NOTE: STREET NETWORK, INTERSECTIONS, TRANSFORMER LOCATIONS, AND UTILITY DESIGN ARE CONCEPTUAL IN NATURE. FINAL DESIGN WILL OCCUR AT SITE PLAN.

CITY OF FALLS CHURCH
DB 471 PG 38

PARCEL BOUNDARY

POB

#7054 HAYCOCK ROAD
EXISTING BUILDING

APPROXIMATE EXTENT OF SEE APPLICATION

INGRESS-EGRESS ESMT
DB 9555 PG 20

SLOPE/LANDSCAPE ESMT
DB 9555 PG 20

WATERLINE ESMT
DB 9555 PG 2005

VCCS 19863 - NORTH ZONE

STORM DRAINAGE ESMT
DB 9555 PG 20

EXISTING BUS STOP

APPROX. LOC. WATERLINE ESMT TO BE VACATED

APPROXIMATE EXTENT OF SEE APPLICATION

LOADING DOCK

INGRESS-EGRESS ESMT
DB 9555 PG 20
TO BE VACATED

15' C&P TELEPHONE ESMT
DB 7549 PG 986
TO BE VACATED

APPROX. LOC.
& VEPCO ESMT
DB 1146 PG 390
TO BE VACATED

PUBLIC USE &
DRAINAGE ESMT
DB 7542 PG 1798

15' WATERLINE ESMT
DB 9555 PG 1001
TO BE VACATED

APPROX. LOC. 20' WATERLINE ESMT
DB 7538 PG 1001 TO BE VACATED

RPC: 51-221-001
1,075,264 SQ.FT. OR 24.6847 ACRES

GEORGE MASON HIGH SCHOOL
#7124 LEESBURG PIKE
MULTI-LEVEL MASONRY BUILDING
BFA=±131,960 SQ.FT.

UPPER LEVEL BUILDING CONNECTION

3 STORY MASONRY BUILDING
BFA=±11,400 SQ.FT.

BIKE RACK

C&P TELEPHONE ESMT
VIRGINIA POWER ESMT
DB 7542 PG 1798

HAYCOCK ROAD - ROUTE 703
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

PUBLIC USE &
DRAINAGE ESMT
DB 7542 PG 1798

PERPETUAL STREET ESMT
DB 7542 PG 1798

C&P TELEPHONE ESMT, VIRGINIA POWER ESMT
DB 7542 PG 1798

WGLCO ESMT
DB 1848 PG 185

REDEVELOPED SCHOOL AREA

ECONOMIC DEVELOPMENT AREA

APPROX. LOC. COURTYARD

COVERED LOADING DOCK

STORAGE CONTAINER

COVERED ENTRANCE AND RAMP

COVERED WALKWAY

UPPER LEVEL OVERHANG

APPROX. LOC. 10' VEPCO ESMT
DB 5454 PG 108

APPROX. LOC. 10' VEPCO ESMT
DB 5454 PG 108
TO BE VACATED

APPROX. LOC. 10' VEPCO ESMT
DB 2987 PG 734

15' C&P TELEPHONE ESMT
DB 7549 PG 986
TO BE VACATED

APPROX. LOC. 10' VEPCO ESMT
DB 5454 PG 108
TO BE VACATED

C&P TELEPHONE ESMT, VIRGINIA POWER ESMT
DB 7542 PG 1798
TO BE VACATED

PARCEL BOUNDARY

15' WGLCO ESMT
DB 7814 PG 758
TO BE VACATED

RESERVATION FOR FUTURE STREET DEDICATION
DB 17172 PG 1889

PERPETUAL STREET ESMT
DB 7542 PG 1798

RESERVATION FOR FUTURE STREET DEDICATION
DB 17172 PG 1889

PUBLIC ACCESS ESMT
DB 17172 PG 1889

APPROX. LOC. 10' VEPCO ESMT
DB 5454 PG 108

APPROX. LOC. C-10' VEPCO ESMT
DB 2920 PG 275

WGLCO ESMT
DB 2925 PG 411

LEESBURG PIKE - ROUTE 7
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

CHESTNUT STREET

S35°55'12"W 525.02'

S37°57'12"W 97.67'

N04°14'48"W 6.00'

40 0 20 40 80 160
(IN FEET)
1 INCH = 40'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	25.00'	27.36'	62°42'16"	15.23'	26.01'	N75°29'08"W

NOTE: CONTOURS BASED ON VERTICAL DATUM NAVD 1988.

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1949

EXISTING CONDITIONS PLAN
WEST FALLS CHURCH ECONOMIC DEVELOPMENT
SPECIAL EXCEPTION ENTITLEMENT PLAN
CITY OF FALLS CHURCH

SCALE: 1" = 40'

DATE: 02/04/2019
04/19/2019
06/07/2019

SHEET: C-0303

Xref: Planning\SE\[18138-0001 Cadd Dwg Filter: C:\Users\cjones\AppData\Local\Temp\AcPublish_5324*.ctb] Job No. 18138-0001 Tax Map No. 40-3 Title No. CB-9

NOTE: STREET NETWORK, INTERSECTIONS, TRANSFORMER LOCATIONS, AND UTILITY DESIGN ARE CONCEPTUAL IN NATURE. FINAL DESIGN WILL OCCUR AT SITE PLAN.

CITY OF FALLS CHURCH
DB 4171 PG 38

#7054 HAYCOCK ROAD
EXISTING BUILDING

APPROXIMATE EXTENT OF SEE APPLICATION

VCS 1983 — NORTH ZONE

PARCEL BOUNDARY

ROAD CONNECTION TO SCHOOL ROAD UNDER ONGOING COORDINATION WITH SCHOOL DESIGN TEAM

MAINTAIN VEHICULAR ACCESS

MAINTAIN VEHICULAR ACCESS

EXISTING BUS STOP

PROP. HAWK SIGNAL

TICKET BOOTH

FF ELEV 395.85'

POB

12' SHARED USE PATH
5' LANDSCAPE STRIP

MUSTANG ALLEY

10.5' TRAVEL LANE
10.5' TRAVEL LANE

10.5' TRAVEL LANE
10.5' TRAVEL LANE

LANDSCAPE AREA FOR STREET TREES

LOADING

MULTI-FAMILY, RETAIL

BLOCK C

APPROXIMATE EXTENT OF SEE APPLICATION

RESIDENTIAL COURTYARD

APPROX. LIMITS OF UNDERGROUND GARAGE

8' PARKING LANE
10' ONE-WAY TRAVEL LANE
6' BIKE LANE

RETAIL KIOSK

6' BIKE LANE
10' ONE-WAY TRAVEL LANE
8' PARKING LANE

LOADING

GARAGE ENTRANCE

LANDSCAPE AREA FOR STREET TREES

SHARED PARKING GARAGE

BLOCK D

PHASE 2 RESIDENTAIL

LANDSCAPE AREA FOR STREET TREES

SENIOR RESIDENTIAL COURTYARD

SENIOR HOUSING, RETAIL, UNDERGROUND PARKING GARAGE

RESIDENTIAL COURTYARD

MINIMUM 10' SIDEWALK

PROP. CROSSWALK (TYP.)

GARAGE ENTRANCE

PEDESTRIAN BRIDGE

STORAGE CONTAINER

10' DROP-OFF LANE
10' TRAVEL LANE
10' TRAVEL LANE

STREET A

STREET A CONNECTION TO SCHOOL PARKING LOT TO BE COORDINATED WITH SCHOOL TEAM

SCHOOL PARKING LOT

RPC 51-227-001

STREET A

10' TRAVEL LANE
10' TRAVEL LANE
10' TURN LANE

HAYCOCK ROAD - ROUTE 703
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

PROP. MEDIAN BREAK FOR FULL MOVEMENT SIGNALIZED INTERSECTION

COVERED LOADING DOCK

MUSTANG ALLEY

LOADING

BLOCK B

HOTEL PORTE-COCHERE

HOTEL, RETAIL

VENUE TERRACE

LOADING

COMMONS DRIVE

8' PARKING LANE
10' ONE-WAY TRAVEL LANE
6' BIKE LANE

APPROX. LIMITS OF UNDERGROUND GARAGE

PROP. TREE PITS (TYP.)

RESIDENTIAL COURTYARD

GARAGE ENTRANCE

RESIDENTIAL TERRACE

MULTI-FAMILY, RETAIL, GROCERY, UNDERGROUND PARKING

BLOCK A

LANDSCAPE AREA FOR STREET TREES

GROCERY LOADING

RESIDENTIAL COURTYARD

PARCEL BOUNDARY

PROP. LEFT TURN LANE

GARAGE ENTRANCE

10' TRAVEL LANE
10' TRAVEL LANE

ALLEY 2

LOADING

APPROX. LIMITS OF UNDERGROUND GARAGE

RETAIL KIOSK

ONE-WAY 10' TRAVEL LANE
6' BIKE LANE
8' PARKING LANE

GROCERY LOADING

ALLEY 1

MULTI-FAMILY, RETAIL, UNDERGROUND PARKING GARAGE

RESIDENTIAL COURTYARD

RESIDENTIAL COURTYARD

BLOCK B

PHASE 2 OFFICE

ALLEY 3

OFFICE, RETAIL

SCHOOL ROAD

RIGHT-IN RIGHT-OUT

12' SHARED USE PATH

12' SHARED USE PATH

RIGHT-OUT

RIGHT TURN LANE

PROPOSED RIGHT TURN LANE

REMOVE EXISTING LEFT TURN LANE

PROPOSED LEFT TURN LANE

MODIFY EXISTING MEDIAN

MODIFY EXISTING INTERSECTION TO RIGHT-IN/RIGHT-OUT

PROP. SIGNALIZED INTERSECTION; RIGHT-IN/RIGHT-OUT/LEFT-IN (NO CONNECTION TO/FROM CHESTNUT STREET)

CHESTNUT STREET

LEESBURG PIKE - ROUTE 7
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

EXISTING SIGNALIZED INTERSECTION

EXISTING BUS STOP

CONC SW

40 0 20 40 80 160
(IN FEET)
1 INCH = 40'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	25.00'	27.36'	62°42'16"	15.23'	26.01'	N75°29'08"W

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1947

PLOT AND LOCATION PLAN
WEST FALLS CHURCH ECONOMIC DEVELOPMENT
SPECIAL EXCEPTION ENTITLEMENT PLAN
CITY OF FALLS CHURCH

SCALE: 1" = 40'

DATE: 02/04/2019
04/19/2019
06/07/2019

SHEET: C-0401

Xref Planning\SEE\180138-0001
Cadd Dwg File: C:\Users\mmurphy\Desktop\Work\Planning\SEE\180138-0001.dwg
Job No. 13-016
Tax Map No. 40-3
File No. CS-9