MAC ZONING PLAN

FOR

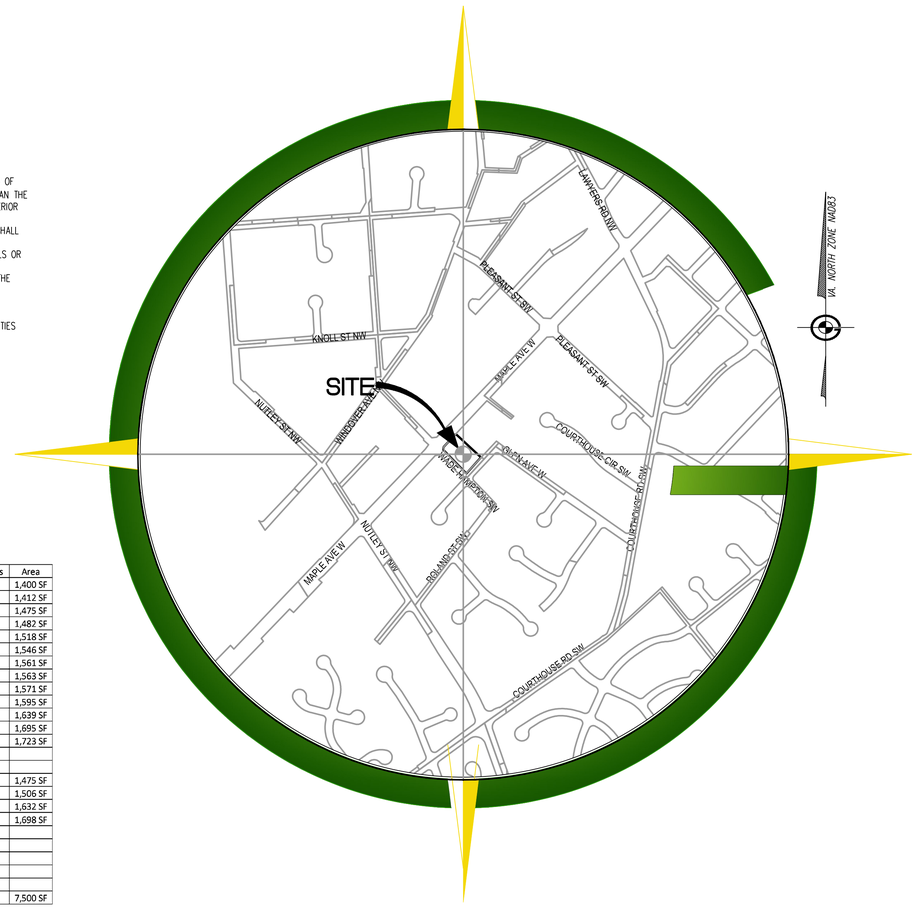
380 W MAPLE AVENUE - OPTION 2

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.
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 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.
   - 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 FET 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 LEVELES WITHIN A SITE EXCEED 30 FOOTCANDLES.
8. NO PROFFERS FOR THIS PLAN
9. THE DEVELOPER IS CURRENTLY IN COORDINATION WITH THE DRY UTILITY PROVIDERS TO DETERMINE FEASIBILITY OF UNDERGROUNDING THE OVERHEAD UTILITIES ON MAPLE AVENUE.



VICINITY MAP

SCALE: 1" = 500'

SHEET INDEX

SHEET #	SHEET TITLE
01	COVER
02	EXISTING CONDITIONS
03	CONCEPT PLAN
04	CONTEXT PLAN
05	SWM - PRE DEVELOPMENT DRAINAGE DIVIDES
06	SWM - POST DEVELOPMENT DRAINAGE DIVIDES
07	BEST MANAGEMENT PRACTICES - COMPUTATIONS
08	BEST MANAGEMENT PRACTICES - POST-DEVELOPMENT
09	OPEN SPACE EXHIBIT
10	AUTOTURN EXHIBIT
11	PRELIMINARY LANDSCAPE PLAN
12	LIGHTING EHXIBIT
13	ZONING EXHIBIT

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	133,302 sq ft.
Net Floor Area	N/A	74,329 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]	11 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]	11 ft.	25.51 ft.
Max. Yard; Front (on Side Streets - Glen Ave.)[1]	64 ft.	28.30 ft.
Min. Yard; Rear[2]	8 ft	8 ft.
Max. Impervious Area	80%	88.84%
Min. Pervious Area	20%	11.16%
Max. Building Height	54 ft.	48'
Min. Building Frontage[3]	25%	96%
Parking Spaces (Retail)	38	42
Parking Spaces (Residential)	80	83
Max Offstreet Parking[4]	95	125
Total Parking Spaces	118	125
Min. Open Space	20%	24.46%

(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

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

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 — 40 UNITS X 2 SPACES = 80 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 — 40 UNITS / 10 = 4 SPACES
  - LONG TERM STORAGE - 1 SPACE PER 10 UNITS — 40 UNITS / 10 = 4 SPACES
- RETAIL BIKE STORAGE
  - 1 SPACE / 5,000 SQ FT — 7,500 SQ FT / 5,000 = 2 SPACES
  - 1 SPACES / 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

20 Pidgeon Hill Drive, Suite #208
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OFFICES IN: STERLING, VA; WINCHESTER, VA; & MARTINSBURG, WV

COVER

380 W MAPLE AVENUE - OPTION 2
MAC ZONING PLAN
HUNTER MILL TOWN OF VIENNA TRANSPORT
TOWN OF VIENNA, VIRGINIA

COMMONWEALTH OF VIRGINIA — MICHAEL S. HARRISON — LIC. NO. 041908 — 04/02/19 — PROFESSIONAL ENGINEER

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
03/19/2019
04/02/2019

DATE: FEB 2019

C.I.= N/A

SCALE: AS NOTED

FILE No.
N131

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OF
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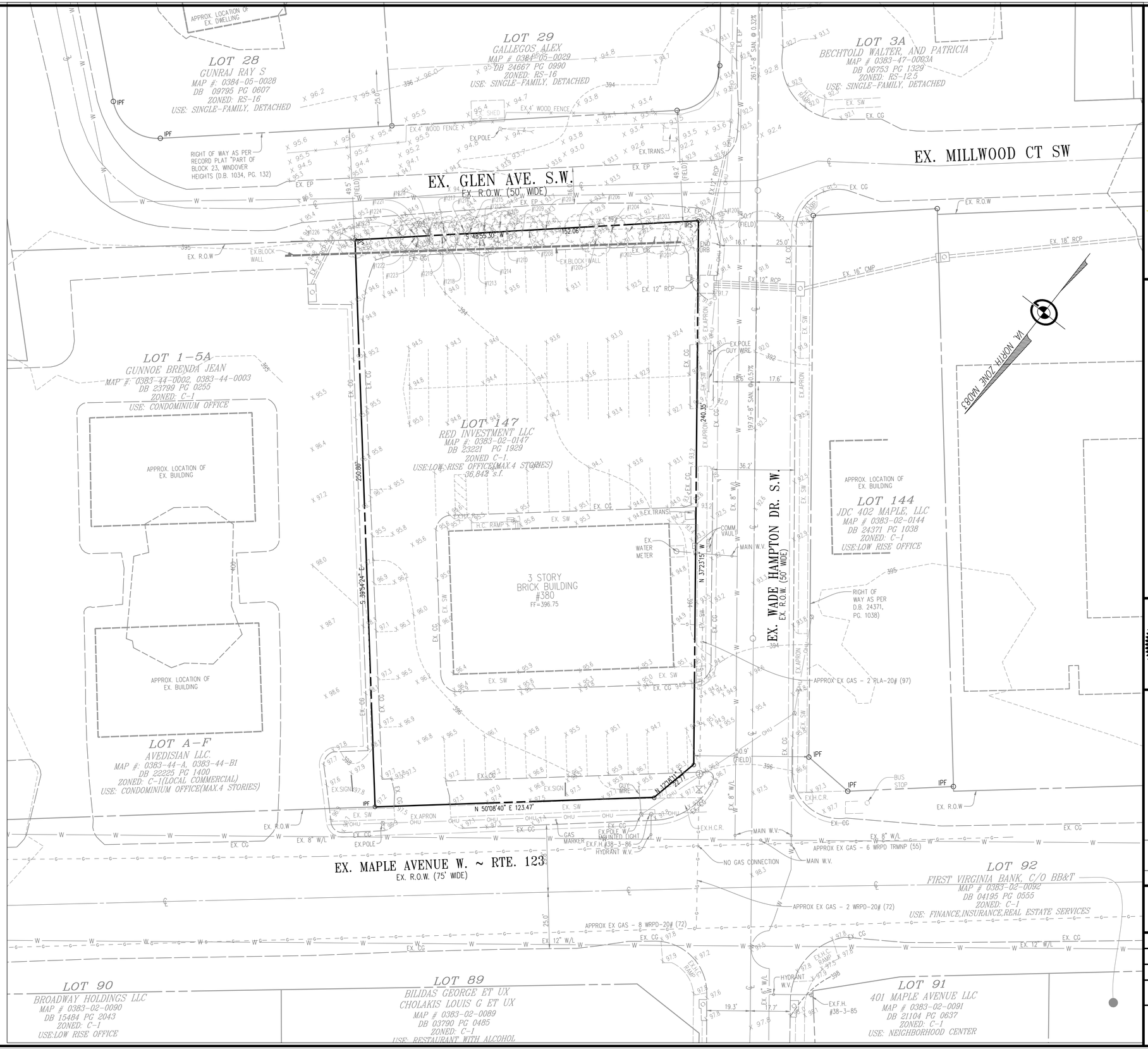
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TREE TABULATION

DL-DENOTES APPROX. DRIP 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



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EXISTING CONDITIONS

380 W MAPLE AVENUE - OPTION 2
MAC ZONING PLAN

HUNTER MILL TOWN OF VIENNA TRANSPORT
TOWN OF VIENNA, VIRGINIA

COMMONWEALTH OF VIRGINIA
JOSHUA T. BEAVERS
LIC. No. 049085
PROFESSIONAL ENGINEER
04/02/19

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
03/19/2019
04/02/2019

DATE: FEB 2019

C.I.= 2'

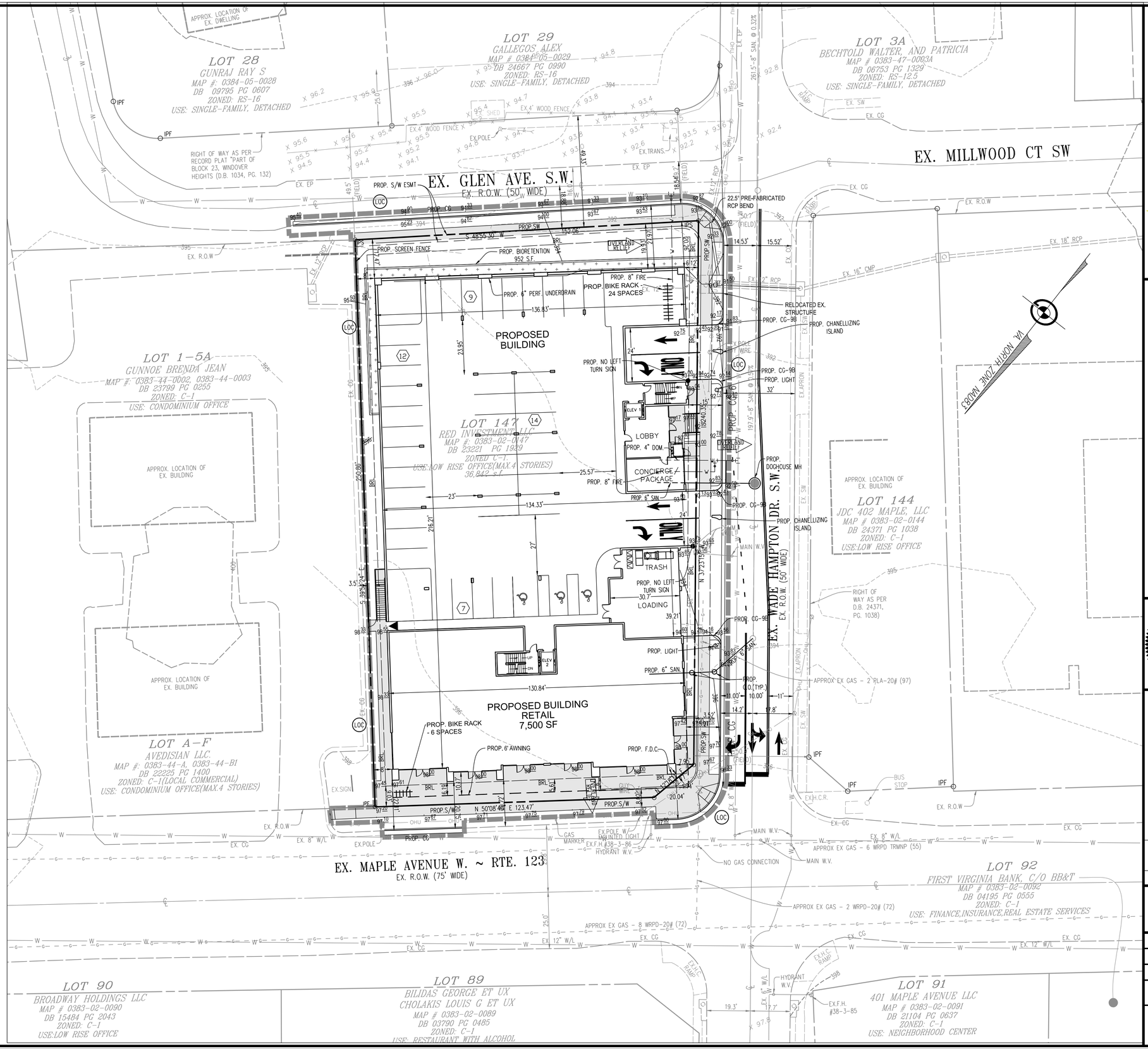
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13

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NOTES:
-THIS APPLICATION PROPOSES A SIDEWALK EASEMENT ALONG GLEN AVENUE.
-THERE AREA NO KNOWN ENVIRONMENTAL OR HISTORICAL FEATURES ON SITE



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CONCEPT PLAN

380 W MAPLE AVENUE - OPTION 2
MAC ZONING PLAN

HUNTER MILL TOWN OF VIENNA TRANSPORT
TOWN OF VIENNA, VIRGINIA

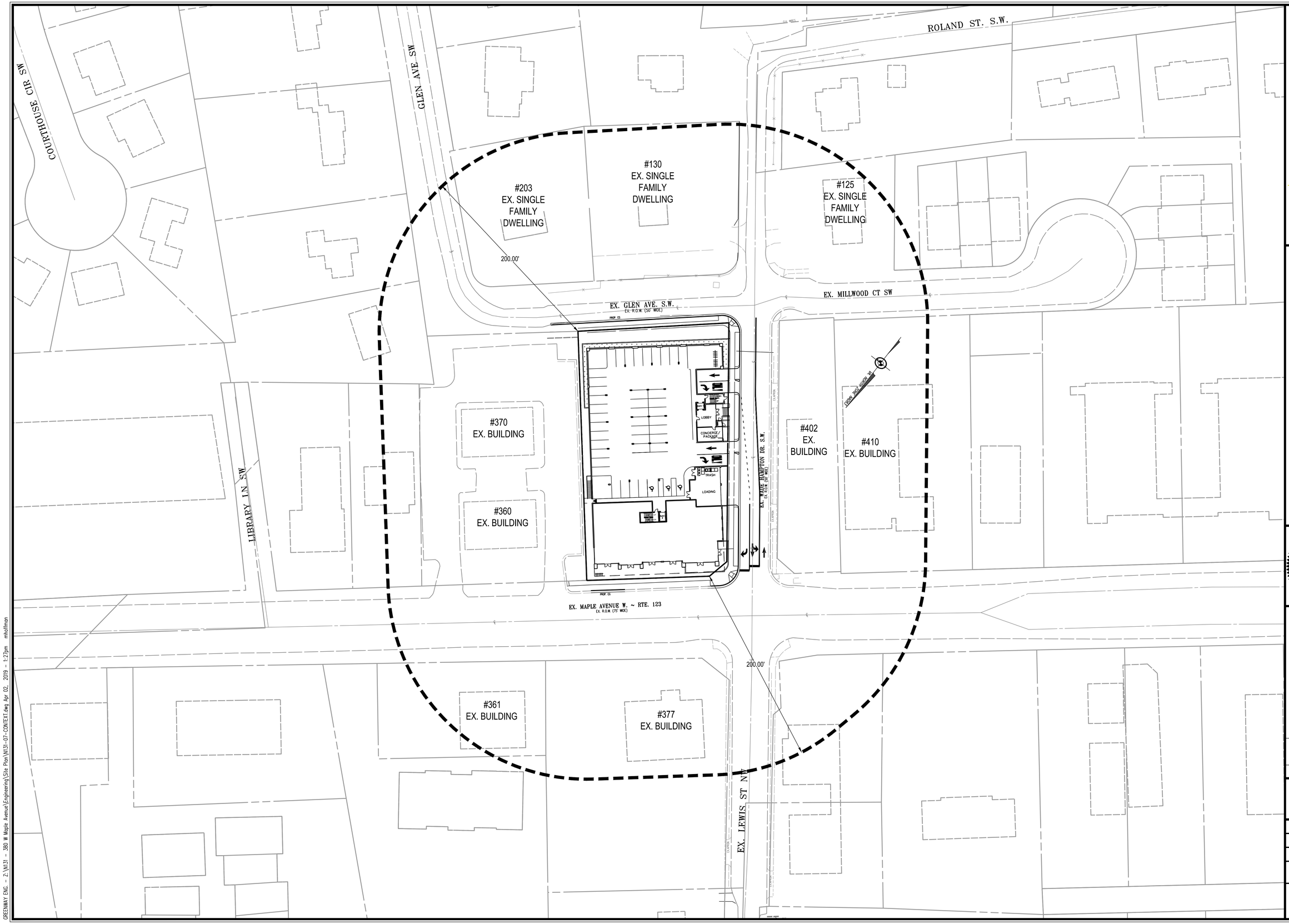
COMMONWEALTH OF VIRGINIA
JOSHUA R. BOWERS
LIC. No. 041905
PROFESSIONAL ENGINEER
04/02/19

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
03/19/2019
04/02/2019

DATE: FEB 2019
C.I.= 2'
SCALE: 1"=20'
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CONTEXT PLAN

380 W MAPLE AVENUE - OPTION 2
MAC ZONING PLAN

HUNTER MILL TOWN OF VIENNA TRANSPORT
TOWN OF VIENNA, VIRGINIA

COMMONWEALTH OF VIRGINIA
JOSHUA D. MCNOLDS
LIC. NO. 0419085
PROFESSIONAL ENGINEER
04/02/19

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
03/19/2019
04/02/2019

DATE: FEB 2019
C.I.= N/A
SCALE: 1"=40'
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GREENWAY ENG. - Z:\N131 - 380 W Maple Avenue\Engineering\Site Plan\N131-07-CONTEXT.dwg Apr 02, 2019 - 1:27pm mholfman

PART OF BLOCK 23
WINDOVER HEIGHTS

APPROX. LOCATION OF EX. DWELLING

APPROX. LOCATION OF EX. DWELLING

LOT 28
GUNRAJ RAY S
MAP #: 0384-05-0028
DB 09795 PG 0607
ZONED: RS-16
USE: SINGLE-FAMILY, DETACHED

LOT 29
GALLEGOS ALEX
MAP # 0384-05-0029
DB 24667 PG 0990
ZONED: RS-16
USE: SINGLE-FAMILY, DETACHED

LOT 3A
BECHTOLD WALTER, AND PATRICIA
MAP # 0383-47-0003A
DB 06753 PG 1329
ZONED: RS-12.5
USE: SINGLE-FAMILY, DETACHED

101

DA=0.35 AC
CN=55
TO EX STORM

RIGHT OF WAY AS PER RECORD PLAT "PART OF BLOCK 23, WINDOVER HEIGHTS (D.B. 1034, PG. 132)

EX. GLEN AVE. S.W.
EX. R.O.W. (50' WIDE)

EX. MILLWOOD CT SW

DA=0.15 AC
CN=70
TO EX STORM

105B

SOIL DIVIDE

95

LOT 1-5A
GUNNOE BRENDA JEAN
MAP #: 0383-44-0002, 0383-44-0003
DB 23799 PG 0255
ZONED: C-1
USE: CONDOMINIUM OFFICE

DA=0.34 AC
CN=75
TO EX STORM

DA=0.48 AC
CN=90
TO EX STORM

LOT 147
RED D
MAP #
DB 23221 PG 1029
ZONED:
USE:LOW RISE OFFICE (3 SHOES)

APPROX. LOCATION OF EX. BUILDING

3 STORY
BRICK BUILDING
#380
FF=396.75

DA=0.53 AC
CN=90
TO EX STORM

EX. WADE HAMPTON DR. S.W.
EX. R.O.W. (50' WIDE)

APPROX. LOCATION OF EX. BUILDING

LOT 144
JDC 402 MAPLE, LLC
MAP # 0383-02-0144
DB 24371 PG 1038
ZONED: C-1
USE:LOW RISE OFFICE

RIGHT OF WAY AS PER D.B. 24371, PG. 1038)

APPROX EX GAS - 2" PLA-20# (97)

APPROX. LOCATION OF EX. BUILDING

LOT A-F
AVEDISIAN LLC.
MAP #: 0383-44-A, 0383-44-B1
DB 22225 PG 1400
ZONED: C-1(LOCAL COMMERCIAL)
USE: CONDOMINIUM OFFICE(MAX.4 STORIES)

EX. MAPLE AVENUE W. ~ RTE. 123
EX. R.O.W. (75' WIDE)

NO GAS CONNECTION

APPROX EX GAS - 2 WRPD-20# (72)

APPROX EX GAS - 8 WRPD-20# (72)

APPROX EX GAS - 6 WRPD TRMNP

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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SWM - PRE DEVELOPMENT DRAINAGE DIVIDES

380 W MAPLE AVENUE - OPTION 2
MAC ZONING PLAN

HUNTER MILL TOWN OF VIENNA TRANSPORT
TOWN OF VIENNA, VIRGINIA

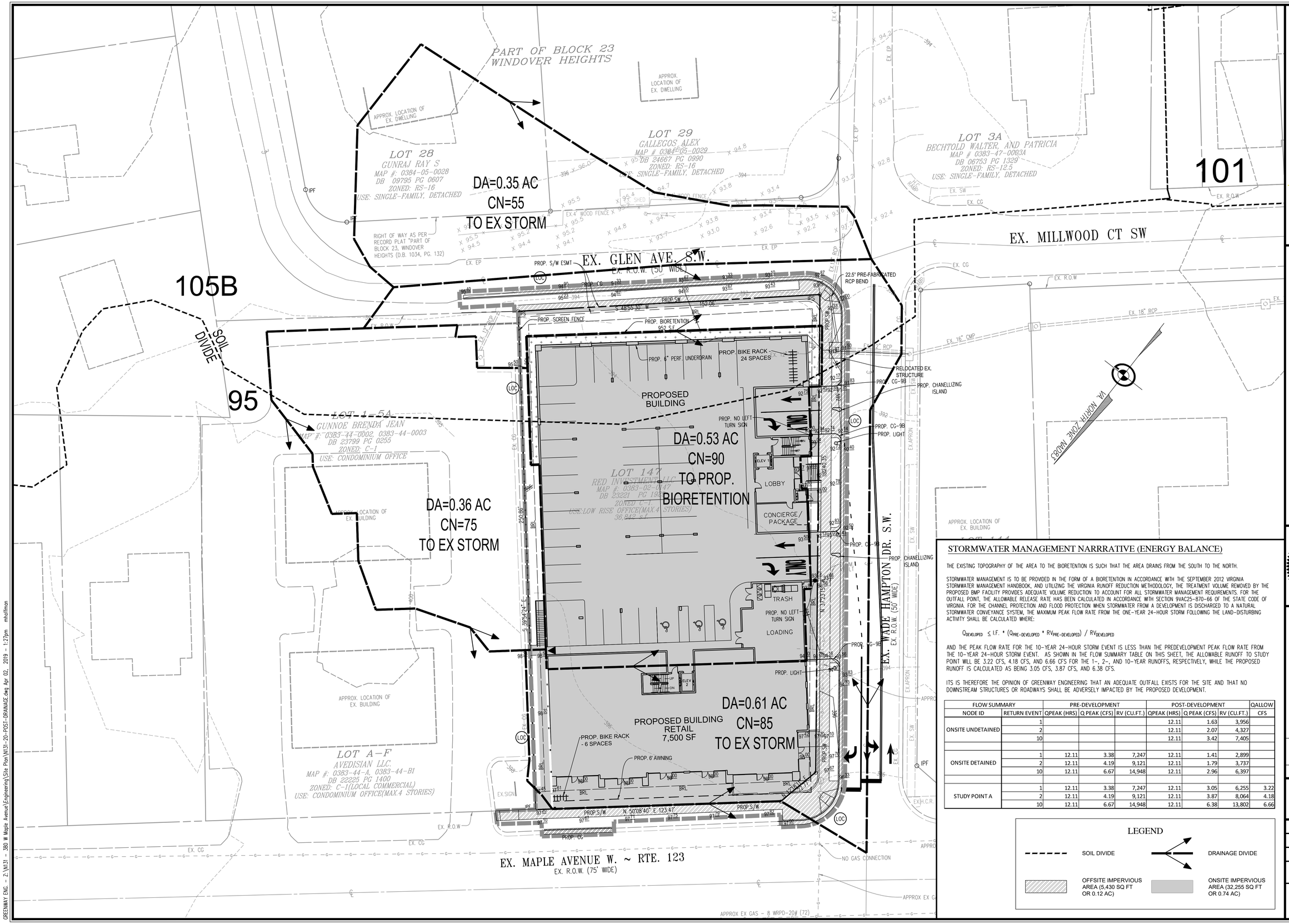
COMMONWEALTH OF VIRGINIA
JOSHUA C. GREENWAY
LIC. No. 0419026
PROFESSIONAL ENGINEER
04/02/19

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SCALE: 1"=20'
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SHEET 05 OF 13

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PART OF BLOCK 23
WINDOVER HEIGHTS
APPROX. LOCATION OF EX. DWELLING
APPROX. LOCATION OF EX. DWELLING
LOT 28
GUNRAJ RAY S
MAP #: 0384-05-0028
DB 09795 PG 0607
ZONED: RS-16
USE: SINGLE-FAMILY, DETACHED
LOT 29
GALLEGOS ALEX
MAP # 0384-05-0029
DB 24667 PG 0990
ZONED: RS-16
USE: SINGLE-FAMILY, DETACHED
LOT 3A
BECHTOLD WALTER, AND PATRICIA
MAP # 0383-47-0003A
DB 06753 PG 1329
ZONED: RS-12.5
USE: SINGLE-FAMILY, DETACHED
101
EX. R.O.W
EX. MILLWOOD CT SW
DA=0.35 AC
CN=55
TO EX STORM
RIGHT OF WAY AS PER RECORD PLAT "PART OF BLOCK 23, WINDOVER HEIGHTS (D.B. 1034, PG. 132)
EX. GLEN AVE. S.W.
EX. R.O.W. (50' WIDE)
PROP. S/W ESMT
105B
SOIL DIVIDE
95
PROP. SCREEN FENCE
PROP. BIORETENTION 952 S.F.
PROP. 6" PERF. UNDERDRAIN
PROP. BIKE RACK 24 SPACES
PROPOSED BUILDING
PROP. NO LEFT TURN SIGN
DA=0.53 AC
CN=90
TO PROP. BIORETENTION
LOBBY
CONCIERGE/ PACKAGE
TRASH
PROP. NO LEFT TURN SIGN
LOADING
22.5° PRE-FABRICATED RCP BEND
RELOCATED EX. STRUCTURE
PROP. CG-9B
PROP. CHANELLIZING ISLAND
PROP. LIGHT
LOT 1-5A
GUNNOE BRENDA JEAN
MAP #: 0383-44-0002, 0383-44-0003
DB 23799 PG 0255
ZONED: C-1
USE: CONDOMINIUM OFFICE
LOT 147
RED INVESTMENT, LLC
MAP #: 0383-02-0047
DB 23221 PG 1935
ZONED: C-1
USE: LOW RISE OFFICE(MAX.4 STORIES)
36,842 s.f.
DA=0.36 AC
CN=75
TO EX STORM
APPROX. LOCATION OF EX. BUILDING
APPROX. LOCATION OF EX. BUILDING
PROPOSED BUILDING RETAIL 7,500 SF
DA=0.61 AC
CN=85
TO EX STORM
PROP. BIKE RACK - 6 SPACES
PROP. 6' AWNING
LOT A-F
AVEDISIAN LLC.
MAP #: 0383-44-A, 0383-44-B1
DB 22225 PG 1400
ZONED: C-1(LOCAL COMMERCIAL)
USE: CONDOMINIUM OFFICE(MAX.4 STORIES)
EX. MAPLE AVENUE W. ~ RTE. 123
EX. R.O.W. (75' WIDE)
EX. WADE HAMPTON DR. S.W.
EX. R.O.W (50' WIDE)
NO GAS CONNECTION
APPROX EX GAS - 8 WRPD-20# (72)
EX. 16" CMP
EX. 18" RCP
EX. 12" RCP
EX. 17" RCP
EX. 15" RCP
EX. 24" RCP
EX. 21" RCP
EX. 30" RCP
EX. 36" RCP
EX. 42" RCP
EX. 48" RCP
EX. 54" RCP
EX. 60" RCP
EX. 66" RCP
EX. 72" RCP
EX. 78" RCP
EX. 84" RCP
EX. 90" RCP
EX. 96" RCP
EX. 102" RCP
EX. 108" RCP
EX. 114" RCP
EX. 120" RCP
EX. 126" RCP
EX. 132" RCP
EX. 138" RCP
EX. 144" RCP
EX. 150" RCP
EX. 156" RCP
EX. 162" RCP
EX. 168" RCP
EX. 174" RCP
EX. 180" RCP
EX. 186" RCP
EX. 192" RCP
EX. 198" RCP
EX. 204" RCP
EX. 210" RCP
EX. 216" RCP
EX. 222" RCP
EX. 228" RCP
EX. 234" RCP
EX. 240" RCP
EX. 246" RCP
EX. 252" RCP
EX. 258" RCP
EX. 264" RCP
EX. 270" RCP
EX. 276" RCP
EX. 282" RCP
EX. 288" RCP
EX. 294" RCP
EX. 300" RCP
EX. 306" RCP
EX. 312" RCP
EX. 318" RCP
EX. 324" RCP
EX. 330" RCP
EX. 336" RCP
EX. 342" RCP
EX. 348" RCP
EX. 354" RCP
EX. 360" RCP
EX. 366" RCP
EX. 372" RCP
EX. 378" RCP
EX. 384" RCP
EX. 390" RCP
EX. 396" RCP
EX. 402" RCP
EX. 408" RCP
EX. 414" RCP
EX. 420" RCP
EX. 426" RCP
EX. 432" RCP
EX. 438" RCP
EX. 444" RCP
EX. 450" RCP
EX. 456" RCP
EX. 462" RCP
EX. 468" RCP
EX. 474" RCP
EX. 480" RCP
EX. 486" RCP
EX. 492" RCP
EX. 498" RCP
EX. 504" RCP
EX. 510" RCP
EX. 516" RCP
EX. 522" RCP
EX. 528" RCP
EX. 534" RCP
EX. 540" RCP
EX. 546" RCP
EX. 552" RCP
EX. 558" RCP
EX. 564" RCP
EX. 570" RCP
EX. 576" RCP
EX. 582" RCP
EX. 588" RCP
EX. 594" RCP
EX. 600" RCP
EX. 606" RCP
EX. 612" RCP
EX. 618" RCP
EX. 624" RCP
EX. 630" RCP
EX. 636" RCP
EX. 642" RCP
EX. 648" RCP
EX. 654" RCP
EX. 660" RCP
EX. 666" RCP
EX. 672" RCP
EX. 678" RCP
EX. 684" RCP
EX. 690" RCP
EX. 696" RCP
EX. 702" RCP
EX. 708" RCP
EX. 714" RCP
EX. 720" RCP
EX. 726" RCP
EX. 732" RCP
EX. 738" RCP
EX. 744" RCP
EX. 750" RCP
EX. 756" RCP
EX. 762" RCP
EX. 768" RCP
EX. 774" RCP
EX. 780" RCP
EX. 786" RCP
EX. 792" RCP
EX. 798" RCP
EX. 804" RCP
EX. 810" RCP
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EX. 8052" RCP
EX. 8058" RCP
EX. 8064" RCP
EX. 8070

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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OFFICES IN: STERLING, VA; WINCHESTER, VA; & MARTINSBURG, WV

BEST MANAGEMENT PRACTICES - COMPUTATIONS

380 W MAPLE AVENUE - OPTION 2
MAC ZONING PLAN

HUNTER MILL TOWN OF VIENNA TRANSPORT
TOWN OF VIENNA, VIRGINIA

COMMONWEALTH OF VIRGINIA
JOSHUA T. BROOKS
LIC. No. 040605
PROFESSIONAL ENGINEER
04/02/19

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
03/19/2019
04/02/2019

DATE: FEB 2019
C.I.= N/A
SCALE: N/A
FILE No. N131
SHEET 07 OF 13

GREENWAY ENG. - Z:\N131 - 380 W Maple Avenue\Engineering\Site Plan\N131-22-BMP.dwg Apr 02, 2019 - 1:27pm mhoffmon

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 0.87 AC OF IMPERVIOUS AREA AND 0.14 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	η=	0.25
GRAVEL DEPTH ABOVE CLEANOUT	1	FT	η=	0.4
MAX PONDING DEPTH	1	FT	η=	1
DESIGN STORAGE DEPTH =	2.025			
EQUATION 9.3 BIORETENTION LEVEL 1 DESIGN SURFACE AREA				
AREA=	23061	SF		
Rv (COMPOSITE RUNOFF COEFFICIENT)=	0.95			
T_v 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 - OPTION 2
MAC ZONING PLAN

HUNTER MILL TOWN OF VIENNA TRANSPORT
TOWN OF VIENNA, VIRGINIA

COMMONWEALTH OF VIRGINIA
MICHAEL R. RHODES
LIC. NO. 046086
PROFESSIONAL ENGINEER
04/02/19

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
03/19/2019
04/02/2019

DATE: FEB 2019
C.I.= 2'
SCALE: 1"=20'
FILE No. N131
SHEET 08 OF 13

LEGEND

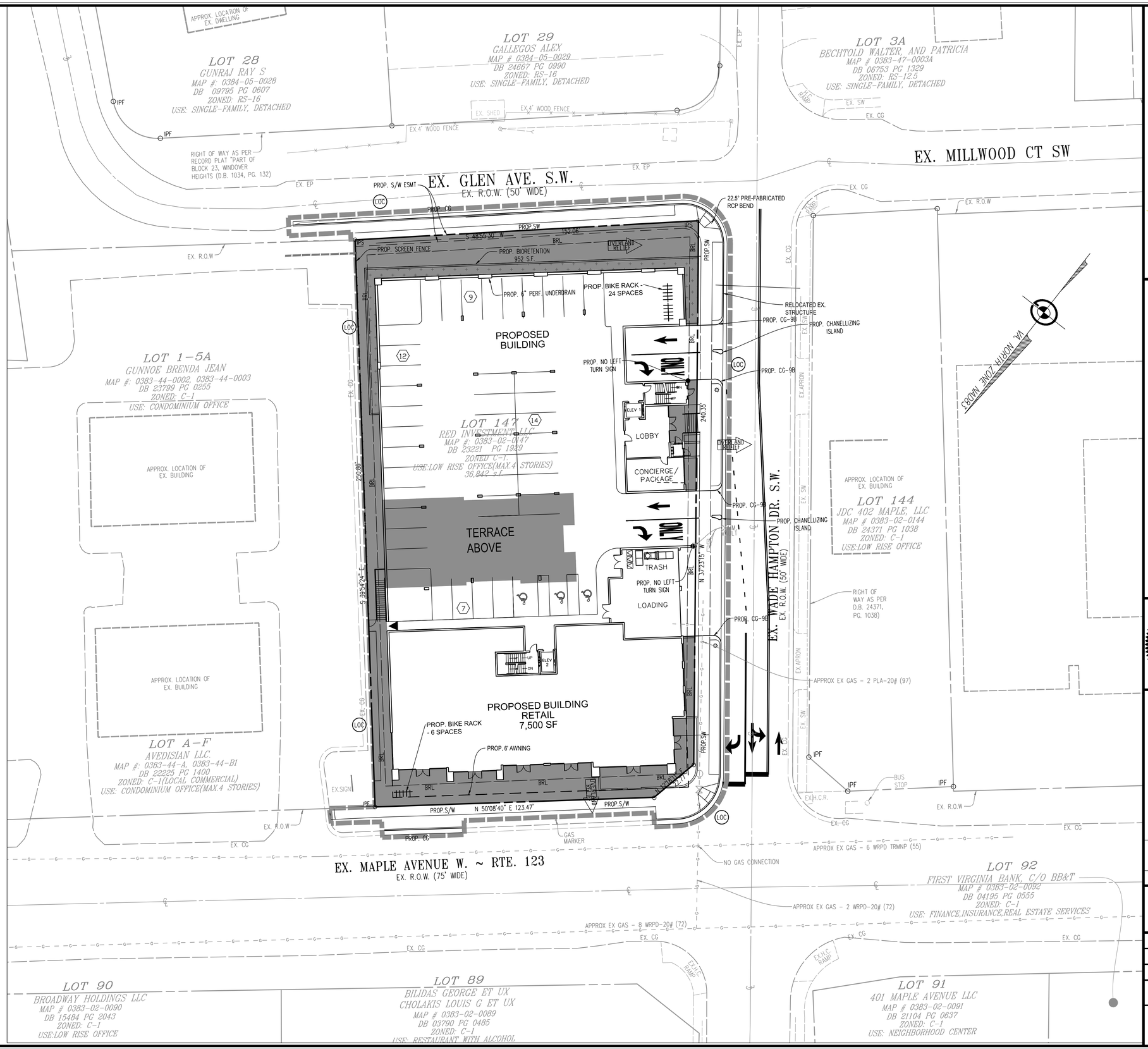
- SOIL DIVIDE
- DRAINAGE DIVIDE
- OFFSITE IMPERVIOUS AREA (5,430 SQ FT OR 0.12 AC)
- ONSITE IMPERVIOUS AREA (32,832 SQ FT OR 0.78 AC)

GREENWAY ENG. - Z:\N131 - 380 W Maple Avenue\Engineering\Site Plan\N131-22-BMP.dwg Apr 02, 2019 - 1:27pm mholfman

LEGEND

PROP. OPEN SPACE

PROP. OPEN SPACE = 9,010 SQ FT
/36,842 SQ FT
= 24.46%



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OPEN SPACE EXHIBIT

380 W MAPLE AVENUE - OPTION 2
MAC ZONING PLAN

HUNTER MILL TOWN OF VIENNA TRANSPORT
TOWN OF VIENNA, VIRGINIA

COMMONWEALTH OF VIRGINIA
JOSHUA E. BROOKS
Lic. No. 041905
PROFESSIONAL ENGINEER
04/02/19

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
03/19/2019
04/02/2019

DATE: FEB 2019

C.I.= 2'

SCALE: 1"=20'

FILE No.
N131

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OF
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LOT 28
GUNRAJ RAY S
MAP #: 0384-05-0028
DB 09795 PG 0607
ZONED: RS-16
USE: SINGLE-FAMILY, DETACHED

APPROX. LOCATION OF EX. DWELLING

LOT 29
GALLEGOS ALEX
MAP # 0384-05-0029
DB 24667 PG 0990
ZONED: RS-16
USE: SINGLE-FAMILY, DETACHED

LOT 3A
BECHTOLD WALTER, AND PATRICIA
MAP # 0383-47-0003A
DB 06753 PG 1329
ZONED: RS-125
USE: SINGLE-FAMILY, DETACHED

EX. SHED
EX.4' WOOD FENCE
IPF
RIGHT OF WAY AS PER RECORD PLAT "PART OF BLOCK 23, WINDOVER HEIGHTS (D.B. 1034, PG. 132)
EX. EP
EX. R.O.W
EX. MILLWOOD CT SW
EX. GLEN AVE. S.W.
EX. R.O.W. (50' WIDE)
PROP. S/W ESMT
PROP. CG
PROP. SW
S 48°55'30" W 152.06
BRL
PROP. SCREEN FENCE
PROP. BIORETENTION 952 S.F.
PROP. BIKE RACK - 24 SPACES
PROPOSED BUILDING
PROP. NO LEFT TURN SIGN
LOBBY
CONCIERGE/ PACKAGE
ELEV 1
TRASH
LOADING
ELEV 2
PROP. LIGHT
PROP. BIKE RACK - 6 SPACES
PROP. 6' AWNING
PROPOSED BUILDING RETAIL 7,500 SF
EX.SIGN
PROP.S/W
N 50°08'40" E 123.47'
PROP. CG
LOC
EX. CG
EX. SW
EX.APRON
RAMP
PROP. CG-9B
PROP. CHANELLIZING ISLAND
PROP. LIGHT
EX. WADE HAMPTON DR. S.W.
EX. R.O.W (66' WIDE)
S 37°23'15" W
RIGHT OF WAY AS PER D.B. 24371, PG. 1038)
VA. NORTH ZONE NAD83
APPROX EX GAS - 2 PLA-20# (97)
APPROX EX GAS - 6 WRPD TRMNP (55)
APPROX EX GAS - 2 WRPD-20# (72)
APPROX EX GAS - 8 WRPD-20# (72)
NO GAS CONNECTION
EX.H.C.R.
EX.H.C. RAMP
BUS STOP
IPF
EX. MAPLE AVENUE W. ~ RTE. 123
EX. R.O.W. (75' WIDE)

LOT 1-5A
GUNNOE BRENDA JEAN
MAP #: 0383-44-0002, 0383-44-0003
DB 23799 PG 0255
ZONED: C-1
USE: CONDOMINIUM OFFICE

APPROX. LOCATION OF EX. BUILDING

LOT 147
RED INVESTMENT LLC
MAP #: 0383-02-0147
DB 23221 PG 1939
ZONED: C-1
USE:LOW RISE OFFICE(MAX.4 STORIES)
36,242 S.F.

LOT A-F
AVEDISIAN LLC.
MAP #: 0383-44-A, 0383-44-B1
DB 22225 PG 1400
ZONED: C-1(LOCAL COMMERCIAL)
USE: CONDOMINIUM OFFICE(MAX.4 STORIES)

LOT 144
JDC 402 MAPLE, LLC
MAP # 0383-02-0144
DB 24371 PG 1038
ZONED: C-1
USE:LOW RISE OFFICE

LOT 92
FIRST VIRGINIA BANK, C/O BB&T
MAP # 0383-02-0092
DB 04195 PG 0555
ZONED: C-1
USE: FINANCE,INSURANCE,REAL ESTATE SERVICE

LOT 90
BROADWAY HOLDINGS LLC
MAP # 0383-02-0090
DB 15484 PG 2043
ZONED: C-1

LOT 89
BILIDAS GEORGE ET UX
CHOLAKIS LOUIS G ET UX
MAP # 0383-02-0089
DB 03790 PG 0485
ZONED: C-1

LOT 91
401 MAPLE AVENUE LLC
MAP # 0383-02-0091
DB 21104 PG 0637
ZONED: C-1
USE: NEIGHBORHOOD CENTER

30.02
4.00 20.00
SU

	feet
Width	: 8.53
Track	: 8.20
Lock to Lock Time	: 6.0
Steering Angle	: 31.3

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AUTOTURN EXHIBIT

380 W MAPLE AVENUE - OPTION 2
MAC ZONING PLAN

HUNTER MILL TOWN OF VIENNA TRANSPORT
TOWN OF VIENNA, VIRGINIA

COMMONWEALTH OF VIRGINIA
JOSHUA N. KEBBOUSS
LIC. NO. 040005
PROFESSIONAL ENGINEER
04/02/19

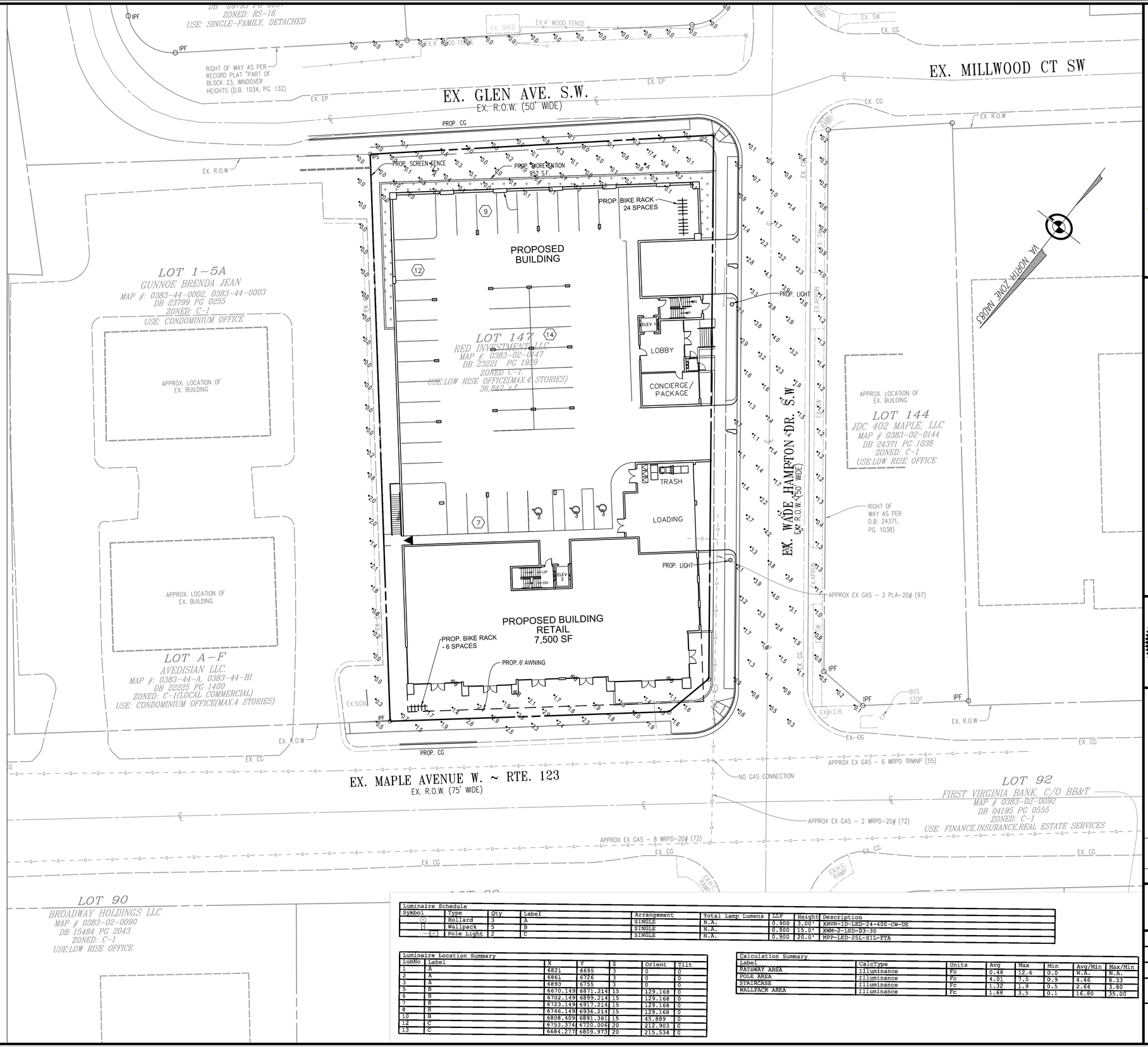
No.	DATE	DESCRIPTION
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PLAN DATE
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04/02/2019

DATE: FEB 2019
C.I.= 2'
SCALE: 1"=20'
FILE No. N131
SHEET 10 OF 13

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LOT 28
GUNRAJ RAY S
MAP #: 0384-05-0028
DB 09795 PG 0607
ZONED: RS-16
USE: SINGLE-FAMILY, DETACHED
LOT 29
GALLEGOS ALEX
MAP # 0384-05-0029
DB 24667 PG 0990
ZONED: RS-16
USE: SINGLE-FAMILY, DETACHED
LOT 3A
BECHTOLD WALTER, AND PATRICIA
MAP # 0383-47-0003A
DB 06753 PG 1329
ZONED: RS-12.5
USE: SINGLE-FAMILY, DETACHED
EX. GLEN AVE. S.W.
EX. R.O.W. (50' WIDE)
EX. MILLWOOD CT SW
PROP. S/W ESMT
PROP. CG
PROP. SCREEN FENCE
PROP. BIORETENTION 952 S.F.
PROP. 6" PERF. UNDERDRAIN
PROPOSED BUILDING
PROP. BIKE RACK 24 SPACES
PROP. 8" FIRE
RELOCATED EX. STRUCTURE
PROP. CG-9B
PROP. CHANELLIZING ISLAND
PROP. NO LEFT TURN SIGN
PROP. CG-9B
PROP. LIGHT
LOBBY
PROP. 4" DOM.
CONCIERGE / PACKAGE
PROP. 8" FIRE
PROP. 6" SAN.
PROP. DOGHOUSE MH
PROP. CG-9B
PROP. CHANELLIZING ISLAND
TRASH
PROP. NO LEFT TURN SIGN
LOADING
PROP. LIGHT
PROP. 6" SAN.
PROP. CG-9B
PROP. C.O.(TYP.)
PROPOSED BUILDING
RETAIL
7,500 SF
PROP. BIKE RACK - 6 SPACES
PROP. 6' AWNING
PROP. F.D.C.
EX. WADE HAMPTON DR. S.W.
EX. R.O.W. (50' WIDE)
22.5° PRE-FABRICATED RCP BEND
EX. 18" RCP
EX. 15" CMP
EX. 12" RCP
VA. NORTH ZONE NAD83
LOT 1-5A
GUNNOE BRENDA JEAN
MAP #: 0383-44-0002, 0383-44-0003
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USE: CONDOMINIUM OFFICE
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MAP # 0383-02-0147
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ZONED: C-1
USE:LOW RISE OFFICE(MAX.4 STORIES)
36,842 s.f.
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LOT 144
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MAP # 0383-02-0144
DB 24371 PG 1038
ZONED: C-1
USE:LOW RISE OFFICE
LOT A-F
AVEDISIAN LLC.
MAP #: 0383-44-A, 0383-44-B1
DB 22225 PG 1400
ZONED: C-1(LOCAL COMMERCIAL)
USE: CONDOMINIUM OFFICE(MAX.4 STORIES)
APPROX. LOCATION OF EX. BUILDING
EX. MAPLE AVENUE W. ~ RTE. 123
EX. R.O.W. (75' WIDE)
LOT 92
FIRST VIRGINIA BANK, C/O BB&T
MAP # 0383-02-0092
DB 04195 PG 0555
ZONED: C-1
USE: FINANCE,INSURANCE,REAL ESTATE SERVICES
LOT 90
BROADWAY HOLDINGS LLC
MAP # 0383-02-0090
DB 15484 PG 2043
ZONED: C-1
USE:LOW RISE OFFICE
LOT 89
BILIDAS GEORGE ET UX
CHOLAKIS LOUIS G ET UX
MAP # 0383-02-0089
DB 03790 PG 0485
ZONED: C-1
USE: RESTAURANT WITH ALCOHOL
LOT 91
401 MAPLE AVENUE LLC
MAP # 0383-02-0091
DB 21104 PG 0637
ZONED: C-1
USE: NEIGHBORHOOD CENTER
EX. 8" W/L
EX. 12" W/L
EX. CG
EX. SW
EX. R.O.W
EX. EP
EX. OHU
EX. GG
EX. 4" WOOD FENCE
EX. SHED
EX. POLE
EX. TRANS.
EX. SIGN
EX. H.C.R.
EX. APRON
EX. RAMP
EX. CURB
EX. WIRE
EX. 4" RCP
EX. 8" SAN. @ 0.32%
EX. 6" SAN.
EX. 8" W/L
EX. 12" W/L
EX. 6" W/L
EX. 4" W/L
EX. 2" RCP
EX. 18" RCP
EX. 15" CMP



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

Luminaire Location Summary						
LumNo	Label	X	Y	Z	Orient	Tilt
1	A	6821	6695	3	0	0
2	A	6861	6726	3	0	0
3	A	6893	6755	3	0	0
5	B	6670.149	6871.214	15	129.168	0
6	B	6702.149	6899.214	15	129.168	0
7	B	6723.149	6917.214	15	129.168	0
8	B	6746.149	6936.214	15	129.168	0
10	B	6808.409	6891.381	15	45.889	0
12	C	6753.374	6720.006	20	212.903	0
13	C	6684.277	6809.973	20	213.534	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	7.3	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

20 Pidgeon Hill Drive, Suite #208
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www.greenwayeng.com

GREENWAY ENGINEERING
PROUDLY SERVING VIRGINIA & WEST VIRGINIA
OFFICES IN: STERLING, VA; WINCHESTER, VA; & MARTINSBURG, WV

LIGHTING EHXIBIT

380 W MAPLE AVENUE - OPTION 2
MAC ZONING PLAN

HUNTER MILL TOWN OF VIENNA TRANSPORT
TOWN OF VIENNA, VIRGINIA

COMMONWEALTH OF VIRGINIA
JOSHUA R. HOLMES
Lic. No. 046085
PROFESSIONAL ENGINEER
04/02/19

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
03/19/2019
04/02/2019

DATE: FEB 2019

C.I.= N/A

SCALE: 1"=20'

FILE No.
N131

SHEET
12
OF
13

GREENWAY ENG. - Z:\N131 - 380 W Maple Avenue\Engineering\Site Plan\N131-99-LIGHTING.dwg Apr 02, 2019 - 1:29pm mholfmon

PROPERTY TO BE REZONED TO MAC (36,842 SQ FT)

EX. GLEN AVE. S.W.
EX. R.O.W (50' WIDE)

EX. MAPLE AVENUE W. ~ RTE. 123
EX. R.O.W. (75' WIDE)

EX. WADE HAMPTON DR. S.W.
EX. R.O.W. (50' WIDE)

EX. MILLWOOD CT SW

VA NORTH ZONE NAD83

LOT 28
GUNRAJ RAY S
MAP #: 0384-05-0028
DB 09795 PG 0607
ZONED: RS-16
USE: SINGLE-FAMILY, DETACHED

LOT 29
GALLEGOS ALEX
MAP # 0384-05-0029
DB 24667 PG 0990
ZONED: RS-16
USE: SINGLE-FAMILY, DETACHED

LOT 3A
BECHTOLD WALTER, AND PATRICIA
MAP # 0383-47-0003A
DB 06753 PG 1329
ZONED: RS-12.5
USE: SINGLE-FAMILY, DETACHED

LOT 1-5A
GUNNOE BRENDA JEAN
MAP #: 0383-44-0002, 0383-44-0003
DB 23799 PG 0255
ZONED: C-1
USE: CONDOMINIUM OFFICE

LOT 147
RED INVESTMENT LLC
MAP #: 0383-02-0147
DB 23221 PG 1929
ZONED C-1
USE:LOW RISE OFFICE(MAX.4 STORIES)
36,842 s.f.

LOT 144
JDC 402 MAPLE, LLC
MAP # 0383-02-0144
DB 24371 PG 1038
ZONED: C-1
USE:LOW RISE OFFICE

LOT A-F
AVEDISIAN LLC.
MAP #: 0383-44-A, 0383-44-B1
DB 22225 PG 1400
ZONED: C-1(LOCAL COMMERCIAL)
USE: CONDOMINIUM OFFICE(MAX.4 STORIES)

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USE: NEIGHBORHOOD CENTER

3 STORY BRICK BUILDING #380
FF=396.75

APPROX. LOCATION OF EX. BUILDING

RIGHT OF WAY AS PER RECORD PLAT "PART OF BLOCK 23, WINDOVER HEIGHTS (D.B. 1034, PG. 132)

S 48°55'30" W 152.06'
S 39°54'24" E 250.86'
N 37°23'15" W 240.35'
N 50°08'40" E 123.47'
N 12°51'11" E 72.11'

APPROX EX GAS - 2 PLA-20# (97)
APPROX EX GAS - 6 WRPD TRMNP (55)
APPROX EX GAS - 2 WRPD-20# (72)
APPROX EX GAS - 8 WRPD-20# (72)
NO GAS CONNECTION

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ZONING EXHIBIT

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MAC ZONING PLAN

HUNTER MILL TOWN OF VIENNA TRANSPORT
TOWN OF VIENNA, VIRGINIA

COMMONWEALTH OF VIRGINIA
MICHAEL S. HOLLIDAY
LIC. NO. 019086
ENGINEER
PROFESSIONAL
04/02/19

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
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04/02/2019

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C.I.= 2'

SCALE: 1"=20'

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