



20 Pidgeon Hill Drive, Suite 208
Sterling, VA 20165

August 8th, 2019

Re: 380 Maple Ave MAC Zoning Plan

Dear Michael D'Orazio,

The following is a list of changes that have been made to the above referenced plan (including the sheet numbers affected by the changes). This plan proposes a revision to the approved zoning plan, which will consist of amending the street width of Wade Hampton to 36'. These changes will have an impact on the sheets listed below. It should be noted that only the modified Concept Plan has been submitted to the Town, and other impacted sheets of the full civil package shall be provided at time of Final Site Plan.

SHEET	DESCRIPTION
#01	Updates to Zoning Requirements to reflect new setbacks. Updates to parking requirements with reduction of retail space. Updates to Unit Mix Table to reflect SF changes. At this time, there is no reduction in Residential SF, but this is subject to change at time of Final Site Plan. Residential SF will not increase from the approved Concept Plan.
#03	Modified Concept Plan including the following changes <ul style="list-style-type: none"> • Overall road geometry of Wade Hampton increased in width from 32' to 36' • Lane dimensions • Removal of 5' landscape strip; landscaping shown in front of loading area. • Sidewalk along Wade Hampton has been increased from 5' to 6' (No additional landscape area has been provided) • Bioretention area has been updated to maintain 952 sq ft. CG ramps have been updated to be CG-9D from the prior CG-9A. • Updated water/sewer alignments • Showed reduction of retail SF from 7,500 SF to 7,263 SF.
#04	Updated background to reflect new building footprint and proposed Wade Hampton improvements.
#06-08	Adjustments to drainage areas, water quality sizing calculations are still accurate. Updated background to reflect new building footprint and proposed Wade Hampton improvements.
#09-10	Updated background to reflect new building footprint and proposed Wade Hampton improvements.
#11	Updated background to reflect new building footprint and proposed Wade Hampton improvements. Updated landscape plantings.
#12-13	Updated background to reflect new building footprint and proposed Wade Hampton improvements

Thank you for your assistance with this project. Contact us with any questions or need for additional information.

Sincerely,
Greenway Engineering, Inc.

Lheep Kim
Principal

Cc:

Enclosures