

SUNRISE OF VIENNA

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

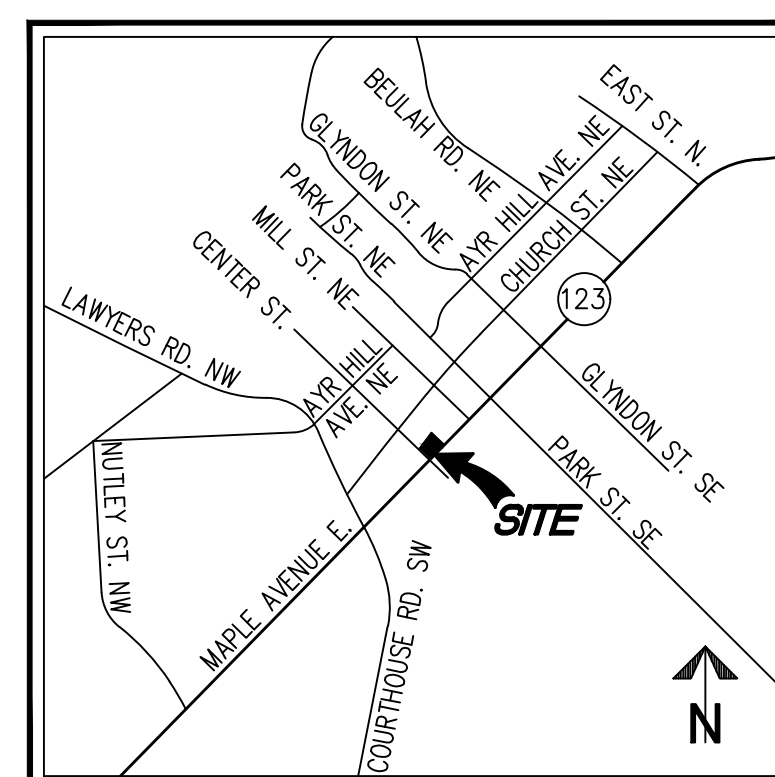
MAPLE AVENUE COMMERCIAL (MAC) - REZONING AND CONDITIONAL USE PERMIT

INITIAL SUBMISSION - SEPTEMBER 5, 2018

RE-SUBMISSION - JANUARY 15, 2019

RE-SUBMISSION - APRIL 8, 2019

RE-SUBMISSION - MAY 22, 2019



VICINITY MAP

SCALE: 1"=2000'

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.

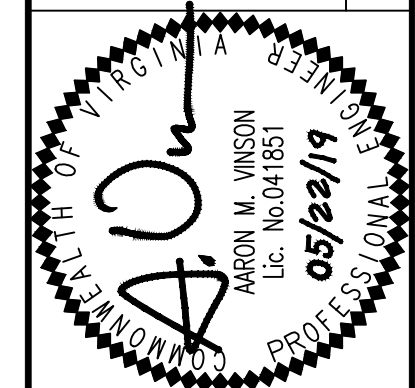
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COVER SHEET

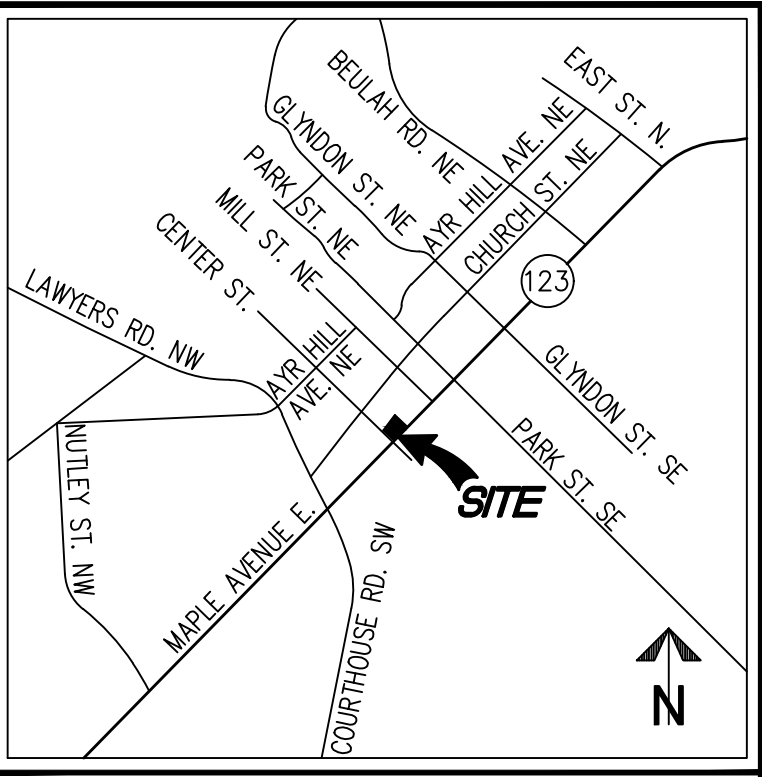
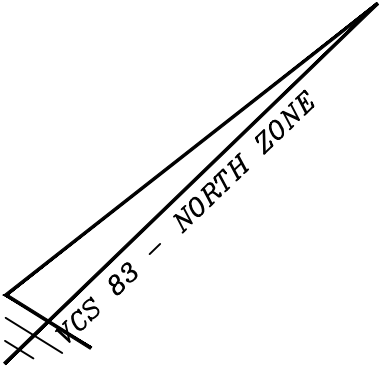
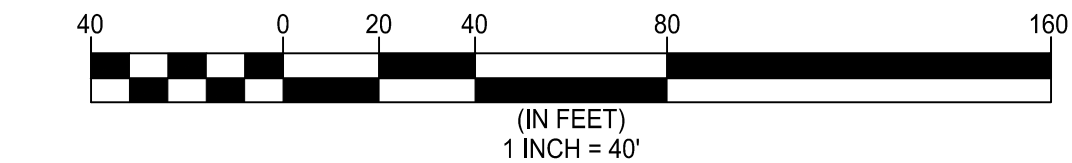
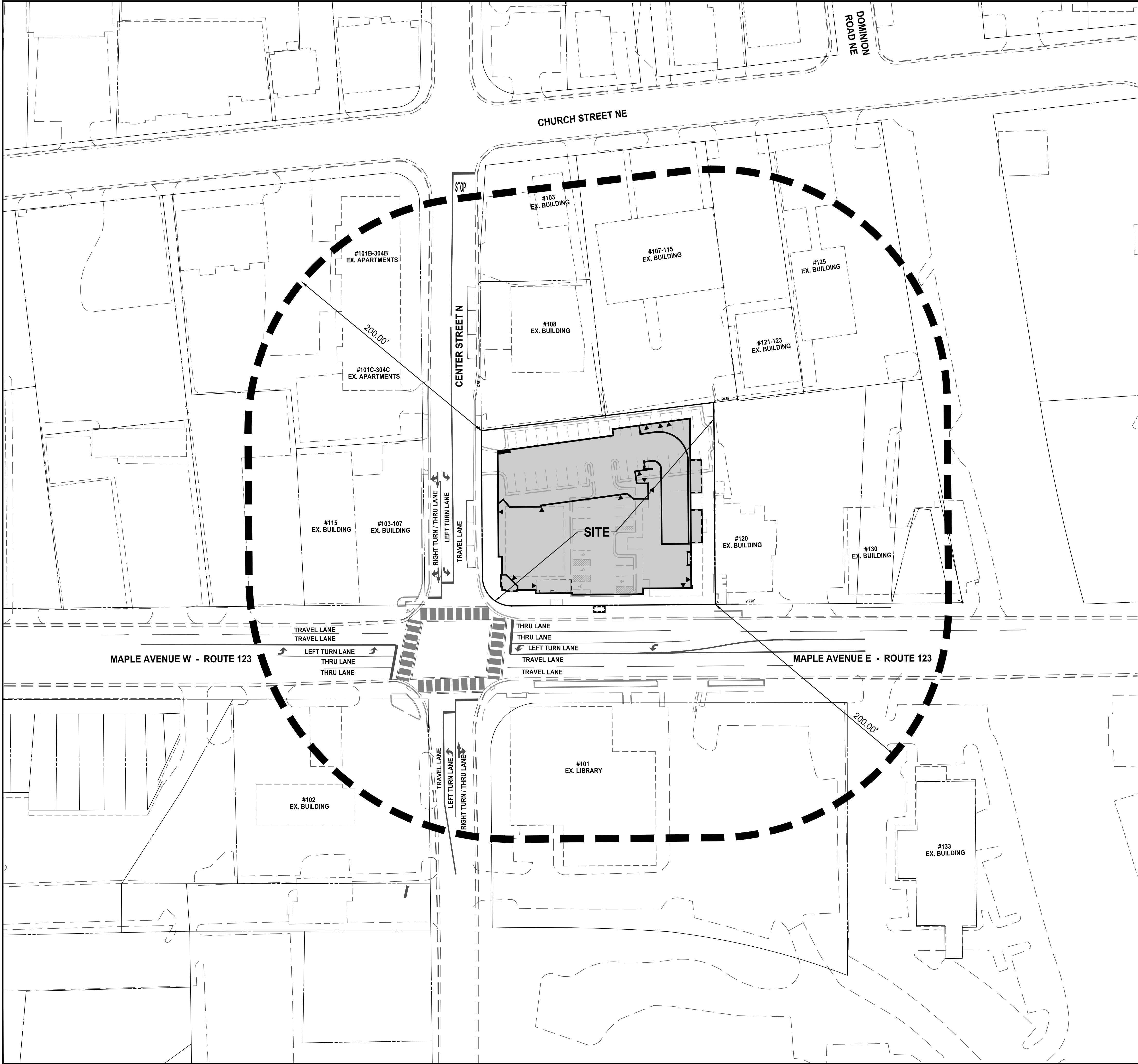
SUNRISE OF VIENNA

**MAC REZONING PLAN
100, 102 & 112 MAPLE AVENUE EAST
TOWN OF VIENNA, VIRGINIA 22180**



WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945
DATE: 09/05/2018, 01/15/2019, 04/08/2019, 05/22/2019
SCALE: N.T.S.

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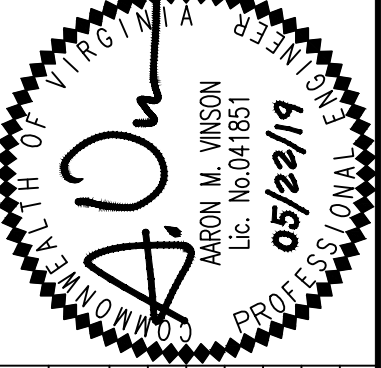


VICINITY MAP SCALE: 1"=2000'

NOTE: SEE EXISTING CONDITIONS PLAN FOR ADJACENT OWNERSHIP INFORMATION.

CONTEXT PLAN

SUNRISE OF VIENNA
MAC REZONING PLAN
100, 102 & 112 MAPLE AVENUE EAST
TOWN OF VIENNA, VIRGINIA 22180



REVISION APPROVED BY			
NO.	DESCRIPTION	DATE	APPROVED

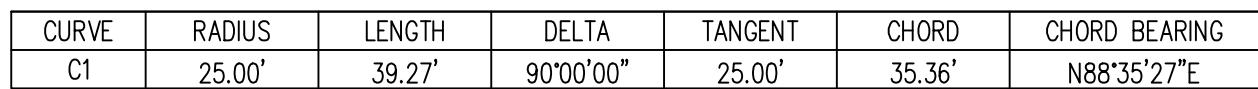
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CHECKED: AV

DRAWN: TFB

AC.....	AIR CONDITIONER
BSS.....	BUS STOP SHELTER
CHX.....	CHISELED X SET (PROPERTY CORNER)
CO.....	CLEANOUT
CWS.....	CROSS WALK SIGNAL
DB.....	DEED BOOK
ESMT.....	EASEMENT
FF.....	FLOOR ELEVATION
GTR.....	GREASE TRAP
IPF.....	IRON PIN FOUND (PROPERTY CORNER)
IPS.....	IRON PIN SET (PROPERTY CORNER)
LSW.....	LANDSCAPING WALL
N/F.....	NOW OR FORMERLY
PG.....	PAGE
PL.....	PLANTER
POB.....	POINT OF BEGINNING
SD.....	STORM SEWER STRUCTURE
SMW.....	SANITARY SEWER STRUCTURE
SQ.FT.....	SQUARE FEET
TP.....	TELECOMMUNICATIONS PEDESTAL
TRL.P.....	TRAFFIC LIGHT/SIGNAL POLE
TSC.....	TRAFFIC SIGNAL CONTROL
TSP.....	TEST PIT
TVLT.....	TRAFFIC CONTROL VAULT
WDF.....	WOODEN FENCE
WM.....	WATER METER
WV.....	WATER VALVE
▷.....	DOORWAY
◀.....	GROUND LIGHT
◇.....	FIRE HYDRANT
∅.....	UTILITY POLE
☆.....	LIGHT POLE
— X —→.....	FENCE
— ⚡ —.....	GUY WIRE
— G —.....	OVERHEAD WIRES
— W —.....	UNDERGROUND GAS LINE
— E —.....	UNDERGROUND WATER LINE
— W —.....	UNDERGROUND ELECTRIC LINE
=====	CURB AND GUTTER
(E).....	ELECTRICAL MANHOLE
(W).....	WATER MANHOLE
(T).....	TELECOMMUNICATIONS MANHOLE
(E).....	ELECTRIC TRANSFORMER
— —.....	SIGN
●.....	BOLLARD
00.....	SPOT ELEVATION
○.....	RESERVED FOR DISABLED
⌚.....	TREE
~~~~~	LIMITS OF TREE CANOPY



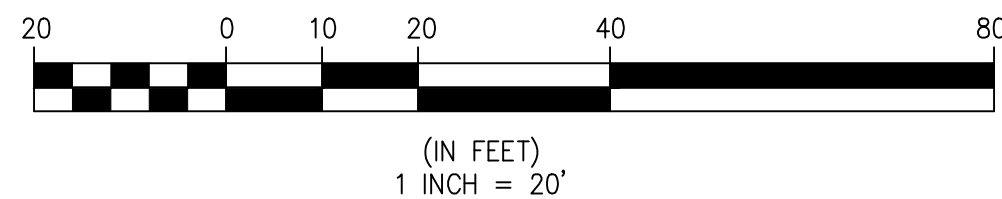
SD 1250	
CURB INLET TOP	351.86
15" RCP IN (N WEST)	349.41
42" RCP IN (SOUTH)	346.72
42" RCP OUT (SD 1177)	346.46
SD 1177	
CURB INLET/JUNCTION BOX	351.64
42" RCP IN (SD 1250)	346.29
TRIPLE 3'x5" BOX CULVERTS	346.98
WEST 66" CMP OUT (SD 915)	345.29
EAST 66" CMP OUT (SD 915)	345.62
SD 915	
JUNCTION BOX INLET	352.67
15" RCP IN EAST 66" RCP (SD 937)	347.42
WEST 66" CMP IN (SD 1177)	345.03
EAST 66" CMP IN (SD 1177)	345.03
WEST 66" CMP OUT (NORTH)	345.03
EAST 66" CMP OUT (NORTH)	345.03
SD 933	
GRATE INLET TOP	351.80
15" RCP OUT (SD 937)	348.85
SD 937	
MANHOLE TOP	352.29
15" RCP IN (SD 933)	348.46
15" RCP OUT (EAST 66" RCP)	347.94

STORM LINE BETWEEN SD 790 AND SD 937  
IS PER RECORD INFORMATION ONLY

1. 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.
4. TOTAL AREA OF THE PROPERTY IS 32,130 OR 0.7376 (SURVEYED) 32,264 SQUARE FEET (RECORD)
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 DJS210 ANPS; ANNAPOLIS 5 CORPS 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.

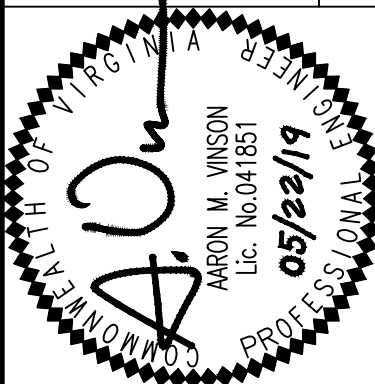
SMH 324	
TOP	353.14
IO* INV IN (S.EAST)	346.30
IO* INV IN (S.WEST)	346.30
IO* INV OUT (SMH 323)	346.25
SMH 323	
TOP	353.38
INV IN (S.EAST)	345.96
IO* INV IN (SMH 324)	345.88
IO* INV OUT (SMH 322)	345.69
SMH 322	
TOP	352.10
INV IN (N.WEST)	345.25
IO* INV IN (SMH 323)	344.60
IO* INV OUT (SMH 321)	344.51
SMH 321	
TOP	354.86
IO* INV IN (SMH 322)	343.74
IO* OUT (N.WEST)	343.71

PIPE SIZES ARE FROM RECORD INFORMATION



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**UNRISE OF VIENNA**  
MAC REZONING PLAN  
100, 102 & 112 MAPLE AVENUE EAST  
TOWN OF VIENNA, VIRGINIA 22180

**SHEET: P-0202**







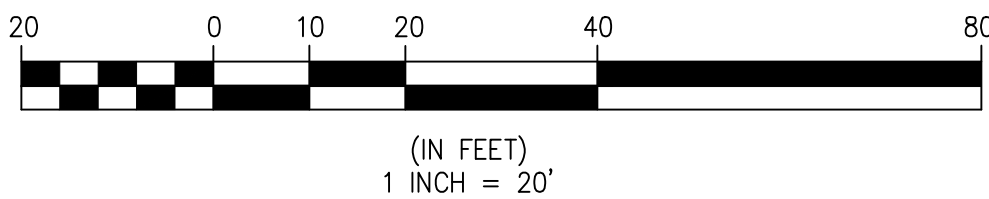
OVERLAND RELIEF NARRATIVE

STORMWATER FROM THE SITE WILL PREDOMINANTLY BE CAPTURED BY THE ROOF DRAINAGE SYSTEMS (GREEN ROOF AND AREA DRAINS) AND BE ROUTED TO THE EXISTING DOUBLE STORM CULVERT THAT BIFURCATES THE SITE. THE REMAINING STORMWATER WILL DISCHARGE AS NON-CONCENTRATED SHEET FLOW TOWARD MAPLE AVENUE EAST, CENTER STREET NORTH, AND THE PARKING LOT TO THE NORTH WEST AS DEPICTED ON THIS PLAN (OVERLAND DRAINAGE ARROWS).

OVERLAND RELIEF FOR THE SURROUNDING AREA WILL FOLLOW A PATH TO THE NORTH OF THE SITE THROUGH ADJACENT PROPERTIES (ROUGHLY FOLLOWING THE ALIGNMENT OF THE EXISTING TOWN OF VIENNA STORM SEWERS) WHERE WATER ULTIMATELY FLOWS TOWARD DOMINION ROAD NORTHEAST. THERE IS A LOCALIZED LOW POINT LOCATED NEAR THE PROPOSED GARAGE ENTRANCE AT ELEVATION 351.14. THE FIRST FLOOR AND TOP OF GARAGE RAMP HAVE BEEN SET AT 353.83 TO ALLOW FOR 2.69 FT OF PONDING IN THE SURROUNDING AREA IN THE EVENT ALL ADJACENT INLETS BECOME CLOGGED AND THE EXISTING STORM SEWER DRAINAGE SYSTEMS ADJACENT TO THE SITE BECOME NON-FUNCTIONAL.

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



ZONING TABULATION

PROPOSED ZONE: MAPLE AVENUE COMMERCIAL (MAC)

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%)

**MODIFICATION REQUESTED FOR LOADING WIDTH REDUCTION TO 15 FT

***A PORTION OF PERVIOUS AREA ACHIEVED THROUGH USE OF PERMEABLE PAVEMENT

NOTES

- THE PROPERTY IS DESIGNATED BY FAIRFAX COUNTY, VIRGINIA, AS HAVING TAX ASSESSMENT MAP NUMBER 0384-02-0125A, ZONED C-2. THIS APPLICATION IS REQUESTING A REZONING TO THE MAC DISTRICT.
- TOTAL COMPUTED AREA OF THE PROPERTY IS 32,130 SQUARE FEET OR 0.7376 ACRES. TOTAL RECORD AREA OF THE PROPERTY IS 32,264 SQUARE FEET OR 0.7407 ACRES.
- BASED ON REVIEW OF AVAILABLE RECORDS, THERE ARE NO SIGNIFICANT HISTORICAL OR ENVIRONMENTAL FEATURES ON THIS SITE.
- SEE SHEET P-0100 FOR CONTEXT PLAN DEPICTING EXISTING STRUCTURES WITHIN 200 FT OF THE PROPOSED DEVELOPMENT.
- EXISTING IRRIGATION SYSTEM WITHIN THE PROPERTY FRONTAGE IS TO BE PRESERVED, IF POSSIBLE. IN THE EVENT THE EXISTING IRRIGATION SYSTEM REQUIRES MODIFICATION OR REPLACEMENT WITHIN THE PROPERTY FRONTAGE DUE TO CONSTRUCTION ACTIVITIES, THE APPLICANT WILL PROVIDE THE NECESSARY IMPROVEMENTS TO REMEDIATE THE SYSTEM DURING CONSTRUCTION OF THE PROJECT.

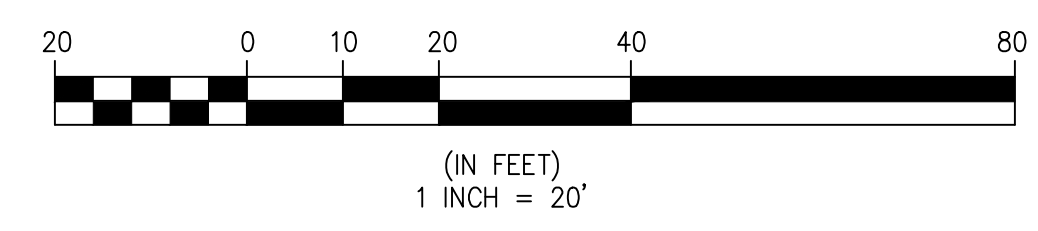
CONCEPT PLAN

SUNRISE OF VIENNA  
MAC REZONING PLAN  
100, 102 & 112 MAPLE AVENUE EAST  
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20' ACCESS WIDTH  
(PUBLIC ACCESS  
EASEMENT)

PL

BLDG.  
ABOVE

20' SANITARY ESMT

18' MINIMUM

14' H-20 PAVEMENT

ADJACENT  
BUILDING


PROP. TOP OF WALL  
(SEE GRADES ON PLAN VIEW - THIS SHEET)

PROP. BOTTOM OF WALL  
(SEE GRADES ON PLAN VIEW - THIS SHEET)

PROP. RETAINING WALL  
(FOR INFORMATION ONLY  
DESIGN BY OTHERS)

PROP. 12" SANITARY SEWER

(IN FEET)  
1 INCH = 10'







ARON M. VINSON  
Lic. No. 041851  
05/29/19

# WALTER L. PHILLIPS

INCORPORATED

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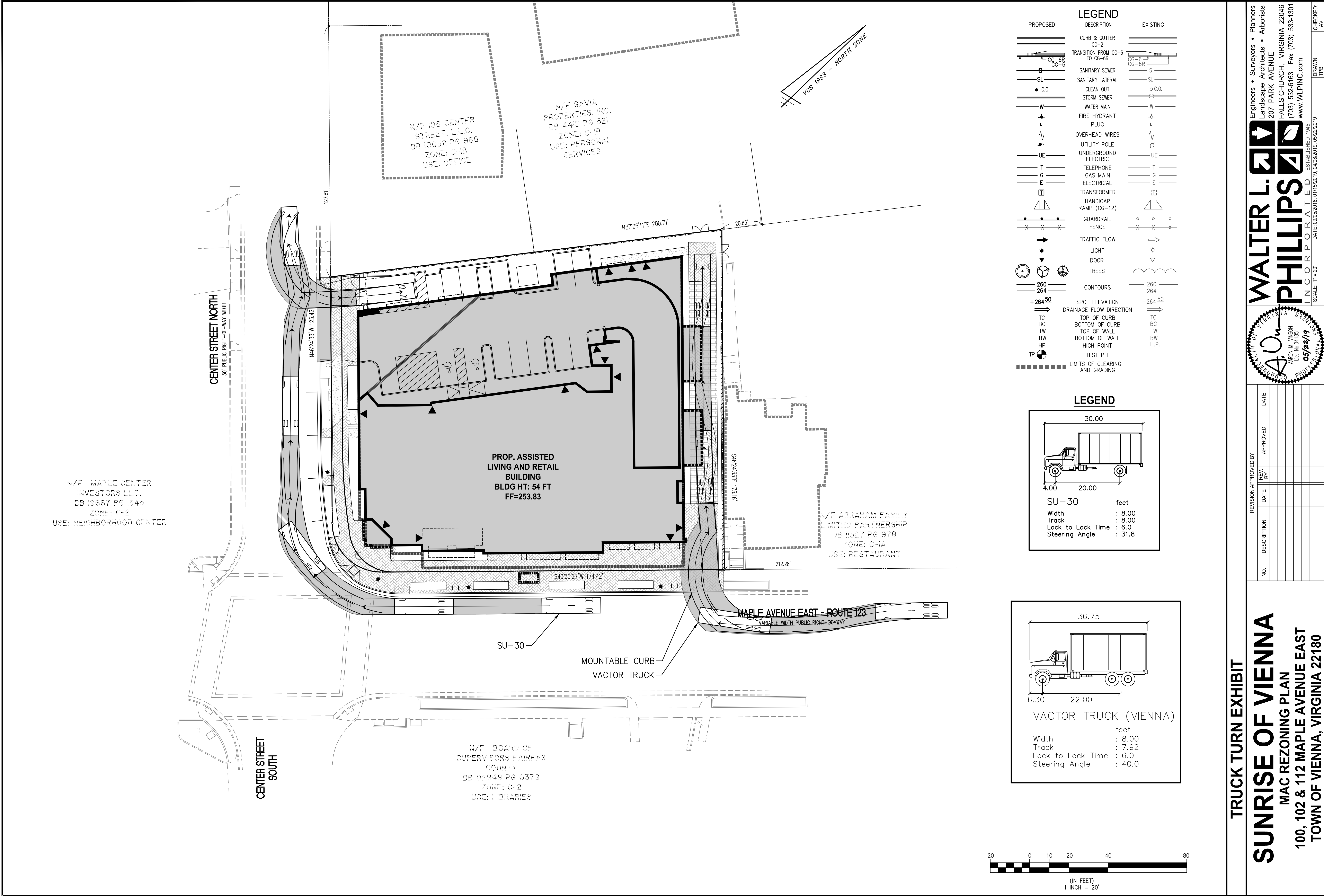
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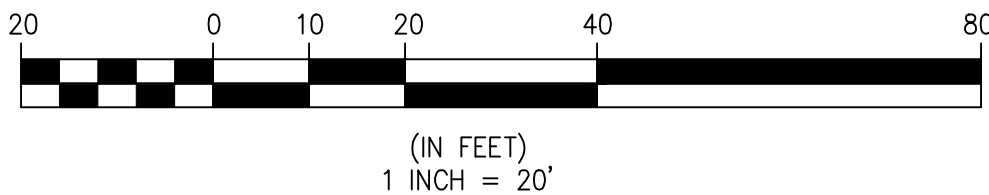
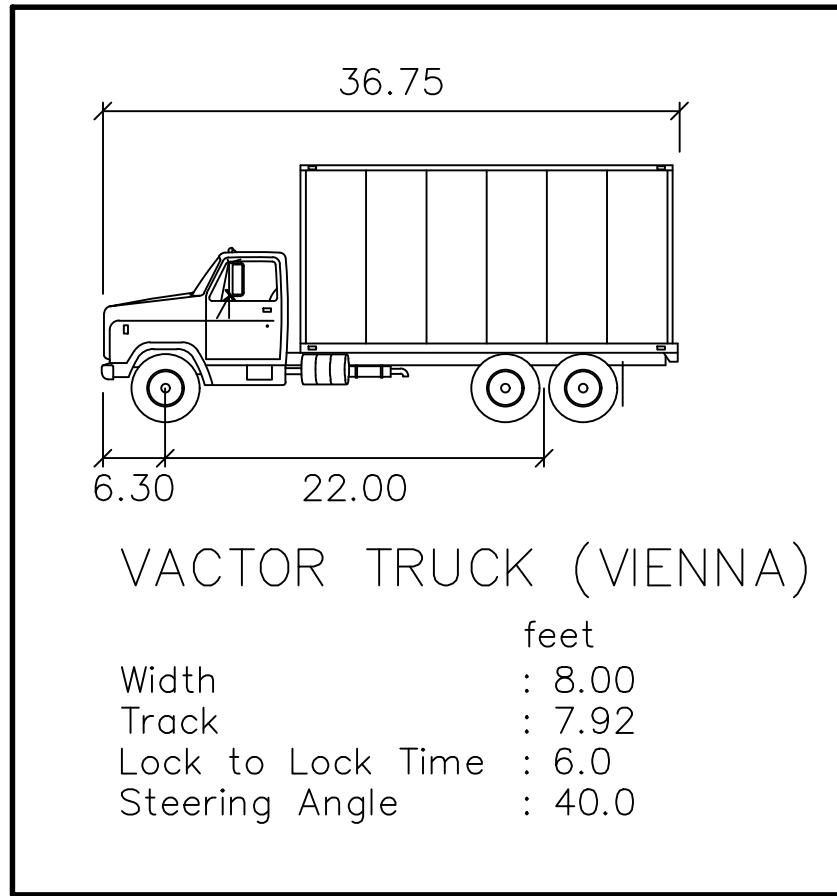
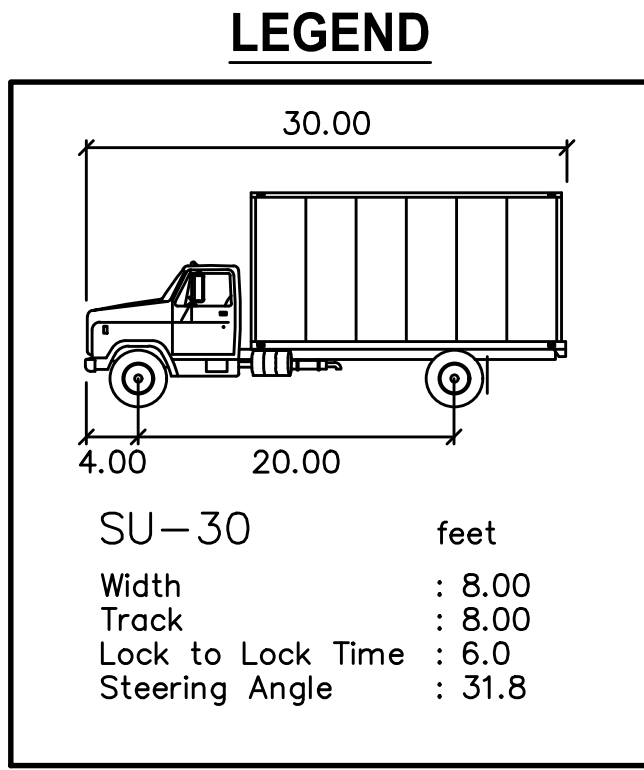
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PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
	TRANSITION FROM CG-6 TO CG-6R	
	SANITARY SEWER	
	SANITARY LATERAL	
	CLEAN OUT	
	STORM SEWER	
	WATER MAIN	
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
	UNDERGROUND ELECTRIC	
	TELEPHONE	
	GAS MAIN	
	ELECTRICAL	
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
	CONTOURS	
	SPOT ELEVATION	
	DRAINAGE FLOW DIRECTION	
	TOP OF CURB	
	BOTTOM OF CURB	
	TOP OF WALL	
	BOTTOM OF WALL	
	HIGH POINT	
	TEST PIT	
	LIMITS OF CLEARING AND GRADING	



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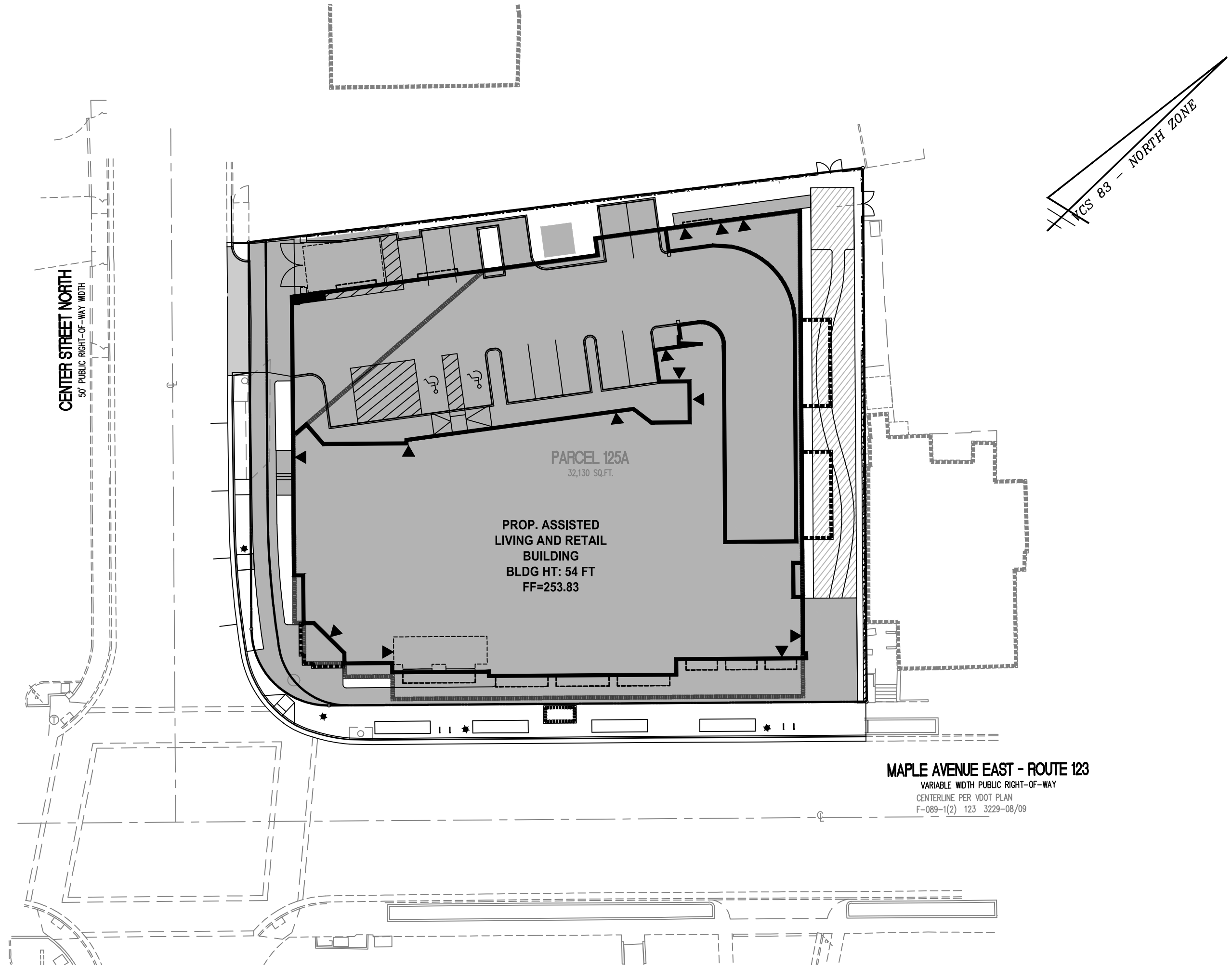
REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED

TRUCK TURN EXHIBIT

**SUNRISE OF VIENNA**  
MAC REZONING PLAN  
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IMPERVIOUS AREA COVERAGE

LOT AREA:		32,130 SF (0.7376 AC)
MAX IMPERVIOUS SURFACE	90% OF LOT AREA*	28,917 SF MAX.
LOT AREA - MAX IMPERVIOUS SURFACE = 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

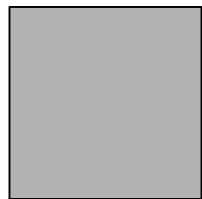
*INCENTIVES USED TO INCREASE MAX IMPERVIOUS COVER FROM 80% TO 90%

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)

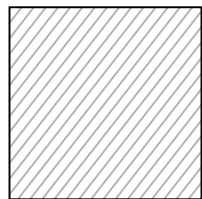
FINAL CALCULATIONS WILL BE PROVIDED AT SITE PLAN.

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

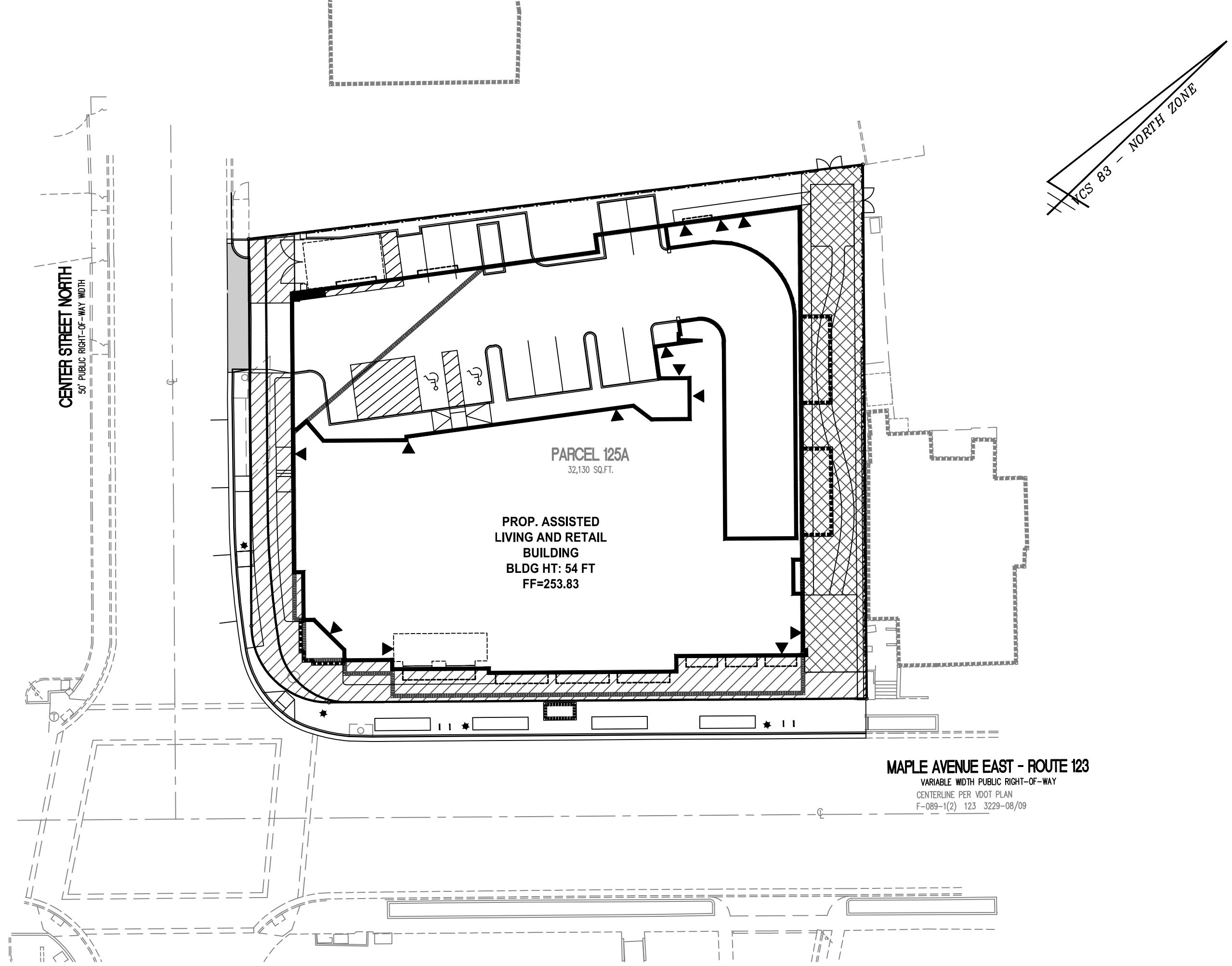
LEGEND



IMPERVIOUS AREA



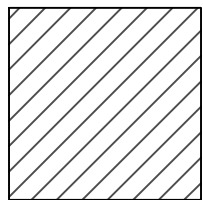
PERMEABLE PAVEMENT  
(1,860 SQ. FT.)



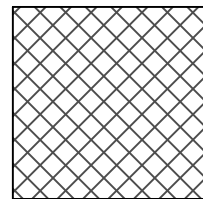
OPEN SPACE CALCULATION

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

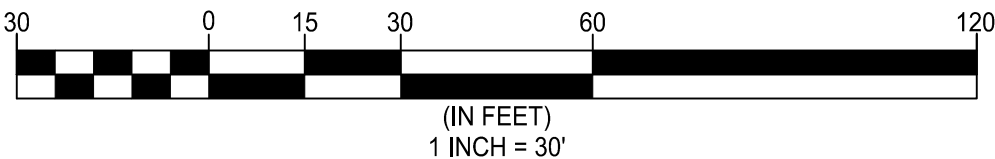
NOTE: THIS PLAN IS FOR THE APPROVAL OF 15% OPEN SPACE. FINAL CALCULATIONS WILL BE PROVIDED AT SITE PLAN.



OPEN SPACE -  
STREETSCAPE  
(±3,700 SF)

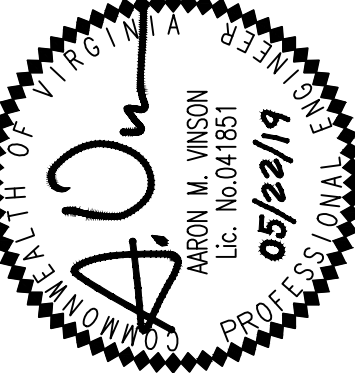


OPEN SPACE -  
SIDE AND REAR  
(±3,265 SF)



OPEN SPACE AND IMPERVIOUS SURFACE EXHIBIT

**SUNRISE OF VIENNA**  
MAC REZONING PLAN  
100, 102 & 112 MAPLE AVENUE EAST  
TOWN OF VIENNA, VIRGINIA 22180

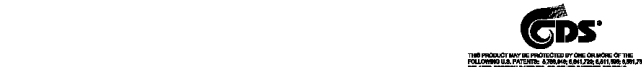
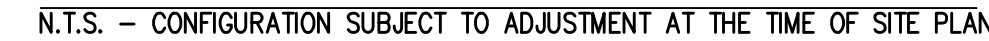


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N.T.S. - CONFIGURATION SUBJECT TO ADJUSTMENT AT THE TIME OF SITE PLAN



---

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 BYPASS THE SITE AND WILL BE REPLACED AS PART OF THIS PROJECT.

**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.

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, 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).

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

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.

N.T.S. - CONFIGURATION AND SIZE OF GREEN ROOF SUBJECT TO ADJUSTMENT AT THE TIME OF SITE PLAN



SURFACE AREA:	6,000 SF		
SOIL MEDIA DEPTH:	0.33 FT	SOIL MEDIA POROSITY:	0.25
GRAVEL MEDIA DEPTH:	0.17 FT	GRAVEL MEDIA POROSITY:	0.40
TOTAL STORAGE VOLUME:	6,000 X [(0.33 X 0.25) + (0.17 X 0.40)] = 903 CUBIC FEET		

**SUNRISE OF VIENNA**  
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A circular professional engineer seal for Aaron M. Vinson, a Professional Engineer in the Commonwealth of Virginia. The seal features the text "COMMONWEALTH OF VIRGINIA" around the top and "PROFESSIONAL ENGINEER" around the bottom. In the center, it reads "AARON M. VINSON", "Lic. No. 041851", and "05/22/19". A stylized signature "AV" is written over the central text.

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Project Name:

Date:

Linear Development Project? 

No

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) → 0.87

Maximum reduction required:	10%
The site's net increase in impervious cover (acres) is:	0.077708907
Post-Development TP Load Reduction for Site (lb/yr):	0.30

Pre-Development Land Cover (acres)					
	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed forest/open space					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				0.14	0.14
Impervious Cover (acres)				0.73	0.73
					0.87

Post-Development Land Cover (acres)					
	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				0.06	0.06
Impervious Cover (acres)				0.81	0.81
Area Check	OK.	OK.	OK.	OK.	0.87

Constants	
Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Total Phosphorus (TP) EMC (mg/L)	0.26
Total Nitrogen (TN) EMC (mg/L)	1.86
Target TP Load (lb/acre/yr)	0.41
Pj (unitless correction factor)	0.90

Runoff Coefficients (Rv)				
	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

LAND COVER SUMMARY -- PRE-REDEVELOPMENT		
Land Cover Summary-Pre		
Pre-Development	Listed	Adjusted ¹
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.14	0.06
Weighted Rv(turf)	0.25	0.25
% Managed Turf	16%	8%
Impervious Cover (acres)	0.73	0.73
Rv(impervious)	0.95	0.95
% Impervious	84%	92%
Total Site Area (acres)	0.87	0.79
Site Rv	0.84	0.90

Treatment Volume and Nutrient Load		
Pre-ReDevelopment Treatment Volume (acre-ft)	0.0609	0.0592
Pre-ReDevelopment Treatment Volume (cubic feet)	2,651	2,580
Pre-ReDevelopment TP Load (lb/yr)	1.67	1.62
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	1.91	2.04
Baseline TP Load (lb/yr) (0.41 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		0.33

¹ Adjusted Land Cover Summary:  
Pre-ReDevelopment land cover minus pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover.

Adjusted total acreage is consistent with Post-ReDevelopment acreage (minus acreage of new impervious cover).

Column 1 shows load reduction requirement for new impervious cover (based on new development load limit, 0.41 lbs/acre/year).

Post-Development Requirement for Site Area	
TP Load Reduction Required (lb/yr)	0.30

Nitrogen Loads (Informational Purposes Only)

Pre-Development TN Load (lb/yr)	11.91	Final Post-Development TN Load (Post-ReDevelopment & New Impervious) (lb/yr)	12.80
---------------------------------	-------	------------------------------------------------------------------------------	-------

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)				0.06	0.06	0.25
Impervious Cover (acres)				0.81	0.81	0.95
Total					0.87	

Total Phosphorus Available for Removal in D.A. A (lb/yr) 1.79

Post Development Treatment Volume in D.A. A (ft³) 2,848

BMP:

Land cover: Total

Stormwater Best Management Practices (RR = Runoff Reduction)

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft ³ )	Runoff Reduction (ft)	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
1. Vegetated Roof (RR)													
1.a. Vegetated Roof #1 (Spec #5)	45		0.14		214	261	475	0		0.30	0.13	0.16	14.a. MTD - Hydrodynamic
14. Manufactured Treatment Devices (no RR)													
14.a. Manufactured Treatment Device- Hydrodynamic	0		0.37	261	0	1,544	1,544	20	0.16	0.80	0.19	0.78	

Site Results (Water Quality Compliance)

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	0.81	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	0.51	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.06	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.00	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft³) 2,848

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft ³ )	214	0	0	0	0	214
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	1.79	0.00	0.00	0.00	0.00	1.79
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.33	0.00	0.00	0.00	0.00	0.33
TP LOAD REMAINING (lb/yr)	1.46	0.00	0.00	0.00	0.00	1.46

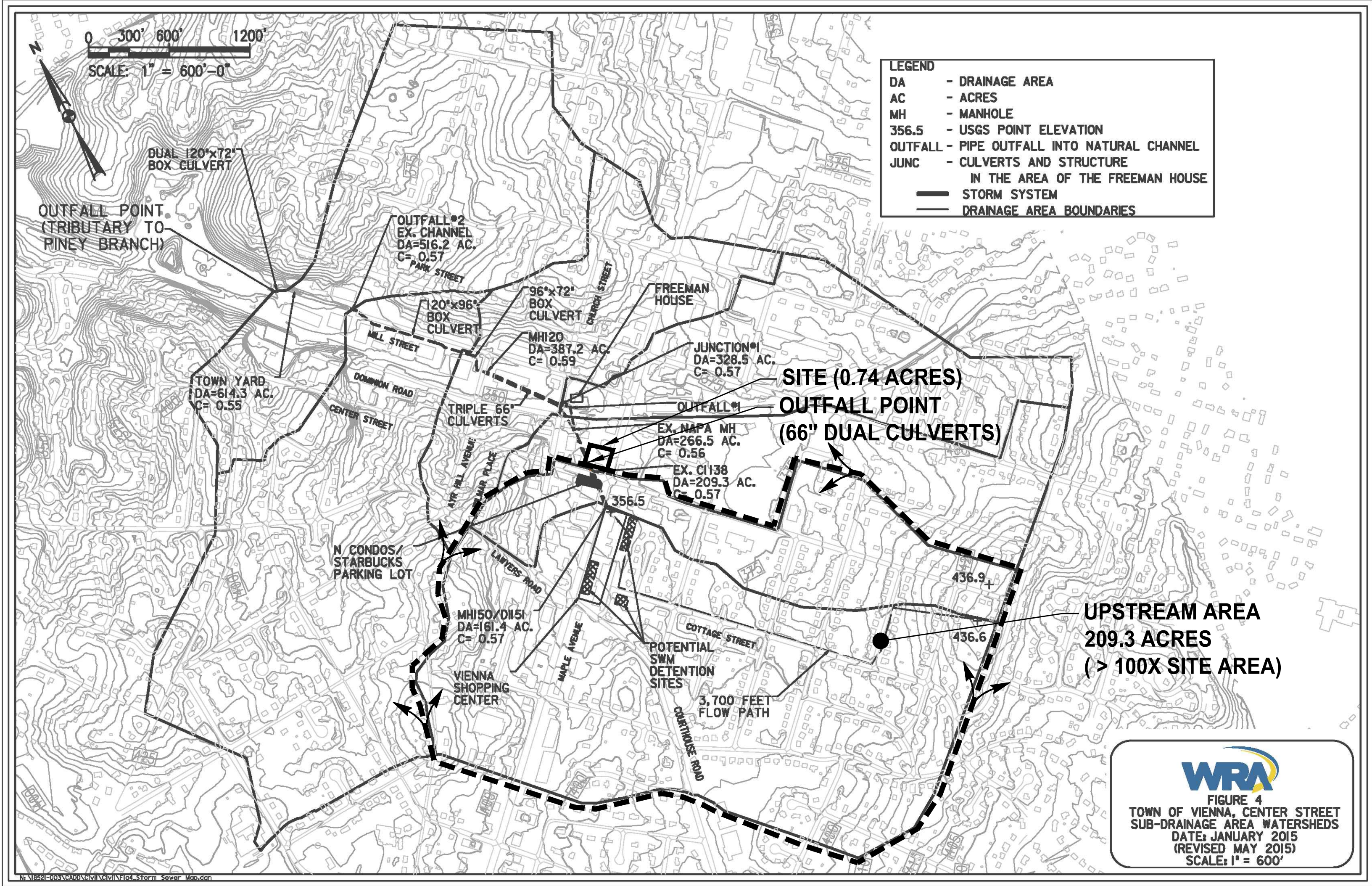
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr) 0.96

Total Phosphorus	
FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	1.79
TP LOAD REDUCTION REQUIRED (lb/yr)	0.30
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.33
TP LOAD REMAINING (lb/yr)	1.46
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00 **
** TARGET TP REDUCTION EXCEEDED BY 0.03 LB/YEAR **	

Total Nitrogen (For Information Purposes)	
POST-DEVELOPMENT LOAD (lb/yr)	12.80
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.96
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	11.84

OUTFALL MAP

N.T.S.



DRAINAGE MAP OBTAINED FROM TOWN OF VIENNA CENTER STREET DRAINAGE STUDY PROVIDED BY WRA DATED 08/14/2015.

OUTFALL MAP AND VRRM SPREADSHEET

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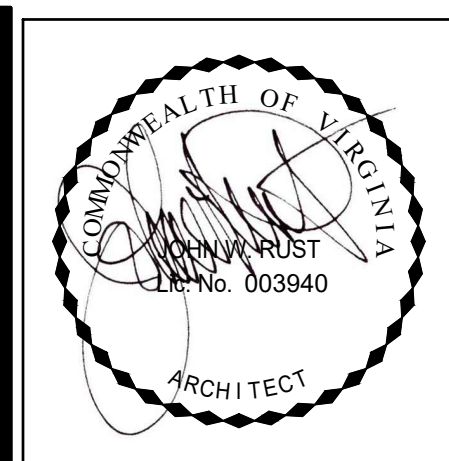
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ESTABLISHED 1945  
DATE: 09/05/2018, 01/15/2019, 04/08/2019, 05/22/2019  
SCALE: 1" = 600'

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DRAWN: TFB

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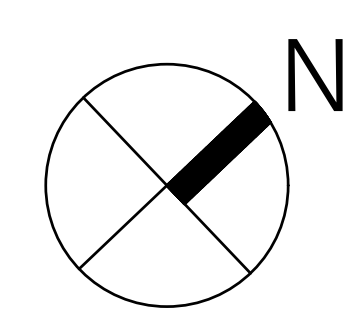
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MAC REZONING  
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ARCHITECTURAL  
SITE PLAN/  
GROUND FLOOR  
PLAN

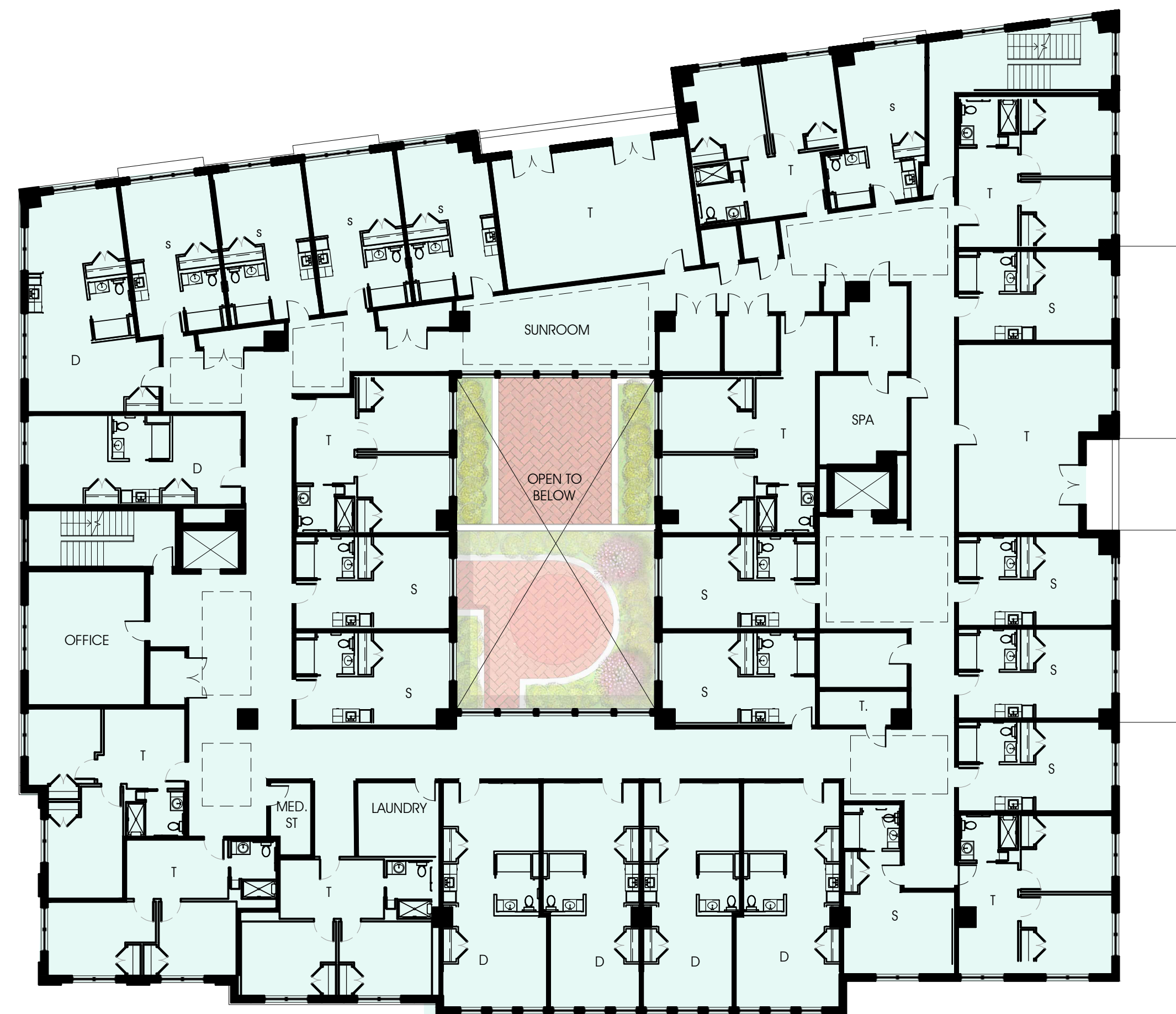
SHEET NO.  
**A1.1**



A

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

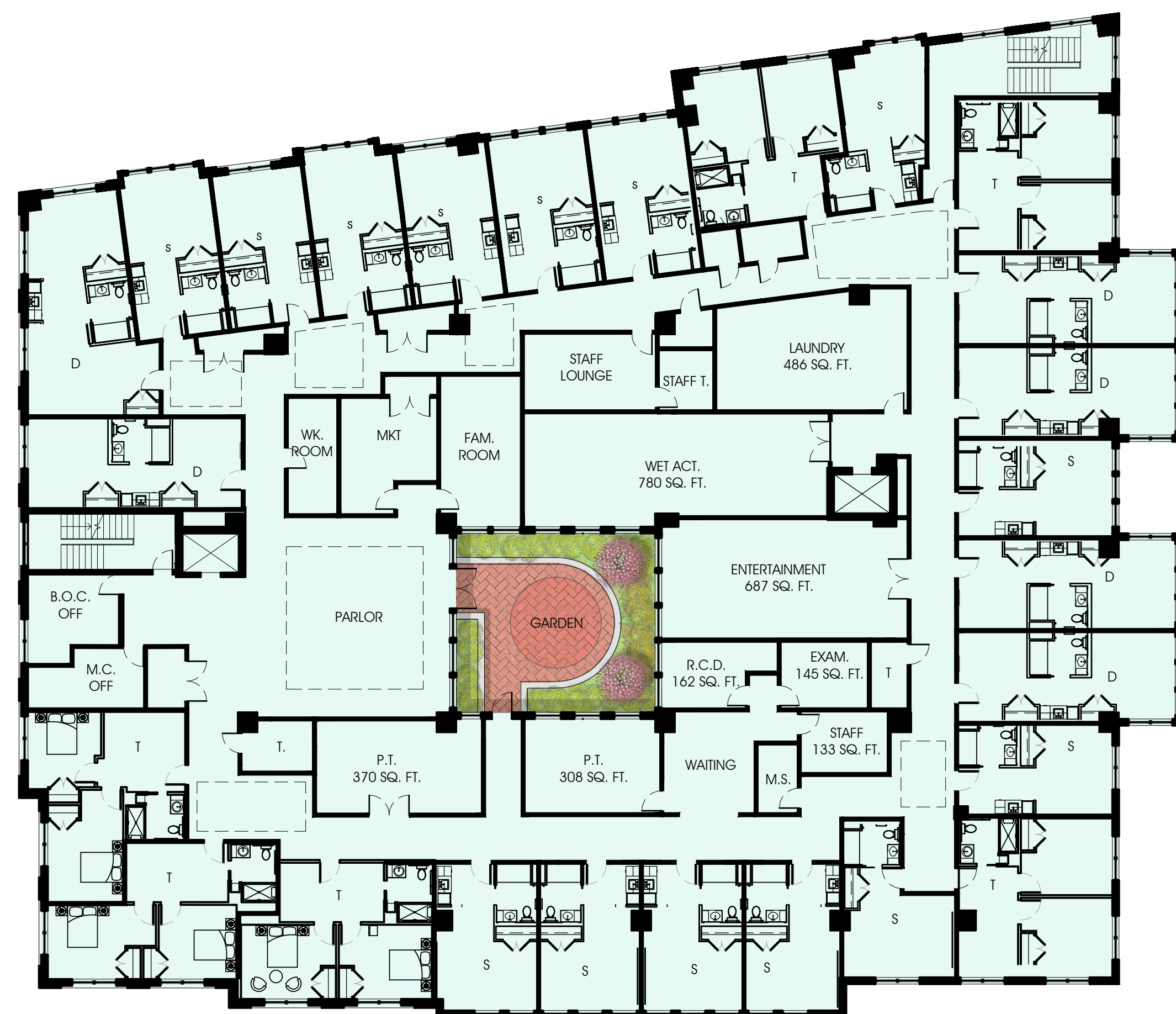




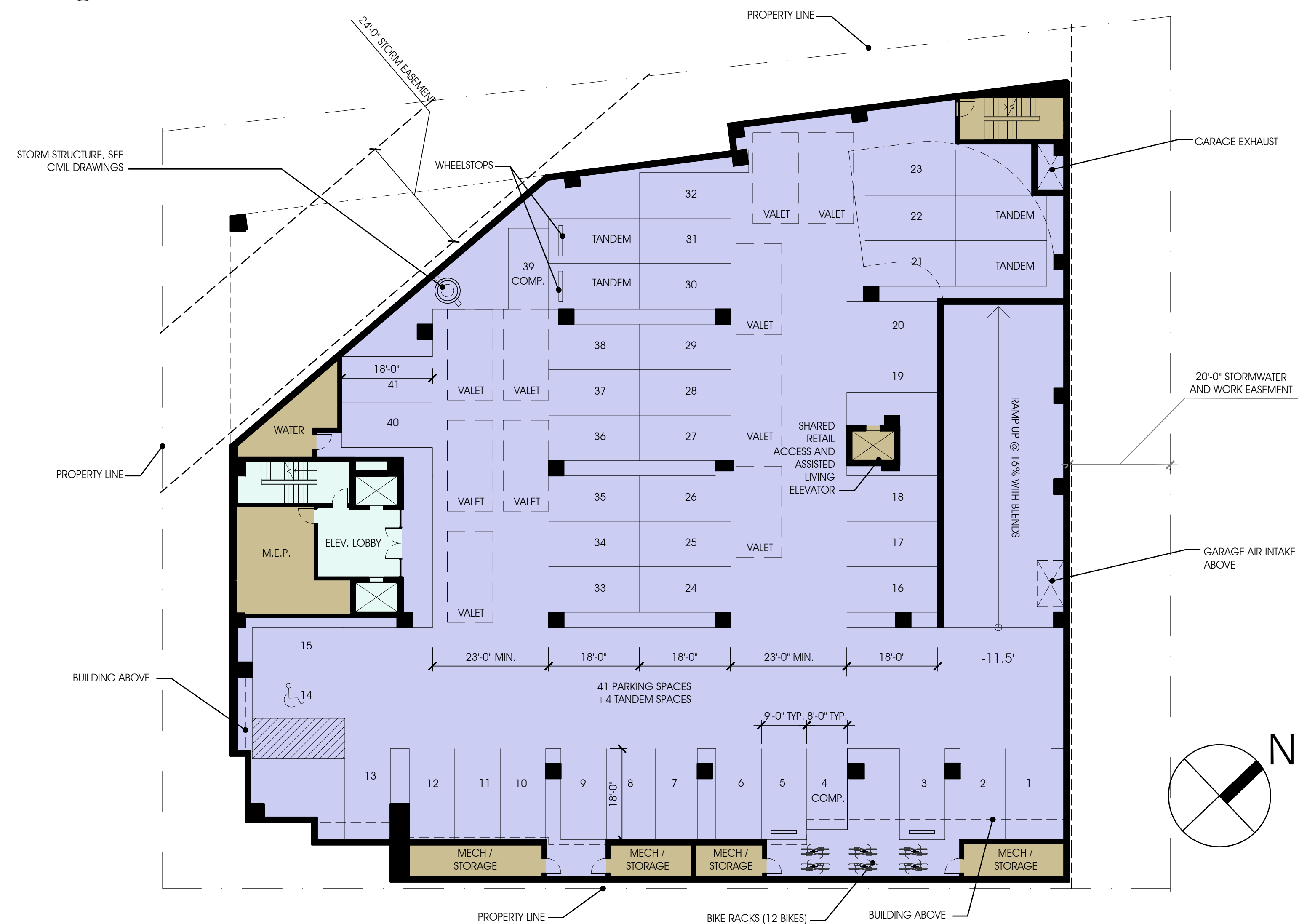
4TH FLOOR PLAN  
1/16"=1'-0"



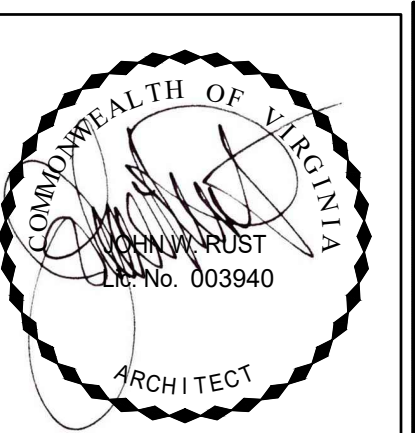
3RD FLOOR PLAN  
1/16"=1'-0"



2ND FLOOR PLAN  
1/16"=1'-0"



GARAGE FLOOR PLAN  
1/16" = 1'-0"



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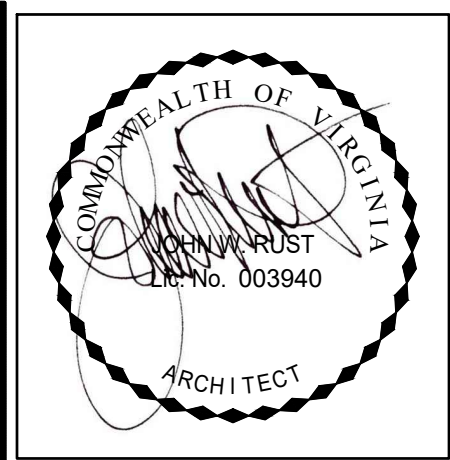
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## FLOOR PLANS

SHEET NO.

## A1.2





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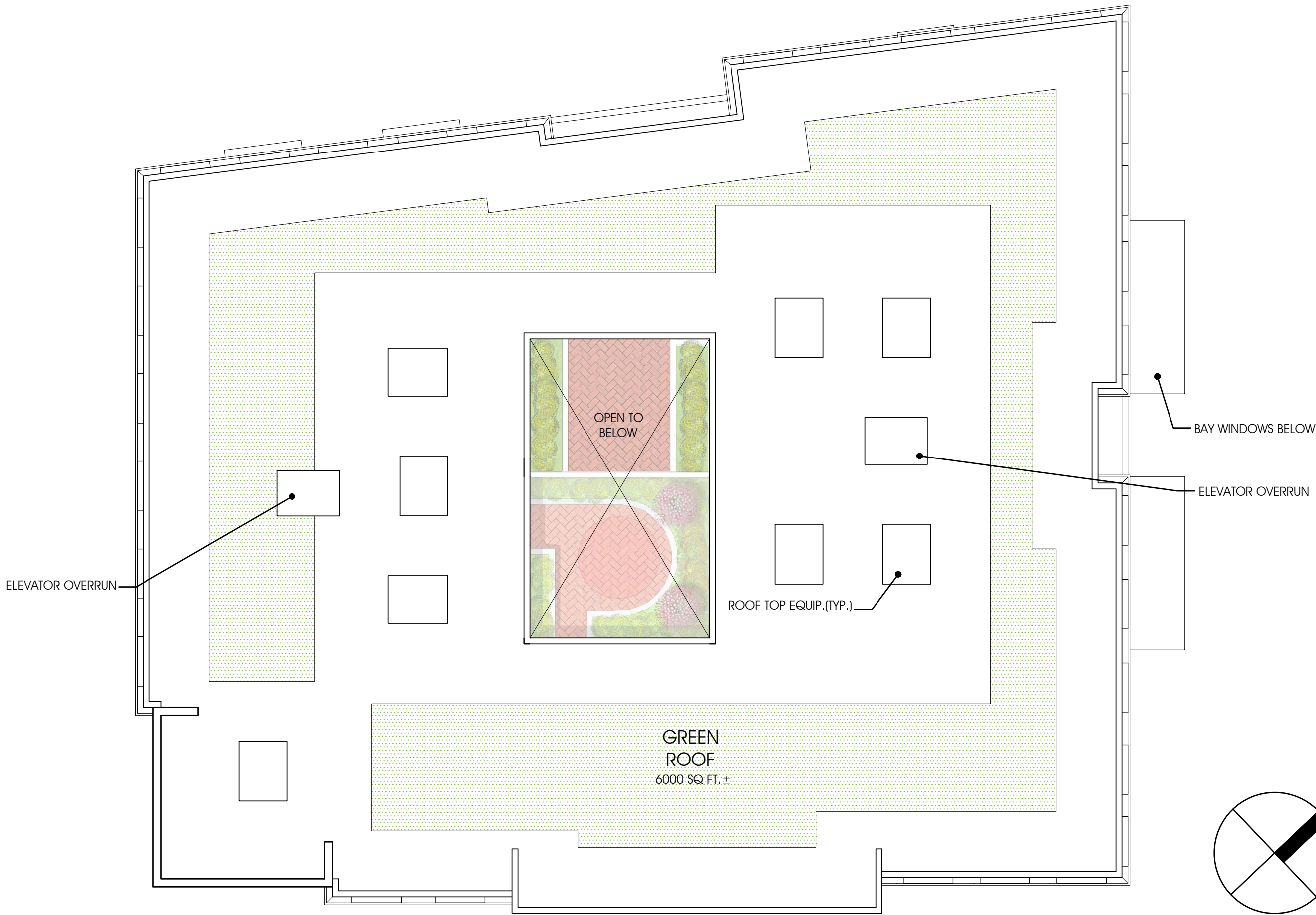
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FLOOR PLANS

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A1.3



A

ROOF FLOOR PLAN  
1/16"=1'-0"

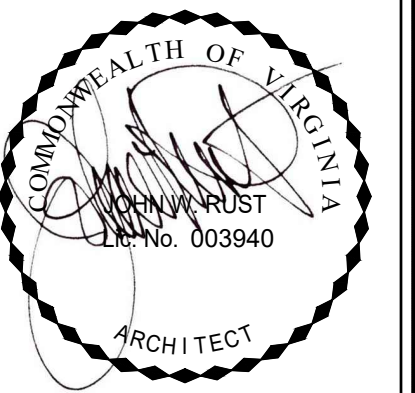




CENTER STREET ELEVATION  
1/8" = 1'-0"



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



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EXTERIOR  
ELEVATIONS

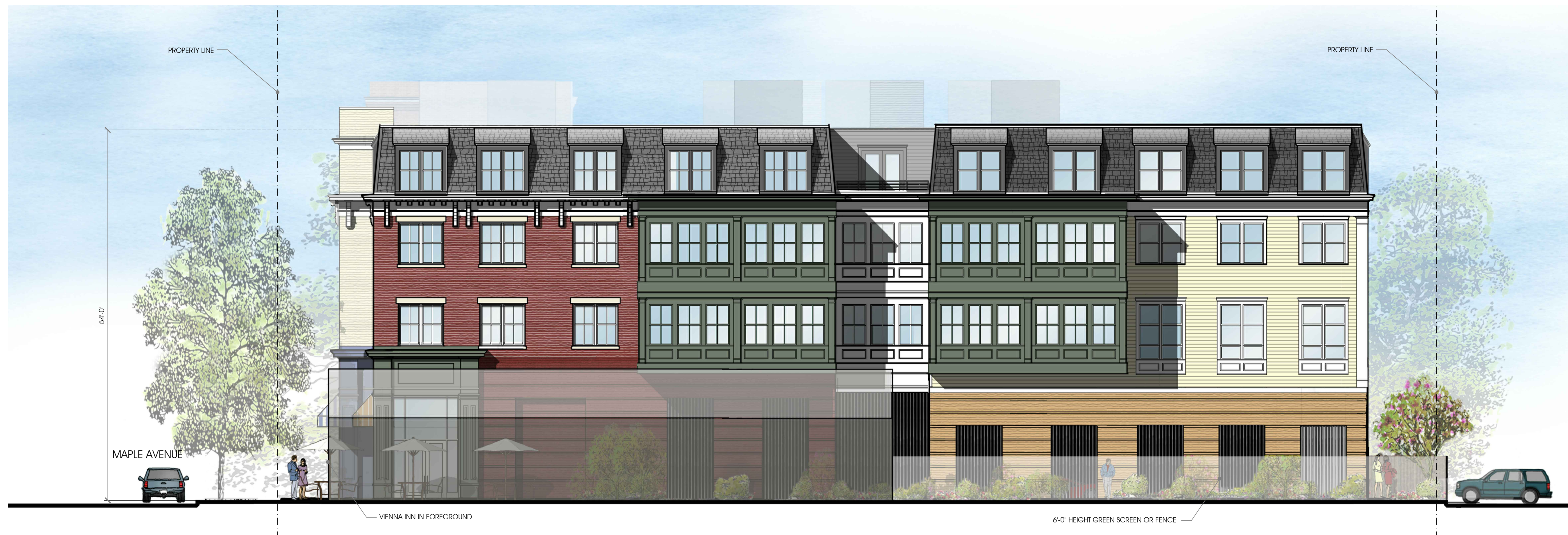
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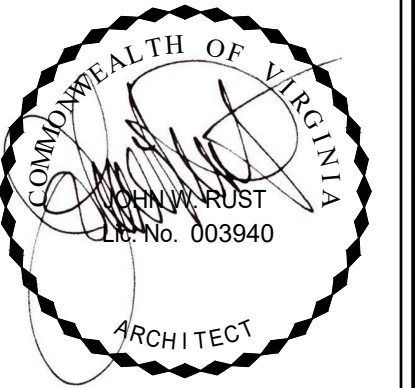




NORTH-WEST ELEVATION  
1/8" = 1'-0"



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



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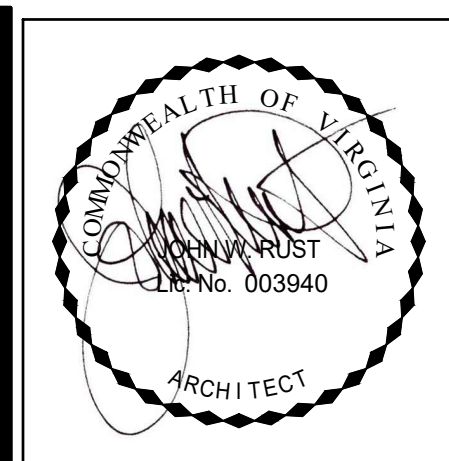
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ELEVATIONS

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**A2.2**





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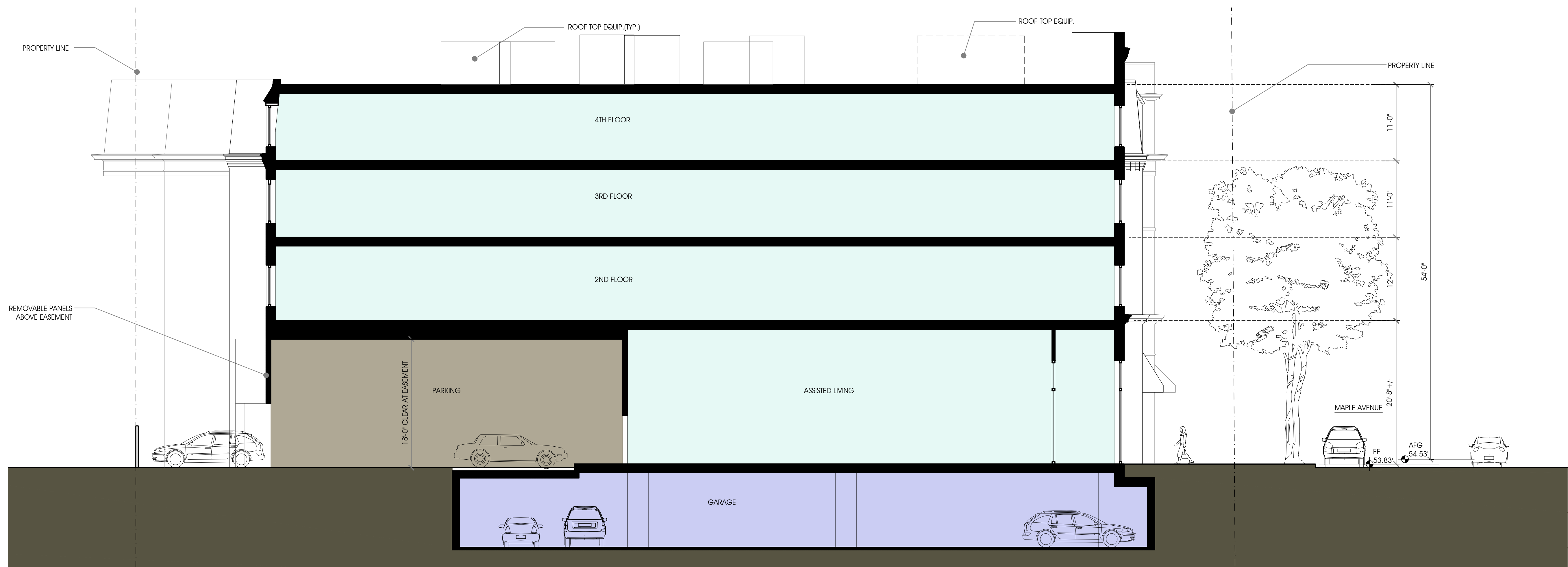
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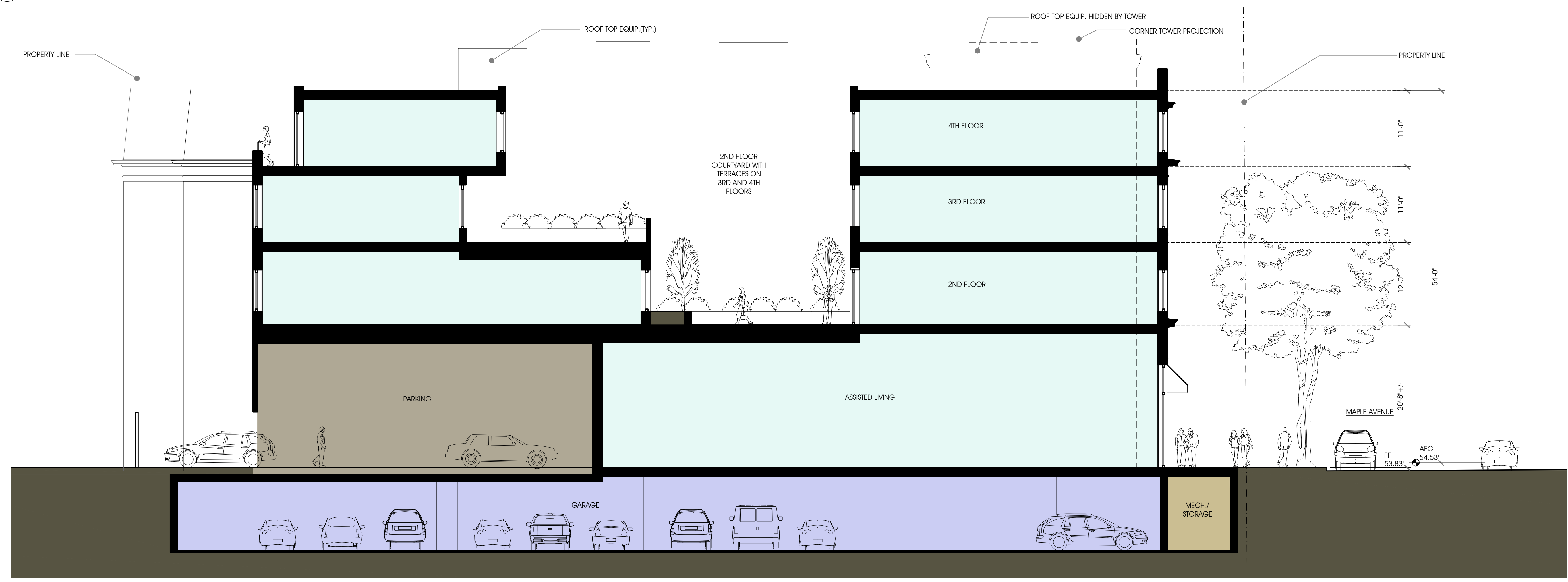
SECTIONS

SHEET NO.  
**A3.1**



BUILDING SECTION THRU ASSISTED LIVING ENTRANCE (NEAR CENTER ST/ MAPLE AVE INTERSECTION)

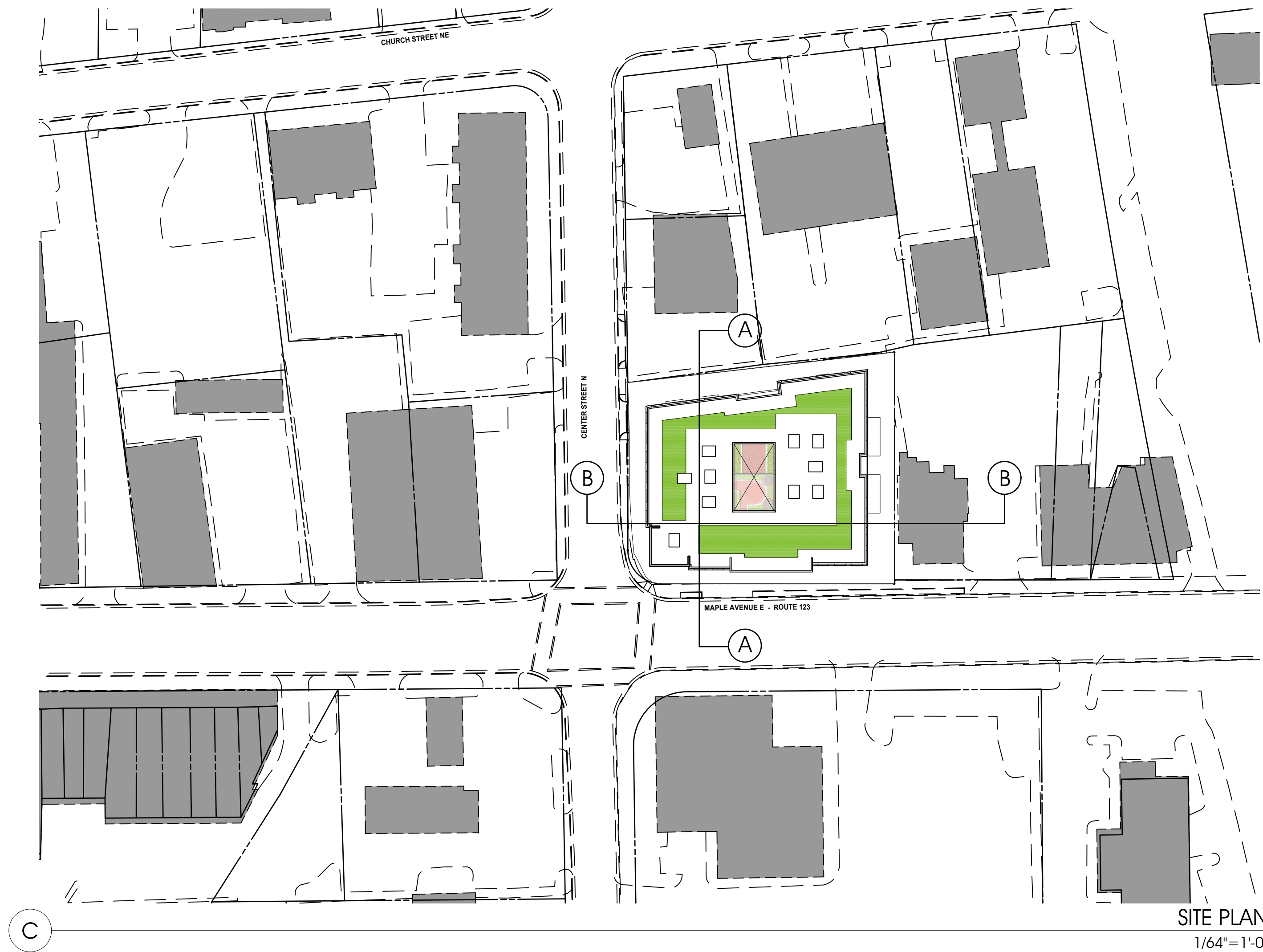
1/8" = 1'-0"



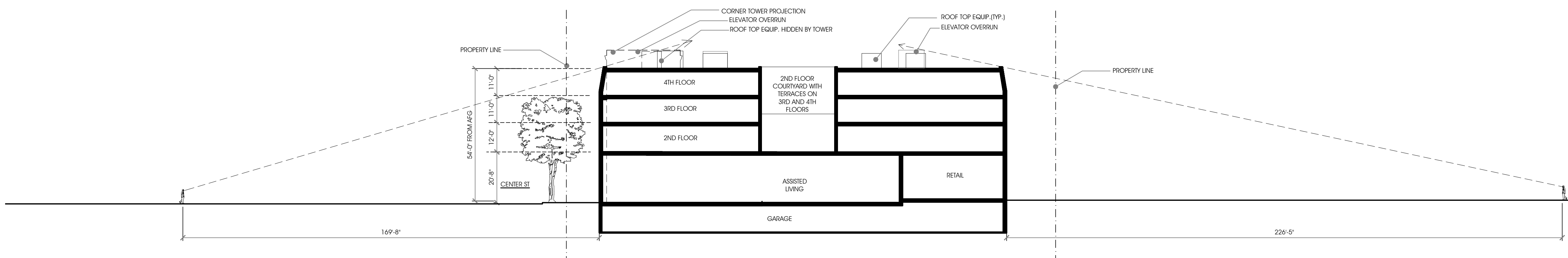
A BUILDING SECTION THRU ASSISTED LIVING AND COURTYARD (TOWARD VIENNA INN)

1/8" = 1'-0"



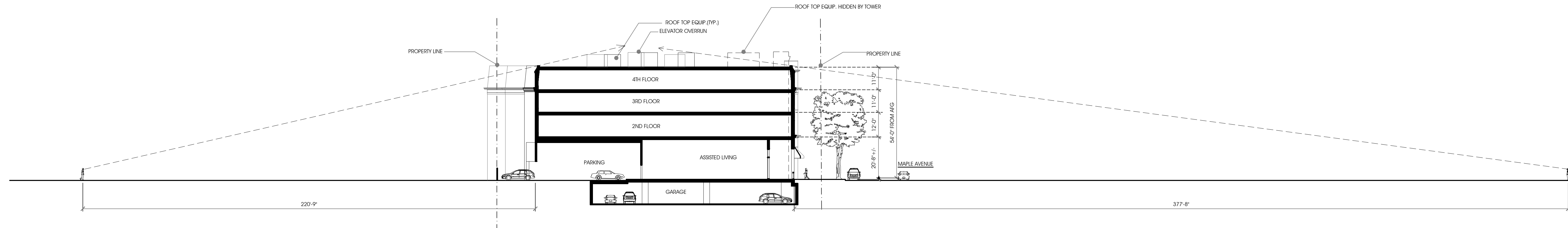


SITE PLAN  
1/64" = 1'-0"



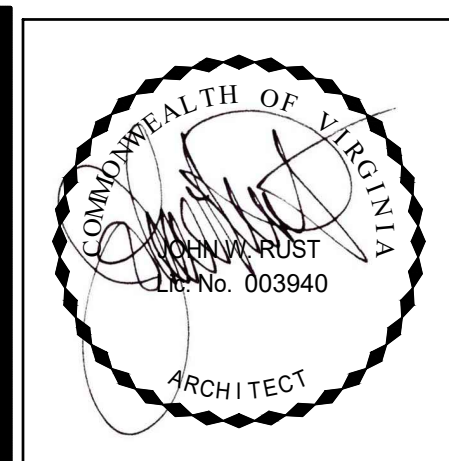
SITE SECTION  
1" = 25'-0"

B



SITE SECTION  
1" = 25'-0"

A



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SECTION

SHEET NO.  
**A3.2**

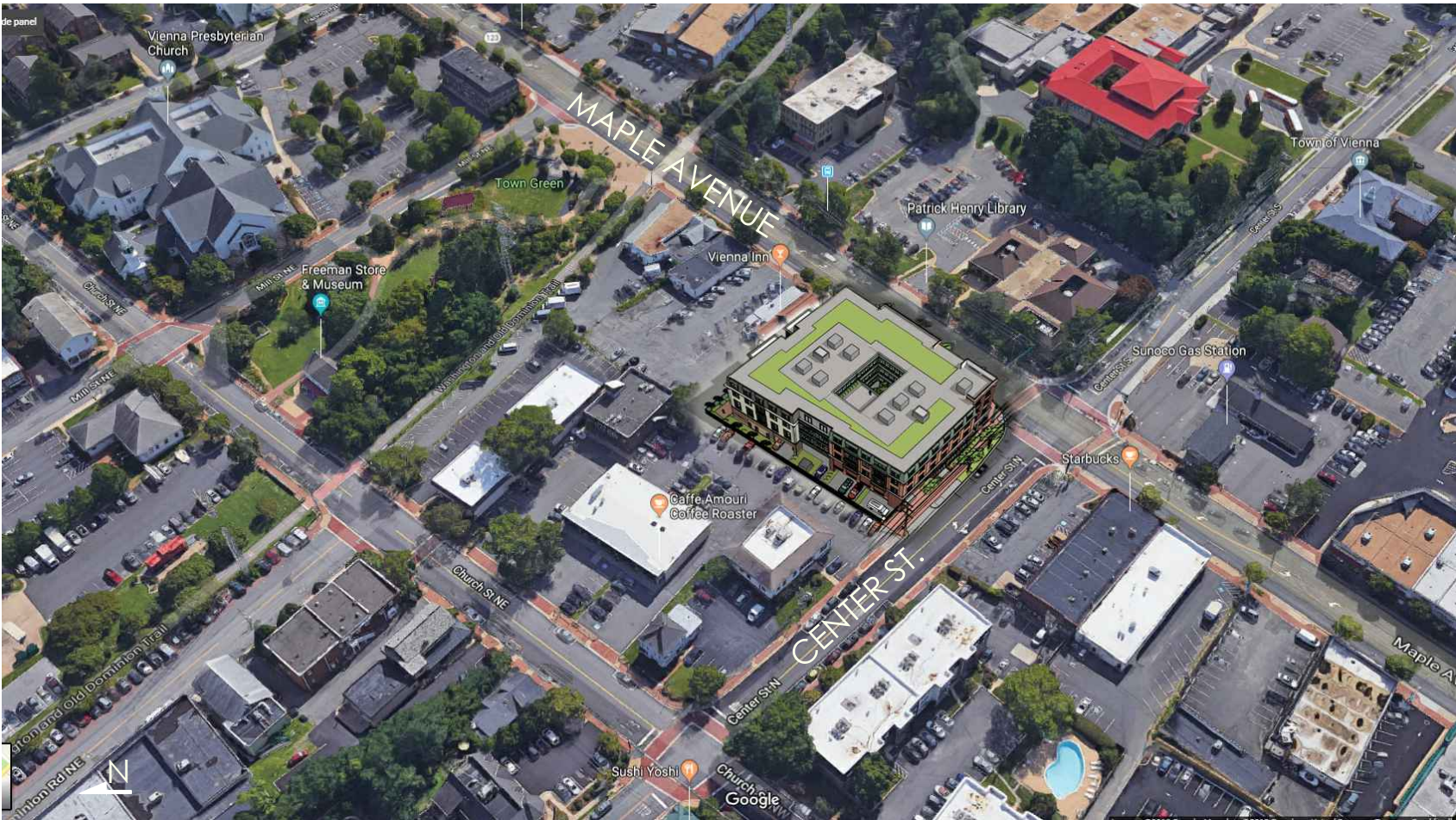




MAPLE AVENUE RENDERING



SOUTH AERIAL VIEW



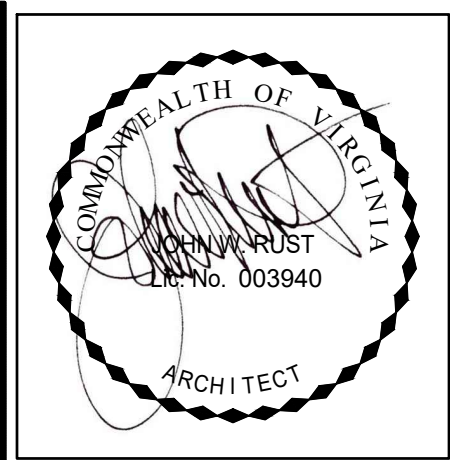
WEST AERIAL VIEW



NORTH AERIAL VIEW



EAST AERIAL VIEW



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RENDERINGS

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**A4.1**





D

VIEW 3



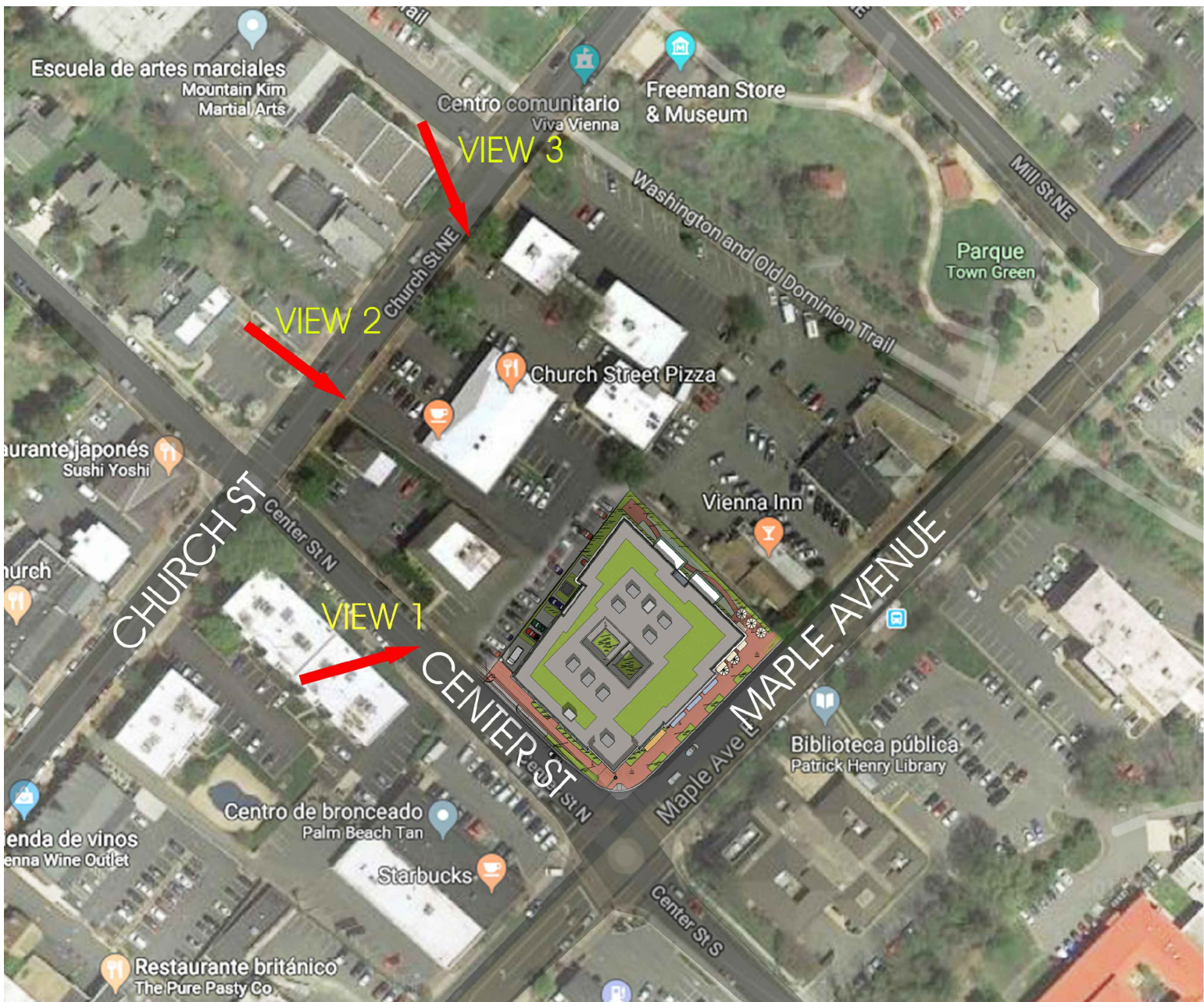
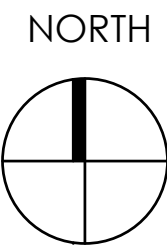
C

VIEW 2



B

VIEW 1



A

POINT OF VIEWS PLAN

# SUNRISE OF VIENNA

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**A4.2**



**RUST | ORLING**  
ARCHITECTURE

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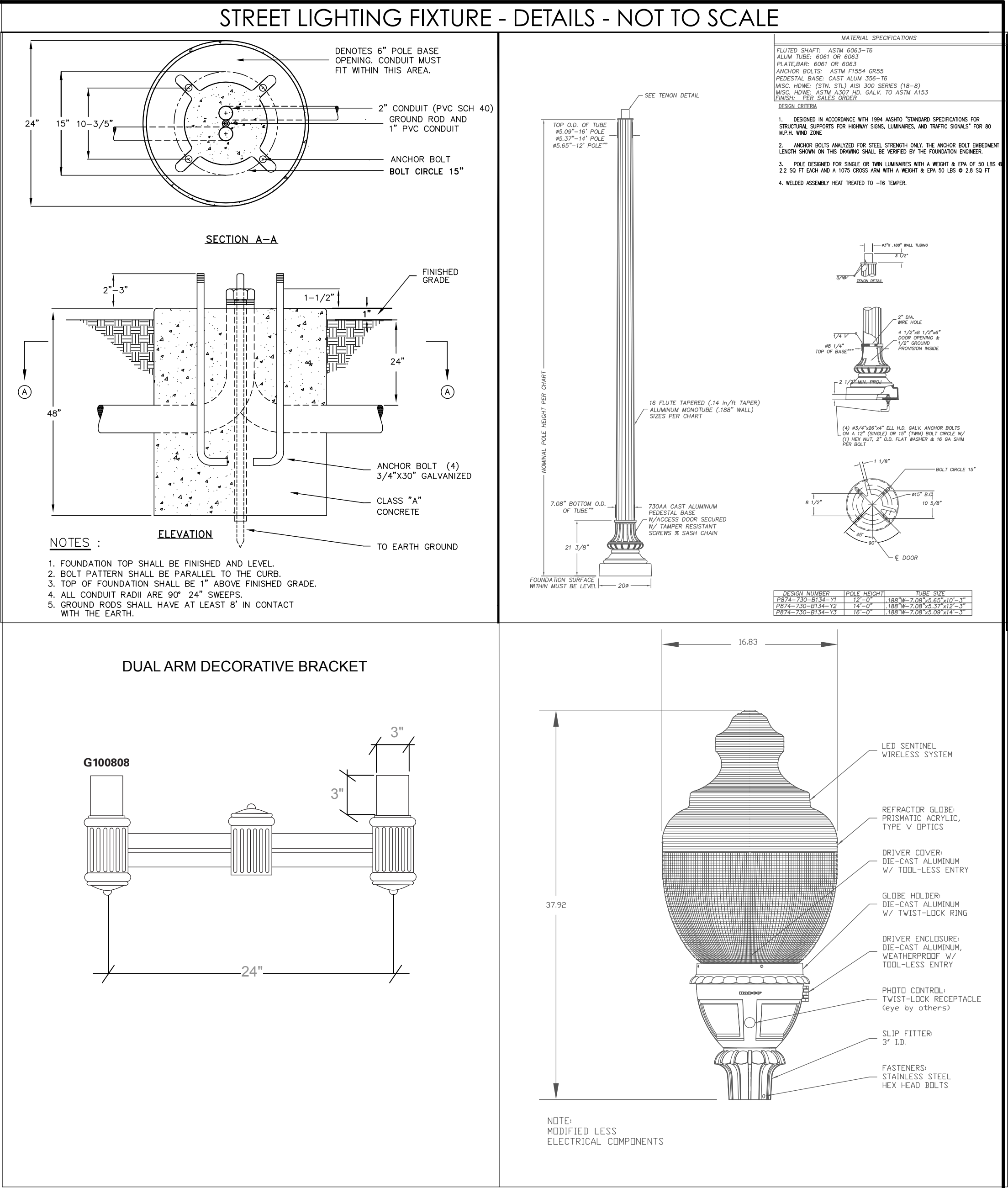












1 SITE LIGHTING - ELECTRICAL  
E-001 GRAPHIC SCALE: 1" = 20'-0"

ANAL LIGHT SELECTION TO BE APPROVED BY BAR				LIGHTING FIXTURE SCHEDULE		ETR - EXISTING TO REMAIN		
FIXT. TYPE	DESCRIPTION	MANUFACTURER	CAT. NO.	LAMPS		VOLT	MOUNTING	REMARKS
				NO.	TYPE			
A	NEW DOMINION LED CARYLE GLOBE	RELUME TECHNOLOGIES	UA-S-D3-48-CW-UL-1 WITH DEC GRN FLUTED POLE	1	54.9 WATT 4000K LED	U	GROUND POLE	14' POLE HEIGHT
B	NEW DOMINION LED CARYLE DOUBLE GLOBE	RELUME TECHNOLOGIES	UA-S-D3-48-CW-UL-1 WITH DEC GRN FLUTED POLE	2	54.9 WATT 4000K LED	U	GROUND POLE	14' POLE HEIGHT
C	EXISTING DOMINION HPS CARYLE SINGLE GLOBE	COOPER LIGHTING	WS115SX33PR	1	70 WATT HPS	U	GROUND POLE	MTD @ 14'
D	EXISTING DOMINION HPS CARYLE DOUBLE GLOBE	COOPER LIGHTING	WS115SX33PR	2	70 WATT HPS	U	GROUND POLE	MTD @ 14'
E	CANOPY WALKWAY RECESSED LUMINAIRE	EATON	PD1010ED10-PDM6A830-64VC	1	12.1 WATT 3000K LED	U	RECESSED CEILING	MTD @ 18' U'ON
F	EXTERIOR BUILDING MTD LED SCONCE	WAC LIGHTING	RPL-GLA-1917	1	11 WATT 3000K LED	U	WALL SURFACE	MTD @ 12' U'ON
G	GARAGE LOW CEILING LED FIXTURE	GE	ECR-A-0-A5-F-525-40K-4-B-D	1	35 WATT 4000K LED	U	RECESSED CEILING	MTD @ 8.5'
H	GARAGE HIGH CEILING LED FIXTURE	GE	ECR-A-0-B5-F-525-40K-4-B-D	1	64 WATT 4000K LED	U	RECESSED CEILING	MTD @ 18'

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
SEWALK	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

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SUMMIT PROJECT # 2018074.00			
ARLINGTON, VIRGINIA			
DEPARTMENT OF ENVIRONMENTAL SERVICES			
SUNRISE of VIENNA			
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VIENNA, VIRGINIA			
SCALE: AS INDICATED	SHEET: E-001	DRAWN: ALW	CHECKED: JKD
SUBMITTED DATE:	09.11.18		

