

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

GENERAL NOTES

1. THE SUBJECT SITE IS LOCATED IN THE TOWN OF VIENNA WITH TAX MAP NO. 03-3-02-0147, AND IS ZONED C-1/RS-16.
2. NO ENVIRONMENTAL OR HISTORICAL FEATURES EXIST ON SITE.
3. THERE IS NO BUFFER REQUIREMENT FOR THE SUBJECT SITE.
4. EXISTING LANDSCAPING AND TREE AREAS DOES NOT APPLY TO THE SUBJECT SITE.
5. NO EXTERIOR POLE MOUNTED LIGHTS ARE PROPOSED WITH THIS PLAN.
6. STREET TREES ALONG WADE HAMPTON DRIVE SUBJECT TO CHANGES WITH SIGHT DISTANCE REQUIREMENTS.
7. GENERAL STANDARDS FOR ON-SITE EXTERIOR LIGHTING:
 - 7.1. HOURS OF ILLUMINATION: INSTITUTIONAL USES, COMMERCIAL USES, AND MIXED USES THAT ARE ADJACENT TO EXISTING SINGLE-FAMILY RESIDENTIAL DEVELOPMENT SHALL EXTINGUISH ALL EXTERIOR LIGHTING-EXCEPT LIGHTING NECESSARY FOR SECURITY OR EMERGENCY PURPOSES WITHIN ONE HOUR OF CLOSING. FOR THE PURPOSE OF THIS SUBSECTION, LIGHTING "NECESSARY FOR SECURITY OR EMERGENCY PURPOSES" SHALL BE CONSTRUED TO MEAN THE MINIMUM AMOUNT OF EXTERIOR LIGHTING NECESSARY TO ILLUMINATE POSSIBLE POINTS OF ENTRY OR EXIT INTO A STRUCTURE, TO ILLUMINATE EXTERIOR WALKWAYS, OR TO ILLUMINATE OUTDOOR STORAGE AREAS.
 - 7.2. SHIELDING: ALL EXTERIOR LUMINARIES, INCLUDING SECURITY LIGHTING, SHALL BE FULL CUT-OFF FIXTURES AND DIRECTED DOWNWARD. IN NO CASE SHALL LIGHTING BE DIRECTED ABOVE A HORIZONTAL PLANE THROUGH THE LIGHTING FIXTURE.
 - 7.3. MAXIMUM HEIGHT: EXCEPT FOR ATHLETIC FIELDS OR PERFORMANCE AREAS, THE HEIGHT OF OUTDOOR LIGHTING, WHETHER MOUNTED ON POLES, WALLS OR BY OTHER MEANS, SHALL BE NO GREATER THAN 25 FEET ABOVE GRADE.
 - 7.4. MAXIMUM ILLUMINATION VALUE: ALL OUTDOOR LIGHTING AND INDOOR LIGHTING VISIBLE FROM OUTSIDE SHALL BE DESIGNED AND LOCATED SO THAT THE MAXIMUM ILLUMINATION MEASURE IN FOOTCANDLES AT GROUND LEVEL AT A LOT LINE SHALL NOT EXCEED THE STANDARDS IN TABLE 18-95.15.A., MAXIMUM ILLUMINATION. IN NO INSTANCE SHALL ILLUMINATION LEVELS WITHIN A SITE EXCEED 30 FOOTCANDLES.
8. THE DEVELOPER IS CURRENTLY IN COORDINATION WITH THE DRY UTILITY PROVIDERS TO DETERMINE FEASIBILITY OF UNDERGROUNDING THE OVERHEAD UTILITIES ON MAPLE AVENUE.

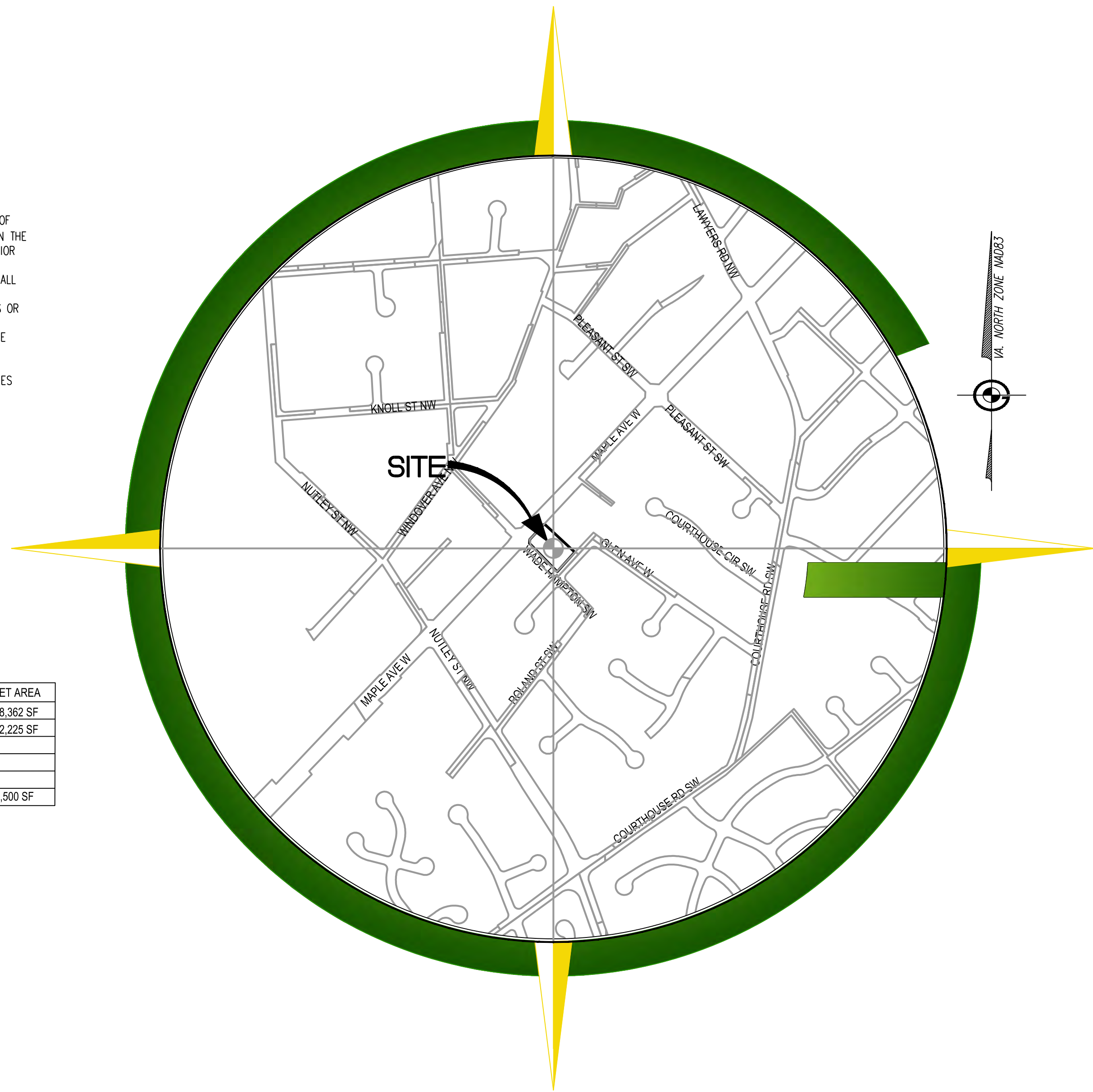
ZONING REQUIREMENTS:

	MAC ZONE REGULATIONS	PROPOSED CONDITIONS
Zoning	C-1/RS-16	C-1/RS-16
Lot Area	N/A	36,842 SF/0.84 A.C.
Lot Width	N/A	143.08 ft.
Gross Floor Area	N/A	133.30 sq ft.
Net Floor Area	N/A	68,087 sq ft.
Min. Yard, Front (on Maple Ave) ⁽¹⁾	20 ft.	20.03 ft.
Max. Yard, Front (on Maple Ave) ⁽¹⁾	64 ft.	22.11 ft.
Min. Yard, Front (on Side Streets - Wade Hampton Dr.) ⁽¹⁾	15 ft.	15.00 ft.
Max. Yard, Front (on Side Streets - Wade Hampton Dr.) ⁽¹⁾	64 ft.	17.37 ft.
Min. Yard, Front (on Side Streets - Glen Ave.) ⁽¹⁾	15 ft.	25.51 ft.
Max. Yard, Front (on Side Streets - Glen Ave.) ⁽¹⁾	64 ft.	28.30 ft.
Min. Yard, Side	8 ft.	8 ft.
Max. Impervious Area	80%	89.12%
Min. Pervious Area	20%	10.88%
Max. Building Height	54 ft.	48 ft.
Min. Building Frontage ⁽²⁾	25%	96%
Parking Spaces (Retail)	38 Spaces	42 Spaces
Parking Spaces (Residential)	74 Spaces	83 Spaces
Max Offstreet Parking ⁽³⁾	95 Spaces	125 Spaces
Total Parking Spaces	118 Spaces	125 Spaces
Min. Open Space	20%	24.34%

- (1) Yards are measured from face of curb to the edge of the front building walls.
(2) At least 25% of the front building wall shall be built within five (5) feet of the minimum setback.
(3) Includes 1.25 adjustment for structured parking.

UNIT MIX:

UNIT TYPE	# OF UNITS	NET AREA
2 BEDROOM	30	48,362 SF
3 BEDROOM	7	12,225 SF
TOTAL UNITS	37	
RETAIL SPACE		7,500 SF



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

VICINITY MAP
SCALE: 1" = 500'

CIVIL ENGINEER
GREENWAY ENGINEERING
20 PIDGEON HILL DRIVE, SUITE 208
STERLING, VIRGINIA 20165
703-328-0788

SHEET INDEX

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02	EXISTING CONDITIONS
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05	SWM - PRE DEVELOPMENT DRAINAGE DIVIDES
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11	PRELIMINARY LANDSCAPE PLAN
12	LIGHTING EXHIBIT
13	ZONING EXHIBIT

TABLE 18-95.15.A.: MAXIMUM ILLUMINATION

TYPE OF USE ABUTTING PROPOSED DEVELOPMENT	MAXIMUM ILLUMINATION LEVEL AT LOT LINE (FOOTCANDLES)
RESIDENTIAL USE OR VACANT LAND ZONED FOR RESIDENTIAL DEVELOPMENT	0.50
INSTITUTIONAL USE	1.00
MIXED USE	2.00
PARKING LOT	2.50

PARKING TABULATIONS

PARKING REQUIRED
2 SPACES/RESIDENTIAL UNIT
1 SPACE/200 SQ FT RETAIL
37 UNITS X 2 SPACES = 74 SPACES REQUIRED
7,500 SQ FT RETAIL / 200 = 38 SPACES REQUIRED

PARKING PROVIDED
RESIDENTIAL PARKING PROVIDED*
RETAIL PARKING PROVIDED
(SEE ARCHITECTURAL DRAWINGS FOR LOWER LEVEL GARAGE PLAN)
83 SPACES
42 SPACES

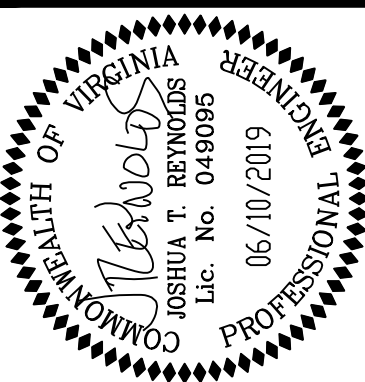
BICYCLE PARKING REQUIRED
RESIDENT BIKE STORAGE
SHORT TERM STORAGE - 1 SPACE PER 10 UNITS
LONG TERM STORAGE - 1 SPACE PER 10 UNITS
RETAIL BIKE STORAGE
1 SPACE / 5,000 SQ FT
1 SPACES / 25,000 SQ FT FOR EMPLOYEES
37 UNITS / 10 = 4 SPACES
37 UNITS / 10 = 4 SPACES
7,500 SQ FT / 5,000 = 2 SPACES
7,500 SQ FT / 25,000 = 1 SPACE

BICYCLE PARKING PROVIDED
RESIDENTIAL PARKING PROVIDED
RETAIL PARKING PROVIDED
24 SPACES
6 SPACES

COVER

380 W MAPLE AVENUE
MAC ZONING PLAN

HUNTER MILL TOWN OF VIENNA TRANSPORT
TOWN OF VIENNA, VIRGINIA



No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE	03/19/2019 05/07/2019 05/22/2019 06/10/2019
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DATE: FEB 2019

C.I. = N/A

SCALE: AS NOTED

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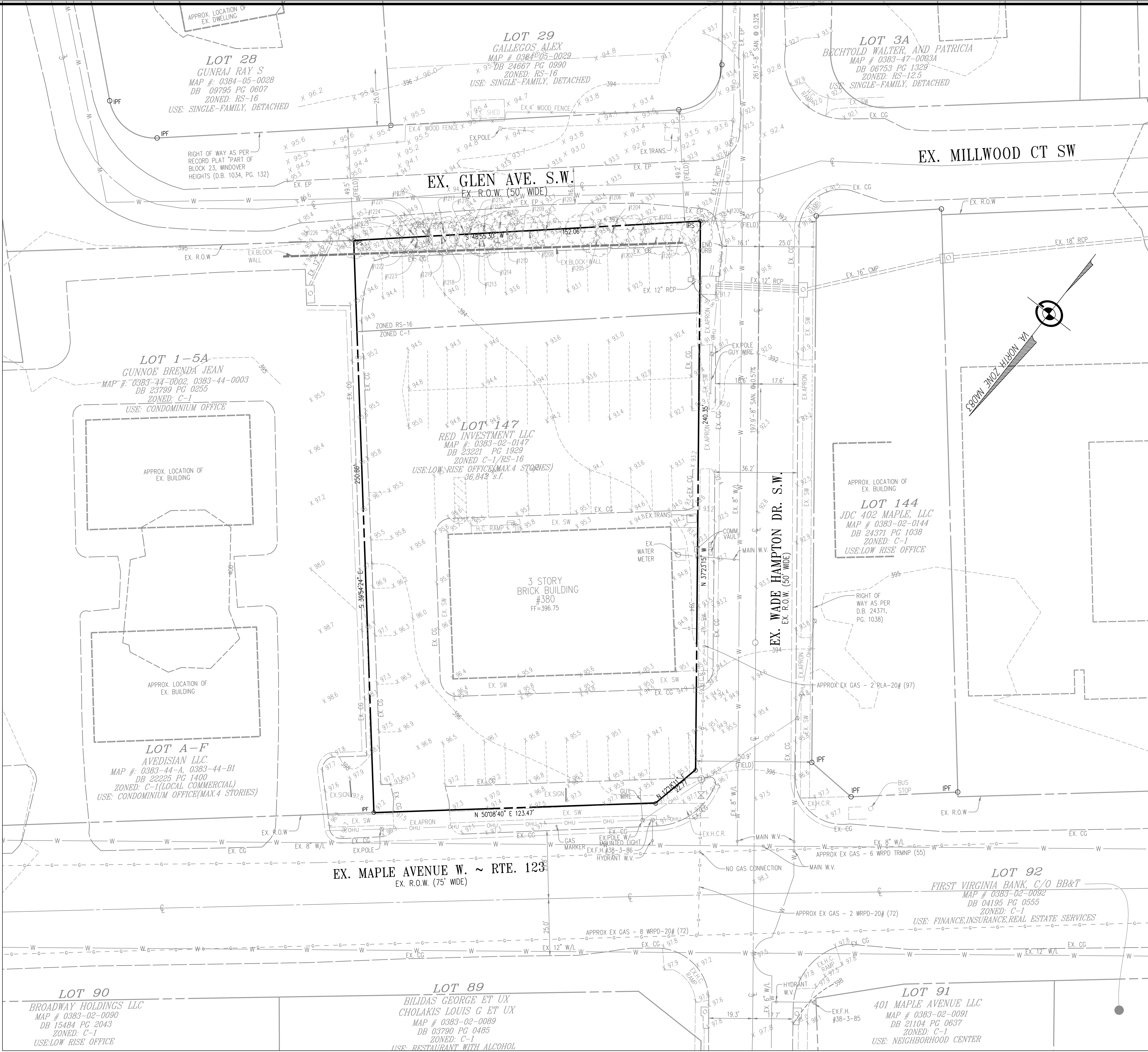
SHEET
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TREE TABULATION	
DL= DENOTES APPROX. DRIP LINE RADIUS	
NO.	DESCRIPTION
1200	16" LOCUST 16' DL
1201	12" LOCUST 12' DL
1202	18" LOCUST 16' DL
1203	12" LOCUST 12' DL
1204	8" LOCUST 10' DL
1205	18" TREE 14' DL
1206	8" LOCUST 10' DL
1207	6" LOCUST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

NOTE: THERE ARE NO EXISTING UTILITY EASEMENTS ON-SITE



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EXISTING CONDITIONS

380 W MAPLE AVENUE
MAC ZONING PLAN

HUNTER MILL, TOWN OF VIENNA, TRANSPORT
TOWN OF VIENNA, VIRGINIA



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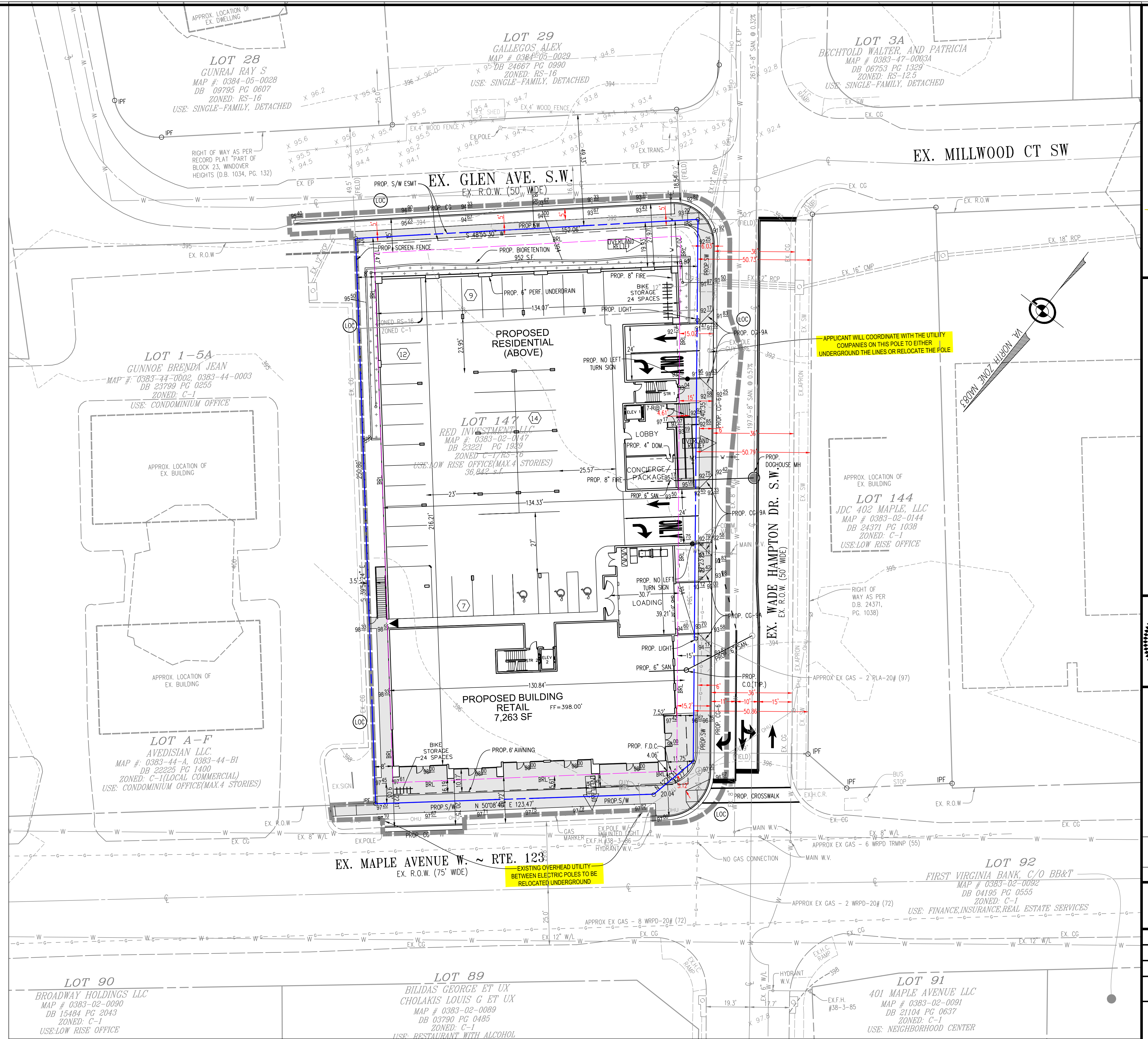
C.I. = 2'

SCALE: 1" = 20'

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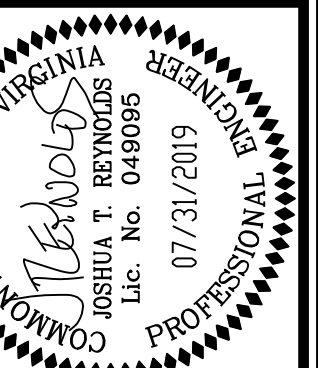
- THIS APPLICATION PROPOSES A SIDEWALK EASEMENT ALONG GLEN AVENUE.
- THERE AREA NO KNOWN ENVIRONMENTAL OR HISTORICAL FEATURES ON SITE
- FINAL STRIPING ON WADE HAMPTON AND ANY ADDITIONAL RIGHT-OF-WAY STRIPING TO BE DETERMINED DURING THE FINAL SITE PLAN



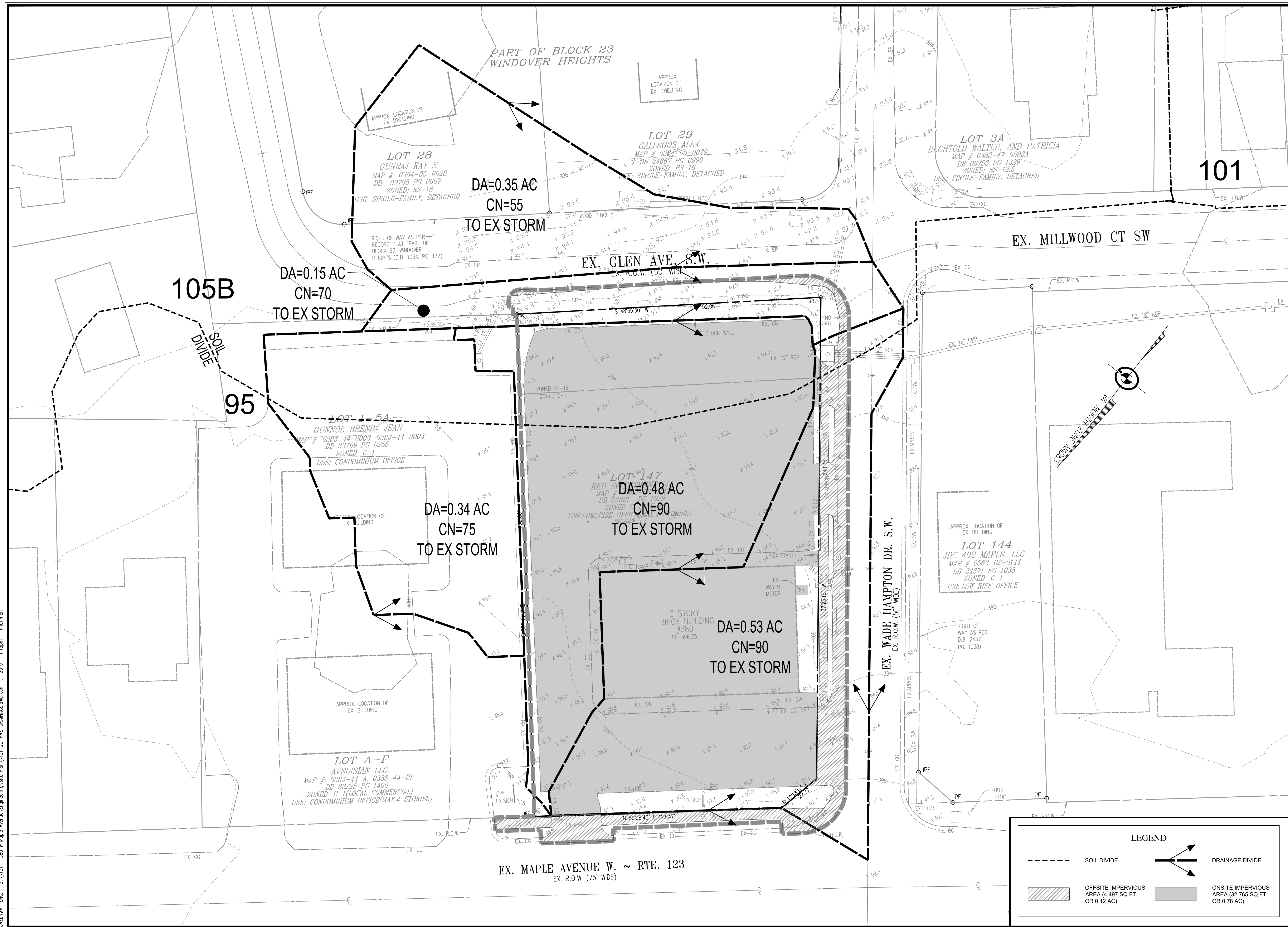
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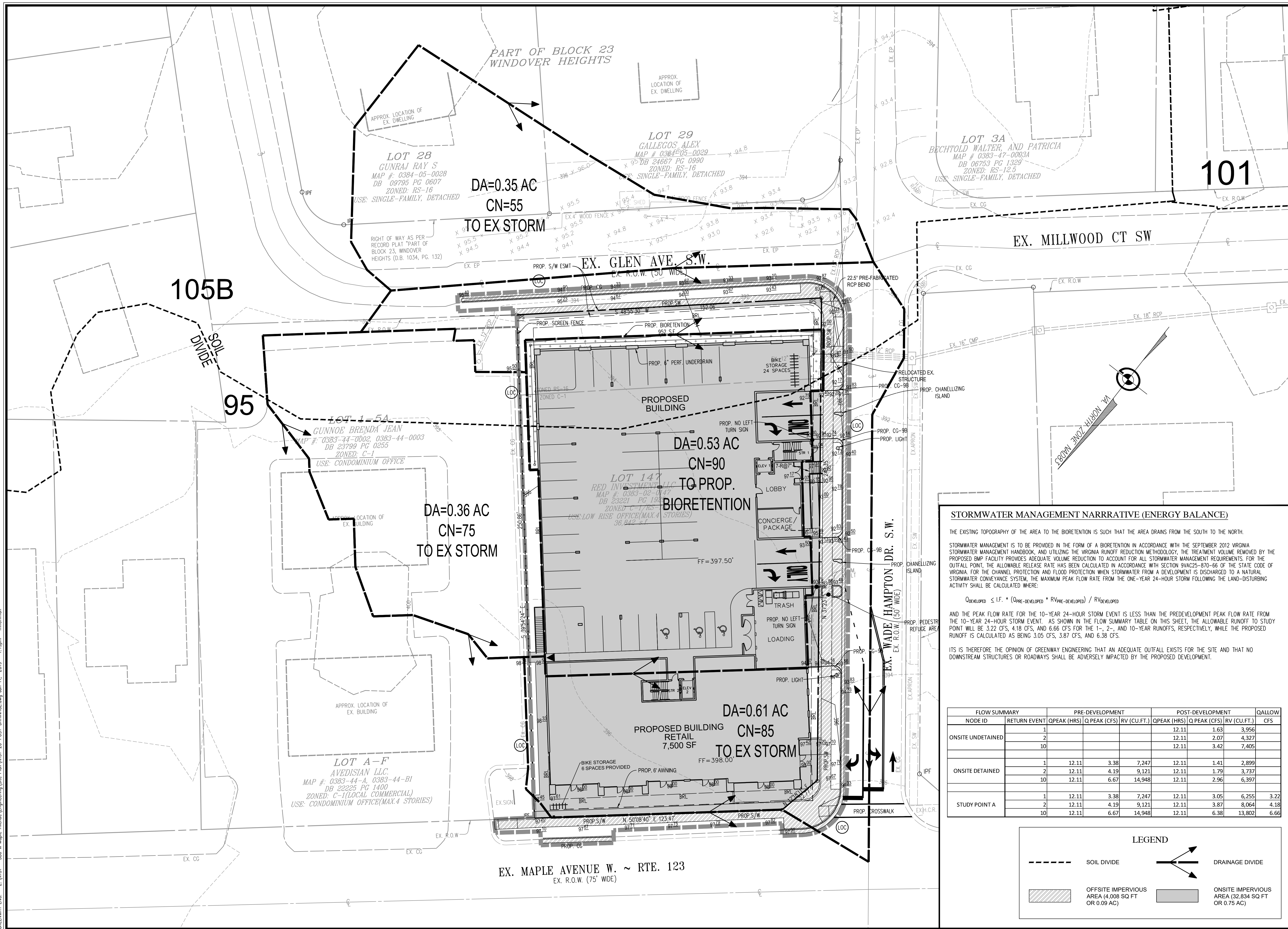
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380 W MAPLE AVENUE
MAC ZONING PLAN
HUNTER MILL TOWN OF VIENNA TRANSPORT
TOWN OF VIENNA, VIRGINIA

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Project Title: 380 West Maple
Date: 43537

Total Rainfall (in):	43
Total Disturbed Acreage:	1.01

Pre-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.00	0.08	0.08	0.16	16
Impervious Cover (acres)	0.00	0.00	0.16	0.69	0.85	84
					1.01	100

	A soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.00	0.09	0.05	0.14	14
Impervious Cover (acres)	0.00	0.00	0.15	0.72	0.87	86
					1.01	100

	Final Post-Development (Post-ReDevelopment & New Impervious)	Post- ReDevelopment	Post- Development (New Impervious)	Adjusted Pre- ReDevelopment
Site Rv	0.85	0.85	0.95	0.85
Treatment Volume (ft ³)	3,117	3,048	69	3,048
TP Load (lb/yr)	1.96	1.92	0.04	1.92

Total TP Load Reduction Required (lb/yr)	0.42	0.38	0.04
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	Final Post-Development Load (Post-ReDevelopment & New Impervious)	Pre-ReDevelopment
TN Load (lb/yr)	14.01	13.79

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)			0.03		0.03	0.22
Impervious Cover (acres)			0.10	0.40	0.50	0.95
Total					0.53	

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	0.03	0.50	0	699	1,049	1,748	25	0.00	1.10	0.60	0.49	

Maximum % Reduction Required Below Pre-ReDevelopment Load	20%
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Total Runoff Volume Reduction (ft³)	699
Total TP Load Reduction Achieved (lb/yr)	0.60
Total TN Load Reduction Achieved (lb/yr)	5.02
Remaining Post Development TP Load (lb/yr)	1.36
Remaining TP Load Reduction (lb/yr) Required	0.00

**** TARGET TP REDUCTION EXCEEDED BY 0.19 LB/YEAR ****

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BEST MANAGEMENT PRACTICES - COMPUTATIONS

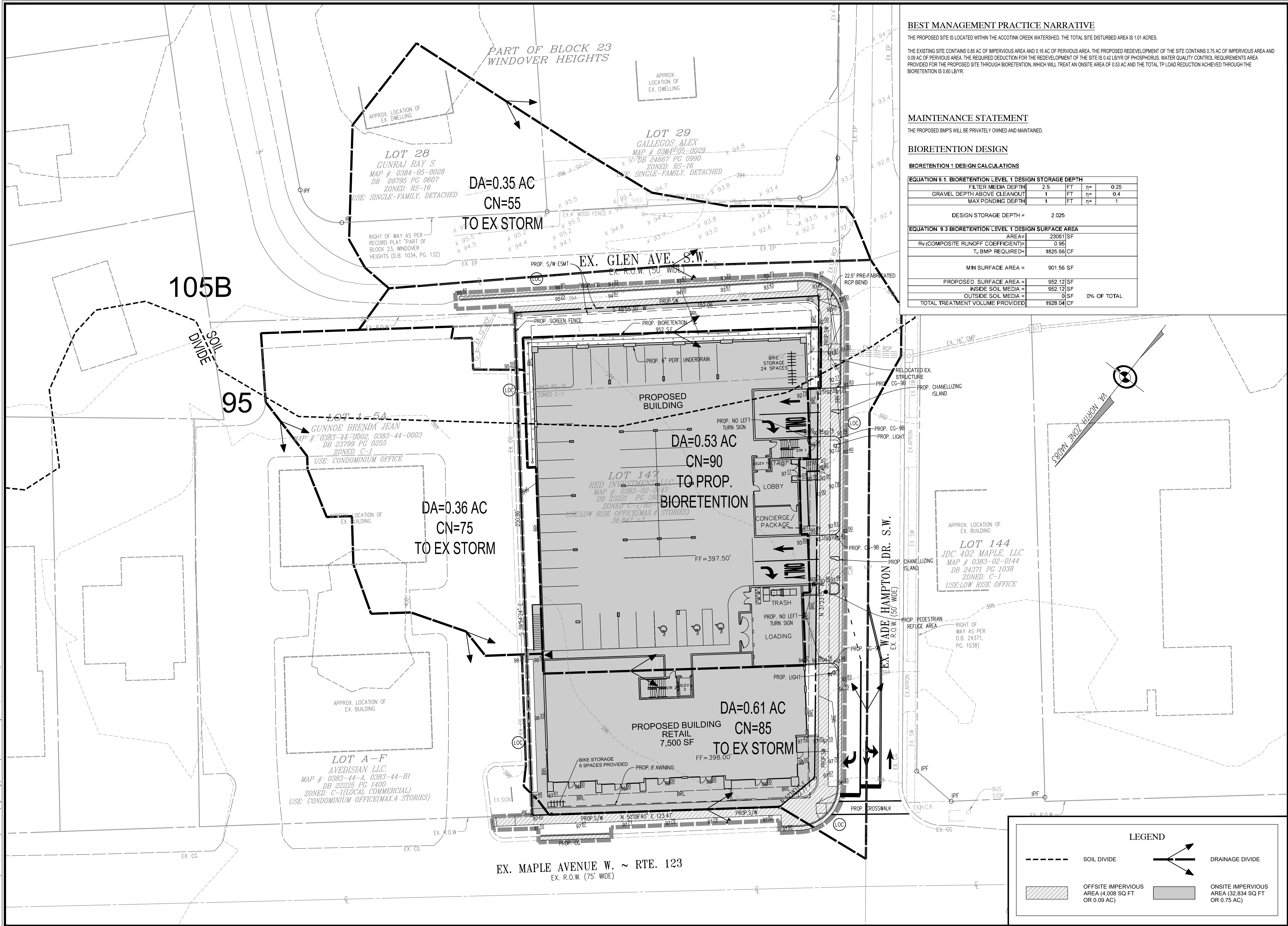
380 W MAPLE AVENUE

MAC ZONING PLAN

MILL TOWN OF VIENNA TRADING COMPANY, INC.
TOWN OF VIENNA, VIRGINIA

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PLAN DATE	
03/10/2019	
04/02/2019	
05/07/2019	
05/22/2019	
06/10/2019	
	
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C.I.= N/A	
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BEST MANAGEMENT PRACTICE NARRATIVE

THE PROPOSED SITE IS LOCATED WITHIN THE ACCOTINK CREEK WATERSHED. THE TOTAL SITE DISTURBED AREA IS 1.01 ACRES.

THE EXISTING SITE CONTAINS 0.85 AC OF IMPERVIOUS AREA AND 0.16 AC OF PERVIOUS AREA. THE PROPOSED REDEVELOPMENT OF THE SITE CONTAINS 0.75 AC OF IMPERVIOUS AREA AND 0.09 AC OF PERVIOUS AREA. THE REQUIRED DEDUCTION FOR THE REDEVELOPMENT OF THE SITE IS 0.42 LB/YR OF PHOSPHORUS. WATER QUALITY CONTROL REQUIREMENTS AREA PROVIDED FOR THE PROPOSED SITE THROUGH BIORETENTION, WHICH WILL TREAT AN ONSITE AREA OF 0.53 AC AND THE TOTAL TP LOAD REDUCTION ACHIEVED THROUGH THE BIORETENTION IS 0.60 LB/YR.

MAINTENANCE STATEMENT

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

BIORETENTION DESIGN

BIORETENTION 1 DESIGN CALCULATIONS

EQUATION 9.1. BIORETENTION LEVEL 1 DESIGN STORAGE DEPTH			
FILTER MEDIA DEPTH	2.5	FT	n= 0.25
GRAVEL DEPTH ABOVE CLEANOUT	1	FT	n= 0.4
MAX PONDING DEPTH	1	FT	n= 1
DESIGN STORAGE DEPTH = 2.025			
EQUATION 9.3 BIORETENTION LEVEL 1 DESIGN SURFACE AREA			
AREA=	23061	SF	
Rv (COMPOSITE RUNOFF COEFFICIENT)=	0.95		
Tv BMP REQUIRED=	1825.66	CF	
MIN SURFACE AREA = 901.56 SF			
PROPOSED SURFACE AREA =	952.12	SF	
INSIDE SOIL MEDIA =	952.12	SF	
OUTSIDE SOIL MEDIA =	0	SF	0% OF TOTAL
TOTAL TREATMENT VOLUME PROVIDED	1928.04	CF	

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BEST MANAGEMENT PRACTICES - POST-DEVELOPMENT

380 W MAPLE AVENUE
MAC ZONING PLAN

HUNTER MILL, TOWN OF VIENNA, TRANSPORT
TOWN OF VIENNA, VIRGINIA

COMMONWEALTH OF VIRGINIA
JOSHUA T. REYNOLDS
Lic. No. 049095
06/10/2019
PROFESSIONAL ENGINEER

PLAN DATE	DESCRIPTION
03/19/2019	
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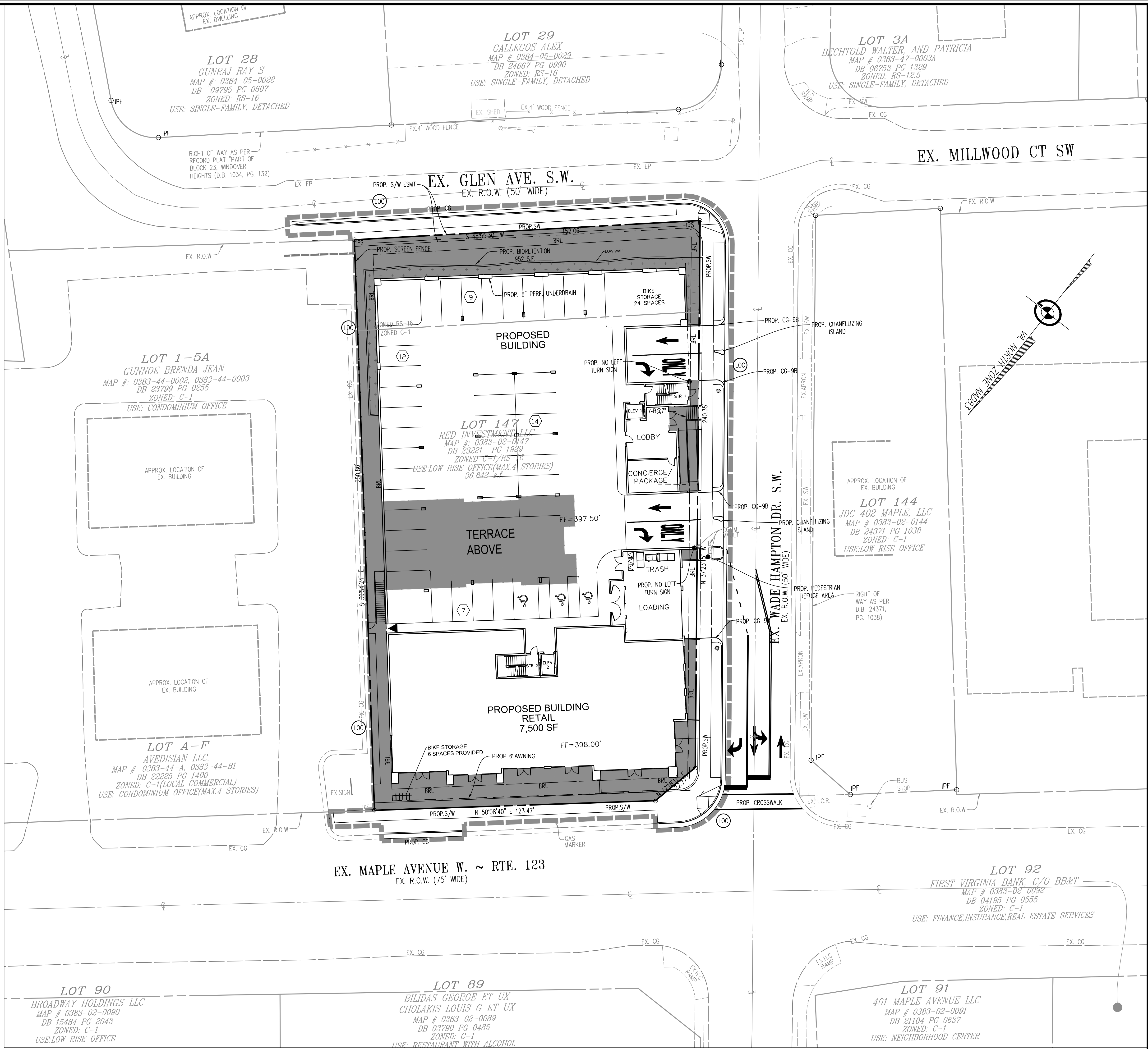
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LEGEND



PROP. OPEN SPACE

PROP. OPEN SPACE = 8,966 SQ FT
/36,842 SQ FT
= 24.34%



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OPEN SPACE EXHIBIT

380 W MAPLE AVENUE

MAC ZONING PLAN

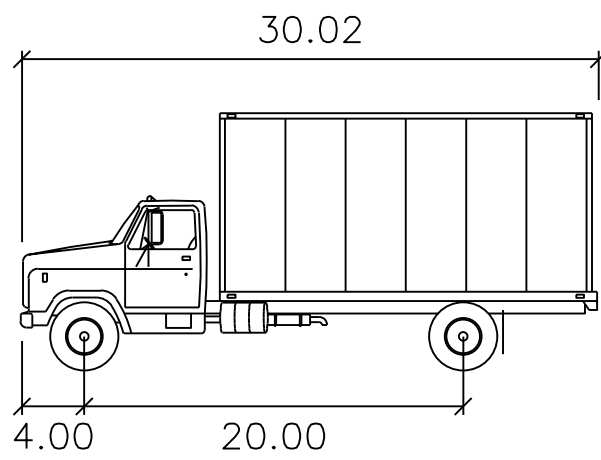
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GENERAL PLANT PALETTE		NATIVE
BOTANICAL NAME	COMMON NAME	POLLINATORS
CANOPY SPECIES		
ACER RUBRUM	RED MAPLE	
TILIA AMERICANA	AMERICAN LINDEN	
UNDERSTORY SPECIES		
CARPINUS CAROLINIANA	AMERICAN HORNBEAM	
CERCIS CANADENSIS	EASTERN REDBUD	
SHRUB SPECIES		
CORNUS SERICEA	RED OSIER DOGWOOD	
FORSYTHIA X INTERMEDIA 'NIMBUS'	NIMBUS FORSYTHIA	
ILEX GLABRA	INKBERRY	
PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	
HYPERICUM PROLIFICUM	SHRUBBY SAINT JOHN'S WORT	*
RHUS	SUMAC	*
SAMBUCUS	ELDERBERRY	*
CLETHRA ALNIFOLIA	SUMMERSWEET	*
FILIPENDULA ULMARIA	MEADOWSWEEP	*
SPIRAEA TOMENTOSA	STEEPLEBUSH	*
BAPTISIA AUSTRALIS	WILD BLUE INDIGO	*
CORNUS AMOMUM	SILKY-STEMMED DOGWOOD	*
CORNUS RACEMOSA	GRAY-STEMMED DOGWOOD	*
VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	*
CEPHALANTHUS OCCIDENTALIS	BUTTON BUSH	*
ZANTHOXYLUM CLAVA-HERCULIS	HERCULES' CLUB	*
VINE SPECIES		
LONICERA SEMPERVIRENS	CORAL HONEYSUCKLE	*
PASSIFLORA INCARNATA	PASSIONFLOWER	*
GESEMIUM SEMPERVIRENS	CAROLINA JASMINE	*
BIGNONIA CAPREOLATA	CROSS VINE	*
WILDFLOWER SPECIES		
SOLIDAGO	GOLDENRODS	*
MONARDO FISTULOSA	WILD BERGAMOT	*
LOBELIA CARDINALIS	CARDINAL FLOWER	*
PONTERERIA CORDATA	PICKEREL WEED	*
PYCNANTHEMUM	MOUNTAIN MINT	*
EUTROCHIMUM PURPUREUM	JOE-PYE WEED	*
VERONIA	IRONWEED	*
SENNIA HEBECARPA	WILD SENNA	*
SILPHIUM PERFOOLIATUM	CLIP PLANT	*
ECHINACEA	PURPLE CONEFLOWER	*
SYMPHYOTRICHUM NOVAE-ANGLIAE	NEW ENGLAND ASTER	*
SYMPHYOTRICHUM NOVI-BELGII	NEW YORK ASTER	*
AGASTACHE FOENICULUM	BLUE GIANT HYSSOP	*
AGASTACHE SCROPHULARIIFOLIA	PURPLE GIANT HYSSOP	*
ASCELEPHIAS	MILKWEEDS	*
DESMODIUM CANADENSE	SHOWY TICK TREFOIL	*
APOCYNUM CANNABINUM	DOGBANE	*
GERANIUM MACULATUM	WILD GERANIUM	*
ZIZIA AUREA	GOLDEN ALEXANDER	*
HELIANTHUS	HELIANTHUS	*
GROUND COVER SPECIES		
MENTHA REQUIENII	CREeping MINT	*
VIOLA	VIOLETS	*
PHLOX STOLONIFERA	CREeping PHLOX	*
PHLOX SUBULATA	MOSS PHLOX	*
FRAGARIA VESCA	WILD STRAWBERRY	*

LEGEND:

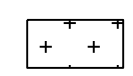


PROPOSED CANOPY TREE

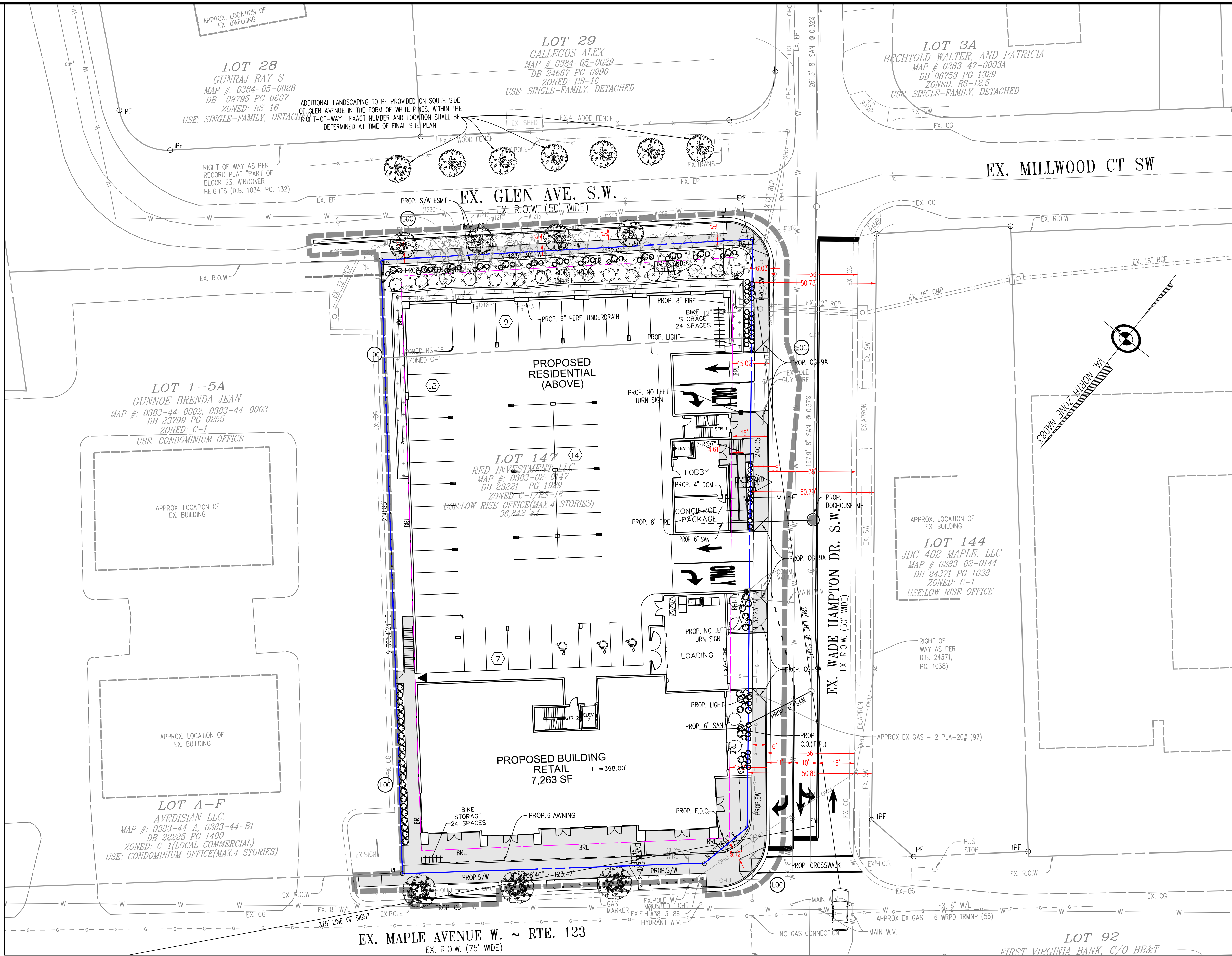
PROPOSED UNDERSTORY TREE



PROPOSED SHRUB



PROPOSED GROUND COVER



LANDSCAPING NOTES:

THIS LANDSCAPING PLAN IS CONCEPTUAL IN NATURE, AND CAN BE MODIFIED AT TIME OF FINAL SITE PLAN GIVEN THAT THE APPLICATION MEETS ALL COUNTY REQUIREMENTS FOR CANOPY COVERAGE, SCREENING AND BUFFERS. THE APPLICANT RESERVES THE RIGHT TO PROVIDE ADDITIONAL LANDSCAPING AT TIME OF FINAL SITE PLAN. STREET TREES SHALL BE CANOPY TREES IF THEY ARE NOT LOCATED UNDER UTILITY LINES, AND SHALL BE UNDERSTORY TREES IF THEY ARE LOCATED UNDER UTILITY LINES, PER SECTION 18-95.12.C.1 OF THE TOWN CODE.

ALL LANDSCAPING SHALL BE INSTALLED TO NOT CONFLICT WITH LINES OF SIGHT. DETERMINATION OF FINAL SPECIES, LOCATION AND NUMBER OF LANDSCAPING ELEMENTS SHALL BE DETERMINED AT TIME OF FINAL SITE PLAN.

*NATIVE POLLINATORS NOTE: THE APPLICANT SHALL PROVIDE NATIVE POLLINATORS ON-SITE AS A SUPPLEMENT TO THE MINIMUM REQUIRED LANDSCAPING FOR THIS APPLICATION. PLEASE SEE THIS SHEET FOR A LIST OF ACCEPTABLE NATIVE POLLINATORS AS COORDINATED WITH THE TOWN OF VIENNA. EXACT LOCATION AND NUMBER OF NATIVE POLLINATORS SHALL BE COORDINATED AND DETERMINED AT TIME OF FINAL SITE PLAN.

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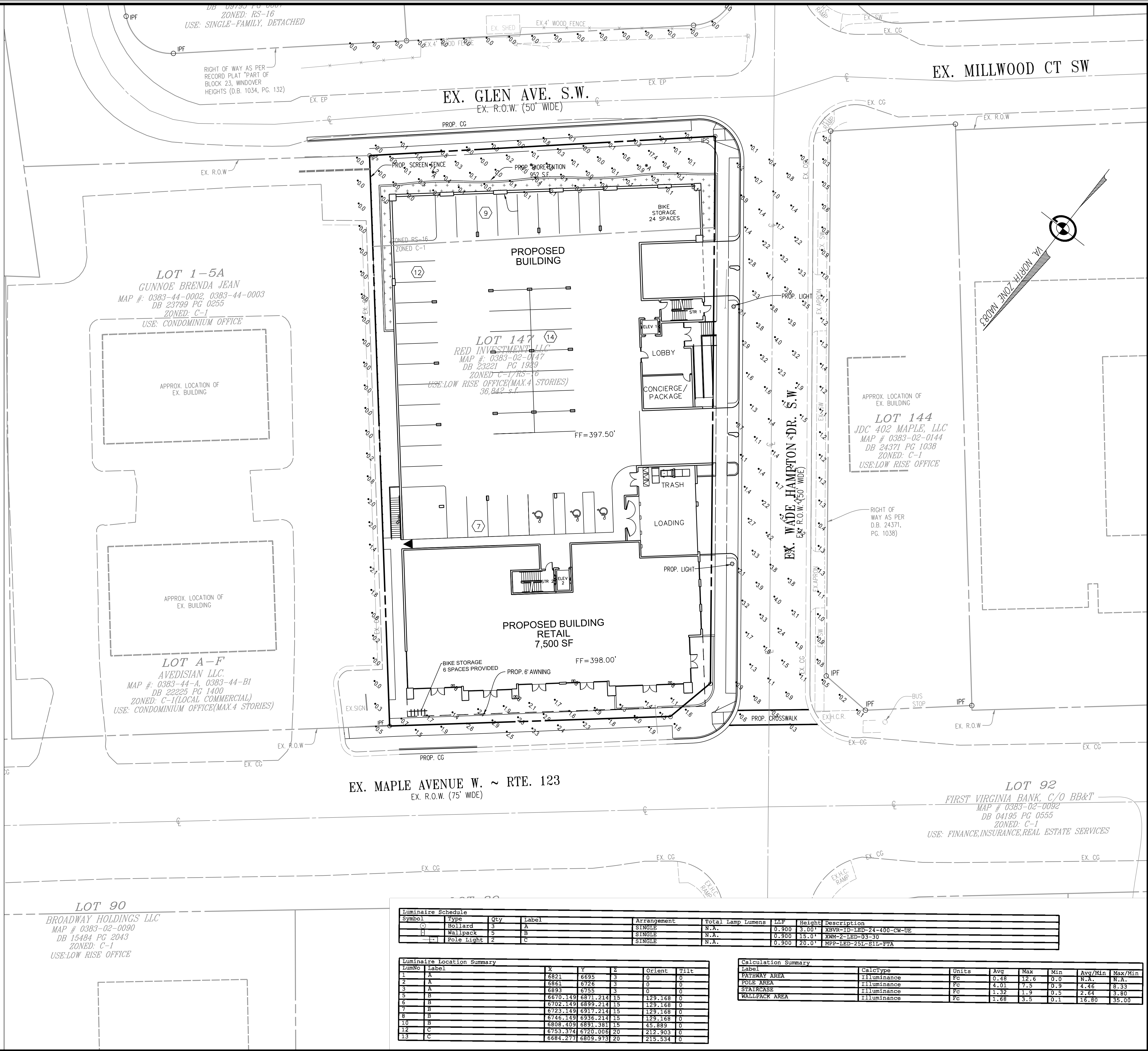
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OFFICES IN: STERLING, VA & MARTINSBURG, WV

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

No.	DATE	DESCRIPTION	REVISIONS

PLAN DATE
03/19/2019
05/07/2019
05/22/2019
06/10/2019
07/31/2019

DATE: FEB 2019
C.I. = 2'
SCALE: 1" = 20'
FILE No.
N131
SHEET
11
OF
13



Luminaire Schedule									
Symbol	Type	Qty	Label	Arrangement	Total Lamp Lumens	LUF	Height	Description	
(C)	Bollard	3	A	SINGLE	N.A.	0.900	3.00'	XBVR-15-LED-24-400-CW-UE	
(H)	Wallpack	5	B	SINGLE	N.A.	0.900	15.0'	XBVR-2-LED-03-30	
(-L)	Pole Light	2	C	SINGLE	N.A.	0.900	20.0'	MPP-LED-251-SII-PTA	

Luminaire Location Summary						
LumNo	Label	X	Y	Z	Orient	Tilt
1	A	6821	6695	3	0	0
2	A	6861	6726	3	0	0
3	A	6893	6755	3	0	0
5	B	6670.149	6891.214	15	129.168	0
6	B	6702.149	6899.214	15	129.168	0
7	B	6723.149	6917.214	15	129.168	0
8	B	6746.149	6936.214	15	129.168	0
10	B	6808.409	6891.381	15	45.889	0
12	C	6753.374	6720.008	20	212.903	0
13	C	6684.277	6809.973	20	219.354	0

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PATHWAY AREA	Illuminance	Fc	0.48	12.6	0.0	N/A	N/A
POLE AREA	Illuminance	Fc	4.01	7.5	0.9	4.46	8.33
STAIRCASE	Illuminance	Fc	1.32	1.9	0.5	2.64	3.80
WALLPACK AREA	Illuminance	Fc	1.68	3.5	0.1	16.80	35.00

20 Ridge Hill Drive, Suite #208
Sterling, VA 22154
Telephone: (703) 328-0788
Fax: (540) 722-8528
www.greenwayeng.com

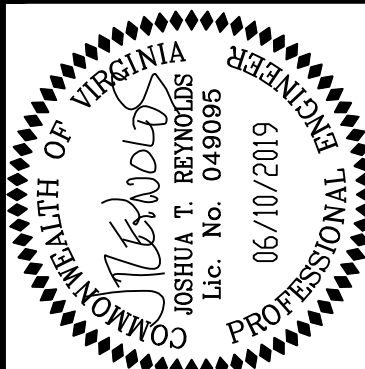
**GREENWAY**
ENGINEERING

PROUDLY SERVING VIRGINIA & WEST VIRGINIA
OFFICES IN: STERLING, VA, WINCHESTER, VA & MARTINSBURG, WV

LIGHTING EXHIBIT

380 W MAPLE AVENUE
MAC ZONING PLAN

HUNTER MILL, TOWN OF VIENNA, TRANSPORT
TOWN OF VIENNA, VIRGINIA



COMMONWEALTH OF VIRGINIA
JOSHUA T. REYNOLDS
Lic. No. 049095
06/10/2019
PROFESSIONAL ENGINEER

No.	DATE	DESCRIPTION	REVISIONS

PLAN DATE
03/19/2019
05/07/2019
05/22/2019
06/10/2019

DATE: FEB 2019
C.I.= N/A
SCALE: 1"=20'
FILE No.
N131
SHEET
12
OF
13

[illegible]

PLAN DATE	03/19/2019 04/02/2019 05/07/2019 08/24/2019 08/10/2019
DATE: FEB 2019	
C.I.= 2'	
SCALE: 1"=20'	
FILE No. N131	
SHEET 13 OF 13	