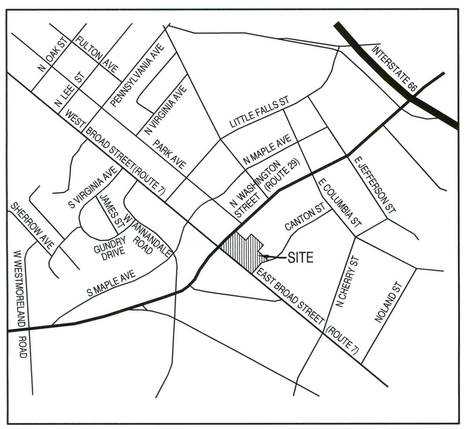
BROAD & WASHINGTON

CITY OF FALLS CHURCH, VIRGINIA

REZONING/SPECIAL EXCEPTION AND CONCEPTUAL DEVELOPMENT PLAN

MUNIS #2015-0764



VICINITY MAP
1"=1000'

SHEET INDEX

C1.0	COVER SHEET
C2.0	NOTES AND SITE TABULATIONS
C3.0	EXISTING CONDITIONS SURVEY PLAN
C4.0	CONCEPTUAL DEVELOPMENT PLAN
C4.1	PRELIMINARY GRADING AND UTILITY PLAN
C5.0	CONCEPTUAL LANDSCAPE PLAN
C6.0	CONCEPTUAL STREETSCAPE PLAN EAST BROAD STREET
C7.0	CONCEPTUAL STREETSCAPE PLAN LAWTON STREET AND N. WASHINGTON STREET
C7.1	STREET FURNISHING DETAILS
C8.0	ROADWAY FRONTAGE EXHIBIT
C9.0	CONCEPTUAL PARKING PLANS
C10.0	LANDSCAPE SCHEDULE, NOTES AND DETAILS
C11.0	EXISTING VEGETATIVE MAP
C12.0	EXISTING TREE INVENTORY
C13.0	CONCEPTUAL SWM AND BMP PLAN AND DRAINAGE MAP
C14.0	CONCEPTUAL SWM AND BMP NOTES AND DETAILS
C15.0	CERTIFIED SURVEY REZONING PLAT
17	TOTAL SHEETS

APPLICANT:
BROAD & WASHINGTON , LLC
4601 N. Fairfax Drive,
Suite 1150
Arlington, Virginia 22203

DEVELOPER:
Insight Property Group, LLC
4601 N. Fairfax Drive,
Suite 1150
Arlington, Virginia 22203

ARCHITECT:
MV&A Architects
1200 G Street N.W.,
Suite 250
Washington D.C. 20005

ATTORNEY / AGENT:
McGuire Woods, LLP
1750 Tyson Boulevard,
Suite 1800
McLean, Virginia 22102

CIVIL ENGINEER:
Bowman Consulting Group, LTD.
14020 Thunderbolt Place,
Suite 300
Chantilly, Virginia 20151

TRAFFIC CONSULTANT:
Gorove Slade Associates
3914 Centreville Road,
Suite 330
Chantilly, Virginia 20151

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
12-16-15
LANDSCAPE ARCHITECT

DECEMBER 16, 2015
JUNE 30, 2015
SHEET C1.0

P:\8356 - Falls Church Assemblage\8356-02-001 (RLN) - Broad & Washington SI\Planning\Rezoning\8356-D-RZ-001 COV.dwg, 12/15/2015 11:44:54 AM, kfant

GENERAL NOTES:

1. THE SUBJECT PROPERTIES SHOWN HEREON ARE CURRENTLY LISTED WITHIN THE CITY OF FALLS CHURCH TAX ASSESSMENT RECORDS AS FOLLOWS:

PARCEL I.D.	ADDRESS	OWNER	DEED BOOK/PAGE	EXISTING ZONE:
53-104-051	100 N. WASHINGTON ST	BROAD & WASHINGTON, LLC	4816/936	B-2 (CENTRAL BUSINESS)
53-104-036	127 E. BROAD ST	BROAD & WASHINGTON, LLC.	4816/936	B-2 (CENTRAL BUSINESS)
53-104-050	131 E. BROAD ST	BROAD & WASHINGTON, LLC	4816/936	T-1 (TRANSITIONAL)
53-104-015	N/A	CITY OF FALLS CHURCH	1261/0269	B-2 (CENTRAL BUSINESS)

2. THE APPLICATION PROPERTY IS CURRENTLY ZONED B-2 (CENTRAL BUSINESS) AND T-1 (TRANSITIONAL) ZONING DISTRICT. THIS APPLICATION INCLUDES A REZONING OF THE T-1 DESIGNATED PARCEL TO A PROPOSED B-2 DESIGNATION, AND A SPECIAL EXCEPTION IN ORDER TO DEVELOP THE SUBJECT SITE AS A MIXED USE DEVELOPMENT.
3. THE SUBJECT PROPERTY LIES WITHIN AN AREA DESIGNATED AS "BUSINESS AND TRANSITIONAL" ON THE FUTURE LAND USE PLAN MAP OF THE CITY OF FALLS CHURCH COMPREHENSIVE PLAN.
4. THE SUBJECT PROPERTY IS CURRENTLY SERVED BY FAIRFAX WATER AND CITY OF FALLS CHURCH SANITARY SEWER AND STORM SEWER UTILITIES.
5. BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA AND FAIRFAX COUNTY, VIRGINIA AND A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD. DATED SEPTEMBER 17, 2014.
6. THE HORIZONTAL AND VERTICAL DATUM'S AS REFERENCED HEREON WERE ESTABLISHED BY STATIC GPS CONTROL METHODS. THE HORIZONTAL DATUM IS REFERENCED TO VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83), NORTH ZONE AND IS REFERENCED IN U.S. SURVEY FEET AND THE VERTICAL DATUM IS REFERENCED TO NGVD 83 AND WAS ESTABLISHED BY GPS METHODS.
7. THE TOPOGRAPHICAL FEATURES AS SHOWN HEREON WERE COMPILED FROM CONVENTIONAL SURVEY METHODS.
8. UNDERGROUND UTILITIES SHOWN HEREON ON BASED ON VISUAL OBSERVATION AND HAVE NOT BEEN SPECIFICALLY CONFIRMED.
9. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) OR GREATER LOCATED WITHIN THE SUBJECT PROPERTY.
10. THERE ARE NO AREAS OF SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION ON THE SITE.
11. THERE IS NO FLOODPLAIN WITHIN THE SUBJECT PROPERTY AS DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR CITY OF FALLS CHURCH, VIRGINIA, COMMUNITY-PANEL NUMBER 5100540001C, EFFECTIVE DATE JULY 16, 2004. THERE ARE NO RESOURCE PROTECTION AREAS (RPA) OR ENVIRONMENTAL QUALITY CORRIDOR (EQC) WITHIN THE SUBJECT PROPERTY INDICATED ON CITY OF FALL SCHURCH GIS DATA.
12. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ARE PROPOSED WITH THIS APPLICATION AND CONCEPTUAL DESIGN COMPUTATIONS ARE DEMONSTRATED HEREIN. FINAL DESIGN OF SWM/BMP FACILITIES WILL BE PROVIDED AT THE TIE OF FINAL SITE PLAN APPLICATION.
13. THIS SITE SHALL BE DEVELOPED IN ONE PHASE SUBJECT TO REQUIRED PLAN APPROVALS AND PERMIT ISSUANCE.

REQUESTED LAND USE ACTIONS:

COMPREHENSIVE PLAN:

THE PURPOSE OF THIS COMPREHENSIVE PLAN AMENDMENT IS TO AMEND THE FUTURE LAND USE DESIGNATION FROM BUSINESS AND TRANSITIONAL USE TO MIXED-USE.

REZONING:

THE PURPOSE OF THIS REZONING IS TO REZONE THE PARCEL IDENTIFIED AS 53-104-050 FROM THE T-1(TRANSITIONAL) ZONING DISTRICT TO THE B-2(CENTRAL BUSINESS) ZONING DISTRICT.

SPECIAL EXCEPTION:

Z.O. SECTION 48-90 (GENERAL REQUIREMENTS) & SECTION 48-488 (B-2 DISTRICT REQUIREMENTS)

1. THE PURPOSE OF THIS SPECIAL EXCEPTION APPLICATION IS TO:
   A. ALLOW FOR RESIDENTIAL USE WITHIN A MIXED-USE REDEVELOPMENT WITHIN THE B-2 ZONING DISTRICT.
   B. ALLOW FOR ADDITIONAL BUILDING HEIGHT (OF APPROXIMATELY 10 FT)

WAIVER / MODIFICATION REQUESTS:

Z.O. SECTION 48-971(2)-PARKING

MODIFICATION OF THE REQUIRED PARKING (898 SPACES) TO THOSE PROVIDED (848 SPACES) AS DEMONSTRATED IN THE PARKING STUDY, TRAFFIC REDUCTION PLAN AND TRAFFIC DEMAND MANAGEMENT PLAN AS SHOWN HEREIN.

Z.O. SECTION 48-1101: MINIMUM YARD SETBACK

MODIFICATION TO REDUCE THE MINIMUM BUILDING SETBACK OF THE FOLLOWING:
- PROPOSED ABOVE GROUND COVERED RAMP STRUCTURE ASSOCIATED WITH THE UNDERGROUND GARAGE ACCESS FROM THE REQUIRED 14 FEET TO EIGHT (8) FEET (ADJACENT TO PARK PLACE) AS SHOWN ON THE CDP.
- PROPOSED BUILDING ADJACENT TO LAWTON STREET FROM THE REQUIRED 14 FEET TO TWO (2) FEET AS SHOWN ON THE CDP.

Z.O. SECTION 48-1102(d): MEASUREMENT OF YARD SETBACK

MODIFICATION TO ESTABLISH THE MINIMUM BUILDING SETBACK ALONG PARK PLACE FROM THE EXISTING RIGHT OF WAY LINE, RATHER THAN A FUTURE SIXTY FOOT WIDE RIGHT OF WAY LINE.

Z.O. SECTION 48-1102(J)(1): LOCATION OF UTILITY EQUIPMENT WITHIN A YARD

MODIFICATION TO REDUCE THE MINIMUM SETBACK OF THE PROPOSED UNDERGROUND ELECTRICAL EQUIPMENT VAULT FROM THE REQUIRED 14 FEET (YARD SETBACK TO PARK PLACE) TO ZERO (0) FEET AS SHOWN ON THE CDP HEREIN. PROPOSED VAULT WILL BE LOCATED BENEATH THE PAVED LOADING VEHICLE ACCESS AREA.

Z.O. SECTION 48-1181: PERIMETER PARKING LOT LANDSCAPING

WAIVER TO ELIMINATE REQUIRED PERIMETER PARKING LOT LANDSCAPING, AS PROPOSED PARKING IS LOCATED WITHIN AN OFF-STREET PARKING GARAGE STRUCTURE.

Z.O. SECTION 48-1182: INTERIOR PARKING LOT LANDSCAPING

WAIVER TO ELIMINATE REQUIRED INTERIOR PARKING LOT LANDSCAPING, INCLUDING FIVE PERCENT (5%) CANOPY COVERAGE, AS PROPOSED PARKING IS LOCATED WITHIN AN OFF-STREET PARKING GARAGE STRUCTURE.

SITE TABULATIONS:

Current Zoning:	B-2(Central Business) / T-1(Transitional)	
Proposed Zoning:	B-2 (Business)	
Total Site Area:	3.16 AC (per Field Survey)	
Proposed Use:	Mixed-Use (Residential/Retail/Office)	
FLOOR AREA		
Proposed GFA		
Grocery / Grocery Mezzanine / Other Retail	69,100 GFA (1)	
Office	33,400 GFA (1)	
Residential Lobby	3,900 GFA (1)	
Residential Area	309,300 GFA (1)	
Total Gross Floor Area	415,700 GFA (1)	
FLOOR AREA RATIO (F.A.R.)		
Minimum F.A.R.:	None	
Maximum F.A.R.:	None	
Proposed F.A.R.:	3.02 (2)(3)	
Density		
Total Proposed Dwelling Units:	304 D.U.	
Proposed Residential Density:	96 DU/AC	
Maximum Building Height Allowed:	115 FT W/ Bonus	
	(75 FT By-Right + 40 FT By S.E.)	
Proposed Building Height: (measured from average grade)	±85.0 FT	
Open Space (%):	**REQUIRED** N/A	**PROVIDED** ±5% (Common)

YARD REQUIREMENTS:

	REQUIRED	PROVIDED
Minimum Front Yard Setback E. Broad Street (To Face of Curb):	20 FT	20 FT
Minimum Front Yard Setback N. Washington Street (To Face of Curb):	20 FT	20 FT
Minimum Front Yard Setback Lawton Street (To Property Line):	14 FT	2 FT
Minimum Front Yard Setback Park Place (To Property Line):	14 FT	8 FT (6)
Minimum Side/Rear Yard Setback (To Property Line):	20 FT (Adjacent 'R' District) 0 FT (Adjacent B-2 District)	20 FT 0 FT

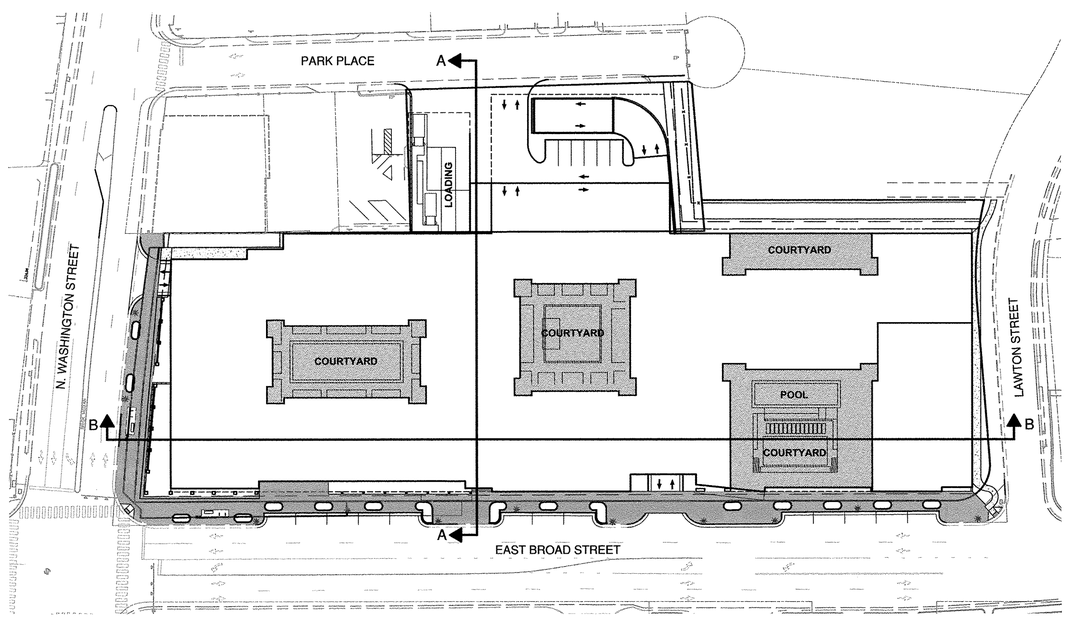
PARKING TABULATIONS:

	REQUIRED	PROVIDED
Parking Retail:		
Shopping Center (1 Space/200 SF @ 58,640 SF Grocery/Retail/General Retail)	294 Spaces	346 Spaces
(1 Space/1000 SF @ 10,460 SF "Grocery Warehouse and Storage"	11 Spaces	
Parking Office: (Business-General) (1 Space/300 SF @ 32,400 SF))	108 Spaces	9 Spaces
Parking Multi-Family Residential:		
Studio/Efficiency Unit (1 Space/ D.U. @ 33 DU) One Bedroom Unit (1.5 Space/ D.U. @ 180 DU) Two-Three Bedroom Unit (2 Space/ D.U. @ 91 DU)	485 Spaces	365 Spaces
Parking Municipal/Public:		128 Spaces
TOTAL PARKING:	898 Spaces	848 Spaces (4)(5)

LOADING TABULATIONS:

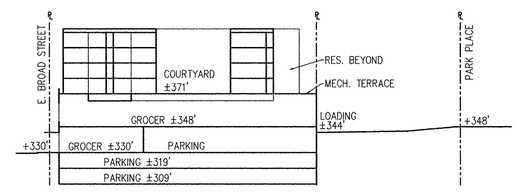
	REQUIRED	PROVIDED
Grocery/General Merchandise	2 Spaces	3 Spaces
Office	1 Space	1 Space
Residential Multi-Family	0 Space	1 Space

(1) Gross Floor Area (GFA) reported per code definition.
(2) F.A.R does not include area of structured parking.
(3) F.A.R. is based on current site area prior to dedication/vacation of road frontage.
(4) Final provided parking quantity for the residential, retail, and office uses is subject to change with final dwelling unit count and mix, and final retail/office GFA as determined at final site plan and final parking reduction plan, by the City Planning Commission under Section 48-971(2) of the city code.
(5) Refer to conceptual parking plan herein, and parking reduction plan under separate cover, for layout and proposed distribution of parking spaces.
(6) Proposed above grade covered ramp structure associated with underground garage adjacent to Park Place. Refer to Waiver/Modification requests hereon.



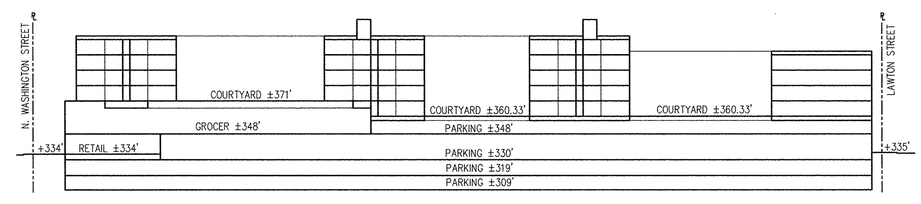
PLAN VIEW - SCHEMATIC PLAN

SCALE: 1" = 60'



CROSS SECTION 'A'-'A' SCHEMATIC

SCALE: 1" = 50'



CROSS SECTION 'B'-'B' SCHEMATIC

SCALE: 1" = 50'

Bowman CONSULTING

Bowman Consulting Group, Ltd.
14020 Thunderbolt Place
Suite 300
Chantilly, Virginia 20151

Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

NOTES AND SITE TABULATIONS

BROAD & WASHINGTON

CITY OF FALLS CHURCH, VIRGINIA

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
12-16-15
LANDSCAPE ARCHITECT

PLAN STATUS	
12/16/15	CITY COMMENTS
DATE	DESCRIPTION

MT DESIGN	KF DRAWN	MT CHKD
SCALE	H: N/A V:	

JOB No. 8366-01-001

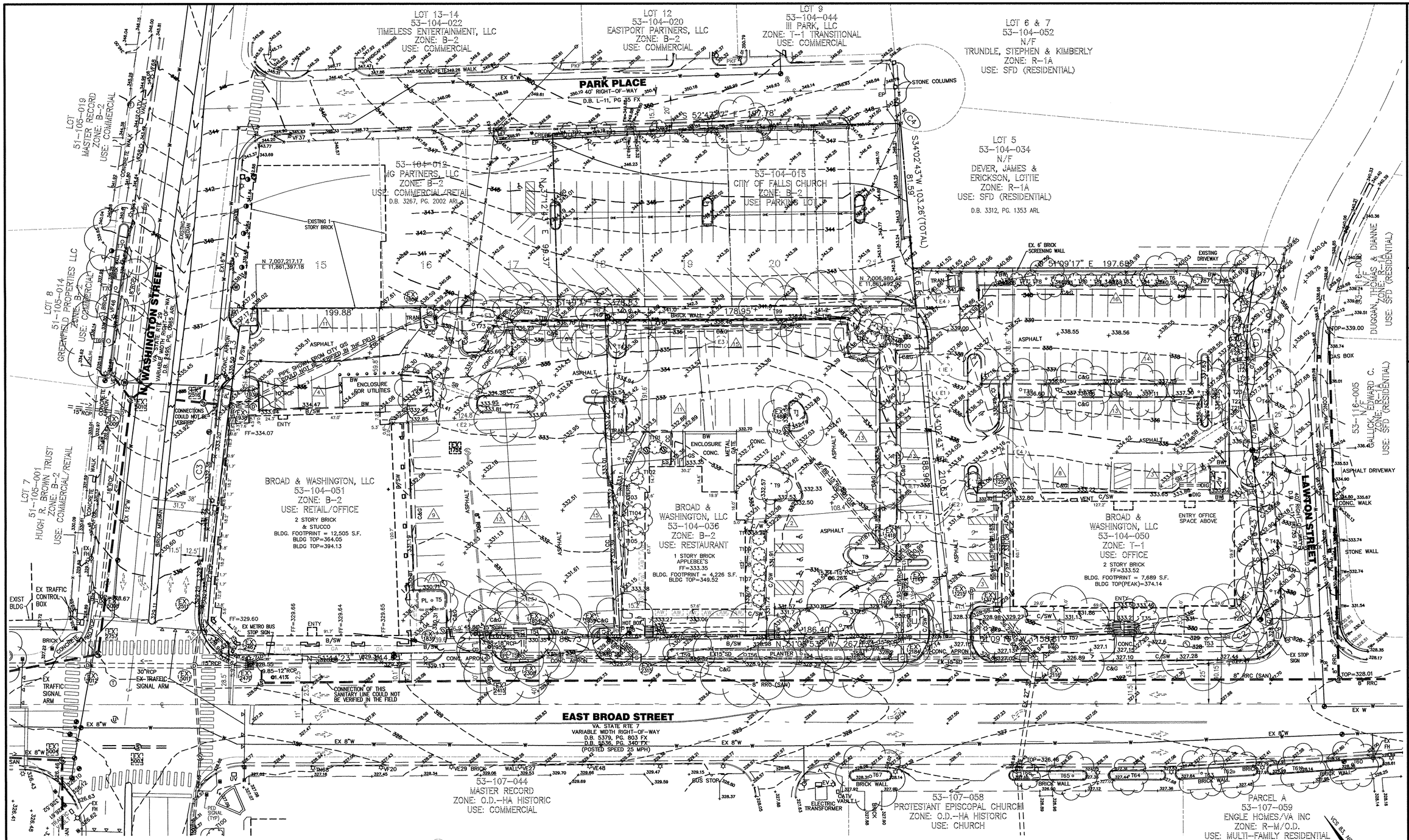
DATE : June 2015

FILE No. 8366-D-RZ-001

SHEET C2.0

P:\8366 - Falls Church Assemblage\8366-02-001 (PLN) - Broad & Washington St\Planning\Rezoning\8366-D-RZ-001 NOT.dwg, 12/15/2015 11:47:05 AM, kfaint

P:\8366 - Falls Church Assemblage\8366-02-001 (PLN) - Broad & Washington St\Planning\Rezoning\8366-D-RZ-001 NOT.dwg



LEGEND
(EXISTING)

- INDEX CONTOUR (350)
- INTERMEDIATE CONTOUR (352)
- EDGE OF PAVEMENT (EX. E.P.)
- CURB AND GUTTER (EX. C & G)
- PROPERTY LINE
- RIGHT-OF-WAY
- CENTERLINE
- FENCE LINE
- EASEMENT
- WATER LINE (8" W)
- GAS LINE (G)
- OVERHEAD UTILITY (OHE)
- SANITARY SEWER (EX 8" SAN)
- STORM SEWER (EX 18" RCP)
- ELECTRIC SERVICE (E)
- TELEPHONE SERVICE (T)
- UTILITY POLE
- SANITARY SEWER IDENTIFIER (EX 2415)
- STORM DRAIN IDENTIFIER (EX 2315)
- WATER METER
- TREE/TREELINE
- EASEMENT IDENTIFIER (IE)
- PARKING COUNT (13)
- GAS VALVE
- TELECOM MANHOLE
- LIGHT POLE
- FIRE HYDRANT
- WATER VALVE
- SANITARY CLEANOUT

NOTE:
1. REFER TO SHEET C12.0 FOR EXISTING TREE INVENTORY LIST.
2. REFER TO SHEET C15.0 FOR EXISTING ON-SITE EASEMENTS DESCRIPTION.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 39°23'24" E	6.19'
L2	N 07°25'46" W	16.88'
L3	N 46°29'04" E	37.13'
L4	S 51°35'29" E	9.99'
L5	N 38°24'08" E	9.96'
L6	N 34°02'43" E	21.67'
L7	S 34°02'43" W	0.13'
L8	S 35°45'56" W	10.02'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	224.41'	70.25'	S 43°14'50" W	69.97'	17°56'14"	35.42'
C2	25.00'	41.26'	S 81°33'43" W	36.74'	94°34'00"	27.08'
C3	2252.83'	134.69'	N 44°45'46" E	134.67'	3°25'32"	67.37'
C4	25.00'	2.76'	S 19°05'05" E	2.76'	6°20'00"	1.38'

GRAPHIC SCALE

25 0 12.5 25 50 100

(IN FEET)
1 inch = 25 ft.

Bowman CONSULTING

Bowman Consulting Group, Ltd.
14020 Thunderbolt Place
Suite 300
Chantilly, Virginia 20151

Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

EXISTING CONDITIONS SURVEY PLAN

BROAD & WASHINGTON

CITY OF FALLS CHURCH, VIRGINIA

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
LANDSCAPE ARCHITECT
12-16-15

PLAN STATUS

DATE	DESCRIPTION
12/16/15	CITY COMMENTS

MT	KF	MT
DESIGN	DRAWN	CHKD

SCALE H: 1" = 25' V:

JOB No. 8366-01-001

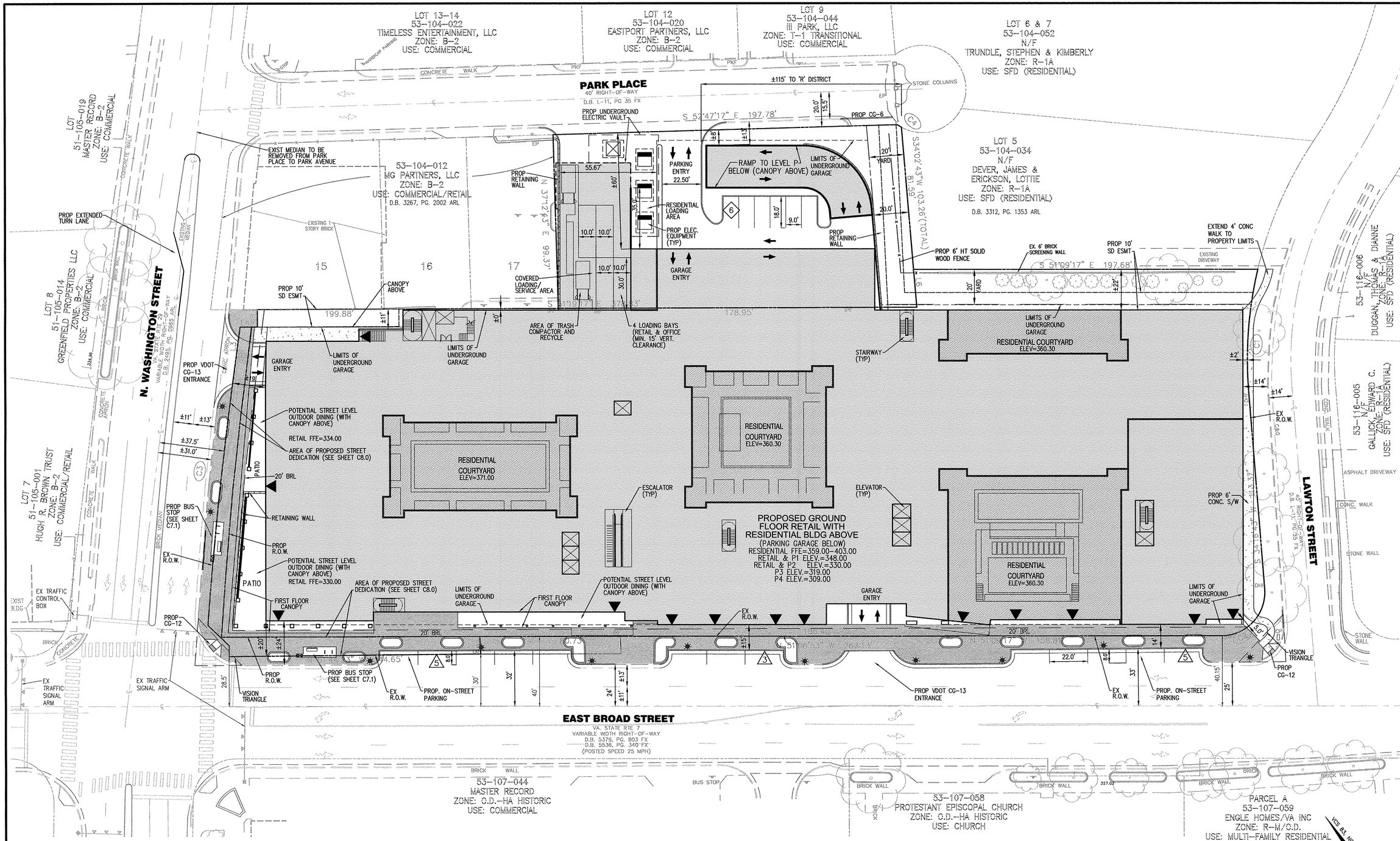
DATE : June 2015

FILE No. 8366-D-RZ-001

SHEET C3.0

P:\8366 - Falls Church Assemblage\8366-02-001 (PLN) - Broad & Washington St\Planning\Rezoning\8366-D-RZ-001 XCD.dwg

P:\8366 - Falls Church Assemblage\8366-02-001 (PLN) - Broad & Washington St\Planning\Rezoning\8366-D-RZ-001 XCD.dwg, 12/15/2015 11:47:36 AM, Mkent



LEGEND

	RESIDENTIAL COURTYARD (2nd LEVEL)	(P-SD)	PROPOSED STORM DRAIN
▲	AT GRADE ENTRY DOOR	(P-SS)	PROPOSED SANITARY SEWER
		(P-W)	PROPOSED WATER LINE
⊠	ELEVATOR	292	EXISTING CONTOUR
△3	PROPOSED ON-STREET PARKING	292	PROPOSED CONTOUR
✷	PROPOSED STREET LIGHT	→	PROPOSED VEHICULAR ACCESS LOCATION

NOTE:

1. REFER TO SHEET C9.0 FOR CONCEPTUAL STRUCTURAL PARKING GARAGE LAYOUT.
2. STREETSCAPE DESIGN AND ELEMENTS SHALL CONFORM TO THE CITY OF FALLS CHURCH ADOPTED STREETSCAPE STANDARDS FOR WEST BROAD STREET.
3. BUILDING ACCESS ELEMENT LOCATIONS INCLUDING DOORS, STAIRS, ELEVATORS, AND ESCALATORS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL DESIGN.

P:\8366 – Falls Church Assemblage\8366-02-001 (PLN) – Broad & Washington St\Planning\Rezoning\8366-D-RZ-001 SIT.dwg

Bowman CONSULTING

Bowman Consulting Group, Ltd.
14020 Thunderbolt Place
Suite 300
Chantilly, Virginia 20151

Phone: (703) 484-1000
Fax: (703) 481-9720
www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

CONCEPTUAL DEVELOPMENT PLAN

BROAD & WASHINGTON

CITY OF FALLS CHURCH, VIRGINIA

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
12-16-15
LANDSCAPE ARCHITECT

PLAN STATUS	
12/16/15	CITY COMMENTS
DATE	DESCRIPTION

MT	KF	MT
DESIGN	DRAWN	CHKD

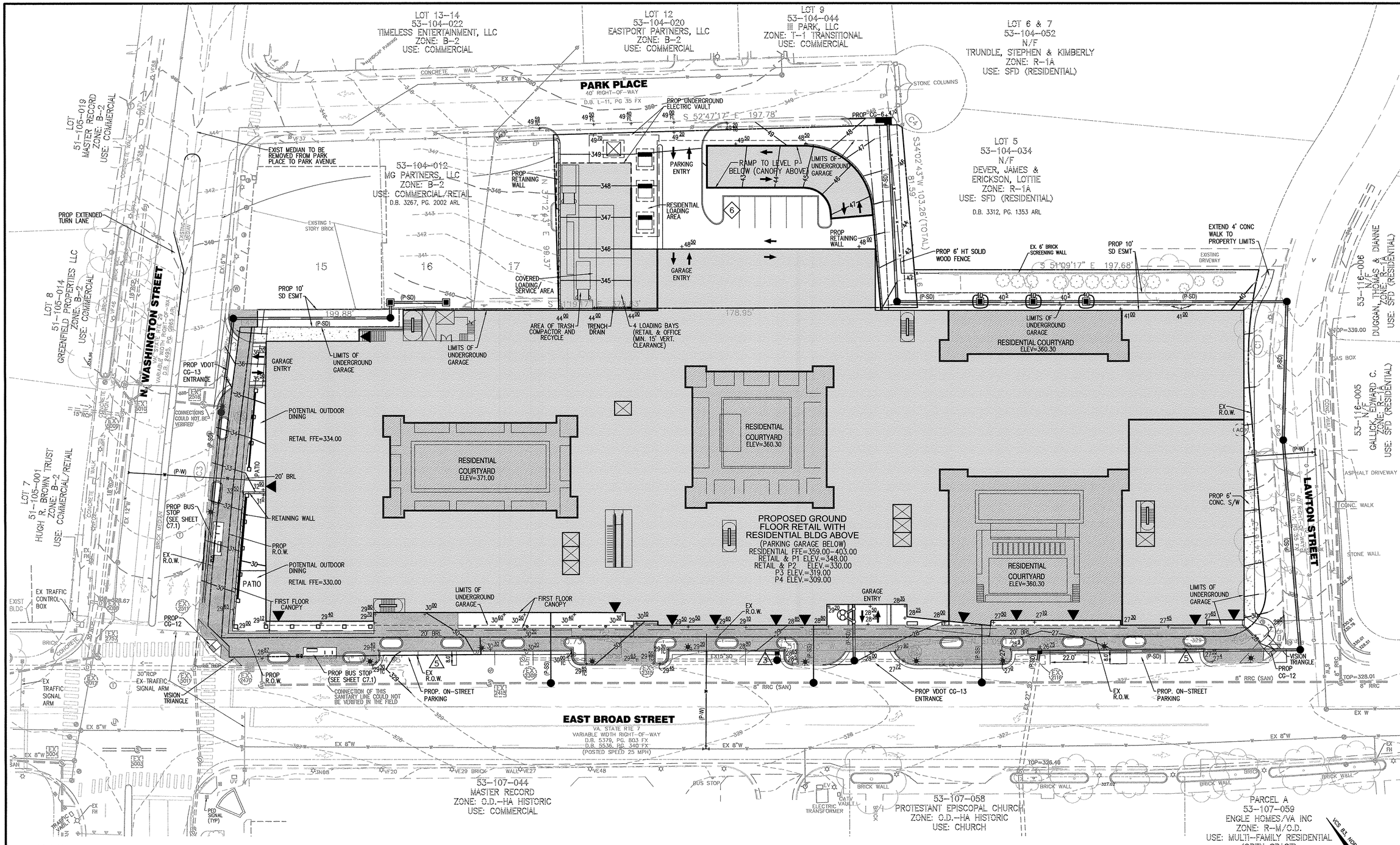
SCALE H: 1" = 25' V:

JOB No. 8366-01-001

DATE : June 2015

FILE No. 8366-D-RZ-001

SHEET C4.0



LEGEND

	RESIDENTIAL COURTYARD (2nd/3rd LEVEL)	(P-SD)	PROPOSED STORM DRAIN
▲	AT GRADE ENTRY DOOR	(P-SS)	PROPOSED SANITARY SEWER
☒	ELEVATOR	(P-W)	PROPOSED WATER LINE
3	PROPOSED ON-STREET PARKING	292	EXISTING CONTOUR
✷	PROPOSED STREET LIGHT	292	PROPOSED CONTOUR
		→	PROPOSED VEHICULAR ACCESS LOCATION

NOTE:
1. REFER TO SHEET C9.0 FOR CONCEPTUAL STRUCTURAL PARKING GARAGE LAYOUT.
2. STREETSCAPE DESIGN AND ELEMENTS SHALL CONFORM TO THE CITY OF FALLS CHURCH ADOPTED STREETSCAPE STANDARDS FOR WEST BROAD STREET.
3. BUILDING ACCESS ELEMENT LOCATIONS INCLUDING DOORS, STAIRS, ELEVATORS, AND ESCALATORS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL DESIGN.

GRAPHIC SCALE

25 0 12.5 25 50 100

(IN FEET)
1 inch = 25 ft.

Bowman CONSULTING

Bowman Consulting Group, Ltd.
14020 Thunderbolt Place
Suite 300
Chantilly, Virginia 20151

Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

PRELIMINARY GRADING AND UTILITY PLAN

BROAD & WASHINGTON

CITY OF FALLS CHURCH, VIRGINIA

COMMONWEALTH OF VIRGINIA
MATTHEW J. TASCHNER
Lic. No. 000832
12-16-15
LANDSCAPE ARCHITECT

PLAN STATUS

DATE	DESCRIPTION
12/16/15	CITY COMMENTS

MT	KF	MT
DESIGN	DRAWN	CHKD

SCALE H: 1" = 25' V:

JOB No. 8366-01-001

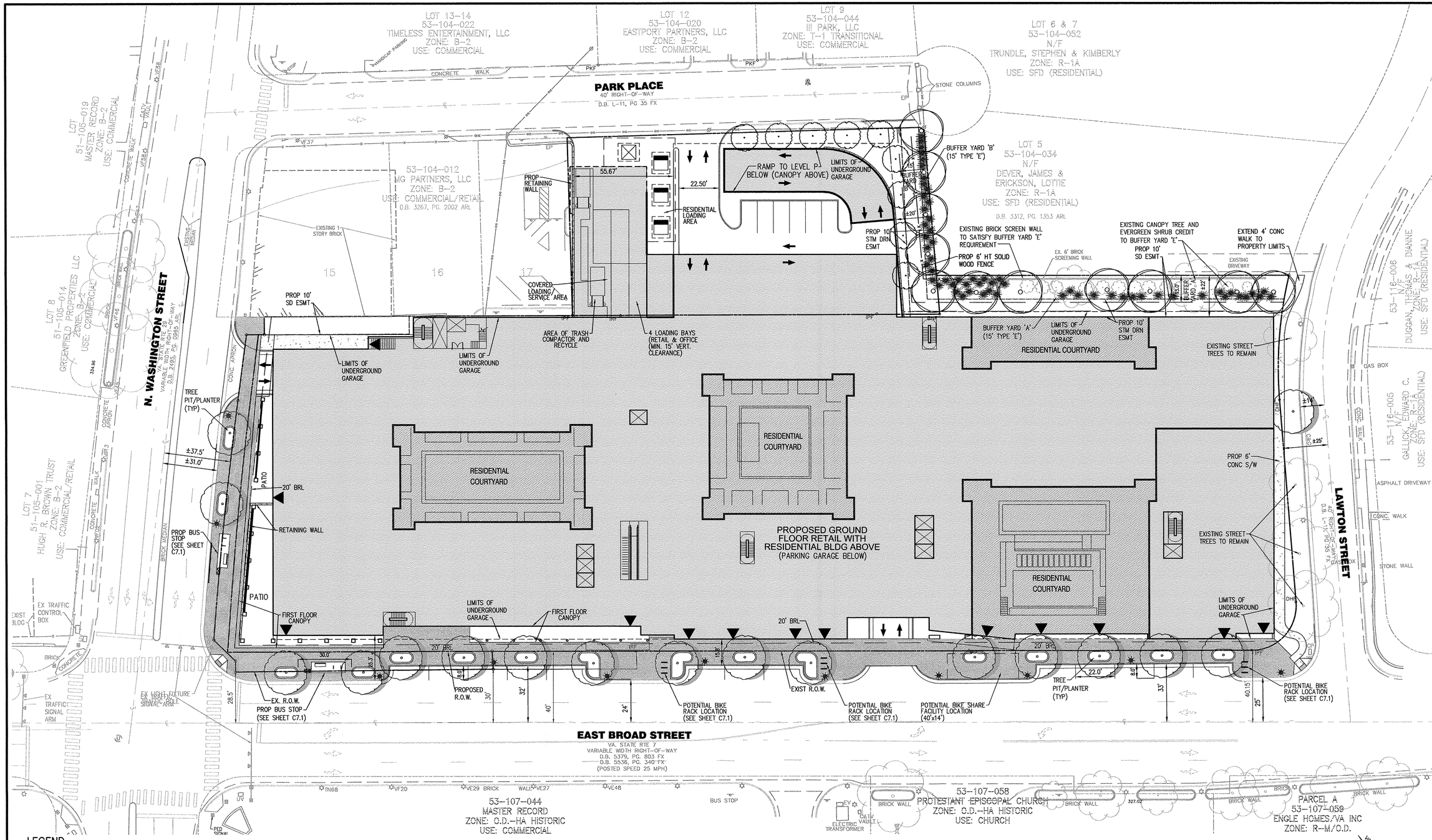
DATE : June 2015

FILE No. 8366-D-RZ-001

SHEET C4.1

P:\8366 – Falls Church Assemblage\8366-02-001 (PLN) – Broad & Washington St\Planning\Rezoning\8366-D-RZ-001 GRD.dwg, 12/15/2015 11:49:42 AM, kfahit

P:\8366 – Falls Church Assemblage\8366-02-001 (PLN) – Broad & Washington St\Planning\Rezoning\8366-D-RZ-001 GRD.dwg



LEGEND

- EXISTING CANOPY TREE TO BE PRESERVED
- EXISTING EVERGREEN TREE TO BE PRESERVED
- PROPOSED DECIDUOUS CANOPY STREET TREE
- PROPOSED DECIDUOUS BUFFER YARD TREE
- PROPOSED MEDIUM DECIDUOUS CANOPY STREET TREE
- PROPOSED EVERGREEN BUFFER YARD TREE
- PROPOSED LARGE SHRUBS
- PROPOSED BUS STOP (FINAL LOCATION TO BE DETERMINED WITH SITE PLAN APPLICATION)
- APPROXIMATE LOCATION OF PROPOSED STREET LIGHT
- PROPOSED BIKE RACK

NOTE:

1. FINAL STREETSCAPE ELEMENTS INCLUDING FURNITURE, TRASH RECEPTACLES, PAVING MATERIALS, LIGHTING, IRRIGATION, LANDSCAPING WILL CONFORM TO THE ADOPTED WEST BROAD STREET STREETSCAPE STANDARDS, AND WILL BE PROVIDED WITH FINAL SITE PLAN APPLICATION. LOCATION OF ELEMENTS SHOWN HEREON IS SUBJECT TO CHANGE WITH FINAL SITE PLAN DESIGN.
2. FINAL SITE LANDSCAPING DESCRIPTIONS INCLUDING BUFFER YARDS AND PRIVATE COURTYARD AREAS WILL BE PROVIDED WITH FINAL SITE PLAN APPLICATION.

GRAPHIC SCALE

25 0 12.5 25 50 100

(IN FEET)
1 inch = 25 ft.

Bowman CONSULTING

Bowman Consulting Group, Ltd.
14020 Thunderbolt Place
Suite 300
Chantilly, Virginia 20151

Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

CONCEPTUAL LANDSCAPE PLAN
BROAD & WASHINGTON
CITY OF FALLS CHURCH, VIRGINIA

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
12/16/15
LANDSCAPE ARCHITECT

PLAN STATUS

DATE	DESCRIPTION
12/16/15	CITY COMMENTS

MT	KF	MT
DESIGN	DRAWN	CHKD

SCALE H: 1" = 25' V:

JOB No. 8366-01-001

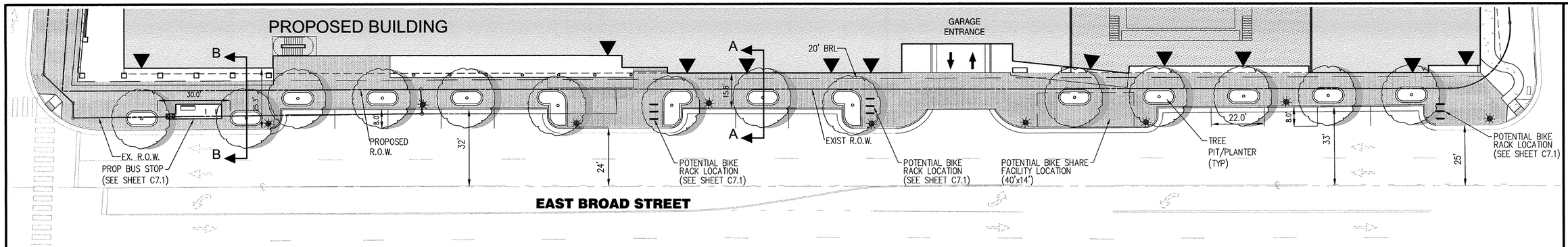
DATE : June 2015

FILE No. 8366-D-RZ-001

SHEET C5.0

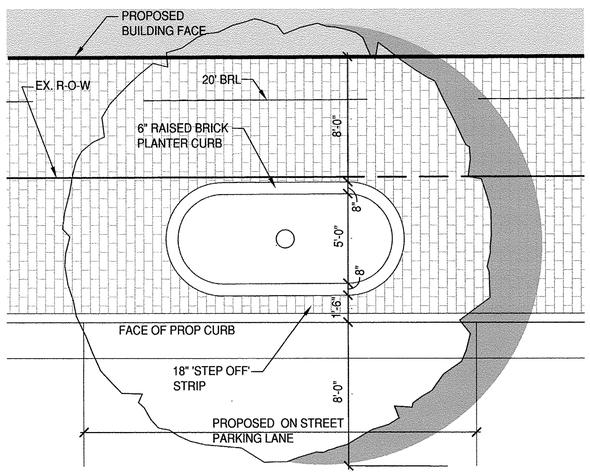
P:\8366 - Falls Church Assemblage\8366-02-001 (PLN) - Broad & Washington St\Planning\Rezoning\8366-D-RZ-001 LSC.dwg, 12/15/2015 4:27:36 PM, kfant

P:\8366 – Falls Church Assemblage\8366-02-001 (PLN) – Broad & Washington St\Planning\Rezoning\8366-D-RZ-001 LSC.dwg



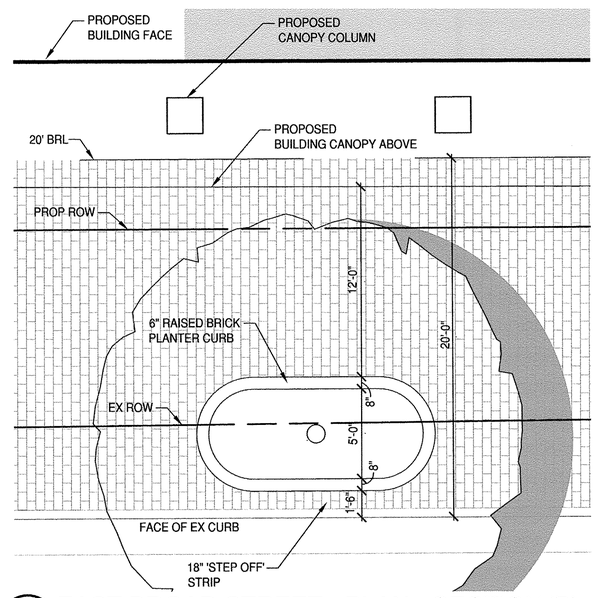
1 EAST BROAD STREET - PLAN

Scale: 1"=20'



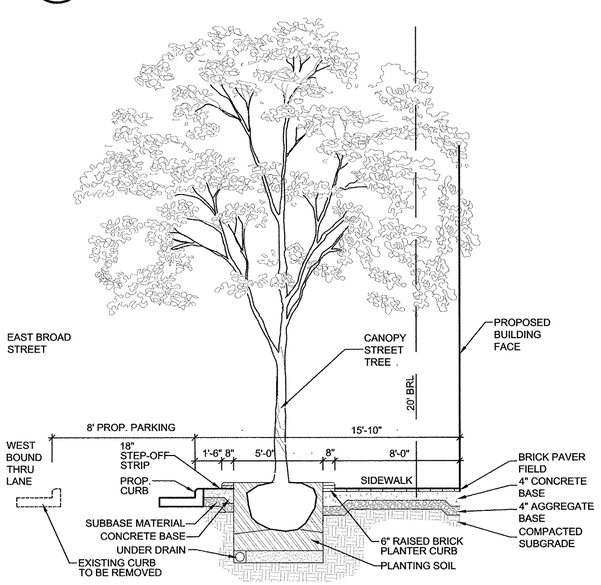
2 EAST BROAD STREET - PLAN - SECTION 'A'

Scale: 1/4" = 1'-0"



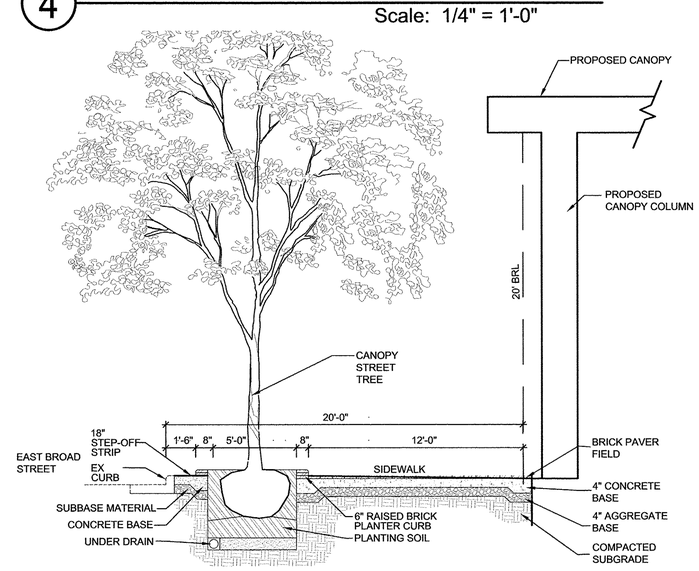
4 EAST BROAD STREET - PLAN - SECTION 'B'

Scale: 1/4" = 1'-0"



3 EAST BROAD STREET-SECTION-'A'

Scale: 1/4" = 1'-0"



5 EAST BROAD STREET-SECTION-'B'

Scale: 1/4" = 1'-0"

VCS 83, NORTH ZONE

LEGEND

- PROPOSED DECIDUOUS CANOPY STREET TREE
- PROPOSED BUS STOP (SEE DETAIL SHEET C7.1) (FINAL LOCATION TO BE DETERMINED WITH SITE PLAN APPLICATION)
- PROPOSED STREET LIGHT (SEE DETAIL SHEET C7.1) (FINAL LOCATION TO BE DETERMINED WITH SITE PLAN APPLICATION
- PROPOSED BIKE RACK (SEE DETAIL SHEET C7.1) (FINAL LOCATION TO BE DETERMINED WITH SITE PLAN APPLICATION)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Bowman CONSULTING

Bowman Consulting Group, Ltd.
14020 Thunderbolt Place
Suite 300
Chantilly, Virginia 20151

Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

CONCEPTUAL STREETSCAPE PLAN
EAST BROAD STREET
BROAD & WASHINGTON
CITY OF FALLS CHURCH, VIRGINIA

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
12-16-15
LANDSCAPE ARCHITECT

PLAN STATUS

DATE	DESCRIPTION
12/16/15	CITY COMMENTS

MT	KF	MT
DESIGN	DRAWN	CHKD

SCALE H: 1" = 20' V:

JOB No. 8366-01-001

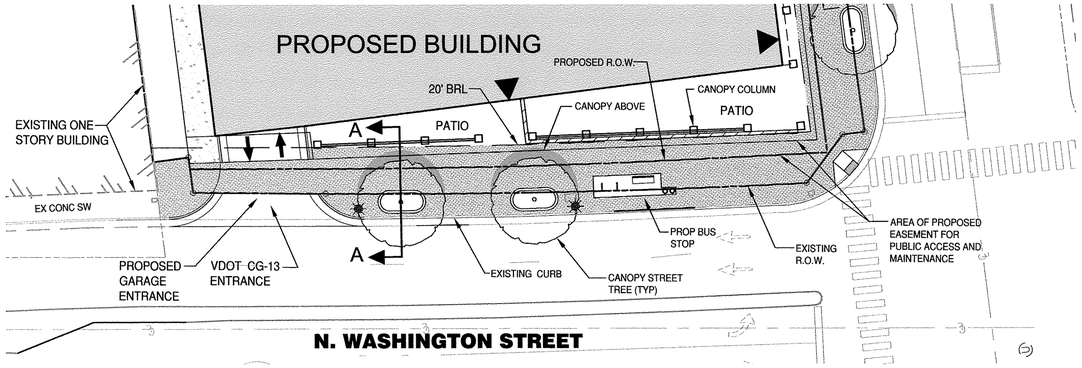
DATE : June 2015

FILE No. 8366-D-RZ-001

SHEET C6.0

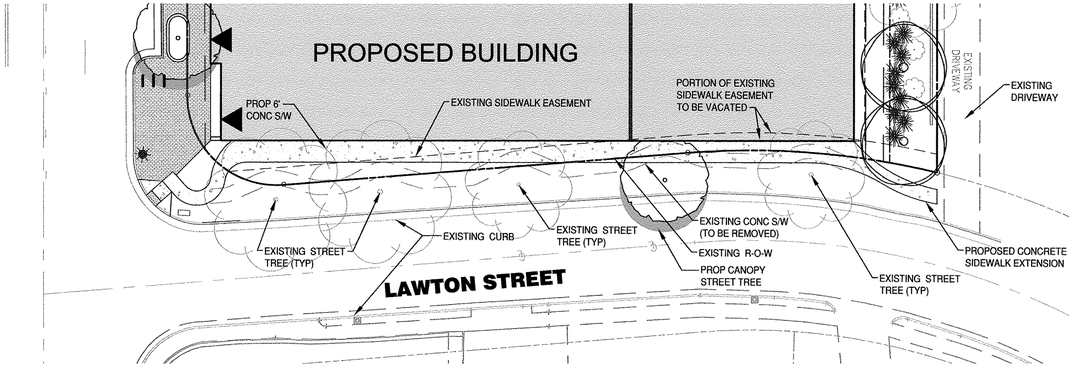
P:\8366 - Falls Church Assemblage\8366-02-001 (PLN) - Broad & Washington St\Planning\Rezoning\8366-D-RZ-001 LSC.dwg, 12/15/2015 11:51:26 AM, KHunt

P:\8366 - Falls Church Assemblage\8366-02-001 (PLN) - Broad & Washington St\Planning\Rezoning\8366-D-RZ-001 LSC.dwg



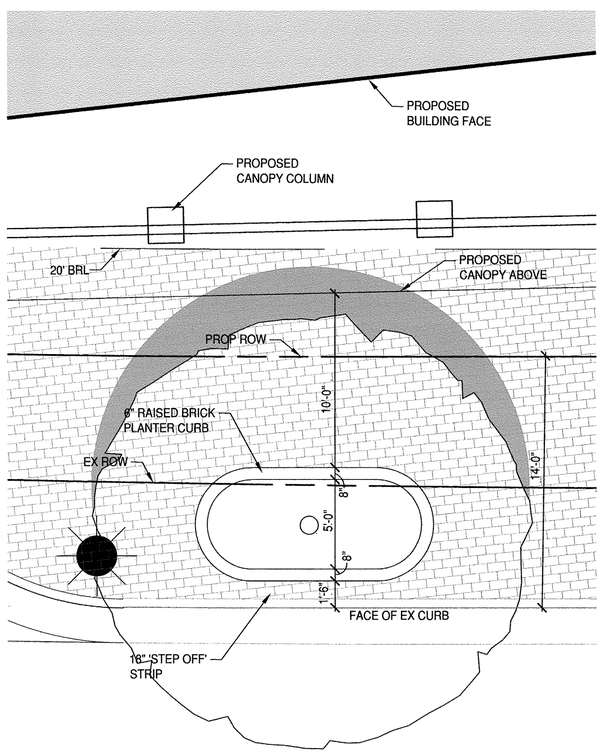
1 N. WASHINGTON STREET PLAN

Scale: 1"=20'



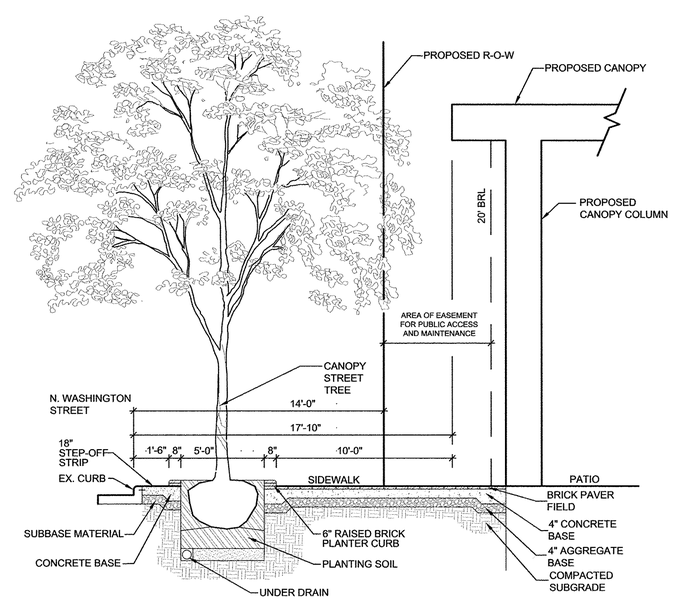
2 LAWTON STREET PLAN

Scale: 1"=20'



3 N. WASHINGTON STREET PLAN ENLARGEMENT - SECTION A

Scale: 1/4" = 1'-0"



4 N. WASHINGTON STREET SECTION

Scale: 1/4" = 1'-0"

LEGEND

- EXISTING TREE TO BE PRESERVED
- PROPOSED DECIDUOUS CANOPY STREET TREE
- PROPOSED BUS STOP (SEE DETAIL SHEET C7.1) (FINAL LOCATION TO BE DETERMINED WITH SITE PLAN APPLICATION)
- PROPOSED STREET LIGHT (SEE DETAIL SHEET C7.1) (FINAL LOCATION TO BE DETERMINED WITH SITE PLAN APPLICATION

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Bowman CONSULTING

Bowman Consulting Group, Ltd.
14020 Thunderbolt Place
Suite 300
Chantilly, Virginia 20151

Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

CONCEPTUAL STREETSCAPE PLAN
LAWTON STREET AND N. WASHINGTON STREET
BROAD & WASHINGTON
CITY OF FALLS CHURCH, VIRGINIA

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHEK
Lic. No. 000832
12-16-15
LANDSCAPE ARCHITECT

PLAN STATUS	
12/16/15	CITY COMMENTS
DATE	DESCRIPTION

MT	KF	MT
DESIGN	DRAWN	CHKD

SCALE H: 1" = 20' V:

JOB No. 8366-01-001

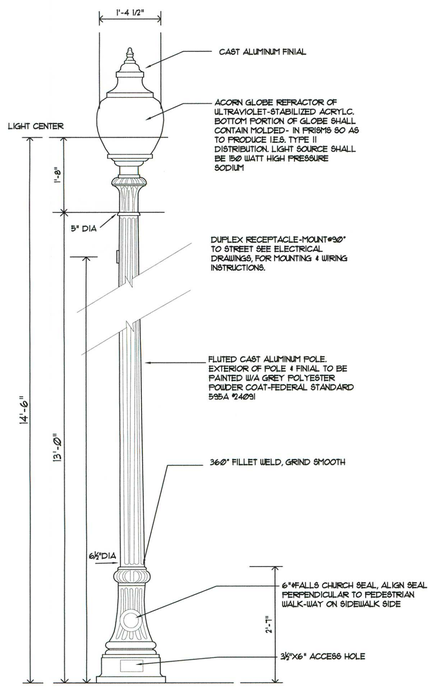
DATE : June 2015

FILE No. 8366-D-RZ-001

SHEET C7.0

P:\8366 - Falls Church Assemblage\8366-02-001 (PLN) - Broad & Washington St\Planning\Rezoning\8366-D-RZ-001 LSC.dwg, 12/15/2015 4:31:12 PM, Matt

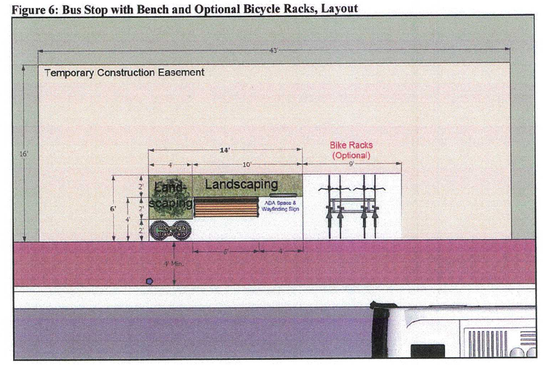
P:\8366 – Falls Church Assemblage\8366–02–001 (PLN) – Broad & Washington St\Planning\Rezoning\8366–D–RZ–001 LSC.dwg



1 SINGLE LUMINAIRE ON POLE

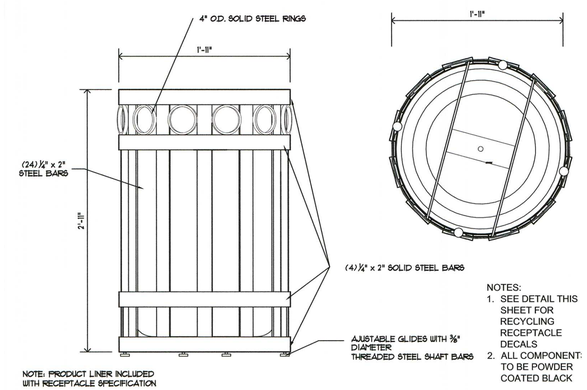
Scale: NTS

Figure 6: Bus Stop with Bench and Optional Bicycle Racks, Layout



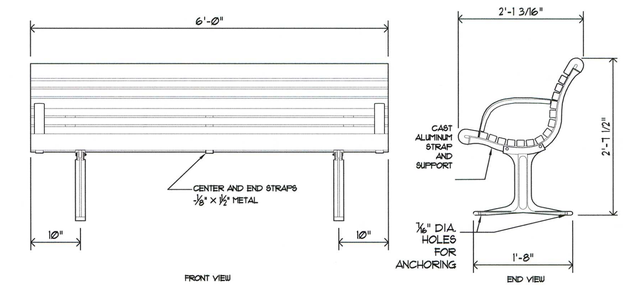
3 BUS STOP LAYOUT

Scale: NTS



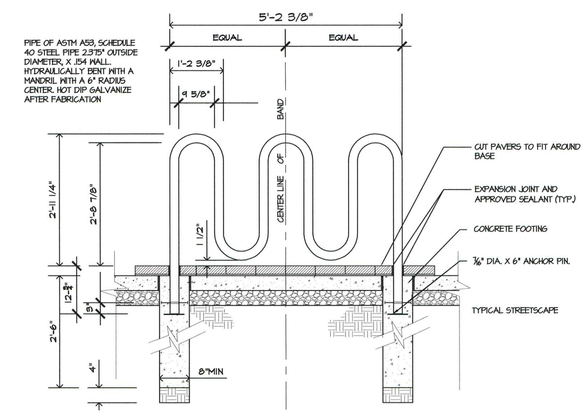
4 TYPICAL TRASH & RECYCLE RECEPTACLE

Scale: NTS



5 CITY OF FALLS CHURCH - STD. BENCH

Scale: NTS



6 TYPICAL BIKE RACK

Scale: NTS

VICTOR STANLEY, INC.
-Manufacturers of Quality Site Furnishings since 1963-

P.O. Drawer 550 Dunkirk, Maryland 20754 U.S.A.
Tel: (301) 855-8300 • Fax: (410) 257-7578
sales@victorstanley.com

www.victorstanley.com

VSI Optional Recycle Lid Decal (4-part)

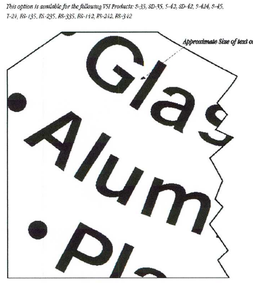
Graphics Application: The graphics will be digitally printed onto a premium sensitive decal and applied to a pre-powder coated lid.
Label Size: 4-part decal arrangement varies depending on size of lids.
Label Material Color: Clear
Image Colors: Blue and Black

This option is available for the following VSI Products: S-35, SD-35, S-42, SD-42, S-424, S-45, T-24, RS-135, BS-235, RS-335, RS-112, PS-212, RS-142

LO I.D. # RL30

X: _____

Approximate Size of text on label



VSI Standard Recycle Plaque

Graphics Application: The graphics will be digitally printed onto a premium sensitive label and applied to a pre-powder coated steel plaque.
Plaque Size: Varies
Label Size: 11 1/2" x 4"
Label Material Color: Clear
Image Colors: Intense Blue & Black

This option is available for the following VSI Products: S-33, SD-33, S-42, SD-42, S-424, S-45, T-24, T-34, BB-36, PB-36, PB5-36, PB6-48, PC-17, RS-12, RS-135, PS-235, PS-335, RS-142, RS-242, PS-362, A-34, A-36, NSDC-36, NSDC-54, RST-87

Specifications are subject to change at manufacturer's discretion to ensure proper fit and/or optimum output.

2 RECYCLING DECALS

Scale: NTS

Bowman Consulting Group, Ltd.
14020 Thunderbolt Place
Suite 300
Chantilly, Virginia 20151

Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

STREET FURNISHING DETAILS
BROAD & WASHINGTON
CITY OF FALLS CHURCH, VIRGINIA

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
12-16-15
LANDSCAPE ARCHITECT

PLAN STATUS

DATE	DESCRIPTION
12/16/15	CITY COMMENTS

MT	KF	MT
DESIGN	DRAWN	CHKD

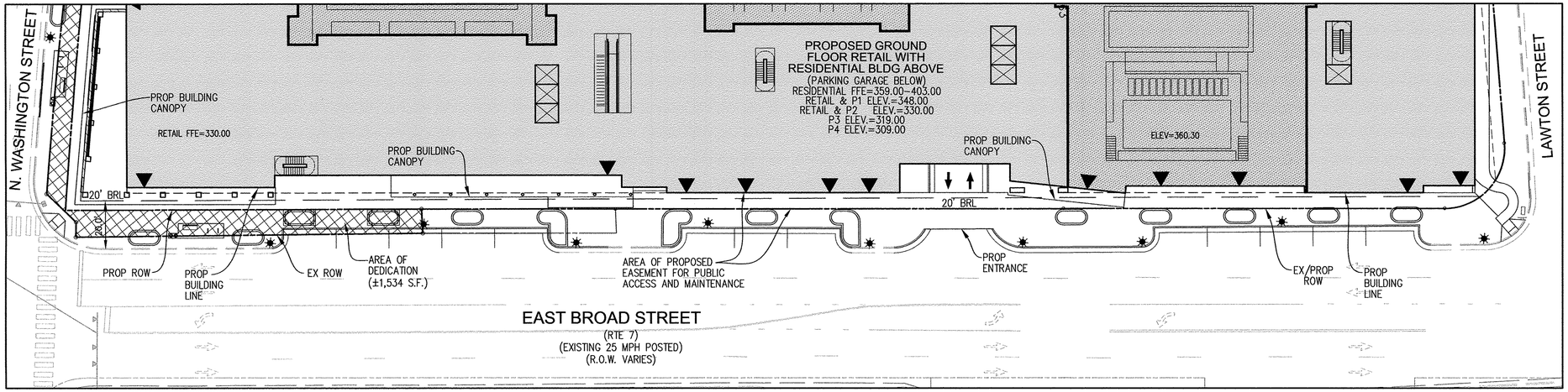
SCALE H: V: AS SHOWN

JOB No. 8366-01-001

DATE : June 2015

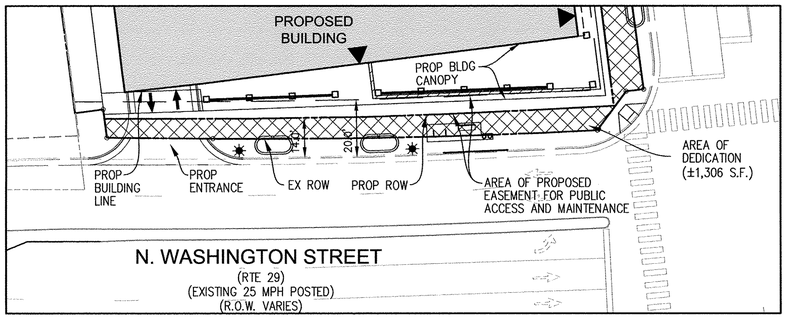
FILE No. 8366-D-RZ-001

SHEET C7.1



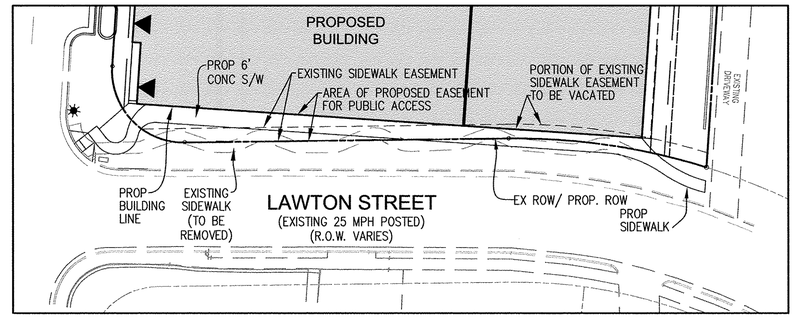
EAST BROAD STREET FRONTAGE EXHIBIT

SCALE: 1"=25'



N. WASHINGTON STREET FRONTAGE EXHIBIT

SCALE: 1"=25'



LAWTON STREET FRONTAGE EXHIBIT

SCALE: 1"=25'

LEGEND:

PROPOSED ROW DEDICATION
(±1,534 S.F.) E. BROAD STREET
(±1,306 S.F.) N. WASHINGTON STREET

NOTE:
1. FINAL AREA OF DEDICATION SUBJECT TO CHANGE WITH FINAL SITE PLAN APPROVAL.

GRAPHIC SCALE

25 0 12.5 25 50 100

(IN FEET)
1 inch = 25 ft.

VCS 83, NORTH ZONE

Bowman CONSULTING

Bowman Consulting Group, Ltd.
14020 Thunderbolt Place
Suite 300
Chantilly, Virginia 20151

Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

ROADWAY FRONTAGE EXHIBIT

BROAD & WASHINGTON

CITY OF FALLS CHURCH, VIRGINIA

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
12-16-15
LANDSCAPE ARCHITECT

PLAN STATUS	
12/16/15	CITY COMMENTS
DATE	DESCRIPTION

MT	KF	MT
DESIGN	DRAWN	CHKD
SCALE	H: AS SHOWN V:	

JOB No. 8366-01-001

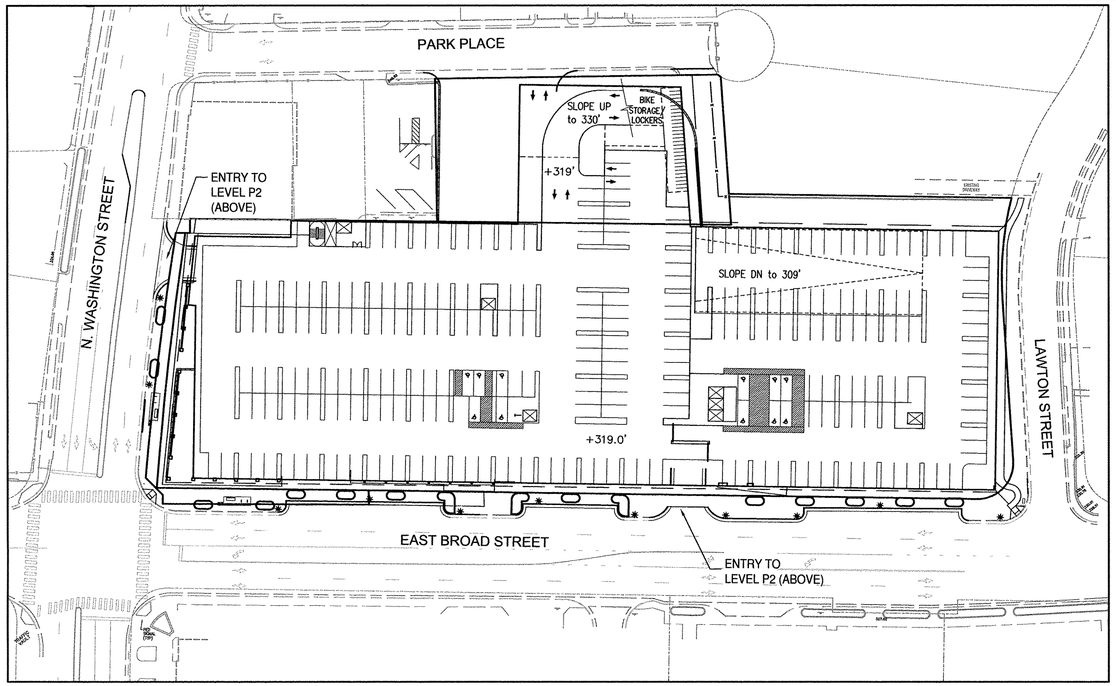
DATE : June 2015

FILE No. 8366-D-RZ-001

SHEET C8.0

P:\8366 - Falls Church Assemblage\8366-02-001 (PLN) - Broad & Washington St\Planning\Rezoning\8366-D-RZ-001 RD_FRNTAGE.dwg

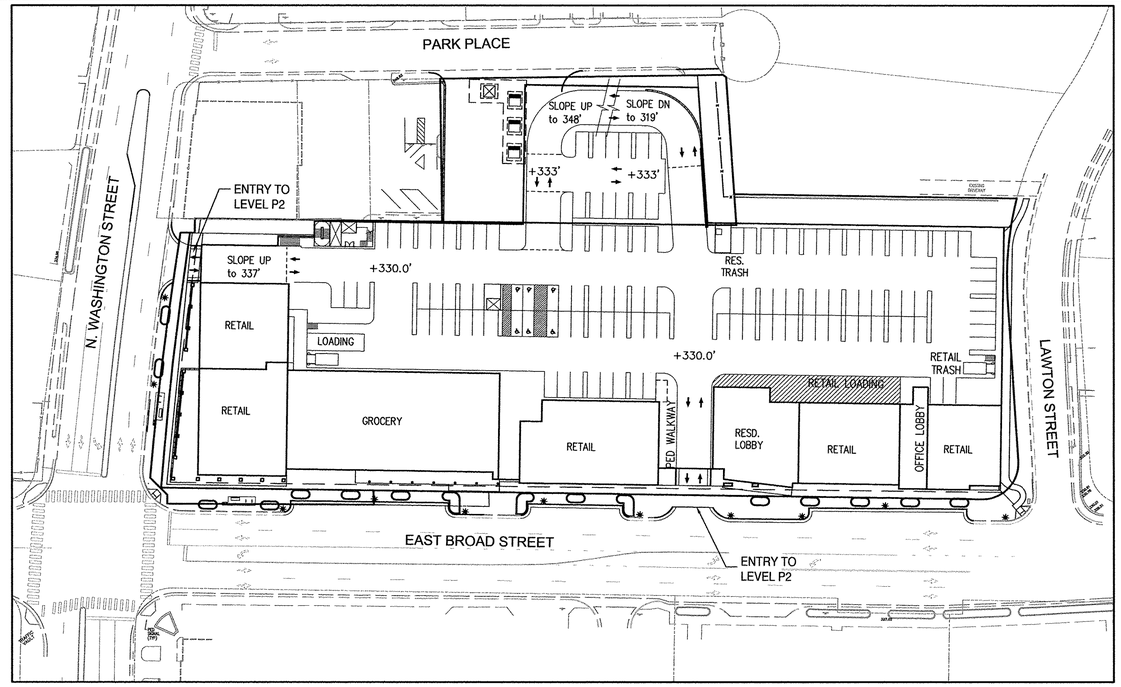
P:\8366 - Falls Church Assemblage\8366-02-001 (PLN) - Broad & Washington St\Planning\Rezoning\8366-D-RZ-001 RD_FRNTAGE.dwg, 12/15/2015 11:59:54 AM, kfont



PARKING LEVEL P3 (ELEVATION 319.0)

SCALE: 1"=50'

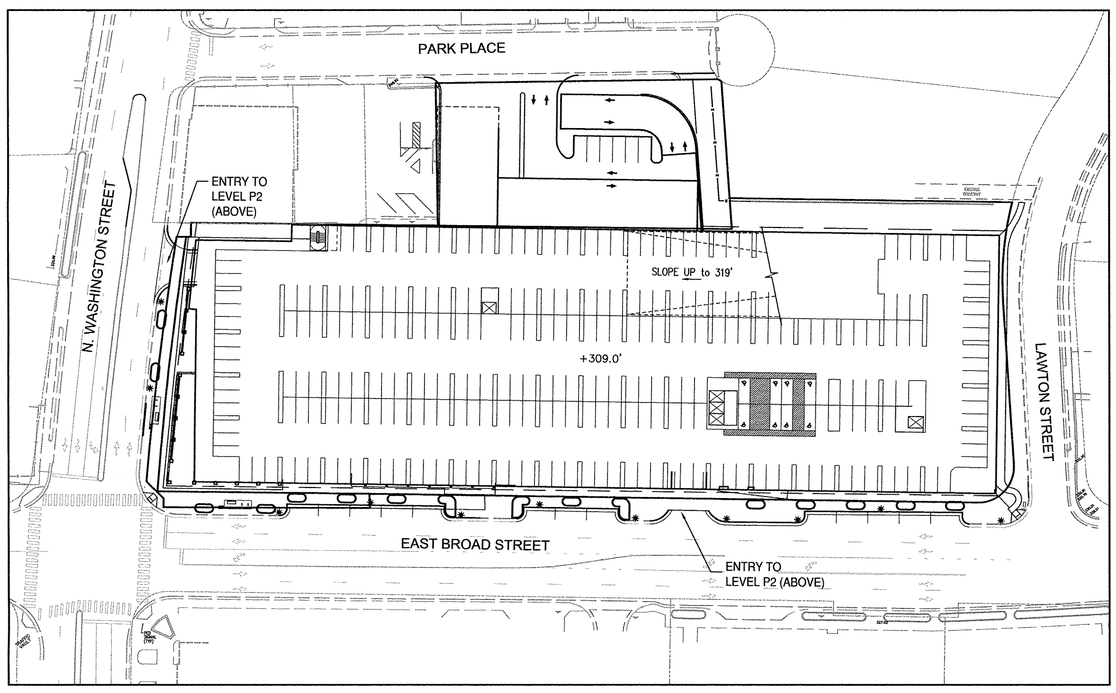
RESIDENTIAL AND OFFICE PARKING:	111 SPACES
RETAIL AND PUBLIC PARKING:	172 SPACES
BIKE TOTAL:	112 SPACES



STREET LEVEL RETAIL & PARKING LEVEL P2 (ELEVATION 330.0)

SCALE: 1"=50'

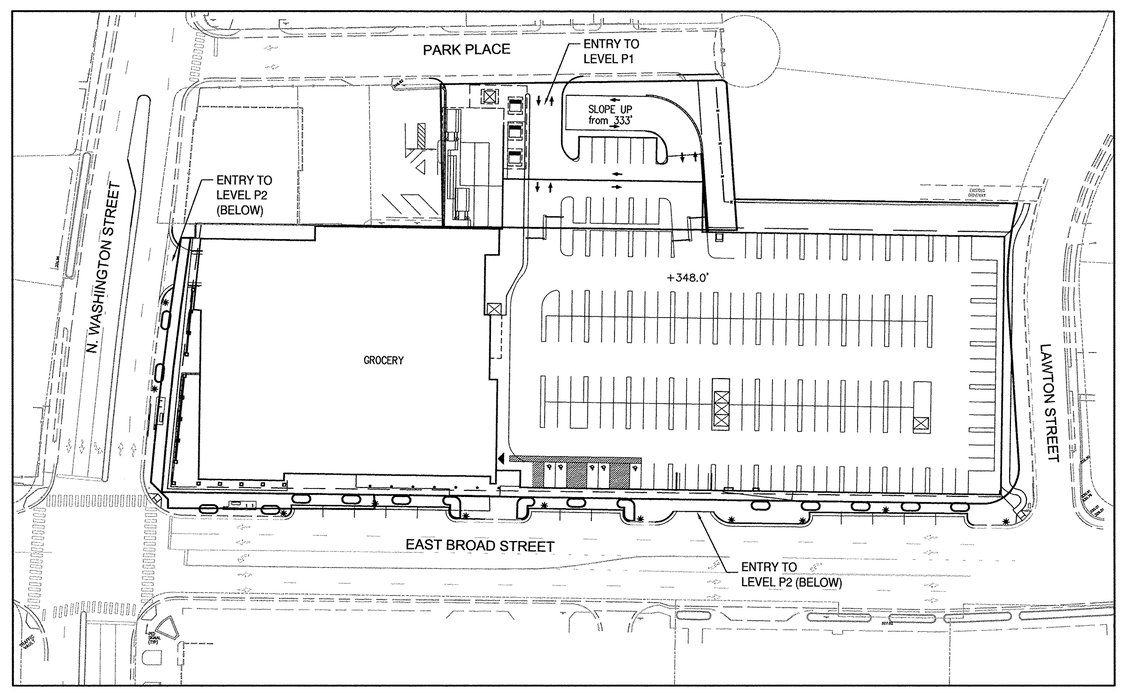
RETAIL AND PUBLIC PARKING:	120 SPACES
BIKE TOTAL:	5 SPACES



PARKING LEVEL P4 (ELEVATION 309.0)

SCALE: 1"=50'

RESIDENTIAL AND OFFICE PARKING:	263 SPACES



SECOND LEVEL RETAIL & PARKING LEVEL P1 (ELEVATION 348.0)

SCALE: 1"=50'

RETAIL AND PUBLIC PARKING:	13 SPACES
GROCERY PARKING:	169 SPACES
BIKE TOTAL:	10 SPACES

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NOTES:

1. GARAGE DIAGRAMS AND PARKING NUMBERS ARE FOR INFORMATION AND ILLUSTRATION PURPOSES ONLY AND ARE SUBJECT TO CHANGE WITH FINAL DESIGN.
2. REFER TO ARCHITECTURAL PLANS WITHIN THE SPECIAL EXCEPTION PACKAGE DOCUMENTS FOR ADDITIONAL INFORMATION, INLCUDING BIKE LOCATION DESIGNATIONS.

Bowman CONSULTING

Bowman Consulting Group, Ltd.
14020 Thunderbolt Place
Suite 300
Chantilly, Virginia 20151

Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

CONCEPTUAL PARKING PLANS

BROAD & WASHINGTON

CITY OF FALLS CHURCH, VIRGINIA

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
12-16-15
LANDSCAPE ARCHITECT

PLAN STATUS

DATE	DESCRIPTION
12/16/15	CITY COMMENTS

MT	KF	MT
DESIGN	DRAWN	CHKD

SCALE H: 1"=50' V:

JOB No. 8366-01-001

DATE : June 2015

FILE No. 8366-D-RZ-001

SHEET C9.0

P:\8366 - Falls Church Assemblage\8366-02-001 (PLN) - Broad & Washington St\Planning\Rezoning\8366-D-RZ-001 SIT_PRKNG.dwg, 12/15/2015 12:00:21 PM, MJant

P:\8366 – Falls Church Assemblage\8366–02–001 (PLN) – Broad & Washington St\Planning\Rezoning\8366–D–RZ–001 SIT_PRKNG.dwg

PLANTING TABULATIONS

BUFFER YARD (PER Z.O. SECTION 48-1183)

BUFFER YARD 'A' TO R-1A ZONING DISTRICT

LINEAR FEET OF BUFFER YARD:	198'
TYPE OF BUFFER YARD REQUIRED:	TYPE 'D' OR TYPE 'E'
BUFFER YARD PROVIDED:	TYPE E – 15' WIDTH
CANOPY TREES REQUIRED:	8 TREES (4 PER 100 L.F.)
CANOPY TREES PROVIDED:	9 TREES (3 EXISTING / 6 PROPOSED)
LARGE SHRUBS REQUIRED:	50 SHRUBS (25 PER 100 L.F.)
LARGE SHRUBS PROVIDED:	50 SHRUBS (12 EXISTING / 38 PROPOSED)
SCREENING ELEMENT REQUIRED:	6 FOOT HIGH SOLID WOOD FENCE
SCREENING ELEMENT PROVIDED:	EXISTING 6 FOOT HIGH BRICK SCREEN WALL

BUFFER YARD 'B' TO R-1A ZONING DISTRICT

LINEAR FEET OF BUFFER YARD:	82'
TYPE OF BUFFER YARD REQUIRED:	TYPE 'D' OR TYPE 'E'
BUFFER YARD PROVIDED:	TYPE E – 15' WIDTH
CANOPY TREES REQUIRED:	4 TREES (4 PER 100 L.F.)
CANOPY TREES PROVIDED:	4 TREES
LARGE SHRUBS REQUIRED:	21 SHRUBS (25 PER 100 L.F.)
LARGE SHRUBS PROVIDED:	21 SHRUBS
SCREENING ELEMENT REQUIRED:	6 FOOT HIGH SOLID WOOD FENCE
SCREENING ELEMENT PROVIDED:	6 FOOT HIGH SOLID WOOD FENCE

SUGGESTED STREETSCAPE PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	HEIGHT/SIZE	CALIPER	CONDITION/ REMARKS
LARGE DECIDUOUS TREES					
QP	QUERCUS PHELLOS	WILLOW OAK		2.5" CAL. MIN.	B&B
SHRUBS					
IG	ILEX GLABRA	INKBERRY HOLLY	30" MIN.		CONT.
JH	JUNIPERUS HORIZONTALIS	CREEPING JUNIPER	6"-12" MIN.		CONT.
PL	PRUNUS LAUROCERASUS 'SCHIPKAENSIS'	CHERRY LAUREL	30" MIN.		CONT.
GROUNDCOVER					
HC	HYPERICUM CALYCINUM	ST. JOHN'S WORT	1 GAL.		CONT.
LM	LIROPE MUSCARI 'BIG BLUE'	LILYTURF	1 GAL.		CONT.

SUGGESTED BUFFER YARD PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	CONDITION/ REMARKS
LARGE DECIDUOUS TREES					
AR	ACER RUBRUM	RED MAPLE		2" CAL. MIN.	B&B
GT	GLEDITSIA TRIACANTHOS	THORNLESS HONEY LOCUST		2" CAL. MIN.	B&B
PA	PLANTANUS X ACERIFOLIA	LONDON PLANETREE		2" CAL. MIN.	B&B
QP	QUERCUS PALUSTRIS	PIN OAK		2" CAL. MIN.	B&B
EVERGREEN TREES					
IO	ILEX OPACA	AMERICAN HOLLY	6' MIN.		B&B
JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6' MIN.		B&B
SHRUBS					
CA	CLETHRA ALNIFOLIA	SWEET PEPPERBUSH	24"-30"		CONT.
IG	ILEX GLABRA	INKBERRY HOLLY	24"-30"		CONT.
IT	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	24"-30"		CONT.
IV	ILEX VERTICILLATA	WINTERBERRY	24"-30"		CONT.
JS	JUNIPERUS CHINENSIS 'PFITZERIANA'	PFITZER JUNIPER	24"-30"		CONT.
KL	KALMIA LATIFOLIA	MOUNTAIN LAUREL	24"-30"		CONT.
MP	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	24"-30"		CONT.
PL	PRUNUS LAUROCERASUS 'SCHIPKAENSIS'	CHERRY LAUREL	24"-30"		CONT.
RR	ROSA 'RADRAZZ'	KNOCKOUT ROSE	24"-30"		CONT.
VP	VIBURNUM X PRAGENSE	PRAGUE VIBURNUM	24"-30"		CONT.

GENERAL LANDSCAPE NOTES

MATERIALS

1. THE TREES AND SHRUBS THAT ARE PLANTED SHALL BE OF THE SPECIES AND SIZE SPECIFIED ON THE APPROVED PLANS UNLESS SUBSTITUTIONS ARE APPROVED BY THE CITY.
2. ALL TREE AND SHRUB SIZES SHALL MEET THE STANDARDS SPECIFIED IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD FOR NURSERY STOCK, (ANSI Z60.1).

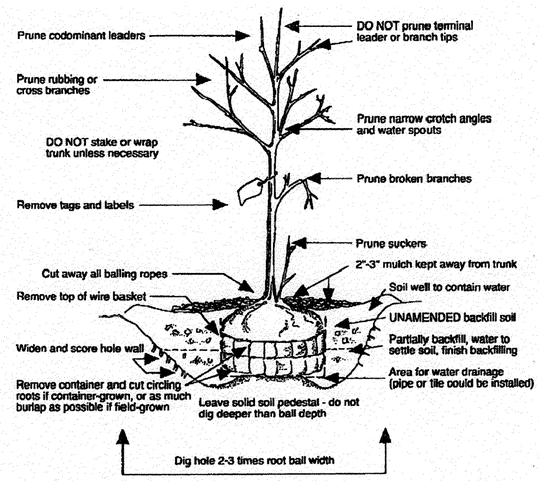
DELIVERY AND TEMPORARY STORAGE

1. PLANTS SHALL BE PROTECTED DURING DELIVERY TO PREVENT DESICCATION OF LEAVES.
2. TREES AND SHRUBS SHOULD BE PLANTED ON DAY OF DELIVERY. IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT UNPLANTED PLANTS BY KEEPING THEM IN SHADE, WATERED AND PROTECTED WITH SOIL, MULCH OR OTHER ACCEPTABLE MATERIAL.
3. TREES AND SHRUBS SHALL NOT REMAIN UNPLANTED FOR MORE THAN TWO WEEKS.

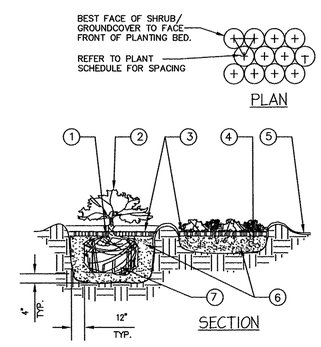
PLANTING OF NURSERY STOCK

1. ALL TREES AND SHRUBS SHALL BE PLANTED AS SPECIFIED IN THE LATEST EDITION OF THE "TREE AND SHRUB PLANTING GUIDELINES" PREPARED BY THE VIRGINIA COOPERATIVE EXTENSION, VIRGINIA POLYTECHNIC INSTITUTE AND STATE UNIVERSITY.
2. IF PLANTING IN AREAS THAT HAVE BEEN PREVIOUSLY COMPACTED, THE SOIL SHALL BE PROPERLY PREPARED (TILLED AND AMENDED AS NEEDED BASED ON SOIL SAMPLES) TO A DEPTH OF 1 FOOT (0.3 METERS), PRIOR TO INSTALLATION OF LANDSCAPE MATERIAL. SOIL WITHIN INDIVIDUAL PLANTING HOLES SHALL NOT BE AMENDED.
3. THE STAKING AND GUYING OF TREES IS NOT REQUIRED EXCEPT WHERE SITE CONDITIONS WARRANT THEIR USE. EXAMPLES OF CONDITIONS WHERE THESE METHODS MAY BE NECESSARY INCLUDE: PLANTING IN WINDY LOCATIONS, ON STEEP SLOPES, OR WHERE VANDALISM MAY BE A CONCERN. ALL STAKES AND GUYS MUST BE REMOVED WITHIN ONE YEAR OF PLANT INSTALLATION.
4. ALL TREES AND SHRUBS SHALL BE MULCHED AFTER PLANTING, TO A MINIMUM DEPTH OF 2 INCHES (5.1 CENTIMETERS), BUT NO MORE THAN 3 INCHES (7.6 CENTIMETERS), WITH AN APPROPRIATE MULCH MATERIAL SUCH AS PINE BARK, PINE NEEDLES, WOOD CHIPS OR SHREDDED BARK. MULCH SHALL COVER THE ENTIRE ROOT AREA AND SAUCER; HOWEVER, MULCH SHALL NOT BE PLACED WITHIN 6 INCHES (15.3 CENTIMETERS) OF THE TRUNK.

TREE PLANTING



SHRUB/GROUNDCOVER PLANTING



1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" – 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. WHEN USED IN MASSES– PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT
3. 4" MINIMUM OF HARDWOOD BARK MULCH COMPACTED OR AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. 4" MINIMUM OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
7. SCARIFY ROOTBALL SIDES AND BOTTOM.

Bowman CONSULTING

Bowman Consulting Group, Ltd.
14020 Thunderbolt Place
Suite 300
Chantilly, Virginia 20151

Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

LANDSCAPE SCHEDULE, NOTES AND DETAILS

BROAD & WASHINGTON

CITY OF FALLS CHURCH, VIRGINIA

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
12-16-15
LANDSCAPE ARCHITECT

PLAN STATUS	
12/16/15	CITY COMMENTS
DATE	DESCRIPTION

MT	KF	MT
DESIGN	DRAWN	CHKD
SCALE	H: 1" = 20' V:	

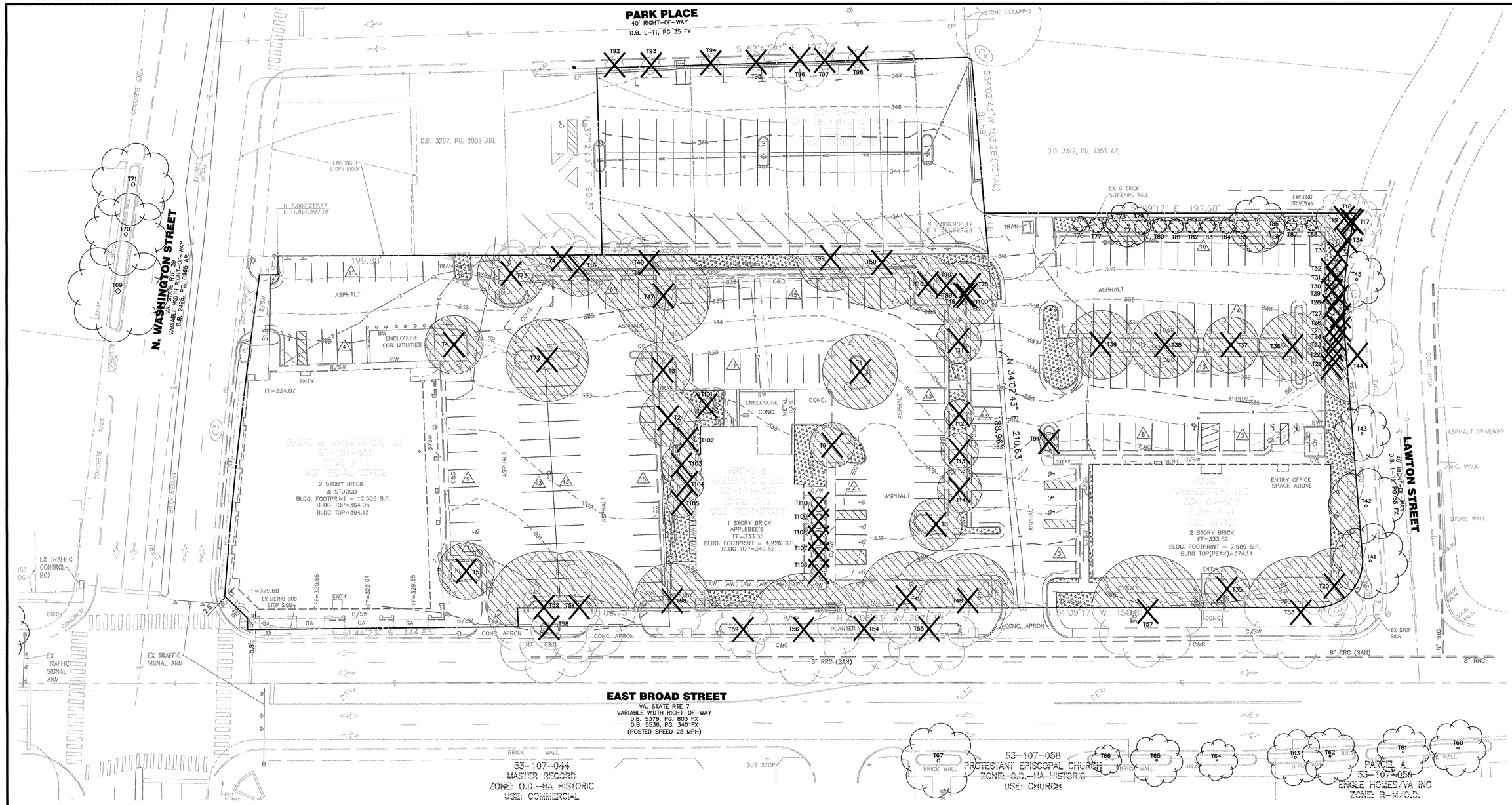
JOB No. 8366-01-001

DATE : June 2015

FILE No. 8366-D-RZ-001

SHEET C10.0

P:\8366 - Falls Church Assemblage\8366-02-001 (PLN) - Broad & Washington St\Planning\Rezoning\8366-D-RZ-001 LSC.dwg, 12/15/2015 11:51:51 AM, kfant



COVER TYPE

KEY	COVER TYPE	COMMON SPECIES TYPE	SUCCESSION STAGE	CONDITION	TOTAL AREA
	DEVELOPED LAND	N/A	N/A	N/A	2.33 AC.
	LANDSCAPE TREE CANOPY	SEE TREE INVENTORY	VARIES	FAIR/ GOOD	0.74 AC.
	MISC. (SHRUB AND GROUND COVER)	N/A	N/A	FAIR/ GOOD	0.09 AC.

TOTAL SITE AREA: 3.16 AC.

LEGEND

T12 — EXISTING INDIVIDUAL TREE TO BE REMOVED (SEE TREE INVENTORY TABLE C12.0)

T12 — EXISTING INDIVIDUAL TREE TO BE PRESERVED (SEE TREE INVENTORY TABLE C12.0)

VCS 83, NORTH ZONE

GRAPHIC SCALE

25 0 12.5 25 50 100

(IN FEET)
1 inch = 25 ft.

Bowman CONSULTING

Bowman Consulting Group, Ltd.
14020 Thunderbolt Place
Suite 300
Chantilly, Virginia 20151

Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

EXISTING VEGETATIVE MAP

BROAD & WASHINGTON

CITY OF FALLS CHURCH, VIRGINIA

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
12.16.15
LANDSCAPE ARCHITECT

PLAN STATUS

DATE	DESCRIPTION
12/16/15	CITY COMMENTS

MT	KF	MT
DESIGN	DRAWN	CHKD

SCALE H: 1" = 25' V:

JOB No. 8366-01-001

DATE : June 2015

FILE No. 8366-D-RZ-001

SHEET C11.0

P:\8366 - Falls Church Assemblage\8366-02-001 (PLN) - Broad & Washington St\Planning\Rezoning\8366-D-RZ-001 EVM.dwg, 12/15/2015 12:26:50 PM, kfant

P:\8366 - Falls Church Assemblage\8366-02-001 (PLN) - Broad & Washington St\Planning\Rezoning\8366-D-RZ-001 EVM.dwg

TREE INVENTORY TABLE

Broad Street and Washington Street, Falls Church, VA
Date of site visit: January 20, 2015
Certified Arborist: Gregg D. Eberly MA-4616A

Plan Label	Botanic Name	Common Name	Caliper (DBH)	Condition Rating	Species Rating	Preserve/ Remove	Tree Location
1	Betula nigra	River Birch	12	60	70	**Remove**	-
2	Betula nigra	River Birch	14	80	70	**Remove**	-
3	Betula nigra	River Birch	12	80	70	**Remove**	-
4	Prunus serrulata 'Kwanzan'	Kwanzan Cherry	10	70	50	**Remove**	-
5	Prunus serrulata 'Kwanzan'	Kwanzan Cherry	14	70	50	**Remove**	-
6	Quercus phellos	Willow Oak	14	80	70	Preserve	-
7	Quercus phellos	Willow Oak	11	80	70	Preserve	-
8	Tilia cordata	Littleleaf Linden	8	80	70	**Remove**	-
9	Acer saccharum	Sugar Maple	7	80	70	**Remove**	-
10	Tilia cordata	Littleleaf Linden	12	80	70	**Remove**	-
11	Tilia cordata	Littleleaf Linden	8	80	70	**Remove**	-
12	Tilia cordata	Littleleaf Linden	7	80	70	**Remove**	-
13	Tilia cordata	Littleleaf Linden	8	80	70	**Remove**	-
14	Tilia cordata	Littleleaf Linden	9	80	70	**Remove**	-
15	Gymnocladus dioicus	Kentucky Coffee Tree	19	40	70	**Remove**	-
16	Pyrus calleryana	Bradford Pear	10	30	30	**Remove**	-
17	Lonicera japonica	Japanese Honeysuckle	28 (Multi)	40	20	**Remove**	-
18	Lonicera japonica	Japanese Honeysuckle	14 (Multi)	40	20	**Remove**	-
19	Lonicera japonica	Japanese Honeysuckle	18 (Multi)	40	20	**Remove**	-
20	Ilex opaca	American Holly	30 (Multi)	80	70	**Remove**	-
21	Ilex attenuata 'Fosteri'	Foster's Holly	7 (Multi)	60	70	**Remove**	-
22	Ilex attenuata 'Fosteri'	Foster's Holly	4 (Multi)	70	70	**Remove**	-
23	Ilex attenuata 'Fosteri'	Foster's Holly	7 (Multi)	70	70	**Remove**	-
24	Ilex attenuata 'Fosteri'	Foster's Holly	4 (Multi)	70	70	**Remove**	-
25	Ilex attenuata 'Fosteri'	Foster's Holly	8 (Multi)	70	70	**Remove**	-
26	Ilex attenuata 'Fosteri'	Foster's Holly	7 (Multi)	60	70	**Remove**	-
27	Ilex attenuata 'Fosteri'	Foster's Holly	12 (Multi)	70	70	**Remove**	-
28	Ilex attenuata 'Fosteri'	Foster's Holly	9 (Multi)	60	70	**Remove**	-
29	Ilex attenuata 'Fosteri'	Foster's Holly	9 (Multi)	60	70	**Remove**	-
30	Ilex attenuata 'Fosteri'	Foster's Holly	18 (Multi)	60	70	**Remove**	-
31	Ilex attenuata 'Fosteri'	Foster's Holly	15 (Multi)	60	70	**Remove**	-
32	Ilex attenuata 'Fosteri'	Foster's Holly	18 (Multi)	60	70	**Remove**	-
33	Ilex attenuata 'Fosteri'	Foster's Holly	24 (Multi)	70	70	**Remove**	-
34	Ilex attenuata 'Fosteri'	Foster's Holly	12 (Multi)	50	70	**Remove**	-
35	Ilex cornuta 'Burfordii'	Burford Holly	15 (Multi)	80	70	**Remove**	-
36	Gleditsia triacanthos	Honey Locust	12	70	60	**Remove**	-
37	Gleditsia triacanthos	Honey Locust	10	70	60	**Remove**	-
38	Gleditsia triacanthos	Honey Locust	11	70	60	**Remove**	-
39	Gleditsia triacanthos	Honey Locust	16	70	60	**Remove**	-
40	Acer platanoides	Norway Maple	18	50	40	**Remove**	-
41	Liquidambar styraciflua	Sweetgum	12	70	60	Preserve	Public ROW
42	Liquidambar styraciflua	Sweetgum	14	70	60	Preserve	Public ROW
43	Liquidambar styraciflua	Sweetgum	12	70	60	Preserve	Public ROW
44	Acer rubrum	Red Maple	36	70	70	**Remove**	Public ROW
45	Liquidambar styraciflua	Sweetgum	12	70	60	Preserve	Public ROW
46	Morus alba	White Mulberry	12	50	40	**Remove**	-
47	Quercus phellos	Willow Oak	14	80	70	**Remove**	-
48	Quercus phellos	Willow Oak	20	80	70	**Remove**	-
49	Quercus phellos	Willow Oak	18	60	70	**Remove**	-
50	Quercus palustris	Pin Oak	20	40	70	**Remove**	-
51	Quercus phellos	Willow Oak	24	80	70	**Remove**	-
52	Quercus phellos	Willow Oak	22	80	70	**Remove**	-
53	Quercus rubra	Red Oak	22	80	70	**Remove**	Public ROW
54	Quercus phellos	Willow Oak	16	80	70	**Remove**	Public ROW
55	Quercus phellos	Willow Oak	16	80	70	**Remove**	Public ROW
56	Quercus phellos	Willow Oak	20	80	70	**Remove**	Public ROW
57	Quercus phellos	Willow Oak	22	80	70	**Remove**	Public ROW
58	Quercus phellos	Willow Oak	28	80	70	**Remove**	Public ROW
59	Quercus phellos	Willow Oak	16	80	70	**Remove**	Public ROW
60	Quercus phellos	Willow Oak	14	80	70	Preserve	Public ROW
61	Quercus phellos	Willow Oak	12	80	70	Preserve	Public ROW
62	Quercus phellos	Willow Oak	14	80	70	Preserve	Public ROW
63	Quercus phellos	Willow Oak	14	80	70	Preserve	Public ROW
64	Quercus phellos	Willow Oak	8	80	70	Preserve	Public ROW
65	Quercus phellos	Willow Oak	13	80	70	Preserve	Public ROW
66	Quercus phellos	Willow Oak	5	80	70	Preserve	Public ROW
67	Quercus phellos	Willow Oak	19	80	70	Preserve	Public ROW
68	Quercus phellos	Willow Oak	24	80	70	**Remove**	-
69	Quercus phellos	Willow Oak	28	80	70	Preserve	Public ROW
70	Quercus phellos	Willow Oak	21	80	70	Preserve	Public ROW
71	Quercus phellos	Willow Oak	23	80	70	Preserve	Public ROW
72	Quercus phellos	Willow Oak	20	80	70	**Remove**	-
73	Juglans nigra	Black Walnut	18	50	70	**Remove**	-
74	Juglans nigra	Black Walnut	13	60	70	**Remove**	-
75	Ilex opaca	American Holly	4	70	70	**Remove**	-
76	Ilex cornuta 'Burfordii'	Burford Holly	8	60	70	Preserve	-
77	Ilex attenuata 'Fosteri'	Foster's Holly	4	60	70	Preserve	-
78	Ilex attenuata 'Fosteri'	Foster's Holly	3	70	70	Preserve	-
79	Ilex attenuata 'Fosteri'	Foster's Holly	4 (Multi)	80	70	Preserve	-
80	Ilex attenuata 'Fosteri'	Foster's Holly	5 (Multi)	80	70	Preserve	-
81	Ilex attenuata 'Fosteri'	Foster's Holly	4	80	70	Preserve	-
82	Ilex attenuata 'Fosteri'	Foster's Holly	6 (Multi)	80	70	Preserve	-
83	Ilex attenuata 'Fosteri'	Foster's Holly	7 (Multi)	80	70	Preserve	-
84	Ilex attenuata 'Fosteri'	Foster's Holly	3	80	70	Preserve	-
85	Ilex attenuata 'Fosteri'	Foster's Holly	5 (Multi)	80	70	Preserve	-
86	Ilex attenuata 'Fosteri'	Foster's Holly	4	80	70	Preserve	-
87	Ilex attenuata 'Fosteri'	Foster's Holly	4	80	70	Preserve	-
88	Ilex attenuata 'Fosteri'	Foster's Holly	4	80	70	Preserve	-
89	Morus alba	White Mulberry	4	50	40	**Remove**	-
90	Morus alba	White Mulberry	4	60	40	**Remove**	-
91	Amelanchier arborea	Downey Serviceberry	2	80	80	**Remove**	-
92	Amelanchier arborea	Downey Serviceberry	3	80	80	**Remove**	Public ROW
93	Amelanchier arborea	Downey Serviceberry	3	80	80	**Remove**	Public ROW
94	Amelanchier arborea	Downey Serviceberry	3	60	80	**Remove**	Public ROW
95	Amelanchier arborea	Downey Serviceberry	3	70	80	**Remove**	Public ROW
96	Tilia cordata	Littleleaf Linden	15	60	70	**Remove**	Public ROW
97	Amelanchier arborea	Downey Serviceberry	3	80	80	**Remove**	Public ROW
98	Amelanchier arborea	Downey Serviceberry	3	80	80	**Remove**	Public ROW
99	Quercus rubra	Red Oak	20	80	70	**Remove**	-
100	Pinus strobus	White Pine	16	60	50	**Remove**	-
101	Cercis canadensis	Redbud	4	80	70	**Remove**	-
102	Ilex opaca	American Holly	4	80	70	**Remove**	-
103	Cercis canadensis	Redbud	11	60	70	**Remove**	-
104	Cercis canadensis	Redbud	9	60	70	**Remove**	-
105	Cercis canadensis	Redbud	8	70	70	**Remove**	-
106	Thuja occidentalis	Arborvitae	6	80	60	**Remove**	-
107	Thuja occidentalis	Arborvitae	6	80	60	**Remove**	-
108	Thuja occidentalis	Arborvitae	4	80	60	**Remove**	-
109	Thuja occidentalis	Arborvitae	4	80	60	**Remove**	-
110	Thuja occidentalis	Arborvitae	4	80	60	**Remove**	-

Notes:

1. Condition Rating based on formula provided by the Guide for Plant Appraisal published by the ISA.
   Condition Rating: 90-100 Excellent, 70-89 Good, 50-69 Fair, 25-49 Poor, 05-24 Very Poor
2. Species Rating based on formula provided by the Guide for Plant Appraisal published by the ISA.
3. Off site trees included in this inventory had critical root zones located in or on subject property.
4. All trees with a minimum 2" D.B.H. were rated.
5. * The locations of trees 100-110 are approximate based on adjacent surveyed tree locations and have not been surveyed.

Bowman CONSULTING

Bowman Consulting Group, Ltd.
14020 Thunderbolt Place
Suite 300
Chantilly, Virginia 20151

Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

EXISTING TREE INVENTORY
BROAD & WASHINGTON
CITY OF FALLS CHURCH, VIRGINIA

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
12-16-15
LANDSCAPE ARCHITECT

PLAN STATUS	
12/16/15	CITY COMMENTS
DATE	DESCRIPTION

MT	KF	MT
DESIGN	DRAWN	CHKD

SCALE H: N/A V:

JOB No. 8366-01-001

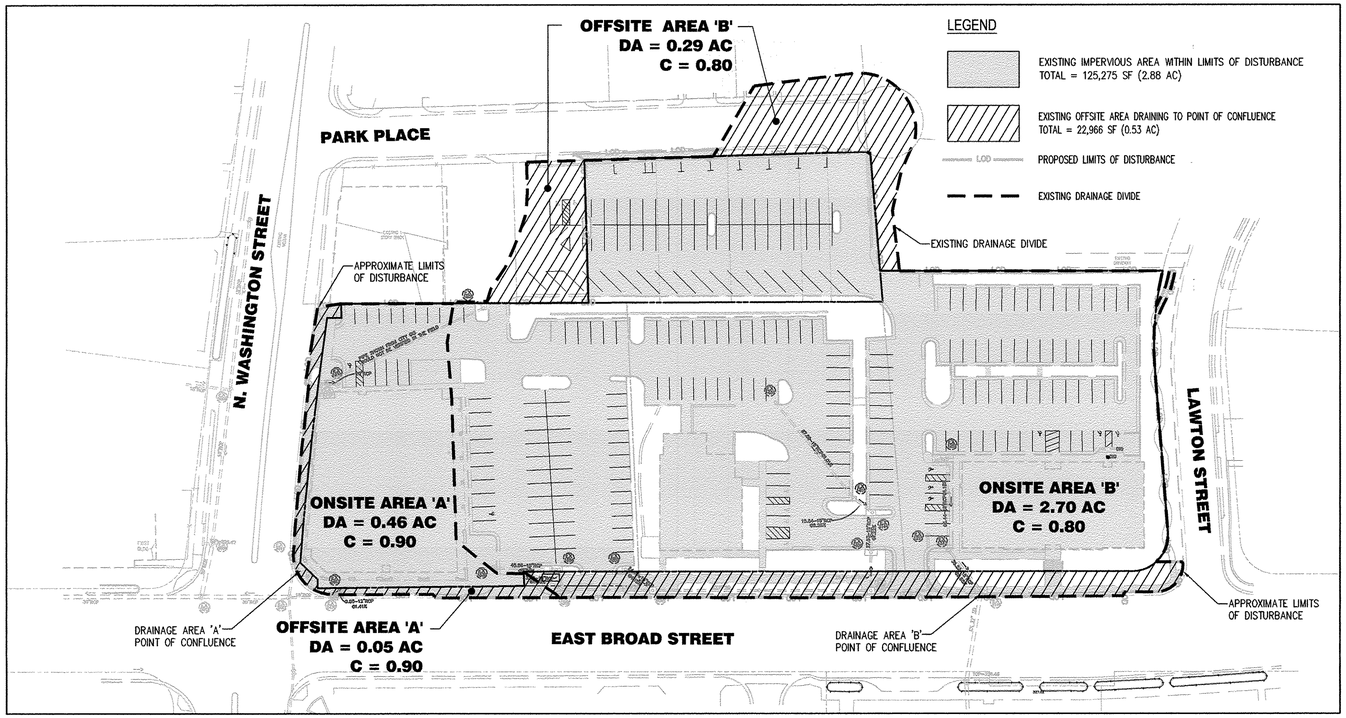
DATE : June 2015

FILE No. 8366-D-RZ-001

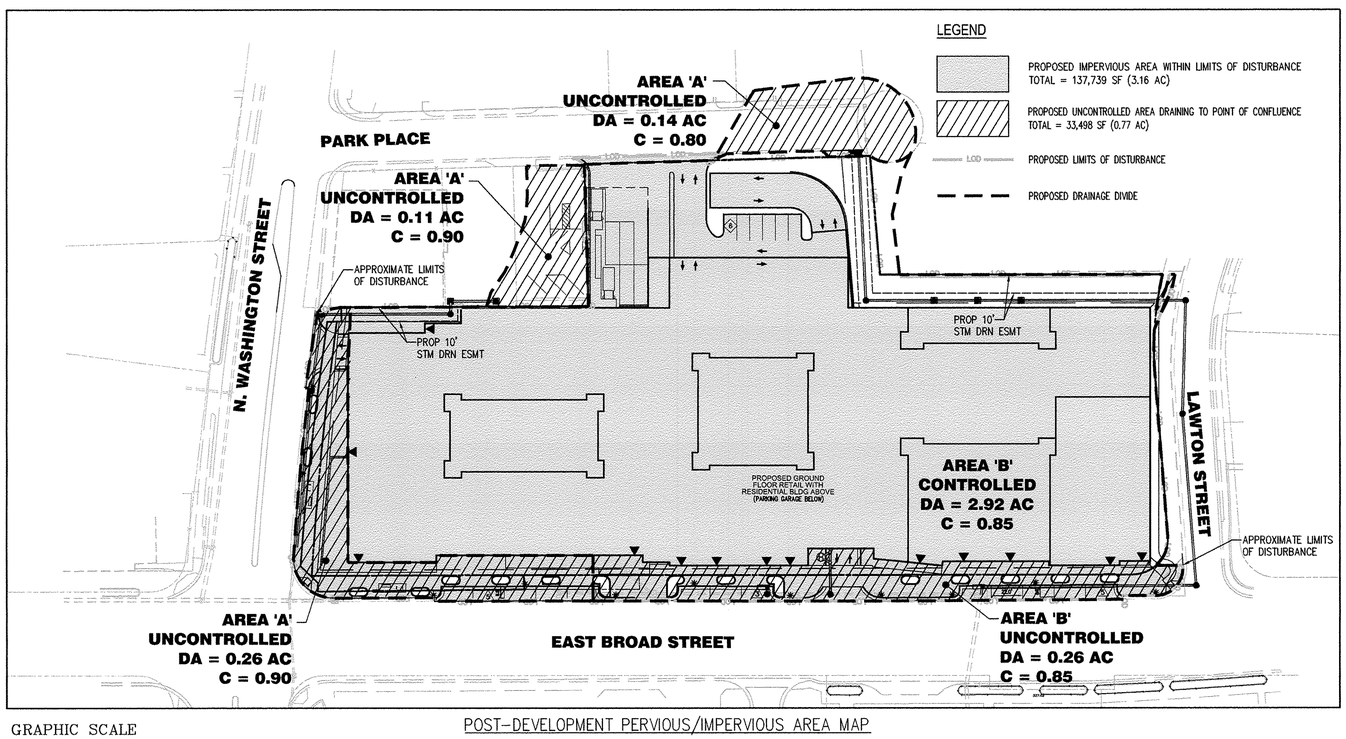
SHEET C12.0

P:\8366 - Falls Church Assemblage\8366-02-001 (PLN) - Broad & Washington St\Planning\Rezoning\8366-D-RZ-001 EVM.dwg, 12/15/2015 12:05:37 PM, Mlant

P:\8366 – Falls Church Assemblage\8366-02-001 (PLN) – Broad & Washington St\Planning\Rezoning\8366-D-RZ-001 EVM.dwg



PRE-DEVELOPMENT PERVIOUS/IMPERVIOUS AREA MAP



POST-DEVELOPMENT PERVIOUS/IMPERVIOUS AREA MAP

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

STORMWATER MANAGEMENT/BMP NARRATIVE:

SITE LOCATION:

THE SITE IS LOCATED IN THE CITY OF FALLS CHURCH, VIRGINIA, ALONG THE NORTH SIDE OF BROAD EAST BROAD STREET. IT IS BOUNDED BY NORTH WASHINGTON STREET TO THE NORTHWEST, PARK PLACE TO THE NORTHEAST, LAWTON STREET TO THE SOUTHEAST, AND EAST BROAD STREET TO THE SOUTHWEST.

EXISTING CONDITIONS:

THE 3.16 ACRE SITE IS CURRENTLY DIVIDED INTO FOUR SEPARATE LOTS WITHIN TWO PARCELS. THE LARGER, SOUTHERNMOST PARCEL CONTAINS A TWO-STORY BRICK RETAIL/OFFICE BUILDING, A ONE-STORY APPLEBEE'S RESTAURANT, A TWO-STORY BRICK OFFICE BUILDING, AND THEIR RESPECTIVE SURFACE PARKING LOTS. THE NORTHERNMOST PARCEL CONTAINS A PUBLICLY OWNED SURFACE PARKING LOT.

THE EXISTING SITE GENERALLY DRAINS TOWARDS EAST BROAD STREET WHERE RUNOFF IS CAPTURED AND CONVEYED INTO THE PUBLIC STORM DRAIN NETWORK. THERE IS A HIGH POINT ALONG EAST BROAD STREET THAT DIVERTS RUNOFF INTO TWO SEPARATE PUBLIC STORM SYSTEMS. FOR COMPUTATIONAL PURPOSES, THE DRAINAGE AREAS TO THESE TWO POINTS OF CONFLUENCE HAVE BEEN CALLED DRAINAGE AREAS 'A' AND 'B'.

DRAINAGE AREA 'A' IS ALMOST ENTIRELY IMPERVIOUS. IT FLOWS TOWARDS NORTH WASHINGTON STREET, WHERE RUNOFF IS CARRIED DOWNSTREAM TO EAST BROAD STREET. FROM THERE, CAPTURED STORMWATER IS CONVEYED NORTHWEST ALONG EAST BROAD STREET AND AWAY FROM THE SITE. DRAINAGE AREA 'B' ENCOMPASSES THE MAJORITY OF THE SITE WITH SOME OFFSITE RUNOFF FLOWING THROUGH THE SITE FROM THE NORTHEAST. IT CONVERGES AT A SAG INLET (EX STRUCTURE 2116) ALONG EAST BROAD STREET WITHIN THE RIGHT OF WAY ADJACENT TO THE EXISTING TWO STORY OFFICE BUILDING. DRAINAGE AREA 'B' IS APPROXIMATELY 85% IMPERVIOUS.

THE TOTAL EXISTING LIMITS OF LAND DISTURBANCE CONTAIN APPROXIMATELY 2.88 IMPERVIOUS ACRES OF SURFACE AREA AND WITH 0.28 EXISTING ACRES OF MANAGED TURF. DETAILED INFORMATION ON THE PIPE CAPACITY CURRENTLY IN THE CLOSED CONDUIT SYSTEM WITHIN N. WASHINGTON AND E. BROAD STREETS WAS NOT AVAILABLE AT THIS TIME. THE EXISTING PIPES ARE ASSUMED TO BE FLOWING AT 80% CAPACITY.

RE-DEVELOPMENT CONDITIONS:

THE EXISTING PARKING LOT AND BUILDINGS WILL BE DEMOLISHED AND THE SITE RE-DEVELOPED AS A GROUND FLOOR RETAIL BUILDING WITH AN UNDERGROUND PARKING FACILITY BELOW AND RESIDENTIAL UNITS ABOVE, GARAGE ENTRANCES, FRONTAGE IMPROVEMENTS ALONG EAST BROAD STREET AND NORTH WASHINGTON STREET, AND A SERVICE/LOADING DOCK WITH ACCESS FROM PARK PLACE.

THE IMPERVIOUS AREA WITHIN THE LIMITS OF LAND DISTURBANCE WILL INCREASE BY 0.28 ACRES AS A RESULT OF THE RE-DEVELOPMENT. EXISTING DRAINAGE DIVIDES HAVE BEEN HONORED TO THE MAXIMUM EXTENT POSSIBLE, PRESERVING THE SAME POINTS OF CONFLUENCE FOR DRAINAGE AREAS 'A' AND 'B'. THE MAJORITY OF THE SITE WILL BE CAPTURED AND TREATED WITHIN THE UNDERGROUND PARKING FACILITY BY MANUFACTURED BEST MANAGEMENT PRACTICES (BMPS). THESE AREAS ARE NOTED AS "CONTROLLED" AREAS WITHIN THE POST-DEVELOPMENT PERVIOUS/IMPERVIOUS AREA MAP ON THIS SHEET.

WATER QUANTITY:

SITE RUNOFF WITHIN DRAINAGE AREA 'B' WILL INCREASE WITH RE-DEVELOPMENT. IT WILL BE DETAINED WITHIN AN UNDERGROUND DETENTION FACILITY, (I.E. MAXCHAMBER OR APPROVED EQUIVALENT), WHICH WILL RELEASE STORMWATER THROUGH A CONTROL STRUCTURE DESIGNED TO MEET THE CITY OF FALLS CHURCH STORMWATER DISCHARGE REQUIREMENTS. THE MAXIMUM ALLOWABLE RELEASE RATE, BASED ON THE EXISTING PEAK FLOW, SUBTRACTING THE UNCONTROLLED POST-DEVELOPMENT PEAK FLOW, IS 15.78 CFS FOR THE 10-YEAR STORM. THE PROPOSED UNDERGROUND DETENTION FACILITY ON-SITE WILL BE DESIGNED TO MITIGATE STORMWATER GENERATED BY THE RE-DEVELOPMENT IN EXCESS OF THE ALLOWABLE DISCHARGE. SEE DRAINAGE AREA 'A' WATER QUANTITY COMPUTATIONS ON THIS SHEET

SITE RUNOFF WITHIN DRAINAGE AREA 'A' WILL DECREASE WITH RE-DEVELOPMENT AND THEREFORE REQUIRES NO DETENTION.

WATER QUALITY/BMP NARRATIVE:

WATER QUALITY FOR THIS SITE WILL BE ACHIEVED USING MANUFACTURED BMP FACILITIES LOCATED WITHIN THE UNDERGROUND PARKING STRUCTURE. THE NUMBER OF BMPS AND MORE PRECISE LOCATIONS WILL BE DESIGNED AND PROVIDED WITH THE FINAL ENGINEERING SITE PLAN APPLICATION. THESE MANUFACTURED FACILITIES WILL BE DESIGNED TO TREAT THE FIRST 1.0" OF RUNOFF WITH A PHOSPHORUS REMOVAL RATING OF AT LEAST 50%. SEE SHEET C14.0 FOR A SUMMARY OF THE VIRGINIA RUNOFF REDUCTION SPREADSHEET COMPUTATIONS.

DRAINAGE AREA 'A' WATER QUANTITY COMPUTATIONS

Q2(ALLOWABLE) = Q2 (EX) – Q2 (UNCONTROLLED)
Q2 (EX) = (0.90 X 0.05 AC) + (0.90 X 0.46 AC) X 5.45 IN/HR = 2.50 CFS
Q2 (UNCONTROLLED) = (0.90 X 0.26 AC) + (0.90 X 0.11 AC) + (0.80 X 0.14 AC) X 5.45 IN/HR = 2.43 CFS
Q2(ALLOWABLE) = 2.50 CFS – 2.43 CFS = 0.07 CFS
Q2(PROP) < 0.07 CFS

Q10(ALLOWABLE) = Q10 (EX) – Q10 (UNCONTROLLED)
Q10 (EX) = (0.90 X 0.05 AC) + (0.90 X 0.46 AC) X 7.27 IN/HR = 3.33 CFS
Q10 (UNCONTROLLED) = (0.90 X 0.26 AC) + (0.90 X 0.11 AC) + (0.80 X 0.14 AC) X 7.27 IN/HR = 3.24 CFS
Q10(ALLOWABLE) = 3.33 CFS – 3.24 CFS = 0.09 CFS
Q10(PROP) < 0.09 CFS

THE PROPOSED IMPROVEMENTS WITHIN AREA 'A' WILL REDUCE THE TOTAL RUNOFF TO THE POINT OF CONFLUENCE. NO DETENTION IS NECESSARY.

DRAINAGE AREA 'B' WATER QUANTITY COMPUTATIONS

Q2(ALLOWABLE) = Q2 (EX) – Q2 (UNCONTROLLED)
Q2 (EX) = (0.80 X 2.70 AC) + (0.80 X 0.29 AC) X 5.45 IN/HR = 13.04 CFS
Q2 (UNCONTROLLED) = (0.85 X 0.26 AC) X 5.45 IN/HR = 1.20 CFS
Q2(ALLOWABLE) = 13.04 CFS – 1.20 CFS = 11.84 CFS
Q2(PROP) < 11.84 CFS

Q10(ALLOWABLE) = Q10 (EX) – Q10 (UNCONTROLLED)
Q10 (EX) = (0.80 X 2.70 AC) + (0.80 X 0.29 AC) X 7.27 IN/HR = 17.39 CFS
Q10 (UNCONTROLLED) = (0.85 X 0.26 AC) X 7.27 IN/HR = 1.61 CFS
Q10(ALLOWABLE) = 17.39 CFS – 2.84 CFS = 15.78 CFS
Q10(PROP) < 15.78 CFS

Trapezoidal Hydrograph Storage Volume Equation - 10 year

$$V = \left[Q_i T_d + \frac{Q_i t_c}{4} - \frac{q_o T_d}{2} - \frac{3 q_o t_c}{4}\right] 60$$

Qi	Inflow Peak Discharge	17.39 cfs
tc	Post Development Time of Concentration	5 min
qo	Allowable Peak Discharge	15.78 cfs
Td	Critical Storm Duration	5 min
V	**Required Volume**	**603.75 ft^3**

Trapezoidal Hydrograph Storage Volume Equation - 2 year

$$V = \left[Q_i T_d + \frac{Q_i t_c}{4} - \frac{q_o T_d}{2} - \frac{3 q_o t_c}{4}\right] 60$$

Qi	Inflow Peak Discharge	13.04 cfs
tc	Post Development Time of Concentration	5 min
qo	Allowable Peak Discharge	11.84 cfs
Td	Critical Storm Duration	5 min
V	**Required Volume**	**450 ft^3**

Bowman CONSULTING

Bowman Consulting Group, Ltd.
14020 Thunderbolt Place
Suite 300
Chantilly, Virginia 20151

Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

CONCEPTUAL SWM AND BMP PLAN AND DRAINAGE MAP
BROAD & WASHINGTON
CITY OF FALLS CHURCH, VIRGINIA

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
12-16-15
LANDSCAPE ARCHITECT

PLAN STATUS

DATE	DESCRIPTION
12/16/15	CITY COMMENTS

BG DESIGN	KF DRAWN	BG CHKD
SCALE	H: 1" =50' V:	

JOB No. 8366-01-001

DATE : June 2015

FILE No. 8366-D-RZ-001

SHEET C13.0

P:\8366 - Falls Church Assemblage\8366-02-001 (PLN) - Broad & Washington St\Planning\Rezoning\8366-D-RZ-001 DDP.dwg, 12/15/2015 12:02:21 PM, kfarrar

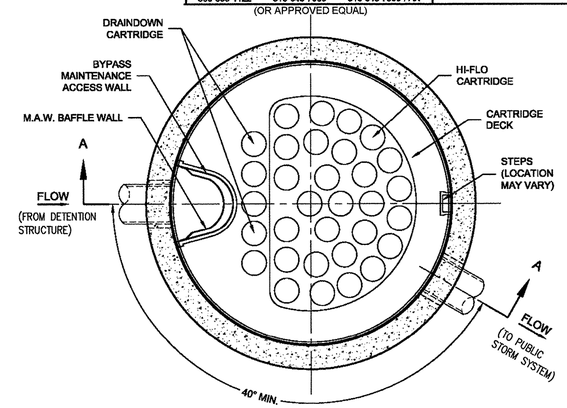
P:\8366 – Falls Church Assemblage\8366-02-001 (PLN) – Broad & Washington St\Planning\Rezoning\8366-D-RZ-001 DDP.dwg

EXAMPLE-MANUFACTURED TREATMENT DEVICE:

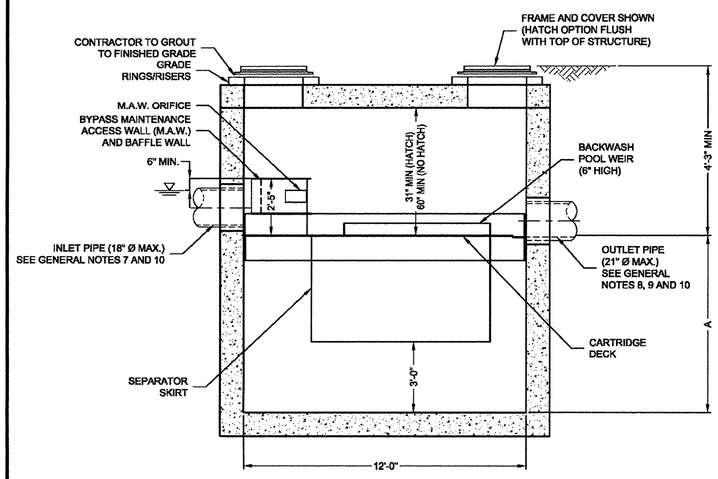
CONTECH®
ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

JELLYFISH JF12
STANDARD DETAIL
ONLINE CONFIGURATION
(OR APPROVED EQUAL)

(OR APPROVED EQUAL)



PLAN VIEW



SECTION A-A

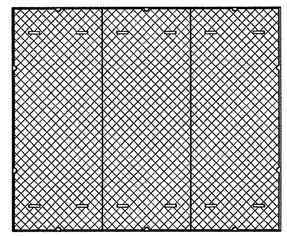
JELLYFISH DESIGN NOTES

JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. THE STANDARD MANHOLE STYLE IS SHOWN. Ø120" MANHOLE JELLYFISH PEAK TREATMENT CAPACITY IS 5.26 CFS, AND MAXIMUM BYPASS CAPACITY IS 8.00 CFS. IF THE SITE CONDITIONS EXCEED TOTAL CAPACITY, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION

CARTRIDGE DEPTH	54"	40"	27"	15"
OUTLET INVERT TO STRUCTURE INVERT (A)	7'-5"	6'-3"	5'-2"	4'-2"
FLOW RATE HIGH-FLO / DRAINDOWN (cfs) (per cart)	0.18 / 0.09	0.13 / 0.065	0.09 / 0.045	0.05 / 0.025
MAX. CARTS HIGH-FLO/DRAINDOWN	19 / 4			
MAX. BYPASS (cfs)	8.00			
MAX. TREATMENT (cfs)	5.26	3.95	2.63	1.45
MAX. TREATMENT AND BYPASS (cfs) (TOTAL CAPACITY)	13.26	11.95	10.63	9.45

FRAME AND COVER
(DIAMETER VARIES)
N.T.S.



HATCH
(84" x 102" CAST INTO SLAB)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	*
WATER QUALITY FLOW RATE (cfs)	*
BYPASS FLOW RATE (cfs)	*
PEAK FLOW RATE (cfs)	*
RETURN PERIOD OF PEAK FLOW (yrs)	*
# OF CARTRIDGES REQUIRED (HF / DD)	*/*
CARTRIDGE SIZE	*

PIPE DATA:	I.E.	MAT'L	DIA	SLOPE %	HGL
INLET #1	*	*	*	*	*
INLET #2	*	*	*	*	*
OUTLET	*	*	*	*	*

SEE GENERAL NOTES 6-10 FOR INLET AND OUTLET HYDRAULIC AND SIZING REQUIREMENTS.

RIM ELEVATION	*

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS:

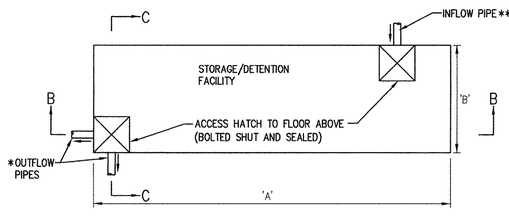
* PER ENGINEER OF RECORD

GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0' - 3', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. INLET HGL NOT TO EXCEED 6" BELOW THE TOP OF THE M.A.W. DURING THE PEAK DESIGN STORM, OR 10-YEAR STORM (WHICHEVER IS GREATER).
7. INLET PIPE INVERT ELEVATION VARIES FROM 0" TO 6" MAXIMUM ABOVE THE OUTLET PIPE INVERT.
8. OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
9. THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE AT EQUAL OR GREATER SLOPE.
10. THE DIFFERENCE IN THE INLET AND OUTLET PIPE ELEVATIONS FOR RETROFIT INSTALLATIONS TO EXISTING STORM DRAIN PIPES SHALL BE EQUAL TO THE SLOPE OVER THE DIAMETER OF THE MANHOLE; NOT THE EXCEED 6" IN VERTICAL DIFFERENTIAL BETWEEN INLET AND OUTLET PIPES.
11. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

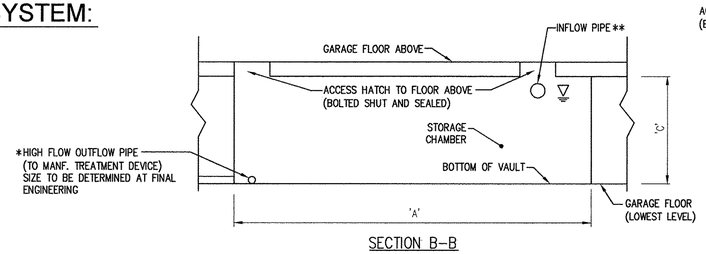
INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE (LIFTING CLUTCHES PROVIDED)
C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT)
D. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.
E. CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION AT (866) 740-3318.

Jellyfish® Filter
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: U.S. PATENT NO. 6,287,720, 6,221,610 & US 6,123,930; OTHER INTERNATIONAL PATENTS PENDING
(OR APPROVED EQUAL)

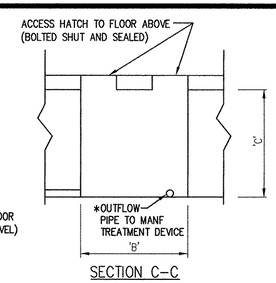
EXAMPLE-UNDERGROUND DETENTION SYSTEM:



PLAN VIEW



SECTION B–B



SECTION C–C

NOTES:
1) FINAL NUMBER, SHAPE, SIZE, LOCATION, AND DESIGN OF SWM VAULTS ARE SUBJECT TO CHANGE AT THE TIME OF FINAL ENGINEERING.
2) SUPPORT AND REINFORCING FOR VAULTS TO BE PROVIDED BY STRUCTURAL ENGINEERING PLANS.
3) PUMPS (IF NECESSARY) SHALL BE INTEGRATED INTO VAULTS AT THE TIME OF FINAL ENGINEERING ON A CASE BY CASE BASIS.
4) APPLICANT RESERVES THE RIGHT, AT FINAL SITE PLAN, TO UTILIZE MULTIPLE FACILITIES PER SITE IF NEEDED.

SWM CONTROL SUMMARY

VAULT ID NAME	REQUIRED VOLUME (CF)	LENGTH (FT) A	WIDTH (FT) B	STORAGE DEPTH (FT) C	VOLUME PROVIDED (CF)
FACILITY 'A'	603.75	8	8	10	640

*ONE OUTFLOW PIPE PER VAULT. LOCATION TO BE DETERMINED AT THE TIME OF FINAL ENGINEERING. OUTFALL MAY BE PUMPED.

**FINAL NUMBER AND LOCATION OF INFLOW PIPES TO BE DETERMINED BY BUILDING AND PLUMBING DESIGN.

NOTE:
1. THIS PLAN IS INTENDED FOR INFORMATION ONLY TO DEMONSTRATE POTENTIAL METHODS OF RAINWATER COLLECTION FOR STORM WATER MANAGEMENT. FINAL METHODS, MEANS, LOCATIONS, SIZES AND SPECIFIC FACILITIES WILL VARY WITH FINAL ENGINEERING DESIGN, AS ALLOWED BY THE REQUIREMENTS OF THE CITY OF FALLS CHURCH.

VIRGINIA RUNOFF REDUCTION METHOD:

Virginia Runoff Reduction Method ReDevelopment Worksheet - v2.8 - June 2014

Site Data Summary

Total Rainfall = 43 inches

Site Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.30	0.30	8.80
Impervious (acres)	0.00	0.00	0.00	3.11	3.11	91.20
					3.41	100.00

Site Rv	0.89
Post Development Treatment Volume (ft^3)	10997
Post Development TP Load (lb/yr)	6.91
Post Development TN Load (lb/yr)	49.43
Total TP Load Reduction Required (lb/yr)	1.69

Total Runoff Volume Reduction (ft^3)	0
Total TP Load Reduction Achieved (lb/yr)	3
Total TN Load Reduction Achieved (lb/yr)	0.00
Adjusted Post Development TP Load (lb/yr)	4.06
Remaining Phosphorous Load Reduction (Lb/yr) Required	0.00

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.30	0.00	0.00	0.00	0.30
Impervious (acres)	0.93	2.18	0.00	0.00	0.00	3.11
						3.41

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Red. (lb/yr)	0.73	2.12	0.00	0.00	0.00	2.85
TN Load Red. (lb/yr)	0.00	0.00	0.00	0.00	0.00	0.00

Drainage Area A Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Impervious (acres)	0.00	0.00	0.00	0.93	0.93	100.00
					0.93	

BMP Selections

Practice	Credit Area (acres)		Downstream Practice
14. Structural BMP	Impervious:	0.67	
	Turf (Pervious):	0	

Total Impervious Cover Treated (acres)	0.67
Total Turf Area Treated (acres)	0.00
Total TP Load Reduction Achieved in D.A. A (lb/yr)	0.73
Total TN Load Reduction Achieved in D.A. A (lb/yr)	0.00

Drainage Area B Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.30	0.30	12.10
Impervious (acres)	0.00	0.00	0.00	2.18	2.18	87.90
					2.48	

BMP Selections

Practice	Credit Area (acres)		Downstream Practice
14. Structural BMP	Impervious:	1.96	
	Turf (Pervious):	0	

Total Impervious Cover Treated (acres)	1.96
Total Turf Area Treated (acres)	0.00
Total TP Load Reduction Achieved in D.A. A (lb/yr)	2.12
Total TN Load Reduction Achieved in D.A. A (lb/yr)	0.00

Channel and Flood Protection

	Weighted CN	1-year storm Adjusted CN	2-year storm Adjusted CN	10-year storm Adjusted CN
Target Rainfall Event (in)		2.70	3.20	5.20
D.A. A CN	98	98	98	98
D.A. B CN	96	96	96	96
D.A. C CN	0	#N/A	#N/A	#N/A
D.A. D CN	0	#N/A	#N/A	#N/A
D.A. E CN	0	#N/A	#N/A	#N/A

Bowman CONSULTING
Bowman Consulting Group, Ltd.
14020 Thunderbolt Place
Suite 300
Chantilly, Virginia 20151
Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

CONCEPTUAL SWM AND BMP NOTES AND DETAILS

BROAD & WASHINGTON

CITY OF FALLS CHURCH, VIRGINIA

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
12-16-15
LANDSCAPE ARCHITECT

PLAN STATUS

DATE	DESCRIPTION
12/16/15	CITY COMMENTS

BG DESIGN	KF DRAWN	BG CHKD
SCALE	H: N/A V:	

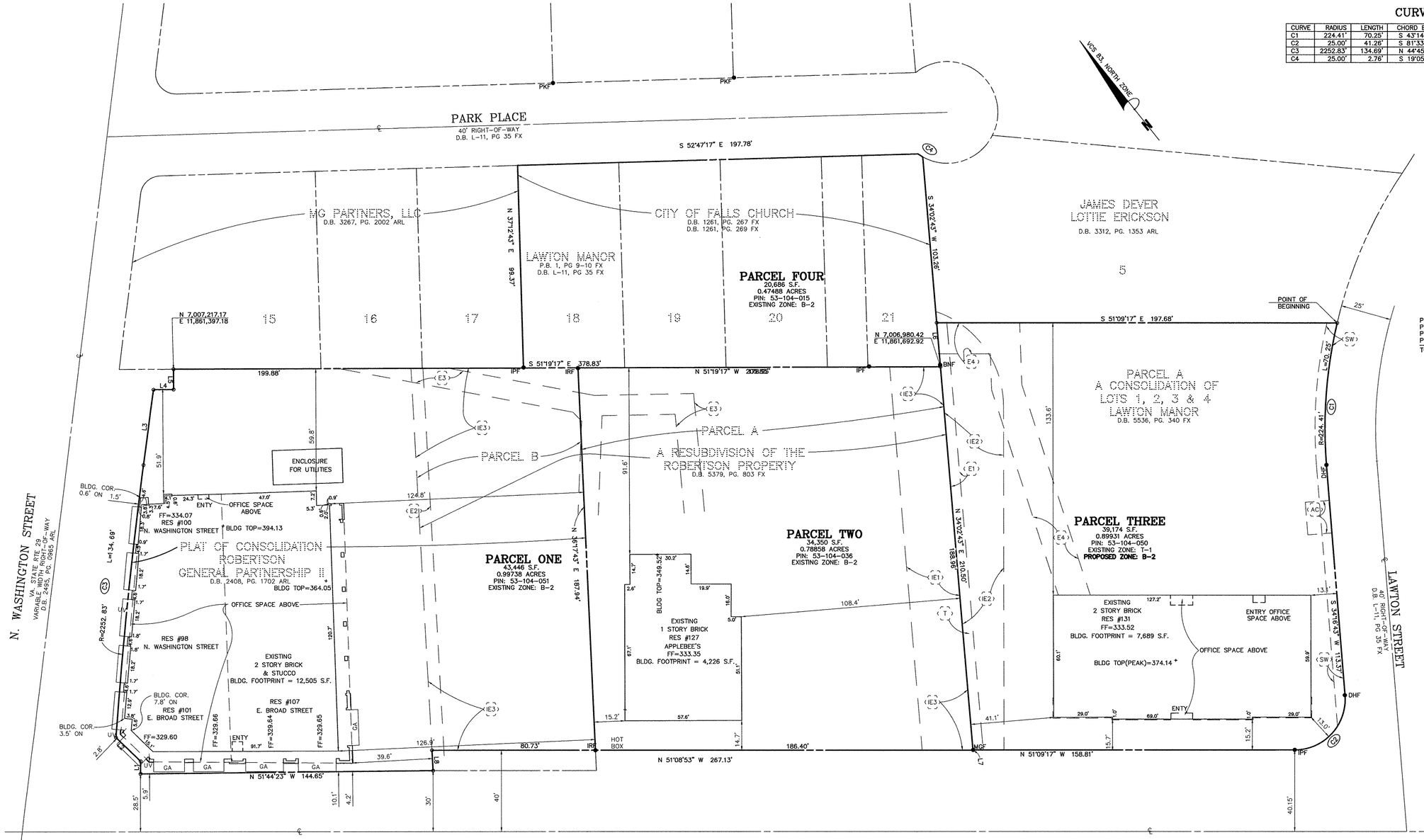
JOB No. 8366-01-001

DATE : June 2015

FILE No. 8366-D-RZ-001

SHEET C14.0

P:\8366 - Falls Church Assemblage\8366-02-001 (PLN) - Broad & Washington St\Planning\Rezoning\8366-D-RZ-001 DDM.dwg, 12/15/2015 12:03:08 PM, kfarst
P:\8366 - Falls Church Assemblage\8366-02-001 (PLN) - Broad & Washington St\Planning\Rezoning\8366-D-RZ-001 DDM.dwg



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	224.41'	70.25'	S 43°14'50" W	69.97'	17°56'14"	35.42'
C2	25.00'	41.26'	S 81°33'43" W	36.74'	94°34'00"	27.08'
C3	2252.83'	134.69'	N 44°45'46" E	134.67'	3°25'32"	67.37'
C4	25.00'	2.76'	S 19°05'05" E	2.76'	6°20'00"	1.38'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 39°23'24" E	6.19'
L2	N 07°25'46" W	16.88'
L3	N 46°29'04" E	37.13'
L4	S 51°35'29" E	9.99'
L5	N 38°24'08" E	9.96'
L6	N 34°02'43" E	21.67'
L7	S 34°02'43" W	0.13'
L8	S 35°45'56" W	10.02'

AREA TABULATION

PID: 53-104-015	20,686 S.F. OR 0.47488 AC.	
PID: 53-104-051	43,446 S.F. OR 0.99738 AC.	
PID: 53-104-036	34,350 S.F. OR 0.78858 AC.	
PID: 53-104-050	39,174 S.F. OR 0.89931 AC.	
TOTAL	137,656 S.F. OR 3.16015 AC.	

EASEMENT LEGEND

- (AC) EX. 16' EMERGENCY ACCESS EASEMENT D.B. 5624, PG. 1701 (FX)
- (E1) EX. VIRGINIA PUBLIC SERVICE COMPANY ELECTRIC EASEMENT D.B. L-13, PG 364 (FX)
- (E2) EX. 15' VIRGINIA ELECTRIC AND POWER COMPANY ELECTRIC EASEMENT D.B. 803, PG. 379 (FX) (APPROXIMATE CENTERLINE)
- (E3) EX. 15' VIRGINIA ELECTRIC AND POWER COMPANY ELECTRIC EASEMENT D.B. 4224, PG. 492 (FX)
- (E4) EX. 15' VIRGINIA ELECTRIC AND POWER COMPANY ELECTRIC EASEMENT D.B. 5600, PG. 146 (FX)
- (IE1) EX. 25' INGRESS AND EGRESS EASEMENT D.B. 1832, PG. 118 (FX)
- (IE2) EX. INGRESS AND EGRESS EASEMENT D.B. 4163, PG. 465 (FX)
- (IE3) EX. COMMERCIAL ACCESS EASEMENT D.B. 2784, PG. 937 (ARL)
- (SW) EX. 5' SIDEWALK EASEMENT D.B. 5619, PG. 595 (FX)
- (T) EX. CHESAPEAKE & POTOMAC TELEPHONE EASEMENT D.B. L-13, PG. 35 (CENTERLINE)

NOTES

1. THE SURVEYED PROPERTY DELINEATED HEREON IS LOCATED ON CITY OF FALLS CHURCH TAX ASSESSMENT PID 53-104-051 (PARCEL ONE), 53-104-036 (PARCEL TWO) AND 53-104-015 (PARCEL FOUR) ZONED B-2 CENTRAL BUSINESS AND 53-104-050 (PARCEL THREE) ZONED T-1 TRANSITIONAL.
2. THE SURVEYED PROPERTY IS NOW IN THE NAME OF BROAD & WASHINGTON LLC AS RECORDED IN DEED BOOK 4816 AT PAGE 936 (PARCEL ONE, PARCEL TWO & PARCEL THREE) AS RECORDED AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA; CITY OF FALLS CHURCH AS RECORDED IN DEED BOOK 1261 AT PAGE 269 (PARCEL FOUR) AS RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
3. BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF ARLINGTON COUNT, VIRGINIA AND FAIRFAX COUNTY, VIRGINIA AND A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD. FROM SEPTEMBER 8 THROUGH 17, 2014.
4. THE HORIZONTAL DATUM AS REFERENCED HEREON WERE ESTABLISHED BY STATIC GPS CONTROL METHODS. THE HORIZONTAL DATUM IS REFERENCED TO VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83), NORTH ZONE AND IS REFERENCED IN U.S. SURVEY FEET.
5. THE SURVEYED PROPERTY AS SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HEREWITH. BOWMAN CONSULTING GROUP, LTD. WAS PROVIDED A COMMITMENT FOR TITLE INSURANCE FROM FIRST AMERICAN TITLE INSURANCE COMPANY AND SCHEDULE B-SECTION 2 IS ADDRESSED IN THE TITLE COMMITMENT.
6. THE SURVEYED PROPERTY SHOWN HEREON IS NOT IN A 100-YEAR FLOODPLAIN. IT LIES IN ZONE "X" (UN-SHADED)(AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR CITY OF FALLS CHURCH, VIRGINIA, COMMUNITY-PANEL NUMBER 5100540001C, EFFECTIVE DATE JULY 16, 2004.
7. E. BROAD STREET (VA. STATE RTE 7) AND N. WASHINGTON STREET (VA. STATE RTE. 29) ARE PUBLIC STREETS AND MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT), AND HAS DIRECT ACCESS TO THE SAME. LAWTON STREET IS A PUBLIC STREET MAINTAINED BY THE CITY OF FALLS CHURCH AND RESTRICTED VEHICULAR ACCESS TO LAWTON STREET AS RECORDED IN DEED BOOK 5480 AT PAGE 1559.

E. BROAD STREET
VA. STATE RTE 7
VARIABLE WIDTH RIGHT-OF-WAY
D.B. 5379, PG. 803 FX
D.B. 5536, PG. 340 FX

METES & BOUNDS DESCRIPTION
OF THE PROPERTY
TO BE REZONED FROM T-1 TO B-2

BEGINNING AT A POINT IN THE WESTERLY RIGHT OF WAY LINE OF LAWTON STREET, SAID POINT BEING THE SOUTHERLY CORNER OF LOT 5, LAWTON MANOR;

THENCE RUNNING WITH SAID WESTERLY RIGHT OF WAY LINE OF LAWTON STREET THE FOLLOWING THREE (3) COURSES AND DISTANCES:

WITH THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 224.41 FEET AND WHOSE CHORD BEARING AND CHORD ARE S 43°14'50" W 69.97 FEET FOR AN ARC DISTANCE OF 70.25 FEET TO A POINT OF TANGENCY,
S 34°16'43" W 113.37 FEET TO A POINT OF CURVATURE,
WITH THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 25.00 FET AND WHOSE CHORD BEARING AND CHORD ARE S 81°33'43" W 36.74 FEET FOR AN ARC DISTANCE OF 41.26 FEET TO A POINT OF TANGENCY IN THE NORTHERLY RIGHT OF WAY LINE OF E. BROAD STREET;

THENCE RUNNING WITH SAID NORTHERLY RIGHT OF WAY LINE OF E. BROAD STREET, N 51°09'17" W 158.81 FEET TO A POINT IN THE EASTERLY LINE OF PARCEL A, RESUBDIVISION OF THE ROBERTSON PROPERTY;

THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE OF E. BROAD STREET AND RUNNING WITH SAID EASTERLY LINE OF PARCEL A, RESUBDIVISION OF THE ROBERTSON PROPERTY AND THE EASTERLY LINE OF LOT 21, LAWTON MANOR; N 34°02'43" E 210.50 FEET TO A POINT BEING THE SOUTHWEST CORNER OF LOT 5, LAWTON MANOR;

THENCE RUNNING WITH THE SOUTHERLY LINE OF LOT 5, LAWTON MANOR, S 51°09'17" E 197.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 39,174 SQUARE FEET OR 0.89931 ACRES.

COMMONWEALTH OF VIRGINIA
DONALD J. ZDANCEWICZ
Lic. No. 0021977
12-16-15
LAND SURVEYOR

CERTIFIED SURVEY
REZONING PLAT
OF A PORTION OF THE PROPERTY OF
BROAD & WASHINGTON LLC
DEED BOOK 4816 AT PAGE 936 (ARL)
CITY OF FALLS CHURCH, VIRGINIA

Bowman CONSULTING

Bowman Consulting Group, Ltd.
14020 Thunderbolt Place
Suite 300
Chantilly, Virginia 20151

Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

CERTIFIED SURVEY REZONING PLAT
BROAD & WASHINGTON
CITY OF FALLS CHURCH, VIRGINIA

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
12-16-15
LANDSCAPE ARCHITECT

PLAN STATUS	
12/16/15	CITY COMMENTS
DATE	DESCRIPTION

MT	KF	MT
DESIGN	DRAWN	CHKD

SCALE H: 1" = 25' V:

JOB No. 8366-01-001

DATE : June 2015

FILE No. 8366-D-RZ-001

SHEET C15.0

P:\8366 - Falls Church Assemblage\8366-02-001 (PLN) - Broad & Washington St\Planning\Rezoning\8366-D-RZ-001 ZON.dwg, 12/15/2015 12:01:19 PM, kfant

P:\8366 - Falls Church Assemblage\8366-02-001 (PLN) - Broad & Washington St\Planning\Rezoning\8366-D-RZ-001 ZON.dwg