

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

GENERAL NOTES

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

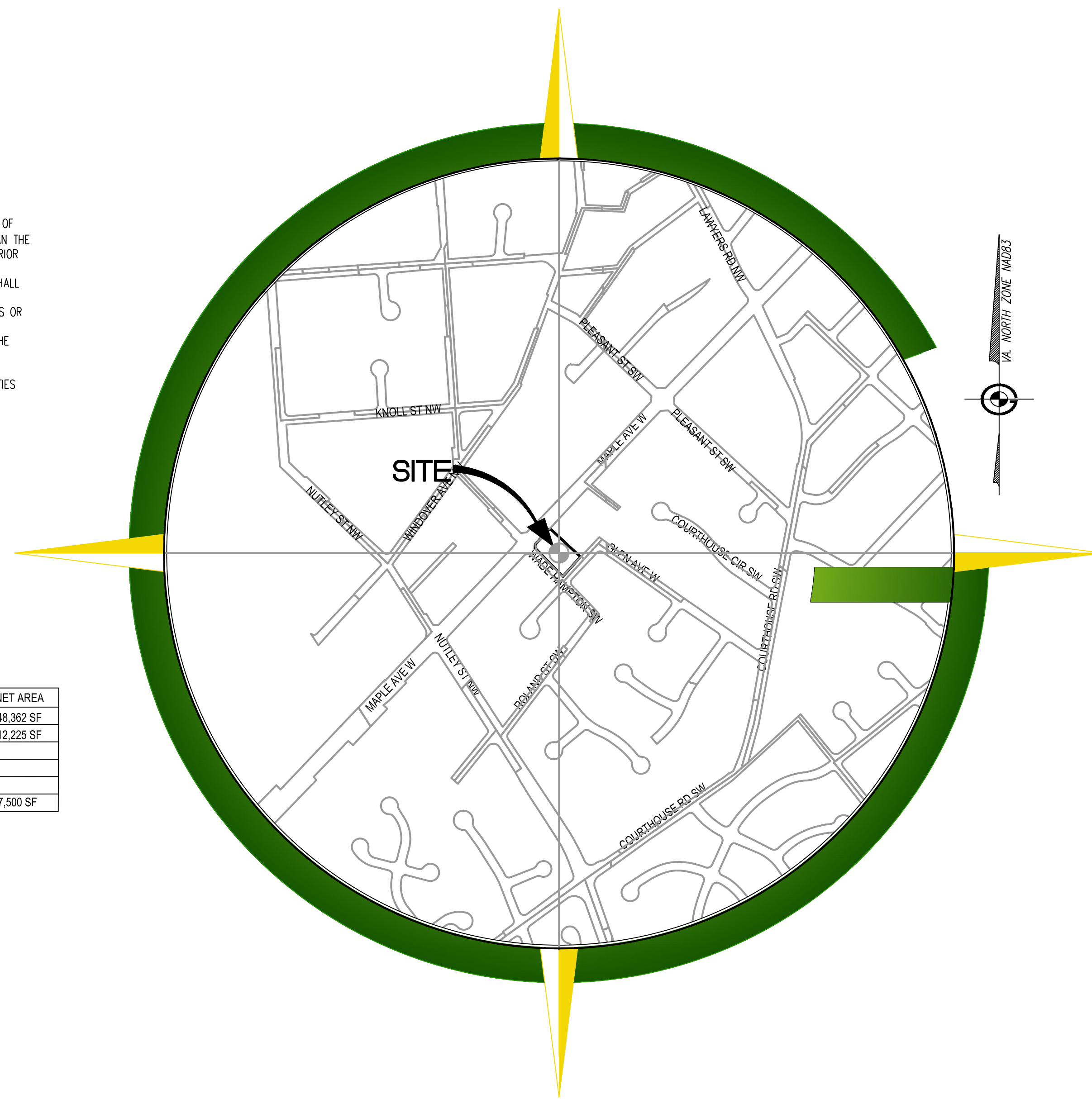
ZONING REQUIREMENTS:

	MAC ZONE REGULATIONS	PROPOSED CONDITIONS
Zoning	C-1/RS-16	C-1/RS-16
Lot Area	N/A	36,842 SF/0.84 A.C.
Lot Width	N/A	143.08 ft.
Gross Floor Area	N/A	133.30 sq ft.
Net Floor Area	N/A	68,087 sq ft.
Min. Yard, Front (on Maple Ave) ⁽¹⁾	20 ft.	20.03 ft.
Max. Yard, Front (on Maple Ave) ⁽¹⁾	64 ft.	22.11 ft.
Min. Yard, Front (on Side Streets - Wade Hampton Dr.) ⁽¹⁾	15 ft.	15.00 ft.
Max. Yard, Front (on Side Streets - Wade Hampton Dr.) ⁽¹⁾	64 ft.	17.37 ft.
Min. Yard, Front (on Side Streets - Glen Ave.) ⁽¹⁾	15 ft.	25.51 ft.
Max. Yard, Front (on Side Streets - Glen Ave.) ⁽¹⁾	64 ft.	28.30 ft.
Min. Yard, Side	8 ft.	8 ft.
Max. Impervious Area	80%	89.12%
Min. Pervious Area	20%	10.88%
Max. Building Height	54 ft.	49 ft.
Min. Building Frontage ⁽²⁾	25%	96%
Parking Spaces (Retail)	38 Spaces	42 Spaces
Parking Spaces (Residential)	74 Spaces	83 Spaces
Max Offstreet Parking ⁽³⁾	95 Spaces	125 Spaces
Total Parking Spaces	118 Spaces	125 Spaces
Min. Open Space	20%	24.34%

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

UNIT MIX:

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



VICINITY MAP
SCALE: 1" = 500'

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

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

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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

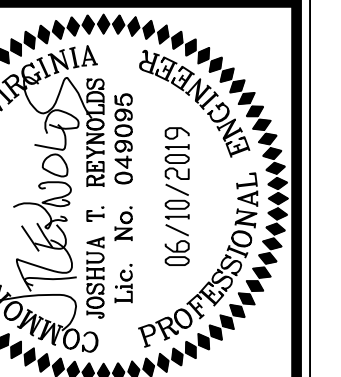
PARKING TABULATIONS

PARKING REQUIRED	
2 SPACES/RESIDENTIAL UNIT	37 UNITS X 2 SPACES = 74 SPACES REQUIRED
1 SPACE/200 SQ FT RETAIL	7,500 SQ FT RETAIL / 200 = 38 SPACES REQUIRED
PARKING PROVIDED	
RESIDENTIAL PARKING PROVIDED*	83 SPACES
RETAIL PARKING PROVIDED	42 SPACES
*(SEE ARCHITECTURAL DRAWINGS FOR LOWER LEVEL GARAGE PLAN)	
BICYCLE PARKING REQUIRED	
RESIDENT BIKE STORAGE	
SHORT TERM STORAGE - 1 SPACE PER 10 UNITS	37 UNITS / 10 = 4 SPACES
LONG TERM STORAGE - 1 SPACE PER 10 UNITS	37 UNITS / 10 = 4 SPACES
RETAIL BIKE STORAGE	
1 SPACE / 5,000 SQ FT	7,500 SQ FT / 5,000 = 2 SPACES
1 SPACE / 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

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



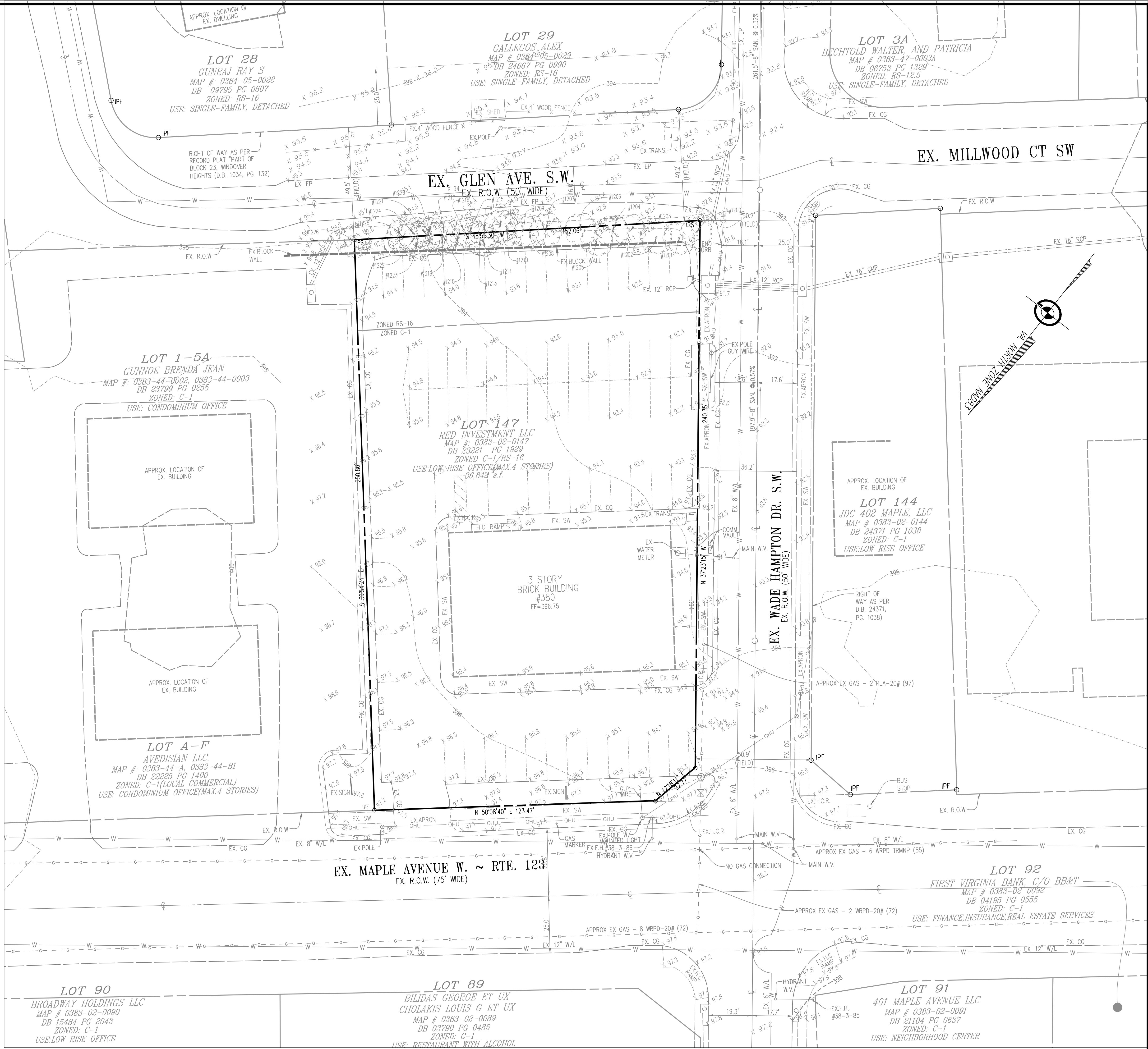
No.	DATE	DESCRIPTION

PLAN DATE	03/19/2019 04/07/2019 05/22/2019 06/10/2019
DATE:	FEB 2019
C.I.:	N/A
SCALE:	AS NOTED
FILE No.	N131
SHEET	01 OF 13

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



GREENWAY ENG. - Z:\N131 - 380 W Maple Avenue\Engineering\Site Plan\N131-05-EX CONDITIONS.dwg Jun 11, 2019 - 1:18pm msh/lfm

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EXISTING CONDITIONS

380 W MAPLE AVENUE

MAC ZONING PLAN

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

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05/22/2019	
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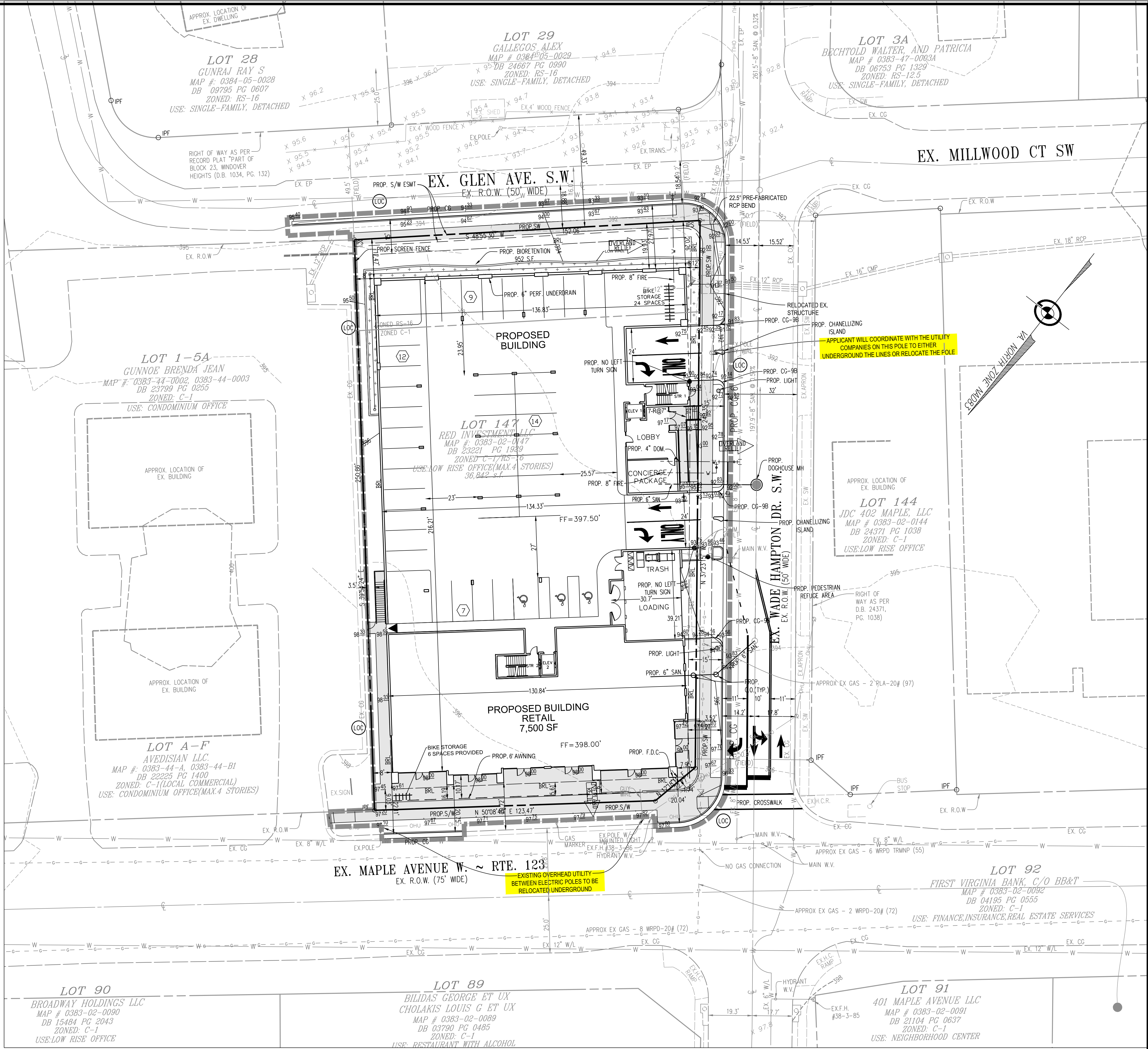
C.I. = 2'

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
 -FINAL STRIPING ON WADE HAMPTON AND ANY ADDITIONAL RIGHT-OF-WAY STRIPING TO BE DETERMINED DURING THE FINAL SITE PLAN



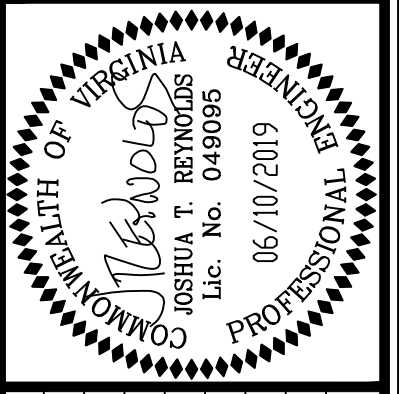
APPLICANT WILL COORDINATE WITH THE UTILITY COMPANIES ON THIS POLE TO EITHER UNDERGROUND THE LINES OR RELOCATE THE POLE

EXISTING OVERHEAD UTILITY BETWEEN ELECTRIC POLES TO BE RELOCATED UNDERGROUND

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

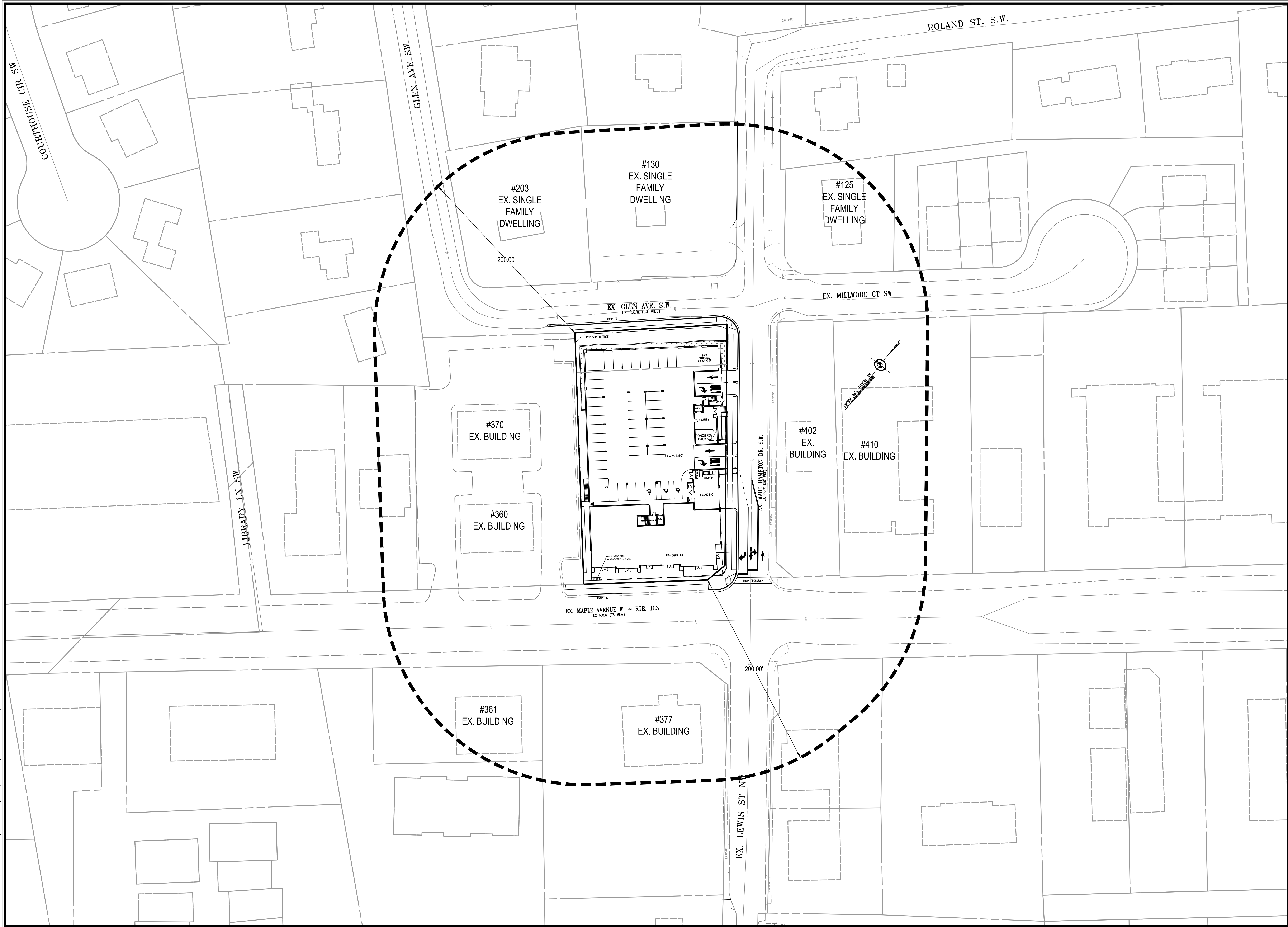


No.	DATE	DESCRIPTION	REVISIONS

PLAN DATE	03/19/2019
	04/07/2019
	05/22/2019
	06/10/2019
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C.I.:	2'
SCALE:	1"=20'
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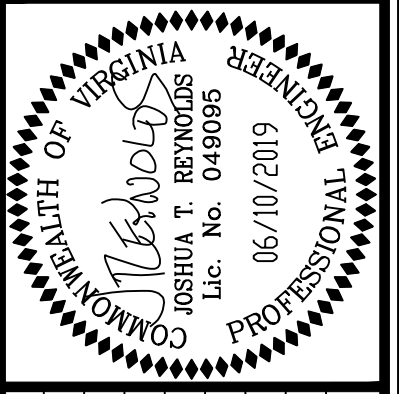


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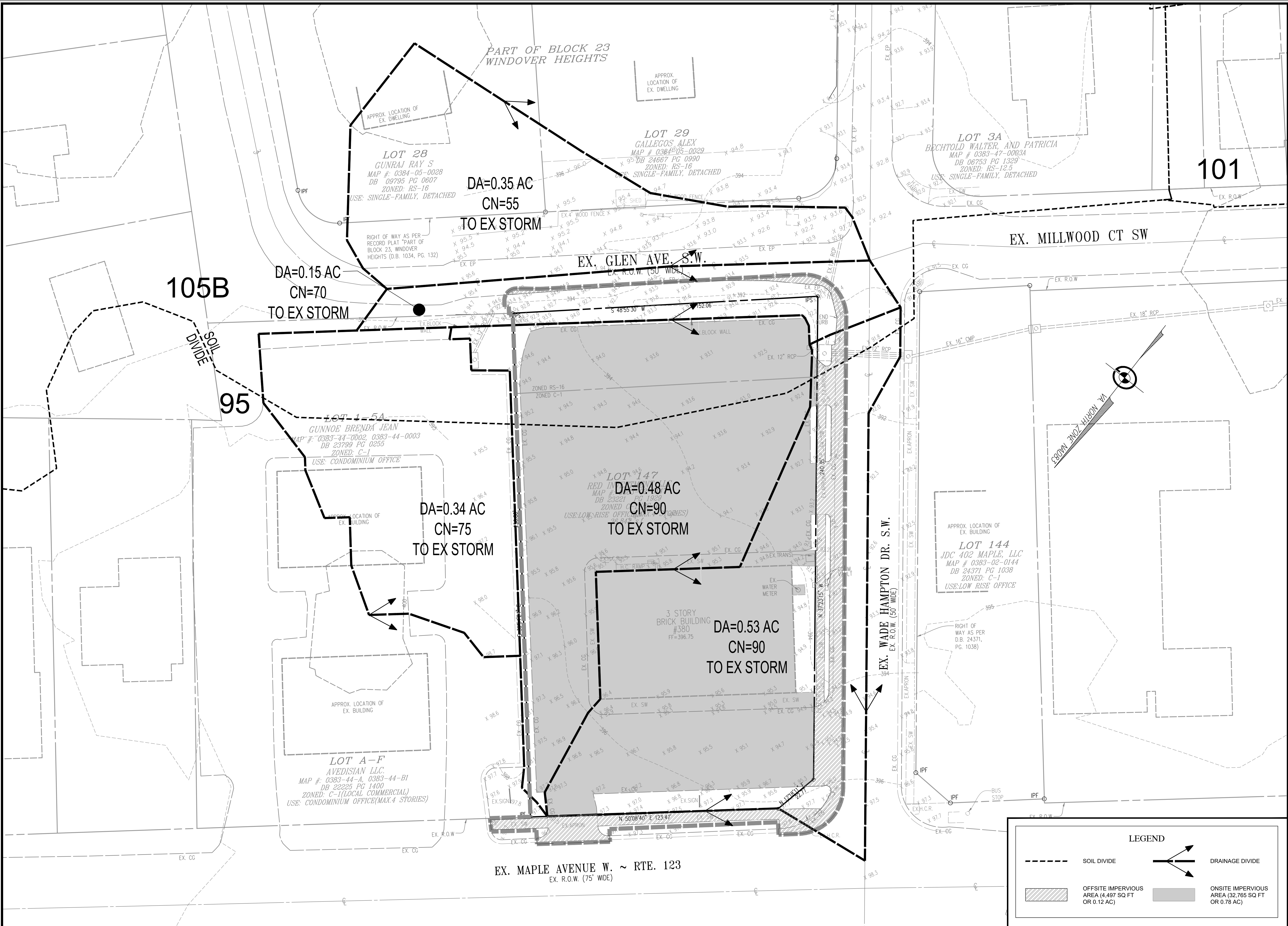
CONTEXT PLAN
380 W MAPLE AVENUE
MAC ZONING PLAN
 HUNTER MILL TOWN OF VIENNA, TRANSPORT
 TOWN OF VIENNA, VIRGINIA



PLN DATE	DESCRIPTION
03/19/2019	
04/07/2019	
05/22/2019	
06/10/2019	

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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
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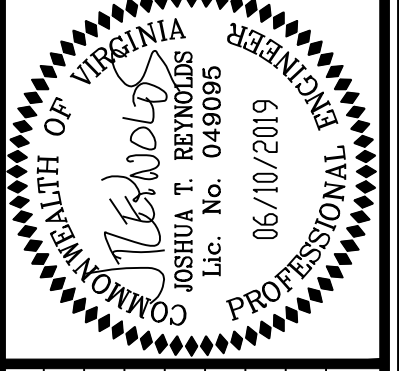
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SWM - PRE DEVELOPMENT DRAINAGE DIVIDES

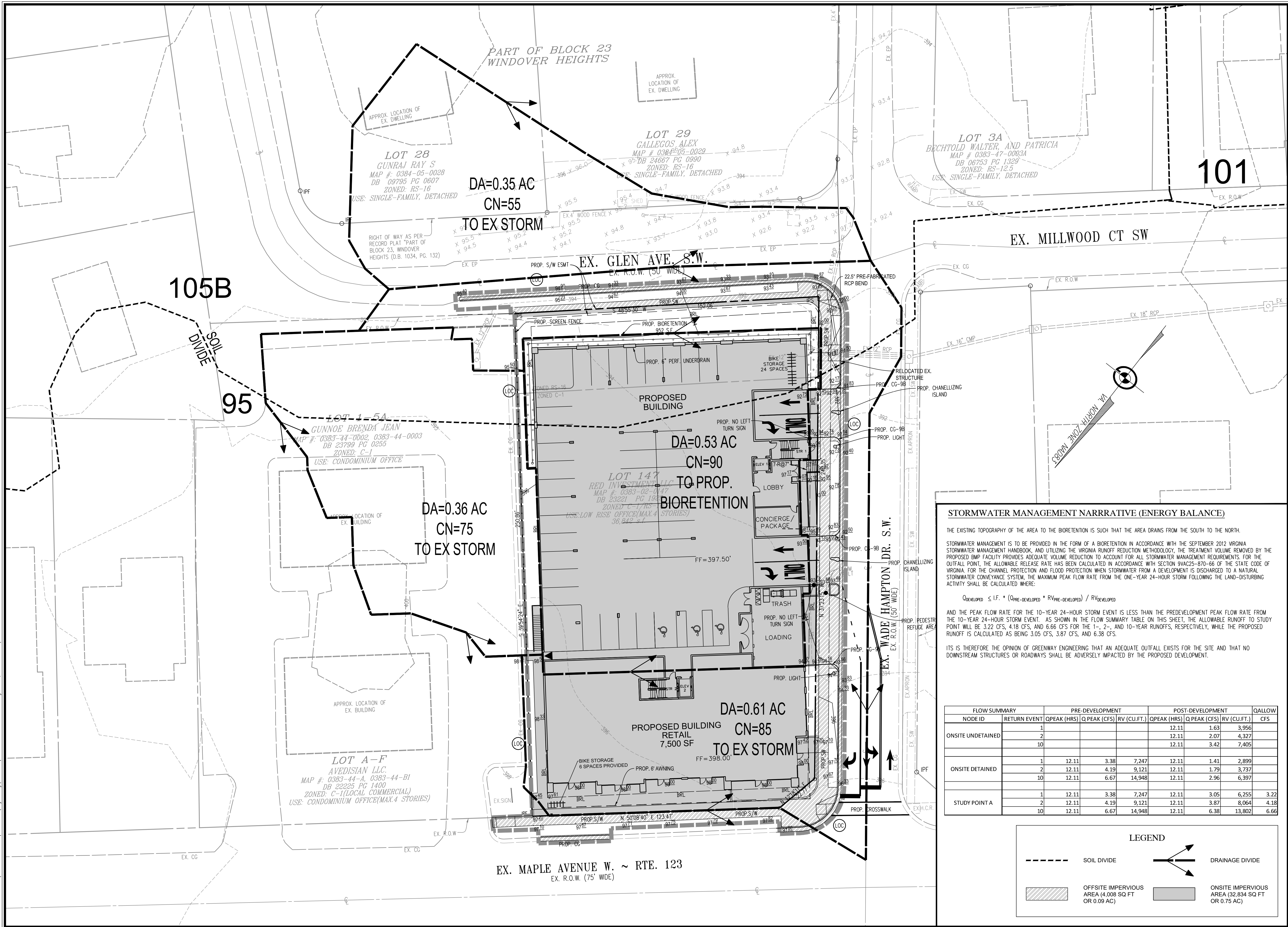
380 W MAPLE AVENUE
MAC ZONING PLAN

HUNTER MILL TOWN OF VIENNA, TRANSPORT
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PLAN DATE	03/19/2019
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	06/10/2019
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C.I.:	2'
SCALE:	1"=20'
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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 91AC25-870-66 OF THE STATE CODE OF VIRGINIA. FOR THE CHANNEL PROTECTION AND FLOOD 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			ALLOW
			Q PEAK (HRS)	Q PEAK (CFS)	RV (CU.FT.)	Q PEAK (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	3.22	
	2	12.11	4.19	9,121	12.11	1.79	3,737	4.18	
	10	12.11	6.67	14,948	12.11	2.96	6,397	6.66	
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	

LEGEND

- SOIL DIVIDE
- DRAINAGE DIVIDE
- OFFSITE IMPERVIOUS AREA (4,008 SQ FT OR 0.09 AC)
- ONSITE IMPERVIOUS AREA (32,834 SQ FT OR 0.75 AC)

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SWM - POST DEVELOPMENT DRAINAGE DIVIDES

380 W MAPLE AVENUE
MAC ZONING PLAN

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

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

NO.	DATE	DESCRIPTION	REVISIONS

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

DATE: FEB 2019

C.L. = 2'

SCALE: 1" = 20'

FILE No. N131

SHEET 06 OF 13

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	0.09	0.05	0.14	14
Impervious Cover (acres)	0.00	0.00	0.15	0.72	0.87	86
					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	0.85	0.85	0.95	0.85
Treatment Volume (ft ³)	3,117	3,048	69	3,048
TP Load (lb/yr)	1.96	1.92	0.04	1.92

Total TP Load Reduction Required (lb/yr)	0.42	0.38	0.04
--	------	------	------

	Final Post-Development Load (Post-ReDevelopment & New Impervious)	Pre- ReDevelopment
TN Load (lb/yr)	14.01	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	0.40	0.50	0.95
Total					0.53	

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (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	0.50	0	699	1,049	1,748	25	0.00	1.10	0.60	0.49	

Site Compliance Summary

Maximum % Reduction Required Below Pre-ReDevelopment Load	20%
---	-----

Total Runoff Volume Reduction (ft ³)	699
Total TP Load Reduction Achieved (lb/yr)	0.60
Total TN Load Reduction Achieved (lb/yr)	5.02
Remaining Post Development TP Load (lb/yr)	1.36
Remaining TP Load Reduction (lb/yr) Required	0.00

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

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Spring Hill, VA 22151
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BEST MANAGEMENT PRACTICES - COMPUTATIONS

380 W MAPLE AVENUE
MAC ZONING PLAN

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

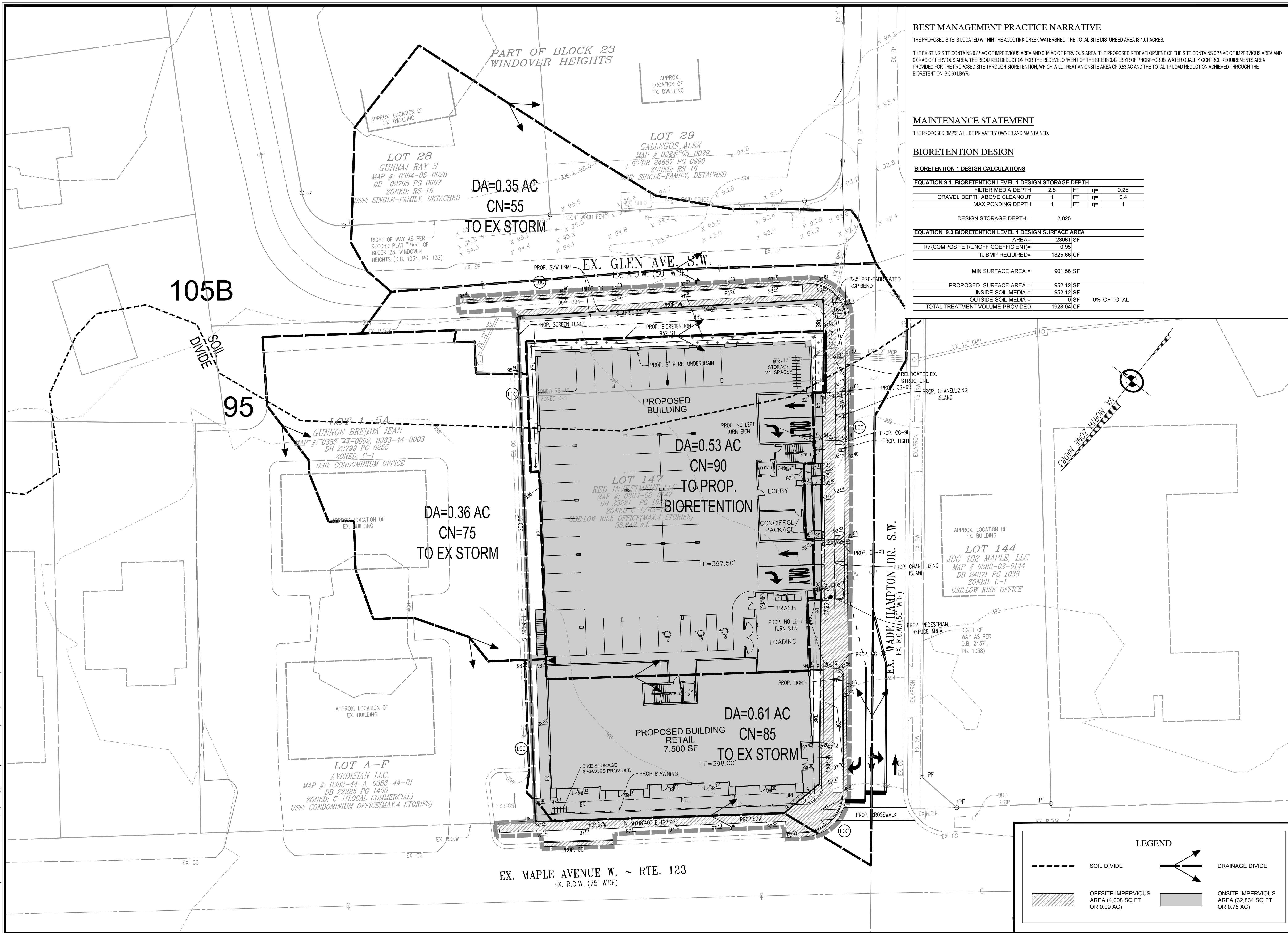


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FILE No. N131
SHEET 07 OF 13

GREENWAY ENG. - Z:\N131 - 380 W Maple Avenue Engineering Site Plan\N131-22-BMP.dwg, Jun 11, 2019 - 1:20pm mitchlman



BEST MANAGEMENT PRACTICE NARRATIVE

THE PROPOSED SITE IS LOCATED WITHIN THE ACCOTINK CREEK WATERSHED. THE TOTAL SITE DISTURBED AREA IS 1.01 ACRES. THE EXISTING SITE CONTAINS 0.85 AC OF IMPERVIOUS AREA AND 0.16 AC OF PERVIOUS AREA. THE PROPOSED REDEVELOPMENT OF THE SITE CONTAINS 0.75 AC OF IMPERVIOUS AREA AND 0.09 AC OF PERVIOUS AREA. THE REQUIRED DEDUCTION FOR THE REDEVELOPMENT OF THE SITE IS 0.42 LB/YR OF PHOSPHORUS. WATER QUALITY CONTROL REQUIREMENTS AREA PROVIDED FOR THE PROPOSED SITE THROUGH BIORETENTION, WHICH WILL TREAT AN ONSITE AREA OF 0.53 AC AND THE TOTAL TP LOAD REDUCTION ACHIEVED THROUGH THE BIORETENTION IS 0.60 LB/YR.

MAINTENANCE STATEMENT

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

BIORETENTION DESIGN

BIORETENTION 1 DESIGN CALCULATIONS

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

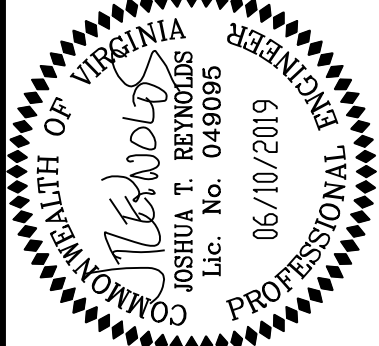
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BEST MANAGEMENT PRACTICES - POST-DEVELOPMENT

380 W MAPLE AVENUE
MAC ZONING PLAN

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



No.	DATE	DESCRIPTION	REVISIONS

PLAN DATE	03/19/2019
	04/07/2019
	05/22/2019
	06/10/2019
DATE:	FEB 2019
C.I.:	2'
SCALE:	1"=20'
FILE No.	N131
SHEET	08
OF	13

LEGEND

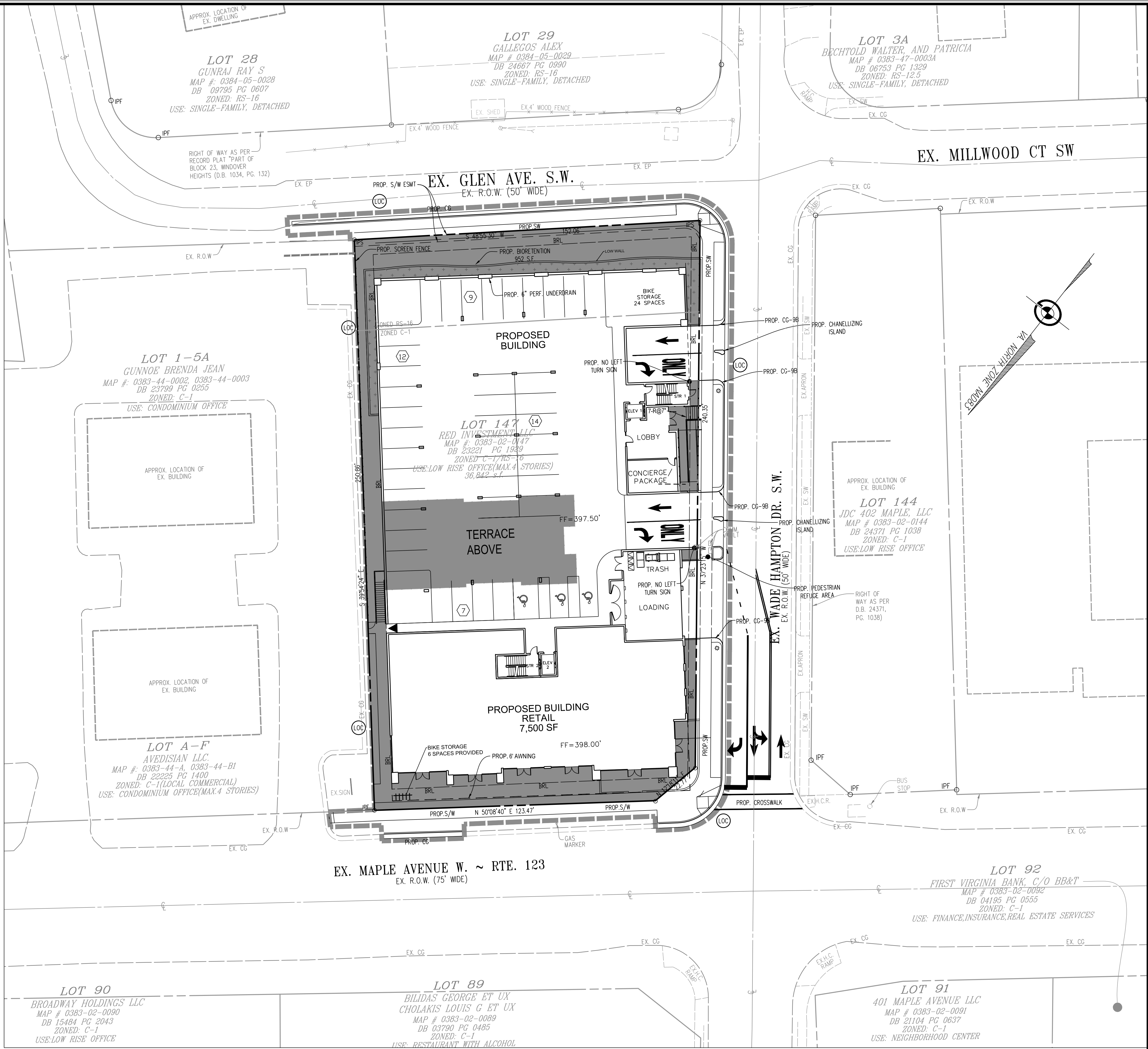
- SOIL DIVIDE
- DRAINAGE DIVIDE
- ▨ OFFSITE IMPERVIOUS AREA (4.008 SQ FT OR 0.09 AC)
- ONSITE IMPERVIOUS AREA (32.834 SQ FT OR 0.75 AC)

LEGEND



PROP. OPEN SPACE

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



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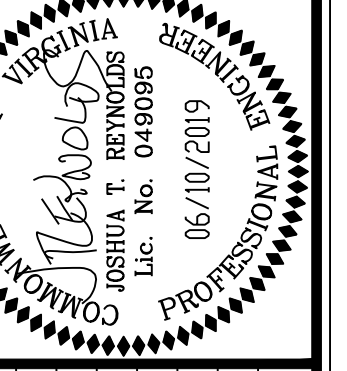
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OPEN SPACE EXHIBIT

380 W MAPLE AVENUE MAC ZONING PLAN

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

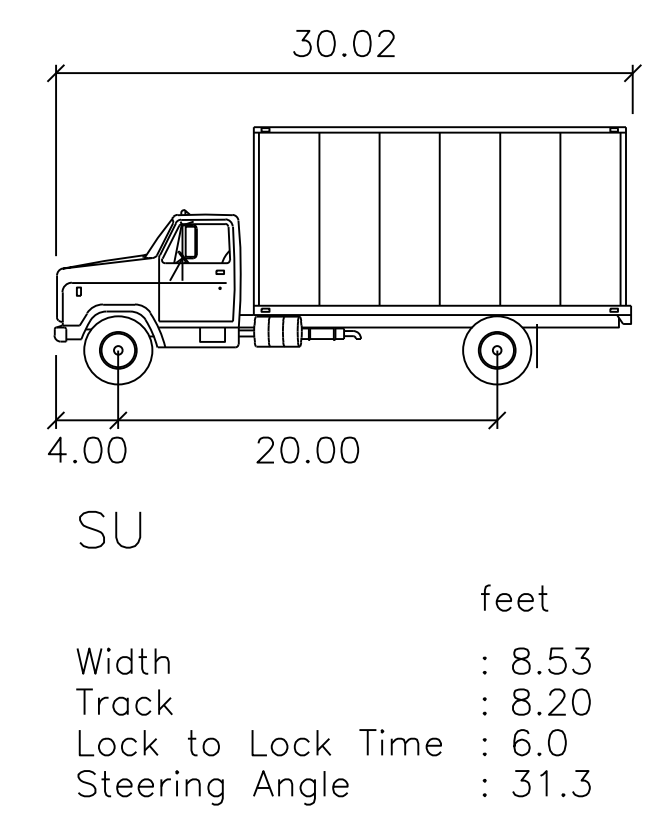
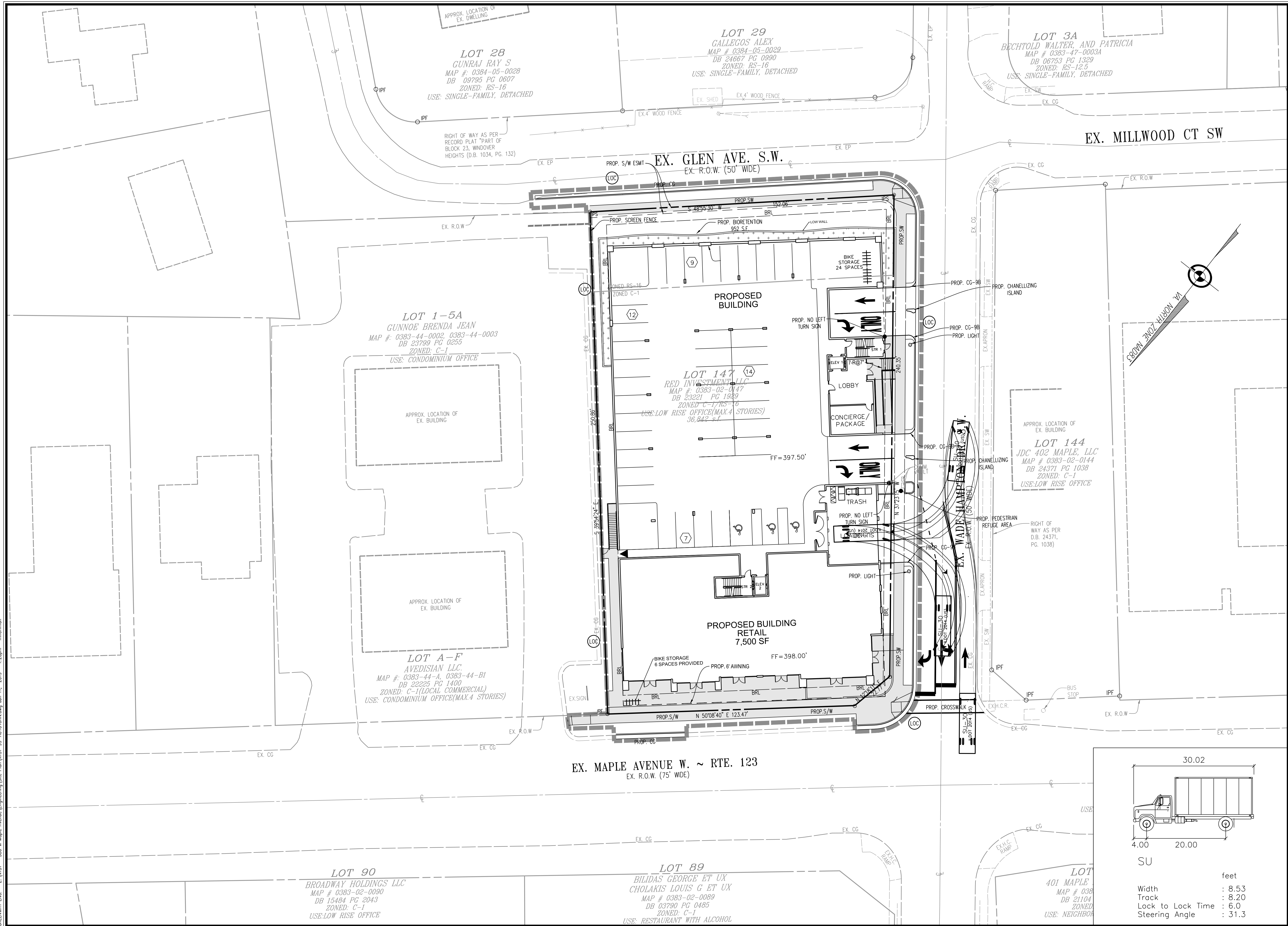


No.	DATE	DESCRIPTION	REVISIONS

PLAN DATE	03/19/2019 04/07/2019 05/22/2019 06/10/2019
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C.I.:	N/A
SCALE:	1"=20'
FILE No.	N131
SHEET	09
OF	13

GREENWAY ENG. - Z:\N131 - 380 W Maple Avenue\Engineering\Site Plan\N131-90-OPEN SPACE.dwg Jun. 11, 2019 - 1:29pm mhadfman

GREENWAY ENG. - Z:\N131 - 380 W Maple Avenue\Engineering\Site Plan\N131-99-AUTOTURN.dwg Jun 11, 2019 - 1:20pm mhoffman



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AUTOTURN EXHIBIT

380 W MAPLE AVENUE
MAC ZONING PLAN

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

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

No.	DATE	DESCRIPTION	REVISIONS

PLAN DATE

03/19/2019
04/07/2019
05/22/2019
06/10/2019

DATE: FEB 2019

C.I. = 2'

SCALE: 1" = 20'

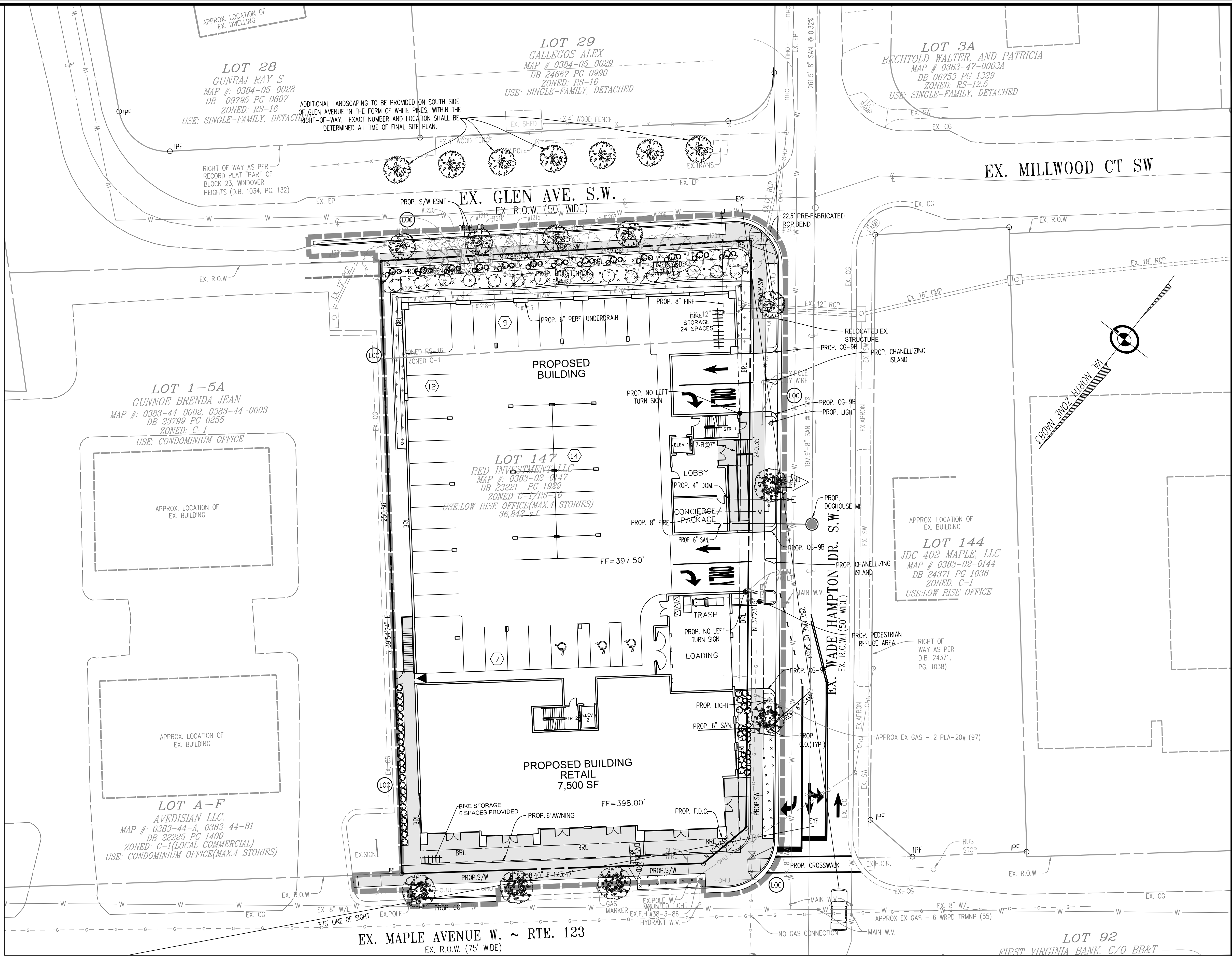
FILE No. N131

SHEET 10 OF 13

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

LEGEND:

- PROPOSED CANOPY TREE
- PROPOSED UNDERSTORY TREE
- PROPOSED SHRUB
- PROPOSED GROUND COVER



LANDSCAPING NOTES:

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

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

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

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

No.	DATE	DESCRIPTION	REVISIONS

PLAN DATE

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

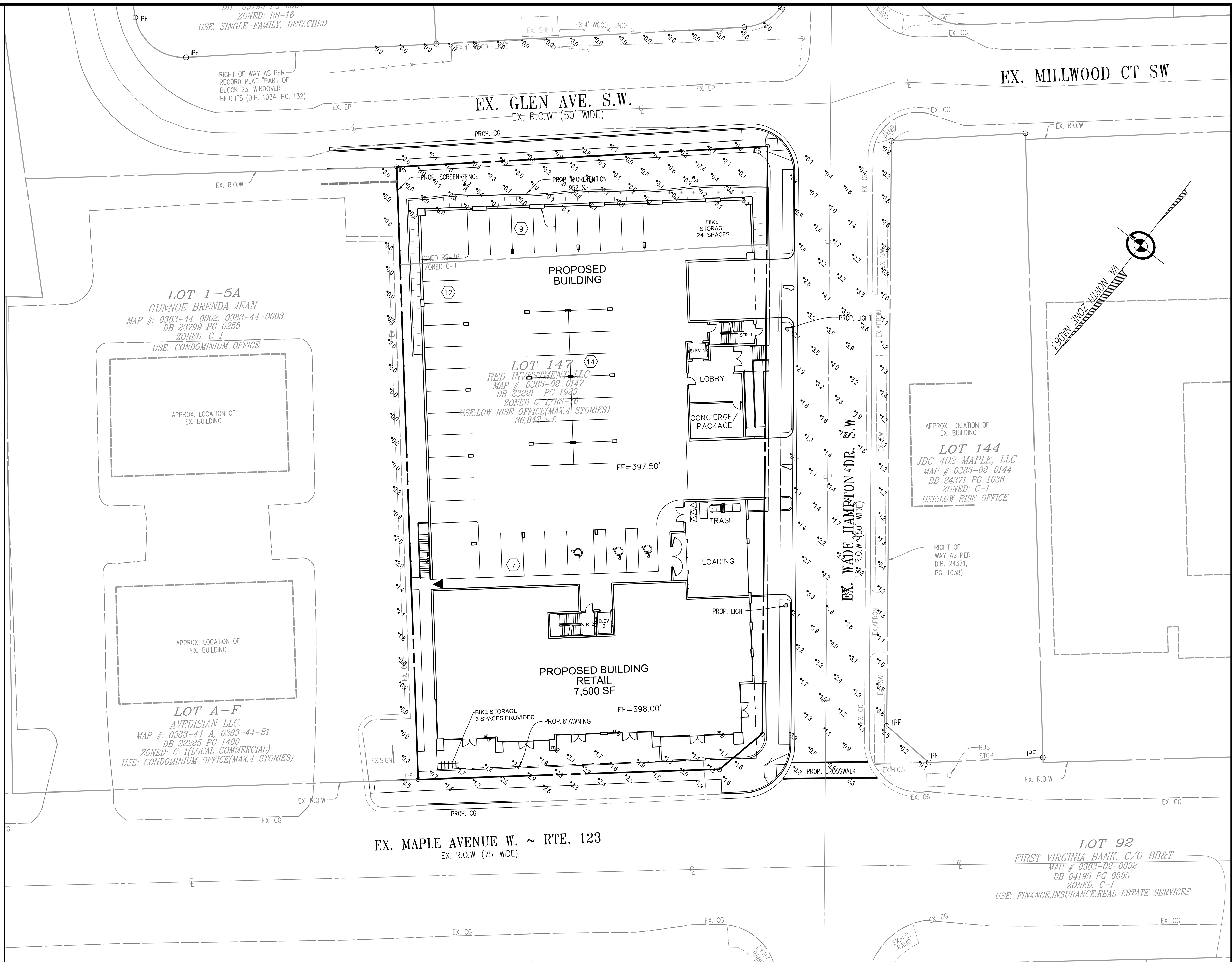
DATE: FEB 2019

C.L. = 2'

SCALE: 1" = 20'

FILE No.
N131

SHEET
11
OF
13



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.	0.900	3.00'	XBVR-15-LED-24-400-CW-UE
(H)	Wallpack	5	B	SINGLE	N.A.	0.900	15.0'	XBV-2-18W-03-30
(-L)	Pole Light	2	C	SINGLE	N.A.	0.900	20.0'	MPP-LED-25L-SII-PFA

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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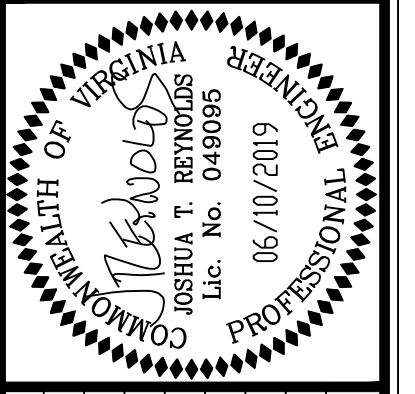
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LIGHTING EXHIBIT

380 W MAPLE AVENUE
MAC ZONING PLAN

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



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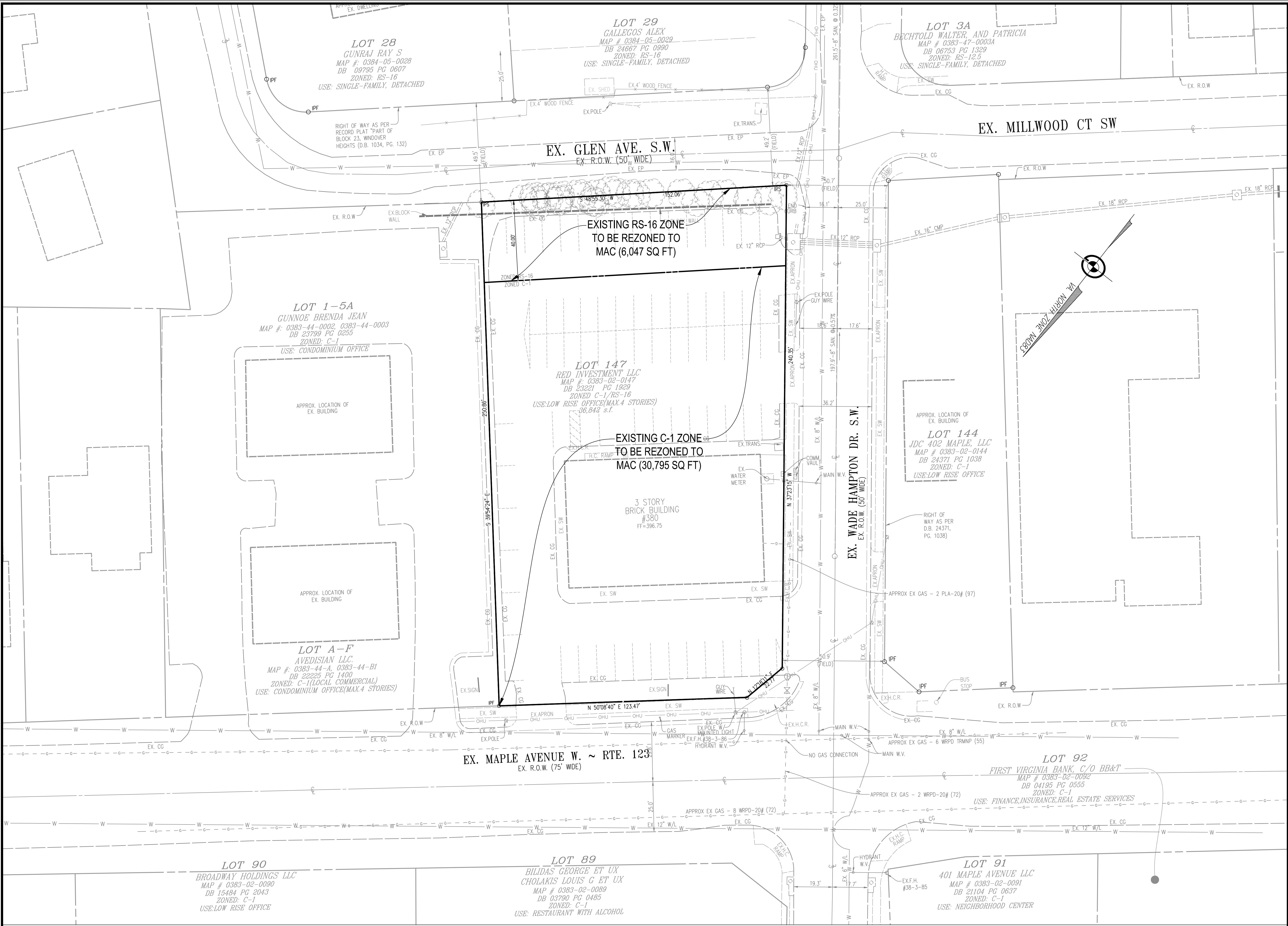
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SCALE: 1"=20'

FILE No.
 N131

SHEET
 12
 OF
 13

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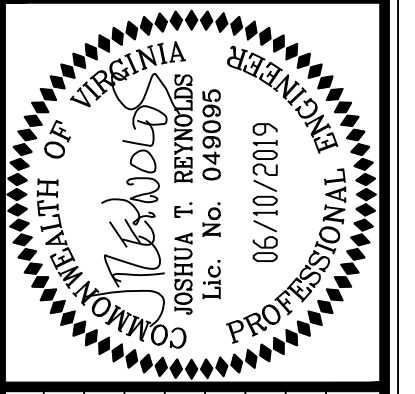
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ZONING EXHIBIT

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