

MAC ZONING PLAN FOR MAPLE AVENUE - OPTION 2 MILL TOWN OF VIENNA TRANSPORT TOWN OF VIENNA, VIRGINIA

GENERAL NOTES

1. THE SUBJECT SITE IS LOCATED IN THE TOWN OF VIENNA WITH TAX MAP NO. 03-3-02-0147, AND IS ZONED C-1.
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 HAMPDEN 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 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 GROUND.
 - 7.4. MAXIMUM ILLUMINATION: VARY ALL OUTDOOR LIGHTING AND INDICATOR LIGHTING VISIBLE FROM OUTSIDE SHALL BE DESIGNED AND LOCATED SO THAT THE MAXIMUM ILLUMINATION MEASURED IN FOOTCANDLES AT GROUND LEVEL AT A LOT LINE SHALL NOT EXCEED THE STANDARDS IN TABLE 18-9515.A, MAXIMUM ILLUMINATION. IN NO INSTANCE SHALL ILLUMINATION LEVELS WITHIN A SITE EXCEED 30 FOOTCANDLES.
8. NO PROFFERS FOR THIS PLAN
9. THE DEVELOPER IS CURRENTLY IN COORDINATION WITH THE DRY UTILITY PROVIDERS TO DETERMINE FEASIBILITY OF UNDERGROUNDING THE OVERHEAD UTILITIES ON MAPLE AVENUE.

ZONING REQUIREMENTS

	MAC Zone Regulations	Proposed
Zoning	C-1(Commercial)	C-1(Commercial)
Lot Area	N/A	36,842 SF/0.84 A.C.
Lot Width	N/A	143.08 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.) ²	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%	88.89%
Min. Pervious Area	20%	11.11%
Max. Building Height	54 ft.	48'
Min. Building Frontage ³	25%	96%
Parking Spaces (Retail)	38	42
Parking Spaces (Residential)	80	83
Max Offstreet Parking ⁴	95	125
Total Parking Spaces	118	125
Min. Open Space	20%	24.46%

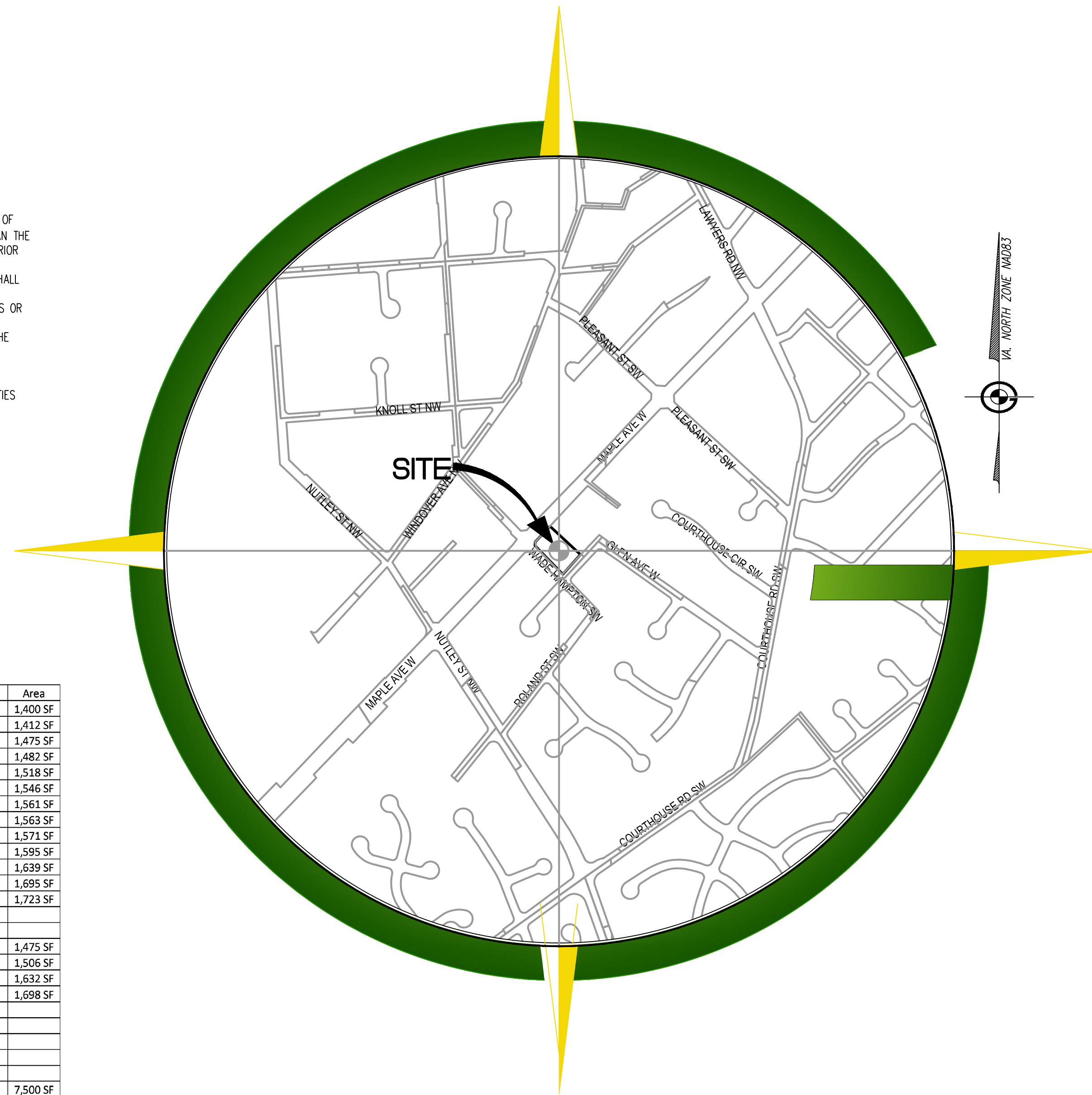
UNIT MIX

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	2	2	1,723 SF
SUBTOTAL 2 BR UNIT:	31		
Unit N	2	3	1,475 SF
Unit O	3	3	1,506 SF
Unit P	1	3	1,632 SF
Unit Q	3	3	1,698 SF
SUBTOTAL 3 BR UNIT:	9		
TOTAL ALL UNITS	40		
RETAIL SPACE			7,500 SF

APPLICANT/OWNER
RED INVESTMENT LLC
PO BOX 1208
VIENNA, VA 22183

VICINITY MAP

SCALE: 1" = 500



SHEET INDEX

SHEET #	SHEET TITLE
01	COVER
02	EXISTING CONDITIONS
03	CONCEPT PLAN
04	CONTEXT PLAN
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

TABLE 18-95.15.A.: MAXIMUM ILLUMINATION

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 TABULATIONS

PARKING REQUIRED	
2 SPACES/RESIDENTIAL UNIT	40 UNITS X 2 SPACES = 80 SPACES REQUIRED
1 SPACE/200 SQ FT RETAIL	7,500 SQ FT RETAIL / 200 = 38 SPACES REQUIRED

PARKING PROVIDED
RESIDENTIAL PARKING PROVIDED* 83 SPACES
RETAIL PARKING PROVIDED 42 SPACES
*(SEE ARCHITECTURAL DRAWINGS FOR LOWER LEVEL GARAGE PLAN)

BICYCLE PARKING REQUIRED

RESIDENT BIKE STORAGE

SHORT TERM STORAGE - 1 SPACE PER 10 UNITS 40 UNITS / 10 = 4 SPACES

LONG TERM STORAGE - 1 SPACE PER 10 UNITS 40 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

BICYCLE PARKING PROVIDED	
RESIDENTIAL PARKING PROVIDED	24 SPACES
RETAIL PARKING PROVIDED	6 SPACES

COVER

380 W MAPLE AVENUE - OPTION 2

MAC ZONING PLAN

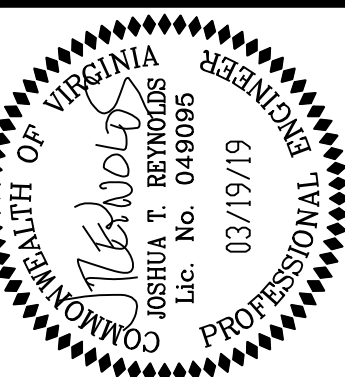
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PLAN DATE	03/19/2019
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DATE: FEB 2019

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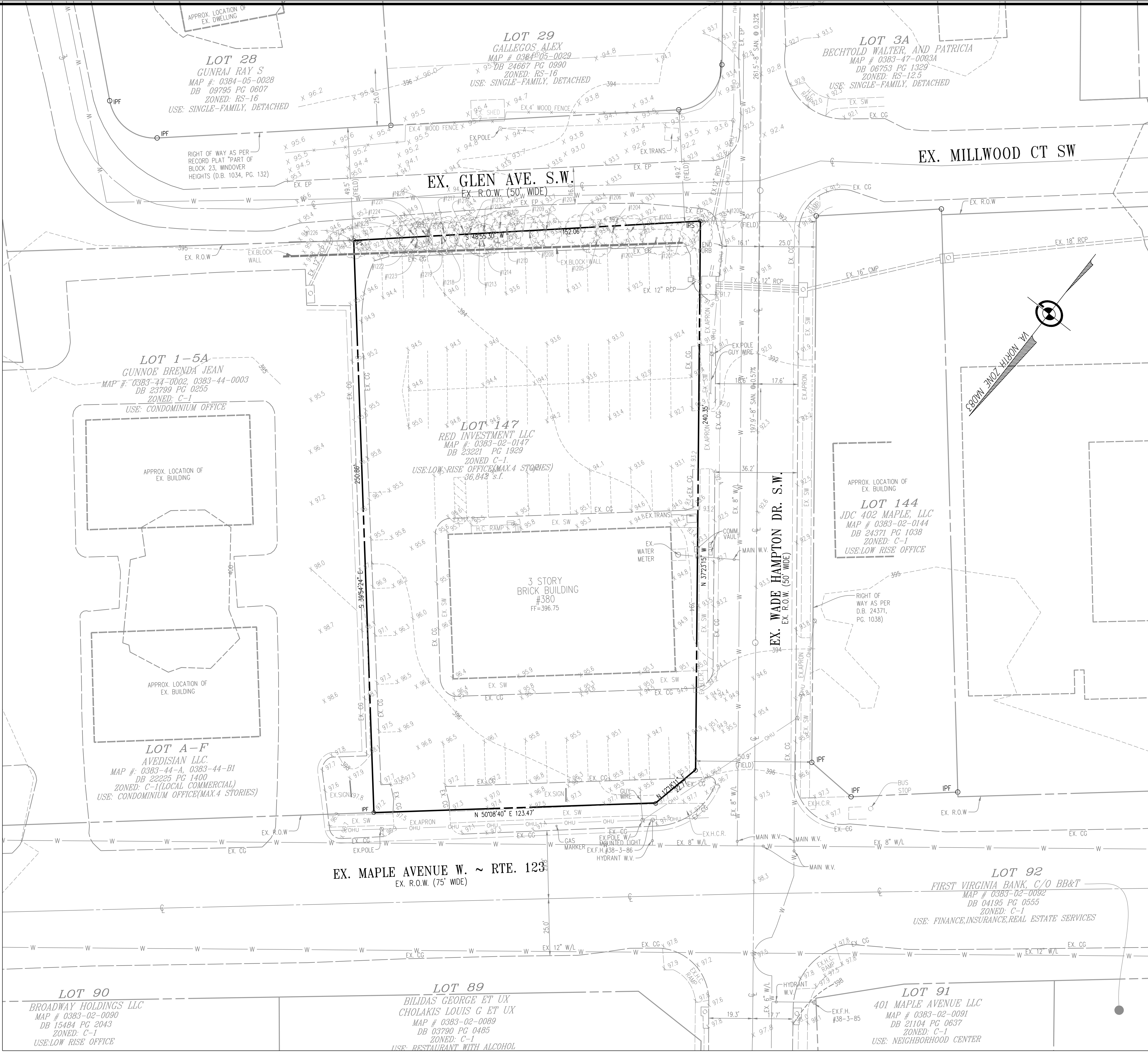
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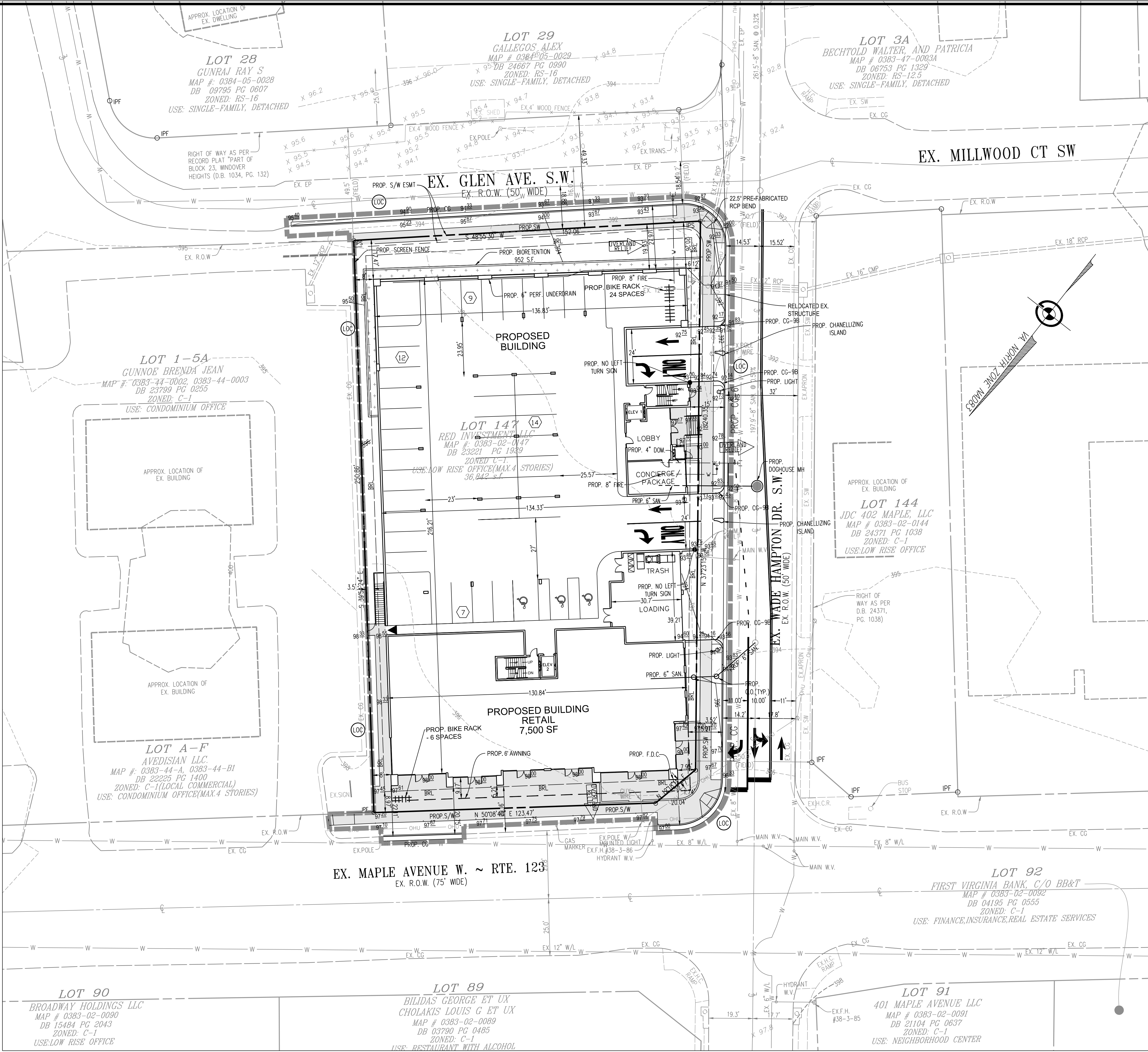
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TREE TABULATION	
DL=DENOTES APPROX. DRIP LINE RADIUS	
NO.	DESCRIPTION
1200	16" LOCUST 16' DL
1201	12" LOCUST 12' DL
1202	18" LOCUST 16' DL
1203	12" LOCUST 12' DL
1204	8" LOCUST 10' DL
1205	18" LOCUST 14' DL
1206	8" LOCUST 10' DL
1207	6" LOCUST DEAD
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

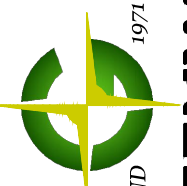
NOTE: THERE ARE NO EXISTING UTILITY EASEMENTS ON-SITE



NOTES:
-THIS APPLICATION PROPOSES A SIDEWALK EASEMENT ALONG
GLEN AVENUE.
-THERE AREA NO KNOWN ENVIRONMENTAL OR HISTORICAL
FEATURES ON SITE



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CONCEPT PLAN

380 W MAPLE AVENUE - OPTION 2

MAC ZONING PLAN

HUNTER MILL, TOWN OF VIENNA, TRANSPORT

TOWN OF VIENNA, VIRGINIA



No.	DATE	DESCRIPTION	REVISIONS

PLAN DATE
03/19/2019

DATE: FEB 2019

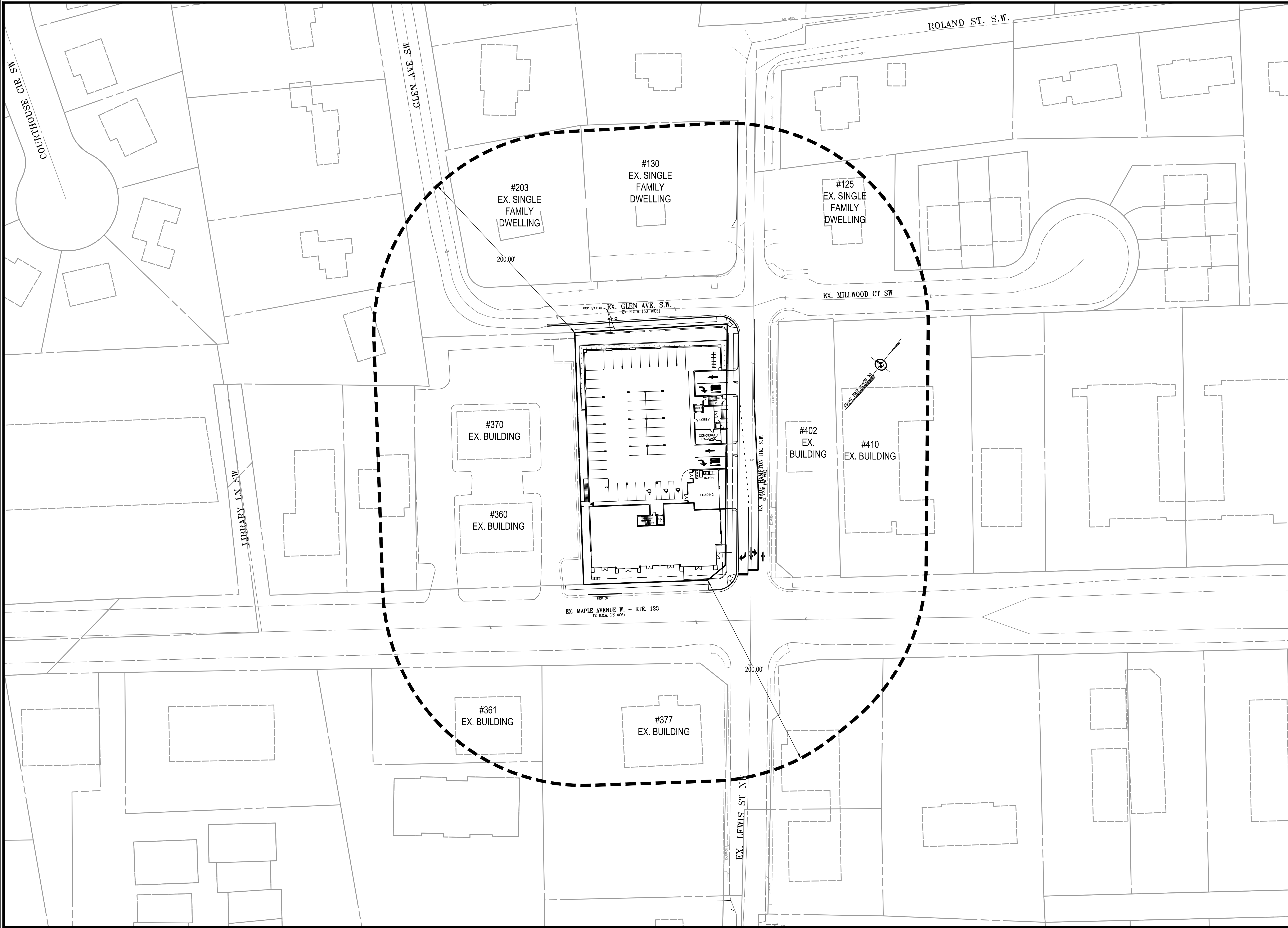
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SCALE: 1"=20'

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PLAN DATE 03/19/2019		DATE: FEB 2019	
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No.		DATE	
DESCRIPTION		REVISIONS	
COMMONWEALTH OF VIRGINIA JOSHUA T. REYNOLDS Lic. No. 049095 03/19/19 PROFESSIONAL ENGINEER			
CONTEXT PLAN 380 W MAPLE AVENUE - OPTION 2 MAC ZONING PLAN HUNTER MILL TOWN OF VIENNA TRANSPORT TOWN OF VIENNA, VIRGINIA			
PROUDLY SERVING VIRGINIA & WEST VIRGINIA OFFICES IN: STERLING, VA, WINCHESTER, VA & MARTINSBURG, WV 1971 PND GREENWAY ENGINEERING 20 Pidgeon Hill Drive, Suite #208 Sterling, VA 22154 Telephone: (703) 328-0788 Fax: (540) 722-9528 www.greenwayeng.com			

STORMWATER MANAGEMENT NARRATIVE (ENERGY BALANCE

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LEGEND



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 (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	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 (ft³)	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 ****

PLAN DATE
03/19/2019

DATE: FEB 2019

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SCALE: N/A

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SHEET
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OF
13

BEST MANAGEMENT PRACTICES - COMPUTATIONS

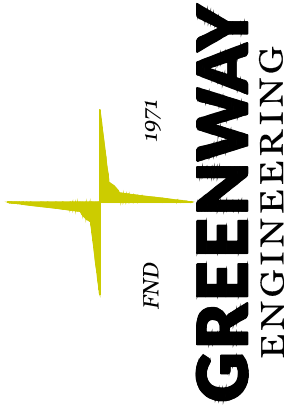
380 W MAPLE AVENUE - OPTION 2

MAC ZONING PLAN

HUNTER MILL TOWN OF VIENNA TRANSPORT

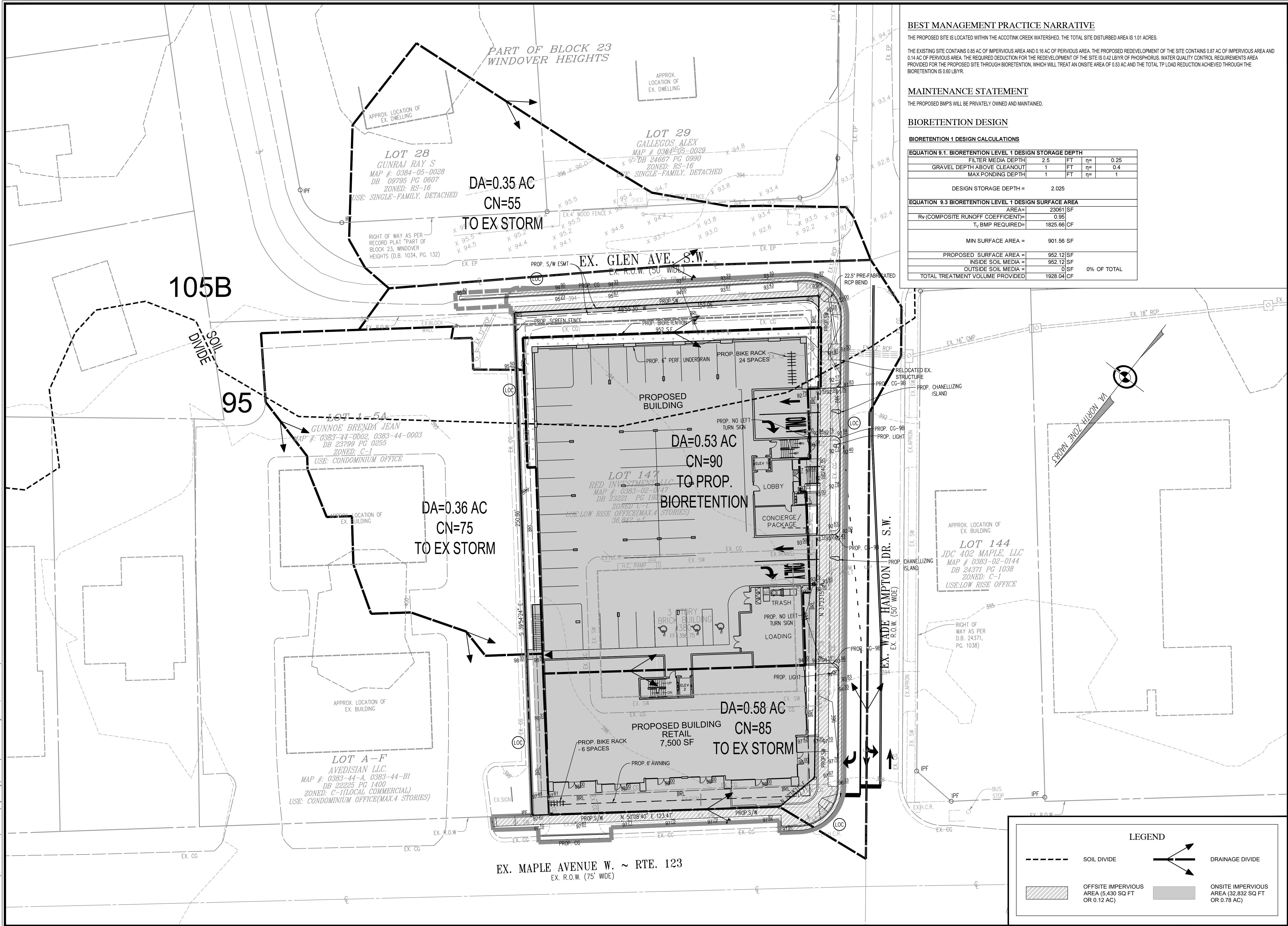
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BEST MANAGEMENT PRACTICE NARRATIVE

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 0.87 AC OF IMPERVIOUS AREA AND 0.14 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

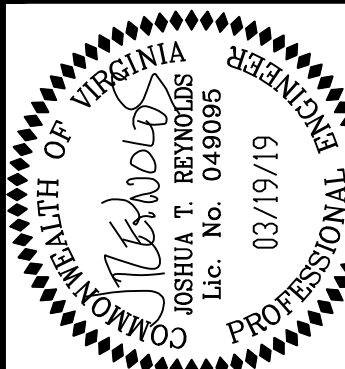
BIORETENTION 1 DESIGN CALCULATIONS

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		
Tv 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	

BEST MANAGEMENT PRACTICES - POST-DEVELOPMENT

380 W MAPLE AVENUE - OPTION 2
MAC ZONING PLAN

HUNTER MILL TOWN OF VIENNA TRANSPORT
TOWN OF VIENNA, VIRGINIA



REVISIONS	
No.	DESCRIPTION

PLAN DATE	03/19/2019
DATE	FEB 2019
C.I.	2'
SCALE	1"=20'
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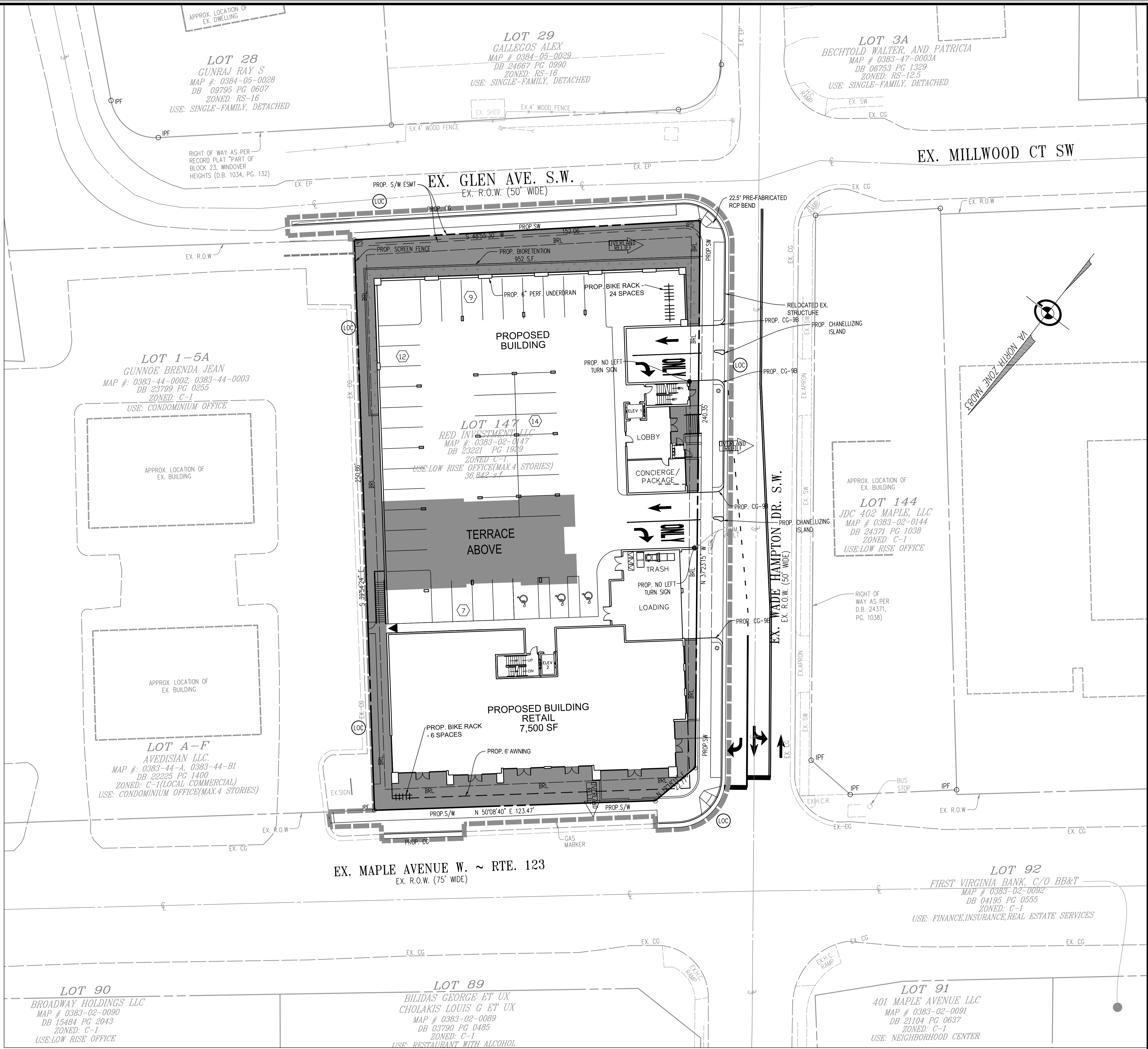
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LEGEND



PROP. OPEN SPACE

PROP. OPEN SPACE = 9,010 SQ FT
/36,842 SQ FT
= 24.46%



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OPEN SPACE EXHIBIT

380 W MAPLE AVENUE - OPTION 2
MAC ZONING PLAN

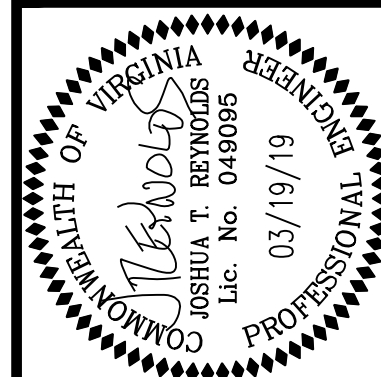
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TOWN OF VIENNA, VIRGINIA

No.	DATE	DESCRIPTION	REVISIONS

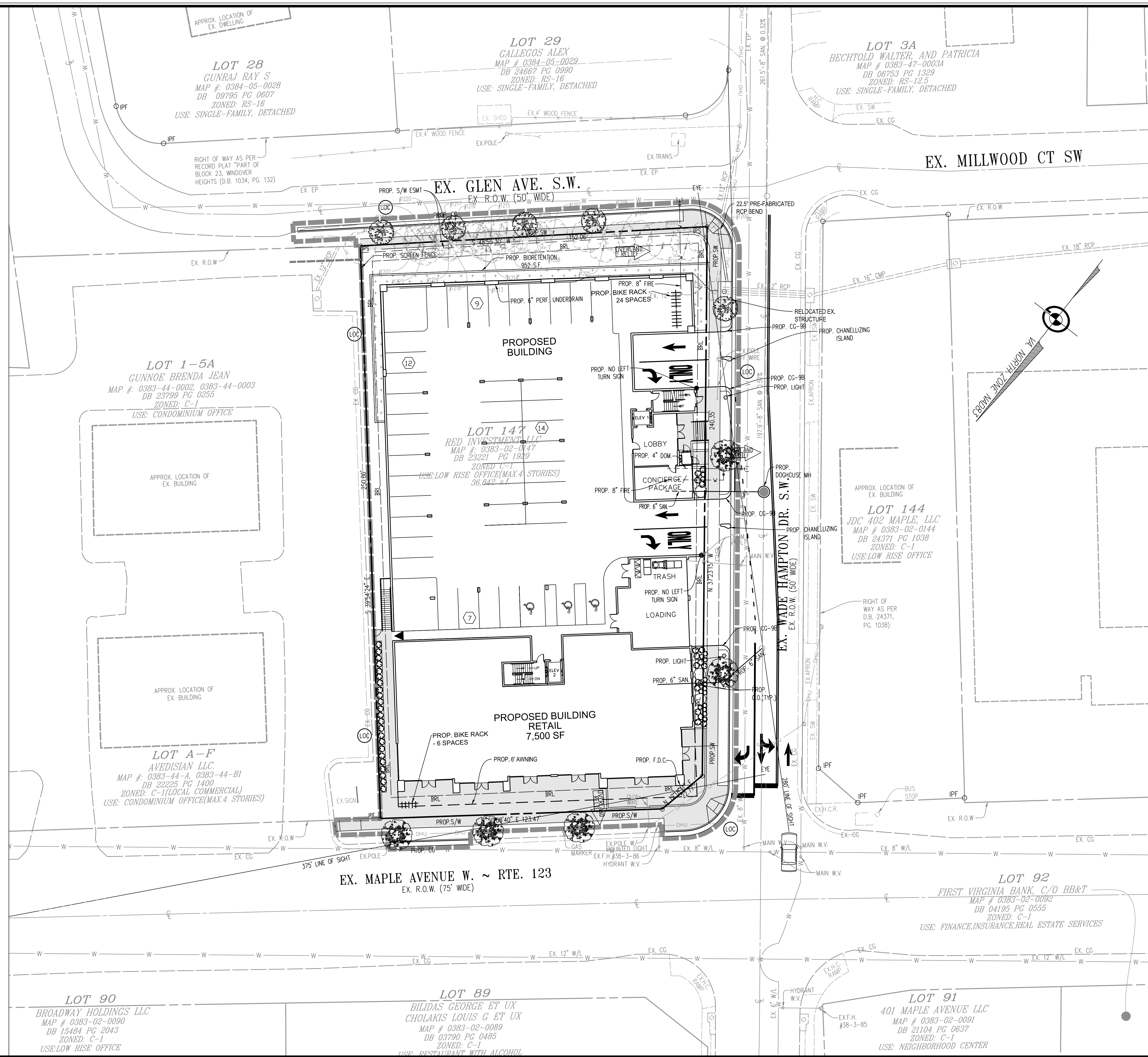
PLAN DATE	DATE
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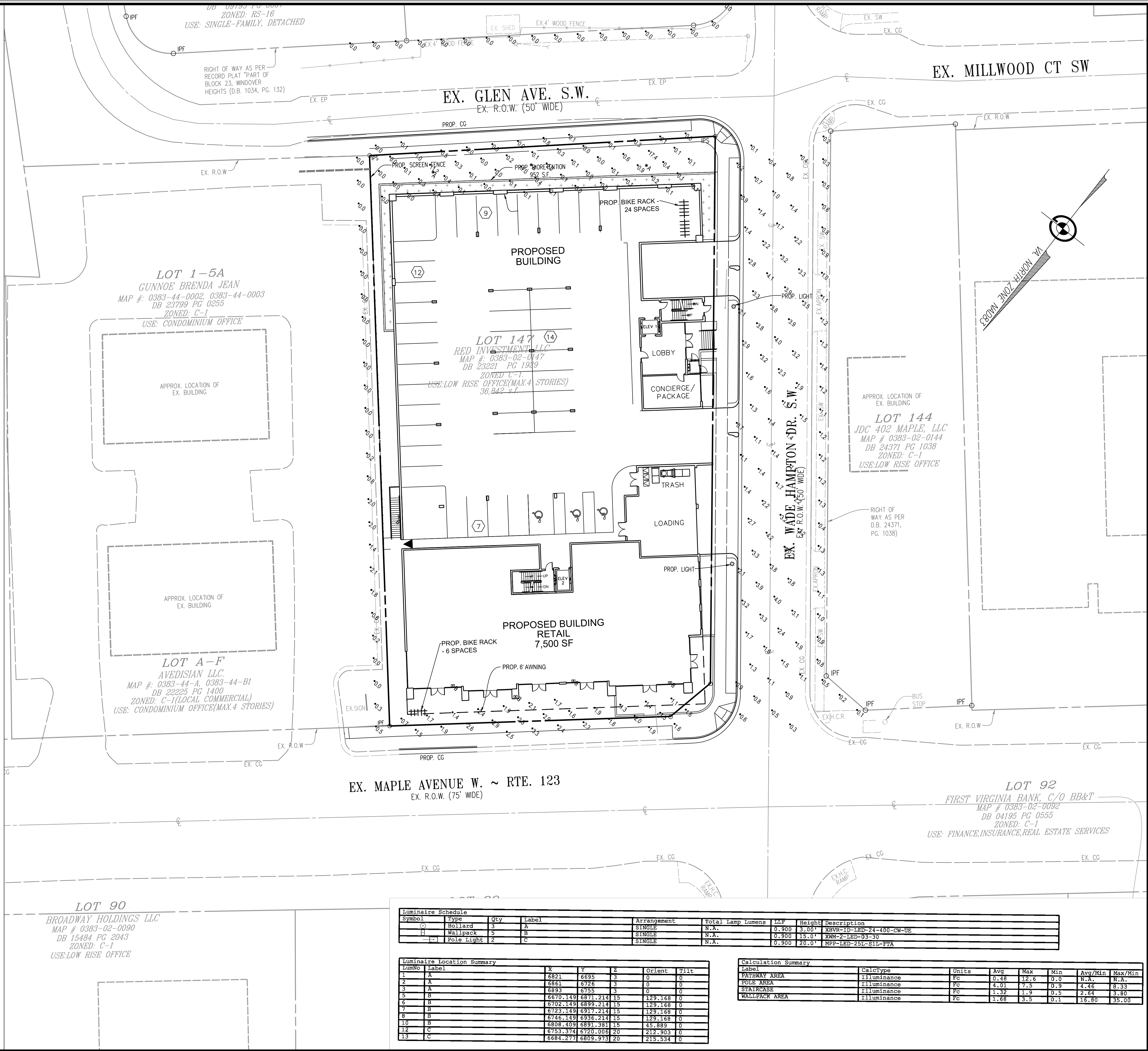
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AUTOTURN EXHIBIT

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PLAN DATE	03/19/2019
DATE: FEB 2019	
C.I. = 2'	
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SHEET 10 OF 13	



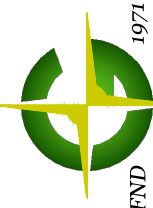


Luminaire Schedule									
Symbol	Type	Qty	Label	Arrangement	Total Lamp Lumens	LUF	Height	Description	
(C)	Bollard	3	A	SINGLE	N.A.	0.900	3.00'	XBVR-15-LED-24-400-CW-UE	
(H)	Wallpack	5	B	SINGLE	N.A.	0.900	15.0'	XBVR-2-LED-03-30	
(L)	Pole Light	2	C	SINGLE	N.A.	0.900	20.0'	MPP-LED-251-SII-PTA	

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
4	B	6670.149	6891.214	15	129.168	0
5	B	6702.149	6899.214	15	129.168	0
6	B	6723.149	6917.214	15	129.168	0
7	B	6746.149	6936.214	15	129.168	0
8	B	6808.409	6891.381	15	45.889	0
9	B	6753.374	6720.008	20	212.903	0
10	B	6753.374	6720.008	20	212.903	0
11	C	6684.277	6809.973	20	215.354	0

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

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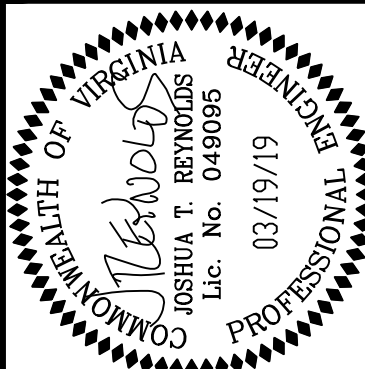
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LIGHTING EXHIBIT

380 W MAPLE AVENUE - OPTION 2
MAC ZONING PLAN

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



No.	DATE	DESCRIPTION	REVISIONS

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SCALE: 1"=20'

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SHEET
12
OF
13

