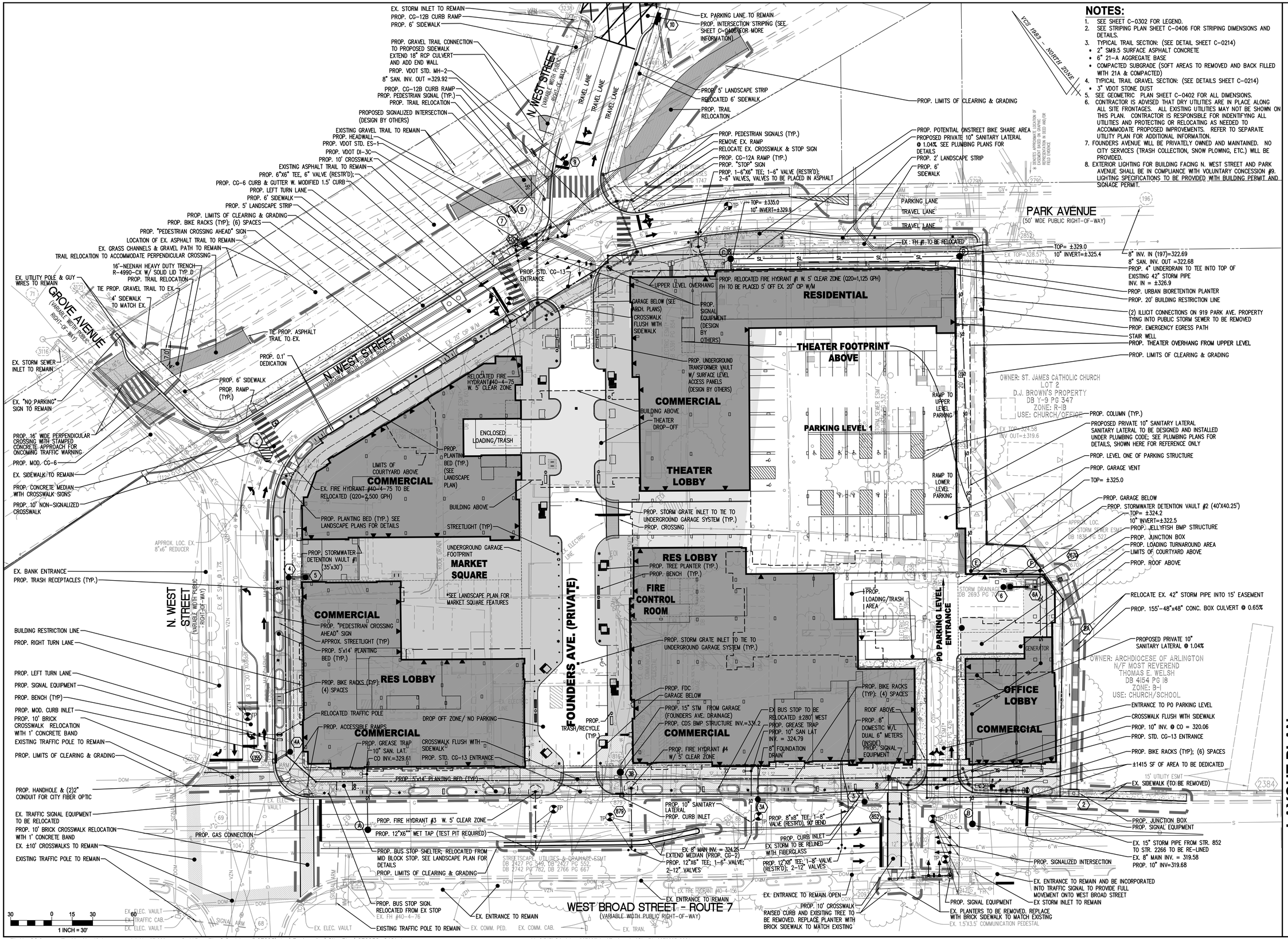

NOTES:

1. SEE SHEET C-0302 FOR LEGEND.
2. SEE STRIPING PLAN SHEET C-0406 FOR STRIPING DIMENSIONS AND DETAILS.
3. TYPICAL TRAIL SECTION: (SEE DETAIL SHEET C-0214)
   - 2" SM9.5 SURFACE ASPHALT CONCRETE
   - 6" 21-A AGGREGATE BASE
   - COMPACTED SUBGRADE (SOFT AREAS TO REMOVED AND BACK FILLED WITH 21A & COMPACTED)
4. TYPICAL TRAIL GRAVEL SECTION: (SEE DETAILS SHEET C-0214)
   - 3" VDOT STONE DUST
5. SEE GEOMETRIC PLAN SHEET C-0402 FOR ALL DIMENSIONS.
6. CONTRACTOR IS ADVISED THAT DRY UTILITIES ARE IN PLACE ALONG ALL SITE FRONTAGES. ALL EXISTING UTILITIES MAY NOT BE SHOWN ON THIS PLAN. CONTRACTOR IS RESPONSIBLE FOR INDENTIFYING ALL UTILITIES AND PROTECTING OR RELOCATING AS NEEDED TO ACCOMMODATE PROPOSED IMPROVEMENTS. REFER TO SEPARATE UTILITY PLAN FOR ADDITIONAL INFORMATION.
7. FOUNDERS AVENUE WILL BE PRIVATELY OWNED AND MAINTAINED. NO CITY SERVICES (TRASH COLLECTION, SNOW PLOWING, ETC.) WILL BE PROVIDED.
8. EXTERIOR LIGHTING FOR BUILDING FACING N. WEST STREET AND PARK AVENUE SHALL BE IN COMPLIANCE WITH VOLUNTARY CONCESSION #9. LIGHTING SPECIFICATIONS TO BE PROVIDED WITH BUILDING PERMIT AND SIGNAGE PERMIT.

WALTER L. PHILLIPS INCORPORATED
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Landscape Architects • Arborists
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CHECKED: KW

COMMONWEALTH OF VIRGINIA
KAREN L. S. WHITE
Lic. No.041850
7/10/18
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE
	GMP SET	6/21/18

DATE: SUB01 9/23/2016, SUB02 2/20/2018, GMP 6/21/2018, SUB03 7/10/2018
SCALE: 1" = 30'

LAYOUT PLAN

FOUNDERS ROW

AT THE INTER SECTION OF WEST BROAD STREET, NORTH WEST STREET & PARK AVENUE
CITY OF FALLS CHURCH, VIRGINIA

SHEET: C-0401

File No. CC-8 Tax Map No. 40-4 Job No. 07-023 Cadd Dwg. File: Q:\sdskproj\07023\dwg\Engineering\Site Plan\07023C-0401.dwg Xref: DIR\Q:\sdskproj\07023\dwg\Engineering\Site Plan\07023B-0001