

IMPERVIOUS AREA COVERAGE

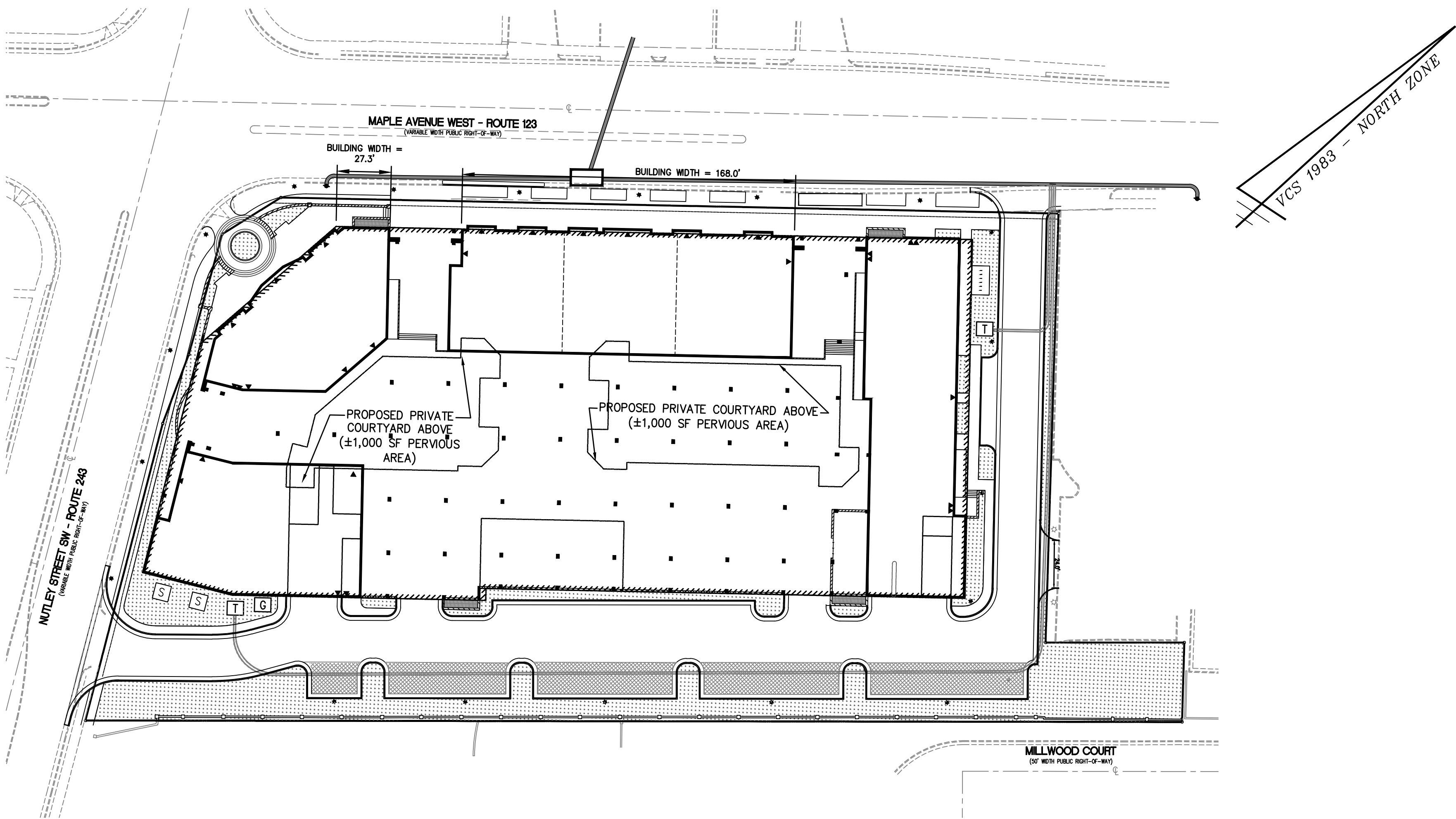
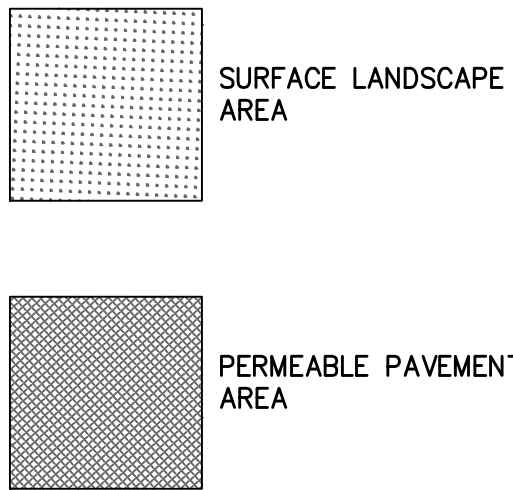
LOT AREA:		120,091 SF (2.76 AC)
MAX IMPERVIOUS SURFACE	85% OF LOT AREA*	102,077 SF MAX.
LOT AREA - MAX IMPERVIOUS SURFACE = MIN PERVIOUS SURFACE		
MIN PERVIOUS SURFACE	15% OF LOT AREA*	18,014 SF MIN.
-SURFACE LANDSCAPE		±13,000 SF
-PERMEABLE PAVEMENT		±4,500 SF
-COURTYARD LANDSCAPE		±2,000 SF
TOTAL PERVIOUS SURFACE	16% OF LOT AREA	±19,500 SF
TOTAL IMPERVIOUS SURFACE	84% OF LOT AREA	±100,591 SF

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

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

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

LEGEND

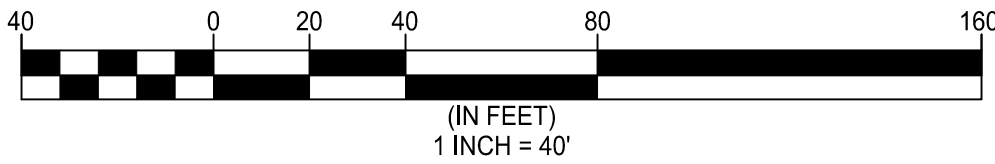
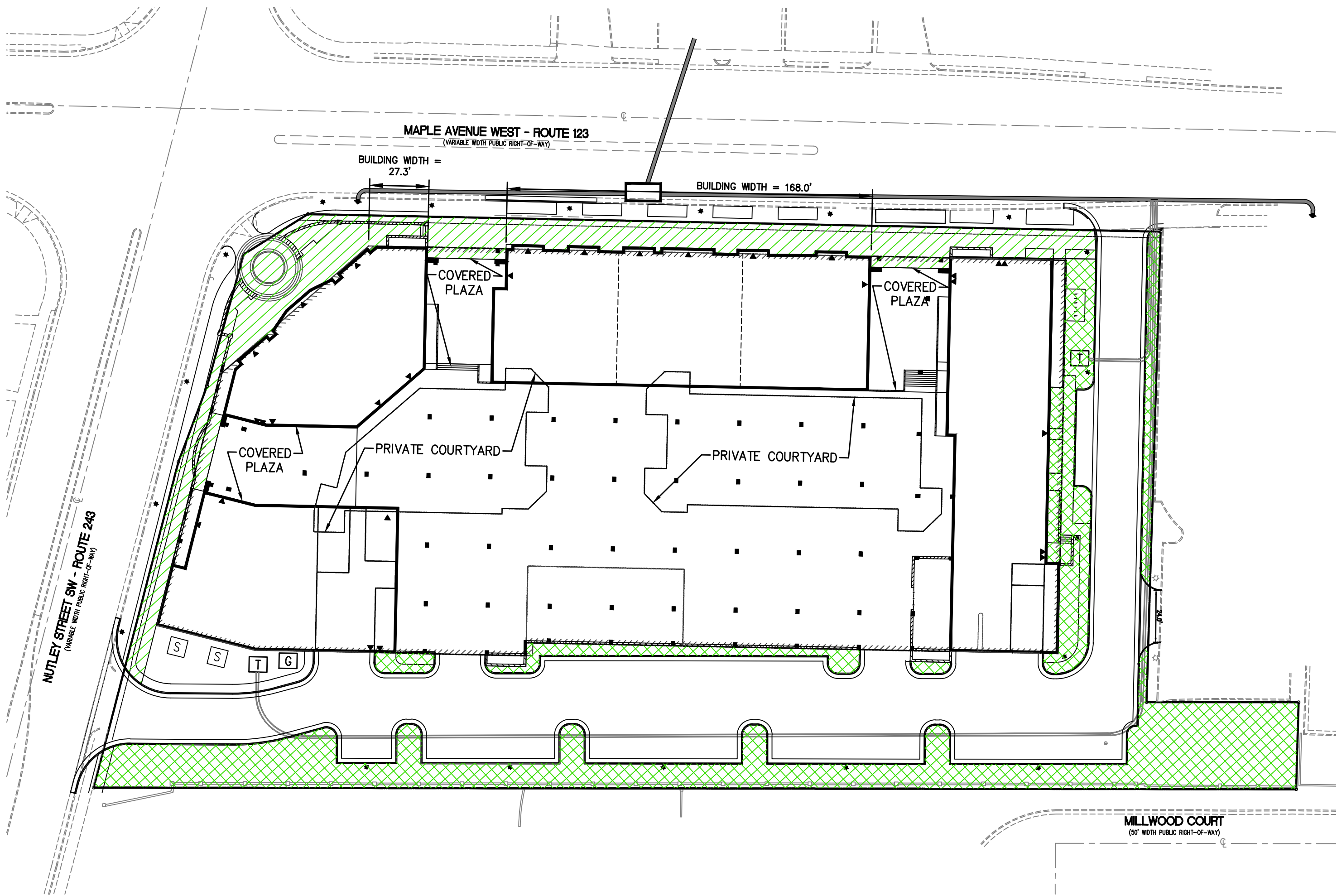
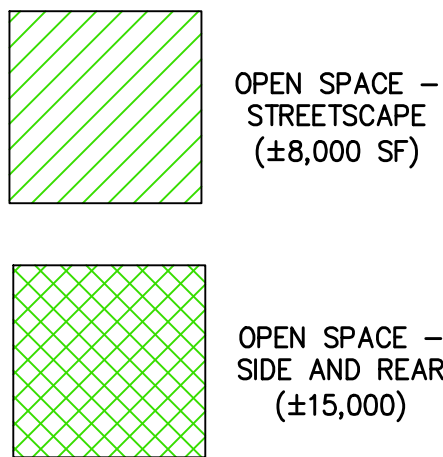


OPEN SPACE CALCULATION

LOT AREA:		120,091 SF (2.76 AC)
MIN OPEN SPACE REQUIRED	15% OF LOT AREA	18,014 SF MIN.
OPEN SPACE PROVIDED	±19% OF LOT AREA	± 23,000 SF

ADDITIONAL OPEN SPACE NOT INCLUDED IN CALCULATION:		
PRIVATE COURTYARDS		± 11,000 SF
COVERED PLAZAS		± 6,000 SF

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



OPEN SPACE AND IMPERVIOUS SURFACE EXHIBIT

444 MAPLE
CONCEPTUAL DEVELOPMENT PLAN
TOWN OF VIENNA, VIRGINIA

REVISION APPROVED BY		DATE		APPROVED		DATE	
NO.	DESCRIPTION	DATE	BY	DATE	BY	DATE	BY



WALTER L. PHILLIPS
INCORPORATED
SCALE: 1" = 40'
DATE: 12/6/2017, 2/15/2018, 5/2/2018, 6/22/2018
REV: 7/11/18

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