

Map of the project site area in the City of Atlanta, Georgia. The map shows a street grid with the project site highlighted in green. The site is located at the intersection of NUTLEY STREET NW and WINDSOR PARK DRIVE NW. The map includes a north arrow and a scale bar. The project site is labeled 'SITE' with an arrow pointing to the green area. The map also shows surrounding streets: KNOLL ST NW, LAWRENCE RD NW, PLEASANT ST SW, MAPLE AVE W, COURT HOUSE CIR SW, COURT HOUSE RD SW, NUTLEY ST NW, MAPLE AVE W, WINDSOR PARK DRIVE NW, WIDE PARKWAY SW, and COURT HOUSE RD SW. The map is framed by a green circular border with yellow arrowheads pointing north, south, east, and west.

Area
1,400 SF
1,412 SF
1,475 SF
1,482 SF
1,518 SF
1,546 SF
1,561 SF
1,563 SF
1,571 SF
1,595 SF
1,639 SF
1,695 SF
862 SF
1,475 SF
1,506 SF
1,632 SF
566 SF
7,500 SF

1. THE SUBJECT SITE IS LOCATED IN THE TOWN OF VIENNA WITH TAX MAP NO. 03-3-02-0147, AND IS ZONED C-1/RS-16.
2. NO ENVIRONMENTAL OR HISTORICAL FEATURES EXIST ON SITE.
3. THERE IS NO BUFFER REQUIREMENT FOR THE SUBJECT SITE.
4. EXISTING LANDSCAPING AND TREE AREAS DOES NOT APPLY TO THE SUBJECT SITE.
5. NO EXTERIOR POLE MOUNTED LIGHTS ARE PROPOSED WITH THIS PLAN.
6. STREET TREES ALONG WADE HAMPTON DRIVE SUBJECT TO CHANGES WITH SIGHT DISTANCE REQUIREMENTS.
7. GENERAL STANDARDS FOR ON-SITE EXTERIOR LIGHTING;
 - 7.1. HOURS OF ILLUMINATION: INSTITUTIONAL USES, COMMERCIAL USES, AND MIXED USES THAT ARE ADJACENT TO EXISTING SINGLE-FAMILY RESIDENTIAL DEVELOPMENT SHALL EXTINGUISH ALL EXTERIOR LIGHTING-EXCEPT LIGHTING NECESSARY FOR SECURITY OR EMERGENCY PURPOSES WITHIN ONE HOUR OF CLOSING. FOR THE PURPOSE OF THIS SUBSECTION, LIGHTING "NECESSARY FOR SECURITY OR EMERGENCY PURPOSES" SHALL BE CONSTRUED TO MEAN THE MINIMUM AMOUNT OF EXTERIOR LIGHTING NECESSARY TO ILLUMINATE POSSIBLE POINTS OF ENTRY OR EXIT INTO A STRUCTURE, TO ILLUMINATE EXTERIOR WALKWAYS, OR TO ILLUMINATE OUTDOOR STORAGE AREAS.
 - 7.2. SHIELDING: ALL EXTERIOR 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 MOUNTING 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.
 - 7.4. MAXIMUM ILLUMINATION VALUE: ALL OUTDOOR LIGHTING AND INDOOR LIGHTING VISIBLE FROM OUTSIDE SHALL BE DESIGNED AND LOCATED SO THAT THE MAXIMUM ILLUMINATION MEASURED IN FOOT-CANDLES AT GROUND LEVEL AT A LOT LINE SHALL NOT EXCEED THE STANDARDS IN TABLE 18-95.15.A.
 - 7.5. MAXIMUM ILLUMINATION: IN NO INSTANCE SHALL ILLUMINATION LEVELS WITHIN A SITE EXCEED 30 FOOT-CANDLES.
8. THE DEVELOPER IS CURRENTLY IN COORDINATION WITH THE DRY UTILITY PROVIDERS TO DETERMINE FEASIBILITY OF UNDERGROUNDING THE OVERHEAD UTILITIES ON MAPLE AVENUE.

	MAC Zone Regulations	Proposed
Zoning	C-1/RS-16	C-1/RS-16
Lot Area	N/A	35,842 SF/0.84 A.C.
Lot Width	N/A	148.08 ft.
Gross Floor Area	N/A	133,302 sq. ft.
Net Floor Area	N/A	74,329 sq. ft.
Min. Yard, Front (on Maple Ave) ¹	20 ft.	20.03 ft.
Max. Yard, Front (on Maple Ave) ¹	64 ft.	22.11 ft.
Min. Yard, Front (on Side Streets - Wade Hampton Dr.) ¹	11 ft.	15.00 ft.
Max. Yard, Front (on Side Streets - Wade Hampton Dr.) ¹	64 ft.	17.37 ft.
Min. Yard, Front (on Side Streets - Glen Ave.) ¹	11 ft.	25.51 ft.
Max. Yard, Front (on Side Streets - Glen Ave.) ¹	64 ft.	28.30 ft.
Min. Yard, Rear ²	8 ft	8 ft.
Max. Impervious Area	80%	89.12%
Min. Pervious Area	20%	10.88%
Max. Building Height	25 ft.	48'
Min. Building Frontage ³	54 ft.	96'
Parking Spaces (Retail)	38	42
Parking Spaces (Residential)	74	83
Max Offstreet Parking ⁴	95	125
Total Parking Spaces	118	125
Min. Open Space	20%	24.34%

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	1	2	862 SF
SUBTOTAL 2 BR UNIT:	30		
Unit N	2	3	1,475 SF
Unit O	3	3	1,506 SF
Unit P	1	3	1,632 SF
Unit Q	1	3	566 SF
SUBTOTAL 3 BR UNIT:	7		
TOTAL ALL UNITS	37		
RETAIL SPACE			7,500 SF

VICINITY MAP

SCALE: 1" = 500'

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02	EXISTING CONDITIONS
03	CONCEPT PLAN
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05	SWM - PRE DEVELOPMENT DRAINAGE DIVIDES
06	SWM - POST DEVELOPMENT DRAINAGE DIVIDES
07	BEST MANAGEMENT PRACTICES - COMPUTATIONS
08	BEST MANAGEMENT PRACTICES - POST-DEVELOPMENT
09	OPEN SPACE EXHIBIT
10	AUTOTURN EXHIBIT
11	PRELIMINARY LANDSCAPE PLAN
12	LIGHTING EXHIBIT
13	ZONING EXHIBIT

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

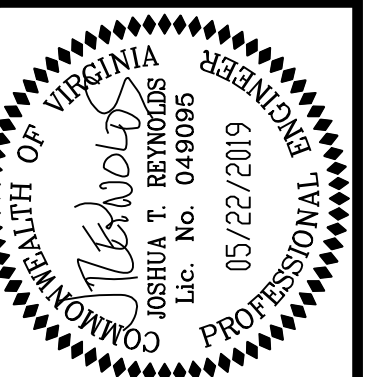
PARKING REQUIRED	
2 SPACES/RESIDENTIAL UNIT	37 UNITS X 2 SPACES = 74 SPACES REQUIRED
1 SPACE/200 SQ FT RETAIL	7,500 SQ FT RETAIL / 200 = 38 SPACES REQUIRED

BICYCLE PARKING REQUIRED	
RESIDENT BIKE STORAGE	
SHORT TERM STORAGE - 1 SPACE PER 10 UNITS	37 UNITS / 10 = 4 SPACES
LONG TERM STORAGE - 1 SPACE PER 10 UNITS	37 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

COVER

380 W MAPLE AVENUE MAC ZONING PLAN

TOWN OF VIENNA, VIRGINIA

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03/19/2019	-
04/02/2019	-
05/07/2019	-
05/22/2019	-

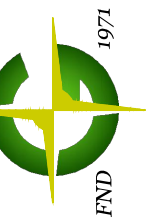
DATE: FEB 2019

C.I.=N/A

SCALE: AS NOTED

FILE No.
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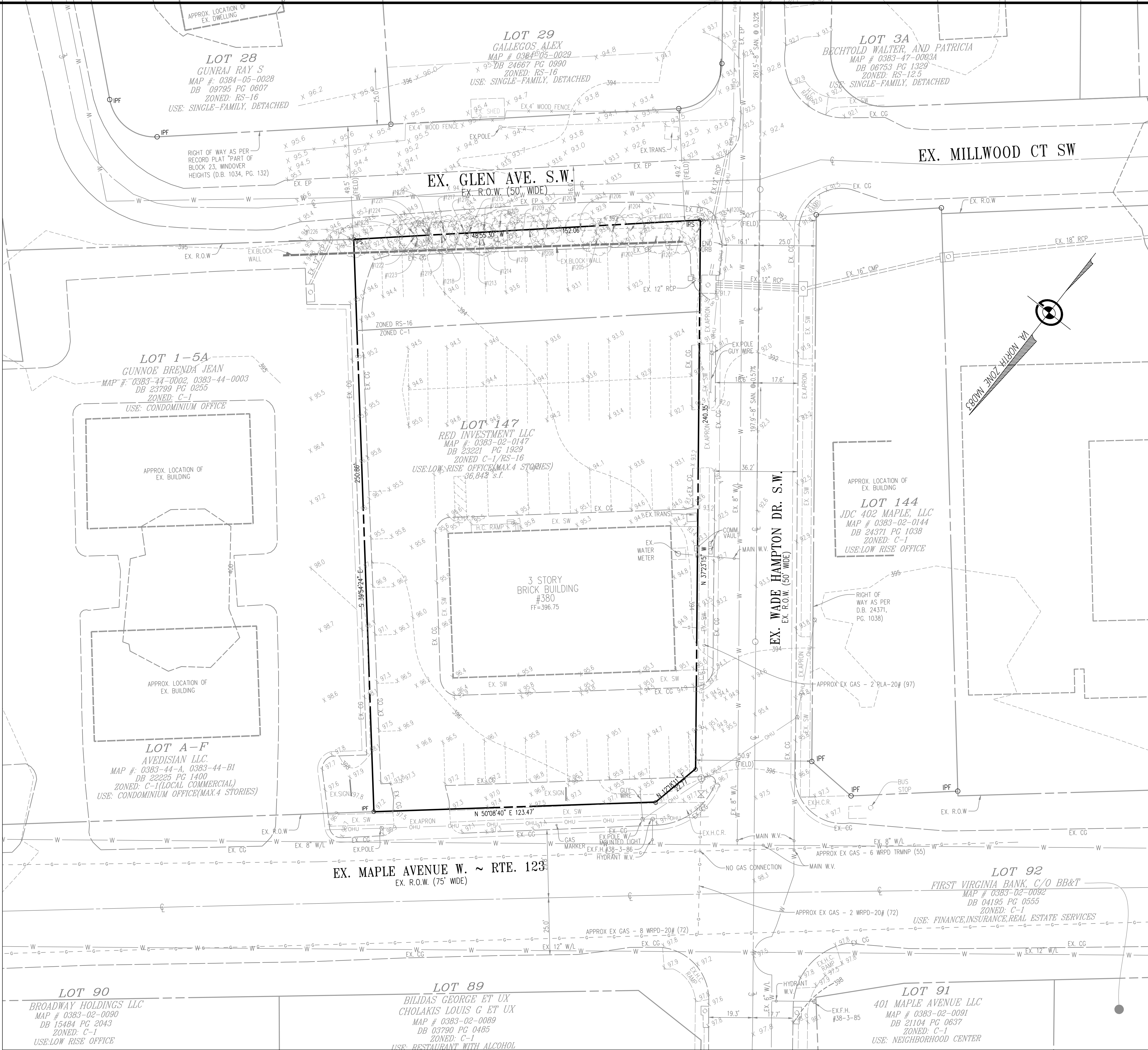
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TREE TABULATION	
DL=DENOTES APPROX. DRIP LINE RADIUS	
NO.	DESCRIPTION
1200	16" LOCUST 16' DL
1201	12" LOCUST 12' DL
1202	18" LOCUST 16' DL
1203	12" LOCUST 12' DL
1204	8" LOCUST 10' DL
1205	18" TREE 14' DL
1206	8" LOCUST 10' DL
1207	6" LOCUST DEAD
1208	6" LOCUST DEAD
1209	6" LOCUST 8' DL
1210	6" LOCUST 8' DL
1211	8" LOCUST 8' DL
1212	8 LOCUST DEAD
1213	16 LOC 16DL
1214	16 LOC 16DL
1215	10" LOCUST 8' DL
1216	10" TREE 10' DL
1217	12" CHERRY 16' DL
1218	10" LOCUST 10' DL
1219	8 LOCUST 10' DL
1220	8" LOCUST 8' DL
1221	8" LOCUST 8' DL
1222	8" LOCUST 8' DL
1223	8" LOCUST 8' DL
1224	8" LOCUST 8' DL
1225	12" LOCUST 14' DL
1226	10" LOCUST 12' DL

NOTE: THERE ARE NO EXISTING UTILITY EASEMENTS ON-SITE



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EXISTING CONDITIONS

380 W MAPLE AVENUE
MAC ZONING PLAN

HUNTER MILL, TOWN OF VIENNA, TRANSPORT
TOWN OF VIENNA, VIRGINIA

No.	DATE	DESCRIPTION	REVISIONS

PLAN DATE
03/19/2019
05/07/2019
05/22/2019

DATE: FEB 2019

C.I. = 2'

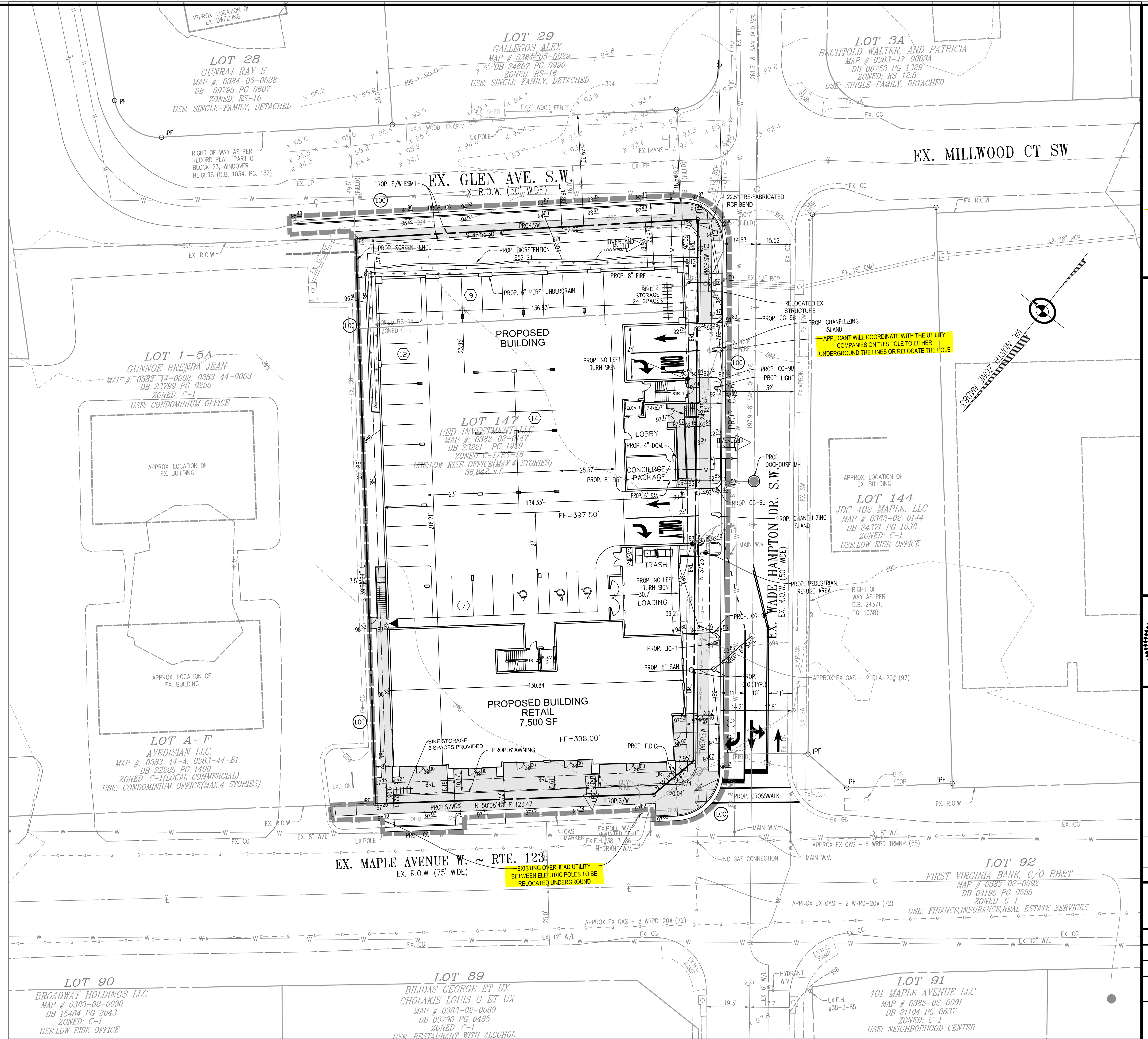
SCALE: 1" = 20'

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NOTES:

- THIS APPLICATION PROPOSES A SIDEWALK EASEMENT ALONG GLEN AVENUE.
- THERE AREA NO KNOWN ENVIRONMENTAL OR HISTORICAL FEATURES ON SITE
- FINAL STRIPING ON WADE HAMPTON AND ANY ADDITIONAL RIGHT-OF-WAY STRIPING TO BE DETERMINED DURING THE FINAL SITE PLAN



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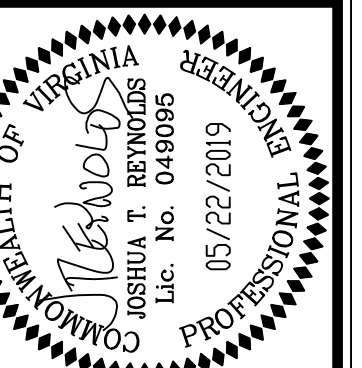
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CONCLUSIONS

380 W MAPLE AVENUE MAC ZONING PLAN

TOWN OF VIENNA, VIRGINIA

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DATE: FEB 2019

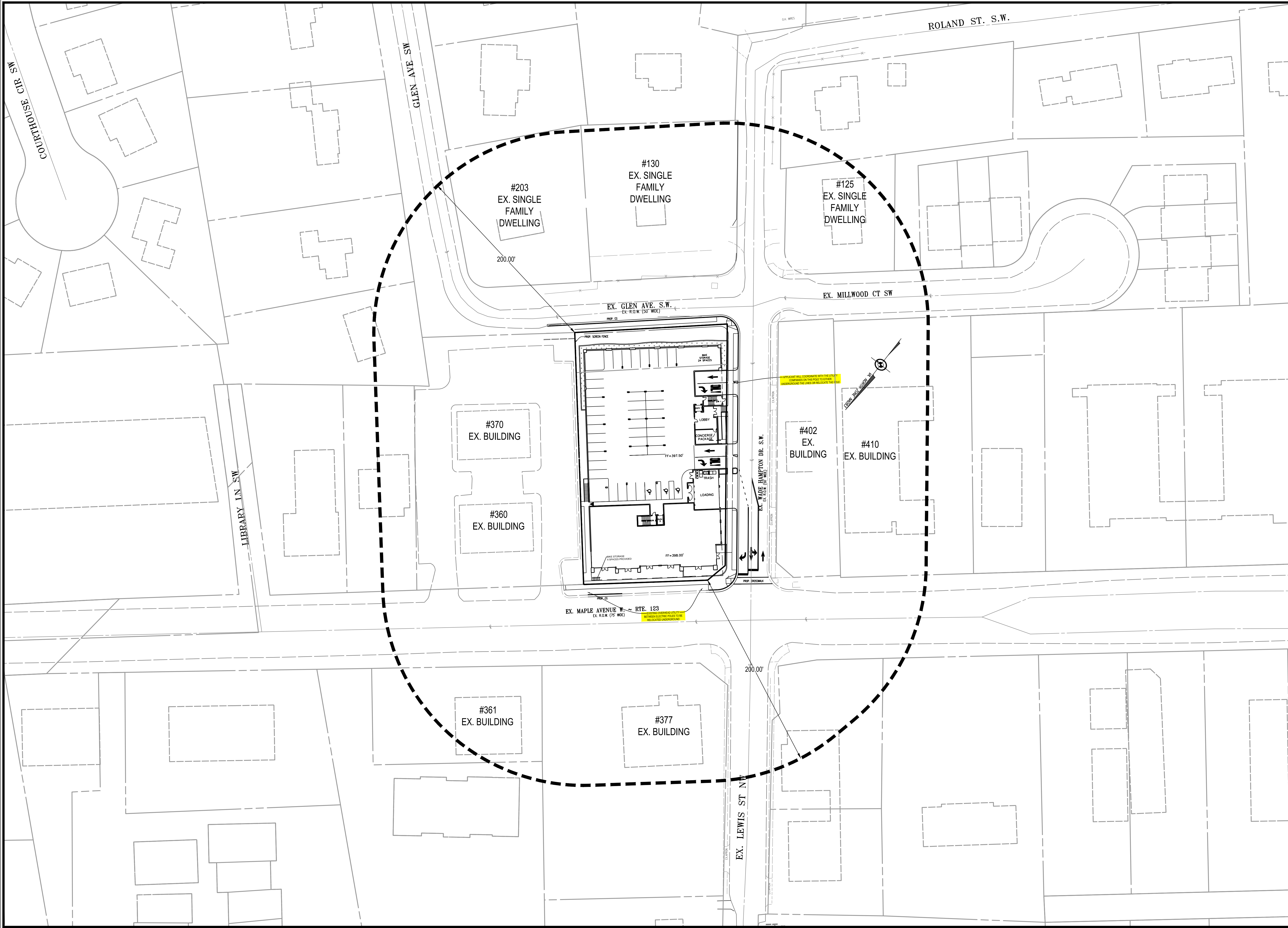
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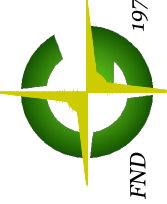
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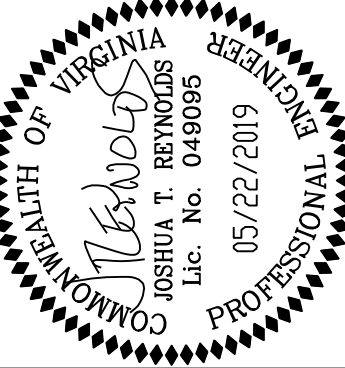
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CONTEXT PLAN

380 W MAPLE AVENUE
MAC ZONING PLAN

HUNTER MILL, TOWN OF VIENNA, TRANSPORT
TOWN OF VIENNA, VIRGINIA



PLAN DATE	DATE	DESCRIPTION
03/19/2019		
05/07/2019		
05/22/2019		

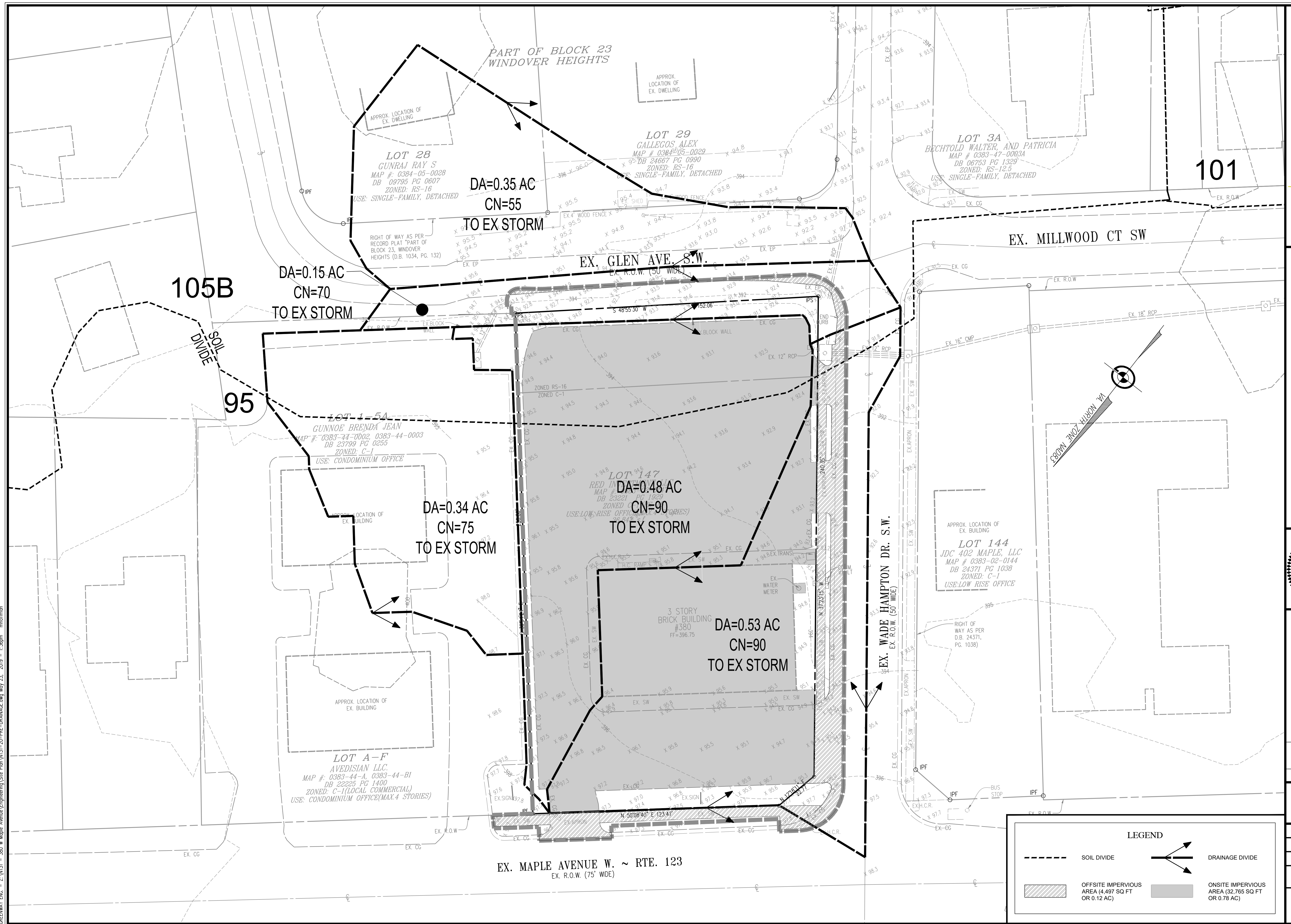
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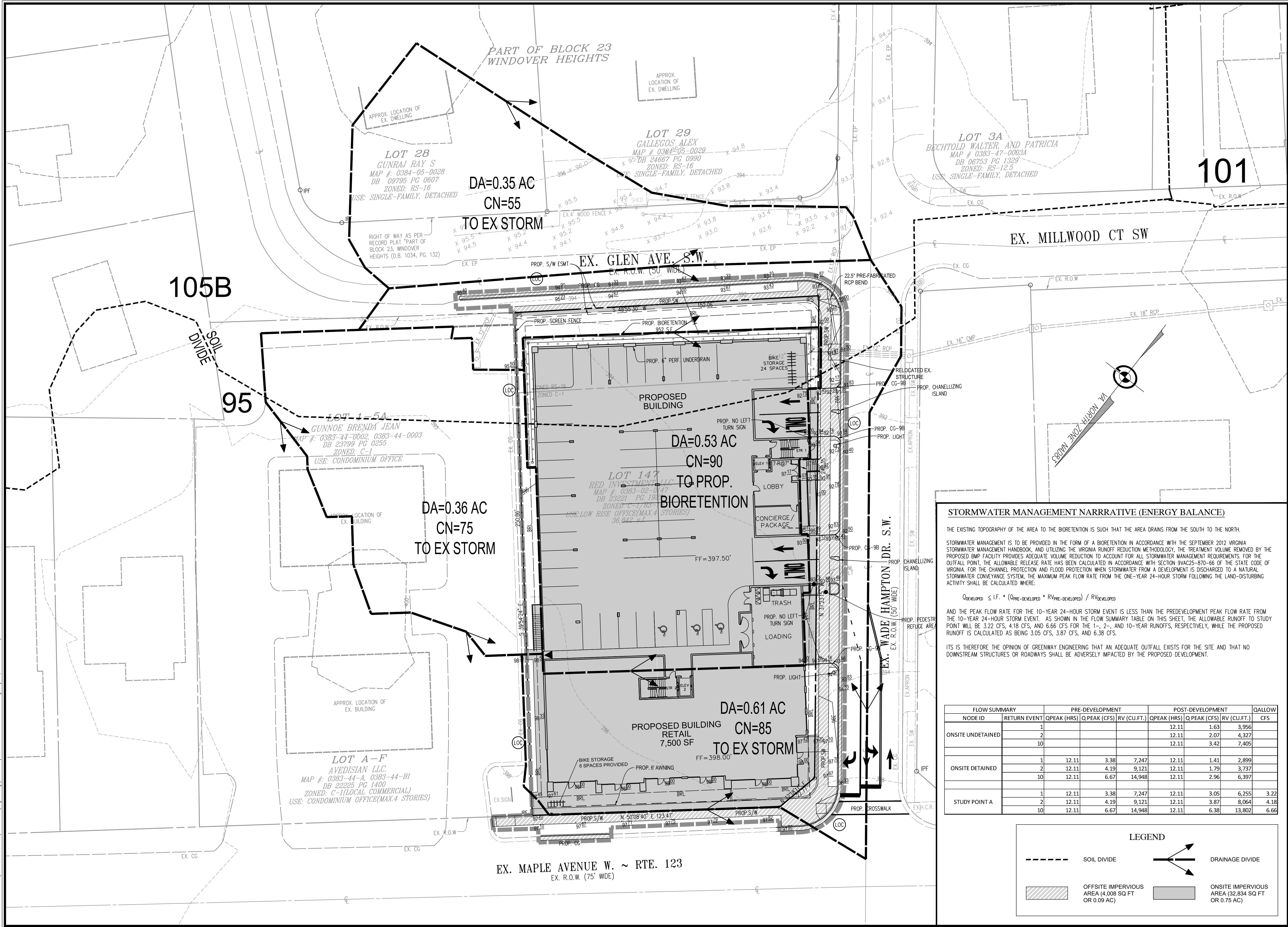
C.I. = N/A

SCALE: 1"=40'

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N131

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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 91AC25-870-68 OF THE STATE CODE OF VIRGINIA. FOR THE CHANNEL PROTECTION AND FLOOD 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)	Q PEAK (CFS)	RV (CU.FT.)	QPEAK (HRS)	Q PEAK (CFS)	RV (CU.FT.)	CFS
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 (4,008 SQ FT OR 0.09 AC)

ONSITE IMPERVIOUS AREA (32,834 SQ FT OR 0.75 AC)

DRAINAGE DIVIDE

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SWM - POST DEVELOPMENT DRAINAGE DIVIDES

380 W MAPLE AVENUE
MAC ZONING PLAN

HUNTER MILL, TOWN OF VIENNA, TRANSPORT
TOWN OF VIENNA, VIRGINIA

DATE: FEB 2019
C.I. = 2'
SCALE: 1"=20'
FILE No.
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PLAN DATE
03/19/2019
05/07/2019
05/22/2019

DESCRIPTION
REVISIONS

No. DATE

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
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	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%
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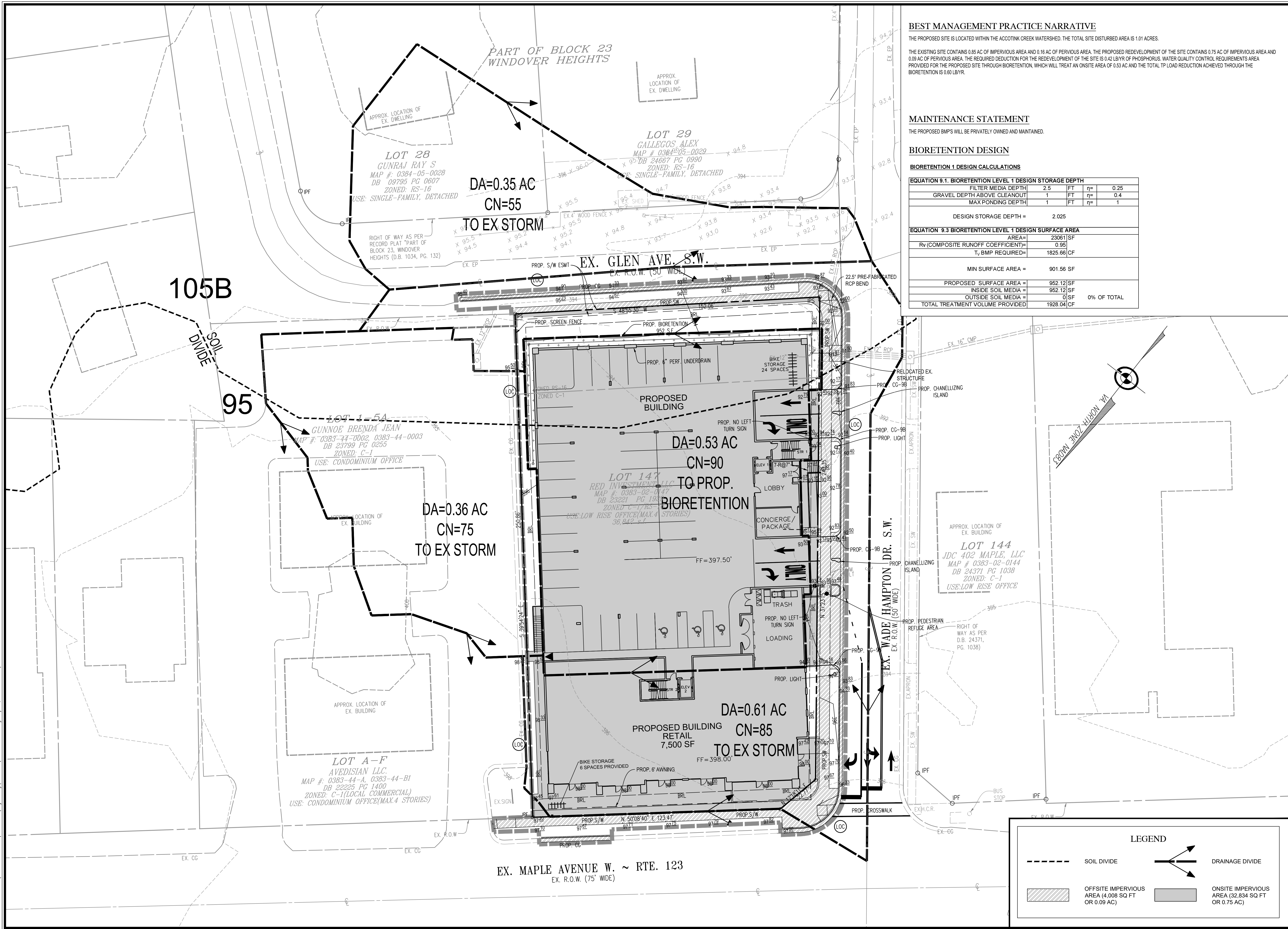
Total Runoff Volume Reduction (ft ³)	699
Total TP Load Reduction Achieved (lb/yr)	0.60
Total TN Load Reduction Achieved (lb/yr)	5.02
Remaining Post Development TP Load (lb/yr)	1.36
Remaining TP Load Reduction (lb/yr) Required	0.00

**** TARGET TP REDUCTION EXCEEDED BY 0.19 LB/YEAR ****

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PLAN DATE	03/19/2019
	04/02/2019
	05/07/2019
	05/22/2019
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DATE: FEB 2019	
C.I.= N/A	
SCALE: N/A	
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N131	
SHEET	
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BEST MANAGEMENT PRACTICE NARRATIVE

THE PROPOSED SITE IS LOCATED WITHIN THE ACCOTINK CREEK WATERSHED. THE TOTAL SITE DISTURBED AREA IS 1.01 ACRES.

THE EXISTING SITE CONTAINS 0.85 AC OF IMPERVIOUS AREA AND 0.16 AC OF PERVIOUS AREA. THE PROPOSED REDEVELOPMENT OF THE SITE CONTAINS 0.75 AC OF IMPERVIOUS AREA AND 0.09 AC OF PERVIOUS AREA. THE REQUIRED DEDUCTION FOR THE REDEVELOPMENT OF THE SITE IS 0.42 LB/YR OF PHOSPHORUS. WATER QUALITY CONTROL REQUIREMENTS AREA PROVIDED FOR THE PROPOSED SITE THROUGH BIORETENTION, WHICH WILL TREAT AN ONSITE AREA OF 0.53 AC AND THE TOTAL TP LOAD REDUCTION ACHIEVED THROUGH THE BIORETENTION IS 0.60 LB/YR.

MAINTENANCE STATEMENT

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

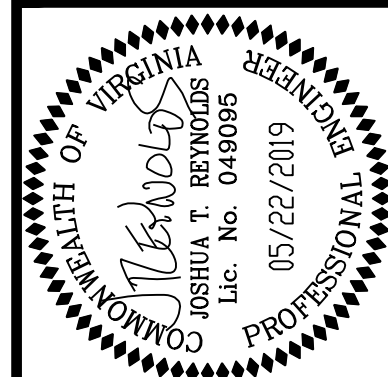
BIORETENTION DESIGN

BIORETENTION 1 DESIGN CALCULATIONS

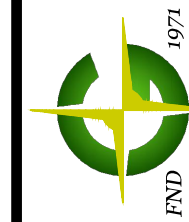
EQUATION 9.1. BIORETENTION LEVEL 1 DESIGN STORAGE DEPTH			
FILTER MEDIA DEPTH	2.5	FT	$\eta =$ 0.25
GRAVEL DEPTH ABOVE CLEANOUT	1	FT	$\eta =$ 0.4
MAX PONDING DEPTH	1	FT	$\eta =$ 1
DESIGN STORAGE DEPTH = 2.025			
EQUATION 9.3 BIORETENTION LEVEL 1 DESIGN SURFACE AREA			
AREA=	23061	SF	
Rv (COMPOSITE RUNOFF COEFFICIENT)=	0.95		
T _v BMP REQUIRED=	1825.66	CF	
MIN SURFACE AREA = 901.56 SF			
PROPOSED SURFACE AREA =	952.12	SF	
INSIDE SOIL MEDIA =	952.12	SF	
OUTSIDE SOIL MEDIA =	0	SF	0% OF TOTAL
TOTAL TREATMENT VOLUME PROVIDED	1928.04	CF	

380 W MAPLE AVENUE MAC ZONING PLAN

HUNTER MILL TOWN OF VIENNA TRANSPORT
TOWN OF VIENNA, VIRGINIA

[illegible]

PLAN DATE	03/19/2019 04/02/2019 05/07/2019 05/22/2019
DATE: FEB 2019	
C.I.= 2'	
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FILE No. N131	
SHEET 08 OF 13	



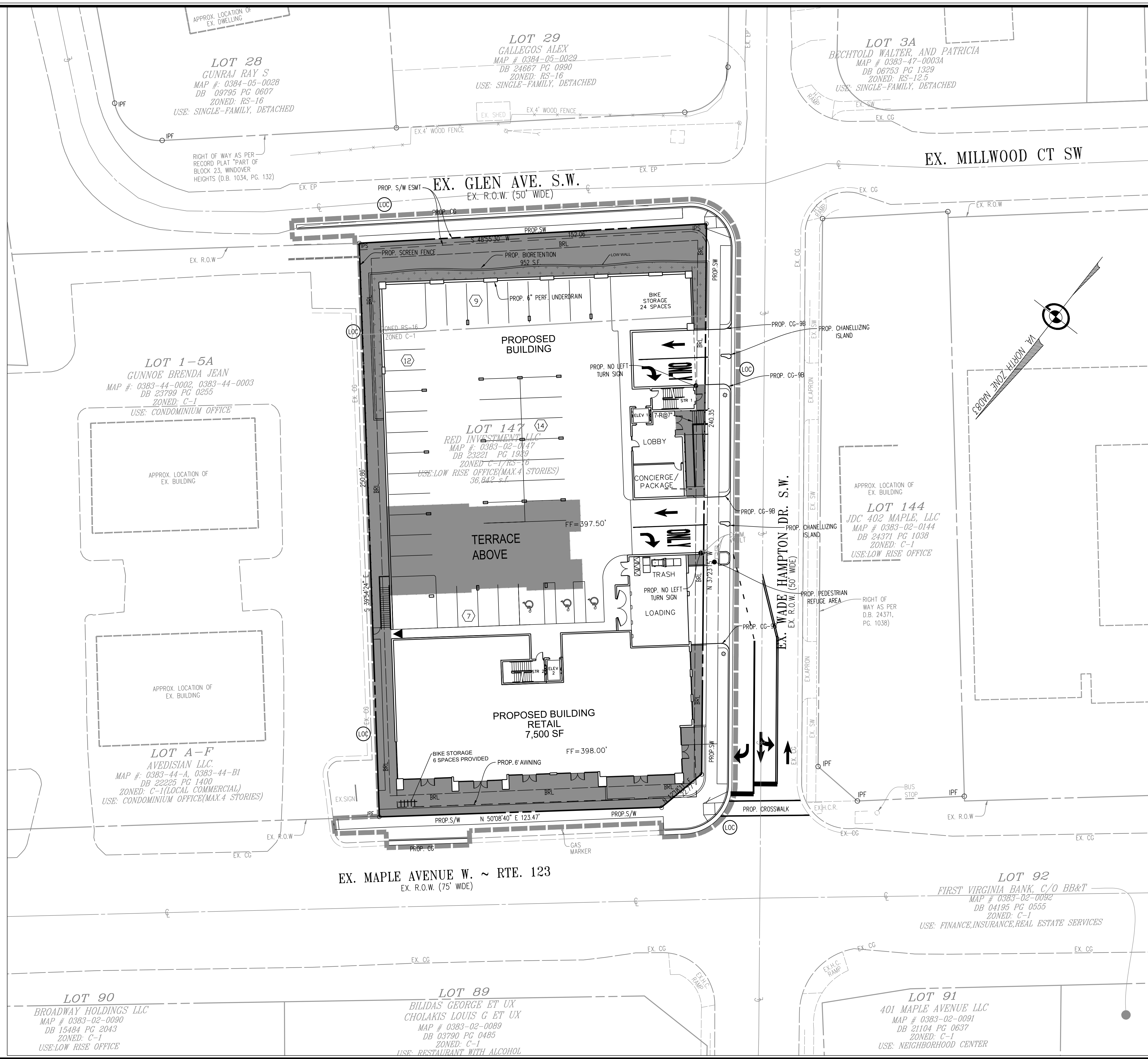
GREENWAY
ENGINEERING

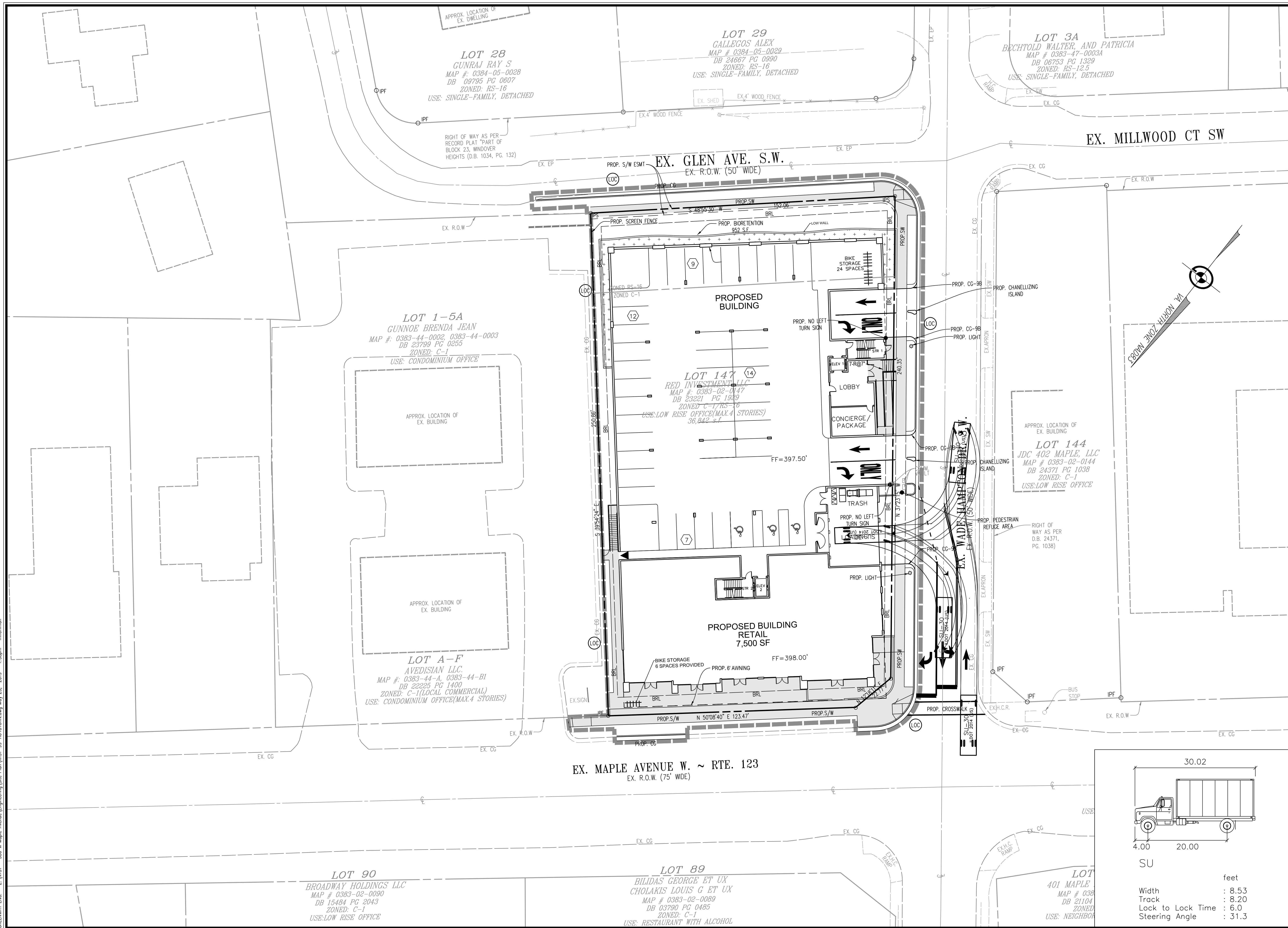
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OFFICES IN: STERLING, VA, WINCHESTER, VA, & MARTINSBURG, VA

LEGEND

PROP. OPEN SPACE

PROP. OPEN SPACE = 8,966 SQ FT
/36,842 SQ FT
= 24.34%





GENERAL PLANT PALETTE		NATIVE
BOTANICAL NAME	COMMON NAME	POLLINATORS
CANOPY SPECIES		
ACER RUBRUM	RED MAPLE	
TILIA AMERICANA	AMERICAN LINDEN	
UNDERSTORY SPECIES		
CARPINUS CAROLINIANA	AMERICAN HORNBEAM	
CERCIS CANADENSIS	EASTERN REDBUD	
SHRUB SPECIES		
CORNUS SERICEA	RED OSIER DOGWOOD	
FORSYTHIA X INTERMEDIA 'NIMBUS'	NIMBUS FORSYTHIA	
ILEX GLABRA	INKBERRY	
PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	
HYPERICUM PROLIFICUM	SHRUBBY SAINT JOHN'S WORT	*
RHUS	SUMAC	*
SAMBUCUS	ELDERBERRY	*
CLETHRA ALNIFOLIA	SUMMERSWEET	*
FILIPENDULA ULMARIA	MEADOWSWEET	*
SPIRAEA TOMENTOSA	STEEPLEBUSH	*
BAPTISIA AUSTRALIS	WILD BLUE INDIGO	*
CORNUS AMOMIUM	SILKY-STEMMED DOGWOOD	*
CORNUS RACEMOSA	GRAY-STEMMED DOGWOOD	*
VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	*
CEPHALANTHUS OCCIDENTALIS	BUTTON BUSH	*
ZANTHOXYLUM CLAVA-HERCULIS	HERCULES' CLUB	*
VINE SPECIES		
LONICERA SEMPERVIRENS	CORAL HONEYSUCKLE	*
PASSIFLORA INCARNATA	PASSIONFLOWER	*
GESEMIUM SEMPERVIRENS	CAROLINA JASMINE	*
BIGNONIA CAPREOLATA	CROSS VINE	*
WILDFLOWER SPECIES		
SOLIDAGO	GOLDENRODS	*
MONARDO FISTULOSA	WILD BERGAMOT	*
LOBELIA CARDINALIS	CARDINAL FLOWER	*
PONTERERIA CORDATA	PICKEREL WEED	*
PHYCANTHEMUM	MOUNTAIN MINT	*
EUTROCHIUM PURPUREUM	JOE-PYE WEED	*
VERONIA	IRONWEED	*
SENNIA HEBECARPA	WILD SENNA	*
SILPHIUM PERFOOLIATUM	CLIP PLANT	*
ECHINACEA	PURPLE CONEFLOWER	*
SYMPHYOTRICHUM NOVAE-ANGLIAE	NEW ENGLAND ASTER	*
SYMPHYOTRICHUM NOVI-BELGII	NEW YORK ASTER	*
AGASTACHE FOENICULUM	BLUE GIANT HYSSOP	*
AGASTACHE SCROPHULARIIFOLIA	PURPLE GIANT HYSSOP	*
ASCELEPHIAS	MILKWEEDS	*
DESMODIUM CANADENSE	SHOWY TICK TREFOIL	*
APOCYNUM CANNABINUM	DOGBANE	*
GERANIUM MACULATUM	WILD GERANIUM	*
ZIZIA AUREA	GOLDEN ALEXANDER	*
HELIANTHUS	HELIANTHUS	*
GROUND COVER SPECIES		
MENTHA REQUIENII	CREeping MINT	*
VIOLA	VIOLETS	*
PHLOX STOLONIFERA	CREeping PHLOX	*
PHLOX SUBULATA	MOSS PHLOX	*
FRAGARIA VESCA	WILD STRAWBERRY	*

LEGEND:



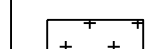
PROPOSED CANOPY TREE



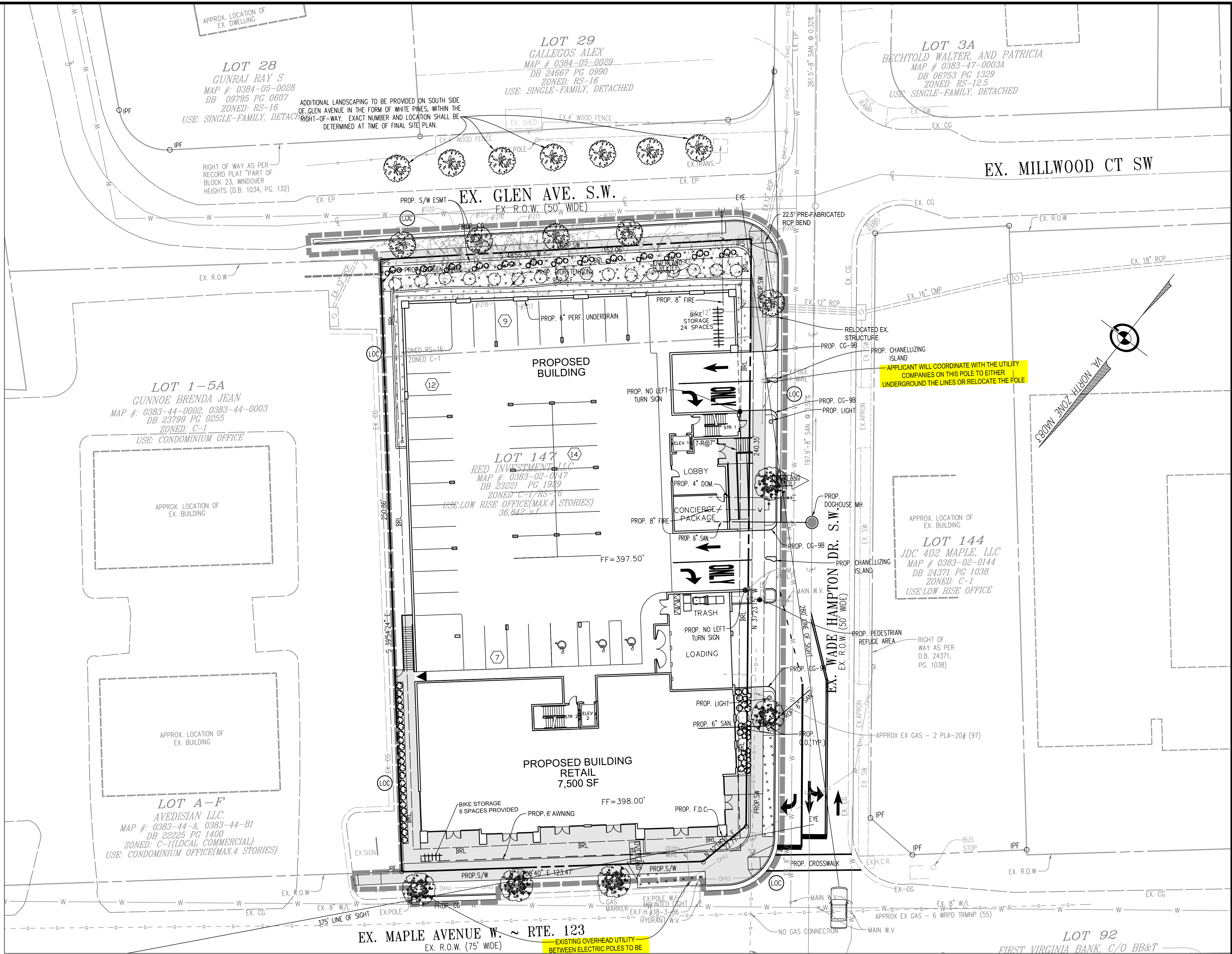
PROPOSED UNDERSTORY TREE



PROPOSED SHRUB



PROPOSED GROUND COVER



LANDSCAPING NOTES:

THIS LANDSCAPING PLAN IS CONCEPTUAL IN NATURE, AND CAN BE MODIFIED AT TIME OF FINAL SITE PLAN GIVEN THAT THE APPLICATION MEETS ALL COUNTY REQUIREMENTS FOR CANOPY COVERAGE, SCREENING AND BUFFERS. THE APPLICANT RESERVES THE RIGHT TO PROVIDE ADDITIONAL LANDSCAPING AT TIME OF FINAL SITE PLAN. STREET TREES SHALL BE CANOPY TREES IF THEY ARE NOT LOCATED UNDER UTILITY LINES, AND SHALL BE UNDERSTORY TREES IF THEY ARE LOCATED UNDER UTILITY LINES, PER SECTION 18-95.12.C.1 OF THE TOWN CODE.

ALL LANDSCAPING SHALL BE INSTALLED TO NOT CONFLICT WITH LINES OF SIGHT. DETERMINATION OF FINAL SPECIES, LOCATION AND NUMBER OF LANDSCAPING ELEMENTS SHALL BE DETERMINED AT TIME OF FINAL SITE PLAN.

*NATIVE POLLINATORS NOTE: THE APPLICANT SHALL PROVIDE NATIVE POLLINATORS ON-SITE AS A SUPPLEMENT TO THE MINIMUM REQUIRED LANDSCAPING FOR THIS APPLICATION. PLEASE SEE THIS SHEET FOR A LIST OF ACCEPTABLE NATIVE POLLINATORS AS COORDINATED WITH THE TOWN OF VIENNA. EXACT LOCATION AND NUMBER OF NATIVE POLLINATORS SHALL BE COORDINATED AND DETERMINED AT TIME OF FINAL SITE PLAN.

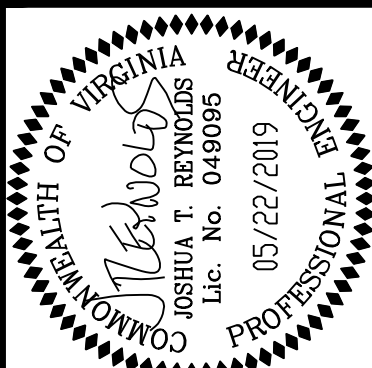
PRELIMINARY LANDSCAPE PLAN

380 W MAPLE AVENUE

MAC ZONING PLAN

HUNTER MILL TOWN OF VIENNA, TRANSPORT

TOWN OF VIENNA, VIRGINIA

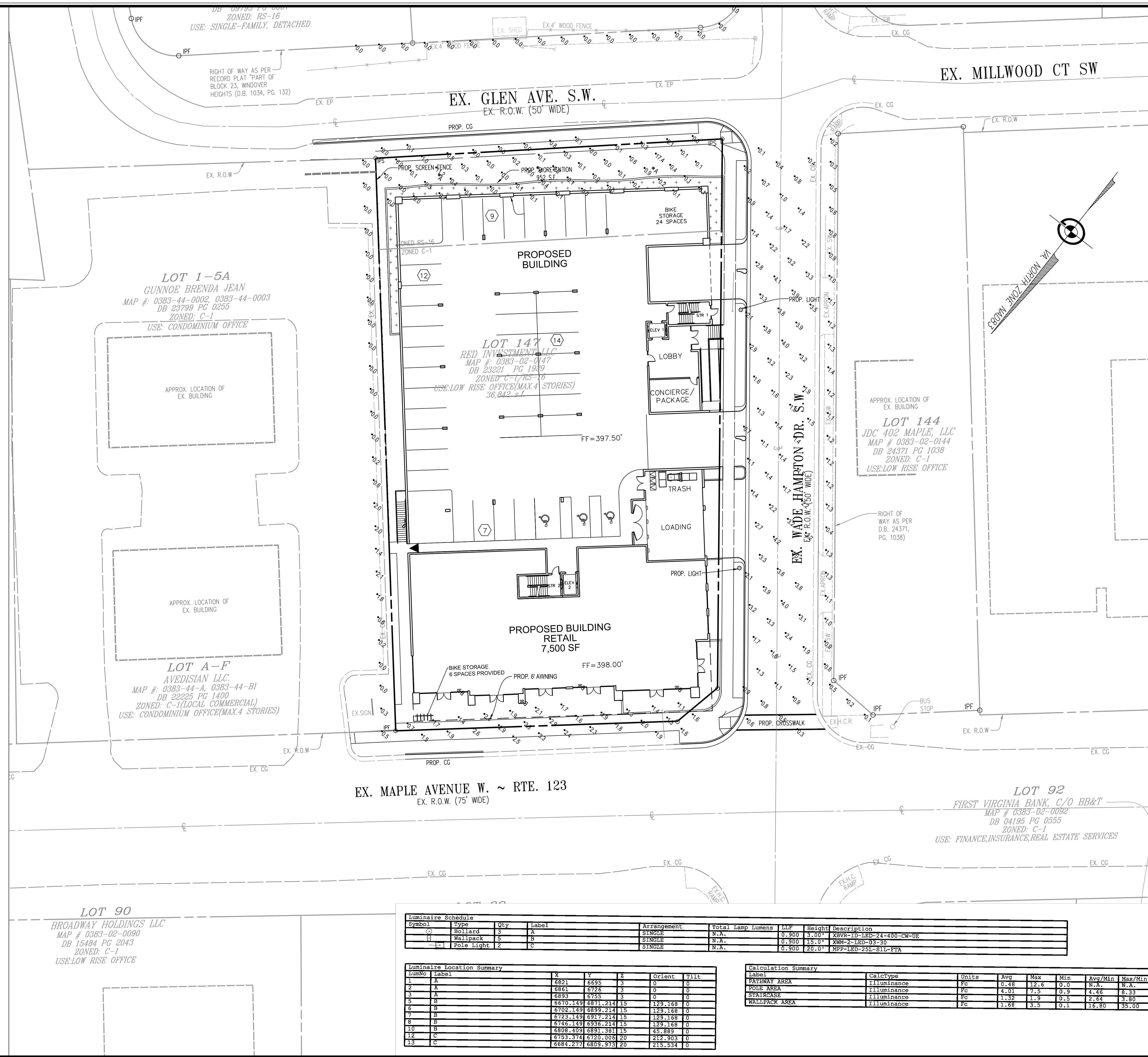


PLAN DATE	DATE	DESCRIPTION
03/19/2019		
05/07/2019		
05/22/2019		
DATE: FEB 2019		
C.I. = 2'		
SCALE: 1" = 20'		
FILE No. N131		
SHEET 11 OF 13		

20 Pigeon Hill Drive, Suite #208
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GREENWAY
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OFFICES IN: STERLING, VA & MARTINSBURG, WV



Luminaire Schedule								
Symbol	Type	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Height	Description
	Bollard	3	A	SINGLE	N.A.	0.900	3.00'	XBVR-10-LED-24-400-CW-UE
	Wallpack	5	B	SINGLE	N.A.	0.900	15.0'	XWM-2-LED-03-30
	Pole Light	2	C	SINGLE	N.A.	0.900	20.0'	MPP-LED-25L-SIL-FTA

Luminaire Location Summary						
LumNo	Label	X	Y	Z	Orient	Tilt
1	A	6821	6695	3	0	0
2	A	6861	6726	3	0	0
3	A	6893	6755	3	0	0
5	B	6670.149	6911.214	15	129.168	0
6	B	6702.149	6899.214	15	129.168	0
7	B	6723.149	6917.214	15	129.168	0
8	B	6746.149	6936.214	15	129.168	0
10	B	6808.099	6938.301	15	45.868	0
12	C	6753.374	6700.006	20	215.903	0
13	C	6684.277	6809.973	20	215.534	0

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PATHWAY AREA	Illuminance		0.48	12.6	0.0	N.A.	N.A.
POLE AREA	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

 GREENWAY ENGINEERING 20 Pigeon Hill Drive, Suite #208 Sterling, Virginia 20165 Telephone: (703) 355-7888 Fax: (703) 354-7858 www.greenwayeng.com	PROUDLY SERVING VIRGINIA & WEST VIRGINIA OFFICES IN STERLING, VA & MARTINSBURG, WV	
	LIGHTING EXHIBIT 380 W MAPLE AVENUE MAC ZONING PLAN HUNTER MILL TOWN OF VIENNA TRANSPORT TOWN OF VIENNA, VIRGINIA	
		
PLAN DATE		
03/19/2019		
04/02/2019		
05/22/2019		
05/22/2019		
DATE: FEB 2019		
C.I.= N/A		
SCALE: 1"=20'		
FILE No. N131		
SHEET 12 OF 13		
	DESCRIPTION	REVISIONS
No.	DATE	

