

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 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 18-9515.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%	88.89%
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 minim front setback.
- (4) Includes 1.25 adjustment for structured parking

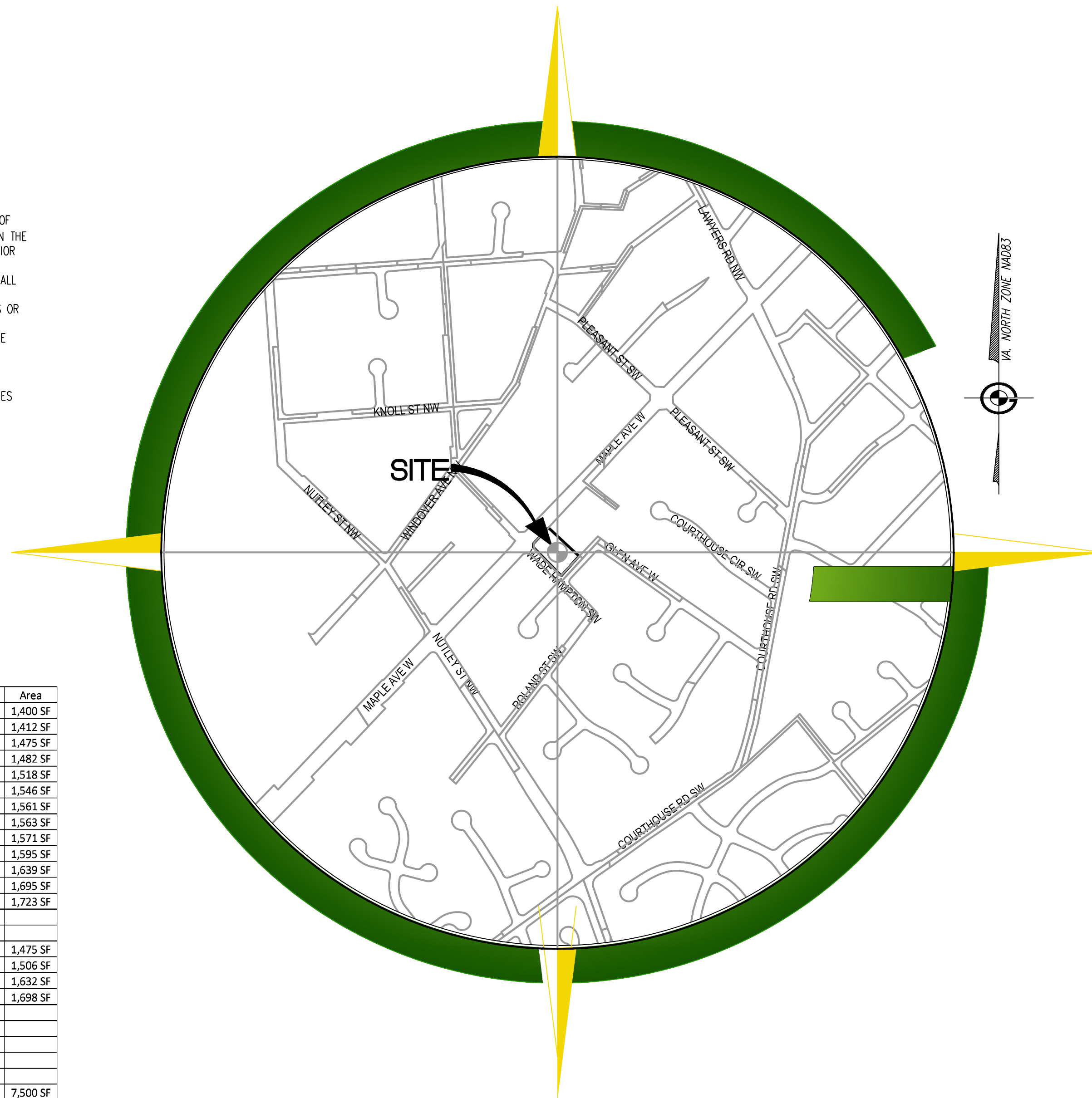
UNIT MIX

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

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03	CONCEPT PLAN
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05	SWM - PRE DEVELOPMENT DRAINAGE DIVIDES
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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

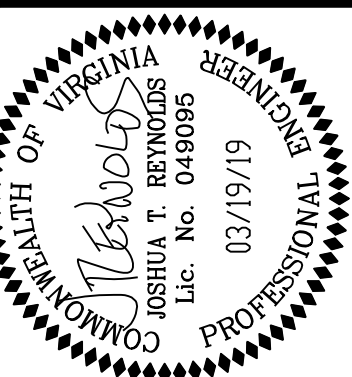
BICYCLE PARKING PROVIDED	
RESIDENTIAL PARKING PROVIDED	24 SPACES
RETAIL PARKING PROVIDED	6 SPACES

COVER

380 W MAPLE AVENUE - OPTION 2

MAC ZONING PLAN

HUNTER MILL TOWN OF VIENNA TRANSPORT
TOWN OF VIENNA, VIRGINIA



REVISIONS

NO.	DATE
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PLAN DATE
03/19/2019

DATE: FEB 2019

C.I.=N/A

SCALE: AS NOTED

FILE No
N131

SHEET
01
OF
13



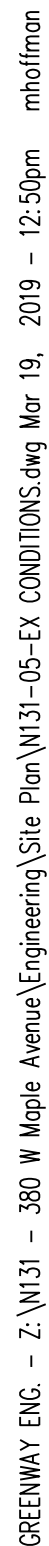
GREENWAY
ENGINEERING

PROUDLY SERVING VIRGINIA & WEST VIRGINIA

0 Pidgeon Hill Drive, Suite #208
Sterling, Virginia 20165
Telephone: (703) 328-0788
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NOTE: THERE ARE NO EXISTING UTILITY EASEMENTS ON-SITE



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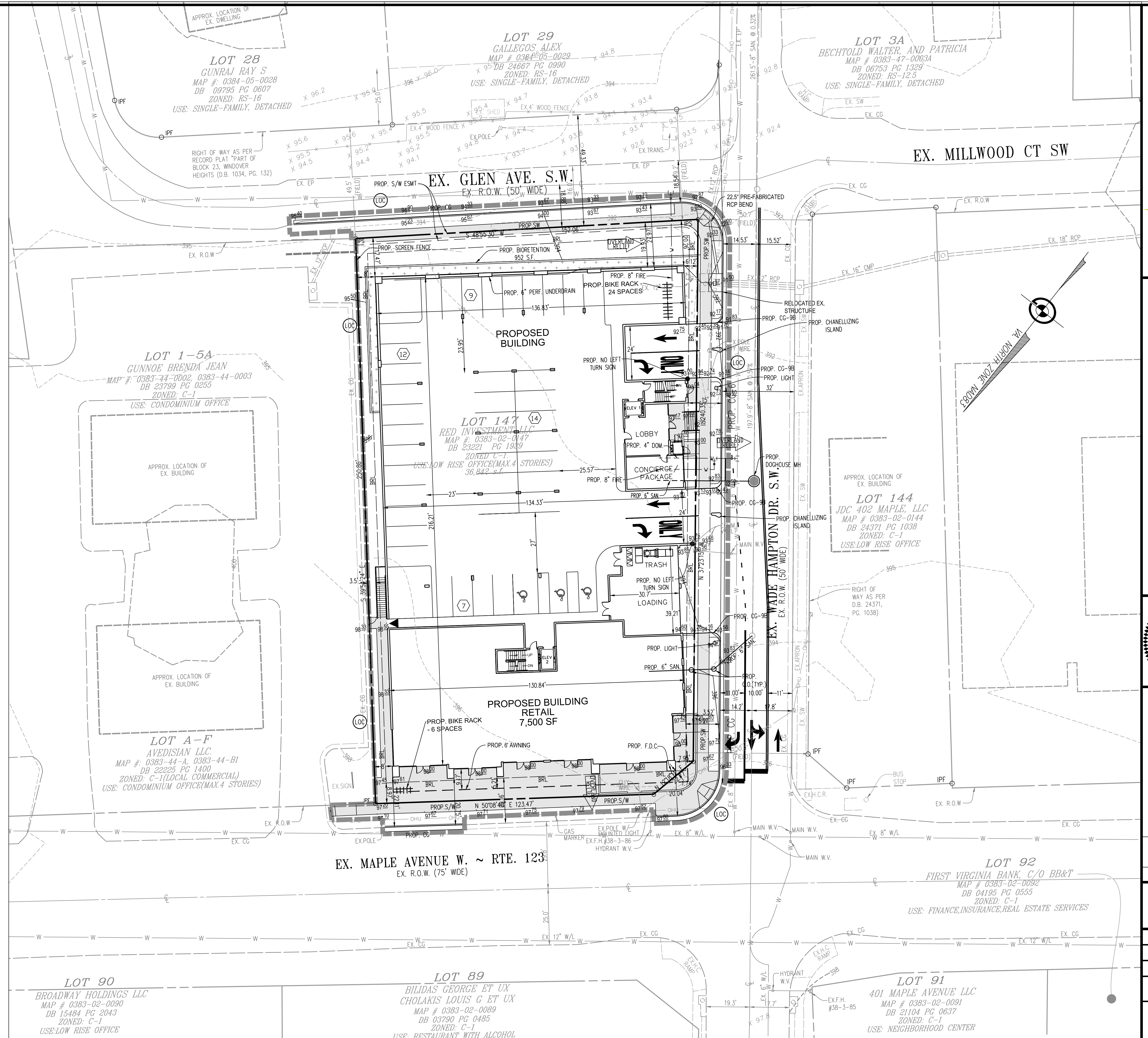
HUNTER MILL TOWN OF VIENNA TRANSPORT
TOWN OF VIENNA, VIRGINIA



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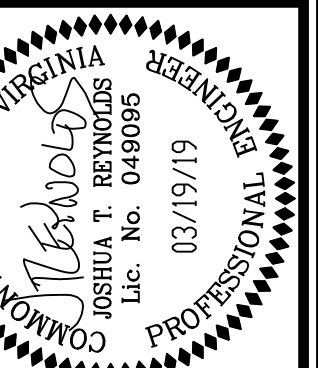
NOTES:
-THIS APPLICATION PROPOSES A SIDEWALK EASEMENT ALONG
GLEN AVENUE.
-THERE AREA NO KNOWN ENVIRONMENTAL OR HISTORICAL
FEATURES ON SITE



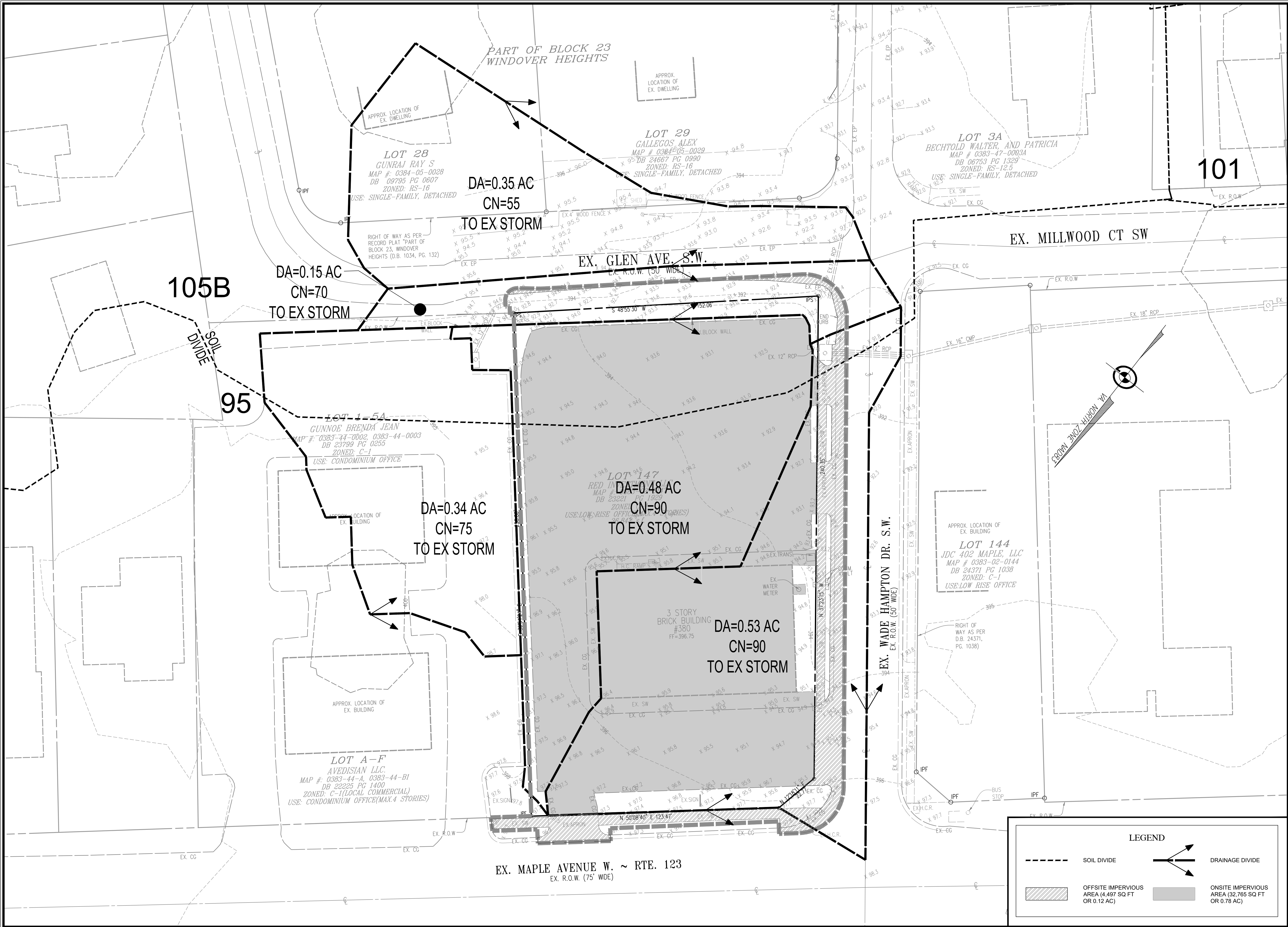
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MAC ZONING PLAN
HUNTER MILL TOWN OF VIENNA TRANSPORT
TOWN OF VIENNA, VIRGINIA

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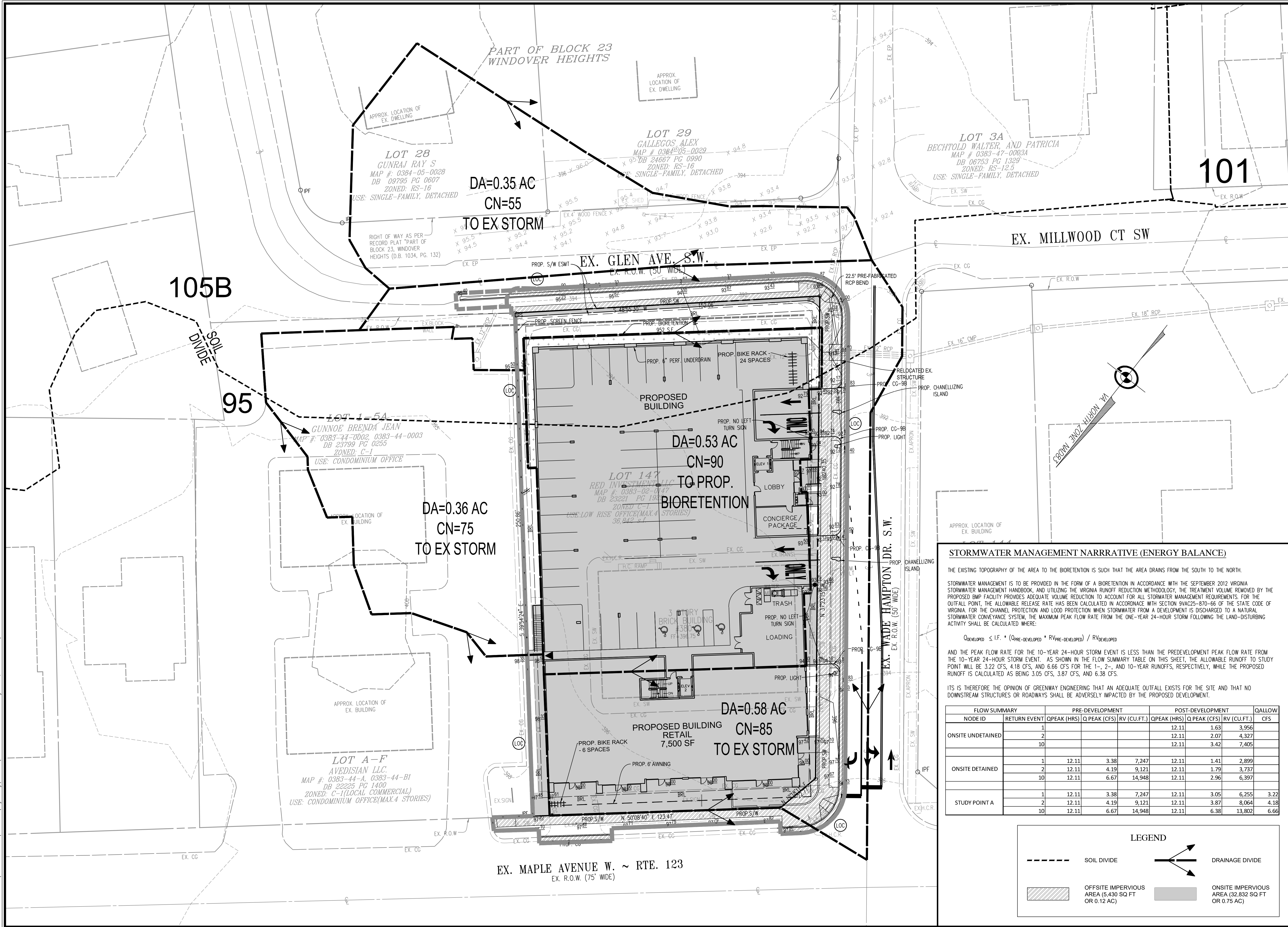
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SCALE: 1"=20'	
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SHEET 03 OF 13	



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)

PLAN DATE 03/19/2019		DATE: FEB 2019	
C.I.= 2'		SCALE: 1"=20'	
FILE No. N131		SHEET 05 OF 13	
SWM - PRE DEVELOPMENT DRAINAGE DIVIDES		380 W MAPLE AVENUE - OPTION 2 MAC ZONING PLAN	
HUNTER MILL TOWN OF VIENNA, TRANSPORT TOWN OF VIENNA, VIRGINIA		PROUDLY SERVING VIRGINIA & WEST VIRGINIA OFFICES IN: STERLING, VA, WINCHESTER, VA & MARTINSBURG, WV	
		20 Pidgeon Hill Drive, Suite #208 Sterling, VA 22154 Telephone: (703) 328-0788 Fax: (540) 722-8528 www.greenwayeng.com	



STORMWATER MANAGEMENT NARRATIVE (ENERGY BALANCE)

THE EXISTING TOPOGRAPHY OF THE AREA TO THE BIORETENTION IS SUCH THAT THE AREA DRAINS FROM THE SOUTH TO THE NORTH.

STORMWATER MANAGEMENT IS TO BE PROVIDED IN THE FORM OF A BIORETENTION IN ACCORDANCE WITH THE SEPTEMBER 2012 VIRGINIA STORMWATER MANAGEMENT HANDBOOK, AND UTILIZING THE VIRGINIA RUNOFF REDUCTION METHODOLOGY, THE TREATMENT VOLUME REMOVED BY THE PROPOSED BMP FACILITY PROVIDES ADEQUATE VOLUME REDUCTION TO ACCOUNT FOR ALL STORMWATER MANAGEMENT REQUIREMENTS. FOR THE OUTFALL POINT, THE ALLOWABLE RELEASE RATE HAS BEEN CALCULATED IN ACCORDANCE WITH SECTION 9VAC25-870-66 OF THE STATE CODE OF VIRGINIA. FOR THE CHANNEL PROTECTION AND LOOD PROTECTION WHEN STORMWATER FROM A DEVELOPMENT IS DISCHARGED TO A NATURAL STORMWATER CONVEYANCE SYSTEM, THE MAXIMUM PEAK FLOW RATE FROM THE ONE-YEAR 24-HOUR STORM FOLLOWING THE LAND-DISTURBING ACTIVITY SHALL BE CALCULATED WHERE:

$$Q_{DEVELOPED} \leq I.F. * (Q_{PRE-DEVELOPED} + RV_{PRE-DEVELOPED}) / RV_{DEVELOPED}$$

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 RUNOFF TO STUDY POINT WILL BE 3.22 CFS, 4.18 CFS, AND 6.66 CFS FOR THE 1-, 2-, AND 10-YEAR RUNOFFS, RESPECTIVELY, WHILE THE PROPOSED RUNOFF IS CALCULATED AS BEING 3.05 CFS, 3.87 CFS, AND 6.38 CFS.

ITS IS THEREFORE THE OPINION OF GREENWAY ENGINEERING THAT AN ADEQUATE OUTFALL EXISTS FOR THE SITE AND THAT NO DOWNSTREAM STRUCTURES OR ROADWAYS SHALL BE ADVERSELY IMPACTED BY THE PROPOSED DEVELOPMENT.

FLOW SUMMARY		PRE-DEVELOPMENT			POST-DEVELOPMENT			QALLOW
NODE ID	RETURN EVENT	QPEAK (HRS)	QPEAK (CFS)	RV (CU.FT.)	QPEAK (HRS)	QPEAK (CFS)	RV (CU.FT.)	
ONSITE UNDETAINED	1				12.11	1.63	3,956	
	2				12.11	2.07	4,327	
	10				12.11	3.42	7,405	
ONSITE DETAINED	1	12.11	3.38	7,247	12.11	1.41	2,899	
	2	12.11	4.19	9,121	12.11	1.79	3,737	
	10	12.11	6.67	14,948	12.11	2.96	6,397	
STUDY POINT A	1	12.11	3.38	7,247	12.11	3.05	6,255	3.22
	2	12.11	4.19	9,121	12.11	3.87	8,064	4.18
	10	12.11	6.67	14,948	12.11	6.38	13,802	6.66

LEGEND

SOIL DIVIDE

OFFSITE IMPERVIOUS AREA (5,430 SQ FT OR 0.12 AC)

ONSITE IMPERVIOUS AREA (32,832 SQ FT OR 0.75 AC)

DRAINAGE DIVIDE

20 Pidgeon Hill Drive, Suite #208
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SWM - POST 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 T. REYNOLDS
Lic. No. 049095
03/19/19
PROFESSIONAL ENGINEER

PLAN DATE	03/19/2019
DATE: FEB 2019	
C.I. = 2'	
SCALE: 1"=20'	
FILE No.	N131
SHEET	06
OF	13

No.	DATE	DESCRIPTION	REVISIONS

GREENWAY ENG. - Z:\N131 - 380 W Maple Avenue\Engineering\Site Plan\N131-22-BMP.dwg, Mar 19, 2019 - 12:52pm mholmes

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 **



No.	DATE	DESCRIPTION	REVISIONS

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FILE No. N131	SHEET 07 OF 13

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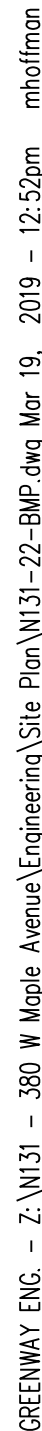
BEST MANAGEMENT PRACTICES - COMPUTATIONS

380 W MAPLE AVENUE - OPTION 2

MAC ZONING PLAN

HUNTER MILL, TOWN OF VIENNA, TRANSPORT

TOWN OF VIENNA, VIRGINIA



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 LBYR 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 LBYR.

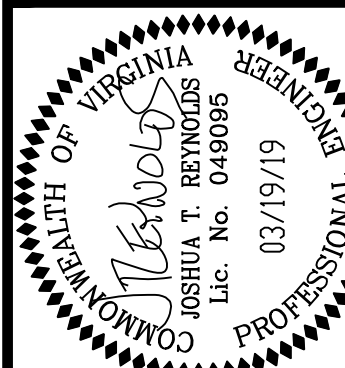
BIORETENTION 1 DESIGN CALCULATIONS

BIORETENTION 1 DESIGN CALCULATIONS

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380 W MAPLE AVENUE - OPTION 2

TOWN OF VIENNA, VIRGINIA

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SHEET 08 OF 13	



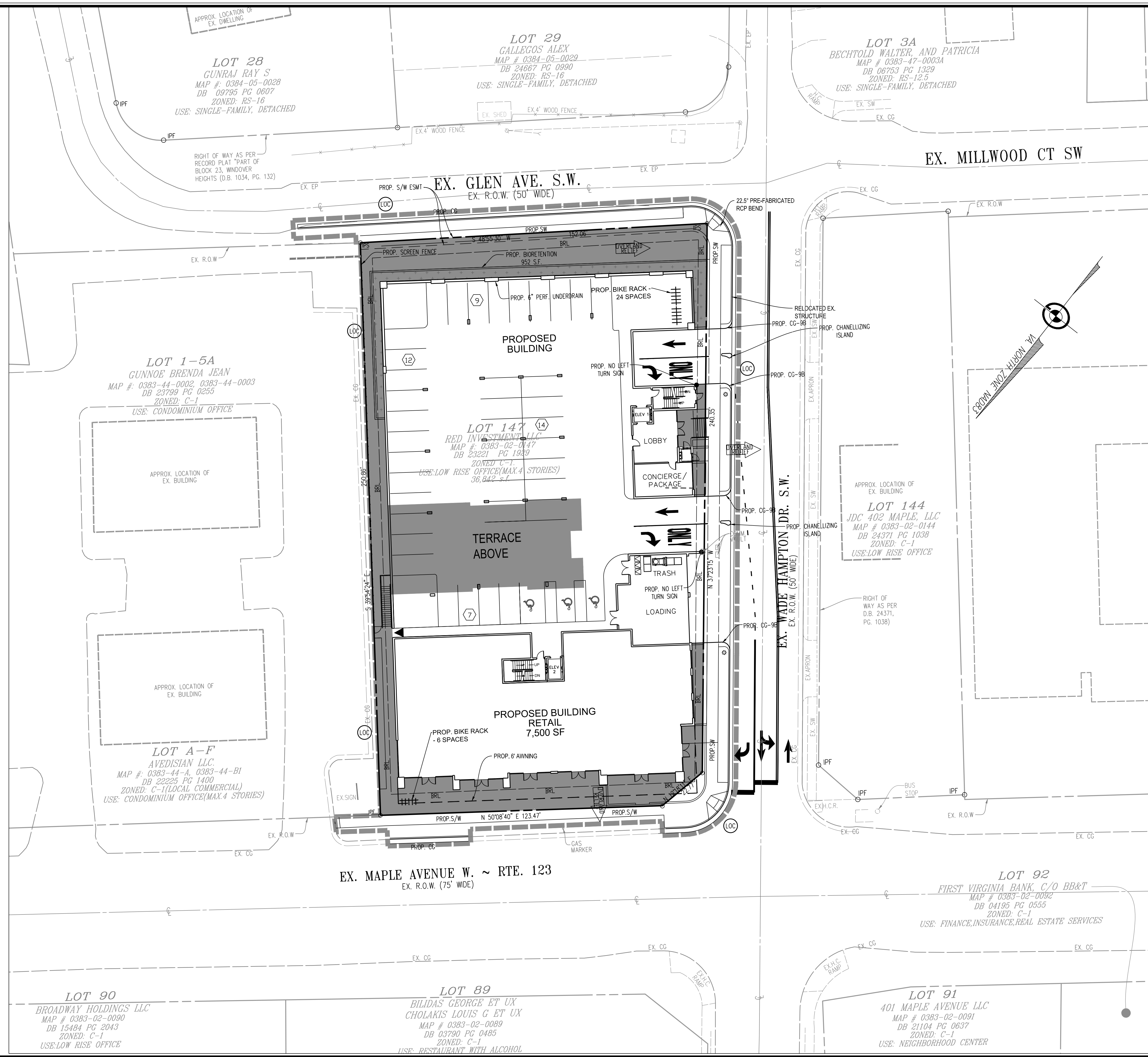
OFFSITE IMPERVIOUS
AREA (5,430 SQ FT
OR 0.12 AC)

ONSITE IMPERVIOUS
AREA (32,832 SQ FT
OR 0.78 AC)

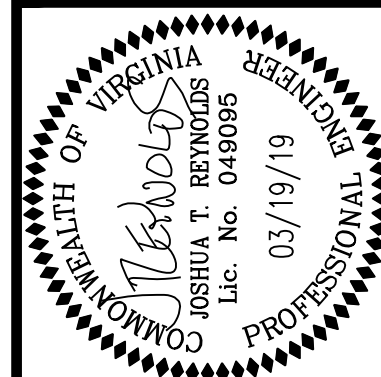
LEGEND

PROP. OPEN SPACE

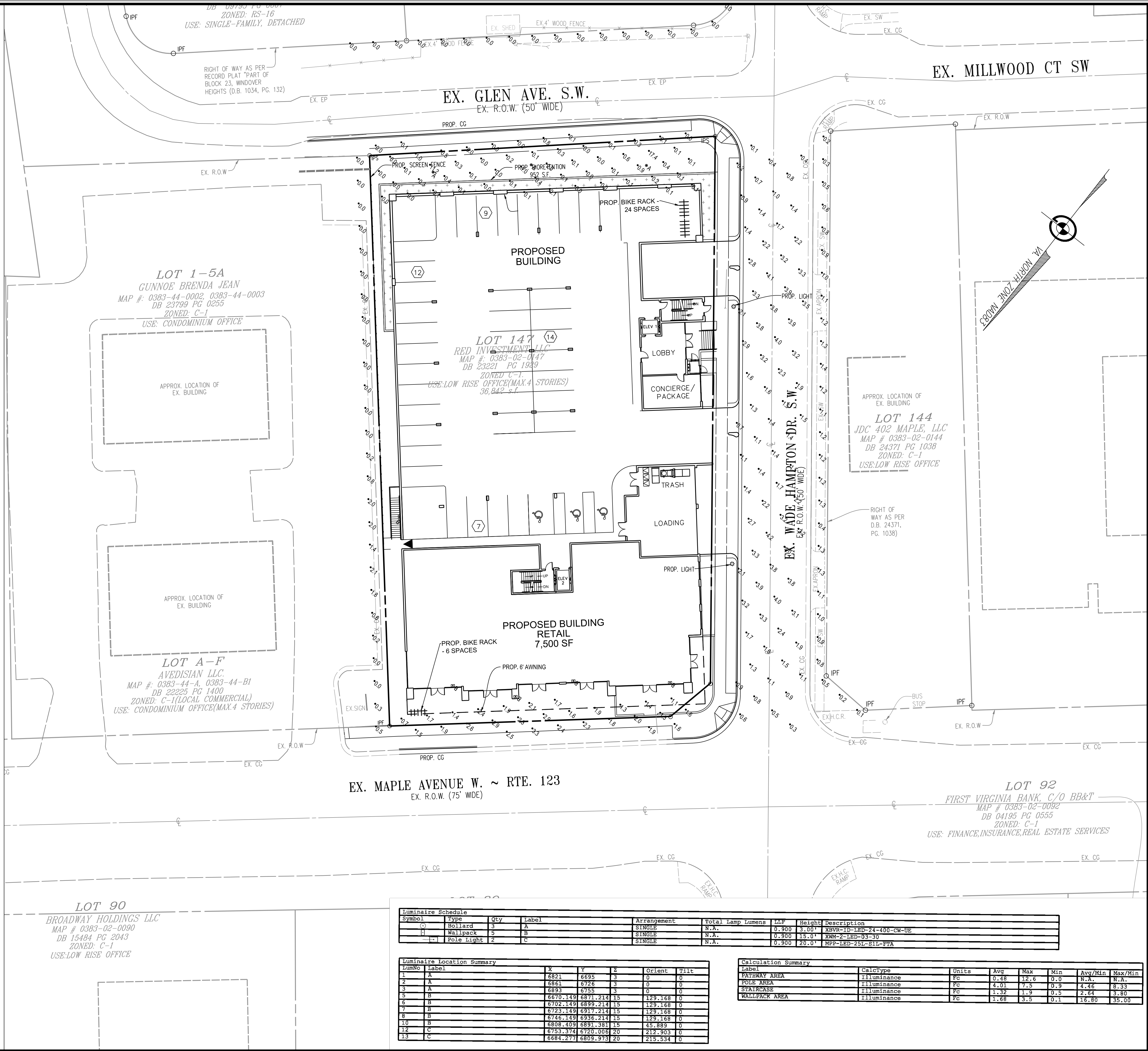
PROP. OPEN SPACE = 9,010 SQ FT
/36,842 SQ FT
= 24.46%



AUTOTURN EXHIBIT

[illegible]

[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-LED-03-30	
(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	6891.214	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	B	6753.374	6720.008	20	212.903	0
10	B	6753.374	6720.008	20	212.903	0
11	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

PLAN DATE
03/19/2019

DATE: FEB 2019

C.I.= N/A

SCALE: 1"=20'

FILE No.
N131

SHEET
12
OF
13

LIGHTING EXHIBIT

380 W MAPLE AVENUE - OPTION 2

MAC ZONING PLAN

HUNTER MILL TOWN OF VIENNA TRANSPORT

TOWN OF VIENNA, VIRGINIA

PROUDLY SERVING VIRGINIA & WEST VIRGINIA

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Joshua T. Reynolds

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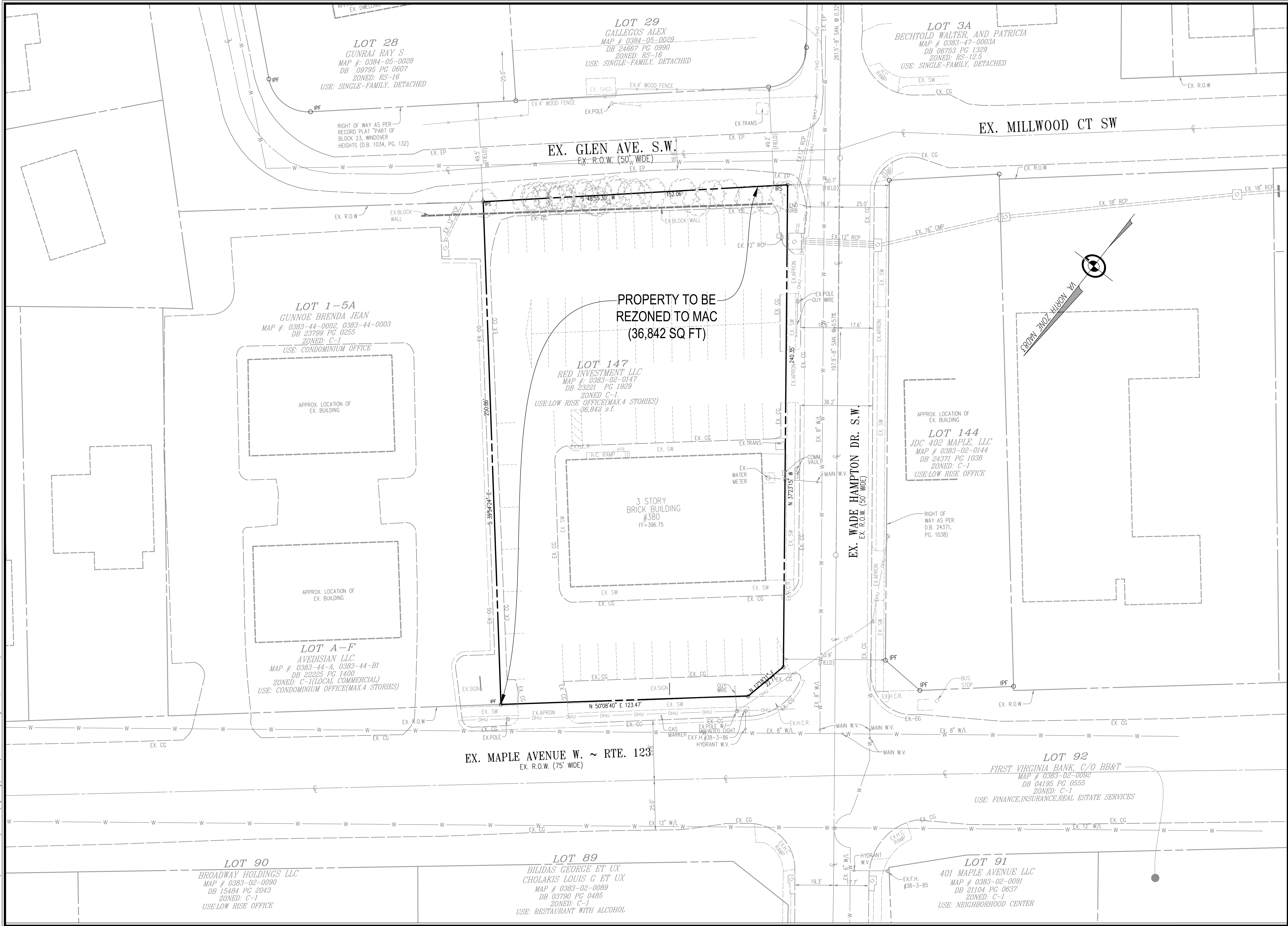
03/19/19

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DATE

DESCRIPTION

REVISIONS



PLAN DATE

03/19/2019

DATE: FEB 2019

C.I. = 2'

SCALE: 1"=20'

FILE No.
N131

SHEET
13
OF
13

REVISIONS

No.	DATE	DESCRIPTION

REVISIONS

No.	DATE	DESCRIPTION

ZONING EXHIBIT

380 W MAPLE AVENUE - OPTION 2

MAC ZONING PLAN

HUNTER MILL TOWN OF VIENNA, TRANSPORT

TOWN OF VIENNA, VIRGINIA

COMMONWEALTH OF VIRGINIA

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