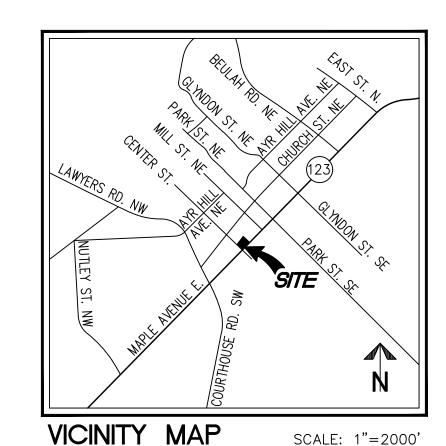
SUNRISE OF VIENNA

100, 102, & 112 MAPLE AVENUE EAST, VIENNA, VA 22180

MAPLE AVENUE COMMERCIAL (MAC) - REZONING AND CONDITIONAL USE PERMIT

INITIAL SUBMISSION - SEPTEMBER 5, 2018 RE-SUBMISSION - JANUARY 15, 2019 RE-SUBMISSION - APRIL 8, 2019





DEVELOPMENT TEAM

OWNER

KIRSCHNER ENTERPRISES INC, **5225 SYMPHONY FOREST LN N** BETHESDA, MD 20852

APPLICANT

SUNRISE DEVELOPMENT, INC. **7902 WESTPARK DR MCLEAN, VA 22102** 703-774-1873 **CONTACT: JERRY LIANG**

ATTORNEY

WOMBLE BOND DICKINSON (US) LLP 8065 LEESBURG PIKE, 4TH FLOOR **TYSONS CORNER, VA 22182-2738** 703-394-2261 **CONTACT: SARA MARISKA**

ARCHITECT

RUST | ORLING ARCHITECTURE 1215 CAMERON STREET ALEXANDRIA, VA 22314 703-836-3205 CONTACT: SCOTT FLEMING

CIVIL ENGINEER/LANDSCAPE ARCHITECT

WALTER L. PHILLIPS, INC. **207 PARK AVENUE** FALLS CHURCH, VA 22046 703.532.6163 CONTACT: AARON VINSON, P.E.

SHEET INDEX

COVER SHEET NOTES AND TABULATIONS CONTEXT PLAN **EXISTING CONDITIONS PLAN REZONING PLAT** CONCEPT PLAN P-0301A SITE CROSS-SECTIONS

TRUCK TURN EXHIBIT OPEN SPACE AND IMPERVIOUS SURFACE EXHIBIT STORMWATER MANAGEMENT NARRATIVE AND DETAILS OUTFALL MAP AND VRRM SPREADSHEET

LANDSCAPE PLAN LANDSCAPE NOTES AND DETAILS

ARCHITECTURAL SITE PLAN / GROUND FLOOR PLAN

FLOOR PLANS A1.3 FLOOR PLANS

EXTERIOR ELEVATIONS EXTERIOR ELEVATIONS

SECTIONS A3.1 SECTION RENDERINGS

RENDERINGS SIGHT LIGHTING - ELECTRICAL

S

TREE INVENTORY

	entory - Sunrise Vienn:						
Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition%	Removal
Tree Surv	ey Information Completed	by Walter Phillips, Inc - Ar	borist Ber	Schitter- ISA	# MA-538	85A #8/17/20	18
101	Acer buergeranum	Trident maple	8"	12'	0%	66%	X
102	Acer buergeranum	Trident maple	6"	9'	0%	66%	X
103	Acer buergeranum	Trident maple	9"	14'	0%	66%	
104	Acer buergeranum	Trident maple	6"	9'	0%	66%	X
105	Acer buergeranum	Trident maple	8"	12'	0%	66%	
106	Acer buergeranum	Trident maple	6"	9'	0%	66%	Х
107	Lagerstroemia indica	Crape Myrtle	7"	11'	78%	69%	Х
108	Acer buergeranum	Trident maple	6"	9'	0%	66%	X
109	Lagerstroemia indica	Crape Myrtle	12"	18'	78%	69%	X
110	Lagerstroemia indica	Crape Myrtle	12"	18'	78%	69%	X
111	Lagerstroemia indica	Crape Myrtle	12"	18'	78%	69%	X
112	Lagerstroemia indica	Crape Myrtle	11"	17'	78%	75%	X
113	Ilex x Nellie Stevens	Nellie Stevens holly	8"	12'	0%	75%	X

DBH = Diameter at Breast Height (measured 4.5 feet above ground)

NOTE: SEE SHEET P-0202 FOR EXISTING TREE LOCATIONS.

NOTES

- 1. THE PROPERTY DELINEATED ON THIS PLAT IS DESIGNATED BY FAIRFAX COUNTY AS TAX MAP REFERENCE NUMBER 0384-02-0125A AND IS ZONED
- 2. THE PROPERTY IS NOW IN THE NAME OF KIRSCHNER ENTERPRISES, INC, AS RECORDED IN DEED BOOK 23935 AT PAGE 1680, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- 3. TOTAL AREA OF THE PROPERTY IS 32,130 OR 0.7376 (SURVEYED) 32,264 SQUARE FEET (RECORD)
- 4. THERE ARE NO ENVIRONMENTALLY SENSITIVE OR HISTORICAL FEATURES KNOWN TO EXIST ON THIS SITE.

REQUESTED MODIFICATIONS SUMMARY

- 1. REQUEST TO REDUCE LOADING WIDTH REQUIREMENT FROM 15 FT/50 FT BUILDING WIDTH TO 15 FT.
- 2. REQUEST TO REDUCE BIKE PARKING REQUIREMENT FROM 27 SPACES TO 7 SPACES BASED ON LOW DEMAND ANTICIPATED FOR ASSISTED LIVING USE.
- 3. REQUEST TO MODIFY SECTION 18-17 OF THE ZONING ORDINANCE WHICH IS PERMITTED UNDER SECTION 18-256 TO ALLOW AN 8 FOOT FENCE ALONG THE PROJECT SIDE AND REAR YARDS.

INCENTIVE FEATURES SUMMARY

- 1. INCREASE MAXIMUM IMPERVIOUS AREA FOR THE SITE FROM 80% TO 90% VIA INCENTIVE BONUSES (SEE INCENTIVE INFORMATION ON THIS SHEET).
- 2. INCLUSION OF MEZZANINE LEVEL FOR COMMERCIAL USE (NOT COUNTED AS ADDITIONAL STORY) VIA INCENTIVE BONUSES (SEE INCENTIVE INFORMATION ON THIS SHEET).

ZONING TABULATION

PROPOSED ZONE: MAPLE AVENUE COMMERCIAL (MAC)

AREA TABULATIONS	SQ. FT.	ACRES
TOTAL SITE AREA	32130	0.7376
PROPOSED ROW DEDICATION	916	0.0210
TOTAL POST-DEDICATION SITE AREA	31214	0.7166

ZONING TABULATIONS	MAC ZONING REQUIREMENTS	PROVIDED
LOT WIDTH	NONE	198.92 FT
BUILDING WIDTH	NONE	175.5 FT (MAPLE AVE)
BUILDING HEIGHT	4 STORIES, 54 FT	4 STORIES, 54 FT
AVERAGE FRONT GRADE*	NONE	354.53'
YARD REQUIREMENTS		
FRONT - MAPLE AVENUE	20 FT	20.0 FT
FRONT - CENTER STREET	15 FT	16.1 FT
SIDE (EAST PROPERTY LINE)	8 FT	10.5 FT
REAR (NORTH PROPERTY LINE)	10 FT	10.7 FT
LOADING SPACE DEPTH	25 FT	25 FT
LOADING SPACE WIDTH	15 FT/50 FT BLDG WIDTH**	15 FT
LOADING SPACE HEIGHT	15 FT	15 FT
IMPERVIOUS AREA (MAXIMUM)	80% + 10% INCENTIVE BONUS = 90%	87.1% ***
OPEN SPACE	15% OF LOT AREA (4,820 SF)	6,965 SF (21.7%)

*AVERAGE FRONT GRADE IS THE AVERAGE OF THE HIGHEST AND LOWEST POST-DEVELOPMENT GRADES ALONG THE MAPLE AVENUE FRONTAGE.

MODIFICATION REQUESTED FOR LOADING WIDTH REDUCTION TO 15 FT *A PORTION OF PERVIOUS AREA ACHIEVED THROUGH USE OF PERMEABLE PAVEMENT

INCENTIVES FEATURES	REQ.
10% INCREASE TO MAXIMUM IMPERVIOUS AREA	AA, BBB
INCLUSION OF MEZZANINE LEVEL FOR COMMERCIAL USE (NOT COUNTED AS ADDITIONAL STORY)	A, B
	,,,,

INCENTIVE BONUSES PROPOSED	BONUS
Underground parking to accommodate 51% or more of spaces	AA
50% of building roof is green roof system	AA
Inclusion of shower and dressing facilities for employees	В
Construction of Principle Structure to earn the Design for Energy Star certification	ВВ
Recycling station design to accommodate full building	В

PARKING TABULATIONS

PARKING TABULATIO	N	*ASSISTED LIVING USES ARE NOT ASSIGNED A PARKING	
PARKING REQUIRED			REQUIREMENT IN THE TOWN OF VIENNA ZONING ORDINANCE. THEREFORE, PARKING DATA FROM OTHER REGIONAL SUNRISE
ASSISTED LIVING*	0.4 SP/UNIT X 83 UNITS =	34	SENIOR LIVING LOCATIONS HAS BEEN USED TO DETERMINE TO
RETAIL	1.0 SP/200 SF X 5700 SF =	29	PARKING REQUIREMENT. A PARKING ASSESSMENT REPORT
TOTAL		63	(PREPARED BY WELLS AND ASSOCIATES) HAS BEEN PREPAR
			AND INCLUDED WITH THE MAC REZONING APPLICATION DEMONSTRATING THAT THE PROVIDED PARKING REQUIREMENT MEET THE ANTICIPATED DEMAND FOR THE USE.
GARAGE PARKING PRO	OVIDED	52 **	THE THE THIRD PERMITS FOR THE SOCI
TOTAL PARKING PROV	/IDED	52 **	
PARKING PROVIDED V	W/ 1.25 MULTIPLIER	65	
(BONUS FOR PARKING	G IN STRUCTURE ONLY)		

**PARKING PROVIDED INCLUDES FOUR (4) TANDEM SPACES AND FOUR (4) COMPACT SPACES. THESE EIGHT (8) SPACES ARE NOT COUNTED TOWARD THE PARKING REQUIREMENT.

DEVELOPMENT TABULATIONS

PROPOSED ZONE: MAPLE AVENUE COMMERCIAL (MAC)

FROFOSED ZONE. MAPLE AVENUE COMMERCIAL (MAC)				
DEVELOPMENT TABULATIONS				
UNITS	83			
GROSS FLOOR AREA (ABOVE GRADE (SF)	98000			
GROSS FLOOR AREA (BELOW GRADE) (SF)	23000			
RETAIL FLOOR AREA (SF)	5700			
GREEN ROOF PROVIDED (SF)	6000			
	DEVELOPMENT TABULATIONS UNITS GROSS FLOOR AREA (ABOVE GRADE (SF) GROSS FLOOR AREA (BELOW GRADE) (SF) RETAIL FLOOR AREA (SF)			

Parking Quantity						
	Full Size	Compact	Tandem	Total		
Garage	38	3	4	45		
Ground Floor	14	1		15		
			Total	60		

PARKING PROVIDED INCLUDES FOUR (4) TANDEM SPACES AND FOUR (4) COMPACT SPACES. THESE EIGHT (8) SPACES ARE NOT COUNTED TOWARD THE PARKING REQUIREMENT.

BIKE PARKING TABULATIONS

BIKE PARKING REQUIRED (18-95.10.F):

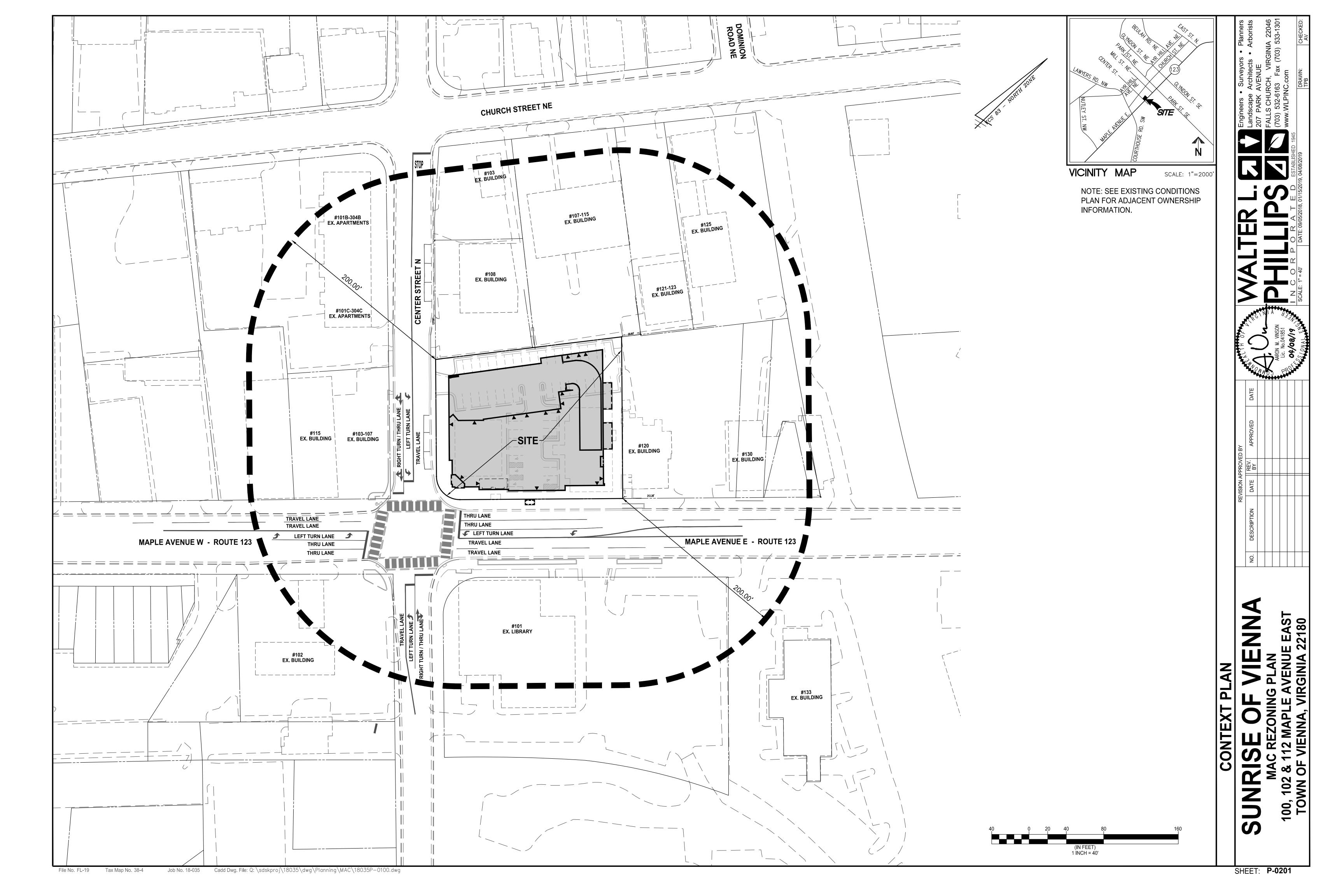
RETAIL =	1 SP/5,000 SF X 5,700 SF = 1 SP/25,000 SF (EMPLOYEES) X 7,700 SF =		SPACES SPACE
ASSISTED LIVING =	1 SP/5,000 SF X 99,553 = 1 SP/25,000 SF (EMPLOYEES) X 99,553 SF =		SPACES*
TOTAL PARKING REQUIRE	D =	27	SPACES
TOTAL PARKING REQUIRE	D WITH MODIFICATION* =	7	SPACES

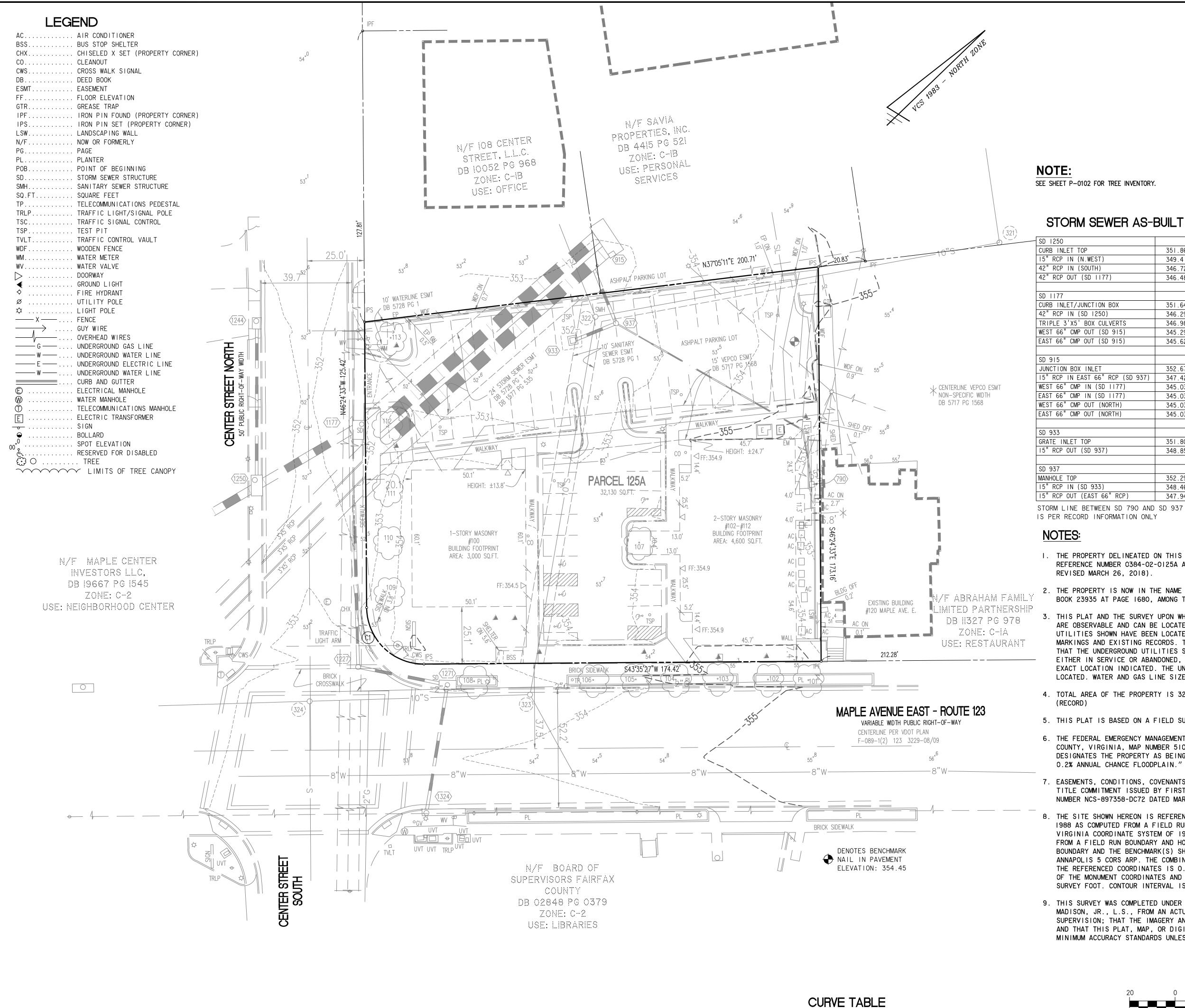
BIKE PARKING PROVIDED:

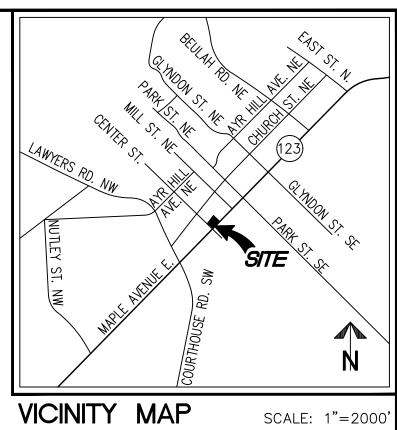
SURFACE/STREETSCAPE (RETAIL) = GARAGE (ASSISTED LIVING) =	4 SPACES 4 SPACES
TOTAL BIKE PARKING PROVIDED =	8 SPACES

*A MODIFICATION IS REQUESTED TO REDUCE THE ASSISTED LIVING BIKE PARKING REQUIREMENT TO 4 SPACES FOR EMPLOYEE USE ONLY. IT IS NOT ANTICIPATED THAT THE ASSISTED LIVING USE WILL ATTRACT BIKE USERS BEYOND THOSE FOR EMPLOYEE BIKE PARKING.

SHEET: **P-0102**







SEE SHEET P-0102 FOR TREE INVENTORY.

SANITARY SEWER AS-BUILT

		SMH 324	
LET TOP	351.86	TOP	353.14
IN (N.WEST)	349.41	IO" INV IN (S.EAST)	346.30
IN (SOUTH)	346.72	IO" INV IN (S.WEST)	346.30
OUT (SD 1177)	346.48	IO" INV OUT (SMH 323)	346.25
		SMH 323	
LET/JUNCTION BOX	351.64	TOP	353.38
IN (SD 1250)	346.29	INV IN (S.EAST)	345.96
3'X5' BOX CULVERTS	346.98	IO" INV IN (SMH 324)	345.88
" CMP OUT (SD 915)	345.29	IO" INV OUT (SMH 322)	345.69
" CMP OUT (SD 915)	345.62		
		SMH 322	
		TOP	352.10
N BOX INLET	352.67	INV IN (N.WEST)	345.25
IN EAST 66" RCP (SD 937)	347.42	IO" INV IN (SMH 323)	344.60
" CMP IN (SD 1177)	345.03	10" INV OUT (SMH 321)	344.51
" CMP IN (SD 1177)	345.03		
" CMP OUT (NORTH)	345.03	SMH 321	
" CMP OUT (NORTH)	345.03	TOP	354.86
		IO" INV IN (SMH 322)	343.74
		IO" OUT (N.WEST)	343.71
NLET TOP	351.80	PIPE SIZES ARE FROM RECORD I	NEODMATION
OUT (SD 937)	348.85	PIPE SIZES ARE FROM RECORD I	INF ORIVIA I I ON

15" RCP OUT (EAST 66" RCP)

CURVE RADIUS LENGTH DELTA TANGENT CHORD CHORD BEARING

C1 | 25.00' | 39.27' | 90°00'00" | 25.00' | 35.36' |

I. THE PROPERTY DELINEATED ON THIS PLAT IS DESIGNATED BY FAIRFAX COUNTY AS TAX MAP REFERENCE NUMBER 0384-02-0125A AND IS ZONED C-2 (PER FAIRFAX COUNTY ZONING MAP -

352.29

348.46

- 2. THE PROPERTY IS NOW IN THE NAME OF KIRSCHNER ENTERPRISES, INC, AS RECORDED IN DEED BOOK 23935 AT PAGE 1680, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- 3. THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILITY MARKINGS AND EXISTING RECORDS. THERE ARE NO GUARANTEES, EITHER EXPRESS OR IMPLIED, THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. WATER AND GAS LINE SIZES ARE FROM RECORD INFORMATION.
- 4. TOTAL AREA OF THE PROPERTY IS 32,130 OR 0.7376 (SURVEYED) 32,264 SQUARE FEET
- 5. THIS PLAT IS BASED ON A FIELD SURVEY BY THIS FIRM, DATED 04/24/2018.
- 6. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FAIRFAX COUNTY, VIRGINIA, MAP NUMBER 51059C0145E, EFFECTIVE DATE SEPTEMBER 17, 2010, DESIGNATES THE PROPERTY AS BEING IN ZONE X, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
- 7. EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED, ARE PER THE TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-897358-DC72 DATED MARCH 19, 2018.
- 8. THE SITE SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1988 AS COMPUTED FROM A FIELD RUN VERTICAL CONTROL SURVEY AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83(2011) (EPOCH:2010.0000)] AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS SUBDIVISION BOUNDARY AND THE BENCHMARK(S) SHOWN TO NOAA/NGS MONUMENT PID NUMBER DJ5210 ANP5; ANNAPOLIS 5 CORS ARP. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99994873. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS TWO FEET.
- 9. THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, JAMES A. MADISON, JR., L.S., FROM AN ACTUAL [X] GROUND OR [] AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON APRIL 24, 2018; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

1 INCH = 20'

S

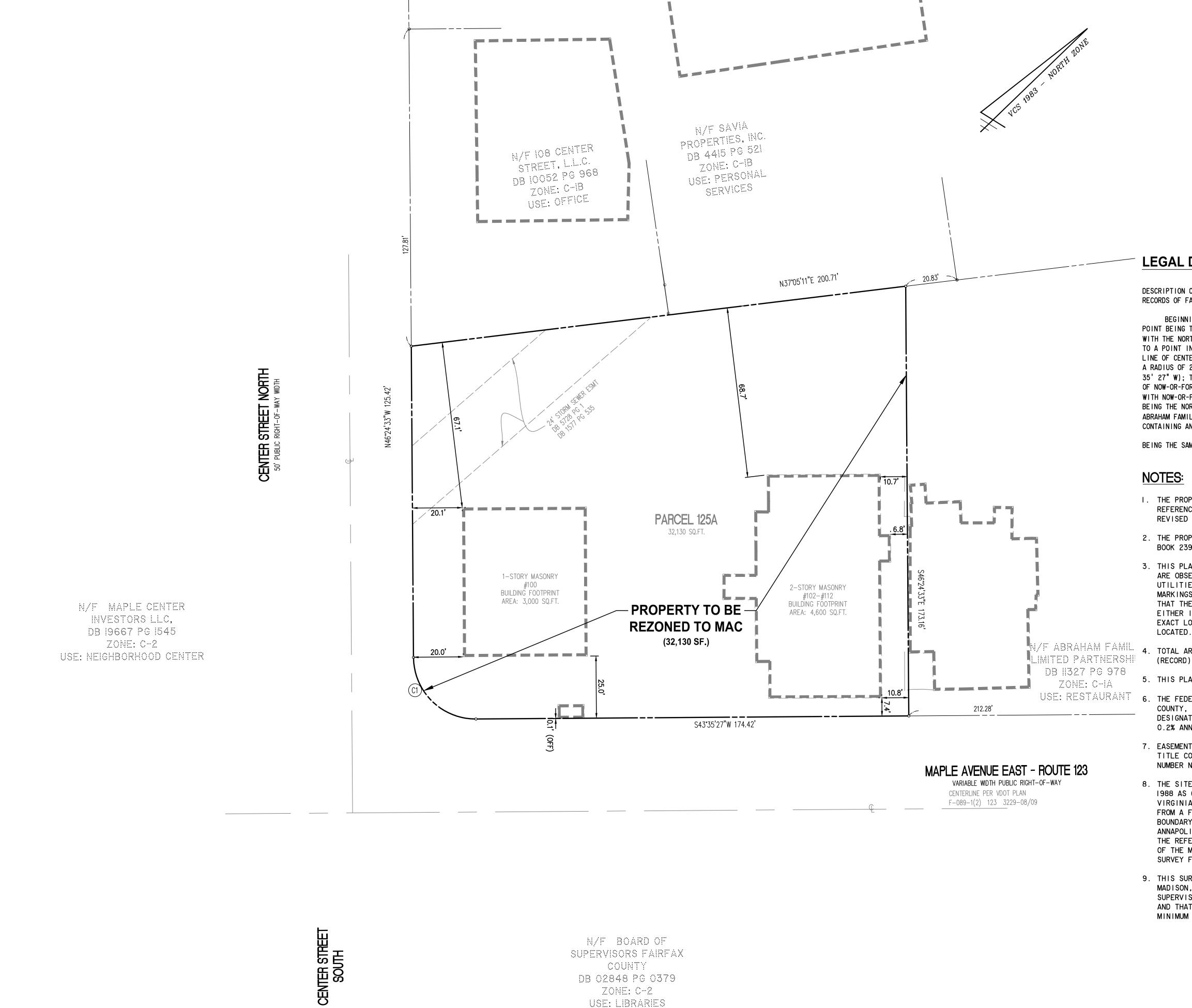
EAST

100, 102 TOWN

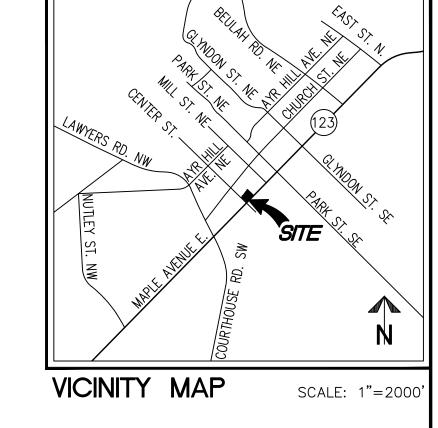
AN

SN

N



USE: LIBRARIES



LEGAL DESCRIPTION

DESCRIPTION OF VIENNA CENTER, PARCEL 125A, AS RECORDED IN DEED BOOK 5728 AT PAGE I AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH RIGHT-OR-WAY LINE OF MAPLE AVENUE EAST - ROUTE 123, SAID POINT BEING THE SOUTHWEST CORNER OF NOW-OR-FORMERLY ABRAHAM FAMILY LIMITED PARTNERSHIP; THENCE WITH THE NORTH RIGHT-OR-WAY LINE OF MAPLE AVENUE EAST - ROUTE 123, S 43° 35' 27" W, 174.42 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF CENTER STREET NORTH; THENCE THE EAST RIGHT-OF-WAY LINE OF CENTER STREET NORTH, 39.27 FEET WITH THE ARC OF A CURVE BEARING TO THE RIGHT AND HAVING A RADIUS OF 25.00 FEET (TANGENT LENGTH 25.00 FEET, CHORD LENGTH 35.36 FEET, CHORD BEARING S 88° 35' 27" W); THENCE N 46° 24' 33" W, 125.42 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF NOW-OR-FORMERLY 108 CENTER STREET, LLC; THENCE WITH 108 CENTER STREET, LLC AND CONTINUING WITH NOW-OR-FORMERLY SAVIA PROPERTIES, INC, N 37° 05' II" E, 200.71 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF NOW-OR-FORMERLY ABRAHAM FAMILY LIMITED PARTNERSHIP; THENCE WITH ABRAHAM FAMILY LIMITED PARTNERSHIP, S 46° 24′ 33″ E, 173.16 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 32,130 SQUARE FEET, OR 0.7376 ACRES, MORE OR LESS.

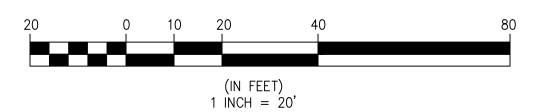
BEING THE SAME PROPERTY DESCRIBED IN THE TITLE COMMITMENT

- I. THE PROPERTY DELINEATED ON THIS PLAT IS DESIGNATED BY FAIRFAX COUNTY AS TAX MAP REFERENCE NUMBER 0384-02-0125A AND IS ZONED C-2 (PER FAIRFAX COUNTY ZONING MAP -REVISED MARCH 26, 2018).
- 2. THE PROPERTY IS NOW IN THE NAME OF KIRSCHNER ENTERPRISES, INC, AS RECORDED IN DEED BOOK 23935 AT PAGE 1680, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- 3. THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILITY MARKINGS AND EXISTING RECORDS. THERE ARE NO GUARANTEES, EITHER EXPRESS OR IMPLIED, THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. WATER AND GAS LINE SIZES ARE FROM RECORD INFORMATION.
- M/F ABRAHAM FAMIL 4. TOTAL AREA OF THE PROPERTY IS 32,130 OR 0.7376 (SURVEYED) 32,264 SQUARE FEET
 - 5. THIS PLAT IS BASED ON A FIELD SURVEY BY THIS FIRM, DATED 04/24/2018.
- USE: RESTAURANT 6. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FAIRFAX COUNTY, VIRGINIA, MAP NUMBER 51059C0145E, EFFECTIVE DATE SEPTEMBER 17, 2010, DESIGNATES THE PROPERTY AS BEING IN ZONE X, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
 - 7. EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED, ARE PER THE TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-897358-DC72 DATED MARCH 19, 2018.
 - 8. THE SITE SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1988 AS COMPUTED FROM A FIELD RUN VERTICAL CONTROL SURVEY AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83(2011) (EPOCH:2010.0000)] AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS SUBDIVISION BOUNDARY AND THE BENCHMARK(S) SHOWN TO NOAA/NGS MONUMENT PID NUMBER DJ5210 ANP5; ANNAPOLIS 5 CORS ARP. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99994873. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS TWO FEET.
 - 9. THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, JAMES A. MADISON, JR., L.S., FROM AN ACTUAL [X] GROUND OR [] AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON APRIL 24, 2018; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

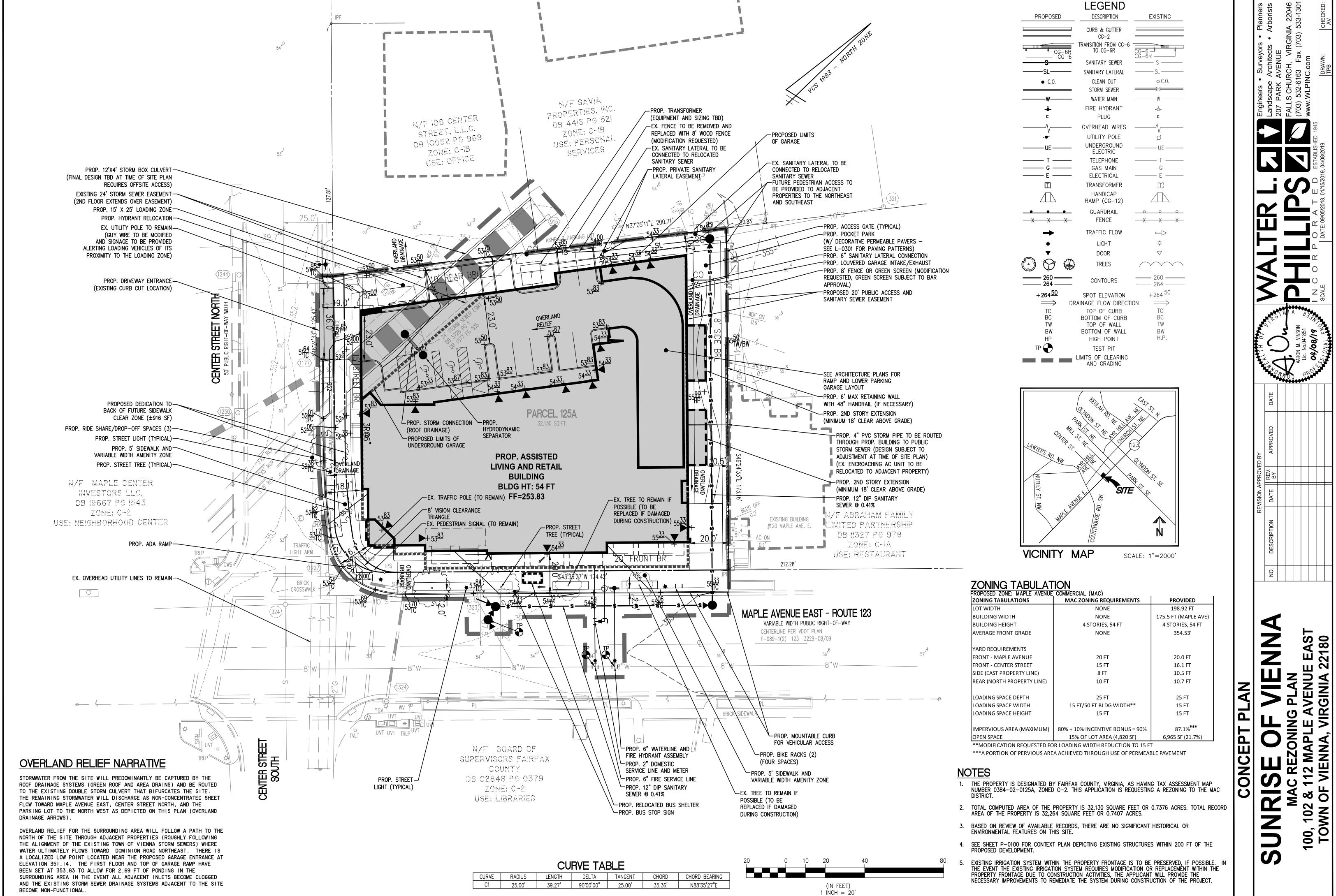
S

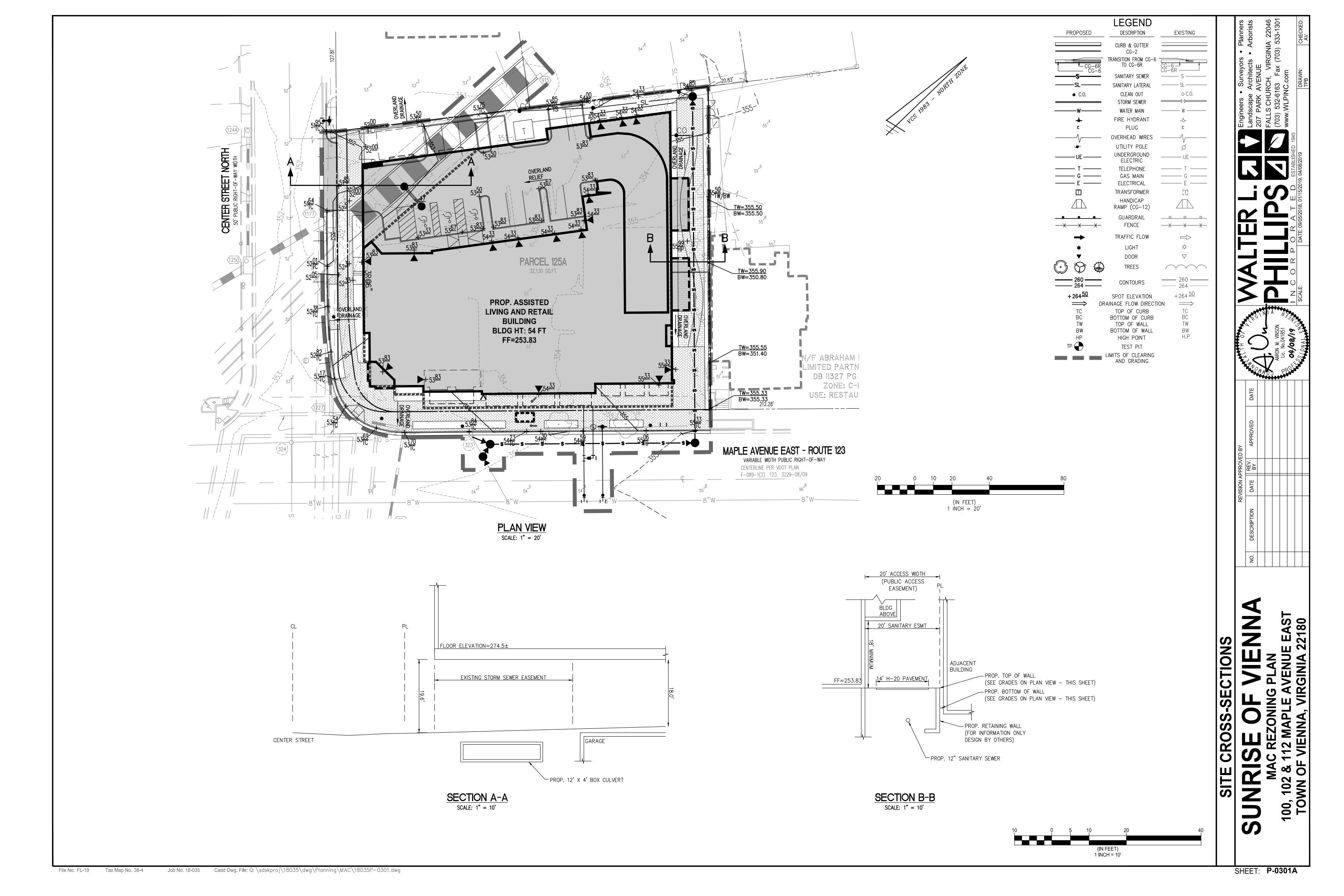
CURVE TABLE

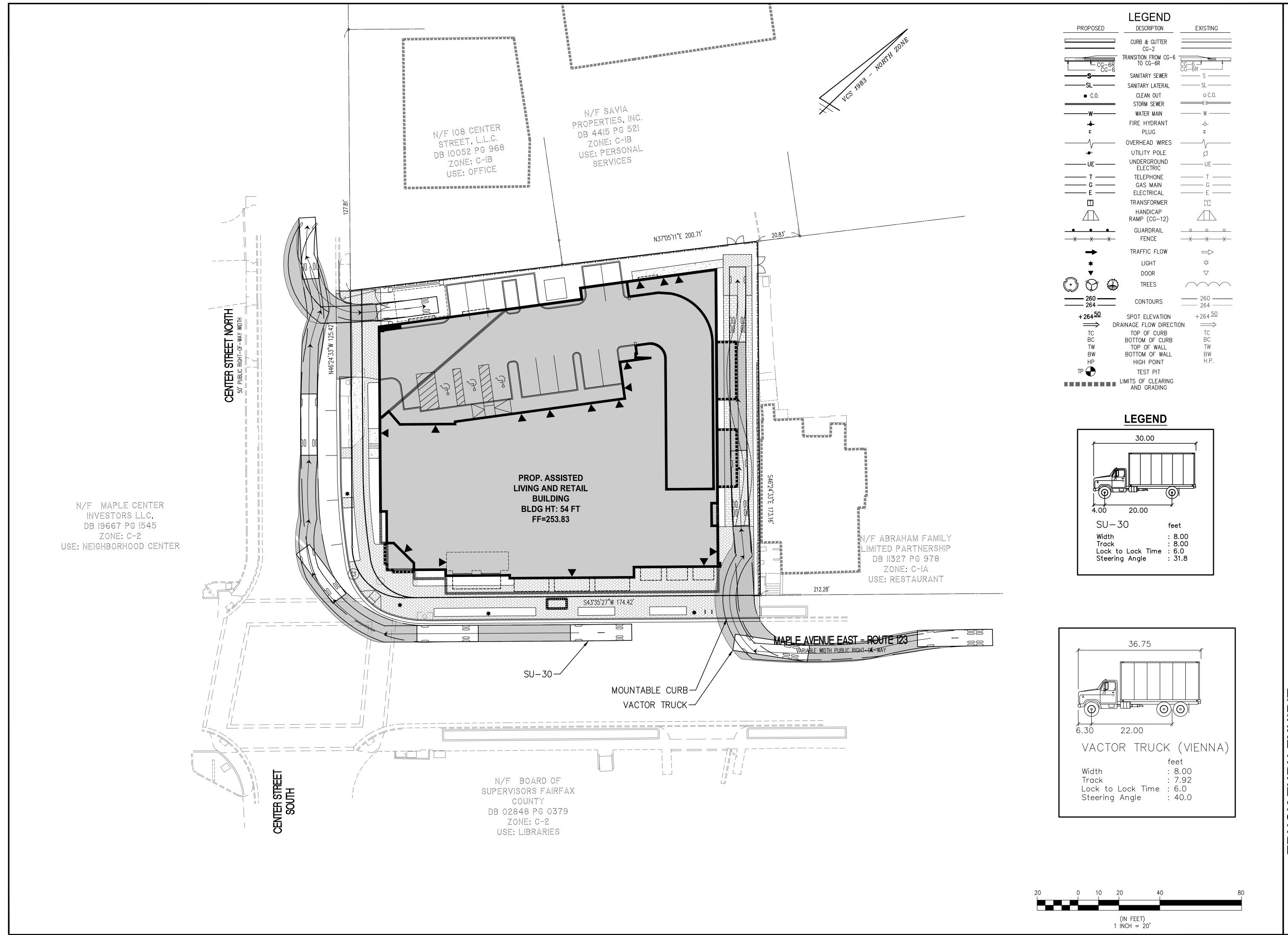
CURVE RADIUS LENGTH DELTA TANGENT CHORD CHORD BEARING C1 25.00' 39.27' 90°00'00" 25.00' 35.36' N88°35'27"E



EAST 2180



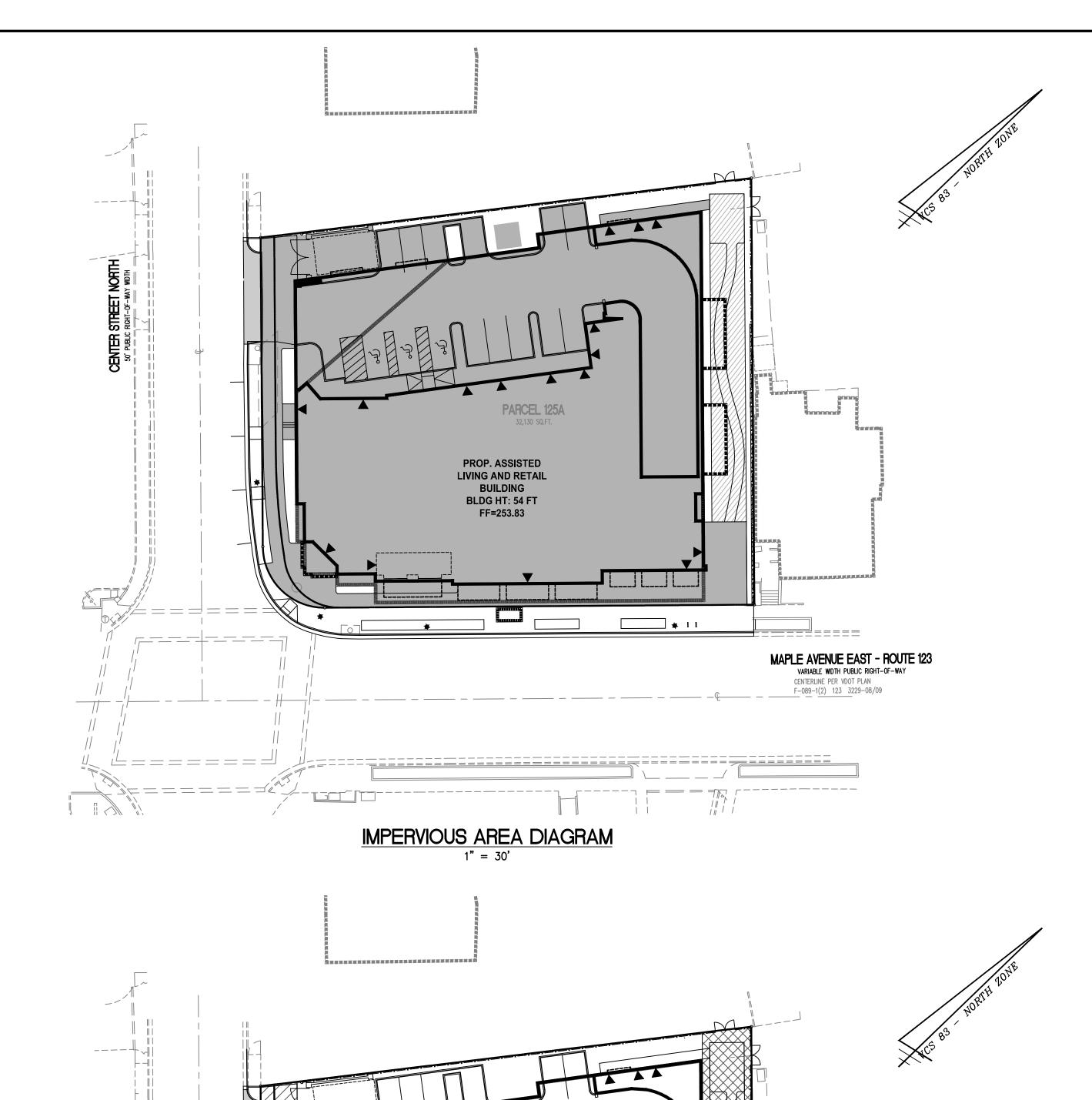




SU

APPROV REV.

File No. FL-19 Tax Map No. 38-4



BUILDING BLDG HT: 54 FT FF=253.83

OPEN SPACE DIAGRAM

1" = 30'

IMPERVIOUS AREA COVERAGE

	<u> </u>	
LOT AREA:		32,130 SF (0.7376 AC)
MAX IMPERVIOUS SURFACE	90% OF LOT AREA*	28,917 SF MAX.
LOT AREA - MAX IMPERVIOUS SU	JRFACE = MIN PERVIOUS	SURFACE
MIN PERVIOUS SURFACE	10% OF LOT AREA*	3,213 SF MIN.
TOTAL IMPERVIOUS SURFACE	87.1% OF LOT AREA	±27,976 SF
TOTAL PERVIOUS SURFACE	12.9% OF LOT AREA	±4,154 SF

*INCENTIVES USED TO INCREASE MAX IMPERVIOUS COVER FROM 80% TO 90% A PORTION OF THE IMPERVIOUS AREA IS REDUCED THROUGH USE OF

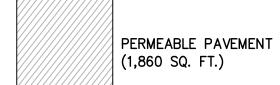
PERMEABLE PAVEMENT (THIS PERMEABLE PAVEMENT AREA IS NOT COUNTED TOWARD STORMWATER MANAGEMENT REQUIREMENTS SINCE IT IS LOCATED WITHIN A PUBLIC UTILITY EASEMENT)

FINAL CALCULATIONS WILL BE PROVIDED AT SITE PLAN.

EXISTING IMPERVIOUS AREA = 26,465 SF (82.4%)

LEGEND

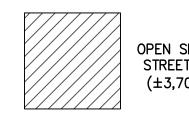




OPEN SPACE CALCULATION

OI LIVOI AOL OALOOLATION						
LOT AREA:		32,130 SF (0.7376 AC)				
MIN OPEN SPACE REQUIRED	15% OF LOT AREA	4,820 SF MIN.				
OPEN SPACE PROVIDED	±21.7% OF LOT AREA	±6,965 SF				

NOTE: THIS PLAN IS FOR THE APPROVAL OF 15% OPEN SPACE. FINAL CALCULATIONS WILL BE PROVIDED AT SITE PLAN.



OPEN SPACE -STREETSCAPE (±3,700 SF)

OPEN SPACE — SIDE AND REAR (±3,265 SF)

(IN FEET) 1 INCH = 30'

MAPLE AVENUE EAST - ROUTE 123

VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
CENTERLINE PER VIDOT PLAN

Job No. 18-035 Cadd Dwg. File: Q: \sdskproj\18035\dwg\Planning\MAC\18035P-0302.dwg

Tax Map No. 38-4

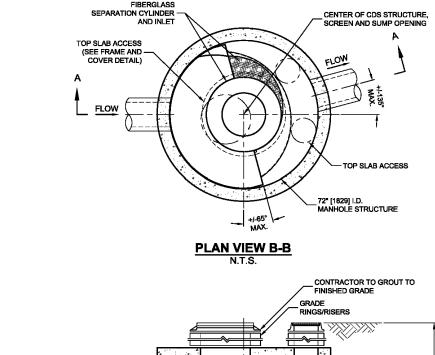
SHEET: **P-0303**

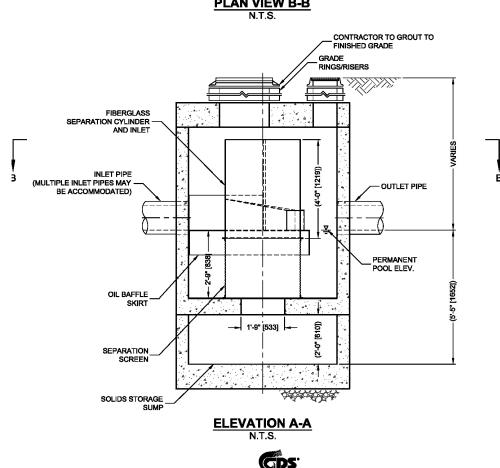
Perforated aluminum curb (typ.) w/ drainage fabric

TYPICAL HYDRODYNAMIC SEPARATOR N.T.S. - CONFIGURATION SUBJECT TO ADJUSTMENT AT THE TIME OF SITE PLAN

Roof drain with parapet well

- Emergency overflow





STORMWATER MANAGEMENT AND WATER QUALITY NARRATIVES

EXISTING CONDITIONS:

THE TOTAL PARCEL AREA OF THE SITE IS 32,130 SF OR 0.7376 ACRES. THE LIMITS OF DISTURBANCE AREA FOR THE PROJECT IS 37,975 SF OR 0.8718 ACRES. FOR THE PURPOSES OF STORMWATER MANAGEMENT THE SITE AREA WILL BE THE LIMITS OF DISTURBANCE.

CURRENTLY, THE SITE CONSISTS OF TWO (2) COMMERCIAL BUILDINGS AND ACCESSORY EQUIPMENT. ADDITIONALLY, SURFACE PARKING, LANDSCAPE AREAS, AND UTILITY INFRASTRUCTURE EXIST ONSITE. THERE ARE NO EXISTING STORMWATER MANAGEMENT QUALITY OR QUANTITY CONTROL MEASURES ON SITE. THE SITE DRAINS FROM EAST TO WEST ACROSS THE SITE AS SHEET FLOW OR VIA STORM SEWERS. ALL STORMWATER ENTERS THE MUNICIPAL STORM SEWER SYSTEM VIA CURB INLETS ALONG THE ADJACENT PUBLIC STREETS. TWO (2) 66" STORM SEWERS CURRENTLY BIFURCATE THE SITE AND WILL REPLACED AS PART OF THIS PROJECT.

PROPOSED CONDITIONS:
THE PROJECT INVOLVES THE CONSTRUCTION OF AN ASSISTED LIVING AND RETAIL MIXED—USE BUILDING WHICH INCLUDES A GARAGE STRUCTURE, LEAD WALKS, UTILITY SERVICES, AND A STORMWATER MANAGEMENT BMPS (GREEN ROOF/HYDRODYNAMIC SEPARATOR). PERMEABLE PAVEMENT IS PROPOSED ONSITE; HOWEVER, THIS PERMEABLE PAVEMENT IS LOCATED WITHIN A PROPOSED PUBLIC UTILITY EASEMENT AND IS COUNTED AS IMPERVIOUS AREA FOR THE PURPOSES OF STORMWATER MANAGEMENT CALCULATIONS.

STORMWATER QUALITY:

IN ORDER TO COMPLY WITH CHAPTER 23 OF THE TOWN OF VIENNA CODE OF ORDINANCES (STORMWATER ORDINANCE) FOR STORMWATER QUALITY, A LEVEL 1 GREEN ROOF FACILITY (±6,000 SQ. FT. OF GREEN ROOF) AND A HYDRODYNAMIC SEPARATOR TO BE LOCATED IN THE GARAGE ARE PROPOSED. TOGETHER, THESE STORMWATER BMPS WILL REDUCE PHOSPHORUS LEVELS IN ORDER TO COMPLY WITH APPLICABLE TOWN OF VIENNA AND STATE OF VIRGINIA REQUIREMENTS.

STORMWATER QUANTITY:
THE SITE DRAINS FROM EAST TO WEST AND DISCHARGES AS CONCENTRATED FLOW AT A SINGLE OUTFALL WHERE IT ENTERS TWO (2) 66" STORM SEWER PIPES (TO BE REPLACED). THE SITE OUTFALL POINT ALSO SERVES AS THE LIMITS OF ANALYSIS FOR BOTH CHANNEL PROTECTION AND FLOOD CONTROL SINCE THE UPSTREAM DRAINAGE AREA TO THE SITE IS GREATER THAN 100 TIMES THE SITE AREA (SEE OUTFALL MAP ON P-502). STORMWATER FROM THE SITE ULTIMATELY DISCHARGES INTO DIFFICULT RUN WHICH IS A TRIBUTARY OF THE POTOMAC RIVER.

CHANNEL PROTECTION: THE SITE STORM OUTFALL AND ALL PIPES PROPOSED WITH THIS DEVELOPMENT WILL BE COMPRISED OF CONCRETE OR OTHER NON-ERODIBLE MATERIALS UP TO THE LIMITS OF ANALYSIS. THEREFORE, THE SITE CAN DISCHARGE THE 2-YEAR, 24-HOUR STORM WITHOUT CAUSING EROSION IN THE SYSTEM AND DETENTION IS NOT REQUIRED FOR THE PURPOSES OF CHANNEL PROTECTION.

BASED ON THIS ANALYSIS, IT IS THE OPINION OF THE SUBMITTING ENGINEER THAT THE SITE COMPLIES WITH THE CHANNEL PROTECTION CRITERIA OUTLINED IN THE STATE STORMWATER REGULATIONS (9VAC25-870-66).

FLOOD PROTECTION: THE SITE STORM OUTFALL AND ALL PIPES PROPOSED WITH THIS DEVELOPMENT WILL BE ADEQUATE TO RECEIVE THE 10-YEAR, 24-HOUR STORMWATER DISCHARGE FROM THE SITE AND UPSTREAM DRAINAGE AREA, UP TO THE LIMITS OF ANALYSIS. THEREFORE, DETENTION IS NOT REQUIRED FOR THE PURPOSES OF FLOOD CONTROL.

BASED ON THIS, IT IS THE OPINION OF THE SUBMITTING ENGINEER THAT THE SITE COMPLIES WITH THE FLOOD PROTECTION CRITERIA OUTLINED IN THE STATE STORMWATER REGULATIONS (9VAC25-870-66).

NOTE THAT IMPLEMENTATION OF RUNOFF REDUCTION PRACTICES (GREEN ROOF) ON THIS SITE WILL BRING THE POST-DEVELOPMENT FLOW RATE DOWN TO THE PRE-DEVELOPMENT PRE-DEVELOPMENT FLOW RATE.

ADJACENT PROPERTIES:
ALL UNCONTROLLED SHEET FLOW FROM THE SITE WILL BE DIRECTED TO EXISTING CURB INLETS WITHIN THE PUBLIC RIGHT-OF-WAY AND INTO THE MUNICIPAL STORM SEWER SYSTEM. THERE WILL NOT BE ANY ADVERSE IMPACT TO ADJACENT PROPERTIES AS A RESULT OF THIS PROJECT AND THE PROPOSED IMPROVEMENTS.

FLOODPLAIN BOUNDARY:
THIS SITE IS LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN BOUNDARY.

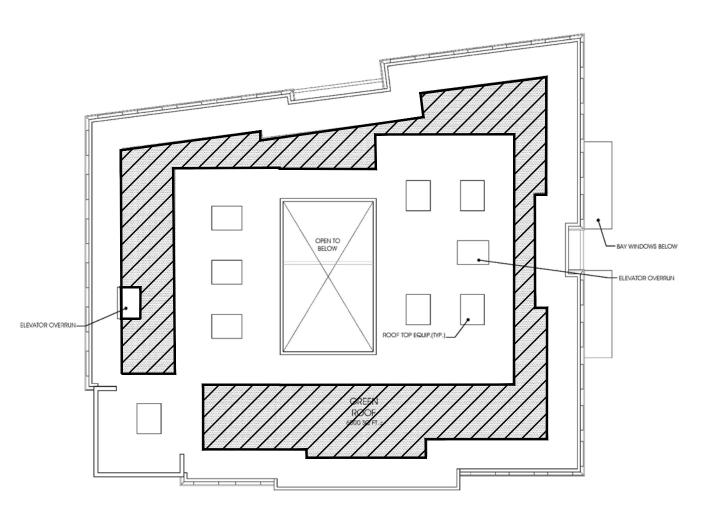
RESOURCE PROTECTION AREAS:
THERE ARE NO RESOURCE PROTECTION AREAS KNOWN TO EXIST ON THE SITE AND NO RESOURCE PROTECTION AREAS ARE DEPICTED ON AVAILABLE RECORD MAPS.

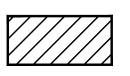
THE SITE IS LOCATED IN THE DIFFICULT RUN WATERSHED.

THE STORMWATER MANAGEMENT PLAN PROVIDED ON THIS PLAN IS SUBJECT TO ADJUSTMENT AT THE TIME OF FINAL ENGINEERING.

GREEN ROOF DIAGRAM

N.T.S. - CONFIGURATION SUBJECT TO ADJUSTMENT AT THE TIME OF SITE PLAN





SOIL MEDIA DEPTH:

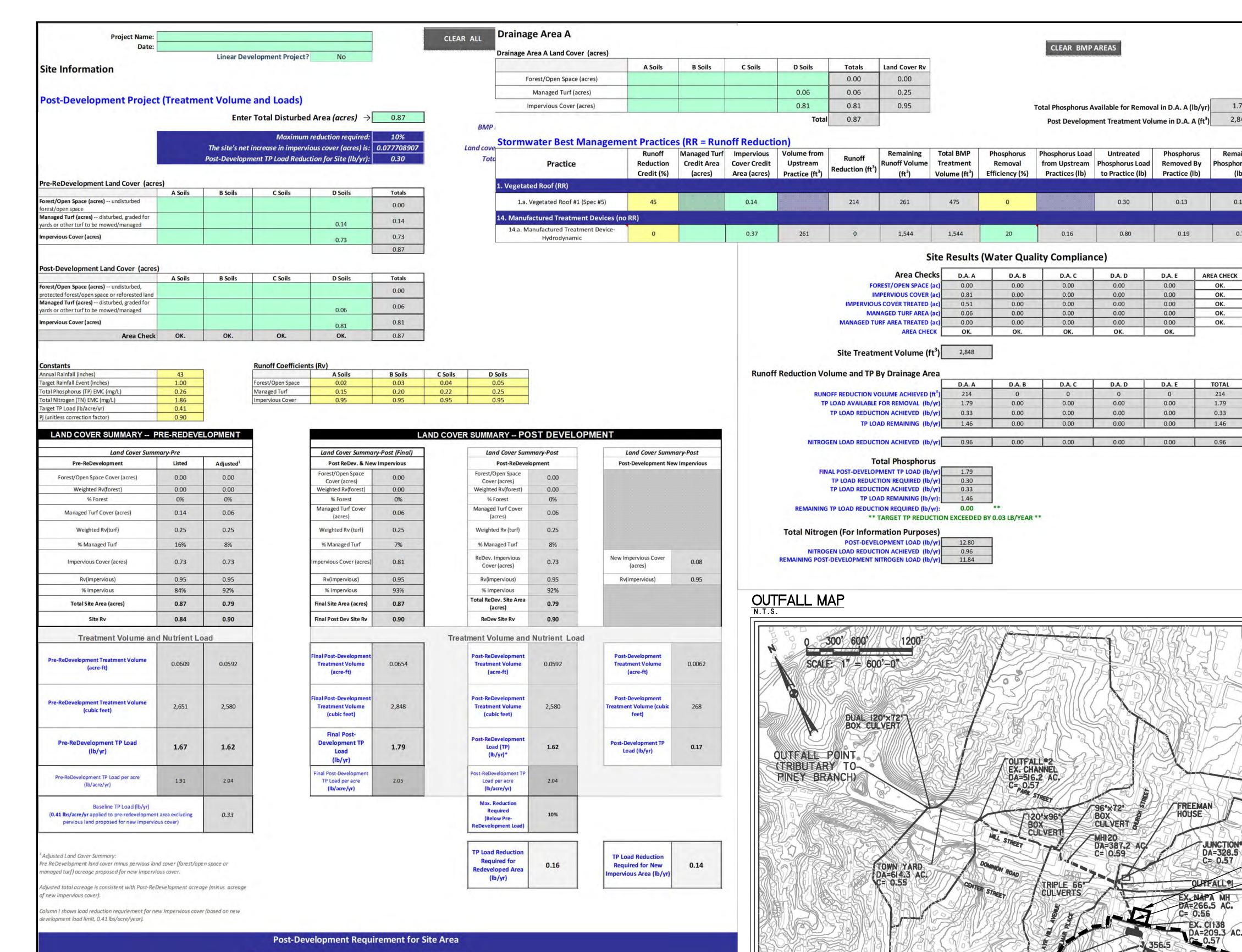
GRAVEL MEDIA DEPTH:

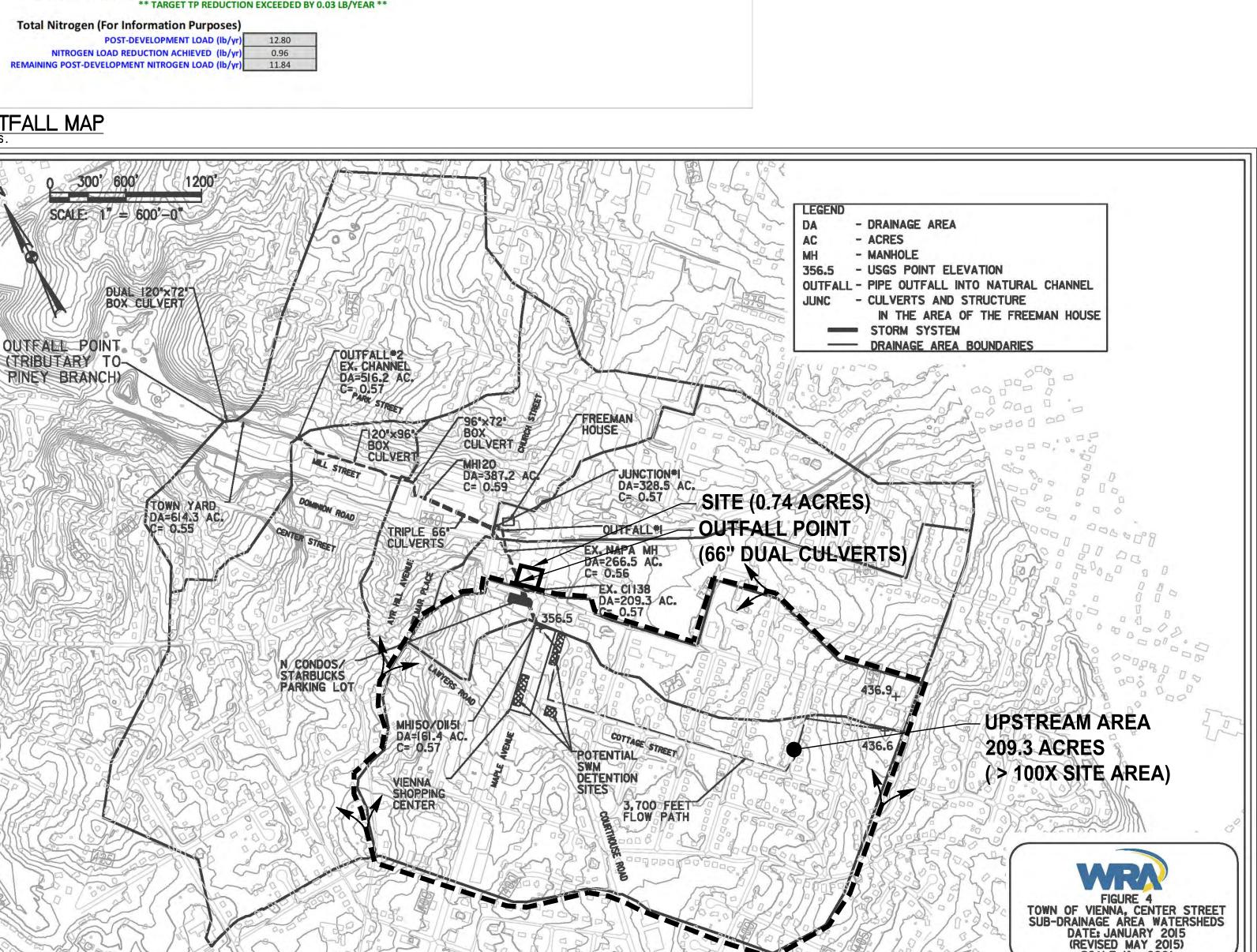
ESTIMATED GREEN ROOF STORAGE VOLUME COMPUTATION (SUBJECT TO ADJUSTMENT AT SITE PLAN)

SURFACE AREA: 6,000 SF

TOTAL STORAGE VOLUME: $6,000 \times [(0.33 \times 0.25) + (0.17 \times 0.40)] = 903 \text{ CUBIC FEET}$ AND

Tax Map No. 38-4 SHEET: **P-0501**





1.79

Phosphorus Load

0.16

0.78

AREA CHECK

OK.

OK.

OK.

OK.

OK.

TOTAL

1.79

0.33

1.46

--Select from dropdown lists--

Downstream Practice to be

14.a. MTD - Hydrodynamic

OUTFAL DATE: JANUARY 2015 (REVISED MAY 2015) SCALE: I' = 600' DRAINAGE MAP OBTAINED FROM TOWN OF VIENNA CENTER STREET DRAINAGE STUDY PROVIDED BY WRA DATED 08/14/2015.

Nitrogen Load Untreated Nitrogen Remaining

0.96

0.00

1.17

6.93

E

SH

AD

SHEET: **P-0502**

Removal from Upstream Nitrogen Load to Removed By Nitrogen Load

2.13

5.76

Efficiency (%) Practices (lbs) Practice (lbs) Practice (lbs)

14. Manufactured BMP (no RR)

1.17

Vegetated Roof (RR)

11.91

Pre-ReDevelopment TN Load (lb/yr)

TP Load Reduction Required (lb/yr)

Nitrogen Loads (Informational Purposes Only)

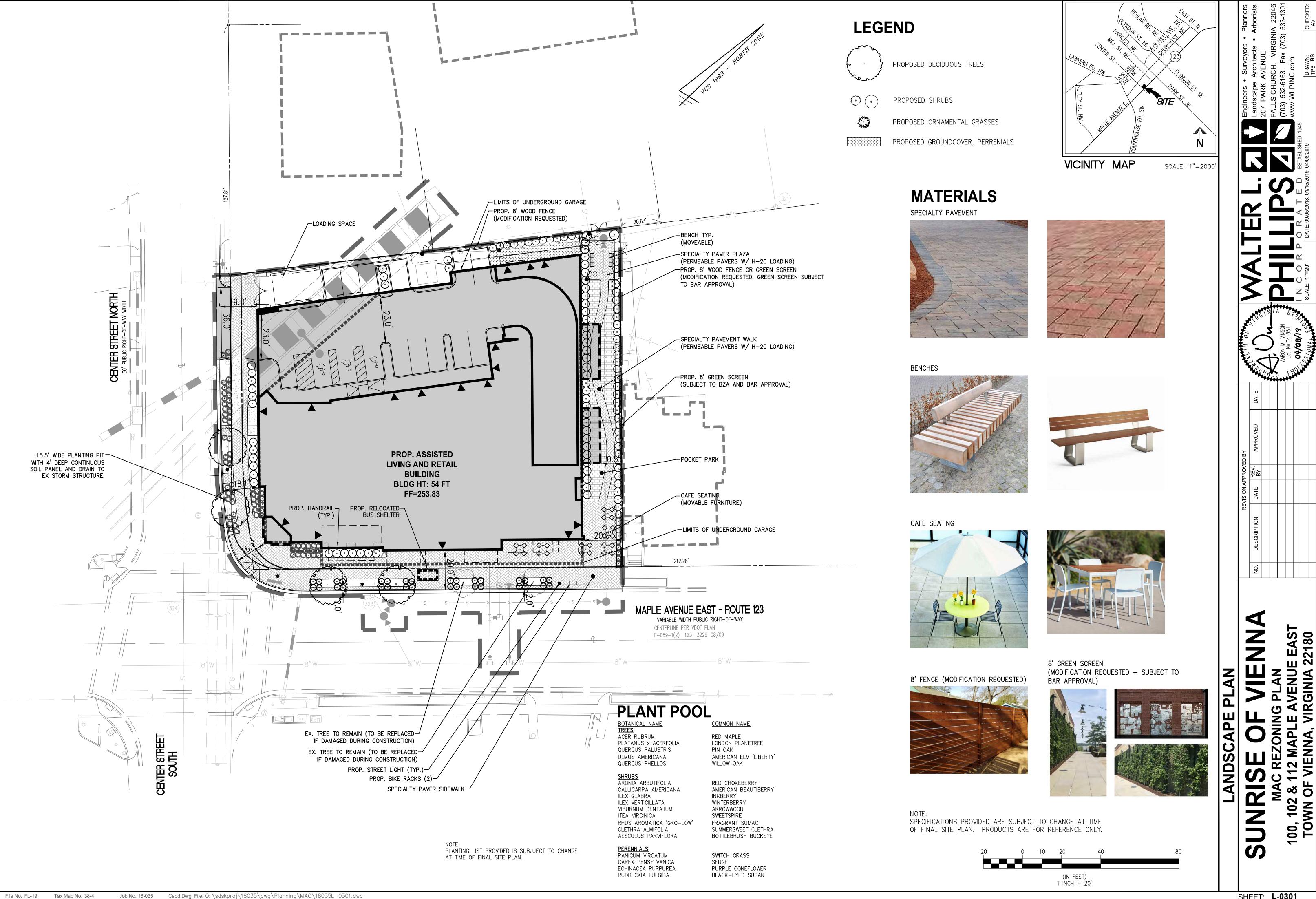
0.30

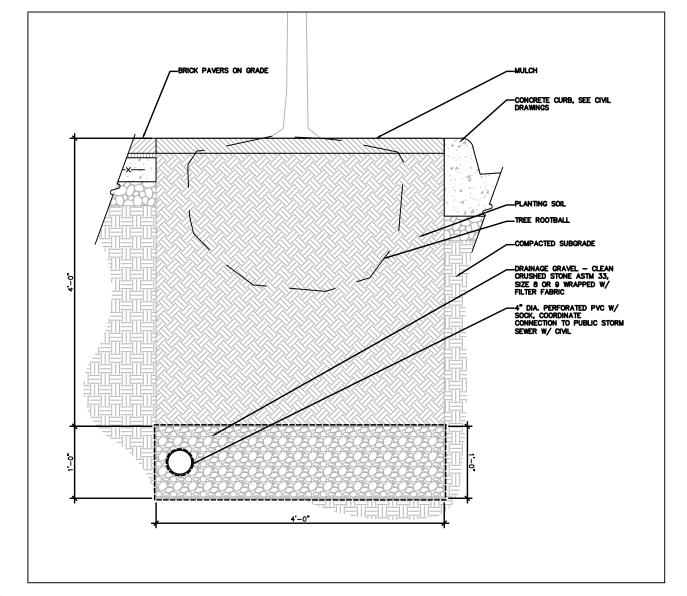
Final Post-Development TN Load

12.80

ost-ReDevelopment & New Impervious

(lb/yr)





PROPOSED PLANTING BED DETAIL
SCALE: NTS - OR SIMILAR TO BE COORDINATED AT TIME OF SITE PLAN

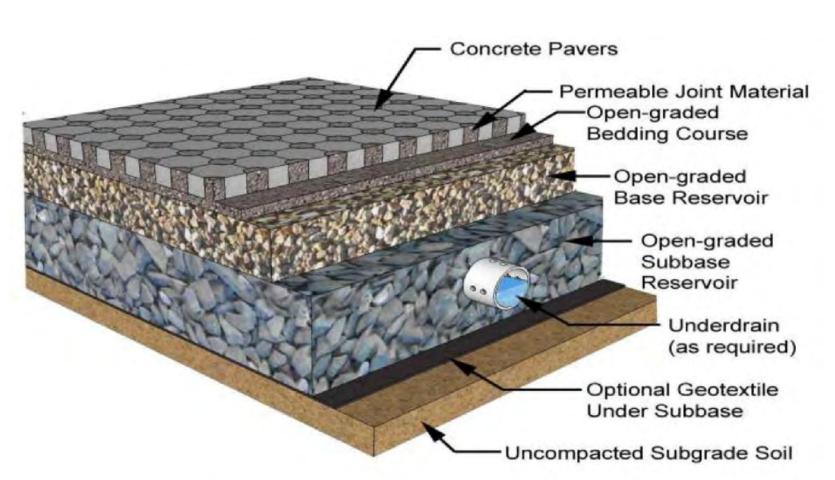
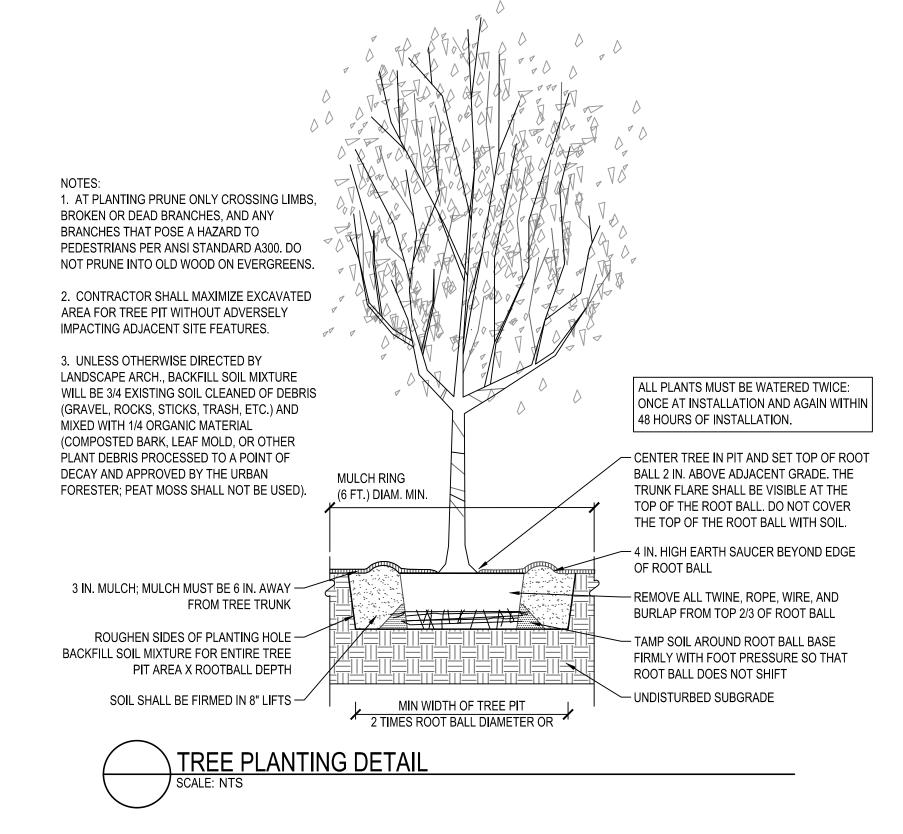


Figure 7.2. Typical Detail (Source: Smith, 2009)

PROPOSED PERMEABLE PAVEMENT SECTION

SCALE: NTS - OR SIMILAR TO BE COORDINATED AT TIME OF SITE PLAN



NOTES:

1. AT PLANTING PRUNE ONLY BROKEN OR DEAD BRANCHES PER ANSI STANDARD 300 STANDARD.

2. PLANTING PIT/TRENCH SHALL BE DUG DEEP ENOUGH TO ALLOW AT LEAST 1/8TH OF ROOT BALL TO SET ABOVE EXISTING GRADE.

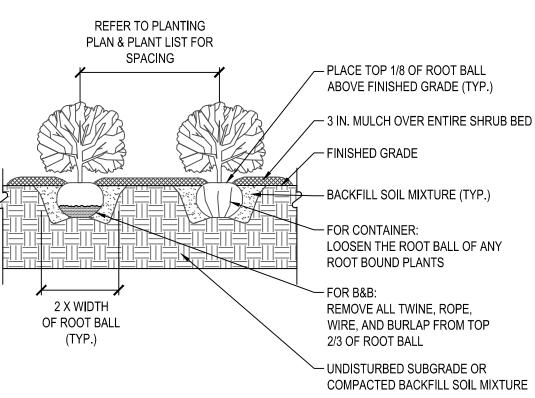
3. SET PLANTS IN ERECT, STABLE, AND UNIFORM POSITIONS IN THE CENTER OF THE PLANTING PIT. ORIENT BEST FACE OF PLANT TO BE THE MOST VISIBLE.

4. UNLESS OTHERWISE DIRECTED BY
LANDSCAPE ARCH., BACKFILL SOIL MIXTURE
WILL BE 3/4 EXISTING SOIL CLEANED OF DEBRIS
(GRAVEL, ROCKS, STICKS, TRASH, ETC.) AND
MIXED WITH 1/4 ORGANIC MATERIAL
(COMPOSTED BARK, LEAF MOLD, OR OTHER
PLANT DEBRIS; PEAT MOSS SHALL NOT BE

5. CONTRACTOR SHALL REMOVE EXCESS SOIL & DEBRIS FROM SITE.

6. DO NOT PLACE MULCH IN CONTACT WITH STEM OF SHRUBS.

7. ALL PLANTS MUST BE WATERED TWICE: ONCE AT INSTALLATION AND AGAIN WITHIN 48 HOURS OF INSTALLATION.



SHRUB PLANTING DETAIL
SCALE: NTS

1. AT PLANTING PRUNE ONLY BROKEN OR DEAD BRANCHES PER ANSI STANDARD 300 STANDARD.

3. SET PLANTS IN ERECT, STABLE, AND

2. PLANTING PIT/TRENCH SHALL BE DUG DEEP ENOUGH TO ALLOW AT LEAST 1/8TH OF ROOT BALL TO SET ABOVE EXISTING GRADE.

UNIFORM POSITIONS IN THE CENTER OF THE PLANTING PIT. ORIENT BEST FACE OF PLANT TO BE THE MOST VISIBLE.

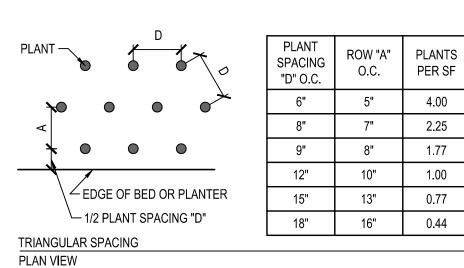
4. UNLESS OTHERWISE DIRECTED BY

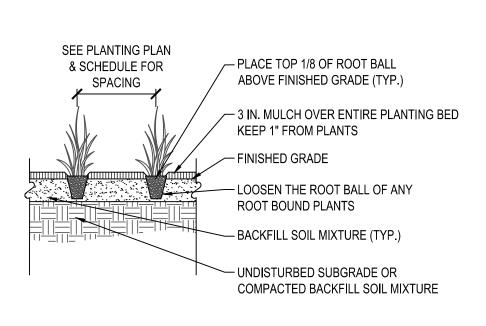
LANDSCAPE ARCH., BACKFILL SOIL MIXTURE WILL BE 3/4 EXISTING SOIL CLEANED OF DEBRIS (GRAVEL, ROCKS, STICKS, TRASH, ETC.) AND MIXED WITH 1/4 ORGANIC MATERIAL (COMPOSTED BARK, LEAF MOLD, OR OTHER PLANT DEBRIS; PEAT MOSS SHALL NOT BE USED).

5. CONTRACTOR SHALL REMOVE EXCESS SOIL & DEBRIS FROM SITE.

6. DO NOT PLACE MULCH IN CONTACT WITH STEM OF SHRUBS.

7. ALL PLANTS MUST BE WATERED TWICE: ONCE AT INSTALLATION AND AGAIN WITHIN 48 HOURS OF INSTALLATION.







LANDSCAPE NOTES AND DETAIL

MAC REZONING P 100, 102 & 112 MAPLE AV TOWN OF VIENNA, VIRG



MAPLE AVENUE EAST

GROUND FLOOR PLAN 3/32"=1'-0"

RUST ORLING
ARCHITECTURE

1215 CAMERON STREET ALEXANDRIA, VA 22314

T - 703.836.3205 F - 703.548.4779 admin@rustorling.com www.rustorling.com

e Avenue Virginia SUNRISE OI

18012

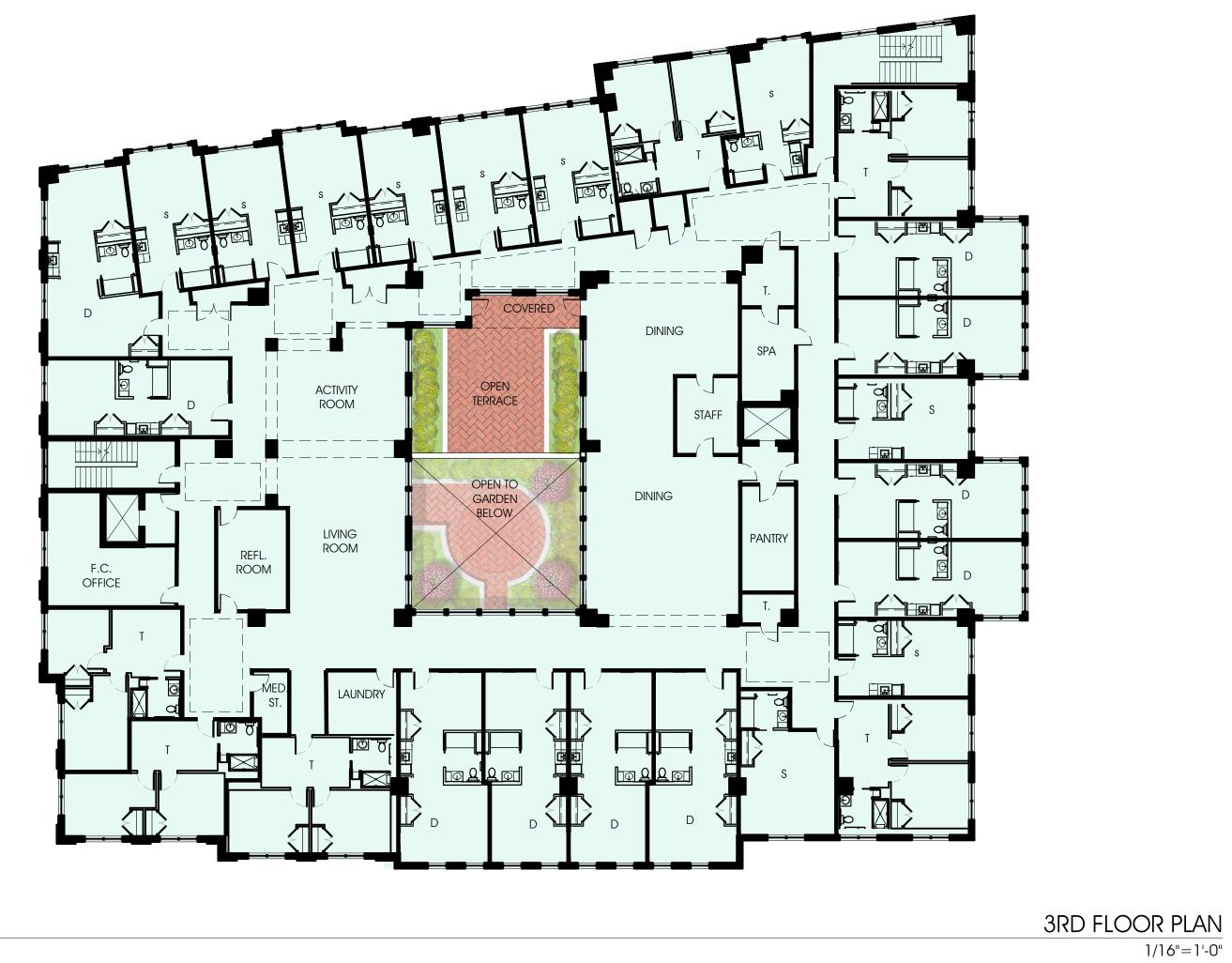
REVISIONS

DATE DESCRIPTION 04.29.19 REVISION

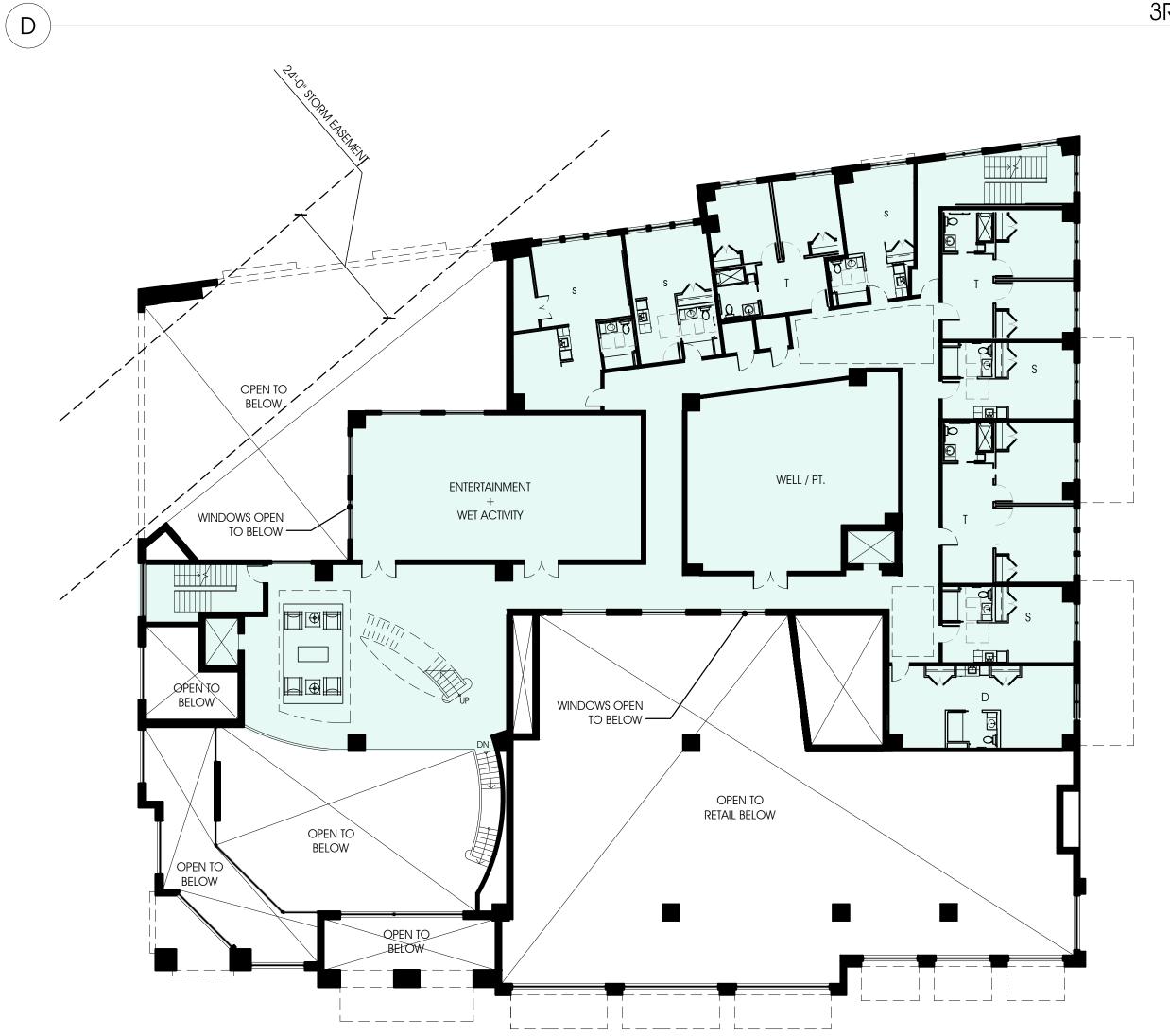
MAC REZONING PLAN 04.08.19

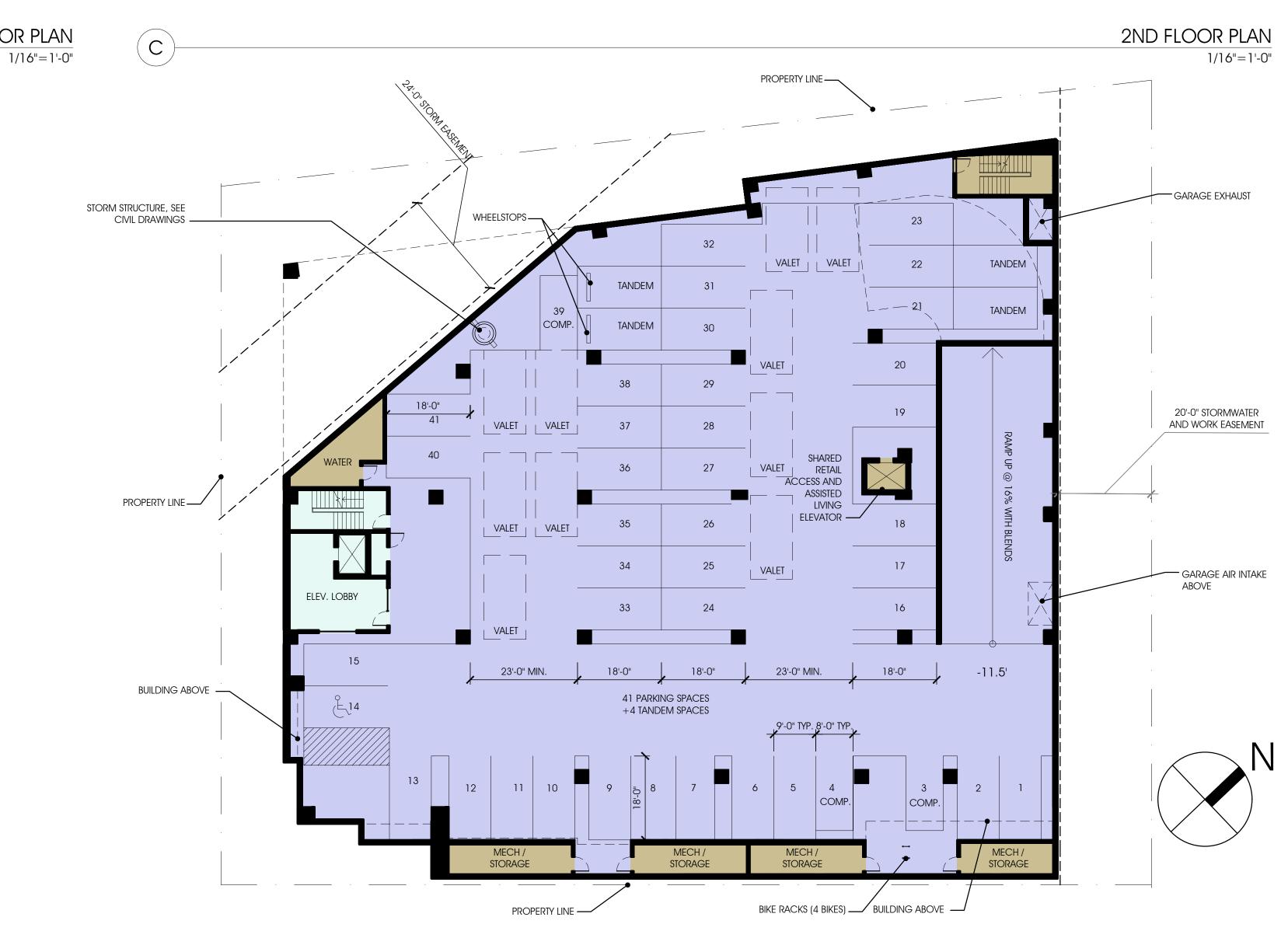
ARCHITECTURAL SITE PLAN/ GROUND FLOOR PLAN

SHEET NO.









RUST ORLING
ARCHITECTURE

1215 CAMERON STREET ALEXANDRIA, VA 22314

T - 703.836.3205 F - 703.548.4779 admin@rustorling.com www.rustorling.com

enne INRISE O -102 Maple Vienna,

18012

SUN 100-

REVISIONS

DATE DESCRIPTION

04.29.19 REVISION

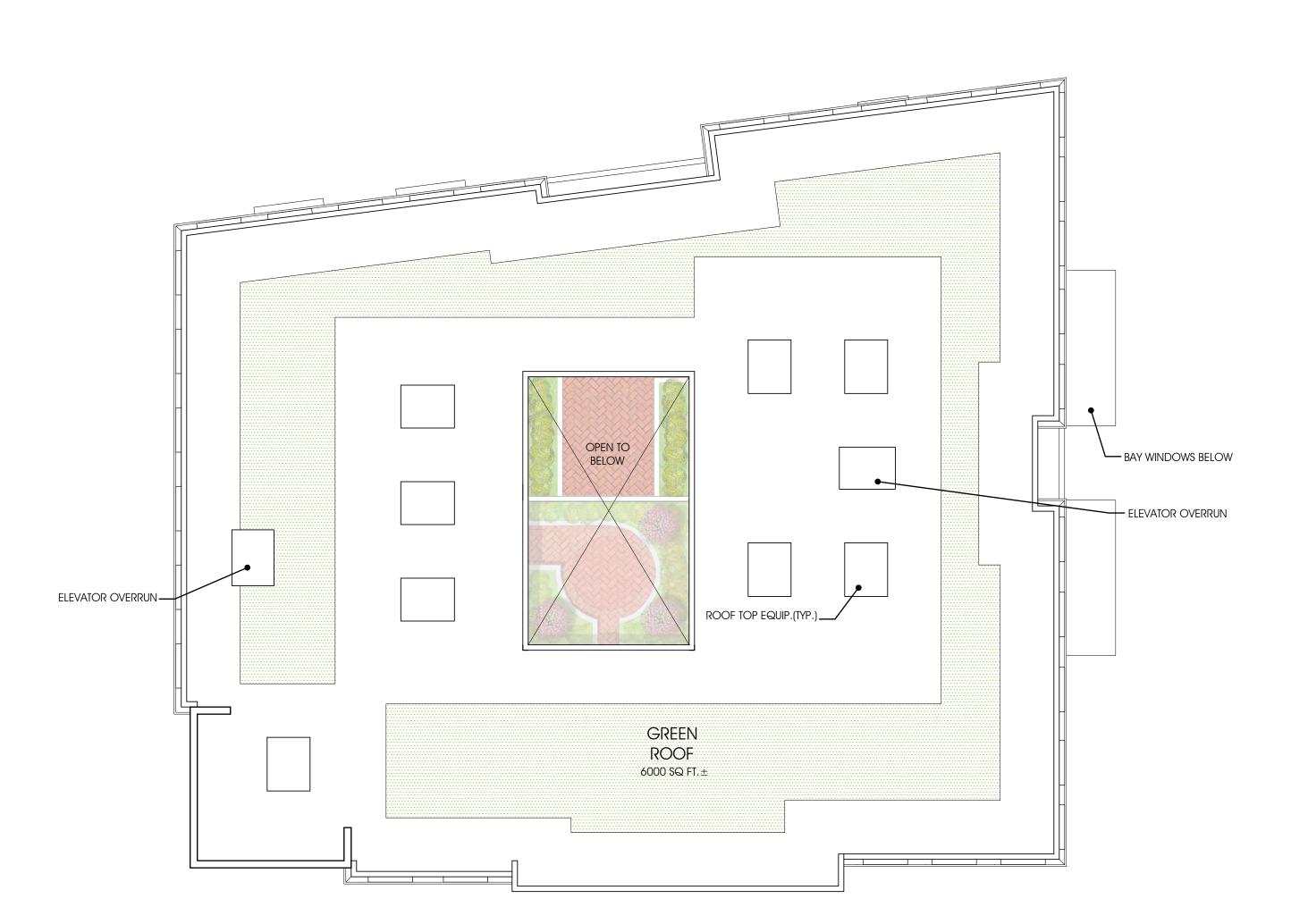
MAC REZONING PLAN 04.08.19

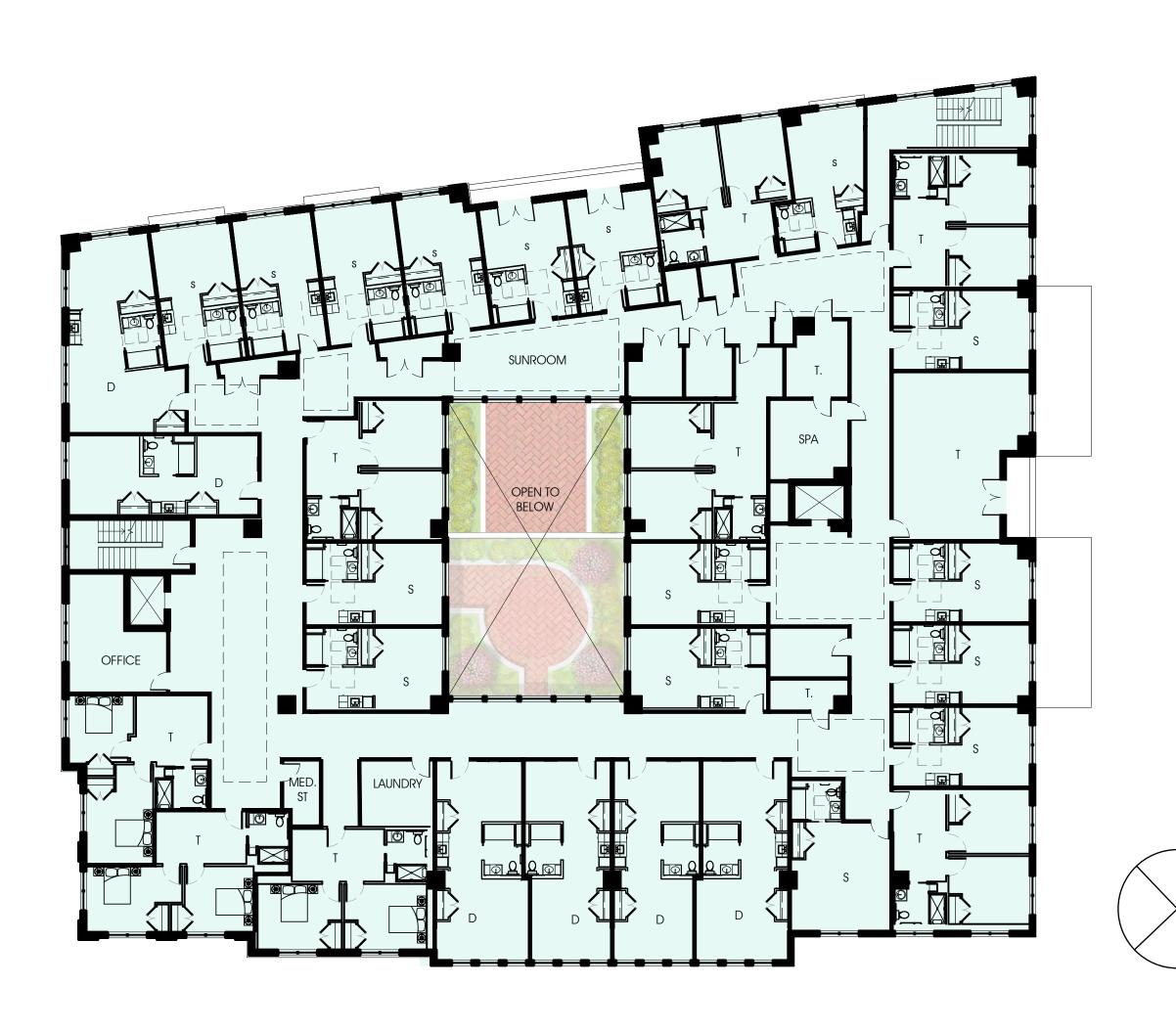
FLOOR PLANS

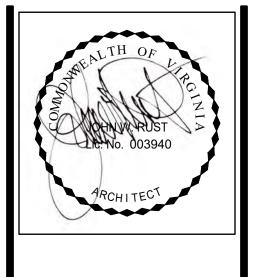
SHEET NO.

GARAGE FLOOR PLAN

1/16"=1'-0"







RUST ORLING
ARCHITECTURE

1215 CAMERON STREET ALEXANDRIA, VA 22314

T - 703.836.3205 F - 703.548.4779 admin@rustorling.com www.rustorling.com

e Avenue Virginia SUNRISE OF 100 -102 Maple, Vienna, V

18012

REVISIONS DATE DESCRIPTION

MAC REZONING PLAN 04.08.19

FLOOR PLANS

SHEET NO.

4TH FLOOR PLAN

1/16"=1'-0"

1/16"=1'-0"



CENTER STREET ELEVATION 1/8"=1'-0"



RUST ORLING
ARCHITECTURE

1215 CAMERON STREET ALEXANDRIA, VA 22314

T - 703.836.3205 F - 703.548.4779 admin@rustorling.com

www.rustorling.com

e Avenue Virginia SUNRISE O 100 -102 Maple Vienna, \

18012

REVISIONS

DATE DESCRIPTION

MAC REZONING PLAN

04.08.19

EXTERIOR

ELEVATIONS

SHEET NO.

MAPLE AVENUE ELEVATION 1/8"=1'-0"



NORTH-WEST ELEVATION

1/8"=1'-0"



NORTH-EAST ELEVATION 1/8"=1'-0"

RUST ORLING
ARCHITECTURE

1215 CAMERON STREET ALEXANDRIA, VA 22314

T - 703.836.3205 F - 703.548.4779 admin@rustorling.com

www.rustorling.com

e Avenue Virginia SUNRISE O 100 -102 Maple Vienna,

18012

REVISIONS

DATE DESCRIPTION

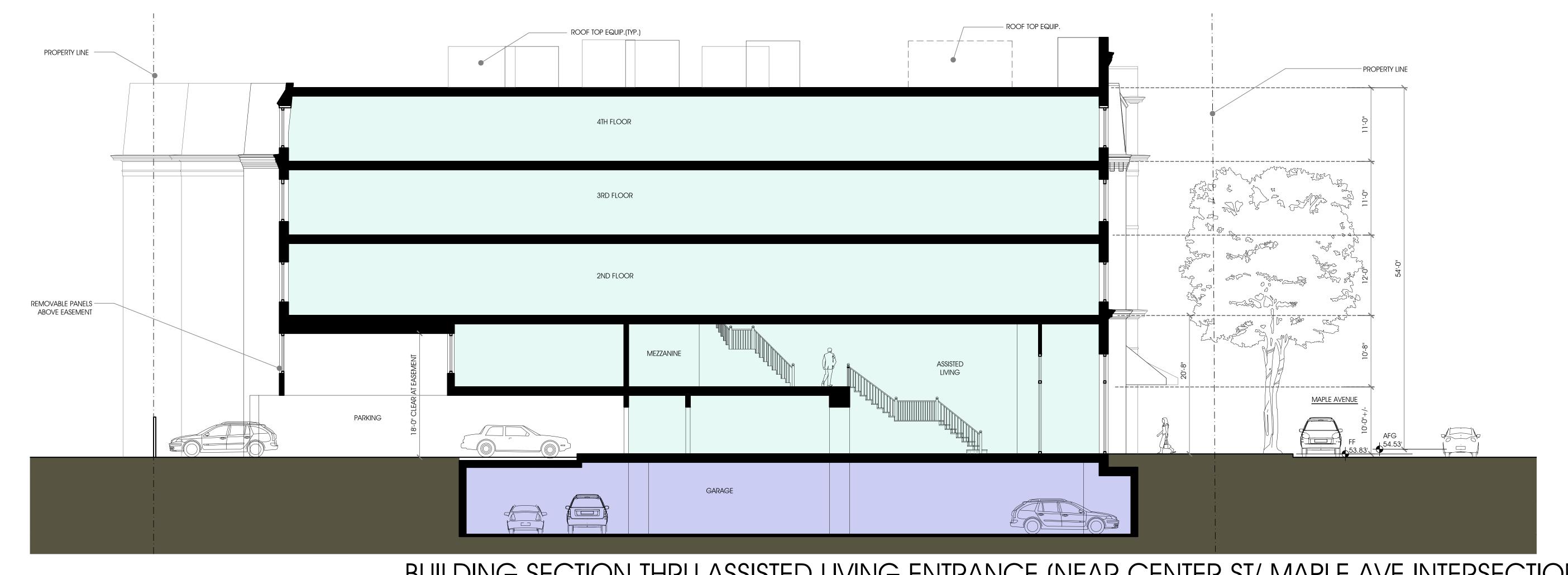
MAC REZONING

PLAN 04.08.19

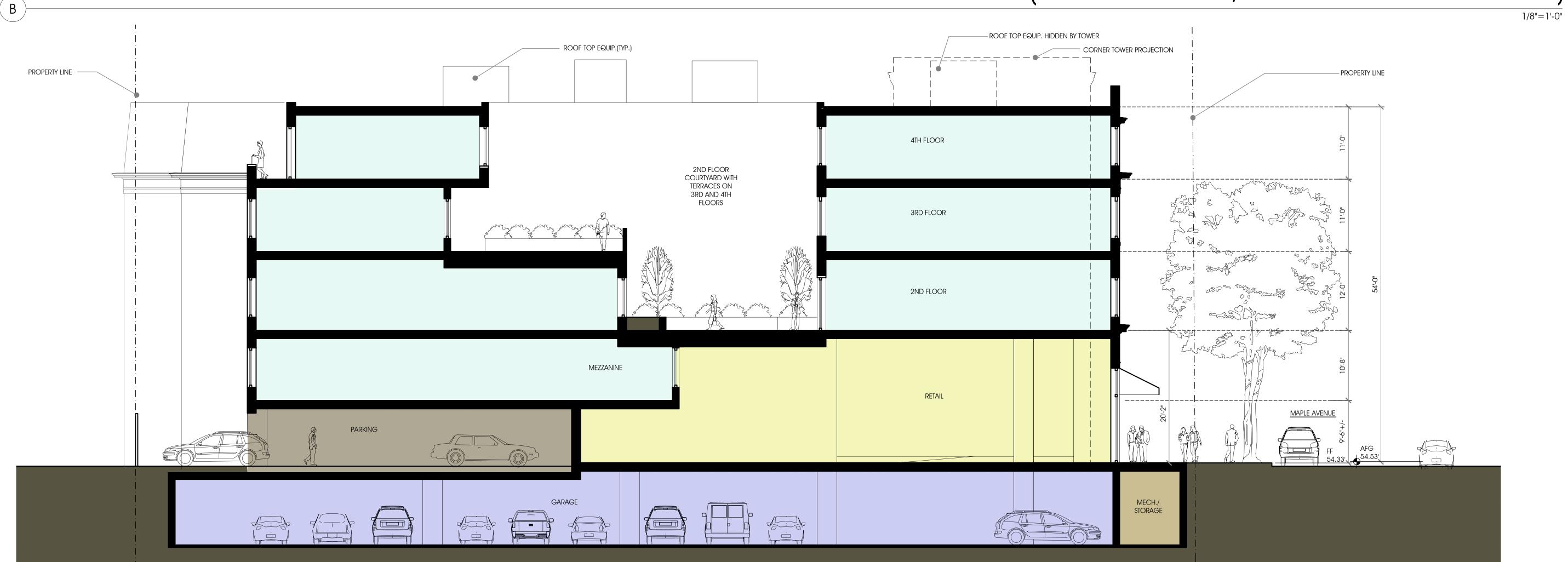
EXTERIOR ELEVATIONS

SHEET NO.

B







BUILDING SECTION THRU RETAIL AND COURTYARD (TOWARD VIENNA INN)



RUST ORLING
ARCHITECTURE 1215 CAMERON STREET ALEXANDRIA, VA

T - 703.836.3205 F - 703.548.4779 admin@rustorling.com

www.rustorling.com

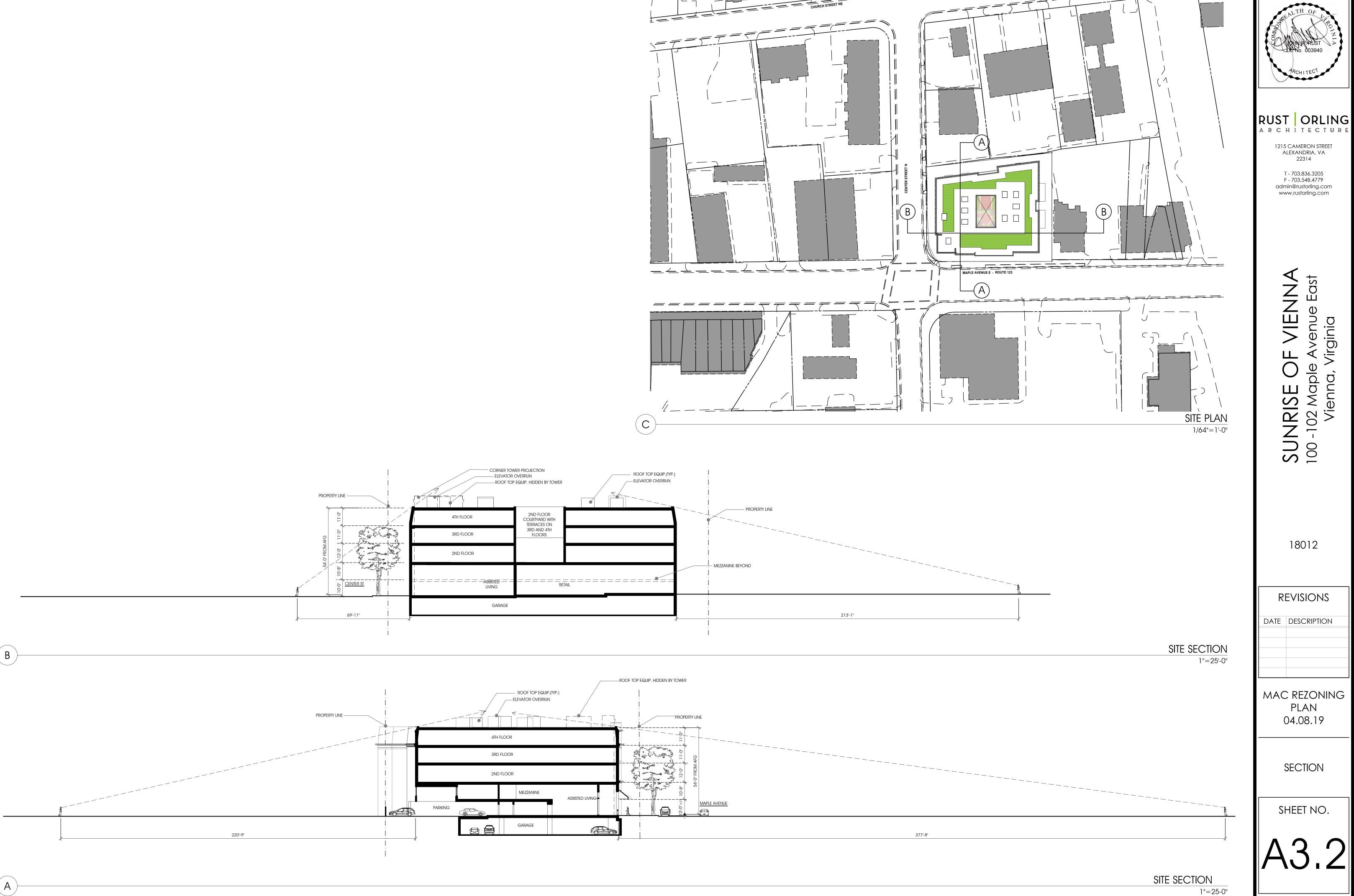
18012

REVISIONS DATE DESCRIPTION

MAC REZONING PLAN 04.08.19

SECTIONS

SHEET NO.

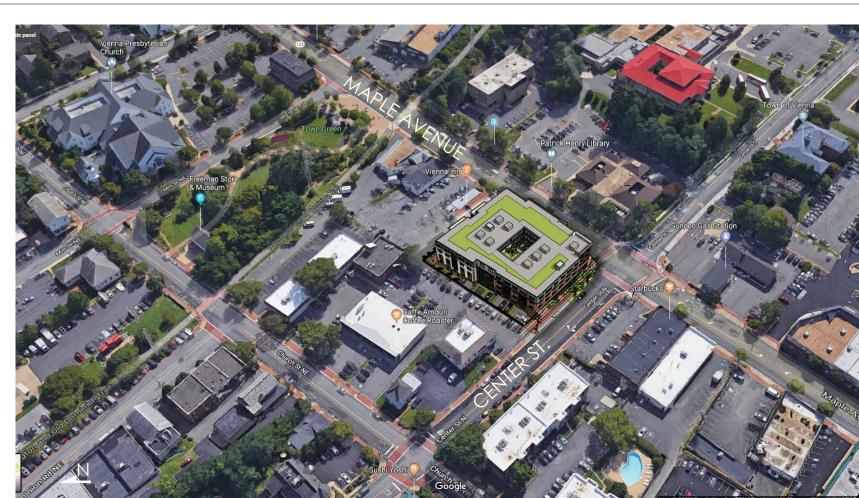




MAPLE AVENUE RENDERING

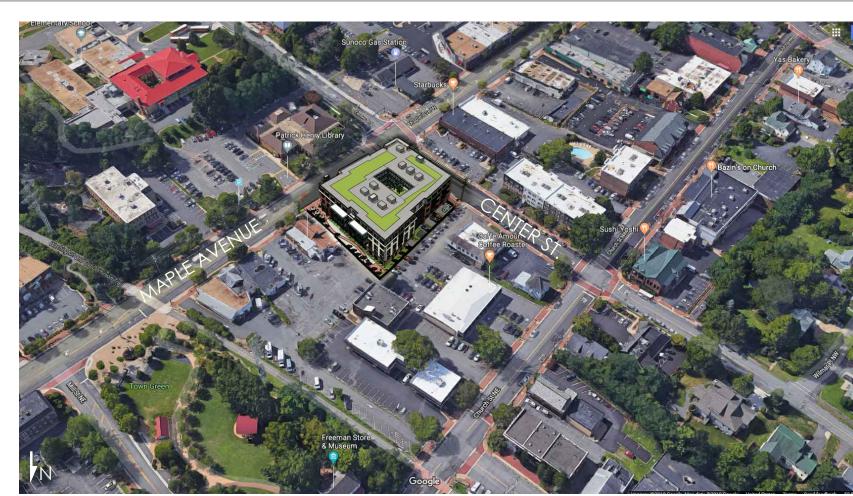


SOUTH AERIAL VIEW

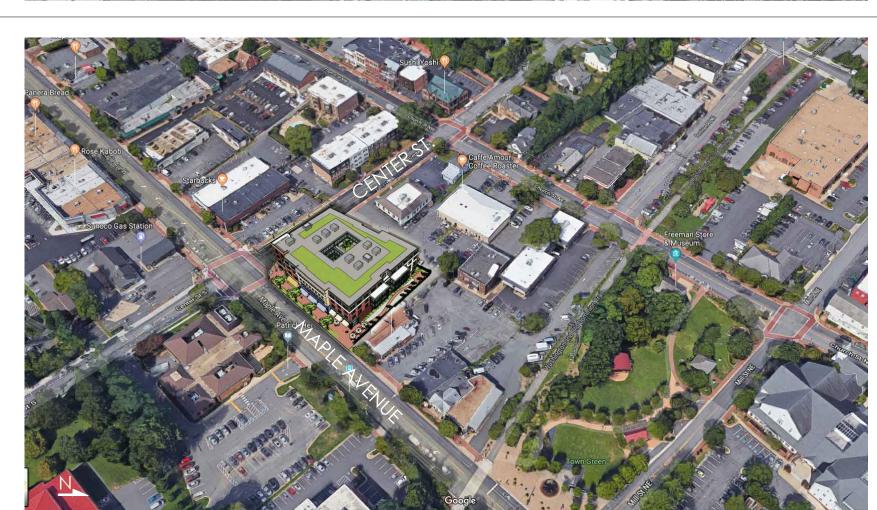


WEST AERIAL VIEW

EAST AERIAL VIEW



NORTH AERIAL VIEW



RENDERINGS

SHEET NO.

D

B



RUST ORLING
ARCHITECTURE

1215 CAMERON STREET ALEXANDRIA, VA 22314

18012

REVISIONS DATE DESCRIPTION

MAC REZONING PLAN

04.08.19

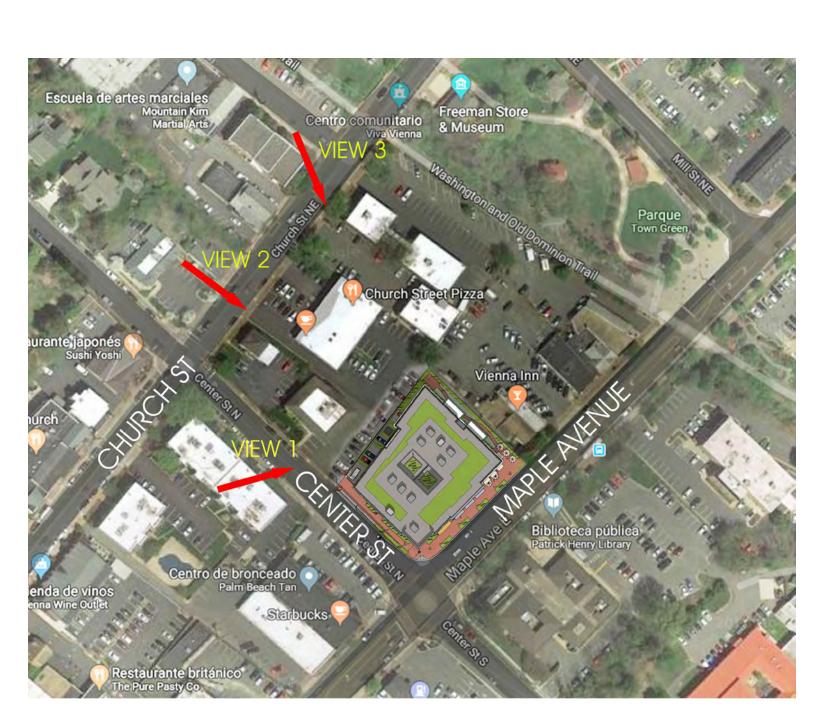




VIEW 3







RUST ORLING
ARCHITECTURE

1215 CAMERON STREET ALEXANDRIA, VA 22314

T - 703.836.3205 F - 703.548.4779 admin@rustorling.com www.rustorling.com

VIEW 2

18012

REVISIONS

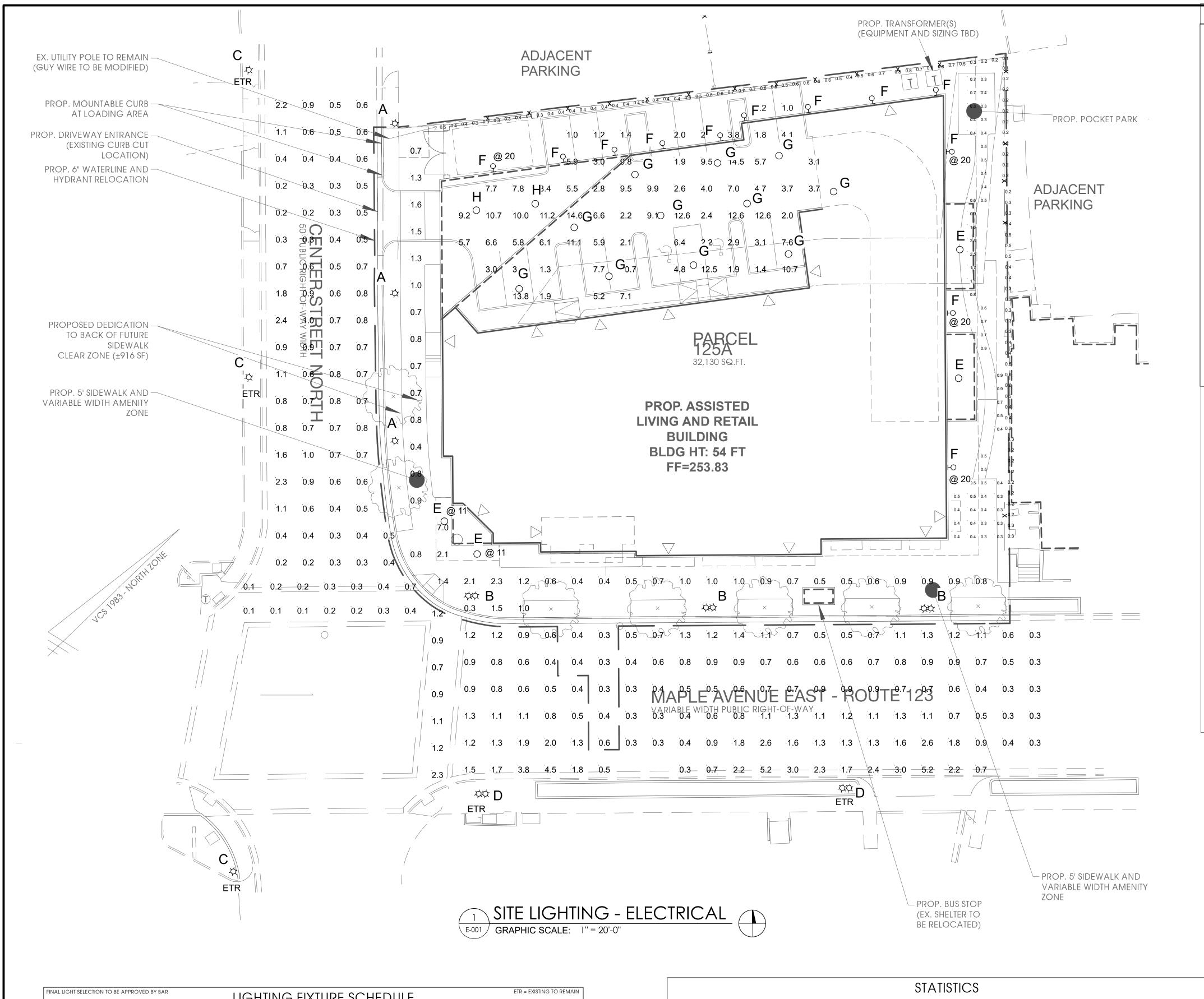
DATE DESCRIPTION

MAC REZONING PLAN

04.08.19

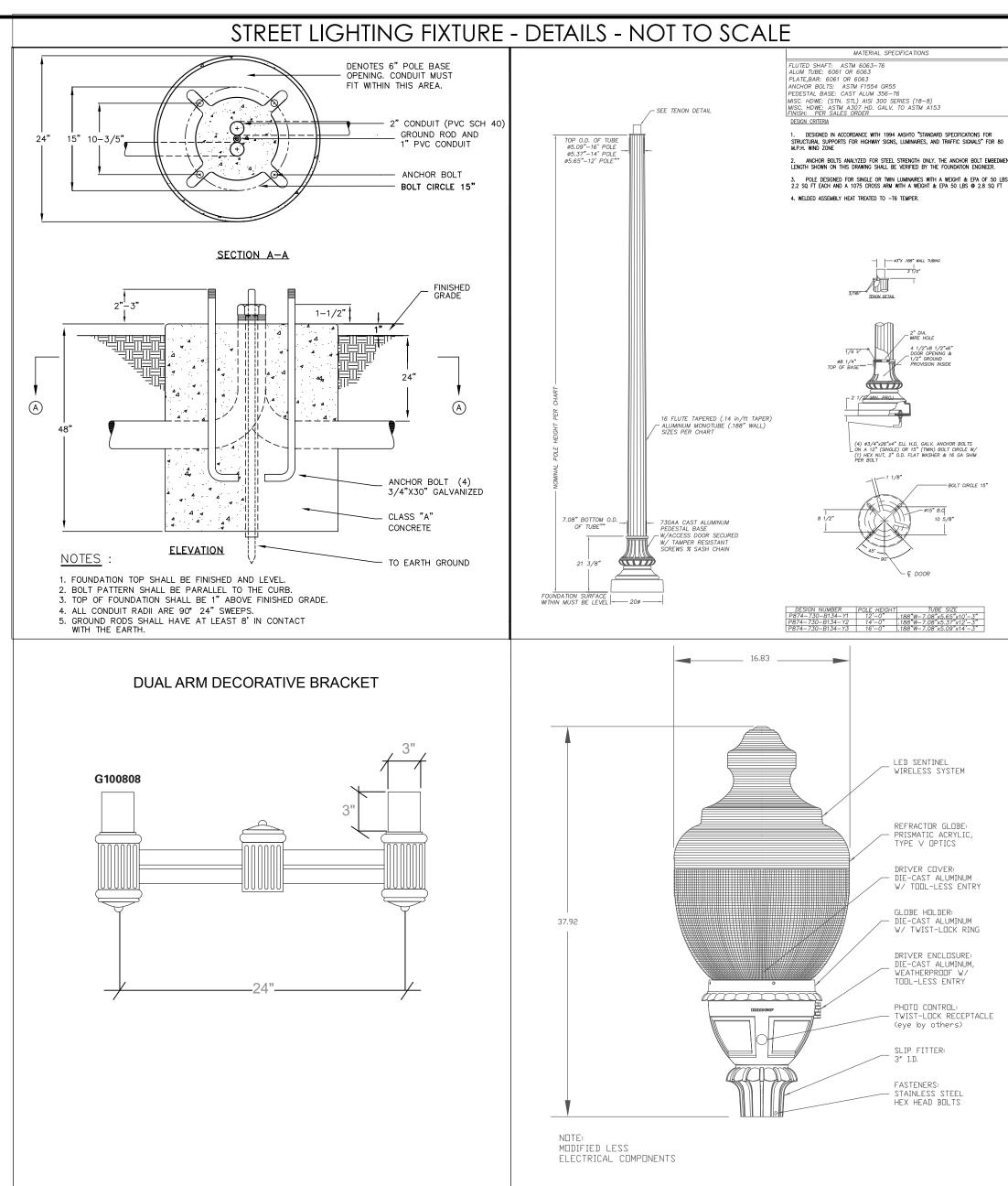
RENDERINGS

SHEET NO.



FINAL LIGHT SELECTION TO BE APPROVED BY BAR LIGHTING FIXTURE SCHEDULE ETR = EXISTING TO RE								
FIXT. TYPE	DESCRIPTION		CAT. NO.	LAMPS				
		MANUFACTURER		NO.	TYPE	VOLT	MOUNTING	REMARKS
А	NEW DOMINION LED	RELUME	UA-S-D3-48-CW-UL-1	1	54.9 WATT	U	GROUND	14' POLE HEIGHT
	CARLYLE GLOBE	TECHNOLOGIES	WITH DEC GRN FLUTED POLE		4000K LED		POLE	
В	NEW DOMINION LED	RELUME	UA-S-D3-48-CW-UL-1	2	54.9 WATT	U	GROUND	14' POLE HEIGHT
	CARLYLE DOUBLE GLOBE	TECHNOLOGIES	WITH DEC GRN FLUTED POLE		4000K LED		POLE	
С	EXISTING DOMINION HPS	COOPER LIGHTING	WST15SXX33PR	1	70 WATT	U	GROUND	MTD @ 14'
	CARYLE SINGLE GLOBE				HPS		POLE	
D	EXISTING DOMINION HPS	COOPER LIGHTING	WST15SXX33PR	2	70 WATT	U	GROUND	MTD @ 14'
	CARYLE DOUBLE GLOBE				HPS		POLE	
Е	CANOPY WALKWAY	EATON	PD610ED010-PDM6A830-64VC	1	12.1 WATT	U	RECESSED	MTD @ 18' UON
	RECESSED LUMINAIRE				3000K LED		CEILING	
F	EXTERIOR BUILDING MTD	WAC LIGHTING	RPL-GLA-1917	1	11 WATT	U	WALL	MTD @ 12' UON
	LED SCONCE				3000K LED		SURFACE	
G	GARAGE LOW CEILING	GE	ECR-A-0-A5-F-525-40K-4-B-D	1	35 WATT	U	RECESSED	MTD @ 8.5'
	LED FIXTURE				4000K LED		CEILING	
Н	GARAGE HIGH CEILING	GE	ECR-A-0-B5-F-525-40K-4-B-D	1	64 WATT	U	RECESSED	MTD @ 18'
	LED FIXTURE				4000K LED		CEILING	

STATISTICS									
AREA DESCRIPTION	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN				
PARKING GARAGE	6	14.6	1	14.6:1	6.0:1				
CENTER STREET NORTH	0.7	2.4	0.2	12.0:1	3.5:1				
MAPLE AVENUE	1	5.2	0.3	17.3:1	3.3:1				
CROSSWALK	0.7	2.3	0.1	23.0:1	7.0:1				
SIDEWALK	1.1	7	0.4	17.5:1	2.8:1				
POCKET PARK	0.6	2.5	0.3	8.3:1	2.0:1				





SITE LIGHTING - ELECTRICAL



SUMMIT PROJECT # 2018074.0

ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

SUNRISE of VIENNA

---VIENNA, VIRGINIA

SCALE: AS INDICATED

SHEET: E-001

DRAWN: ALW

CHECKED: JKD

SUBMITTED DATE: 09.11.18