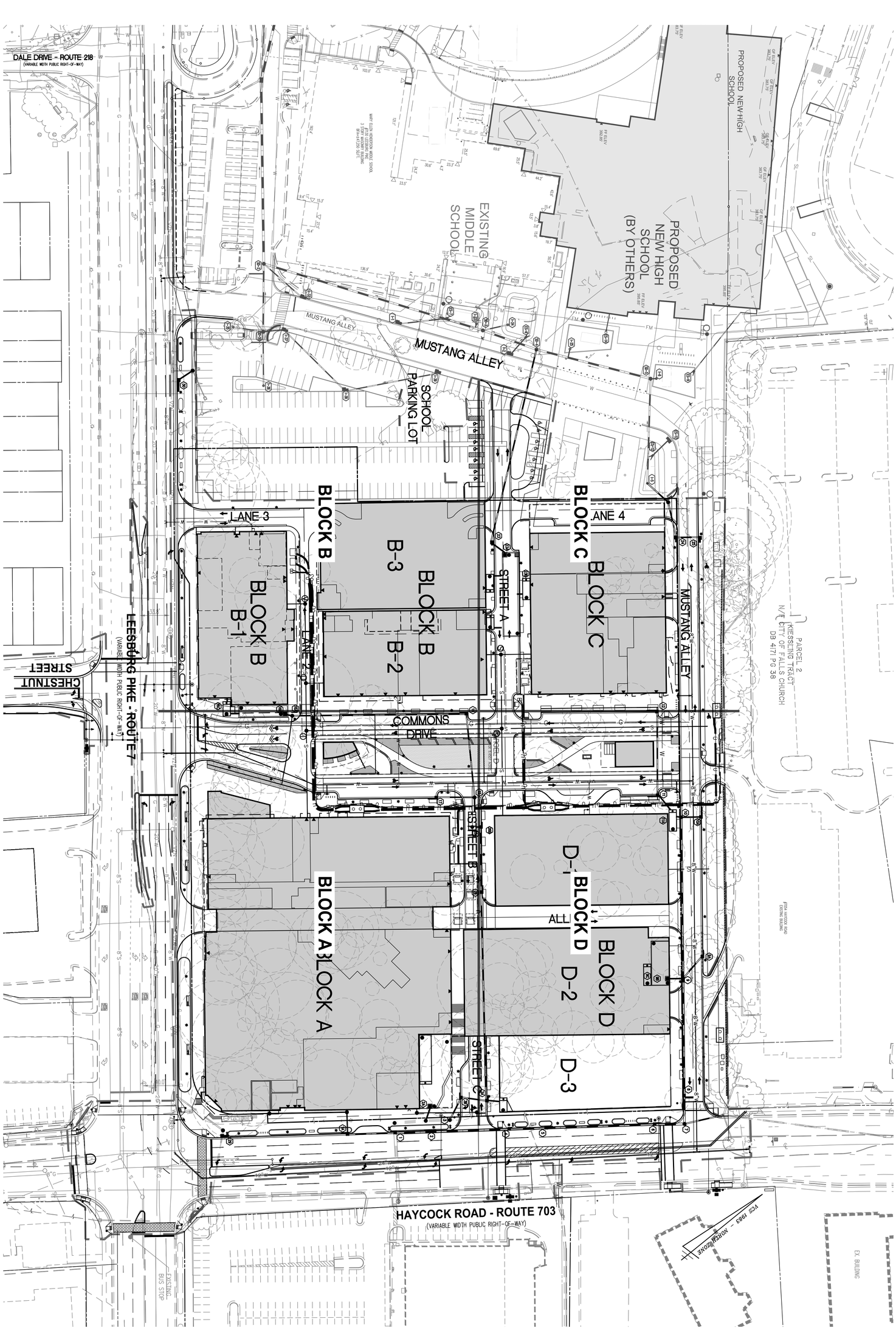

AERIAL VIEW BUILDING SCHEMATIC

WEST FALLS CHURCH ECONOMIC DEVELOPMENT

SPECIAL EXCEPTION SITE PLAN

CITY OF FALLS CHURCH, VIRGINIA

REVISION APPROVED BY					
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

NOTE: THE VERTICAL DATUM REFERENCED ON THIS PLAN IS THE NORTH AMERICAN DATUM OF 1988 (NAVD88)

COMMONWEALTH OF VIRGINIA
KAREN L. S. WHITE
Lic. No.041850
6/08/2020
PROFESSIONAL ENGINEER

WALTER L. PHILLIPS INCORPORATED
ESTABLISHED 1945

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FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
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SCALE: 1" = 50'	DATE: SESP PRE-SUB01 5/15/2020, SESP SUB01 06/08/2020	DRAWN: AI / KW / TT	CHECKED: KW

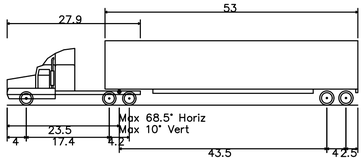
SHEET: C-0414

File No. CB-9
Tax Map No. 40-3
Job No. 13-016
Cadd Dwg. File: Q:\sdskproj\13016\dwg\Engineering\Plans\SESP\13016C-0414.dwg
Xref: SESP/13016B-0002

LEGEND

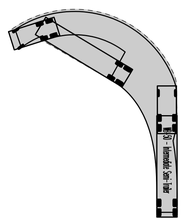
PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
● C.O.	CLEAN OUT	○ C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
260	CONTOURS	260
264		264
+264.50	SPOT ELEVATION	+264.50
	DRAINAGE FLOW DIRECTION	
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
TP	TEST PIT	
	LIMITS OF CLEARING AND GRADING	

VCS 1983 – NORTH ZONE



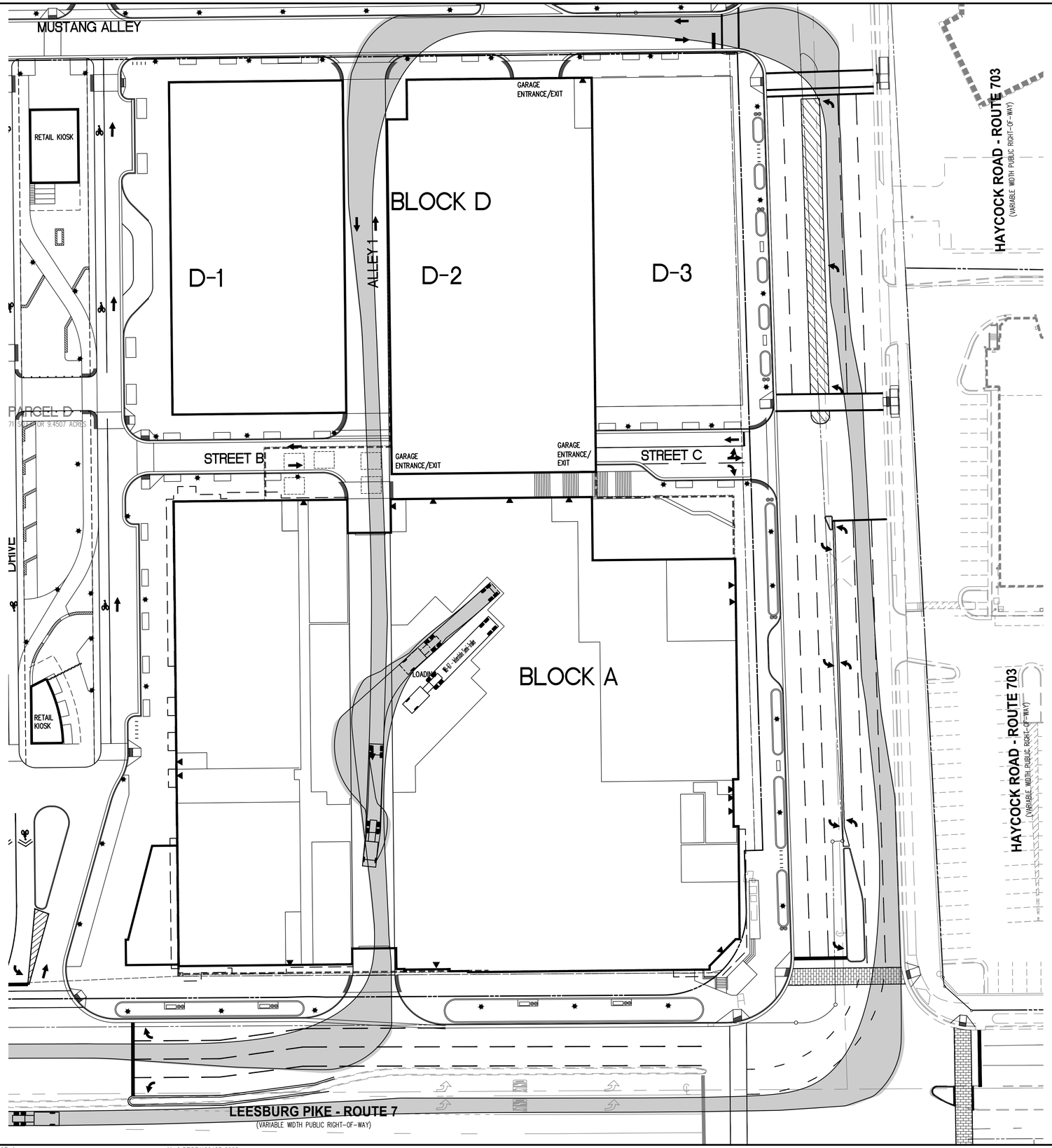
WB–67 – Interstate Semi–Trailer

Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock–to–lock time	6.00s
Max Steering Angle (Virtual)	28.40°



VEHICLE LEGEND

N.T.S.



30 0 15 30 60 120

(IN FEET)
1 INCH = 30'

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DATE: SESP PRE-SUB01 5/15/2020, SESP SUB01 06/08/2020

SCALE: 1" = 30'

COMMONWEALTH OF VIRGINIA KAREN L. S. WHITE Lic. No. 041850 6/08/2020 PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY:	APPROVED	DATE

NOTE: THE VERTICAL DATUM REFERENCED ON THIS PLAN IS THE NORTH AMERICAN DATUM OF 1988 (NAVD88)

LOADING TRUCK MOVEMENTS

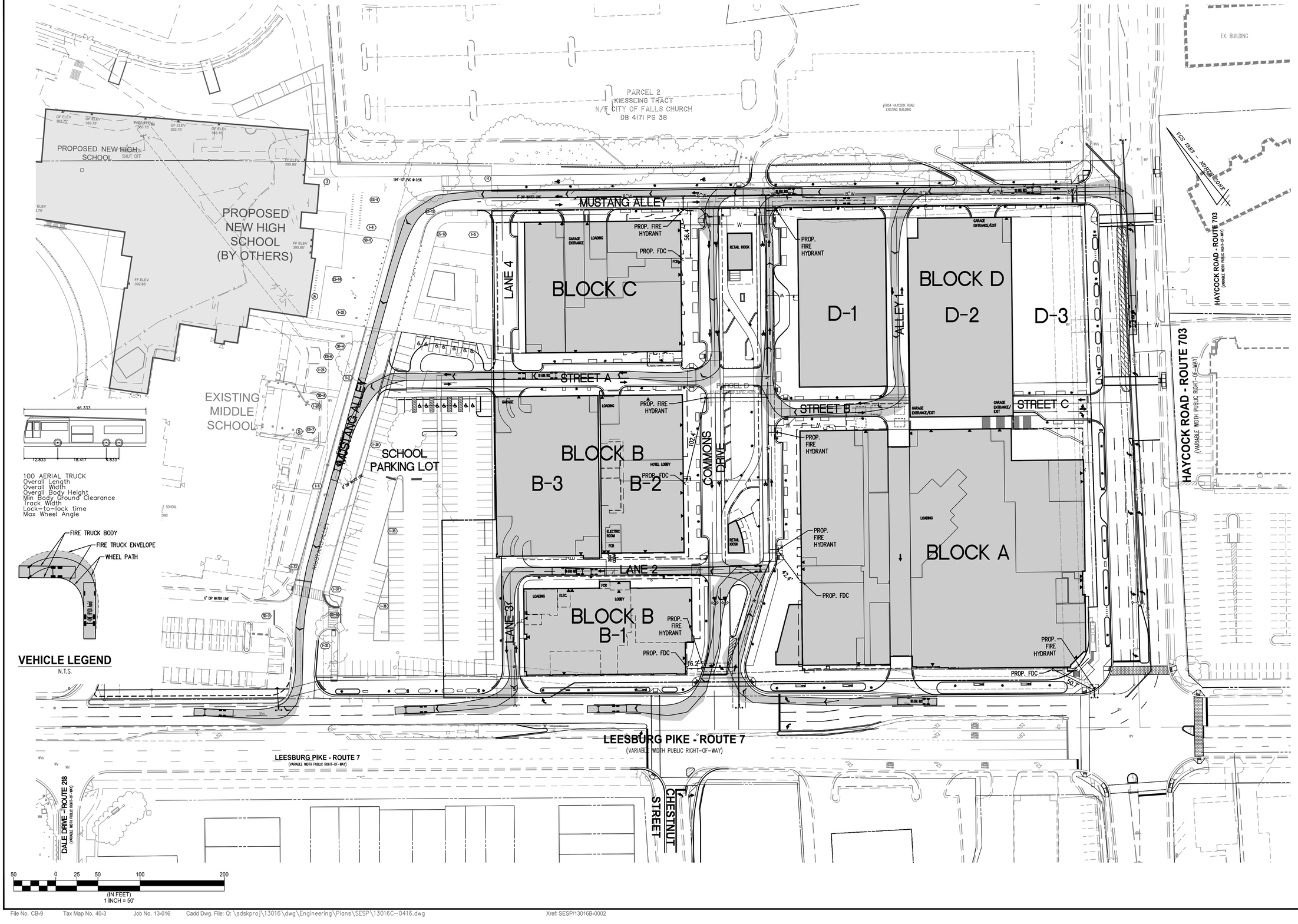
WEST FALLS CHURCH ECONOMIC DEVELOPMENT

SPECIAL EXCEPTION SITE PLAN

CITY OF FALLS CHURCH, VIRGINIA

File No. CB-9 Tax Map No. 40-3 Job No. 13-016 Cadd Dwg. File: Q: \sdskproj\13016\dwg\Engineering\Plans\SESP\13016C-0415.dwg Xref: SESP/13016B-0002

SHEET: C-0415



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SCALE: 1" = 50'

COMMONWEALTH OF VIRGINIA — KAREN L. S. WHITE — Lic. No. 041850 — PROFESSIONAL ENGINEER — 6/08/2020

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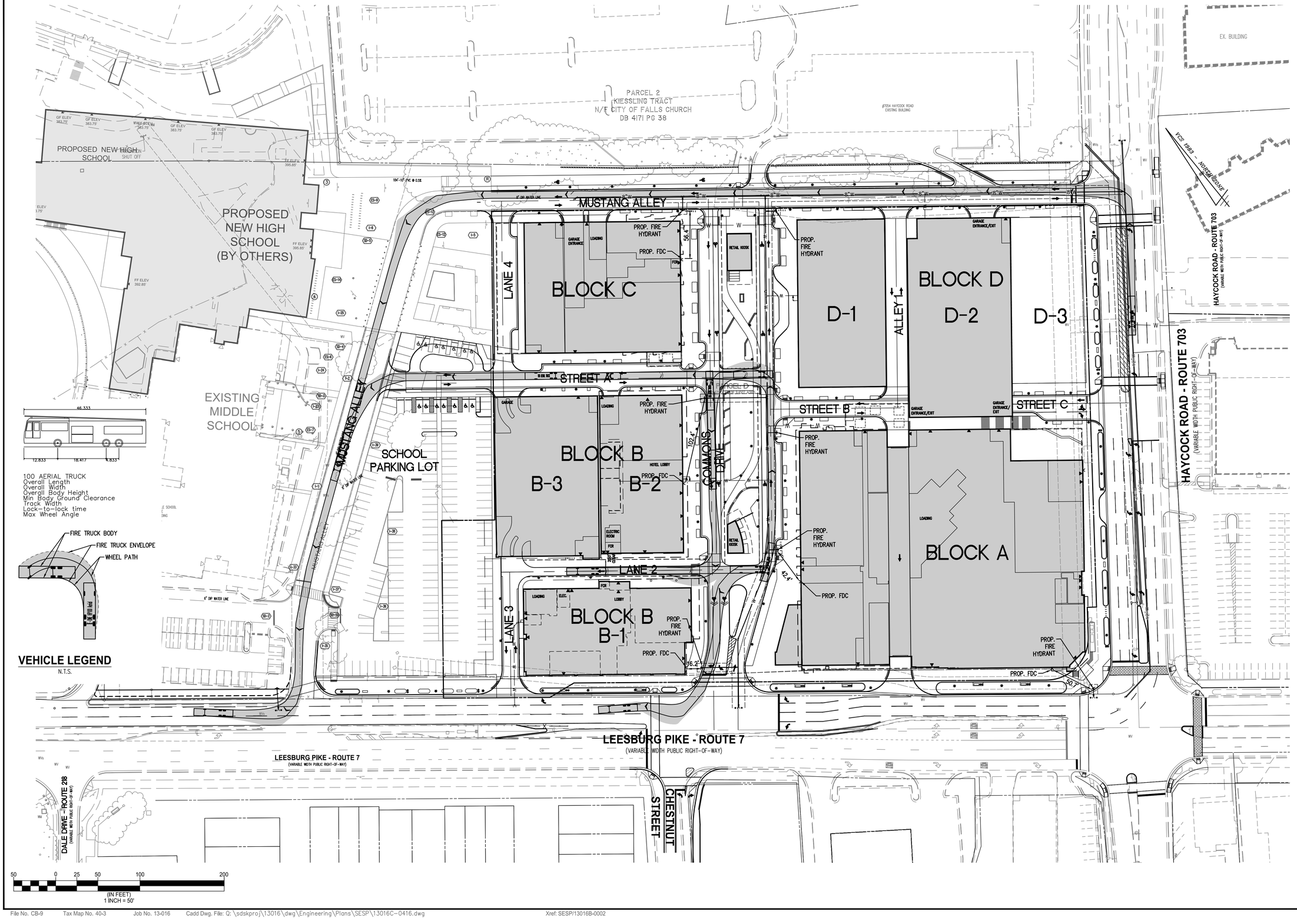
FIRE MARSHAL PLAN

WEST FALLS CHURCH ECONOMIC DEVELOPMENT

SPECIAL EXCEPTION SITE PLAN

CITY OF FALLS CHURCH, VIRGINIA



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FIRE MARSHAL PLAN

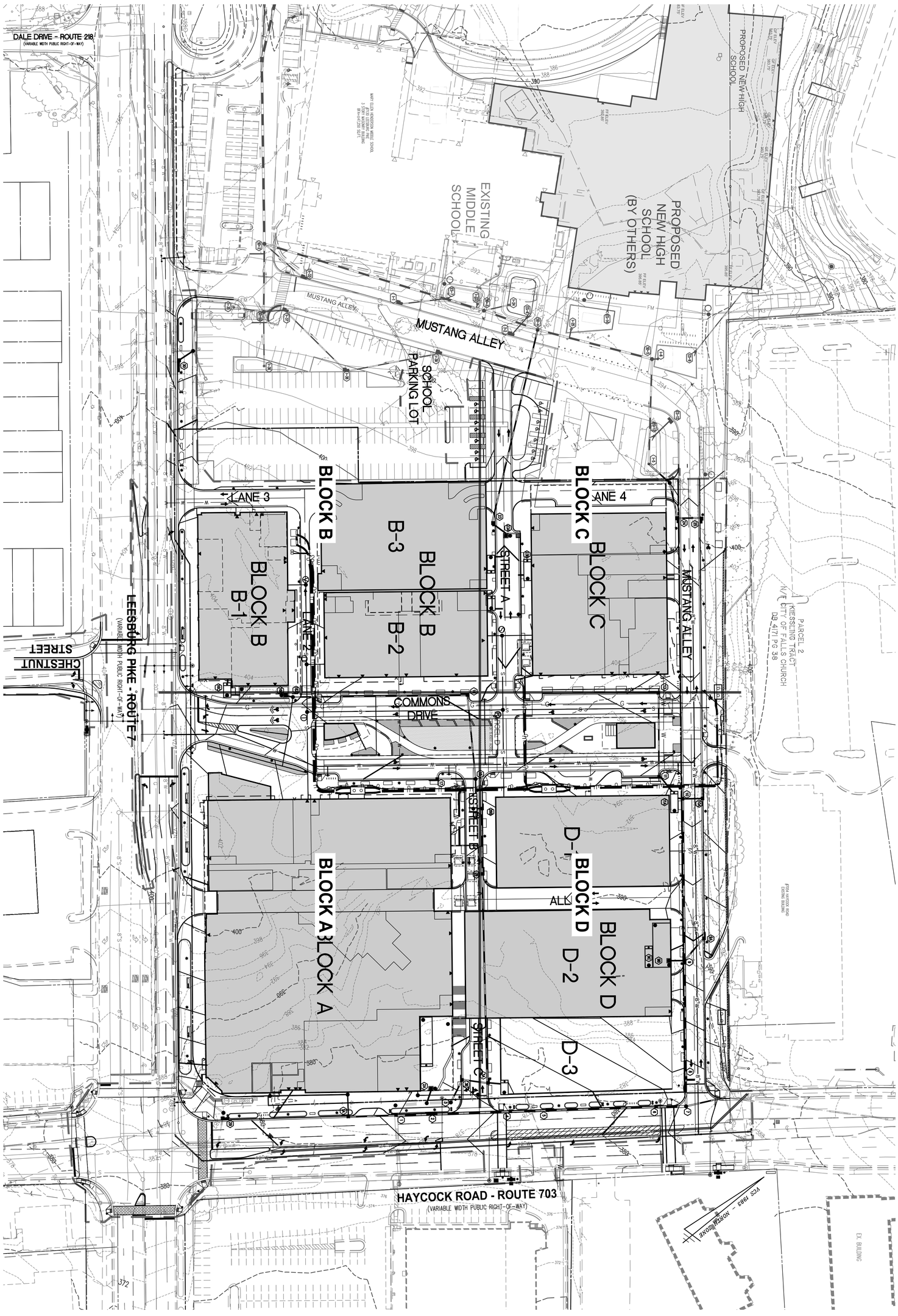
WEST FALLS CHURCH ECONOMIC DEVELOPMENT

SPECIAL EXCEPTION SITE PLAN

CITY OF FALLS CHURCH, VIRGINIA

File No. CB-9 Tax Map No. 40-3 Job No. 13-016 Cadd Dwg. File: Q: \sdskproj\13016\dwg\Engineering\Plans\SESP\13016C-0416.dwg Xref: SESP/13016B-0002

SHEET: C-0417



NOTE: CONTOURS BASED ON VERTICAL DATUM NAVD 1988.

GRADING PLAN - OVERALL

WEST FALLS CHURCH ECONOMIC DEVELOPMENT

SPECIAL EXCEPTION SITE PLAN

CITY OF FALLS CHURCH, VIRGINIA

REVISION APPROVED BY					
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SCALE: 1" = 50' | DATE: SESP PRE-SUB01 5/15/2020, SESP SUB01 06/08/2020 | DRAWN: AI / KW / TT | CHECKED: KW

SHEET: C-0501

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
● C.O.	CLEAN OUT	○ C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
260 264	CONTOURS	260 264
+264.50	SPOT ELEVATION	+264.50
	DRAINAGE FLOW DIRECTION	
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
TP	TEST PIT	
	LIMITS OF CLEARING AND GRADING	

NOTES

1. SEE SHEETS C-0506 – C-5011 FOR FOR ADA RAMP ENLARGEMENTS.
2. SEE 200 SHEET SERIES FOR CONSTRUCTION NOTES, ACCESSIBILITY NOTES, AND VDOT CG-12 DETAILS.
3. SEE 200 SHEET SERIES FOR CURB AND GUTTER AND DRIVEWAY APRON DETAILS.
4. SEE ARCHITECTURE PLANS FOR BUILDING AND STRUCTURAL INFORMATION.
5. ALL PROPOSED SITE RETAINING WALLS ARE TO BE DESIGNED AND PERMITTED BY OTHERS. TOP OF WALL AND BOTTOM OF WALL GRADE INFORMATION IS PROVIDED WITH THIS PLAN AS AN A GUIDE FOR STRUCTURAL DESIGN ONLY. ACTUAL TOP AND BOTTOM OF WALL ELEVATIONS SHALL BE IN ACCORDANCE WITH APPROVED BUILDING PLANS (BY OTHERS).
6. CONTRACTOR TO ENSURE POSITIVE GRADING AWAY FROM BUILDINGS TO PREVENT THE PONDING OF WATER ADJACENT TO FOUNDATIONS.
7. ALL PROPOSED STRUCTURE TOP ELEVATIONS ARE TO BE VERIFIED BY THE CONTRACTOR WITH THE SITE GRADING PLANS PRIOR TO MANUFACTURE. IN CASE OF CONFLICT, CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION PRIOR TO CONSTRUCTING IMPROVEMENTS.
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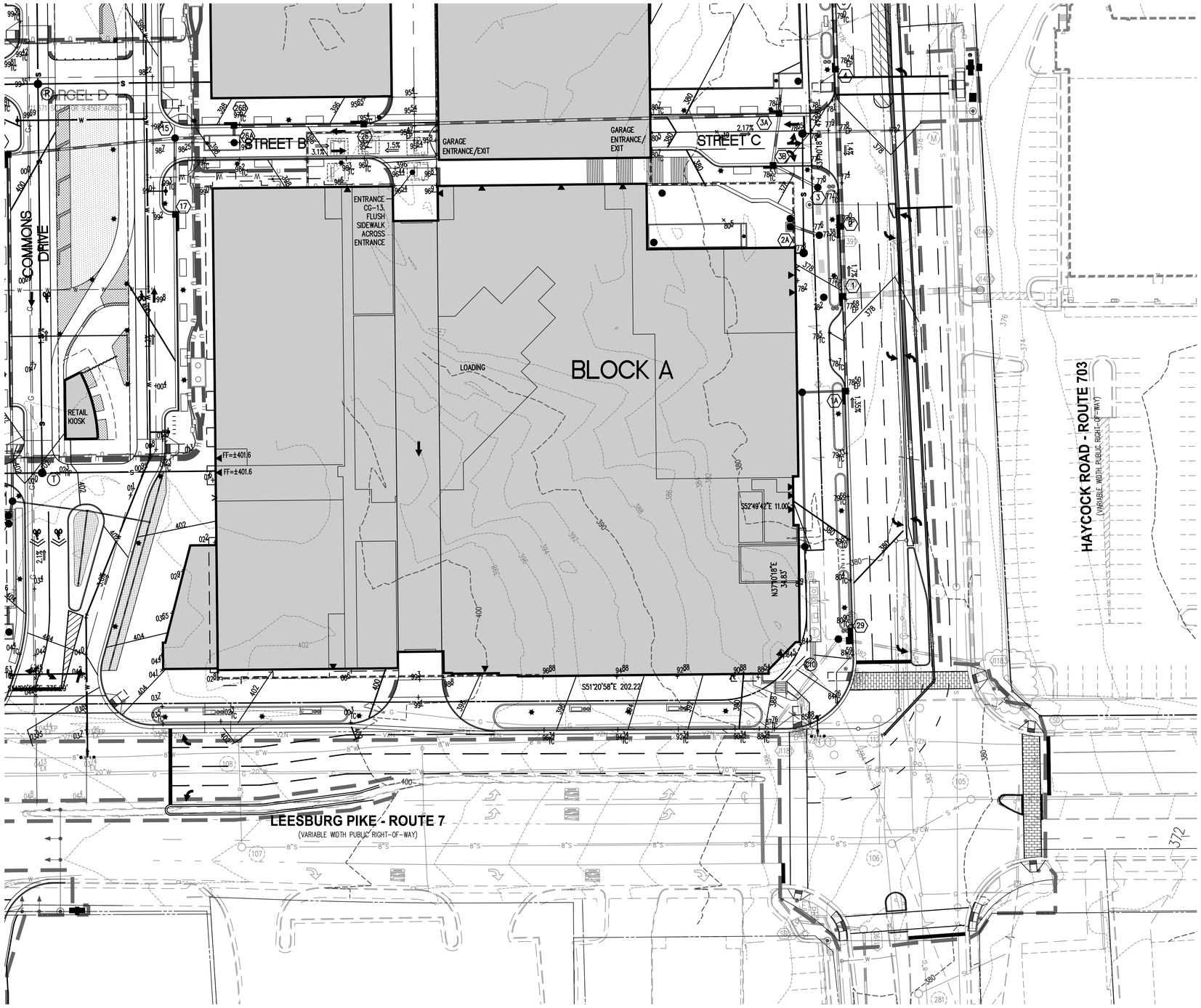

30 0 15 30 60 120
(IN FEET)
1 INCH = 30'

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SCALE: 1" = 30' | DATE: SESP PRE-SUB01 5/15/2020, SESP SUB01 06/08/2020

COMMONWEALTH OF VIRGINIA — KAREN L. S. WHITE Lic. No. 041850 — 6/08/2020 — PROFESSIONAL ENGINEER

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GRADING PLAN - BLOCK A

WEST FALLS CHURCH ECONOMIC DEVELOPMENT

SPECIAL EXCEPTION SITE PLAN

CITY OF FALLS CHURCH, VIRGINIA

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
● C.O.	CLEAN OUT	○ C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
260 264	CONTOURS	260 264
+264.50	SPOT ELEVATION	+264.50
	DRAINAGE FLOW DIRECTION	
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
TP	TEST PIT	
	LIMITS OF CLEARING AND GRADING	

NOTES

1. SEE SHEETS C-0506 – C-5011 FOR FOR ADA RAMP ENLARGEMENTS.
2. SEE 200 SHEET SERIES FOR CONSTRUCTION NOTES, ACCESSIBILITY NOTES, AND VDOT CG-12 DETAILS.
3. SEE 200 SHEET SERIES FOR CURB AND GUTTER AND DRIVEWAY APRON DETAILS.
4. SEE ARCHITECTURE PLANS FOR BUILDING AND STRUCTURAL INFORMATION.
5. ALL PROPOSED SITE RETAINING WALLS ARE TO BE DESIGNED AND PERMITTED BY OTHERS. TOP OF WALL AND BOTTOM OF WALL GRADE INFORMATION IS PROVIDED WITH THIS PLAN AS AN A GUIDE FOR STRUCTURAL DESIGN ONLY. ACTUAL TOP AND BOTTOM OF WALL ELEVATIONS SHALL BE IN ACCORDANCE WITH APPROVED BUILDING PLANS (BY OTHERS).
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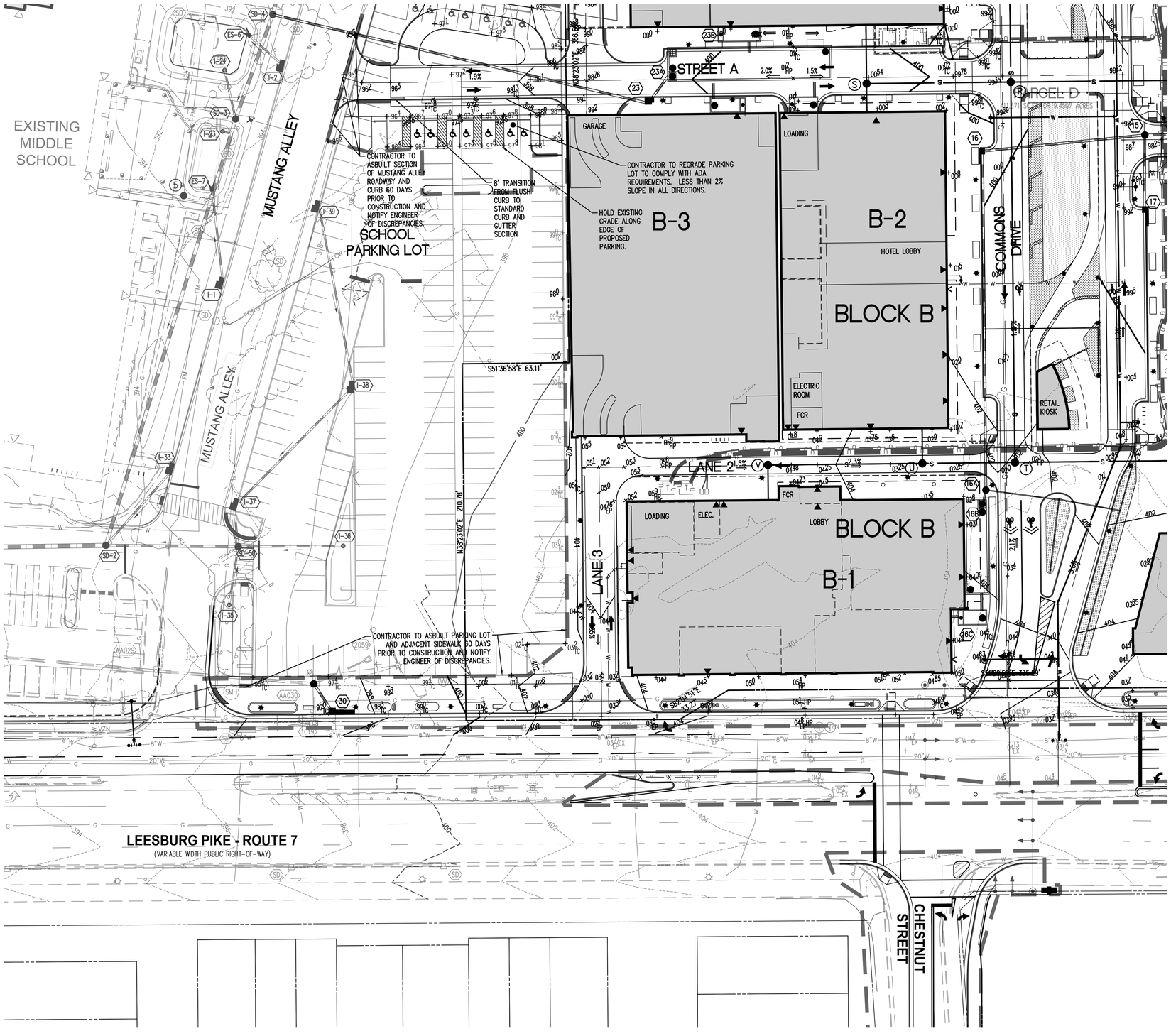

30 0 15 30 60 120
(IN FEET)
1 INCH = 30'

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ESTABLISHED 1945

DRAWN: AI / KW / TT
CHECKED: KW
SCALE: 1" = 30'
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COMMONWEALTH OF VIRGINIA KAREN L. S. WHITE Lic. No. 041850 6/08/2020 PROFESSIONAL ENGINEER

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GRADING PLAN - BLOCK B

WEST FALLS CHURCH ECONOMIC DEVELOPMENT

SPECIAL EXCEPTION SITE PLAN

CITY OF FALLS CHURCH, VIRGINIA

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R / CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 / CG-6R
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
● C.O.	CLEAN OUT	○ C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
260 / 264	CONTOURS	260 / 264
+264.50	SPOT ELEVATION	+264.50
	DRAINAGE FLOW DIRECTION	
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
TP	TEST PIT	
	LIMITS OF CLEARING AND GRADING	

NOTES

1. SEE SHEETS C-0506 – C-5011 FOR FOR ADA RAMP ENLARGEMENTS.
2. SEE 200 SHEET SERIES FOR CONSTRUCTION NOTES, ACCESSIBILITY NOTES, AND VDOT CG-12 DETAILS.
3. SEE 200 SHEET SERIES FOR CURB AND GUTTER AND DRIVEWAY APRON DETAILS.
4. SEE ARCHITECTURE PLANS FOR BUILDING AND STRUCTURAL INFORMATION.
5. ALL PROPOSED SITE RETAINING WALLS ARE TO BE DESIGNED AND PERMITTED BY OTHERS. TOP OF WALL AND BOTTOM OF WALL GRADE INFORMATION IS PROVIDED WITH THIS PLAN AS AN A GUIDE FOR STRUCTURAL DESIGN ONLY. ACTUAL TOP AND BOTTOM OF WALL ELEVATIONS SHALL BE IN ACCORDANCE WITH APPROVED BUILDING PLANS (BY OTHERS).
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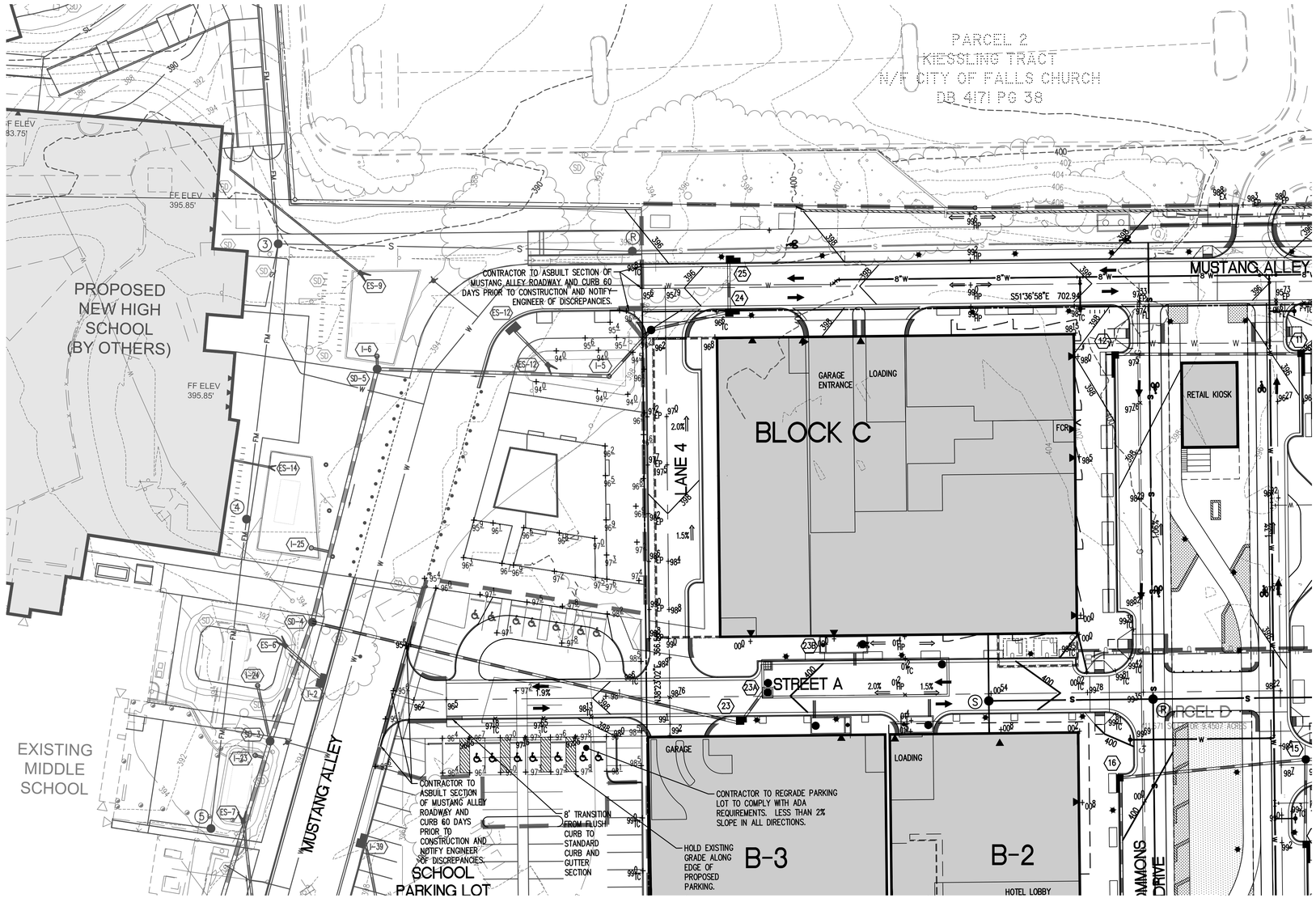

30 0 15 30 60 120
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KAREN L. S. WHITE Lic. No.041850 6/08/2020

REVISION APPROVED BY

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GRADING PLAN - BLOCK C

WEST FALLS CHURCH ECONOMIC DEVELOPMENT

SPECIAL EXCEPTION SITE PLAN

CITY OF FALLS CHURCH, VIRGINIA

SHEET: C-0504

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
● C.O.	CLEAN OUT	○ C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
260 264	CONTOURS	260 264
+264.50	SPOT ELEVATION	+264.50
	DRAINAGE FLOW DIRECTION	
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
TP	TEST PIT	
	LIMITS OF CLEARING AND GRADING	

NOTES

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2. SEE 200 SHEET SERIES FOR CONSTRUCTION NOTES, ACCESSIBILITY NOTES, AND VDOT CG-12 DETAILS.
3. SEE 200 SHEET SERIES FOR CURB AND GUTTER AND DRIVEWAY APRON DETAILS.
4. SEE ARCHITECTURE PLANS FOR BUILDING AND STRUCTURAL INFORMATION.
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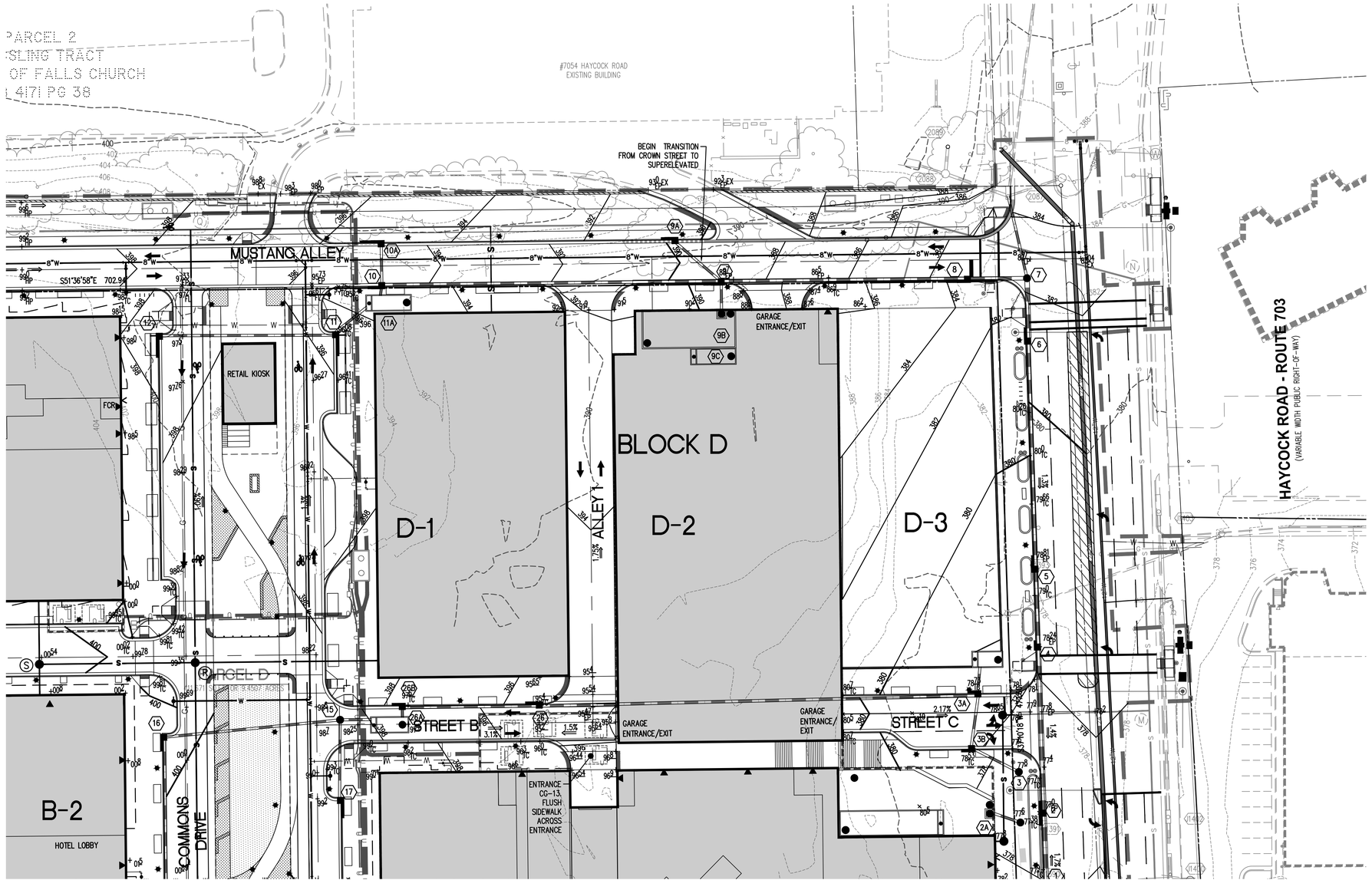
6. CONTRACTOR TO ENSURE POSITIVE GRADING AWAY FROM BUILDINGS TO PREVENT THE PONDING OF WATER ADJACENT TO FOUNDATIONS.
7. ALL PROPOSED STRUCTURE TOP ELEVATIONS ARE TO BE VERIFIED BY THE CONTRACTOR WITH THE SITE GRADING PLANS PRIOR TO MANUFACTURE. IN CASE OF CONFLICT, CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION PRIOR TO CONSTRUCTING IMPROVEMENTS.
8. CONTRACTOR TO CONFIRM WITH ARCHITECT AND/OR STRUCTURAL ENGINEER, STRUCTURAL INTEGRITY OF EXISTING SITE FEATURES INCLUDING BUILDING WALLS, RETAINING WALLS, ETC. PRIOR TO ALTERING GRADE ADJACENT TO THE EXISTING FEATURE. ADDITIONAL STRUCTURE BRACING MAY BE REQUIRED WHEN ALTERING THE GRADE AGAINST AN EXISTING SITE FEATURE.
9. IT IS THE RESPONSIBILITY OF THE ARCHITECT AND STRUCTURAL ENGINEER TO DESIGN ALL OF THE FOUNDATIONS SO THAT FLOODING DOES NOT OCCUR. FOUNDATIONS AND BUILDING MATERIALS MUST MEET ALL APPLICABLE GUIDELINES FOR MINIMAL SEPARATION AND BURIED FINISHED FLOOR CONDITIONS. WALTER L. PHILLIPS IS NOT RESPONSIBLE FOR FOUNDATION DESIGN AND CONSTRUCTION.



30 0 15 30 60 120
(IN FEET)
1 INCH = 30'

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ESTABLISHED 1945

DRAWN: AI / KW / TT
CHECKED: KW
DATE: SESP PRE-SUB01 5/15/2020, SESP SUB01 06/08/2020
SCALE: 1" = 30'

KAREN L. S. WHITE
Lic. No. 041850
6/08/2020

REVISION APPROVED BY:

NO.	DESCRIPTION	DATE	REV./ BY	APPROVED	DATE

NOTE: THE VERTICAL DATUM REFERENCED ON THIS PLAN IS THE NORTH AMERICAN DATUM OF 1988 (NAVD88)

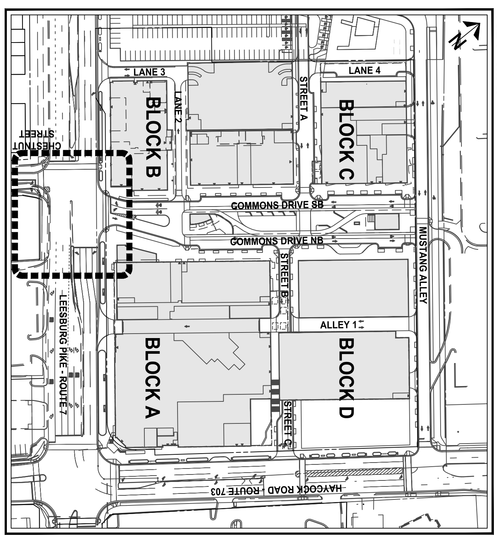
GRADING PLAN - BLOCK D

WEST FALLS CHURCH ECONOMIC DEVELOPMENT

SPECIAL EXCEPTION SITE PLAN

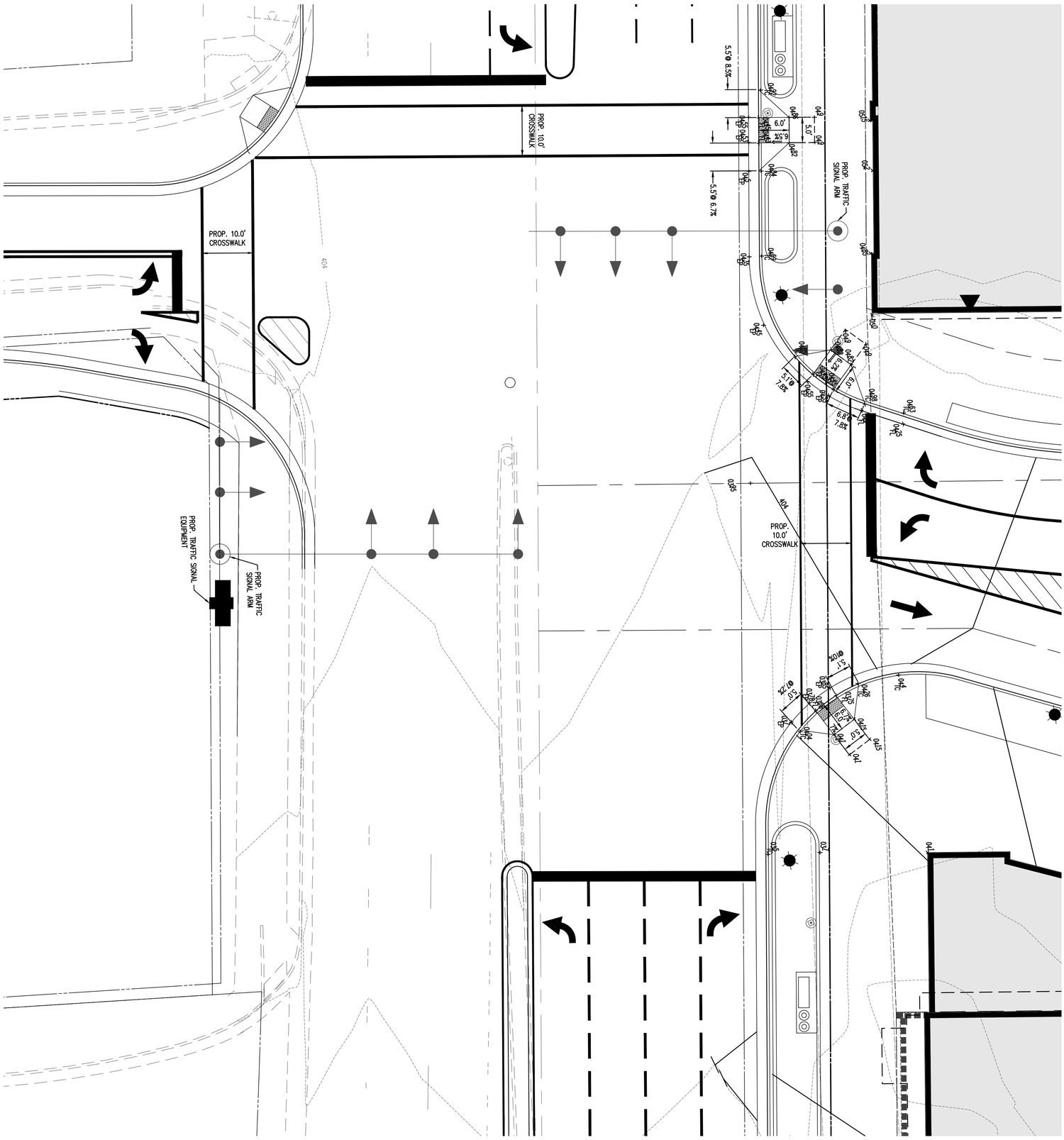
CITY OF FALLS CHURCH, VIRGINIA

SHEET: C-0505



LEGEND

DESCRIPTION	PROPOSED	EXISTING
CURB & GUTTER CG-2		
TRANSITION FROM CG-2 TO CG-6R		
SANITARY SEWER	SS	SS
SANITARY LATERAL	SL	SL
CLEAN OUT	C.O.	C.O.
STORM SEWER		
WATER MAIN	W	W
FIRE HYDRANT		
PLUG		
OVERHEAD WIRES		
UTILITY POLE		
UNDERGROUND	UE	UE
TELEPHONE	T	T
GAS MAIN	G	G
ELECTRICAL	E	E
TRANSFORMER		
HANDICAP RAMP (CG-12)		
GUARDRAIL		
FENCE		
TRAFFIC FLOW		
LIGHT		
DOOR		
TREES		
CONTOURS	260 264	260 264
SPOT ELEVATION	+ 264.50	+ 264.50
DRAINAGE FLOW DIRECTION		
TOP OF CURB	TC	TC
BOTTOM OF CURB	BC	BC
TOP OF WALL	TW	TW
BOTTOM OF WALL	BW	BW
HIGH POINT	H.P.	H.P.
TEST PIT	TP	
LIMITS OF CLEARING AND GRADING		



LESSBURG PIKE, COMMONS AND CHESTNUT STREET INTERSECION

WEST FALLS CHURCH ECONOMIC DEVELOPMENT

SPECIAL EXCEPTION SITE PLAN

CITY OF FALLS CHURCH, VIRGINIA

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COMMONWEALTH OF VIRGINIA
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PROFESSIONAL ENGINEER
6/08/2020

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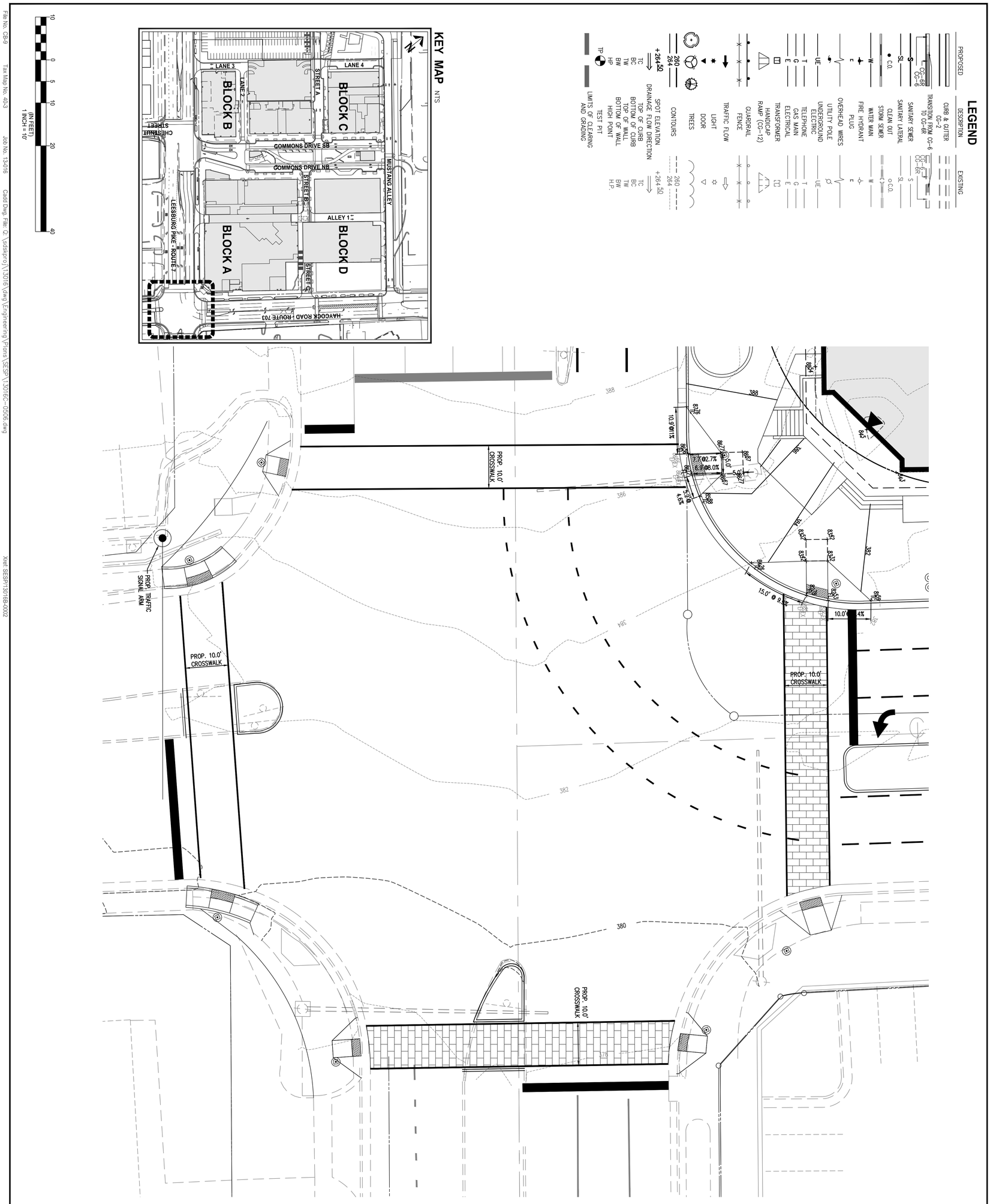
SHEET: C-0506

File No. CB-9 Tax Map No. 40-3 Job No. 13-016 Cadd Dwg File: Q:\sdskpro\L\3016\dwg\Engineering\Plans\SESP\13016c-0506.dwg Xref: SESP13016B-X002



LEESBURG PIKE AND HAYCOCK ROAD INTERSECTION

WEST FALLS CHURCH ECONOMIC DEVELOPMENT

SPECIAL EXCEPTION SITE PLAN

CITY OF FALLS CHURCH, VIRGINIA

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PROFESSIONAL ENGINEER

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SHEET: C-0507

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Tax Map No. 49-3
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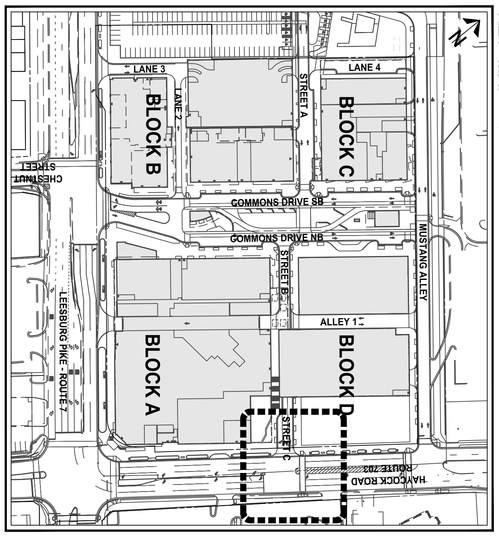

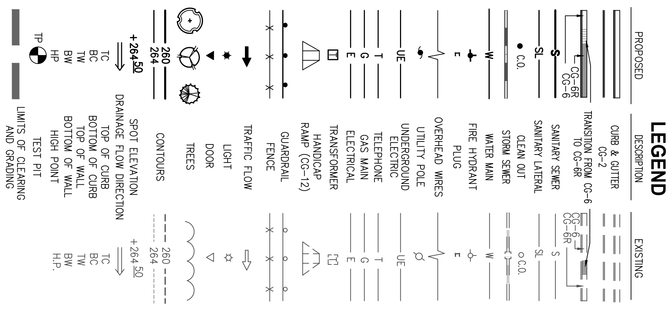

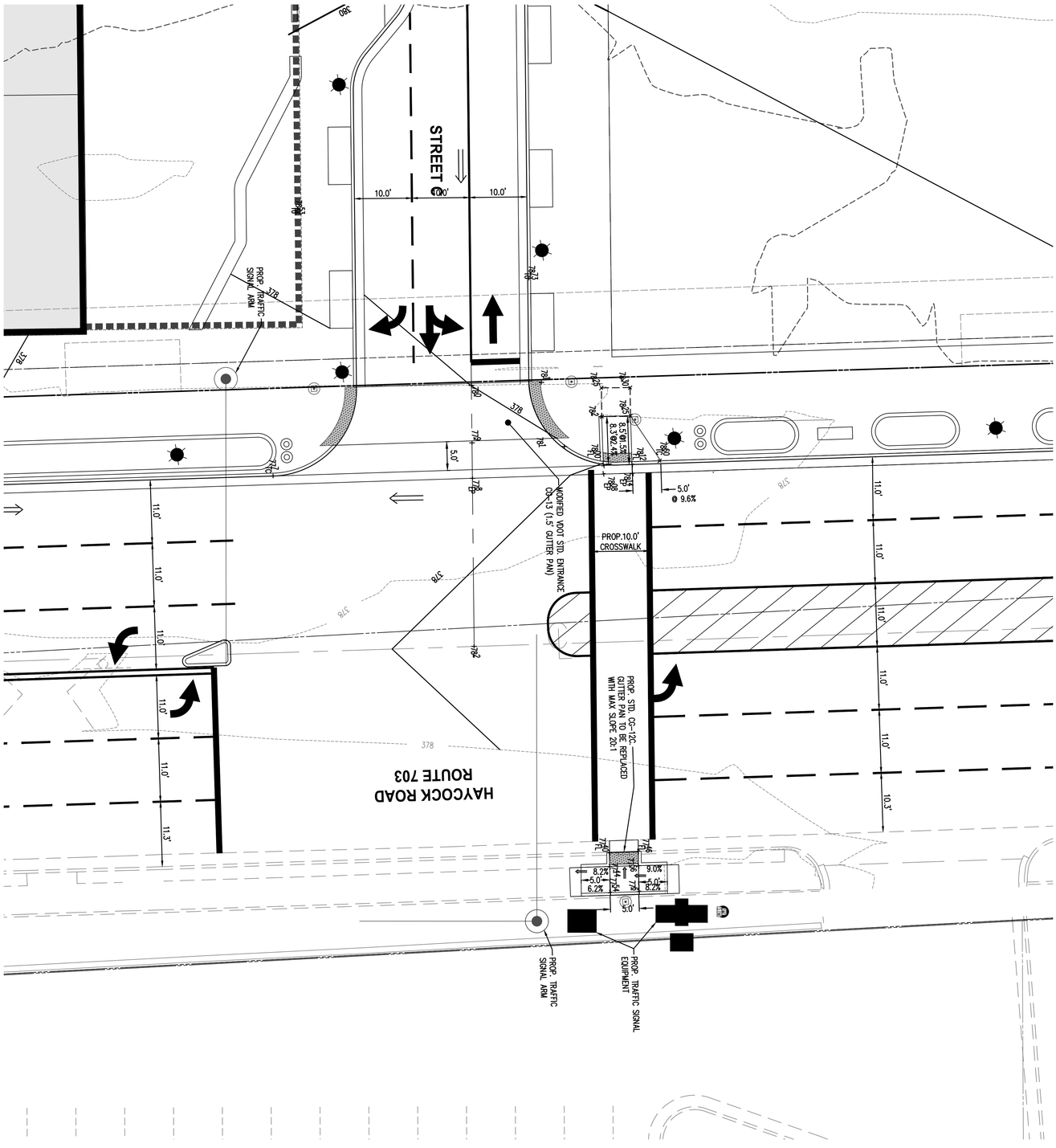

HAYCOCK ROAD & STREET C INTERSECTION

WEST FALLS CHURCH ECONOMIC DEVELOPMENT

SPECIAL EXCEPTION SITE PLAN

CITY OF FALLS CHURCH, VIRGINIA

SHEET: C-0508

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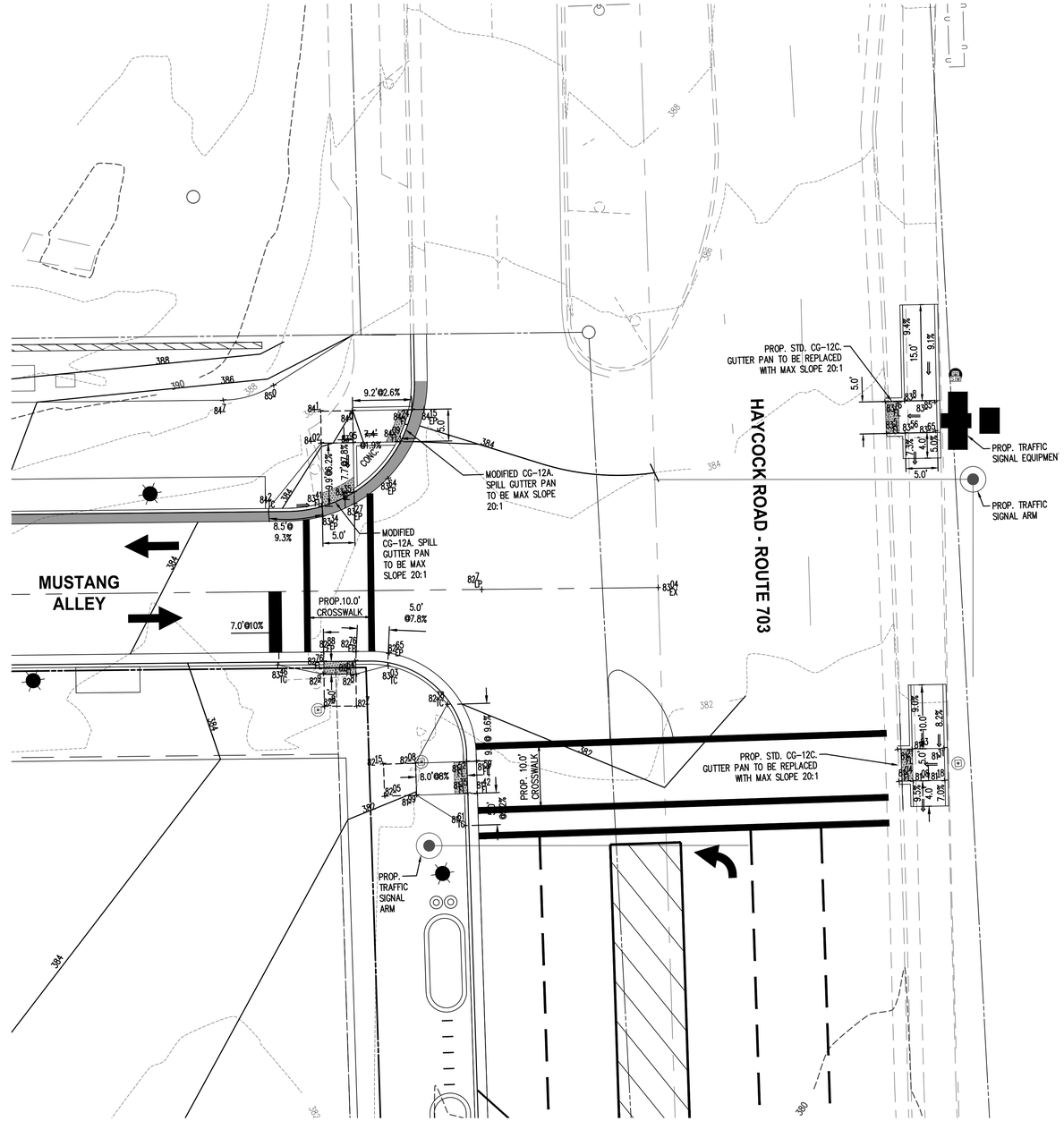
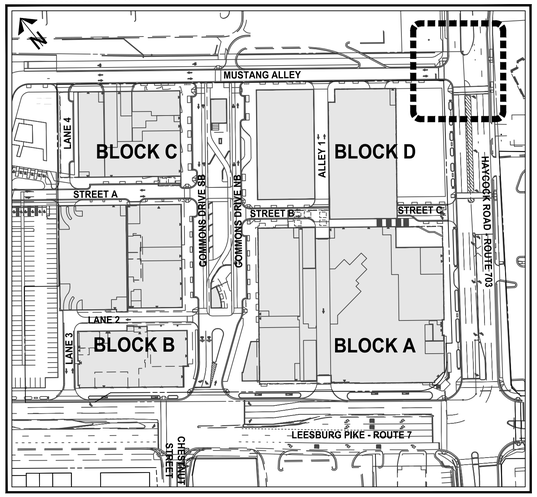
LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
● C.O.	CLEAN OUT	○ C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
260 264	CONTOURS	260 264
+264.50	SPOT ELEVATION	+264.50
	DRAINAGE FLOW DIRECTION	
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
TP	TEST PIT	
	LIMITS OF CLEARING AND GRADING	



KEY MAP NTS



10 0 5 10 20 40
(IN FEET)
1 INCH = 10'

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SCALE: 1" = 10'

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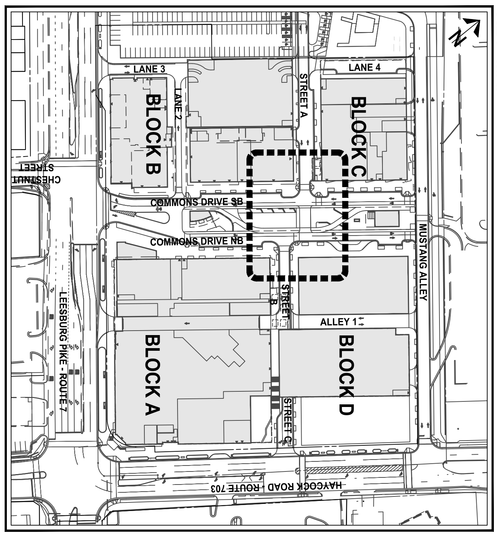
HAYCOCK ROAD & MUSTANG ALLEY

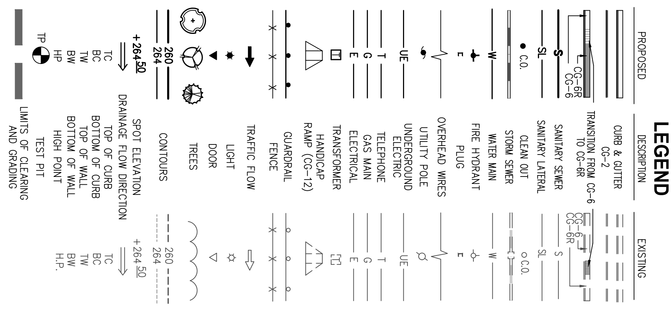
WEST FALLS CHURCH ECONOMIC DEVELOPMENT

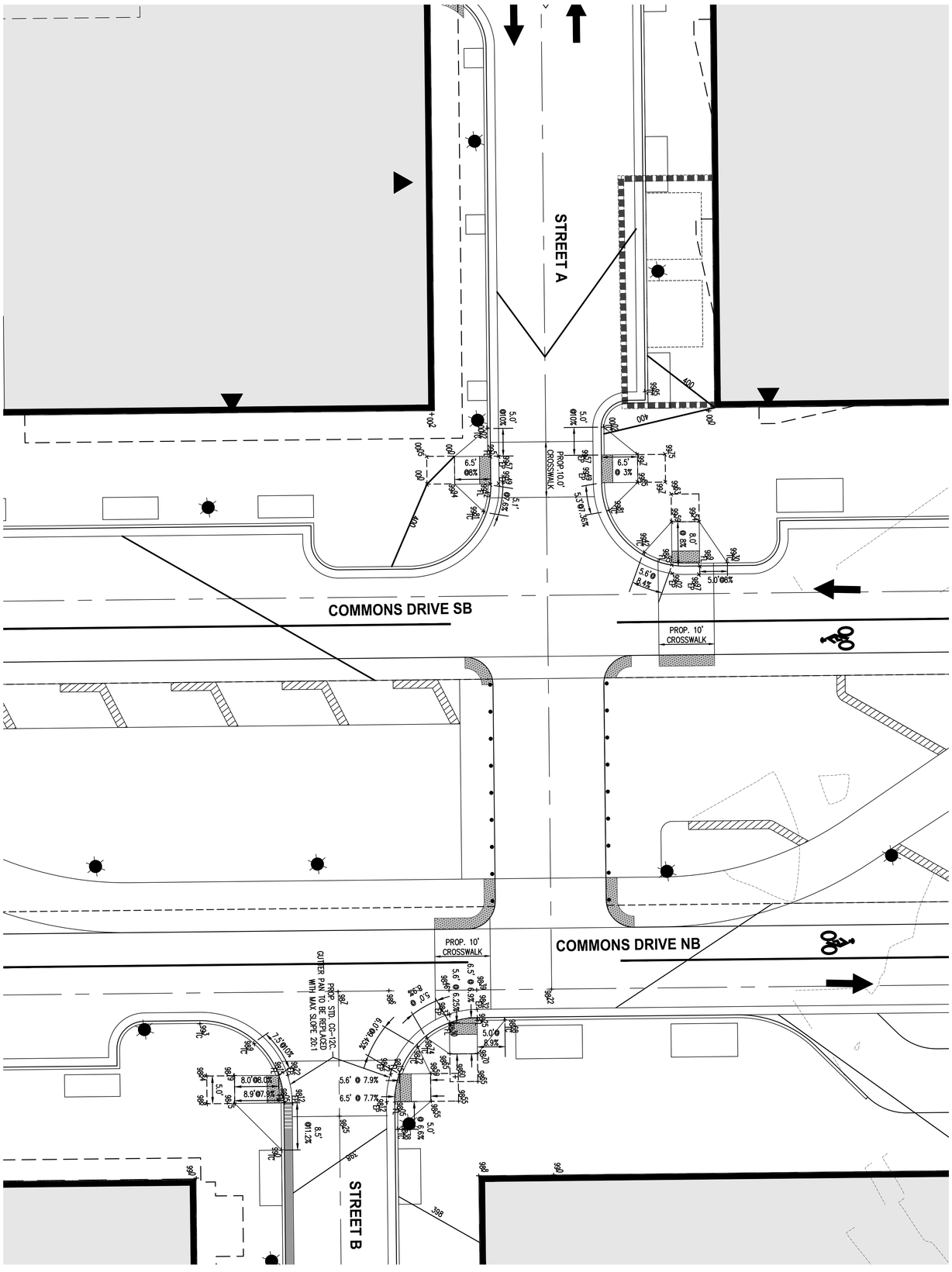
SPECIAL EXCEPTION SITE PLAN

CITY OF FALLS CHURCH, VIRGINIA

SHEET: C-0509







COMMONS DRIVE. STREET A & STREET B INTERSECTION

WEST FALLS CHURCH ECONOMIC DEVELOPMENT

SPECIAL EXCEPTION SITE PLAN

CITY OF FALLS CHURCH, VIRGINIA

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SHEET: C-0510

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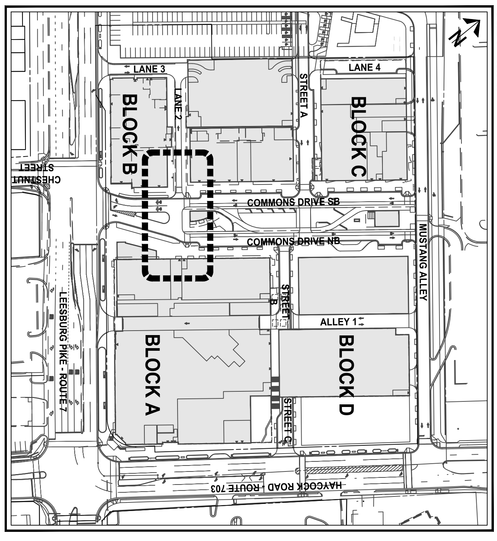

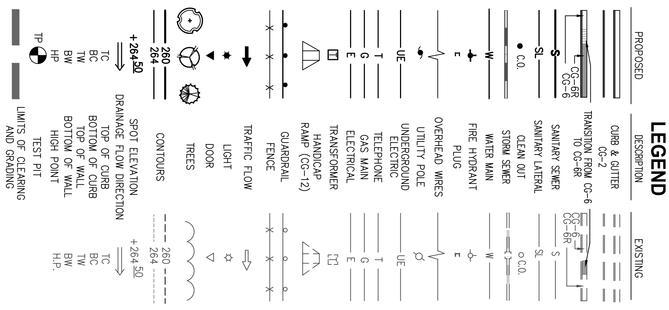

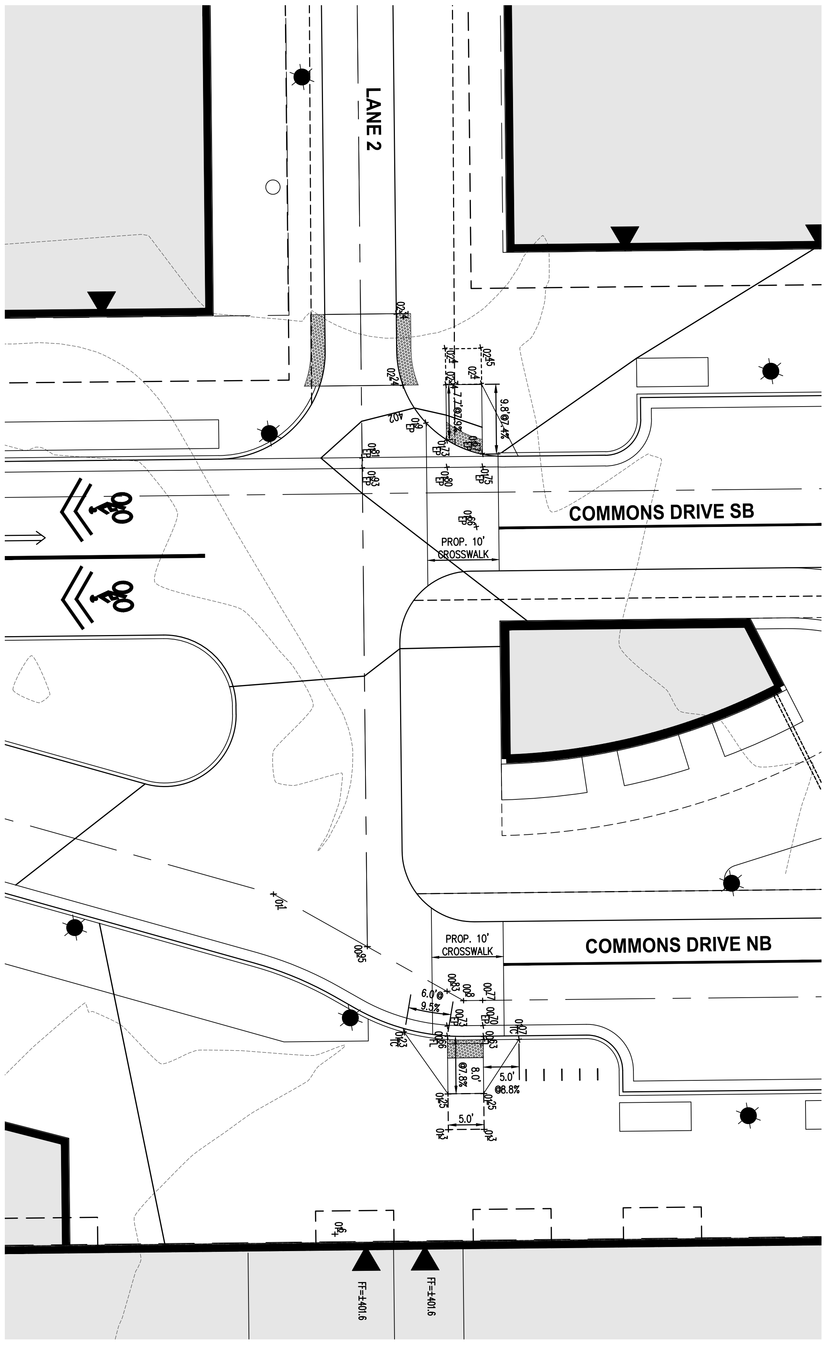

COMMONS DRIVE & LANE 2 INTERSECTION

WEST FALLS CHURCH ECONOMIC DEVELOPMENT

SPECIAL EXCEPTION SITE PLAN

CITY OF FALLS CHURCH, VIRGINIA

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SHEET: C-0511

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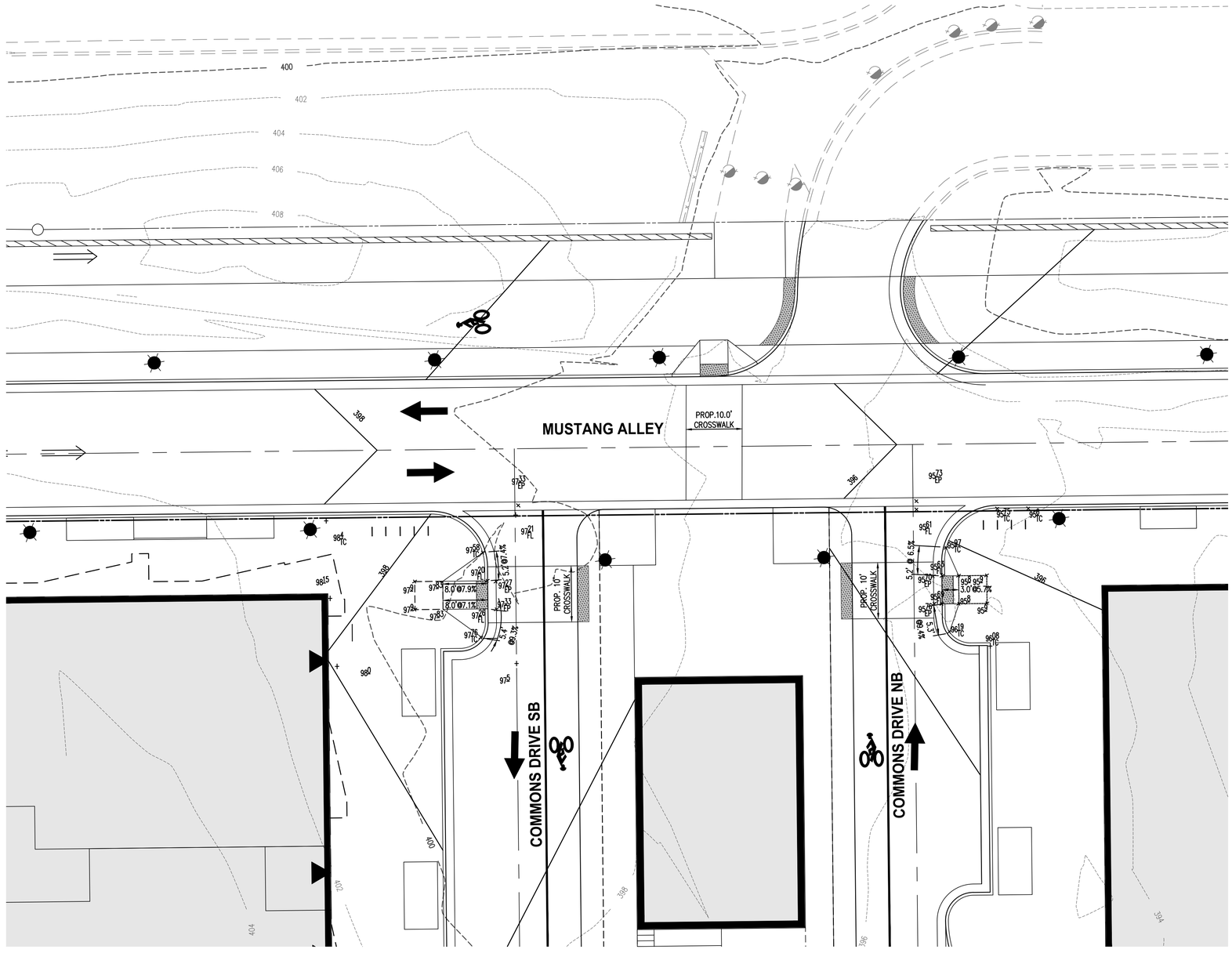
Xref: SESP/13016B-0002

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R / CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 / CG-6R
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
● C.O.	CLEAN OUT	○ C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
X X X	GUARDRAIL	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
260 / 264	CONTOURS	260 / 264
+264.50	SPOT ELEVATION	+264.50
	DRAINAGE FLOW DIRECTION	
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
TP	TEST PIT	
	LIMITS OF CLEARING AND GRADING	



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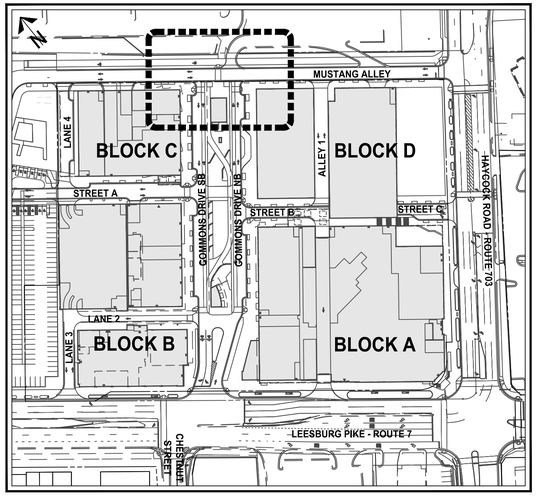

10 0 5 10 20 40
(IN FEET)
1 INCH = 10'

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COMMONS DRIVE & MUSTANG ALLEY INTERSECTION

WEST FALLS CHURCH ECONOMIC DEVELOPMENT

SPECIAL EXCEPTION SITE PLAN

CITY OF FALLS CHURCH, VIRGINIA

SHEET: C-0512