

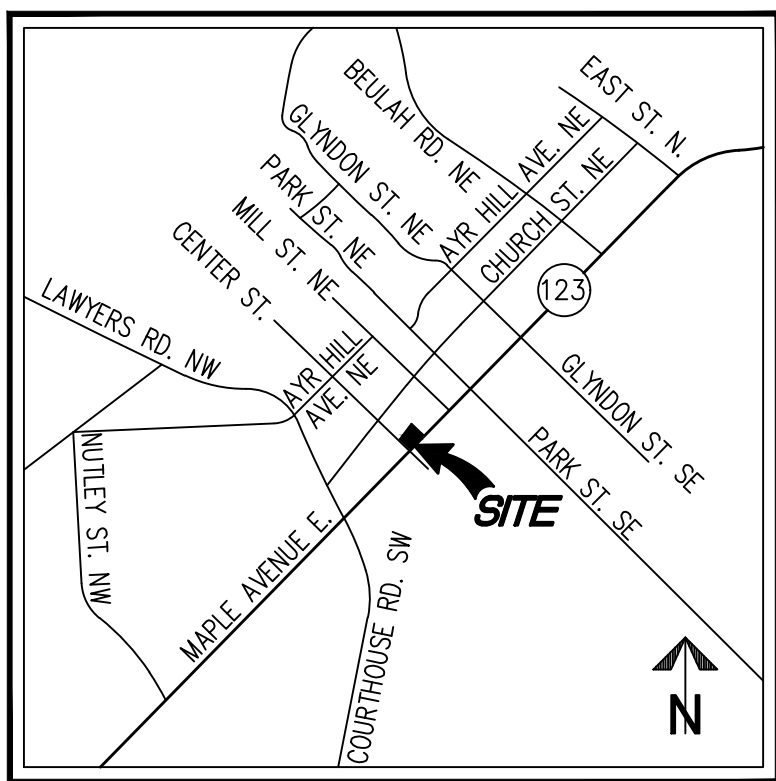
SUNRISE OF VIENNA

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



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.

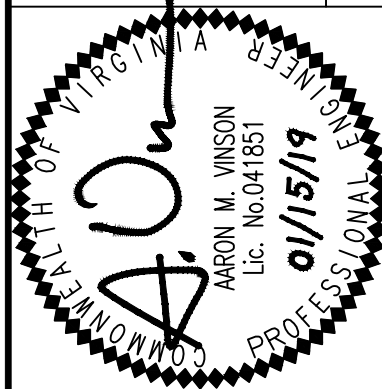
SHEET INDEX

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-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	SECTION
A3.2	SECTION
A4.1	RENDERINGS
A4.2	RENDERINGS
E-001	SIGHT LIGHTING - ELECTRICAL

COVER SHEET

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
SCALE: N.T.S.



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

Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

CHECKED: AV
DRAWN: TFB

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 Schiffer- 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

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.
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. TOTAL AREA OF THE PROPERTY IS 32,130 OR 0.7376 (SURVEYED) 32,264 SQUARE FEET (RECORD)
4. THERE ARE NO ENVIRONMENTALLY SENSITIVE OR HISTORICAL FEATURES KNOWN TO EXIST ON THIS SITE.

REQUESTED MODIFICATIONS SUMMARY

1. REQUEST TO REDUCE LOADING WIDTH REQUIREMENT FROM 15 FT/50 FT BUILDING WIDTH TO 15 FT.
2. REQUEST TO REDUCE BIKE PARKING REQUIREMENT FROM 27 SPACES TO 7 SPACES BASED ON LOW DEMAND ANTICIPATED FOR ASSISTED LIVING USE.
3. REQUEST TO ALLOW FOUR (4) TANDEM PARKING SPACES TO FULFILL THE DEVELOPMENT PARKING REQUIREMENT.
4. REQUEST TO INCREASE MAXIMUM IMPERVIOUS AREA FOR THE SITE FROM 80% TO 90% VIA INCENTIVE BONUSES (SEE INCENTIVE MODIFICATION INFORMATION ON THIS SHEET).
5. REQUEST FOR INCLUSION OF MEZZANINE LEVEL FOR COMMERCIAL USE (NOT COUNTED AS ADDITIONAL STORY) VIA INCENTIVE BONUSES (SEE INCENTIVE MODIFICATION 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%	87.7%***
OPEN SPACE	15% OF LOT AREA (4,820 SF)	7,050 SF (21.9%)

**MODIFICATION REQUESTED FOR LOADING WIDTH REDUCTION TO 15 FT

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

*INCENTIVES BONUS MODIFICATIONS REQUESTED		
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		
PARKING REQUIRED		
ASSISTED LIVING *	0.4 SP/UNIT X 85 UNITS =	34
RETAIL	1.0 SP/200 SF X 7700 SF =	39
TOTAL		73
GARAGE PARKING PROVIDED	56	
SURFACE PARKING PROVIDED	4	
TOTAL PARKING PROVIDED	60	
PARKING PROVIDED W/ 1.25 MULTIPLIER	74	
(BONUS FOR PARKING IN STRUCTURE ONLY)		

PARKING PROVIDED INCLUDES FOUR (4) TANDEM SPACES. A MODIFICATION IS REQUESTED TO ALLOW THE PROPOSED TANDEM SPACES TO FULFILL THE PARKING REQUIREMENT FOR THE DEVELOPMENT.

DEVELOPMENT TABULATIONS

PROPOSED ZONE: MAPLE AVENUE COMMERCIAL (MAC)

DEVELOPMENT TABULATIONS	
UNITS	85
GROSS FLOOR AREA (ABOVE GRADE) (SF)	99553
GROSS FLOOR AREA (BELOW GRADE) (SF)	22835
RETAIL FLOOR AREA (SF)	7700
GREEN ROOF PROVIDED (SF)	6000

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

BIKE PARKING TABULATIONS

BIKE PARKING REQUIRED (18-95.10.F):

RETAIL =	1 SP/5,000 SF X 7,700 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

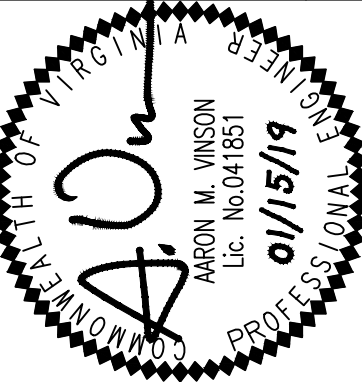
BIKE PARKING PROVIDED:

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

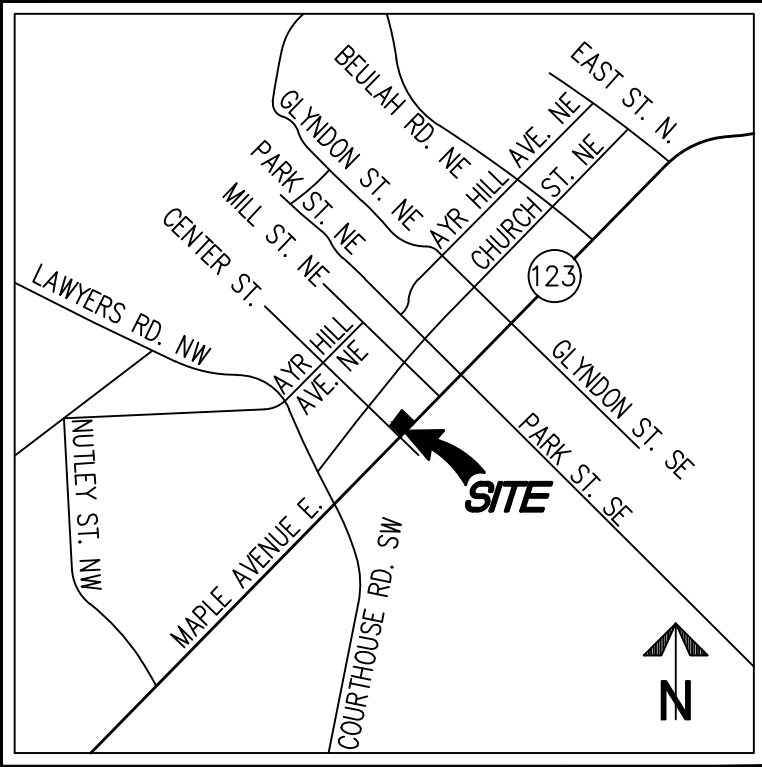
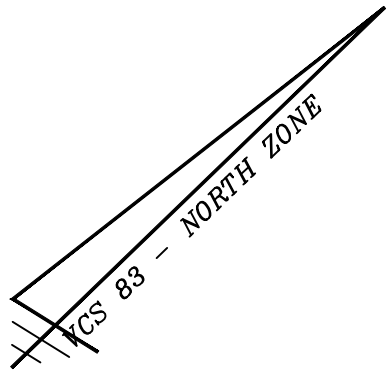
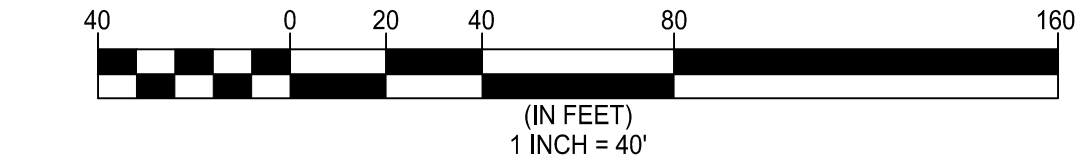
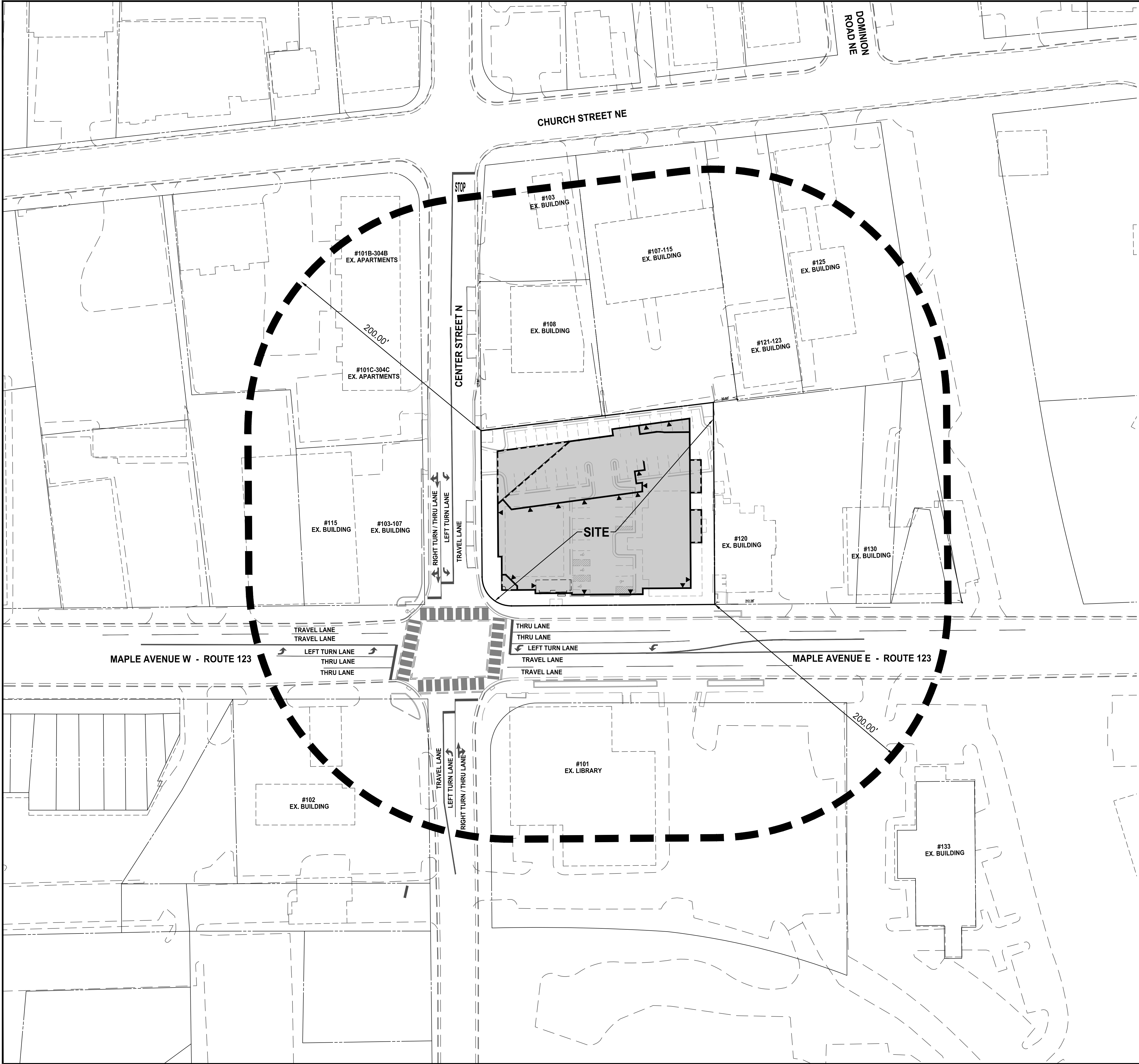


REVISION APPROVED BY				DATE	
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945

CHECKED: AV
DRAWN: TPB
DATE: 09/05/2018, 01/15/2019
SCALE: N.T.S.

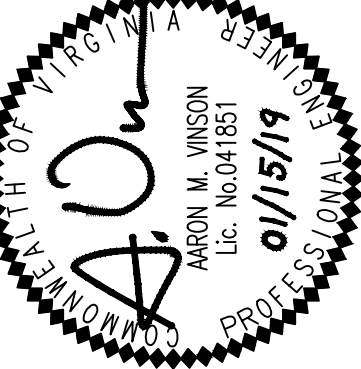


VICINITY MAP SCALE: 1"=2000'

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



WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945
Scale: 1" = 40'
DATE: 09/05/2018, 01/15/2019
CHECKED: AV
DRAWN: TPB

Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

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

AIR CONDITIONER
BUS STOP SHELTER
CHISELED X SET (PROPERTY CORNER)
CLEANOUT
CROSS WALK SIGNAL
DEED BOOK
EASEMENT
FLOOR ELEVATION
GREASE TRAP
IRON PIN FOUND (PROPERTY CORNER)
IRON PIN SET (PROPERTY CORNER)
LANDSCAPING WALL
NOW OR FORMERLY
PAGE
PLANTER
POINT OF BEGINNING
STORM SEWER STRUCTURE
SANITARY SEWER STRUCTURE
SQUARE FEET
TELECOMMUNICATIONS PEDESTAL
TRAFFIC LIGHT/SIGNAL POLE
TRAFFIC SIGNAL CONTROL
TEST PIT
TRAFFIC CONTROL VAULT
WOODEN FENCE
WATER METER
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



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

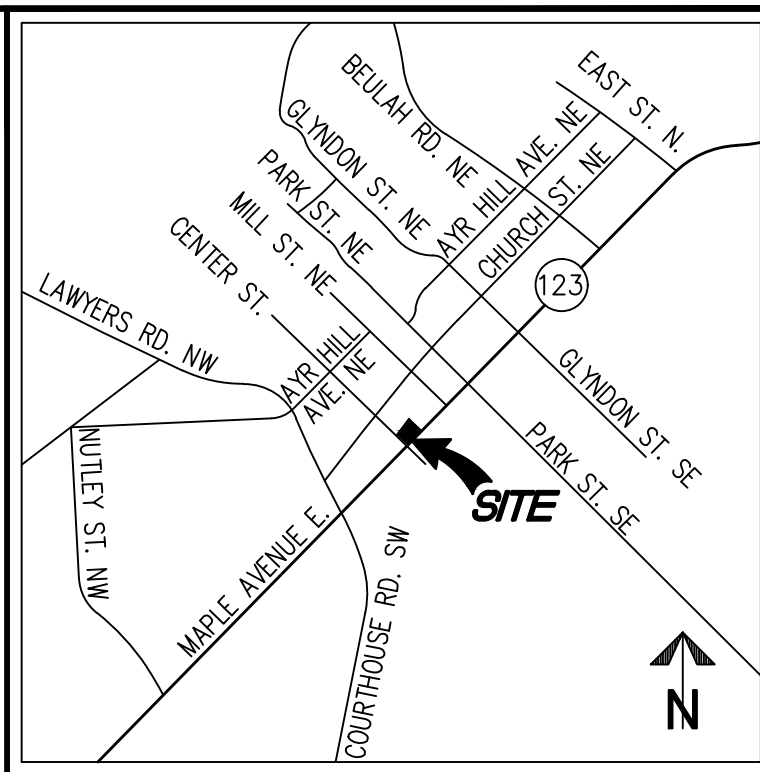
STORM SEWER AS-BUILT

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" RCP 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

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 DJS210 ANPS; ANNAPOLIS IS 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.

SCALE: 1"=2000'



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° INV IN (N.WEST)	343. 71

PIPE SIZES ARE FROM RECORD INFORMATION

EXISTING CONDITIONS PLAN

SUNRISE OF VIENNA

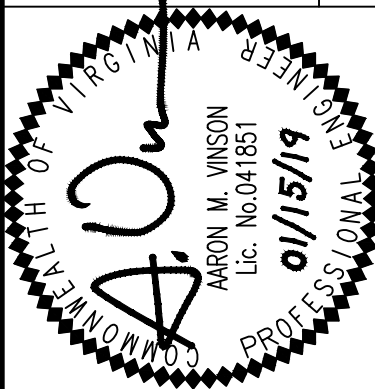
MAC REZONING PLAN

**1100, 102 & 112 MAPLE AVENUE EAST
TOWN OF VIENNA, VIRGINIA 22180**

WALTER L.
PHILLIPS
INCORPORATED

ENGINEERS • SURVEYORS • PLANNERS
 LANDSCAPE ARCHITECTS • ARBORISTS
 207 PARK AVENUE
 FALLS CHURCH, VIRGINIA 22046
 (703) 532-6163 FAX (703) 533-1301
www.WLPINC.com

DATE: 06/02/2018, 01:15:2019
 SCALE: 1" = 20'
 CHECKED: JFV
 DRAWN: JFV

[illegible]

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

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

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

PARCEL 125A
32,130 SQ.FT.

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

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

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

N/F 108 CENTER
STREET, LLC.
DB 10062 PG 968
ZONE: C-1B
USE: OFFICE

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.

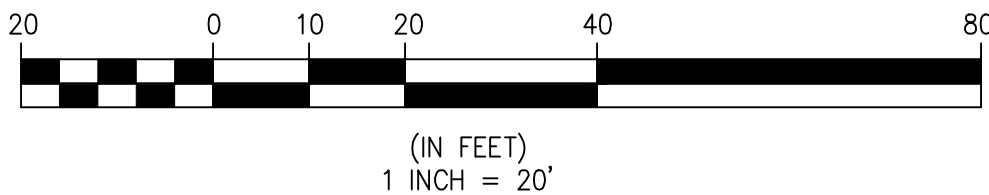
BEING THE SAME PROPERTY DESCRIBED IN THE TITLE COMMITMENT

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.

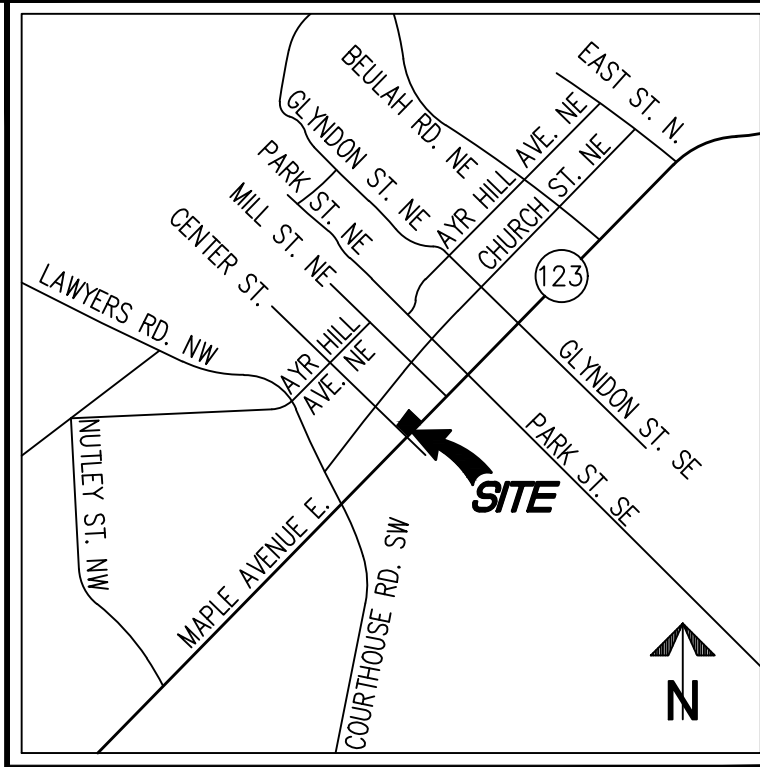
CURVE TABLE

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



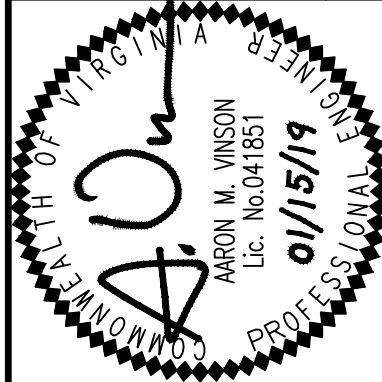
VICINITY MAP

SCALE: 1"=2000'



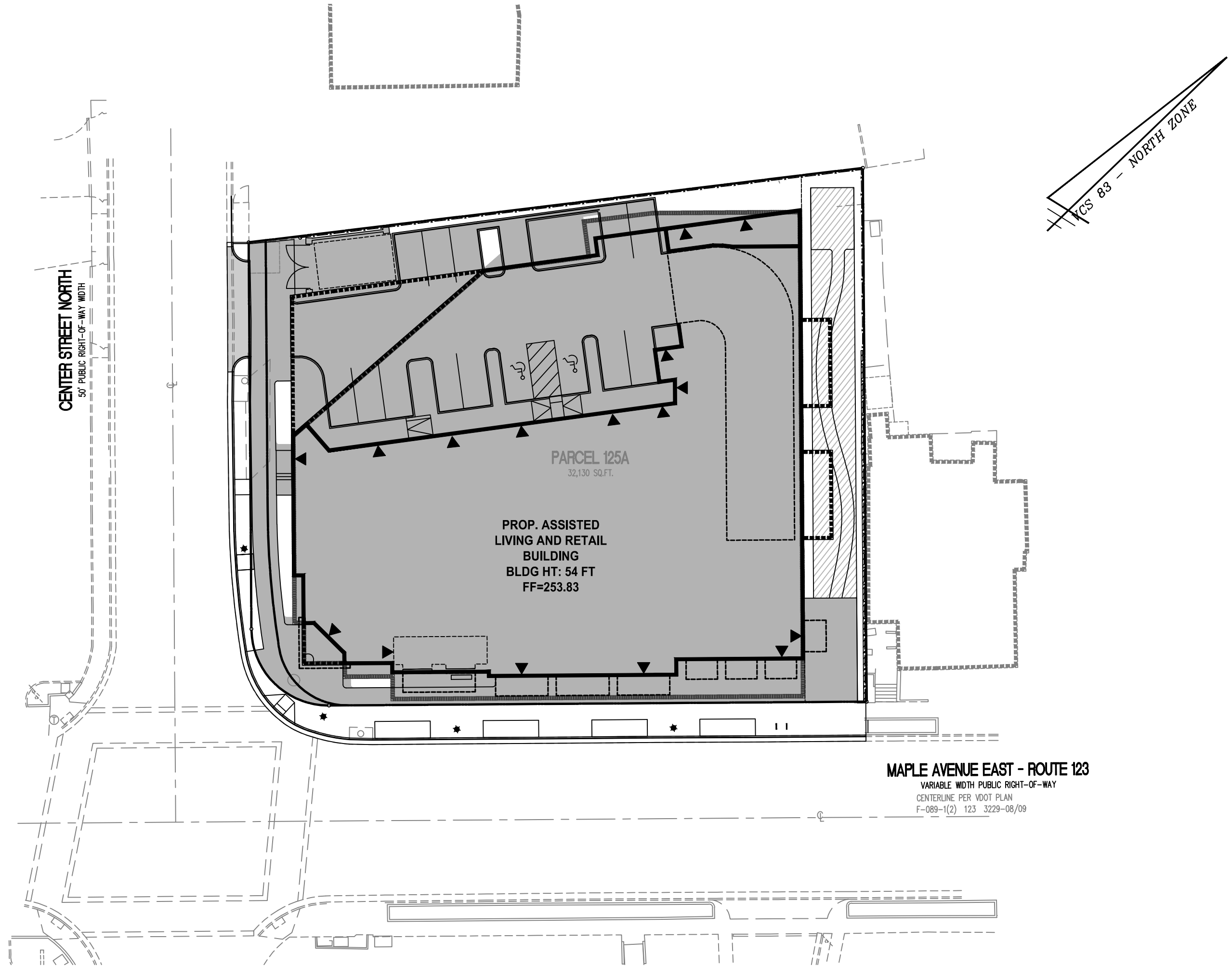
REZONING PLAT

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

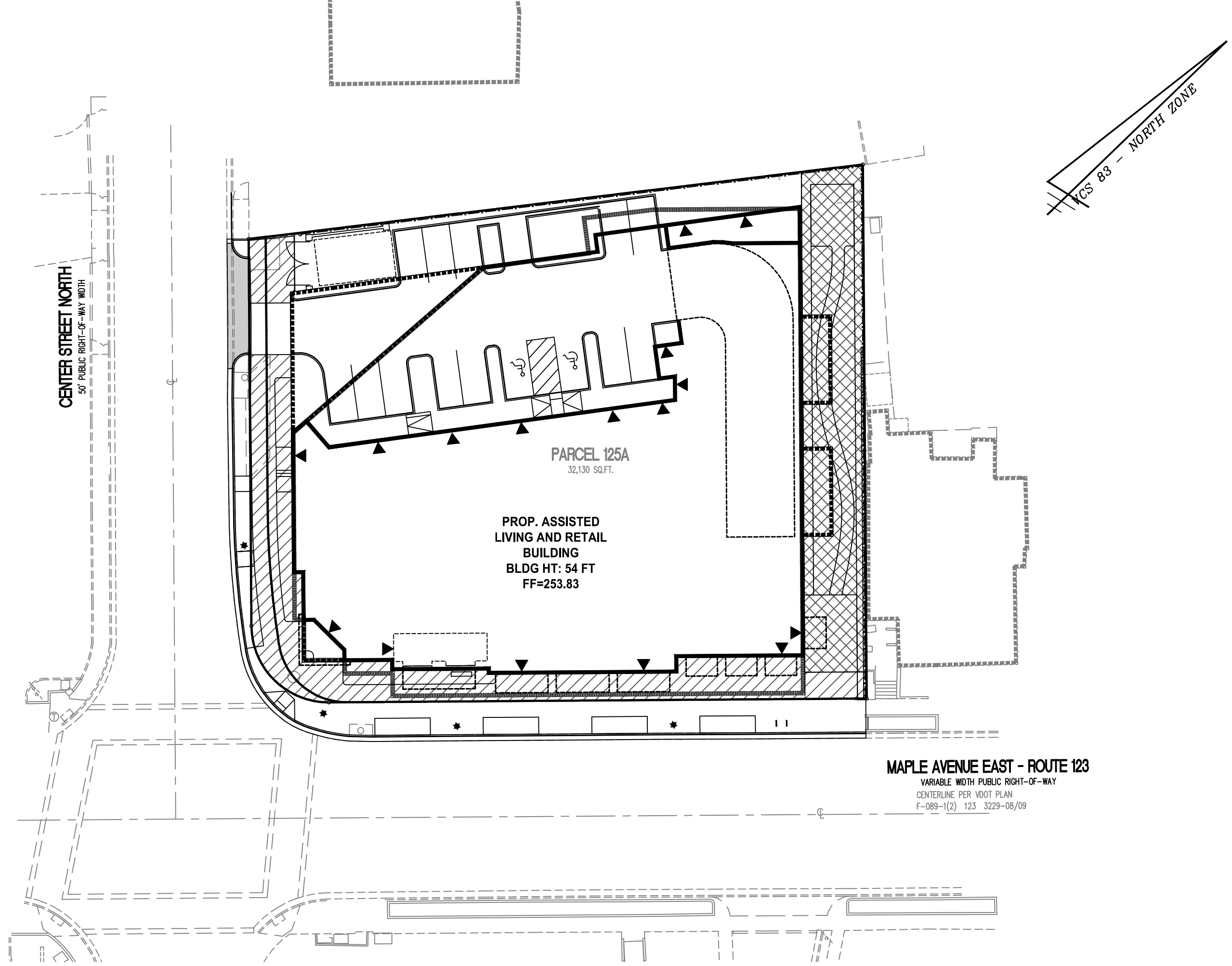


NO.	DESCRIPTION	REVISION APPROVED BY			
		DATE	REV. BY	APPROVED	DATE

WALTER L. PHILLIPS
INCORPORATED
Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com
DATE: 08/05/2018, 01/15/2019
SCALE: 1"=20'
DRAWN: TPB
CHECKED: AV



IMPERVIOUS AREA DIAGRAM
1" = 30'



OPEN SPACE 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	87.7% OF LOT AREA	±28,178 SF
TOTAL PERVIOUS SURFACE	12.3% OF LOT AREA	±3,952 SF

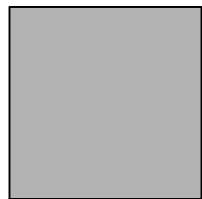
*INCENTIVES USED TO INCREASE MAX IMPERVIOUS COVER FROM 80% TO 90%

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)

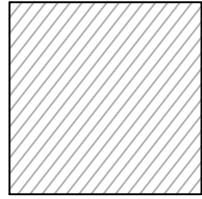
FINAL CALCULATIONS WILL BE PROVIDED AT SITE PLAN.

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

LEGEND



IMPERVIOUS AREA

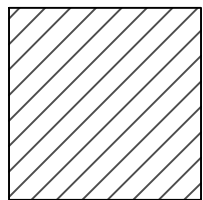


PERMEABLE PAVEMENT
(1,860 SQ. FT.)

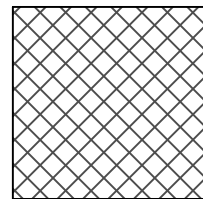
OPEN SPACE CALCULATION

LOT AREA:		32,130 SF (0.7376 AC)
MIN OPEN SPACE REQUIRED	15% OF LOT AREA	4,820 SF MIN.
OPEN SPACE PROVIDED	±21.9% OF LOT AREA	±7,050 SF

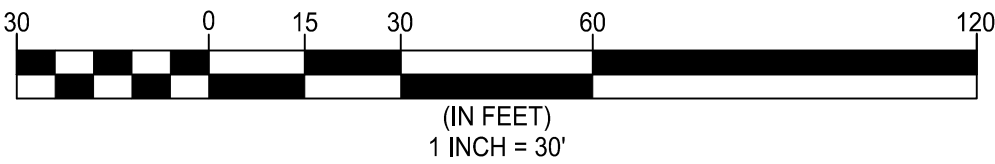
NOTE: THIS PLAN IS FOR THE APPROVAL OF 15% OPEN SPACE. FINAL CALCULATIONS WILL BE PROVIDED AT SITE PLAN.



OPEN SPACE -
STREETSCAPE
(±3,785 SF)

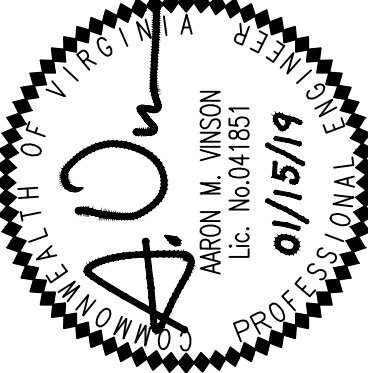


OPEN SPACE -
SIDE AND REAR
(±3,265 SF)



OPEN SPACE AND IMPERVIOUS SURFACE EXHIBIT

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



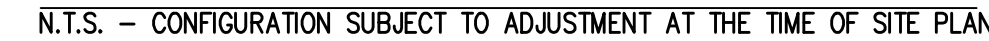
REVISION APPROVED BY			
NO.	DESCRIPTION	DATE	APPROVED

WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945
SCALE: 1" = 30'

Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

DRAWN: TPB	CHECKED: AV
------------	-------------

N.T.S. - CONFIGURATION SUBJECT TO ADJUSTMENT AT THE TIME OF SITE PLAN



CURRENTLY, THE SITE CONSISTS OF TWO (2) COMMERCIAL BUILDINGS AND ACCESSORY EQUIPMENT. ADDITIONALLY, SURFACE PARKING, LANDSCAPE AREAS, AND UTILITY INFRASTRUCTURE EXIST ONSITE. THERE ARE NO EXISTING STORMWATER MANAGEMENT QUALITY OR QUANTITY CONTROL MEASURES ON SITE. THE SITE DRAINS FROM EAST TO WEST ACROSS THE SITE AS SHEET FLOW OR VIA STORM SEWERS. ALL STORMWATER ENTERS THE MUNICIPAL STORM SEWER SYSTEM VIA CURB INLETS ALONG THE ADJACENT PUBLIC STREETS. TWO (2) 66" STORM SEWERS CURRENTLY BYPASS THE SITE AND WILL REMAIN AS PART OF THIS PROJECT.

STORMWATER QUALITY:
IN ORDER TO COMPLY WITH CHAPTER 23 OF THE TOWN OF VIENNA CODE OF ORDINANCES (STORMWATER ORDINANCE) FOR STORMWATER QUALITY, A LEVEL 1 GREEN ROOF FACILITY (±6,000 SQ. FT. OF GREEN ROOF) AND A HYDRODYNAMIC SEPARATOR TO BE LOCATED IN THE GARAGE ARE PROPOSED. TOGETHER, THESE STORMWATER BMPs WILL REDUCE PHOSPHORUS LEVELS IN ORDER TO COMPLY WITH APPLICABLE TOWN OF VIENNA AND STATE OF VIRGINIA REQUIREMENTS.

CHANNEL PROTECTION: THE SITE STORM OUTFALL AND ALL PIPES PROPOSED WITH THIS DEVELOPMENT WILL BE COMPRISED OF CONCRETE OR OTHER NON-ERODIBLE MATERIALS UP TO THE LIMITS OF ANALYSIS. THEREFORE, THE SITE CAN DISCHARGE THE 2-YEAR, 24-HOUR STORM WITHOUT CAUSING EROSION IN THE SYSTEM AND DETENTION IS NOT REQUIRED FOR THE PURPOSES OF CHANNEL PROTECTION.

FLOOD PROTECTION: THE SITE STORM OUTFALL AND ALL PIPES PROPOSED WITH THIS DEVELOPMENT WILL BE ADEQUATE TO RECEIVE THE 10-YEAR, 24-HOUR STORMWATER DISCHARGE FROM THE SITE AND UPSTREAM DRAINAGE AREA, UP TO THE LIMITS OF ANALYSIS. THEREFORE, DETENTION IS NOT REQUIRED FOR THE PURPOSES OF FLOOD CONTROL.

NOTE THAT IMPLEMENTATION OF RUNOFF REDUCTION PRACTICES (GREEN ROOF) ON THIS SITE WILL BRING THE POST-DEVELOPMENT FLOW RATE DOWN TO THE PRE-DEVELOPMENT PRE-DEVELOPMENT FLOW RATE.

FLOODPLAIN BOUNDARY:
THIS SITE IS LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN BOUNDARY.

THE SITE IS LOCATED IN THE DIFFICULT RUN WATERSHED.

THE STORMWATER MANAGEMENT PLAN PROVIDED ON THIS PLAN IS SUBJECT TO ADJUSTMENT AT THE TIME OF FINAL ENGINEERING.

N.T.S. - CONFIGURATION SUBJECT TO ADJUSTMENT AT THE TIME OF SITE PLAN



SURFACE AREA:	6,000 SF		
SOIL MEDIA DEPTH:	0.33 FT	SOIL MEDIA POROSITY:	0.25
GRAVEL MEDIA DEPTH:	0.17 FT	GRAVEL MEDIA POROSITY:	0.40
TOTAL STORAGE VOLUME:	$6,000 \times [(0.33 \times 0.25) + (0.17 \times 0.40)] = 903 \text{ CUBIC FEET}$		

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

[illegible]

A

N

NE 221

FINANCIAL

WPLWEIG

— NG E A VIR

CONIPLA, 'A

FEZOMANNA

SEER 12 REVIEW

CLAS & OF

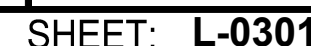
02/N/

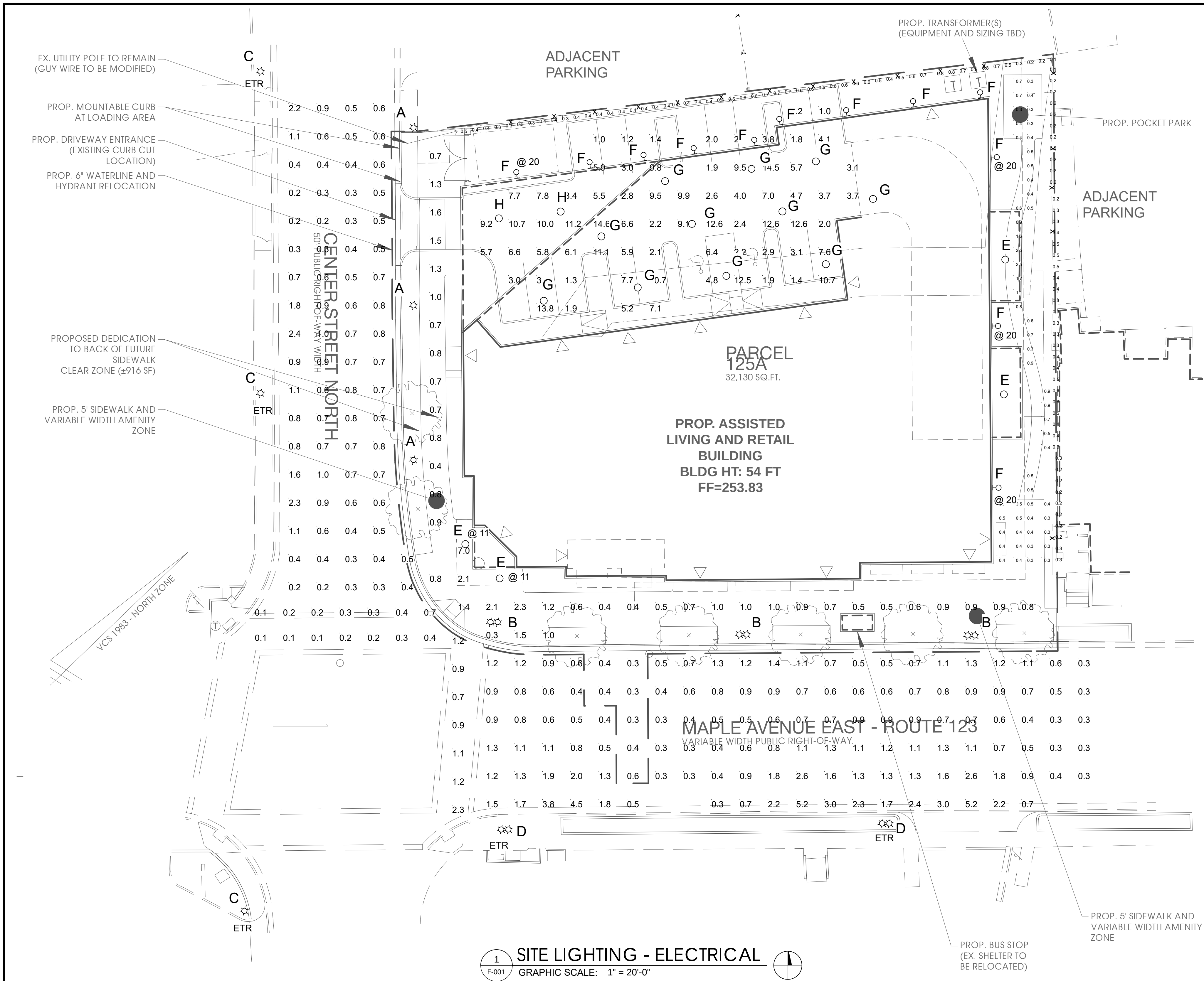
UN
0,
OW

10

99

1. *Journal of the American Medical Association*, 2000; 283: 2689-2693.

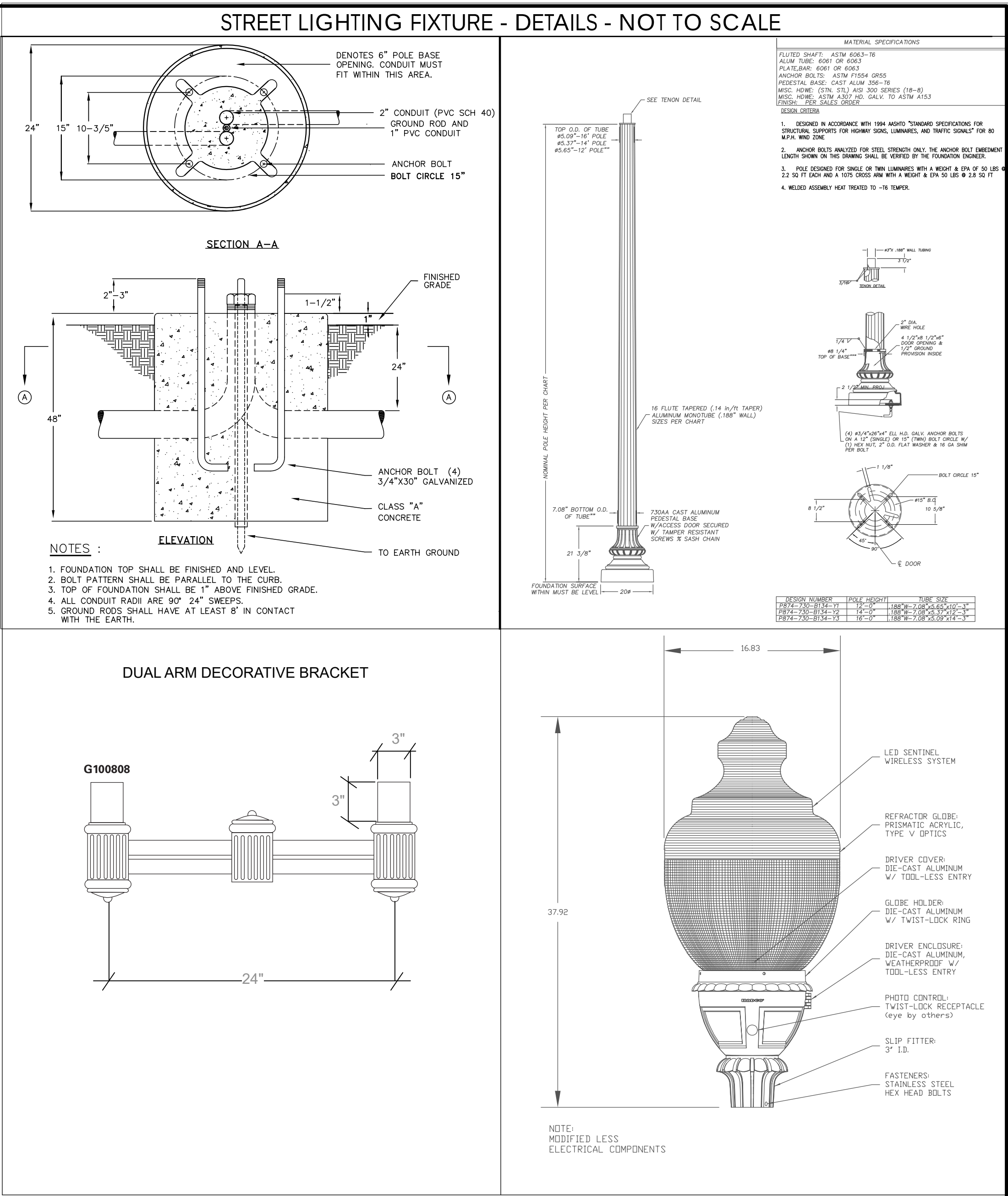




1 SITE LIGHTING - ELECTRICAL
E-001 GRAPHIC SCALE: 1" = 20'-0"

LIGHTING FIXTURE SCHEDULE									
FINAL LIGHT SELECTION TO BE APPROVED BY BAR									
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	WS15SX33PR	1	70 WATT HPS	U	GROUND POLE	MTD @ 14'	
D	EXISTING DOMINION HPS CARLYLE DOUBLE GLOBE	COOPER LIGHTING	WS15SX33PR	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'	

STATISTICS					
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



SUMMIT ENGINEERS, INC.
Mechanical/Electrical/Consultants
10007 Lee Hwy, Arlington, VA, 22202
703-533-5553 summitengineers.com

SUMMIT PROJECT # 2018074.00

ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

SUNRISE of VIENNA

VIENNA, VIRGINIA

SCALE: AS INDICATED	SHEET: E-001	DRAWN: ALW	CHECKED: JKD
SUBMITTED DATE:	09.11.18		

