

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

GENERAL NOTES

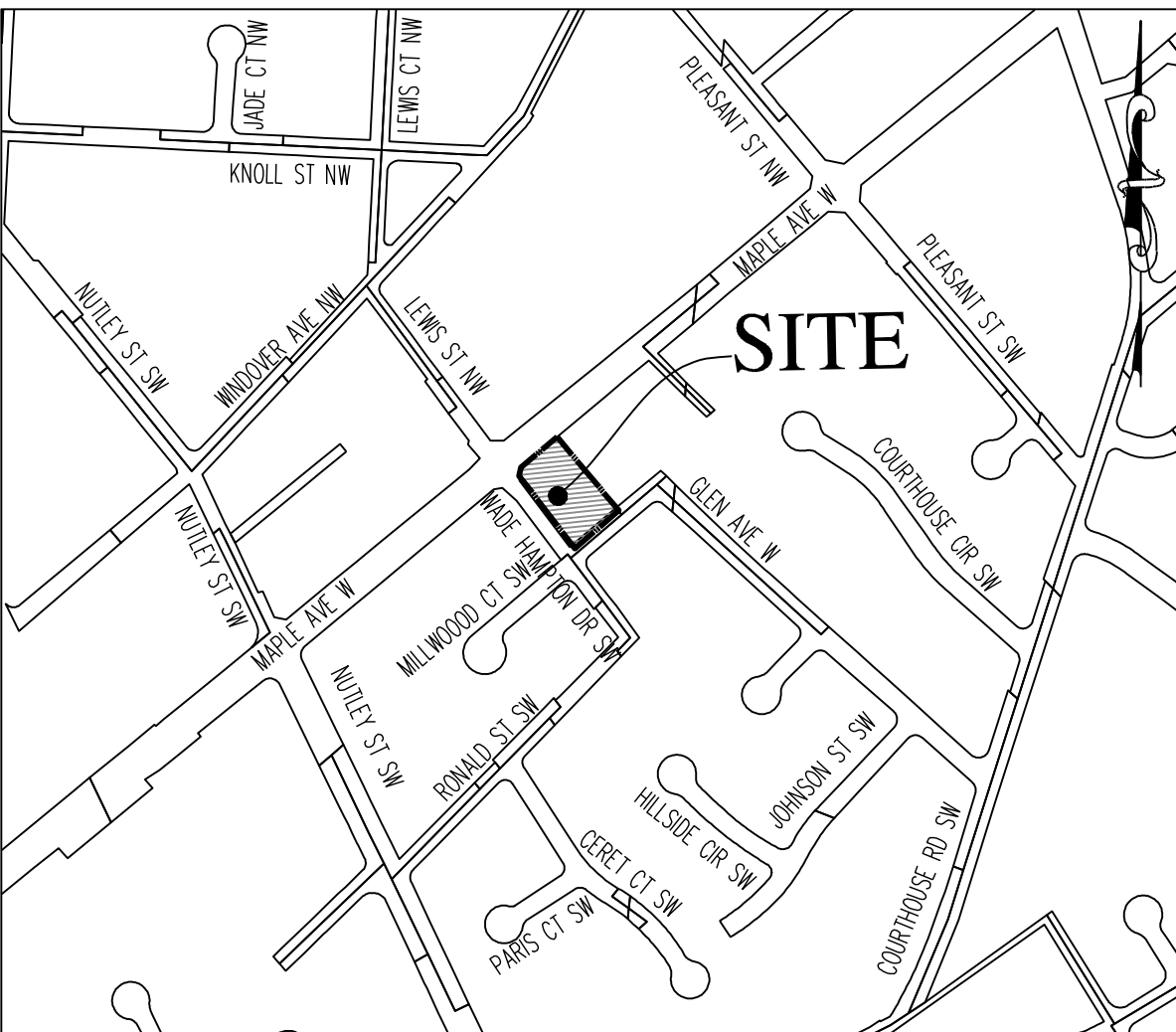
1. THE SUBJECT SITE IS LOCATED AT TOWN OF VIENNA WITH TAX MAP NO. 038-3-02-0147, AND IS ZONED C-1.
2. NO ENVIRONMENTAL OR HISTORICAL FEATURES EXIST ON SITE.
3. THERE IS NO BUFFER REQUIREMENT FOR THE SUBJECT SITE.
4. EXISTING LANDSCAPING AND TREE AREAS DOES NOT APPLY TO THE SUBJECT SITE.
5. NO EXTERIOR POLE MOUNTED LIGHT ARE PROPOSED WITH THIS PLAN.
6. STREET TREES ALONG WADE HAMPTON DRIVE SUBJECT TO CHANGES WITH SIGHT DISTANCE REQUIREMENTS.
7. GENERAL STANDARDS FOR ON-SITE EXTERIOR LIGHTING
 - (1). HOURS OF ILLUMINATION: INSTITUTIONAL USES, COMMERCIAL USES, AND MIXED USES THAT ARE ADJACENT TO EXISTING SINGLE-FAMILY RESIDENTIAL DEVELOPMENT SHALL EXTINGUISH ALL EXTERIOR LIGHTING-EXCEPT LIGHTING NECESSARY FOR SECURITY OR EMERGENCY PURPOSES WITHIN ONE HOUR OF CLOSING. FOR THE PURPOSE OF THIS SUBSECTION, LIGHTING "NECESSARY FOR SECURITY OR EMERGENCY PURPOSES" SHALL BE CONSTRUED TO MEAN THE MINIMUM AMOUNT OF EXTERIOR LIGHTING NECESSARY TO ILLUMINATE POSSIBLE POINTS OF ENTRY OR EXIT INTO A STRUCTURE, TO ILLUMINATE EXTERIOR WALKWAYS, OR TO ILLUMINATE OUTDOOR STORAGE AREAS.
 - (2). SHIELDING: ALL EXTERIOR LUMINARIES, INCLUDING SECURITY LIGHTING, SHALL BE FULL CUT-OFF FIXTURES AND DIRECTED DOWNWARD. IN NO CASE SHALL LIGHTING BE DIRECTED ABOVE A HORIZONTAL PLANE THROUGH THE LIGHTING FIXTURE.
 - (3). MAXIMUM HEIGHT-EXCEPT FOR ATHLETIC FIELDS OR PERFORMANCE AREAS, THE HEIGHT OF OUTDOOR LIGHTING, WHETHER MOUNTED ON POLES, WALLS, OR BY OTHER MEANS, SHALL BE NO GREATER THAN 25 FEET ABOVE GRADE.
 - (4). MAXIMUM ILLUMINATION VALUE: ALL OUTDOOR LIGHTING AND INDOOR LIGHTING VISIBLE FROM OUTSIDE SHALL BE DESIGNED AND LOCATED SO THAT THE MAXIMUM ILLUMINATION MEASURED IN FOOTCANDLES AT GROUND LEVEL AT A LOT LINE SHALL NOT EXCEED THE STANDARDS IN TABLE 18-95.15.A., MAXIMUM ILLUMINATION. IN NO INSTANCE SHALL ILLUMINATION LEVELS WITHIN A SITE EXCEED 30 FOOTCANDLES.
8. NO PROFFERS FOR THIS PLAN

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

ZONING REQUIREMENTS

	MAC Zone Regulations	Proposed
Zoning	C-1(Commercial)	C-1(Commercial)
Lot Area	N/A	36,842 SF/0.84 A.C.
Lot Width	N/A	143.08 ft.
Gross Floor Area	N/A	162,296 sf.
Net Floor Area	N/A	52,909 sf.
Min. Yard; Front (on Maple Ave) ¹	20 ft.	20.03 ft.
Max. Yard; Front (on Maple Ave) ¹	64 ft.	22.48 ft.
Min. Yard; Front (on Side Streets - Wade Hampton Dr.) ¹	11 ft.	15.50 ft.
Max. Yard; Front (on Side Streets - Wade Hampton Dr.) ¹	64 ft.	24.39 ft.
Min. Yard; Front (on Side Streets - Glen Ave.) ¹	11 ft.	29.39 ft.
Max. Yard; Front (on Side Streets - Glen Ave.) ¹	64 ft.	31.69 ft.
Min. Yard; Rear ²	8 ft.	8 ft.
Max. Impervious Area	80%	87%
Min. Pervious Area	20%	13%
Max. Building Height	54 ft.	54 ft.
Min. Building Frontage ³	25%	96%
Parking Spaces (Retail)	38	38
Parking Spaces (Residential)	80	113
Max Offstreet Parking ⁴	95	151
Total Parking Spaces	118	151
Min. Open Space	15%	25.8%

- (1) Yards are measured from face of curb to the edge of the front building walls.
(2) Assumes the western building wall to be rear yard. To be modified during Zoning Plan.
(3) At least 25% of the front building wall shall be built within five feet of the minimm front setback.
(4) Includes 1.25 adjustment for structured parking



VICINITY MAP
SCALE: 1" = 500'

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

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

Sheet List Table	
Sheet Number	Sheet Title
01	COVER
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04	CONTEXT PLAN
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11	PRELIMINARY LANDSCAPE PLAN
12	LIGHTING EXHIBIT
13	ZONING EXHIBIT

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09-27-18
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COVER
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MAC ZONING PLAN
HUNTER MILL TOWN OF VIENNA TRANSPORT
TOWN OF VIENNA, VIRGINIA

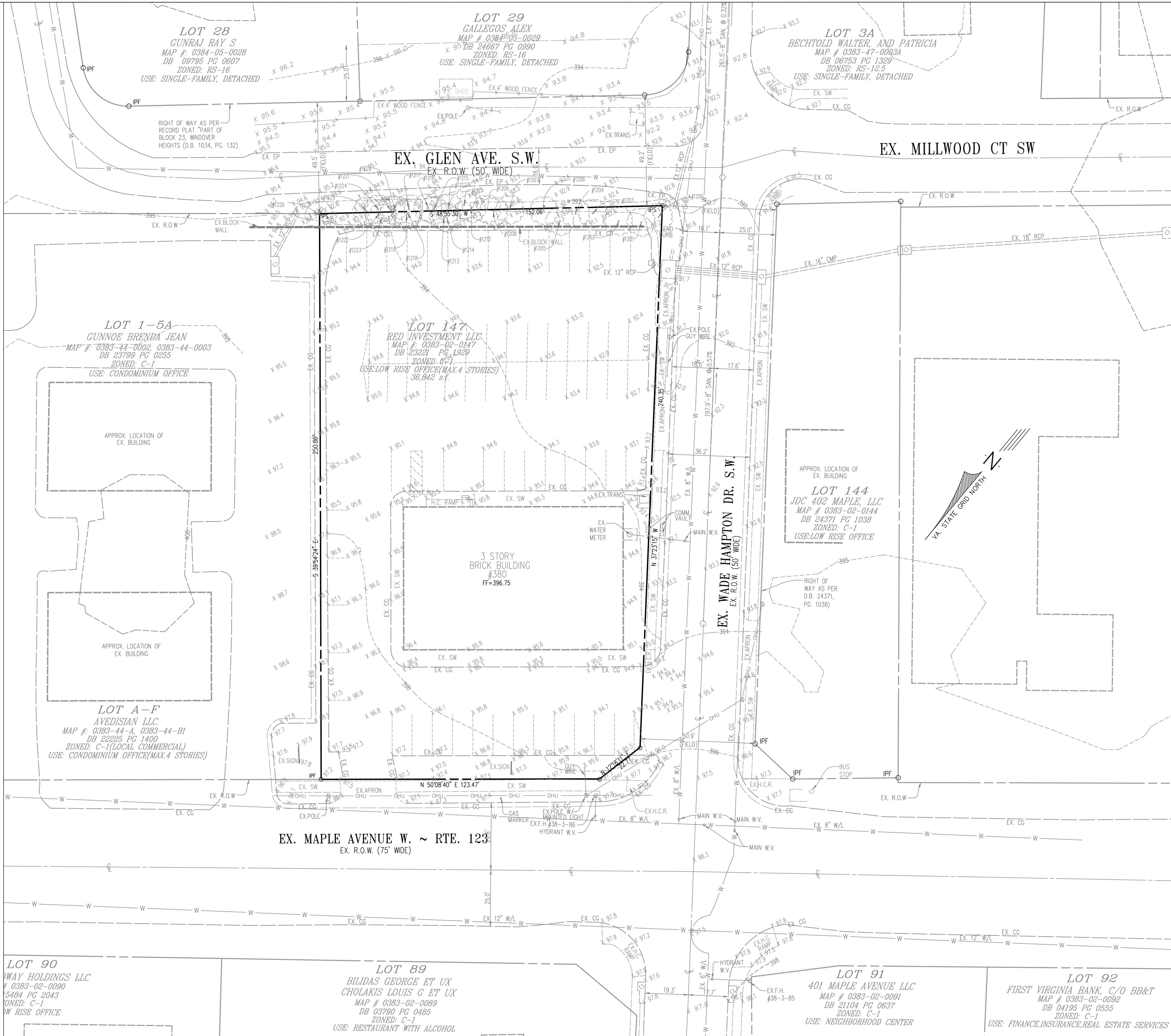
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REVISIONS
No. DATE DESCRIPTION

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

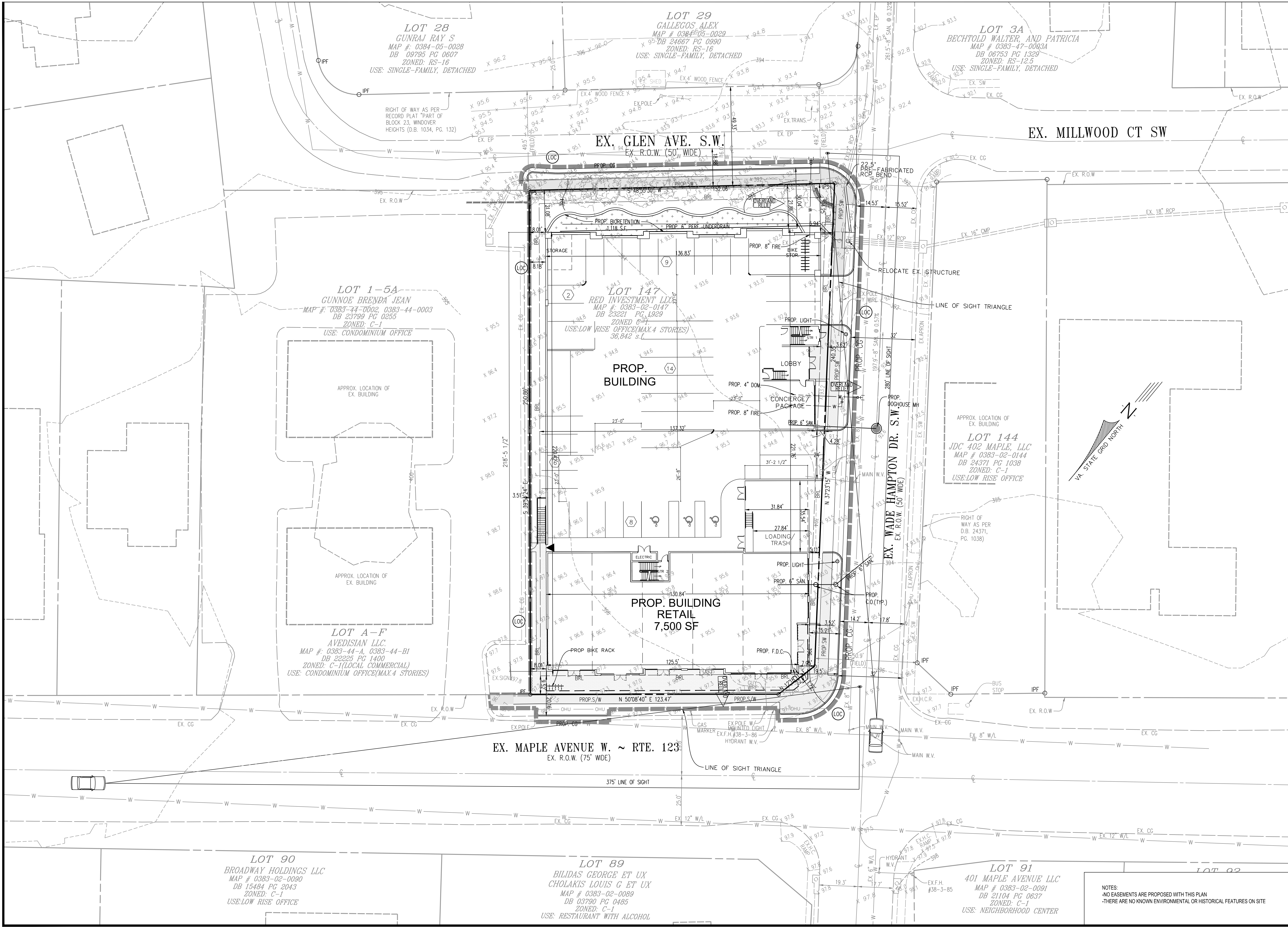
TREE TABULATION	
DL-DENOTES APPROX. DRIP LINE RADIUS	
NO.	DESCRIPTION
1200	16" LOCUST 16' DL
1201	12" LOCUST 12' DL
1202	18" LOCUST 16' DL
1203	12" LOCUST 12' DL
1204	8" LOCUST 10' DL
1205	18" TREE 14' DL
1206	8" LOCUST 10' DL
1207	6" LOCUST DEAD
1208	6" LOCUST DEAD
1209	6" LOCUST 8' DL
1210	6" LOCUST 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



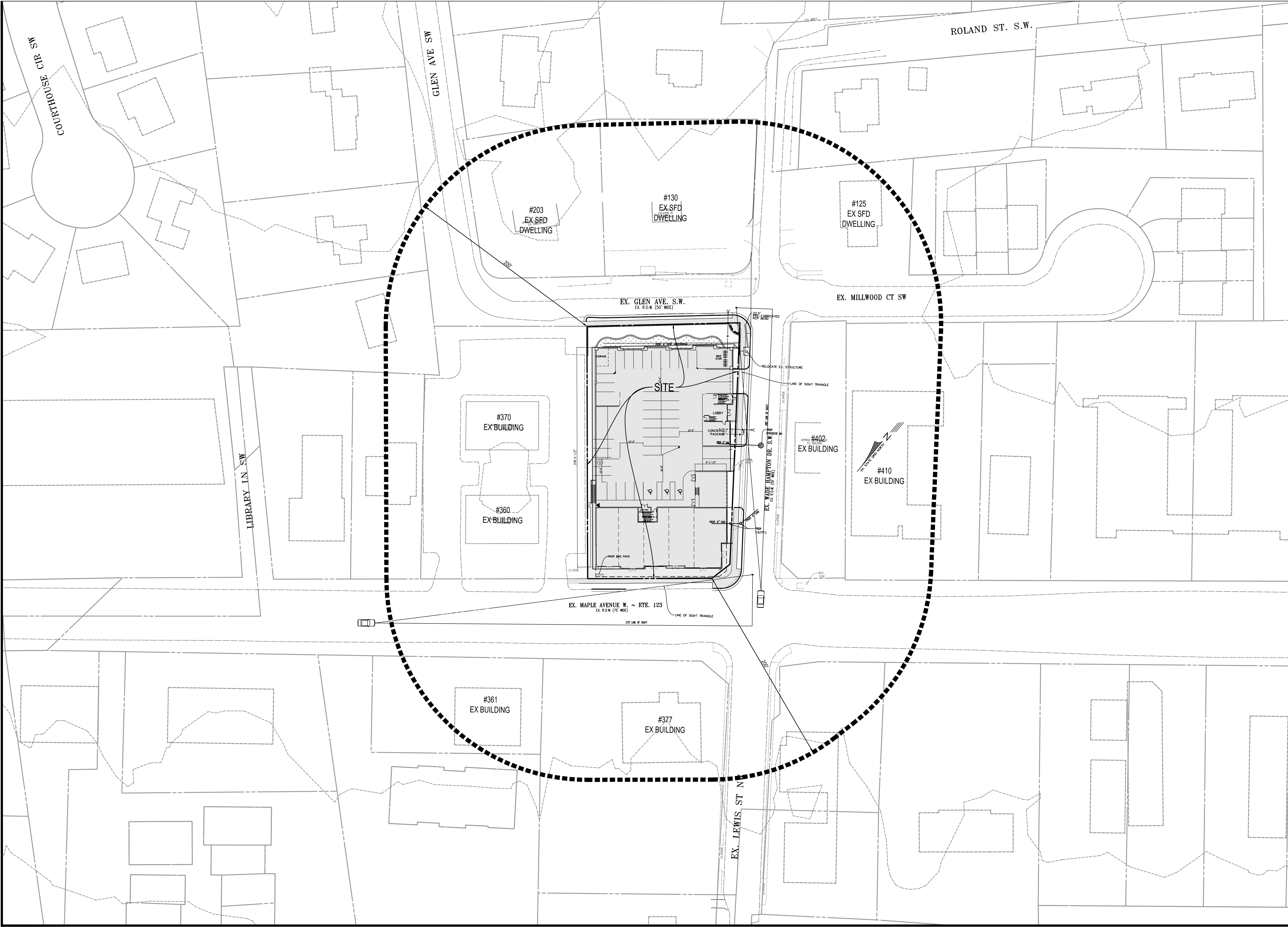
EXISTING CONDITIONS		DATE: OCT. 2017	
380 MAPLE AVENUE WEST		SCALE: 1" = 20'	
MAC ZONING PLAN		C.I. = 2'	
HUNTER MILL TOWN OF VIENNA TRANSPORT			
TOWN OF VIENNA, VIRGINIA			
SHEET 02 OF 13		FILE No. SP-12896	
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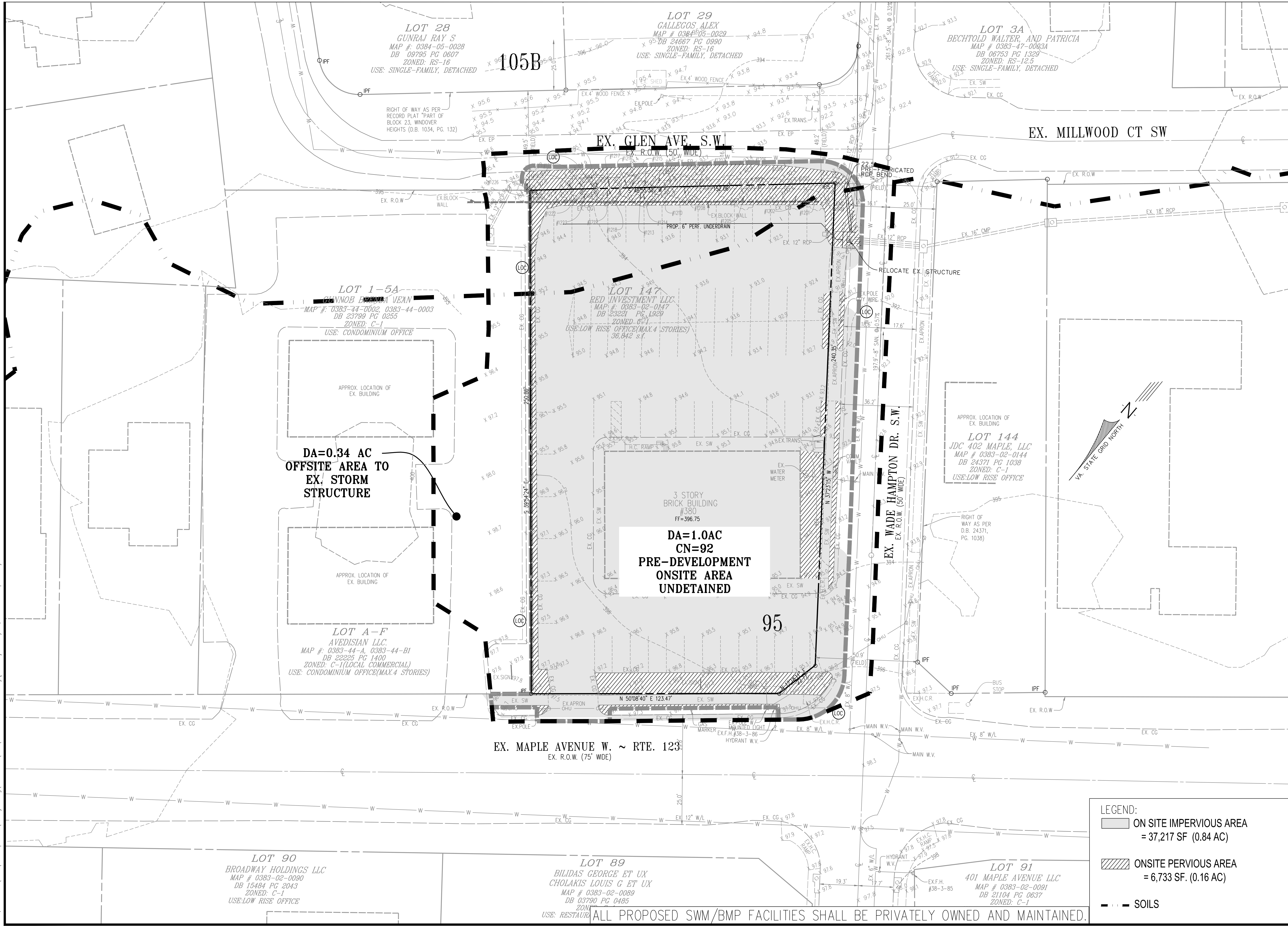


CONCEPT PLAN	
380 MAPLE AVENUE WEST MAC ZONING PLAN HUNTER MILL TOWN OF VIENNA TRANSPORT TOWN OF VIENNA, VIRGINIA	
DATE: OCT. 2017	SCALE: 1" = 20'
SHEET 03 OF 13	
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PLANNING ENGINEER: LANDSCAPE ARCHITECT: LAND SURVEYOR	
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PROFESSIONAL ENGINEER COMMONWEALTH OF VIRGINIA CLAYTON C. ROCK Lic. No. 038790 01/09/2019	
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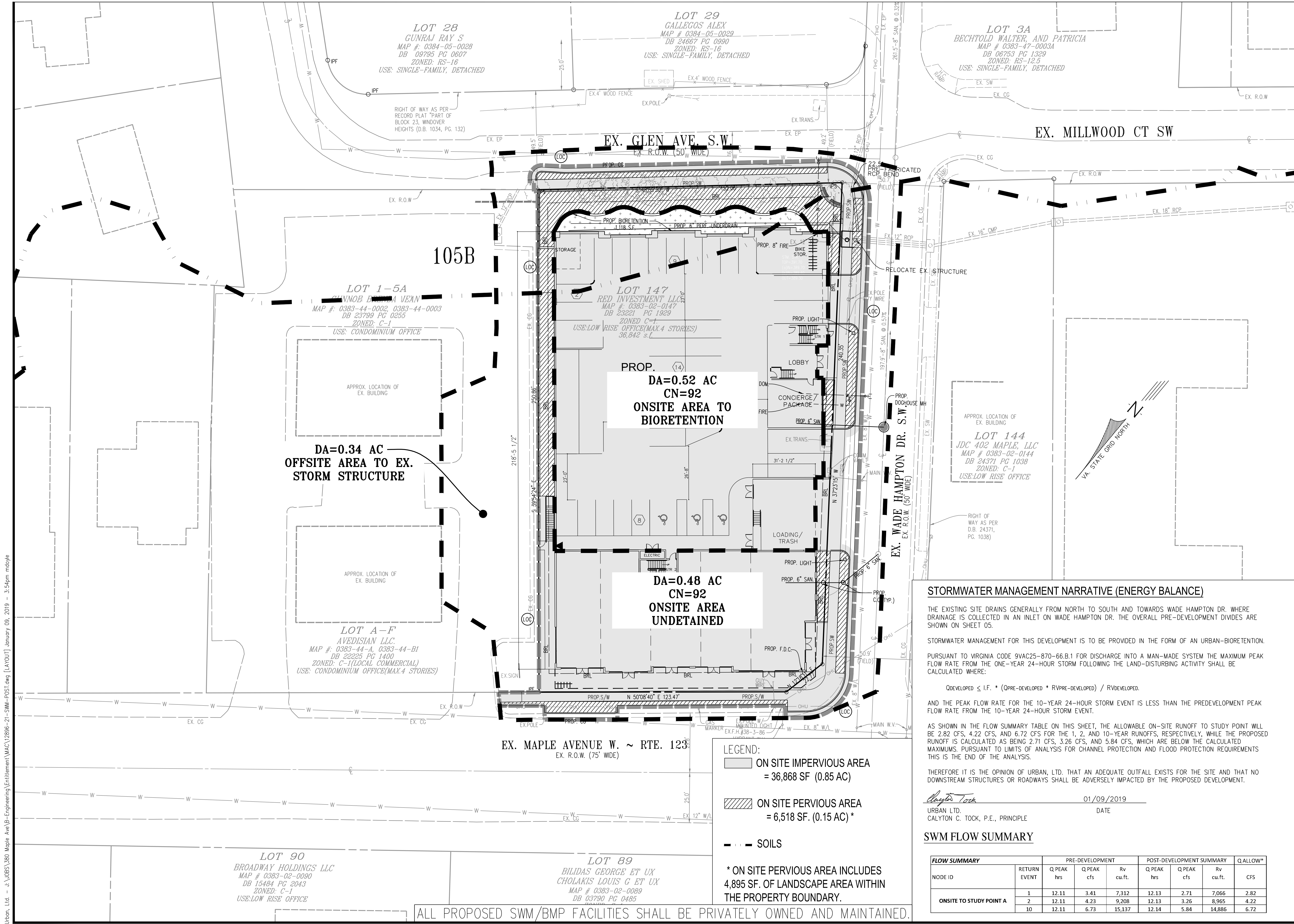
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COMMONWEALTH OF VIRGINIA
CLAYTON C. ROCK
Lic. No. 038790
01/09/2019
PROFESSIONAL ENGINEER

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

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STORMWATER MANAGEMENT NARRATIVE (ENERGY BALANCE)

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

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

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

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

AND THE PEAK FLOW RATE FOR THE 10-YEAR 24-HOUR STORM EVENT IS LESS THAN THE PREDEVELOPMENT PEAK FLOW RATE FROM THE 10-YEAR 24-HOUR STORM EVENT.

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

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

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

SWM FLOW SUMMARY

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

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

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

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

PLAN/DATE
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BMP Design Specifications List: 2013 Draft Stds & Specs

Site Summary

Total Rainfall (in):	43
Total Disturbed Acreage:	1.00

Update Summary Sheet

[Print Preview](#)

Print

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	0.07	0.09	0.16	16
Impervious Cover (acres)	0.00	0.00	0.09	0.75	0.84	84
					1.00	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	0.08	0.07	0.15	15
Impervious Cover (acres)	0.00	0.00	0.08	0.77	0.85	85
					1.00	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	0.84	0.84	0.95	0.84
Treatment Volume (ft ³)	3,045	3,027	17	3,027
TP Load (lb/yr)	1.91	1.90	0.01	1.90

Total TP Load Reduction Required (lb/yr)	0.20	0.19	0.01
--	------	------	------

	Final Post-Development Load (Post-ReDevelopment & New Impervious)	Pre-ReDevelopment
TN Load (lb/yr)	13.68	13.63

Site Compliance Summary

Maximum % Reduction Required Below Pre-ReDevelopment Load	10%
---	-----

Total Runoff Volume Reduction (ft ³)	685	** TARGET TP REDUCTION EXCEEDED BY 0.39 LB/YEAR **
Total TP Load Reduction Achieved (lb/yr)	0.59	
Total TN Load Reduction Achieved (lb/yr)	4.92	
Remaining Post Development TP Load (lb/yr)	1.32	
Remaining TP Load Reduction (lb/yr) Required	0.00	

Drainage Area A Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.00	0.03	0.00	0.03	6
Impervious Cover (acres)	0.00	0.00	0.00	0.49	0.49	94
					0.52	

BMP Selections

Practice	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	BMP Treatment Volume (ft ³)	TP Load from Upstream Practices (lbs)	Untreated TP Load to Practice (lbs)	TP Removed (lb/yr)	TP Remaining (lb/yr)	Downstream Treatment to be Employed
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	0.03	0.49	1,713.72	0.00	1.08	0.59	0.48	

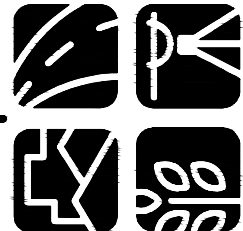
Total Impervious Cover Treated (acres)	0.49
Total Turf Area Treated (acres)	0.03
Total TP Load Reduction Achieved in D.A. (lb/yr)	0.59
Total TN Load Reduction Achieved in D.A. (lb/yr)	4.92

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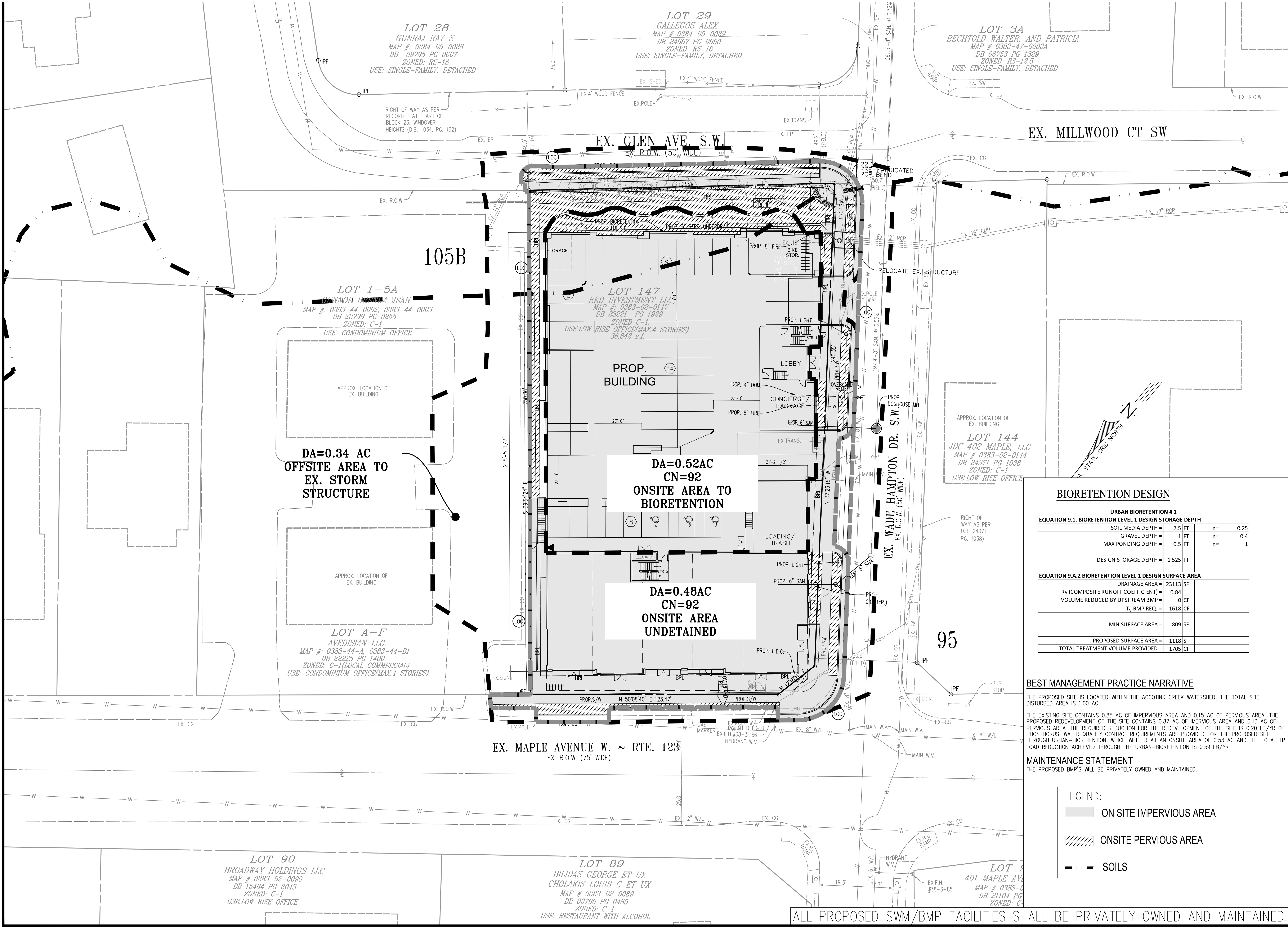
BEST MANAGEMENT PRACTICES - VRRM COMPUTATIONS

380 MAPLE AVENUE WEST MAC ZONING PLAN HUNTER MILL TOWN OF VIENNA TRANSPORT TOWN OF VIENNA, VIRGINIA	CL: N/A	DATE: OCT, 2017
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BIORETENTION DESIGN

URBAN BIORETENTION #1			
EQUATION 9.1. BIORETENTION LEVEL 1 DESIGN STORAGE DEPTH			
SOIL MEDIA DEPTH =	2.5 FT	$\eta =$	0.25
GRAVEL DEPTH =	1 FT	$\eta =$	0.4
MAX PONDING DEPTH =	0.5 FT	$\eta =$	1
DESIGN STORAGE DEPTH =	1.525 FT		
EQUATION 9.A.2 BIORETENTION LEVEL 1 DESIGN SURFACE AREA			
DRAINAGE AREA =	23113 SF		
Rv (COMPOSITE RUNOFF COEFFICIENT) =	0.84		
VOLUME REDUCED BY UPSTREAM BMP =	0 CF		
Tv BMP REQ. =	1618 CF		
MIN SURFACE AREA =	809 SF		
PROPOSED SURFACE AREA =	1118 SF		
TOTAL TREATMENT VOLUME PROVIDED =	1705 CF		

BEST MANAGEMENT PRACTICE NARRATIVE

THE PROPOSED SITE IS LOCATED WITHIN THE ACCOTINK CREEK WATERSHED. THE TOTAL SITE DISTURBED AREA IS 1.00 AC.

THE EXISTING SITE CONTAINS 0.85 AC OF IMPERVIOUS AREA AND 0.15 AC OF PERVIOUS AREA. THE PROPOSED REDEVELOPMENT OF THE SITE CONTAINS 0.87 AC OF IMPERVIOUS AREA AND 0.13 AC OF PERVIOUS AREA. THE REQUIRED REDUCTION FOR THE REDEVELOPMENT OF THE SITE IS 0.20 LB/YR OF PHOSPHORUS. WATER QUALITY CONTROL REQUIREMENTS ARE PROVIDED FOR THE PROPOSED SITE THROUGH URBAN-BIORETENTION, WHICH WILL TREAT AN ONSITE AREA OF 0.53 AC AND THE TOTAL TP LOAD REDUCTION ACHIEVED THROUGH THE URBAN-BIORETENTION IS 0.59 LB/YR.

MAINTENANCE STATEMENT

THE PROPOSED BMP'S WILL BE PRIVATELY OWNED AND MAINTAINED.

LEGEND:

- ON SITE IMPERVIOUS AREA
- ONSITE PERVIOUS AREA
- SOILS

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

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BEST MANAGEMENT PRACTICES - POST-DEVELOPMENT

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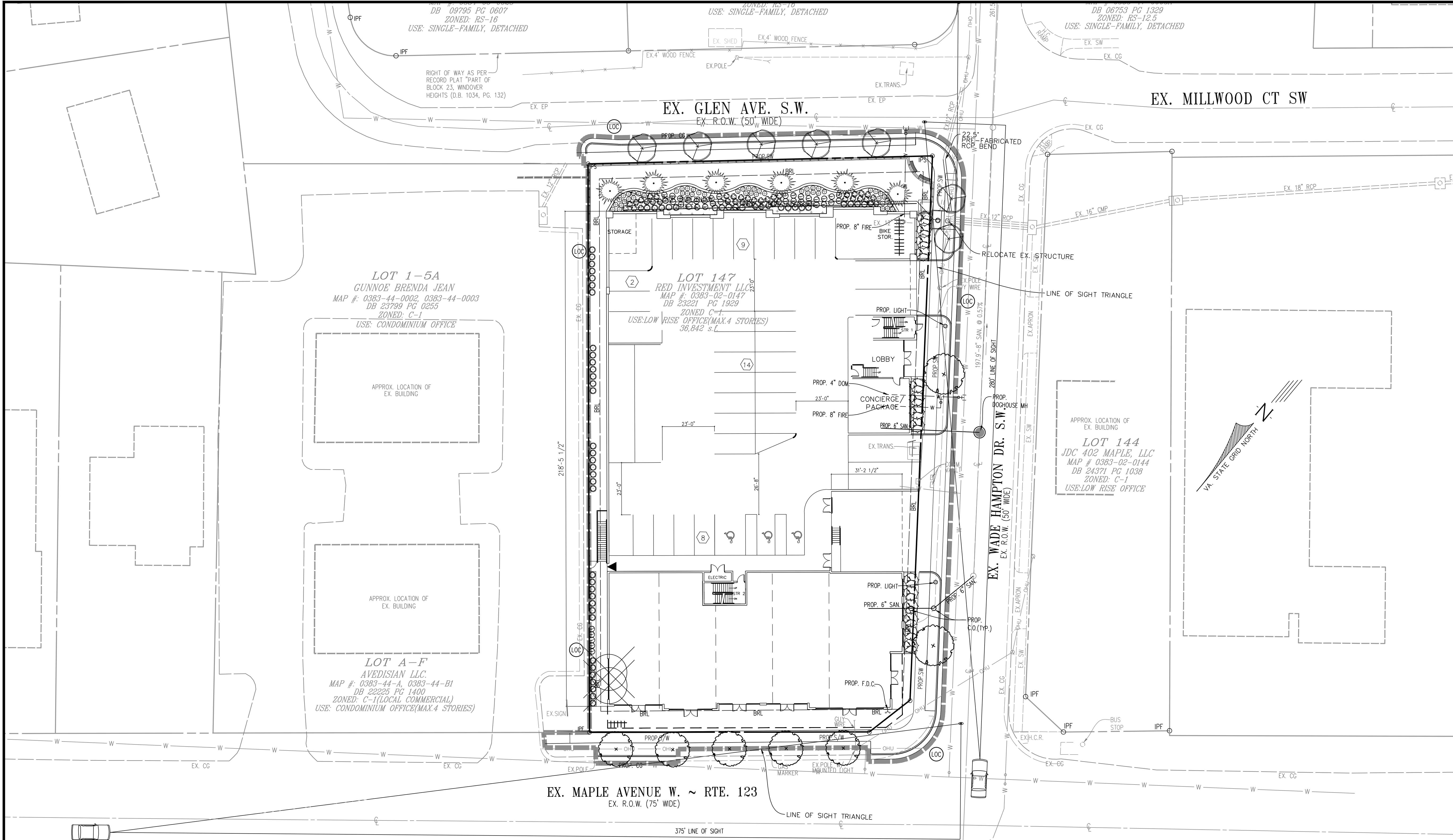
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SHEET 10 OF 13	AUTOTURN EXHIBIT	380 MAPLE AVENUE WEST MAC ZONING PLAN HUNTER MILL TOWN OF VIENNA TRANSPORT TOWN OF VIENNA, VIRGINIA	SCALE: 1" = 20' C.I. = N/A		 urban [™] Planners • Engineers • Landscape Architects • Land Surveyors Urban, Ltd. 4200 D TECHNOLOGY CT. CHANTILLY, VA, 20151 TEL. 703.642.2306 FAX 703.578.7888 www.urban-ltd.com	PLAN DATE					No.	DATE	DESCRIPTION	REVISIONS

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GENERAL PLANT PALETTE		
Botanical Name	Common Name	Notes
Canopy Species		
Acer rubrum (4" Cal.)	Red Maple	Street tree: Wade Hampton Drive, S.W.
Acer rubrum 'Armstrong'	Upright Armstrong Maple	Street tree: Maple Avenue W.
Evergreen Species		
Ilex x aquipernyi 'Meschick' Dragon Lady	Dragon Lady Holly	
Juniperus chinensis 'Hetzii Columnaris'	Hetzii Chinese Juniper	
Understory Species		
Carpinus caroliniana	American Hornbeam	
Cercis canadensis	Eastern Redbud	Street tree: Glen Avenue S.W.
Shrub Species		
Cornus sericea	Red Osier Dogwood	
Forsythia x intermedia 'Nimbus'	Nimbus Forsythia	
Ilex glabra	Inkberry	
Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	

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

PRELIMINARY LANDSCAPE PLAN

380 MAPLE AVENUE WEST

MAC ZONING PLAN

HUNTER MILL TOWN OF VIENNA TRANSPORT

TOWN OF VIENNA, VIRGINIA

DATE: OCT, 2017

SCALE: 1" = 20'

C.I. = N/A

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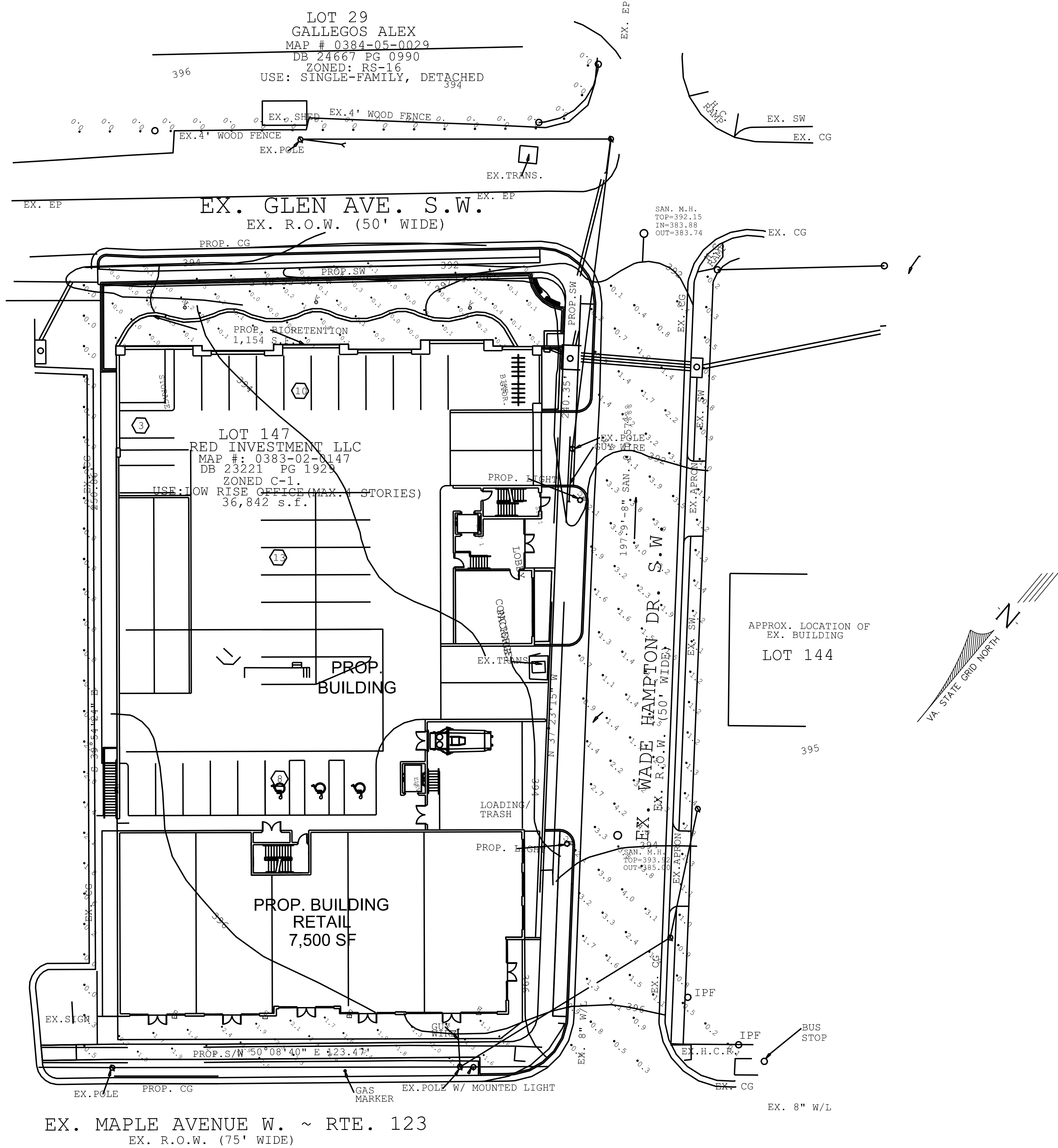
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Professional Engineer
CLAYTON C. BARK
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No.	DATE	DESCRIPTION
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Luminaire Schedule									
Symbol	Type	Qty	Label	Arrangement	Total Lamp Lumens	L/L	Height	Description	
	Bollard	3	A	SINGLE	N.A.	0.900	3.00'	XBR-10-LED-24-400-CW-UE	
	Wallpack	5	B	SINGLE	N.A.	0.900	15.0'	XRW-2-LED-03-30	
	Pole Light	2	C	SINGLE	N.A.	0.900	20.0'	MPP-LED-25L-S1L-FTA	

Luminaire Location Summary						
LumNo	Label	X	Y	Z	Orient	Flt
1	A	6821	6695	3	0	0
2	A	6861	6726	3	0	0
3	A	6893	6755	3	0	0
4	B	6870.149	6871.214	15	129.168	0
5	B	6702.149	6899.214	15	129.168	0
6	B	6723.149	6917.214	15	129.168	0
7	B	6746.149	6936.214	15	129.168	0
8	B	6808.409	6891.381	15	45.889	0
9	C	6753.374	6720.006	20	212.903	0
10	C	6684.277	6809.973	20	212.934	0

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
PATHWAY AREA	Illuminance	Fc	0.48	12.6	0.0	N.A.
POLE AREA	Illuminance	Fc	4.01	7.5	0.9	4.46
STAIRCASE	Illuminance	Fc	1.32	1.9	0.5	2.64
WALLPACK AREA	Illuminance	Fc	1.68	3.5	0.1	16.80

LIGHTING EXHIBIT

380 MAPLE AVENUE WEST

MAC ZONING PLAN

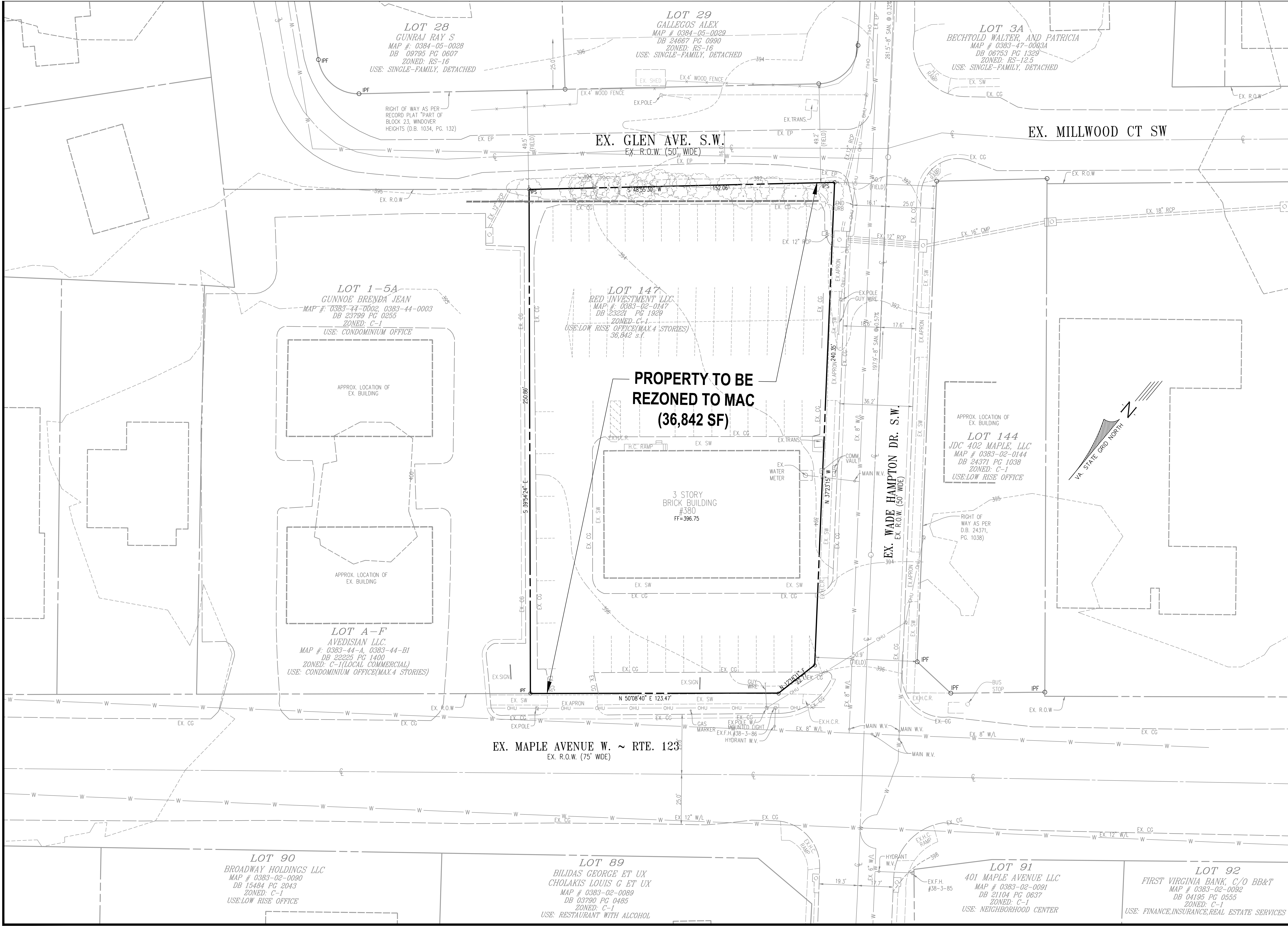
HUNTER MILL TOWN OF VIENNA TRANSPORT

TOWN OF VIENNA, VIRGINIA

PLAN/DATE		REVISIONS	
11-08-17		No.	DATE
09-21-18			
12-27-18			
01-09-19			

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Planner-Engineer-Landscape Architect-Land Surveyor



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DESCRIPTION

REVISIONS

ZONING EXHIBIT

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

DATE: OCT. 2017

SCALE: 1" = 20'

CL= 1'

SHEET
13
OF
13

FILE No.
SP-12896