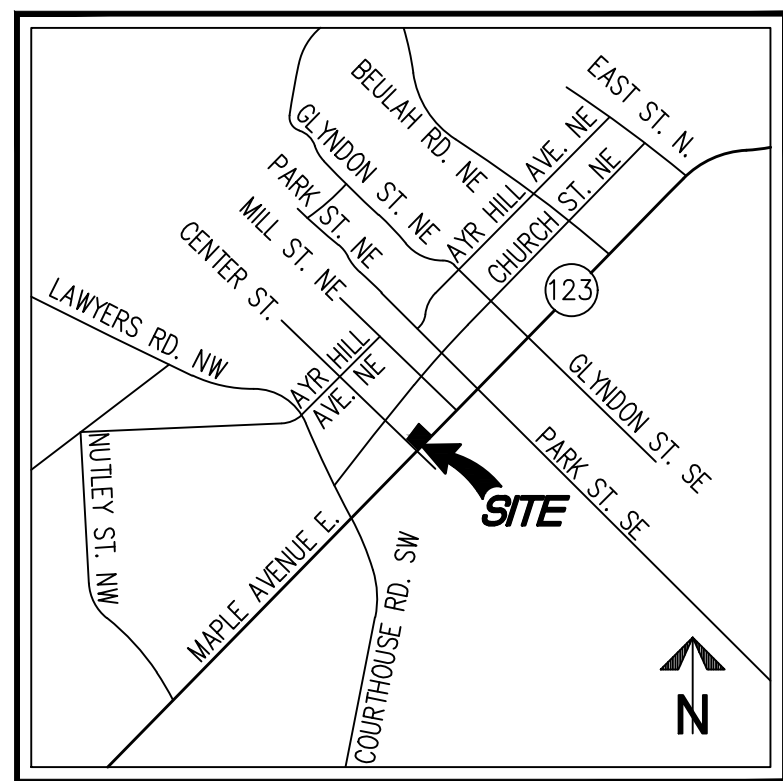


SUNRISE OF VIENNA

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

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

SEPTEMBER 5, 2018



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.

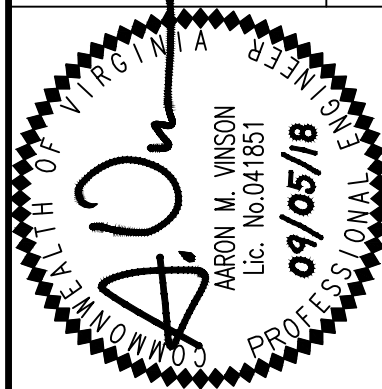
SHEET INDEX

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-0302	TRUCK TURN EXHIBIT
P-0303	OPEN SPACE AND IMPERVIOUS SURFACE EXHIBIT
L-0301	LANDSCAPE PLAN
L-0401	LANDSCAPE NOTES AND DETAILS
A1.1	ARCHITECTURAL SITE PLAN / GROUND FLOOR PLAN
A1.2	FLOOR PLANS
A1.3	FLOOR PLANS
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
A3.1	SECTION
A3.2	SECTION
A4.1	RENDERING

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



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

Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

CHECKED: AV
DRAWN: TFB
DATE: 09/05/2018
SCALE: N.T.S.

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%	X
104	Acer buergeranum	Trident maple	6"	9'	0%	66%	X
105	Acer buergeranum	Trident maple	8"	12'	0%	66%	X
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.

Stormwater Management and Water Quality Narratives

EXISTING CONDITIONS:
THE TOTAL PARCEL AREA OF THE SITE IS 32,130 SF OR 0.7376 ACRES. THE LIMITS OF DISTURBANCE AREA FOR THE PROJECT IS 36,409 SF OR 0.8358 ACRES. FOR THE PURPOSES OF STORMWATER MANAGEMENT THE SITE AREA WILL BE THE LIMITS OF DISTURBANCE.

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

PROPOSED CONDITIONS:
THE PROJECT INVOLVES THE CONSTRUCTION OF AN ASSISTED LIVING AND RETAIL MIXED-USE BUILDING WHICH INCLUDES A GARAGE STRUCTURE, LEAD WALKS, UTILITY SERVICES, AND A STORMWATER MANAGEMENT BMP (GREEN ROOF).

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 IS PROPOSED (±10,300 SQ. FT. OF GREEN ROOF). THIS STORMWATER BMP 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. 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. 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.

NOTES

- THE PROPERTY DELINEATED ON THIS PLAT IS DESIGNATED BY FAIRFAX COUNTY AS TAX MAP REFERENCE NUMBER 0384-02-0125A AND IS ZONED C-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.
- TOTAL AREA OF THE PROPERTY IS 32,130 OR 0.7376 (SURVEYED) 32,264 SQUARE FEET (RECORD)
- THIS PLAT IS BASED ON A FIELD SURVEY BY THIS FIRM, DATED 04/24/2018.

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%	89.5%	
OPEN SPACE	15% OF LOT AREA (4,820 SF)	7,050 SF (21.9%)	

**MODIFICATION REQUESTED FOR LOADING WIDTH REDUCTION TO 15 FT

*INCENTIVES BONUS MODIFICATIONS REQUESTED		
10% INCREASE TO MAXIMUM IMPERVIOUS AREA	AA, BBB	
INCLUSION OF MEZZANINE LEVEL FOR COMMERCIAL USE (NOT COUNTED AS ADDITIONAL STO)	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 85 UNITS =	34
RETAIL	1.0 SP/200 SF X 8400 SF =	42
TOTAL		76
GARAGE PARKING PROVIDED		59
SURFACE PARKING PROVIDED		3
TOTAL PARKING PROVIDED		62
PARKING PROVIDED W/ 1.25 MULTIPLIER (BONUS FOR PARKING IN STRUCTURE ONLY)		76

PARKING PROVIDED INCLUDES FOUR (4) TANDEM SPACES. A MODIFICATION IS REQUESTED TO ALLOW THE PROPOSED TANDEM SPACES TO FULFILL THE PARKING REQUIREMENT FOR THE DEVELOPMENT.

Development Tabulations

PROPOSED ZONE: MAPLE AVENUE COMMERCIAL (MAC)

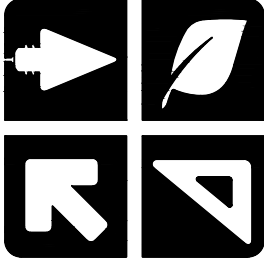
DEVELOPMENT TABULATIONS	
UNITS	85
GROSS FLOOR AREA (ABOVE GRADE) (SF)	100000
GROSS FLOOR AREA (BELOW GRADE) (SF)	22000
RETAIL FLOOR AREA (SF)	8400
GREEN ROOF PROVIDED (SF)	10300

Parking Quantity				
	Full Size	Compact	Tandem	Total
Garage	38	3	4	45
Ground Floor	17			17
Total				62

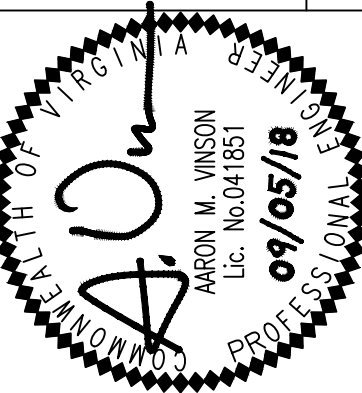
*AVERAGE FRONT GRADE IS THE AVERAGE OF THE HIGHEST AND LOWEST PRE-EXISTING GRADES ALONG THE MAPLE AVENUE FRONTAGE.

NOTES AND TABULATIONS

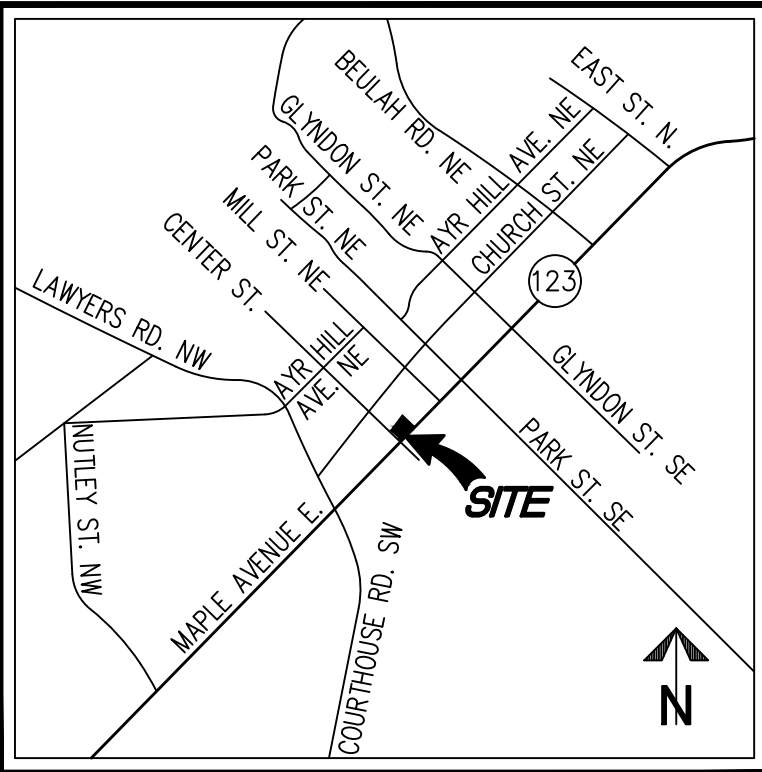
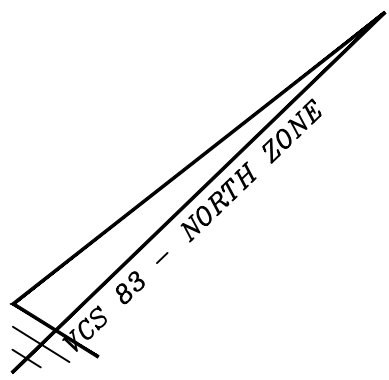
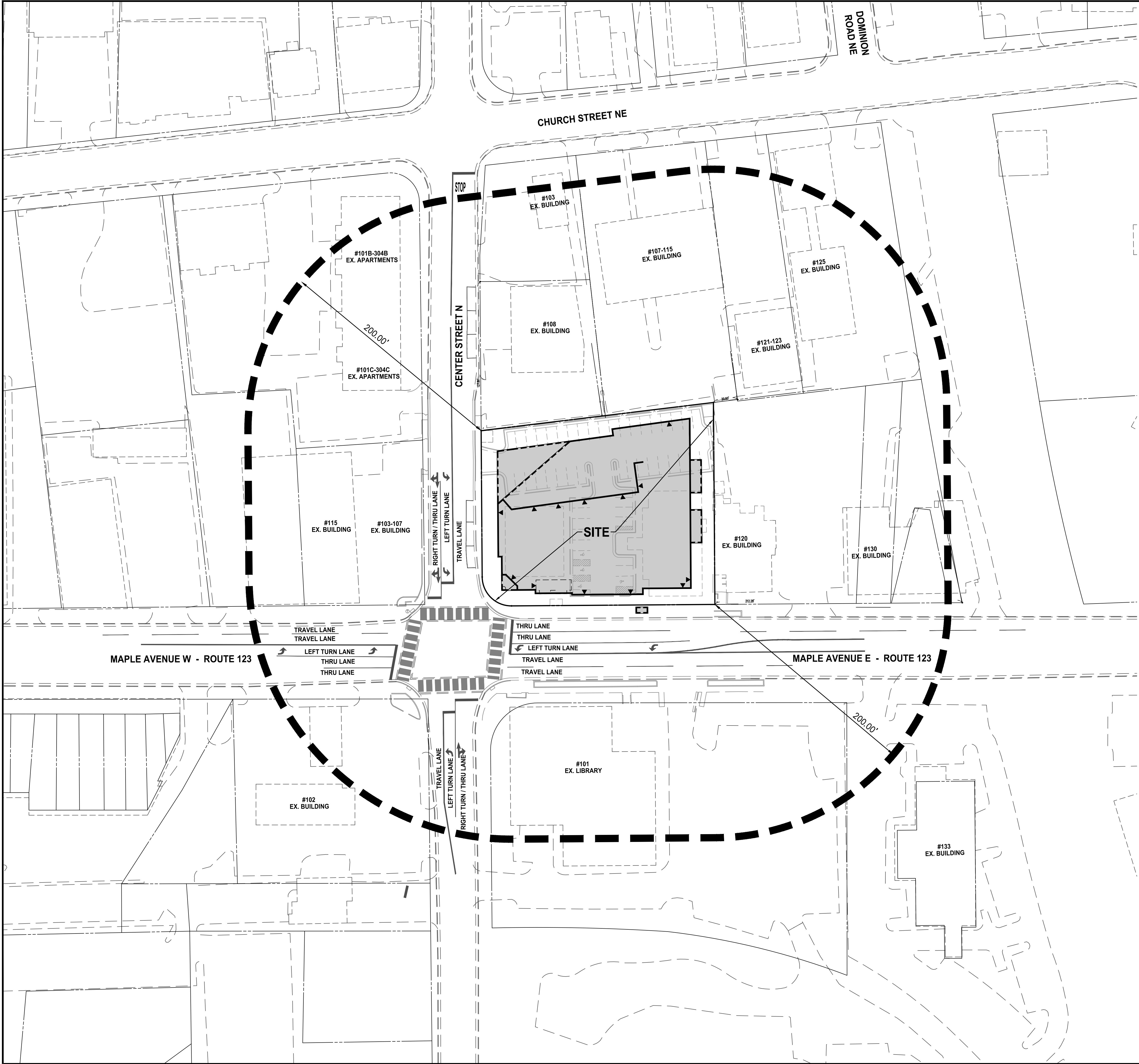
SUNRISE OF VIENNA
MAC REZONING PLAN
100, 102 & 112 MAPLE AVENUE EAST
TOWN OF VIENNA, VIRGINIA 22180



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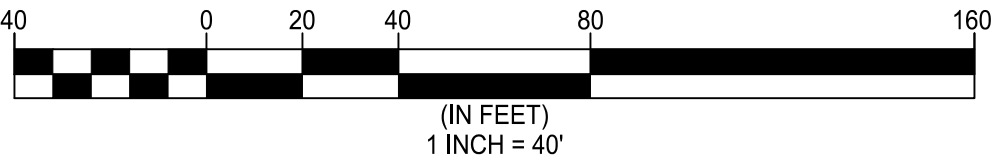


REVISION APPROVED BY				DATE			
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE	REV. BY	APPROVED



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	REV. BY	APPROVED	DATE

WALTER L. PHILLIPS

INCORPORATED

ESTABLISHED 1945

Engineers • Surveyors • Planners

Landscape Architects • Arborists

207 PARK AVENUE

FALLS CHURCH, VIRGINIA 22046

(703) 532-6163 Fax (703) 533-1301

www.WLPINC.com

COMMONWEALTH OF VIRGINIA

PROFESSIONAL SEAL

ARON M. WINSON

Lic. No. 041851

05/05/18

DATE: 09/05/2018

SCALE: 1" = 40'

DRAWN: TPB

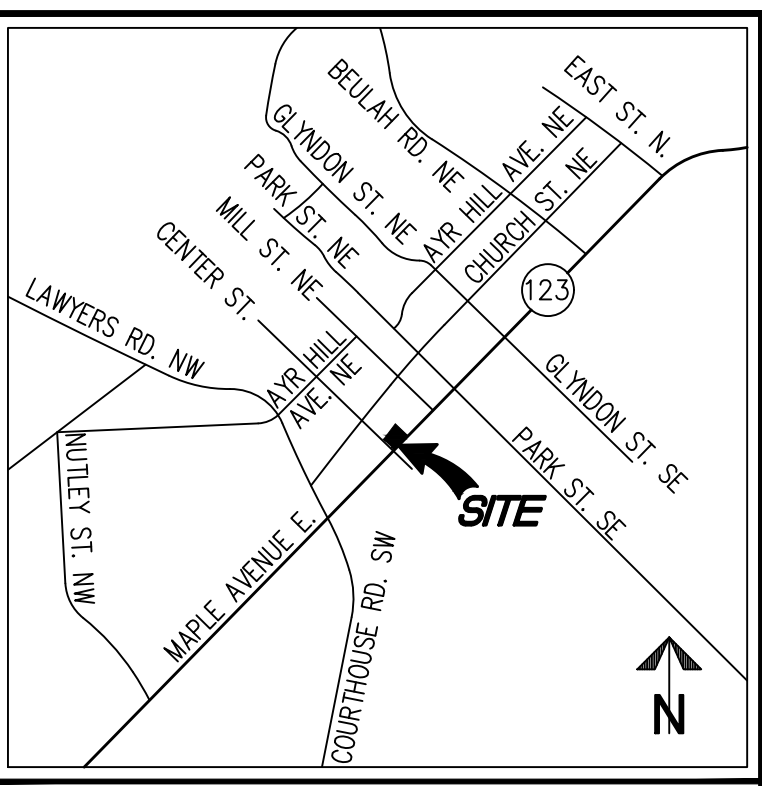
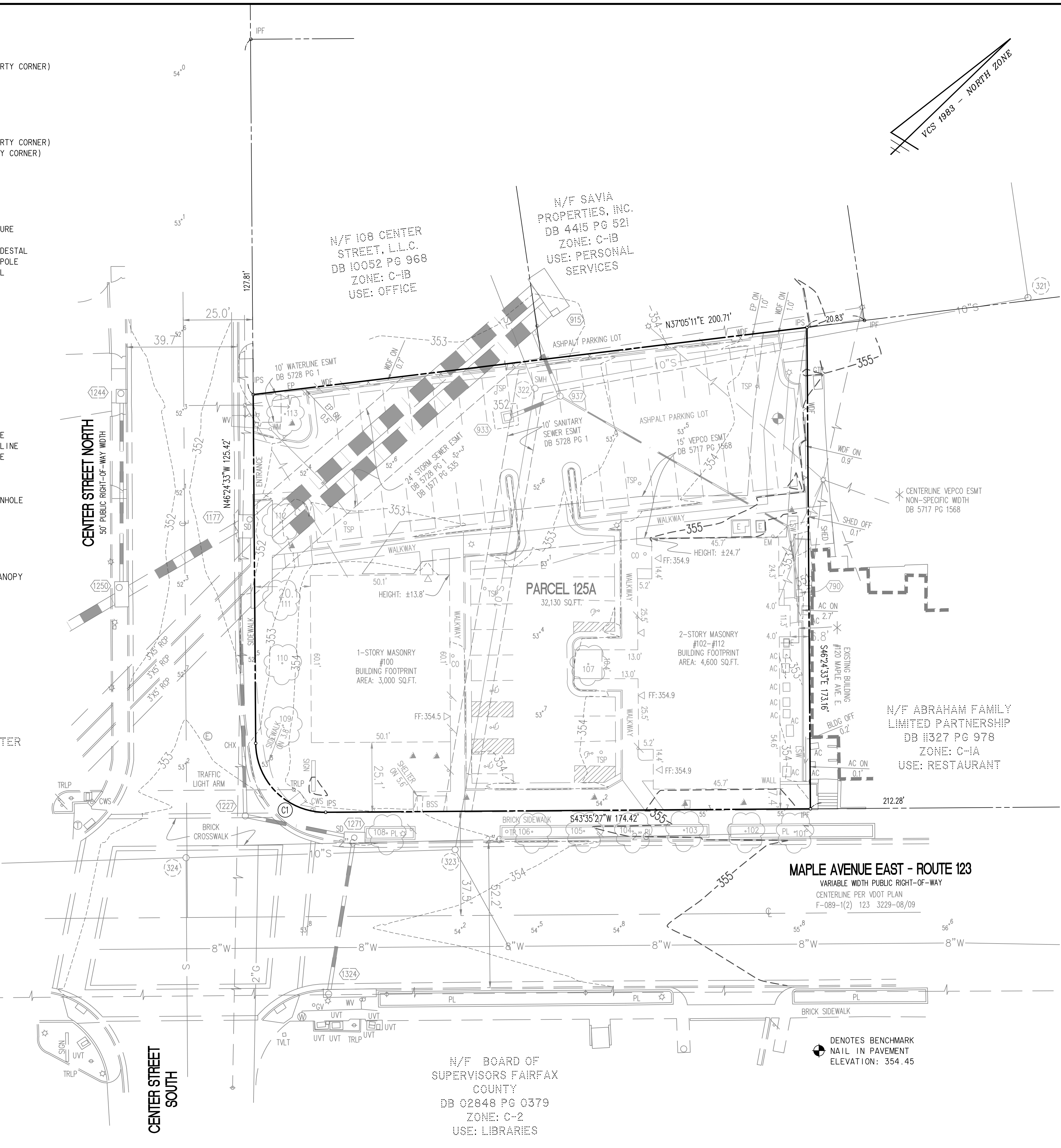
CHECKED: AV

SHEET: P-0201

File No. FL-19 Tax Map No. 38-4 Job No. 18-035 Cadd Dwg. File: Q:\sdsdkproj\18035\dwg\Planning\MAC\18035P-0100.dwg

LEGEND

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
SMH	SANITARY SEWER STRUCTURE
SO.FT.	SQUARE FEET
TP	TELECOMMUNICATIONS PEDESTAL
TRLP	TRAFFIC LIGHT/SIGNAL POLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TEST PIT
TVLT	TRAFFIC CONTROL VAULT
WDF	WOODEN FENCE
WM	WATER METER
WV	WATER VALVE
W	DOORWAY
W	GROUND LIGHT
W	FIRE HYDRANT
W	UTILITY POLE
W	LIGHT POLE
X	FENCE
X	GUY WIRE
X	OVERHEAD WIRES
G	UNDERGROUND GAS LINE
W	UNDERGROUND WATER LINE
E	UNDERGROUND ELECTRIC LINE
W	UNDERGROUND WATER LINE
W	CURB AND GUTTER
W	ELECTRICAL MANHOLE
W	WATER MANHOLE
W	TELECOMMUNICATIONS MANHOLE
W	ELECTRIC TRANSFORMER
W	SIGN
W	BOLLARD
W	SPOT ELEVATION
W	RESERVED FOR DISABLED
W	TREE
W	LIMITS OF TREE CANOPY



NOTE:
SEE SHEET P-0102 FOR TREE INVENTORY.

STORM SEWER AS-BUILT

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)	346.48
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

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)	345.98
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

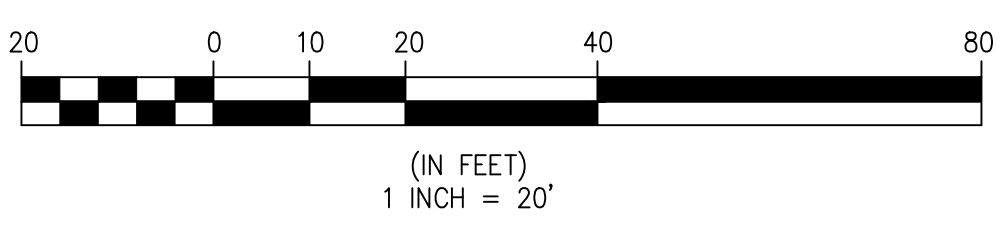
PIPE SIZES ARE FROM RECORD INFORMATION

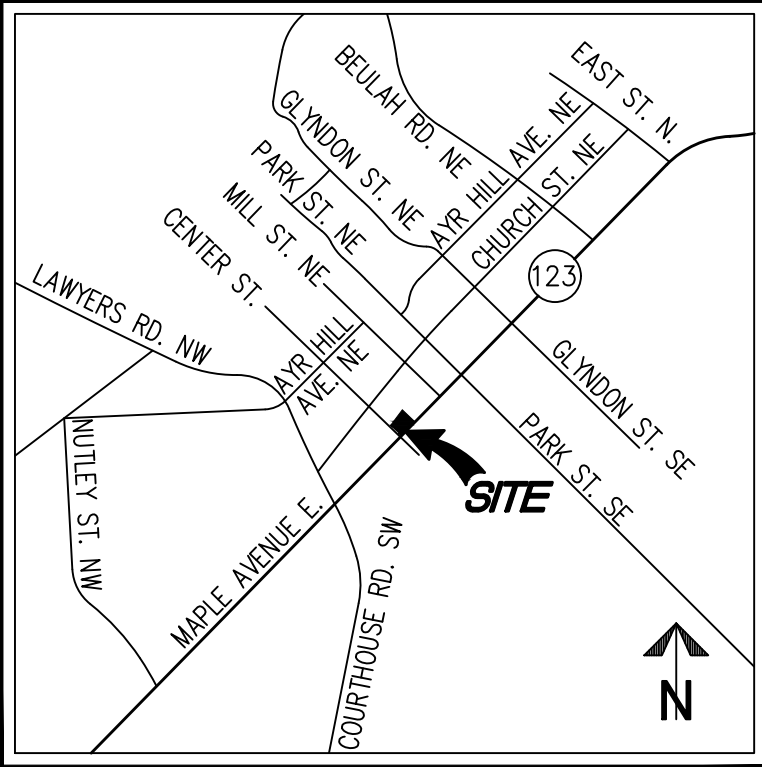
NOTES:

- 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).
- 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.
- 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.
- TOTAL AREA OF THE PROPERTY IS 32,130 OR 0.7376 (SURVEYED) 32,264 SQUARE FEET (RECORD)
- THIS PLAT IS BASED ON A FIELD SURVEY BY THIS FIRM, DATED 04/24/2018.
- 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."
- 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.
- THE SITE SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1988 AS COMPUTED FROM A FIELD RUN VERTICAL CONTROL SURVEY AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83(2011) (EPOCH:2010.0000)] AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS SUBDIVISION BOUNDARY AND THE BENCHMARK(S) SHOWN TO NOAA/NGS MONUMENT PID NUMBER DJ5210 ANP5; ANNAPOLIS 5 CORS ARP. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99994873. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS TWO FEET.
- 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.

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





VICINITY MAP SCALE: 1"=2000'

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER	
	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	

ZONING TABULATION

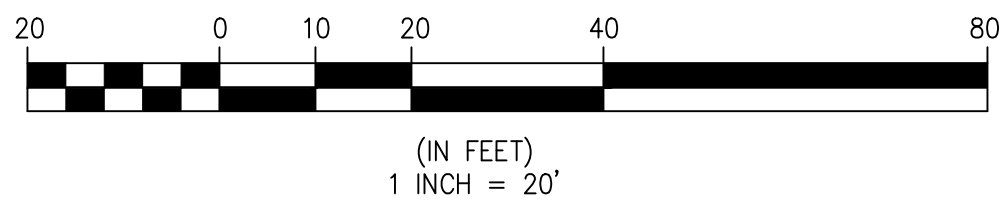
PROPOSED ZONE: MAPLE AVENUE COMMERCIAL (MAC)

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%	89.5%
OPEN SPACE	15% OF LOT AREA (4,820 SF)	7,050 SF (21.9%)

**MODIFICATION REQUESTED FOR LOADING WIDTH REDUCTION TO 15 FT

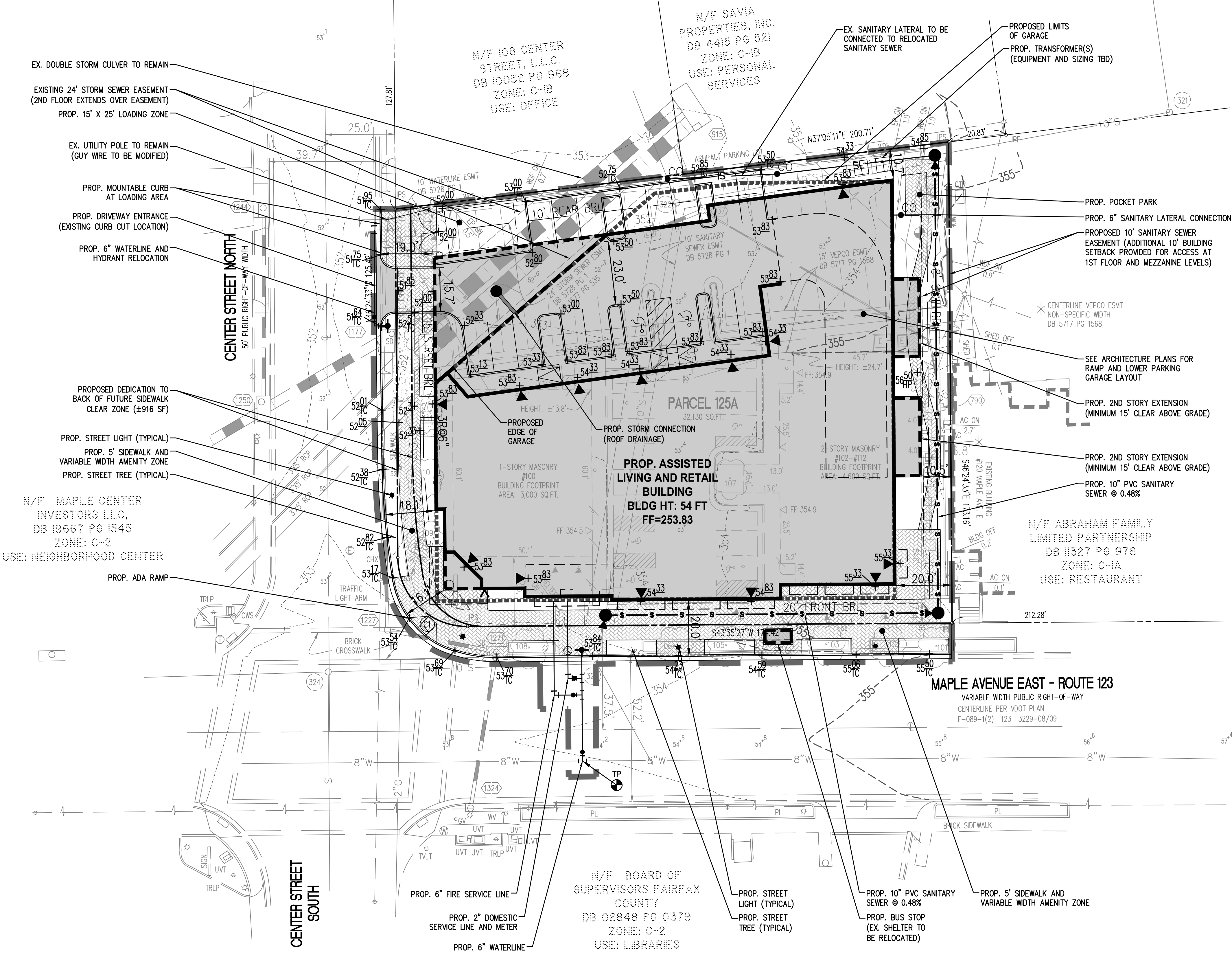
NOTES

- 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.



CURVE TABLE

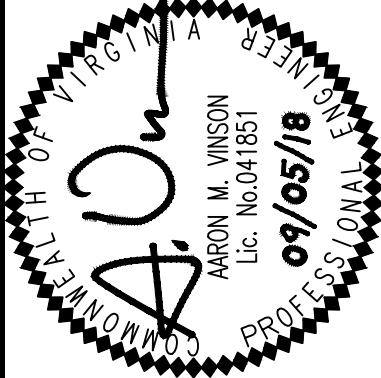
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	25.00'	39.27'	90°00'00"	25.00'	35.36'	N88°35'27"E



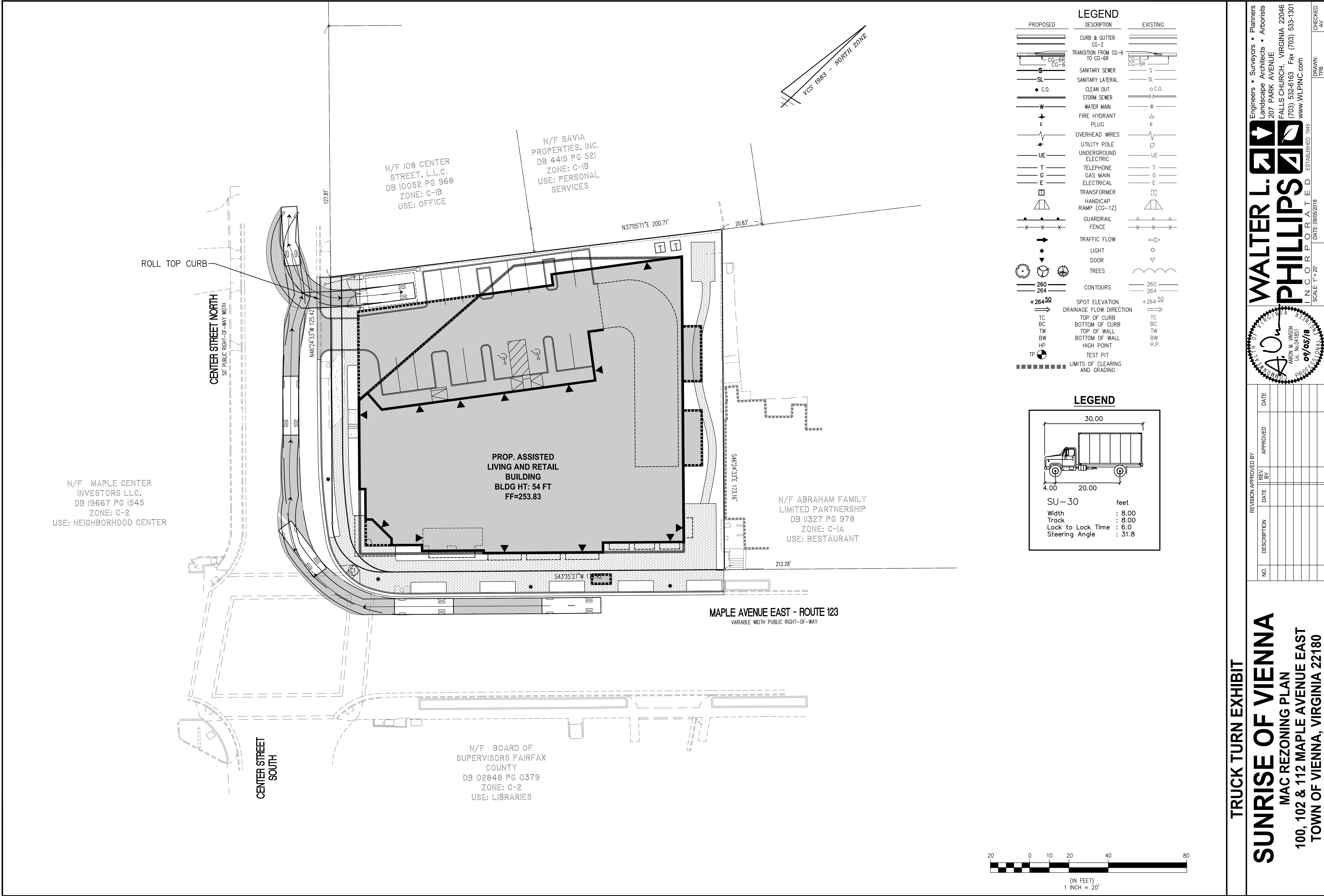
CONCEPT PLAN

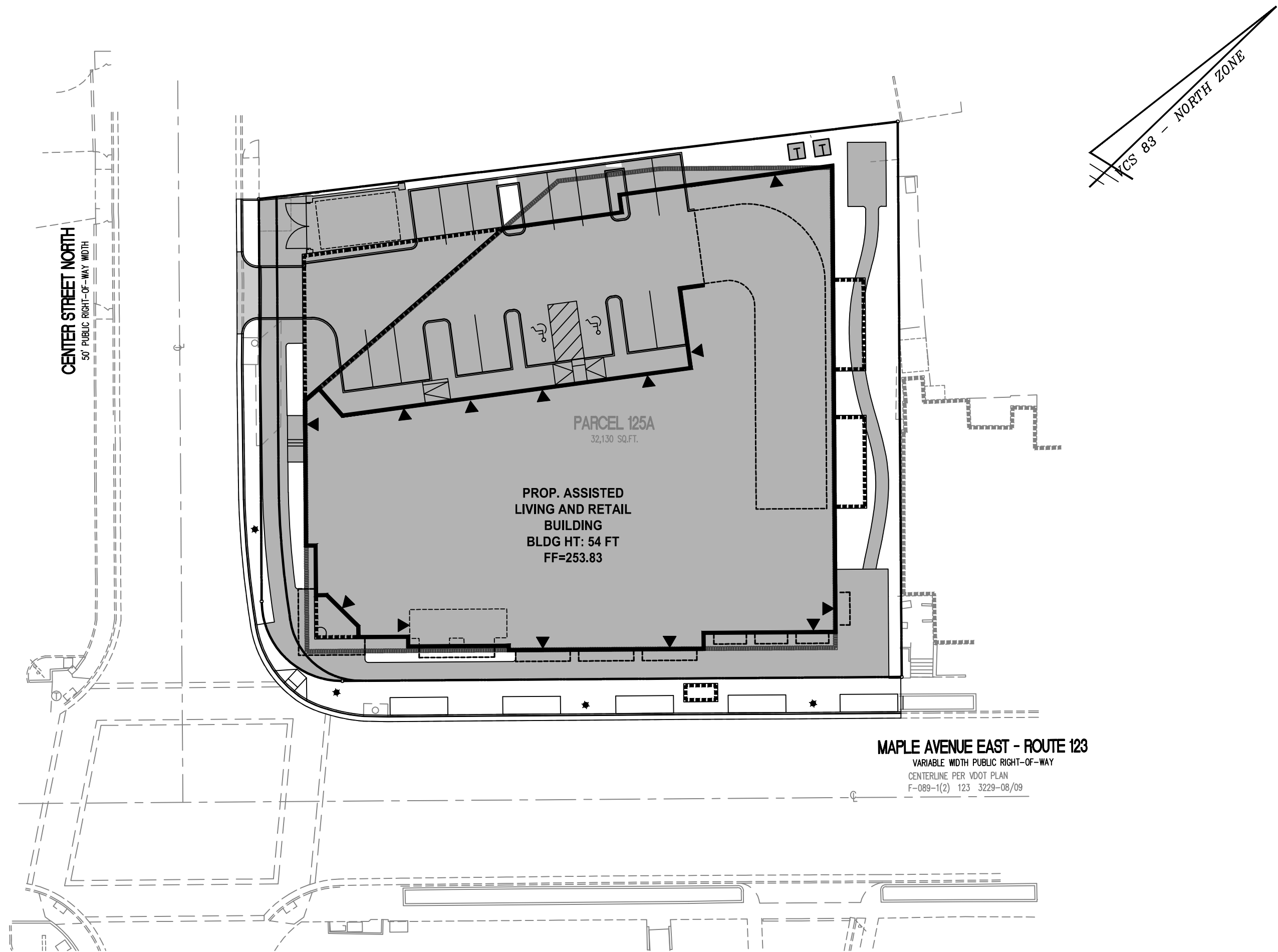
SUNRISE OF VIENNA
MAC REZONING PLAN
100, 102 & 112 MAPLE AVENUE EAST
TOWN OF VIENNA, VIRGINIA 22180

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IMPERVIOUS AREA DIAGRAM
1" = 30'

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.

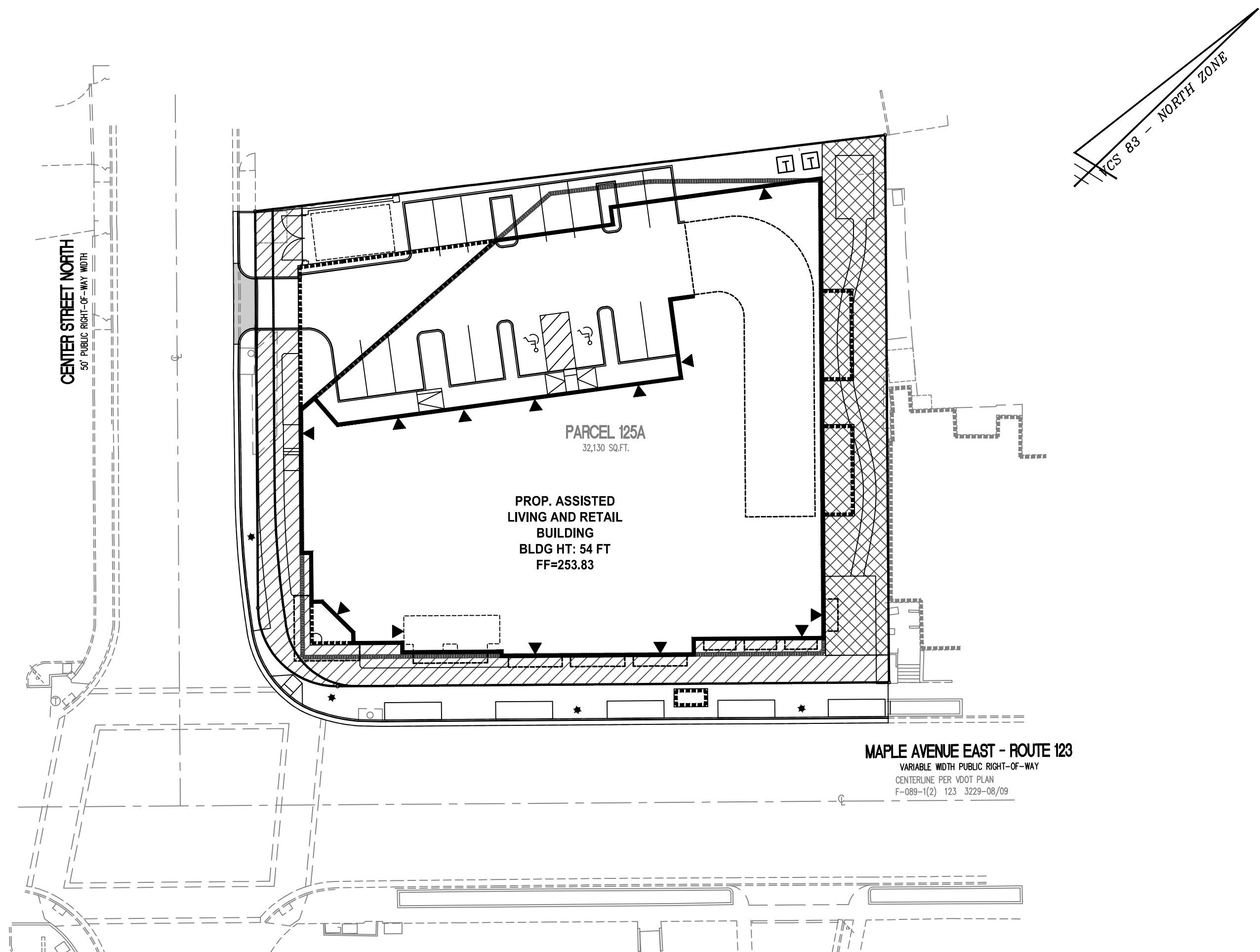
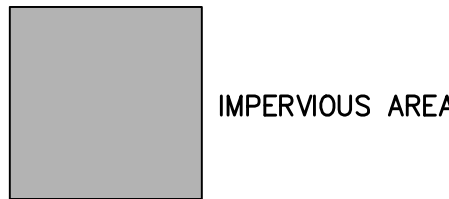
TOTAL PERVIOUS SURFACE	89.5% OF LOT AREA	±28,754 SF
TOTAL IMPERVIOUS SURFACE	10.5% OF LOT AREA	±3,376 SF

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

NOTE: THIS PLAN IS FOR THE APPROVAL OF 90% IMPERVIOUS COVER. FINAL CALCULATIONS WILL BE PROVIDED AT SITE PLAN.

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

LEGEND

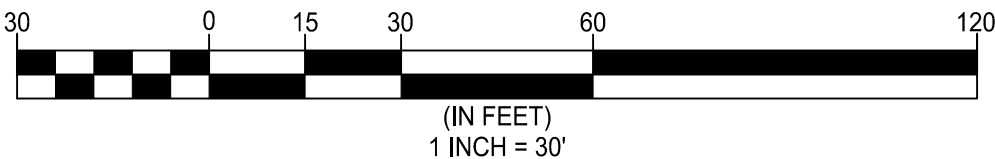
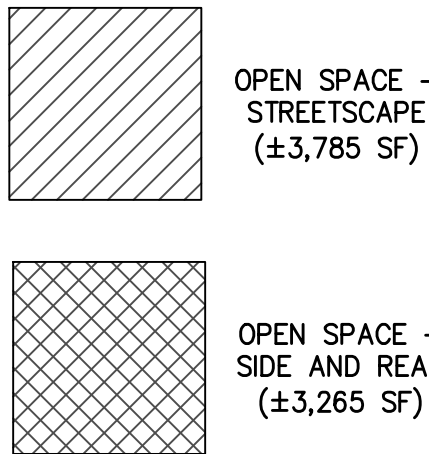


OPEN SPACE DIAGRAM
1" = 30'

OPEN SPACE CALCULATION

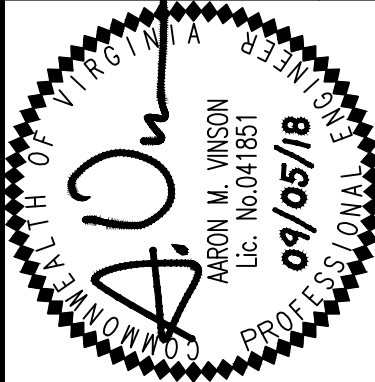
LOT AREA:		32,130 SF (0.7376 AC)
MIN OPEN SPACE REQUIRED	15% OF LOT AREA	4,820 SF MIN.
OPEN SPACE PROVIDED	±21.9% OF LOT AREA	±7,050 SF

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



OPEN SPACE AND IMPERVIOUS SURFACE EXHIBIT

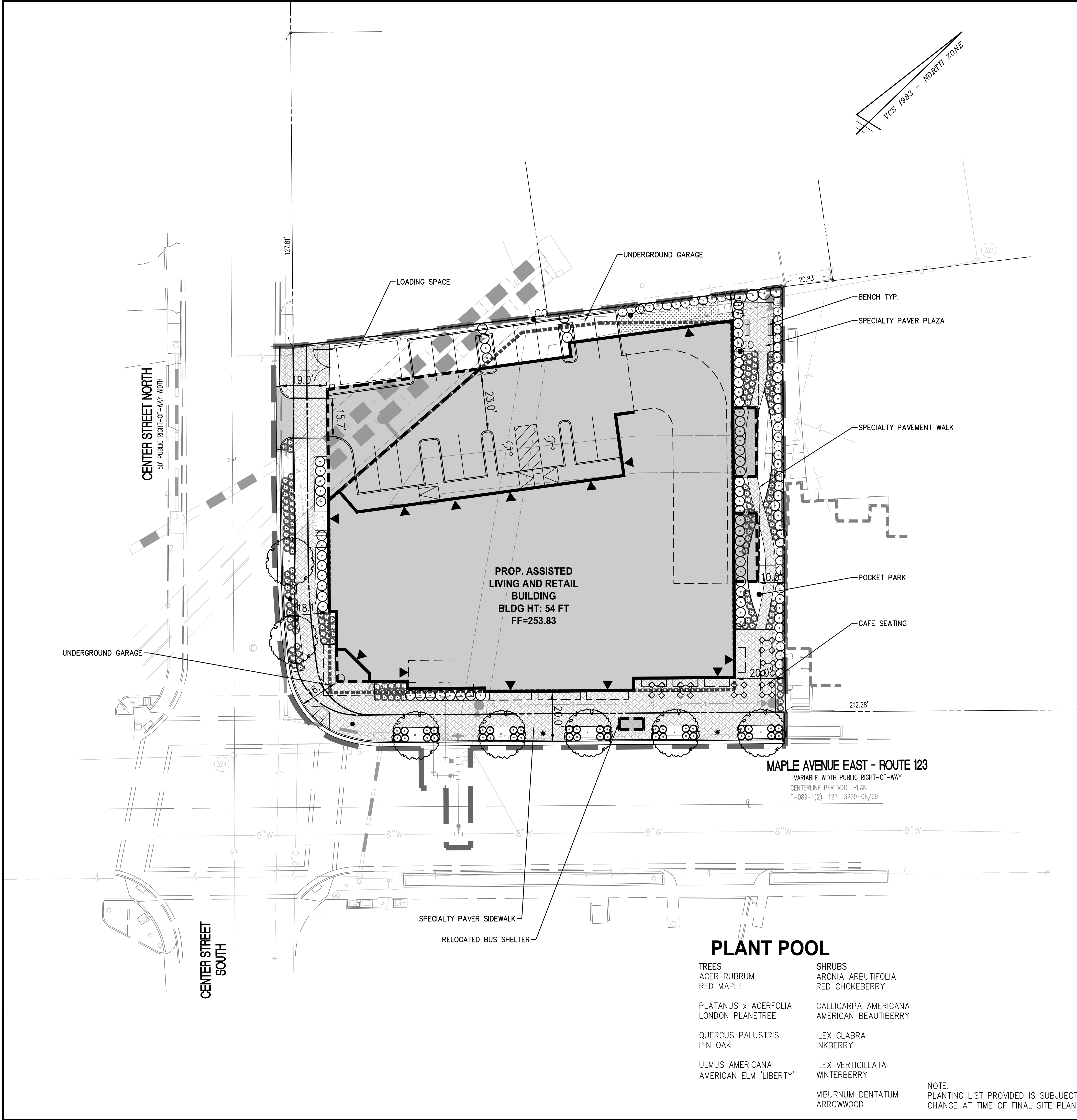
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MAC REZONING PLAN
100, 102 & 112 MAPLE AVENUE EAST
TOWN OF VIENNA, VIRGINIA 22180



REVISION APPROVED BY			
NO.	DESCRIPTION	DATE	APPROVED

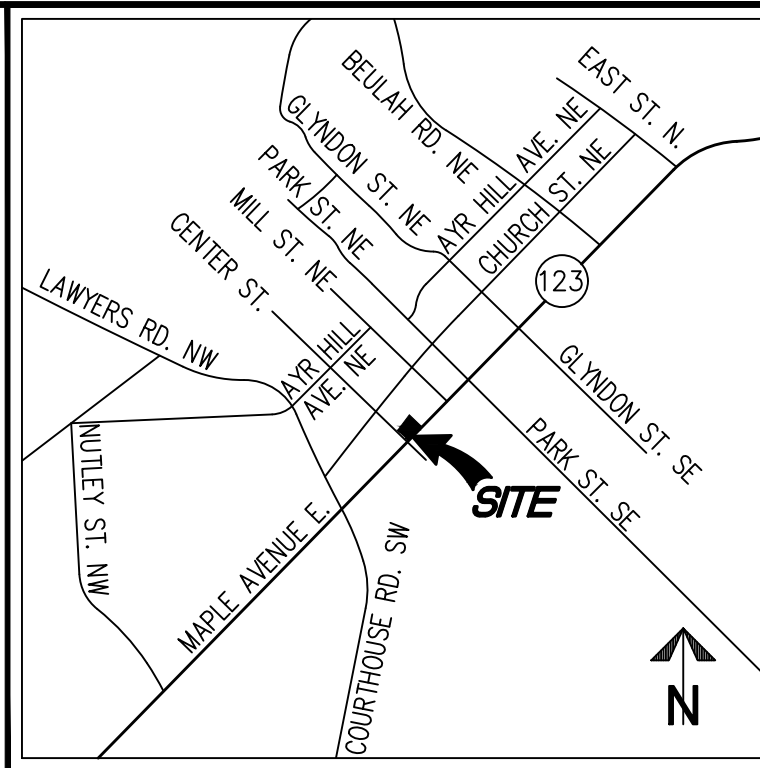
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DRAWN: TTPB
CHECKED: AV
DATE: 06/05/2018
SCALE: 1" = 30'



LEGEND

- PROPOSED DECIDUOUS TREES
- PROPOSED SHRUBS
- PROPOSED ORNAMENTAL GRASSES
- PROPOSED GROUNDCOVER, PERRENIALS



MATERIALS

SPECIALTY PAVEMENT



BENCHES



CAFE SEATING

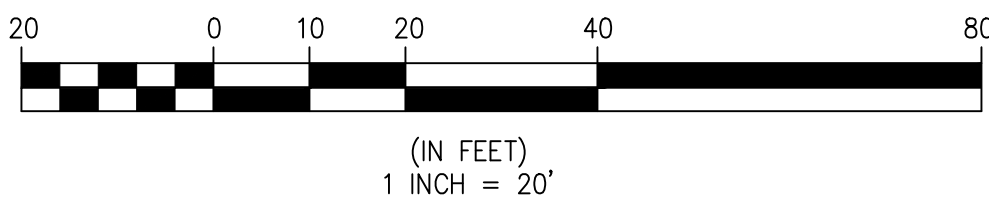


NOTE:
SPECIFICATIONS PROVIDED ARE SUBJECT TO CHANGE AT TIME
OF FINAL SITE PLAN. PRODUCTS ARE FOR REFERENCE ONLY.

PLANT POOL

- | | |
|------------------------|----------------------|
| TREES | SHRUBS |
| ACER RUBRUM | ARONIA ARBUTIFOLIA |
| RED MAPLE | RED CHOKEBERRY |
| PLATANUS x ACERFOLIA | CALLICARPA AMERICANA |
| LONDON PLANETREE | AMERICAN BEAUTIBERRY |
| QUERCUS PALUSTRIS | ILEX GLABRA |
| PIN OAK | INKBERRY |
| ULMUS AMERICANA | ILEX VERTICILLATA |
| AMERICAN ELM 'LIBERTY' | WINTERBERRY |
| | VIBURNUM DENTATUM |
| | ARROWWOOD |

NOTE:
PLANTING LIST PROVIDED IS SUBJECT TO
CHANGE AT TIME OF FINAL SITE PLAN.



LANDSCAPE PLAN

SUNRISE OF VIENNA

MAC REZONING PLAN

100, 102 & 112 MAPLE AVENUE EAST

TOWN OF VIENNA, VIRGINIA 22180

WALTER L. PHILLIPS

INCORPORATED

09/05/18

PROFESSIONAL SEAL

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

Engineers • Surveyors • Planners

Landscape Architects • Arborists

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FALLS CHURCH, VIRGINIA 22046

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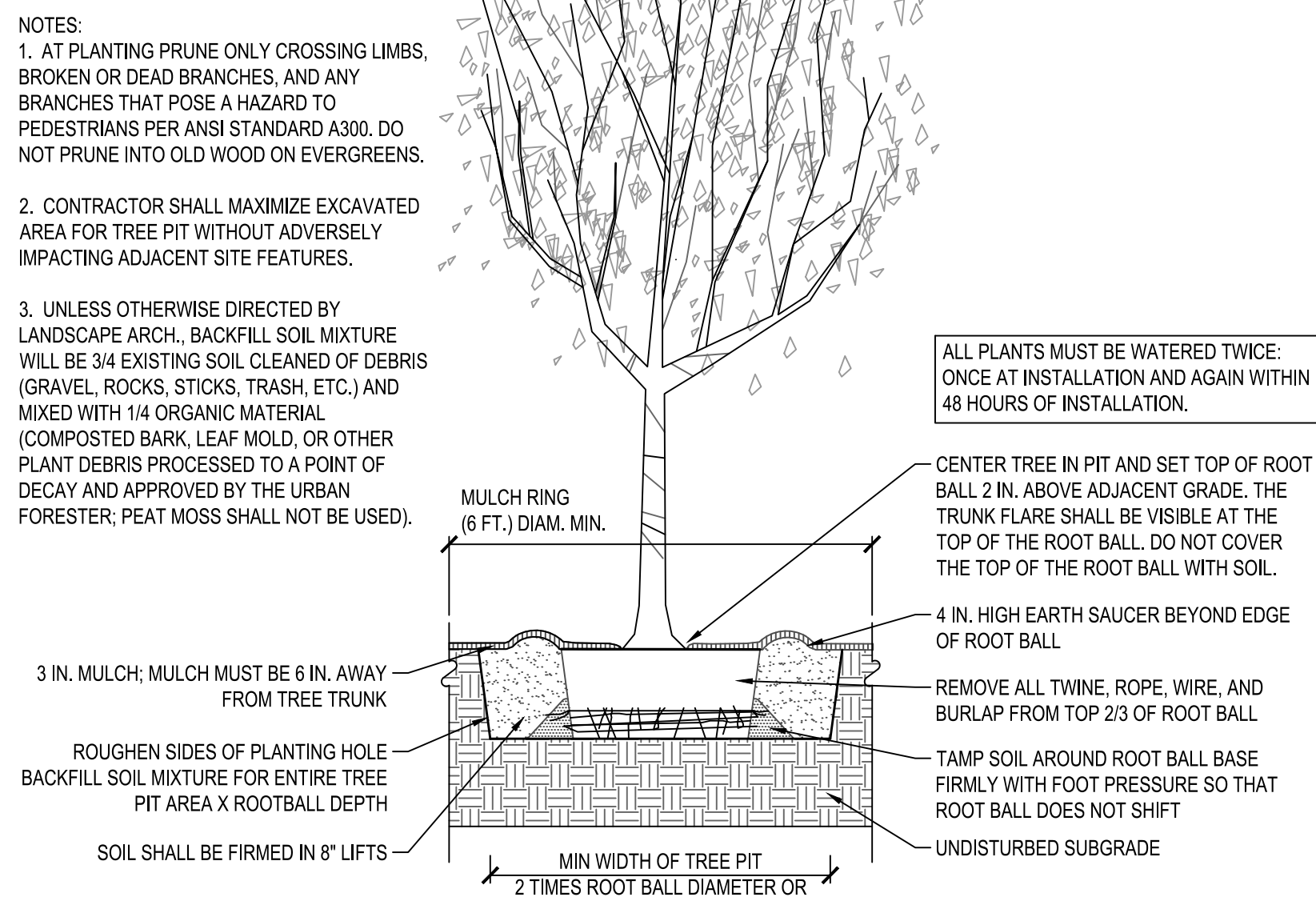
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CHECKED: AV

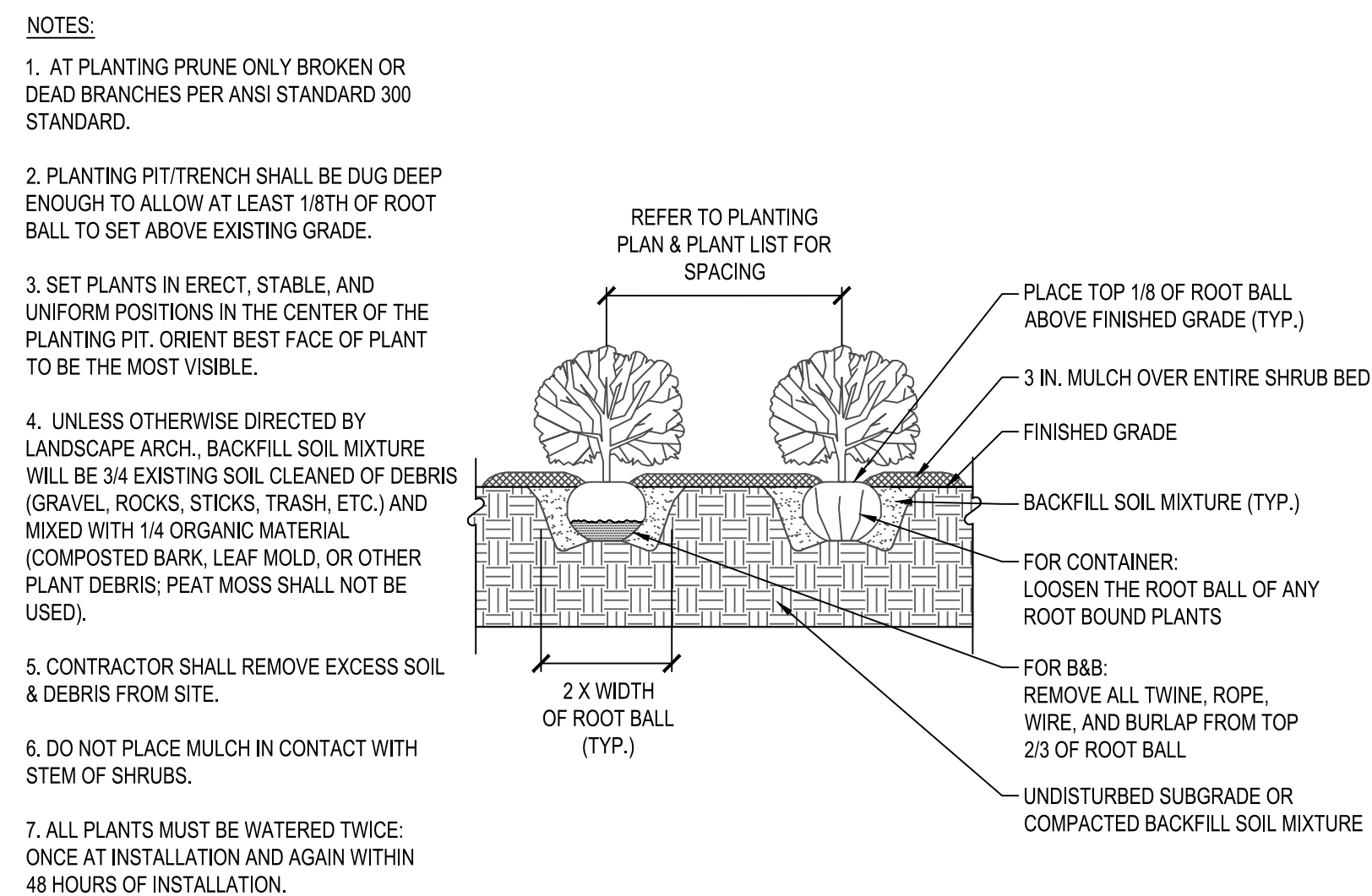
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DATE: 09/05/2018

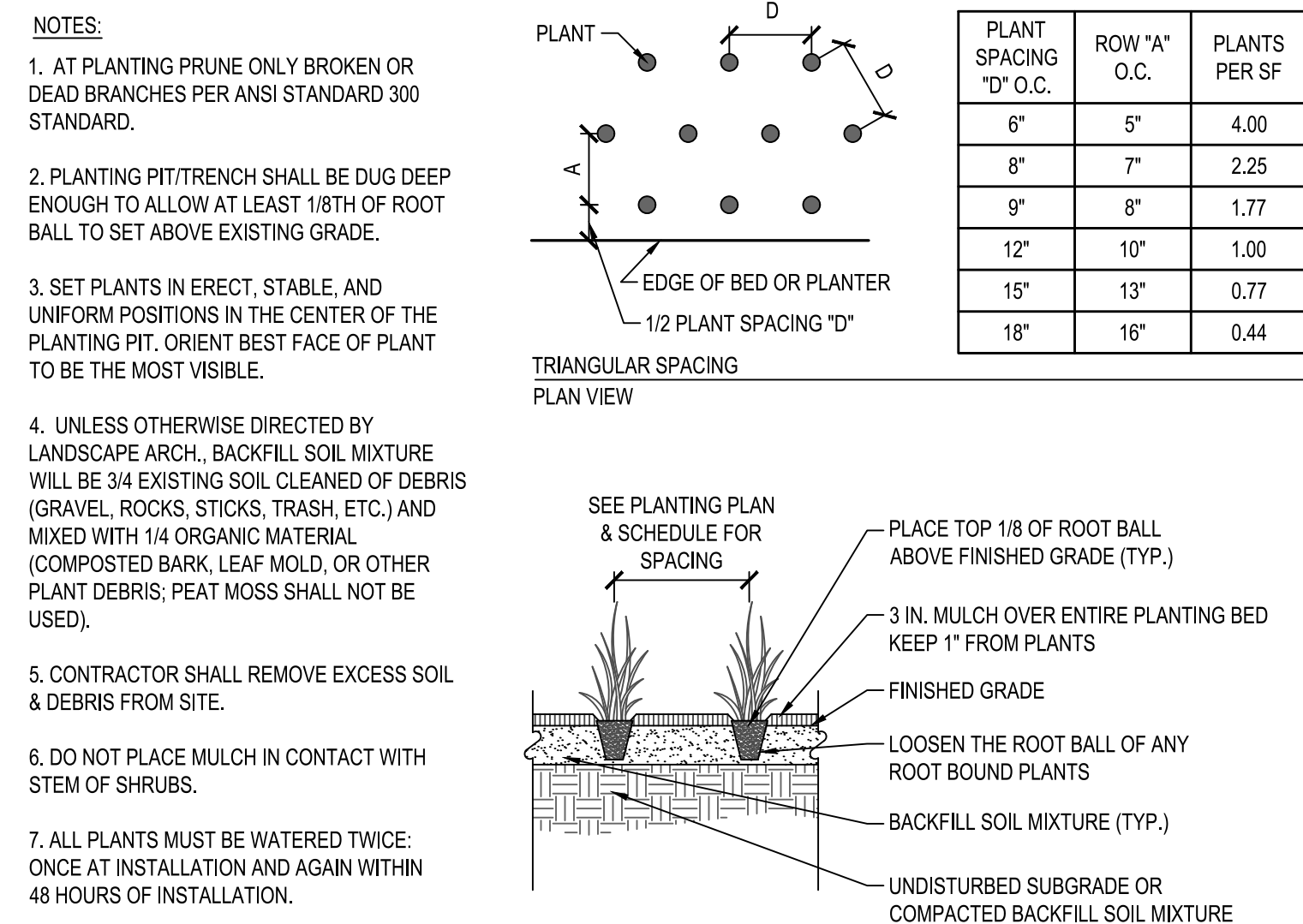
SCALE: 1"=20'



 **TREE PLANTING DETAIL**
SCALE: NTS



 **SHRUB PLANTING DETAIL**
SCALE: NTS



PERENNIAL/GROUNDCOVER PLANTING DETAIL
SCALE: NTS

[illegible]

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INCORPORATED
ESTABLISHED 1945
SCALE: AS NOTED DATE: 03/05/2018

DRAWN:
TOP

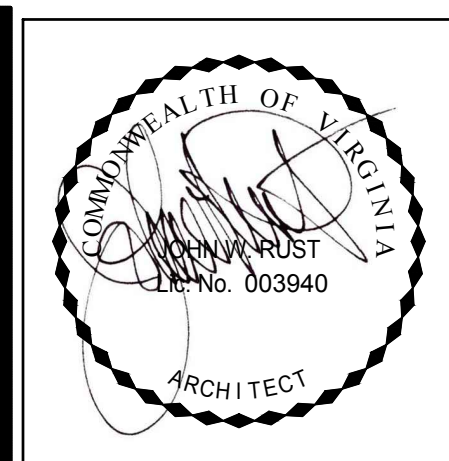
DATE: 09/05/2018

SCALE: AS NOTED

CHE
AV

LANDSCAPE NOTES AND DETAILS

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Vienna, Virginia

18012

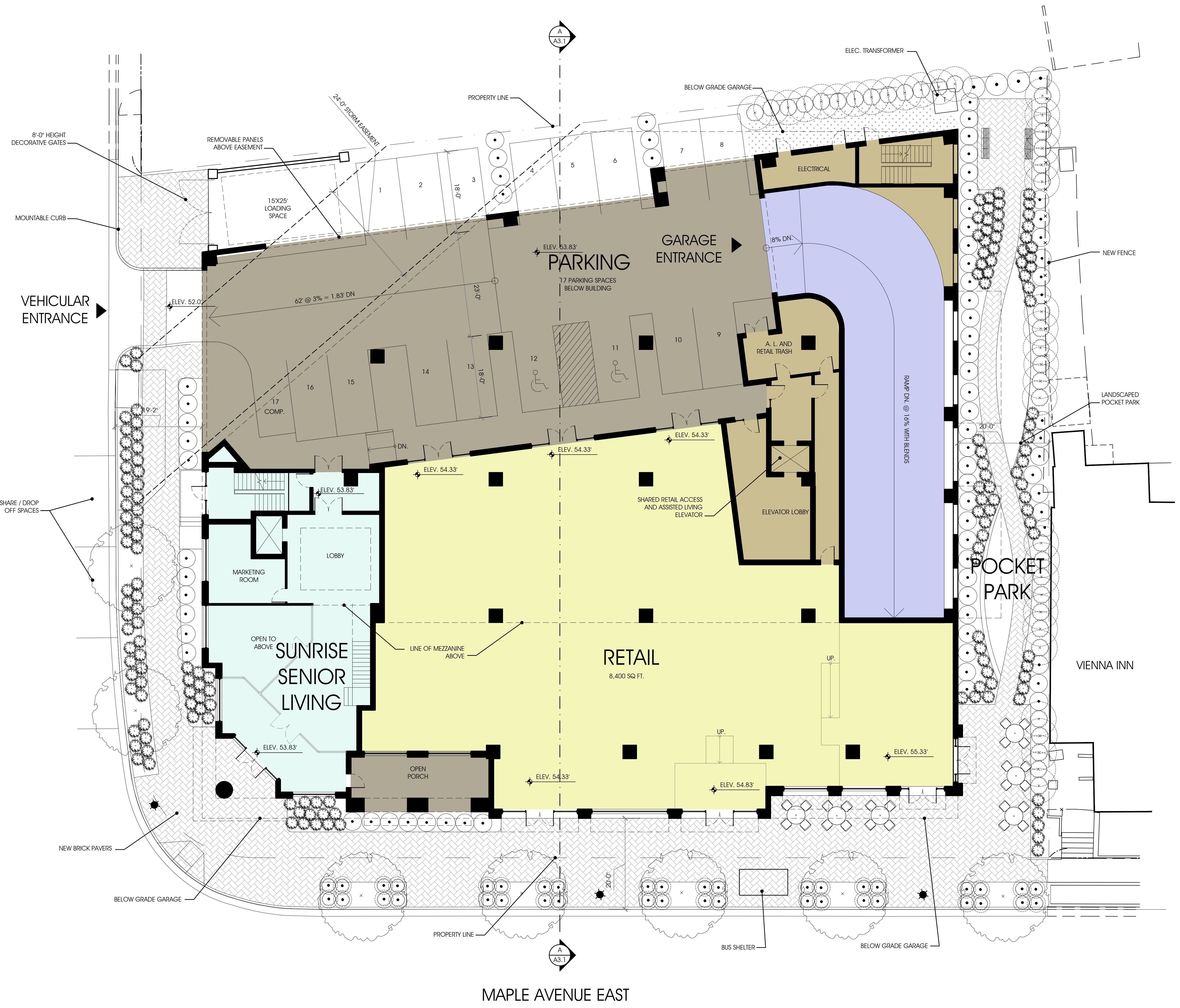
REVISIONS	
DATE	DESCRIPTION

MAC REZONING
PLAN
09.05.18

ARCHITECTURAL
SITE PLAN/
GROUND FLOOR
PLAN

SHEET NO.
A1.1

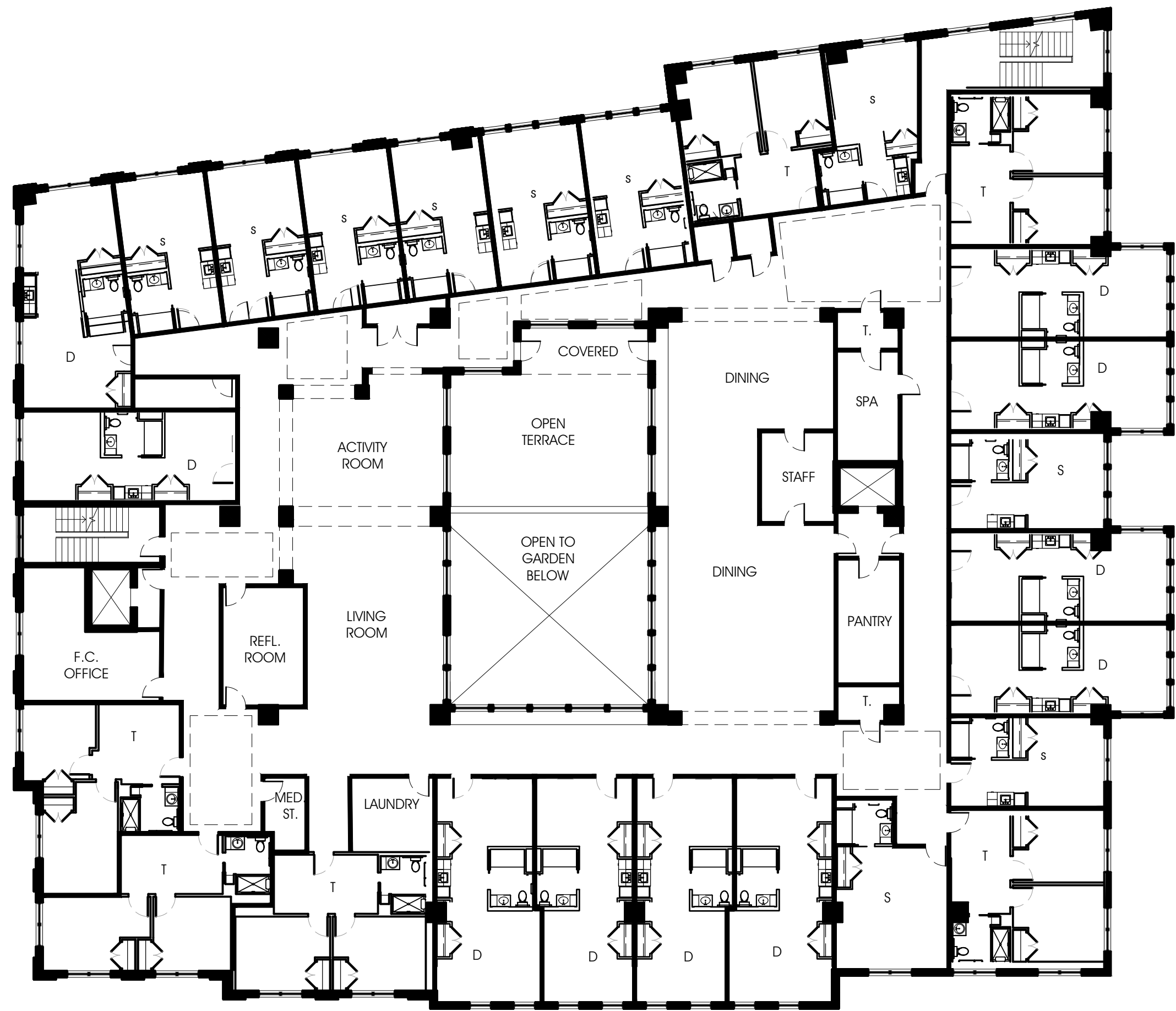
CENTER STREET NORTH



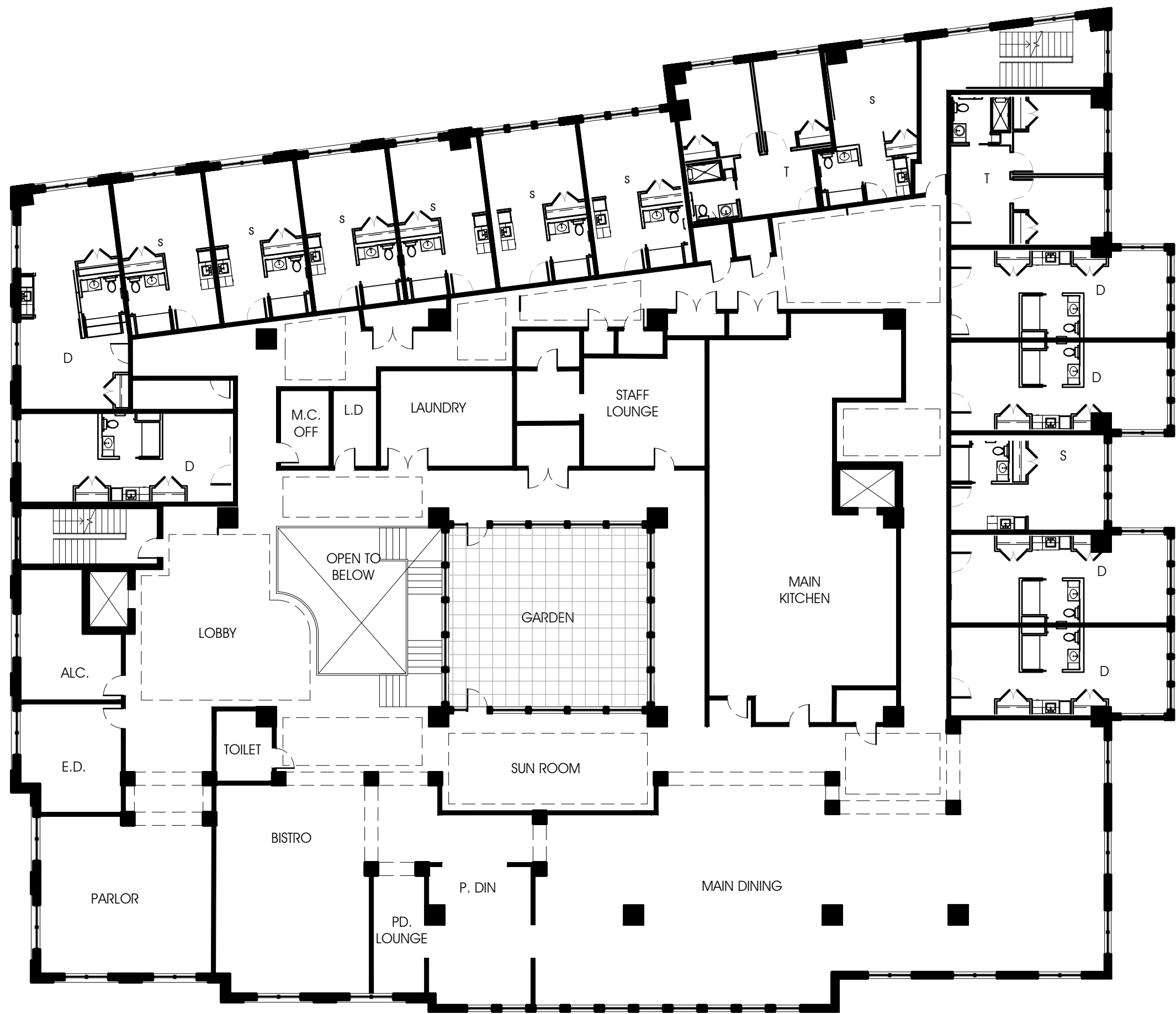
MAPLE AVENUE EAST

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

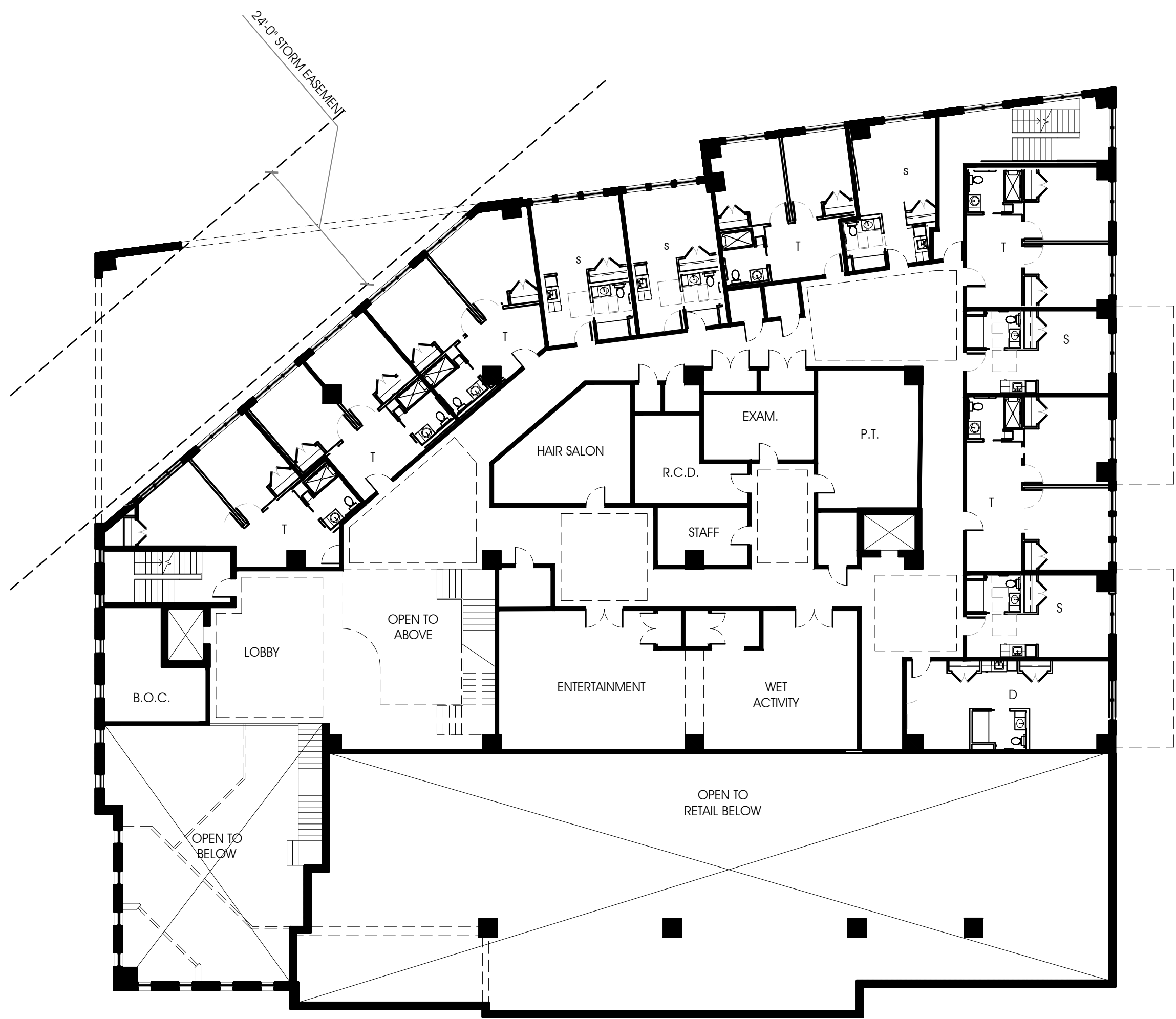
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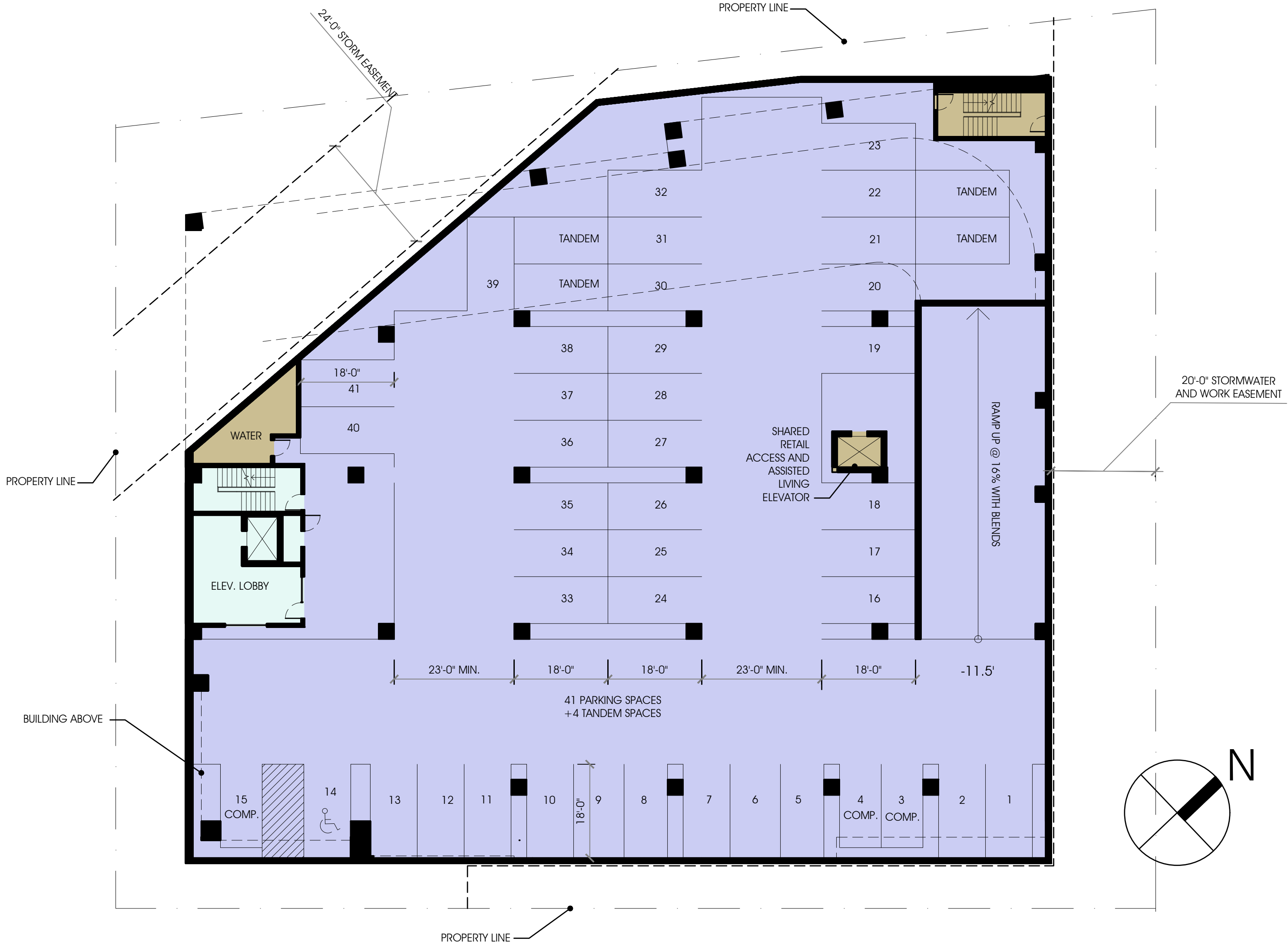
3RD FLOOR PLAN
1/16"=1'-0"



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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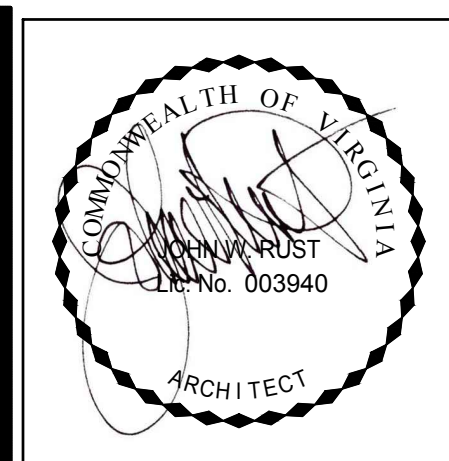
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FLOOR PLANS

SHEET NO.
A1.2



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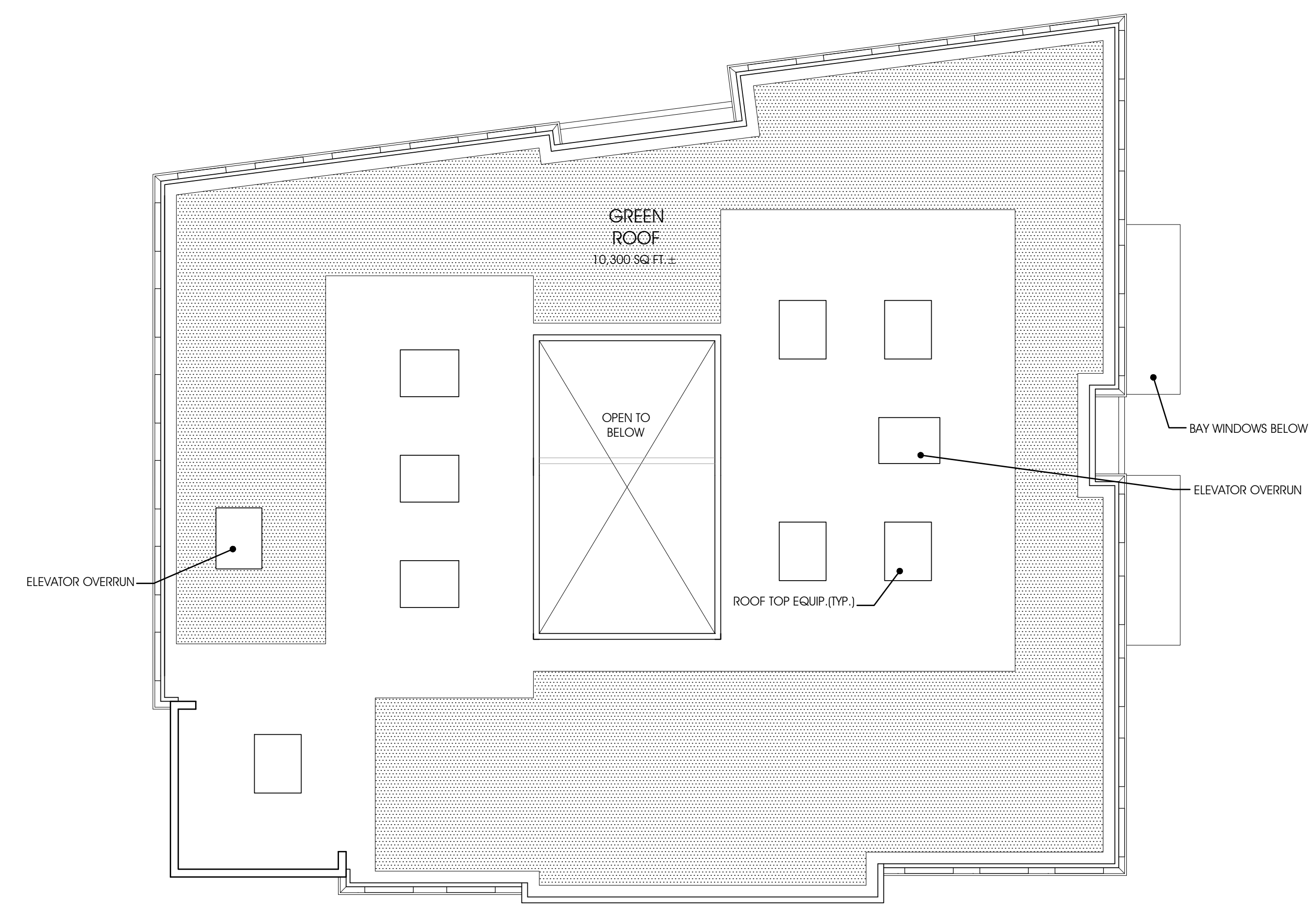
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DATE	DESCRIPTION

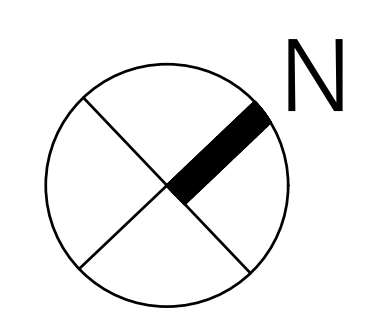
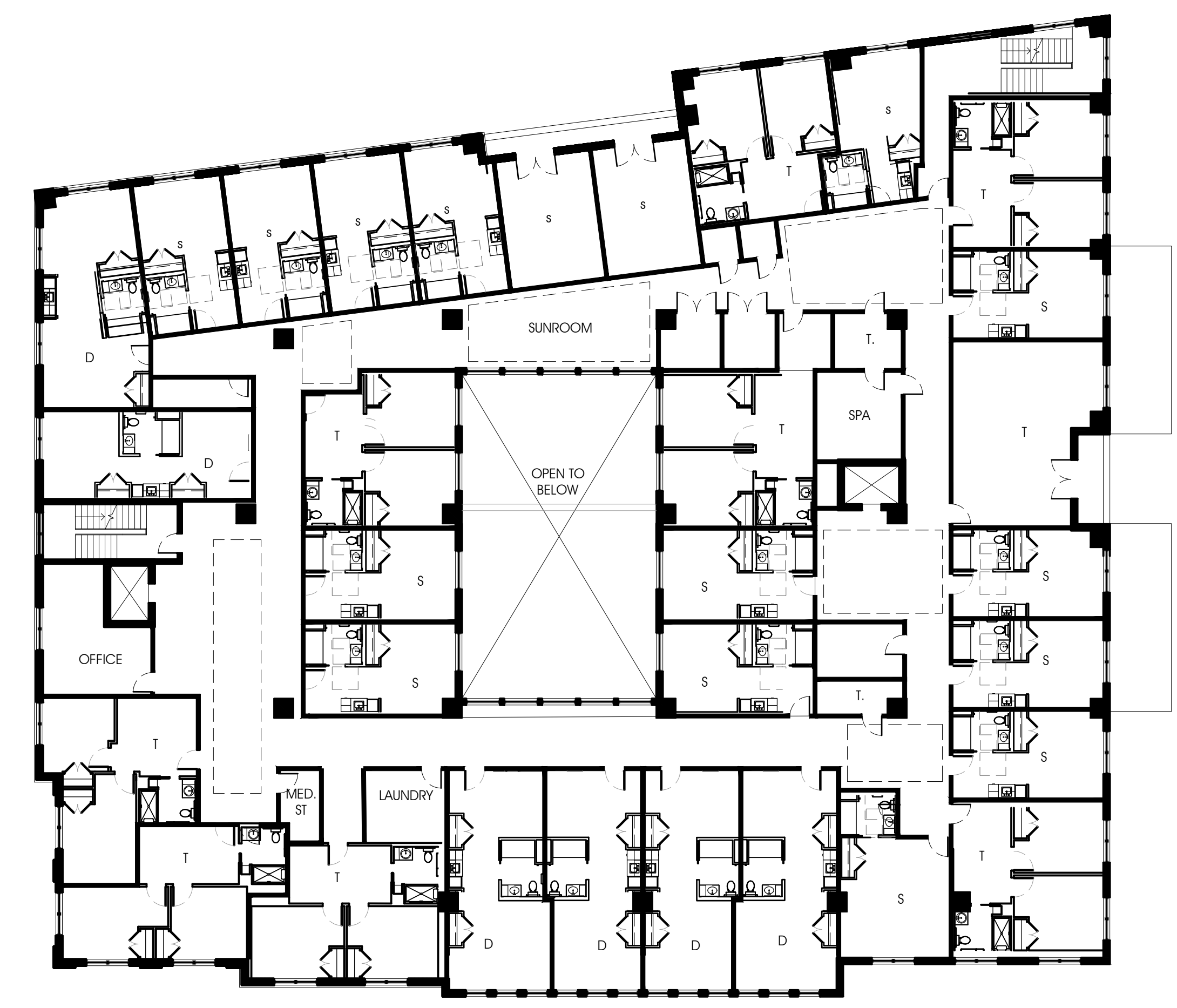
MAC REZONING
PLAN
09.05.18

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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PLAN
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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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MAC REZONING
PLAN
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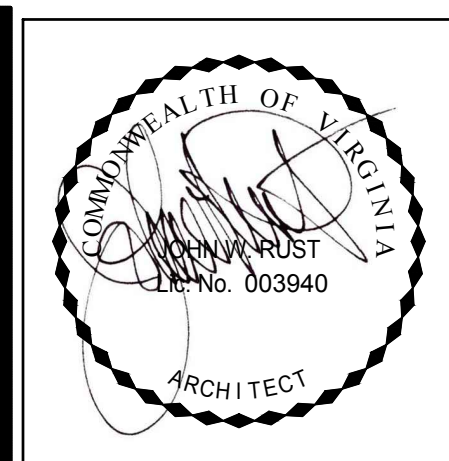
EXTERIOR
ELEVATIONS

SHEET NO.
A2.2



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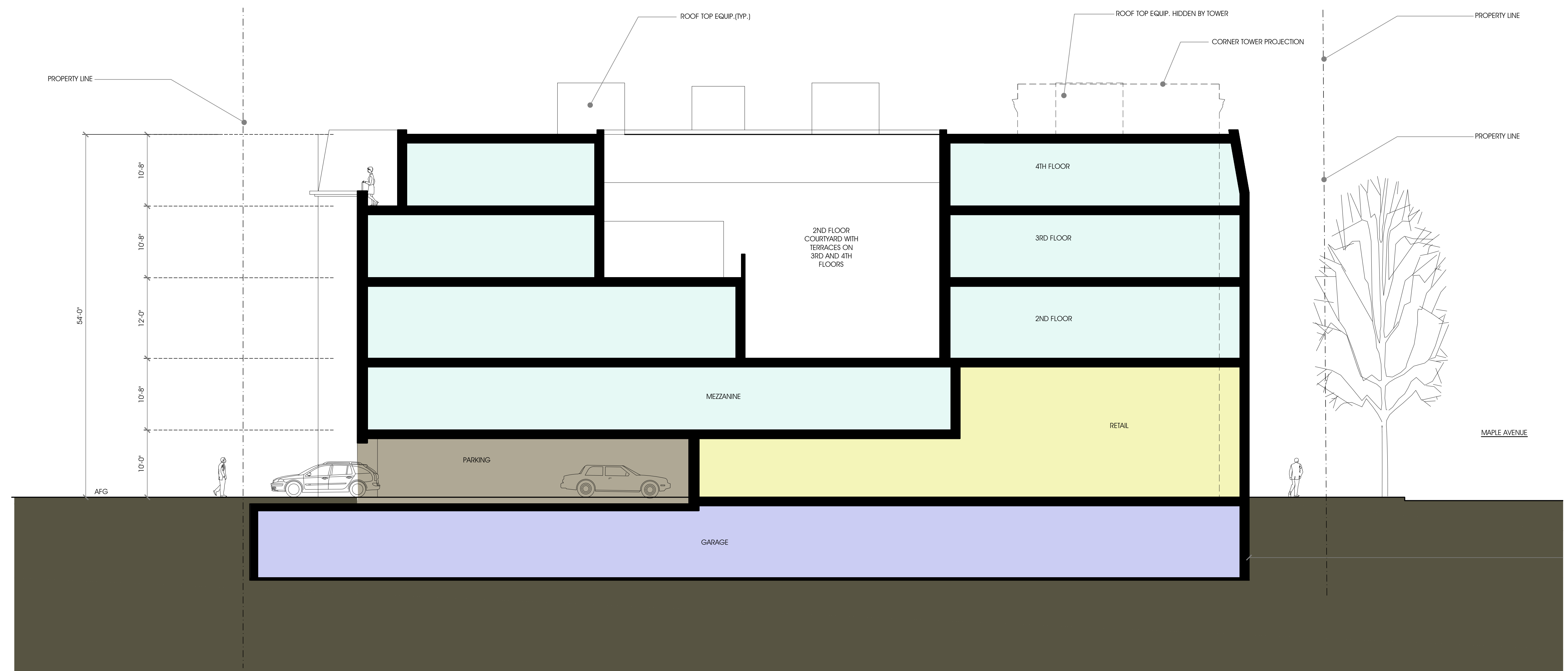
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DATE	DESCRIPTION

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PLAN
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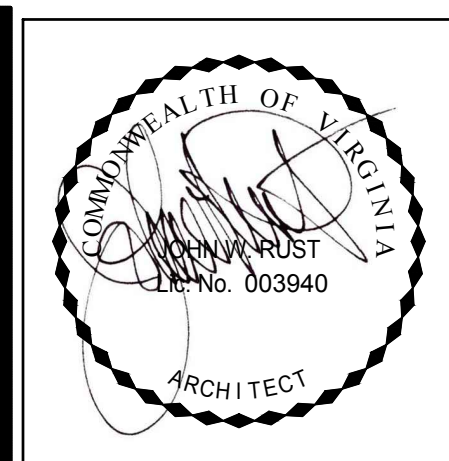
SECTION

SHEET NO.
A3.1



A

BUILDING SECTION
1/8" = 1'-0"



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DATE	DESCRIPTION

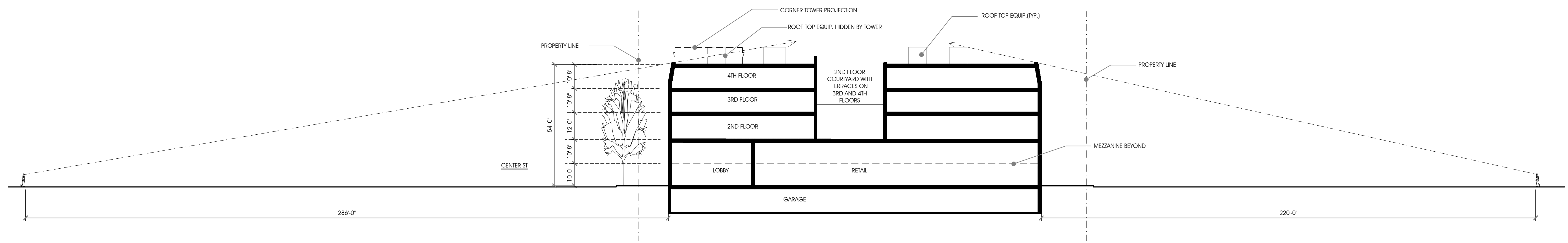
MAC REZONING
PLAN
09.05.18

SECTION

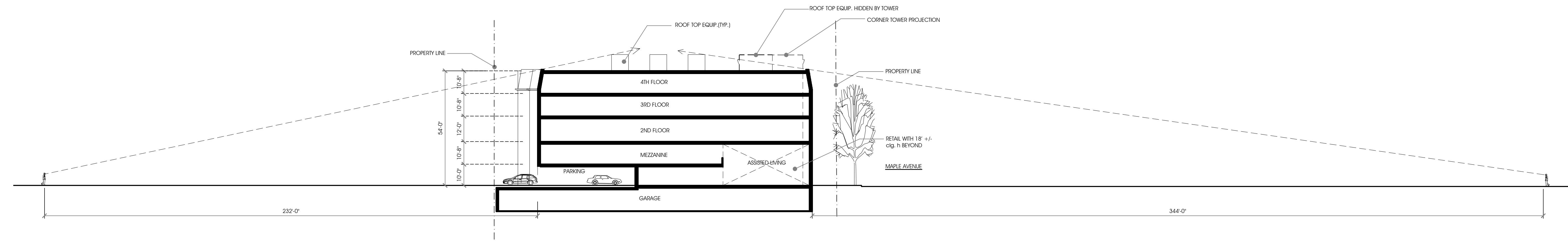
SHEET NO.
A3.2



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



SITE SECTION
1" = 25'-0"



SITE SECTION
1" = 25'-0"



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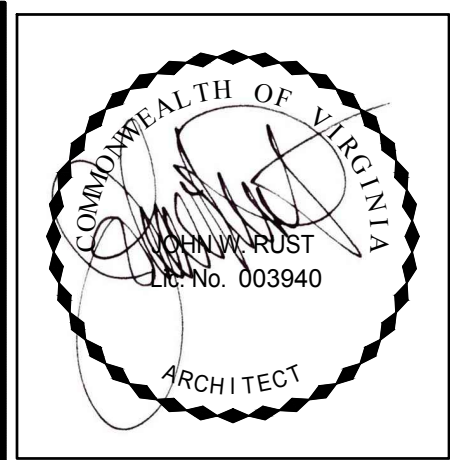
18012

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MAC REZONING
PLAN
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RENDERING

SHEET NO.
A4.1



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