

SUNRISE OF VIENNA

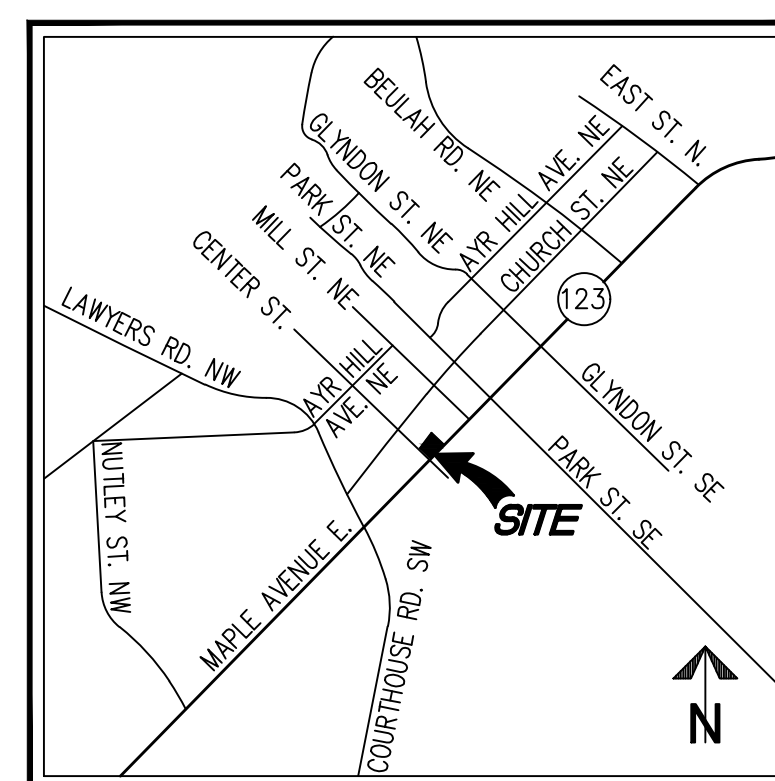
100, 102, & 112 MAPLE AVENUE EAST, VIENNA, VA 22180

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

INITIAL SUBMISSION - SEPTEMBER 5, 2018

RE-SUBMISSION - JANUARY 15, 2019

RE-SUBMISSION - APRIL 8, 2019



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.

SHEET INDEX

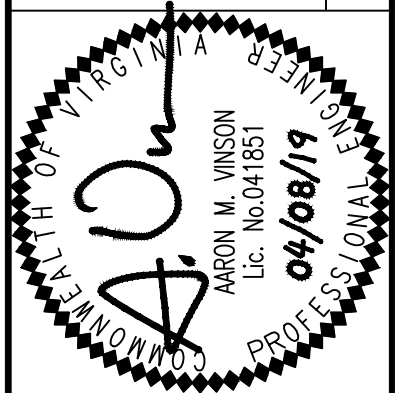
- P-0101 COVER SHEET
- P-0102 NOTES AND TABULATIONS
- P-0201 CONTEXT PLAN
- P-0202 EXISTING CONDITIONS PLAN
- P-0203 REZONING PLAT
- P-0301 CONCEPT PLAN
- P-0301A SITE CROSS-SECTIONS
- P-0302 TRUCK TURN EXHIBIT
- P-0303 OPEN SPACE AND IMPERVIOUS SURFACE EXHIBIT
- P-0501 STORMWATER MANAGEMENT NARRATIVE AND DETAILS
- P-0502 OUTFALL MAP AND VRRM SPREADSHEET
- L-0301 LANDSCAPE PLAN
- L-0401 LANDSCAPE NOTES AND DETAILS
- A1.1 ARCHITECTURAL SITE PLAN / GROUND FLOOR PLAN
- A1.2 FLOOR PLANS
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- A2.1 EXTERIOR ELEVATIONS
- A2.2 EXTERIOR ELEVATIONS
- A3.1 SECTIONS
- A3.2 SECTION
- A4.1 RENDERINGS
- A4.2 RENDERINGS
- E-001 SIGHT LIGHTING - ELECTRICAL

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
SCALE: N.T.S. DATE: 09/05/2018, 01/15/2019, 04/08/2019

[illegible]

Tree Inventory

Tree Inventory - Sunrise Vienna							
Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition%	Removal
Tree Survey Information Completed by Walter Phillips, Inc - Arborist Ben Schitter- ISA # MA-5385A #8/17/2018							
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%	X
107	Lagerstroemia indica	Crape Myrtle	7"	11'	78%	69%	X
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 C-2.
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%)

**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	B
Construction of Principle Structure to earn the Design for Energy Star certification	BB
Recycling station design to accommodate full building	B

PARKING TABULATIONS

PARKING TABULATION	
PARKING REQUIRED	
ASSISTED LIVING*	0.4 SP/UNIT X 83 UNITS = 34
RETAIL	1.0 SP/200 SF X 5700 SF = 29
TOTAL	63
GARAGE PARKING PROVIDED	52**
TOTAL PARKING PROVIDED	52**
PARKING PROVIDED W/ 1.25 MULTIPLIER (BONUS FOR PARKING IN STRUCTURE ONLY)	65

**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)

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

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 =	2 SPACES
	1 SP/25,000 SF (EMPLOYEES) X 7,700 SF =	1 SPACE
ASSISTED LIVING =	1 SP/5,000 SF X 99,553 =	20 SPACES*
	1 SP/25,000 SF (EMPLOYEES) X 99,553 SF =	4 SPACES
TOTAL PARKING REQUIRED =		27 SPACES
TOTAL PARKING REQUIRED WITH MODIFICATION* =		7 SPACES

BIKE PARKING PROVIDED:

SURFACE/STREETSCAPE (RETAIL) =	4 SPACES
GARAGE (ASSISTED LIVING) =	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.

NOTES AND TABULATIONS

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



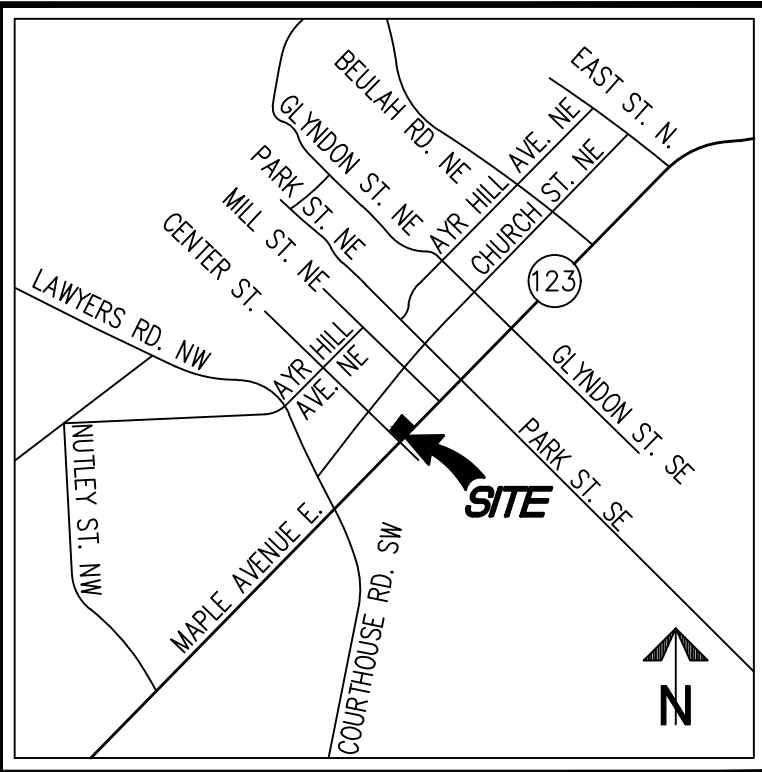
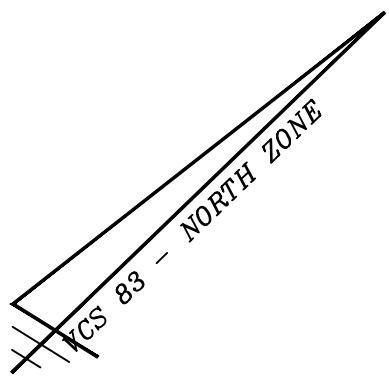
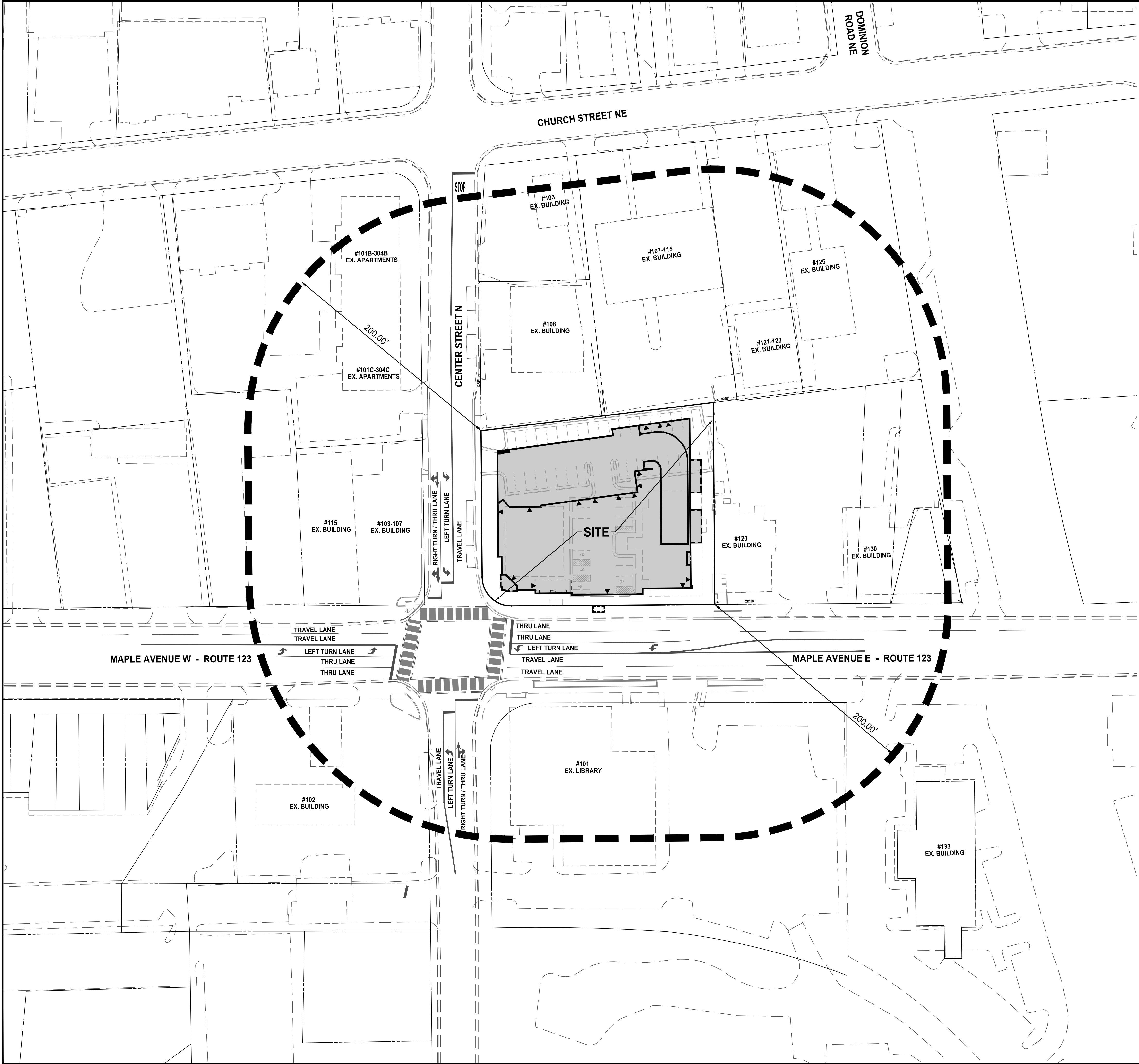
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CHECKED:
AV

DRAWN:
TPB

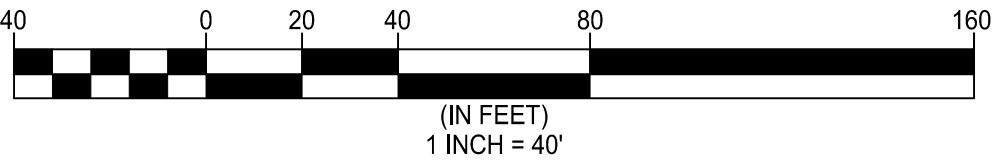
DATE: 08/08/2018, 01/15/2019, 04/08/2019

SCALE: N.T.S.



VICINITY MAP SCALE: 1"=2000'

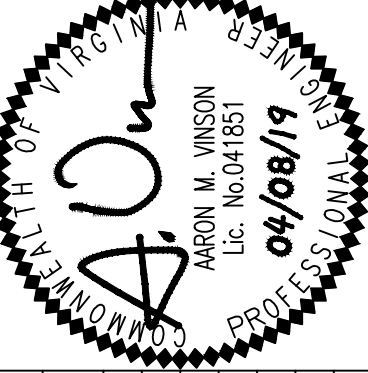
NOTE: SEE EXISTING CONDITIONS
PLAN FOR ADJACENT OWNERSHIP
INFORMATION.



CONTEXT PLAN

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

NO.	REVISION APPROVED BY		DATE	REV. BY	APPROVED	DATE
	DESCRIPTION					



WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945
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CHECKED: AV
DRAWN: TPB
DATE: 09/05/2018, 01/15/2019, 04/08/2019
SCALE: 1" = 40'

AIR CONDITIONER
 BUS STOP SHELTER
 CHISELED X SET (PROPERTY CORNER)
 CLEANOUT
 CROSS WALK SIGNAL
 DEED BOOK
 EASEMENT
 FLOOR ELEVATION
 GREASE TRAP
 IRON PIN FOUND (PROPERTY CORNER)
 IRON PIN SET (PROPERTY CORNER)
 LANDSCAPING WALL
 NOW OR FORMERLY
 PAGE
 PLANTER
 POINT OF BEGINNING
 STORM SEWER STRUCTURE
 SANITARY SEWER STRUCTURE
 SQUARE FEET
 TELECOMMUNICATIONS PEDESTAL
 TRAFFIC LIGHT/SIGNAL POLE
 TRAFFIC SIGNAL CONTROL
 TEST PIT
 TRAFFIC CONTROL VAULT
 WOODEN FENCE
 WATER METER
 WATER VALVE
 DOORWAY
 GROUND LIGHT
 FIRE HYDRANT
 UTILITY POLE
 LIGHT POLE
 FENCE
 GUY WIRE
 OVERHEAD WIRES
 UNDERGROUND GAS LINE
 UNDERGROUND WATER LINE
 UNDERGROUND ELECTRIC LINE
 UNDERGROUND WATER LINE
 CURB AND GUTTER
 ELECTRICAL MANHOLE
 WATER MANHOLE
 TELECOMMUNICATIONS MANHOLE
 ELECTRIC TRANSFORMER
 SIGN
 BOLLARD
 SPOT ELEVATION
 RESERVED FOR DISABLED
 TREE
 LIMITS OF TREE CANOPY



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

STORM SEWER AS-BUILT

SD 1250	
CURB INLET TOP	351.66
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

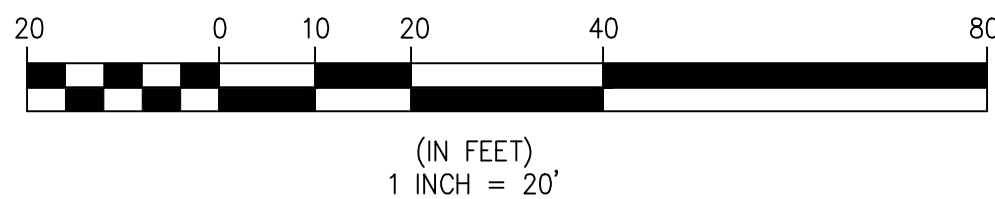
1. THE PROPERTY DELINEATED ON THIS PLAT IS DESIGNATED BY FAIRFAX COUNTY AS TAX MAP REFERENCE NUMBER 0384-02-0125A AND IS ZONED C-2 (PER FAIRFAX COUNTY ZONING MAP - REVISED MARCH 26, 2018).
2. THE PROPERTY IS NOW IN THE NAME OF KIRSCHNER ENTERPRISES, INC., AS RECORDED IN DEED BOOK 23935 AT PAGE 1680, 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 51059G0145E, 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 IS 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.



SANITARY SEWER AS-BUILT

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

PIPE SIZES ARE FROM RECORD INFORMATION



EXISTING CONDITIONS PLAN

SUNRISE OF VIENNA

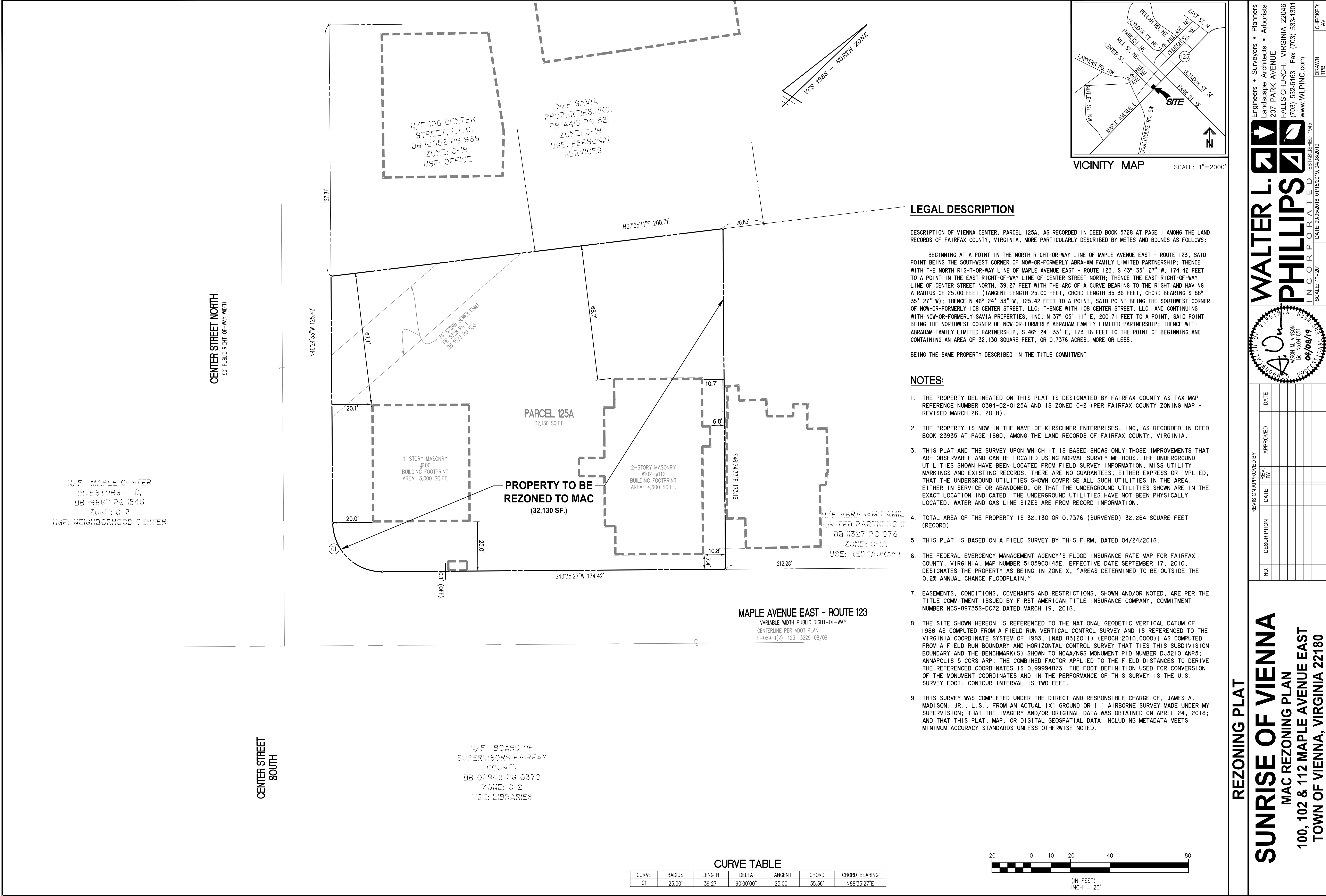
MAC REZONING PLAN

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

COMMONWEALTH OF VIRGINIA
AUGUST 19, 2008
ARON M. WINSON
Lic. No. 041851
08/08/19
PROFESSIONAL SEAL
WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945
DATE: 08/08/2019, 01:15:20:19, 08/08/2019
SCALE: 1" = 20'

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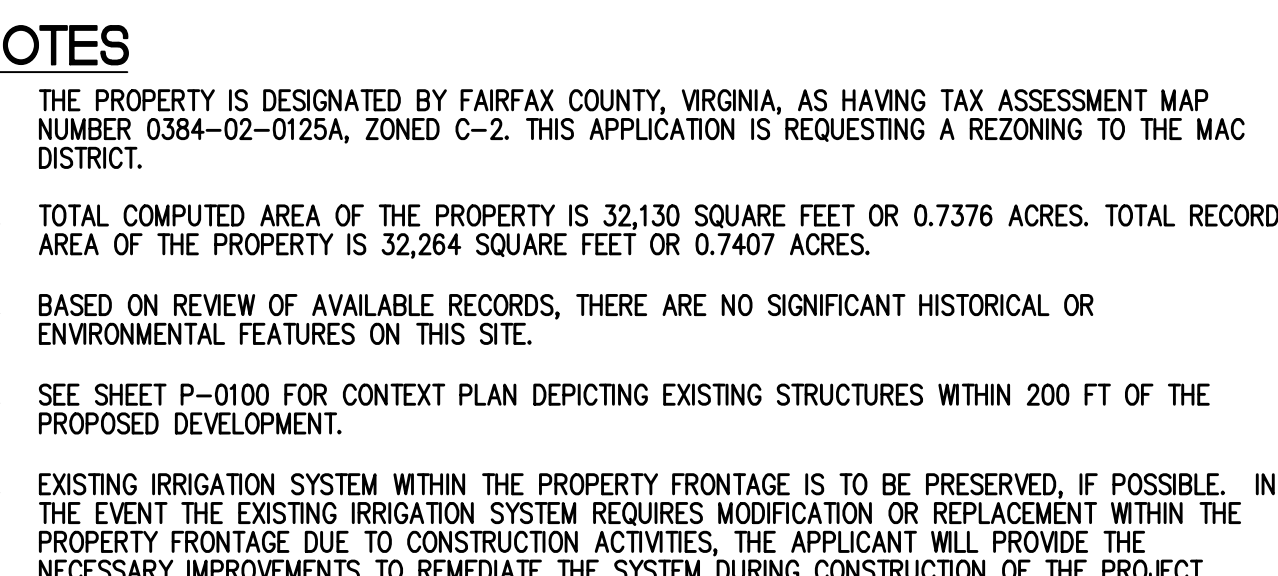
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WALTER L. PHILLIPS
INCORPORATED
SCALE: 1"=20'

DATE: 09/05/2018, 01/15/2019, 04/08/2019
DRAWN: TFB
CHECKED: AV

REVISION APPROVED BY
NO. DESCRIPTION DATE REV. BY
1. 100, 102 & 112 MAPLE AVENUE EAST
TOWN OF VIENNA, VIRGINIA 22180
MAC REZONING PLAN
SUNRISE OF VIENNA
REZONING PLAT

SHEET: P-0203



(IN FEET)
1 INCH = 20'

SUNRISE OF VIENNA		CONCEPT PLAN																																																													
MAC REZONING PLAN 100, 102 & 112 MAPLE AVENUE EAST TOWN OF VIENNA, VIRGINIA 22180		REVISION APPROVED BY <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">NO.</th> <th style="width: 35%;">DESCRIPTION</th> <th style="width: 15%;">DATE</th> <th style="width: 15%;">REV. BY</th> <th style="width: 20%;">APPROVED</th> <th style="width: 20%;">DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>		NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE																																																						
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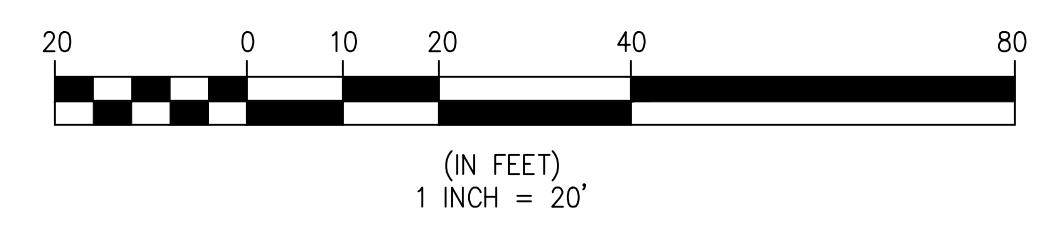
I N C O R P O R A T E D

ESTABLISHED 1945

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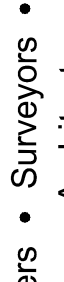
SCALE:
 DATE: 09/05/2018, 01/15/2019, 04/08/2019
 DRAWN: TPB
 CHECKED: AY

SHEET: **P-0301**



(IN FEET)
1 INCH = 10'





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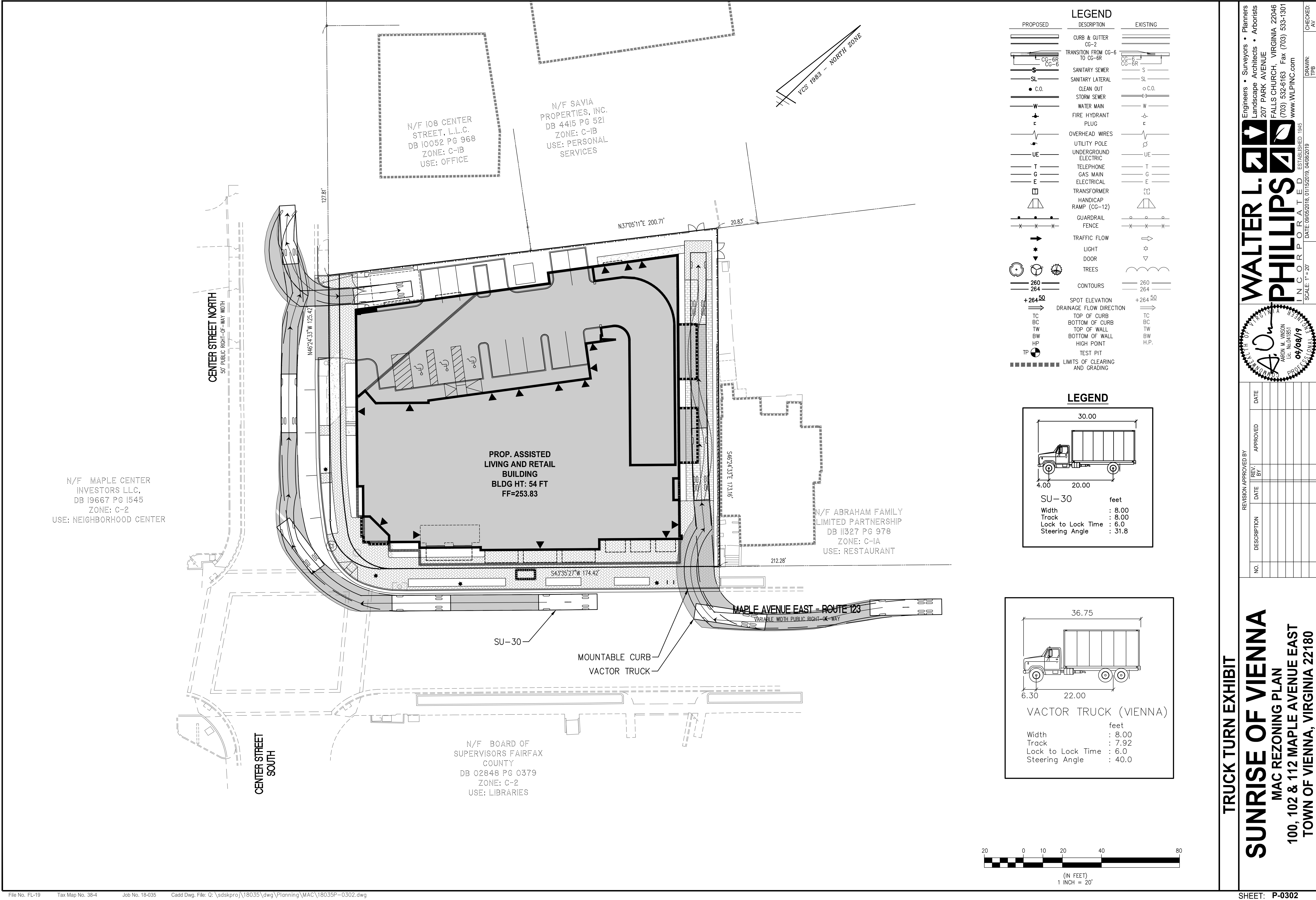
SCALE: DATE: 09/05/2018, 07/15/2019, 04/08/2019

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SITE CROSS-SECTIONS

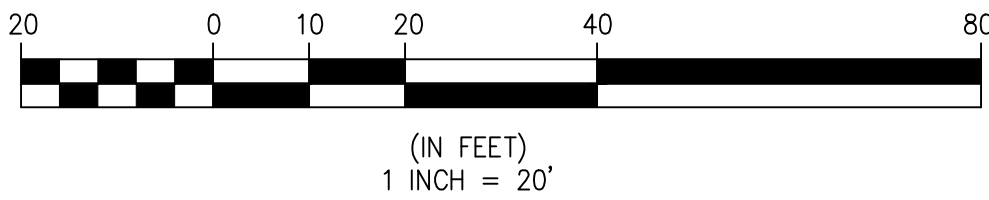
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MAC REZONING PLAN
100, 102 & 112 MAPLE AVENUE EAST
TOWN OF VIENNA, VIRGINIA 22180



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	

LEGEND	
	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

	feet
Width	: 8.00
Track	: 7.92
Lock to Lock Time	: 6.0
Steering Angle	: 40.0



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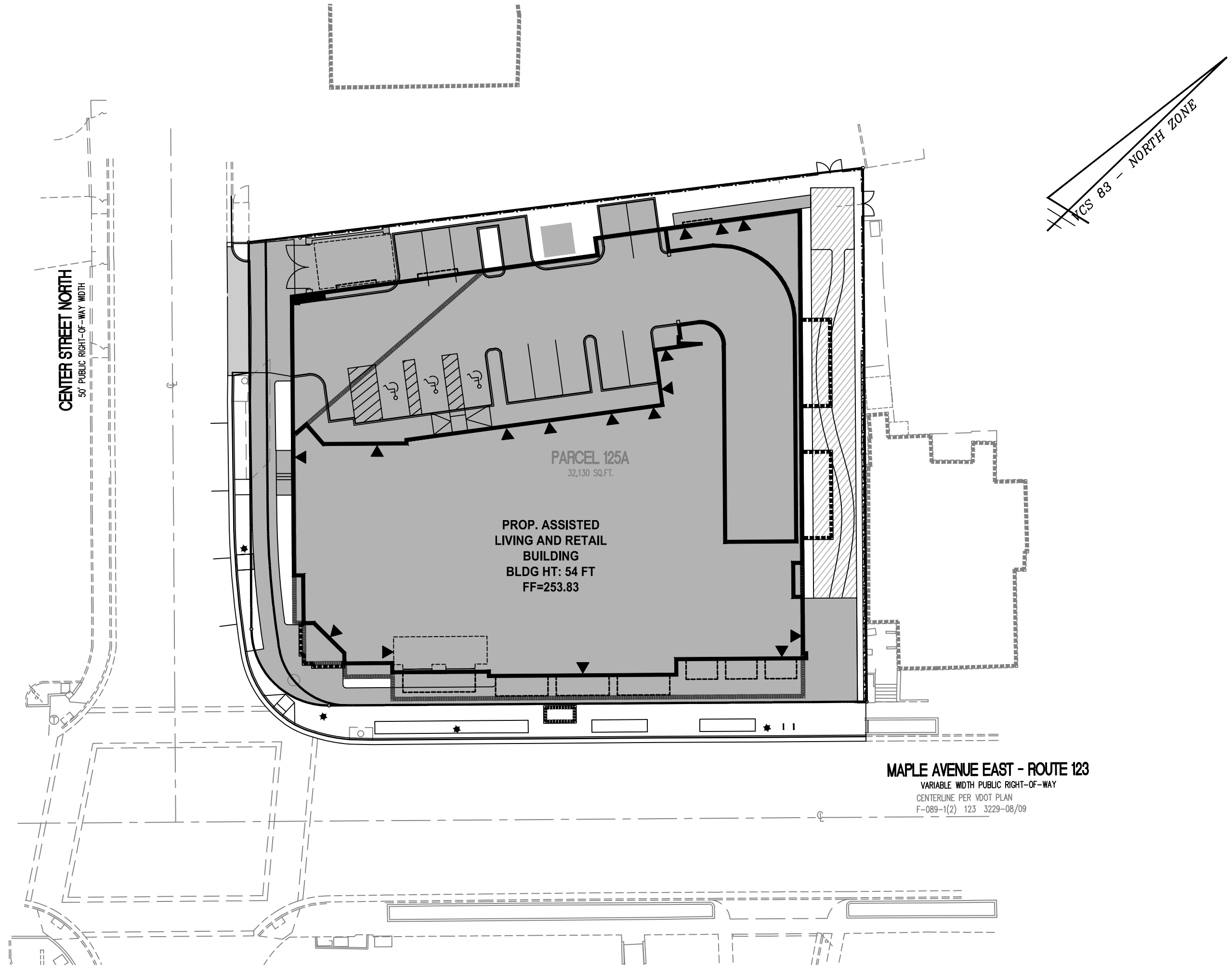
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

INCORPORATED ESTABLISHED 1945
DATE: 09/05/2018, 01/15/2019, 04/08/2019
SCALE: 1" = 20'
DRAWN: ITPB
CHECKED: AV

REVISION APPROVED BY	DATE	APPROVED	DATE
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TRUCK TURN EXHIBIT

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



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

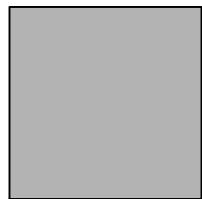
*INCENTIVES USED TO INCREASE MAX IMPERVIOUS COVER FROM 80% TO 90%

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)

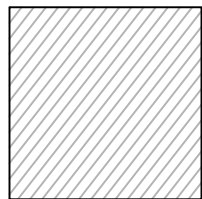
FINAL CALCULATIONS WILL BE PROVIDED AT SITE PLAN.

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

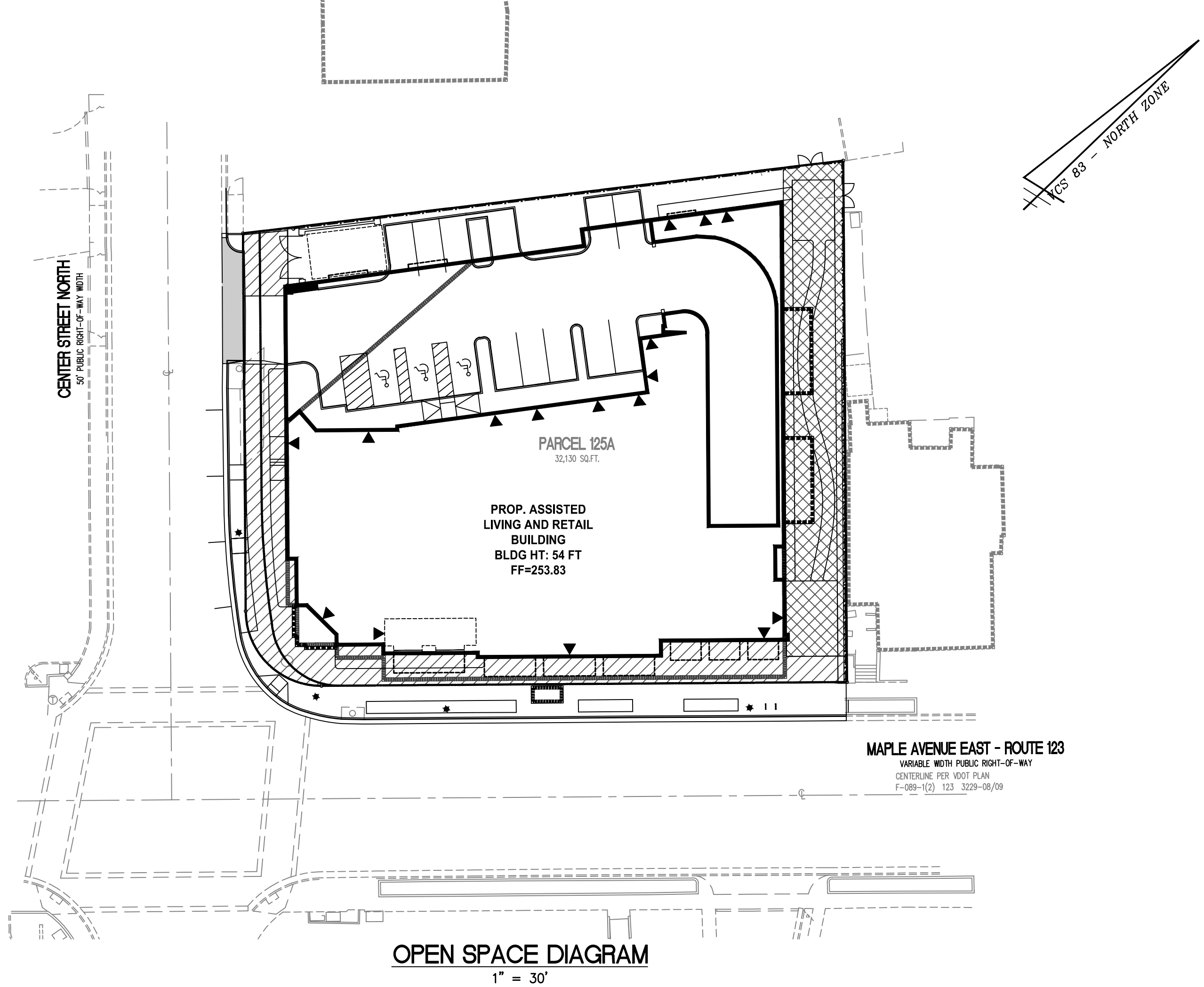
LEGEND



IMPERVIOUS AREA



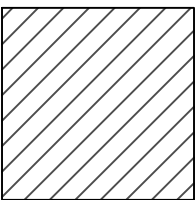
PERMEABLE PAVEMENT
(1,860 SQ. FT.)



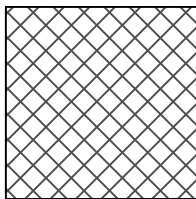
OPEN SPACE CALCULATION

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

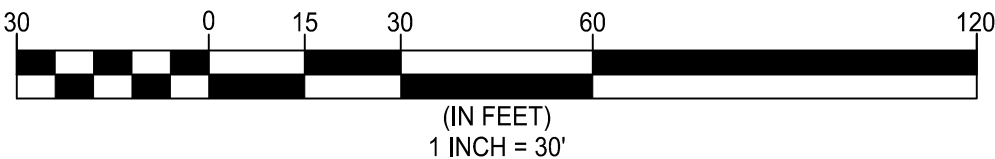
NOTE: THIS PLAN IS FOR THE APPROVAL OF 15% OPEN SPACE. FINAL CALCULATIONS WILL BE PROVIDED AT SITE PLAN.



OPEN SPACE -
STREETSCAPE
(±3,700 SF)

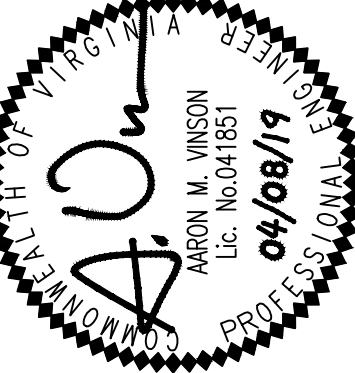


OPEN SPACE -
SIDE AND REAR
(±3,265 SF)



OPEN SPACE AND IMPERVIOUS SURFACE EXHIBIT

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TOWN OF VIENNA, VIRGINIA 22180

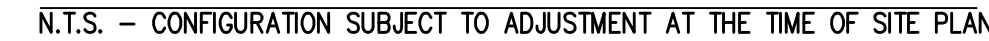


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NO.	DESCRIPTION	DATE	APPROVED

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INCORPORATED
SCALE: 1" = 30'
DATE: 08/08/2018, 01/15/2019, 04/08/2019
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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.

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.

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



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

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:	$6,000 \times [(0.33 \times 0.25) + (0.17 \times 0.40)] = 903$ CUBIC FEET		

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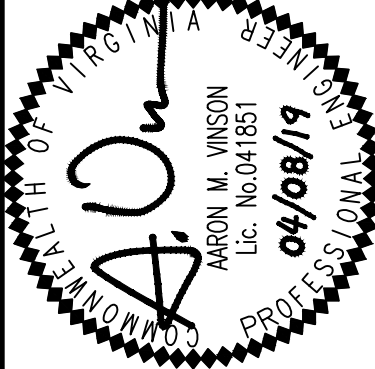
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[illegible]

CHECKED: AV

Project Name:

Date:

Linear Development Project?

No

CLEAR ALL

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

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

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	

Total Phosphorus Available for Removal in D.A. A (lb/yr)	1.79
Post Development Treatment Volume in D.A. A (ft ³)	2,848

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 (ft ³)	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

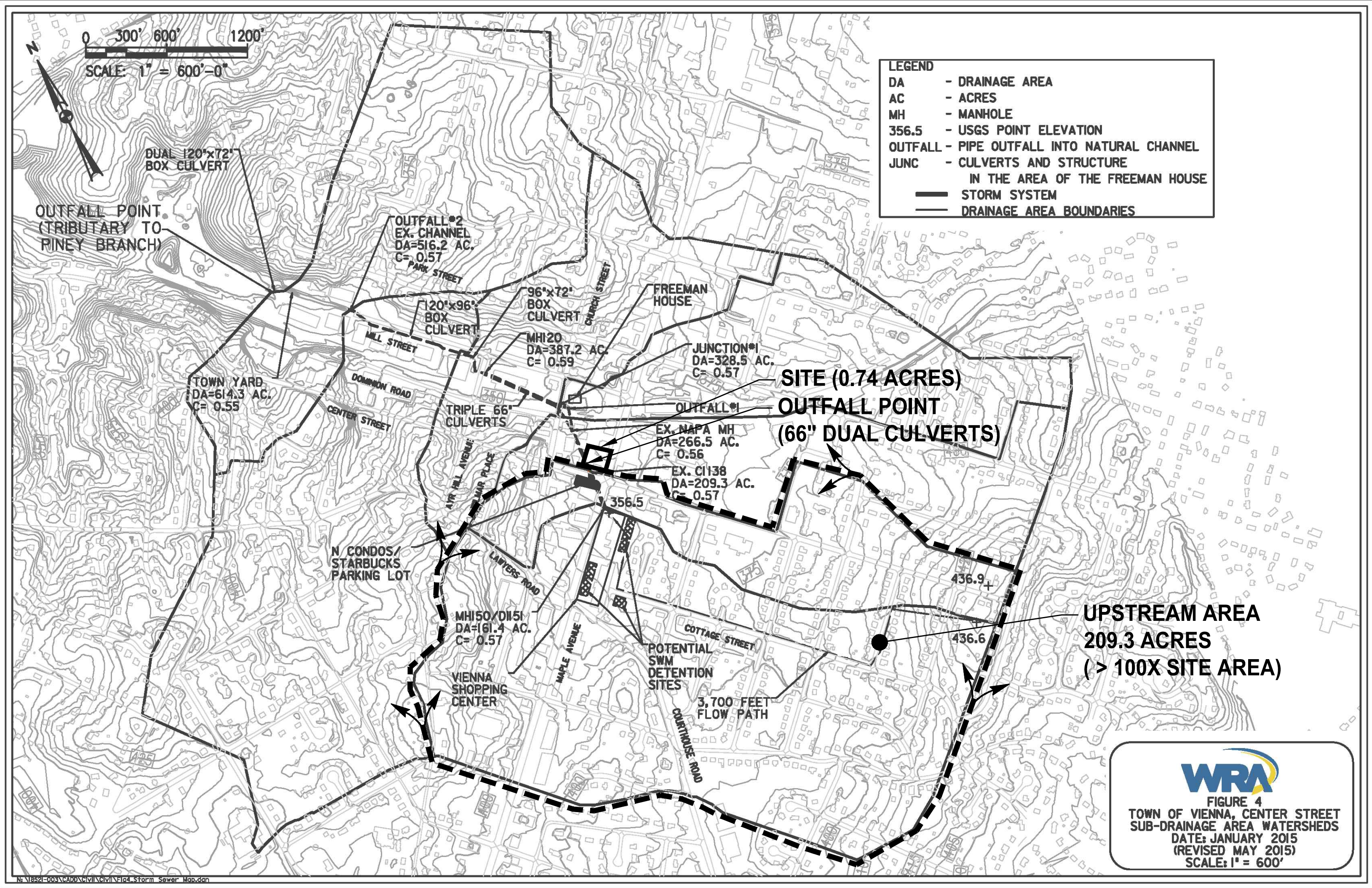
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.96	0.00	0.00	0.00	0.00	0.96
--	------	------	------	------	------	------

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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NO.	DESCRIPTION	DATE
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SUNRISE OF VIENNA
100 - 102 Maple Avenue East
Vienna, Virginia

8012

REVISIONS

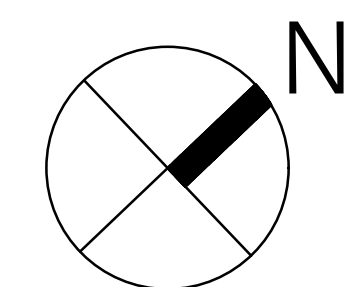
DATE	DESCRIPTION

MAC REZONING
PLAN
04.08.19

ARCHITECTURAL
SITE PLAN/
GROUND FLOOR
PLAN

SHEET NO.

A1.1



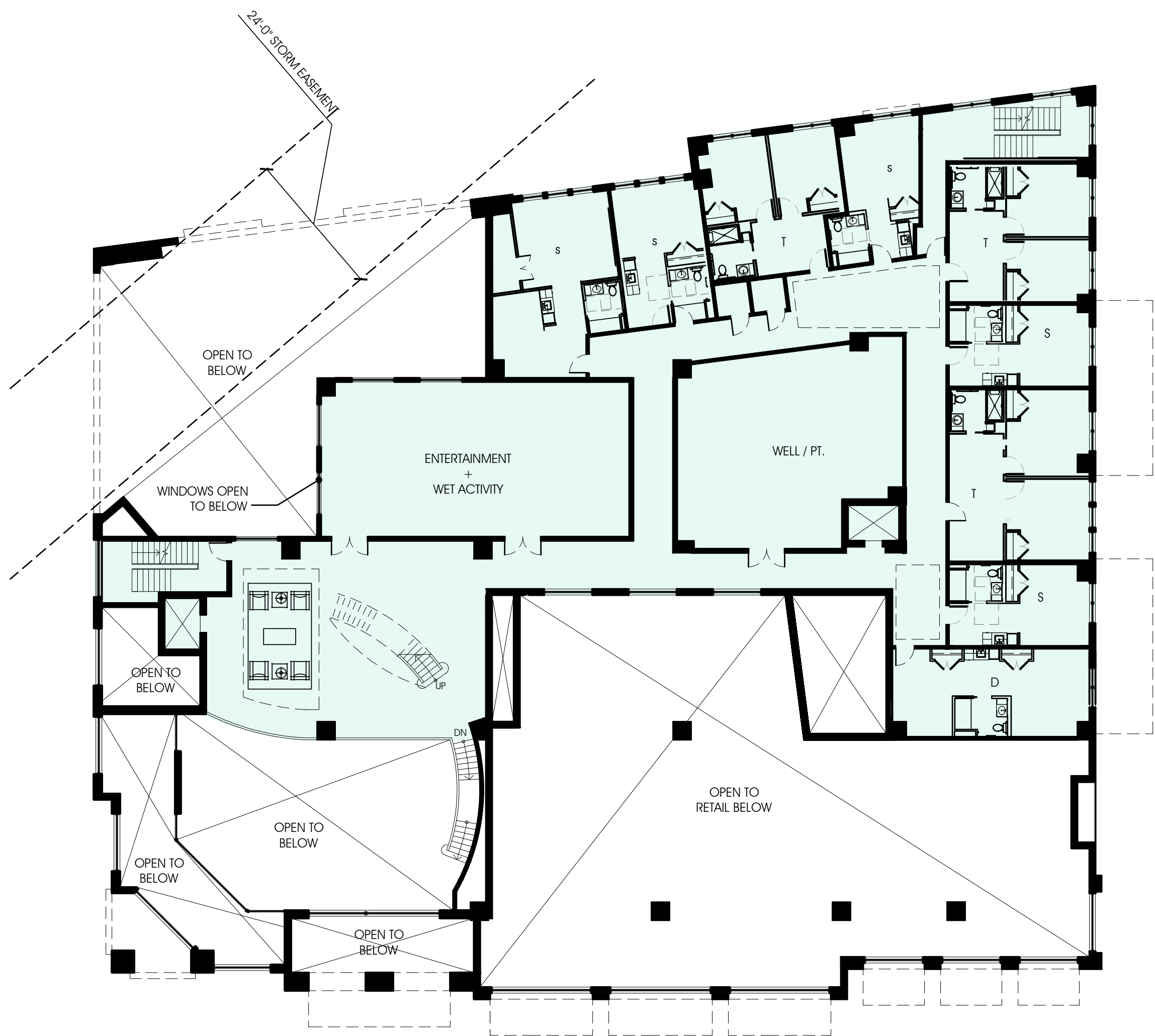
GROUND FLOOR PLAN
3/32"=1'-0"



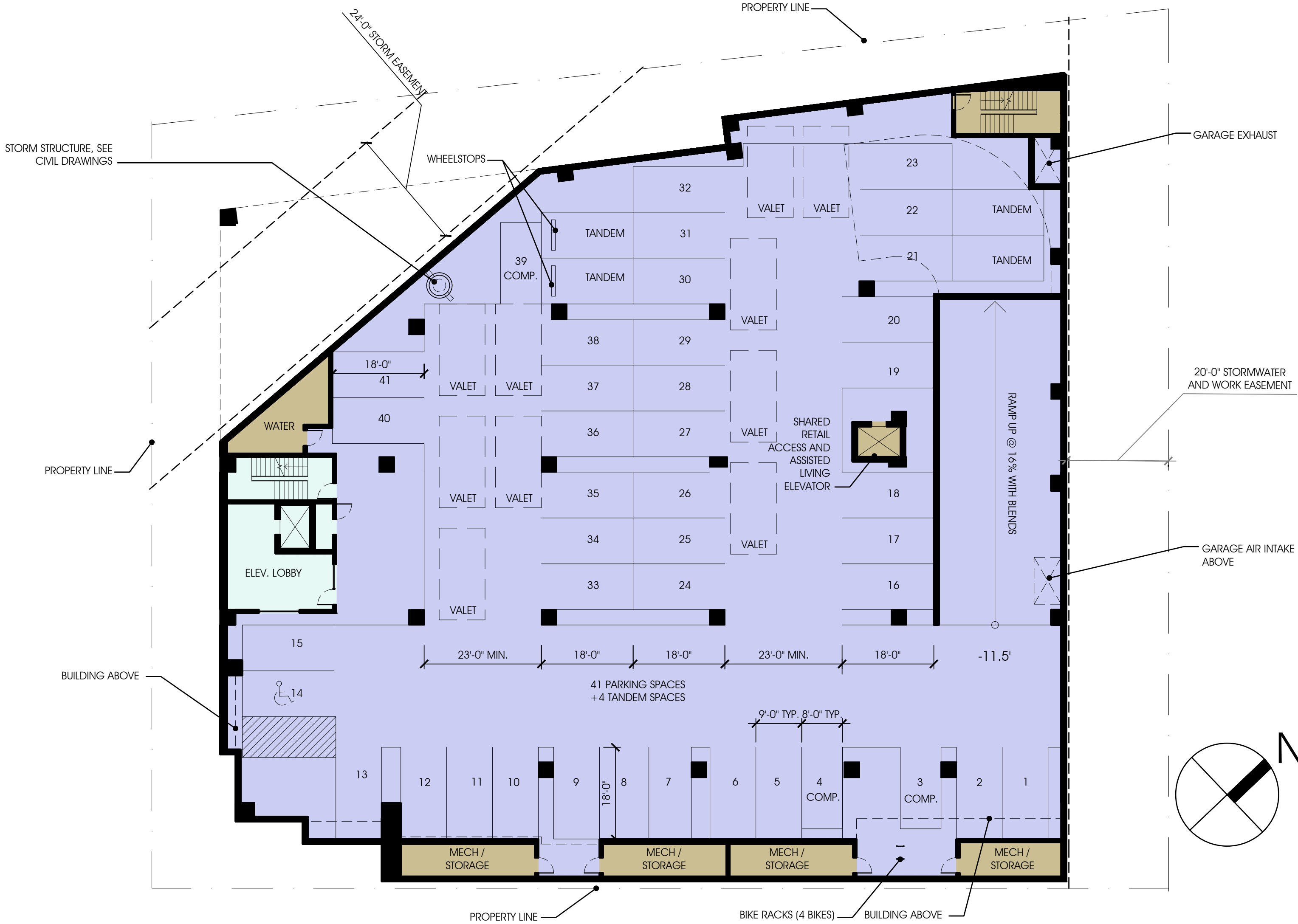
3RD FLOOR PLAN
1/16"=1'-0"



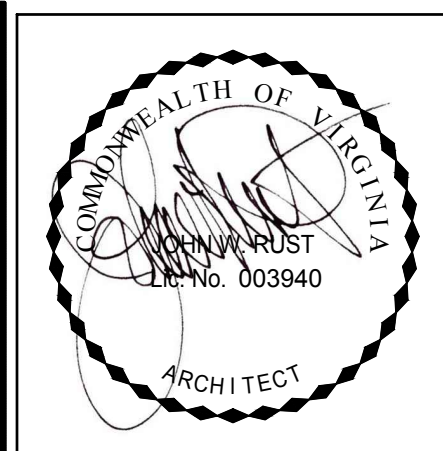
2ND FLOOR PLAN
1/16"=1'-0"



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



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



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ARCHITECTURE

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admin@rustorling.com
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SUNRISE OF VIENNA

100 - 102 Maple Avenue East
Vienna, Virginia

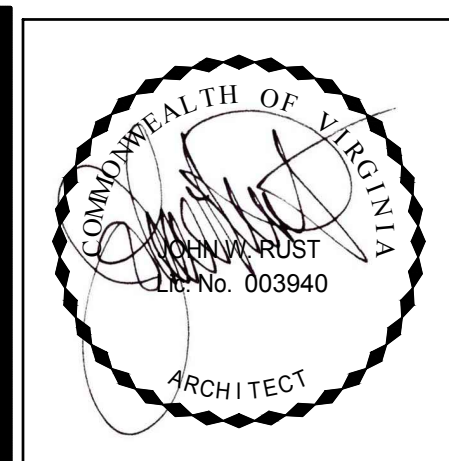
18012

REVISIONS	
DATE	DESCRIPTION

MAC REZONING
PLAN
04.08.19

FLOOR PLANS

SHEET NO.
A1.2



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SUNRISE OF VIENNA
100 - 102 Maple Avenue East
Vienna, Virginia

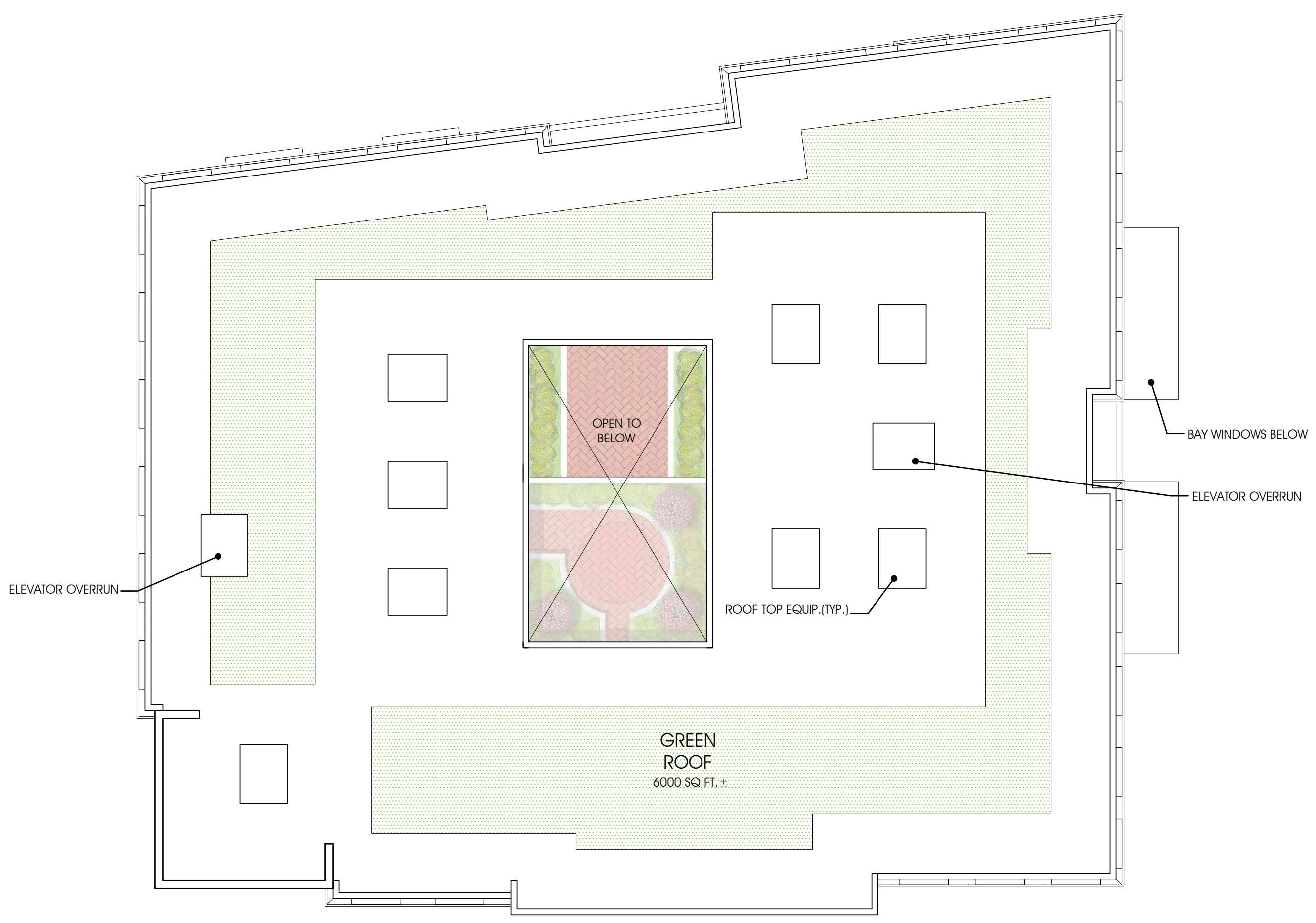
18012

REVISIONS	
DATE	DESCRIPTION

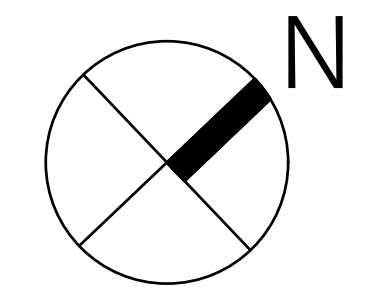
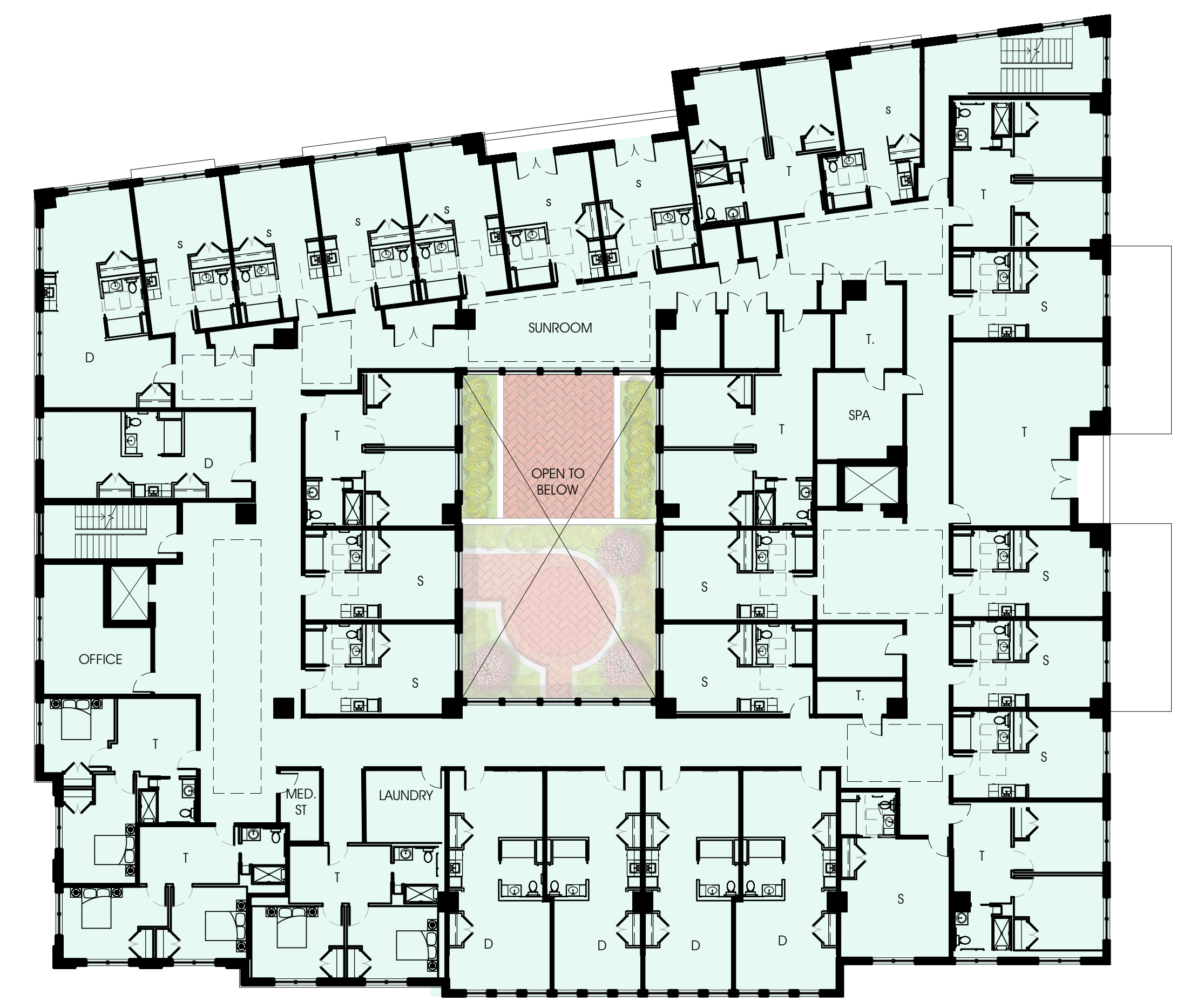
MAC REZONING
PLAN
04.08.19

FLOOR PLANS

SHEET NO.
A1.3



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



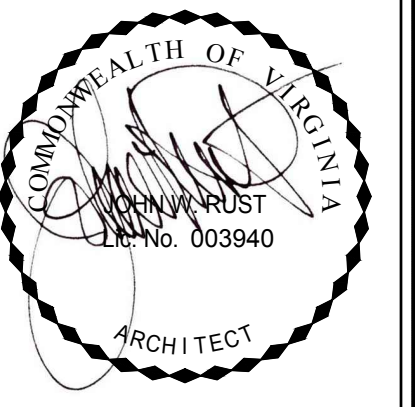
4TH FLOOR PLAN
1/16"=1'-0"



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



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



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EXTERIOR
ELEVATIONS

SHEET NO.

A2.1



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



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



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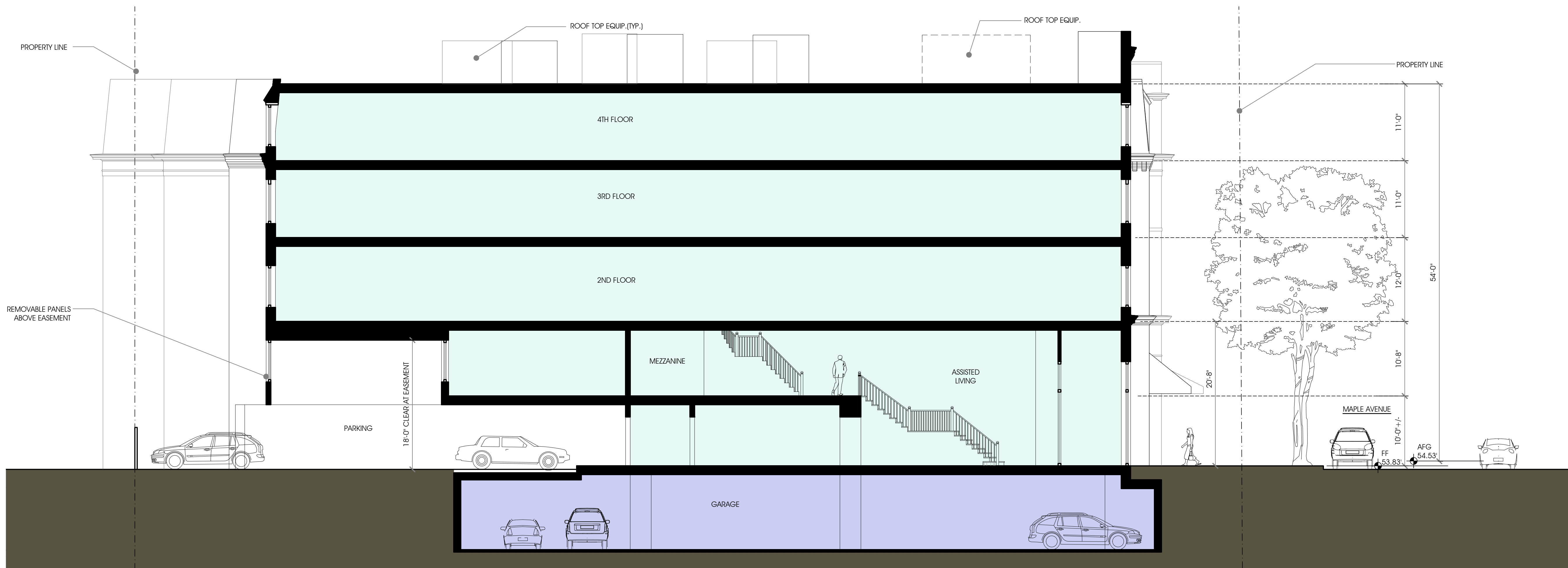
DATE	DESCRIPTION

MAC REZONING
PLAN
04.08.19

EXTERIOR
ELEVATIONS

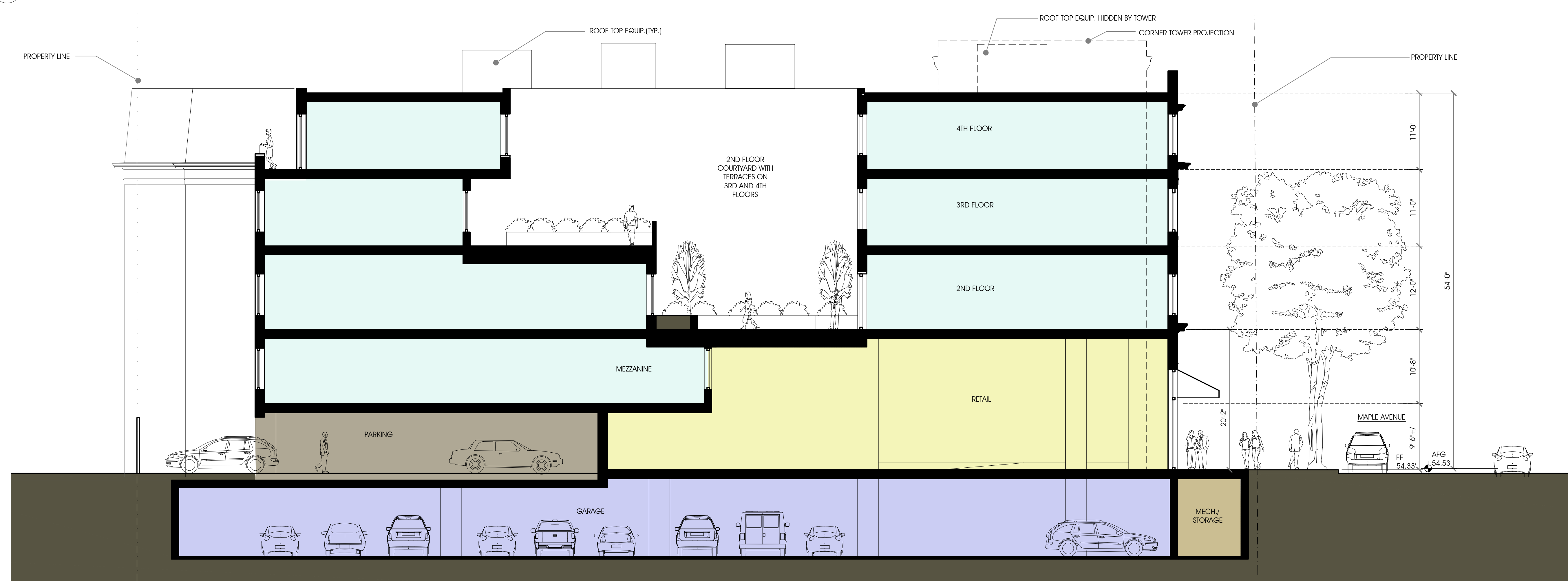
SHEET NO.

A2.2



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

1/8" = 1'-0"



BUILDING SECTION THRU RETAIL AND COURTYARD (TOWARD VIENNA INN)

1/8" = 1'-0"

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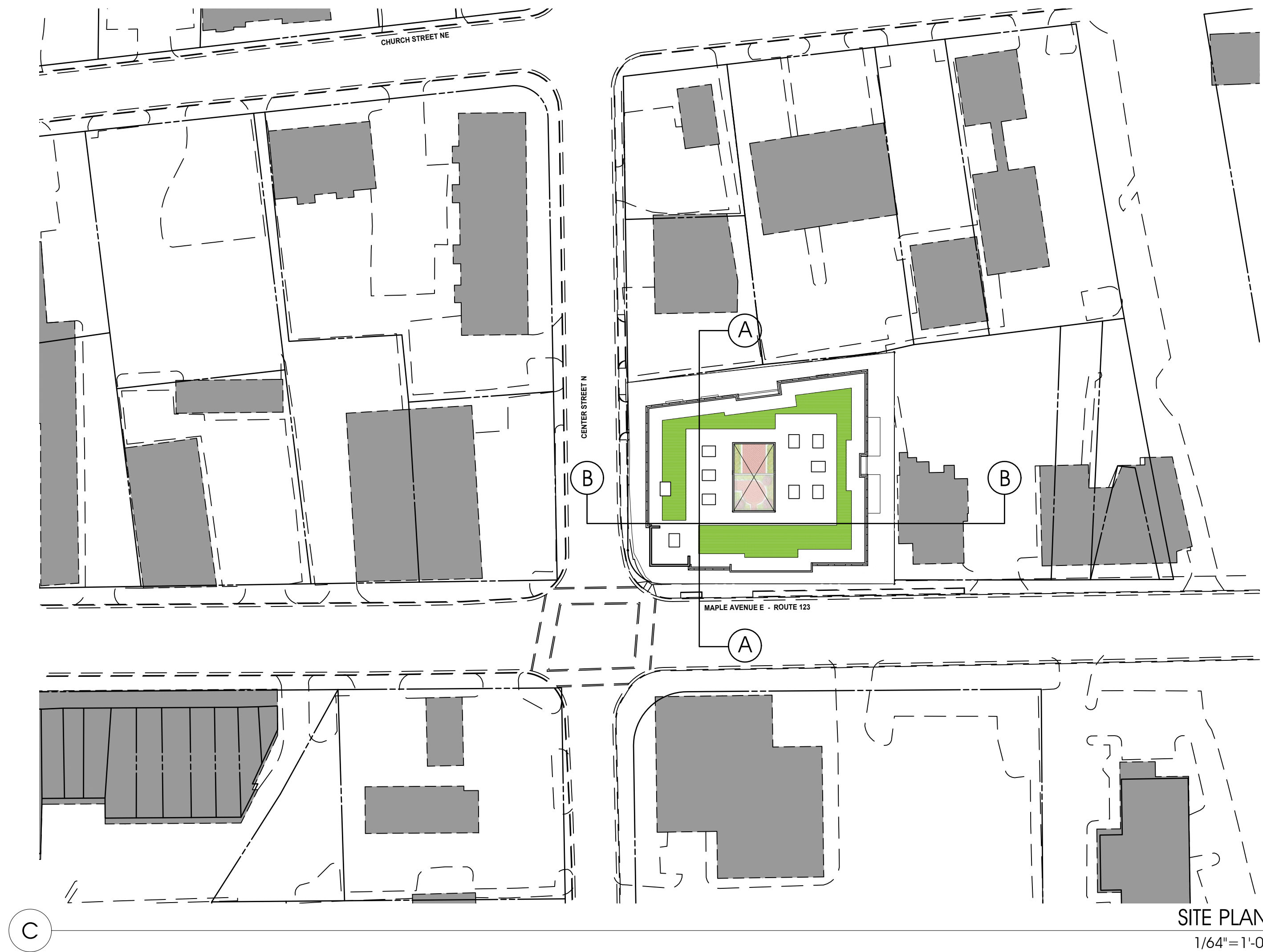
18012

REVISIONS	
DATE	DESCRIPTION

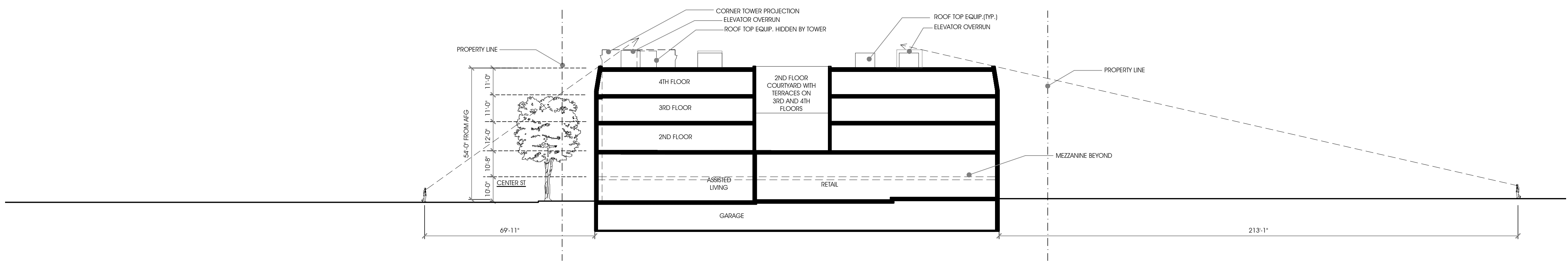
MAC REZONING
PLAN
04.08.19

SECTIONS

SHEET NO.
A3.1

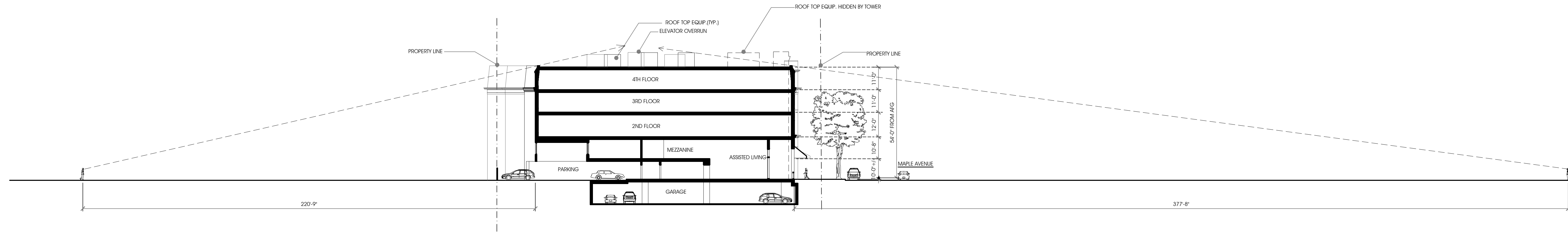


SITE PLAN
1/64"=1'-0"



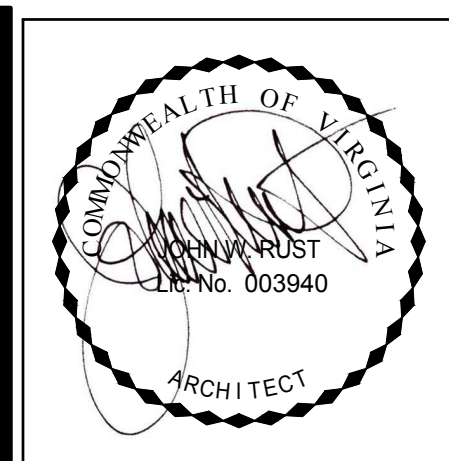
SITE SECTION
1"=25'-0"

B



SITE SECTION
1"=25'-0"

A



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PLAN
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SECTION

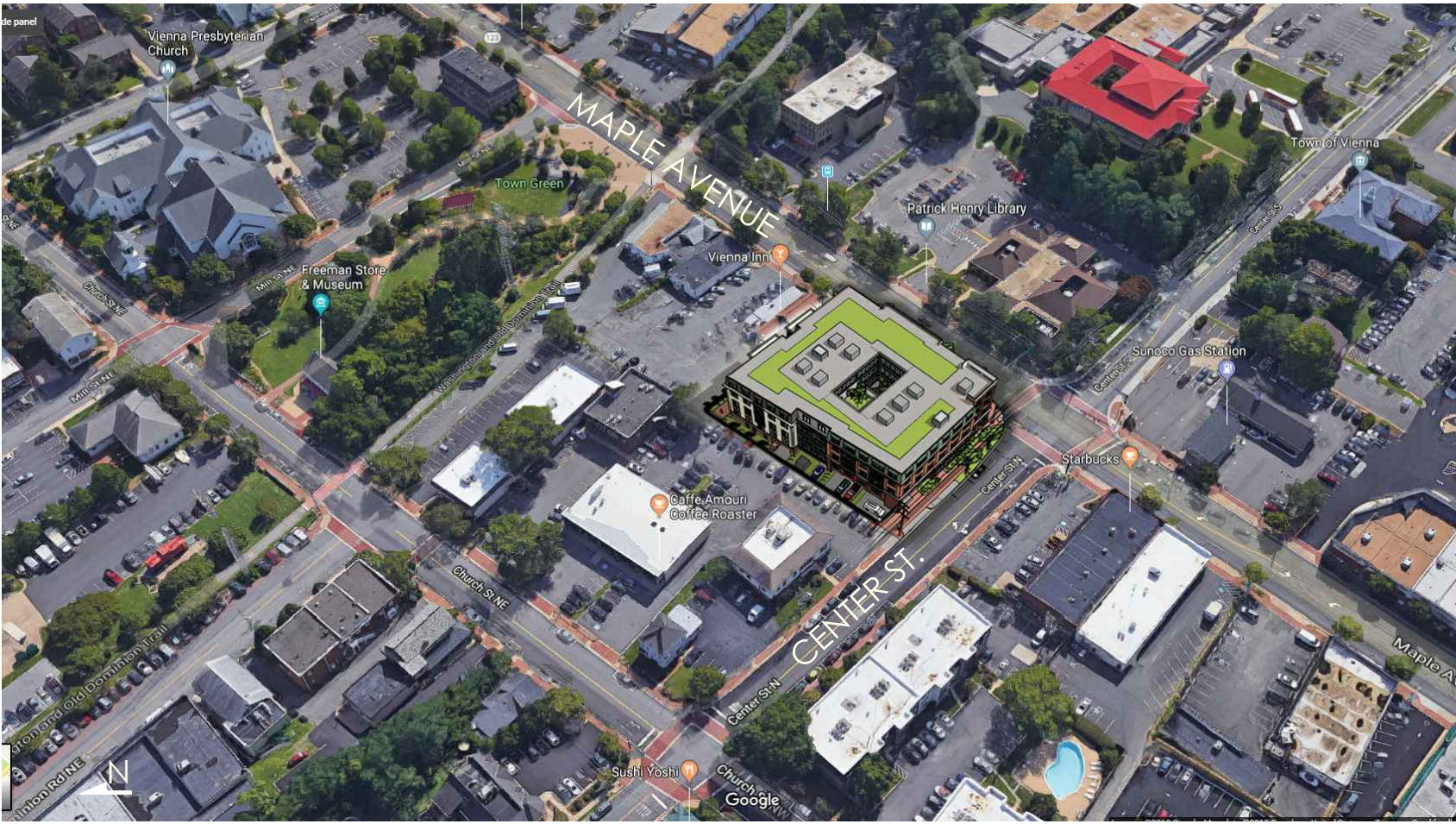
SHEET NO.
A3.2



MAPLE AVENUE RENDERING



SOUTH AERIAL VIEW



WEST AERIAL VIEW



NORTH AERIAL VIEW



EAST AERIAL VIEW



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REVISIONS	
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RENDERINGS

SHEET NO.
A4.1



D

VIEW 3



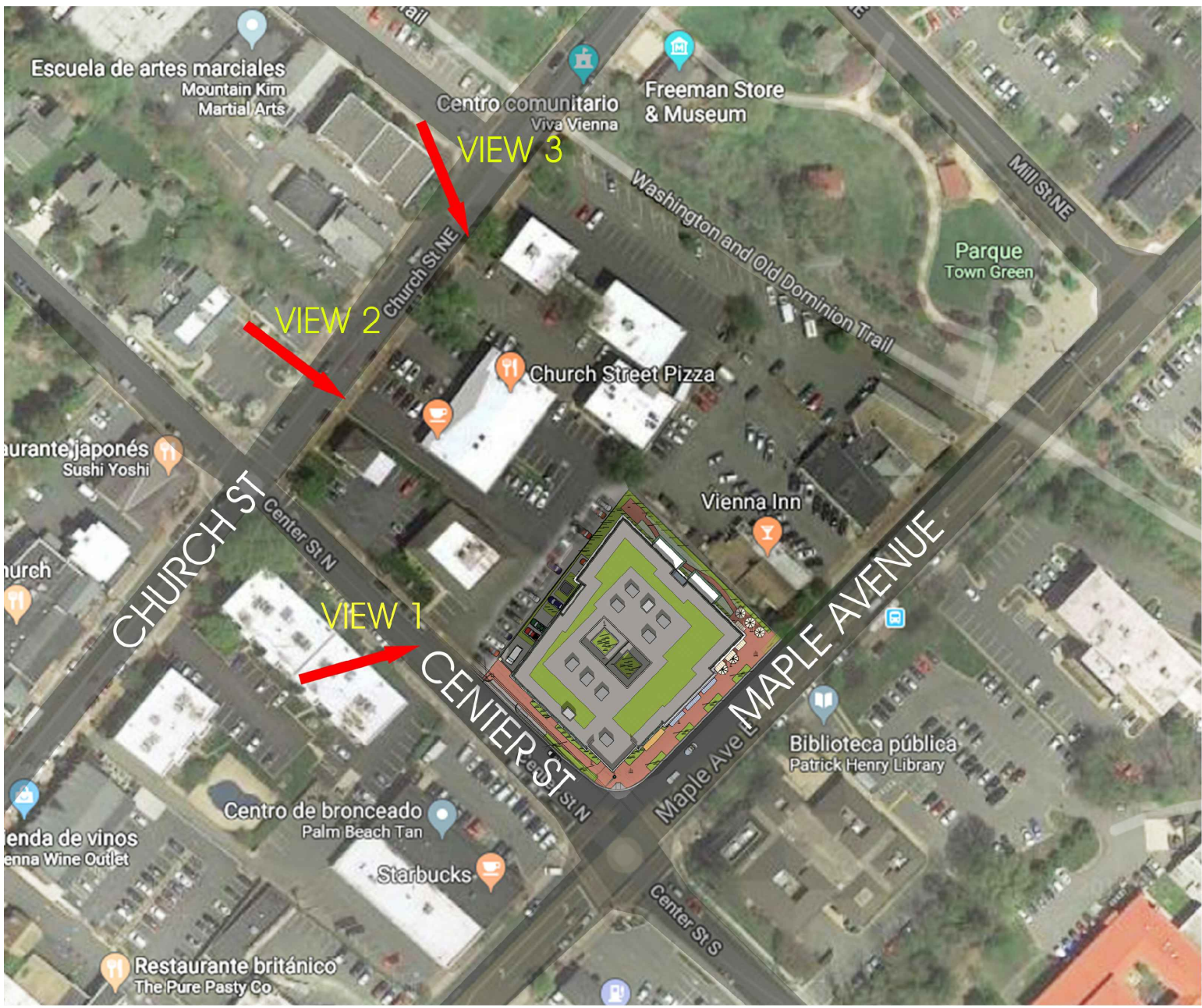
C

VIEW 2



B

VIEW 1



A

POINT OF VIEWS PLAN

SUNRISE OF VIENNA 100 - 102 Maple Avenue East Vienna, Virginia

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REVISIONS	
DATE	DESCRIPTION

MAC REZONING
PLAN
04.08.19

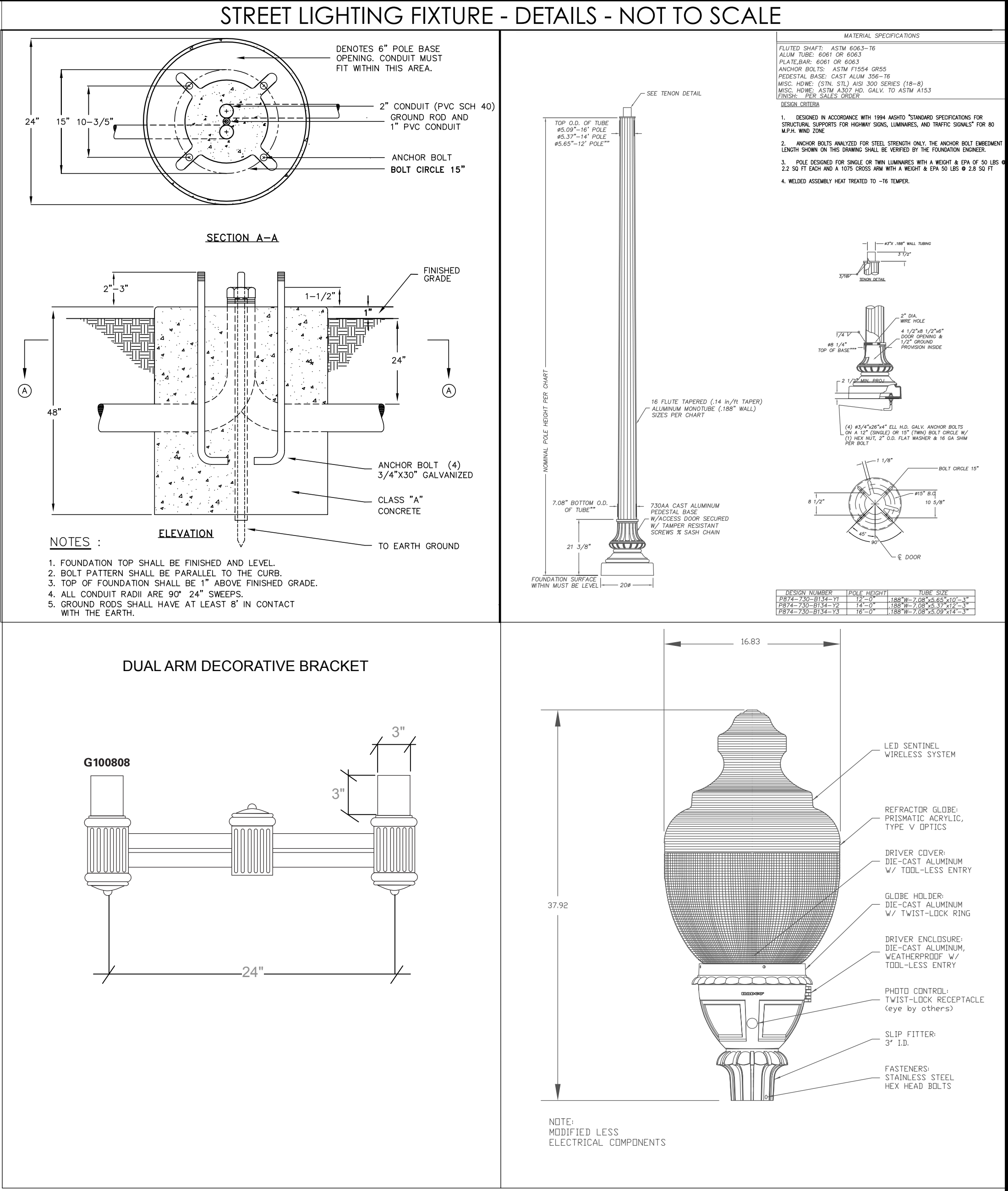
RENDERINGS

SHEET NO.
A4.2



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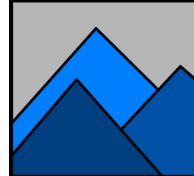
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1 SITE LIGHTING - ELECTRICAL
E-001 GRAPHIC SCALE: 1" = 20'-0"

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
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 ENGINEERS, INC Mechanical Electrical Consultants 5307 Lee Hwy Arlington, VA 22207 703-655-5565 summitengineers.com				
SUMMIT PROJECT # 2018074.00				
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			

