

SUNRISE OF VIENNA

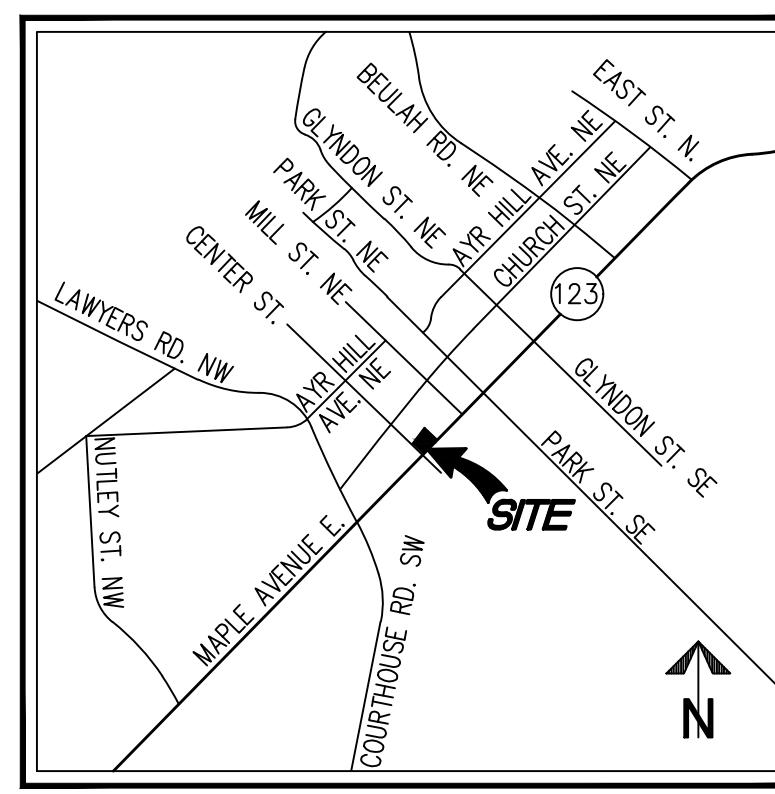
100, 102, & 112 MAPLE AVENUE EAST, VIENNA, VA 22180

MAPLE AVENUE COMMERCIAL (MAC) - REZONING AND CONDITIONAL USE PERMIT

INITIAL SUBMISSION - SEPTEMBER 5, 2018

RE-SUBMISSION - JANUARY 15, 2019

RE-SUBMISSION - APRIL 8, 2019



VICINITY MAP SCALE: 1"=2000'

DEVELOPMENT TEAM

OWNER
KIRSCHNER ENTERPRISES INC,
5225 SYMPHONY FOREST LN N
BETHESDA, MD 20852

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

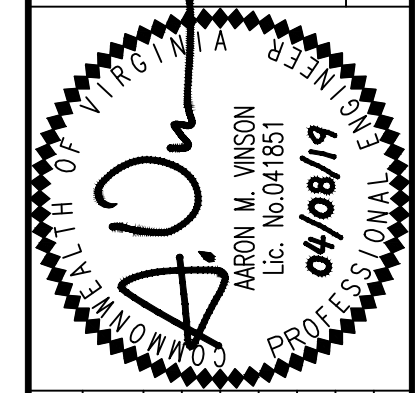
ARCHITECT
RUST | ORLING ARCHITECTURE
1215 CAMERON STREET
ALEXANDRIA, VA 22314
703-836-3205
CONTACT: SCOTT FLEMING

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

SHEET INDEX

- P-0101 COVER SHEET
- P-0102 NOTES AND TABULATIONS
- P-0201 CONTEXT PLAN
- P-0202 EXISTING CONDITIONS PLAN
- P-0203 REZONING PLAT
- P-0301 CONCEPT PLAN
- P-0301A SITE CROSS-SECTIONS
- P-0302 TRUCK TURN EXHIBIT
- P-0303 OPEN SPACE AND IMPERVIOUS SURFACE EXHIBIT
- P-0501 STORMWATER MANAGEMENT NARRATIVE AND DETAILS
- P-0502 OUTFALL MAP AND VRRM SPREADSHEET
- L-0301 LANDSCAPE PLAN
- L-0401 LANDSCAPE NOTES AND DETAILS
- A1.1 ARCHITECTURAL SITE PLAN / GROUND FLOOR PLAN
- A1.2 FLOOR PLANS
- A1.3 FLOOR PLANS
- A2.1 EXTERIOR ELEVATIONS
- A2.2 EXTERIOR ELEVATIONS
- A3.1 SECTIONS
- A3.2 SECTION
- A4.1 RENDERINGS
- A4.2 RENDERINGS
- E-001 SIGHT LIGHTING - ELECTRICAL

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 ESTABLISHED 1945
 DATE: 09/05/2018, 01/15/2019, 04/08/2019
 SCALE: N.T.S.
 DRAWN: ITFB
 CHECKED: AV



NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

COVER SHEET
SUNRISE OF VIENNA
 MAC REZONING PLAN
 100, 102 & 112 MAPLE AVENUE EAST
 TOWN OF VIENNA, VIRGINIA 22180

TREE INVENTORY

Tree Inventory - Sunrise Vienna							
Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition%	Removal
Tree Survey Information Completed by Walter Phillips, Inc - Arborist Ben Schitter- ISA # MA-5385A #8/17/2018							
101	Acer buergeranum	Trident maple	8"	12'	0%	66%	X
102	Acer buergeranum	Trident maple	6"	9'	0%	66%	X
103	Acer buergeranum	Trident maple	9"	14'	0%	66%	
104	Acer buergeranum	Trident maple	6"	9'	0%	66%	X
105	Acer buergeranum	Trident maple	8"	12'	0%	66%	
106	Acer buergeranum	Trident maple	6"	9'	0%	66%	X
107	Lagerstroemia indica	Crape Myrtle	7"	11'	78%	69%	X
108	Acer buergeranum	Trident maple	6"	9'	0%	66%	X
109	Lagerstroemia indica	Crape Myrtle	12"	18'	78%	69%	X
110	Lagerstroemia indica	Crape Myrtle	12"	18'	78%	69%	X
111	Lagerstroemia indica	Crape Myrtle	12"	18'	78%	69%	X
112	Lagerstroemia indica	Crape Myrtle	11"	17'	78%	75%	X
113	Ilex x Nellie Stevens	Nellie Stevens holly	8"	12'	0%	75%	X

DBH = Diameter at Breast Height (measured 4.5 feet above ground)

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 0384-02-0125A AND IS ZONED C-2.
- THE PROPERTY IS NOW IN THE NAME OF KIRSCHNER ENTERPRISES, INC, AS RECORDED IN DEED BOOK 23935 AT PAGE 1680, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- TOTAL AREA OF THE PROPERTY IS 32,130 OR 0.7376 (SURVEYED) 32,264 SQUARE FEET (RECORD)
- THERE ARE NO ENVIRONMENTALLY SENSITIVE OR HISTORICAL FEATURES KNOWN TO EXIST ON THIS SITE.

REQUESTED MODIFICATIONS SUMMARY

- REQUEST TO REDUCE LOADING WIDTH REQUIREMENT FROM 15 FT/50 FT BUILDING WIDTH TO 15 FT.
- REQUEST TO REDUCE BIKE PARKING REQUIREMENT FROM 27 SPACES TO 7 SPACES BASED ON LOW DEMAND ANTICIPATED FOR ASSISTED LIVING USE.
- REQUEST TO MODIFY SECTION 18-17 OF THE ZONING ORDINANCE WHICH IS PERMITTED UNDER SECTION 18-256 TO ALLOW AN 8 FOOT FENCE ALONG THE PROJECT SIDE AND REAR YARDS.

INCENTIVE FEATURES SUMMARY

- INCREASE MAXIMUM IMPERVIOUS AREA FOR THE SITE FROM 80% TO 90% VIA INCENTIVE BONUSES (SEE INCENTIVE INFORMATION ON THIS SHEET).
- INCLUSION OF MEZZANINE LEVEL FOR COMMERCIAL USE (NOT COUNTED AS ADDITIONAL STORY) VIA INCENTIVE BONUSES (SEE INCENTIVE INFORMATION ON THIS SHEET).

ZONING TABULATION

PROPOSED ZONE: MAPLE AVENUE COMMERCIAL (MAC)

AREA TABULATIONS	SQ. FT.	ACRES
TOTAL SITE AREA	32130	0.7376
PROPOSED ROW DEDICATION	916	0.0210
TOTAL POST-DEDICATION SITE AREA	31214	0.7166

ZONING TABULATIONS	MAC ZONING REQUIREMENTS	PROVIDED
LOT WIDTH	NONE	198.92 FT
BUILDING WIDTH	NONE	175.5 FT (MAPLE AVE)
BUILDING HEIGHT	4 STORIES, 54 FT	4 STORIES, 54 FT
AVERAGE FRONT GRADE*	NONE	354.53'
YARD REQUIREMENTS		
FRONT - MAPLE AVENUE	20 FT	20.0 FT
FRONT - CENTER STREET	15 FT	16.1 FT
SIDE (EAST PROPERTY LINE)	8 FT	10.5 FT
REAR (NORTH PROPERTY LINE)	10 FT	10.7 FT
LOADING SPACE DEPTH	25 FT	25 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%	87.1%***
OPEN SPACE	15% OF LOT AREA (4,820 SF)	6,965 SF (21.7%)

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

**MODIFICATION REQUESTED FOR LOADING WIDTH REDUCTION TO 15 FT

***A PORTION OF PERVIOUS AREA ACHIEVED THROUGH USE OF PERMEABLE PAVEMENT

INCENTIVES FEATURES	REQ.
10% INCREASE TO MAXIMUM IMPERVIOUS AREA	AA, BBB
INCLUSION OF MEZZANINE LEVEL FOR COMMERCIAL USE (NOT COUNTED AS ADDITIONAL STORY)	A, B

INCENTIVE BONUSES PROPOSED	BONUS
Underground parking to accommodate 51% or more of spaces	AA
50% of building roof is green roof system	AA
Inclusion of shower and dressing facilities for employees	B
Construction of Principle Structure to earn the Design for Energy Star certification	BB
Recycling station design to accommodate full building	B

PARKING TABULATIONS

PARKING TABULATION	REQUIREMENT	PROVIDED
PARKING REQUIRED		
ASSISTED LIVING*	0.4 SP/UNIT X 83 UNITS =	34
RETAIL	1.0 SP/200 SF X 5700 SF =	29
TOTAL		63
GARAGE PARKING PROVIDED		52**
TOTAL PARKING PROVIDED		52**
PARKING PROVIDED W/ 1.25 MULTIPLIER (BONUS FOR PARKING IN STRUCTURE ONLY)		65

*ASSISTED LIVING USES ARE NOT ASSIGNED A PARKING REQUIREMENT IN THE TOWN OF VIENNA ZONING ORDINANCE. THEREFORE, PARKING DATA FROM OTHER REGIONAL SUNRISE SENIOR LIVING LOCATIONS HAS BEEN USED TO DETERMINE THE PARKING REQUIREMENT. A PARKING ASSESSMENT REPORT (PREPARED BY WELLS AND ASSOCIATES) HAS BEEN PREPARED AND INCLUDED WITH THE MAC REZONING APPLICATION DEMONSTRATING THAT THE PROVIDED PARKING REQUIREMENT WILL MEET THE ANTICIPATED DEMAND FOR THE USE.

DEVELOPMENT TABULATIONS

PROPOSED ZONE: MAPLE AVENUE COMMERCIAL (MAC)

DEVELOPMENT TABULATIONS	AMOUNT
UNITS	83
GROSS FLOOR AREA (ABOVE GRADE) (SF)	98000
GROSS FLOOR AREA (BELOW GRADE) (SF)	23000
RETAIL FLOOR AREA (SF)	5700
GREEN ROOF PROVIDED (SF)	6000

Parking Quantity				
	Full Size	Compact	Tandem	Total
Garage	38	3	4	45
Ground Floor	14	1		15
Total				60

PARKING PROVIDED INCLUDES FOUR (4) TANDEM SPACES AND FOUR (4) COMPACT SPACES. THESE EIGHT (8) SPACES ARE NOT COUNTED TOWARD THE PARKING REQUIREMENT.

BIKE PARKING TABULATIONS

BIKE PARKING REQUIRED (18-95.10.F):

RETAIL =	1 SP/5,000 SF X 5,700 SF =	2 SPACES
	1 SP/25,000 SF (EMPLOYEES) X 7,700 SF =	1 SPACE
ASSISTED LIVING =	1 SP/5,000 SF X 99,553 =	20 SPACES*
	1 SP/25,000 SF (EMPLOYEES) X 99,553 SF =	4 SPACES
TOTAL PARKING REQUIRED =		27 SPACES
TOTAL PARKING REQUIRED WITH MODIFICATION* =		7 SPACES

BIKE PARKING PROVIDED:

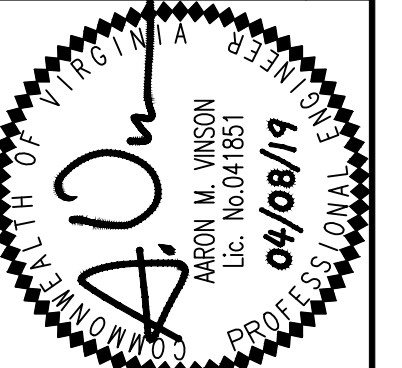
SURFACE/STREETSCAPE (RETAIL) =	4 SPACES
GARAGE (ASSISTED LIVING) =	4 SPACES
TOTAL BIKE PARKING PROVIDED =	8 SPACES

*A MODIFICATION IS REQUESTED TO REDUCE THE ASSISTED LIVING BIKE PARKING REQUIREMENT TO 4 SPACES FOR EMPLOYEE USE ONLY. IT IS NOT ANTICIPATED THAT THE ASSISTED LIVING USE WILL ATTRACT BIKE USERS BEYOND THOSE FOR EMPLOYEE BIKE PARKING.

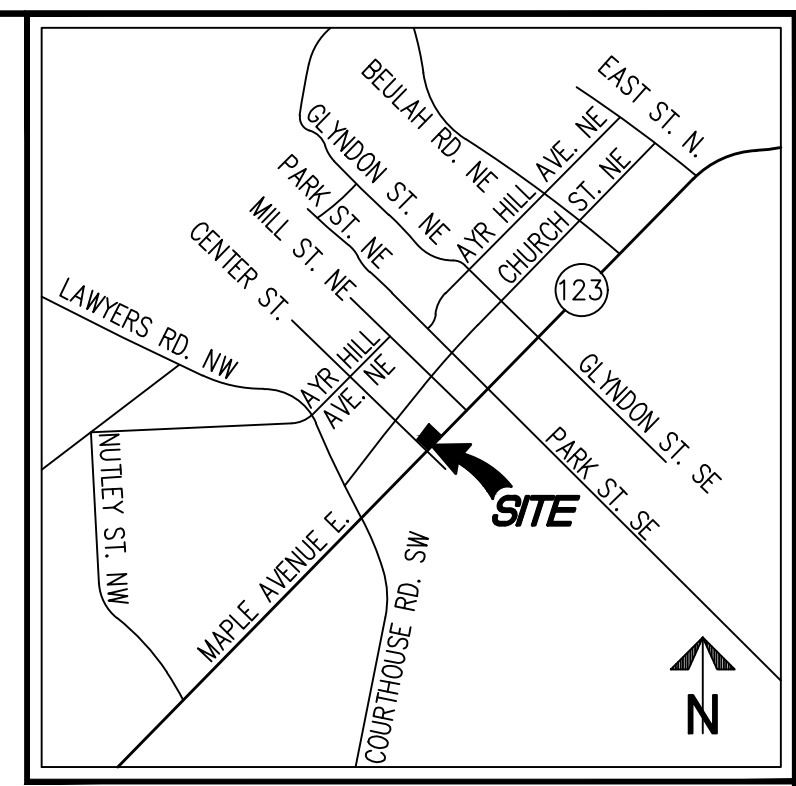
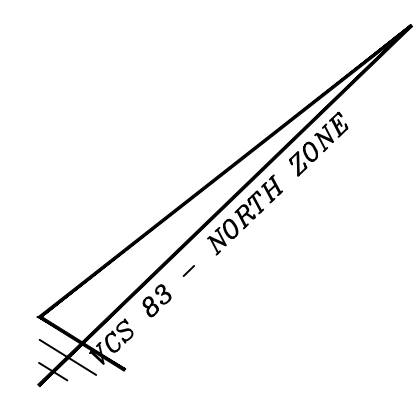
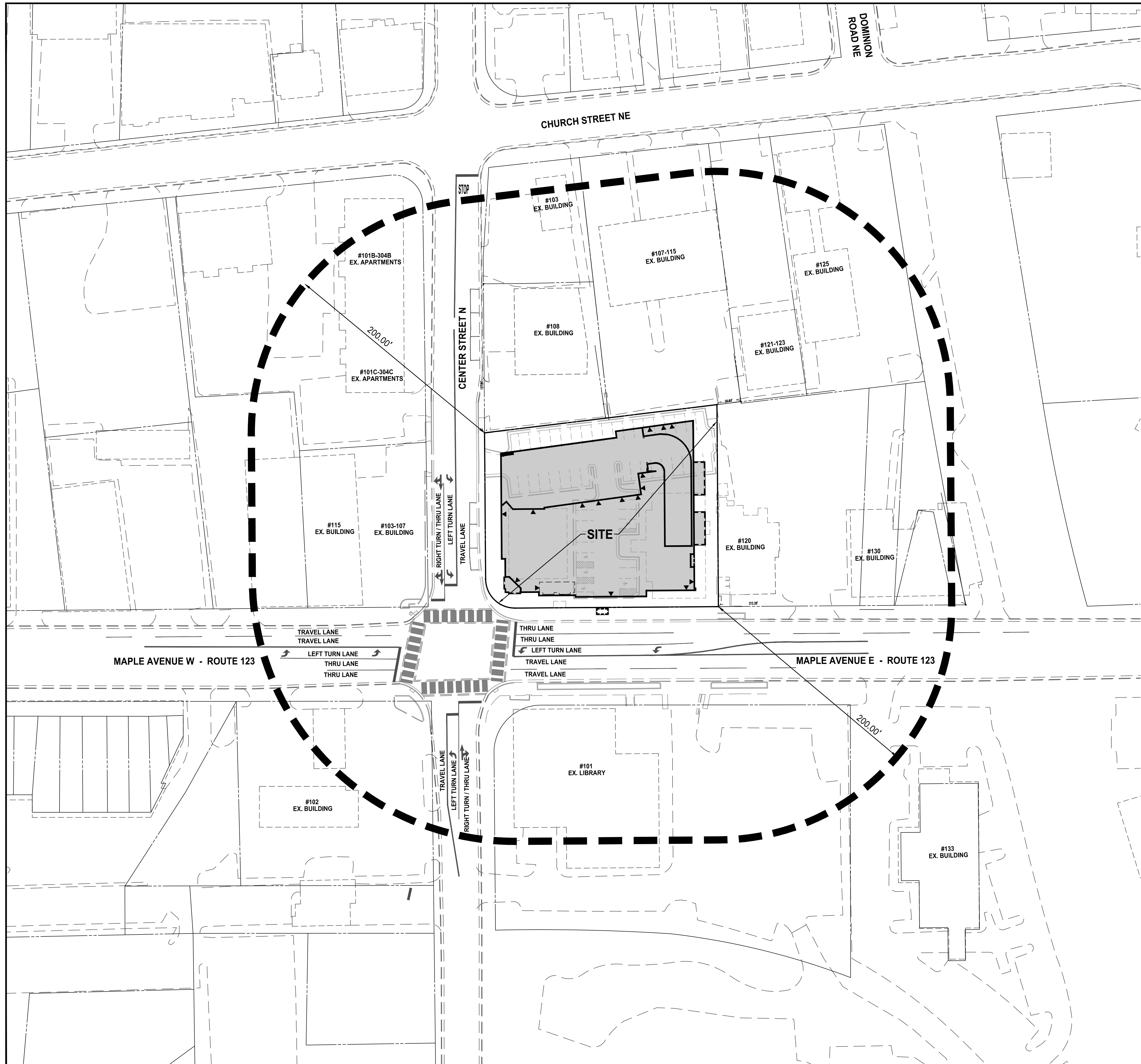
NOTES AND TABULATIONS

SUNRISE OF VIENNA
 MAC REZONING PLAN
 100, 102 & 112 MAPLE AVENUE EAST
 TOWN OF VIENNA, VIRGINIA 22180

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

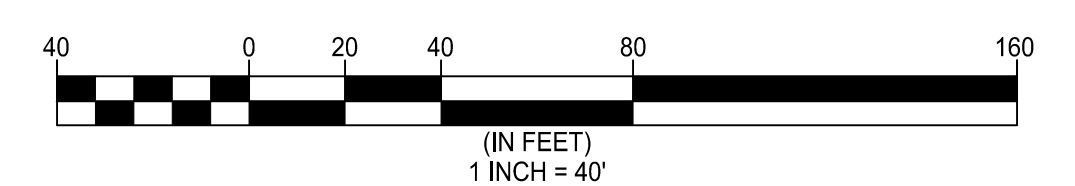


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 INDEPENDENT ESTABLISHED 1945
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 SCALE: N.T.S.
 DRAWN: TPB
 CHECKED: AV



VICINITY MAP SCALE: 1"=2000'

NOTE: SEE EXISTING CONDITIONS PLAN FOR ADJACENT OWNERSHIP INFORMATION.



CONTEXT PLAN

SUNRISE OF VIENNA
 MAC REZONING PLAN
 100, 102 & 112 MAPLE AVENUE EAST
 TOWN OF VIENNA, VIRGINIA 22180

Engineers • Surveyors • Planners
 Landscape Architects • Arborists
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 INCORPORATED ESTABLISHED 1945
 FALLS CHURCH, VIRGINIA 22046
 207 PARK AVENUE
 (703) 532-6163 Fax (703) 533-1301
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DATE: 09/05/2018, 01/15/2019, 04/08/2019
 SCALE: 1"=40'
 CHECKED: AV
 DRAWN: TPB

NO.	DESCRIPTION	DATE	REV. BY	APPROVED BY	DATE

LEGEND

- AC..... AIR CONDITIONER
- BSS..... BUS STOP SHELTER
- CHX..... CHISELED X SET (PROPERTY CORNER)
- CO..... CLEANOUT
- CWS..... CROSS WALK SIGNAL
- DB..... DEED BOOK
- ESMT..... EASEMENT
- FF..... FLOOR ELEVATION
- GTR..... GREASE TRAP
- IPF..... IRON PIN FOUND (PROPERTY CORNER)
- IPS..... IRON PIN SET (PROPERTY CORNER)
- LSW..... LANDSCAPING WALL
- N/F..... NOW OR FORMERLY
- PG..... PAGE
- PL..... PLANTER
- POB..... POINT OF BEGINNING
- SD..... STORM SEWER STRUCTURE
- SMH..... SANITARY SEWER STRUCTURE
- SO.FT..... SQUARE FEET
- TP..... TELECOMMUNICATIONS PEDESTAL
- TRLP..... TRAFFIC LIGHT/SIGNAL POLE
- TSC..... TRAFFIC SIGNAL CONTROL
- TSP..... TEST PIT
- TVLT..... TRAFFIC CONTROL VAULT
- WDF..... WOODEN FENCE
- WM..... WATER METER
- WV..... WATER VALVE
- DOORWAY
- GROUND LIGHT
- FIRE HYDRANT
- UTILITY POLE
- LIGHT POLE
- FENCE
- GUY WIRE
- OVERHEAD WIRES
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND WATER LINE
- CURB AND GUTTER
- ELECTRICAL MANHOLE
- WATER MANHOLE
- TELECOMMUNICATIONS MANHOLE
- ELECTRIC TRANSFORMER
- SIGN
- BOLLARD
- SPOT ELEVATION
- RESERVED FOR DISABLED
- TREE
- LIMITS OF TREE CANOPY

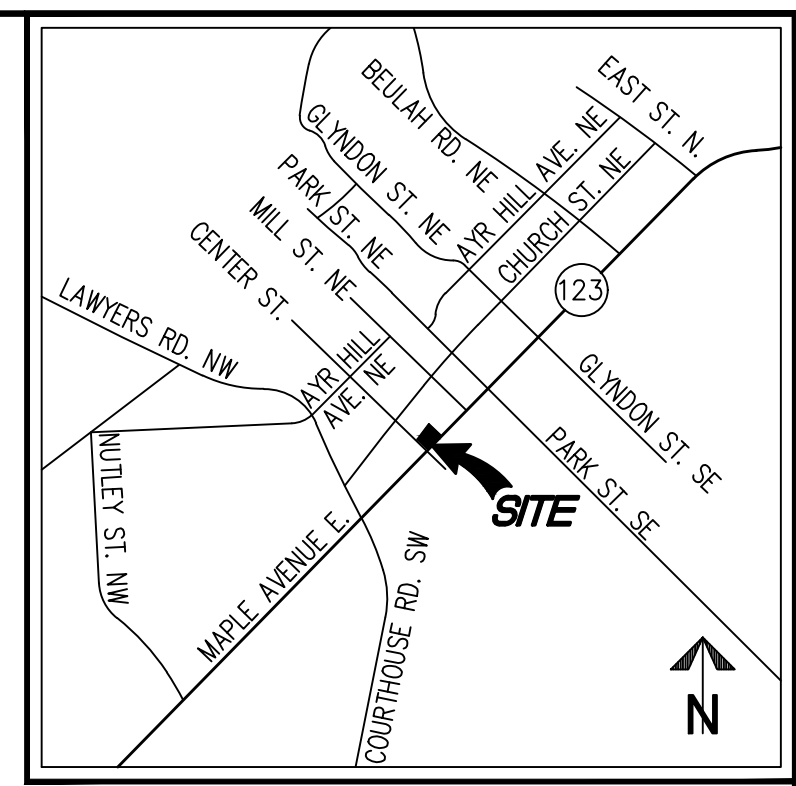
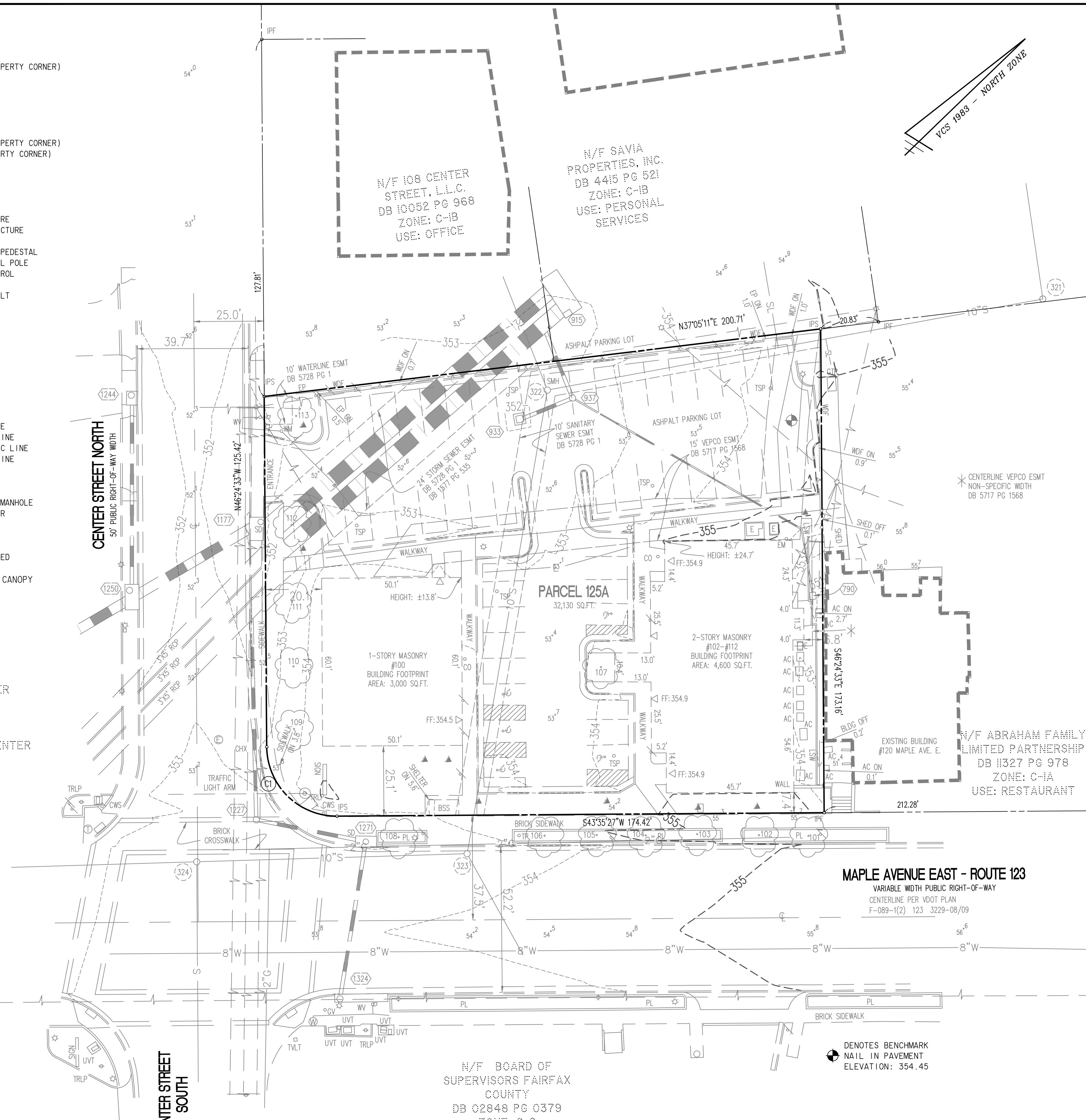
N/F MAPLE CENTER INVESTORS LLC, DB 19667 PG 1545 ZONE: C-2 USE: NEIGHBORHOOD CENTER

N/F 108 CENTER STREET, L.L.C. DB 10082 PG 968 ZONE: C-1B USE: OFFICE

N/F SAVIA PROPERTIES, INC. DB 4415 PG 521 ZONE: C-1B USE: PERSONAL SERVICES

N/F ABRAHAM FAMILY LIMITED PARTNERSHIP DB 1327 PG 978 ZONE: C-1A USE: RESTAURANT

N/F BOARD OF SUPERVISORS FAIRFAX COUNTY DB 02848 PG 0379 ZONE: C-2 USE: LIBRARIES



VICINITY MAP SCALE: 1"=2000'

NOTE:
SEE SHEET P-0102 FOR TREE INVENTORY.

STORM SEWER AS-BUILT

SD 1250		
CURB INLET TOP	351.86	
15" RCP IN (N.WEST)	349.41	
42" RCP IN (SOUTH)	346.72	
42" RCP OUT (SD 1177)	346.48	
SD 1177		
CURB INLET/JUNCTION BOX	351.64	
42" RCP IN (SD 1250)	346.29	
TRIPLE 3'X5' BOX CULVERTS	346.98	
WEST 66" CMP OUT (SD 915)	345.29	
EAST 66" CMP OUT (SD 915)	345.62	
SD 915		
JUNCTION BOX INLET	352.67	
15" RCP IN EAST 66" RCP (SD 937)	347.42	
WEST 66" CMP IN (SD 1177)	345.03	
EAST 66" CMP IN (SD 1177)	345.03	
WEST 66" CMP OUT (NORTH)	345.03	
EAST 66" CMP OUT (NORTH)	345.03	
SD 933		
GRATE INLET TOP	351.80	
15" RCP OUT (SD 937)	348.85	
SD 937		
MANHOLE TOP	352.29	
15" RCP IN (SD 933)	348.46	
15" RCP OUT (EAST 66" RCP)	347.94	

STORM LINE BETWEEN SD 790 AND SD 937 IS PER RECORD INFORMATION ONLY

NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAT IS DESIGNATED BY FAIRFAX COUNTY AS TAX MAP REFERENCE NUMBER 0384-02-0125A AND IS ZONED C-2 (PER FAIRFAX COUNTY ZONING MAP - REVISED MARCH 26, 2018).
2. THE PROPERTY IS NOW IN THE NAME OF KIRSCHNER ENTERPRISES, INC., AS RECORDED IN DEED BOOK 23935 AT PAGE 1680, 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. WATER AND GAS LINE SIZES ARE FROM RECORD INFORMATION.
4. TOTAL AREA OF THE PROPERTY IS 32,130 OR 0.7376 (SURVEYED) 32,264 SQUARE FEET (RECORD)
5. THIS PLAT IS BASED ON A FIELD SURVEY BY THIS FIRM, DATED 04/24/2018.
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, ARE PER THE TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-897358-DC72 DATED MARCH 19, 2018.
8. THE SITE SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1988 AS COMPUTED FROM A FIELD RUN VERTICAL CONTROL SURVEY AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83(2011)] (EPOCH:2010.0000) AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS SUBDIVISION BOUNDARY AND THE BENCHMARK(S) SHOWN TO NOAA/NGS MONUMENT PID NUMBER DJ5210 ANP5; ANNAPOLIS 5 CORS ARP. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99994873. 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, JAMES A. MADISON, JR., L.S., FROM AN ACTUAL [X] GROUND OR [] AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON APRIL 24, 2018; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

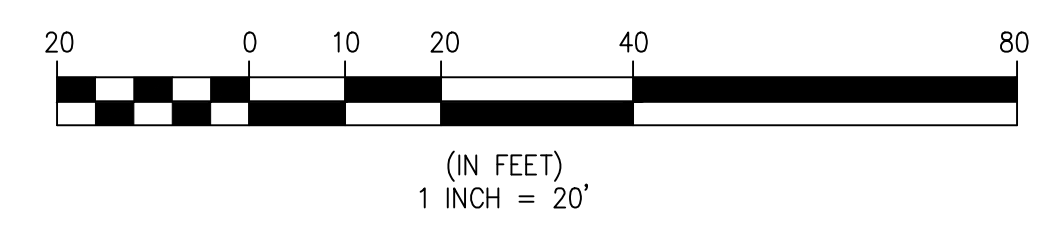
SANITARY SEWER AS-BUILT

SMH 324		
TOP	353.14	
10" INV IN (S.EAST)	346.30	
10" INV IN (S.WEST)	346.30	
10" INV OUT (SMH 323)	346.25	
SMH 323		
TOP	353.38	
INV IN (S.EAST)	345.96	
10" INV IN (SMH 324)	345.88	
10" INV OUT (SMH 322)	345.69	
SMH 322		
TOP	352.10	
INV IN (N.WEST)	345.25	
10" INV IN (SMH 323)	344.60	
10" INV OUT (SMH 321)	344.51	
SMH 321		
TOP	354.86	
10" INV IN (SMH 322)	343.74	
10" OUT (N.WEST)	343.71	

PIPE SIZES ARE FROM RECORD INFORMATION

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	25.00'	39.27'	90°00'00"	25.00'	35.36'	N88°35'27"E



EXISTING CONDITIONS PLAN

SUNRISE OF VIENNA
MAC REZONING PLAN
100, 102 & 112 MAPLE AVENUE EAST
TOWN OF VIENNA, VIRGINIA 22180

Engineers • Surveyors • Planners
Landscape Architects • Arborists

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INCORPORATED ESTABLISHED 1945

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DATE: 08/08/2018, 01/15/2019, 04/08/2019
SCALE: 1"=20'
DRAWN: ITFB
CHECKED: AV

NO.	DESCRIPTION	DATE	REV.	APPROVED BY

CENTER STREET NORTH
50' PUBLIC RIGHT-OF-WAY WIDTH

CENTER STREET SOUTH

N/F MAPLE CENTER INVESTORS LLC,
DB 19667 PG 1545
ZONE: C-2
USE: NEIGHBORHOOD CENTER

N/F 108 CENTER STREET, L.L.C.
DB 10082 PG 968
ZONE: C-1B
USE: OFFICE

N/F SAVIA PROPERTIES, INC.
DB 4415 PG 521
ZONE: C-1B
USE: PERSONAL SERVICES

1-STORY MASONRY #100
BUILDING FOOTPRINT AREA: 3,000 SQ.FT.

PROPERTY TO BE REZONED TO MAC (32,130 SF.)

2-STORY MASONRY #102-#112
BUILDING FOOTPRINT AREA: 4,600 SQ.FT.

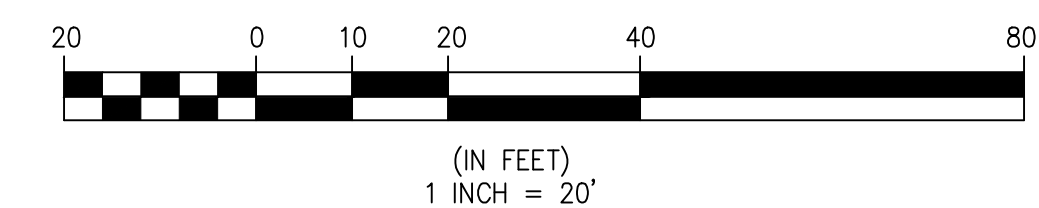
N/F ABRAHAM FAMILY LIMITED PARTNERSHIP
DB 1327 PG 978
ZONE: C-1A
USE: RESTAURANT

N/F BOARD OF SUPERVISORS FAIRFAX COUNTY
DB 02848 PG 0379
ZONE: C-2
USE: LIBRARIES

MAPLE AVENUE EAST - ROUTE 123
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
CENTERLINE PER VDOT PLAN
F-089-1(2) 123 3229-08/09

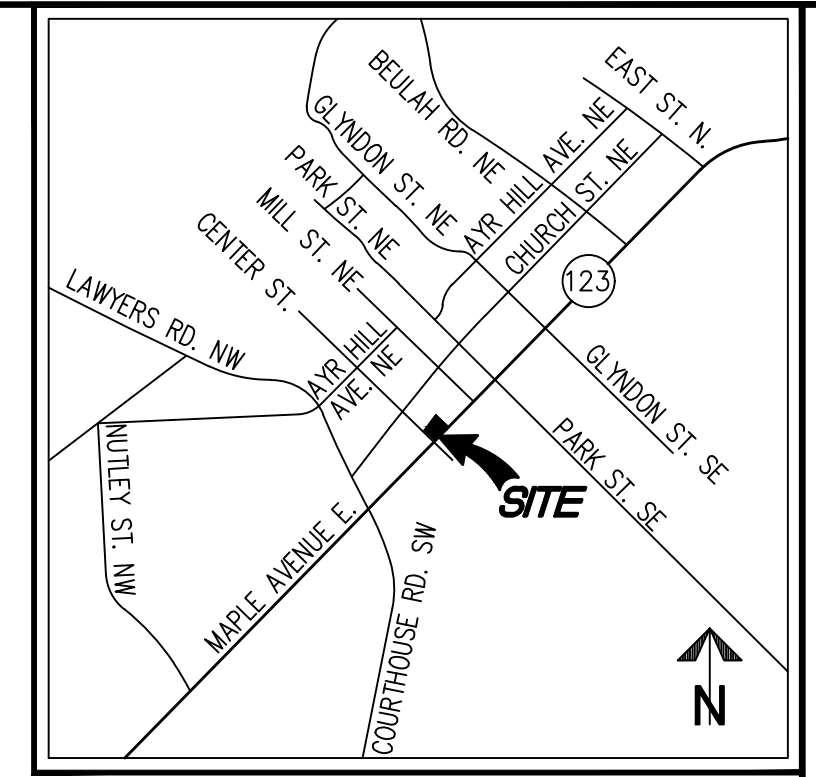
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	25.00'	39.27'	90°00'00"	25.00'	35.36'	N88°35'27"E



VICINITY MAP

SCALE: 1"=2000'



LEGAL DESCRIPTION

DESCRIPTION OF VIENNA CENTER, PARCEL 125A, AS RECORDED IN DEED BOOK 5728 AT PAGE 1 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH RIGHT-OR-WAY LINE OF MAPLE AVENUE EAST - ROUTE 123, SAID POINT BEING THE SOUTHWEST CORNER OF NOW-OR-FORMERLY ABRAHAM FAMILY LIMITED PARTNERSHIP; THENCE WITH THE NORTH RIGHT-OR-WAY LINE OF MAPLE AVENUE EAST - ROUTE 123, S 43° 35' 27" W, 174.42 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF CENTER STREET NORTH; THENCE THE EAST RIGHT-OF-WAY LINE OF CENTER STREET NORTH, 39.27 FEET WITH THE ARC OF A CURVE BEARING TO THE RIGHT AND HAVING A RADIUS OF 25.00 FEET (TANGENT LENGTH 25.00 FEET, CHORD LENGTH 35.36 FEET, CHORD BEARING S 88° 35' 27" W); THENCE N 46° 24' 33" W, 125.42 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF NOW-OR-FORMERLY 108 CENTER STREET, LLC; THENCE WITH 108 CENTER STREET, LLC AND CONTINUING WITH NOW-OR-FORMERLY SAVIA PROPERTIES, INC., N 37° 05' 11" E, 200.71 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF NOW-OR-FORMERLY ABRAHAM FAMILY LIMITED PARTNERSHIP; THENCE WITH ABRAHAM FAMILY LIMITED PARTNERSHIP, S 46° 24' 33" E, 173.16 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 32,130 SQUARE FEET, OR 0.7376 ACRES, MORE OR LESS.

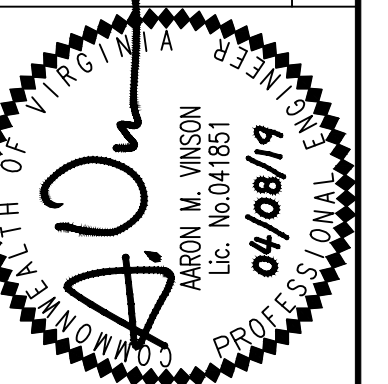
BEING THE SAME PROPERTY DESCRIBED IN THE TITLE COMMITMENT

NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAT IS DESIGNATED BY FAIRFAX COUNTY AS TAX MAP REFERENCE NUMBER 0384-02-0125A AND IS ZONED C-2 (PER FAIRFAX COUNTY ZONING MAP - REVISED MARCH 26, 2018).
2. THE PROPERTY IS NOW IN THE NAME OF KIRSCHNER ENTERPRISES, INC., AS RECORDED IN DEED BOOK 23935 AT PAGE 1680, 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. WATER AND GAS LINE SIZES ARE FROM RECORD INFORMATION.
4. TOTAL AREA OF THE PROPERTY IS 32,130 OR 0.7376 (SURVEYED) 32,264 SQUARE FEET (RECORD)
5. THIS PLAT IS BASED ON A FIELD SURVEY BY THIS FIRM, DATED 04/24/2018.
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, ARE PER THE TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-897358-DC72 DATED MARCH 19, 2018.
8. THE SITE SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1988 AS COMPUTED FROM A FIELD RUN VERTICAL CONTROL SURVEY AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83(2011) (EPOCH:2010.0000)] AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS SUBDIVISION BOUNDARY AND THE BENCHMARK(S) SHOWN TO NOAA/NGS MONUMENT PID NUMBER DJ5210 ANP5; ANNAPOLIS 5 CORS ARP. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99994873. 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, JAMES A. MADISON, JR., L.S., FROM AN ACTUAL [X] GROUND OR [] AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON APRIL 24, 2018; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

REZONING PLAT

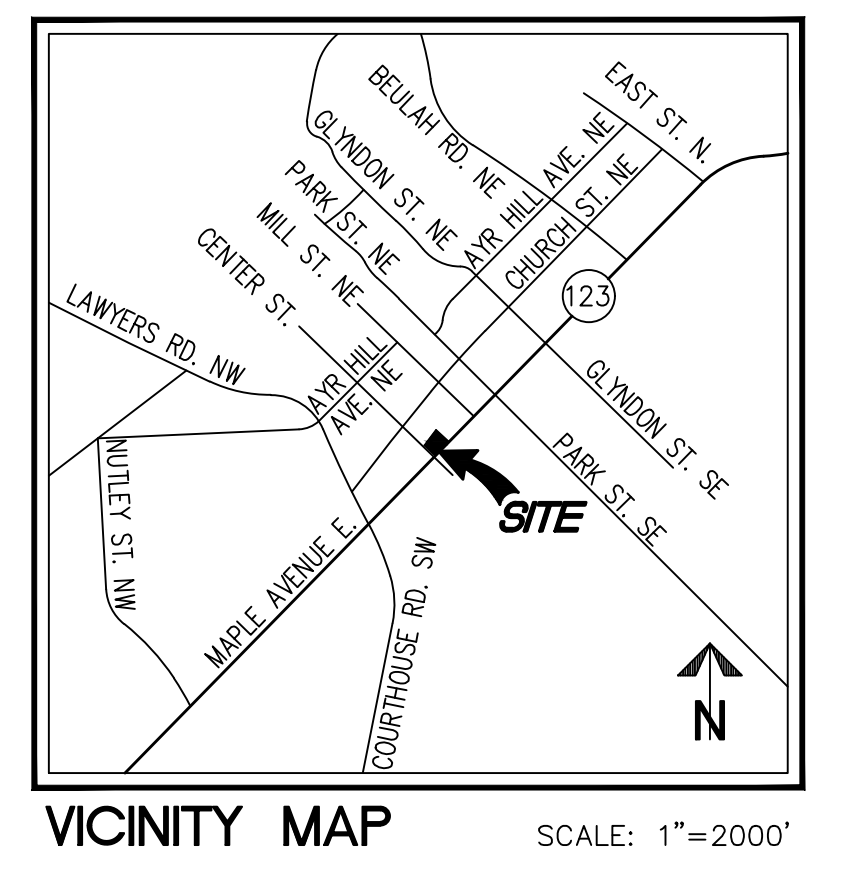
SUNRISE OF VIENNA
MAC REZONING PLAN
100, 102 & 112 MAPLE AVENUE EAST
TOWN OF VIENNA, VIRGINIA 22180



WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945
DATE: 09/05/2018, 01/15/2019, 04/08/2019
SCALE: 1"=200'
DRAWN: ITFB
CHECKED: AV

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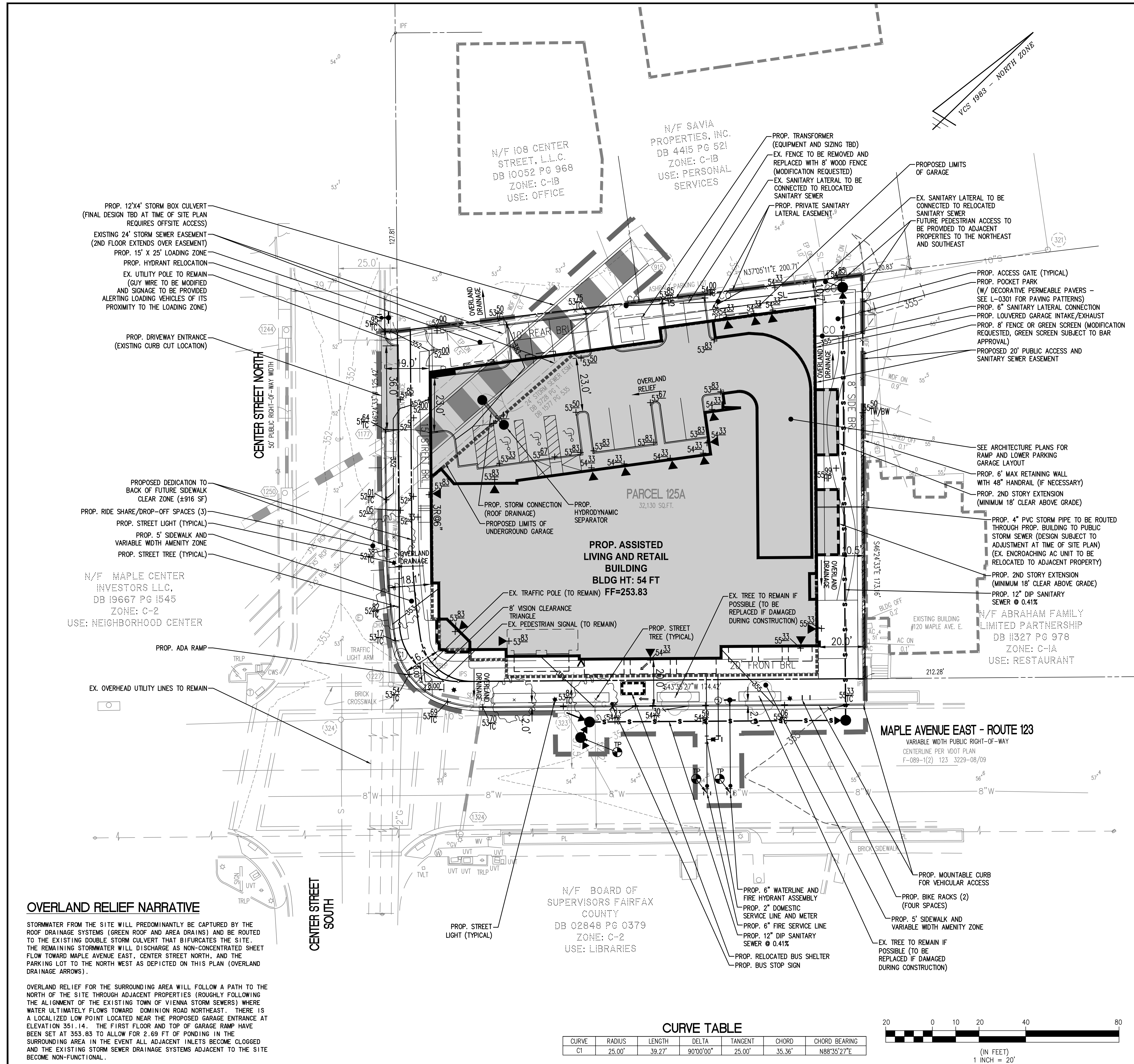
PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
	TRANSITION FROM CG-6 TO CG-6R	
	SANITARY SEWER	
	SANITARY LATERAL	
	CLEAN OUT	
	STORM SEWER	
	WATER MAIN	
	FIRE HYDRANT PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
	UNDERGROUND ELECTRIC	
	TELEPHONE	
	GAS MAIN ELECTRICAL	
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	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	



ZONING TABULATION		
PROPOSED ZONE: MAPLE AVENUE COMMERCIAL (MAC)		
ZONING TABULATIONS	MAC ZONING REQUIREMENTS	PROVIDED
LOT WIDTH	NONE	198.92 FT
BUILDING WIDTH	NONE	175.5 FT (MAPLE AVE)
BUILDING HEIGHT	4 STORIES, 54 FT	4 STORIES, 54 FT
AVERAGE FRONT GRADE	NONE	354.53'
YARD REQUIREMENTS		
FRONT - MAPLE AVENUE	20 FT	20.0 FT
FRONT - CENTER STREET	15 FT	16.1 FT
SIDE (EAST PROPERTY LINE)	8 FT	10.5 FT
REAR (NORTH PROPERTY LINE)	10 FT	10.7 FT
LOADING SPACE REQUIREMENTS		
LOADING SPACE DEPTH	25 FT	25 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%	87.1%***
OPEN SPACE	15% OF LOT AREA (4,820 SF)	6,965 SF (21.7%)

**MODIFICATION REQUESTED FOR LOADING WIDTH REDUCTION TO 15 FT
***A PORTION OF PVIOUS AREA ACHIEVED THROUGH USE OF PERMEABLE PAVEMENT

- NOTES**
- THE PROPERTY IS DESIGNATED BY FAIRFAX COUNTY, VIRGINIA, AS HAVING TAX ASSESSMENT MAP NUMBER 0384-02-0125A, ZONED C-2. THIS APPLICATION IS REQUESTING A REZONING TO THE MAC DISTRICT.
 - TOTAL COMPUTED AREA OF THE PROPERTY IS 32,130 SQUARE FEET OR 0.7376 ACRES. TOTAL RECORD AREA OF THE PROPERTY IS 32,264 SQUARE FEET OR 0.7407 ACRES.
 - BASED ON REVIEW OF AVAILABLE RECORDS, THERE ARE NO SIGNIFICANT HISTORICAL OR ENVIRONMENTAL FEATURES ON THIS SITE.
 - SEE SHEET P-0100 FOR CONTEXT PLAN DEPICTING EXISTING STRUCTURES WITHIN 200 FT OF THE PROPOSED DEVELOPMENT.
 - EXISTING IRRIGATION SYSTEM WITHIN THE PROPERTY FRONTAGE IS TO BE PRESERVED, IF POSSIBLE. IN THE EVENT THE EXISTING IRRIGATION SYSTEM REQUIRES MODIFICATION OR REPLACEMENT WITHIN THE PROPERTY FRONTAGE DUE TO CONSTRUCTION ACTIVITIES, THE APPLICANT WILL PROVIDE THE NECESSARY IMPROVEMENTS TO REMEDIATE THE SYSTEM DURING CONSTRUCTION OF THE PROJECT.



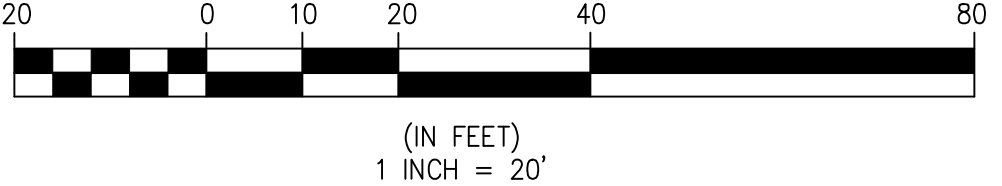
OVERLAND RELIEF NARRATIVE

STORMWATER FROM THE SITE WILL PREDOMINANTLY BE CAPTURED BY THE ROOF DRAINAGE SYSTEMS (GREEN ROOF AND AREA DRAINS) AND BE ROUTED TO THE EXISTING DOUBLE STORM CULVERT THAT BIFURCATES THE SITE. THE REMAINING STORMWATER WILL DISCHARGE AS NON-CONCENTRATED SHEET FLOW TOWARD MAPLE AVENUE EAST, CENTER STREET NORTH, AND THE PARKING LOT TO THE NORTH WEST AS DEPICTED ON THIS PLAN (OVERLAND DRAINAGE ARROWS).

OVERLAND RELIEF FOR THE SURROUNDING AREA WILL FOLLOW A PATH TO THE NORTH OF THE SITE THROUGH ADJACENT PROPERTIES (ROUGHLY FOLLOWING THE ALIGNMENT OF THE EXISTING TOWN OF VIENNA STORM SEWERS) WHERE WATER ULTIMATELY FLOWS TOWARD DOMINION ROAD NORTHEAST. THERE IS A LOCALIZED LOW POINT LOCATED NEAR THE PROPOSED GARAGE ENTRANCE AT ELEVATION 351.14. THE FIRST FLOOR AND TOP OF GARAGE RAMP HAVE BEEN SET AT 353.83 TO ALLOW FOR 2.69 FT OF PONDING IN THE SURROUNDING AREA IN THE EVENT ALL ADJACENT INLETS BECOME CLOGGED AND THE EXISTING STORM SEWER DRAINAGE SYSTEMS ADJACENT TO THE SITE BECOME NON-FUNCTIONAL.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	25.00'	39.27'	90°00'00"	25.00'	35.36'	N88°35'27"E



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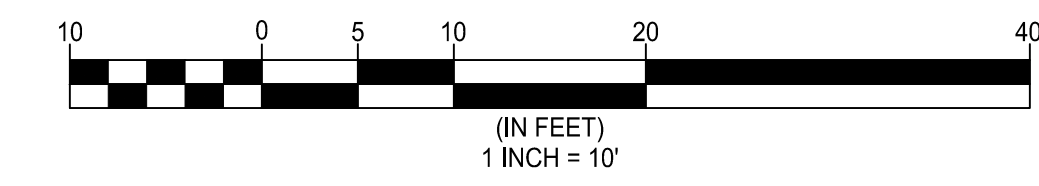
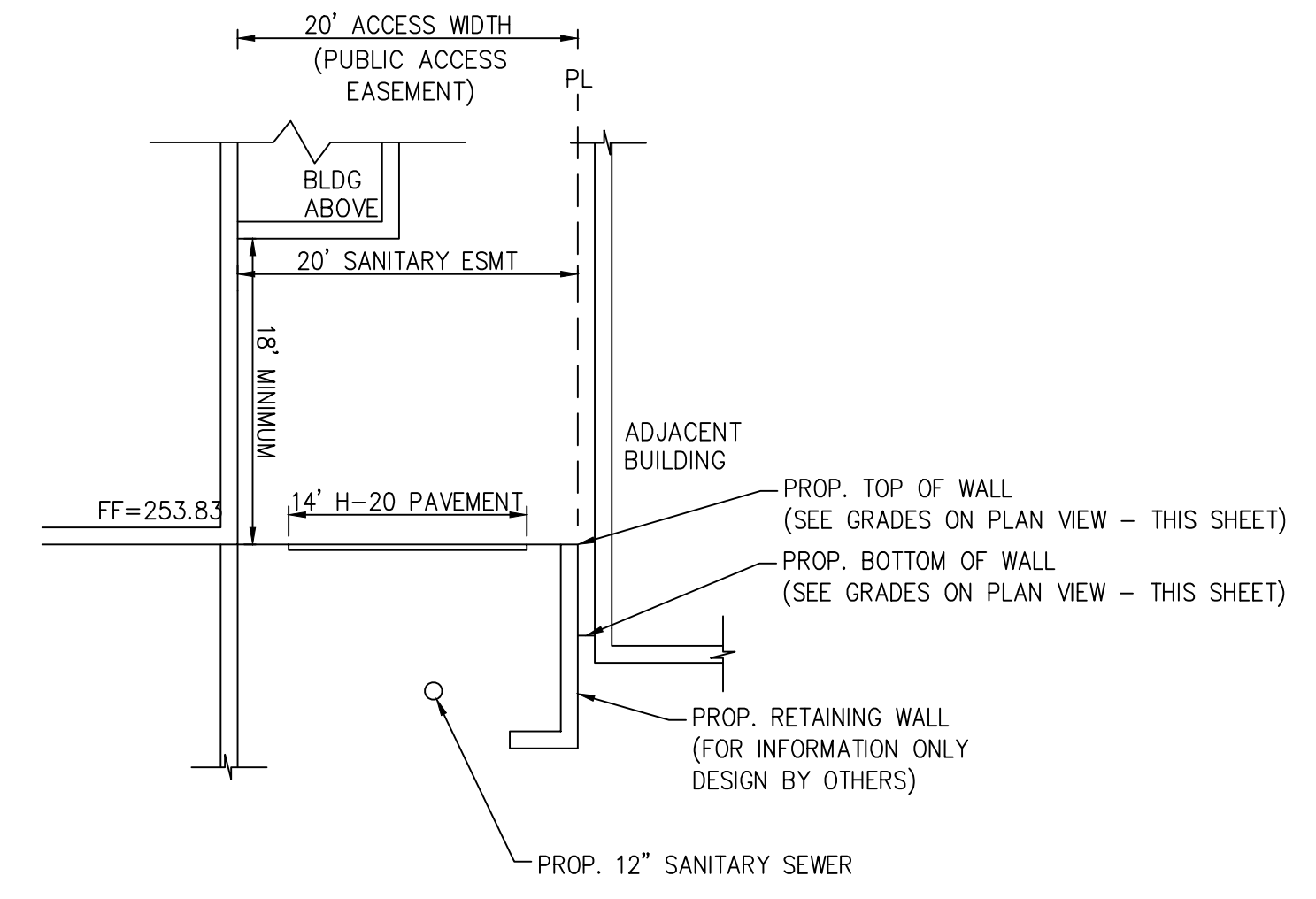
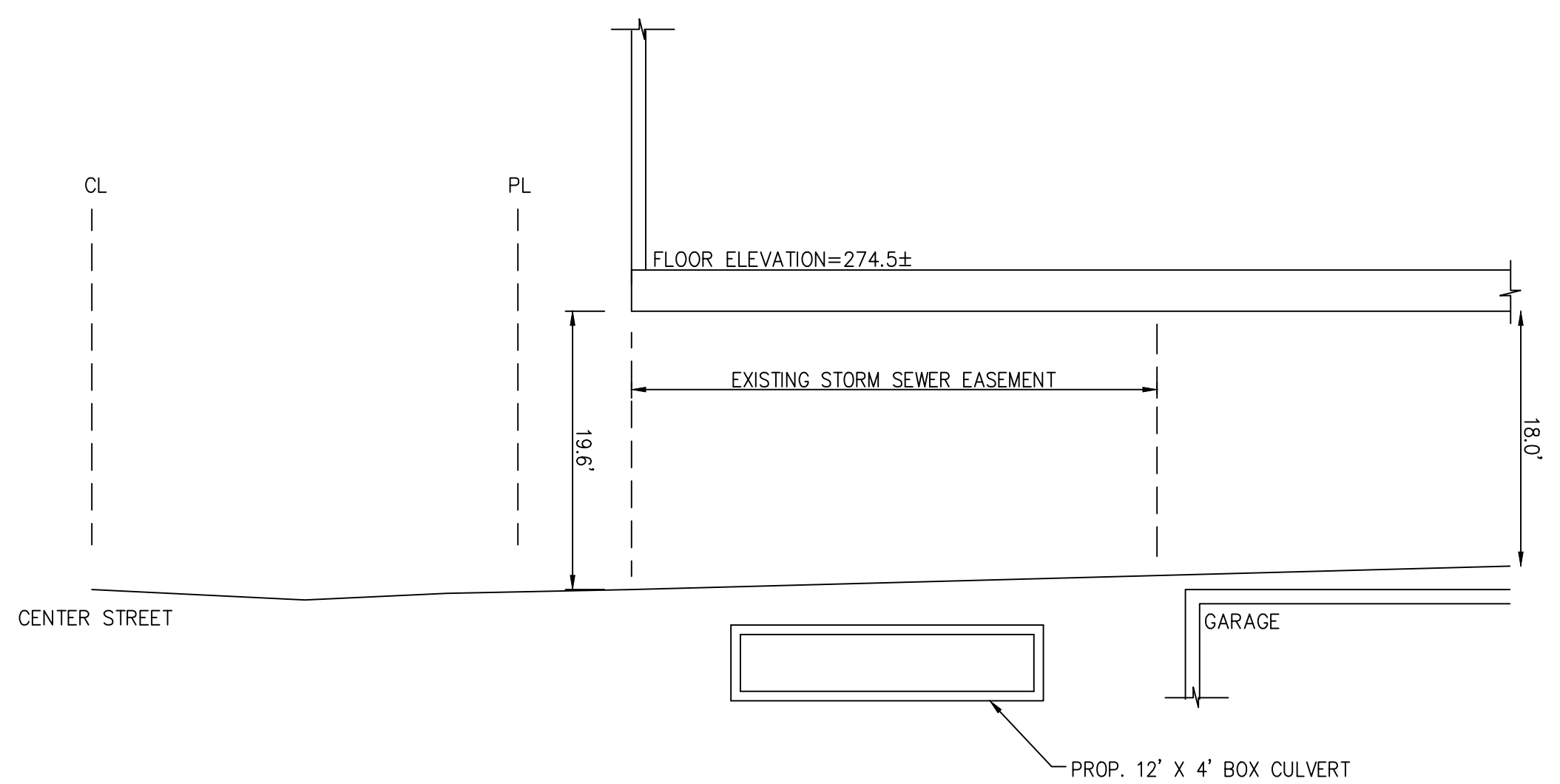
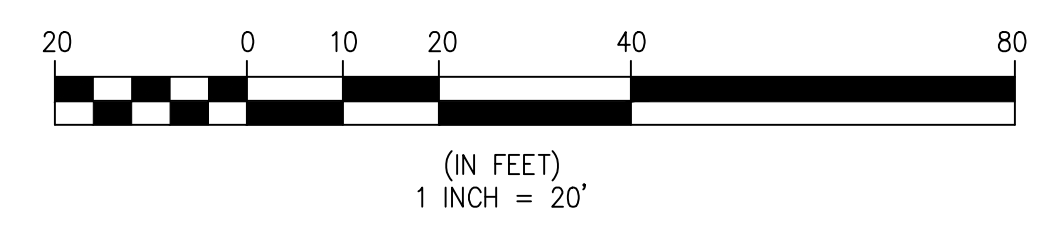
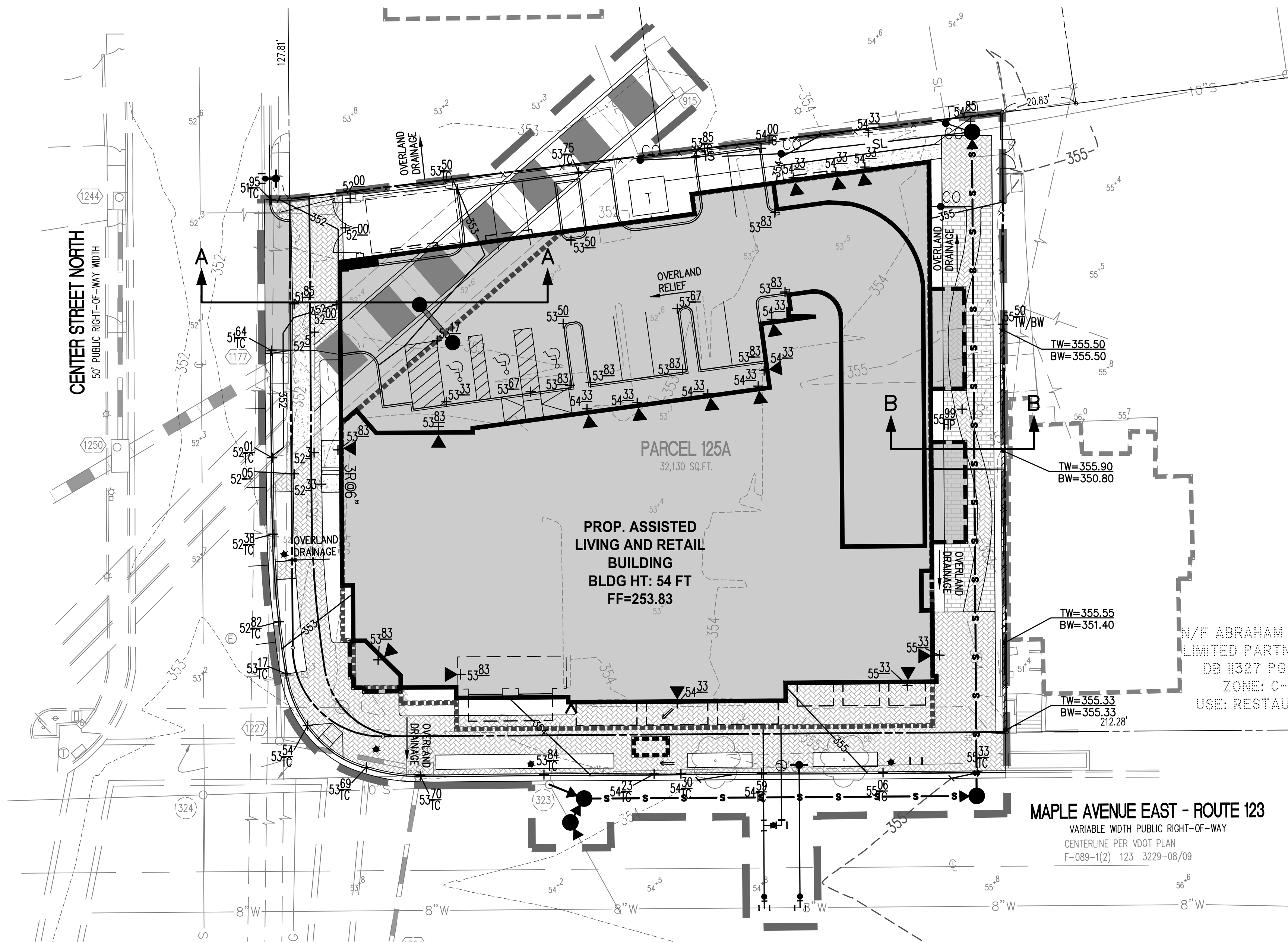
CONCEPT PLAN

SUNRISE OF VIENNA
MAC REZONING PLAN
100, 102 & 112 MAPLE AVENUE EAST
TOWN OF VIENNA, VIRGINIA 22180

REVISION APPROVED BY: [] DATE: []
APPROVED: [] DATE: []
DESCRIPTION: []
NO. []

CHECKED: AV
DRAWN: TPB

SHEET: P-0301



PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER	
	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	

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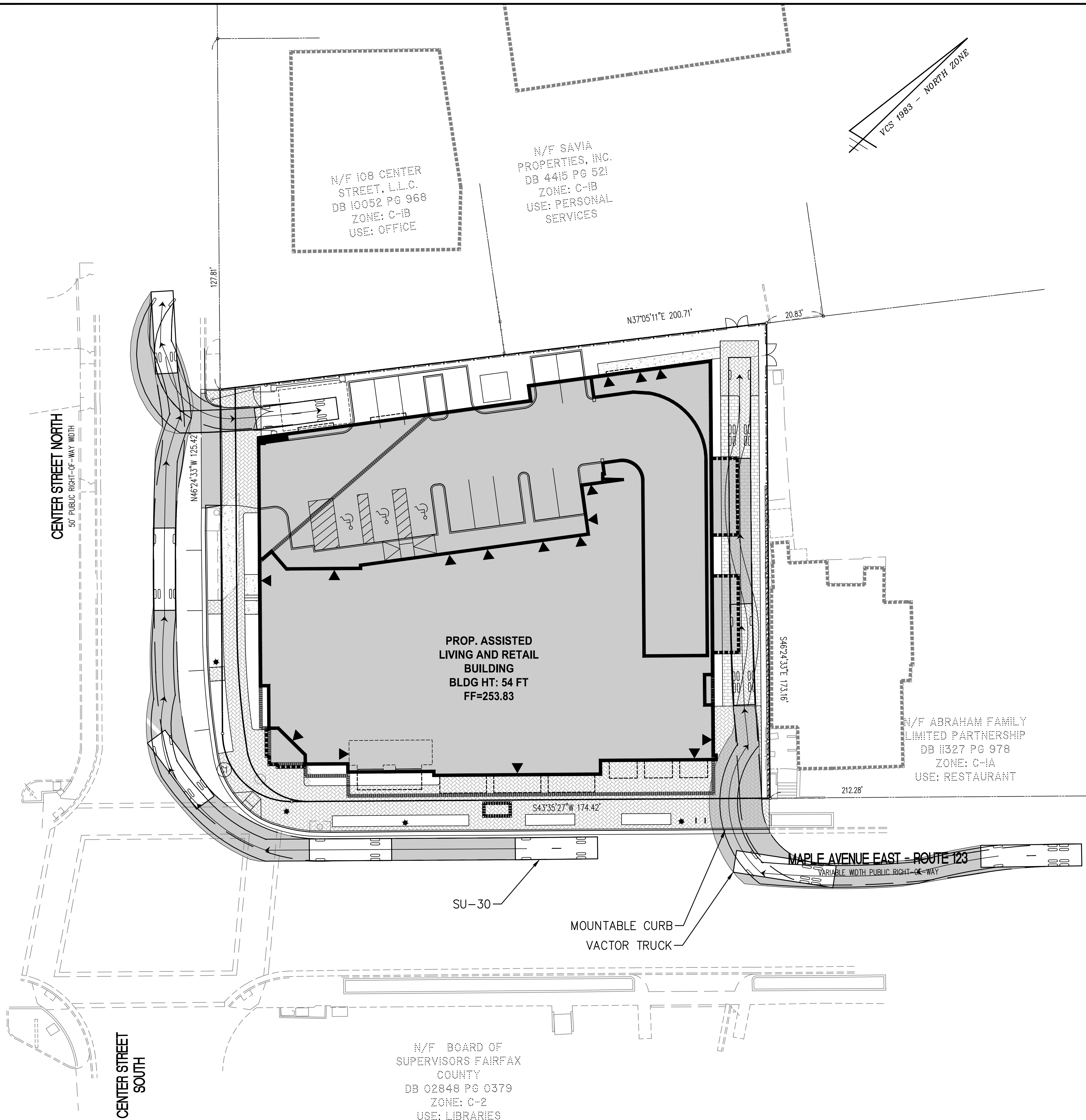
SUNRISE OF VIENNA
 MAC REZONING PLAN
 100, 102 & 112 MAPLE AVENUE EAST
 TOWN OF VIENNA, VIRGINIA 22180

SITE CROSS-SECTIONS

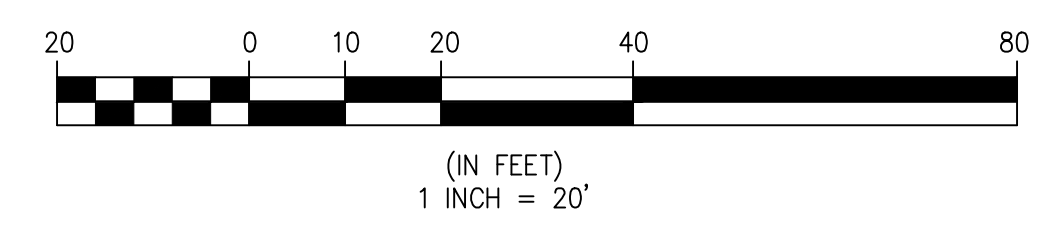
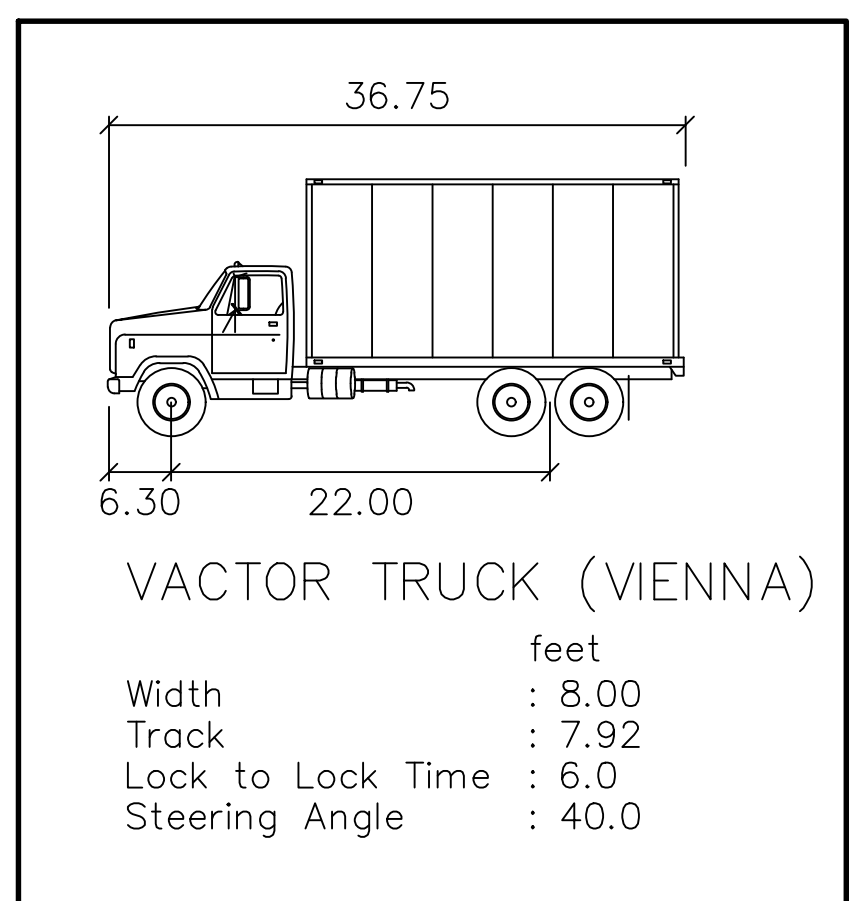
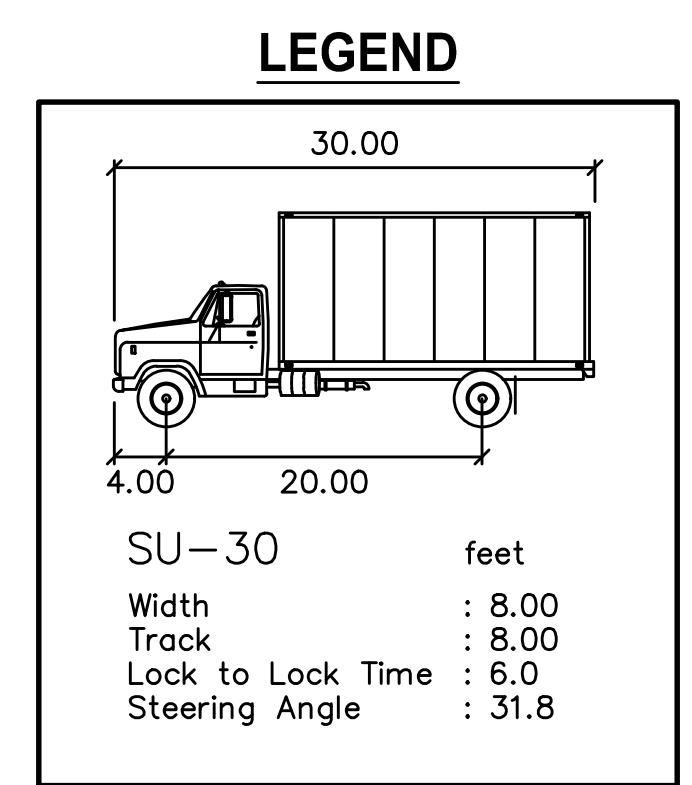
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 APPROVED BY: _____ DATE: _____
 DESCRIPTION: _____
 NO. _____

DATE: 09/05/2018, 01/15/2019, 04/08/2019
 SCALE: _____
 DRAWN: ITFB
 CHECKED: AV

SHEET: P-0301A



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	
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	TOP OF WALL	
	BOTTOM OF WALL	
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	TEST PIT	
	LIMITS OF CLEARING AND GRADING	



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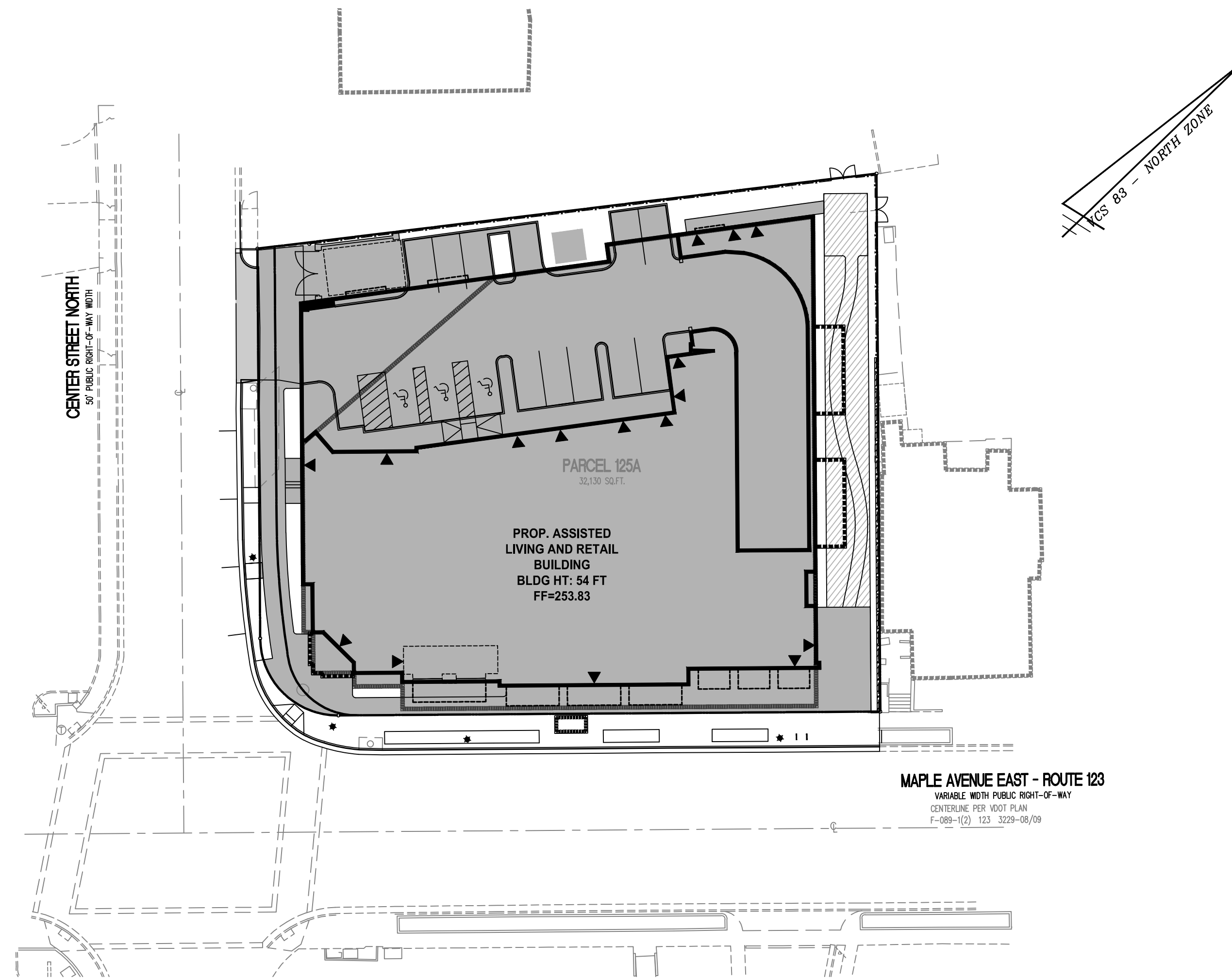
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REVISION APPROVED BY

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TRUCK TURN EXHIBIT

SUNRISE OF VIENNA
MAC REZONING PLAN
100, 102 & 112 MAPLE AVENUE EAST
TOWN OF VIENNA, VIRGINIA 22180



IMPERVIOUS AREA DIAGRAM
1" = 30'

IMPERVIOUS AREA COVERAGE

LOT AREA:		32,130 SF (0.7376 AC)
MAX IMPERVIOUS SURFACE	90% OF LOT AREA*	28,917 SF MAX.
LOT AREA - MAX IMPERVIOUS SURFACE = MIN PERVIOUS SURFACE		
MIN PERVIOUS SURFACE	10% OF LOT AREA*	3,213 SF MIN.

TOTAL IMPERVIOUS SURFACE	87.1% OF LOT AREA	±27,976 SF
TOTAL PERVIOUS SURFACE	12.9% OF LOT AREA	±4,154 SF

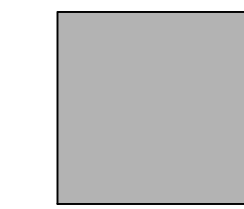
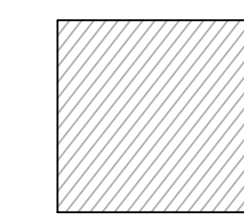
*INCENTIVES USED TO INCREASE MAX IMPERVIOUS COVER FROM 80% TO 90%

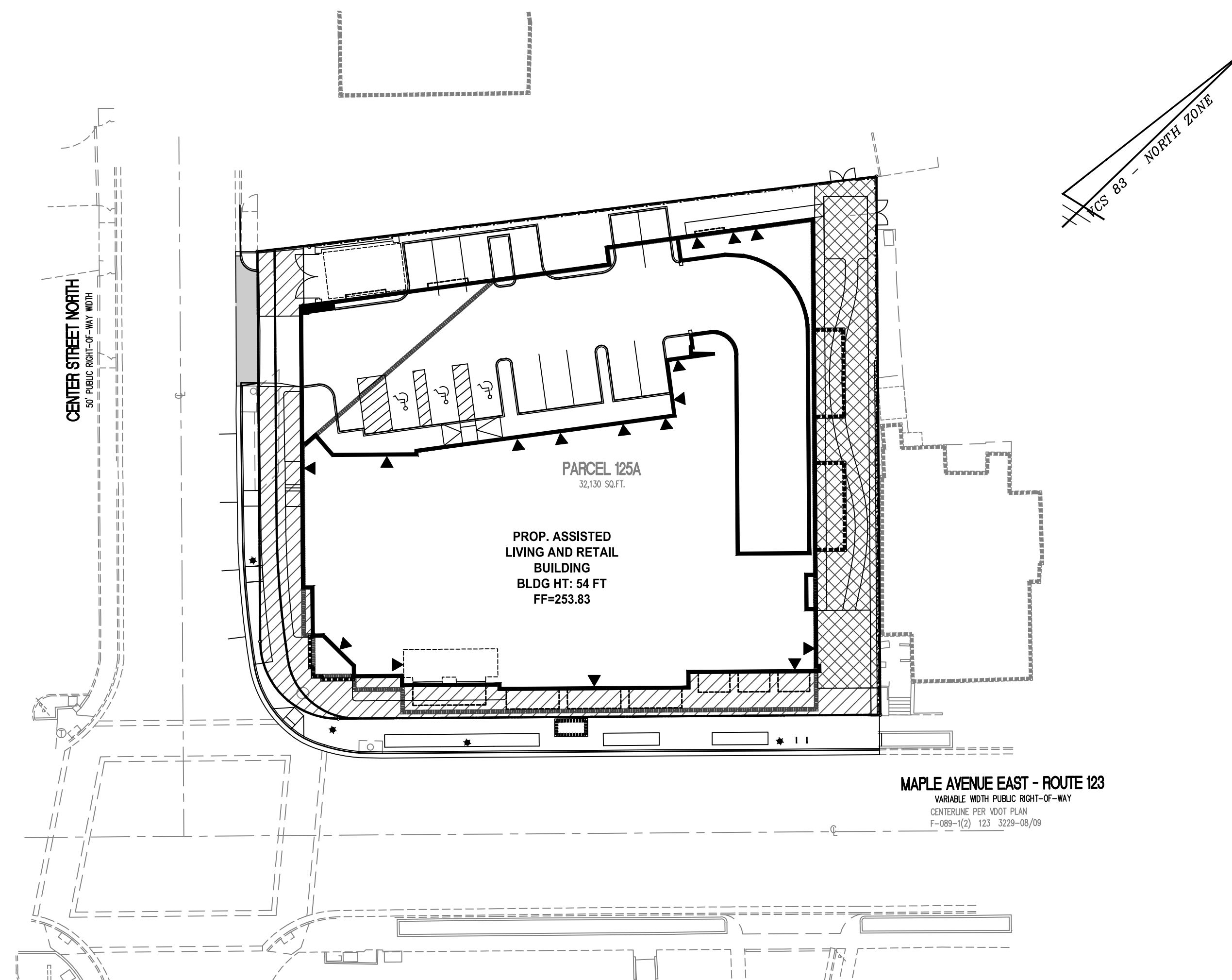
A PORTION OF THE IMPERVIOUS AREA IS REDUCED THROUGH USE OF PERMEABLE PAVEMENT (THIS PERMEABLE PAVEMENT AREA IS NOT COUNTED TOWARD STORMWATER MANAGEMENT REQUIREMENTS SINCE IT IS LOCATED WITHIN A PUBLIC UTILITY EASEMENT)

FINAL CALCULATIONS WILL BE PROVIDED AT SITE PLAN.

EXISTING IMPERVIOUS AREA = 26,465 SF (82.4%)

LEGEND

-  IMPERVIOUS AREA
-  PERMEABLE PAVEMENT (1,860 SQ. FT.)

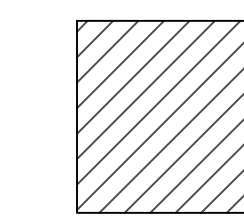
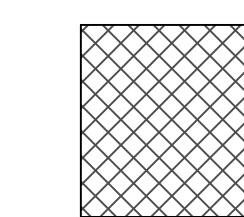


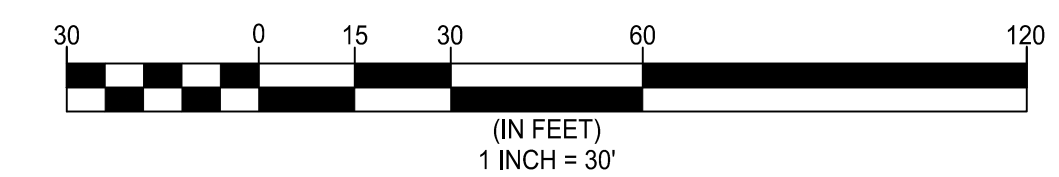
OPEN SPACE DIAGRAM
1" = 30'

OPEN SPACE CALCULATION

LOT AREA:		32,130 SF (0.7376 AC)
MIN OPEN SPACE REQUIRED	15% OF LOT AREA	4,820 SF MIN.
OPEN SPACE PROVIDED	±21.7% OF LOT AREA	±6,965 SF

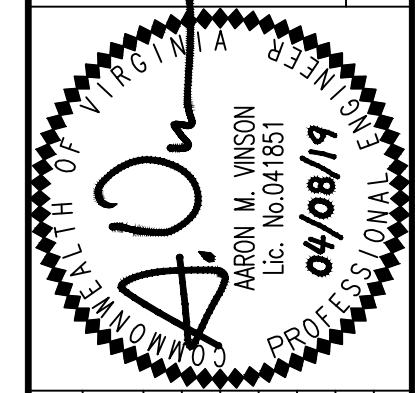
NOTE: THIS PLAN IS FOR THE APPROVAL OF 15% OPEN SPACE. FINAL CALCULATIONS WILL BE PROVIDED AT SITE PLAN.

-  OPEN SPACE - STREETSCAPE (±3,700 SF)
-  OPEN SPACE - SIDE AND REAR (±3,265 SF)



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NO.	DESCRIPTION	DATE	REV. BY	APPROVED BY	DATE

OPEN SPACE AND IMPERVIOUS SURFACE EXHIBIT
SUNRISE OF VIENNA
MAC REZONING PLAN
100, 102 & 112 MAPLE AVENUE EAST
TOWN OF VIENNA, VIRGINIA 22180

Project Name: _____
 Date: _____
 Linear Development Project? No

CLEAR ALL

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)				0.06	0.06	0.25
Impervious Cover (acres)				0.81	0.81	0.95
Total				0.87		

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr) 1.79
 Post Development Treatment Volume in D.A. A (ft³) 2,848

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) → 0.87

Maximum reduction required: 10%
 The site's net increase in impervious cover (acres) is: 0.07708907
 Post-Development TP Load Reduction for Site (lb/yr): 0.30

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				0.14	0.14
Impervious Cover (acres)				0.73	0.73
Total				0.87	

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				0.06	0.06
Impervious Cover (acres)				0.81	0.81
Total				0.87	

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	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)	0.14	0.06
Weighted Rv(turf)	0.25	0.25
% Managed Turf	16%	8%
Impervious Cover (acres)	0.73	0.73
Rv(impervious)	0.95	0.95
% Impervious	84%	92%
Total Site Area (acres)	0.87	0.79
Site Rv	0.84	0.90

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)	Post-Development	Post-Development New Impervious
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.06	0.06
Weighted Rv (turf)	0.25	0.25
% Managed Turf	7%	8%
Impervious Cover (acres)	0.81	0.81
Rv(impervious)	0.95	0.95
% Impervious	93%	92%
Final Site Area (acres)	0.87	
Final Post Dev Site Rv	0.90	

Treatment Volume and Nutrient Load

Pre-Development Treatment Volume (acre-ft)	0.0609	0.0592
Pre-Development Treatment Volume (cubic feet)	2,651	2,580
Pre-Development TP Load (lb/yr)	1.67	1.62
Pre-Development TP Load per acre (lb/acre/yr)	1.91	2.04
Baseline TP Load (lb/yr) (0.41 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		0.33

Treatment Volume and Nutrient Load

Final Post-Development Treatment Volume (acre-ft)	0.0654	0.0592	0.0062
Final Post-Development Treatment Volume (cubic feet)	2,848	2,580	268
Final Post-Development TP Load (lb/yr)	1.79	1.62	0.17
Final Post-Development TP Load per acre (lb/acre/yr)	2.05	2.04	
Max. Reduction Required (Below Pre-Development Load)		10%	
TP Load Reduction Required for Redeveloped Area (lb/yr)	0.16		
TP Load Reduction Required for New Impervious Area (lb/yr)		0.14	

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/yr).

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	0.30
------------------------------------	------

Nitrogen Loads (Informational Purposes Only)

Pre-Development TN Load (lb/yr)	11.91	Final Post-Development TN Load (Post-Development & New Impervious) (lb/yr)	12.80
---------------------------------	-------	--	-------

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
1. Vegetated Roof (RR)													
1.a. Vegetated Roof #1 (Spec #5)	45		0.14		214	261	475	0	0.30	0.13	0.16	14.a. MTD - Hydrodynamic	
14. Manufactured Treatment Devices (no RR)													
14.a. Manufactured Treatment Device-Hydrodynamic	0		0.37	261	0	1,544	1,544	20	0.16	0.80	0.19	0.78	

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)	0.81	0.00	0.00	0.00	0.00	OK
IMPERVIOUS COVER TREATED (ac)	0.51	0.00	0.00	0.00	0.00	OK
MANAGED TURF AREA (ac)	0.06	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) 2,848

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)	214	0	0	0	0	214
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	1.79	0.00	0.00	0.00	0.00	1.79
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.33	0.00	0.00	0.00	0.00	0.33
TP LOAD REMAINING (lb/yr)	1.46	0.00	0.00	0.00	0.00	1.46
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.96	0.00	0.00	0.00	0.00	0.96

Total Phosphorus

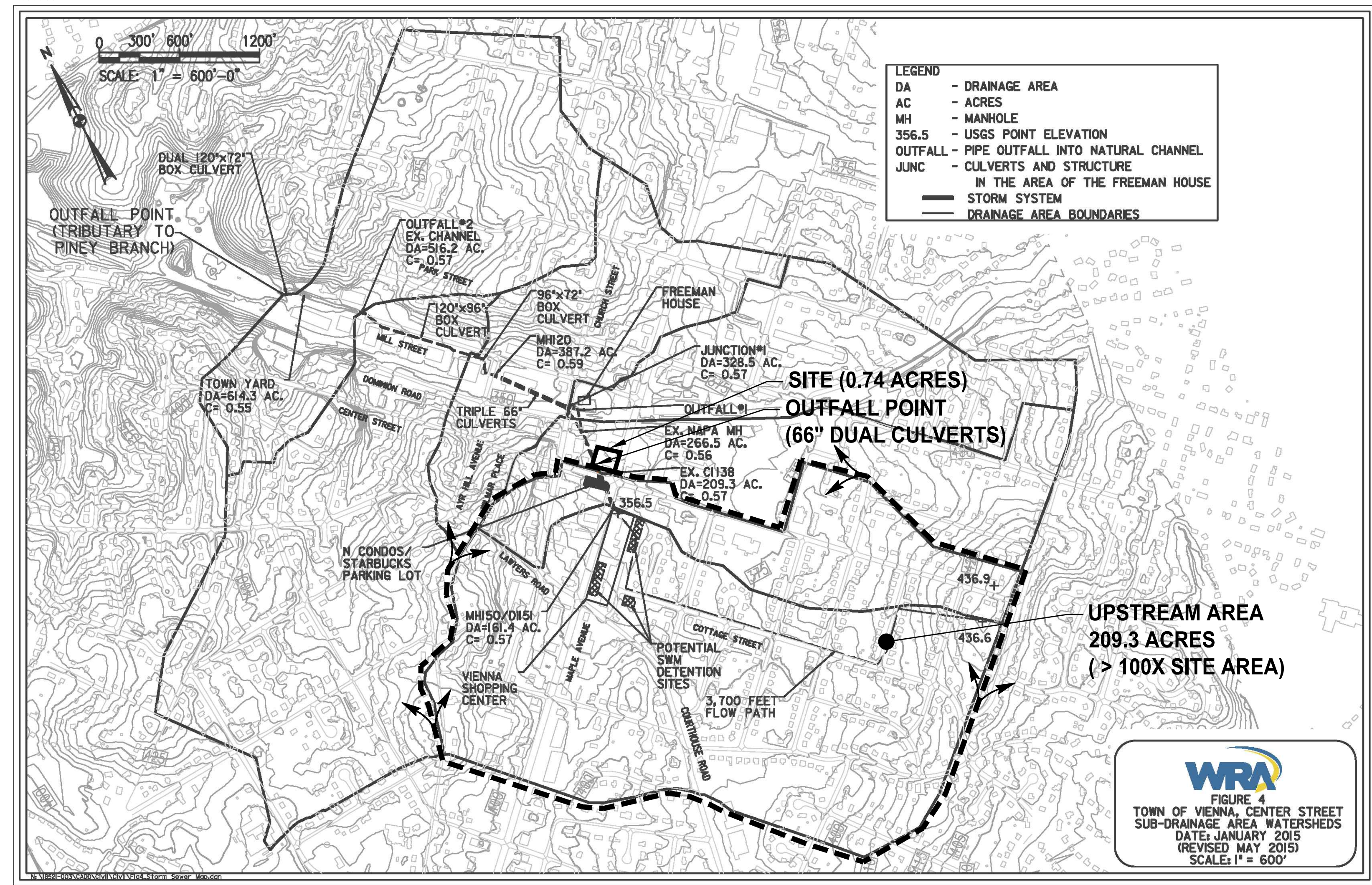
FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	1.79
TP LOAD REDUCTION REQUIRED (lb/yr)	0.30
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.33
TP LOAD REMAINING (lb/yr)	1.46
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00

**** TARGET TP REDUCTION EXCEEDED BY 0.03 LB/YEAR ****

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	12.80
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.96
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	11.84

OUTFALL MAP



WRA
 FIGURE 4
 TOWN OF VIENNA, CENTER STREET
 SUB-DRAINAGE AREA WATERSHEDS
 DATE: JANUARY 2015
 (REVISED MAY 2015)
 SCALE: 1" = 600'

DRAINAGE MAP OBTAINED FROM TOWN OF VIENNA CENTER STREET DRAINAGE STUDY PROVIDED BY WRA DATED 08/14/2015.

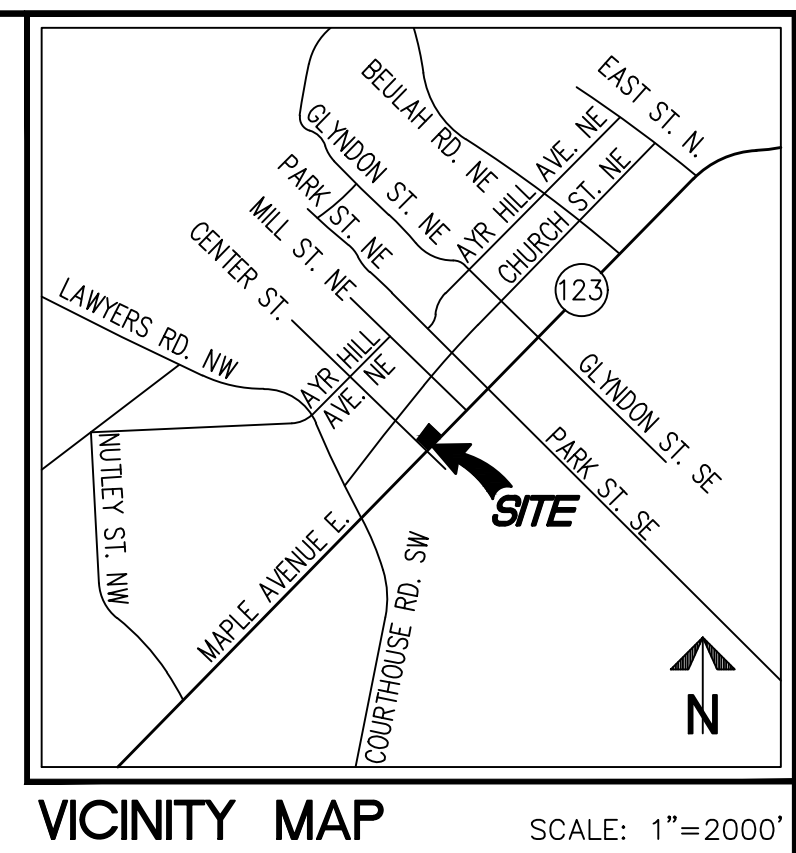
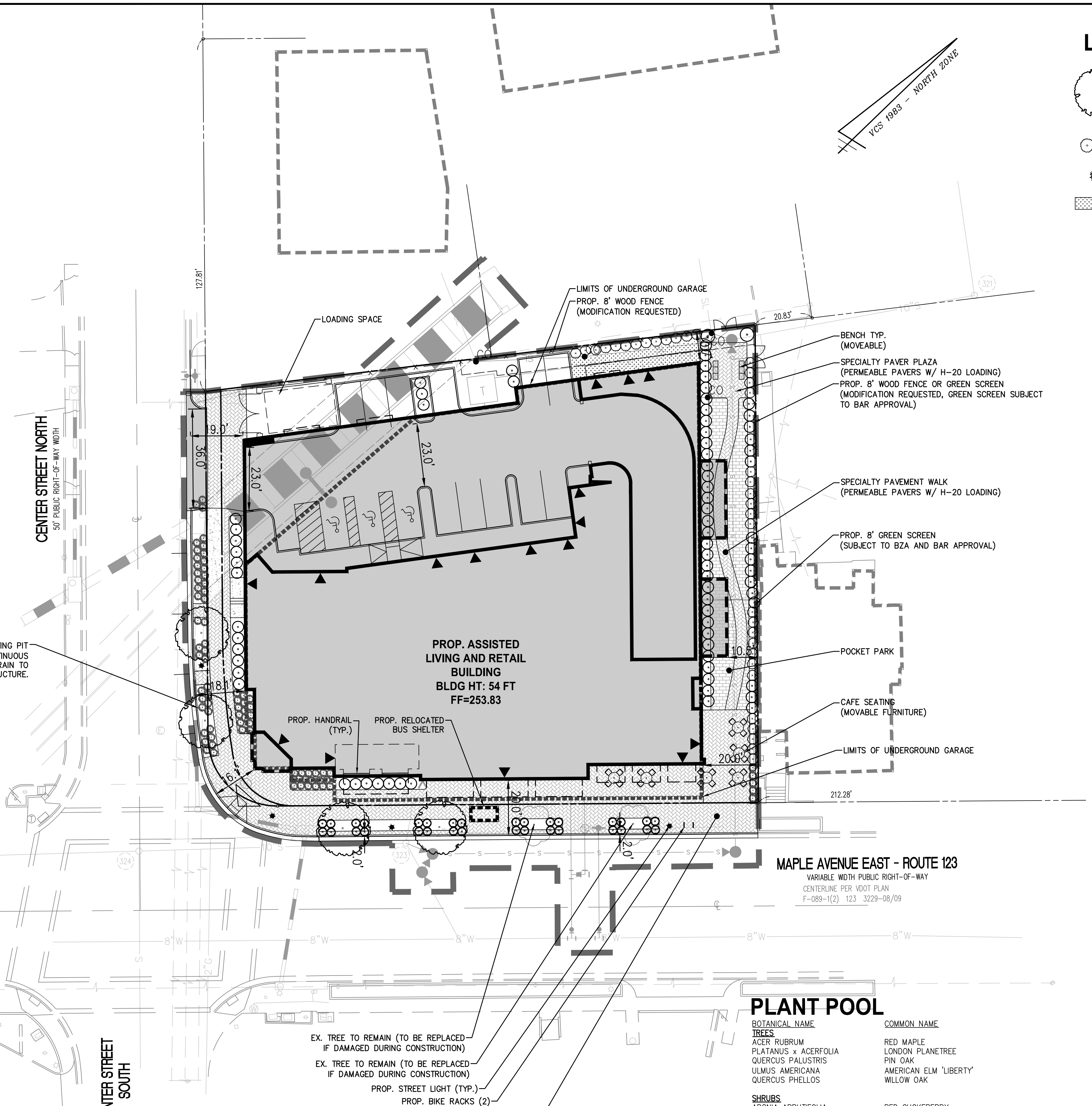
WALTER L. PHILLIPS
 ENGINEERS • SURVEYORS • PLANNERS
 LANDSCAPE ARCHITECTS • ARBORISTS
 207 PARK AVENUE
 FALLS CHURCH, VIRGINIA 22046
 (703) 532-6163 Fax (703) 533-1301
 WWW.WLPINC.COM
 INCORPORATED ESTABLISHED 1945
 DATE: 09/05/2018, 01:15:2019, 04/08/2019
 SCALE:
 DRAWN: TFB
 CHECKED: AV

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	APPROVED	REV. BY

OUTFALL MAP AND VRRM SPREADSHEET

SUNRISE OF VIENNA
 MAC REZONING PLAN
 100, 102 & 112 MAPLE AVENUE EAST
 TOWN OF VIENNA, VIRGINIA 22180



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(703) 532-6163 Fax (703) 533-1301
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DATE: 08/02/2018, 01/15/2019, 04/08/2019
SCALE: 1"=20'
DRAWN: TFB BS
CHECKED: AV

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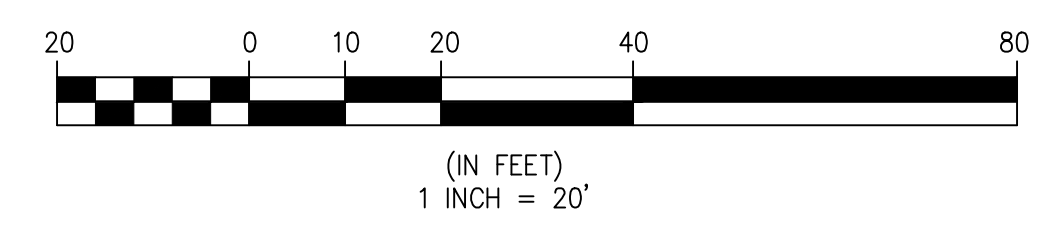
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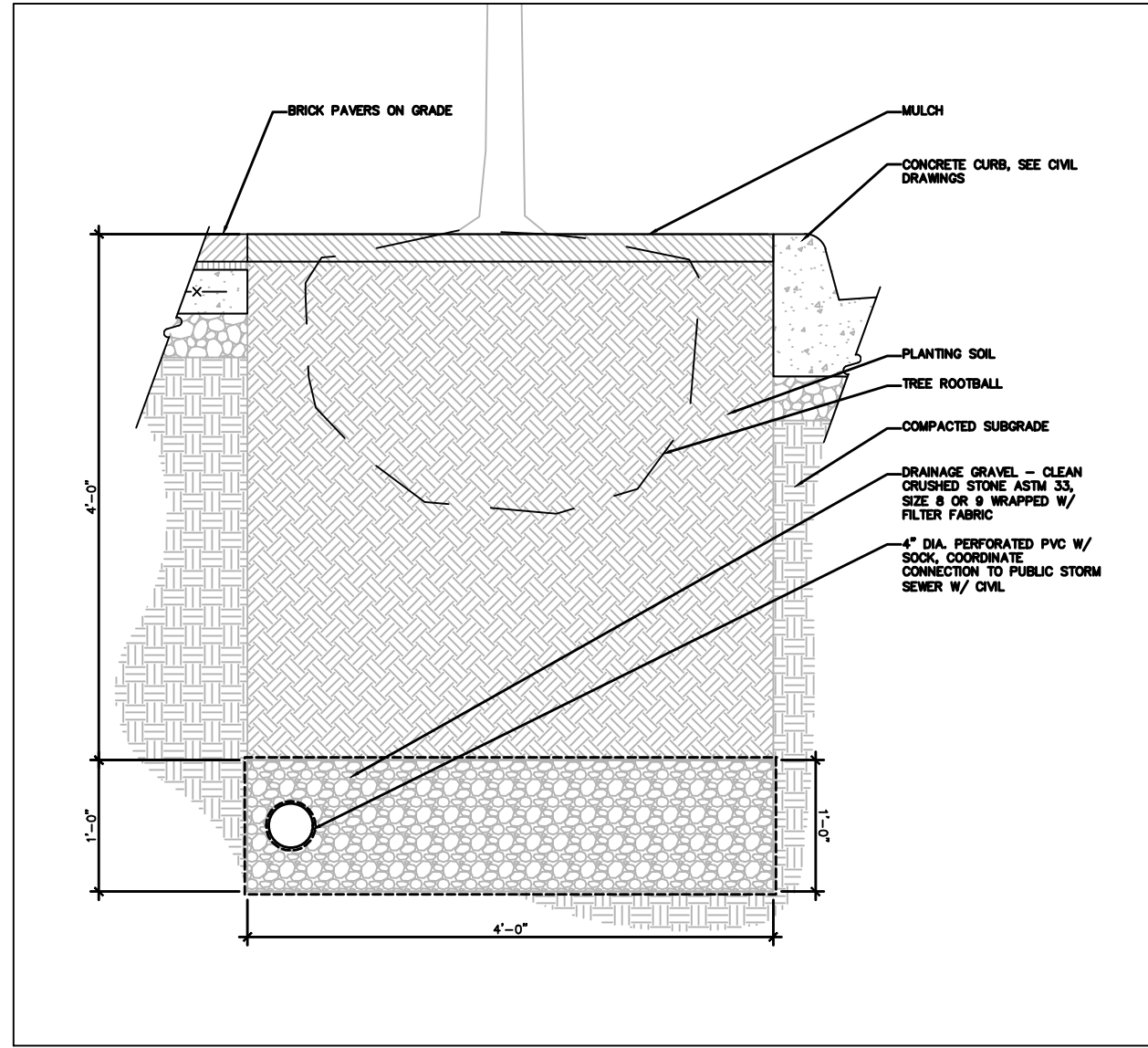
LANDSCAPE PLAN

SUNRISE OF VIENNA
MAC REZONING PLAN
100, 102 & 112 MAPLE AVENUE EAST
TOWN OF VIENNA, VIRGINIA 22180

SHEET: L-0301

NOTE: SPECIFICATIONS PROVIDED ARE SUBJECT TO CHANGE AT TIME OF FINAL SITE PLAN. PRODUCTS ARE FOR REFERENCE ONLY.





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

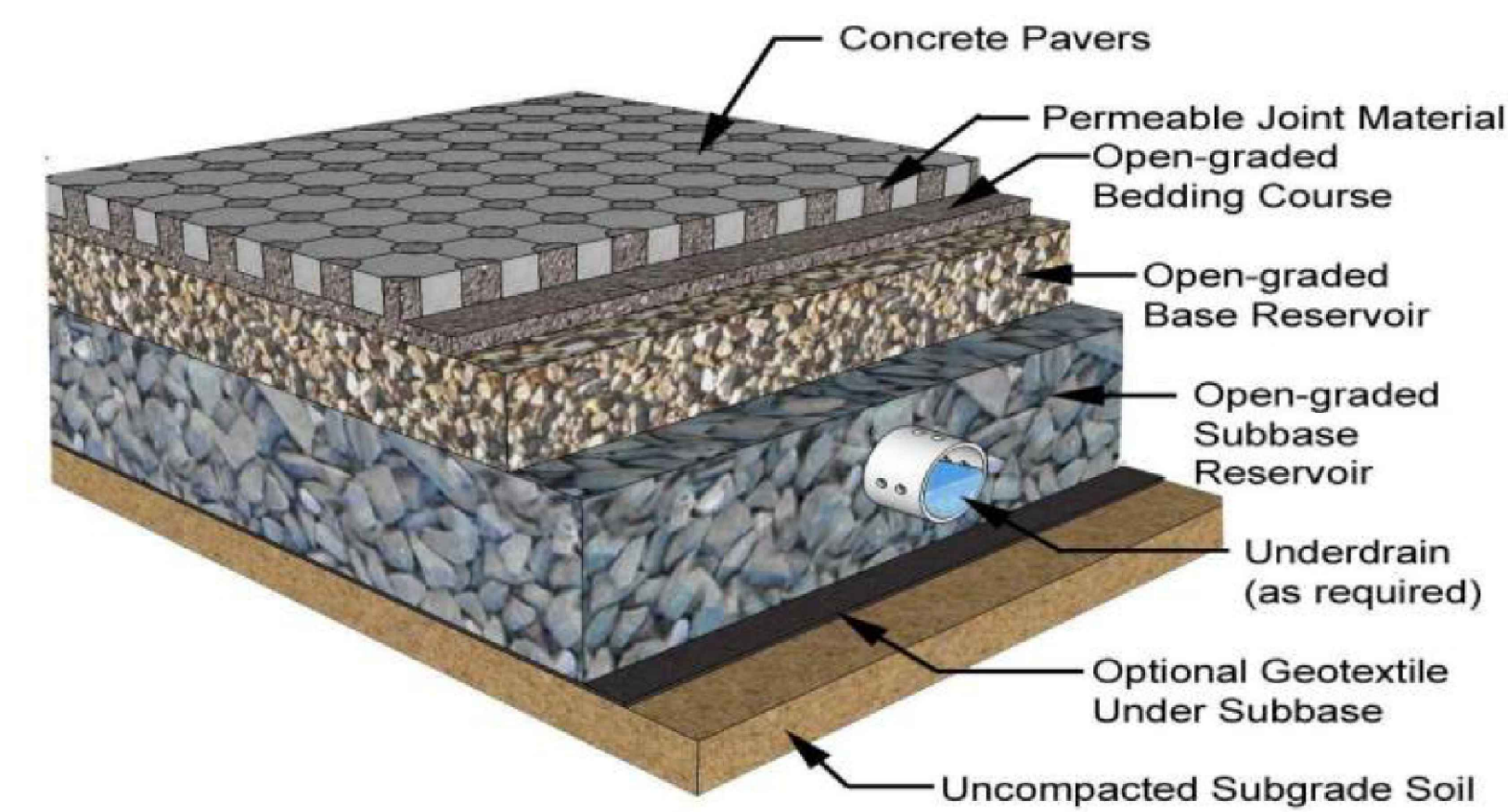
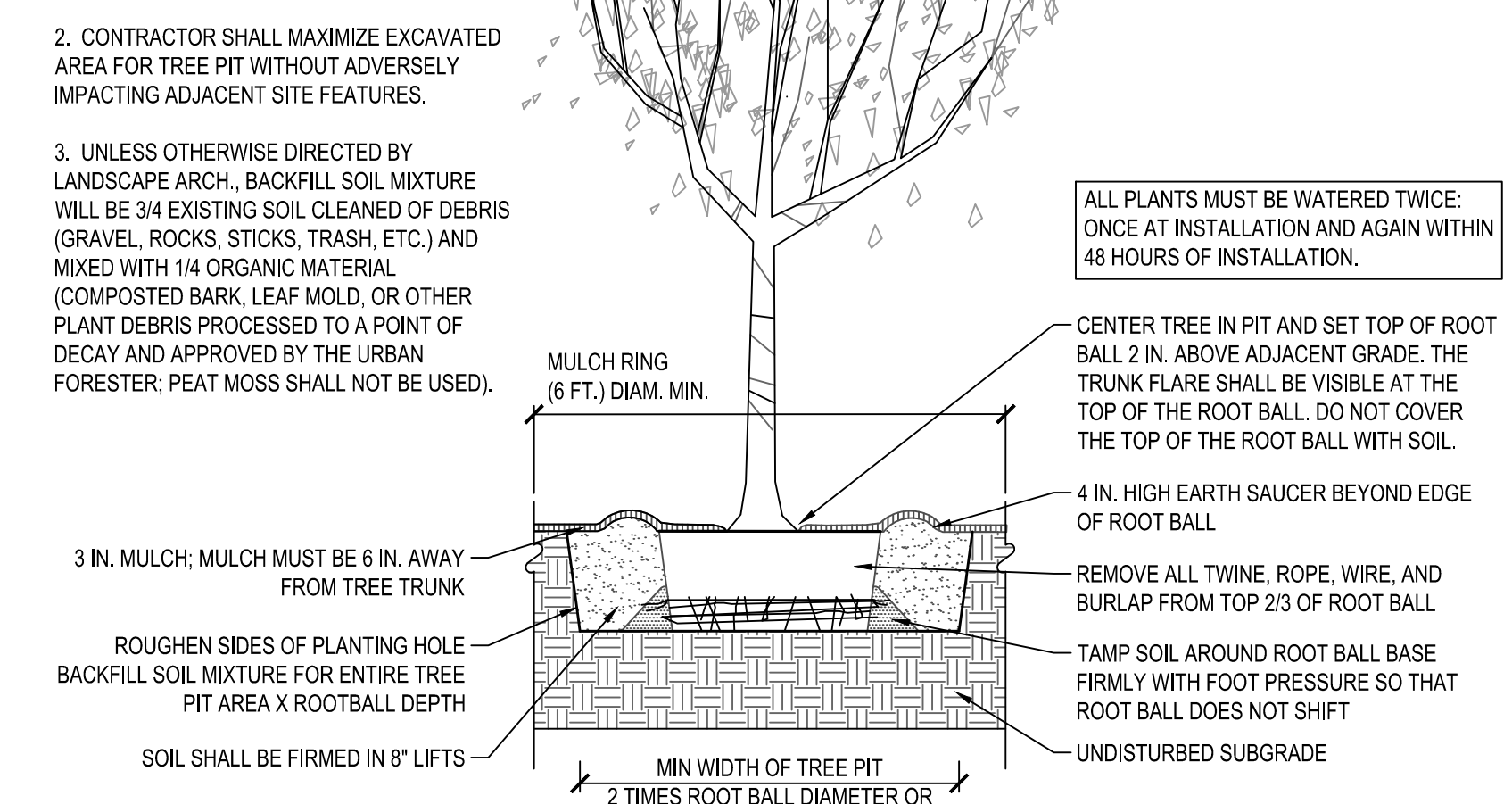


Figure 7.2. Typical Detail (Source: Smith, 2009)

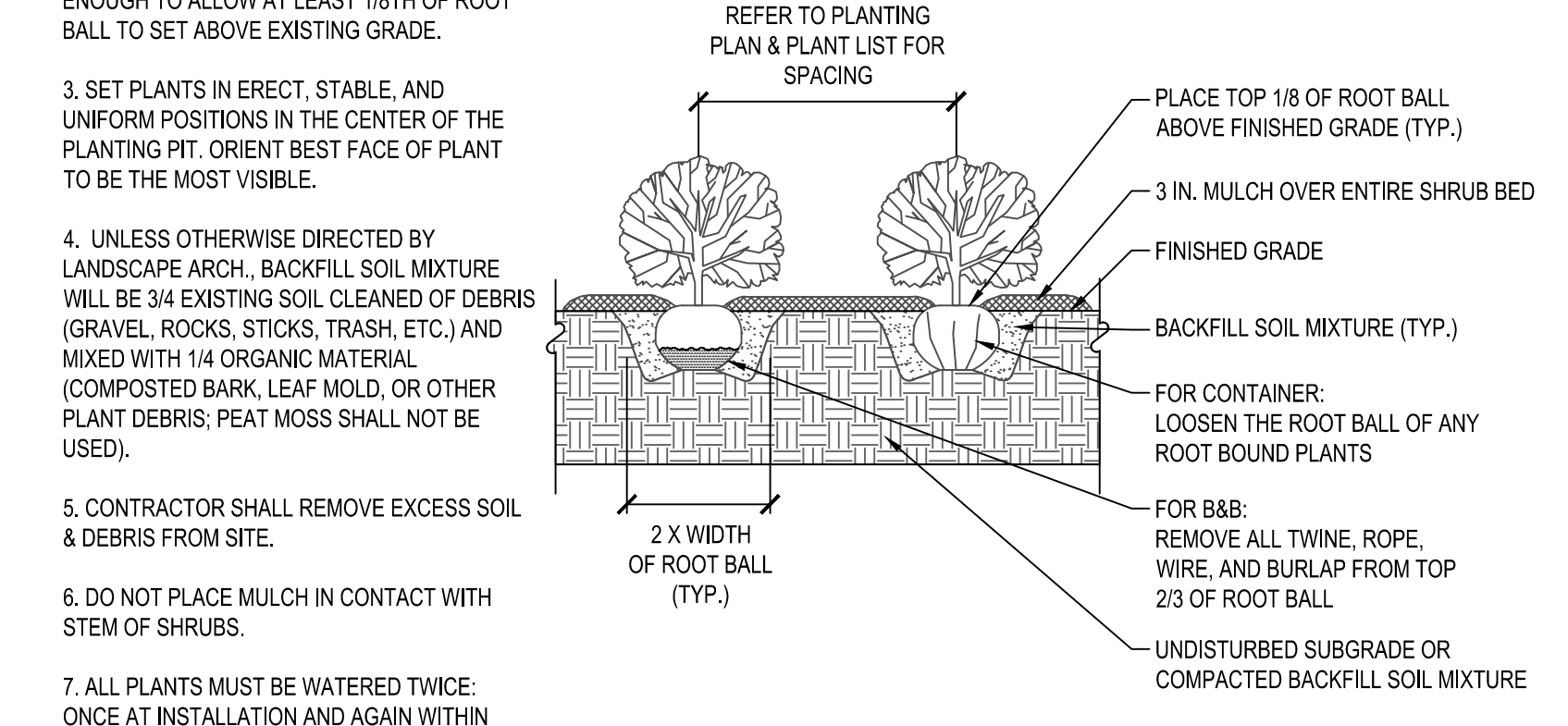
PROPOSED PERMEABLE PAVEMENT SECTION
SCALE: NTS - OR SIMILAR TO BE COORDINATED AT TIME OF SITE PLAN

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



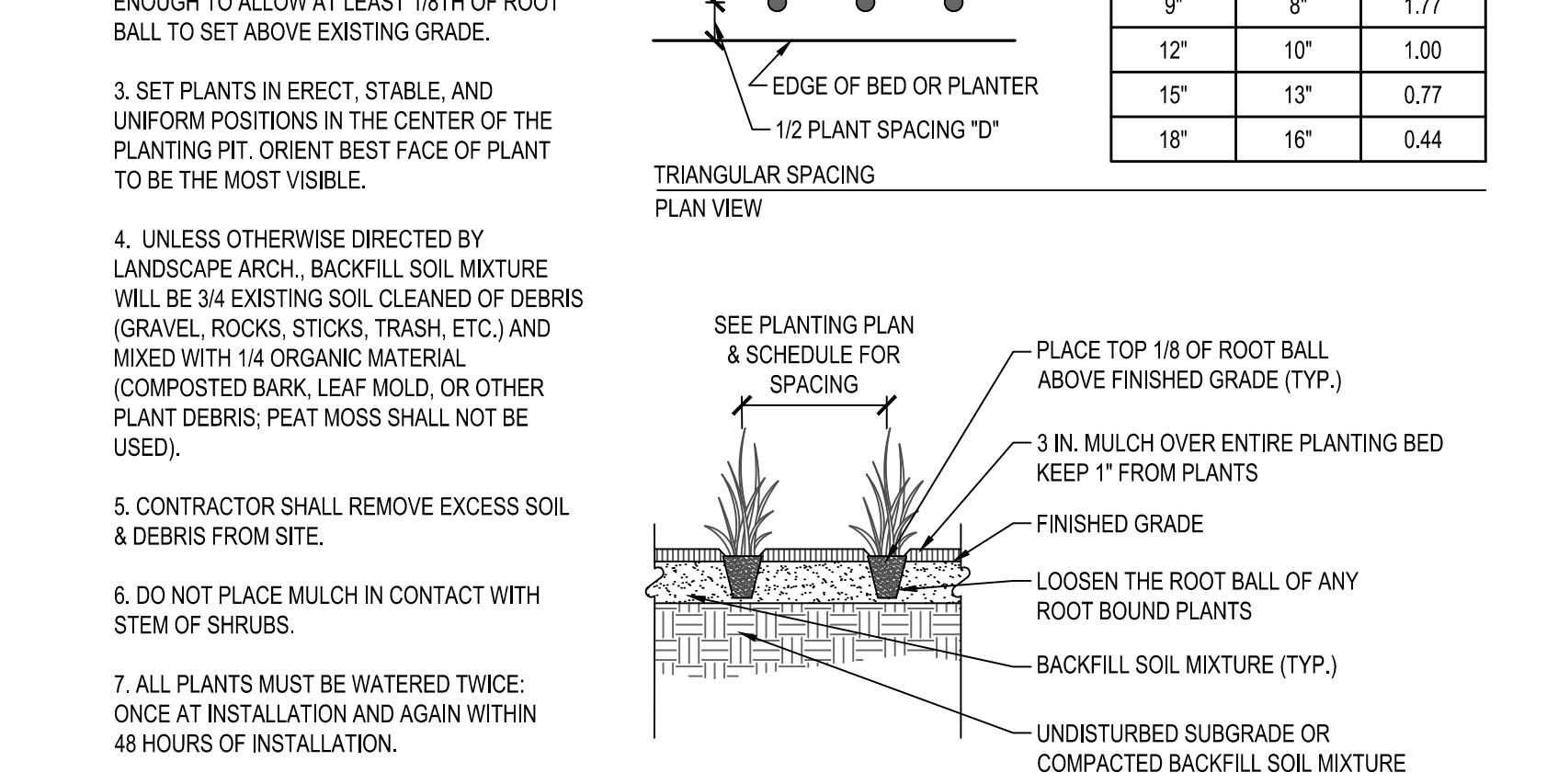
TREE PLANTING DETAIL
SCALE: NTS

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



SHRUB PLANTING DETAIL
SCALE: NTS

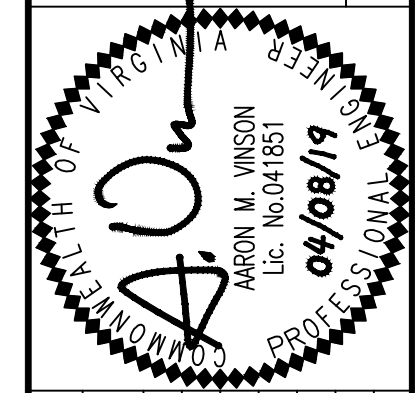
- NOTES:
1. AT PLANTING PRUNE ONLY BROKEN OR DEAD BRANCHES PER ANSI STANDARD 300 STANDARD.
 2. PLANTING PIT/TRENCH SHALL BE DUG DEEP ENOUGH TO ALLOW AT LEAST 1/8TH OF ROOT BALL TO SET ABOVE EXISTING GRADE.
 3. SET PLANTS IN ERECT, STABLE, AND UNIFORM POSITIONS IN THE CENTER OF THE PLANTING PIT. ORIENT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



PERENNIAL/GROUNDCOVER PLANTING DETAIL
SCALE: NTS

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SCALE: AS NOTED
DRAWN: TPB
CHECKED: AV



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LANDSCAPE NOTES AND DETAILS
SUNRISE OF VIENNA
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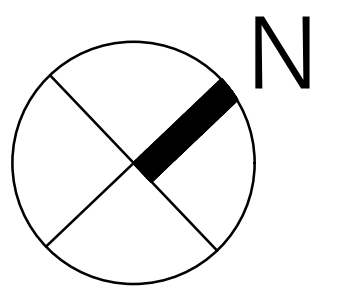
DATE	DESCRIPTION

MAC REZONING
PLAN
04.08.19

ARCHITECTURAL
SITE PLAN/
GROUND FLOOR
PLAN

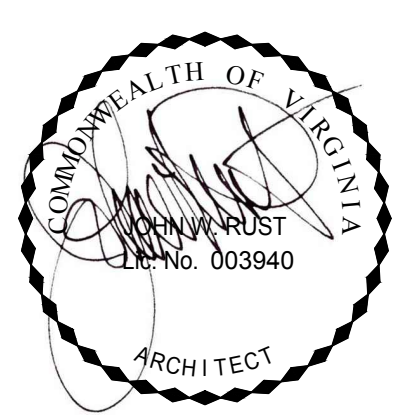
SHEET NO.

A1.1



GROUND FLOOR PLAN
3/32" = 1'-0"

A



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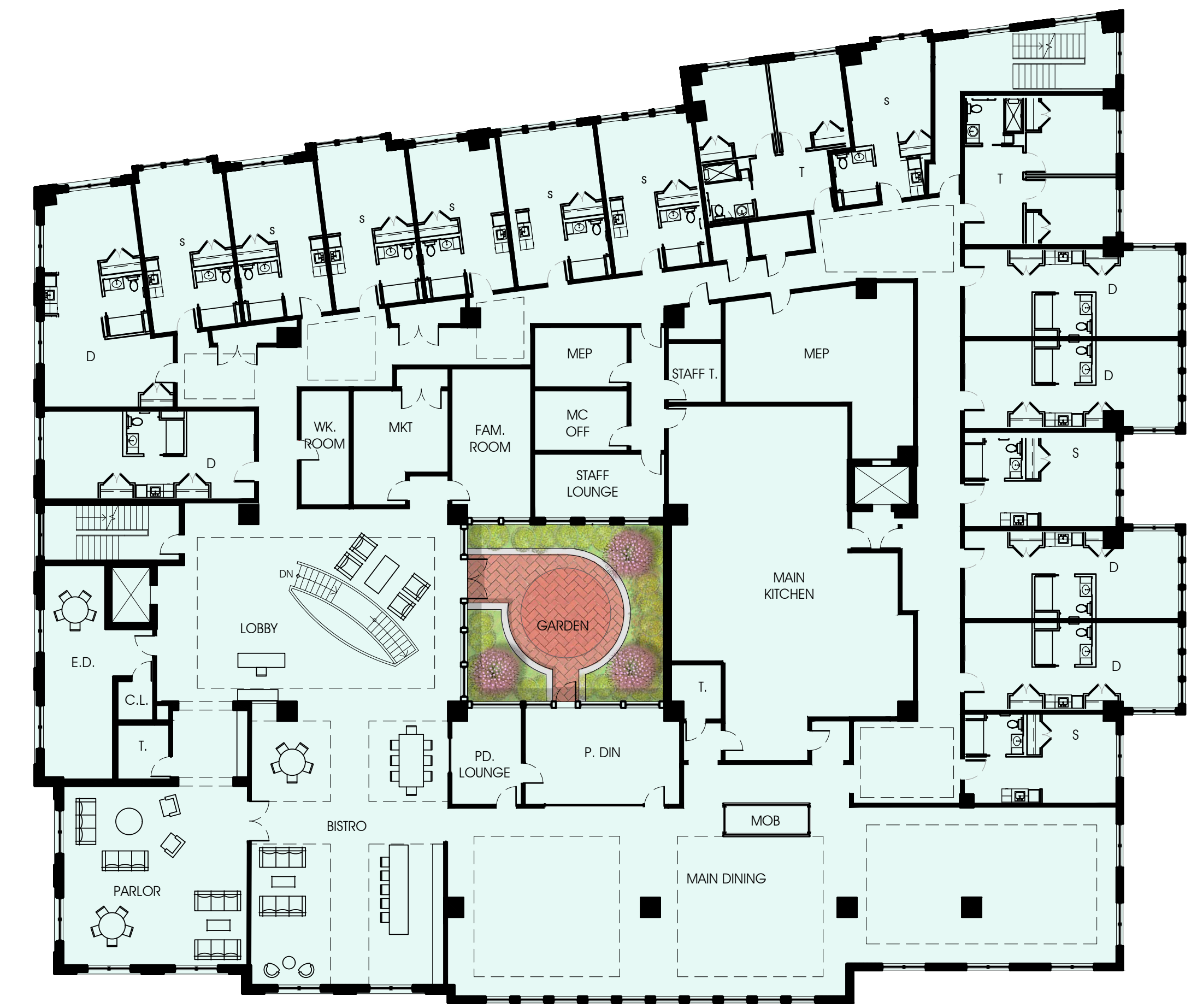
FLOOR PLANS

SHEET NO.

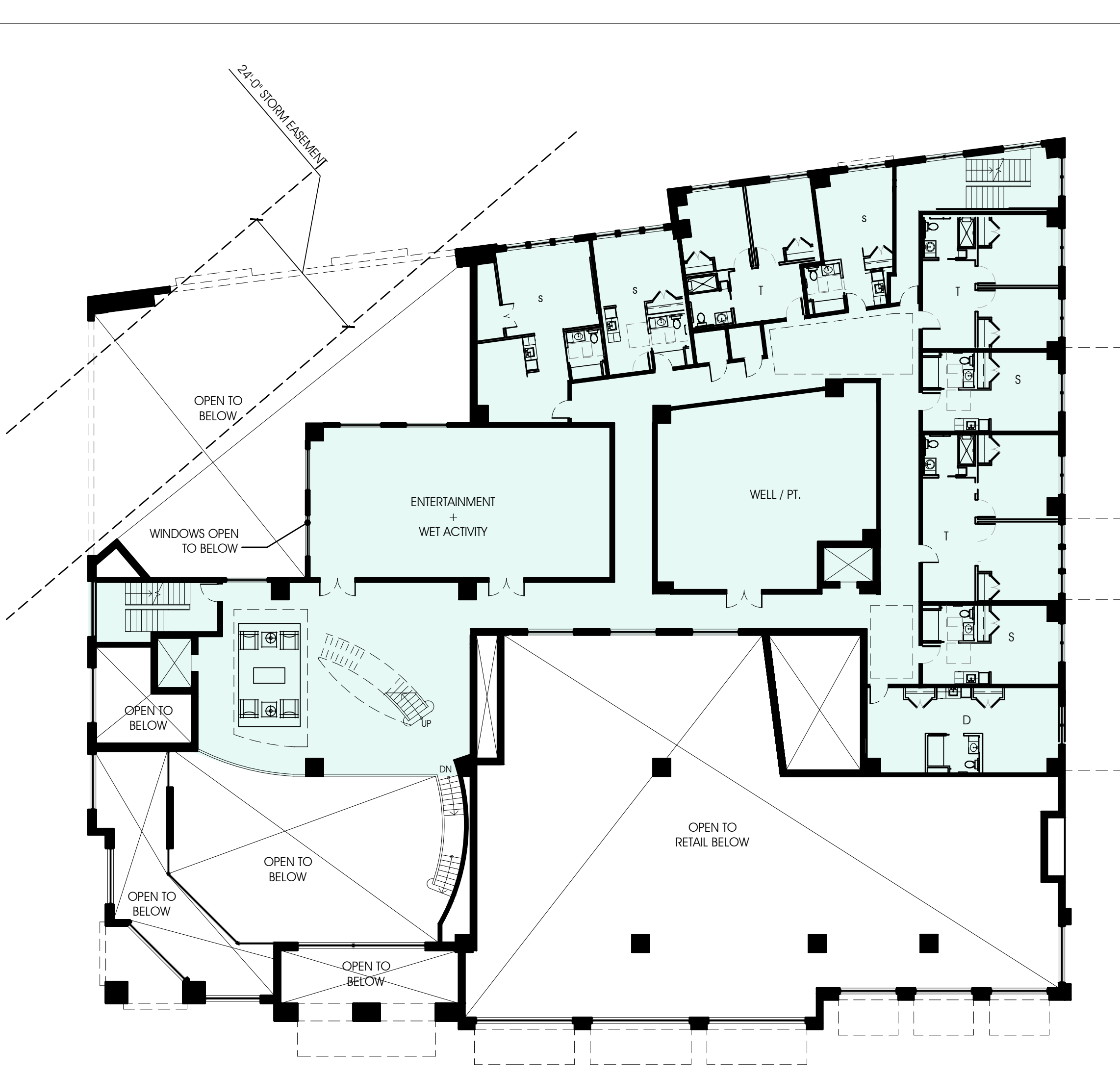
A1.2



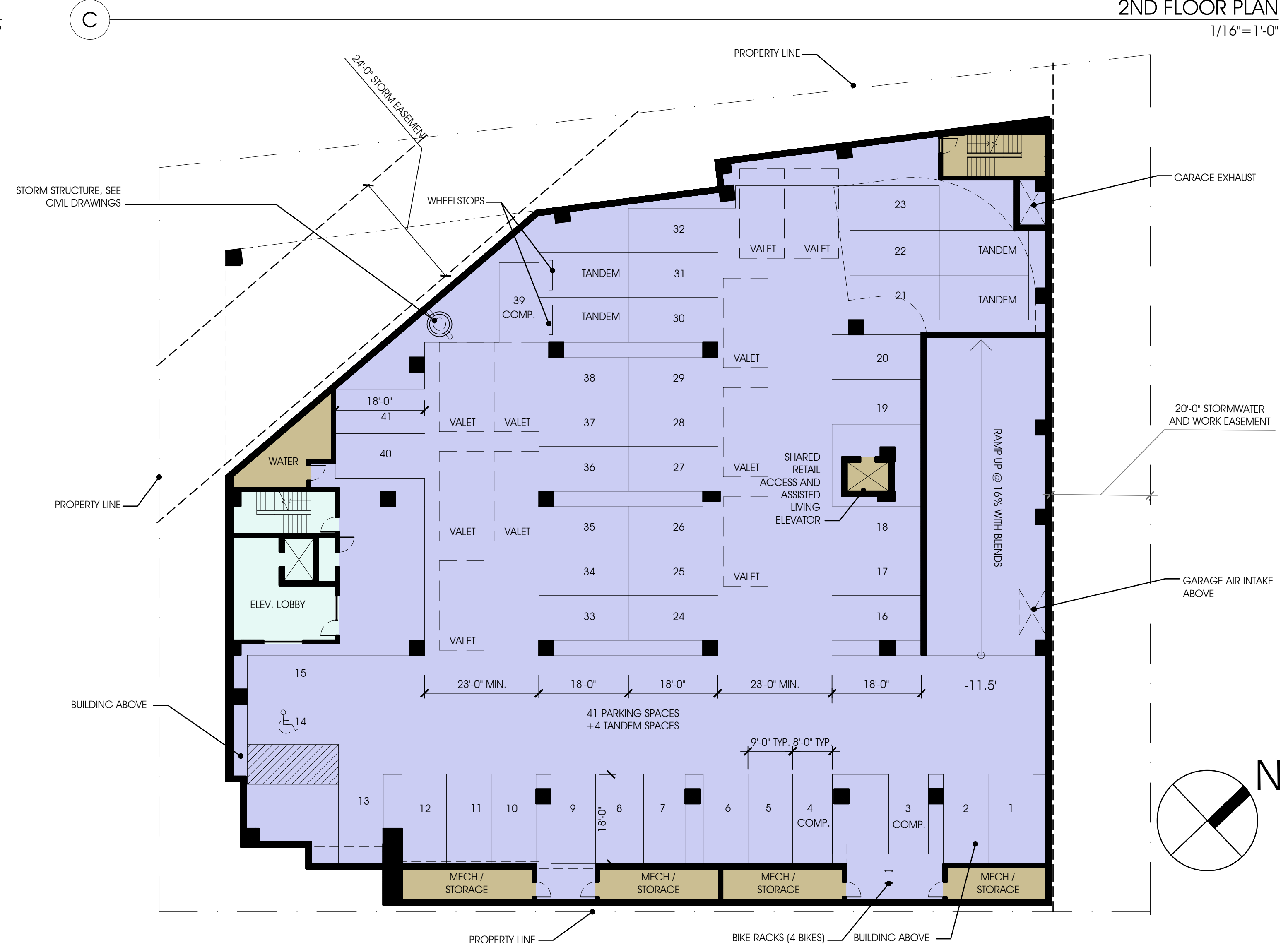
3RD FLOOR PLAN
1/16"=1'-0"



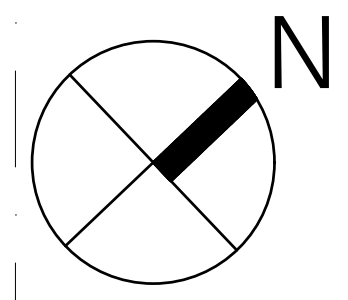
2ND FLOOR PLAN
1/16"=1'-0"



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



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





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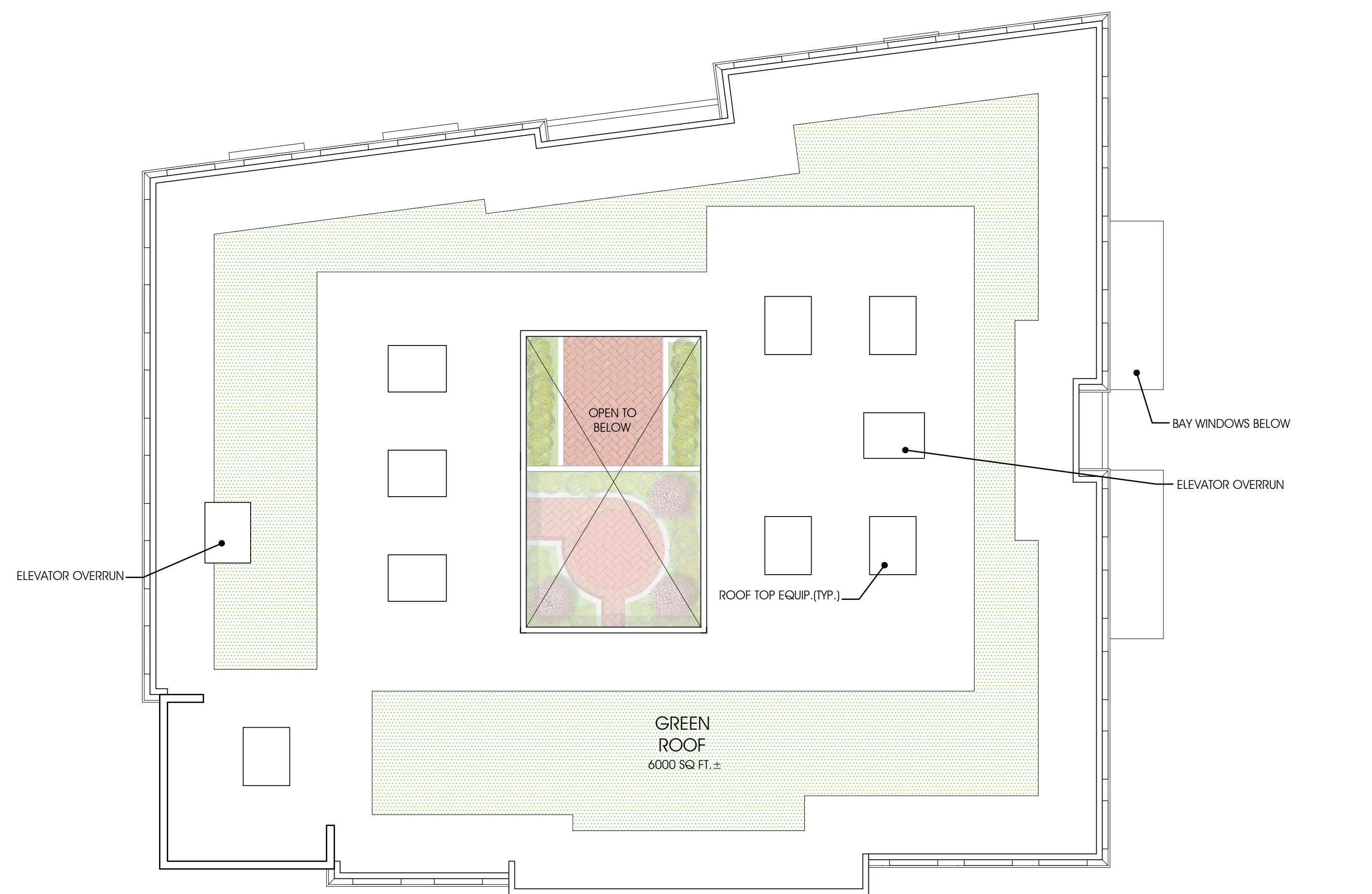
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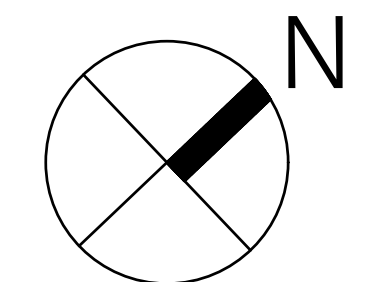
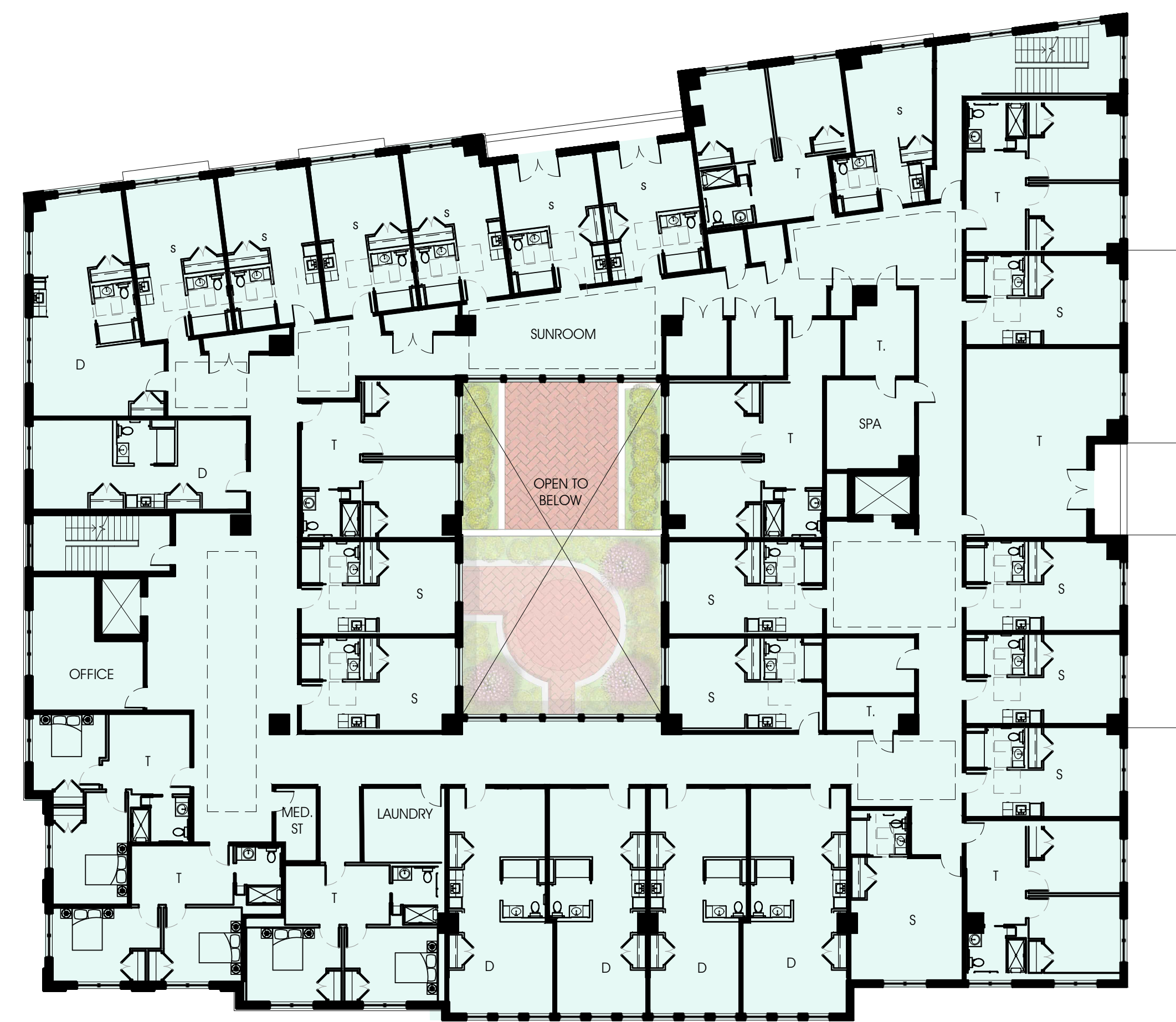
FLOOR PLANS

SHEET NO.

A1.3



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



4TH FLOOR PLAN
1/16"=1'-0"

B

A



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EXTERIOR
ELEVATIONS

SHEET NO.

A2.1



CENTER STREET ELEVATION
1/8" = 1'-0"



MAPLE AVENUE ELEVATION
1/8" = 1'-0"

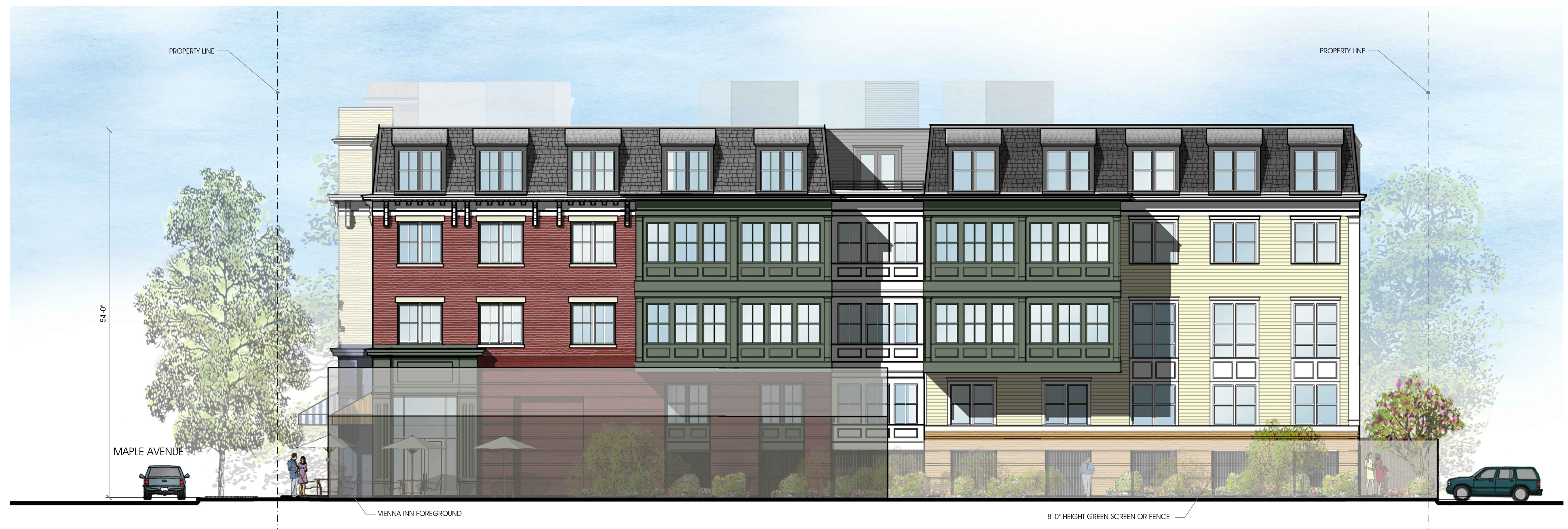
B

A



NORTH-WEST ELEVATION
1/8" = 1'-0"

B



NORTH-EAST ELEVATION
1/8" = 1'-0"

A



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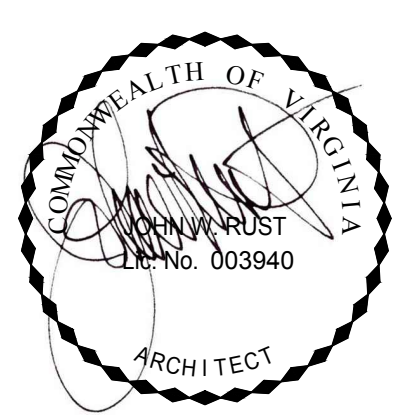
DATE	DESCRIPTION

MAC REZONING
PLAN
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EXTERIOR
ELEVATIONS

SHEET NO.

A2.2



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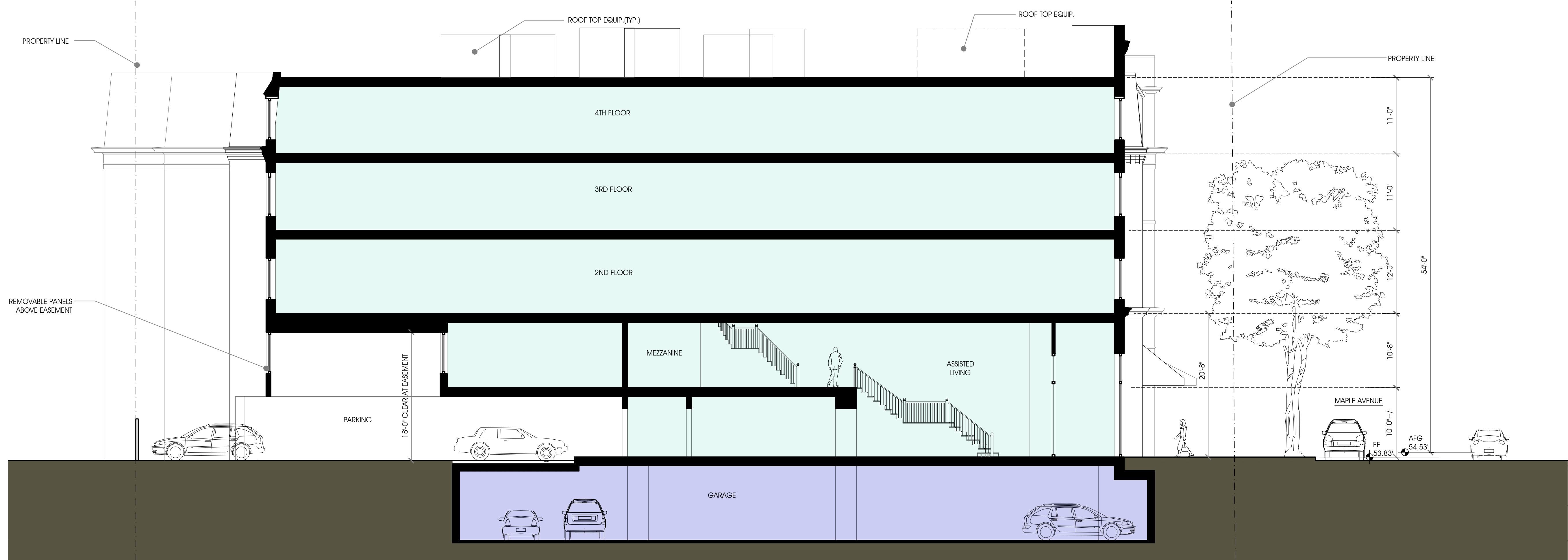
REVISIONS	
DATE	DESCRIPTION

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SECTIONS

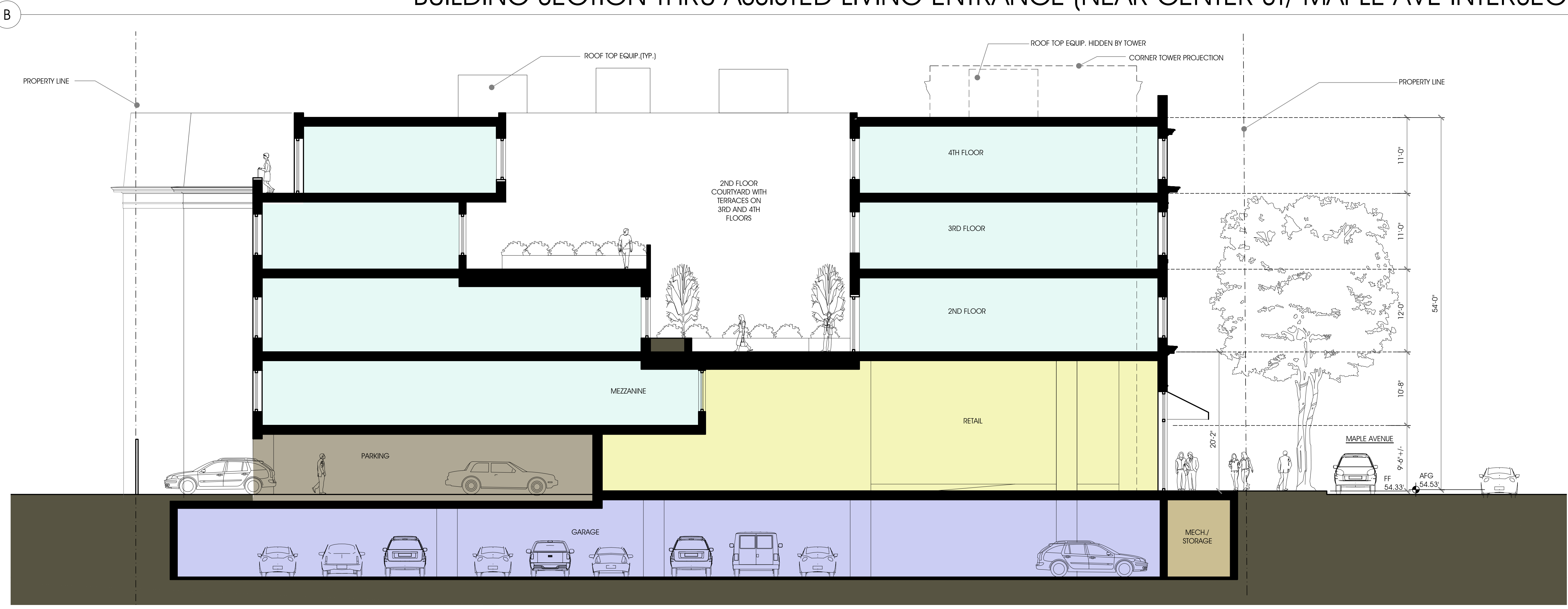
SHEET NO.

A3.1



BUILDING SECTION THRU ASSISTED LIVING ENTRANCE (NEAR CENTER ST/ MAPLE AVE INTERSECTION)

1/8" = 1'-0"



BUILDING SECTION THRU RETAIL AND COURTYARD (TOWARD VIENNA INN)

1/8" = 1'-0"



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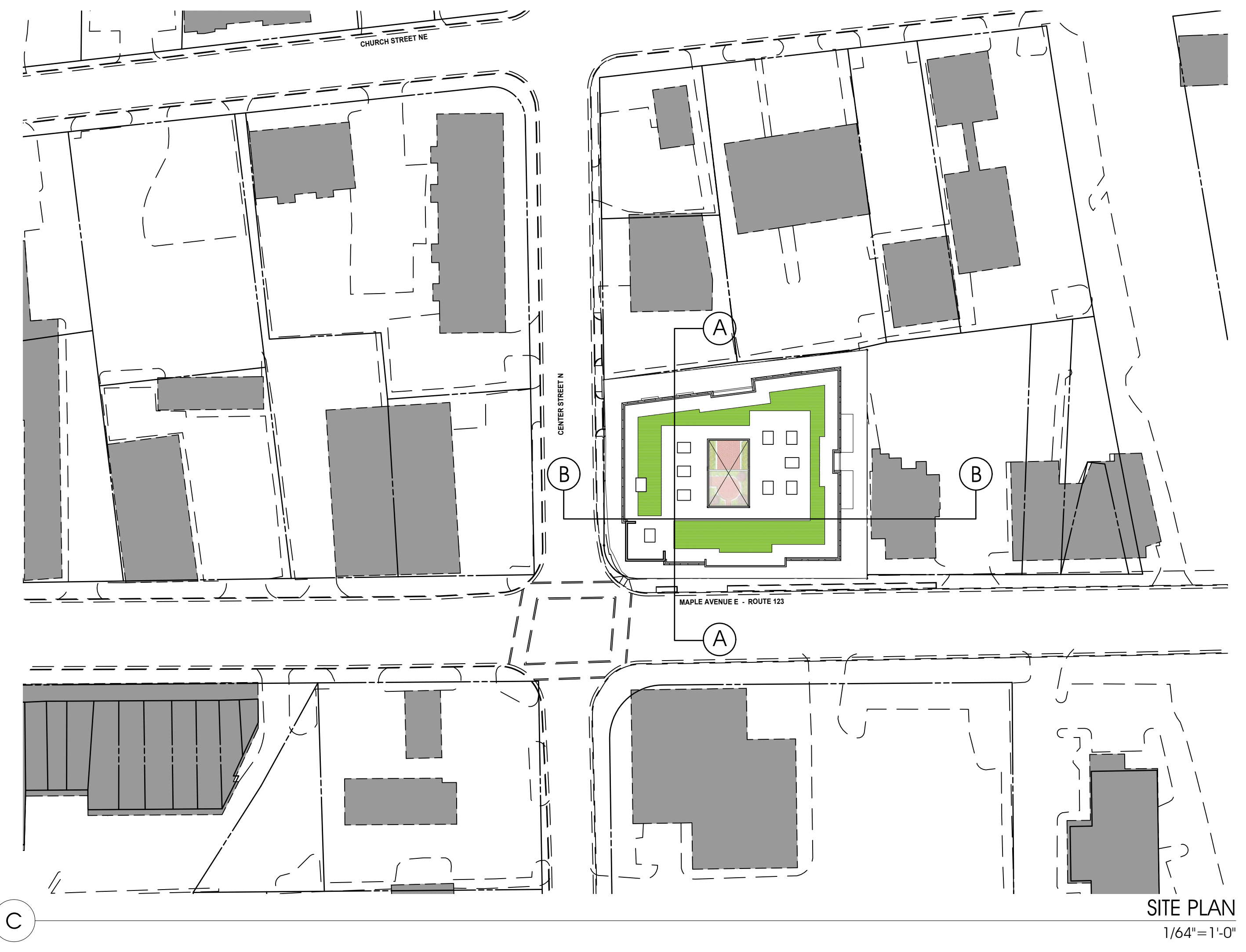
REVISIONS	
DATE	DESCRIPTION

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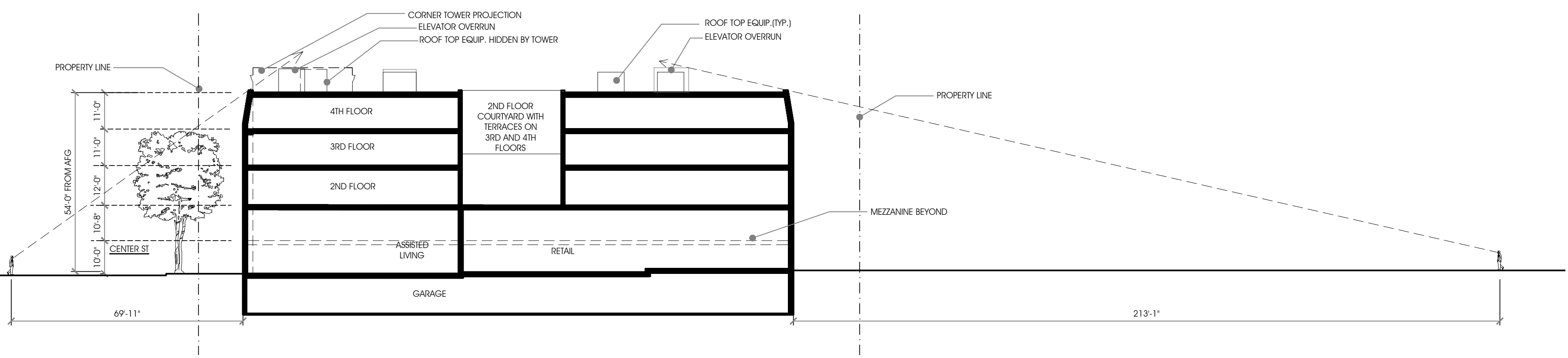
SECTION

SHEET NO.

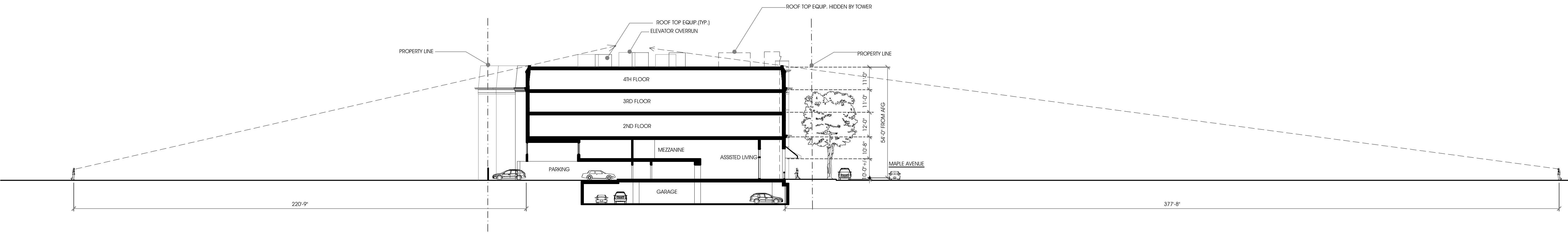
A3.2



SITE PLAN
1/64" = 1'-0"



SITE SECTION
1" = 25'-0"



SITE SECTION
1" = 25'-0"

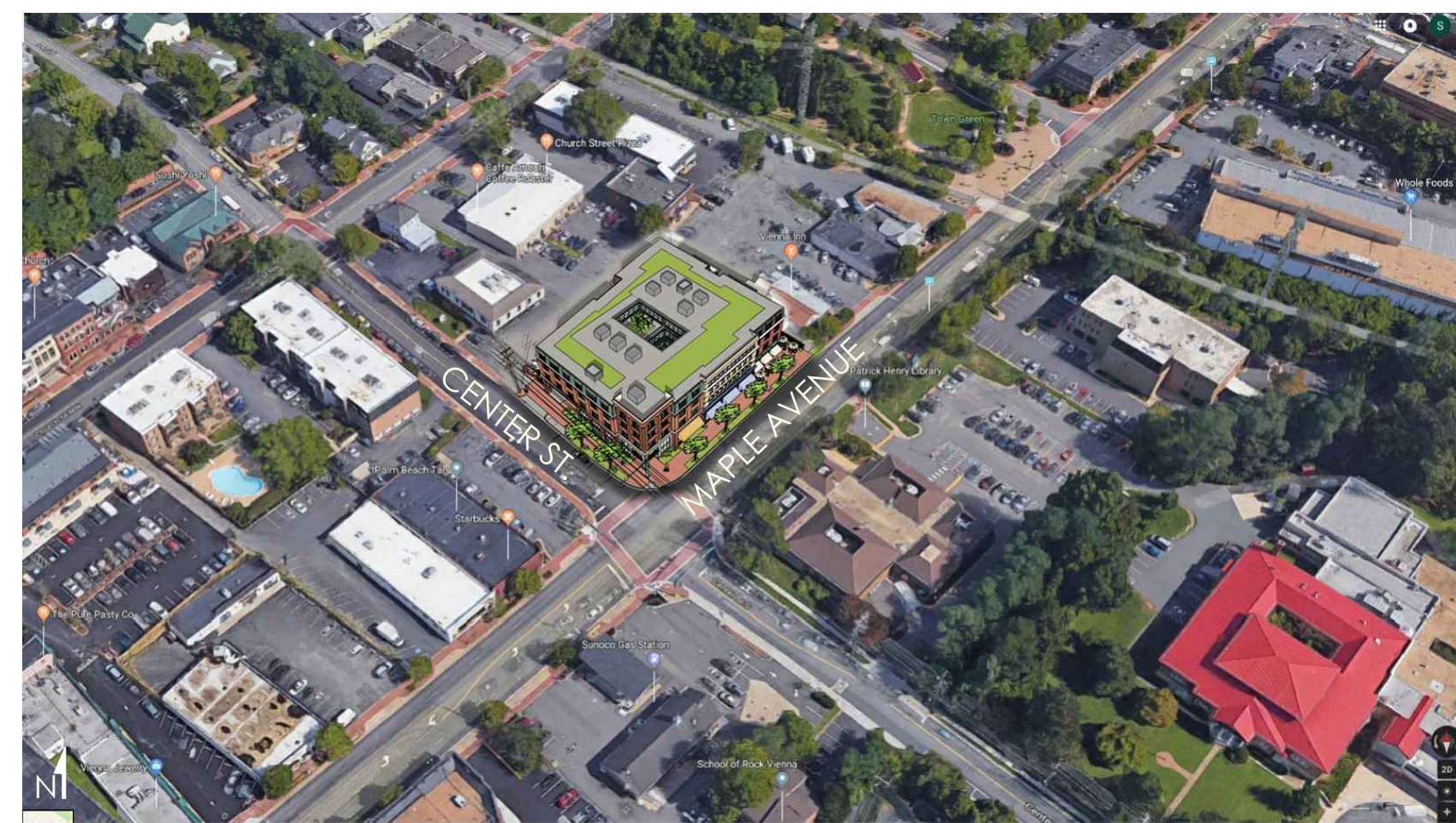
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A



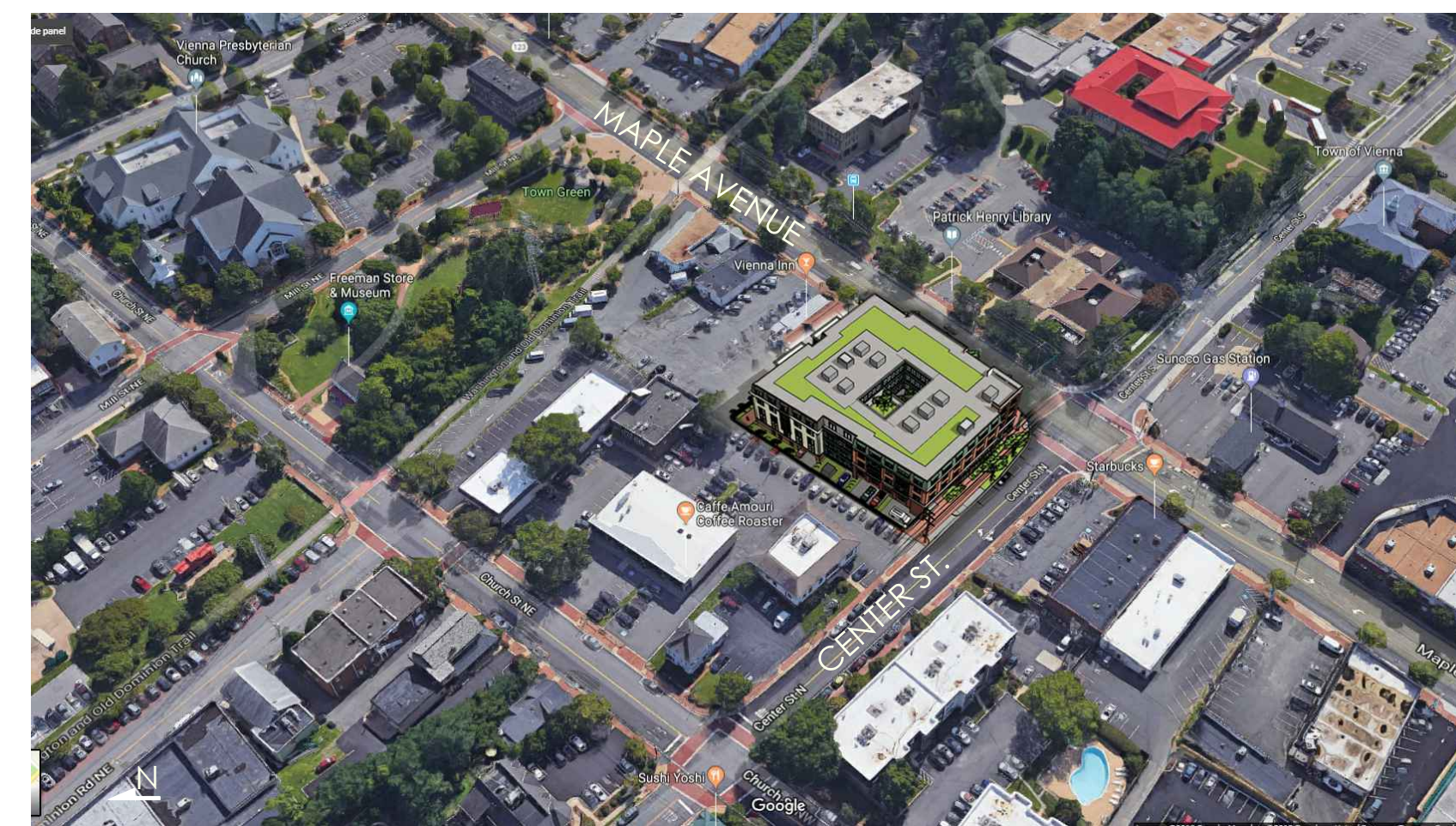
MAPLE AVENUE RENDERING

E



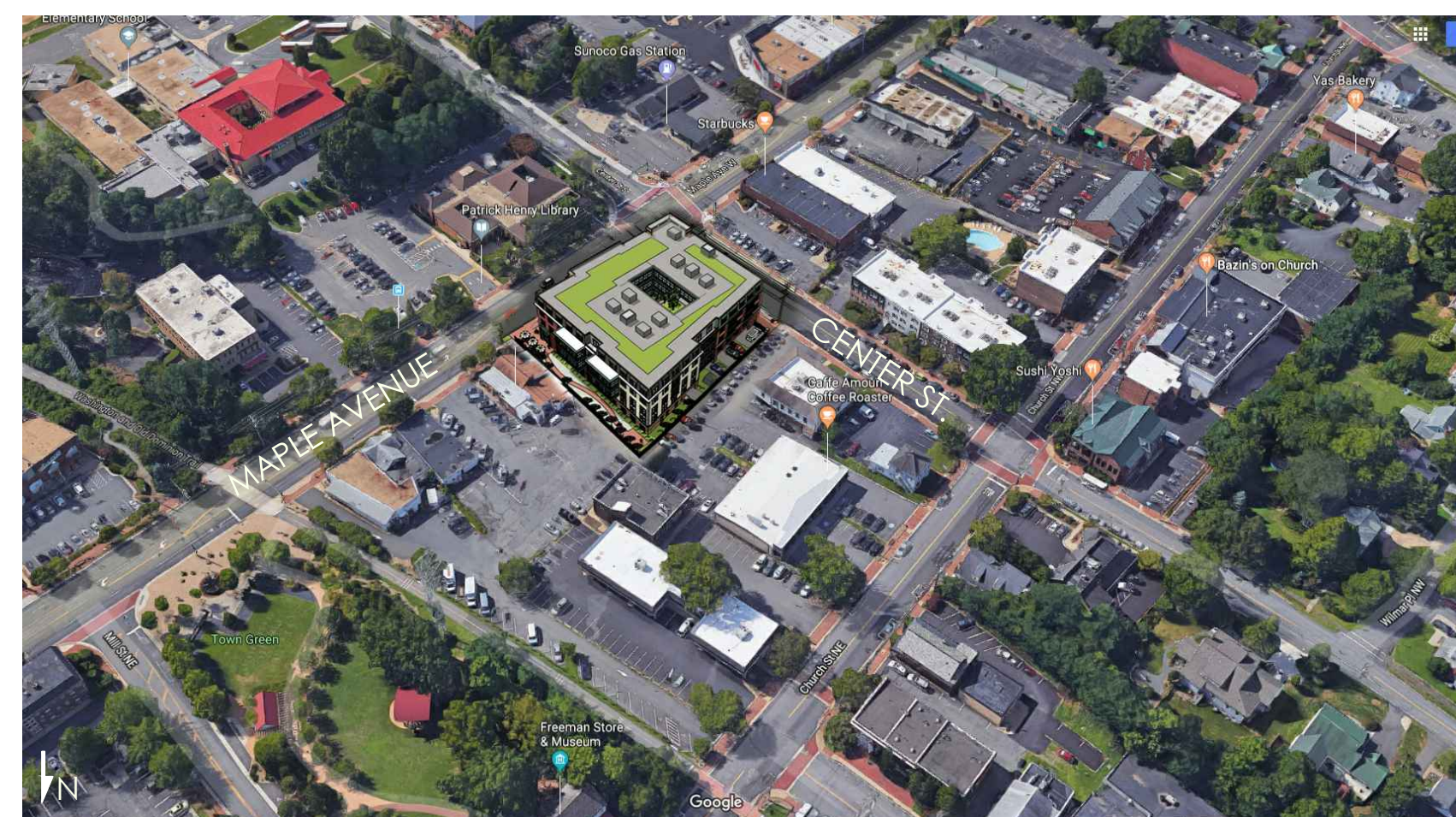
SOUTH AERIAL VIEW

D



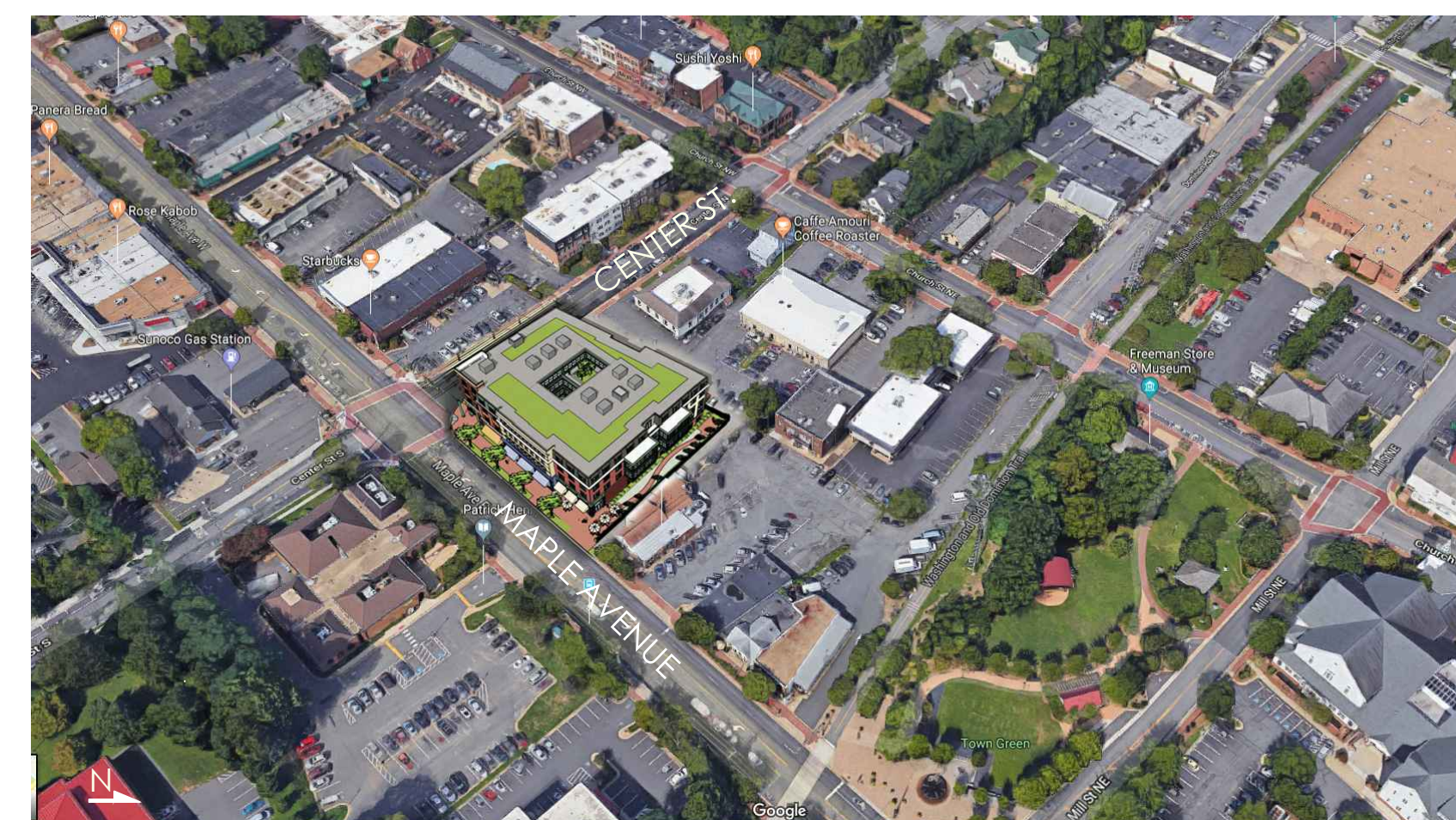
WEST AERIAL VIEW

C



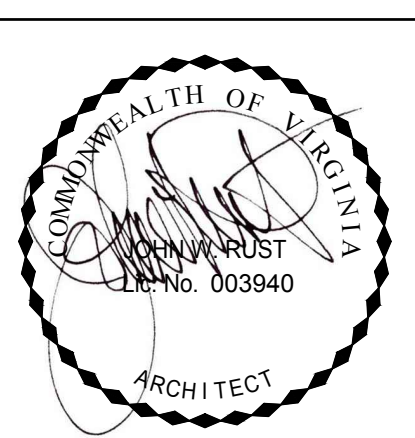
NORTH AERIAL VIEW

B



EAST AERIAL VIEW

A



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RENDERINGS

SHEET NO.

A4.1



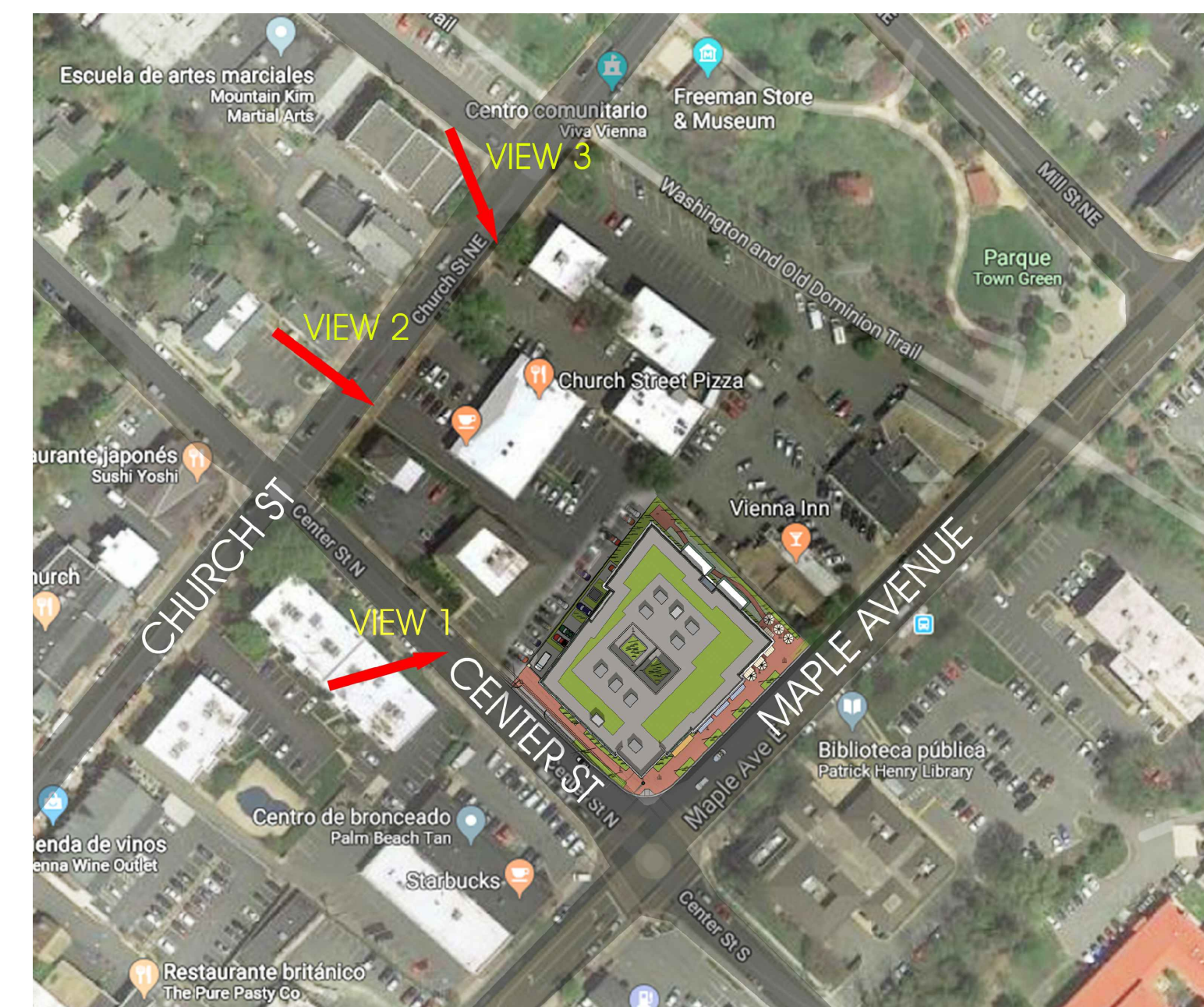
VIEW 3



VIEW 2



VIEW 1



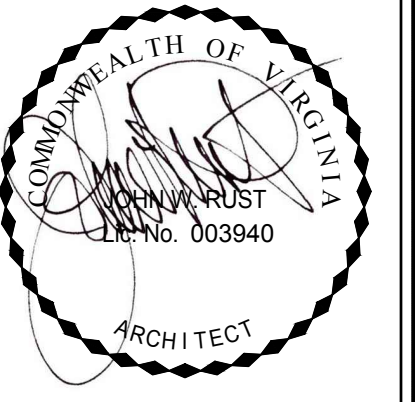
POINT OF VIEWS PLAN

D

C

B

A



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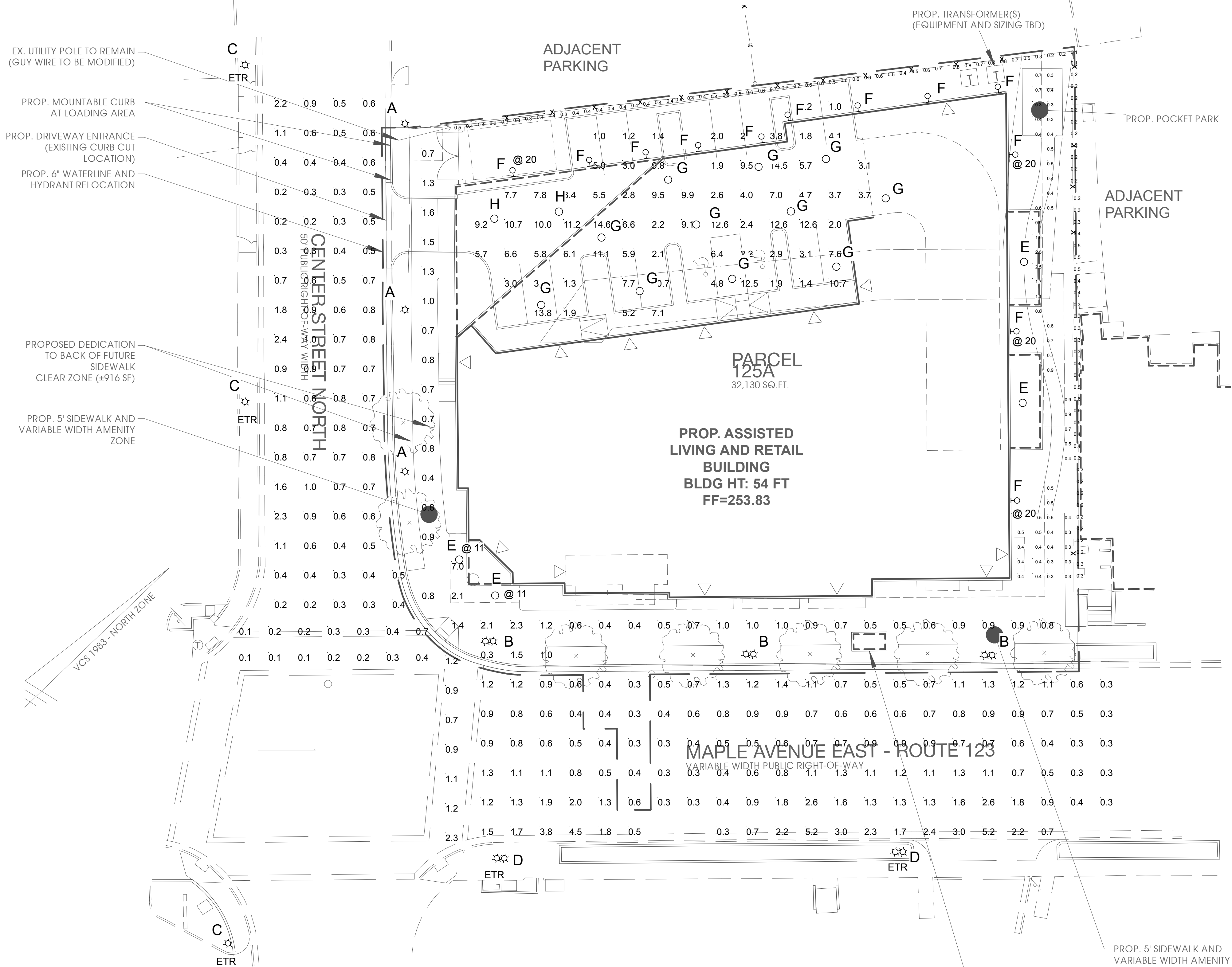
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04.08.19

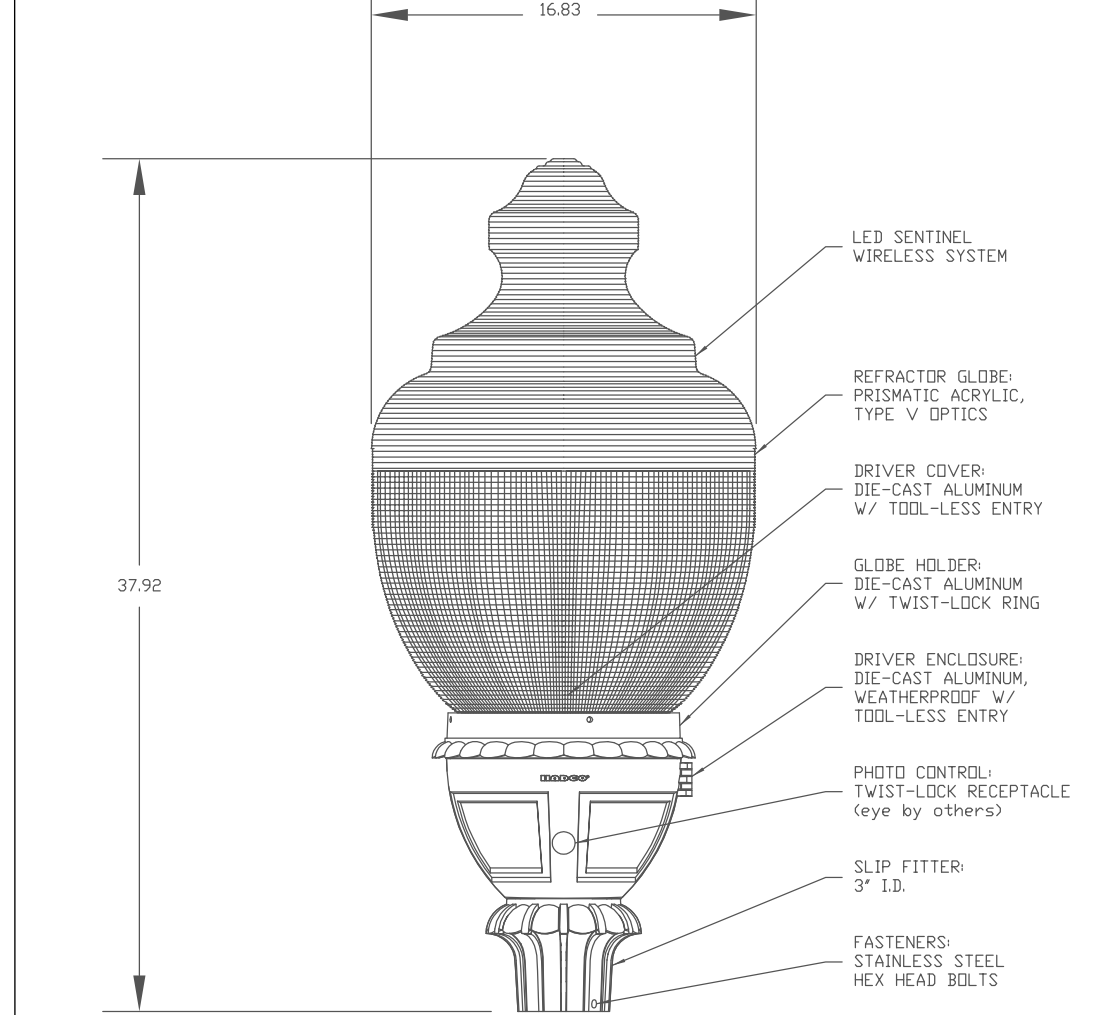
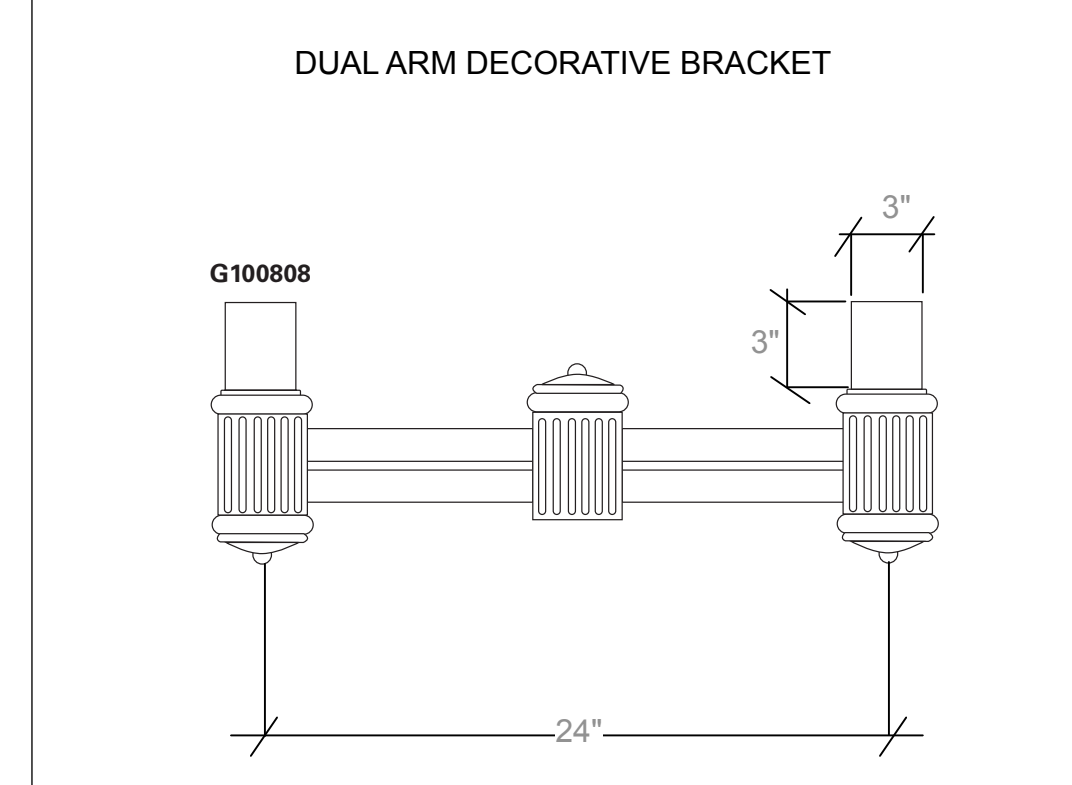
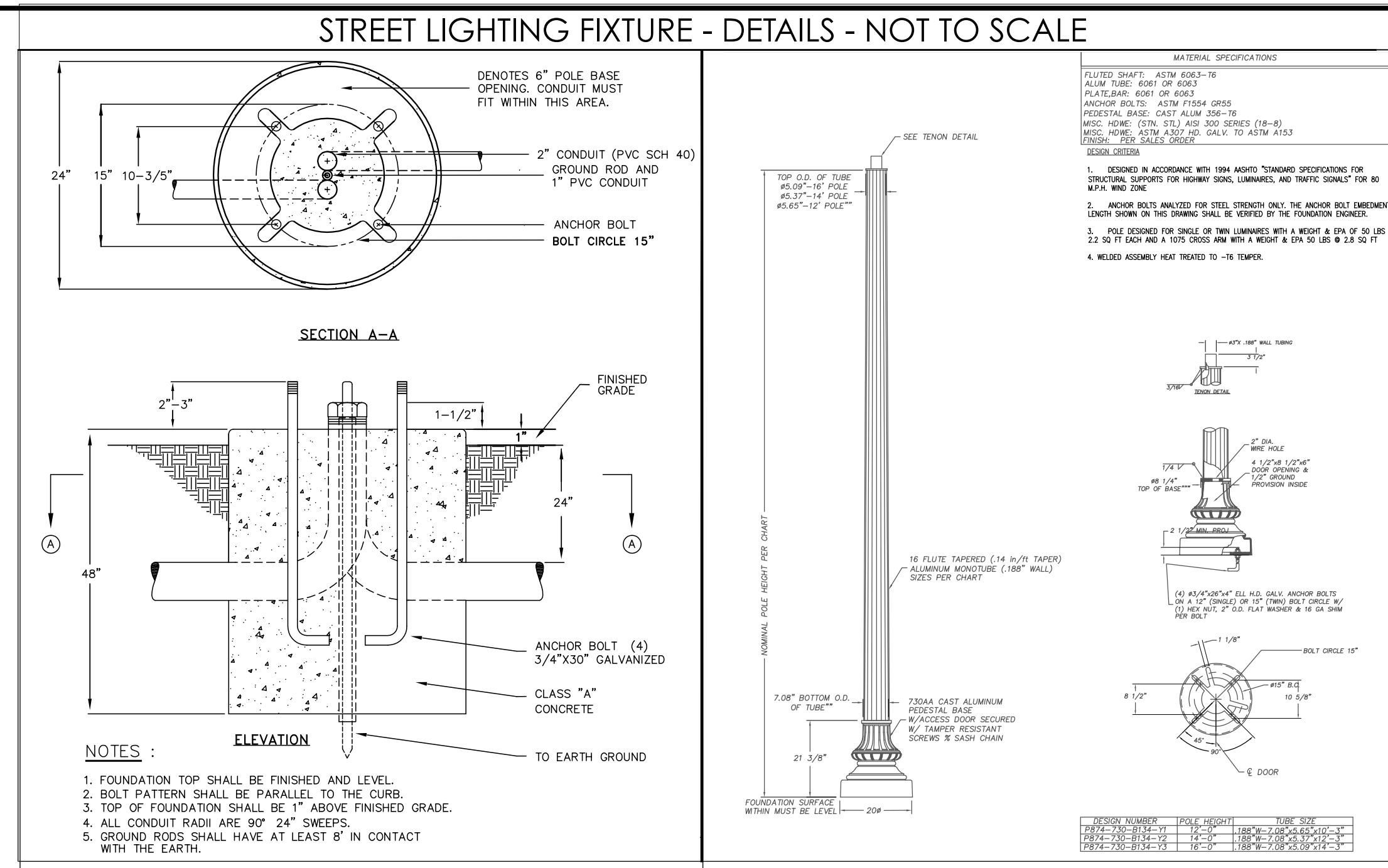
RENDERINGS

SHEET NO.

A4.2



1 SITE LIGHTING - ELECTRICAL
E-001 GRAPHIC SCALE: 1" = 20'-0"



FIXT. TYPE	DESCRIPTION	MANUFACTURER	CAT. NO.	LAMPS		VOLT	MOUNTING	REMARKS
				NO.	TYPE			
A	NEW DOMINION LED CARLYLE GLOBE	RELUME TECHNOLOGIES	UA-S-D3-48-CW-UL-1 WITH DEC GRN FLUTED POLE	1	54.9 WATT 4000K LED	U	GROUND POLE	14' POLE HEIGHT
B	NEW DOMINION LED CARLYLE DOUBLE GLOBE	RELUME TECHNOLOGIES	UA-S-D3-48-CW-UL-1 WITH DEC GRN FLUTED POLE	2	54.9 WATT 4000K LED	U	GROUND POLE	14' POLE HEIGHT
C	EXISTING DOMINION HPS CARLYLE SINGLE GLOBE	COOPER LIGHTING	WST155XX33PR	1	70 WATT HPS	U	GROUND POLE	MTD @ 14'
D	EXISTING DOMINION HPS CARLYLE DOUBLE GLOBE	COOPER LIGHTING	WST155XX33PR	2	70 WATT HPS	U	GROUND POLE	MTD @ 14'
E	CANOPY WALKWAY RECESSED LUMINAIRE	EATON	PD610ED010-PDM6A830-64VC	1	12.1 WATT 3000K LED	U	RECESSED CEILING	MTD @ 18' UON
F	EXTERIOR BUILDING MTD LED SCNCE	WAC LIGHTING	RPL-GLA-1917	1	11 WATT 3000K LED	U	WALL SURFACE	MTD @ 12' UON
G	GARAGE LOW CEILING LED FIXTURE	GE	ECR-A-0-A5-F-525-40K-4-B-D	1	35 WATT 4000K LED	U	RECESSED CEILING	MTD @ 8.5'
H	GARAGE HIGH CEILING LED FIXTURE	GE	ECR-A-0-B5-F-525-40K-4-B-D	1	64 WATT 4000K LED	U	RECESSED CEILING	MTD @ 18'

AREA DESCRIPTION	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN
PARKING GARAGE	6	14.6	1	14.6:1	6.0:1
CENTER STREET NORTH	0.7	2.4	0.2	12.0:1	3.5:1
MAPLE AVENUE	1	5.2	0.3	17.3:1	3.3:1
CROSSWALK	0.7	2.3	0.1	23.0:1	7.0:1
SIDEWALK	1.1	7	0.4	17.5:1	2.8:1
POCKET PARK	0.6	2.5	0.3	8.3:1	2.0:1

SITE LIGHTING - ELECTRICAL

SUMMIT ENGINEERS, INC.
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ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES
SUNRISE of VIENNA
...
VIENNA, VIRGINIA

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Lic. No. 030709
09/11/18
PROFESSIONAL ENGINEER

SUMMIT PROJECT # 2018074.00

SCALE: AS INDICATED SHEET: E-001 DRAWN: ALW CHECKED: JKD

SUBMITTED DATE: 09.11.18