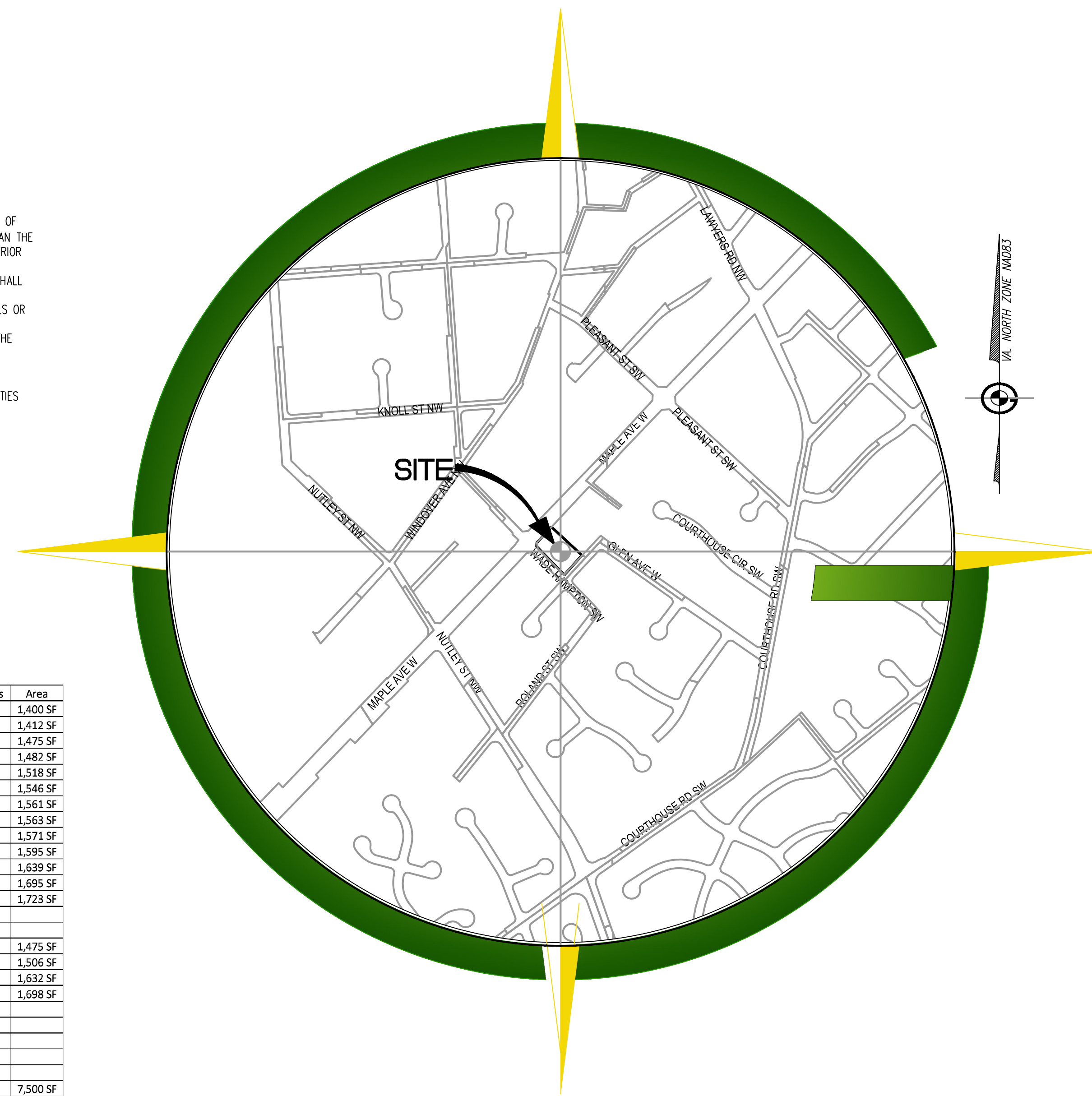


MAC ZONING PLAN FOR 380 W MAPLE AVE - OPTION 1 HUNTER MILL TOWN OF VIENNA TRANSPORT TOWN OF VIENNA, VIRGINIA

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.
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. NO PROFFERS FOR THIS PLAN
9. 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
Zoning	C-1(Commercial)	C-1(Commercial)
Lot Area	N/A	36,842 SF/0.84 A.C.
Lot Width	N/A	143.08 ft.
Gross Floor Area	N/A	150,504 sq. ft.
Net Floor Area	N/A	73,702 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.) ²	11 ft.	15.00 ft.
Max. Yard, Front (on Side Streets - Wade Hampton Dr.) ²	64 ft.	17.19 ft.
Min. Yard, Front (on Side Streets - Glen Ave.) ²	11 ft.	21.06 ft.
Max. Yard, Front (on Side Streets - Glen Ave.) ²	64 ft.	29.91 ft.
Min. Yard, Rear ²	8 ft.	8 ft.
Max. Impervious Area	80%	86.71%
Min. Pervious Area	20%	13.29%
Max. Building Height	54 ft.	52.50 ft.
Min. Building Frontage ³	25%	96%
Parking Spaces (Retail)	38	86
Parking Spaces (Residential)	80	74
Max Offstreet Parking ⁴	95	160
Total Parking Spaces	118	160
Min. Open Space	20%	25.18%

- (1) Yards are measured from face of curb to the edge of the front building walls.
- (2) Assumes the western building wall to be rear yard. To be modified during Zoning Plan.
- (3) At least 25% of the front building wall shall be built within five feet of the minimum front setback.
- (4) Includes 1.25 adjustment for structured parking

UNIT MIX

Unit Type	# Units	# Bedrooms	Area
Unit A	3	2	1,400 SF
Unit B	1	2	1,412 SF
Unit C	1	2	1,475 SF
Unit D	3	2	1,482 SF
Unit E	3	2	1,518 SF
Unit F	3	2	1,546 SF
Unit G	3	2	1,561 SF
Unit H	3	2	1,563 SF
Unit I	3	2	1,571 SF
Unit J	2	2	1,595 SF
Unit K	3	2	1,639 SF
Unit L	1	2	1,695 SF
Unit M	2	2	1,723 SF
SUBTOTAL 2 BR UNIT:	31		
Unit N	2	3	1,475 SF
Unit O	3	3	1,505 SF
Unit P	1	3	1,632 SF
Unit Q	3	3	1,698 SF
SUBTOTAL 3 BR UNIT:	9		
TOTAL ALL UNITS	40		
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	
SHEET #	SHEET TITLE
01	COVER
02	EXISTING CONDITIONS
03	CONCEPT PLAN
04	CONTEXT PLAN
05	SWM - PRE DEVELOPMENT DRAINAGE DIVIDES
06	SWM - POST DEVELOPMENT DRAINAGE DIVIDES
07	BEST MANAGEMENT PRACTICES - COMPUTATIONS
08	BEST MANAGEMENT PRACTICES - POST-DEVELOPMENT
09	OPEN SPACE EXHIBIT
10	AUTOTURN EXHIBIT
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

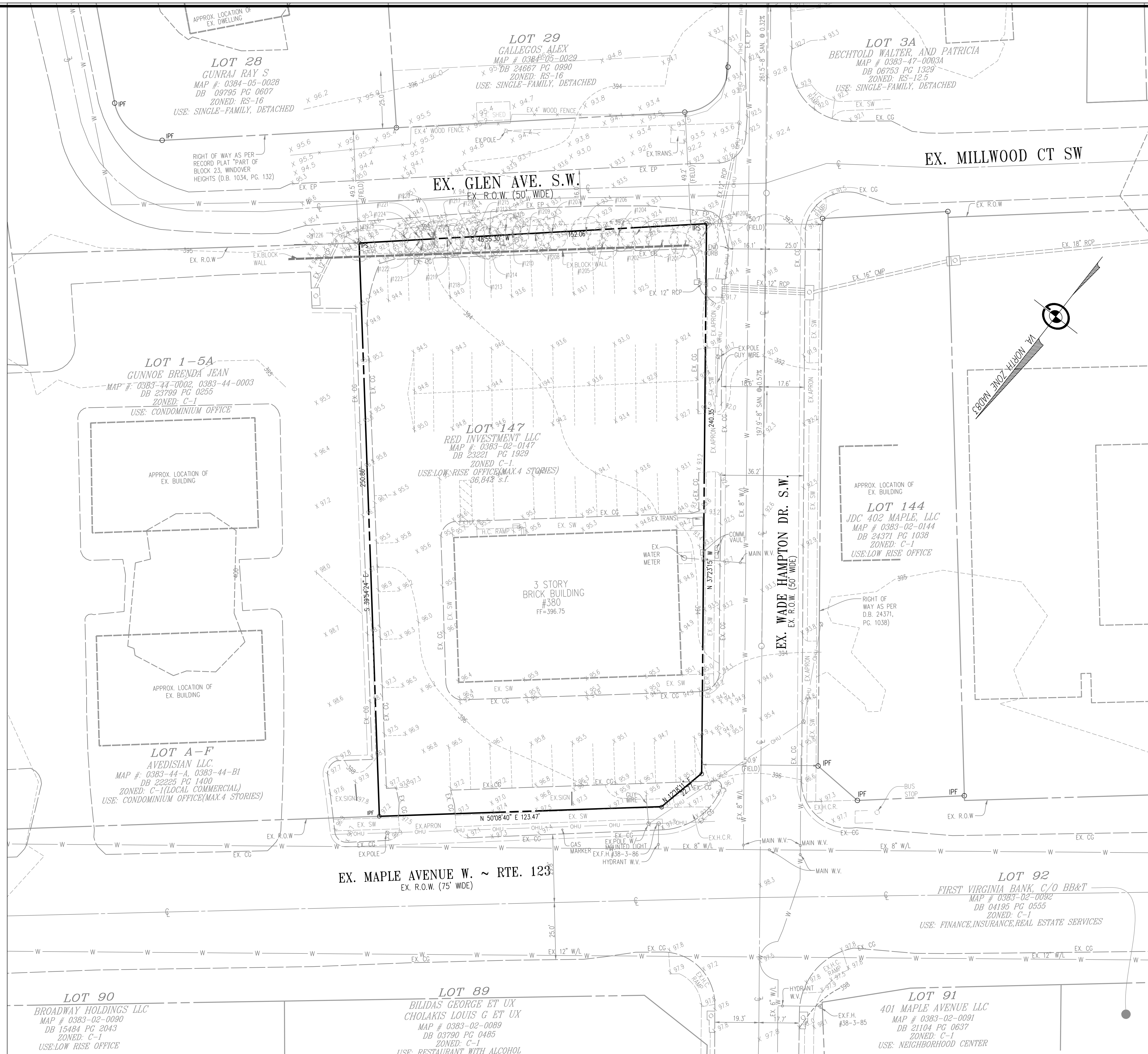
PARKING REQUIRED	
2 SPACES/RESIDENTIAL UNIT	40 UNITS X 2 SPACES = 80 SPACES REQUIRED
1 SPACE/200 SQ FT RETAIL	7,500 SQ FT RETAIL / 200 = 38 SPACES REQUIRED
PARKING PROVIDED*	
RESIDENTIAL PARKING PROVIDED	74 SPACES
RETAIL PARKING PROVIDED	
RETAIL LEVEL	41 SPACES
INTERMEDIATE LEVEL	45 SPACES
TOTAL RETAIL PARKING PROVIDED	86 SPACES
*(SEE ARCHITECTURAL DRAWINGS FOR LOWER LEVEL GARAGE PLANS)	
BICYCLE PARKING REQUIRED	
RESIDENT BIKE STORAGE	
SHORT TERM STORAGE - 1 SPACE PER 10 UNITS	40 UNITS / 10 = 4 SPACES
LONG TERM STORAGE - 1 SPACE PER 10 UNITS	40 UNITS / 10 = 4 SPACES
RETAIL BIKE STORAGE	
1 SPACE / 5,000 SQ FT	7,500 SQ FT / 5,000 = 2 SPACES
1 SPACES / 25,000 SQ FT FOR EMPLOYEES	7,500 SQ FT / 25,000 = 1 SPACE
BICYCLE PARKING PROVIDED	
RESIDENTIAL PARKING PROVIDED	24 SPACES
RETAIL PARKING PROVIDED	6 SPACES

No.	DATE	DESCRIPTION

TREE TABULATION
DL-DENOTES APPROX. DROP 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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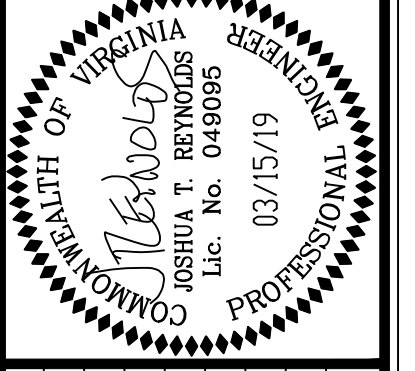
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EXISTING CONDITIONS

380 W MAPLE AVE - OPTION 1

MAC ZONING PLAN

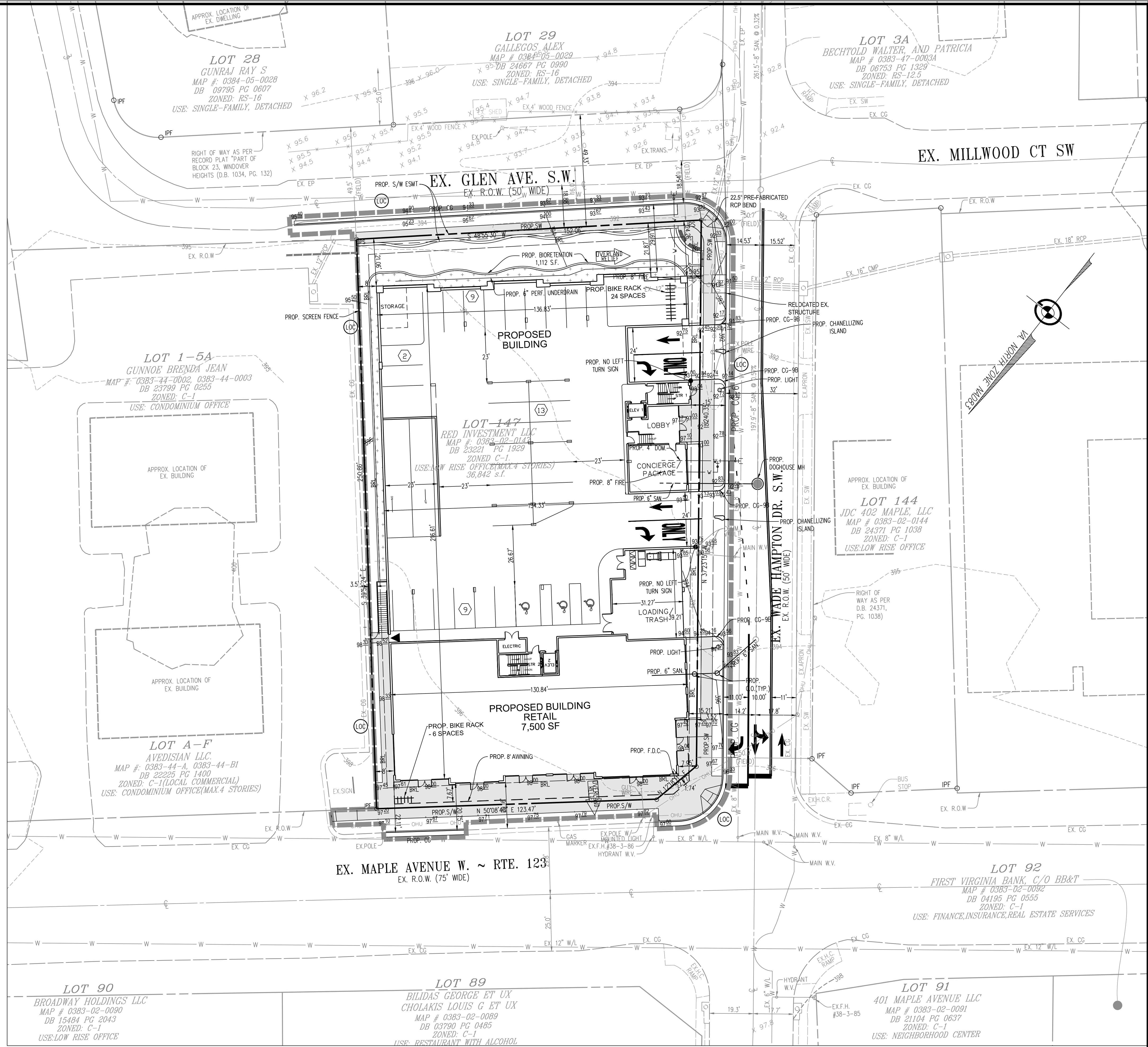
HUNTER MILL TOWN OF VIENNA, TRANSPORT TOWN OF VIENNA, VIRGINIA



No.	DATE	DESCRIPTION	REVISIONS

PLAN DATE	03/15/2019
DATE	FEB 2019
C.I.	= 2'
SCALE	1" = 20'
FILE No.	N131
SHEET	02
OF	13

NOTES:
 -THIS APPLICATION PROPOSES A SIDEWALK EASEMENT ALONG GLEN AVENUE.
 -THERE ARE NO KNOWN ENVIRONMENTAL OR HISTORICAL FEATURES ON SITE

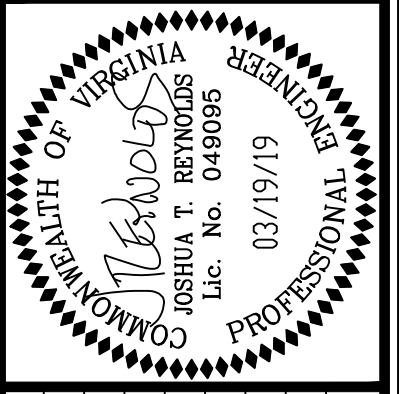


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CONCEPT PLAN
380 W MAPLE AVE - OPTION 1
MAC ZONING PLAN
 HUNTER MILL, TOWN OF VIENNA, TRANSPORT
 TOWN OF VIENNA, VIRGINIA

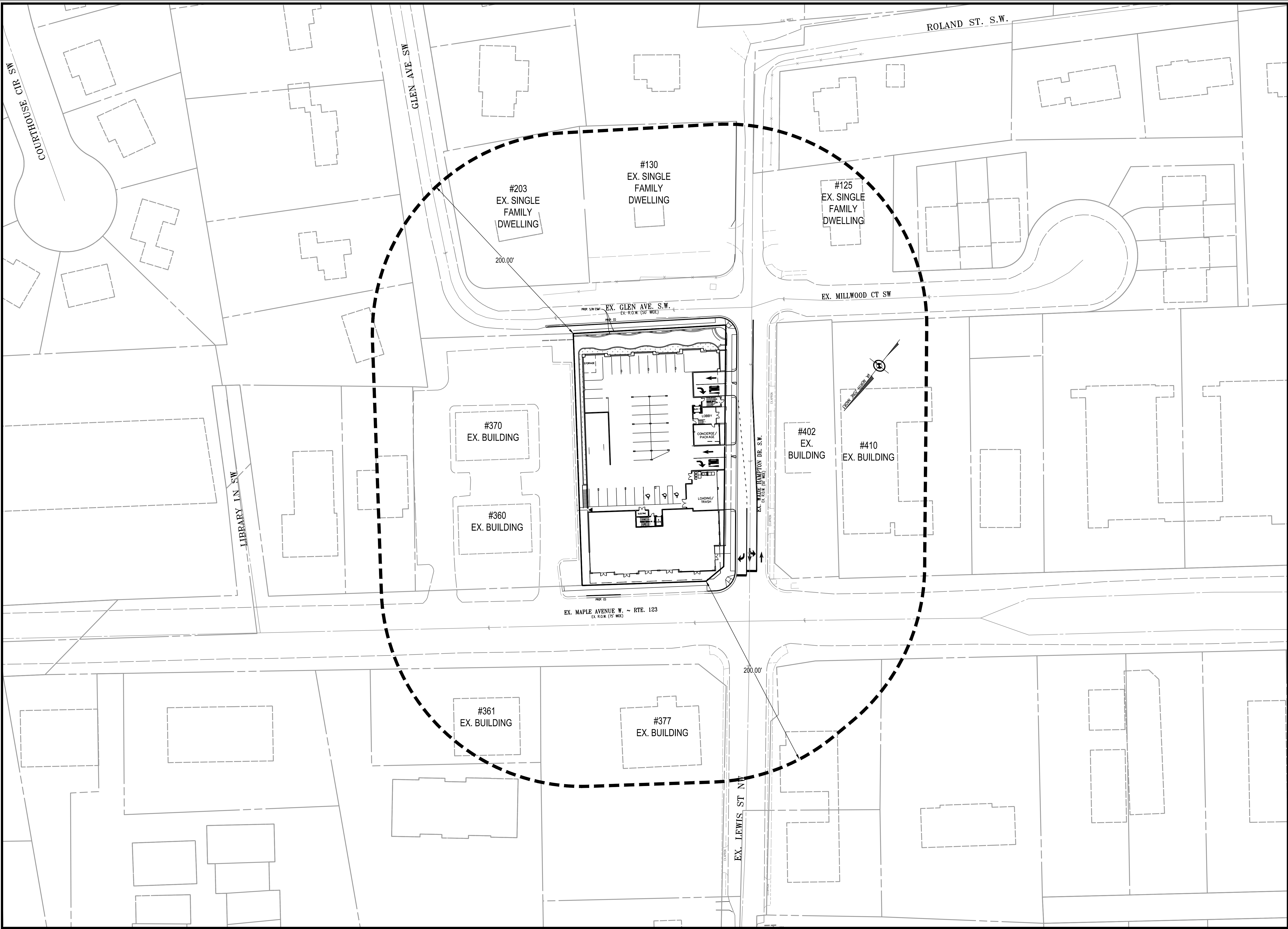


No.	DATE	DESCRIPTION	REVISIONS

PLAN DATE	03/19/2019
DATE	FEB 2019
C.I.	2'
SCALE	1"=20'
FILE No.	N131
SHEET	03
OF	13

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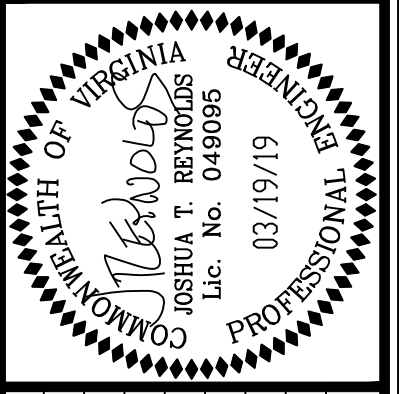
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CONTEXT PLAN

380 W MAPLE AVE - OPTION 1
MAC ZONING PLAN

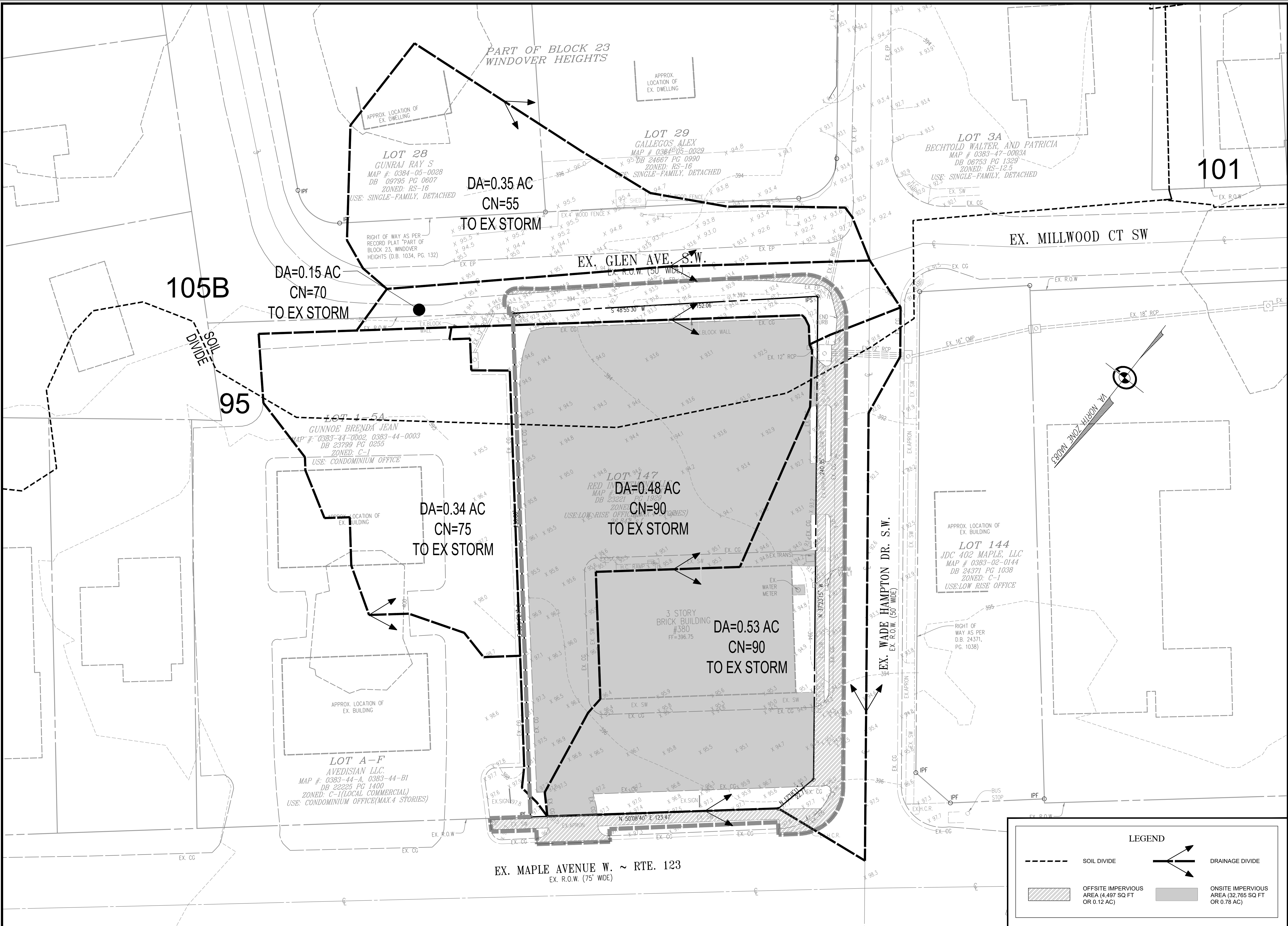
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 TOWN OF VIENNA, VIRGINIA



No.	DATE	DESCRIPTION	REVISIONS

PLAN DATE	03/19/2019
DATE:	FEB 2019
C.I.:	N/A
SCALE:	1"=40'
FILE No.	N131
SHEET	04
OF	13

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LEGEND

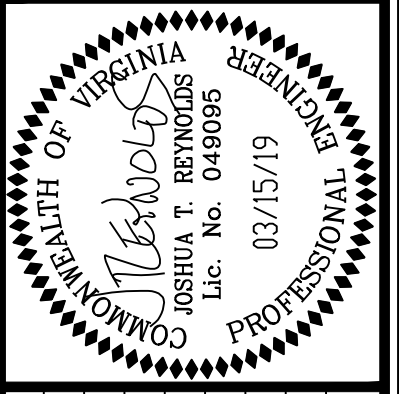
- SOIL DIVIDE
- DRAINAGE DIVIDE
- OFFSITE IMPERVIOUS AREA (4,497 SQ FT OR 0.12 AC)
- ONSITE IMPERVIOUS AREA (32,765 SQ FT OR 0.78 AC)

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 Springfield, VA 22153
 Telephone: (703) 328-0788
 Fax: (540) 722-8528
 www.greenwayeng.com

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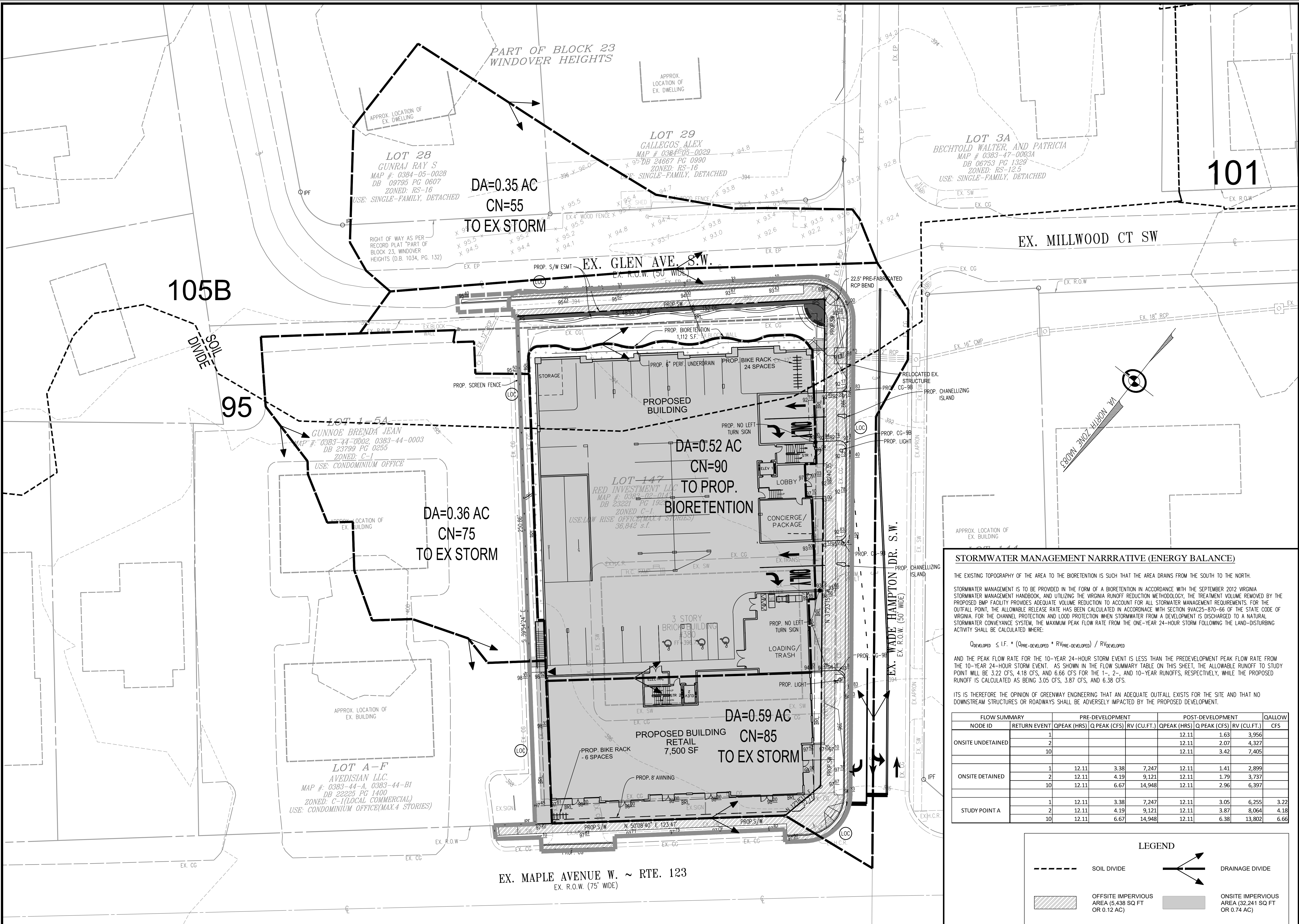
SWM - PRE DEVELOPMENT DIVIDES
380 W MAPLE AVE - OPTION 1
MAC ZONING PLAN
 HUNTER MILL TOWN OF VIENNA, TRANSPORT
 TOWN OF VIENNA, VIRGINIA



No.	DATE	DESCRIPTION	REVISIONS

PLAN DATE	03/15/2019
DATE	FEB 2019
C.I.	= 2'
SCALE	1" =
FILE No.	N131
SHEET	05
OF	13

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STORMWATER MANAGEMENT NARRATIVE (ENERGY BALANCE)

THE EXISTING TOPOGRAPHY OF THE AREA TO THE BIORETENTION IS SUCH THAT THE AREA DRAINS FROM THE SOUTH TO THE NORTH.

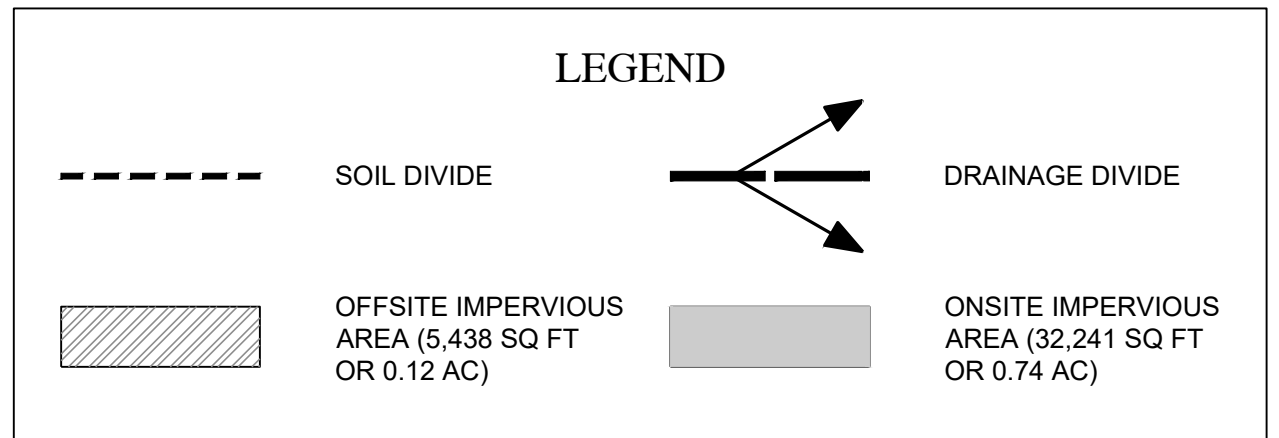
STORMWATER MANAGEMENT IS TO BE PROVIDED IN THE FORM OF A BIORETENTION IN ACCORDANCE WITH THE SEPTEMBER 2012 VIRGINIA STORMWATER MANAGEMENT HANDBOOK, AND UTILIZING THE VIRGINIA RUNOFF REDUCTION METHODOLOGY. THE TREATMENT VOLUME REMOVED BY THE PROPOSED BMP FACILITY PROVIDES ADEQUATE VOLUME REDUCTION TO ACCOUNT FOR ALL STORMWATER MANAGEMENT REQUIREMENTS. FOR THE OUTFALL POINT, THE ALLOWABLE RELEASE RATE HAS BEEN CALCULATED IN ACCORDANCE WITH SECTION 9VAC25-870-66 OF THE STATE CODE OF VIRGINIA. FOR THE CHANNEL PROTECTION AND LOAD PROTECTION WHEN STORMWATER FROM A DEVELOPMENT IS DISCHARGED TO A NATURAL STORMWATER CONVEYANCE SYSTEM, THE MAXIMUM PEAK FLOW RATE FROM THE ONE-YEAR 24-HOUR STORM FOLLOWING THE LAND-DISTURBING ACTIVITY SHALL BE CALCULATED WHERE:

$$Q_{DEVELOPED} \leq I.F. * (Q_{PRE-DEVELOPED} + RV_{PRE-DEVELOPED}) / RV_{DEVELOPED}$$

AND THE PEAK FLOW RATE FOR THE 10-YEAR 24-HOUR STORM EVENT IS LESS THAN THE PREDEVELOPMENT PEAK FLOW RATE FROM THE 10-YEAR 24-HOUR STORM EVENT. AS SHOWN IN THE FLOW SUMMARY TABLE ON THIS SHEET, THE ALLOWABLE RUNOFF TO STUDY POINT WILL BE 3.22 CFS, 4.18 CFS, AND 6.66 CFS FOR THE 1-, 2-, AND 10-YEAR RUNOFFS, RESPECTIVELY, WHILE THE PROPOSED RUNOFF IS CALCULATED AS BEING 3.05 CFS, 3.87 CFS, AND 6.38 CFS.

IT IS THEREFORE THE OPINION OF GREENWAY ENGINEERING THAT AN ADEQUATE OUTFALL EXISTS FOR THE SITE AND THAT NO DOWNSTREAM STRUCTURES OR ROADWAYS SHALL BE ADVERSELY IMPACTED BY THE PROPOSED DEVELOPMENT.

FLOW SUMMARY	NODE ID	RETURN EVENT	PRE-DEVELOPMENT			POST-DEVELOPMENT			QALLOW CFS
			QPEAK (HRS)	Q PEAK (CFS)	RV (CU.FT.)	QPEAK (HRS)	Q PEAK (CFS)	RV (CU.FT.)	
ONSITE UNDETAINED	1		12.11	1.63	3,956				
	2					12.11	2.07	4,327	
	10					12.11	3.42	7,405	
ONSITE DETAINED	1	12.11	3.38	7,247	12.11	1.41	2,899		
	2	12.11	4.19	9,121	12.11	1.79	3,737		
	10	12.11	6.67	14,948	12.11	2.96	6,397		
STUDY POINT A	1	12.11	3.38	7,247	12.11	3.05	6,255	3.22	
	2	12.11	4.19	9,121	12.11	3.87	8,064	4.18	
	10	12.11	6.67	14,948	12.11	6.38	13,802	6.66	



20 Pigeon Hill Drive, Suite #208
Springfield, VA 22151
Telephone: (703) 328-0788
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OFFICES IN: STERLING, VA, WINCHESTER, VA & MARTINSBURG, WV

SWM - POST DEVELOPMENT DRAINAGE DIVIDES
380 W MAPLE AVE - OPTION 1
MAC ZONING PLAN

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

PLAN DATE: 03/19/2019

DATE: FEB 2019

C.I. = 2'

SCALE: 1" = 20'

FILE No. N131

SHEET 06 OF 13

No.	DATE	DESCRIPTION	REVISIONS

Site Summary

Project Title: 380 West Maple
Date: 43537

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

Site Land Cover Summary

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

Post-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	0.10	0.05	0.15	15
Impervious Cover (acres)	0.00	0.00	0.14	0.72	0.86	85
					1.01	100

Site Tv and Land Cover Nutrient Loads

	Final Post-Development (Post-ReDevelopment & New Impervious)	Post- ReDevelopment	Post- Development (New Impervious)	Adjusted Pre- ReDevelopment
Site Rv	0.84	0.84	0.95	0.84
Treatment Volume (ft ³)	3,091	3,056	34	3,056
TP Load (lb/yr)	1.94	1.92	0.02	1.92

Total TP Load Reduction Required (lb/yr)	0.40	0.38	0.02
--	------	------	------

	Final Post-Development Load (Post-ReDevelopment & New Impervious)	Pre- ReDevelopment
TN Load (lb/yr)	13.89	13.79

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)			0.03		0.03	0.22
Impervious Cover (acres)			0.10	0.39	0.49	0.95
Total					0.52	

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft ³)	Runoff Reduction (ft ³)	Remaining Runoff Volume (ft ³)	Total BMP Treatment Volume (ft ³)	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	0.49	0	685	1,028	1,714	25	0.00	1.08	0.59	0.48	

Site Compliance Summary

Maximum % Reduction Required Below Pre-ReDevelopment Load	20%
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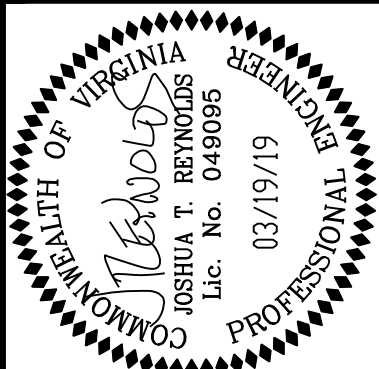
Total Runoff Volume Reduction (ft ³)	685
Total TP Load Reduction Achieved (lb/yr)	0.59
Total TN Load Reduction Achieved (lb/yr)	4.92
Remaining Post Development TP Load (lb/yr)	1.35
Remaining TP Load Reduction (lb/yr) Required	0.00

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

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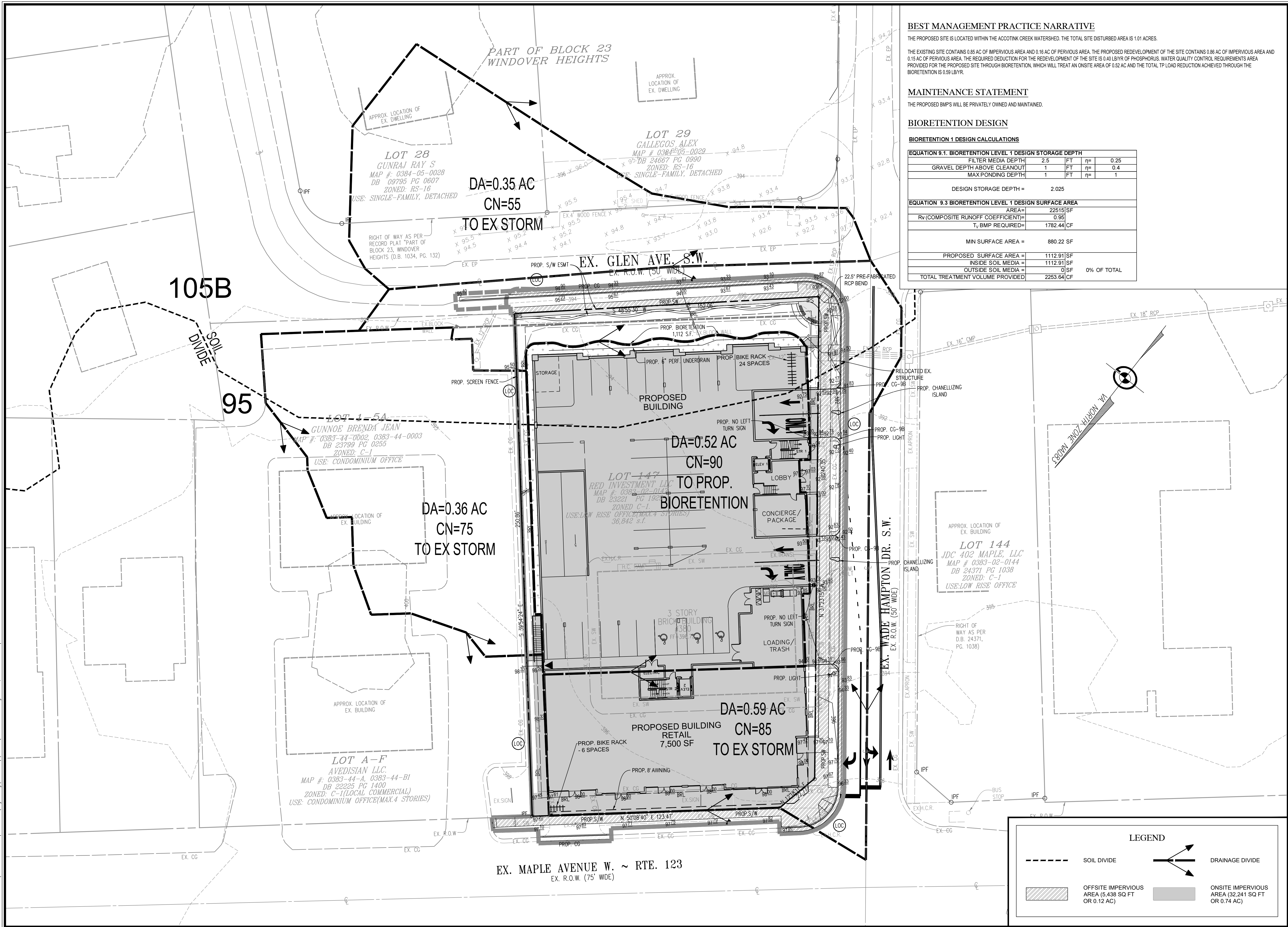


BEST MANAGEMENT PRACTICES - COMPUTATIONS
380 W MAPLE AVE - OPTION 1
MAC ZONING PLAN
HUNTER MILL, TOWN OF VIENNA, TRANSPORT
TOWN OF VIENNA, VIRGINIA



No.	DATE	DESCRIPTION

PLAN DATE	03/19/2019
DATE	FEB 2019
C.I.	N/A
SCALE	N/A
FILE No.	N131
SHEET	07
OF	13



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 0.86 AC OF IMPERVIOUS AREA AND 0.15 AC OF PERVIOUS AREA. THE REQUIRED DEDUCTION FOR THE REDEVELOPMENT OF THE SITE IS 0.40 LB/YR OF PHOSPHORUS. WATER QUALITY CONTROL REQUIREMENTS AREA PROVIDED FOR THE PROPOSED SITE THROUGH BIORETENTION, WHICH WILL TREAT AN ONSITE AREA OF 0.52 AC AND THE TOTAL TP LOAD REDUCTION ACHIEVED THROUGH THE BIORETENTION IS 0.59 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	$\eta = 0.25$
GRAVEL DEPTH ABOVE CLEANOUT	1	FT	$\eta = 0.4$
MAX PONDING DEPTH	1	FT	$\eta = 1$
DESIGN STORAGE DEPTH = 2.025			
EQUATION 9.3 BIORETENTION LEVEL 1 DESIGN SURFACE AREA			
AREA	22516	SF	0.95
Rv (COMPOSITE RUNOFF COEFFICIENT)			
T _v BMP REQUIRED	1782.44	CF	
MIN SURFACE AREA = 880.22 SF			
PROPOSED SURFACE AREA	1112.91	SF	
INSIDE SOIL MEDIA	1112.91	SF	
OUTSIDE SOIL MEDIA	0	SF	0% OF TOTAL
TOTAL TREATMENT VOLUME PROVIDED	2253.64	CF	

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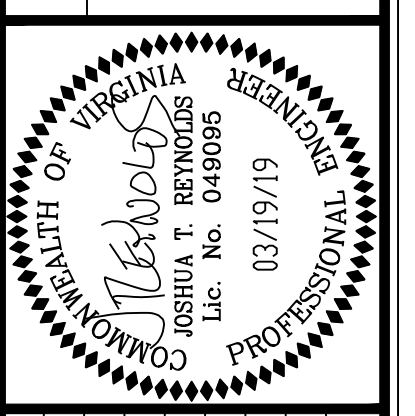
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BEST MANAGEMENT PRACTICES - POST DEVELOPMENT

380 W MAPLE AVE - OPTION 1
MAC ZONING PLAN

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




No.	DATE	DESCRIPTION	REVISIONS

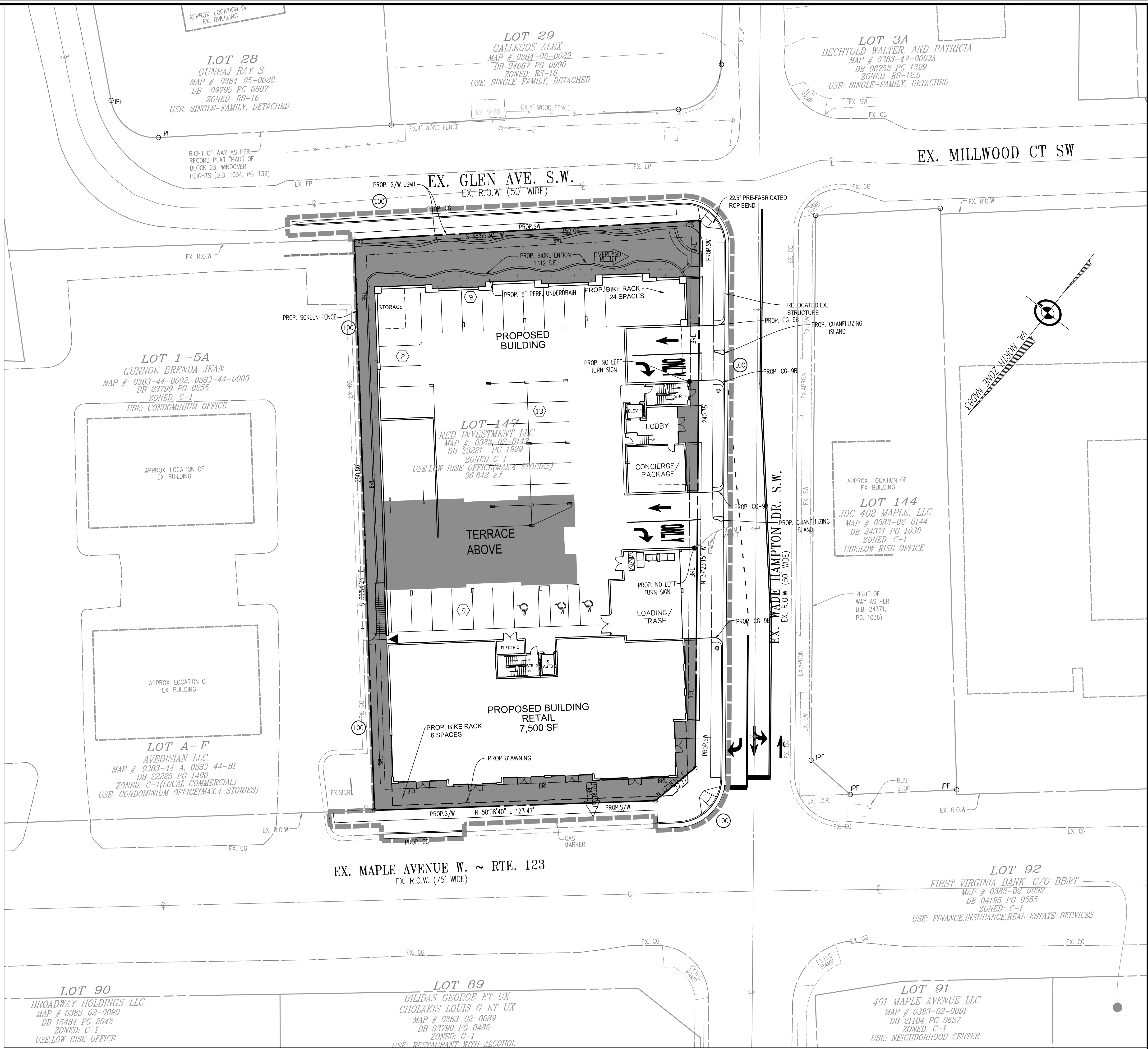
PLAN DATE	03/19/2019
DATE	FEB 2019
C.I.	= 2'
SCALE	1" = 20'
FILE No.	N131
SHEET	08
OF	13

LEGEND


- SOIL DIVIDE
- OFFSITE IMPERVIOUS AREA (5,438 SQ FT OR 0.12 AC)
- DRAINAGE DIVIDE
- ONSITE IMPERVIOUS AREA (32,241 SQ FT OR 0.74 AC)

LEGEND

 PROP. OPEN SPACE
 PROP. OPEN SPACE = 9,277 SQ FT
 /36,842 SQ FT
 = 25.18%



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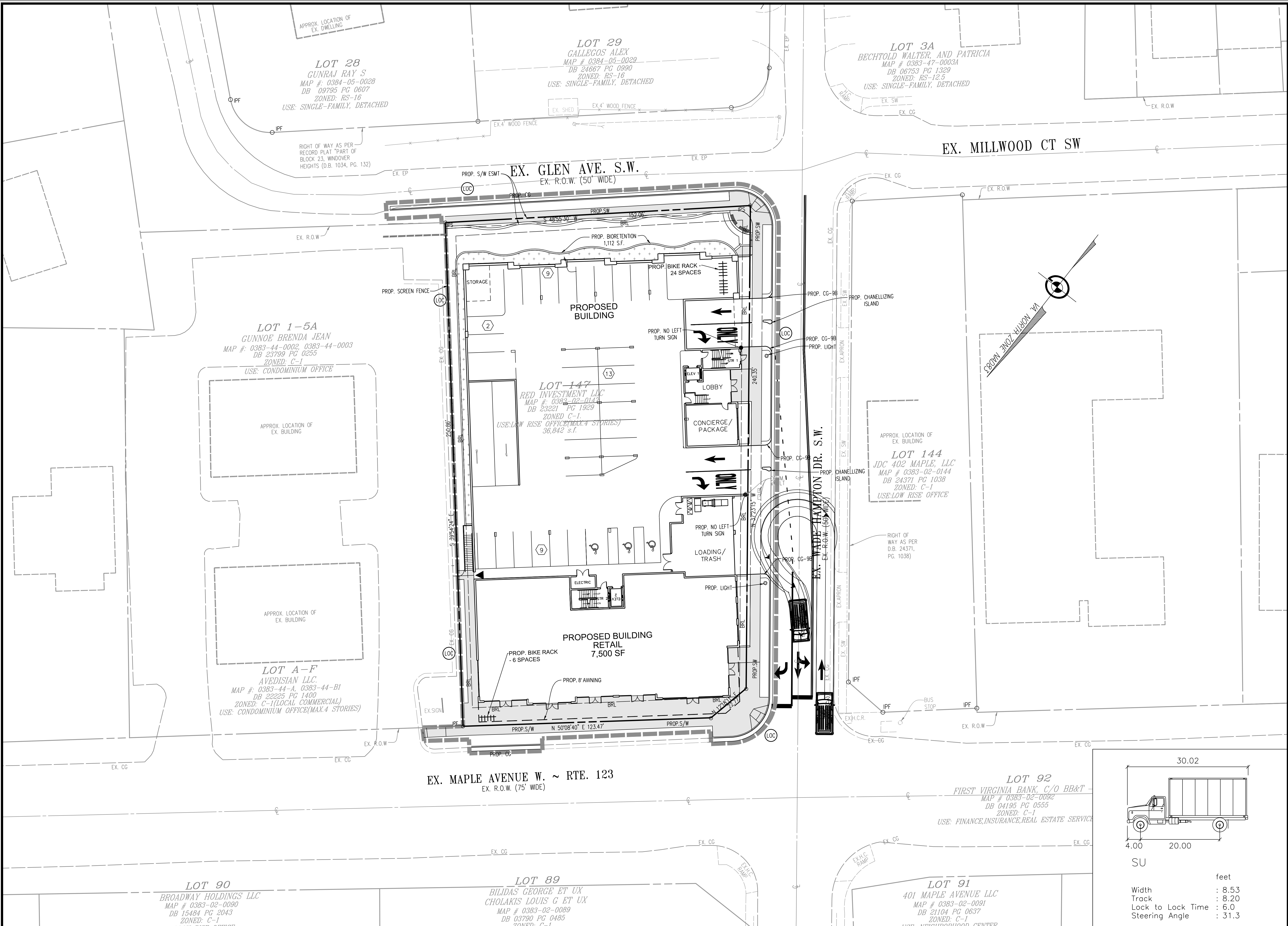
OPEN SPACE EXHIBIT
380 W MAPLE AVE - OPTION 1
MAC ZONING PLAN
 HUNTER MILL TOWN OF VIENNA, TRANSPORT
 TOWN OF VIENNA, VIRGINIA

No.	DATE	DESCRIPTION	REVISIONS

PLAN DATE	03/19/2019
DATE	FEB 2019
C.I.	2'
SCALE	1"=20'
FILE No.	N131
SHEET	09
OF	13

GREENWAY ENG. - Z:\N131 - 380 W Maple Avenue Engineering\Site Plan\Option 1\N131-90-OPEN_SPACE.dwg Mar 19, 2019 - 12:55pm mhoffman

GREENWAY ENG. - Z:\N131 - 380 W Maple Avenue Engineering\Site Plan\Option 1\N131-99-AUTOTURN.dwg Mar 19, 2019 - 12:53pm msh/lfman

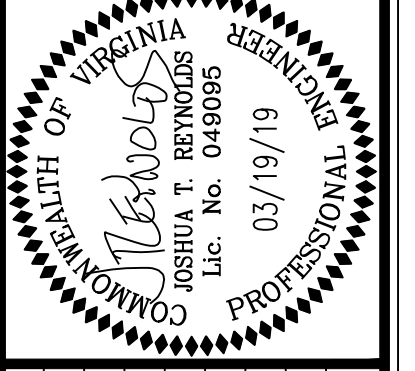


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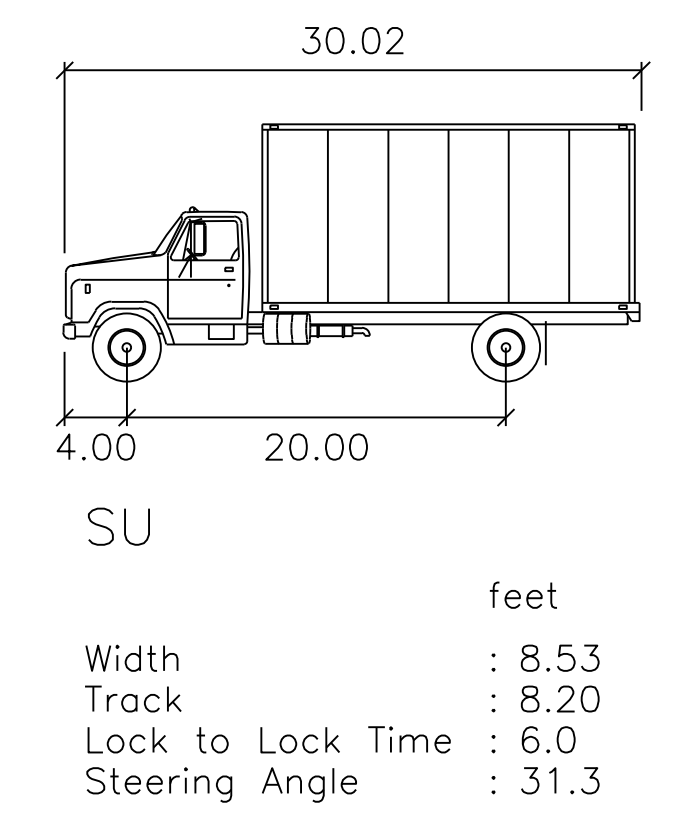
PROUDLY SERVING VIRGINIA & WEST VIRGINIA
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AUTOTURN EXHIBIT
380 W MAPLE AVE - OPTION 1
MAC ZONING PLAN
 HUNTER MILL, TOWN OF VIENNA, TRANSPORT
 TOWN OF VIENNA, VIRGINIA

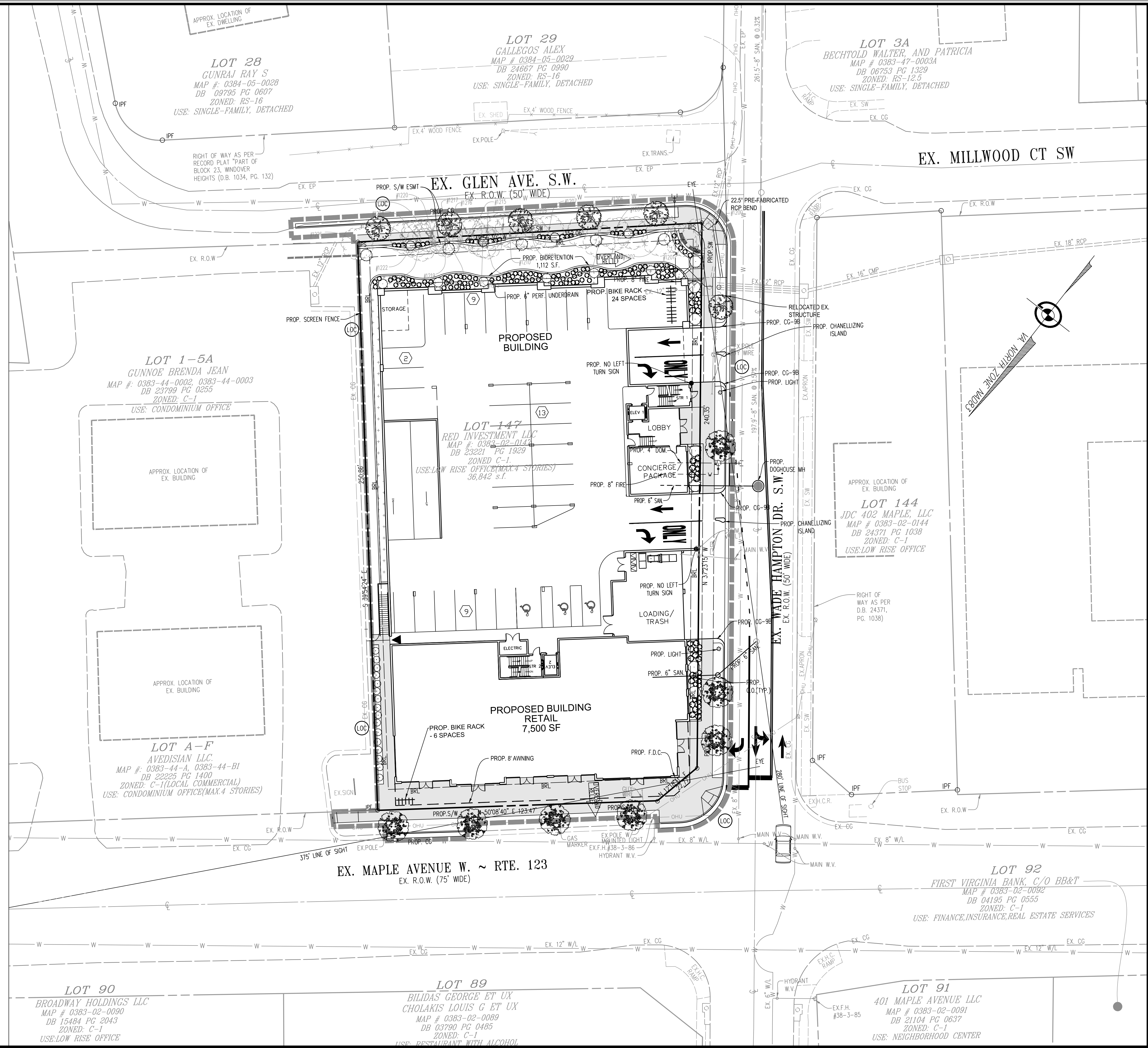


No.	DATE	DESCRIPTION	REVISIONS

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



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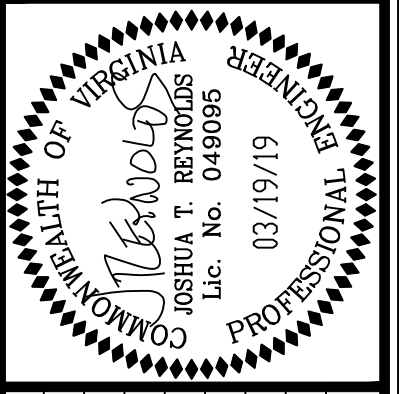


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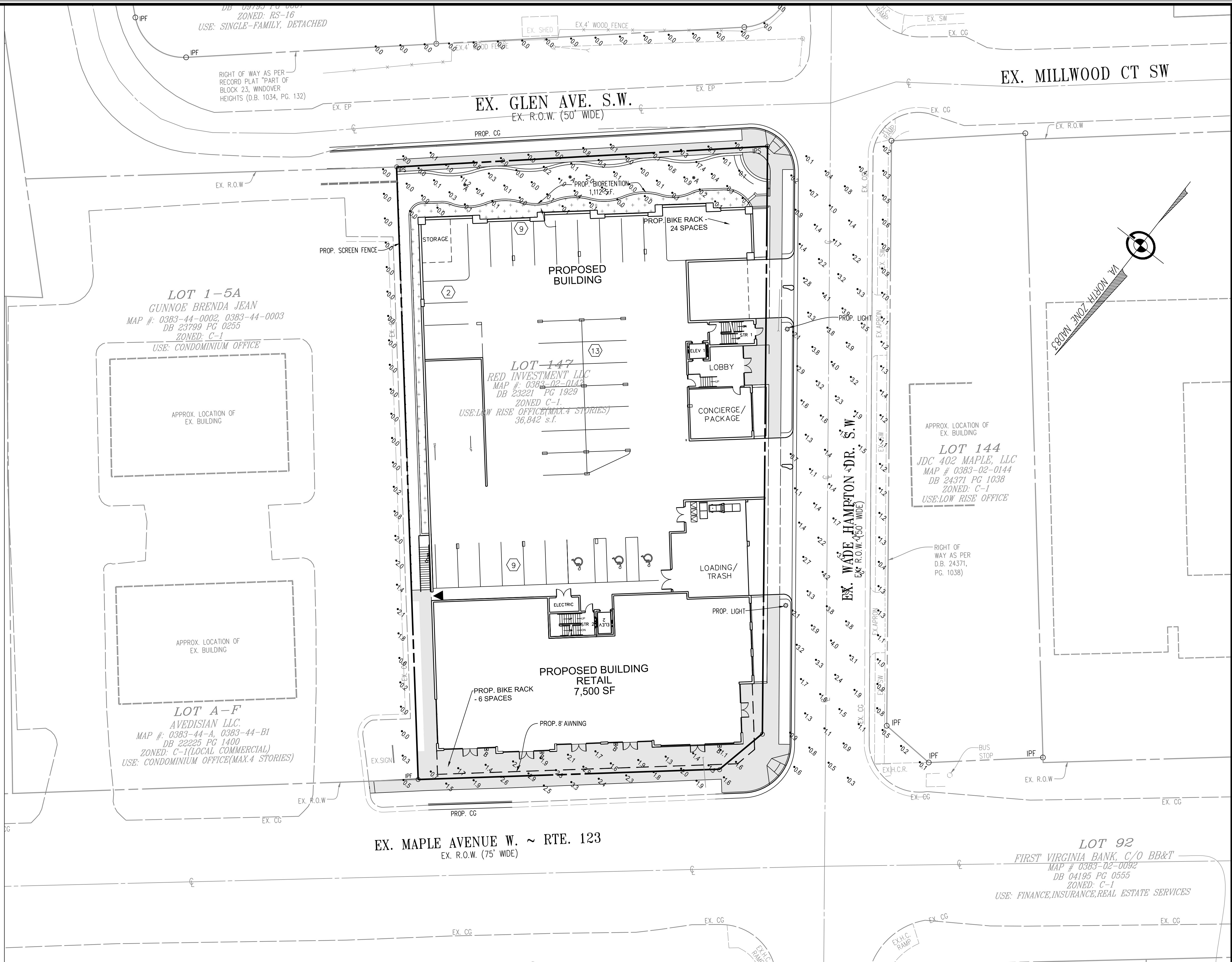
PRELIMINARY LANDSCAPE PLAN
380 W MAPLE AVE - OPTION 1
MAC ZONING PLAN
 HUNTER MILL, TOWN OF VIENNA, TRANSPORT
 TOWN OF VIENNA, VIRGINIA



No.	DATE	DESCRIPTION	REVISIONS

PLAN DATE	03/19/2019
DATE	FEB 2019
C.I.	= 2'
SCALE	1" =
FILE No.	N131
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GREENWAY ENG. - Z:\N131 - 380 W Maple Avenue\Engineering\Site Plan\Option 1\N131-99-LIGHTING-001.dwg Mar 19, 2019 - 12:56pm mhoffman



LOT 90
 BROADWAY HOLDINGS LLC
 MAP # 0383-02-0090
 DB 15484 PG 2043
 ZONED: C-1
 USE: LOW RISE OFFICE

Symbol	Type	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Height	Description
(C)	Bollard	3	A	SINGLE	N.A.	0.300	3.00'	XBVR-1D-LED-24-400-CW-UE
(H)	Wallpack	5	B	SINGLE	N.A.	0.900	15.0'	XWR-2-LED-93-20
(-L)	Pole Light	2	C	SINGLE	N.A.	0.900	20.0'	MPP-LED-251-S1L-PTA

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
4	B	6670.149	6871.214	15	129.168	0
5	B	6702.149	6859.214	15	129.168	0
6	B	6723.149	6917.214	15	129.168	0
7	B	6746.149	6936.214	15	129.168	0
8	B	6808.409	6891.381	15	45.889	0
10	C	6753.374	6720.006	20	212.903	0
12	C	6684.277	6803.973	20	213.534	0

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

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LIGHTING EXHIBIT

380 W MAPLE AVE - OPTION 1

MAC ZONING PLAN

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

No.	DATE	DESCRIPTION	REVISIONS

PLAN DATE: 03/19/2019

DATE: FEB 2019

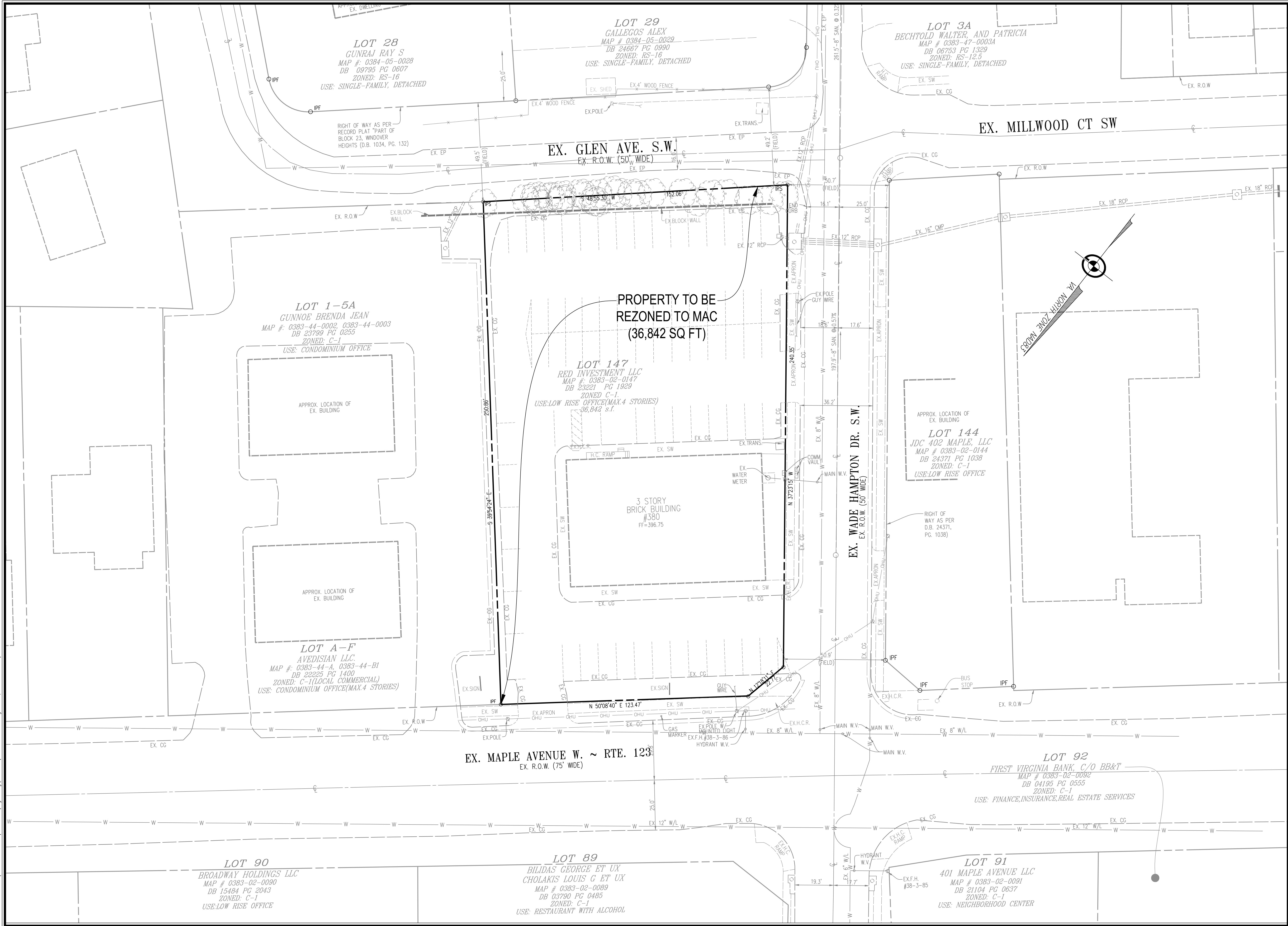
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SCALE: 1"=20'


FILE No. N131

SHEET 12 OF 13

GREENWAY ENG. - Z:\N131 - 380 W Maple Avenue\Engineering\Site Plan\N131-99-ZONING.dwg Mar 19, 2019 - 12:56pm mhoffman



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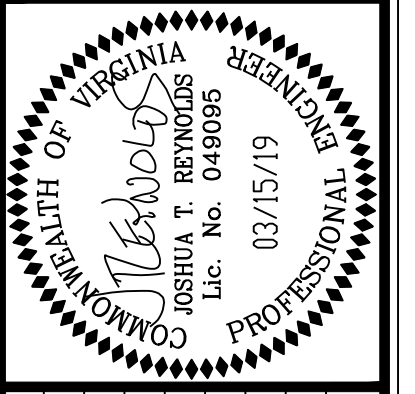
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ZONING EXHIBIT

380 W MAPLE AVE - OPTION 1

MAC ZONING PLAN

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



No.	DATE	DESCRIPTION

PLAN DATE	03/15/2019
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FILE No.	N131
SHEET	13
OF	13