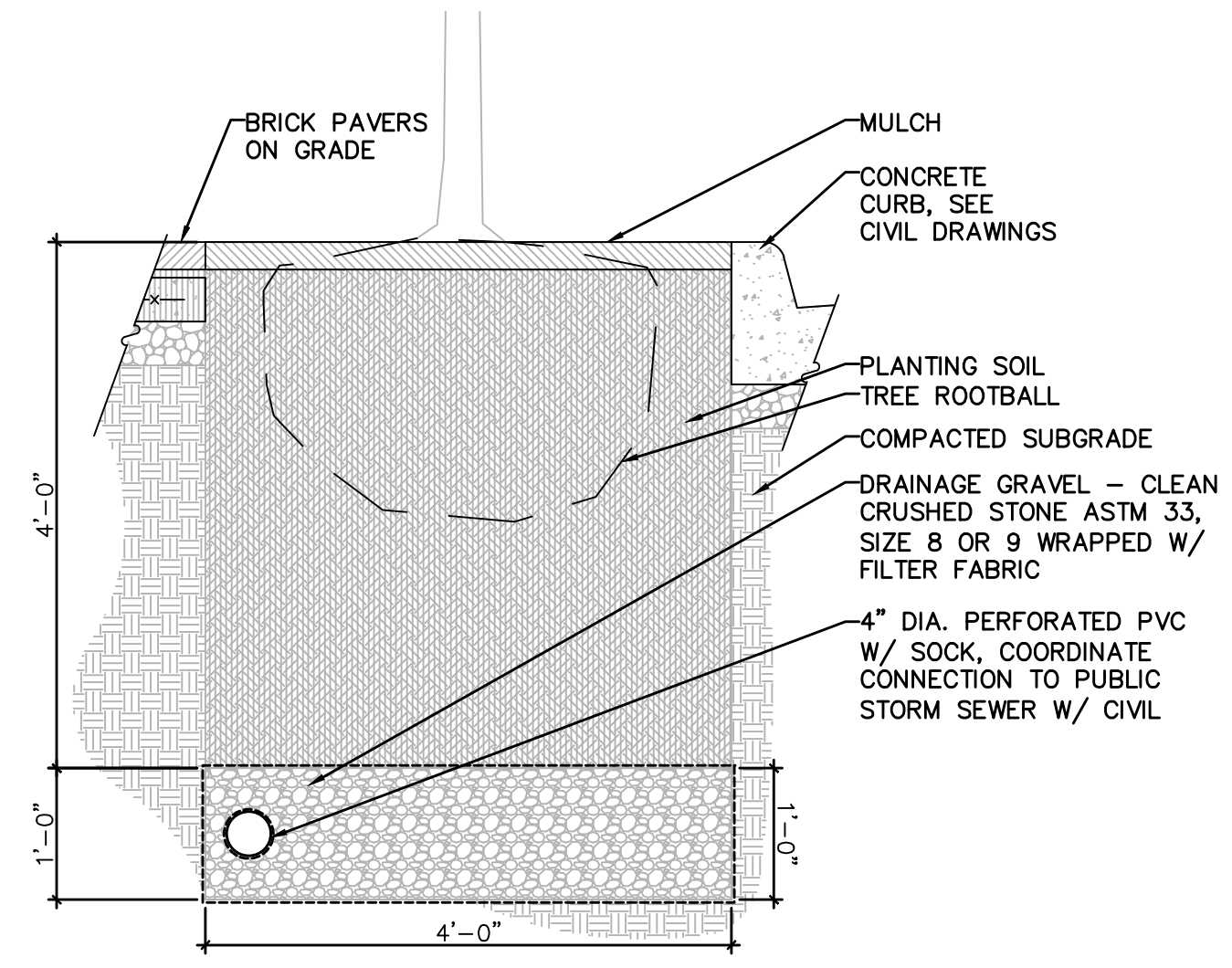
NOTES

- SPECIFICATIONS PROVIDED ARE SUBJECT TO CHANGE AT TIME OF FINAL SITE PLAN. PRODUCTS ARE FOR REFERENCE ONLY.
- PLANTING LIST PROVIDED IS SUBJECT TO CHANGE AT TIME OF FINAL SITE PLAN.
- SPECIFICATIONS FOR TYPE OF MATERIAL USED FOR SUBSTRATE FOR LANDSCAPE BEDS WILL BE INCLUDED AT TIME OF FINAL SITE PLAN.
- PLANTINGS PROPOSED BETWEEN BUILDING AND FENCE WILL BE SPECIFIED AS SHADE TOLERANT SPECIES AT TIME OF FINAL SITE PLAN.

ENGINEERS • SURVEYORS • PLANNERS
WALTER L. PHILLIPS
 LANDSCAPE ARCHITECTS • ARBORISTS
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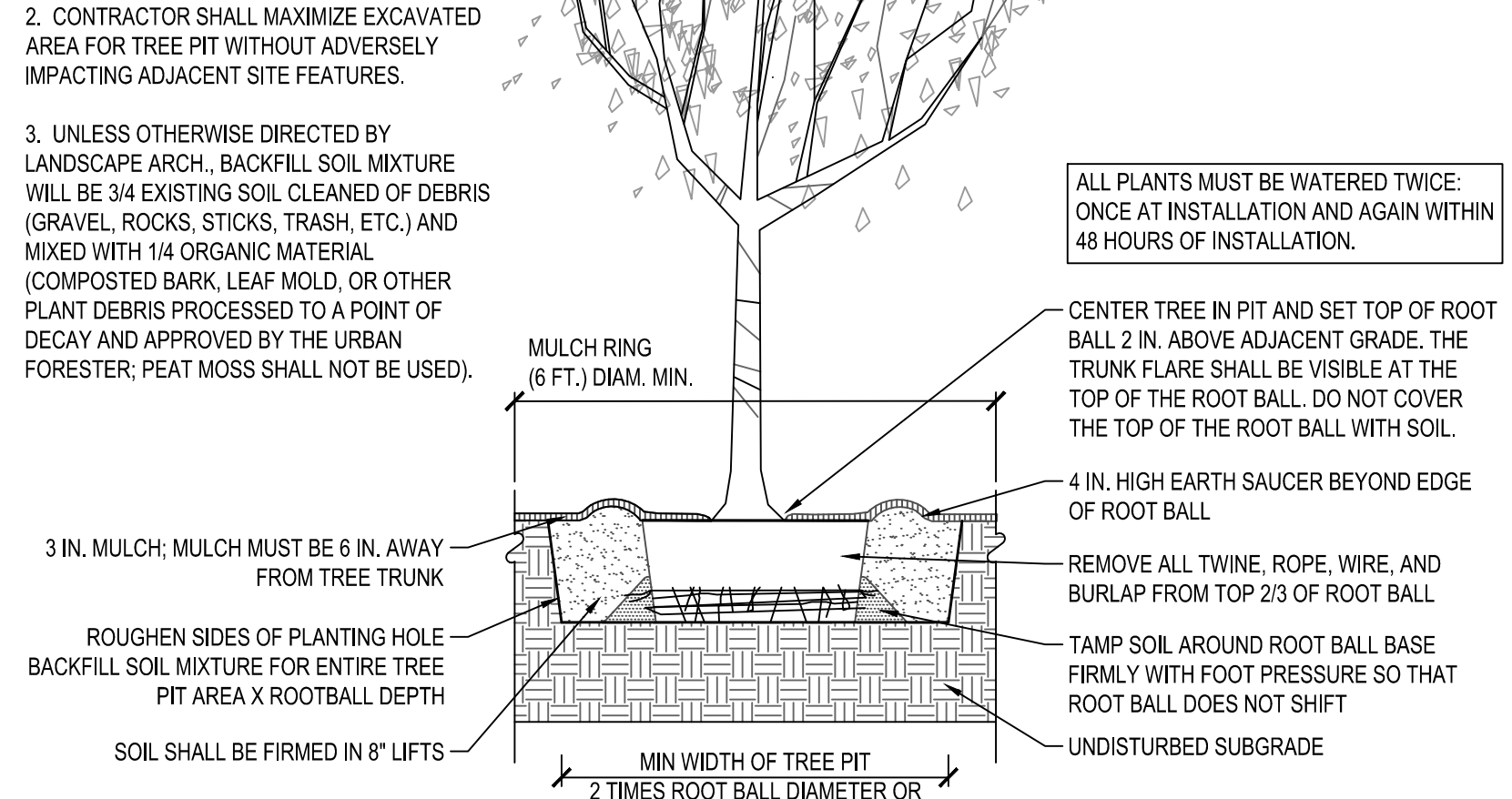
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CONCEPTUAL LANDSCAPE PLAN
SUNRISE OF VIENNA
 MAC AMENDMENT PLAN
 374 - 380 MAPLE AVENUE WEST
 TOWN OF VIENNA, VIRGINIA 22180



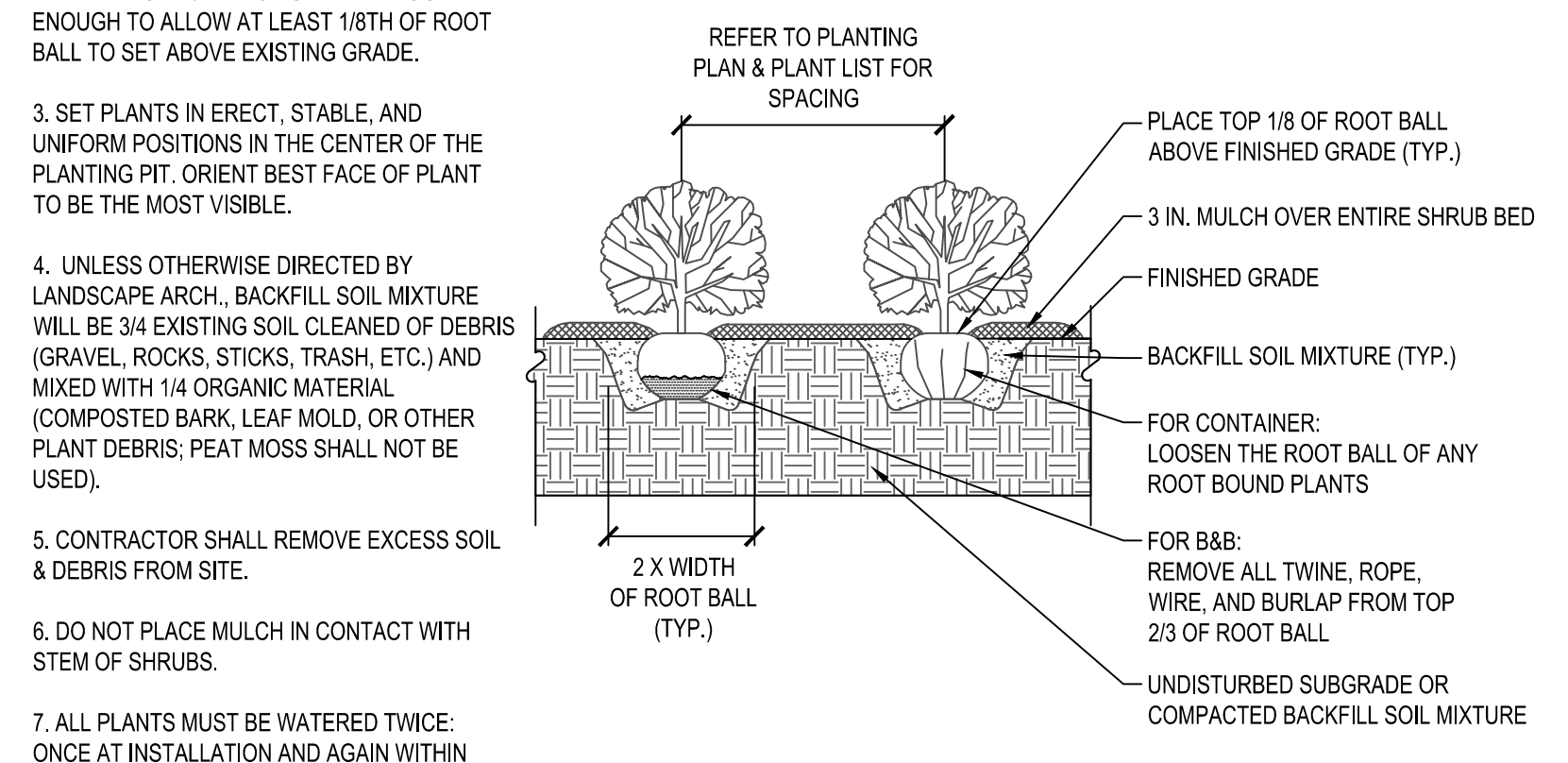
PROPOSED PLANTING BED DETAIL
SCALE: NTS - OR SIMILAR TO BE COORDINATED AT TIME OF SITE PLAN

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

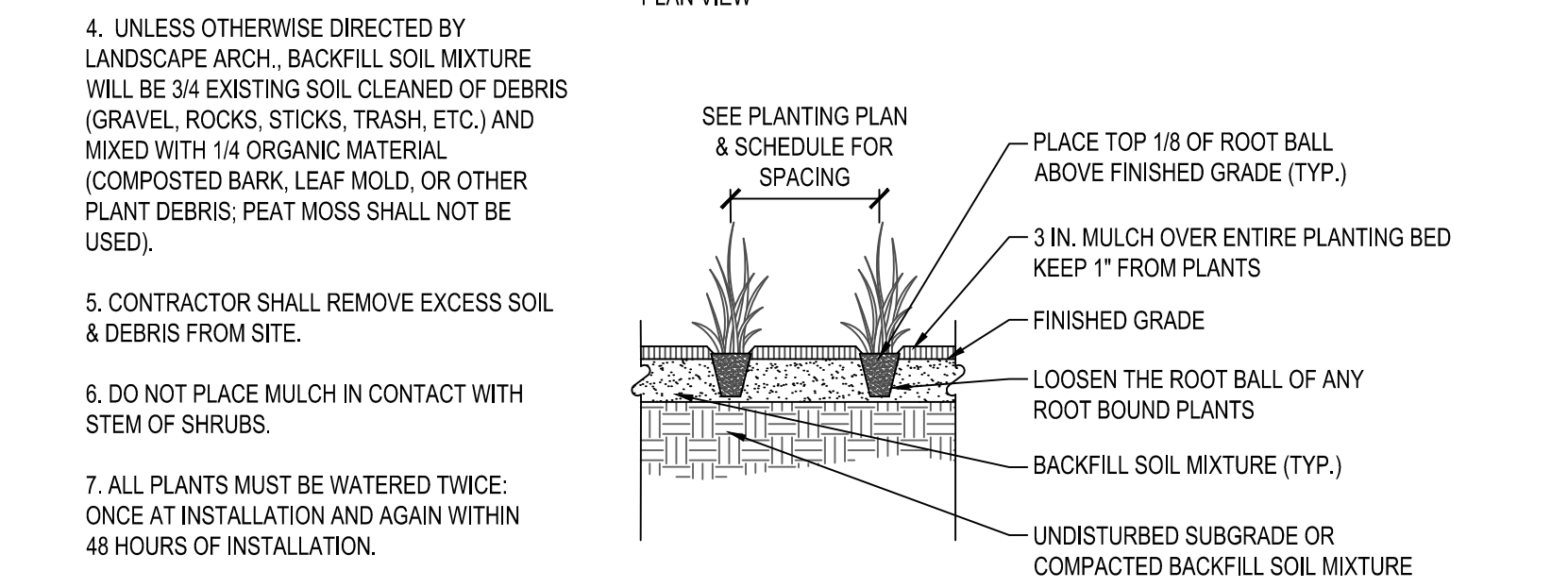
NOTES:
1. AT PLANTING PRUNE ONLY BROKEN OR DEAD BRANCHES PER ANSI STANDARD 300 STANDARD.
2. PLANTING PIT/TRENCH SHALL BE DUG DEEP ENOUGH TO ALLOW AT LEAST 1/8TH OF ROOT BALL TO SET ABOVE EXISTING GRADE.
3. SET PLANTS IN ERECT, STABLE, AND UNIFORM POSITIONS IN THE CENTER OF THE PLANTING PIT. ORIENT BEST 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.
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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

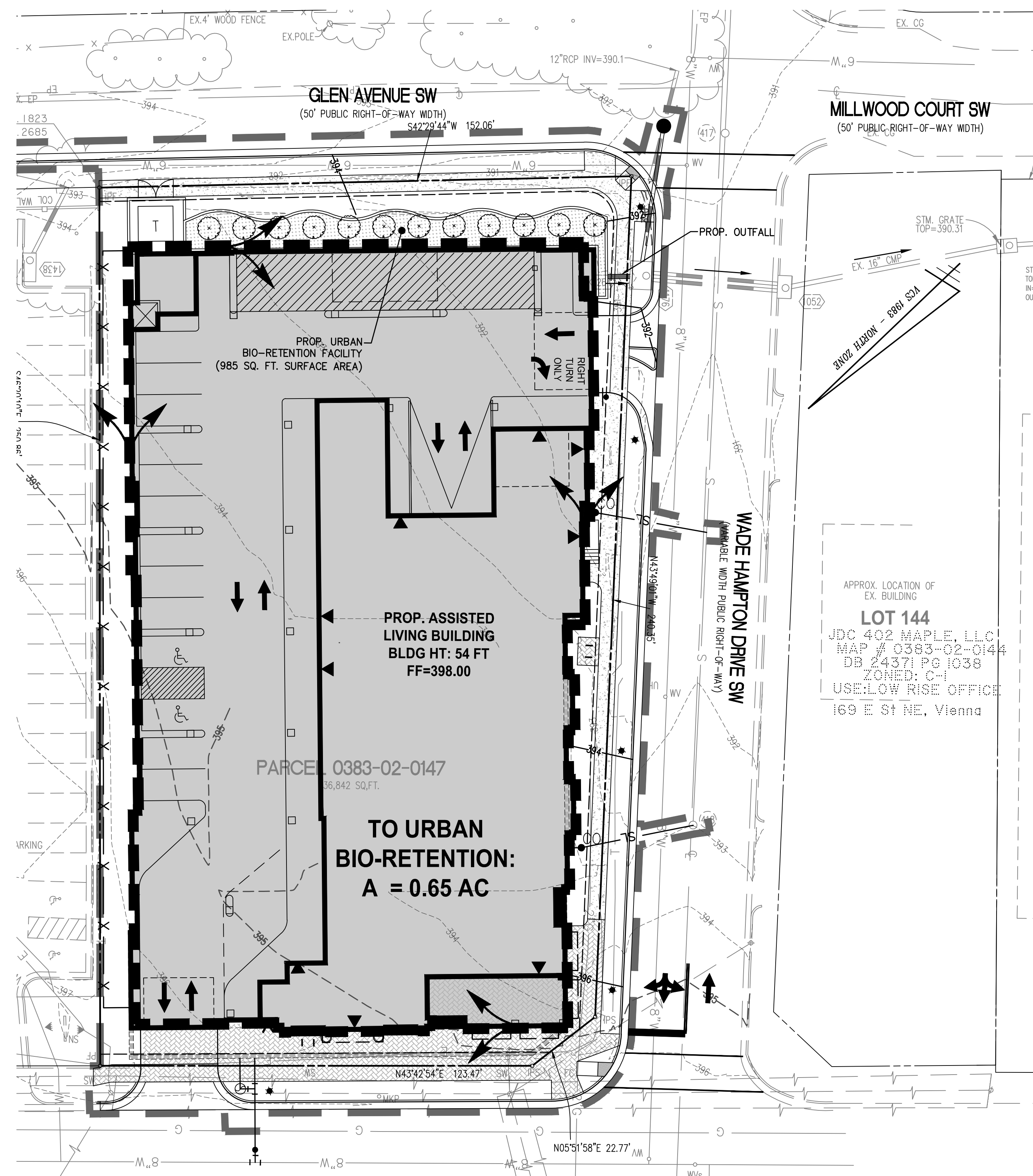
CONCEPTUAL LANDSCAPE NOTES AND DETAILS

SUNRISE OF VIENNA
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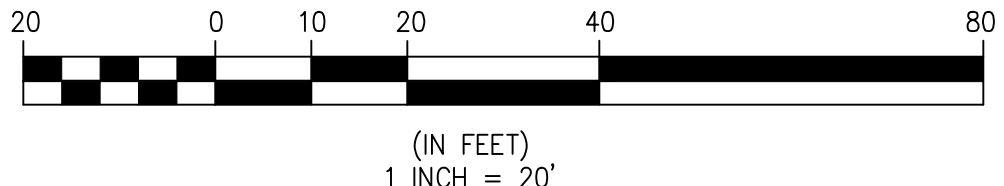
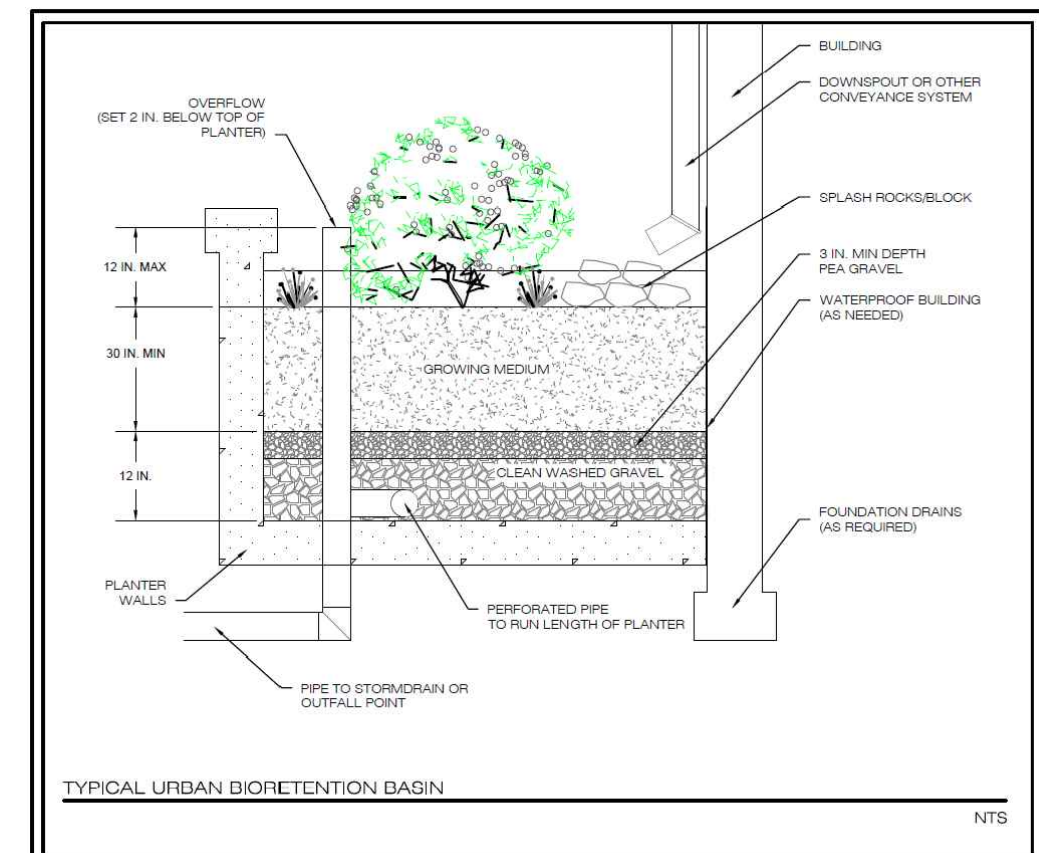
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TYPICAL URBAN BIO-RETENTION PLANTER

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 RESTURARNT, 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
Storm frequency	= 2 yrs
Time interval	= 1 min
Drainage area	= 1.010 ac
Basin Slope	= 0.0 %
Tc method	= User
Total precip.	= 3.17 in

Peak discharge	= 3.302 cfs
Time to peak	= 12.12 hrs
Hyd. volume	= 9,889 cuft
Curve number	= 95
Hydraulic length	= 0 ft
Time of conc. (Tc)	= 5.00 min
Distribution	= Custom

PRE-DEVELOPMENT

Hydrograph type	= SCS Runoff
Storm frequency	= 10 yrs
Time interval	= 1 min
Drainage area	= 1.010 ac
Basin Slope	= 0.0 %
Tc method	= User
Total precip.	= 4.87 in

Peak discharge	= 5.249 cfs
Time to peak	= 12.12 hrs
Hyd. volume	= 16,223 cuft
Curve number	= 95
Hydraulic length	= 0 ft
Time of conc. (Tc)	= 5.00 min
Distribution	= Custom

POST-DEVELOPMENT 2-YEAR

Hydrograph type	= SCS Runoff
Storm frequency	= 2 yrs
Time interval	= 1 min
Drainage area	= 1.010 ac
Basin Slope	= 0.0 %
Tc method	= User
Total precip.	= 3.17 in

Peak discharge	= 3.049 cfs
Time to peak	= 12.12 hrs
Hyd. volume	= 8,780 cuft
Curve number	= 92
Hydraulic length	= 0 ft
Time of conc. (Tc)	= 5.00 min
Distribution	= Custom

POST-DEVELOPMENT 10-YEAR

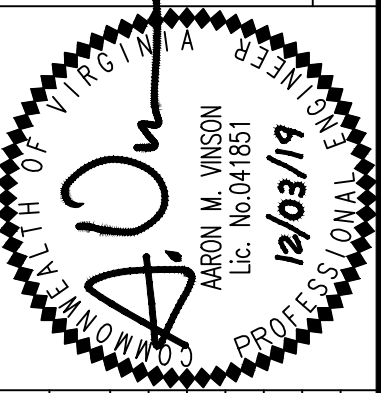
Hydrograph type	= SCS Runoff
Storm frequency	= 10 yrs
Time interval	= 1 min
Drainage area	= 1.010 ac
Basin Slope	= 0.0 %
Tc method	= User
Total precip.	= 4.87 in

Peak discharge	= 5.111 cfs
Time to peak	= 12.12 hrs
Hyd. volume	= 15,389 cuft
Curve number	= 93
Hydraulic length	= 0 ft
Time of conc. (Tc)	= 5.00 min
Distribution	= Custom

CONCEPTUAL STORMWATER MANAGEMENT NARRATIVE AND DETAILS

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

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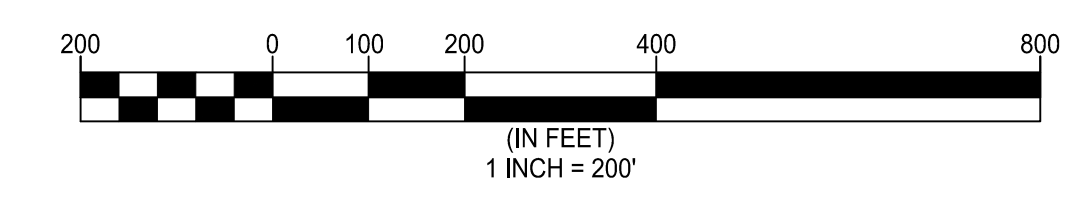
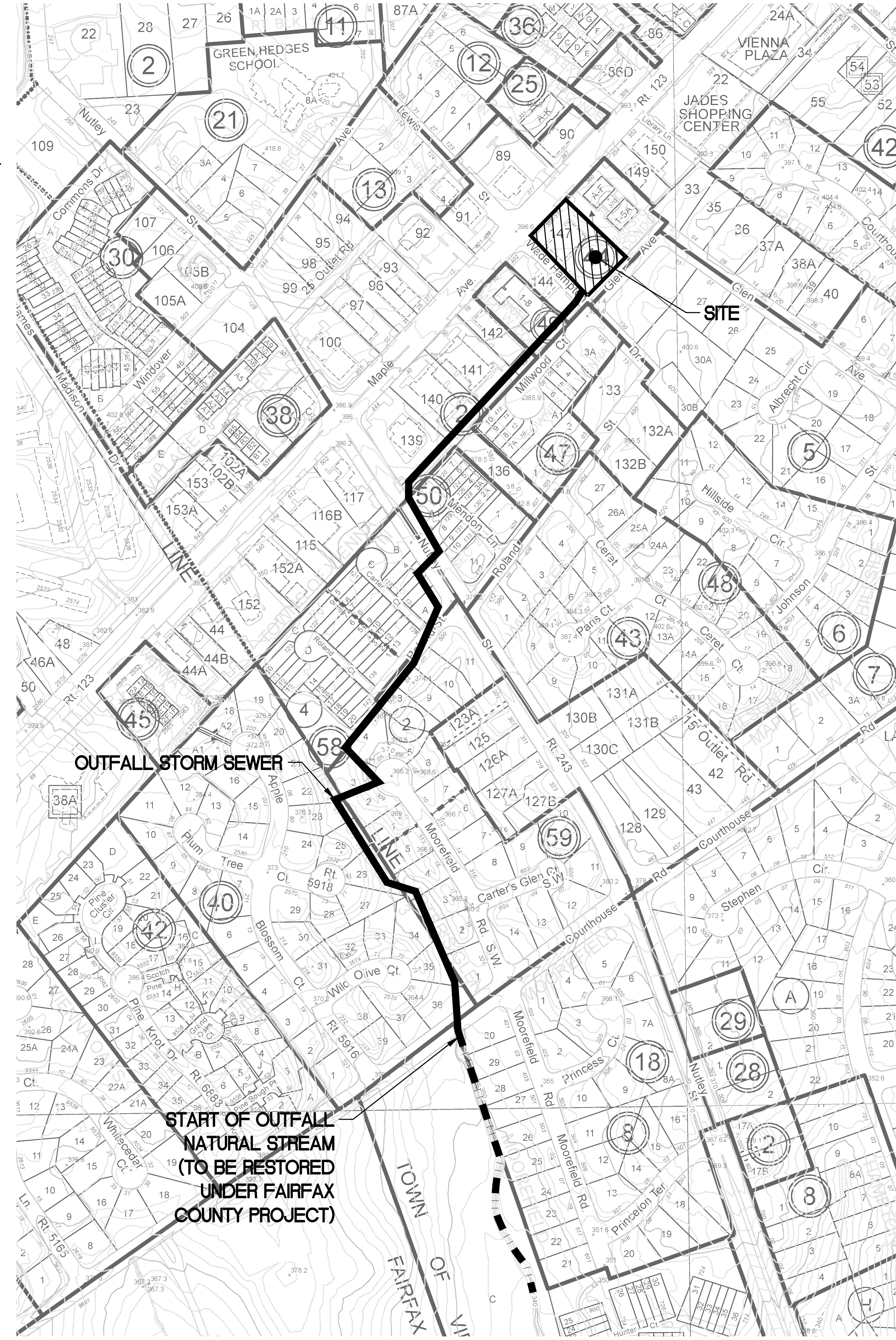
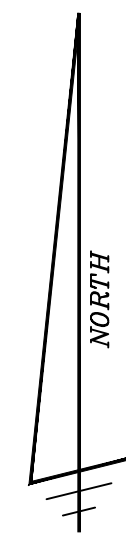


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		DATE	REV. BY	APPROVED	DATE

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 SCALE: 1" = 20'

OUTFALL NARRATIVE

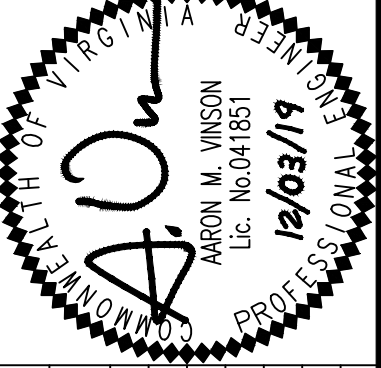
STORMWATER RUNOFF FROM THE SITE WILL BE COLLECTED IN A PROPOSED URBAN BIO-RETENTION BASIN WHICH DISCHARGES DIRECTLY INTO THE MUNICIPAL STORM SEWER SYSTEM. THIS EXISTING SYSTEM LEAVES THE PROPERTY AT THE PROPERTY'S SOUTHERN CORNER AND THEN HEADS THROUGH EXISTING PROPERTIES TO THE SOUTH AND THEN SOUTH ALONG NUTLEY STREET. AFTER CROSSING NUTLEY STREET, THE STORM SEWER TURNS SOUTHWEST DOWN ROLAND STREET. IT THEN CONNECTS TO A LARGER STORM SEWER SYSTEM LOCATED BEHIND HOMES BETWEEN MOOREFIELD ROAD AND BLOSSOM COURT. THE STORM SEWER THEN CROSSES COURTHOUSE ROAD BEFORE OUTLETING INTO A STREAM CHANNEL THAT BEGINS ON THE SOUTH SIDE OF COURTHOUSE ROAD. THIS CHANNEL WAS RESTORED USING NATURAL DESIGN CONCEPTS UNDER THE HUNTERS BRANCH STREAM RESTORATION PLANS PREPARED BY WETLANDS STUDIES AND SOLUTIONS. SHEET 27 OF 32 OF THE FINAL PLANS INDICATES THAT THE RESTORED STREAM HAS A DRAINAGE AREA OF 389.4 ACRES WHICH IS MORE THAN 100 TIMES THE SITE AREA. THEREFORE, THE SITE OUTFALL CONSISTS OF STORM SEWER AND RESTORED CHANNEL AND NOT NATURAL STREAM. THE RESTORATION PLAN ALSO SHOWS OUR SITE IN AREA THAT IS LARGELY IMPERVIOUS. THE PROJECT WILL RESULT IN A DECREASE OF 0.01 ACRES IN IMPERVIOUS AREA. THEREFORE, STORMWATER RUNOFF FROM THE RESTORED CHANNEL'S 389 ACRE DRAINAGE AREA WILL STILL BE CONSISTENT WITH THE DESIGN FOR THE RESTORED CHANNEL WHICH SATISFIES THE VIRGINIA STORMWATER REGULATIONS. SEE NARRATIVE AND CHARTS ON SHEET C-0703 FOR ADDITIONAL INFORMATION.



STORMWATER OUTFALL MAP AND NARRATIVE

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

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SCALE: 1" = 20'
 DATE: 11/19/2019, 12/03/2019
 DRAWN: TFB
 CHECKED: AV

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-Development 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
Total					1.01

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
Area Check	OK	OK	OK	OK	1.01

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 ¹
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%
Total Site Area (acres)	1.01	1.01
Site Rv	0.84	0.84

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)		
Post-Development	Final Post-Development	ReDev Site Rv
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%
Final Site Area (acres)	1.01	
Final Post Dev Site Rv	0.83	

Treatment Volume and Nutrient Load

Pre-Development	Final Post-Development	ReDev Site Rv
Pre-Development Treatment Volume (acre-ft)	0.0710	0.0710
Pre-Development Treatment Volume (cubic feet)	3,091	3,091
Pre-Development TP Load (lb/yr)	1.94	1.94
Pre-Development TP Load per acre (lb/acre/yr)	1.91	1.91
Baseline TP Load (lb/yr) (0.41 lbs/acre/yr applied to pre-development area excluding pervious land proposed for new impervious cover)		0.42

Treatment Volume and Nutrient Load

Post-Development	Final Post-Development	ReDev Site Rv
Post-Development Treatment Volume (acre-ft)	0.0704	0.0704
Post-Development Treatment Volume (cubic feet)	3,067	3,067
Post-Development TP Load (lb/yr)*	1.93	1.93
Post-Development TP Load per acre (lb/acre/yr)	1.90	1.90
Max. Reduction Required (Below Pre-Development Load)		20%
TP Load Reduction Required for Redeveloped Area (lb/yr)		0.37
TP Load Reduction Required for New Impervious Area (lb/yr)		0

¹ Adjusted Land Cover Summary: Pre-Development 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-Development 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).

Post-Development Requirement for Site Area

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

Nitrogen Loads (Informational Purposes Only)

Pre-Development TN Load (lb/yr)	13.89	Final Post-Development TN Load (Post-Development & 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
Total					1.01	

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr) **1.93**
 Post Development Treatment Volume in D.A. A (ft³) **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 (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	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
6. Bioretention (RR)													
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 (ac)	0.00	0.00	0.00	0.00	0.00	OK
IMPERVIOUS COVER (ac)	0.84	0.00	0.00	0.00	0.00	OK
IMPERVIOUS COVER TREATED (ac)	0.65	0.00	0.00	0.00	0.00	OK
MANAGED TURF AREA (ac)	0.17	0.00	0.00	0.00	0.00	OK
MANAGED TURF AREA TREATED (ac)	0.00	0.00	0.00	0.00	0.00	OK
AREA CHECK	OK	OK	OK	OK	OK	

Site Treatment Volume (ft³) **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 (ft³)	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 **

**** TARGET TP REDUCTION EXCEEDED BY 0.4 LB/YEAR ****

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):	Runoff Reduction Volume (ft³):
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00	
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.17	0.17	
Impervious Cover	0.00	0.00	0.00	0.84	0.84	
CN(D.A. A)						95
RV_{Developed} (watershed-inch) with no Runoff Reduction*	2.08	2.62	4.29			
RV_{Developed} (watershed-inch) with Runoff Reduction*	1.84	2.37	4.05			
Adjusted CN*	92	92	93			
	1-year storm	2-year storm	10-year storm			
	2.62	3.17	4.87			

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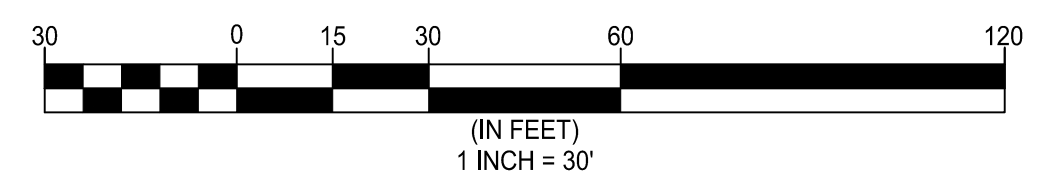
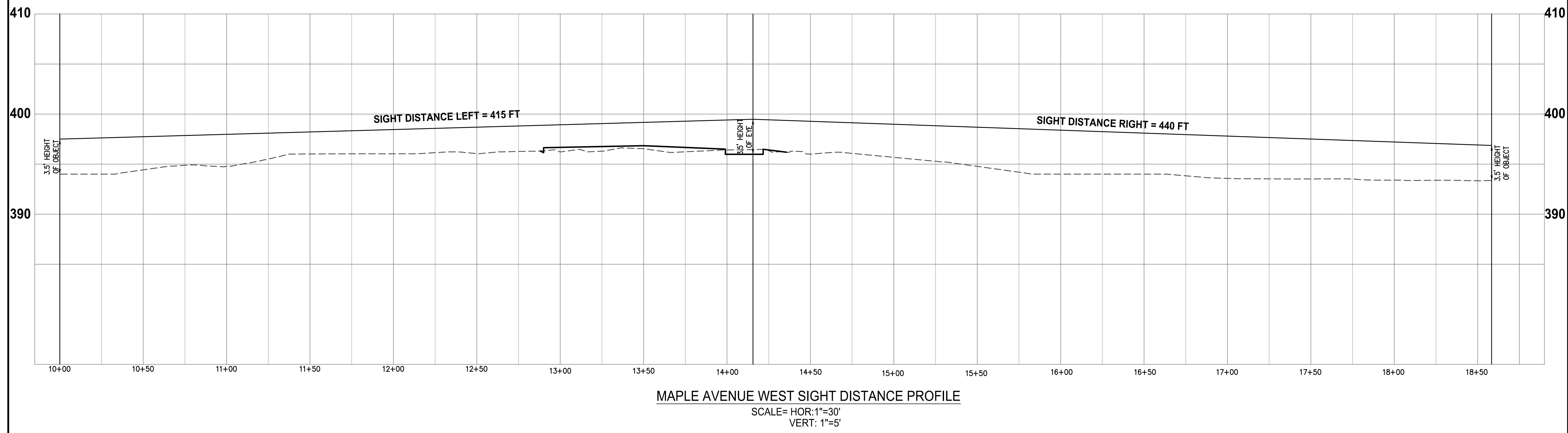
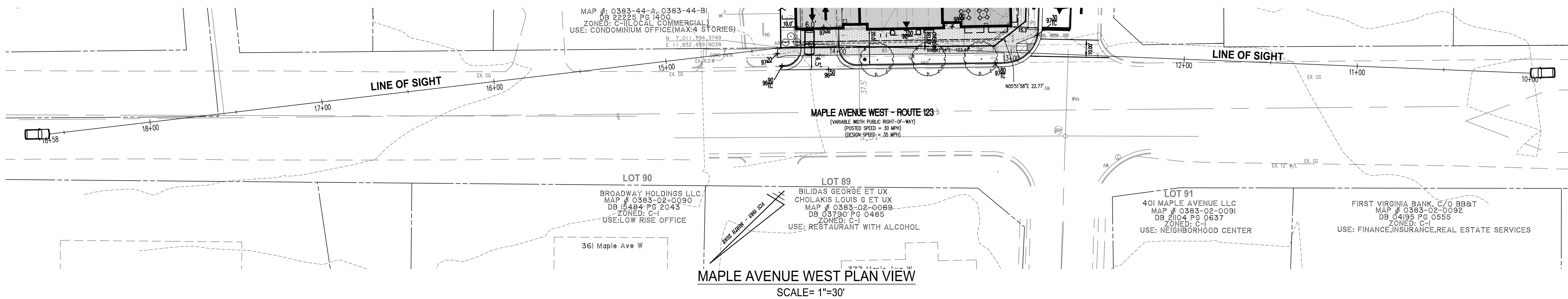
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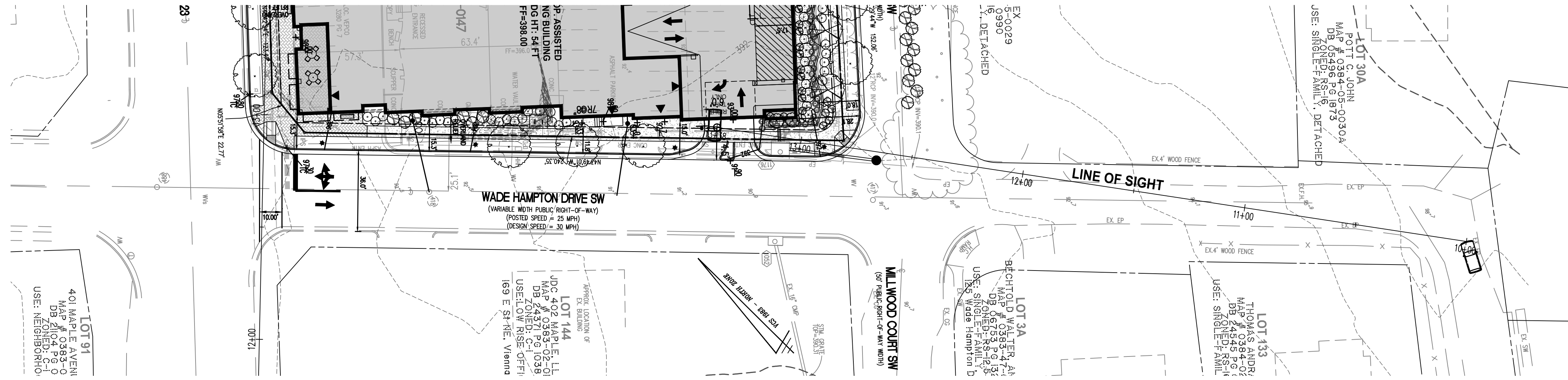
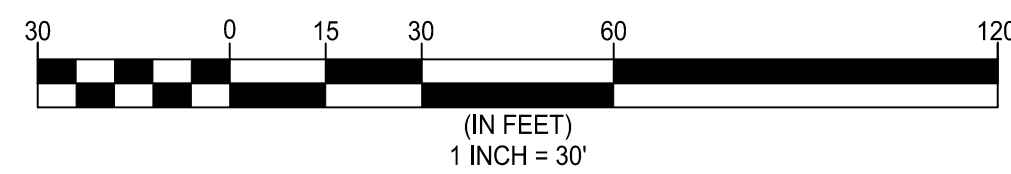
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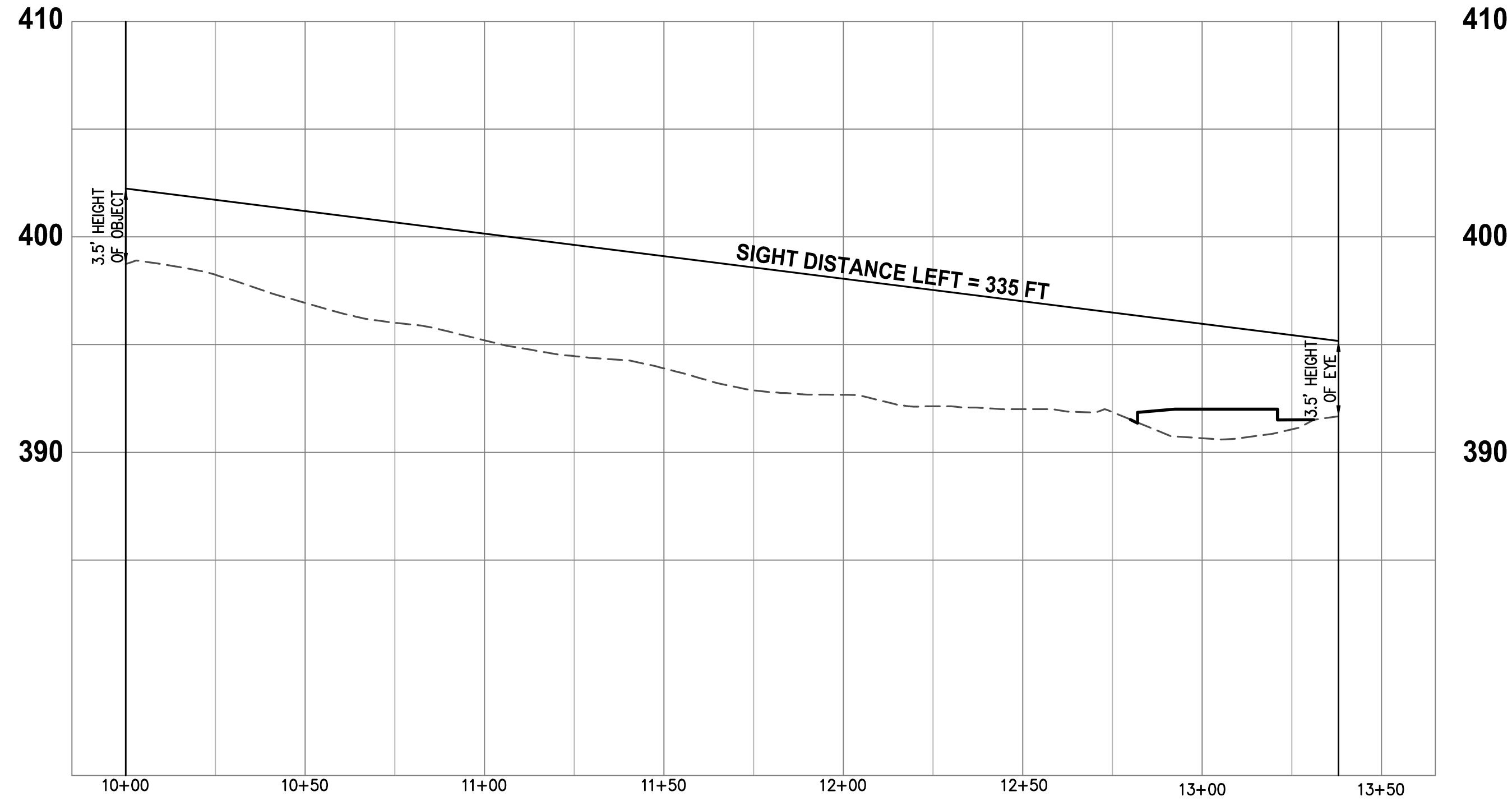
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SIGHT DISTANCE PROFILE

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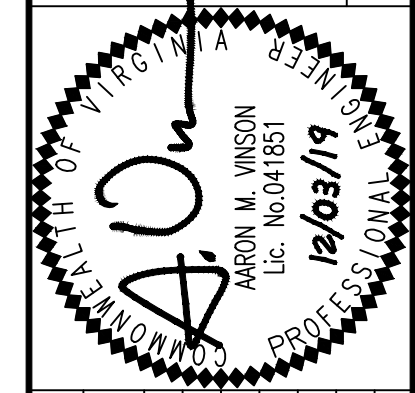
WADE HAMPTON DRIVE SW PLAN VIEW
SCALE= 1"=30'



WADE HAMPTON DRIVE SW SIGHT DISTANCE PROFILE
SCALE= HOR:1"=30'
VERT: 1"=5'

SIGHT DISTANCE PROFILE
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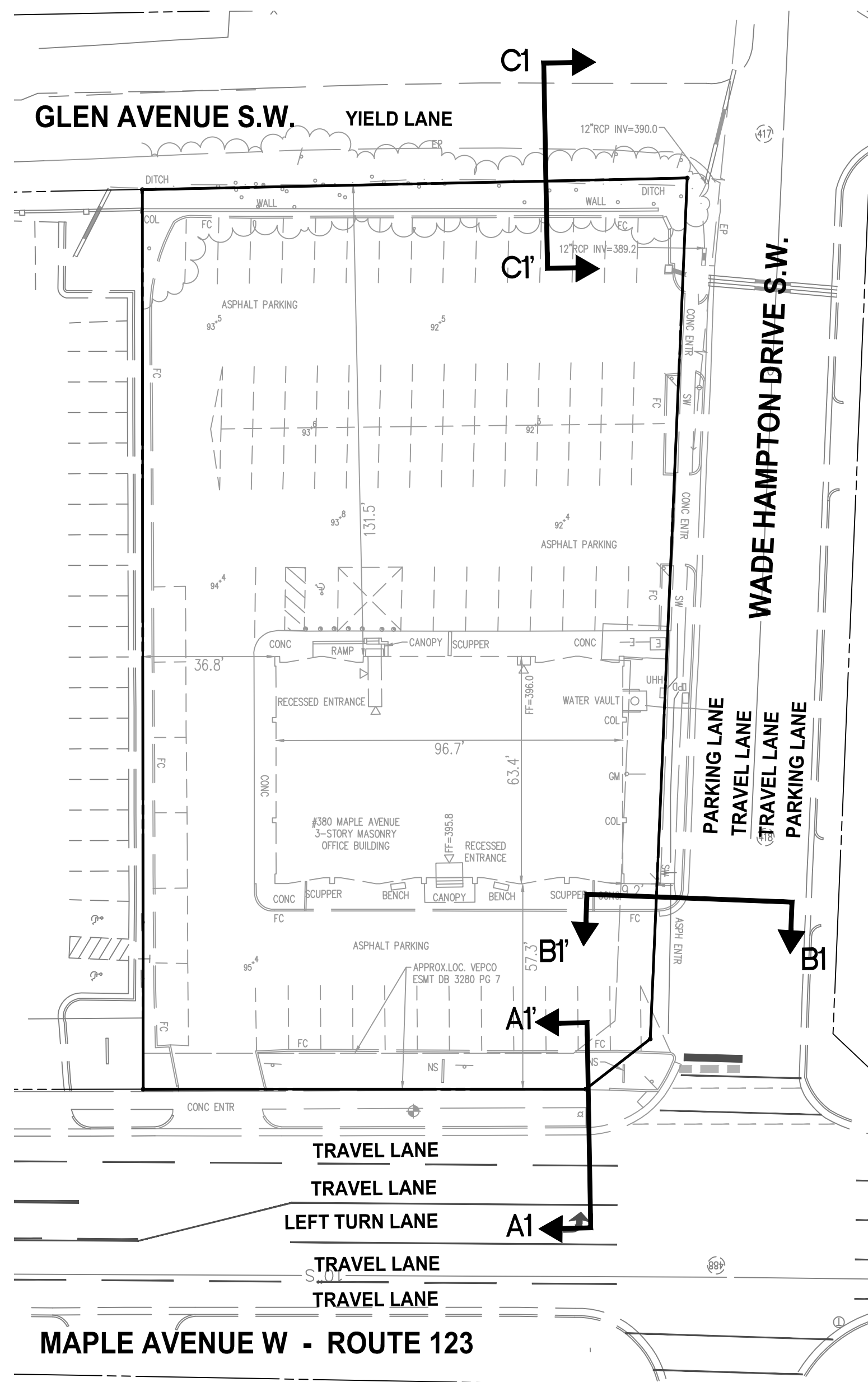
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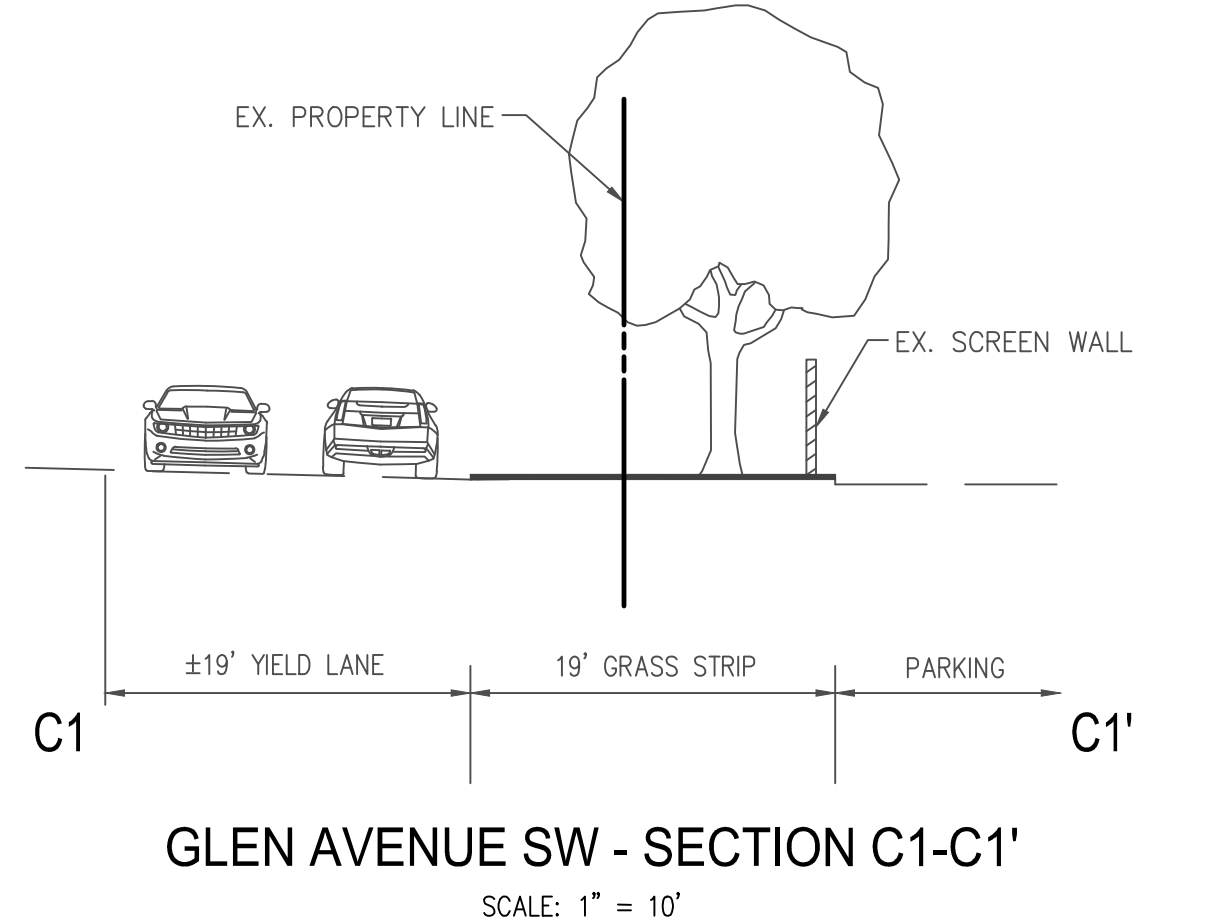
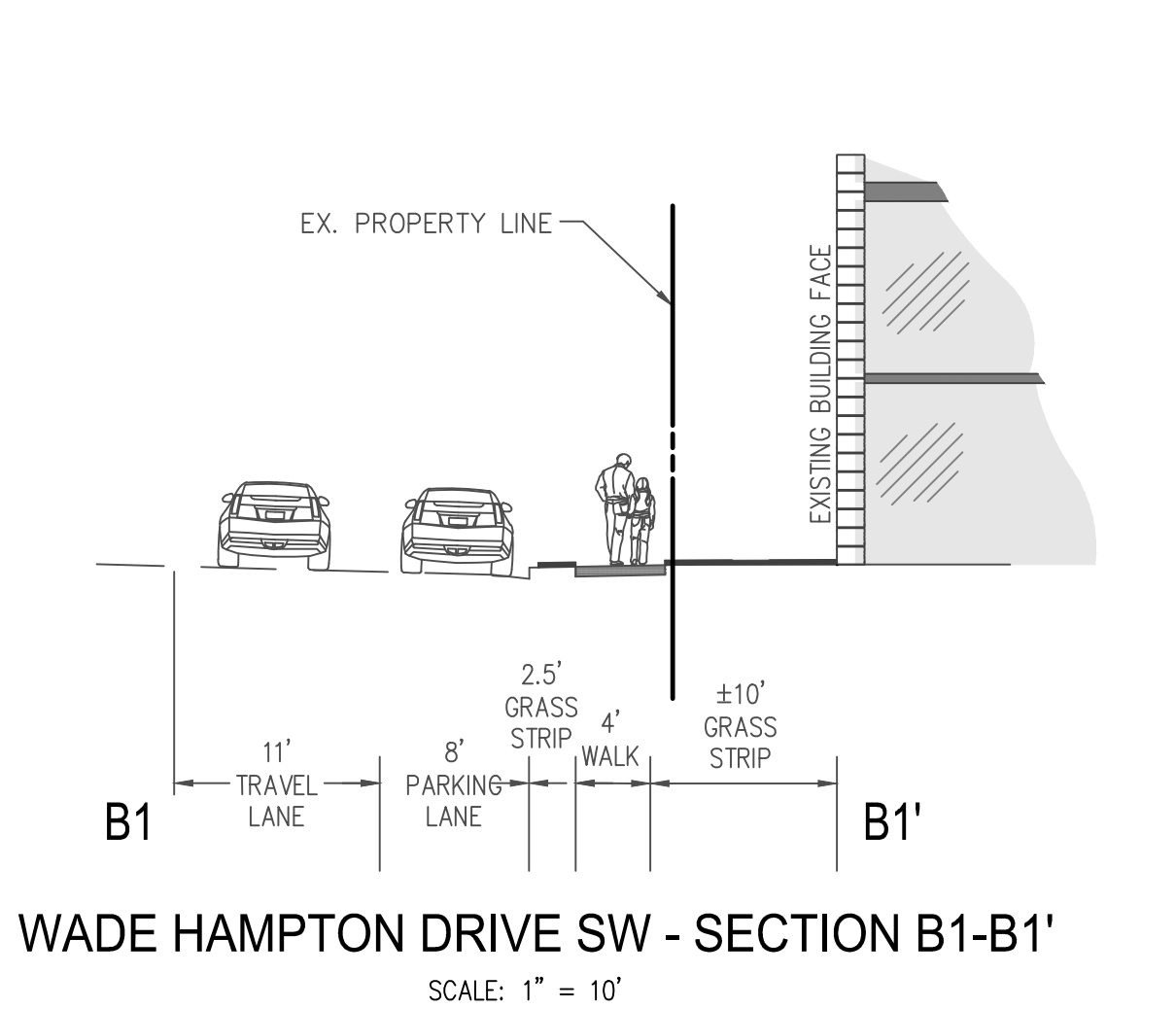
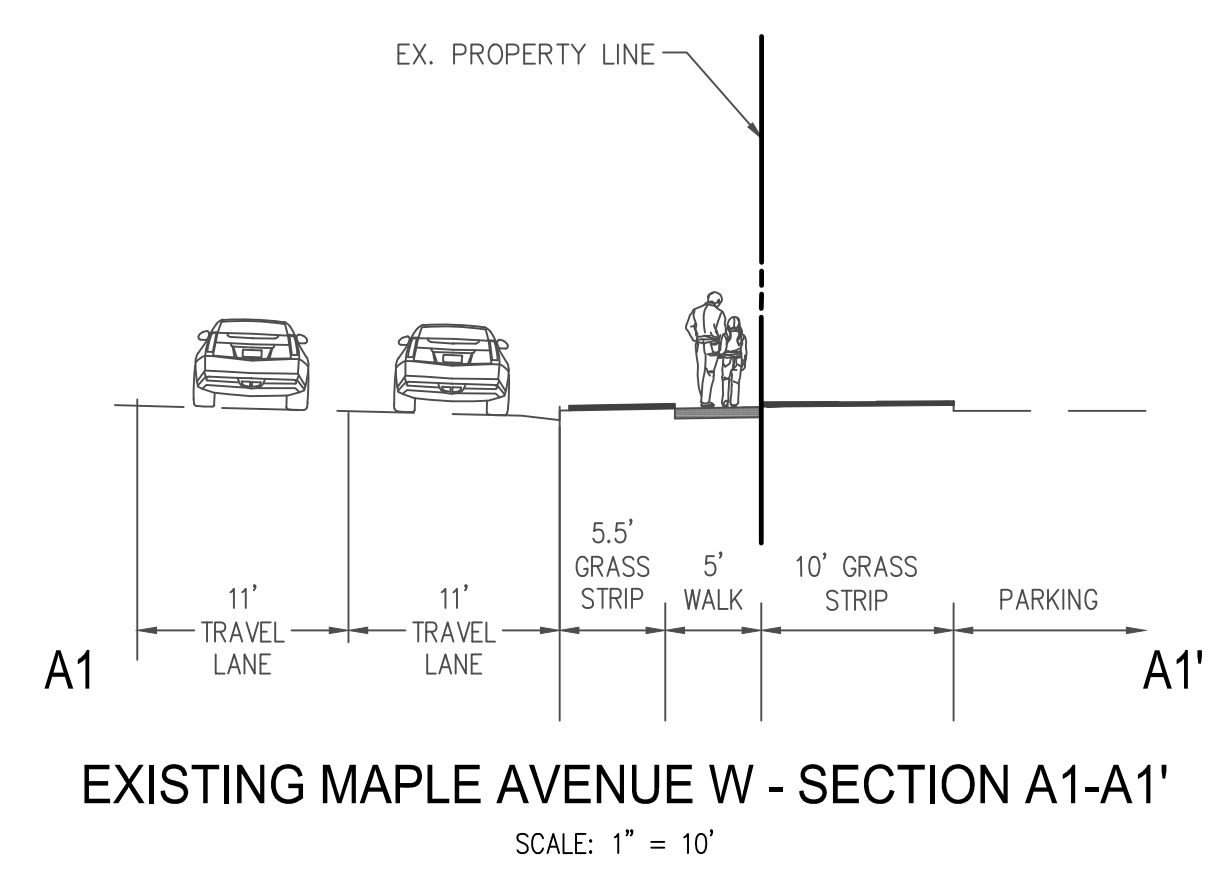
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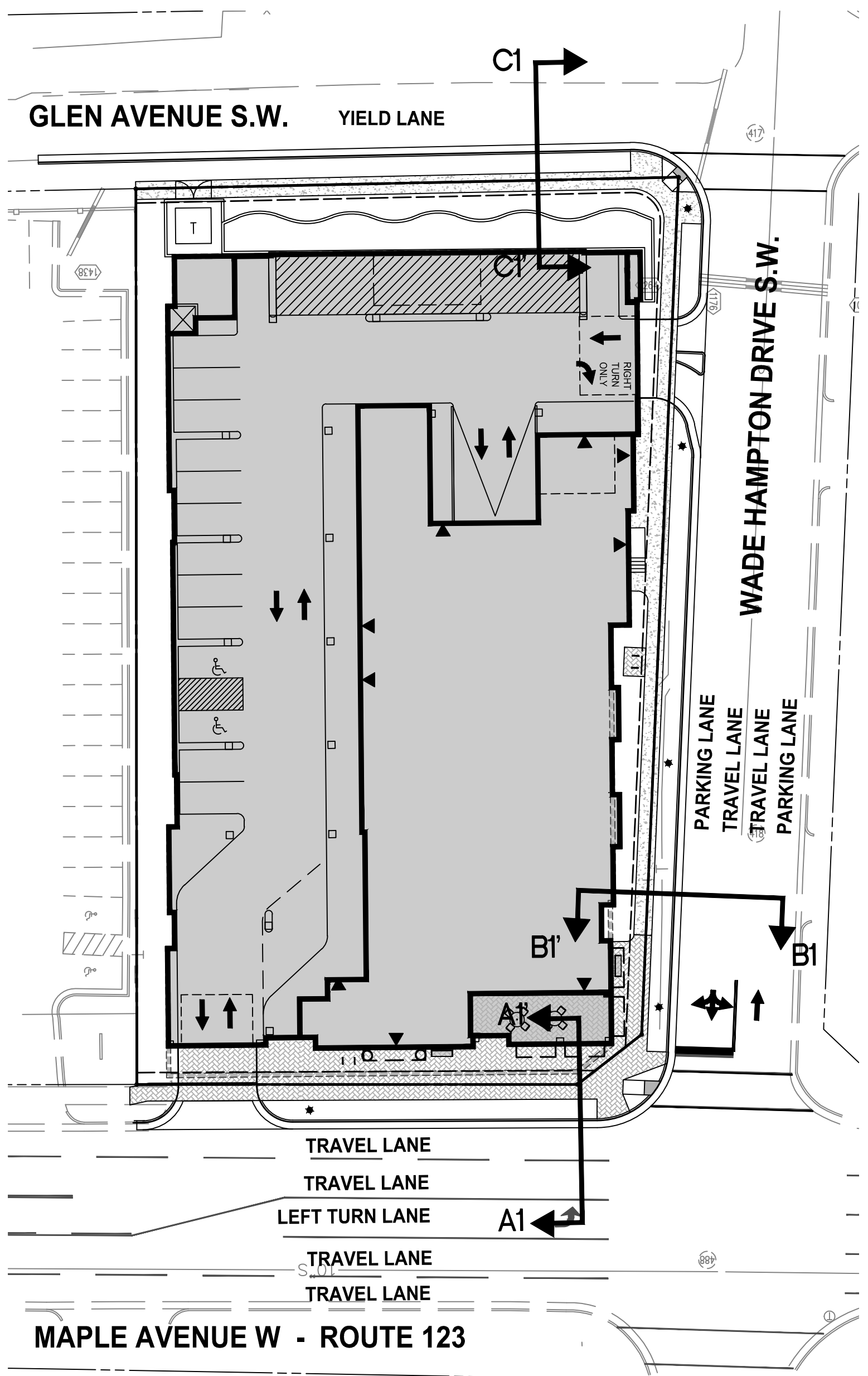
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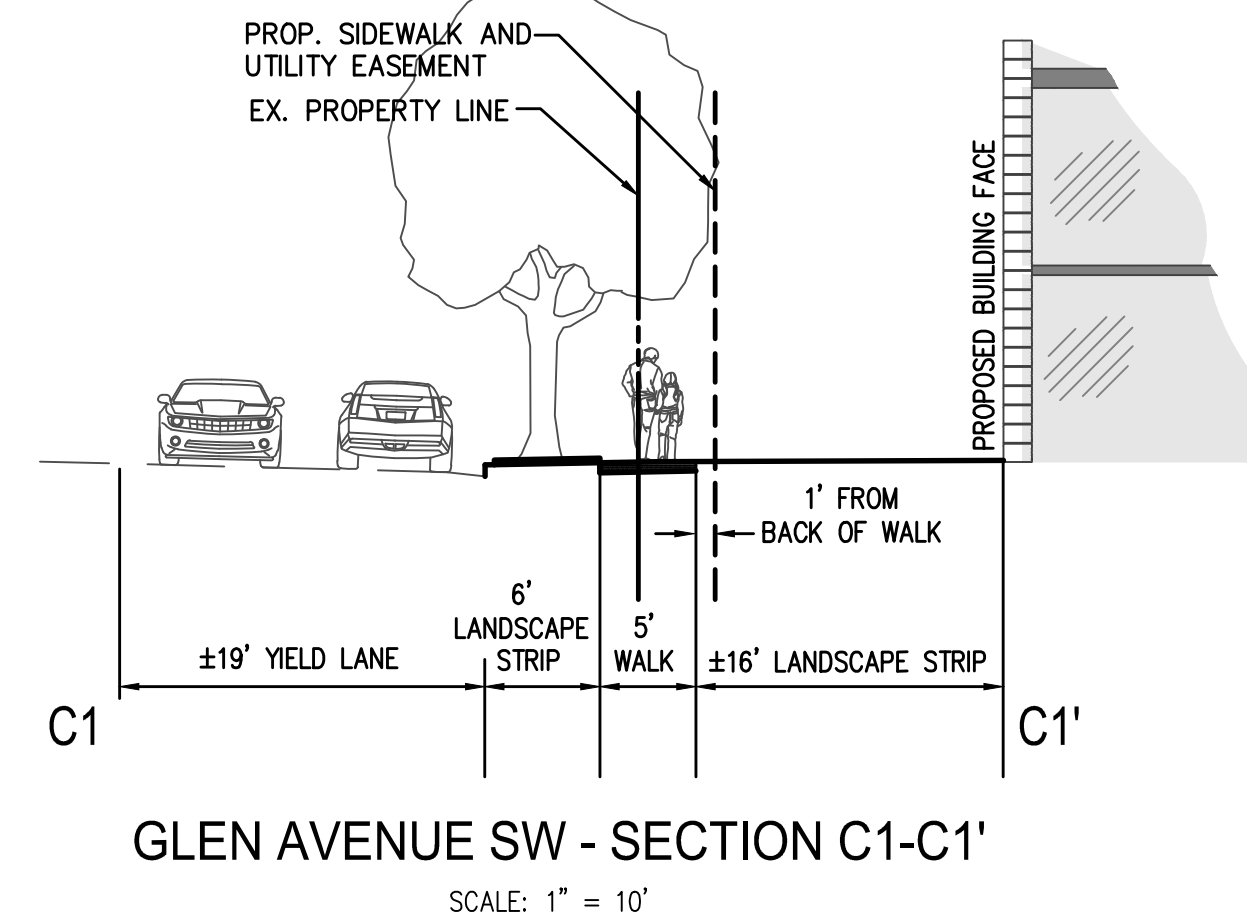
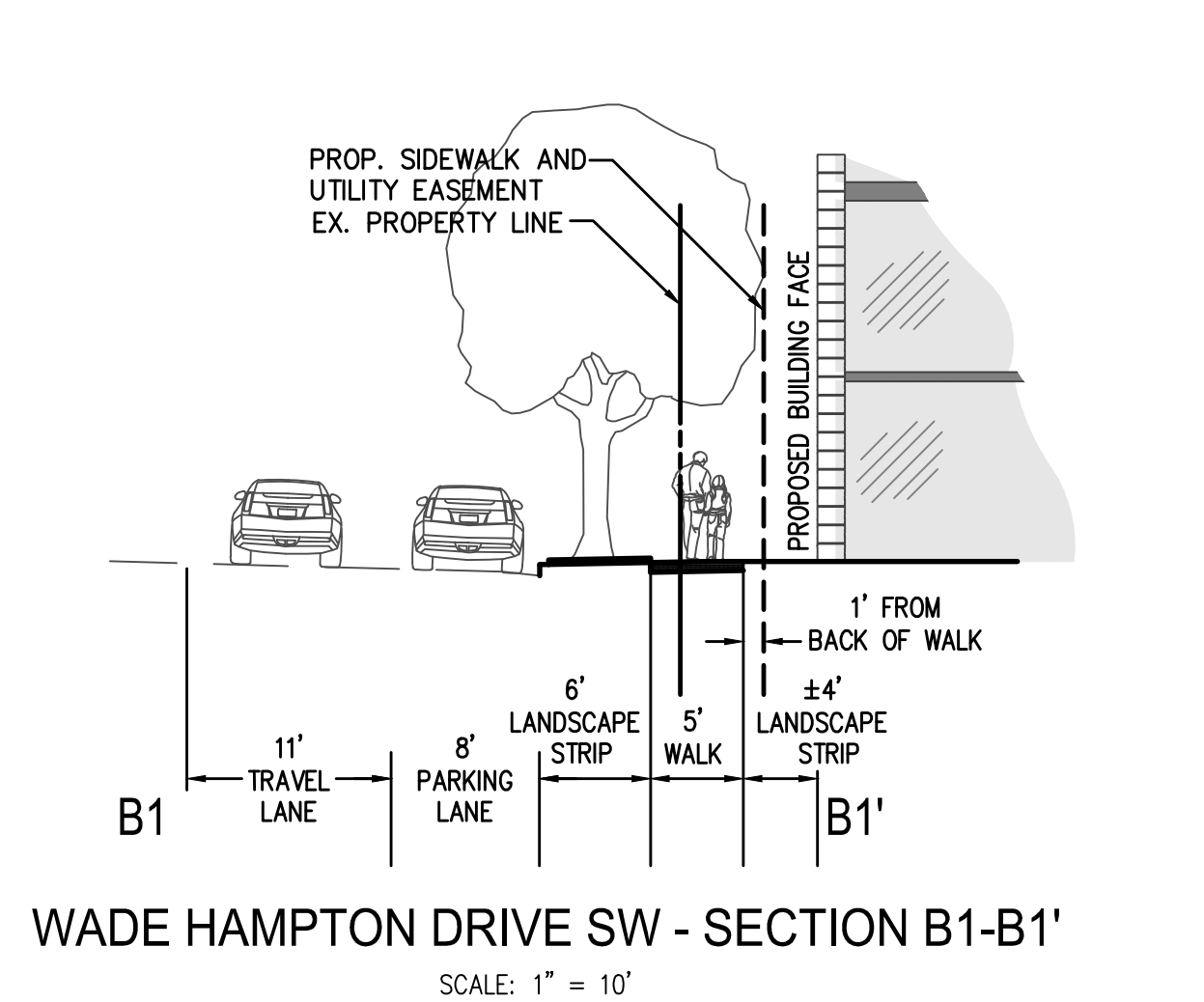
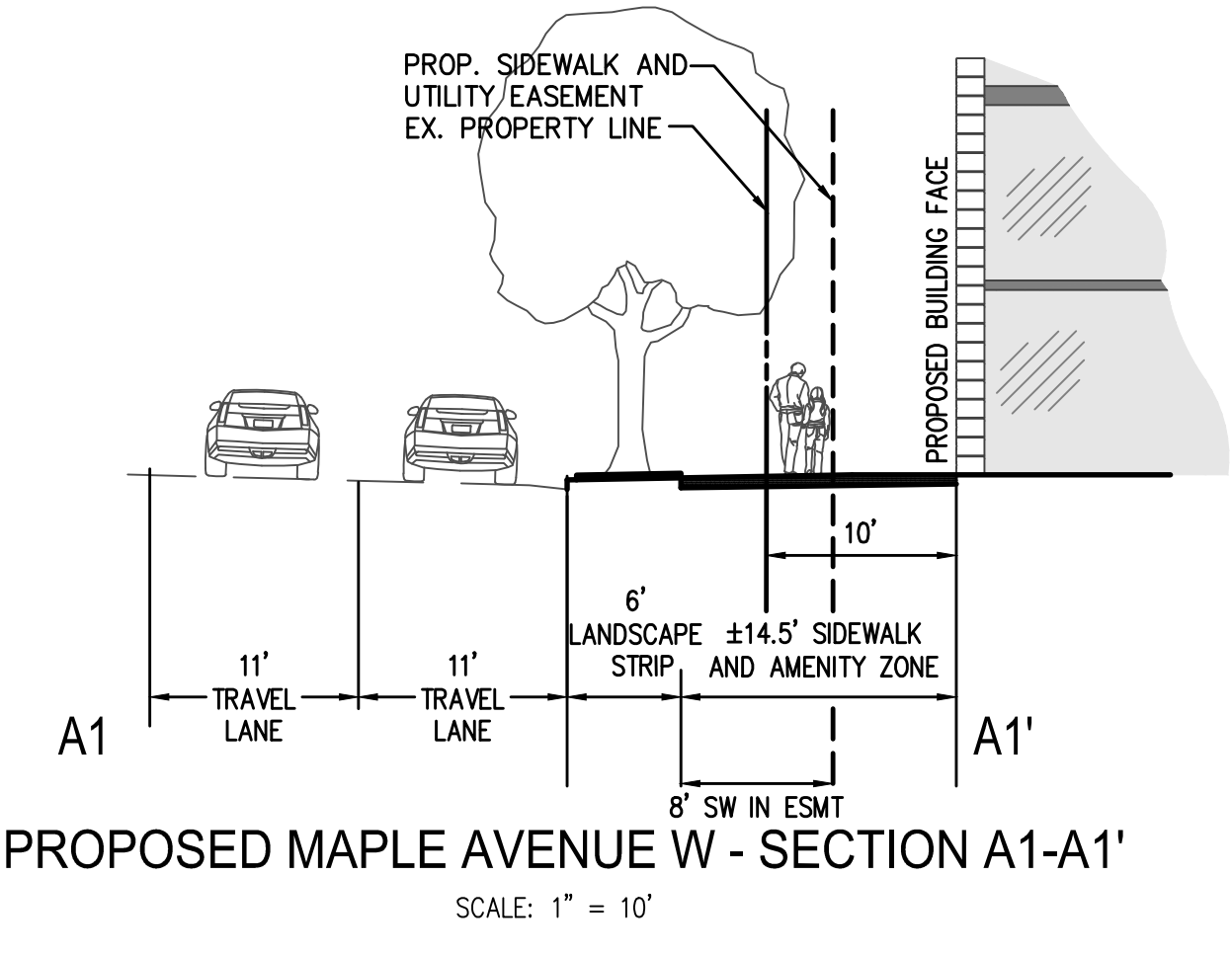
EXISTING PLAN VIEW
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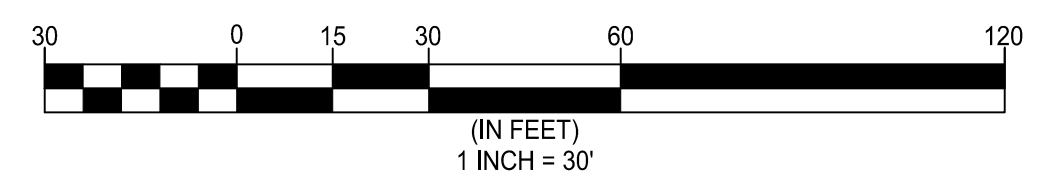
EXISTING CROSS-SECTIONS
SCALE= 1"=10'



PROPOSED PLAN VIEW
SCALE= 1"=30'



PROPOSED CROSS-SECTIONS
SCALE= 1"=10'



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207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPHINC.com

SCALE: 1" = 30' & 1" = 10' | DATE: 11/16/2019 | 12/03/2019

CHECKED: AV
DRAWN: TFB

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

CROSS-SECTION EXHIBIT

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

LOT 1-5A

APPROX. LOCATION OF EX. BUILDING

APPROX. LOCATION OF EX. BUILDING

LOT A-F

EX

LOT 90

LOT 89

MILLWOOD COURT SW
(50' PUBLIC RIGHT-OF-WAY WIDTH)

VCS 1986 - NORTH ZONE

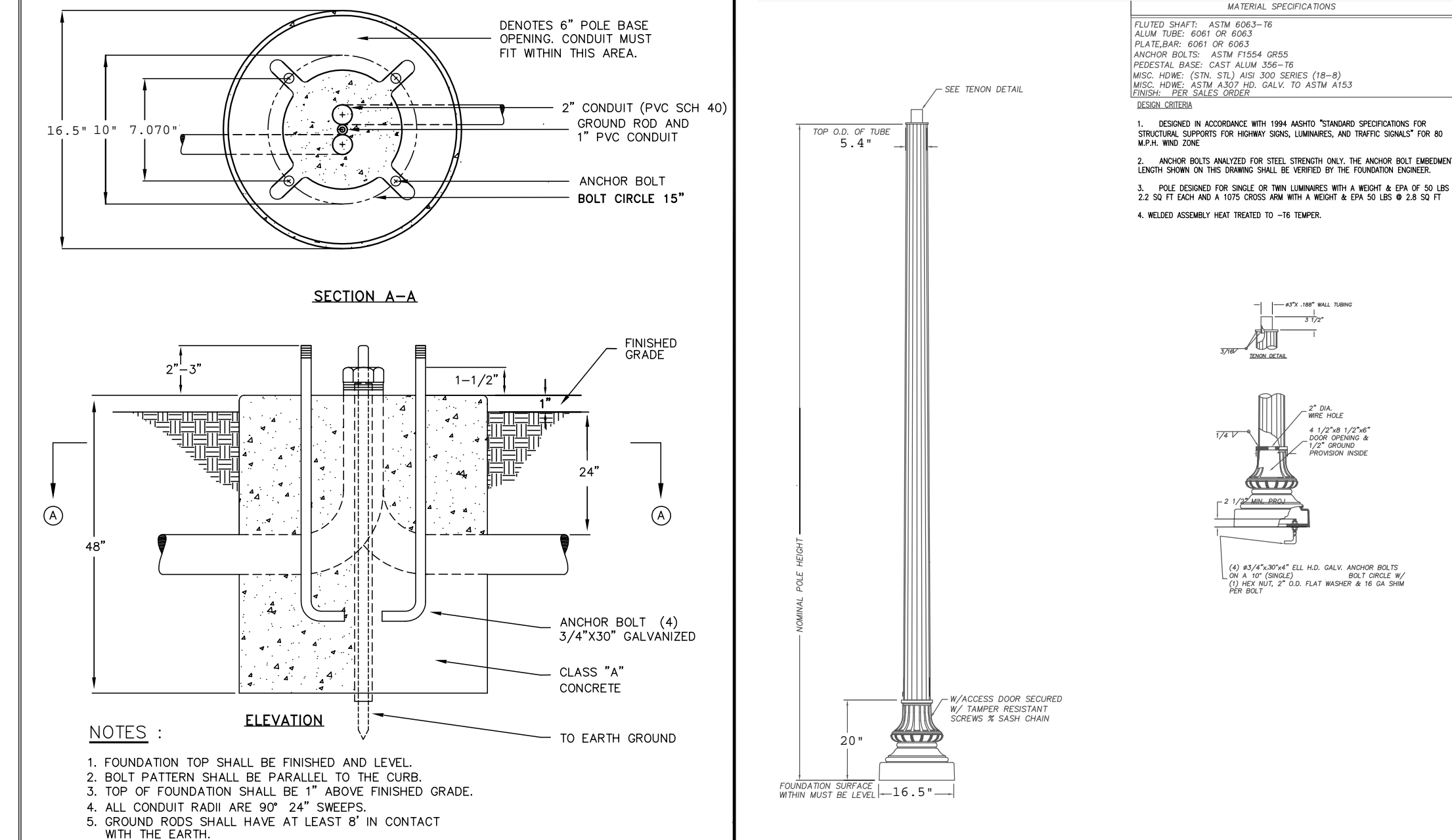
APPROX. LOCATION OF EX. BUILDING
LOT 144

PROP. ASSISTED LIVING BUILDING
BLDG HT: 54 FT
FF=398.00

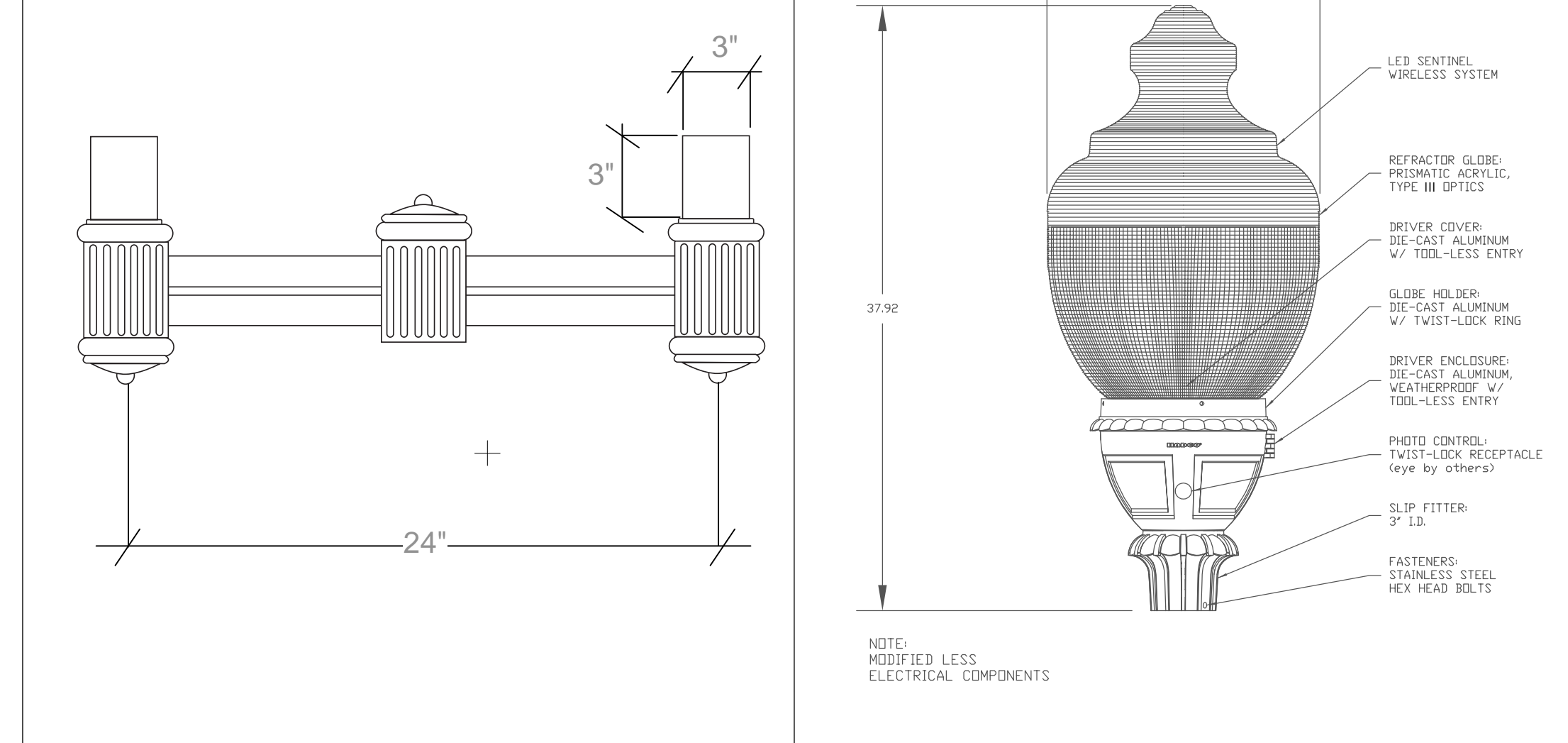
WADE HAMPTON DRIVE SW
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

MAPLE AVENUE WEST - ROUTE 143
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

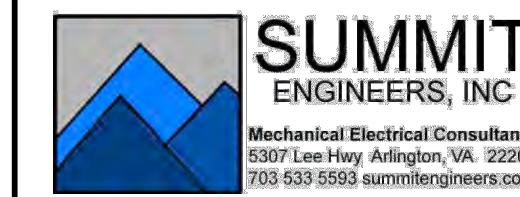
STREET LIGHTING FIXTURE - DETAILS - NOT TO SCALE



FIXTURE TYPE 'D' DUAL ARM DECORATIVE BRACKET



SITE LIGHTING - ELECTRICAL



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: 01.07.19

FINAL LIGHT SELECTION TO BE APPROVED BY BAR								
FIXT. TYPE	DESCRIPTION	MANUFACTURER	CAT. NO.	LAMPS		VOLT	MOUNTING	REMARKS
				NO.	TYPE			
A	NEW DOMINION LED CARLYLE GLOBE	HOLOPHANE	TYPE 3 70W EQ GRN 42316039 DEC RD TAPERED GRN 42062757	1	26 WATT 3000K LED	U	GROUND POLE	14' POLE HEIGHT
B	EXTERIOR LED BOLLARD LIGHTING	SUN VALLEY	COLB2-WA-VLED-ASY-24LED WW-PC	1	26 WATT 3000K LED	U	GROUND POLE	MTD @ 3'-6" UON
C	RECESSED LED CANOPY FIXTURE	EATON	HC6-15-D010-HM6-12-830-61 MD-C-WF	1	14 WATT 3000K LED	U	RECESSED CEILING	MTD @ 11'
D	NEW DOMINION LED CARLYLE DOUBLE GLOBE	HOLOPHANE	TYPE 3 70W EQ GRN 42316039 DEC RD TAPERED GRN 42062757*	2	26 WATT 3000K LED	U	GROUND POLE	14' POLE HEIGHT (3 OPTICS TOWARD MAPLE)
W1	LED WALL SCONCE	SUN VALLEY	COL12-WA-XCA-UT-PLD ASY-W-20LED-450MA-WW-PC	1	28 WATT 3000K LED	U	RECESSED CEILING	MTD @ 14' HEIGHT VARIES
G	GARAGE LED FIXTURE LED FIXTURE	GE	ECR-A-0-A5-F-525-40K-4-B-D	1	35 WATT 3000K LED	U	RECESSED CEILING	MTD @ CEILING HEIGHT VARIES
**= SEE DOUBLE FIXTURE BRACKET DETAIL								

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	0.6	2.1	0.1	21.0:1	6.0:1
WADE HAMPTON	0.6	1.4	0.3	4.7:1	2.0:1
CROSSWALK	0.6	1.1	0.1	11.0:1	6.0:1
SIDEWALK	0.8	7.5	0.2	37.5:1	4.0:1