

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

GENERAL NOTES

1. THE SUBJECT SITE IS LOCATED AT TOWN OF VIENNA WITH TAX MAP NO. 038-3-02-0147, 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 LIGHT 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
 - (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.
 - (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.
 - (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.
 - (4). MAXIMUM ILLUMINATION VALUE: ALL OUTDOOR LIGHTING AND INDOOR LIGHTING VISIBLE FROM OUTSIDE SHALL BE DESIGNED AND LOCATED SO THAT THE MAXIMUM ILLUMINATION MEASURED 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

TABLE 18-95.15.A.: MAXIMUM ILLUMINATION	
TYPE OF USE ABUTTING PROPOSED DEVELOPMENT	MAXIMUM ILLUMINATION LEVEL AT LOT LINE(FOOTCADLES)
RESIDENTIAL USE OR VACANT LAND ZONED FOR RESIDENTIAL DEVELOPMENT	0.50
INSTITUTIONAL USE	1.00
MIXED-USE, COMMERCIAL USE, OR VACANT LAND	2.00
PARKING LOT	2.50

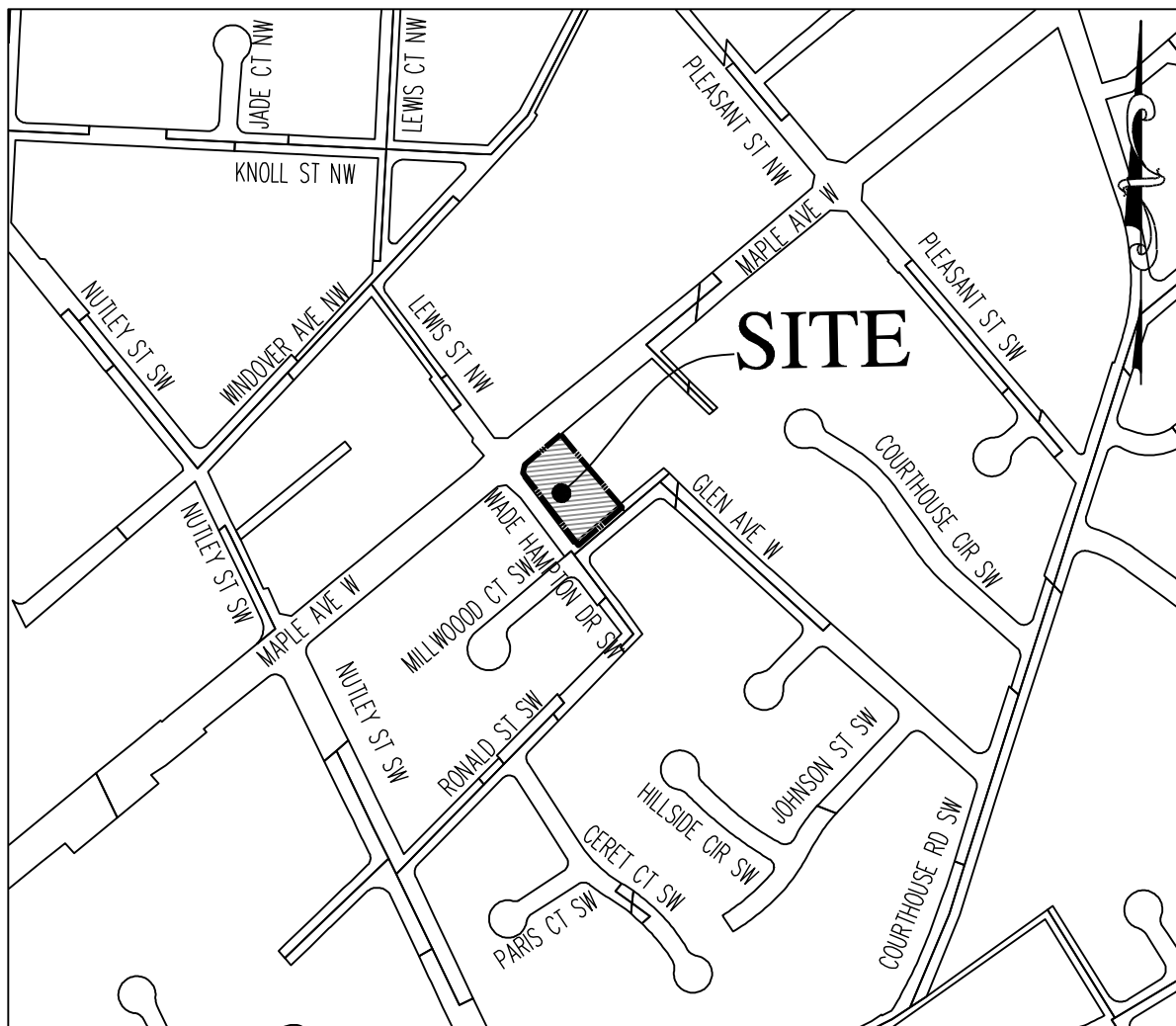
ZONING REQUIREMENTS

	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	162,296 sf.
Net Floor Area	N/A	52,909 sf.
Min. Yard; Front (on Maple Ave) ¹	20 ft.	20.03 ft.
Max. Yard; Front (on Maple Ave) ¹	64 ft.	22.48 ft.
Min. Yard; Front (on Side Streets - Wade Hampton Dr.) ¹	11 ft.	15.50 ft.
Max. Yard; Front (on Side Streets - Wade Hampton Dr.) ¹	64 ft.	24.39 ft.
Min. Yard; Front (on Side Streets - Glen Ave.) ¹	11 ft.	29.39 ft.
Max. Yard; Front (on Side Streets - Glen Ave.) ¹	64 ft.	31.69 ft.
Min. Yard; Rear ²	8 ft.	8 ft.
Max. Impervious Area	80%	87%
Min. Pervious Area	20%	13%
Max. Building Height	54 ft.	54 ft.
Min. Building Frontage ³	25%	96%
Parking Spaces (Retail)	38	38
Parking Spaces (Residential)	80	113
Max Offstreet Parking ⁴	95	151
Total Parking Spaces	118	151
Min. Open Space	15%	25.8%

- (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 minimm 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	1,506 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



VICINITY MAP
SCALE: 1" = 500'

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

CIVIL ENGINEER
URBAN, LTD.
4200D TECHNOLOGY COURT
CHANTILLY, VA 20151
(703) 642-2306
ATTN: CLAYTON TOCK, P.E.

Sheet List Table	
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PLAN DATE
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01-09-19
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COVER
380 MAPLE AVENUE WEST
MAC ZONING PLAN
HUNTER MILL TOWN OF VIENNA TRANSPORT
TOWN OF VIENNA, VIRGINIA

SCALE: AS NOTED
FILE No.
SP-12896

REVISIONS
No. DATE DESCRIPTION

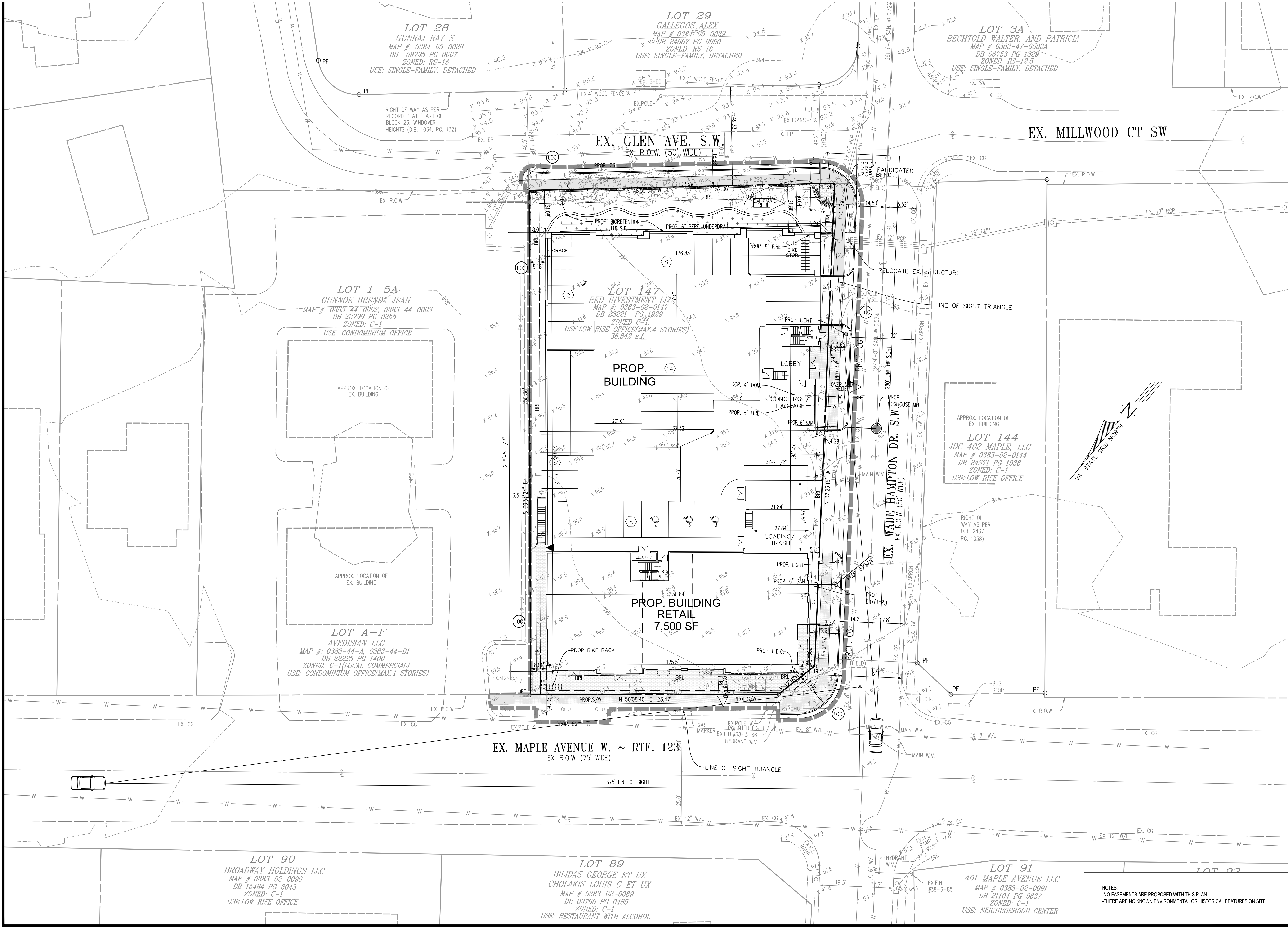
DATE: OCT. 2017
CL-1= N/A

NOTE: THERE ARE NO EXISTING UTILITY EASEMENTS ON-SITE



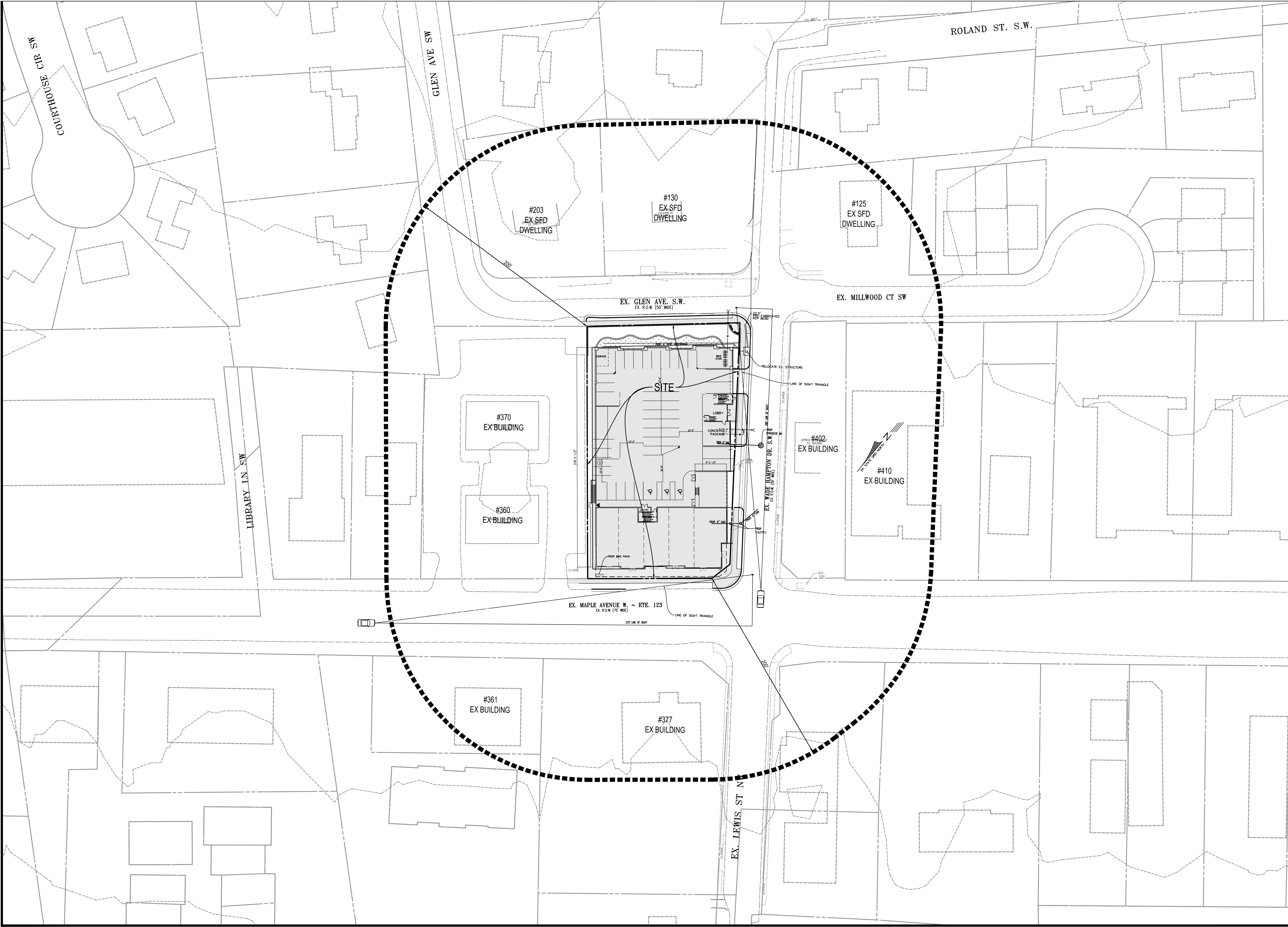
SHEET 02 OF 13 FILE No. SP-12896	EXISTING CONDITIONS 380 MAPLE AVENUE WEST MAC ZONING PLAN HUNTER MILL TOWN OF VIENNA TRANSPORT TOWN OF VIENNA, VIRGINIA	SCALE: 1" = 20' C1-1=2' DATE: OCT, 2017		 urban [™] Planners-Engineers-Landscape Architects-Land Surveyors Urban, Ltd. 4290 D TECHNOLOGY CT. CLAYTON, NC 28605 TEL: 703.642.3366 FAX: 703.378.3888 www.urban-lltd.com	PLAN DATE:	No.		DATE	DESCRIPTION	REVISIONS
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					11-27-18	—	—	—	—	—
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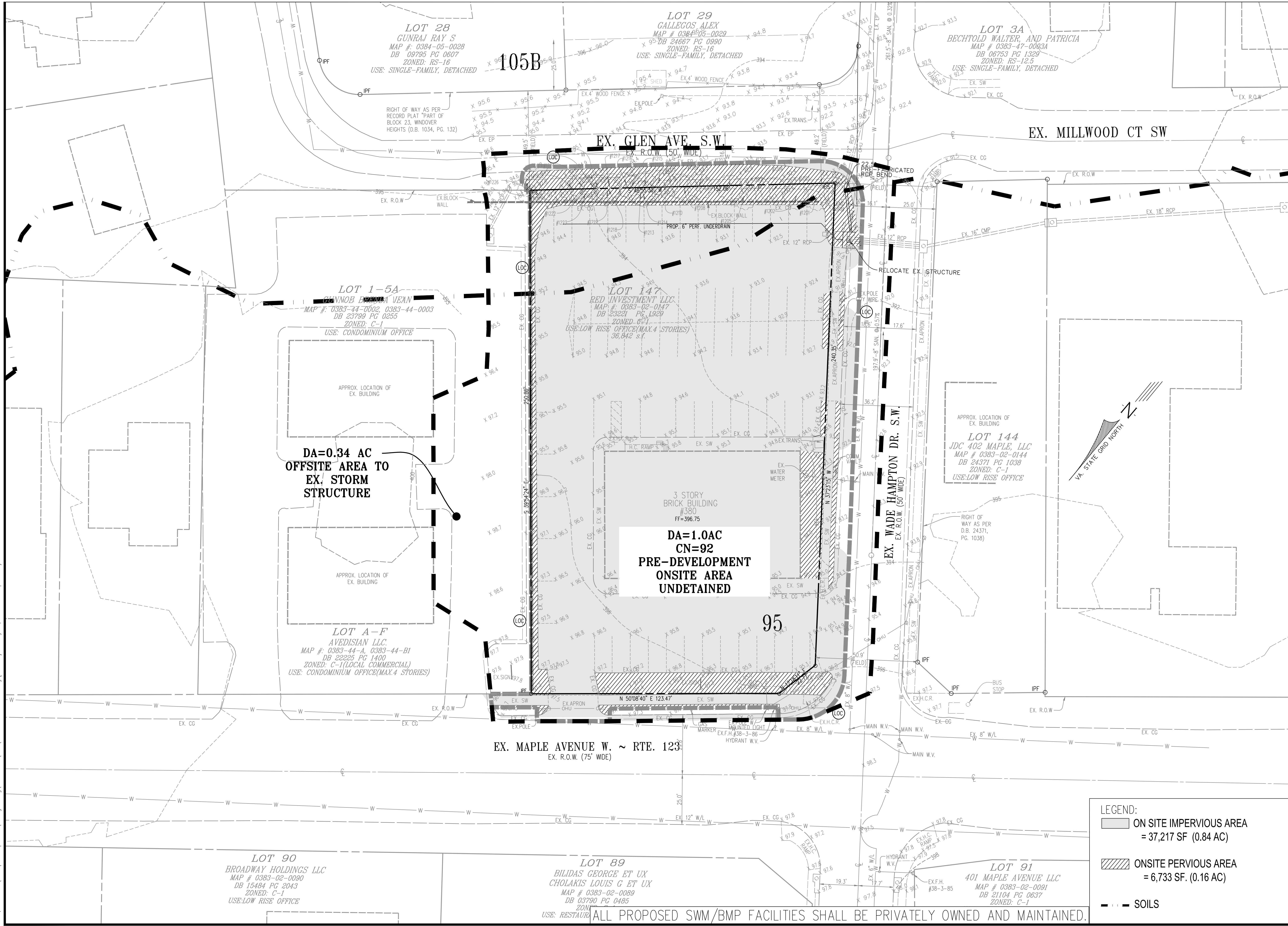
CONCEPT PLAN	
380 MAPLE AVENUE WEST MAC ZONING PLAN HUNTER MILL TOWN OF VIENNA TRANSPORT TOWN OF VIENNA, VIRGINIA	
PLAN/DATE	11-08-17 09-21-18 12-27-18 01-09-19
Urban, Ltd. 4200 TECHNOLOGY CT. CHANTILLY, VA 20151 TEL 703.642.2366 FAX 703.642.2388 www.urban-ltd.com	DESIGNER ARCHITECT-LEAD LANDSCAPE ARCHITECT-LEAD PLANNING-ENGINEER
CLAYTON C. ROCK Lic. No. 038790 01/09/2019 PROFESSIONAL ENGINEER	DATE: OCT. 2017
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SHEET 03 OF 13	
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CONTEXT PLAN			
380 MAPLE AVENUE WEST MAC ZONING PLAN HUNTER MILL TOWN OF VIENNA TRANSPORT TOWN OF VIENNA, VIRGINIA			
SCALE: 1" = 40'		DATE: OCT. 2017	
C.I.= N/A		CL= N/A	
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12-27-18		DATE	
01-09-19		REVISIONS	

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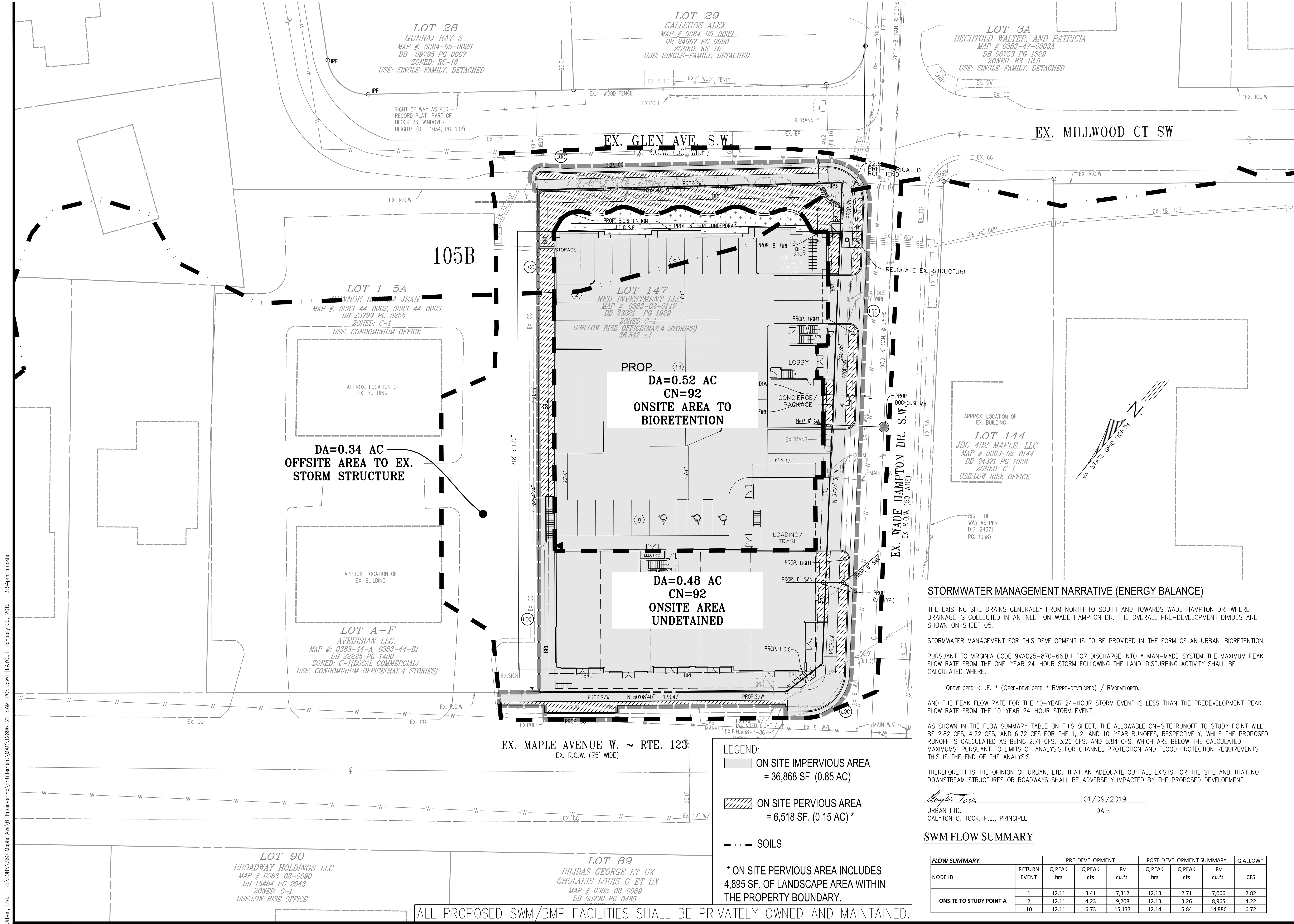
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01/09/2019
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SWM - PRE DEVELOPMENT DIVIDES
380 MAPLE AVENUE WEST
MAC ZONING PLAN
HUNTER MILL, TOWN OF VIENNA TRANSPORT
TOWN OF VIENNA, VIRGINIA

DATE: OCT. 2017
SCALE: 1" = 20'
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STORMWATER MANAGEMENT NARRATIVE (ENERGY BALANCE)

THE EXISTING SITE DRAINS GENERALLY FROM NORTH TO SOUTH AND TOWARDS WADE HAMPTON DR. WHERE DRAINAGE IS COLLECTED IN AN INLET ON WADE HAMPTON DR. THE OVERALL PRE-DEVELOPMENT DIVIDES ARE SHOWN ON SHEET 05.

STORMWATER MANAGEMENT FOR THIS DEVELOPMENT IS TO BE PROVIDED IN THE FORM OF AN URBAN-BIORETENTION.

PURSUANT TO VIRGINIA CODE 9VAC25-870-66.B.1 FOR DISCHARGE INTO A MAN-MADE SYSTEM THE MAXIMUM PEAK FLOW RATE FROM THE ONE-YEAR 24-HOUR STORM FOLLOWING THE LAND-DISTURBING ACTIVITY SHALL BE CALCULATED WHERE:

$$Q_{DEVELOPED} \leq I.F. * ((Q_{PRE-DEVELOPED} * R_{VPRE-DEVELOPED}) / R_{VDEVELOPED})$$

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 ON-SITE RUNOFF TO STUDY POINT WILL BE 2.82 CFS, 4.22 CFS, AND 6.72 CFS FOR THE 1, 2, AND 10-YEAR RUNOFFS, RESPECTIVELY, WHILE THE PROPOSED RUNOFF IS CALCULATED AS BEING 2.71 CFS, 3.26 CFS, AND 5.84 CFS, WHICH ARE BELOW THE CALCULATED MAXIMUMS. PURSUANT TO LIMITS OF ANALYSIS FOR CHANNEL PROTECTION AND FLOOD PROTECTION REQUIREMENTS THIS IS THE END OF THE ANALYSIS.

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

Clayton C. Tock 01/09/2019
URBAN LTD. DATE
CALYTON C. TOCK, P.E., PRINCIPLE

SWM FLOW SUMMARY

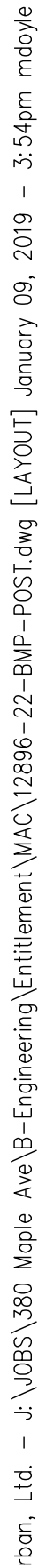
FLOW SUMMARY		PRE-DEVELOPMENT				POST-DEVELOPMENT SUMMARY			
NODE ID	RETURN EVENT	Q PEAK hrs	Q PEAK cfs	Rv cu.ft.	Q PEAK hrs	Q PEAK cfs	Rv cu.ft.	Q ALLOW* CFS	
ONSITE TO STUDY POINT A	1	12.11	3.41	7,312	12.13	2.71	7,066	2.82	
	2	12.11	4.23	9,208	12.13	3.26	8,965	4.22	
	10	12.11	6.73	15,137	12.14	5.84	14,886	6.72	

- LEGEND:
- ON SITE IMPERVIOUS AREA = 36,868 SF (0.85 AC)
 - ON SITE PERVIOUS AREA = 6,518 SF. (0.15 AC) *
 - SOILS

* ON SITE PERVIOUS AREA INCLUDES 4,895 SF. OF LANDSCAPE AREA WITHIN THE PROPERTY BOUNDARY.

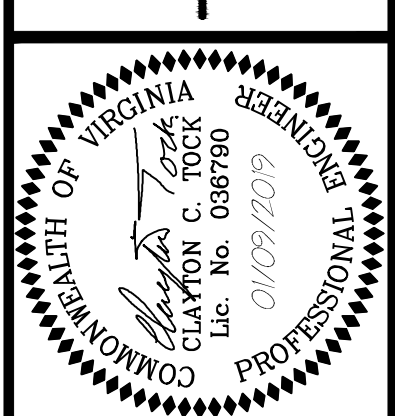
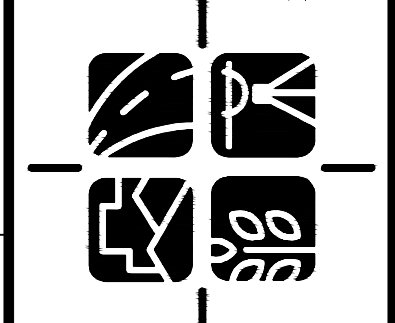
ALL PROPOSED SWM/BMP FACILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED.

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SWM - POST DEVELOPMENT DIVIDES					DATE: OCT. 2017
380 MAPLE AVENUE WEST					
MAC ZONING PLAN					
HUNTER MILL TOWN OF VIENNA TRANSPORT					
TOWN OF VIENNA, VIRGINIA					
SCALE: 1" = 20'					C.U. = N/A
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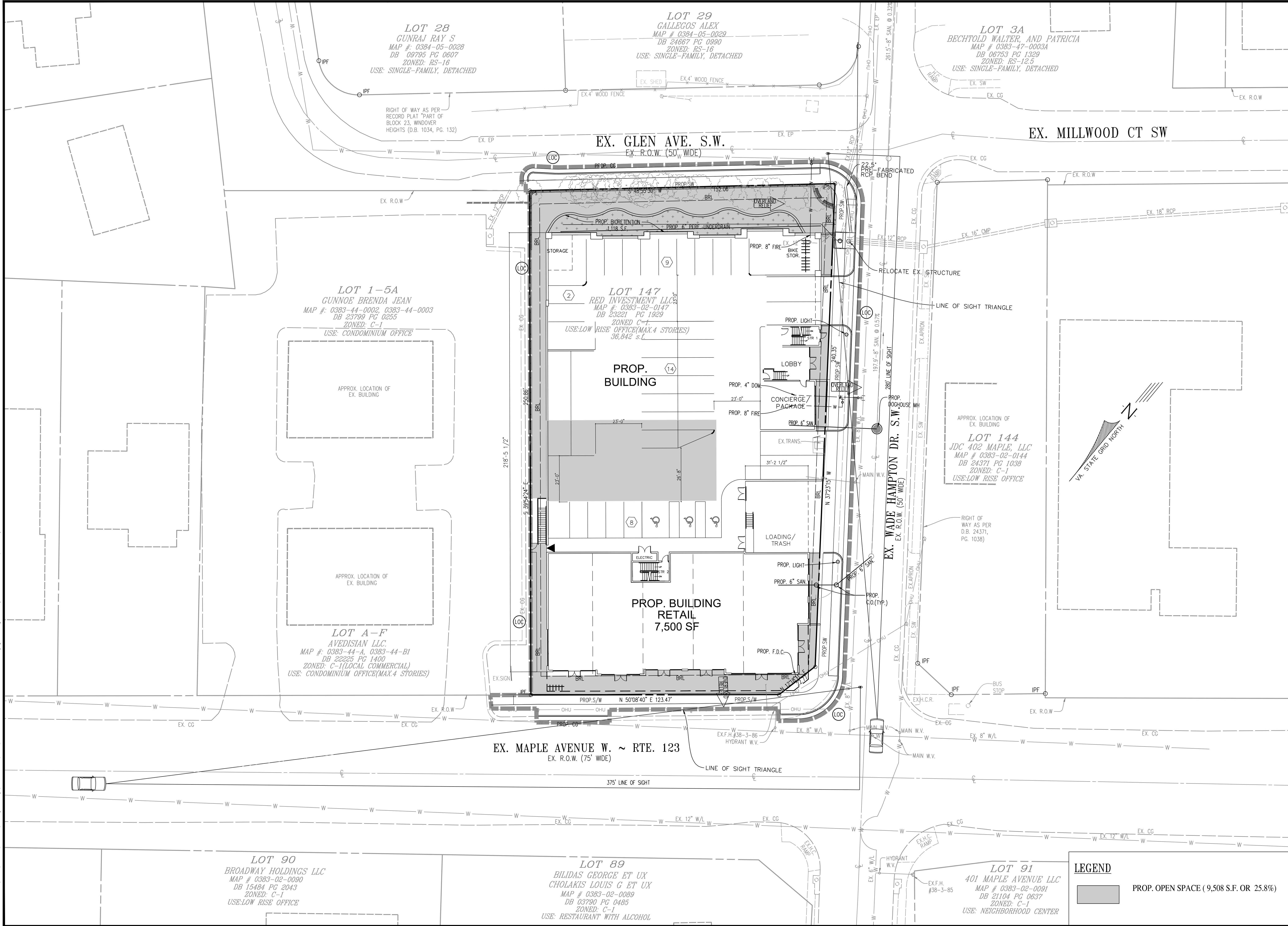
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URBAN BIORETENTION # 1			
EQUATION 9.1. BIORETENTION LEVEL 1 DESIGN STORAGE DEPTH			
SOIL MEDIA DEPTH =	2.5 FT	$\eta =$	0.25
GRAVEL DEPTH =	1 FT	$\eta =$	0.4
MAX PONDING DEPTH =	0.5 FT	$\eta =$	1
DESIGN STORAGE DEPTH =	1.525 FT		
EQUATION 9.A.2 BIORETENTION LEVEL 1 DESIGN SURFACE AREA			
DRAINAGE AREA =	23113 SF		
Rv (COMPOSITE RUNOFF COEFFICIENT) =	0.84		
VOLUME REDUCED BY UPSTREAM BMP =	0 CF		
T _v BMP REQ. =	1618 CF		
MIN SURFACE AREA =	809 SF		
PROPOSED SURFACE AREA =	1118 SF		
TOTAL TREATMENT VOLUME PROVIDED =	1705 CF		

Urban, Ltd. - J:\095\380 Maple Ave\B-Engineering\Environment\MAC\12896-16-PROPOSED OPENS SPACE.dwg [LAYOUT] January 09, 2019 - 3:54pm mdoyle



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OPEN SPACE EXHIBIT
380 MAPLE AVENUE WEST
MAC ZONING PLAN
HUNTER MILL TOWN OF VIENNA TRANSPORT
TOWN OF VIENNA, VIRGINIA

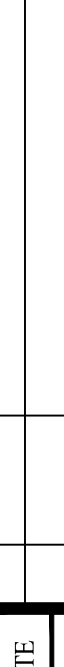
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C.I.-N/A

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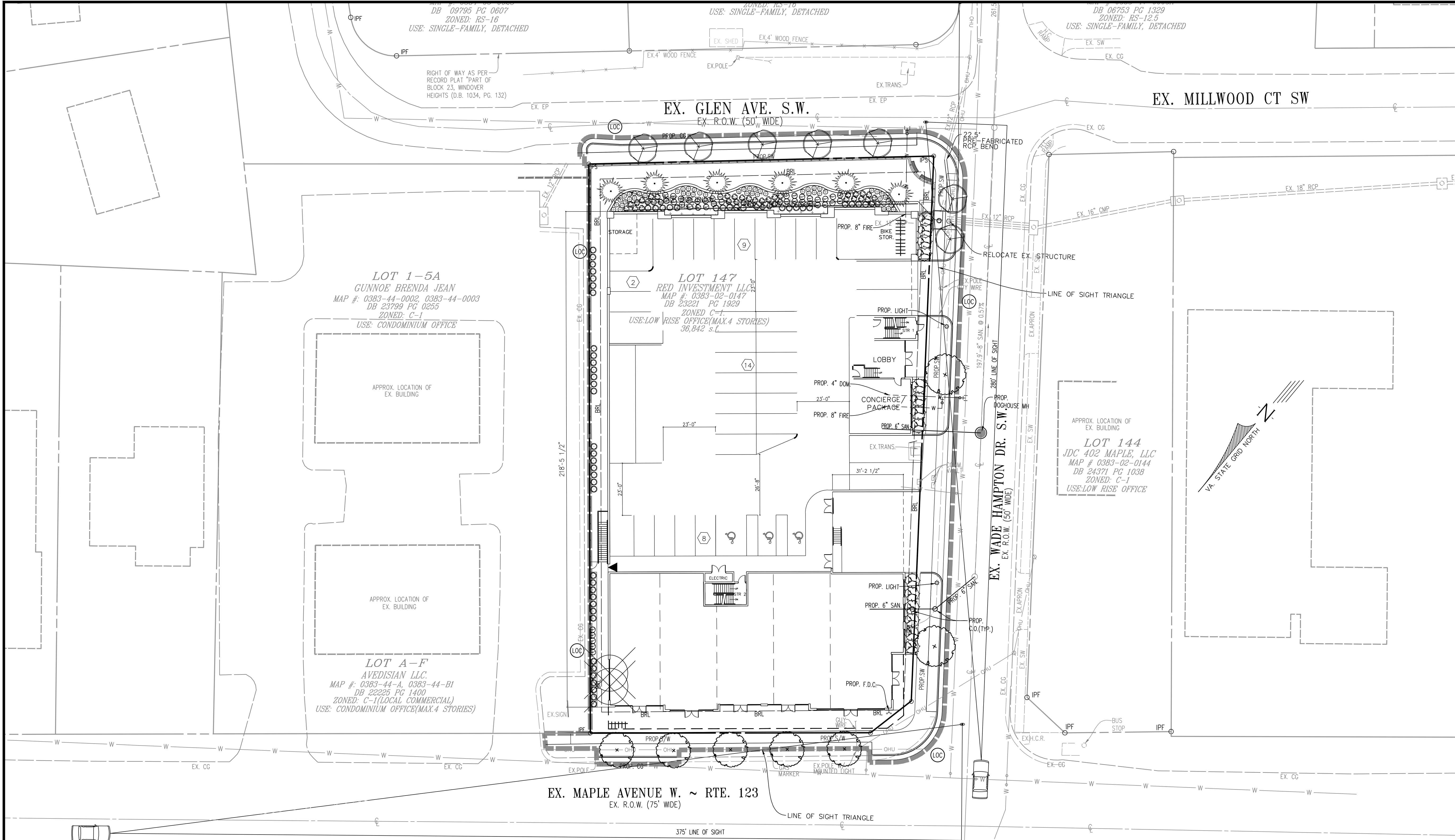
LEGEND



PROP. OPEN SPACE (9,508 S.F. OR 25.8%)

FILE No. SP-12896	SHEET 10 OF 13	AUTOTURN EXHIBIT 380 MAPLE AVENUE WEST MAC ZONING PLAN HUNTER MILL TOWN OF VIENNA TRANSPORT TOWN OF VIENNA, VIRGINIA SCALE: 1" = 20' C.I.= N/A DATE: OCT. 2017	 COMMONWEALTH OF VIRGINIA CLAYTON C. TUCK Lic. No. 038760 01/09/2019 PROFESSIONAL ENGINEER  urban Planners • Engineers • Landscape Architects • Land Surveyors Urban, Ltd. 4300 D TECHNOLOGY CT. CHANTILLY, VA, 20151 TEL 703.642.2306 FAX 703.378.7888 www.urban-llc.com	PLAN DATE	REVISIONS	
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GENERAL PLANT PALETTE		
Botanical Name	Common Name	Notes
Canopy Species		
Acer rubrum (4" Cal.)	Red Maple	Street tree: Wade Hampton Drive, S.W.
Acer rubrum 'Armstrong'	Upright Armstrong Maple	Street tree: Maple Avenue W.
Evergreen Species		
Ilex x aquipernyi 'Meschick' Dragon Lady	Dragon Lady Holly	
Juniperus chinensis 'Hetzii Columnaris'	Hetzii Chinese Juniper	
Understory Species		
Carpinus caroliniana	American Hornbeam	
Cercis canadensis	Eastern Redbud	Street tree: Glen Avenue S.W.
Shrub Species		
Cornus sericea	Red Osier Dogwood	
Forsythia x intermedia 'Nimbus'	Nimbus Forsythia	
Ilex glabra	Inkberry	
Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	

LEGEND	
	PROPOSED CANOPY TREE
	PROPOSED EVERGREEN TREE
	PROPOSED UNDERSTORY TREE
	PROPOSED SHRUB

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

DATE: OCT, 2017
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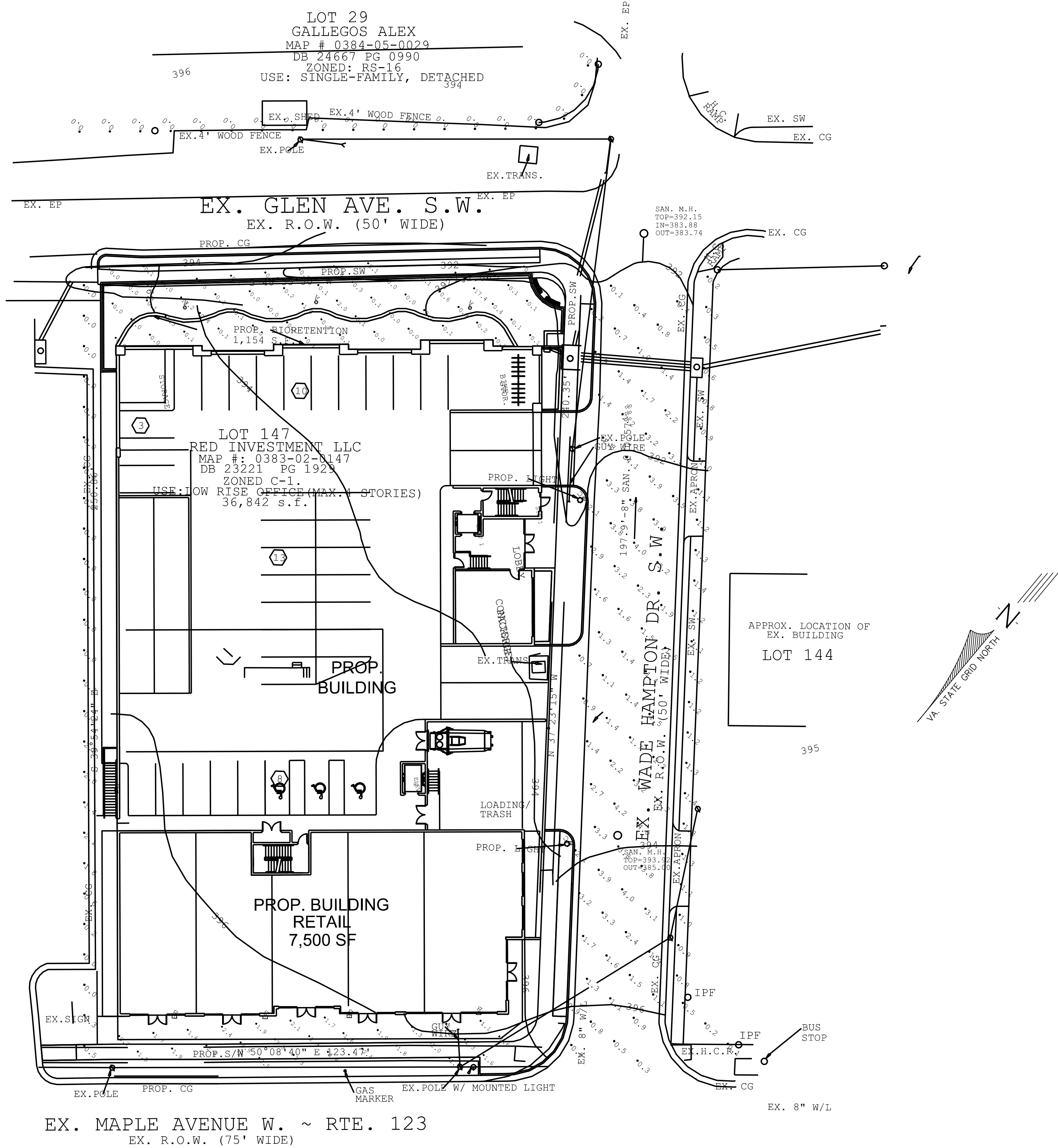
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PLANDATE
11-08-17
09-21-18
12-27-18
01-09-19
No. DATE DESCRIPTION REVISIONS



Luminaire Schedule									
Symbol	Type	Qty	Label	Arrangement	Total Lamp Lumens	L/L	Height	Description	
	Bollard	3	A	SINGLE	N.A.	0.900	3.00'	XBR-10-LED-24-400-CW-UE	
	Wallpack	5	B	SINGLE	N.A.	0.900	15.0'	XRW-2-LED-03-30	
	Pole Light	2	C	SINGLE	N.A.	0.900	20.0'	MPP-LED-25L-S1L-FTA	

Luminaire Location Summary						
LumNo	Label	X	Y	Z	Orient	Flt
1	A	6821	6695	3	0	0
2	A	6861	6726	3	0	0
3	B	6893	6755	3	0	0
4	B	6870.149	6871.214	15	129.168	0
5	B	6702.149	6899.214	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
9	C	6753.374	6720.006	20	212.903	0
10	C	6684.277	6809.973	20	212.934	0

Calculation Summary							
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

LIGHTING EXHIBIT

380 MAPLE AVENUE WEST

MAC ZONING PLAN

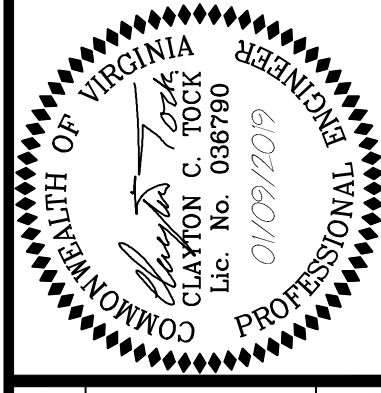
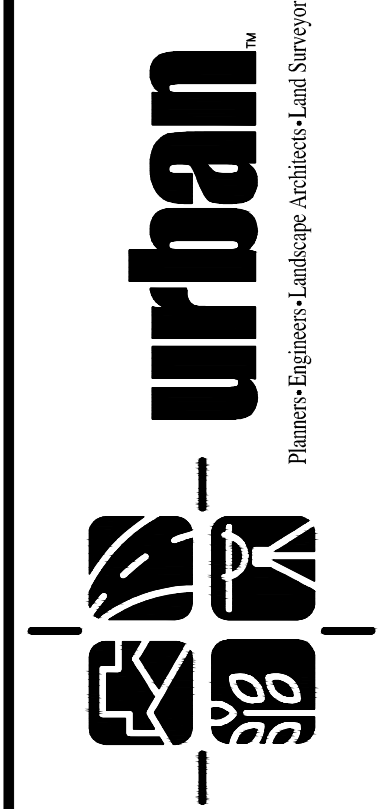
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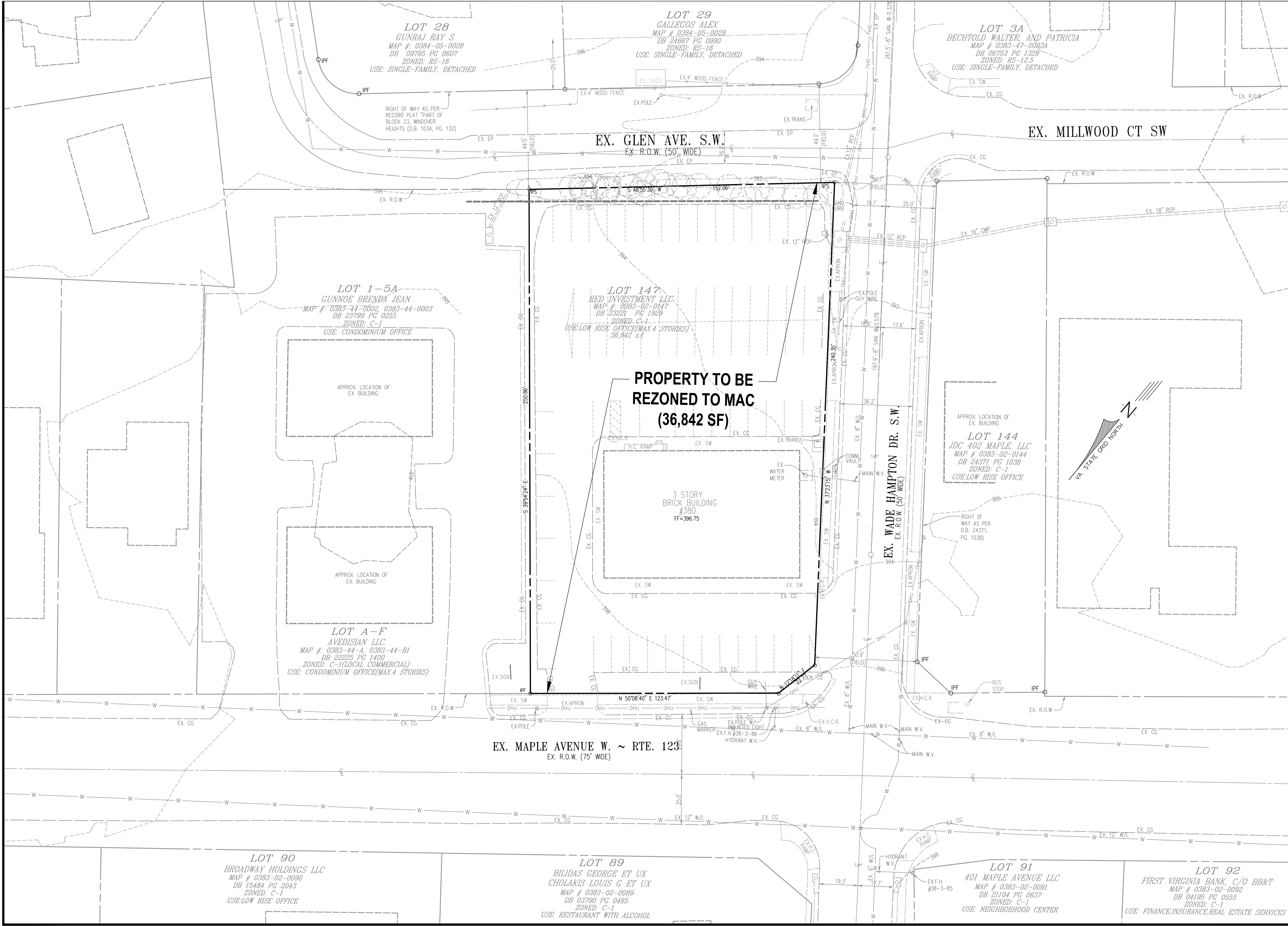
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Planner-Engineer-Landscape Architect-Land Surveyor





PLAN/DATE

11-08-17
09-21-18
12-27-18
01-09-19

Urban, Ltd.
4200 TECHNOLOGY CT.
CHANTILLY, VA 20151
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Planners-Engineers-Landscape Architects-Land Surveyors

DESCRIPTION

REVISIONS

ZONING EXHIBIT

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

DATE: OCT. 2017

SCALE: 1" = 20'

CL= 1'

SHEET
13
OF
13

FILE No.
SP-12896