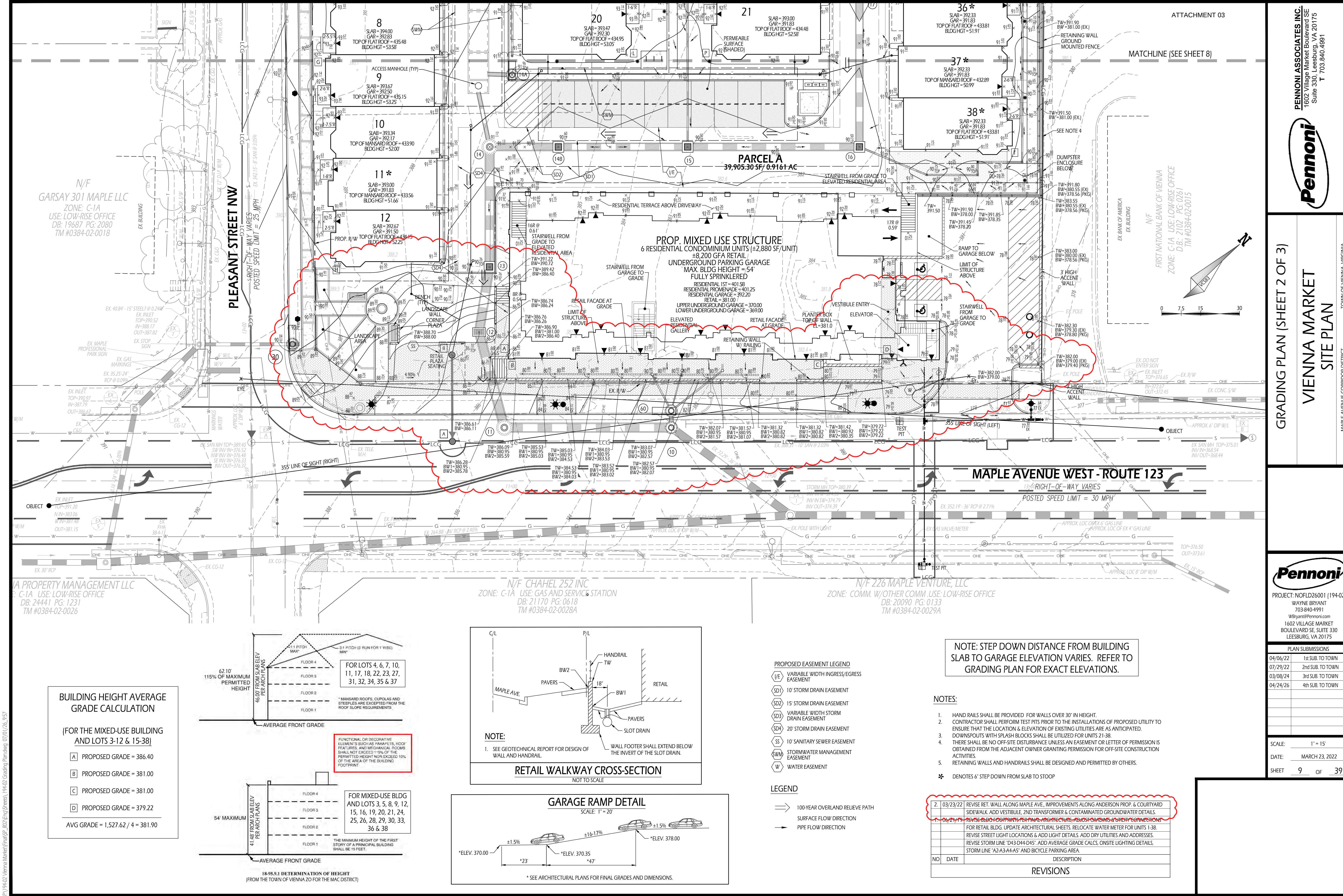


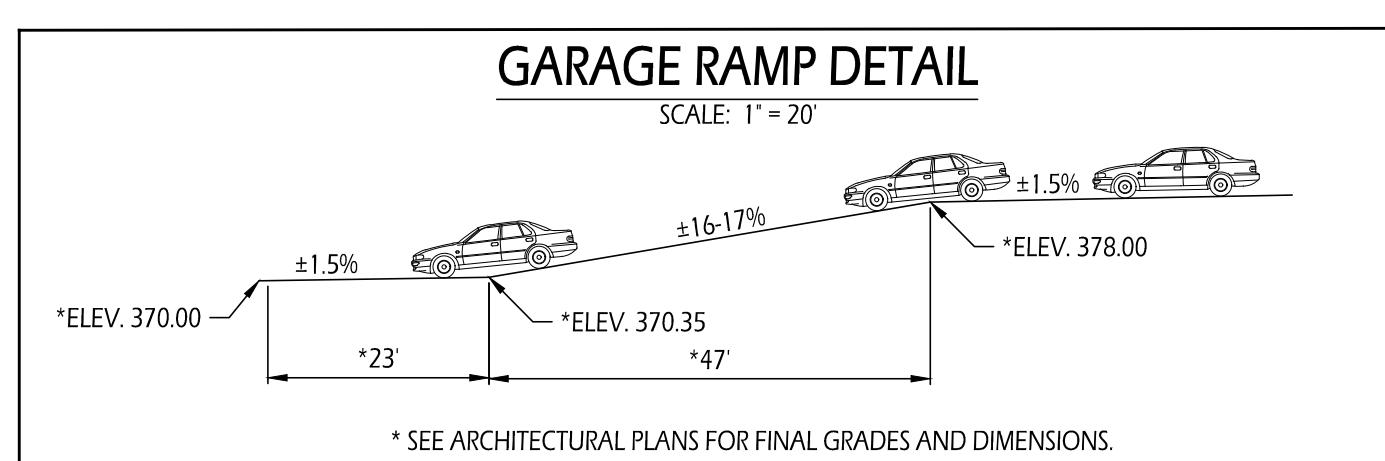
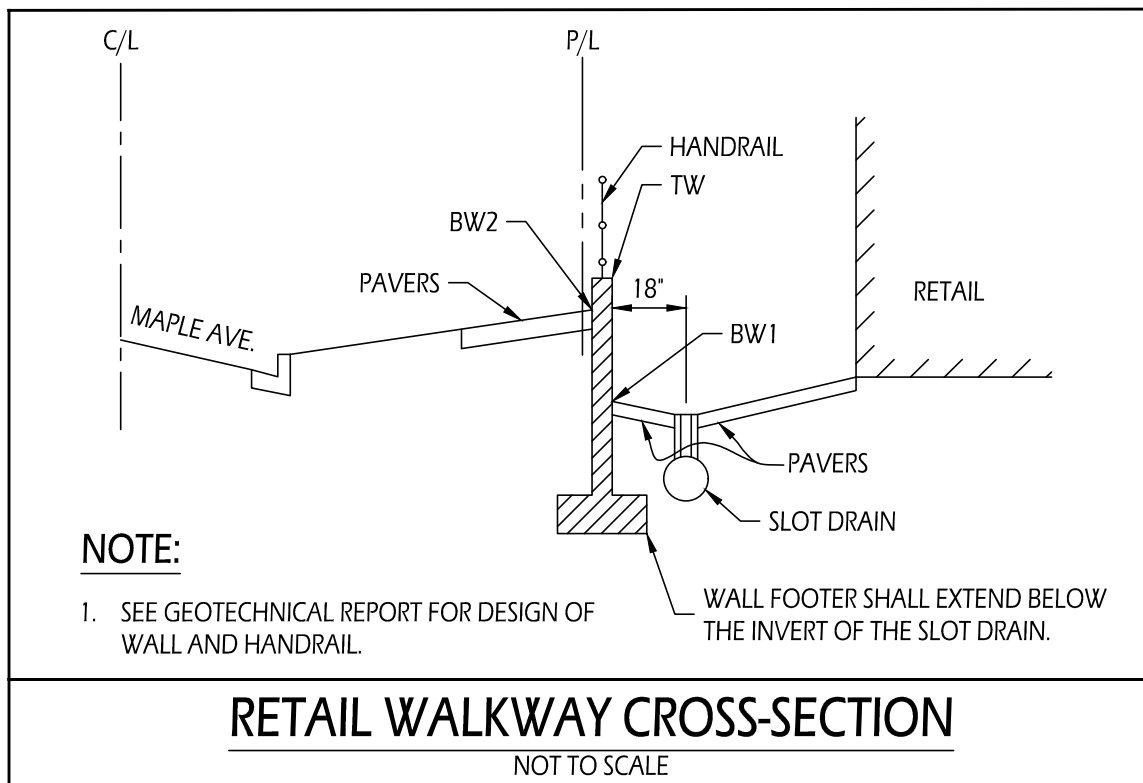
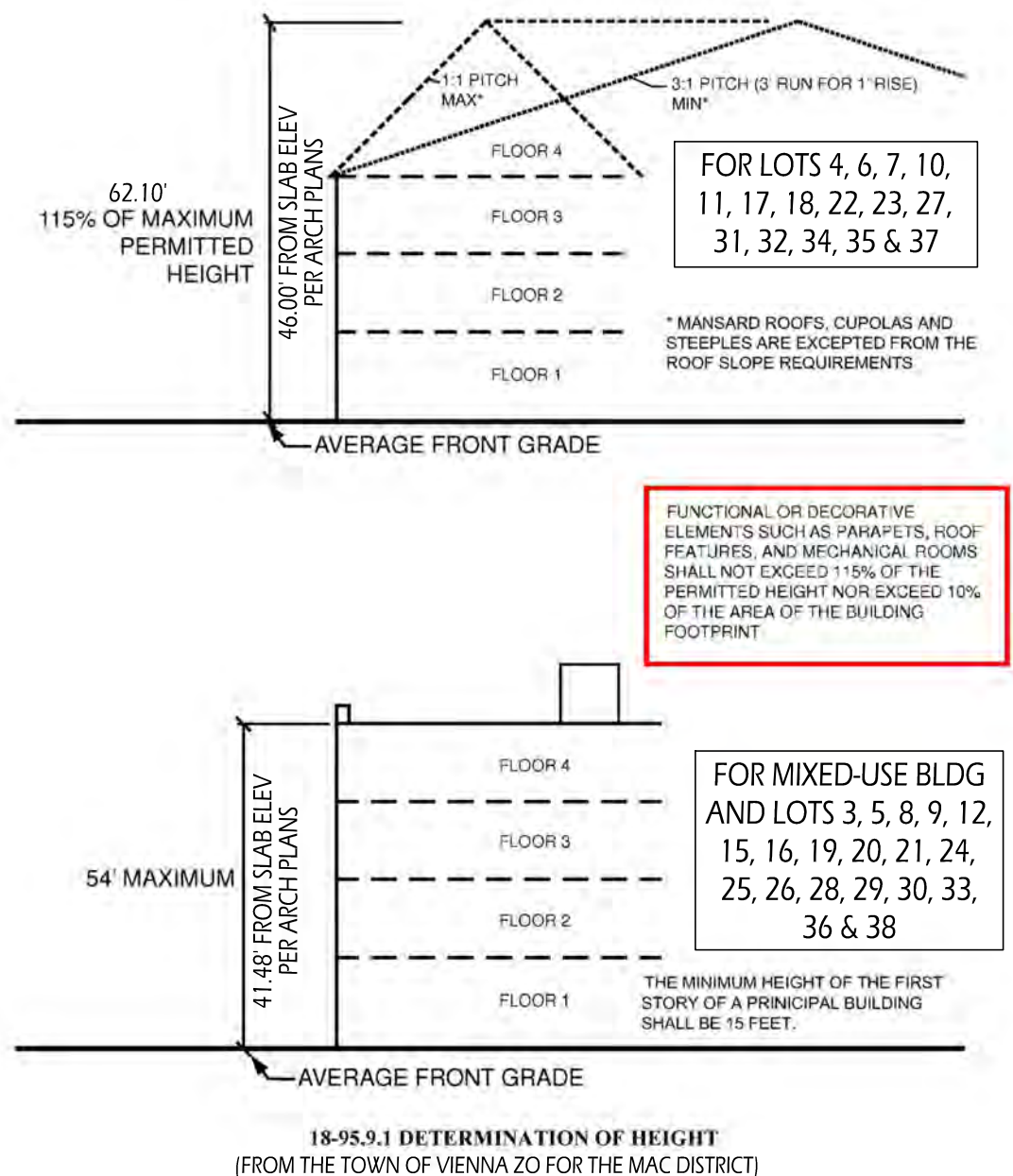


BUILDING HEIGHT AVERAGE GRADE CALCULATION

(FOR THE MIXED-USE BUILDING AND LOTS 3-12 & 15-38)

A	PROPOSED GRADE = 386.40
B	PROPOSED GRADE = 381.00
C	PROPOSED GRADE = 381.00
D	PROPOSED GRADE = 379.22

AVG GRADE = 1,527.62 / 4 = 381.90



- PROPOSED EASEMENT LEGEND**
- VE VARIABLE WIDTH INGRESS/EGRESS EASEMENT
 - SD1 10' STORM DRAIN EASEMENT
 - SD2 15' STORM DRAIN EASEMENT
 - SD3 VARIABLE WIDTH STORM DRAIN EASEMENT
 - SD4 20' STORM DRAIN EASEMENT
 - SS 10' SANITARY SEWER EASEMENT
 - SWN STORMWATER MANAGEMENT EASEMENT
 - W WATER EASEMENT

- LEGEND**
- 100-YEAR OVERLAND RELIEVE PATH
 - SURFACE FLOW DIRECTION
 - PIPE FLOW DIRECTION

NOTE: STEP DOWN DISTANCE FROM BUILDING SLAB TO GARAGE ELEVATION VARIES. REFER TO GRADING PLAN FOR EXACT ELEVATIONS.

- NOTES:**
- HAND RAILS SHALL BE PROVIDED FOR WALLS OVER 30" IN HEIGHT.
 - CONTRACTOR SHALL PERFORM TEST PITS PRIOR TO THE INSTALLATIONS OF PROPOSED UTILITY TO ENSURE THAT THE LOCATION & ELEVATION OF EXISTING UTILITIES ARE AS ANTICIPATED.
 - DOWNSPOUTS WITH SPLASH BLOCKS SHALL BE UTILIZED FOR UNITS 21-38.
 - THERE SHALL BE NO OFF-SITE DISTURBANCE UNLESS AN EASEMENT OR LETTER OF PERMISSION IS OBTAINED FROM THE ADJACENT OWNER GRANTING PERMISSION FOR OFF-SITE CONSTRUCTION ACTIVITIES.
 - RETAINING WALLS AND HANDRAILS SHALL BE DESIGNED AND PERMITTED BY OTHERS.
- * DENOTES 6" STEP DOWN FROM SLAB TO STOOP

REVISIONS		
NO	DATE	DESCRIPTION
2	03/23/22	REVISE RET. WALL ALONG MAPLE AVE. IMPROVEMENTS ALONG ANDERSON PROP. & COURTYARD SIDEWALK. ADD VESTIBULE, 2ND TRANSFORMER & CONTAMINATED GROUNDWATER DETAILS.
1	06/21/21	REVISE BLDG FOOTPRINTS PER FINAL ARCHITECTURE. ADD OFF-GARAGE DRIVEWAY CONNECTIONS.
FOR RETAIL BLDG. UPDATE ARCHITECTURAL SHEETS. RELOCATE WATER METER FOR UNITS 1-38. REVISE STREET LIGHT LOCATIONS & ADD LIGHT DETAILS. ADD DRY UTILITIES AND ADDRESSES. REVISE STORM LINE "D43-D44-D45". ADD AVERAGE GRADE CALC. ONSITE LIGHTING DETAILS, STORM LINE "A2-A3-A4-A5" AND BICYCLE PARKING AREA.		

Pennoni ASSOCIATES INC.
1602 Village Market Boulevard SE
Suite 330, Leesburg, VA 20175
T 703.840.4991

Pennoni

GRADING PLAN (SHEET 2 OF 3)

VIENNA MARKET

SITE PLAN

TOWN OF VIENNA, VIRGINIA
MAPLE AVENUE CORRIDOR DISTRICT

Pennoni

PROJECT: NOFLD26001 (194-02)
WAYNE BRYANT
703-840-4991
WBryant@Pennoni.com
1602 VILLAGE MARKET
BOULEVARD SE, SUITE 330
LEESBURG, VA 20175

PLAN SUBMISSIONS	
04/06/22	1st SUB. TO TOWN
07/29/22	2nd SUB. TO TOWN
03/08/24	3rd SUB. TO TOWN
04/24/26	4th SUB. TO TOWN

SCALE: 1" = 15'

DATE: MARCH 23, 2022

SHEET 9 OF 39