

MAC ZONING PLAN

FOR

MAPLE AVENUE - OPTION 2

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 HAMPION 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 LUMINAIRES, 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 FEET ABOVE GROUND.
 - 7.4. MAXIMUM ILLUMINATION: VARY ALL OUTDOOR LIGHTING AND INDICATOR 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 18-9515.A, MAXIMUM ILLUMINATION. IN NO INSTANCE SHALL ILLUMINATION LEVELS 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.

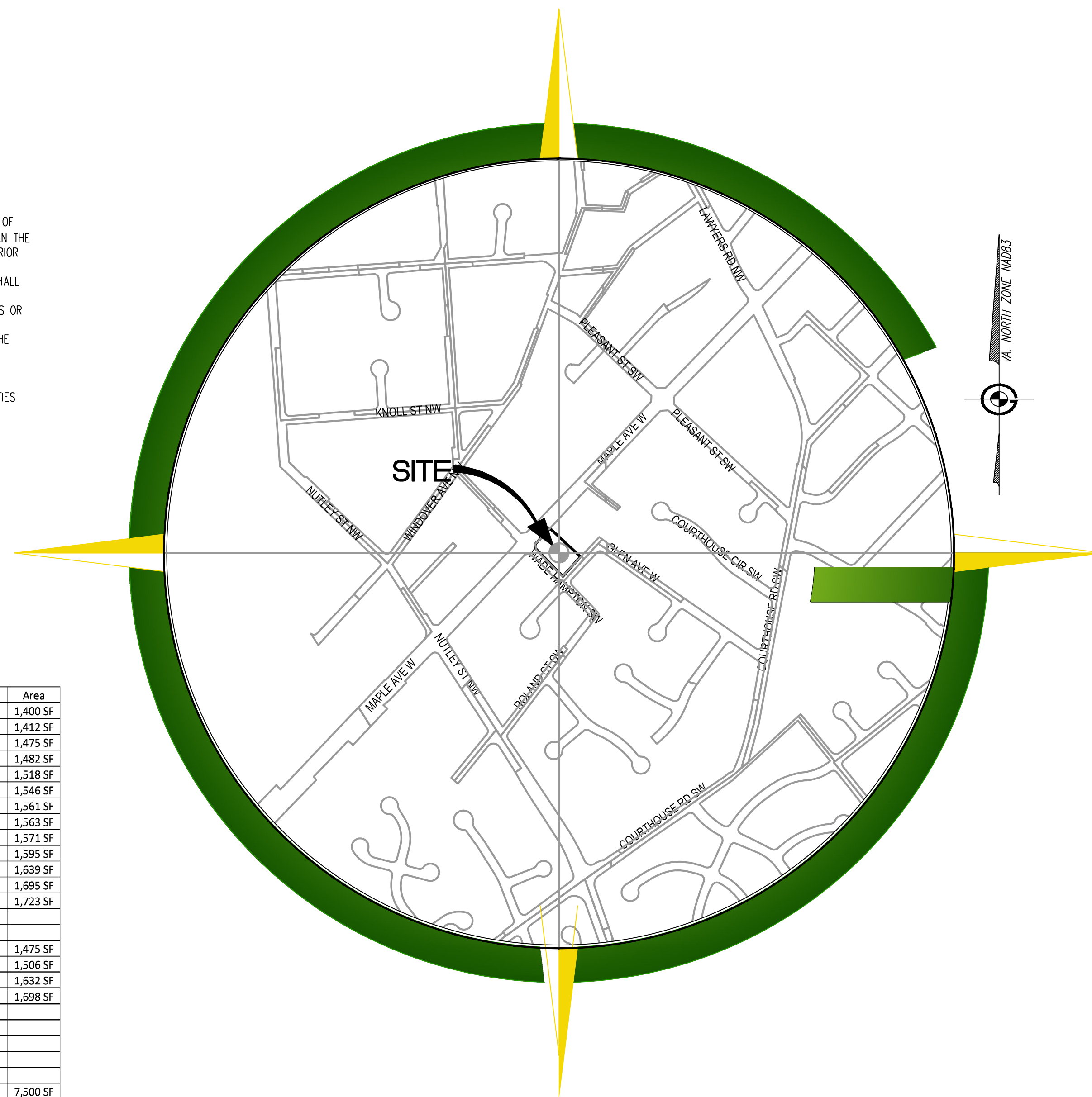
ZONING REQUIREMENTS

	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.) ²	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 minim 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

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 EXHIBIT
13	ZONING EXHIBIT

TABLE 18-95.15.A.: MAXIMUM ILLUMINATION

TYPE OF USE ABUTTING PROPOSED DEVELOPMENT	MAXIMUM ILLUMINATION LEVEL AT LOT LINE (FOOT-CANDLES)
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

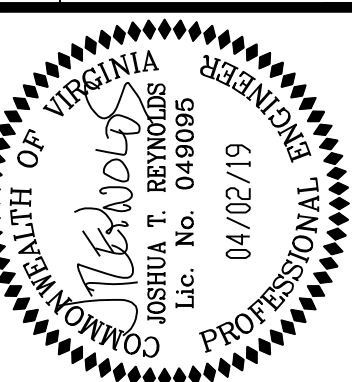
BICYCLE PARKING PROVIDED	
RESIDENTIAL PARKING PROVIDED	24 SPACES
RETAIL PARKING PROVIDED	6 SPACES

COVER

380 W MAPLE AVENUE - OPTION 2

MAC ZONING PLAN

HUNTER MILL TOWN OF VIENNA TRANSPORT
TOWN OF VIENNA, VIRGINIA

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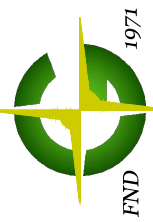
DATE: FEB 2019

C.I.=N/A

SCALE: AS NOTED

FILE No.
N131

SHEET
01
OF
13



GREENWAY
ENGINEERING

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

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)
36,843 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)

LOT 90
BROADWAY HOLDINGS LLC
MAP #: 0383-02-0090
DB 15494 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

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

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

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

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

EX. MILLWOOD CT SW

3 STORY BRICK BUILDING #380
FF=396.75

APPROX. LOCATION OF EX. DWELLING

APPROX. LOCATION OF EX. BUILDING

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

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

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

APPROX. EX GAS - 6" WRPD TRMPP (55)

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

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

EX. H.C.R.

EX. F.H.#38-3-85

EX. F.H.#38-3-86

EX. F.H.#38-3-87

EX. F.H.#38-3-88

EX. F.H.#38-3-89

EX. F.H.#38-3-90

EX. F.H.#38-3-91

EX. F.H.#38-3-92

EX. F.H.#38-3-93

EX. F.H.#38-3-94

EX. F.H.#38-3-95

EX. F.H.#38-3-96

EX. F.H.#38-3-97

EX. F.H.#38-3-98

EX. F.H.#38-3-99

EX. F.H.#38-3-100

EX. F.H.#38-3-101

EX. F.H.#38-3-102

EX. F.H.#38-3-103

EX. F.H.#38-3-104

EX. F.H.#38-3-105

EX. F.H.#38-3-106

EX. F.H.#38-3-107

EX. F.H.#38-3-108

EX. F.H.#38-3-109

EX. F.H.#38-3-110

EX. F.H.#38-3-111

EX. F.H.#38-3-112

EX. F.H.#38-3-113

EX. F.H.#38-3-114

EX. F.H.#38-3-115

EX. F.H.#38-3-116

EX. F.H.#38-3-117

EX. F.H.#38-3-118

EX. F.H.#38-3-119

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EX. F.H.#38-3-121

EX. F.H.#38-3-122

EX. F.H.#38-3-123

EX. F.H.#38-3-124

EX. F.H.#38-3-125

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EX. F.H.#38-3-127

EX. F.H.#38-3-128

EX. F.H.#38-3-129

EX. F.H.#38-3-130

EX. F.H.#38-3-131

EX. F.H.#38-3-132

EX. F.H.#38-3-133

EX. F.H.#38-3-134

EX. F.H.#38-3-135

EX. F.H.#38-3-136

EX. F.H.#38-3-137

EX. F.H.#38-3-138

EX. F.H.#38-3-139

EX. F.H.#38-3-140

EX. F.H.#38-3-141

EX. F.H.#38-3-142

EX. F.H.#38-3-143

EX. F.H.#38-3-144

EX. F.H.#38-3-145

EX. F.H.#38-3-146

EX. F.H.#38-3-147

EX. F.H.#38-3-148

EX. F.H.#38-3-149

EX. F.H.#38-3-150

EX. F.H.#38-3-151

EX. F.H.#38-3-152

EX. F.H.#38-3-153

EX. F.H.#38-3-154

EX. F.H.#38-3-155

EX. F.H.#38-3-156

EX. F.H.#38-3-157

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EX. F.H.#38-3-159

EX. F.H.#38-3-160

EX. F.H.#38-3-161

EX. F.H.#38-3-162

EX. F.H.#38-3-163

EX. F.H.#38-3-164

EX. F.H.#38-3-165

EX. F.H.#38-3-166

EX. F.H.#38-3-167

EX. F.H.#38-3-168

EX. F.H.#38-3-169

EX. F.H.#38-3-170

EX. F.H.#38-3-171

EX. F.H.#38-3-172

EX. F.H.#38-3-173

EX. F.H.#38-3-174

EX. F.H.#38-3-175

EX. F.H.#38-3-176

EX. F.H.#38-3-177

EX. F.H.#38-3-178

EX. F.H.#38-3-179

EX. F.H.#38-3-180

EX. F.H.#38-3-181

EX. F.H.#38-3-182

EX. F.H.#38-3-183

EX. F.H.#38-3-184

EX. F.H.#38-3-185

EX. F.H.#38-3-186

EX. F.H.#38-3-187

EX. F.H.#38-3-188

EX. F.H.#38-3-189

EX. F.H.#38-3-190

EX. F.H.#38-3-191

EX. F.H.#38-3-192

EX. F.H.#38-3-193

EX. F.H.#38-3-194

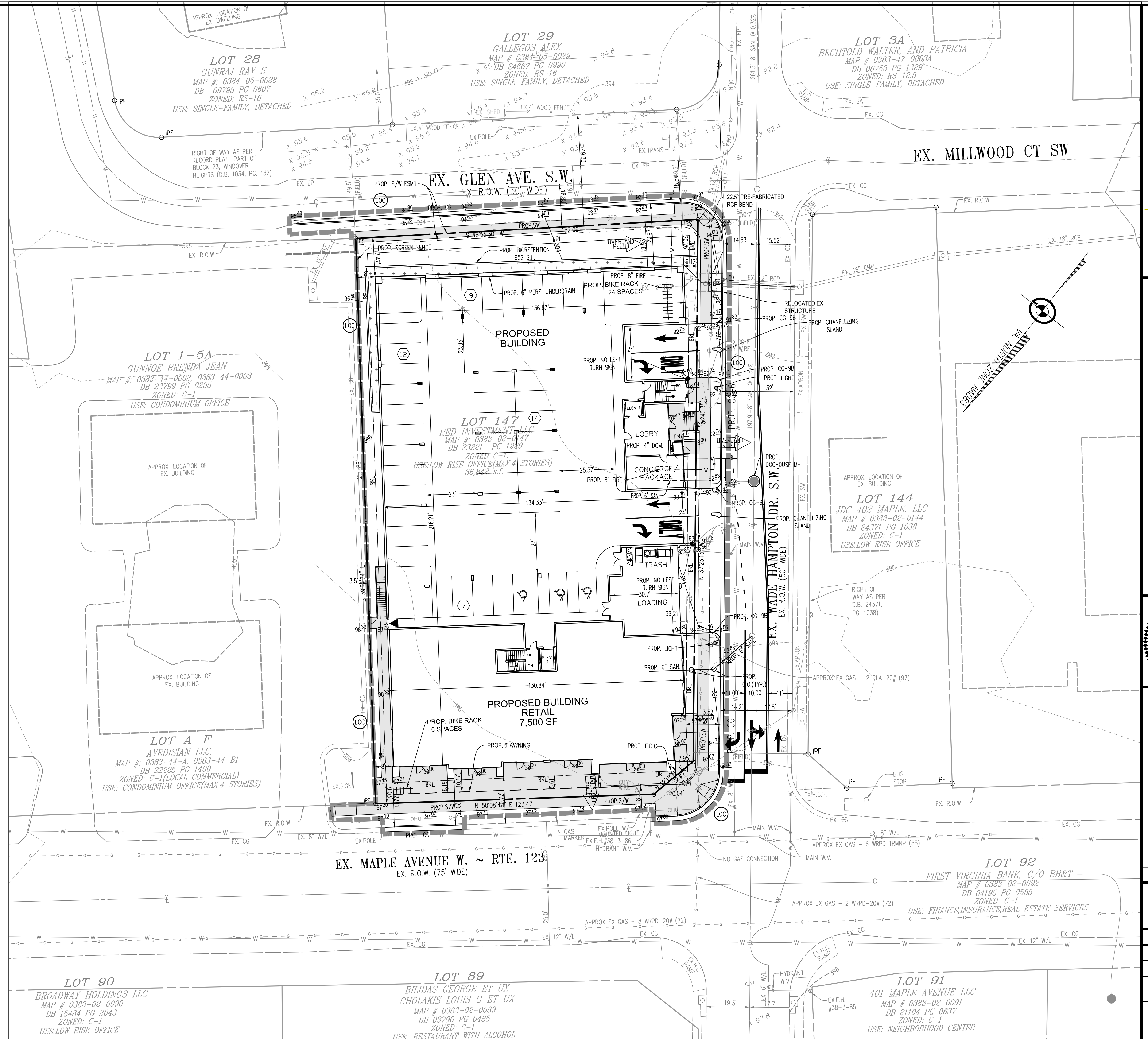
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EX. F.H.#38-3-196

EX. F.H.#38-3-197

EX. F.H.#38-3-198

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



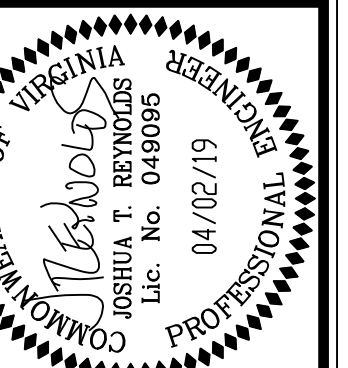
GREENWAY ENG. - Z:\N131 - 380 W Maple Avenue\Engineering\Site Plan\N131-06-CONCEPT.dwg Apr 02, 2019 - 1:26pm LKim

Sterling, Virginia 20165
 Telephone: (703) 328-0788
 Fax: (540) 722-9528
www.greenwayeng.com

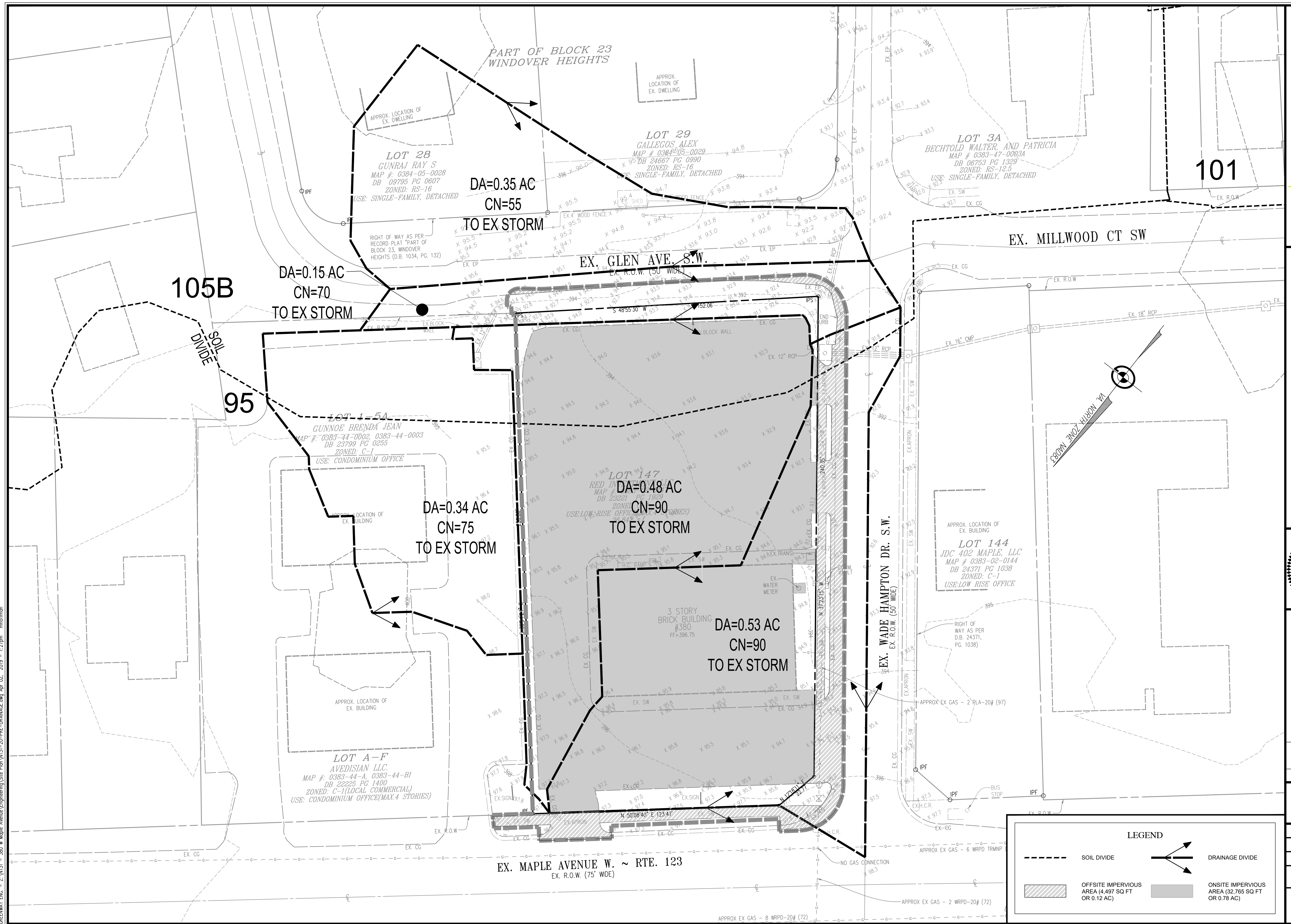


OFFICES IN: STERLING, VA, WINCHESTER, VA, & MARTINSBURG, VA

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



DATE: FEB 2019		No.		DATE		DESCRIPTION		REVISIONS	
03/19/2019									
04/02/2019									
.									
SCALE: 1"=20'									
FILE No.									
N131									
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STORMWATER MANAGEMENT NARRATIVE (ENERGY BALANCE

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LEGEND



Project Title: 380 West Maple
Date: 43537

Total Rainfall (in):	43
Total Disturbed Acreage:	1.01

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

	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

	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
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	Final Post-Development Load (Post-ReDevelopment & New Impervious)	Pre- ReDevelopment
TN Load (lb/yr)	14.01	13.79

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	

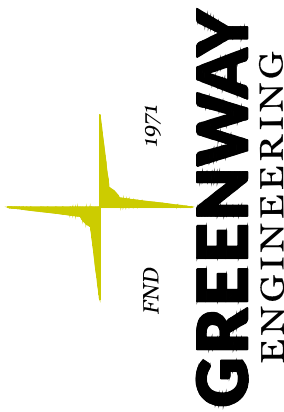
Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (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	

Maximum % Reduction Required Below Pre-ReDevelopment Load	20%
--	-----

Total Runoff Volume Reduction (ft³)	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 ****

20 Pidgeon Hill Drive, Suite #208
Sterling, Virginia 20165
Telephone: (703) 328-0788
Fax: (540) 722-9528
www.greenwayeng.com

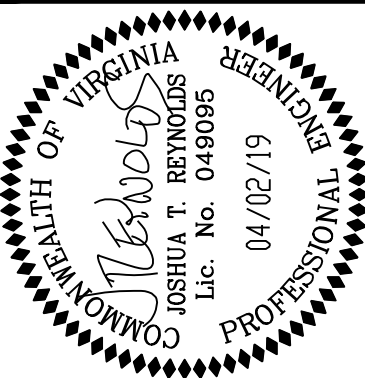


BEST MANAGEMENT PRACTICES - COMPUTATIONS

380 W MAPLE AVENUE - OPTION 2

MAC ZONING PLAN

HUNTER MILL TOWN OF VIENNA TRANSPORT
TOWN OF VIENNA, VIRGINIA

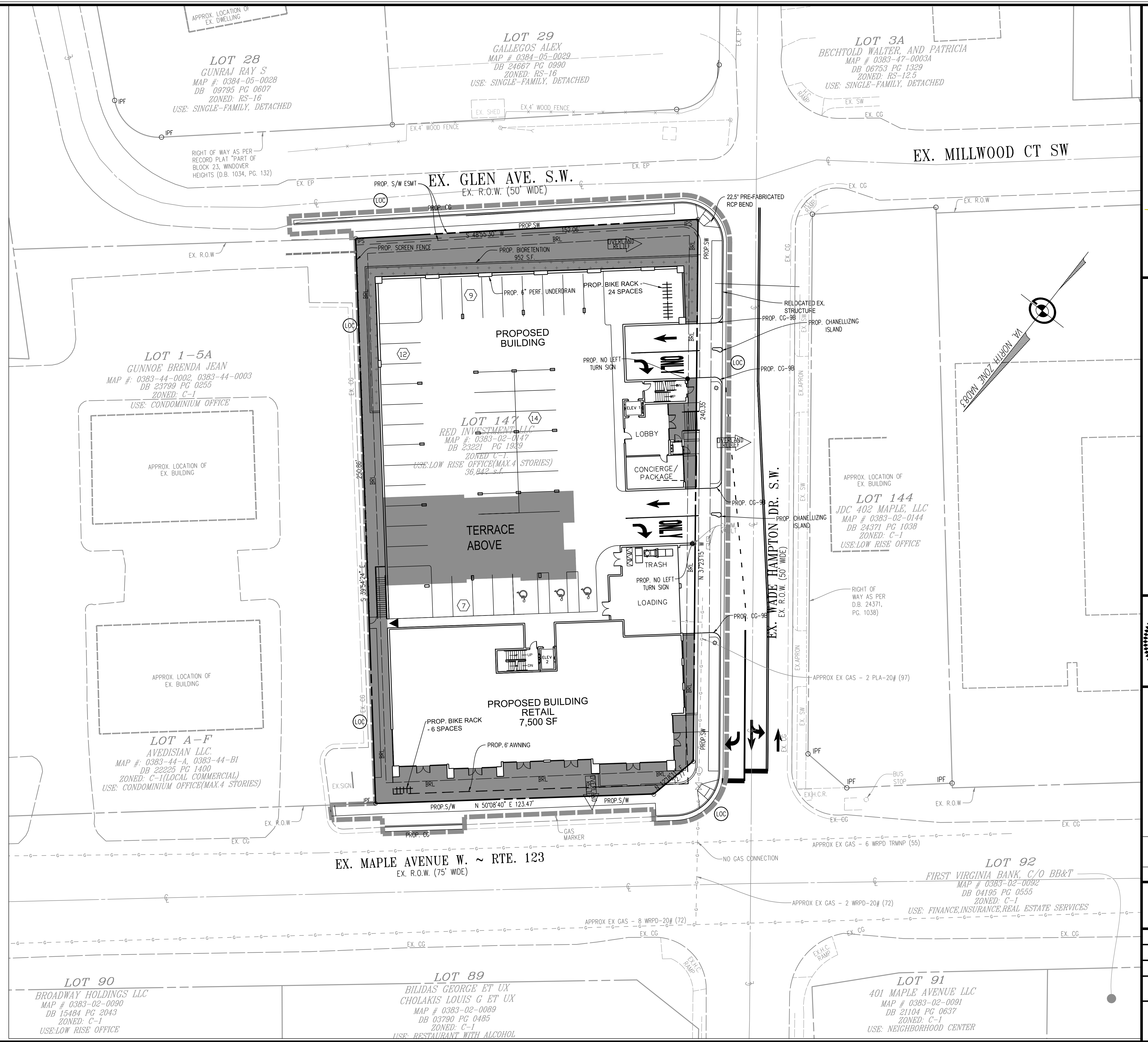
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PLAN DATE	03/19/2019 04/02/2019
DATE: FEB 2019	
C.I.= N/A	
SCALE: N/A	
FILE No. N131	
SHEET 07 OF 13	

LEGEND

PROP. OPEN SPACE

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

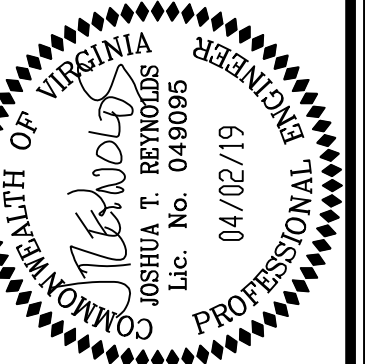


GREENWAY
ENGINEERING

OFFICES IN: STERLING, VA,³ WINCHESTER, VA,³ & WAKILINSBURG, WV

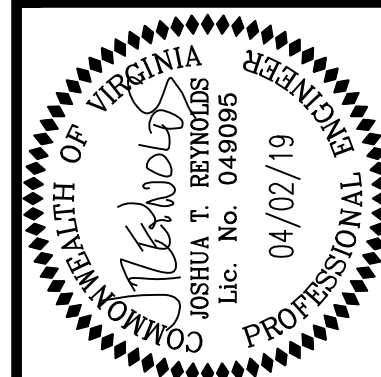
OPEN SPACE EXHIBIT
380 W MAPLE AVENUE - OPTION 2
MAC' ZONING PLAN
UNITED MFL TOWN OF VINNIA LTD ANCDOT

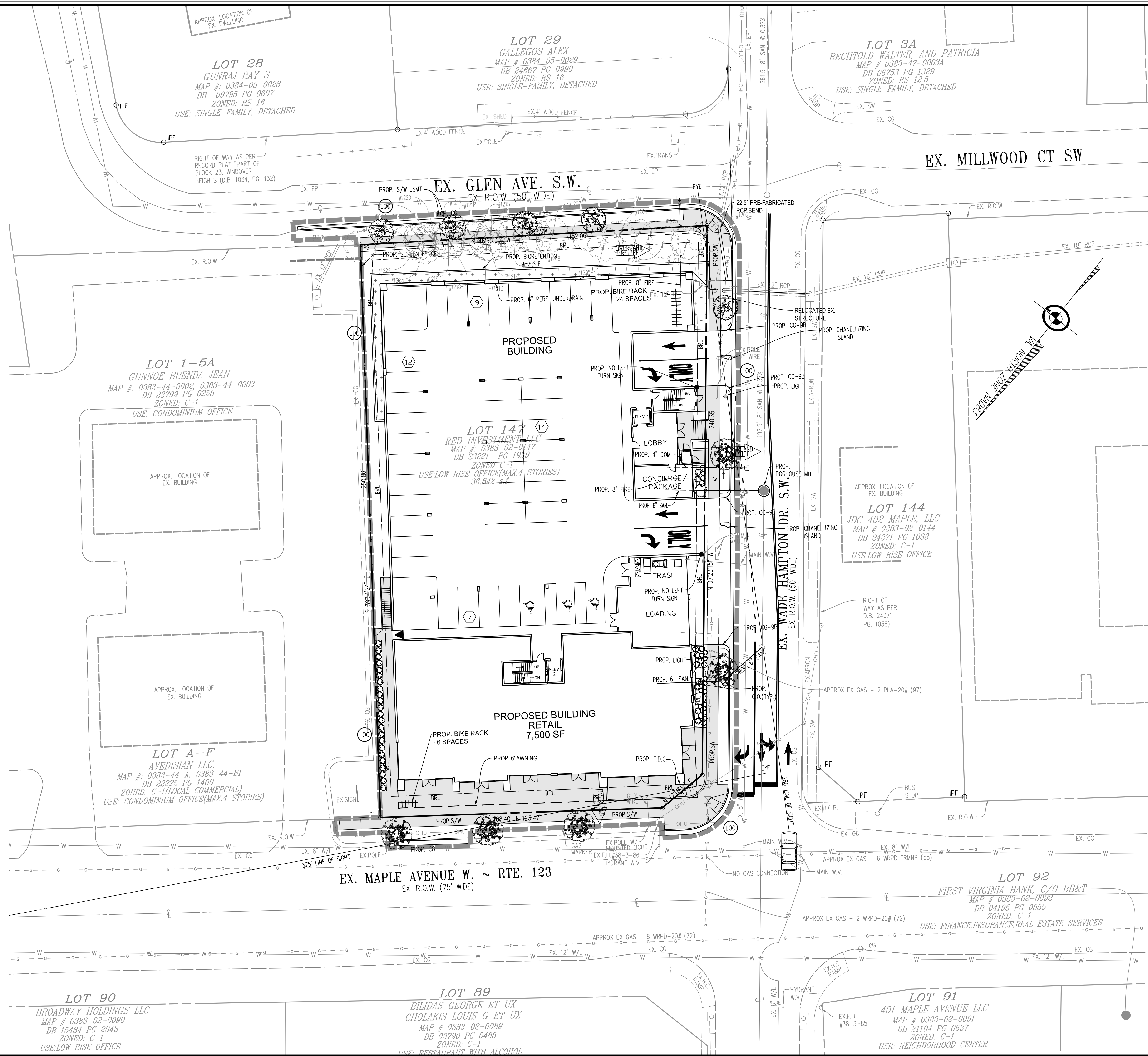
TOWN OF VIENNA, VIRGINIA

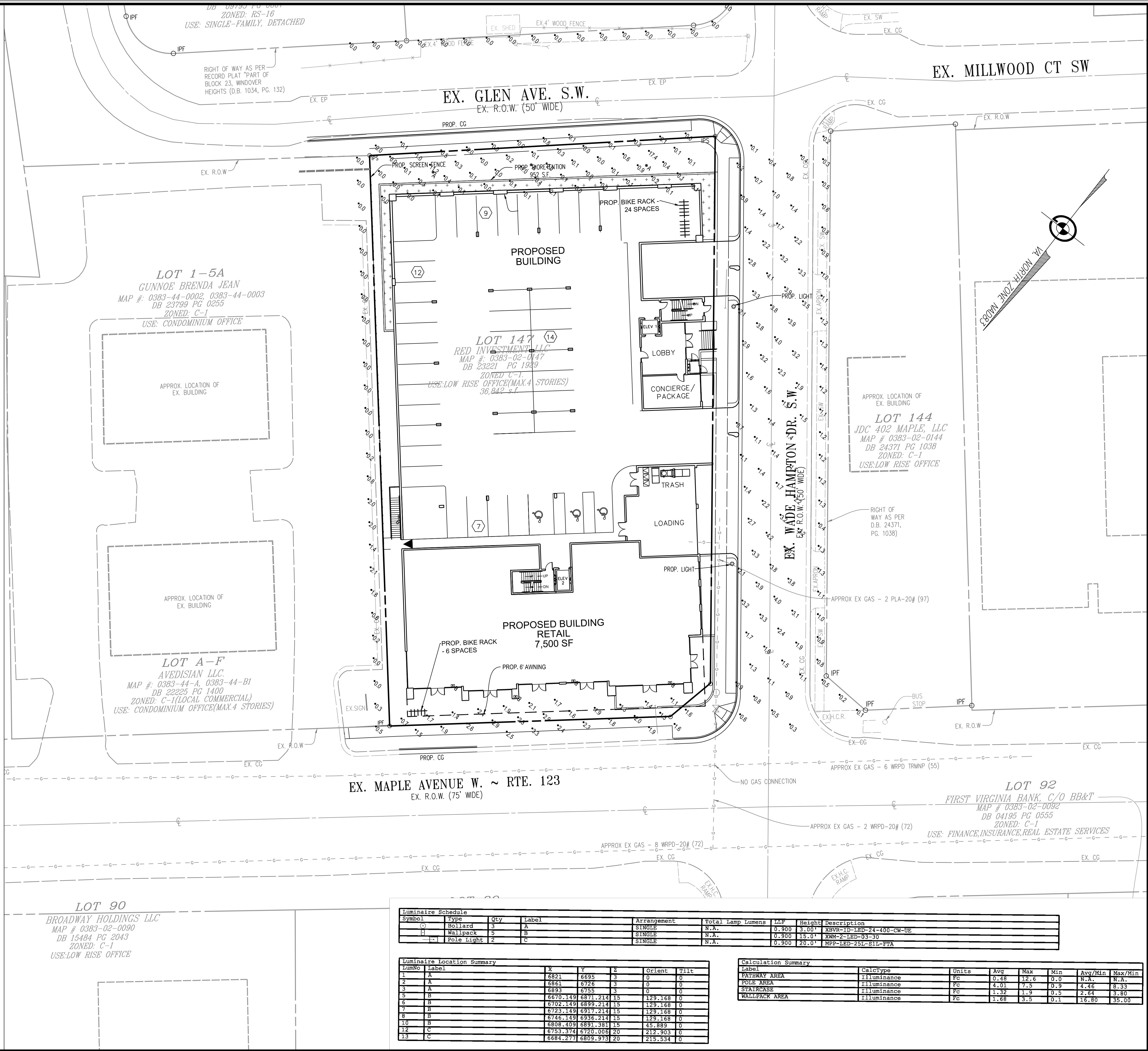
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PLAN DATE	03/19/2019 04/02/2019
DATE: FEB 2019	
C.I. = 2'	
SCALE: 1"=20'	
FILE No. N131	
SHEET 09 OF 13	

AUTOTURN EXHIBIT

[illegible]





Luminaire Schedule									
Symbol	Type	Qty	Label	Arrangement	Total Lamp Lumens	LUF	Height	Description	
(C)	Bollard	3	A	SINGLE	N.A.	0.900	3.00	XBVR-15-LED-24-400-CW-UE	
(H)	Wallpack	5	B	SINGLE	N.A.	0.900	15.0'	XBVR-2-15W-0.5-30	
(L)	Pole Light	2	C	SINGLE	N.A.	0.900	20.0'	MPP-LED-251-SII-PTA	

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
4	B	6670.149	6801.214	15	129.168	0
5	B	6702.149	6839.214	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	B	6753.374	6720.008	20	212.903	0
10	C	6684.277	6809.973	20	215.354	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

20 Pidgeon Hill Drive, Suite #208
Sterling, VA 22154
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Fax: (540) 722-8528
www.greenwayeng.com

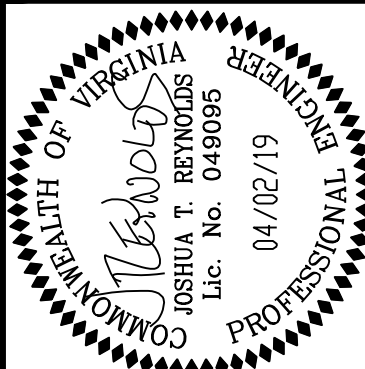
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LIGHTING EXHIBIT

380 W MAPLE AVENUE - OPTION 2
MAC ZONING PLAN

HUNTER MILL TOWN OF VIENNA TRANSPORT
TOWN OF VIENNA, VIRGINIA



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

