NOTES:

1. SEE SHEET C-0302 FOR LEGEND.
2. SEE STRIPING PLAN SHEET C-0406 FOR STRIPING DIMENSIONS AND DETAILS.
3. TYPICAL TRAIL SECTION: (SEE DETAIL SHEET C-0213)
   - 2" SM9.5 SURFACE ASPHALT CONCRETE
   - 6" 21-A AGGREGATE BASE
   - COMPACTED SUBGRADE (SOFT AREAS TO REMOVED AND BACK FILLED WITH 21A & COMPACTED)
4. TYPICAL TRAIL GRAVEL SECTION: (SEE DETAILS SHEET C-0213)
   - 3" VDOT STONE DUST
5. SEE GEOMETRIC PLAN SHEET C-0402 FOR ALL DIMENSIONS.
6. CONTRACTOR IS ADVISED THAT DRY UTILITIES ARE IN PLACE ALONG ALL SITE FRONTAGES. ALL EXISTING UTILITIES MAY NOT BE SHOWN ON THIS PLAN. CONTRACTOR IS RESPONSIBLE FOR INDENTIFYING ALL UTILITIES AND PROTECTING OR RELOCATING AS NEEDED TO ACCOMMODATE PROPOSED IMPROVEMENTS. REFER TO SEPARATE UTILITY PLAN FOR ADDITIONAL INFORMATION.

VCS 1983 - NORTH ZONE

EX. STORM INLET TO REMAIN
PROP. CG-12B CURB RAMP
PROP. 5' SIDEWALK
EX. CROSSWALK TO BE REMOVED
18" INVERT= 335.88
8" SAN. INV. OUT =329.92
PROP. CG-12B CURB RAMP
PROP. VDOT STD. DI-1 STRUCTURE WITH MH-1 TOP
PROP. PEDESTRIAN SIGNAL (TYP.)
PROPOSED SIGNALIZED INTERSECTION (DESIGN BY OTHERS)
VDOT STD. ES-1
VDOT MODIFIED DI-3C
PROP. 10' CROSSWALK
PROP. CG-6 CURB & GUTTER W. MODIFIED 1.5' CURB
PROP. LEFT TURN LANE
PROP. 6' SIDEWALK
PROP. 5' LANDSCAPE STRIP
PROP. LIMITS OF CLEARING & GRADING
PROP. BIKE RACKS (TYP); (6) SPACES
PROP. "PEDESTRIAN CROSSING AHEAD" SIGN
LOCATION OF EX. ASPHALT TRAIL TO REMAIN
EX. GRASS CHANNELS & GRAVEL PATH TO REMAIN
TRAIL RELOCATION TO ACCOMMODATE PERPENDICULAR CROSSING
16'-NEENAH HEAVY DUTY TRENCH R-4990-CX W/ SOLID LID TYP D
EX. UTILITY POLE & GUY WIRES TO REMAIN
PROP. TRAIL RELOCATION
TIE PROP. GRAVEL TRAIL TO EX.
4' SIDEWALK TO MATCH EX.
TIE PROP. ASPHALT TRAIL TO EX.
PROP. 0.1' DEDICATION
PROP. 6' SIDEWALK
PROP. RAMP (TYP.)
EX. STORM SEWER INLET TO REMAIN
EX. "NO PARKING" SIGN TO REMAIN
PROP. 16' WIDE PERPENDICULAR CROSSING WITH STAMPED CONCRETE APPROACH FOR ONCOMING TRAFFIC WARNING
PROP. MOD. CG-6
EX. SIDEWALK TO REMAIN
PROP. CONCRETE MEDIAN WITH CROSSWALK SIGNS
PROP. 10' NON-SIGNALIZED CROSSWALK
PROP. 8"x6" TS&V, 6" VALVE
PROP. SAN. LATERAL
PROP. TRASH RECEPTACLES (TYP.)
EX. BANK ENTRANCE
BUILDING RESTRICTION LINE
PROP. RIGHT TURN LANE
PROP. 8" FIRELINE
PROP. 8"x8" TS&V, 8" VALVE
PROP. LEFT TURN LANE
PROP. SIGNAL EQUIPMENT
PROP. BENCH (TYP)
PROP. MOD. CURB INLET
PROP. 10' BRICK CROSSWALK RELOCATION WITH 1' CONCRETE BAND
EXISTING TRAFFIC POLE TO REMAIN
PROP. LIMITS OF CLEARING & GRADING
EX. TRAFFIC SIGNAL EQUIPMENT TO BE RELOCATED
PROP. 10' BRICK CROSSWALK RELOCATION WITH 1' CONCRETE BAND
EX. ±10' CROSSWALKS TO REMAIN
EXISTING TRAFFIC POLE TO REMAIN

N. WEST STREET (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
GROVE AVENUE (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
TRAVEL LANE
TRAVEL LANE
TRAVEL LANE

PROP. 4' LANDSCAPE STRIP
RELOCATED 5' SIDEWALK
PROP. TRAIL RELOCATION
EX. PARKING LANE TO REMAIN
PROP. INTERSECTION STRIPING (SEE SHEET C-0406 FOR MORE INFORMATION)
PROP. LIMITS OF CLEARING & GRADING
PROP. 6" SAN. @ 3.2%
PROP. POTENTIAL ONSTREET BIKE SHARE AREA
PROP. 6' LANDSCAPE STRIP
EX. 8" SAN. INV. OUT =323.54
PROP. 6" SAN LAT.
EX . FH TO REMAIN
REMOVE EX. RAMP
RELOCATE EX. CROSSWALK & STOP SIGN
PROP. CG-12A RAMP (TYP.)
PROP. "STOP" SIGN
PROP. FIRE HYDRANT #1 W. 5' CLEAR ZONE
EX. 8" SAN. INV. =327.06

PARKING LANE
TRAVEL LANE
TRAVEL LANE
PARKING LANE
PROP. 6' SIDEWALK
PARK AVENUE
(50' WIDE PUBLIC RIGHT-OF-WAY)
8" INV. IN (197)=322.69
8" SAN. INV. OUT =322.68

PROP. STD. CG-13 ENTRANCE
INV. @ CO = 325.0
PROP. GREASE TRAP
PROP. 20' BUILDING RESTRICTION LINE
(2) ILLICIT CONNECTIONS ON 919 PARK AVE. PROPERTY TYING INTO PUBLIC STORM SEWER TO BE REMOVED
STAIR WELL
PROP. THEATER OVERHANG FROM UPPER LEVEL
PROP. LIMITS OF CLEARING & GRADING

CROSSWALK FLUSH WITH SIDEWALK
PROP. UNDERGROUND TRANSFORMER VAULT W/ SURFACE LEVEL ACCESS PANELS (DESIGN BY OTHERS)
BUILDING ABOVE
THEATER DROP-OFF
THEATER FOOTPRINT ABOVE
PARKING LEVEL 1
RAMP TO UPPER LEVEL PARKING
RAMP TO LOWER LEVEL PARKING
STAIRS
PROP. 12" ROOF DRAIN CONNECTION
INV. IN = 320.0

OWNER: ST. JAMES CATHOLIC
LOT 2
D.J. BROWN'S PROPERTY
DB Y-9 PG 347
ZONE: R-1B
USE: CHURCH/OFFICE

PROP. PLANTING BED (TYP.) SEE LANDSCAPE PLAN FOR DETAILS
ENCLOSED LOADING/TRASH
PROP. PLANTING BED (TYP.) (SEE LANDSCAPE PLAN)
LIMITS OF COURTYARD ABOVE
BUILDING ABOVE
COMMERCIAL
THEATER LOBBY
STAIR
EX. FIRE HYDRANT TO BE RELOCATED
PROP. FIRE HYDRANT #2 W. 5' CLEAR ZONE
PROPOSED GREASE TRAP
CO INV.=333.35
STREETLIGHT (TYP)
UNDERGROUND GARAGE FOOTPRINT
MARKET SQUARE
*SEE LANDSCAPE PLAN FOR MARKET SQUARE FEATURES
PROP. STORMWATER DETENTION VAULT #1 (60'x30')
STAIR
PROP. CURB INLET
COMMERCIAL
PROP. "PEDESTRIAN CROSSING AHEAD" SIGN
APPROX. STREETLIGHT (TYP)
PROP. 5'x14' PLANTING BED (TYP.)
PROP. BIKE RACKS (TYP): (4) SPACES
PROP. GAS CONNECTION
PROP. 8" DOMESTIC W/L
PROP. 8"x8" TEE, 8" VALVE, 90" BEND
RELOCATED TRAFFIC POLE
PROP. GREASE TRAP
CO INV.=330.67
PROP. ACCESSIBLE RAMPS
DROP OFF ZONE/ NO PARKING
HOTEL
CROSSWALK FLUSH WITH SIDEWALK
PROP. STD. CG-13 ENTRANCE
STAIR

PROP. STORM GRATE INLET TO TIE TO UNDERGROUND GARAGE SYSTEM (TYP.)
PROP. CROSSING
PROP BIKE RACKS (25 SPACES)
RES LOBBY
FIRE CONTROL ROOM
PROP. TREE PLANTER (TYP.)
MASON AVE. (PRIVATE)
PROP. TRASH/RECYCLE (TYP.)
PROP. LOADING/TRASH AREA
PO PARKING LEVEL ENTRANCE
PROP. STORM GRATE INLET TO TIE TO UNDERGROUND GARAGE SYSTEM (TYP.)
PROP. BENCH (TYP.)
PROP. FDC
GARAGE BELOW
PROP. 15" STM FROM GARAGE (MASON AVE. DRAINAGE)
PROP. FIRE HYDRANT #4 W/ 5' CLEAR ZONE
PROP. 8"x8" TEE, 8" VALVE, 90" BEND
PROP. 8" DOMESTIC W/L
EX BUS STOP TO BE RELOCATED ±280' WEST
PROP. GREASE TRAP
PROP. INV. @ GREASE TRAP = 325.77
PROP. BIKE RACKS (TYP): (4) SPACES
ROOF ABOVE
PROP. CURB INLET
PROP. SIGNAL EQUIPMENT
COMMERCIAL

PROP. LEVEL ONE OF PARKING STRUCTURE
PROP. STAIR WELL
PROP. GARAGE BELOW
PROP. STORMWATER DETENTION VAULT #2 (40'X40.25')
PROP. JUNCTION BOX
PROP. LOADING TURNAROUND AREA
LIMITS OF COURTYARD ABOVE
PROP. ROOF ABOVE
RELOCATE EX. 42" STORM PIPE INTO 15' EASEMENT
PROP. 155'-48"x48" CONC. BOX CULVERT @ 0.65%

OWNER: ARCHDIOCESE OF ARLINGTON
N/F MOST REVEREND
THOMAS E. WELSH
DB 4154 PG 18
ZONE: B-1
USE: CHURCH/SCHOOL

ENTRANCE TO PO PARKING LEVEL
CROSSWALK FLUSH WITH SIDEWALK
PROP. STD. CG-13 ENTRANCE
PROP. 6" INV. @ CO = 319.4
PROP. BIKE RACKS (TYP); (6) SPACES
±1415 SF OF AREA TO BE DEDICATED
EX. SIDEWALK (TO BE REMOVED)
PROP. JUNCTION BOX
PROP. SIGNAL EQUIPMENT
PROP. 8" MAIN INV. = 317.94
EX. 15" STORM PIPE FROM STR. 852 TO STR. 2266 TO BE RE-LINED
PROP. SIGNALIZED INTERSECTION
EX. ENTRANCE TO REMAIN AND BE INCORPORATED INTO TRAFFIC SIGNAL TO PROVIDE FULL MOVEMENT ONTO WEST BROAD STREET
EX STORM INLET TO REMAIN
PROP. SIGNAL EQUIPMENT
EX. PLANTERS TO BE REMOVED. REPLACE WITH BRICK SIDEWALK TO MATCH EXISTING

PROP. 5'x14' PLANTING BED (TYP)
PROP. FIRE HYDRANT #3 W. 5' CLEAR ZONE
PROP. 6"x12" WET TAP (TEST PIT REQUIRED)
PROP. BUS STOP SHELTER; RELOCATED FROM MID BLOCK STOP. SEE LANDSCAPE PLAN FOR DETAILS
PROP. LIMITS OF CLEARING & GRADING
PROP. BUS STOP SIGN
EX. FIRE HYDRANT
EXISTING TRAFFIC POLE TO REMAIN
EX. ENTRANCE TO REMAIN
STREETSCAPE, UTILITIES & DRAINAGE ESMT DB 2427 PG 546, DB 2427 PG 552, DB 2742 PG 782, DB 2766 PG 667
PROP. CURB INLET
PROP. GREASE TRAP CONNECTION
EX. STORM TO BE RELINED WITH FIBERGLASS
EXTEND MEDIAN (PROP. CG-2)
PROP. 8" FIRELINE
PROP. 8"x12" TS&V, 8" VALVE
EX. 8" MAIN INV. = 324.25
PROP. 10' CROSSWALK
EX. FIRE HYDRANT
EX. ENTRANCE TO REMAIN, OPEN
RAISED CURB AND EXISTING TREE TO BE REMOVED. REPLACE PLANTER WITH BRICK SIDEWALK TO MATCH EXISTING
EX. 8" SAN. @ 2.85%

WEST BROAD STREET - ROUTE 7
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

30 0 15 30 60
1 INCH = 30'

LAYOUT PLAN

MASON ROW

AT THE INTER SECTION OF WEST BROAD STREET, NORTH WEST STREET & PARK AVENUE
CITY OF FALLS CHURCH, VIRGINIA

SHEET: C-0401

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

CHECKED:
DRAWN:
DATE: 9/23/2016
SCALE: 1" = 30'

COMMONWEALTH OF VIRGINIA — KAREN L. S. WHITE — Lic. No.041850 — PROFESSIONAL ENGINEER — 9/23/16

NO.	DESCRIPTION	DATE	REVISION APPROVED BY: REV'L BY	APPROVED	DATE

File No. CC-8 Tax Map No. 40-4 Job No. 07-023 Cadd Dwg. File: Q: \sdskproj\07023\dwg\Engineering\Site Plan\07023C-0401.dwg Xref: DIR\Q:\sdskproj\07023\dwg\Engineering\Site Plan\07023B-0001