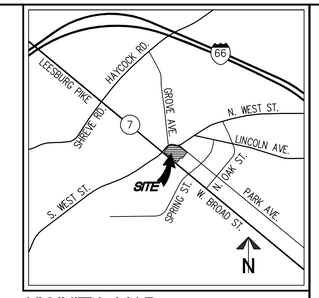
BROAD AND WEST

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 ☒ 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)	±14 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.

NOTE: PROPOSED B-1 SINGLE FAMILY HOME PROPERTIES TO BE DEVELOPED SEPARATELY AT A FUTURE DATE; SEPARATE APPLICATIONS TO BE SUBMITTED AND PROCESSED FOR DEVELOPMENT.

PARKING TABULATION

USE	TOTAL PROPOSED	REQUIRED PARKING RATIO [SEC. 48-1004]		PARKING REQUIRED
RESIDENTIAL		SPACE/		SPACES
STUDIO/1 BEDROOM	235 UNITS	1.5	UNIT	353
2 BEDROOM	67 UNITS	2	UNIT	134
TOTAL	**302**			**487**
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 (DRUG STORE)	14785 SF	1	250	60
COMMERCIAL SPACE (BROAD ST)	14863 SF	1	250	60
COMMERCIAL SPACE (WEST ST)	9624 SF	1	250	39
TOTAL				**159**
TOTAL				**811**

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

NOTES:

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

PARKING PROVIDED

GARAGE LEVEL	SPACES PER LEVEL
1ST FLR	128
BSMT	325
LL	200
TOTAL	**653**

INCLUDES 16 ACCESSIBLE SPACES (3 VAN ACCESSIBLE)

LOADING TABULATION

USE	TOTAL REQUIRED
RESIDENTIAL	0
HOTEL	1
SHOPPING CENTER	2
TOTAL REQUIRED	*3*
TOTAL PROVIDED	**5**

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.

SPECIAL USE PERMIT

1. SPECIAL USE PERMIT REQUESTED FOR A DRIVE-THROUGH FOR THE PROPOSED DRUG STORE.

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
2. A WAIVER REQUESTED TO REDUCE THE BUFFER WIDTH AND DENSITY TO THAT SHOWN ON THE PLAN. [SECT. 48-1183]
   - ALONG THE EASTERN PROPERTY LINE ADJACENT TO RPC #51-202-016

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.

SHEET INDEX

P-0101 COVER SHEET
P-0301 EXISTING CONDITIONS
P-0302 TREE SURVEY
P-0303 TREE INVENTORY
P-0304 TREE INVENTORY
P-0305 CERTIFIED SURVEY PLAT
P-0401 CONCEPTUAL DEVELOPMENT PLAN
P-0402 CONCEPTUAL LANDSCAPE PLAN

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

DRAWN: AA, BS
CHECKED: KW
SCALE: NONE
DATE: 07/08/2014

COMMONWEALTH OF VIRGINIA
KAREN L. S. WHITE
Lic. No.041850
01/09/14
PROFESSIONAL ENGINEER

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

COVER SHEET

BROAD & WEST
CITY OF FALLS CHURCH, VIRGINIA

SANITARY AS-BUILT DATA

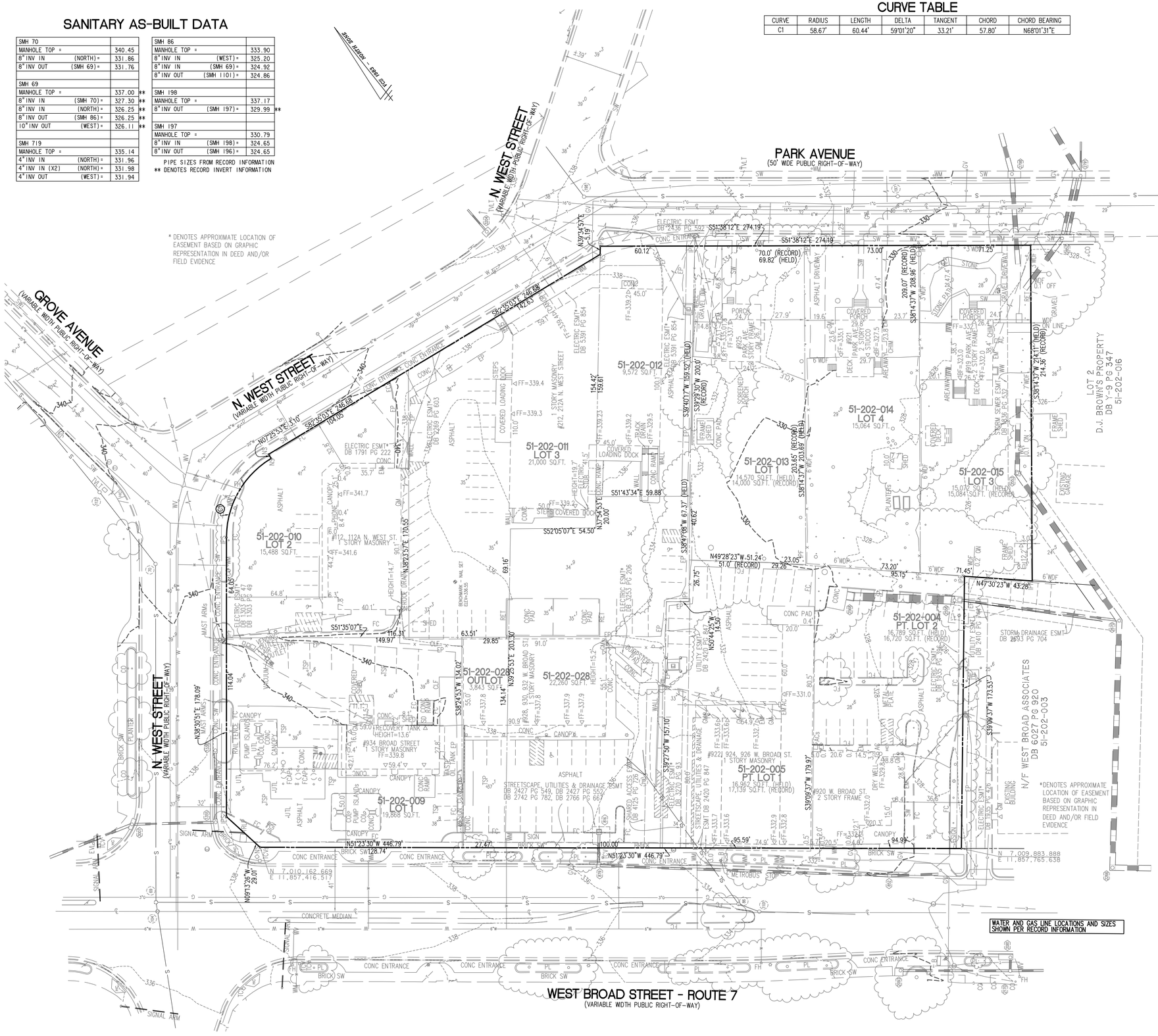
SMH 70		
MANHOLE TOP =		340.45
8"INV IN (NORTH)=		331.86
8"INV OUT (SMH 69)=		331.76
SMH 69		
MANHOLE TOP =		337.00 **
8"INV IN (SMH 70)=		327.30 **
8"INV IN (NORTH)=		326.25 **
8"INV OUT (SMH 86)=		326.25 **
10"INV OUT (WEST)=		326.11 **
SMH 719		
MANHOLE TOP =		335.14
4"INV IN (NORTH)=		331.96
4"INV IN (X2) (NORTH)=		331.98
4"INV OUT (WEST)=		331.94

SMH 86		
MANHOLE TOP =		333.90
8"INV IN (WEST)=		325.20
8"INV IN (SMH 69)=		324.92
8"INV OUT (SMH 1101)=		324.86
SMH 198		
MANHOLE TOP =		337.17
8"INV OUT (SMH 197)=		329.99 **
SMH 197		
MANHOLE TOP =		330.79
8"INV IN (SMH 198)=		324.65
8"INV OUT (SMH 196)=		324.65

PIPE SIZES FROM RECORD INFORMATION
** DENOTES RECORD INVERT INFORMATION

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



LEGEND

AC..... AIR CONDITIONER
B..... BENCH
BF..... BASEMENT/LOWER FLOOR ELEVATION
CHIM..... CHIMNEY
CLF..... CHAINLINK FENCE
CO..... CLEANOUT
COL..... COLUMN
CONC..... CONCRETE
DB..... DEED BOOK
DW..... DRIVEWAY
EM..... ELECTRIC METER
EP..... EDGE OF PAVEMENT
ESMT..... EASEMENT
EVLT..... ELECTRIC VAULT
FC..... HEADER CURB
FCAP..... FILLER CAP
FF..... FIRST/FINISH FLOOR ELEVATION
GM..... GAS METER
GMP..... GAS MARKER POST
GV..... GAS VALVE
HC..... HANDICAPPED RAMP
INV..... INVERT
IPF..... IRON PIN FOUND (PROPERTY CORNER)
IPS..... IRON PIN SET (PROPERTY CORNER)
MW..... MONITORING WELL
N/F..... NOW OR FORMERLY
NS..... NAIL SET (PROPERTY CORNER)
PG..... PAGE
PL..... PLANTER
RET..... RETAINING WALL
SD..... STORM SEWER STRUCTURE
SMH..... SANITARY SEWER STRUCTURE
SQ.FT..... SQUARE FEETN
SW..... SIDEWALK
TCV..... TRAFFIC CONTROL VAULT
TRLP..... TRAFFIC LIGHT/SIGNAL POLE
TSP..... TEST PIT
TVLT..... TELECOMMUNICATIONS VAULT
UTL..... UTILITY ACCESS COVER
WDF..... WOODEN FENCE
WM..... WATER METER
WV..... WATER VALVE
WW..... WINDOW WELL
..... FIRE HYDRANT
..... DOORWAY/ENTRANCE
..... UTILITY POLE
..... LIGHT POLE
..... TELECOMMUNICATIONS PEDESTAL
—X—..... FENCE
..... GUY WIRE
..... OVERHEAD WIRES
—E—..... UNDERGROUND ELECTRIC LINE
—G—..... UNDERGROUND GAS LINE
—S—..... UNDERGROUND SANITARY LINE
—SL—..... UNDERGROUND SANITARY LATERAL LINE
—T—..... UNDERGROUND TELECOMMUNICATIONS LINE
—W—..... UNDERGROUND WATER LINE
..... TREE
..... LIMITS OF TREE CANOPY/VEGETATION
..... CURB AND GUTTER
..... BOLLARD
..... ELECTRIC TRANSFORMER
123.4..... SPOT ELEVATION
..... SIGN
..... ELECTRIC MANHOLE
..... TELECOMMUNICATIONS MANHOLE
..... PRIVATE MAILBOX
..... RESERVED FOR HANDICAP

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 2798		
CURB INLET TOP =		329.26
24"x35"CMP IN (NORTH)=		324.81
24"x35"CMP OUT (S.WEST)=		324.66
SD 852		
CURB INLET TOP =		329.85
15"RCP IN (SD 879)=		325.45
15"RCP OUT (SOUTH)=		325.30

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 (S.WEST)=		324.27
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
42"RCP IN (SD 2670)=		318.27
42"RCP OUT (SOUTH)=		318.10
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

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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SCALE: 1"=30' DATE: 01/08/2014 DRAWN: AA, BS CHECKED: KW

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

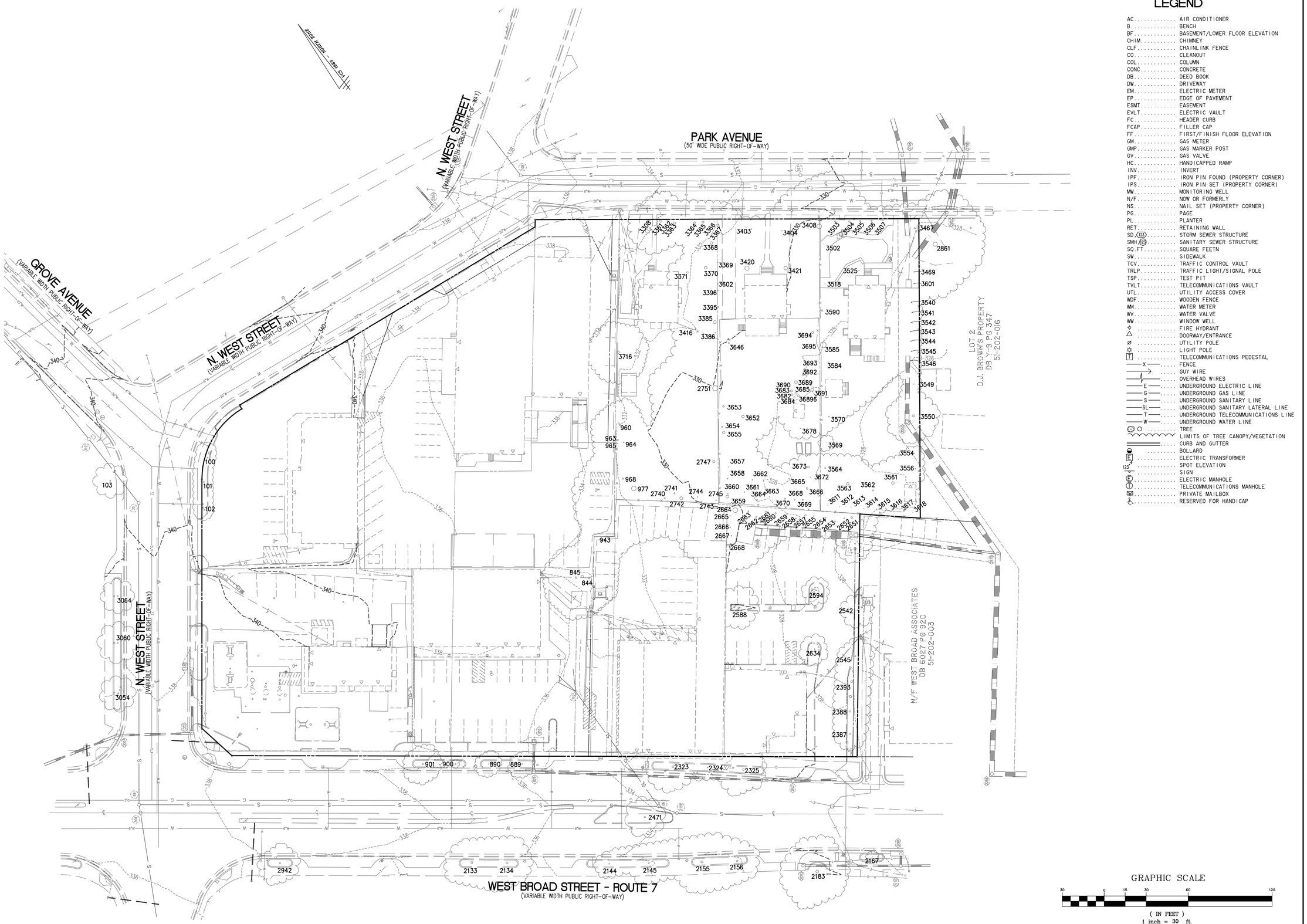
EXISTING CONDITIONS

BROAD & WEST

CITY OF FALLS CHURCH, VIRGINIA

SHEET: P-0301

File No. CC-8 Tax Map No. 40-4 Job No. 07-023 Cadd Dwg. File: Q:\sdskproj\07023\dwg\Planning\Special Exception\07023P-0301.dwg Xref: DIR\Q:\sdskproj\07023\dwg\Planning\Special Exception\07023B-0000



LEGEND

AC..... AIR CONDITIONER
B..... BENCH
BF..... BASEMENT/LOWER FLOOR ELEVATION
CHIM..... CHIMNEY
CLF..... CHAINLINK FENCE
CO..... CLEANOUT
COL..... COLUMN
CONC..... CONCRETE
DB..... DEED BOOK
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EM..... ELECTRIC METER
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CHECKED: KW
DRAWN: AA, BS

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KAREN L. S. WHITE
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01/09/14
PROFESSIONAL ENGINEER

SCALE: 1" = 30'
DATE: 01/08/2014

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

TREE SURVEY

BROAD & WEST

CITY OF FALLS CHURCH, VIRGINIA

SHEET: P-0302

Tree Inventory - West and Broad St. - Falls Church, VA

Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition%	Removal	Activities: Tree Protection Fence/ Super Silt Fence	Mulch	Crown Prune	Root Prune	Remove Vines	Treat Pests	Hand Removal/ Selective Removal	Notes
Tree Survey Information Completed by Walter Phillips, Inc - Arborist Ben Schitter- ISA # MA-5385A #07-023 30 July 2013															
100	Lagerstroemia indica	Crape Myrtle	12	12'	80%	56%	X								Multi-stem
101	Lagerstroemia indica	Crape Myrtle	11	11'	80%	56%	X								Multi-stem
102	Lagerstroemia indica	Crape Myrtle	13	13'	80%	56%	X								Multi-stem
103	Platanus hybrida x acerifolia	London plane tree	19	19'	80%	56%									Offsite street tree, Multi-stem
844	Acer Rubrum	Red maple	16	16'	80%	50%	X								
845	Morus rubra	Red mulberry	21	21'	40%	47%	X								
889	Quercus rubra	Northern red oak	8	8'	85%	44%	X								
890	Quercus rubra	Northern red oak	10	10'	85%	53%	X								
900	Quercus rubra	Northern red oak	9	9'	85%	53%	X								Girdled roots
901	Quercus rubra	Northern red oak	12	12'	85%	53%	X								Girdled roots; deadwood
943	Acer Rubrum	Red maple	12	12'	80%	44%	X								grown into fence; girdled roots
960	Prunus serotina	Black cherry	12	12'	65%	47%	X								
963	Morus rubra	Red mulberry	12	12'	40%	44%	X								grown into fence
964	Prunus serotina	Black cherry	8	8'	65%	47%	X								Vines
965	Morus rubra	Red mulberry	4	8'	40%	44%	X								grown into fence
2133	Quercus rubra	Northern red oak	17	17'	85%	50%									Offsite street tree, Girdled roots
2134	Quercus rubra	Northern red oak	18	18'	85%	53%									Offsite street tree, Girdled roots
2144	Quercus rubra	Northern red oak	8	8'	85%	44%									Offsite street tree, Girdled rts; deadwood
2145	Quercus rubra	Northern red oak	13	13'	85%	53%									Offsite street tree, Girdled roots
2155	Quercus rubra	Northern red oak	19	19'	85%	47%									Offsite street tree, Girdled rts; deadwood
2156	Quercus rubra	Northern red oak	13	13'	85%	50%									Offsite street tree, Girdled roots
2167	Platanus hybrida x acerifolia	London plane tree	2	8'	80%	56%									Offsite street tree
2183	Quercus phellos	Willow oak	26	26'	80%	53%									Offsite street tree
2323	Quercus rubra	Northern red oak	15	15'	85%	53%	X								Girdled roots
2324	Quercus rubra	Northern red oak	9	9'	85%	53%	X								Girdled roots
2325	Quercus rubra	Northern red oak	17	17'	85%	53%	X								Girdled roots
2387	Quercus rubra	Northern red oak	9	9'	85%	53%	X								
2388	Gleditsia triacanthos	Honeylocust	13	13'	70%	50%	X								deadwood
2393	x Cupressocyparis leylandii	Leyland cypress	18	18'	40%	50%	X								vines
2471	Quercus rubra	Northern red oak	13	13'	85%	53%		X			X				Offsite street tree, Girdled roots
2542	Gleditsia triacanthos	Honeylocust	9	9'	70%	47%	X								Girdled roots; deadwood
2545	Gleditsia triacanthos	Honeylocust	10	10'	70%	50%	X								Girdled roots; deadwood
2547	Albizia julibrissin	Mimosa	5	8'	30%	41%	X								Split trunk; grirdled roots
2550	Gleditsia triacanthos	Honeylocust	10	10'	70%	50%	X								Girdled roots; deadwood
2588	Gleditsia triacanthos	Honeylocust	13	13'	70%	50%	X								Girdled roots
2594	Gleditsia triacanthos	Honeylocust	7	8'	70%	50%	X								Girdled roots
2634	Gleditsia triacanthos	Honeylocust	8	8'	70%	50%	X								Girdled roots
2651	Malus spp.	Crabapple	16	16'	70%	47%	X								Vines
2652	Ilex x Nellie Stevens	Nellie Stevens holly	8	8'	80%	50%	X								Multi-stem
2653	Ilex x Nellie Stevens	Nellie Stevens holly	9	9'	80%	50%	X								Multi-stem
2654	Ilex x Nellie Stevens	Nellie Stevens holly	11	11'	80%	50%	X								Multi-stem
2655	Quercus rubra	Northern red oak	7	8'	85%	53%	X								deadwood
2657	Ilex x Nellie Stevens	Nellie Stevens holly	12	12'	80%	50%	X								Multi-stem
2658	Ilex x Nellie Stevens	Nellie Stevens holly	8	8'	80%	50%	X								Multi-stem
2659	Ilex x Nellie Stevens	Nellie Stevens holly	8	8'	80%	50%	X								Multi-stem
2660	Quercus rubra	Northern red oak	12	12'	85%	53%	X								Deadwood
2661	Ilex x Nellie Stevens	Nellie Stevens holly	10	10'	80%	50%	X								Multi-stem
2662	Ilex x Nellie Stevens	Nellie Stevens holly	10	10'	80%	50%	X								Multi-stem
2663	Ilex x Nellie Stevens	Nellie Stevens holly	8	8'	80%	50%	X								Multi-stem
2664	Quercus palustris	Pin oak	42	63'	80%	53%	X								Vines; deadwood
2665	x Cupressocyparis leylandii	Leyland cypress	5	8'	40%	47%	X								
2666	x Cupressocyparis leylandii	Leyland cypress	7	8'	40%	47%	X								
2667	x Cupressocyparis leylandii	Leyland cypress	8	8'	40%	47%	X								
2668	x Cupressocyparis leylandii	Leyland cypress	4	8'	40%	47%	X								
2739	Juglans nigra	Black walnut	40	60'	80%	50%	X								Vines
2740	Juglans nigra	Black walnut	10	10'	80%	47%	X								Vines
2741	Juglans nigra	Black walnut	12	12'	80%	53%	X								Vines
2742	Juglans nigra	Black walnut	26	26'	80%	47%	X								Vines
2743	Acer negundo	Boxelder	14	14'	50%	44%	X								Vines; deadwood

Tree Inventory - West and Broad St. - Falls Church, VA

Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition%	Removal	Activities: Tree Protection Fence/ Super Silt Fence	Mulch	Crown Prune	Root Prune	Remove Vines	Treat Pests	Hand Removal/ Selective Removal	Notes
Tree Survey Information Completed by Walter Phillips, Inc - Arborist Ben Schitter- ISA # MA-5385A #07-023 30 July 2013															
2744	Acer negundo	Boxelder	7	8'	50%	44%	X								Vines
2745	Prunus serotina	Black cherry	7	8'	65%	50%	X								Vines
2747	Morus rubra	Red mulberry	21	21'	40%	53%	X								Twin; deadwood; vines
2751	Morus rubra	Red mulberry	45	68'	40%	44%	X								Twin; deadwood; vines
2861	Quercus palustris	Pin oak	36	54'	80%	47%		X			X				offsite
2942	Quercus rubra	Northern red oak	12	12'	85%	53%									Offsite street tree, girdled roots
3054	Quercus rubra	Northern red oak	10	10'	85%	56%									Offsite street tree, girdled roots
3060	Quercus rubra	Northern red oak	12	12'	85%	56%									Offsite street tree
3064	Quercus rubra	Northern red oak	10	10'	85%	56%									Offsite street tree
3308	Juniperus virginiana	Eastern redcedar	14	14'	85%	47%	X								deadwood
3361	Juniperus virginiana	Eastern redcedar	18	18'	85%	50%	X								deadwood; vines
3362	Juniperus virginiana	Eastern redcedar	15	15'	85%	50%	X								deadwood; vines
3363	Juniperus virginiana	Eastern redcedar	19	19'	85%	50%	X								deadwood; vines
3364	Juniperus virginiana	Eastern redcedar	15	15'	85%	50%	X								deadwood; vines
3365	Juniperus virginiana	Eastern redcedar	18	18'	85%	50%	X								deadwood; vines
3366	Quercus rubra	Northern red oak	3	8'	85%	47%	X								lean
3367	Acer platanoides	Norway maple	17	17'	30%	50%	X								triple trunk
3368	Acer platanoides	Norway maple	23	23'	30%	50%	X								multi-stem (4)
3369	Acer platanoides	Norway maple	6	8'	30%	50%	X								deadwood
3370	Prunus serotina	Black cherry	24	24'	65%	47%	X								deadwood
3371	Ilex opaca	American holly	14	14'	85%	56%	X								vines
3385	Catalpa speciosa	Northern catalpa	27	27'	60%	53%	X								Multi-stem (6); vines
3386	Acer platanoides	Norway maple	6	8'	30%	53%	X								
3395	Acer platanoides	Norway maple	7	8'	30%	50%	X								deadwood
3396	Acer platanoides	Norway maple	9	9'	30%	53%	X								deadwood
3403	Pinus nigra	Austrian pine	8	8'	70%	56%	X								
3404	Pinus nigra	Austrian pine	6	8'	70%	56%	X								
3408	Quercus palustris	Pin oak	40	60'	80%	50%	X								vines
3416	Malus spp.	Crabapple	12	12'	70%	47%	X								vines
3420	Juniperus virginiana	Eastern redcedar	37	56'	85%	50%	X								twin; deadwood
3421	Juniperus virginiana	Eastern redcedar	31	47'	85%	44%	X								deadwood
3467	Lagerstroemia indica	Crape Myrtle	10	10'	80%	56%	X								multi-stem (4)
3469	Prunus caroliniana	Carolina laurelcherry	5	8'	0%	50%	X								
3502	Prunus spp.	Ornamental Cherry	2	8'	70%	53%	X								
3503	Lagerstroemia indica	Crape Myrtle	12	12'	80%	56%	X								multi-stem (4)
3504	Lagerstroemia indica	Crape Myrtle	12	12'	80%	56%	X								multi-stem (4)
3505	Lagerstroemia indica	Crape Myrtle	12	12'	80%	56%	X								multi-stem (4)
3506	Lagerstroemia indica	Crape Myrtle	12	12'	80%	56%	X								multi-stem (4)
3507	Lagerstroemia indica	Crape Myrtle	12	12'	80%	56%	X								multi-stem (4)
3518	Juniperus virginiana	Eastern redcedar	3	8'	85%	47%	X								lean
3525	Acer palmatum	Japanese maple	4	8'	80%	50%	X								twin
3540	x Cupressocyparis leylandii	Leyland cypress	6	8'	40%	59%		X			X				
3541	x Cupressocyparis leylandii	Leyland cypress	6	8'	40%	59%		X			X				
3542	x Cupressocyparis leylandii	Leyland cypress	6	8'	40%	59%		X			X				
3543	x Cupressocyparis leylandii	Leyland cypress	6	8'	40%	59%	X								
3544	x Cupressocyparis leylandii	Leyland cypress	6	8'	40%	59%	X								
3545	x Cupressocyparis leylandii	Leyland cypress	6	8'	40%	59%	X								
3546	x Cupressocyparis leylandii	Leyland cypress	6	8'	40%	59%	X								
3549	Magnolia Spp.	Magnolia	5	8'	NONE	56%	X								
3550	Diospyros virginiana	Common persimmon	20	20'	85%	56%	X								
3554	Cornus Spp.	Dogwood	3	8'	NONE	59%	X								
3556	Lagerstroemia indica	Crape Myrtle	6	8'	80%	59%	X								twin
3561	Betula nigra	River birch	26	26'	80%	59%	X								Triple trunk
3562	Lagerstroemia indica	Crape Myrtle	10	10'	80%	53%	X								Multi-Stem
3563	Betula nigra	River birch	22	22'	80%	59%	X								Triple trunk
3564	Lagerstroemia indica	Crape Myrtle	10	10'	80%	56%	X								Multi-Stem
3569	Prunus spp.	Ornamental Cherry	3	8'	70%	59%	X								
3570	Betula nigra	River birch	9	9'	80%	56%	X								
3584	Cornus florida	Flowering dogwood	6	8'	80%	56%	X								

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(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

DRAWN: AA, BS
CHECKED: KW
SCALE: NONE
DATE: 07/08/2014

COMMONWEALTH OF VIRGINIA
KAREN L. S. WHITE
Lic. No.041850
01/09/14
REGISTERED PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

TREE INVENTORY

BROAD & WEST

CITY OF FALLS CHURCH, VIRGINIA

Tree Inventory - West and Broad St. - Falls Church, VA

Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition%	Removal	Activities: Tree Protection Fence/ Super Silt Fence	Mulch	Crown Prune	Root Prune	Remove Vines	Treat Pests	Hand Removal/ Selective Removal	Notes
Tree Survey Information Completed by Walter Phillips, Inc - Arborist Ben Schitter- ISA # MA-5385A #07-023 30 July 2013															
3585	Acer saccharinum	Silver maple	50	75'	60%	47%	X								signs of decay, twin, deadwood
3590	Acer negundo	Boxelder	13	13'	50%	47%	X								lean
3600	Prunus spp.	Ornamental Cherry	3	8'	70%	56%	X								
3601	Juniperus virginiana	Eastern redcedar	6	8'	85%	47%	X								
3602	Acer platanoides	Norway maple	4	8'	30%	53%	X								lean
3646	dead	Dead	10	0'	0%	0%	X								
3652	Juglans nigra	Black walnut	23	23'	80%	53%	X								
3653	dead	Dead	14	0'	0%	0%	X								
3654	Morus rubra	Red mulberry	9	9'	40%	47%	X								
3655	Morus rubra	Red mulberry	22	22'	40%	47%	X								
3657	Pinus strobus	Eastern white pine	3	8'	75%	56%	X								
3658	Ligustrum amurense	Amur privet	7	8'	0%	50%	X								
3659	Morus rubra	Red mulberry	24	24'	40%	47%	X								Vines
3660	Morus rubra	Red mulberry	6	8'	40%	47%	X								Vines
3661	Ilex opaca	American holly	7	8'	85%	50%	X								Multi-stem
3662	Malus spp.	Crabapple	6	8'	70%	53%	X								deadwood
3663	Chamaecyparis obtusa	Hinoki falsecypress	6	8'	80%	56%	X								deadwood
3664	x Cupressocyparis leylandii	Leyland cypress	10	10'	40%	50%	X								deadwood
3665	Malus spp.	Crabapple	8	8'	70%	53%	X								deadwood
3666	Catalpa speciosa	Northern catalpa	15	15'	60%	50%	X								lean
3668	x Cupressocyparis leylandii	Leyland cypress	11	11'	40%	50%	X								deadwood
3669	x Cupressocyparis leylandii	Leyland cypress	10	10'	40%	50%	X								deadwood
3670	x Cupressocyparis leylandii	Leyland cypress	12	12'	40%	50%	X								deadwood
3672	Juniperus spp.	Juniper	3	8'	0%	44%	X								
3673	Ilex opaca	American holly	18	18'	85%	53%	X								
3678	Cercis canadensis	Eastern redbud	5	8'	85%	56%	X								deadwood
3682	Juglans nigra	Black walnut	16	16'	80%	50%	X								vines
3683	Juglans nigra	Black walnut	18	18'	80%	50%	X								vines
3684	Juglans nigra	Black walnut	13	13'	80%	47%	X								vines
3685	Juglans nigra	Black walnut	19	19'	80%	47%	X								vines
3686	Morus rubra	Red mulberry	18	18'	40%	44%	X								vines
3689	Juglans nigra	Black walnut	25	25'	80%	47%	X								twin; vines
3690	Ilex opaca	American holly	3	8'	85%	50%	X								
3691	Morus rubra	Red mulberry	26	26'	40%	50%	X								
3692	Cercis canadensis	Eastern redbud	3	8'	85%	53%	X								
3693	Cercis canadensis	Eastern redbud	3	8'	85%	53%	X								
3694	Prunus serotina	Black cherry	18	18'	65%	50%	X								
3695	Ilex cornuta	Chinese holly	2	8'	0%	50%	X								
3716	Morus rubra	Red mulberry	22	22'	40%	44%	X								twin; deadwood

DBH = Diameter at Breast Height (measured 4.5 feet above ground)

CRZ = Critical Root Zone = 1 foot radius per inch of tree diameter, trees over 30" DBH= 1.5 foot radius per inch of tree diameter

CRZ values for trees with multiple stems were calculated using the diameter of a tree with the basal area equivalent to the sum of the basal areas for all stems.

Condition Ratings provided as percentages based on methods outlined in the 9th edition of the Guide for Plant Appraisal, published by the I.S.A.

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SCALE: NONE
DATE: 07/09/2014
DRAWN: AA, BS
CHECKED: KW

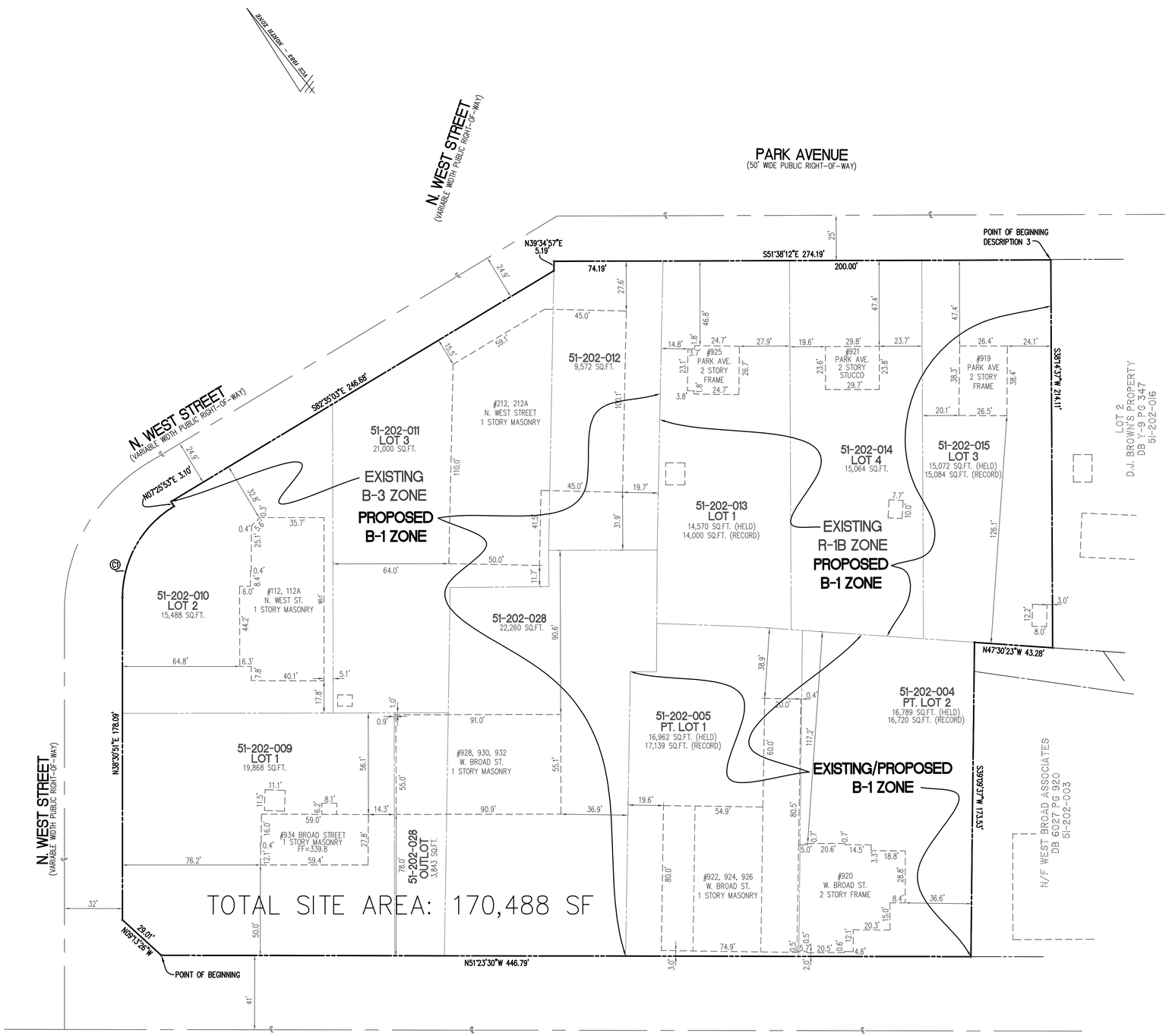
COMMONWEALTH OF VIRGINIA
KAREN L. S. WHITE
Lic. No.041850
01/09/14
PROFESSIONAL ENGINEER

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

TREE INVENTORY

BROAD & WEST

CITY OF FALLS CHURCH, VIRGINIA



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

DESCRIPTION

DESCRIPTION OF THE COMBINED AREA OF PROPERTIES IN THE CITY OF FALLS CHURCH, VIRGINIA, PROPOSED TO BE REZONED TO B-1:

"BEGINNING AT A POINT AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF NORTH WEST STREET, WITH THE NORTH RIGHT-OF-WAY LINE OF WEST BROAD STREET - ROUTE 7; THENCE WITH THE EAST RIGHT-OF-WAY LINE OF NORTH WEST STREET, N 09° 13' 26" W, 29.01 FEET TO A POINT; THENCE N 38° 30' 51" E, 178.09 FEET TO A POINT; THENCE 60.44 FEET WITH THE ARC OF A CURVE BEARING TO THE RIGHT AND HAVING A RADIUS OF 58.67 FEET (TANGENT LENGTH 33.21 FEET, CHORD LENGTH 57.80 FEET, CHORD BEARING N 68° 01' 31" E) TO A POINT; THENCE N 07° 25' 53" E, 3.10 FEET TO A POINT; THENCE S 82° 35' 03" E, 246.68 FEET TO A POINT; THENCE N 39° 34' 57" E, 5.19 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF PARK STREET; THENCE WITH THE SOUTH RIGHT-OF-WAY LINE OF PARK STREET, S 51° 38' 12" E, 274.19 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF D.J. BROWN'S PROPERTY - LOT 2; THENCE WITH LOT 2, S 38° 14' 37" W, 214.11 FEET TO A POINT IN THE NORTH LINE OF NOW-OR-FORMERLY RAHEJA, LLC; THENCE WITH RAHEJA, LLC, N 47° 30' 23" W, 43.28 FEET TO A POINT; THENCE S 39° 09' 37" W, 173.53 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF WEST BROAD STREET - ROUTE 7; THENCE WITH THE NORTH RIGHT-OF-WAY LINE OF WEST BROAD STREET - ROUTE 7, N 51° 23' 30" W, 446.79 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 170,488 SQUARE FEET, OR 3.9139 ACRES, MORE OR LESS."

PARCEL SUMMARY

PARCEL #	ADDRESS	RPC #	SQUARE FOOTAGE	ACRES	EXISTING ZONE	PROPOSED ZONE	EXISTING LAND USE DESIGNATION
51-202-015	919 PARK AVENUE	51-202-015	15,072	0.35	R-1B	B-1	LOW DENSITY RESIDENTIAL
51-202-014	921 PARK AVENUE	51-202-014	15,064	0.35	R-1B	B-1	LOW DENSITY RESIDENTIAL
51-202-013	925 PARK AVENUE	51-202-013	14,570	0.33	R-1B	B-1	LOW DENSITY RESIDENTIAL
51-202-012	212, 212A NORTH	51-202-012	9,572	0.22	B-3	B-1	BUSINESS
51-202-011	WEST STREET	51-202-011	21,000	0.48	B-3	B-1	BUSINESS
51-202-010	112,112A NORTH WEST STREET	51-202-010	15,488	0.36	B-3	B-1	BUSINESS
51-202-009	934 WEST BROAD STREET	51-202-009	19,868	0.46	B-3	B-1	BUSINESS
51-202-028 OUTLOT	928, 930, 932 WEST BROAD STREET,	51-202-028	3,843	0.09	B-3	B-1	BUSINESS
51-202-028	OUTLOT	51-202-028	22,260	0.51	B-3	B-1	BUSINESS
51-202-005	922, 924, 926 WEST BROAD STREET	51-202-005	16,962	0.39	B-1	B-1	BUSINESS
51-202-004	920 WEST BROAD STREET	51-202-004	16,789	0.39	B-1	B-1	BUSINESS
TOTAL			170,488	3.91			

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

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PROFESSIONAL ENGINEER

DRAWN: AA, BS
CHECKED: KW

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

DATE: 01/09/2014
SCALE: 1" = 30'

CERTIFIED SURVEY PLAT

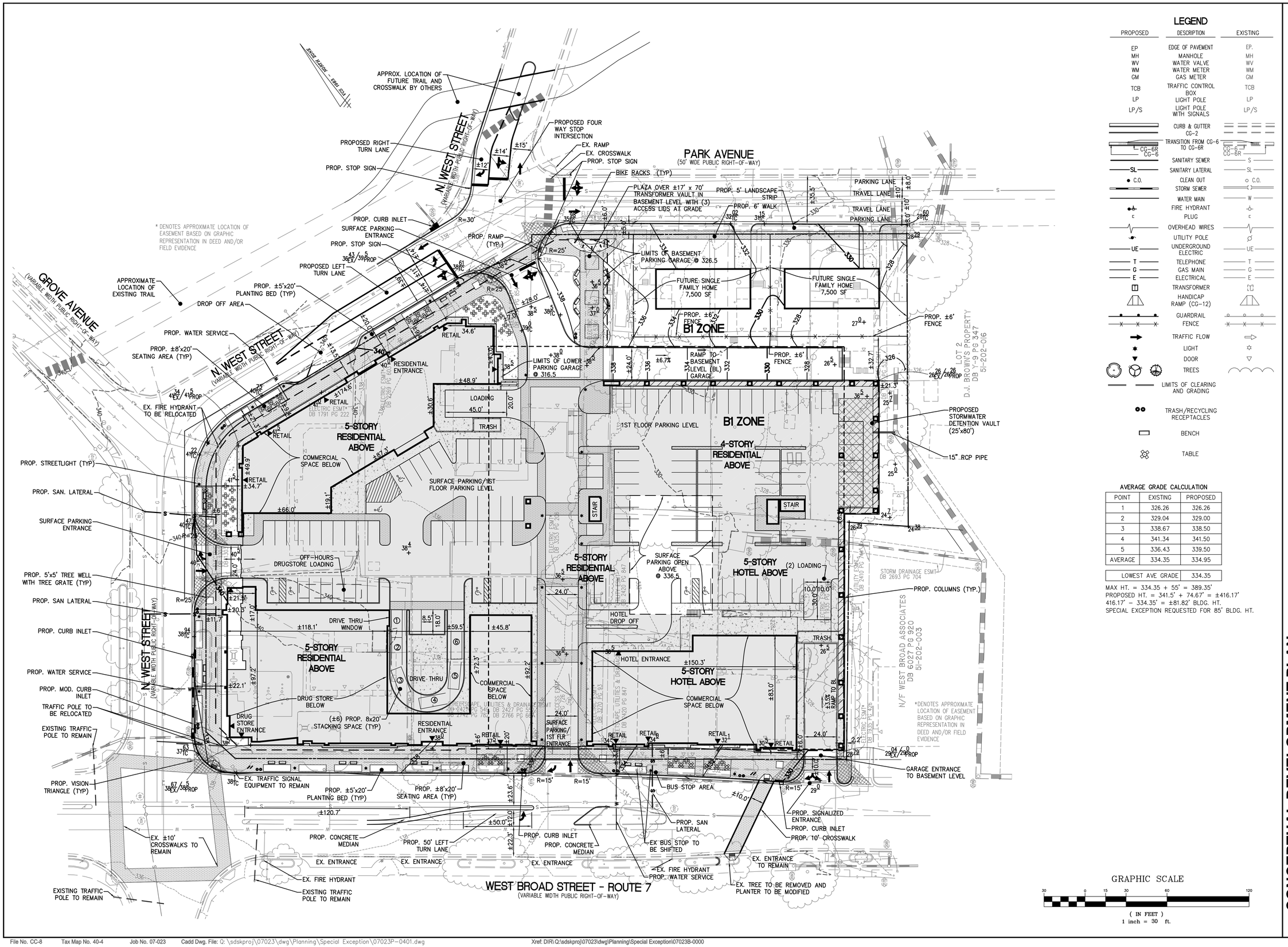
BROAD & WEST

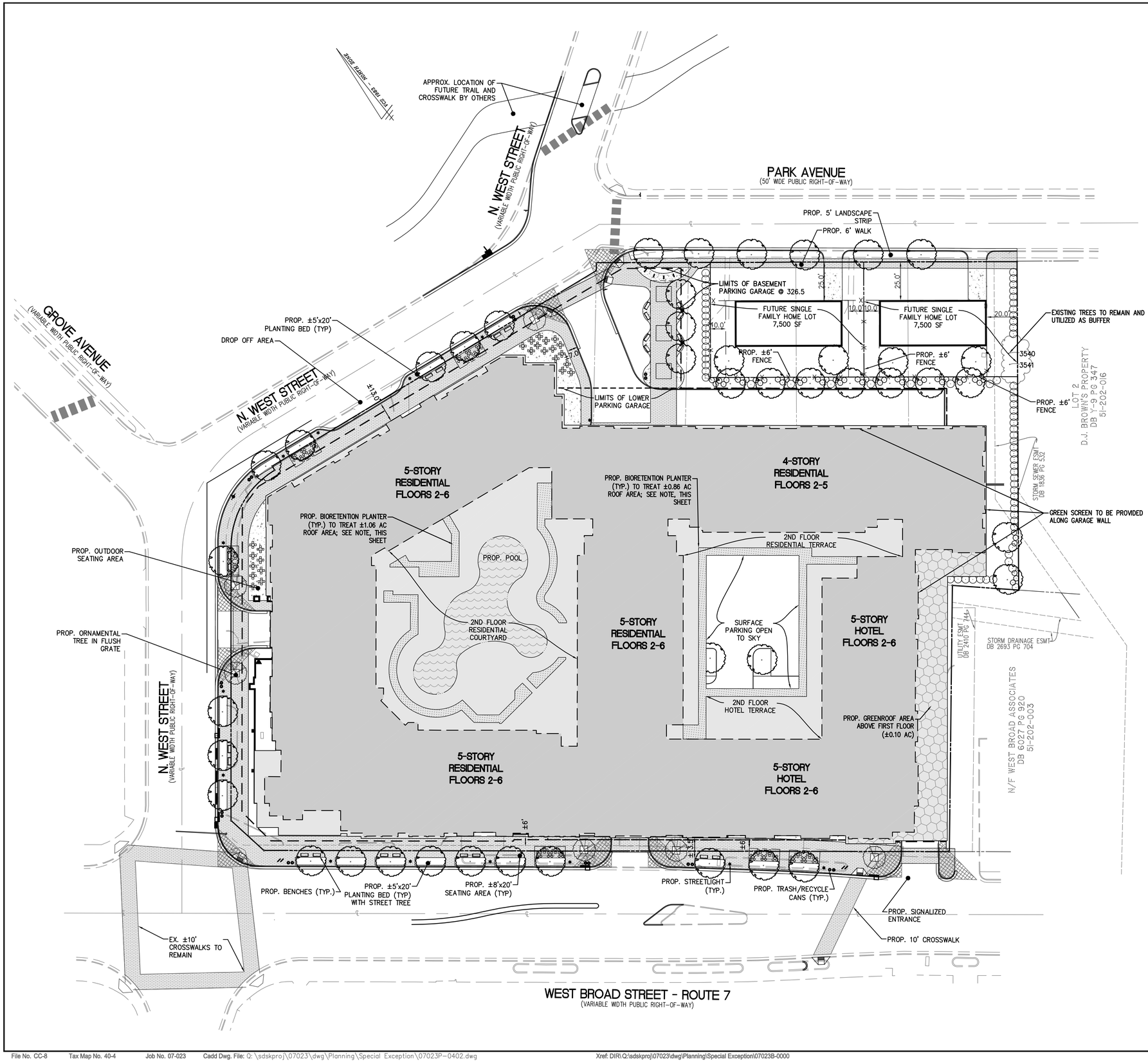
CITY OF FALLS CHURCH, VIRGINIA

File No. CC-8 Tax Map No. 40-4 Job No. 07-023 Cadd Dwg. File: Q:\sdskproj\07023\dwg\Planning\Special Exception\07023P-0305.dwg

Xref: DIR\Q:\sdskproj\07023\dwg\Planning\Special Exception\07023B-0000

SHEET: P-0305


PARK AVENUE
(50' WIDE PUBLIC RIGHT-OF-WAY)
N. WEST STREET
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
GROVE AVENUE
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
WEST BROAD STREET - ROUTE 7
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
B1 ZONE
5-STORY RESIDENTIAL ABOVE
4-STORY RESIDENTIAL ABOVE
5-STORY HOTEL ABOVE
1ST FLOOR PARKING LEVEL
SURFACE PARKING/1ST FLOOR PARKING LEVEL
FUTURE SINGLE FAMILY HOME 7,500 SF
LIMITS OF BASEMENT PARKING GARAGE @ 326.5
LIMITS OF LOWER PARKING GARAGE @ 316.5
RAMP TO BASEMENT LEVEL (BL) GARAGE
PLAZA OVER ±17' x 70' TRANSFORMER VAULT IN BASEMENT LEVEL WITH (3) ACCESS LIDS AT GRADE
PROPOSED STORMWATER DETENTION VAULT (25'x80')
15" RCP PIPE
GARAGE ENTRANCE TO BASEMENT LEVEL
HOTEL ENTRANCE
HOTEL DROP OFF
DRIVE THRU WINDOW
DRIVE THRU
DRUG STORE BELOW
DRUG STORE ENTRANCE
(±6) PROP. 8x20' STACKING SPACE (TYP)
OFF-HOURS DRUGSTORE LOADING
COMMERCIAL SPACE BELOW
SURFACE PARKING OPEN ABOVE @ 336.5
SURFACE PARKING/ 1ST FLR ENTRANCE
RESIDENTIAL ENTRANCE
LOADING
TRASH
STAIR
BUS STOP AREA
EX BUS STOP TO BE SHIFTED
PROP. SIGNALIZED ENTRANCE
PROP. 10' CROSSWALK
PROP. CURB INLET
PROP. SAN LATERAL
PROP. CONCRETE MEDIAN
PROP. 50' LEFT TURN LANE
EX. ENTRANCE
EX. FIRE HYDRANT
PROP. WATER SERVICE
EX. TREE TO BE REMOVED AND PLANTER TO BE MODIFIED
EX. ±10' CROSSWALKS TO REMAIN
EXISTING TRAFFIC POLE TO REMAIN
PROP. VISION TRIANGLE (TYP)
PROP. ±5'x20' PLANTING BED (TYP)
PROP. ±8'x20' SEATING AREA (TYP)
PROP. STREETLIGHT (TYP)
PROP. 5'x5' TREE WELL WITH TREE GRATE (TYP)
PROP. MOD. CURB INLET
TRAFFIC POLE TO BE RELOCATED
EX. TRAFFIC SIGNAL EQUIPMENT TO REMAIN
EX. FIRE HYDRANT TO BE RELOCATED
APPROXIMATE LOCATION OF EXISTING TRAIL
APPROX. LOCATION OF FUTURE TRAIL AND CROSSWALK BY OTHERS
PROPOSED RIGHT TURN LANE
PROPOSED LEFT TURN LANE
PROP. STOP SIGN
PROPOSED FOUR WAY STOP INTERSECTION
EX. RAMP
EX. CROSSWALK
BIKE RACKS (TYP)
PROP. 5' LANDSCAPE STRIP
PROP. 6' WALK
PARKING LANE
TRAVEL LANE
PROP. ±6' FENCE
PROP. COLUMNS (TYP.)
PROP. CURB INLET
SURFACE PARKING ENTRANCE
PROP. RAMP (TYP.)
DROP OFF AREA
PROP. WATER SERVICE
PROP. ±8'x20' SEATING AREA (TYP)
PROP. SAN. LATERAL
SURFACE PARKING ENTRANCE
PROP. SAN LATERAL
PROP. CURB INLET
PROP. WATER SERVICE
PROP. MOD. CURB INLET
TRAFFIC POLE TO BE RELOCATED
EXISTING TRAFFIC POLE TO REMAIN
EXISTING TRAFFIC POLE TO REMAIN
EX. FIRE HYDRANT
EX. ENTRANCE TO REMAIN
EX. ±10' CROSSWALKS TO REMAIN
PROP. ±5'x20' PLANTING BED (TYP)
PROP. ±8'x20' SEATING AREA (TYP)
PROP. CONCRETE MEDIAN
PROP. 50' LEFT TURN LANE
PROP. CURB INLET
PROP. CONCRETE MEDIAN
PROP. SAN LATERAL
EX BUS STOP TO BE SHIFTED
EX. FIRE HYDRANT
PROP. WATER SERVICE
EX. TREE TO BE REMOVED AND PLANTER TO BE MODIFIED
PROP. SIGNALIZED ENTRANCE
PROP. CURB INLET
PROP. 10' CROSSWALK
GARAGE ENTRANCE TO BASEMENT LEVEL
PROP. COLUMNS (TYP.)
*DENOTES APPROXIMATE LOCATION OF EASEMENT BASED ON GRAPHIC REPRESENTATION IN DEED AND/OR FIELD EVIDENCE
*DENOTES APPROXIMATE LOCATION OF EASEMENT BASED ON GRAPHIC REPRESENTATION IN DEED AND/OR FIELD EVIDENCE
LOT 2 D.J. BROWN'S PROPERTY DB Y-9 PG 347 51-202-016
H/F WEST BROAD ASSOCIATES DB 6027 PG 920 51-202-003
STORM DRAINAGE ESMT DB 2693 PG 704
ELECTRIC ESMT DB 3253 PG 26
ELECTRIC ESMT DB 1791 PG 222
ELECTRIC ESMT DB 2259 PG 82
ELECTRIC ESMT DB 2420 PG 847
ELECTRIC ESMT DB 3220 PG 93
ELECTRIC ESMT DB 2427 PG 56
ELECTRIC ESMT DB 2427 PG 56
ELECTRIC ESMT DB 2766 PG 66
ELECTRIC ESMT DB 2420 PG 847
ELECTRIC ESMT DB 2420 PG 847
ELECTRIC ESMT DB 2420 PG 847

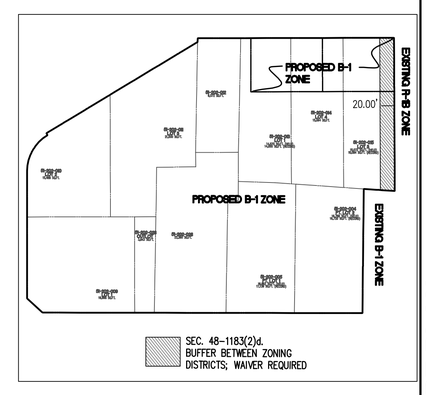


LEGEND

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	
c	PLUG	c
	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	
	GREEN ROOF	
	BIORETENTION PLANTER	

NOTE:

BIORETENTION PLANTER SIZES AND LOCATIONS TO BE FINALIZED AT SITE PLAN.



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

WALTER L. PHILLIPS INCORPORATED
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207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

COMMONWEALTH OF VIRGINIA
KAREN L. S. WHITE
Lic. No.041850
01/09/14
PROFESSIONAL ENGINEER

DRAWN: AA, BS
CHECKED: KW
DATE: 01/08/2014
SCALE: 1" = 30'

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

CONCEPTUAL LANDSCAPE PLAN

BROAD & WEST

CITY OF FALLS CHURCH, VIRGINIA

File No. CC-8 Tax Map No. 40-4 Job No. 07-023 Cadd Dwg. File: Q:\sdskproj\07023\dwg\Planning\Special Exception\07023P-0402.dwg Xref: DIR\Q:\sdskproj\07023\dwg\Planning\Special Exception\07023B-0000

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