CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	58.67'	60.44'	59°01'20"	33.21'	57.80'	N68°01'31"E

VCS 1983 – NORTH ZONE

* DENOTES APPROXIMATE LOCATION OF EASEMENT BASED ON GRAPHIC REPRESENTATION IN DEED AND/OR FIELD EVIDENCE

N. WEST STREET (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

GROVE AVENUE (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

PARK AVENUE (50' WIDE PUBLIC RIGHT-OF-WAY)

WEST BROAD STREET – ROUTE 7 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

PROP. 0.1' (25 SF.) DEDICATION

PROP. PUBLIC SIDEWALK & UTILITIES EASEMENT (14' FROM FC)

PROP. PUBLIC SIDEWALK & UTILITIES EASEMENT (20' FROM FC)

PROP. 15' STORM SEWER EASEMENT

ESMT FOR PUBLIC STREET PURPOSES DB 2398 PG 174?

ELECTRIC ESMT 70.0' (RECORD) DB 2436 PG 592 69.82' (HELD)

ELECTRIC ESMT* DB 5391 PG 854

ELECTRIC ESMT* DB 1791 PG 222

ELECTRIC ESMT* DB 1303 PG 49

ELECTRIC ESMT* DB 1835 PG 206

STREETSCAPE, UTILITIES & DRAINAGE ESMT DB 2427 PG 549, DB 2427 PG 552, DB 2742 PG 782, DB 2766 PG 667

SHARED ACCESS ESMT DB 2423 P 726

UTILITY ESMT DB 2420 PG 847

STORM DRAINAGE ESMT DB 2695 PG 704

APPROX. LOC. 10' STORM SEWER ESMT DB 1836 PG 527

51-202-012 9,572 SQ.FT.

51-202-011 LOT 3 21,000 SQ.FT.

51-202-010 LOT 2 15,488 SQ.FT.

51-202-009 LOT 1 19,868 SQ.FT.

51-202-028 OUTLOT 3,843 SQ.FT.

51-202-028 22,260 SQ.FT.

51-202-014 LOT 4 15,064 SQ.FT.

51-202-013 LOT 1 14,570 SQ.FT. (HELD) 14,000 SQ.FT. (RECORD)

51-202-015 LOT 3 15,072 SQ.FT. (HELD) 15,084 SQ.FT. (RECORD)

51-202-004 PT. LOT 2 16,789 SQ.FT. (HELD) 16,720 SQ.FT. (RECORD)

51-202-005 PT. LOT 1 16,962 SQ.FT. (HELD) 17,139 SQ.FT. (RECORD)

51-202-003 PT. LOT 5 17,649 SQ.FT.

PARCEL A
186,697 SF (4.286 ACRES)

OWNER: ST. JAMES CATHOLIC CHURCH
LOT 2
D.J. BROWN'S PROPERTY
DB Y-9 PG 347
ZONE: R-1B
USE: CHURCH/OFFICE

OWNER: ARCHDIOCESE OF ARLINGTON
N/F MOST REVEREND
THOMAS E. WELSH
DB 4154 PG 18
ZONE: B-1
USE: CHURCH/SCHOOL

DENOTES APPROXIMATE LOCATION OF EASEMENT BASED ON GRAPHIC REPRESENTATION IN DEED AND/OR FIELD EVIDENCE

WATER AND GAS LINE LOCATIONS AND SIZES SHOWN PER RECORD INFORMATION

1415 SF OF AREA TO BE DEDICATED
DB 2419 PG 693

TO BE VACATED

#112, 112A N. WEST ST. 1 STORY MASONRY FF=341.6

#212, 210 N. WEST STREET 1 STORY MASONRY FF=339.2

#934 BROAD STREET 1 STORY MASONRY FF=339.8

#928, 930, 932 W. BROAD ST. 2 STORY MASONRY FF=337.8

#922, 924, 926 W. BROAD ST. 1 STORY MASONRY FF=332.7

#920 W. BROAD ST. 2 STORY FRAME FF=332.2

#916 W. BROAD ST. 2 STORY MASONRY

#925 PARK AVE 2 STORY FRAME

#919 PARK AVE 2 STORY FRAME

#921 PARK AVE 2 STORY STUCCO

BENCHMARK NAIL SET ELEV=336.55

N. WEST STREET (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

SEE UTILITY, OWNER INFORMATION, AND SITE AREA TABULATIONS ON SHEET C-0305.

30 0 15 30 60
1 INCH = 30'

EX. ELEC. VAULT
EX. TRAFFIC CAB.
EX. ELEC. VAULT
EX. ELEC. VAULT
EX. FH #40-4-76
EX. COMM. PED.
EX. COMM. CAB.
EX. TRAN.
EX. 1.5'X3.5' COMMUNICATION PEDESTAL

WALTER L. PHILLIPS INCORPORATED
Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com
ESTABLISHED 1945

DRAWN: AI, KW, DM, BP, TT | CHECKED: KW

DATE: SUB01 9/23/2016, SUB02 2/28/2016, GMP 6/21/2018, SUB03 7/10/2018

SCALE: 1" = 30'

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

NO.	DESCRIPTION	DATE
	GMP SET	6/21/18

PRELIMINARY SUBDIVISION & CONSOLIDATION PLAT

FOUNDERS ROW

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

SHEET: C-0304

File No. CC-8 Tax Map No. 40-4 Job No. 07-023 Cadd Dwg. File: Q: \sdskproj\07023\dwg\Engineering\Site Plan\07023C-0304.dwg Xref: DIR\Q:\sdskproj\07023\dwg\Engineering\Site Plan\07023B-0001

STORM AS-BUILT DATA

SD 1338	
CURB INLET TOP =	338.40
15"RCP OUT (SD 1355)=	334.60
SD 1355	
CURB INLET TOP =	337.14
15"RCP IN (SD 1338)=	333.02
15"RCP OUT (SD 1476)=	332.44
SD 1476	
CURB INLET TOP =	337.37
15"RCP IN (SD 1355)=	331.87
18"RCP OUT (SD 3007)=	331.67
SD 3007	
CURB INLET TOP =	337.37
15"RCP IN (SD 1476)=	332.05
18"RCP OUT (WEST)=	331.85
SD 816	
CURB INLET GRATE TOP =	335.75
15"RCP OUT (SD 879)=	333.45
SD 879	
CURB INLET TOP =	335.61
15"RCP IN (SD 816)=	332.31
15"RCP OUT (SD 852)=	330.94
SD 852	
CURB INLET TOP =	329.85
15"RCP IN (SD 879)=	325.45
15"RCP OUT (SD 2384)=	325.30

SD 2799	
CURB INLET TOP =	329.26
35"x24"CMP IN (NORTH)=	324.81
35"x24"CMP OUT (SD 3970)=	324.66
SD 2791	
CURB INLET TOP	328.83
10"CMP IN (NORTH)=	326.63
36"RCP IN (N.WEST)=	324.75
24"RCP OUT (SD 2852)=	324.63
24"RCP OUT (SD 2852)=	324.65
SD 2852	
CURB INLET TOP =	328.37
24"RCP IN (SD 2791)=	324.42
24"RCP IN (SD 2791)=	324.52
36"RCP OUT (SD 3970)=	324.27
SD 3970	
MANHOLE TOP =	328.57
35"x24"CMP IN (SD 2798)=	324.32
36"RCP IN (SD 2852)=	324.07
42"RCP OUT (SD 3553)=	323.42
SD 3553	
GRATE INLET TOP =	324.58
APPROXIMATELY 5' DEEP	
INVERTS INACCESSIBLE	
SD 2670	
GRATE INLET TOP =	323.74
15"RCP IN (SD 2558)=	320.20
42"CMP IN (SD 3553)=	318.96
42"RCP OUT (SD 2266)=	318.78

SD 2266	
MANHOLE TOP =	325.52
15"RCP IN (SD 852)=	317.99
42"RCP IN (SD 2670)=	318.24
42"RCP OUT (SD 2384)=	318.04
STANDING WATER IN STRUCTURE	
SD 2384	
MANHOLE TOP =	323.27
42"RCP IN (SD 2266)=	317.53
60"x36"CMP OUT (S.WEST)=	316.88
SD 2568	
STORM VAULT TOP =	328.97
CENTERLINE 60"CMP =	321.25
SD 2558	
STORM VAULT TOP =	325.53
INVERTS INACCESSIBLE	
SD 3204	
CURB INLET TOP =	338.02
10"RCP OUT (NORTH)=	336.52
SD 3116	
CURB INLET TOP =	342.04
18"RCP OUT (WEST)=	339.24
SD 4491	
YARD INLET TOP =	338.01
18"RCP IN (WEST)=	334.71
18"CMP OUT (EAST)=	334.36
SD 3238	
CURB INLET TOP =	339.29
15"RCP OUT (N.EAST)=	333.94

SANITARY AS-BUILT DATA

SMH 70	
MANHOLE TOP =	340.45
8"INV IN (SMH 1121)=	331.75
8"INV OUT (SMH 69)=	331.60
SMH 69	
MANHOLE TOP =	337.53
8"INV IN (SMH 70)=	327.93
8"INV IN (N.WEST)=	326.15
8"INV OUT (SMH 86)=	326.10
10"INV OUT (SMH 104)=	326.05
SMH 104	
MANHOLE TOP =	337.55
8"INV IN (SMH 87)=	326.00
10"INV IN (SMH 69)=	325.90
10"INV OUT (SMH 68)=	325.80
SMH 68	
MANHOLE TOP =	335.83
10"INV IN (SMH 104)=	324.23
10"INV OUT (SMH 67)=	323.98
SMH 67	
MANHOLE TOP =	325.86
10"INV IN (SMH 68)=	315.86
8"INV IN (N.WEST)=	315.81
10"INV OUT (SMH 66)=	315.56
SMH 66	
MANHOLE TOP =	326.55
8"INV IN (N.EAST)=	311.50
8"INV IN (SMH 287)=	311.10
10"INV IN (SMH 67)=	310.85
10"INV OUT (SMH 65)=	310.75
SMH 65	
MANHOLE TOP =	317.78
10"INV IN (SMH 66)=	309.51
10"INV OUT (SMH 64)=	309.48
10"INV OUT (SMH 144)=	309.33
SMH 144	
MANHOLE TOP =	316.10
10"INV IN (SMH 65)=	307.30
10"INV OUT (SMH 388)=	307.00

SMH 86	
MANHOLE TOP =	333.90
8"INV IN (S.WEST)=	325.15
8"INV IN (SMH 69)=	324.90
8"INV OUT (SMH 1101)=	324.80
SMH 1101	
MANHOLE TOP =	333.50
8"INV IN (SMH 86)=	324.50
8"INV OUT (SMH 1102)=	324.25
SMH 1102	
MANHOLE TOP =	328.81
LATERAL IN (S.WEST)=	321.71
8"INV IN (SMH 1101)=	320.77
8"INV OUT (SMH 1103)=	320.54
SMH 1103	
MANHOLE TOP =	328.39
8"INV IN (SMH 1102)=	320.19
8"INV OUT (SMH 85)=	320.15
SMH 85	
MANHOLE TOP =	325.03
8"INV IN (SMH 1102)=	316.73
8"INV OUT (SMH 25)=	315.69
SMH 25	
MANHOLE TOP =	324.92
8"INV IN (SMH 26)=	318.82
DROP INVERT =	314.47
8"INV IN (SMH 195)=	316.14
8"INV IN (SMH 85)=	314.32
8"INV OUT (SMH 24)=	314.29

SMH 198	
MANHOLE TOP =	337.17
8"INV IN (NORTH)=	331.82
8"INV OUT (SMH 197)=	329.92
SMH 197	
MANHOLE TOP =	330.79
8"INV IN (SMH 198)=	323.56
8"INV OUT (SMH 196)=	323.54
SMH 196	
MANHOLE TOP =	330.39
8"INV IN (SMH 197)=	322.69
8"INV OUT (SMH 26)=	322.68
SMH 26	
MANHOLE TOP =	333.44
8"INV IN (SMH 27)=	321.34
8"INV IN (SMH 196)=	321.04
8"INV OUT (SMH 25)=	320.94
SMH 719	
MANHOLE TOP =	335.14
4"INV IN (NORTH)=	331.96
4"INV IN (X2) (NORTH)=	331.98
4"INV OUT (WEST)=	331.94

OWNER INFORMATION AS OF 9/16/2016

PARCEL #	ADDRESS	RPC #	SQUARE FOOTAGE	ACRES	EXISTING ZONE	PROPOSED ZONE	OWNERS
51-202-015	919 PARK AVENUE	51-202-015	15,072	0.35	R-1B	B-1	NIGEL YATES AND BERNADETTE YATES
51-202-014	921 PARK AVENUE	51-202-014	15,064	0.35	R-1B	B-1	TOD W. READ AND JULIA S. READ
51-202-013	925 PARK AVENUE	51-202-013	14,570	0.33	R-1B	B-1	WILLIAM C. SHREVE, SR. AND JR., JOHN E. SHREVE, JR. TRUSTEES
51-202-012	212, 212A NORTH WEST STREET	51-202-012	9,572	0.22	B-3	B-1	WILLIAM C. SHREVE, SR. AND JR., JOHN E. SHREVE, JR. TRUSTEES
51-202-011		51-202-011	21,000	0.48	B-3	B-1	WILLIAM C. SHREVE, SR. AND JR., JOHN E. SHREVE, JR. TRUSTEES
51-202-010	112,112A NORTH WEST STREET	51-202-010	15,488	0.36	B-3	B-1	WILLIAM C. SHREVE, SR. AND JR., JOHN E. SHREVE, JR. AND RICHARD PETER TRUSTEES
51-202-009	934 WEST BROAD STREET	51-202-009	19,868	0.46	B-3	B-1	WILLIAM C. SHREVE, SR. AND JR., JOHN E. SHREVE, JR. TRUSTEES
51-202-028 OUTLOT	928, 930, 932 WEST BROAD STREET, OUTLOT	51-202-028	3,843	0.09	B-3	B-1	WILLIAM C. SHREVE, SR. AND JR., JOHN E. SHREVE, JR. TRUSTEES
51-202-028		51-202-028	22,260	0.51	B-3	B-1	WILLIAM C. SHREVE, SR. AND JR., JOHN E. SHREVE, JR. TRUSTEES
51-202-005	922, 924, 926 WEST BROAD STREET	51-202-005	16,962	0.39	B-1	B-1	ATALLA TRUST C/O MIKE N. ATALLA AND SUSIE K. ATALLA
51-202-004	920 WEST BROAD STREET	51-202-004	16,789	0.39	B-1	B-1	PAJELA NABILAH, ET AL.
51-202-003	916 WEST BROAD STREET	51-202-003	17,649	0.41	B-1	B-1	RAHEJA, LLC
TOTAL			188,137	4.32			

PROPOSED CONSOLIDATION/DEDICATION

WEST BROAD STREET DEDICATION	1,415	SF	0.0325	AC
N. WEST STREET DEDICATION	25	SF	0.0006	AC
PARCEL A CONSOLIDATION	186,697	SF	4.2860	AC
TOTAL AREA	188,137	SF	4.3190	AC

SURVEY NOTES

1. THE PROPERTIES SHOWN HEREON ARE DESIGNATED BY THE CITY OF FALLS CHURCH, VIRGINIA, AS REAL PROPERTY CODE (RPC) NUMBERS:
   a) 51-202-009, 51-202-010, 51-202-011, 51-202-012, AND 51-202-028, ZONED B-1 "LIMITED BUSINESS"
   b) 51-202-003, 51-202-004, AND 51-202-005, ZONED B-1 "LIMITED BUSINESS"
   c) 51-202-0013, 51-202-014, AND 51-202-015, ZONED B-1 "LIMITED BUSINESS"

2. THE PROPERTIES ARE AS FOLLOWS:
   a) PARCEL 51-202-003, BEING LOT 3, AS RECORDED IN DEED BOOK F-8 AT PAGE 521, IS NOW IN THE NAME OF RAHEJA, LLC, AS RECORDED IN DEED BOOK 3240 AT PAGE 363 AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.
   b) PARCEL 51-202-004, BEING PART OF LOT 2, AS RECORDED IN DEED BOOK F-8 AT PAGE 521, IS NOW IN THE NAME OF NABILAH PAJELAH, MASSORAH NIAZY, AND ESMATULLAH NIAZY, AS RECORDED IN DEED BOOK 3225 AT PAGE 1656 AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.
   c) PARCEL 51-202-005, BEING PART OF LOT 1, AS RECORDED IN DEED BOOK F-8 AT PAGE 521, IS NOW IN THE NAME OF ATALLA TRUST, NICK ATALLA, TRUSTEE, AS RECORDED IN DEED BOOK 2420 AT PAGE 847 AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.
   d) PARCELS 51-202-009, 51-202-010 AND 51-202-011, BEING LOT 1 – 3, MINNIE D. ELLISON SUBDIVISION, AS RECORDED IN DEED BOOK 1257 AT PAGE 78, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA, IS NOW IN THE NAME OF JOHN E. SHREVE, ET AL, AS SURVIVING TRUSTEES, AS RECORDED IN DEED BOOK 6204 AT PAGE 627, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA, AND IN DEED BOOK 2741 AT PAGE 2090, AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.
   e) PARCEL 51-202-012, BEING COMPRISED OF THE METES AND BOUNDS DESCRIPTION, AS RECORDED IN DEED BOOK 4090 AT PAGE 92, IS IN THE NAME OF JOHN E. SHREVE, ET AL, AS SURVIVING TRUSTEES, AS RECORDED IN DEED BOOK 6204 AT PAGE 622, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA AND IN DEED BOOK 2741 AT PAGE 2090, AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.
   f) PARCEL 51-202-013, BEING PART OF LOT 1, D.J. BROWN'S PROPERTY, AS RECORDED IN DEED BOOK Y-9 AT PAGE 347, IS NOW IN THE NAME OF JOHN E. SHREVE, ET AL, AS SURVIVING TRUSTEES, AS RECORDED IN DEED BOOK 9504 AT PAGE 269, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA AND IN DEED BOOK 2741 AT PAGE 2126, AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.
   g) PARCEL 51-202-014, BEING LOT 4, D.J. BROWN'S PROPERTY, AS RECORDED IN DEED BOOK Y-9 AT PAGE 347, IS NOW IN THE NAME OF TOD W. READ AND JULIA S. READ, AS RECORDED IN DEED BOOK 2561 AT PAGE 369 AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.
   h) PARCEL 51-202-015, BEING LOT 3, D.J. BROWN'S PROPERTY, AS RECORDED IN DEED BOOK Y-9 AT PAGE 347, IS NOW IN THE NAME OF NIGEL J. YATES AND BERNADETTE REVERIE ADAMS, AS RECORDED IN DEED BOOK 3102 AT PAGE 1093 AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.
   i) PARCEL 51-202-028, BEING COMPRISED OF PARCELS 1 THROUGH 6, AS RECORDED IN DEED BOOK 1220 AT PAGE 535, AND OUTLOT, MINNIE D. ELLISON SUBDIVISION, AS RECORDED IN DEED BOOK 1257 AT PAGE 78, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA, IS NOW IN THE NAME OF JOHN E. SHREVE, ET AL, AS SURVIVING TRUSTEES, AS RECORDED IN DEED BOOK 9504 AT PAGE 252, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA AND IN DEED BOOK 2741 AT PAGE 2107, AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.

3. THIS PLAN 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.

4. TOTAL AREA OF THE PROPERTY IS 188,137 SQUARE FEET OR 4.3190 ACRES.

5. THIS PLAN IS BASED ON FIELD SURVEY BY THIS FIRM PERFORMED ON MAY 2, 2013.

6. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF FALLS CHURCH, VIRGINIA, MAP NUMBER 5100540001C, REVISED DATE JULY 16, 2004, 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, TAKEN FROM THE TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBERS:
   a. 192001694, 192001695, AND 192001696, EFFECTIVE DATE APRIL 5, 2013, REVISION DATE APRIL 17, 2013
   b. 192001697, 192001698, 192001699, AND 192001700, EFFECTIVE DATE APRIL 8, 2013, REVISION DATE APRIL 22, 2013

8. EASEMENT GRANTED TO VIRGINIA ELECTRIC POWER COMPANY, RECORDED IN DEED BOOK 617 AT PAGE 182 CANNOT BE LOCATED. NO EVIDENCE REMAINS THE UTILITY.

9. THE SITE SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 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 DH4144; LWX1 STERLING CORS ARP. THE COMBINED SCALE FACTOR THAT HAS BEEN APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99994857. 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.

10. 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 MAY 2, 2013 AND NOVMEBER 6, 2014; AND THAT THIS PLAN, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

11. THIS SURVEY WAS PERFORMED AT THE REQUEST OF SPECTRUM DEVELOPMENT.

WALTER L. PHILLIPS INCORPORATED
Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
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ESTABLISHED 1945

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

CHECKED: KW
DRAWN: AI, KW, DM, BP, JT
DATE: SUB01 9/23/2016, SUB02 2/28/2016, GMP 6/21/2018, SUB03 7/10/2018

NO.	DESCRIPTION	DATE
	GMP SET	6/21/18

SCALE: 1" = 30'

PRELIMINARY SUBDIVISION & CONSOLIDATION PLAT NOTES

FOUNDERS ROW

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