MAC ZONING PLAN

FOR

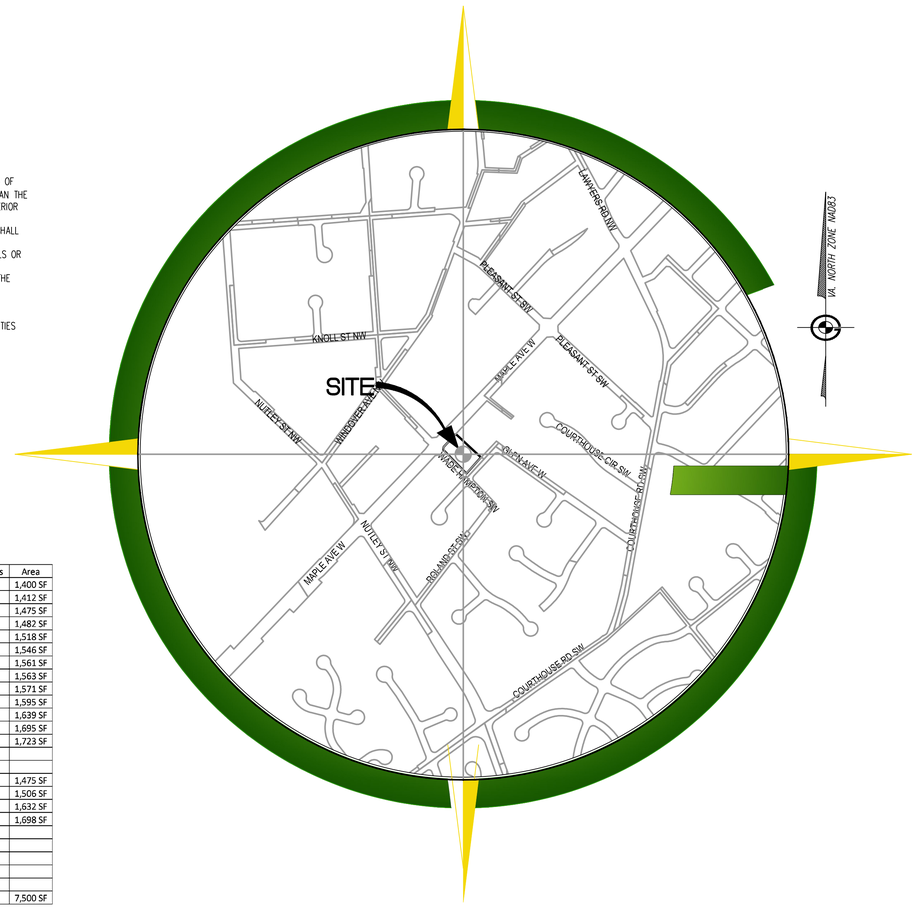
380 W MAPLE AVENUE - OPTION 2

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.



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%	88.89%
Min. Pervious Area	20%	11.11%
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

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

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

VICINITY MAP

SCALE: 1" = 500'

20 Pidgeon Hill Drive, Suite #208
Sterling, Virginia 20165
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Fax: (540) 722-9528
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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. HUNSBERGER — LIC. NO. 041908 — 03/19/19 — PROFESSIONAL ENGINEER

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE 03/19/2019

DATE: FEB 2019

C.I.= N/A

SCALE: AS NOTED

FILE No. N131

SHEET 01 OF 13

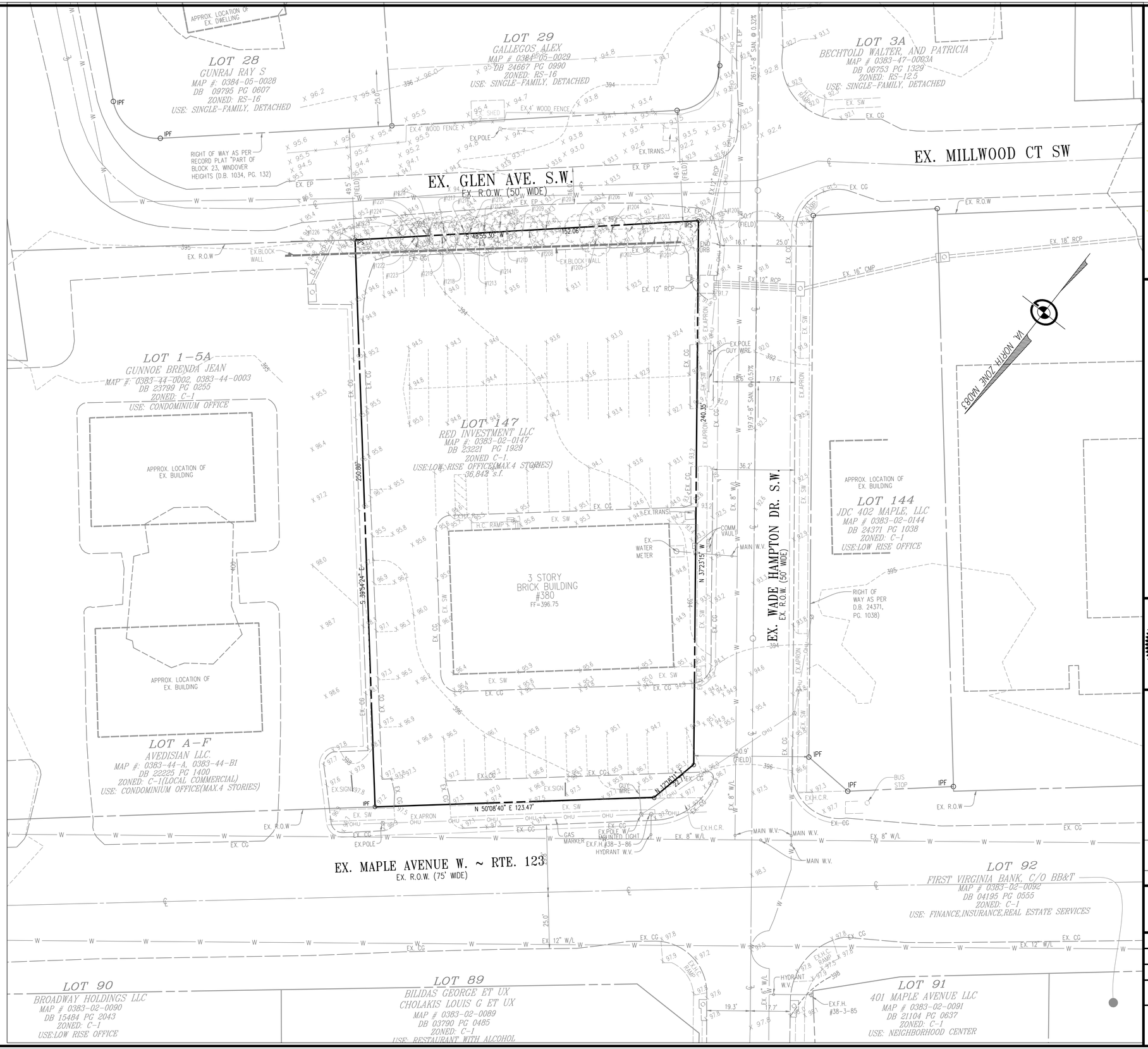
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TREE TABULATION

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 E. HOFFMAN
LIC. NO. 040686
ENGINEER
PROFESSIONAL
03/19/19

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE 03/19/2019

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C.I.= 2'

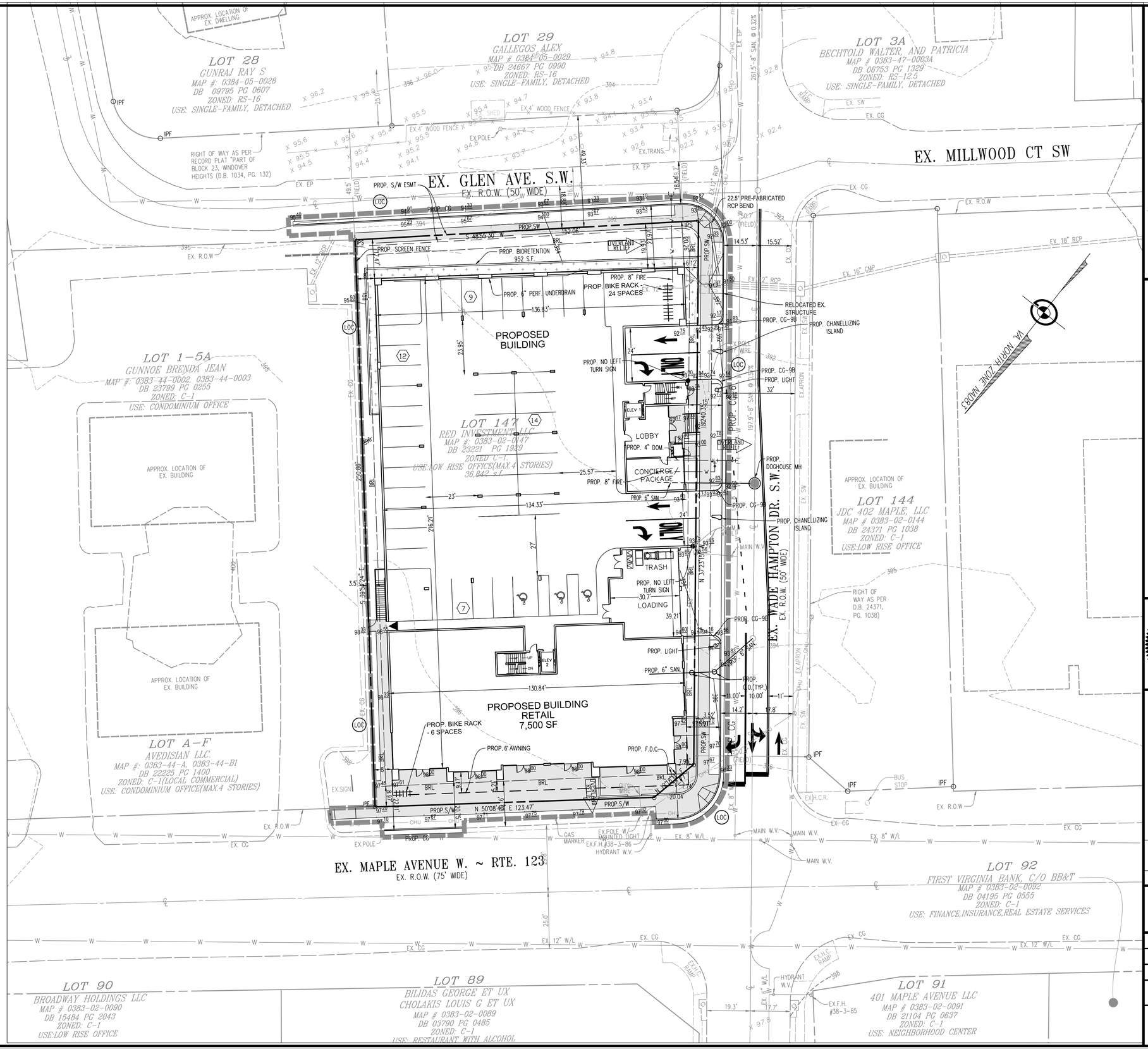
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SHEET 02 OF 13

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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

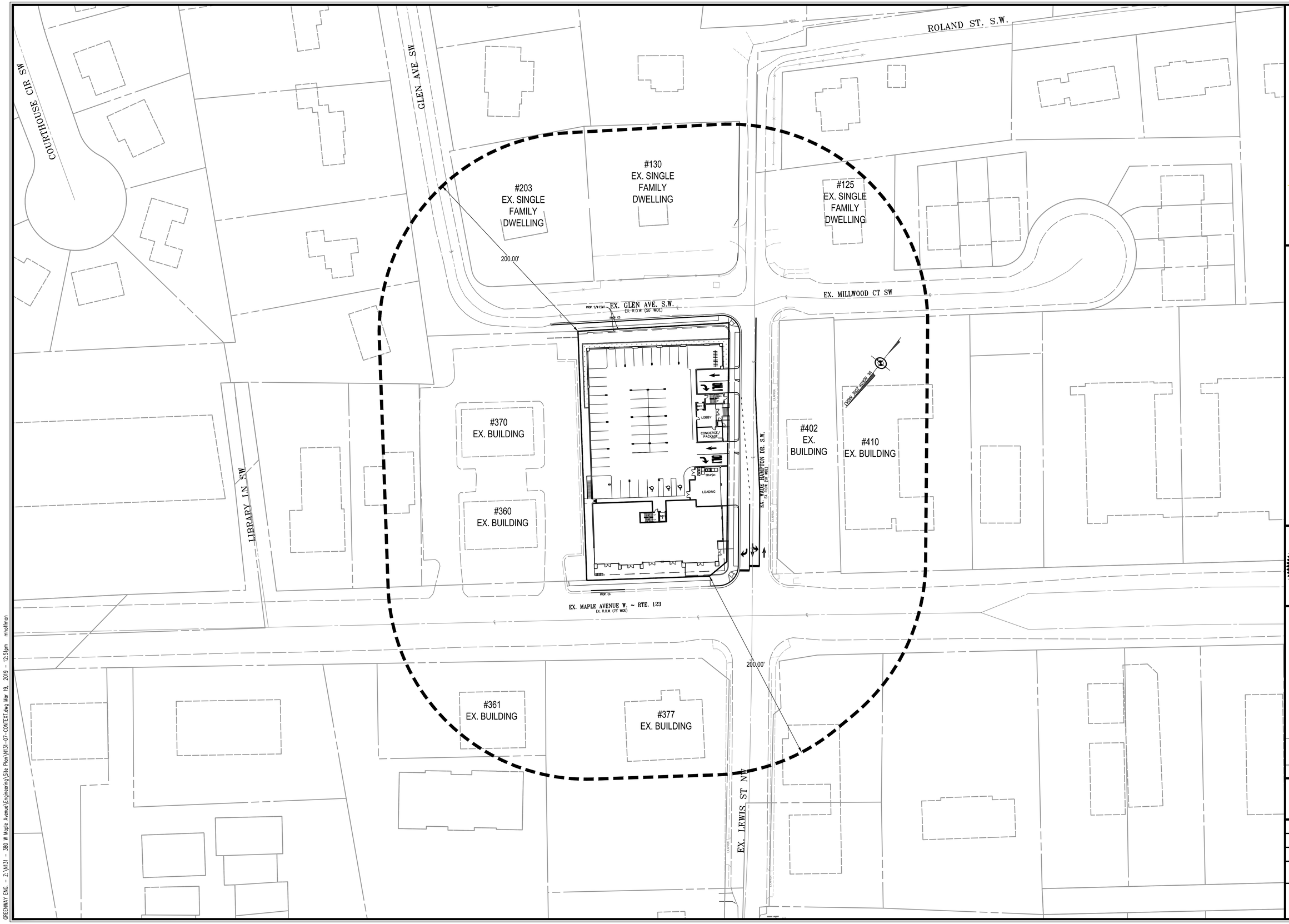
HUNTER MILL TOWN OF VIENNA TRANSPORT
TOWN OF VIENNA, VIRGINIA

COMMONWEALTH OF VIRGINIA
JOSHUA R. BROOKS
LIC. No. 041905
PROFESSIONAL ENGINEER
03/19/19

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE 03/19/2019

DATE: FEB 2019
C.I.= 2'
SCALE: 1"=20'
FILE No. N131
SHEET 03 OF 13



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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 C. MCNAMEE
LIC. NO. 0419026
PROFESSIONAL ENGINEER
03/19/19

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE 03/19/2019

DATE: FEB 2019

C.I.= N/A

SCALE: 1"=40'

FILE No.
N131

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04
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

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. MILLWOOD CT SW

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

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

LOT 147
RED D
MAP #
DB 23221 PG 1029
ZONED
USE:LOW RISE OFFICE (5 SHEETS)

DA=0.48 AC
CN=90
TO EX STORM

3 STORY
BRICK BUILDING
#380
FF=396.75

DA=0.53 AC
CN=90
TO EX STORM

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. 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)

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

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

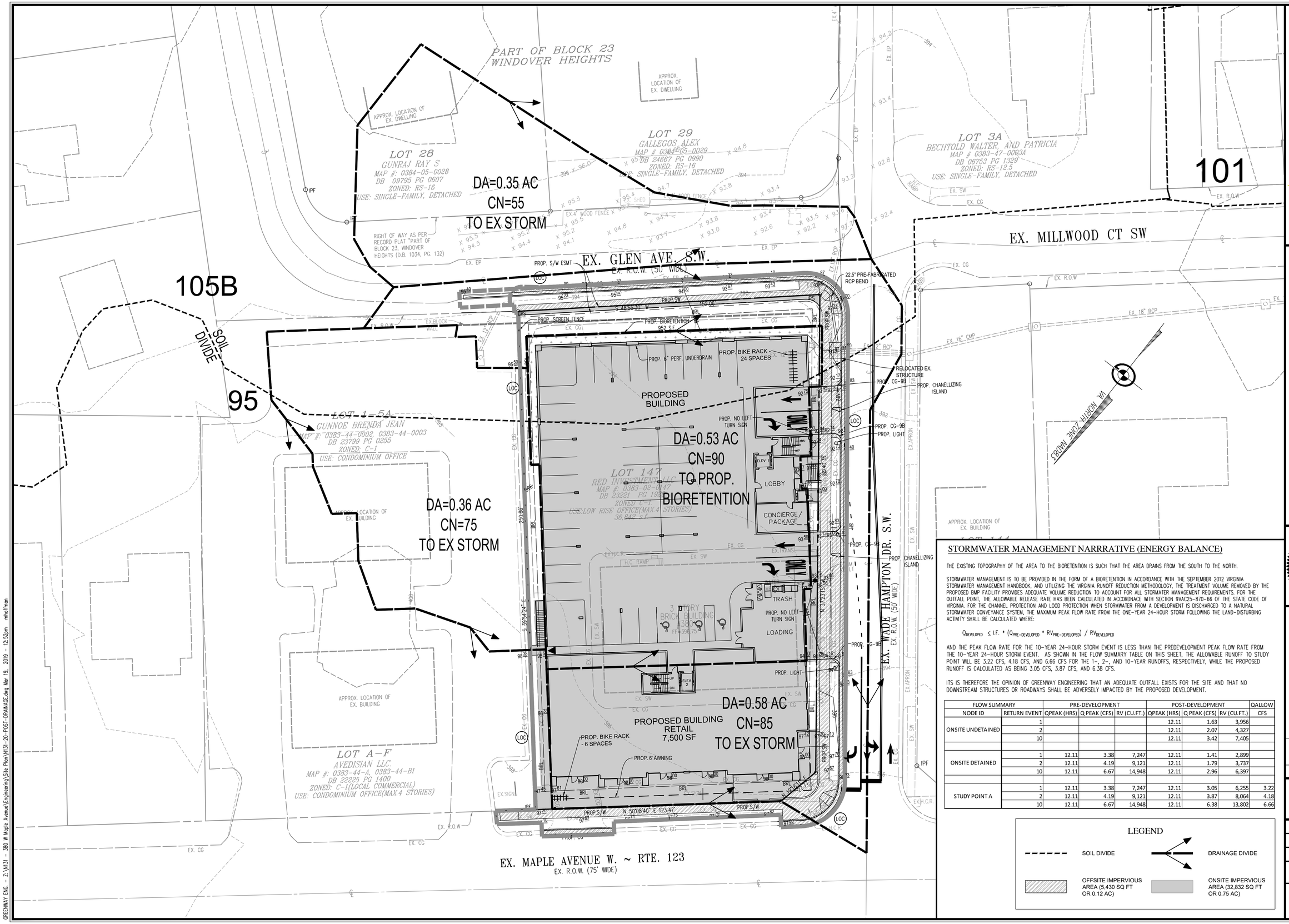
COMMONWEALTH OF VIRGINIA
JOSHUA C. HOLMES
LIC. No. 0419008
ENGINEER
PROFESSIONAL
03/19/19

No.	DATE	DESCRIPTION
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PLAN DATE 03/19/2019

DATE: FEB 2019
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SHEET 05 OF 13

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PART OF BLOCK 23
WINDOVER HEIGHTS
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
95
SOIL DIVIDE
LOT 1-5A
GUNNOE BRENDA JEAN
MAP #: 0383-44-0002, 0383-44-0003
DB 23799 PG 0255
ZONED: C-1
USE: CONDOMINIUM OFFICE
DA=0.36 AC
CN=75
TO EX STORM
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)
PROPOSED BUILDING
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=0.53 AC
CN=90
TO PROP. BIORETENTION
PROP. BIORETENTION
952 S.F.
PROP. SCREEN FENCE
PROP. 6" PERF. UNDERDRAIN
PROP. BIKE RACK
24 SPACES
PROP. NO LEFT TURN SIGN
LOBBY
CONCIERGE/ PACKAGE
TRASH
LOADING
3 STORY BRICK BUILDING #380
FF=396.75
DA=0.58 AC
CN=85
TO EX STORM
PROPOSED BUILDING
RETAIL
7,500 SF
PROP. BIKE RACK
- 6 SPACES
PROP. 6' AWNING
22.5° PRE-FABRICATED RCP BEND
RELOCATED EX. STRUCTURE
PROP. CG-9B
PROP. CHANELLIZING ISLAND
PROP. LIGHT
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. 18" RCP
EX. 16" CMP
EX. 12" RCP
EX. 15" RCP
EX. 24" 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
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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
EX. 816" RCP
EX. 822" RCP
EX. 828" RCP
EX. 834" RCP
EX. 840" RCP
EX. 846" RCP
EX. 852" RCP
EX. 858" RCP
EX. 864" RCP
EX. 870" RCP
EX. 876" RCP
EX. 882" RCP
EX. 888" RCP
EX. 894" RCP
EX. 900" RCP
EX. 906" RCP
EX. 912" RCP
EX. 918" RCP
EX. 924" RCP
EX. 930" RCP
EX. 936" RCP
EX. 942" RCP
EX. 948" RCP
EX. 954" RCP
EX. 960" RCP
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EX. 8082" RCP
EX. 8088" RCP
EX. 8094" RCP
EX. 8100" RCP
EX. 8106" RCP
EX. 8112" RCP
EX. 8118"

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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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. REYNOLDS
LIC. No. 040605
PROFESSIONAL ENGINEER
03/19/19

REVISIONS

No.	DATE	DESCRIPTION

PLAN DATE 03/19/2019

DATE: FEB 2019
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FILE No. N131
SHEET 07 OF 13

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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
JOSHUA R. BOWDEN
Lic. No. 019085
PROFESSIONAL ENGINEER
03/19/19

No.	DATE	DESCRIPTION
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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)

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LEGEND

PROP. OPEN SPACE

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

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. MILLWOOD CT SW

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

PROP. S/W ESMT

PROP. CG

PROP. SW

S 48°55'00" W 152.08'

PROP. SCREEN FENCE

PROP. BIORETENTION
952 S.F.

OVERLAND RELIEF

PROP. 6" PERF. UNDERDRAIN

PROP. BIKE RACK
24 SPACES

22.5° PRE-FABRICATED RCP BEND

RELOCATED EX. STRUCTURE

PROP. CG-9B

PROP. CHANELLIZING ISLAND

PROPOSED BUILDING

PROP. NO LEFT TURN SIGN

LOBBY

CONCIERGE/ PACKAGE

ELEV 1

ELEV 2

240.35'

TERRACE ABOVE

TRASH

LOADING

N 37°23'15" W

S 39°54'24" E

250.86'

PROPOSED BUILDING
RETAIL
7,500 SF

PROP. BIKE RACK
- 6 SPACES

PROP. 6' AWNING

N 50°08'40" E 123.47'

PROP. CG

GAS MARKER

EX. WADE HAMPTON DR. S.W.
EX. R.O.W. (50' 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)
36,842 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

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

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

EX. 4" WOOD FENCE

EX. SHED

EX. EP

EX. CG

EX. R.O.W

EX. SW

EX. APRON

EX. H.C.R.

EX. SIGN

BUS STOP

IPF

IPS

BRL

LOC

VA. NORTH ZONE NAD83

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.M.C. RAMP

EXIT RAMP

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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. 040805
PROFESSIONAL ENGINEER
03/19/19

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE 03/19/2019

DATE: FEB 2019

C.I.= 2'

SCALE: 1"=20'

FILE No. N131

SHEET 09 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

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-12.5
USE: SINGLE-FAMILY, DETACHED

EX. MILLWOOD CT SW

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

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

EX. R.O.W

PROP. S/W ESMT

PROP. CG

PROP. SW

PROP. SCREEN FENCE

PROP. BIORETENTION
952 S.F.

PROP. BIKE RACK - 24 SPACES

PROPOSED BUILDING

PROP. NO LEFT TURN SIGN

LOBBY

CONCIERGE/ PACKAGE

TRASH

LOADING

PROP. LIGHT

PROPOSED BUILDING
RETAIL
7,500 SF

PROP. BIKE RACK - 6 SPACES

PROP. 6' AWNING

PROP. CG-9B

PROP. CHANELLIZING ISLAND

PROP. LIGHT

EX. WADE HAMPTON DR. S.W.
EX. R.O.W (66' WIDE)

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

VA. NORTH ZONE NAD83

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)

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

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 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

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 M. ROBBINS
LIC. No. 040605
PROFESSIONAL ENGINEER
03/19/19

No.	DATE	DESCRIPTION

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PLAN DATE 03/19/2019

DATE: FEB 2019

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PRELIMINARY LANDSCAPE PLAN

380 W MAPLE AVENUE - OPTION 2
MAC ZONING PLAN

HUNTER MILL TOWN OF VIENNA TRANSPORT
TOWN OF VIENNA, VIRGINIA

COMMONWEALTH OF VIRGINIA
CHRISTOPHER T. WARGO
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PLAN DATE 03/19/2019

DATE: FEB 2019

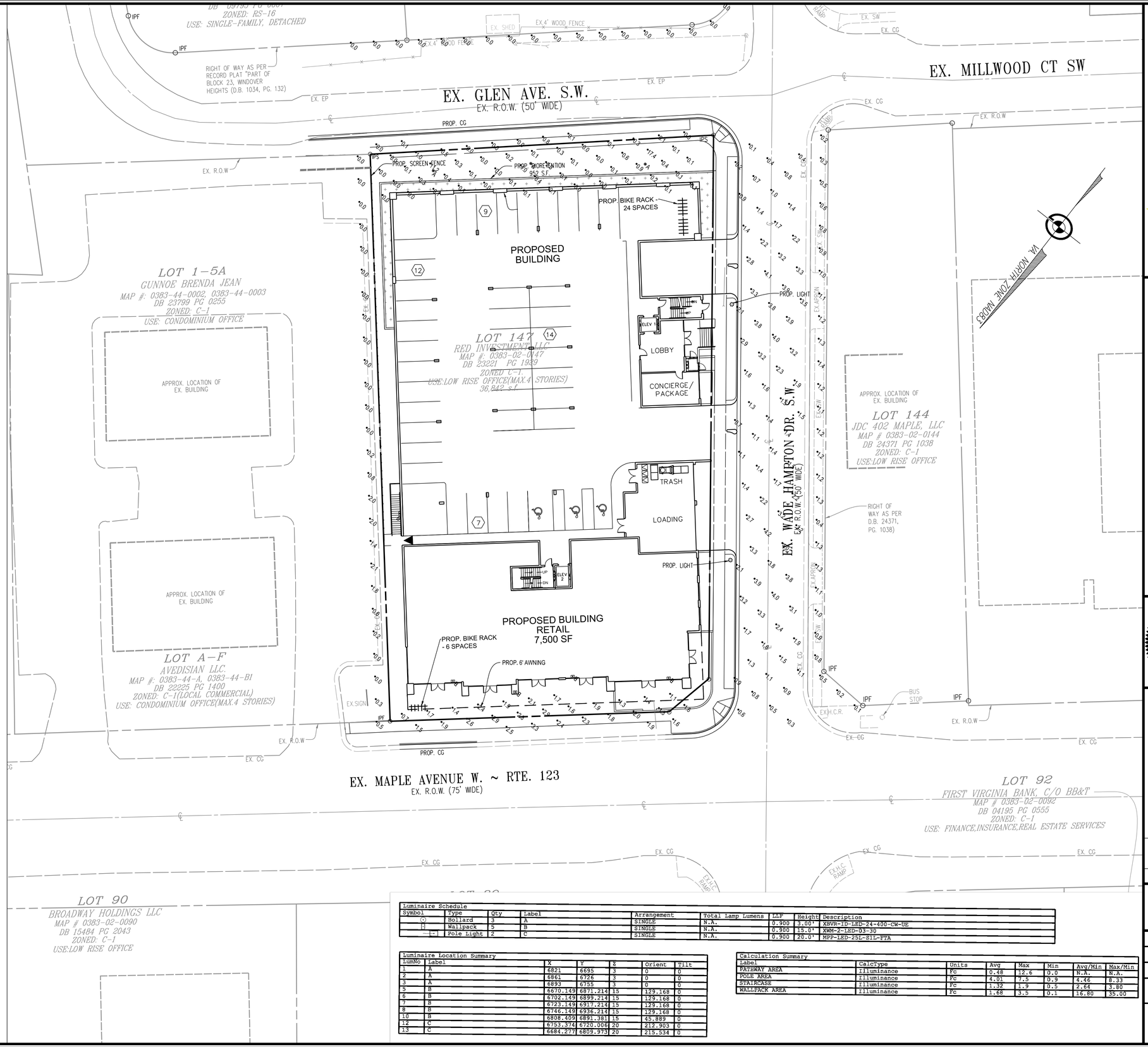
C.I.= 2'

SCALE: 1"=

FILE No. N131

SHEET 11 OF 13

GREENWAY ENG. - Z:\N131 - 380 W Maple Avenue\Engineering\Site Plan\N131-28-LANDSCAPE.dwg Mar 19, 2019 - 12:54pm mhoffman



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	6809.975	20	215.534	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	7.5	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
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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
Thomas Reynolds
THOMAS REYNOLDS
LIC. NO. 040606
03/19/19
PROFESSIONAL ENGINEER

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
03/19/2019

DATE: FEB 2019

C.I.= N/A

SCALE: 1"=20'

FILE No.
N131

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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

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

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

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.

3 STORY
BRICK BUILDING
#380
FF=396.75

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

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)

VA NORTH ZONE NAD83

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

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ZONING EXHIBIT

380 W MAPLE AVENUE - OPTION 2
MAC ZONING PLAN

HUNTER MILL TOWN OF VIENNA TRANSPORT
TOWN OF VIENNA, VIRGINIA

COMMONWEALTH OF VIRGINIA
MATTHEW T. ROBBINS
LIC. NO. 0416062
PROFESSIONAL ENGINEER
03/19/19

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
03/19/2019

DATE: FEB 2019

C.I.= 2'

SCALE: 1"=20'

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13
OF
13

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