



444

WEST MAPLE AVENUE REZONING PLAN

VIENNA, VA
MAY 2, 2018

CIVIL

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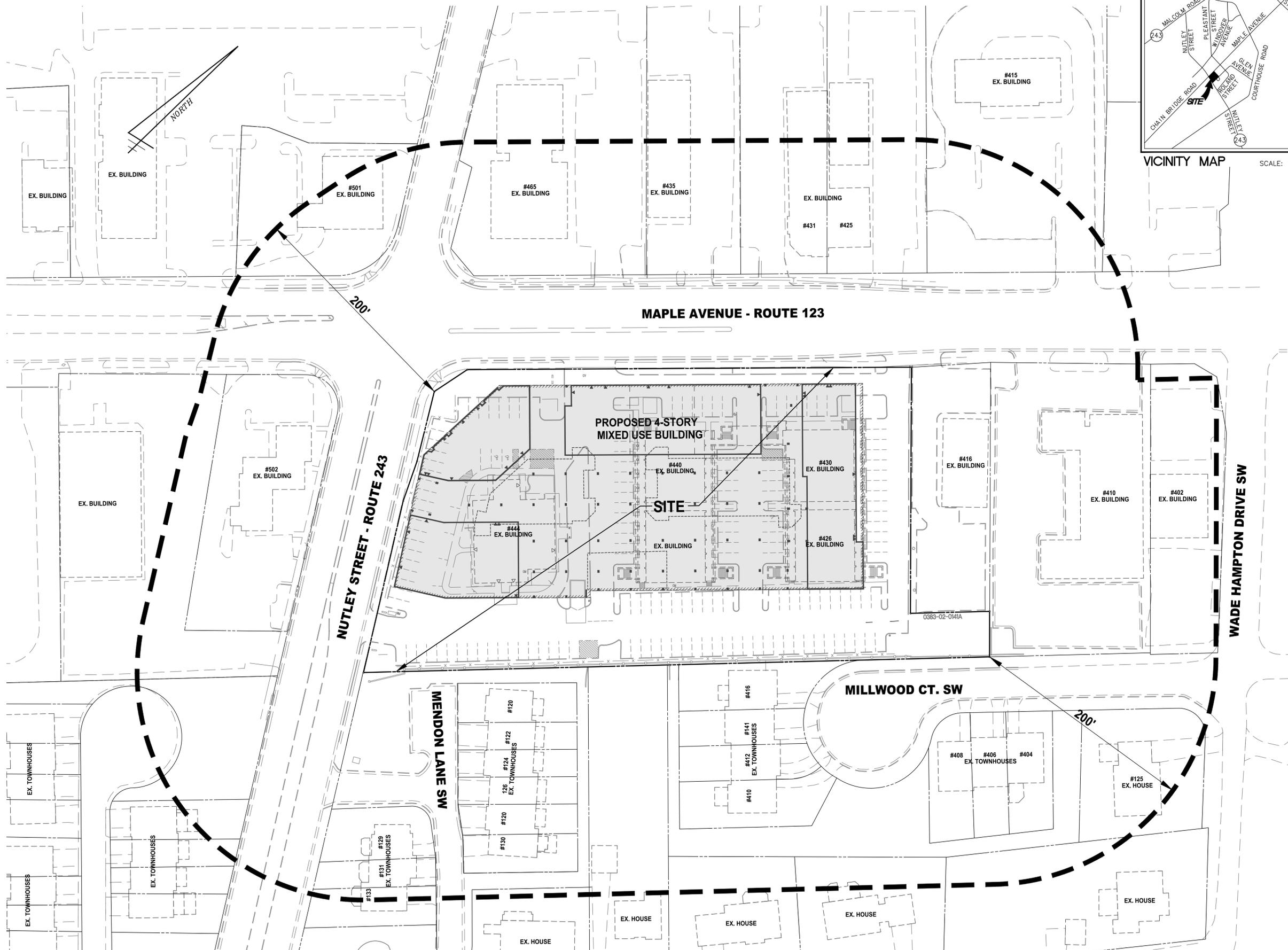
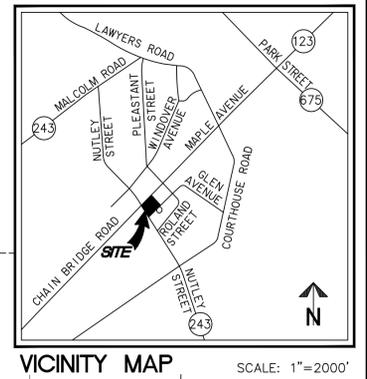
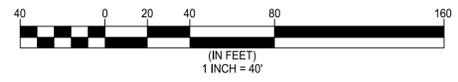
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REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

CONTEXT PLAN

444 MAPLE

CONCEPTUAL DEVELOPMENT PLAN

TOWN OF VIENNA, VIRGINIA

WALTER L. PHILLIPS

INCORPORATED ESTABLISHED 1945

Engineers • Surveyors • Planners
Landscape Architects • Arborists

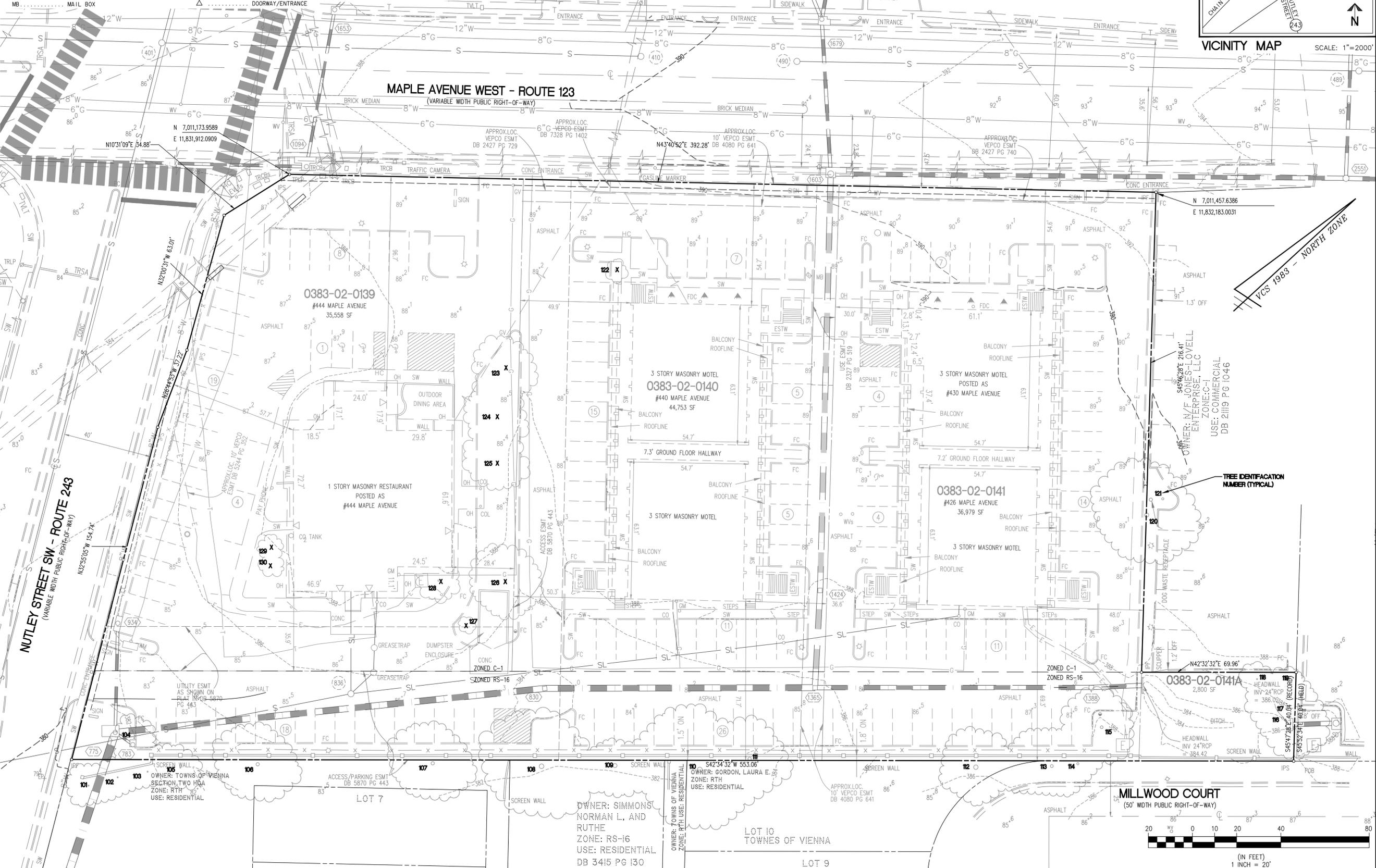
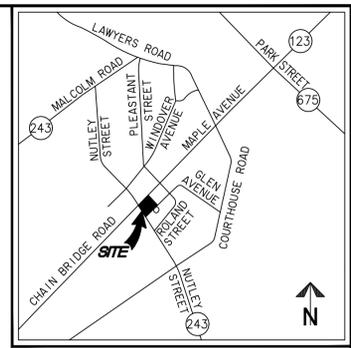
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DATE: 12/6/2017; 2/15/2018; 5/2/2018
DRAWN: _____
CHECKED: _____

NOTE: SEE EXISTING CONDITIONS PLAN FOR ADJACENT OWNERSHIP INFORMATION.

LEGEND	
APPROX. LOC.	APPROXIMATE LOCATION
CO.	CLEANOUT
COL.	COLUMN
CONC.	CONCRETE
DB.	DEED BOOK
ESMT.	EASEMENT
ESTW.	ENCLOSED STAIRWELL
EVL.	ELECTRIC VAULT
FC.	HEADER CURB
FDC.	FIRE DEPARTMENT CONNECTION
GM.	GAS METER
GV.	GAS VALVE
HC.	HANDICAPPED RAMP
INW.	INVERT
IPF.	IRON PIPE FOUND (PROPERTY CORNER)
IPS.	IRON PIPE SET (PROPERTY CORNER)
MB.	MAIL BOX
N/F.	NOW OR FORMERLY
OH.	OVERHANG/CANOPY
PG.	PAGE
POB.	POINT OF BEGINNING
RCP.	REINFORCED CONCRETE PIPE
SD.	STORM SEWER STRUCTURE
SF.	SQUARE FEET
SMH.	SANITARY SEWER STRUCTURE
SW.	SIDEWALK
TRCB.	TRAFFIC CONTROL BOX
TRLP.	TRAFFIC LIGHT/SIGNAL POLE
TRSA.	TRAFFIC SIGNAL ARM
TVLT.	TRAFFIC VAULT
WM.	WATER METER
WV.	WATER VALVE
IPF.	IRON PIPE FOUND (PROPERTY CORNER)
IPS.	IRON PIPE SET (PROPERTY CORNER)
MB.	MAIL BOX
△	DOORWAY/ENTRANCE
☆	UTILITY POLE
○	LIGHT POLE
—X—	FENCE
—X—	GUY WIRE
—	OVERHEAD WIRES
—E—	UNDERGROUND ELECTRIC LINE
—G—	UNDERGROUND GAS LINE
—S—	UNDERGROUND SANITARY SEWER LINE
—SL—	UNDERGROUND SANITARY LATERAL LINE
—T—	UNDERGROUND TELECOMMUNICATIONS LINE
—W—	UNDERGROUND WATER LINE
—	CURB AND GUTTER
—	ELECTRIC TRANSFORMER
—	SIGN
—	RESERVED FOR HANDICAPPED
—	GROUND LIGHT

- NOTES:**
1. THE PROPERTY IS DESIGNATED BY FAIRFAX COUNTY, VIRGINIA, AS HAVING TAX ASSESSMENT MAP NUMBERS 0383-02-0139, ZONED C-1, 0383-02-0140, 0383-02-0141, ZONED C-1 AND RS-16, AND 0383-02-141A, ZONED RS-16.
 2. TOTAL COMPUTED AREA OF THE PROPERTY IS 120,091 SQUARE FEET OR 2.7569 ACRES. TOTAL RECORD AREA OF THE PROPERTY IS 120,470 SQUARE FEET OR 2.7656 ACRES.
 3. THE EXISTING HOTEL HAS 119 ROOMS.
 4. SEE SHEET P-0102 FOR TREE INVENTORY AND AS BUILT INFO.



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 LANDSCAPE ARCHITECTS • ARBORISTS
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DATE: 12/20/17, 2/15/2018, 5/2/2018
 SCALE: 1" = 20'

CHECKED: _____
 DRAWN: _____

NO.	DESCRIPTION	DATE	REV.	BY	APPROVED

EXISTING CONDITIONS

444 MAPLE
 CONCEPTUAL DEVELOPMENT PLAN
 TOWN OF VIENNA, VIRGINIA

REVISION APPROVED BY: _____

LEGAL DESCRIPTION

All of those lots or parcels of land, lying and being situate in the Town of Vienna, Virginia, being the property of Vienna Development Associates, LLC, James C. Meng and Lucy C. Meng, as recorded in Deed Book 19478 at page 1100, and in Deed Book 19478 at page 1165, all among the Land Records of Fairfax County, Virginia, being more particularly described by metes and bounds, as follows:

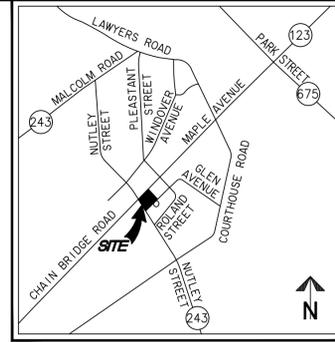
Beginning at a point in the westerly right-of-way line of Millwood Court, said point being the south corner of now-or-formerly Vienna Medical West Condominium Association; thence with the northerly right-of-way line of Millwood Court, the same course continued with the westerly line of Lot 10 and Parcel A1, Townes of Vienna, now-or-formerly Simmons, and Parcel A-1, Section Two, Townes of Vienna, S 42° 34' 32" W, 553.06 feet to a point in the northerly right-of-way line of Nutley Street, Route 243; thence with the northerly right-of-way line of Nutley Street, Route 243, N 32° 55' 05" W, 154.74 feet to a point; thence N 26° 44' 53" W, 37.22 feet to a point; thence N 32° 00' 31" W, 63.01 feet to a point; thence N 10° 31' 09" E, 34.88 feet to a point in the easterly right-of-way line of Maple Avenue, Route 123; thence with the easterly right-of-way line of Maple Avenue, Route 123, N 43° 40' 52" E, 392.28 feet to a point, said point being a corner of now-or-formerly Jones-Lovell Enterprise, LLC; thence with the southerly line of now-or-formerly Jones-Lovell Enterprise, LLC, S 45° 46' 28" E, 216.41 feet to a point; thence N 42° 32' 32" E, 70.02 feet to a point in the southerly line of now-or-formerly Vienna Medical West Condominium Association; thence with the southerly line of now-or-formerly Vienna Medical West Condominium Association S 45° 47' 28" E, 40.04 feet to a point of beginning and containing an area of 120,091 square feet, or 2.7569 acres, more or less.

Being the same property as described in the title reports.

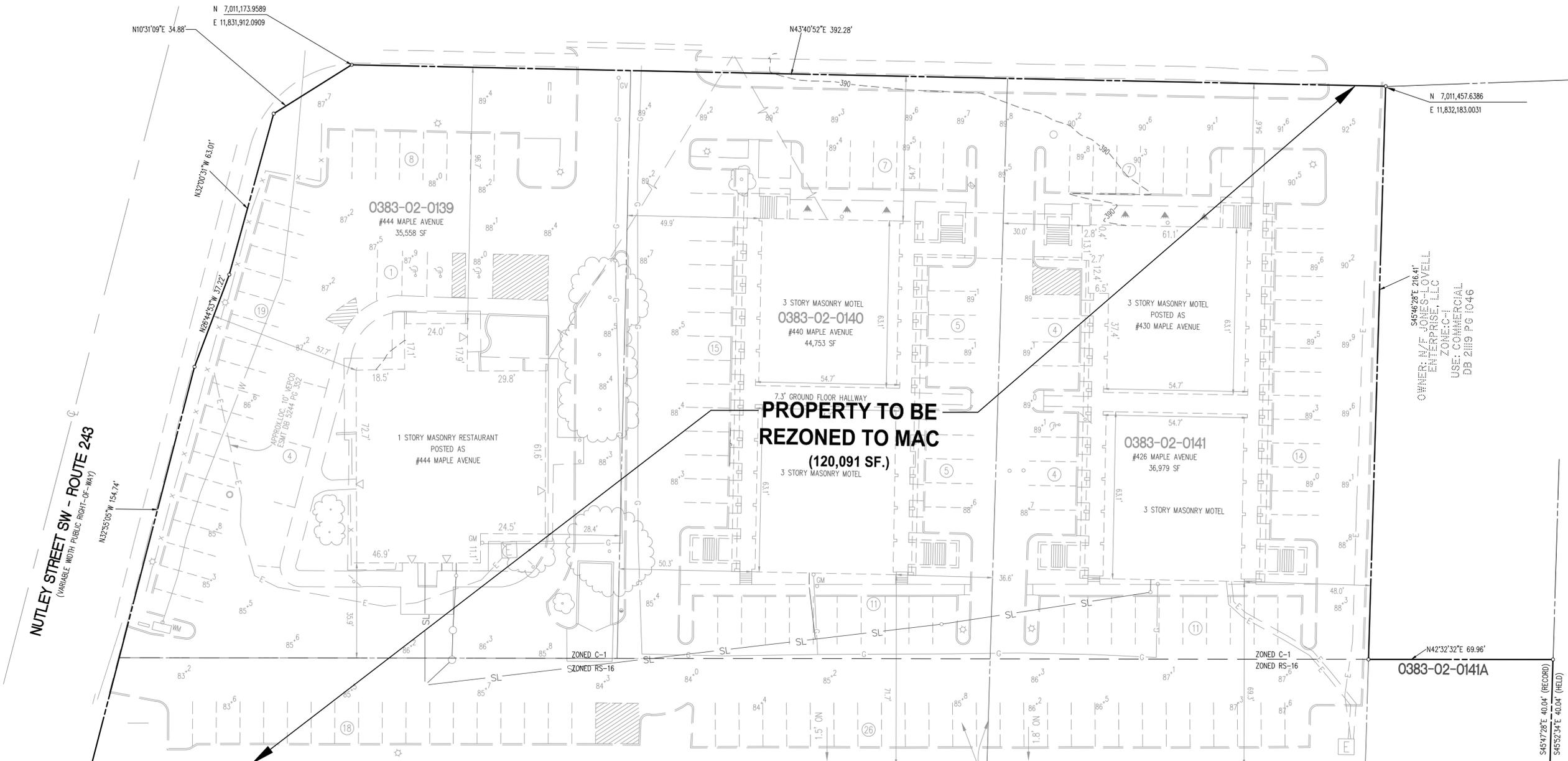
NOTES

1. THE PROPERTY IS DESIGNATED BY FAIRFAX COUNTY, VIRGINIA, AS HAVING TAX ASSESSMENT MAP NUMBERS 0383-02-0139, ZONED C-1, 0383-02-0140, 0383-02-0141, ZONED C-1 AND RS-16, AND 0383-02-141A, ZONED RS-16.
2. THE PROPERTY IS NOW AS FOLLOWS:
A: PARCEL 0383-02-0139 IN THE NAME OF VIENNA DEVELOPMENT ASSOCIATES, LLC, JAMES C. MENG AND LUCY C. MENG, AS RECORDED IN DEED BOOK 19478 AT PAGE 1100.
B: PARCELS 0383-02-0140, 0383-02-141 AND 0383-02-0141A IN THE NAME OF VIENNA DEVELOPMENT ASSOCIATES, LLC, JAMES C. MENG AND LUCY C. MENG, AS RECORDED IN DEED BOOK 19478 AT PAGE 1165.
ALL OF THE FOREGOING AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
3. THIS PLAT AND THE SURVEY ON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS WHICH ARE OBSERVABLE AND CAN BE MEASURED USING NORMAL SURVEYING METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILITY MARKINGS, AND EXISTING RECORDS. THERE IS NO GUARANTEE, 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.
4. THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR FAIRFAX, 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.
5. TOTAL COMPUTED AREA OF THE PROPERTY IS 120,091 SQUARE FEET OR 2.7569 ACRES. TOTAL RECORD AREA OF THE PROPERTY IS 120,470 SQUARE FEET OR 2.7656 ACRES.
6. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY BY THIS FIRM.
7. THIS PLAT DOES NOT PURPORT TO SHOW AND/OR NOTE ALL EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND NOTES THAT MAY EXIST IN THE CHAIN OF TITLE. NO TITLE REPORT FURNISHED.
8. THE SITE SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83(2011)(EPOCH:2010.0000)]. THE SCALE FACTOR WHICH HAS BEEN APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.999994632. 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 TWO FEET.
9. THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, BRIAN G. BAILLARGEON, L.S. FROM AN ACTUAL [X] GROUND OR [] AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON JULY 18, 2007; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
10. THESE 4 PROPERTIES WILL BE CONSOLIDATED INTO 1 PARCEL AS PART OF THE SITE PLAN.

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



VICINITY MAP SCALE: 1" = 2000'



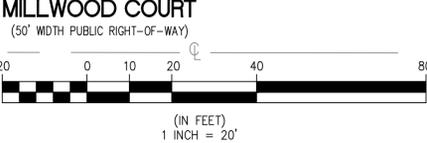
PROPERTY TO BE REZONED TO MAC
(120,091 SF.)

OWNER: W/F JONES-LOVELL ENTERPRISE, LLC
USE: COMMERCIAL
DB 2189 PG 1046

OWNER: TOWNS OF VIENNA
SECTION TWO HOA
ZONE: RTH
USE: RESIDENTIAL

OWNER: SIMMONS
NORMAN L. AND
RUTHE
ZONE: RS-16
USE: RESIDENTIAL
DB 3415 PG 130

OWNER: GORDON, LAURA E.
ZONE: RTH
USE: RESIDENTIAL



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INCORPORATED
ESTABLISHED 1945
DATE: 12/20/17, 2/16/2018, 5/2/2018
SCALE: 1" = 20'

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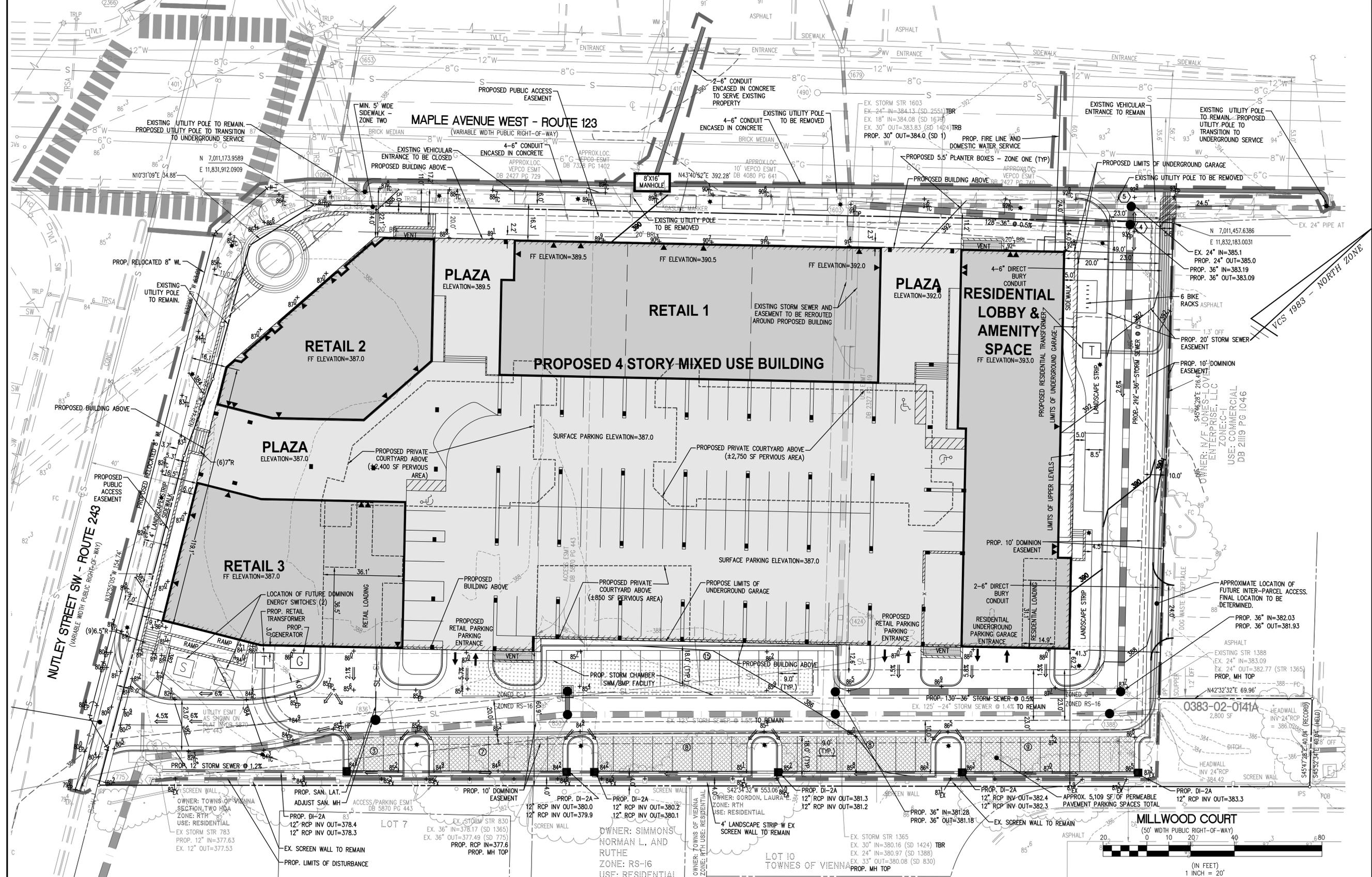
NO.	DESCRIPTION	DATE	REV.	APPROVED	DATE

REZONING PLAT
444 MAPLE
CONCEPTUAL DEVELOPMENT PLAN
TOWN OF VIENNA, VIRGINIA

PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2			OVERHEAD WIRES	
	UTILITY POLE TRANSITION FROM CG-6 TO CG-6R			UNDERGROUND ELECTRIC	
	SANITARY SEWER			TELEPHONE	
	SANITARY LATERAL			GAS MAIN	
	CLEAN OUT			ELECTRICAL	
	STORM SEWER			TRANSFORMER	
	WATER MAIN			FIRE HYDRANT	

PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION	EXISTING
	CONTOURS 260			SPOT ELEVATION	
	CONTOURS 264			DRAINAGE FLOW DIRECTION	
	SPOT ELEVATION +264.50			TOP OF CURB	
	TOP OF WALL			BOTTOM OF WALL	
	HIGH POINT			LIMITS OF CLEARING AND GRADING	

- NOTES**
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 - TOTAL COMPUTED AREA OF THE PROPERTY IS 120,091 SQUARE FEET OR 2.7569 ACRES. TOTAL RECORD AREA OF THE PROPERTY IS 120,470 SQUARE FEET OR 2.7656 ACRES.
 - THE 4 EXISTING PROPERTIES WILL BE CONSOLIDATED INTO 1 PARCEL AS PART OF THE SITE PLAN.
 - THE FINISHED LOT GRADE IS 387.05



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DATE: 12/02/17, 2/16/2018, 5/22/18
SCALE: 1/8" = 1'-0"

APPROVED BY: *Karen L. S. White*
KAREN L. S. WHITE
Lic. No. 041850
5/19/18

NO.	DESCRIPTION	DATE	REV.	BY	APPROVED

CONCEPT PLAN

444 MAPLE

CONCEPTUAL DEVELOPMENT PLAN
TOWN OF VIENNA, VIRGINIA

OWNER: SIMMONS, NORMAN L. AND RUTHE
ZONE: RS-16
USE: RESIDENTIAL

OWNER: TOWNS OF VIENNA
SECTION TWO HOA
ZONE: RTH
USE: RESIDENTIAL
EX. STORM STR 783
PROP. 12" IN=377.63
EX. 12" OUT=377.53

OWNER: GORDON, LAURA
ZONE: RTH
USE: RESIDENTIAL
EX. STORM STR 1365
EX. 24" IN=380.16 (SD 1424) TBR
EX. 24" IN=380.97 (SD 1388)
EX. 33" OUT=380.08 (SD 830)

OWNER: N/F JOHNSON, JAMES
ENTERPRISE, LLC
ZONE: COMMERCIAL
DB 2119 PG 1046

APPROXIMATE LOCATION OF FUTURE INTER-PARCEL ACCESS. FINAL LOCATION TO BE DETERMINED.

PROP. 36" IN=382.03
PROP. 36" OUT=381.93

ASPHALT
EX. 24" IN=383.09
EX. 24" OUT=382.77 (STR 1365)
PROP. MH TOP

N442°32'32"E 69.96'
2,800 SF
HEADWALL INV 24" RCP = 386.02 (RECORD)
HEADWALL INV 24" RCP = 384.42

SCREEN WALL

PROP. DI-2A
12" RCP INV OUT=378.4
12" RCP INV OUT=378.3

EX. SCREEN WALL TO REMAIN

PROP. LIMITS OF DISTURBANCE

PROP. SAN. LAT. ADJUST SAN. MH

ACCESS/PARKING ESMT DB 5870 PG 443

PROP. 10' DOMINION EASEMENT

PROP. DI-2A
12" RCP INV OUT=380.0
12" RCP INV OUT=379.9

EX. STORM STR 830
EX. 36" IN=378.17 (SD 1365)
EX. 36" OUT=377.49 (SD 775)
PROP. RCP IN=377.6
PROP. MH TOP

LOT 7

LOT 10
TOWNS OF VIENNA

PROP. DI-2A
12" RCP INV OUT=381.3
12" RCP INV OUT=381.2

PROP. DI-2A
12" RCP INV OUT=382.4
12" RCP INV OUT=382.3

PROP. 36" IN=381.28
PROP. 36" OUT=381.18

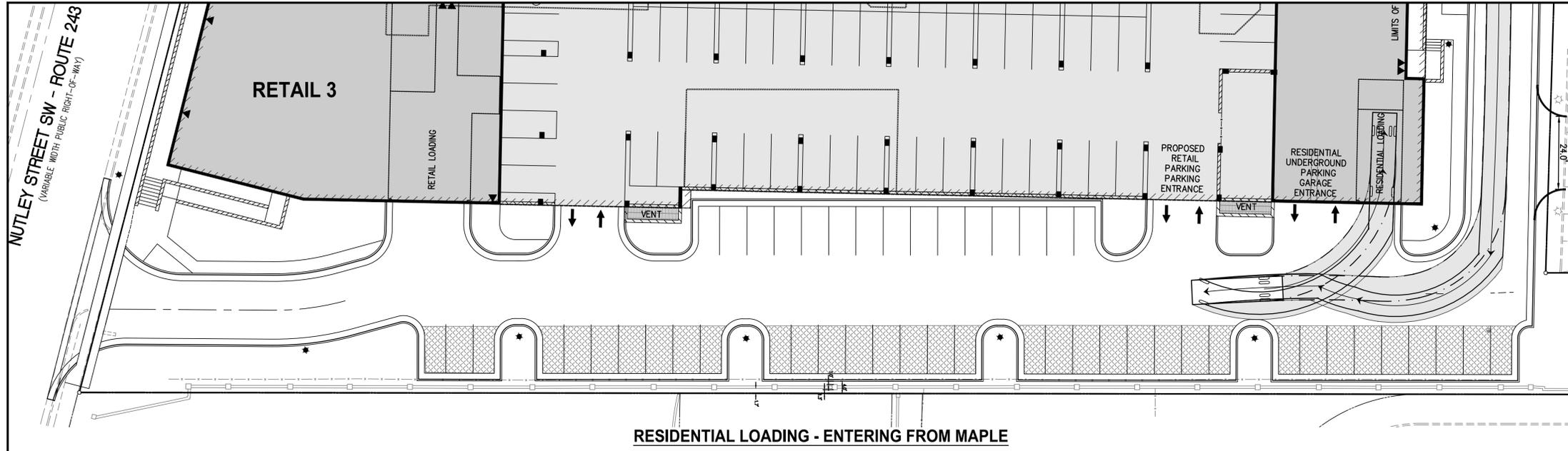
EX. STORM STR 1365
EX. 30" IN=380.16 (SD 1424) TBR
EX. 24" IN=380.97 (SD 1388)
EX. 33" OUT=380.08 (SD 830)

PROP. MH TOP

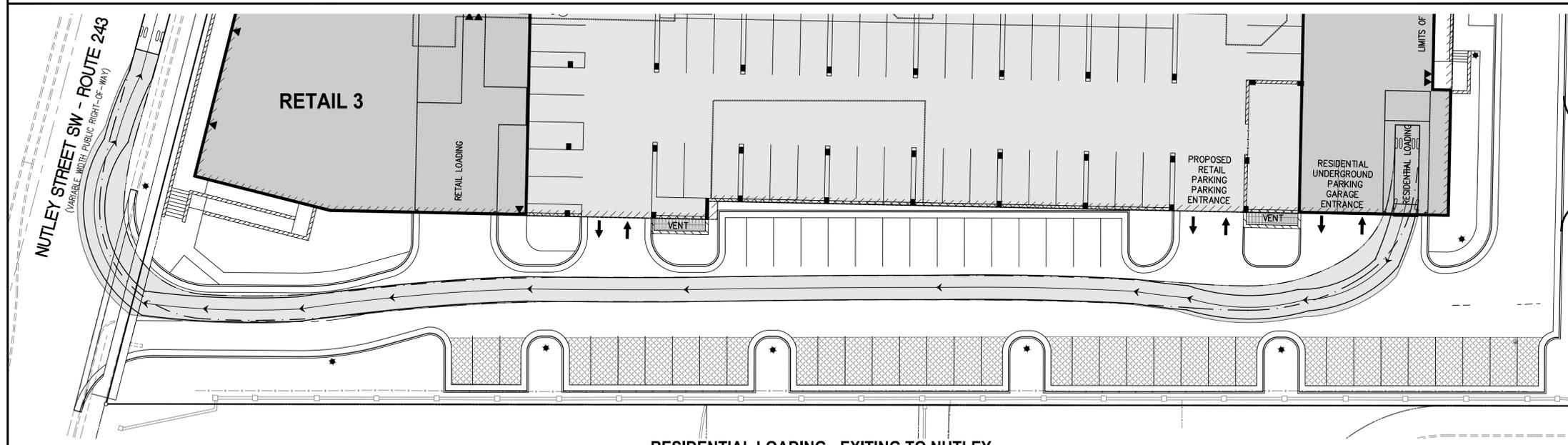
APPROX. 5,109 SF OF PERMEABLE PAVEMENT PARKING SPACES TOTAL

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

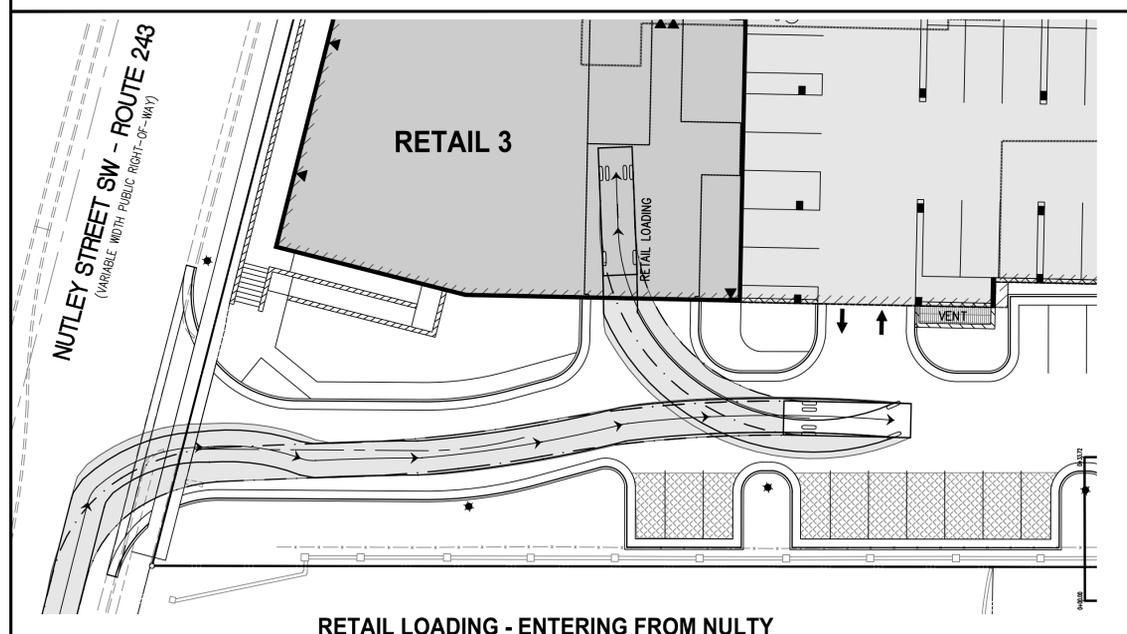
(IN FEET)
1 INCH = 20'



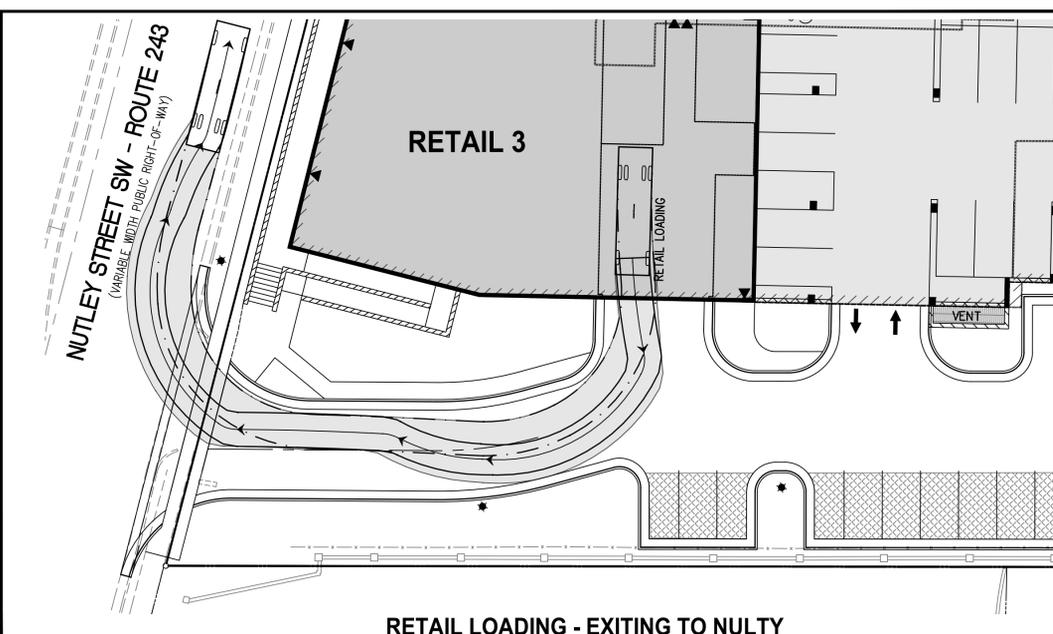
RESIDENTIAL LOADING - ENTERING FROM MAPLE



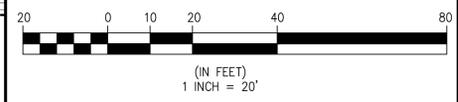
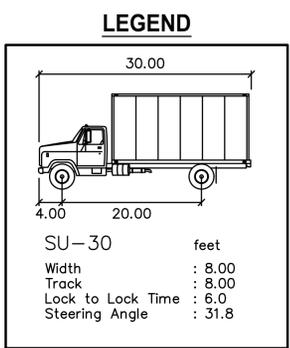
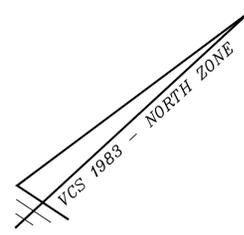
RESIDENTIAL LOADING - EXITING TO NUTLEY



RETAIL LOADING - ENTERING FROM NULTY



RETAIL LOADING - EXITING TO NULTY



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TRUCK TURN EXHIBIT

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 CONCEPTUAL DEVELOPMENT PLAN
 TOWN OF VIENNA, VIRGINIA

IMPERVIOUS AREA COVERAGE

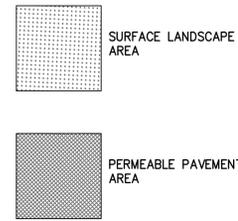
LOT AREA:		120,091 SF (2.76 AC)
MAX IMPERVIOUS SURFACE	85% OF LOT AREA*	102,077 SF MAX.
LOT AREA - MAX IMPERVIOUS SURFACE = MIN PERVIOUS SURFACE		
MIN PERVIOUS SURFACE	15% OF LOT AREA*	18,014 SF MIN.
-SURFACE LANDSCAPE		±9,100 SF
-PERMEABLE PAVEMENT		±4,000 SF
-COURTYARD LANDSCAPE		±5,000 SF
TOTAL PERVIOUS SURFACE	15% OF LOT AREA	±18,100 SF
TOTAL IMPERVIOUS SURFACE	85% OF LOT AREA	±101,991 SF

*INCENTIVES USED TO INCREASE MAX IMPERVIOUS COVER FROM 80% TO 85%

NOTE: THIS PLAN IS FOR THE APPROVAL OF 85% IMPERVIOUS COVER. FINAL CALCULATIONS WILL BE PROVIDED AT SITE PLAN.

EXISTING IMPERVIOUS AREA = 108,900 SF (90.7%)

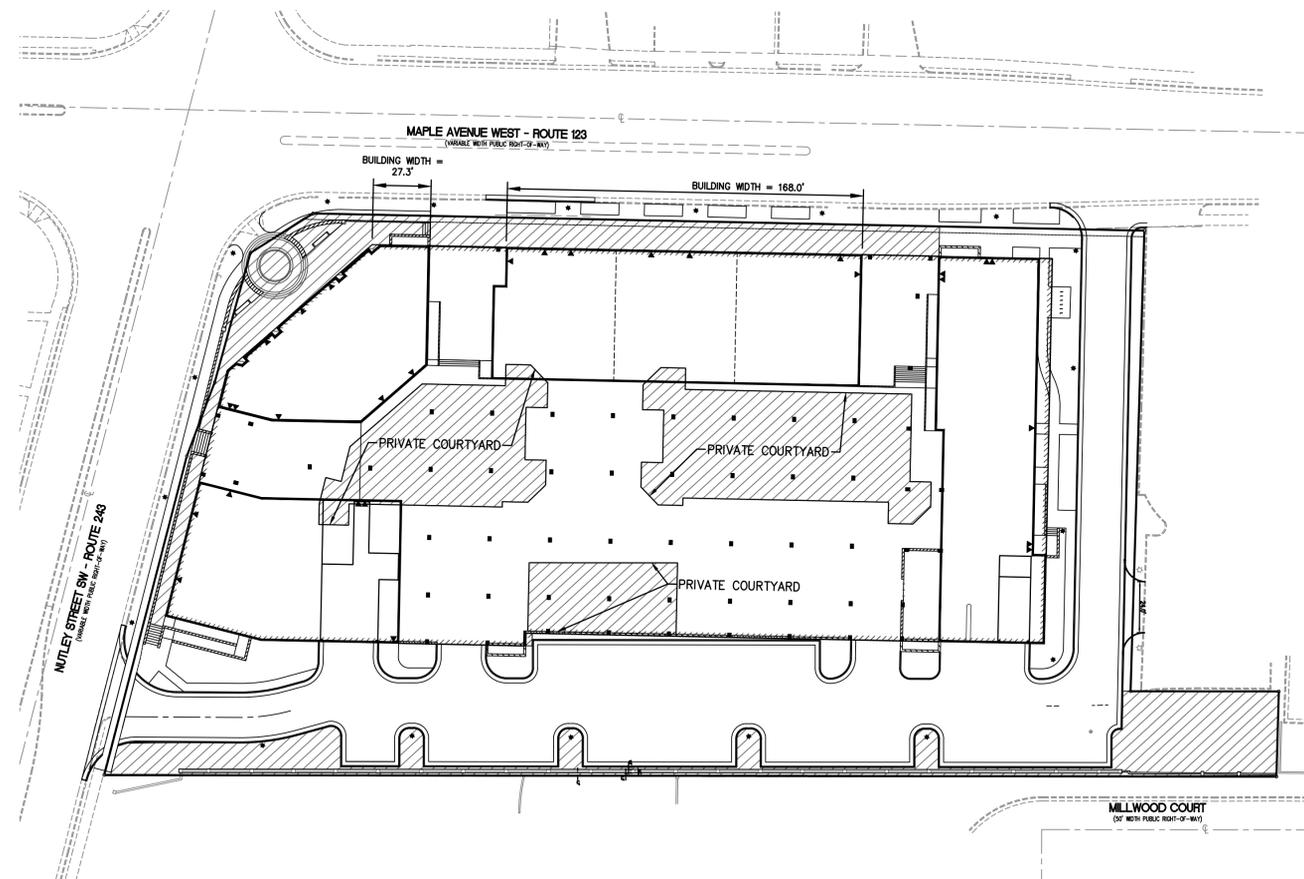
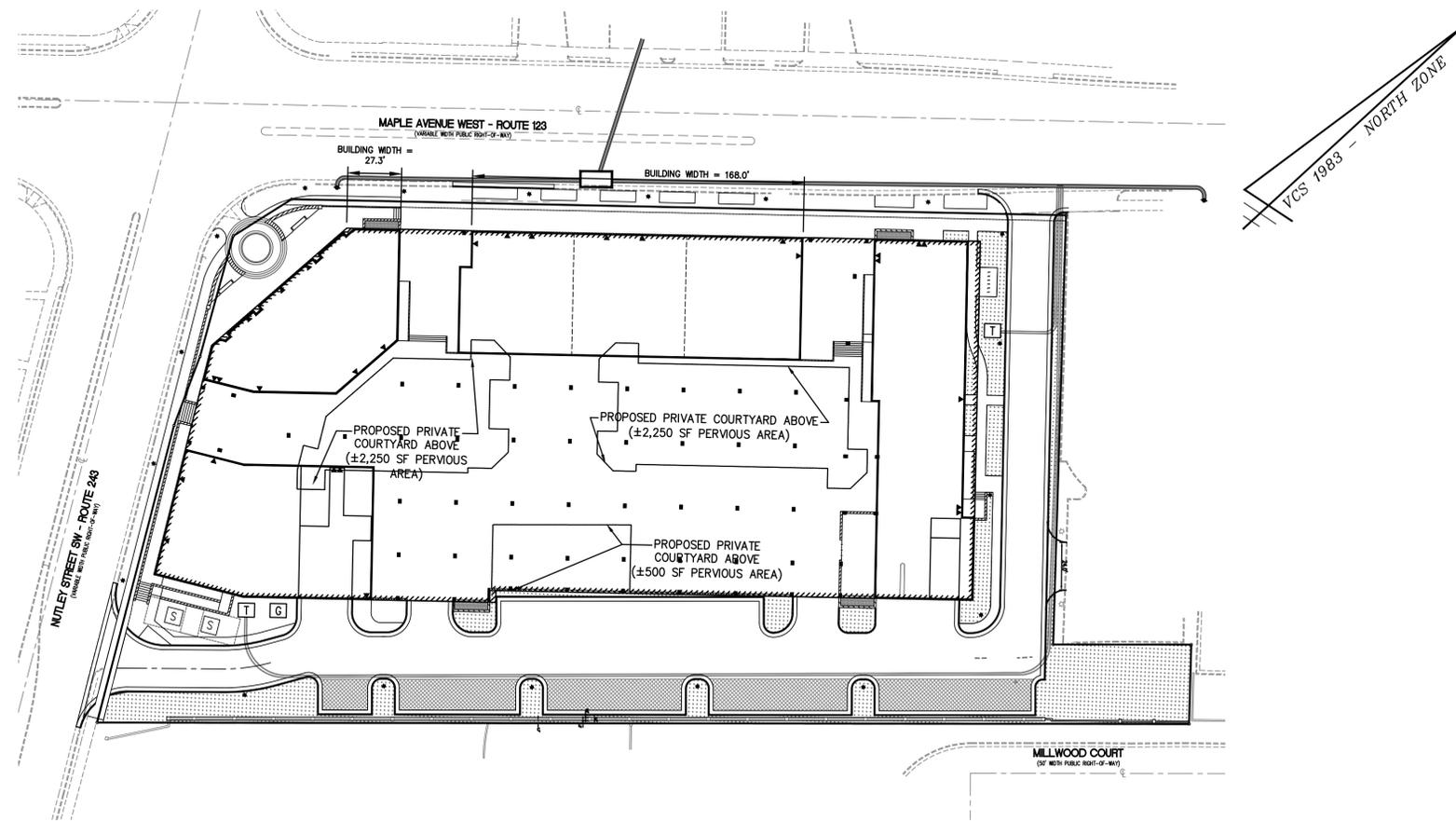
LEGEND



OPEN SPACE CALCULATION

LOT AREA:		120,091 SF (2.76 AC)
MIN OPEN SPACE REQUIRED	15% OF LOT AREA	18,014 SF MIN.
OPEN SPACE PROVIDED	±18% OF LOT AREA	± 21,500 SF

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



OPEN SPACE AND IMPERVIOUS SURFACE EXHIBIT

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CONCEPTUAL DEVELOPMENT PLAN
TOWN OF VIENNA, VIRGINIA

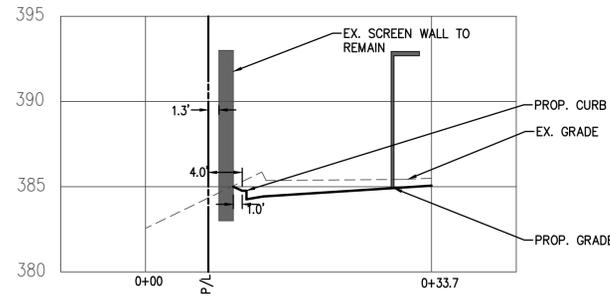
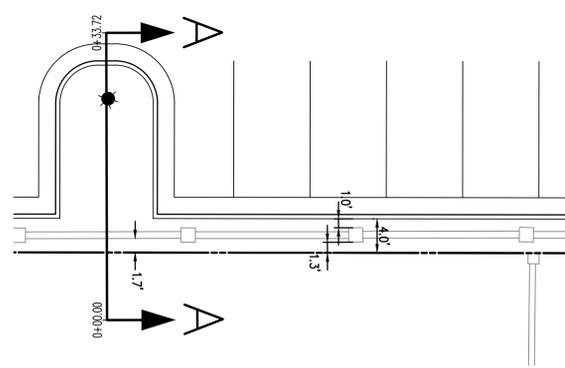
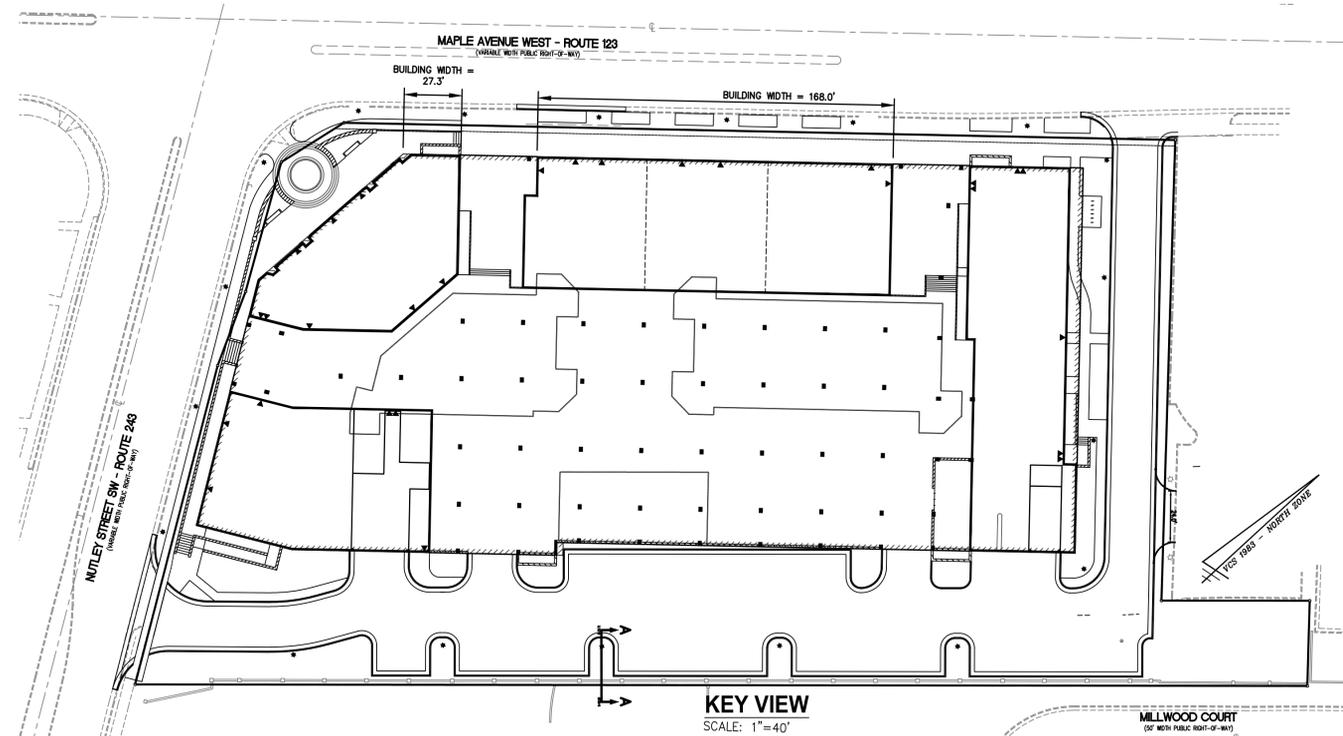
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DRAWN: _____



ZONING TABULATION

PROPOSED ZONE: MAPLE AVENUE COMMERCIAL (MAC)

	MAC ZONING REQUIREMENTS	PROVIDED
LOT AREA	NONE	120,091 SF (2.76 AC)
LOT WIDTH	NONE	392.28'
BUILDING WIDTH	NONE	196'
BUILDING HEIGHT**	54'	54' TO ROOF
YARD REQUIREMENTS		
FRONT ON MAPLE	20' MINIMUM TO FACE OF CURB	22.1'
FRONT OF NUTLEY	15' MINIMUM TO FACE OF CURB	16.1'
SIDE (EAST PL)	WITH WALLS OR DOORS = 8' IF ABUTS A COMMERCIAL USE	41.3'
REAR (SOUTH PL)	20'	60.9'
PERCENTAGE OF COVERED AREA		
MAX IMPERVIOUS SURFACE	80% OF THE LOT + 5% INCENTIVE BONUS = 85% (102,077 SF)	85% (101,991 SF)
OPEN SPACE	15% OF LOT AREA (18,014 SF)	18% (21,500 SF)
NOTE: FINAL CALCULATIONS FOR SETBACKS, BUILDING HEIGHT, IMPERVIOUS AREA AND OPEN SPACE TO BE PROVIDED AT SITE PLAN. THIS APPROVAL IS FOR THE MINIMUM REQUIREMENTS.		
LOADING		
LOADING SPACE DEPTH	25'	31' MINIMUM
LOADING SPACE WIDTH	15'/50' OF BUILDING WIDTH = 60' TOTAL	14' & 36' (50' TOTAL)*
LOADING SPACE HEIGHT	15'	17' RES.; 19' RETAIL
* MODIFICATION REQUESTED		
** AVERAGE GRADE = 387.05'		

ZONING MODIFICATIONS

- 1) MODIFY SECTION 18-95.12(A) TO ALLOW A MODIFICATION OF THE REQUIRED 1 TREE PER 8 PARKING SPACES IN FAVOR OF WHAT IS SHOWN ON THE CDP.
- 2) MODIFY SECTION 18-95.12(B) TO REDUCE THE 8' PERIMETER PARKING LOT LANDSCAPING STRIP TO 4' AS SHOWN ON THIS SHEET.
- 3) MODIFY SECTION 18-95.16(A)(4) TO ALLOW THE EXISTING SCREEN WALL AND ADJACENT CANOPY TREES THAT ARE SOUTH OF THE EXISTING WALL, SOUTH OF THE SUBJECT PROPERTY, TO REMAIN.
- 4) MODIFY REQUIREMENT OF SECTION 18-172.1 IN FAVOR OF THE UNDERGROUNDING SHOWN ON THIS CDP.
- 5) MODIFY REQUIREMENTS OF SECTION 18-95.14.C TO ALLOW FINAL BUILDING ENTRY FEATURES TO BE DETERMINED AT TIME OF SITE PLAN BASED UPON TENANT MIX.

DEVELOPMENT SUMMARY

TOTAL RESIDENTIAL UNITS:	160
STUDIO UNITS	6
1 BEDROOM UNITS	90
2 BEDROOM UNITS	64
TOTAL RETAIL/RESTAURANT GROSS FLOOR AREA:	334
TOTAL PARKING SPACES:	50
SURFACE PARKING SPACES	85
AT-GRADE GARAGE SPACES	199
BELOW-GRADE GARAGE SPACES	

MAXIMUM OF 160 RESIDENTIAL UNITS TO BE PROVIDED. THE DEVELOPER RESERVES THE RIGHT TO ADJUST THE UNIT TYPE MIX DURING FINAL DESIGN.

STORMWATER MANAGEMENT AND WATER QUALITY NARRATIVES

- 1) THE 2014 STORMWATER REGULATIONS ARE APPLICABLE TO THIS PROJECT.
- 2) CURRENTLY, THERE IS A STORM SEWER (IN AN EASEMENT) WHICH CROSSES UNDER THE REAR OF THE PROPERTY. IT BEGINS AT THE END OF A DITCH AT THE EASTERN PROPERTY LINE AND CONNECTS TO A STORM SEWER THAT FLOWS TO THE SOUTH ALONG THE EAST SIDE OF NUTLEY ST. SW. ANOTHER STORM SEWER IN AN EXISTING STORM SEWER EASEMENT CROSSES THE SITE FROM MAPLE AVE. W AND CONNECTS TO THE ABOVE STORM SEWER. PARTS OF THESE TWO STORM SEWERS WILL BE RELOCATED IN ORDER TO GET THEM OUT OF THE WAY OF THE PROPOSED DEVELOPMENT. ALMOST ALL OF THE RUNOFF FROM THE SITE IS COLLECTED BY THIS EXISTING STORM SEWER SYSTEM AND WILL CONTINUE TO DO SO POST-DEVELOPMENT.
- 3) THE OUTFALL'S OFFSITE STORM SEWER SYSTEM MAKES ITS WAY TO THE SOUTH UNTIL IT OUTFALLS IN A STREAM LOCATED IN THE VIENNA DOG PARK ON THE SOUTH SIDE OF COURTHOUSE ROAD. THIS STREAM WAS RESTORED IN 2016. THE SITE OUTFALL DRAINAGE AREA AT THE START OF THE RESTORED STREAM IS LESS THAN 100 TIMES THE SITE AREA SO THE OUTFALL INCLUDES NATURAL STREAM. THEREFORE, THE ALLOWABLE POST-DEVELOPMENT 1-YEAR PEAK RUNOFF RELEASE RATE FROM THE SITE TO SATISFY THE CHANNEL PROTECTION STORMWATER REQUIREMENT IS DETERMINED BY THE ENERGY BALANCE EQUATION FOUND IN THE DEQ REGULATIONS. THE FLOOD PROTECTION REQUIREMENT IS THAT THE POST-DEVELOPMENT PEAK FLOW RATES FOR THE SITE WILL BE LESS THAN PRE-DEVELOPMENT FOR THE 2-YEAR AND THE 10-YEAR 24-HOUR STORMS. THE STORMWATER DETENTION NECESSARY TO COMPLY WITH THESE REQUIREMENTS WILL BE ACCOMPLISHED BY DETAINING STORMWATER IN A PROPOSED UNDERGROUND DETENTION FACILITY TO BE LOCATED SOUTH OF THE PROPOSED BUILDING.
- 4) THE SITE IS CURRENTLY DEVELOPED WITH FIVE BUILDINGS WHICH WILL BE DEMOLISHED AND REPLACED WITH A SINGLE NEW BUILDING. THEREFORE, THIS IS A REDEVELOPMENT PROJECT. THE WATER QUALITY REQUIREMENT IS TO REDUCE THE PRE-DEVELOPMENT PHOSPHOROUS LOAD RELEASED FROM THE SITE BY AN AMOUNT DETERMINED USING THE VRRM SPREADSHEET (VERSION 3.0). MOST, IF NOT ALL, OF THE BMP REQUIREMENT WILL BE MET THROUGH THE USE OF AN UNDERGROUND MANUFACTURED FILTERING DEVICE INSTALLED WITH THE DETENTION FACILITY. THESE FACILITIES WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE VIRGINIA DEQ BMP CLEARINGHOUSE. ANY REMAINING PHOSPHOROUS REQUIRED TO BE REMOVED WILL BE ACHIEVED VIA PERMEABLE PAVEMENT OR BY PURCHASING NUTRIENT OFFSET CREDITS.

NOTES AND TABULATIONS

**444 MAPLE
CONCEPTUAL DEVELOPMENT PLAN
TOWN OF VIENNA, VIRGINIA**

WALTER L. PHILLIPS
INCORPORATED
ENGINEERS • SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS • ARBORISTS
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
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DATE: 12/26/2017; 2/15/2018; 5/2/2018
SCALE: H: 1"=20' V: 1"=5'
CHECKED: []
DRAWN: []

NO.	DESCRIPTION	DATE	REV. BY	APPROVED BY	DATE

444 Maple Avenue
 Vienna, VA

Owner
 Hekman & Co., Inc.
 505 Main Street, P.O. Box 667
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 Tysons, VA 22182
 L703.245.1090

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SEAL

ISSUED FOR	DATE
1 Preliminary Application for MAG Zone Designation	12/06/17
2 Preliminary Application for MAG Zone Designation	02/15/18
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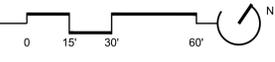
PROJECT NO. 17041 SCALE: As Shown

DRAWN BY: TD, BB, SW REVIEWED BY: MR

LS-101
 ILLUSTRATIVE
 SITE PLAN STREET LEVEL



1 ILLUSTRATIVE SITE PLAN - STREET LEVEL
 1"=30'-0"



MATERIALS SCHEDULE

NOTE:
SPECIFICATIONS PROVIDED ARE SUBJECT TO CHANGE AS THE DESIGN DEVELOPS AND BASED ON
AVAILABILITY. SPECIFIC PRODUCTS AREA SHOWN FOR REFERENCE ONLY.

(P1) SPECIAL PAVING (BRICK OR ARCHITECTURAL CONCRETE PAVERS)



BRICK PAVERS



CONCRETE PAVERS

(P2) SCORED CONCRETE



(S1) STAIRCASE - SPECIAL PAVING (BRICK OR ARCHITECTURAL CONCRETE PAVERS)



(S2) STAIRCASE - CONCRETE



(R1) CONCRETE RAMP



(W1) BRICK WALL WITH CAP + RAILING



(2) BRICK WALL WITH CAP



(B1) MONUMENTAL BENCH



(B2) BENCH



(B3) BENCH/CHAIR



(C) TYPICAL CAFE DINING SEPARATION



(TR) TRASH RECEPTACLE



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PROJECT NO. 17041 SCALE: As Shown

DRAWN BY: TD, BB, SW REVIEWED BY: MR

LS-301
HARDSCAPE DETAILS

PLANT SCHEDULE

KEY BOTANICAL/COMMON NAME KEY BOTANICAL/COMMON NAME

SHADE TREES

AR	Acer rubrum Red Maple
BN	Betula nigra River Birch
PA	Platanus x acerifolia London Planetree
PO	Platanus occidentalis Sycamore
QA	Quercus palustris Pin Oak
QP	Quercus phellos Willow Oak
QR	Quercus rubra Red Oak
QA	Quercus acutissima Sawtooth Oak
UA	Ulmus americana American Elm 'Liberty', 'Valley Forge', 'New Harmony'

EVERGREEN TREES

PA	Picea abies Norway Spruce
PS	Pinus strobus White Pine
TC	Tsuga Canadensis Eastern Hemlock

SHRUBS

AA	Aronia arbutifolia Red Chokecherry
CA	Callicarpa americana American Beautyberry
CS	Cornus stolonifera Red Twig Dogwood
HV	Hamamelis virginiana Witch Hazel
IG	Ilex Glabra Inkberry Holly
IV	Ilex verticillata Winterberry Holly
LB	Lindera benzoin Spicebush
SC	Sambucus canadensis Common Elderberry
VD	Viburnum dentatum Arrowwood

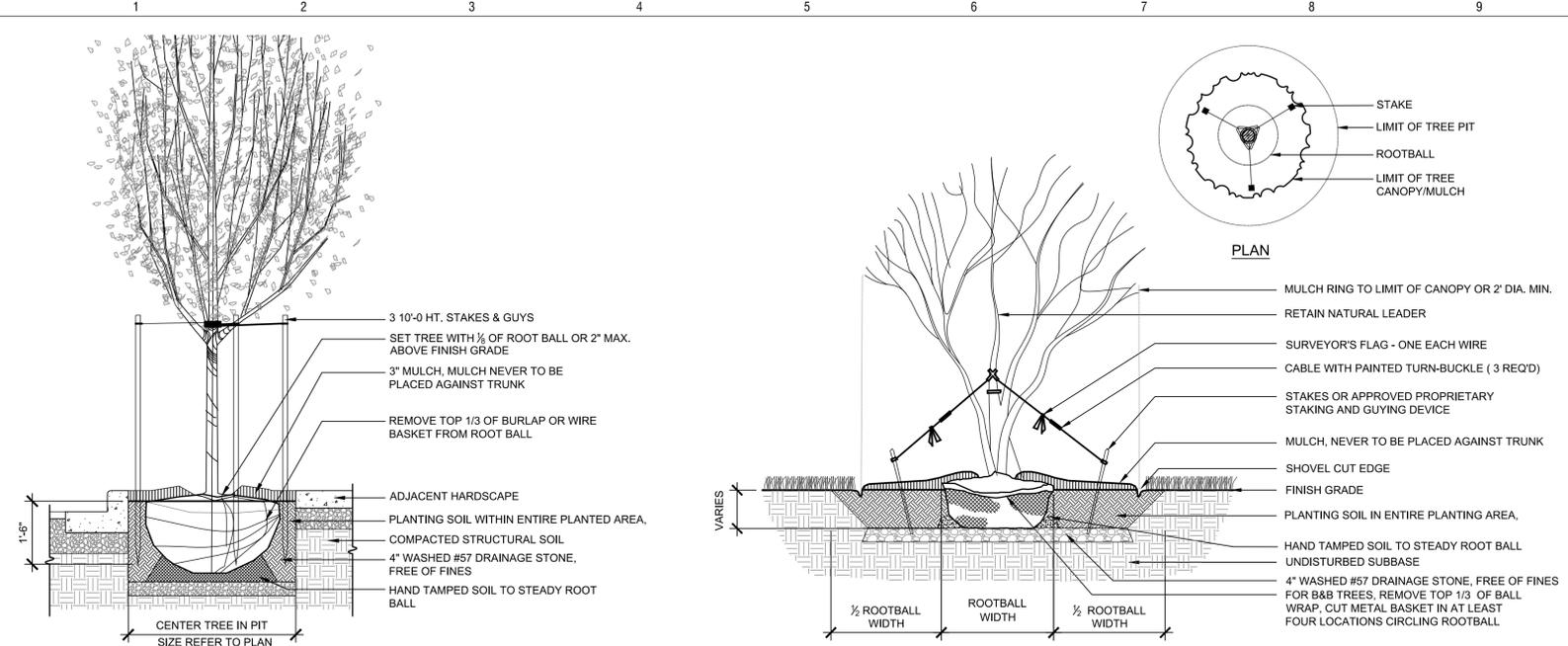
UNDERSTORY TREES

AC	Amelanchier canadensis Serviceberry
CA	Carpinus caroliniana American Hornbeam
IO	Ilex opaca American Holly
JV	Juniperus virginiana Eastern Redcedar
MS	Magnolia stellata Star Magnolia
MV	Magnolia virginiana Sweetbay magnolia

UNDERSTORY TREES (APPROVED FOR USE NEAR OVERHEAD POWERLINES)

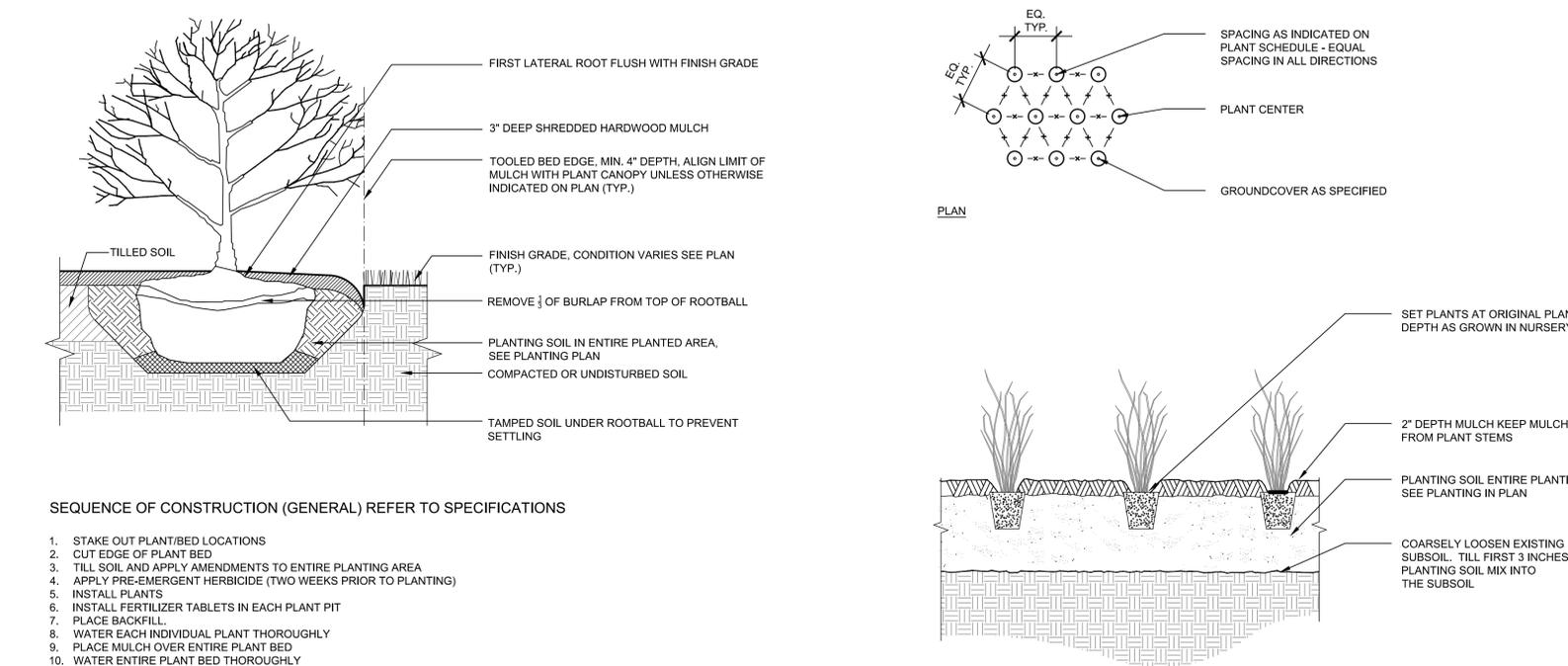
AG	Acer ginnala Amur Maple
AL	Amelanchier laevis Serviceberry
CC	Cercis canadensis Eastern Redbud
LI	Lagerstroemia indica Crapemyrtle

NOTE:
 PLANTING LIST PROVIDED IS SUBJECT TO CHANGE AS THE DESIGN DEVELOPS AND BASED ON AVAILABILITY. SELECTIONS TAKE INTO ACCOUNT:
 • TOWN OF VIENNA TREE PRESERVATION AND PLANTING SPECIFICATIONS MANUAL
 • TOWN OF VIENNA STREET TREE LIST AND PLANTING GUIDE
 • FAIRFAX COUNTY RECOMMENDED TREE AND SHRUB SPECIES FOR REFORESTATION OF RESOURCE PROTECTION AREAS
 • FAIRFAX COUNTY INVASIVE PLANTS LIST



NOTES:
 1. SEE SPECS FOR DETAILS ON ROOT ANCHORING SYSTEM.
 2. TREE ANCHORING SYSTEM AND ALL ASSOCIATED CABLES, EYE BOLTS, AND PIERS ARE TO BE USED FOR ALL TREES ON GRADE.
 3. FOR PLANTS IN WIRE BASKETS, REFER TO SPECIFICATIONS
 4. DO NOT PLACE MULCH AGAINST ROOT FLARE
 5. DO NOT CUT CENTRAL LEADER

NOTES:
 1. DETAIL ILLUSTRATED IS FOR USE OF PLANT GREATER THAN 14" IN HEIGHT AND MORE THAN 3" CALIPER.
 2. REFERENCE PLAN FOR ADJACENT PLANTING CONDITIONS.
 3. NEVER CUT DOMINANT LEADER(S).
 4. SET TREE WITH 1/8 OR 2" MAX. ROOTBALL ABOVE FINISH GRADE.



SEQUENCE OF CONSTRUCTION (GENERAL) REFER TO SPECIFICATIONS

1. STAKE OUT PLANT/BED LOCATIONS
2. CUT EDGE OF PLANT BED
3. TILL SOIL AND APPLY AMENDMENTS TO ENTIRE PLANTING AREA
4. APPLY PRE-EMERGENT HERBICIDE (TWO WEEKS PRIOR TO PLANTING)
5. INSTALL PLANTS
6. INSTALL FERTILIZER TABLETS IN EACH PLANT PIT
7. PLACE BACKFILL
8. WATER EACH INDIVIDUAL PLANT THOROUGHLY
9. PLACE MULCH OVER ENTIRE PLANT BED
10. WATER ENTIRE PLANT BED THOROUGHLY

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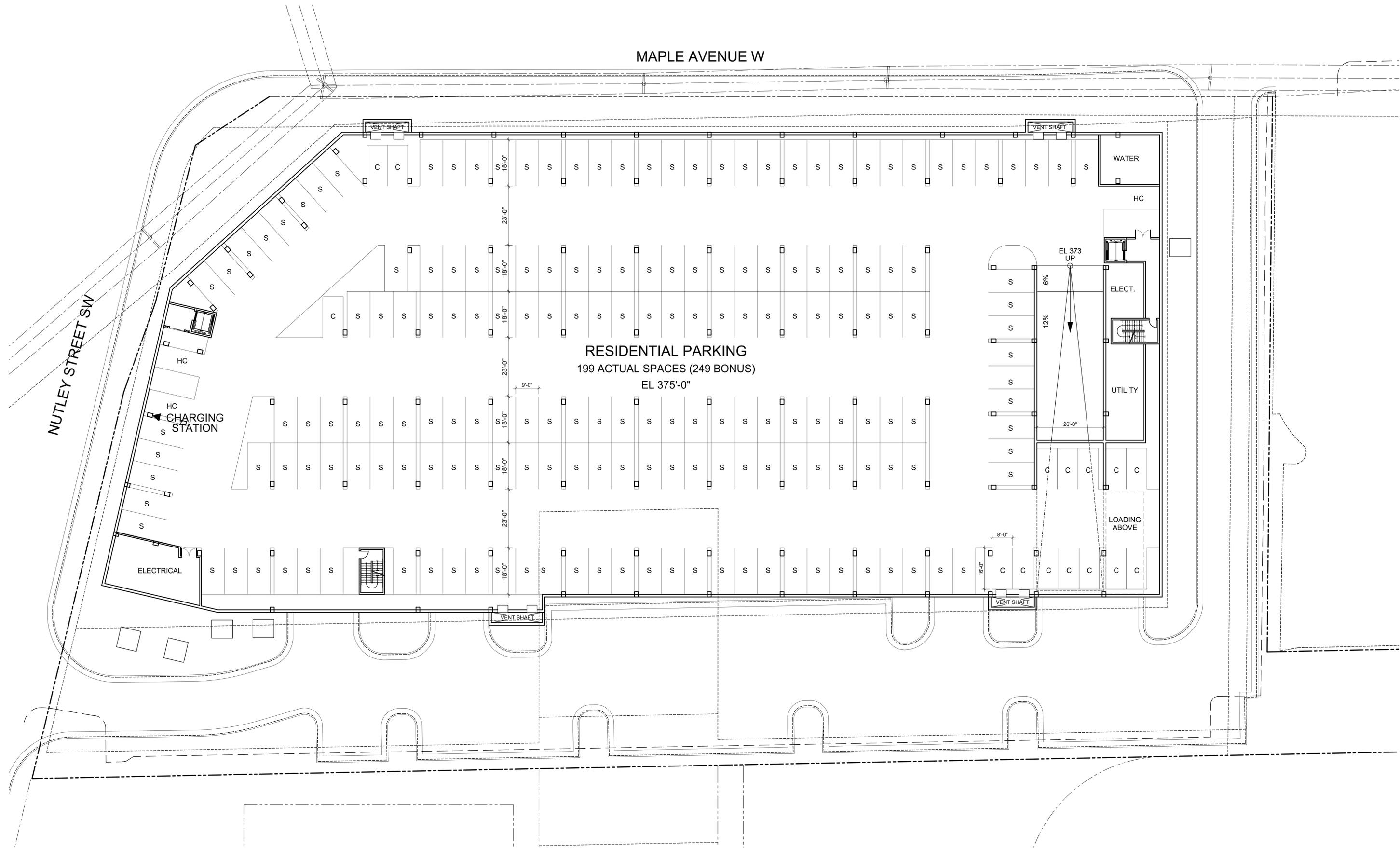
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DRAWN BY: TD, BB, SW REVIEWED BY: MR

MAPLE AVENUE W

NUTLEY STREET SW



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VIENNA, VA # 2014-0339

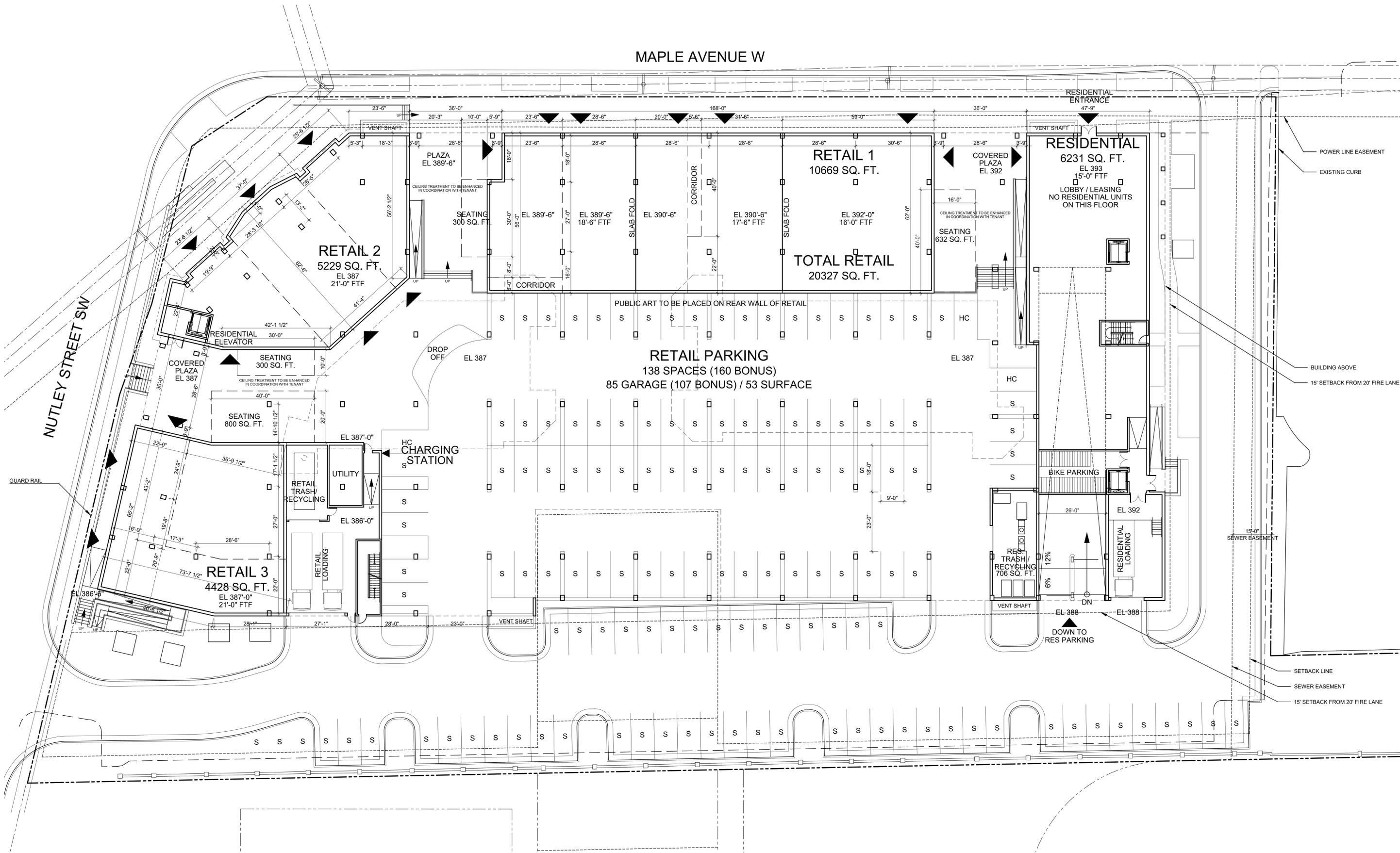
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BASEMENT FLOOR
FLOOR PLANS

A1.0

MAPLE AVENUE W



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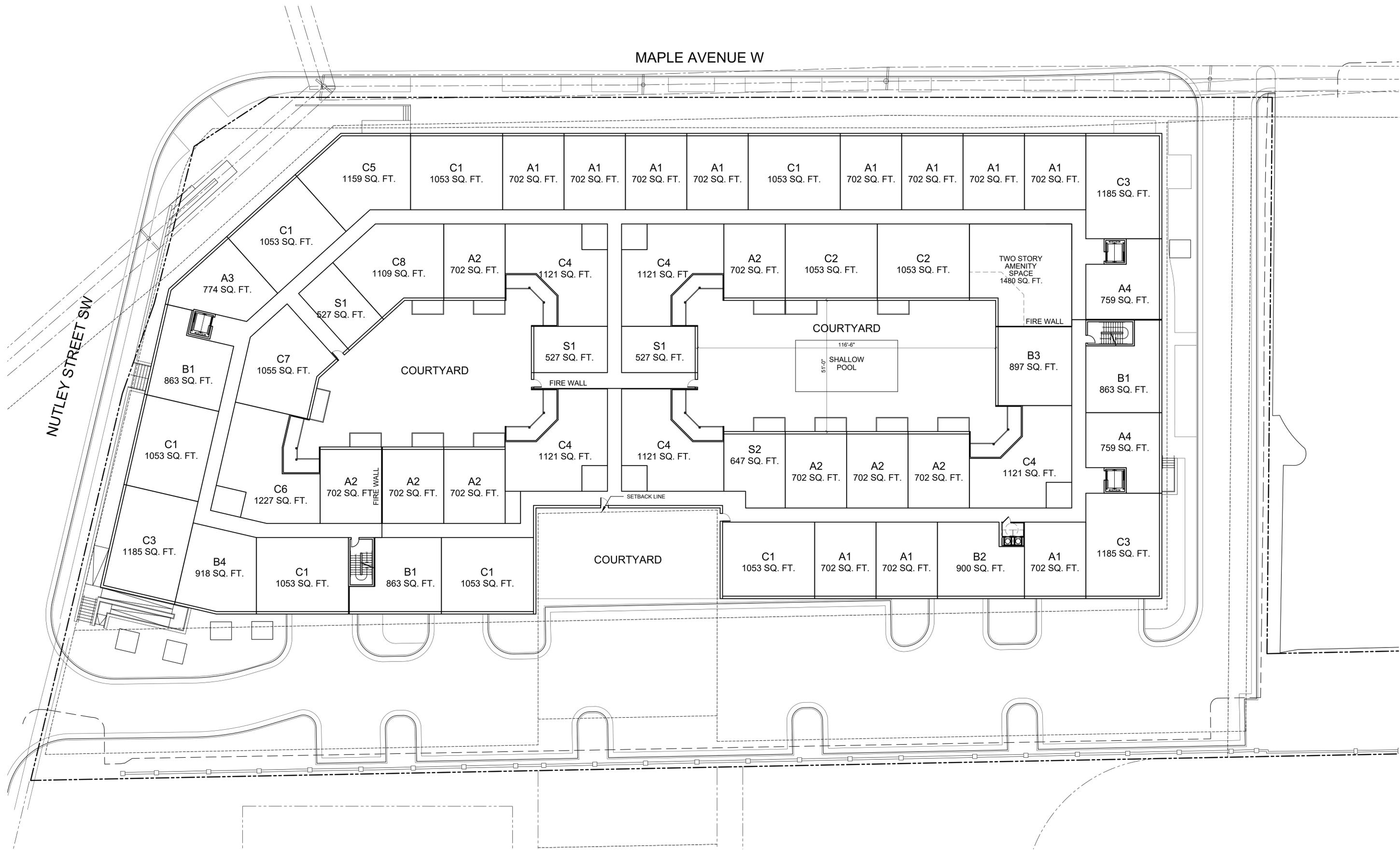
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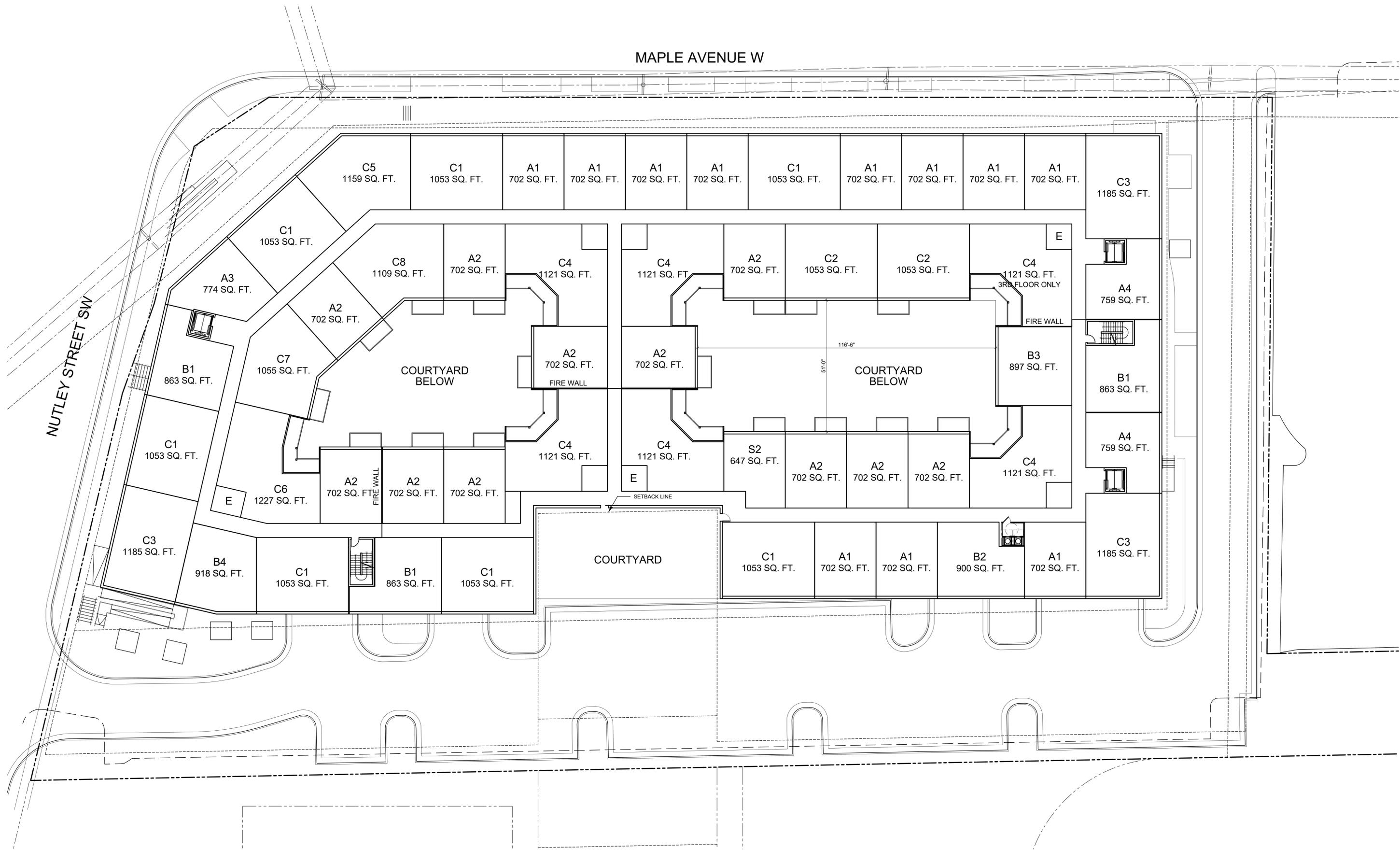
GROUND FLOOR
FLOOR PLANS

A1.1



MAPLE AVENUE W

NUTLEY STREET SW



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TYPICAL FLOOR (F2 - F3)
FLOOR PLANS

A1.3



1 - MAPLE AVENUE ELEVATION



2 - CORNER ELEVATION



3 - NUTLEY STREET ELEVATION

TRANSPARENCY

TOTAL AREA 9,266 SF
 TRANSPARENT AREA 4,626 SF
 RATIO 50%



MATERIALS

- 1.1 STONE
- 1.2 PRECAST - LIGHT
- 1.3 PRECAST - DARK
- 2.1 BRICK 1 - LIGHT RED
- 2.2 BRICK 2 - MEDIUM RED
- 2.3 BRICK 3 - DARK RED
- 2.4 BRICK 4 - TAN
- 2.5 BRICK 5 - DARK TAN
- 2.6 BRICK 6 - BROWN
- 2.7 BRICK 7 - GREY
- 3.1 PANEL 1 - WHITE
- 3.2 PANEL 2 - TAN
- 3.3 PANEL 3 - WARM GREY
- 3.4 PANEL 4 - BROWN
- 4.1 SHINGLES - GREY
- 4.2 METAL ROOF - GREEN
- 5.1 CANOPY - FABRIC
- 5.2 CANOPY - METAL
- 6.1 WINDOW - VINYL
- 6.2 WINDOW - STOREFRONT
- 7.1 GARAGE DOOR
- 8.1 RAILING - BLACK

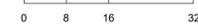


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MAPLE AVENUE
 VIENNA, VA # 2014-0339

CONCEPTUAL DESIGN
 MAY 2, 2018



BUILDING ELEVATIONS
 ELEVATIONS

A2.0



1 - REAR ELEVATION



2 - SIDE ELEVATION

MATERIALS

- 1.1 STONE
- 1.2 PRECAST - LIGHT
- 1.3 PRECAST - DARK
- 2.1 BRICK 1 - LIGHT RED
- 2.2 BRICK 2 - MEDIUM RED
- 2.3 BRICK 3 - DARK RED
- 2.4 BRICK 4 - TAN
- 2.5 BRICK 5 - DARK TAN
- 2.6 BRICK 6 - BROWN
- 2.7 BRICK 7 - GREY
- 3.1 PANEL 1 - WHITE

- 3.2 PANEL 2 - TAN
- 3.3 PANEL 3 - WARM GREY
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- 4.1 SHINGLES - GREY
- 4.2 METAL ROOF - GREEN
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- 6.1 WINDOW - VINYL
- 6.2 WINDOW - STOREFRONT
- 7.1 GARAGE DOOR
- 8.1 RAILING - BLACK



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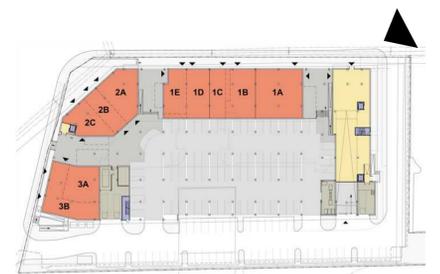
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BUILDING ELEVATIONS
ELEVATIONS

A2.1



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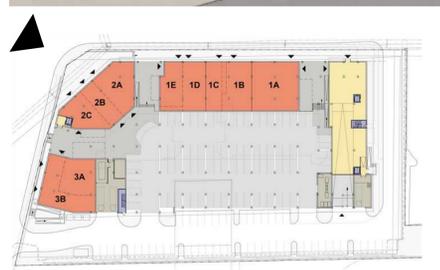
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VIEW FROM MAPLE AVENUE
PERSPECTIVE VIEWS

A3.0



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MAPLE AVENUE
VIENNA, VA # 2014-0339

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VIEW FROM MAPLE AND NUTLEY
PERSPECTIVE VIEWS

A3.1



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MAPLE AVENUE
VIENNA, VA # 2014-0339

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NUTLEY STREET VIEW 3
CONTEXT VIEWS

A3.2



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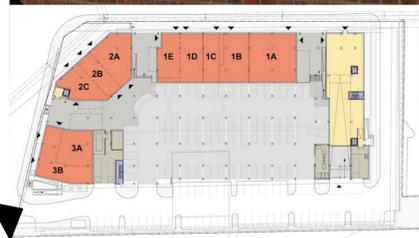
MAPLE AVENUE
VIENNA, VA # 2014-0339

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MAY 2, 2018



PLAZA VIEW
PERSPECTIVE VIEWS

A3.3



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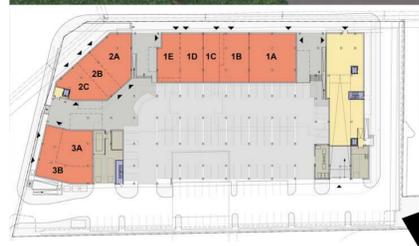
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REAR VIEW
PERSPECTIVE VIEWS

A3.4



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MAPLE AVENUE
VIENNA, VA # 2014-0339

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REAR VIEW
PERSPECTIVE VIEWS

A3.5



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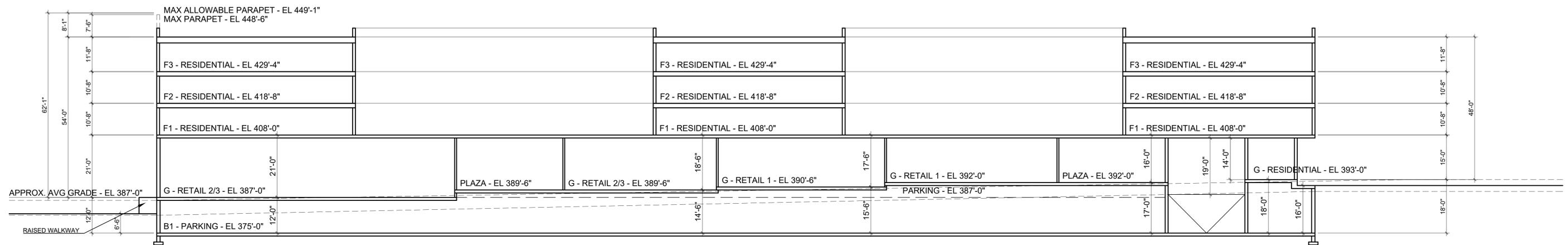
MAPLE AVENUE
VIENNA, VA # 2014-0339

CONCEPTUAL DESIGN
MAY 2, 2018



REAR VIEW
PERSPECTIVE VIEWS

A3.6



UNIT SUMMARY

UNIT	UNITS	RATIO
STUDIO	6	3.8%
1 BEDROOM	90	56.2%
2 BEDROOM	64	40.0%
TOTAL	160	

PARKING SUMMARY

PARKING REQUIRED	REQUIREMENT	REDUCTION*
RESIDENTIAL	269	229
RETAIL	182	156
TOTAL PARKING REQUIRED	451	385

PARKING PROVIDED

	ACTUAL	BONUS**
RESIDENTIAL (BASEMENT)	199	249
RETAIL (GROUND FLOOR / SURFACE)	135	156
TOTAL PARKING PROVIDED	334	405

PARKING DETAILS

PARKING REQUIRED						
RESIDENTIAL	COUNT	RATIO	REQUIREMENT	REDUCTION*		
STUDIO	6	1 / UNIT	6	x0.85	5	
1 BEDROOM	90	1.5 / UNIT	135	x0.85	115	
2 BEDROOM	64	2 / UNIT	128	x0.85	109	
TOTAL	160		269		229	

RETAIL						
	COUNT	RATIO	REQUIREMENT	REDUCTION*		
RETAIL	11,116 SF	5 / 1000 SF	56	x0.85	48	
RESTAURANT	368 SEATS	1 / 4 SEATS	92	x0.85	79	
OUTDOOR SEATING	136 SEATS	1 / 4 SEATS	34	x0.85	29	
TOTAL			182		156	

TOTAL PARKING REQUIRED	451	385
-------------------------------	------------	------------

PARKING PROVIDED

	GARAGE	SURFACE	TOTAL	BONUS**
RESIDENTIAL PARKING	199	0	199	Gx1.25+S 249
RETAIL PARKING	85	50	135	Gx1.25+S 156
TOTAL PARKING PROVIDED	284	50	334	405

COMPACT PARKING DETAILS

COMPACT PARKING RATIO	4.5%
------------------------------	-------------

RESIDENTIAL PARKING PROVIDED	ACTUAL	BONUS**
STANDARD (100% OF REQUIRED SPACES)	184	Gx1.25+S 230
COMPACT (0% OF REQUIRED SPACES)	15	Gx1.25+S 19
TOTAL	199	249
RESIDENTIAL PARKING REQUIRED AFTER REDUCTION*		229
SURPLUS PARKING AFTER BONUS AND REDUCTION * **		20

BICYCLE PARKING DETAILS

PARKING REQUIRED	
RESIDENTIAL (1 / 10 DU LONG TERM + 1 / 50 DU SHORT TERM)	20
RETAIL (1 / 5,000 SF PUBLIC + 1 / 25,000 SF EMPLOYEE)	5
TOTAL PARKING REQUIRED	25

PARKING PROVIDED

RESIDENTIAL (INTERIOR)	46
RETAIL	16
TOTAL PARKING PROVIDED	62

*15% REDUCTION BASED ON VIENNA ZONING CODE SECTION 18-95.19

**25% BONUS BASED ON VIENNA ZONING CODE SECTION 18-95.10 A



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VIENNA, VA # 2014-0339

CONCEPTUAL DESIGN
MAY 2, 2018



BUILDING SECTION

A4.0