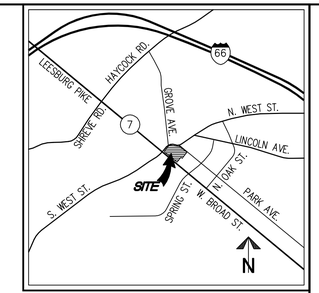
MASON ROW

AT THE INTERSECTION OF WEST BROAD STREET AND NORTH WEST STREET

CITY OF FALLS CHURCH, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN



VICINITY MAP SCALE: 1"=2000'

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-3 "GENERAL BUSINESS"
   b) 51-202-004 AND 51-202-005, ZONED B-1 "LIMITED BUSINESS"
   c) 51-202-0013, 51-202-014, AND 51-202-015, ZONED R-1B "MEDIUM DENSITY RESIDENTIAL"
   (PER THE CITY OF FALLS CHURCH ZONING)

2. THE PROPERTY IS AS FOLLOWS:
   a) 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.
   b) 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.
   c) 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.
   d) 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.
   e) 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.
   f) 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.
   g) 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
   h) 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 PLAT 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 170,488 SQUARE FEET OR 3.9139 ACRES.

5. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY BY THIS FIRM.

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 192001694, 192001695, AND 192001696, EFFECTIVE DATE APRIL 5, 2013, REVISION DATE APRIL 17, 2013 AND 192-001697, 192-001698, 192-001699, AND 192-001700, 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 WHICH TIES THIS SUBDIVISION BOUNDARY AND THE BENCHMARK(S) SHOWN TO NOAA/NGS MONUMENT PID NUMBER DH4144; LWXI STERLING CORS ARP. THE SCALE FACTOR (ELEVATION FACTOR X GRID FACTOR) WHICH 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 THAT THIS PLAT, 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.

ZONING TABULATION

EXISTING ZONES: B-1, B-3 & R-1B
PROPOSED ZONE: B-1
EXISTING SITE AREA: 170,488 SF OR 3.91 AC

EXISTING R-1B ZONE	44,706	SF	1.03	AC
EXISTING B-3 ZONE	92,031	SF	2.11	AC
EXISTING B-1 ZONE	33,751	SF	0.77	AC
TOTAL	170,488	SF	3.91	AC
PROPOSED B-1 ZONE	170,488	SF	3.91	AC
TOTAL	170,488	SF	3.91	AC

PROPOSED B-1:

	REQUIRED	PROVIDED
MAX. BUILDING HT.	55 FT.	±85 FT.*
MIN. YARD REQUIREMENTS:		
FRONT		
WEST BROAD STREET	14 FT. (FROM FACE OF CURB)	±20 FT. (FROM FACE OF CURB)
NORTH WEST STREET	14 FT. (FROM FACE OF CURB)	±14 FT. (FROM FACE OF CURB)
PARK AVENUE	14 FT. (FROM FACE OF CURB)	±23 FT. (FROM FACE OF CURB)
SIDE		
ADJACENT TO 51-202-016 (R-1B)	20 FT.	±20 FT.
ADJACENT TO 51-202-003 (B-1)	NONE	NONE
REAR	N/A	N/A

* SPECIAL EXCEPTION REQUESTED FOR BUILDING HEIGHT PER ZONING CODE DEFINITION. SEE BUILDING HEIGHT CALCULATION ON SHEET P-0401.

PARKING TABULATION

USE	TOTAL PROPOSED	REQUIRED PARKING RATIO [SEC. 48-1004]		PARKING REQUIRED
RESIDENTIAL (APARTMENTS)		SPACE/		SPACES
EFFICIENCY	14 UNITS	1.0	UNIT	14
1 BEDROOM	79 UNITS	1.5	UNIT	119
1 BEDROOM W. DEN	73 UNITS	1.5	UNIT	110
2 BEDROOM	87 UNITS	2	UNIT	174
TOTAL	253 UNITS			
RESIDENTIAL (CONDOMINIUM)		SPACE/		SPACES
1 BEDROOM	6 UNITS	1.5	UNIT	9
2 BEDROOM	29 UNITS	2	UNIT	58
2 BEDROOM W. DEN	26 UNITS	2	UNIT	52
3 BEDROOM	6 UNITS	2	UNIT	12
TOTAL	67 UNITS			
TOTAL				548
HOTEL		SPACE/		SPACES
PER GUESTROOM	150 ROOMS	1	ROOM	150
EMPLOYEE SPACE PER 10 ROOMS	150 ROOMS	1	10 ROOMS	15
TOTAL				165
COMMERCIAL		SPACE/	SF	SPACES
COMMERCIAL SPACE	48834 SF	1	250	196
TOTAL				196
OVERALL TOTAL				909

NOTES:
1. COMMERCIAL PARKED AT THE SHOPPING CENTER RATE OF 1 SPACE/250 SF.

LOADING TABULATION

USE	TOTAL REQUIRED
RESIDENTIAL	0
HOTEL	1
SHOPPING CENTER	2
TOTAL REQUIRED	*3*
TOTAL PROVIDED	2 SHARED

MAP AMENDMENT

1. RE-ZONING REQUEST FROM B-1, B-3, & R-1 TO B-1.
2. COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP AMENDMENT FROM "BUSINESS & "LOW DENSITY RESIDENTIAL" TO "MIXED-USE".

SPECIAL EXCEPTION

1. SPECIAL EXCEPTION REQUESTED FOR AN 85' BUILDING HEIGHT PER SECTION 48-455(2).
2. SPECIAL EXCEPTION REQUESTED FOR MIXED USE REDEVELOPMENT IN B-1 DISTRICT.

WAIVERS REQUEST

1. A WAIVER OF THE 100' DISTANCE FROM A COMMERCIAL ENTRANCE OR EXIT TO AN "R" DISTRICT [SECT. 48-938 (d)]

   • PROPOSED SITE ENTRANCE OFF OF PARK AVENUE WITH A DISTANCE OF 50' TO RESIDENTIAL DISTRICT ACROSS PARK AVENUE.

2. A WAIVER REQUESTED TO REDUCE THE BUFFER DENSITY TO THAT SHOWN ON THE PLAN. [SECT. 48-1183]

   • ALONG THE EASTERN PROPERTY LINE ADJACENT TO RPC #51-202-016. SEE DETAIL SHEET P-0402.

LANDSCAPE NOTES

1. THE PROPOSED LANDSCAPING AREAS WILL BE DESIGNED UTILIZING APPROPRIATE SPECIES, SOILS, AND IRRIGATION MEASURES TO MAXIMIZE THE OPPORTUNITY FOR HEALTHY PLANTINGS.
2. THE APPLICANT WILL WORK WITH THE CITY ARBORIST TO DESIGN A LANDSCAPE PLAN THAT UTILIZES NATIVE TREES, SHRUBS, PERENNIALS AND GRASSES.
3. THE STREETSCAPE DESIGN WILL BE COORDINATED WITH THE CITY'S ARBORIST AT TIME OF SITE PLAN.

PARKING PROVIDED

GARAGE LEVEL	SPACES PER LEVEL
P2	203
P1	439
LEVEL 1	85
TOTAL	727

INCLUDES 15 ACCESSIBLE SPACES (3 VAN ACCESSIBLE)

NOTES:

1. ALL PARKING PROVIDED WITHIN BUILDING LIMITS. SEE ARCHITECTURAL PLANS FOR LOCATIONS, DIMENSIONS, ETC.
2. 20% PARKING REDUCTION REQUESTED.

SHEET INDEX

P-0101 COVER SHEET
P-0401 CONCEPTUAL DEVELOPMENT PLAN
P-0402 CONCEPTUAL STREETSCAPE PLAN

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

DRAWN: A.A., B.S. CHECKED: J.M.

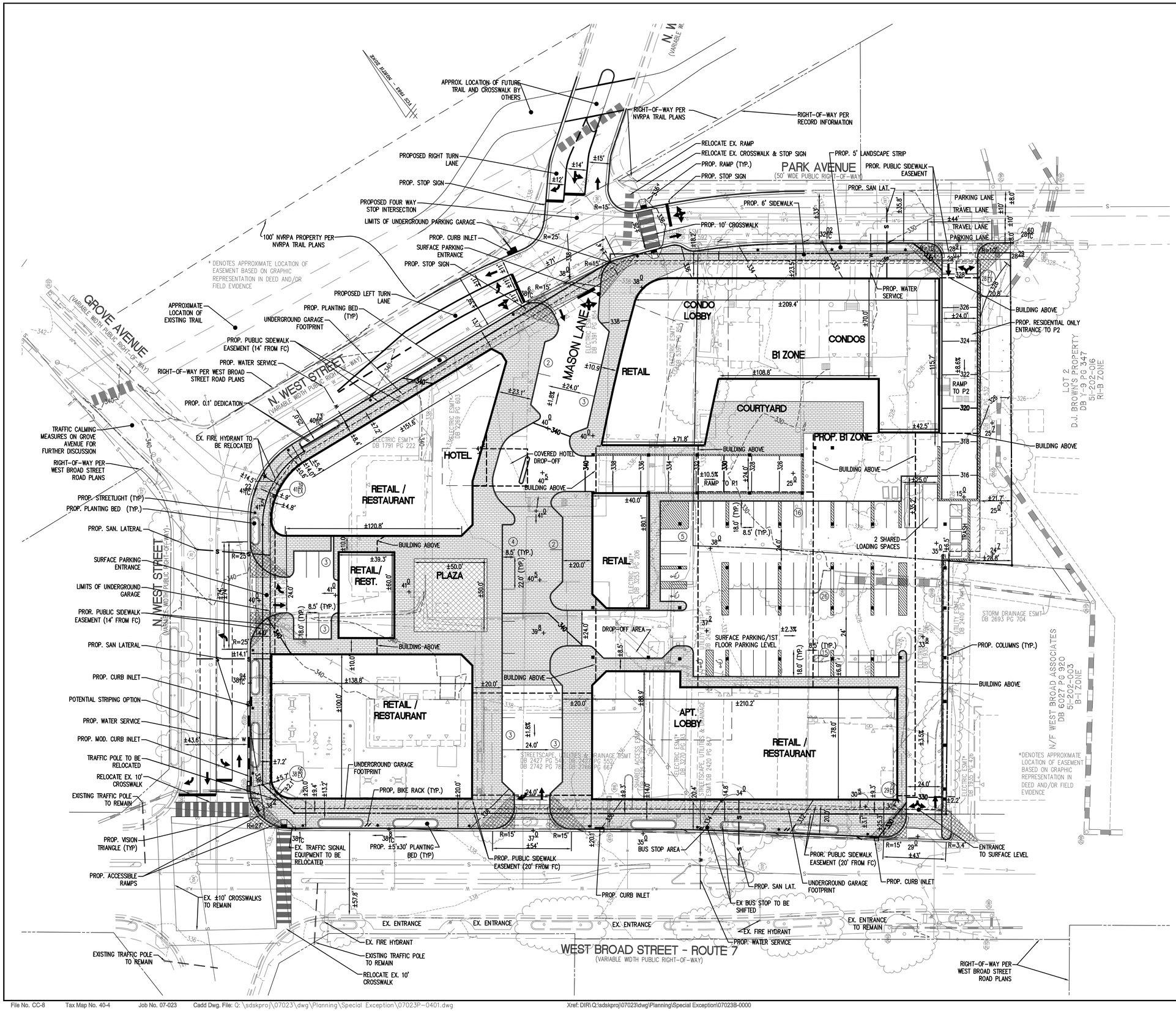
COMMONWEALTH OF VIRGINIA KAREN L. S. WHITE Lic. No.041850 8/28/14 PROFESSIONAL ENGINEER

DATE: 01/08/2014, REV. 07/07/2014, REV. 08/28/2014
SCALE: NONE

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

COVER SHEET

MASON ROW
CITY OF FALLS CHURCH, VIRGINIA



LEGEND

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP.
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
	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	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
	LIMITS OF CLEARING AND GRADING	
	TRASH/RECYCLING RECEPTACLES	
	BENCH	

AVERAGE GRADE CALCULATION

POINT	EXISTING	PROPOSED
1	328.77	328.00
2	329.79	330.20
3	338.56	338.20
4	341.39	341.50
AVERAGE	334.63	334.48

LOWEST AVE GRADE	334.48

MAX HT. = 334.48 + 55' = 389.48'
PROPOSED HT. = 341.5' + 72' = ±413.48'
413.48' – 334.48' = ±79.0' BLDG. HT.
SPECIAL EXCEPTION REQUESTED FOR 85' BLDG. HT.

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DATE: 01/09/2014, REV. 07/07/2014, REV. 08/28/2014
SCALE: 1" = 50'
DRAWN: A.K. B.R.
CHECKED: K.L.W.

REVISION APPROVED BY				
NO.	DESCRIPTION	DATE	REV. BY	APPROVED

CONCEPTUAL DEVELOPMENT PLAN

MASON ROW

CITY OF FALLS CHURCH, VIRGINIA

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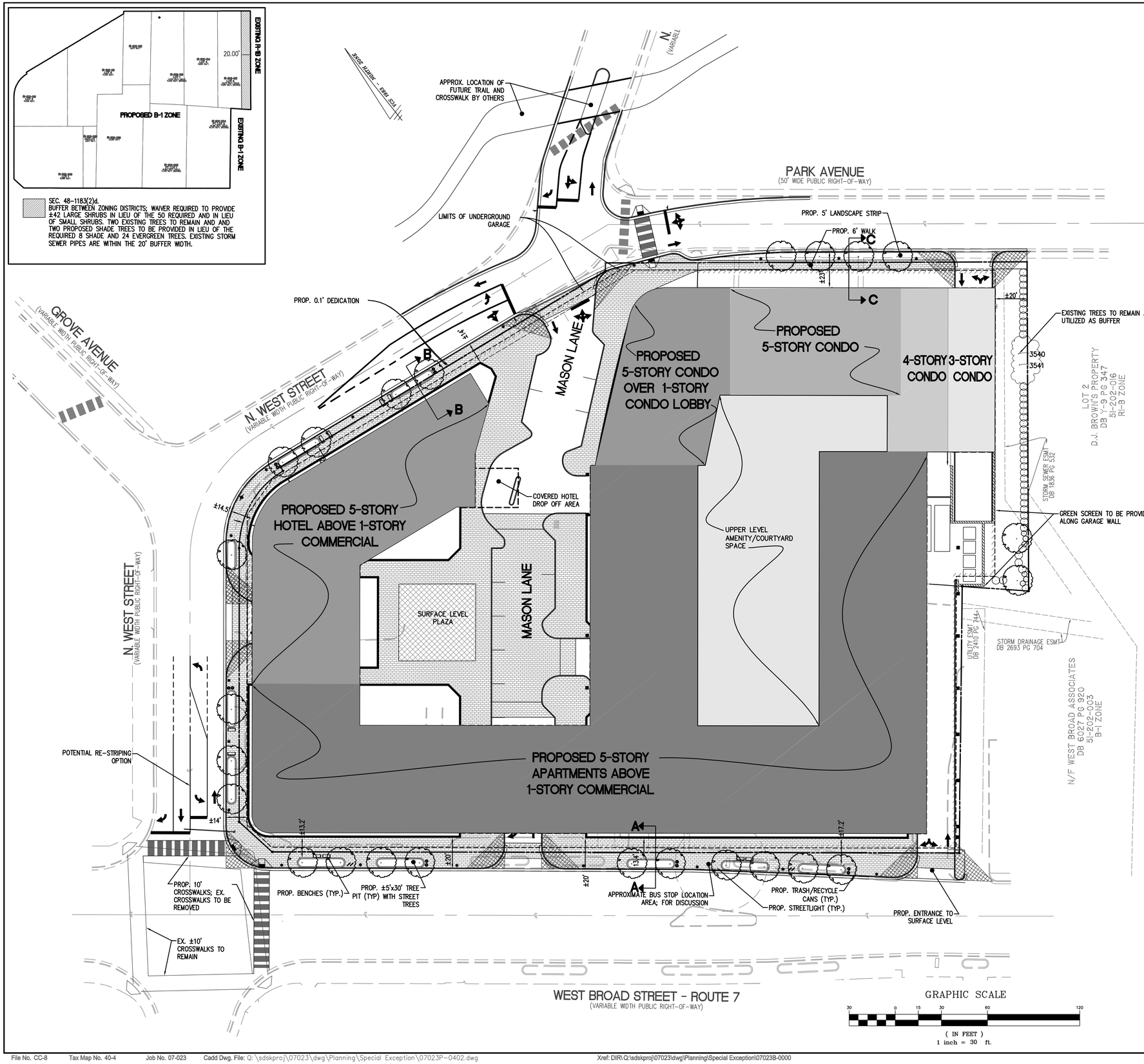
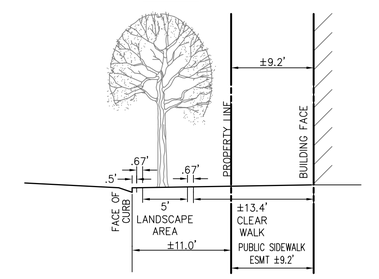
SHEET: P-0401



LEGEND

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP.
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
	CURB & GUTTER	
	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
	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)	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
	LIMITS OF CLEARING AND GRADING	
	GREEN ROOF	
	BIORETENTION PLANTER	



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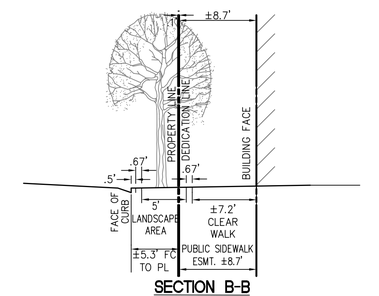

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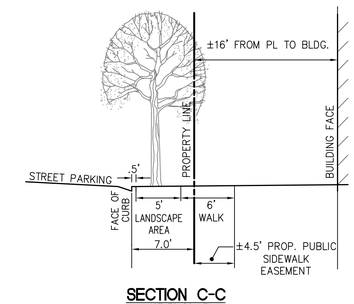

SECTION C-C
NOT TO SCALE

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8/28/14
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DRAWN:	A.K. B.C.
CHECKED:	K.L.W.
SCALE: 1" = 30'	DATE: 01/09/2014, REV. 07/07/2014, REV. 08/28/2014

REVISION APPROVED BY

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CONCEPTUAL STREETSCAPE PLAN

MASON ROW

CITY OF FALLS CHURCH, VIRGINIA

SHEET: P-0402