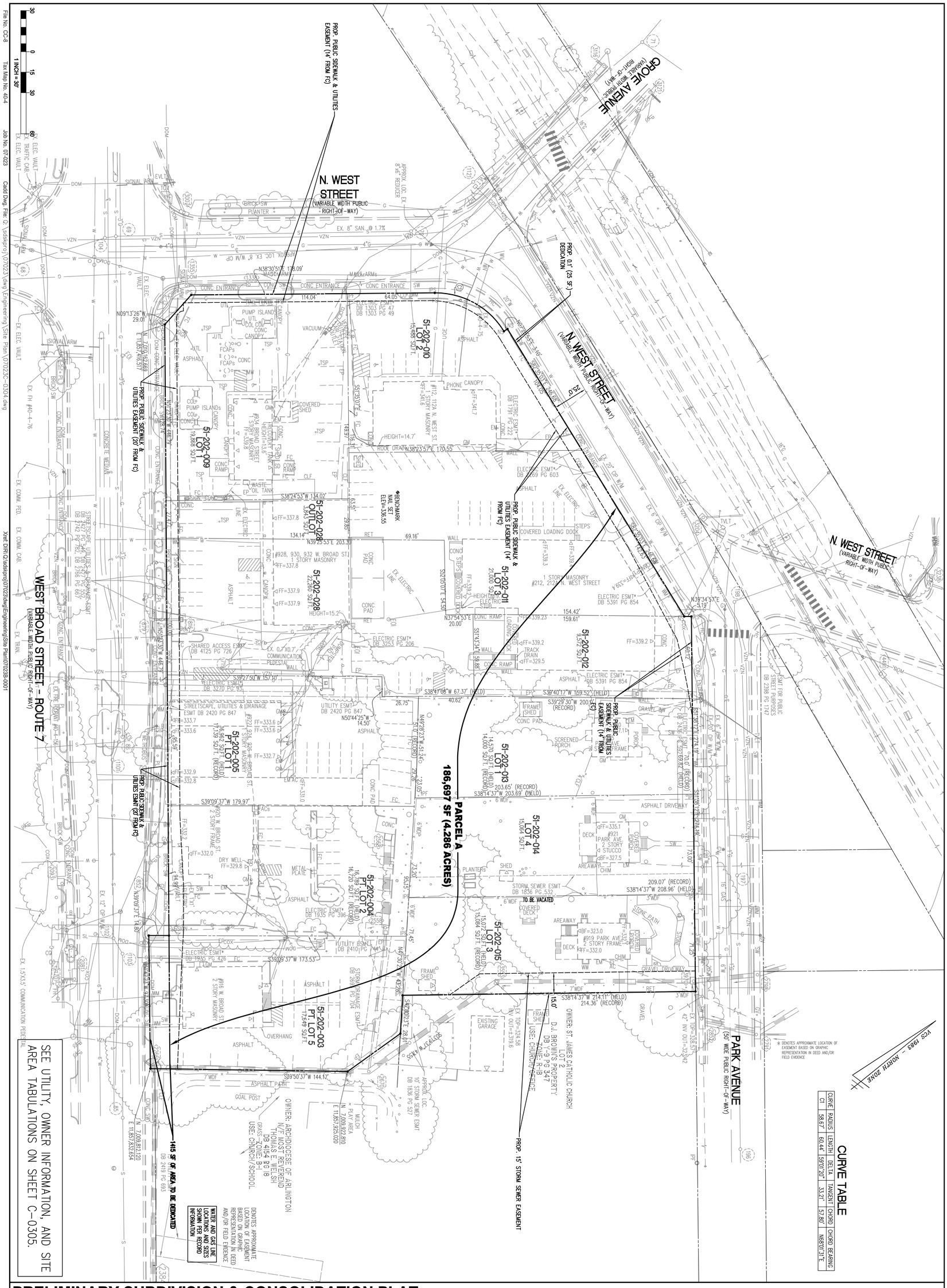

PRELIMINARY SUBDIVISION & CONSOLIDATION PLAT

FOUNDERS ROW

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

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

COMMONWEALTH OF VIRGINIA
KAREN L. S. WHITE
Lic. No.041850
2/20/18
PROFESSIONAL ENGINEER

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

SCALE: 1" = 30' | DATE: SUB01 9/23/2016, SUB02 2/20/2018 | DRAWN: AI, KW, DM, TT, BP | CHECKED: KW

SHEET: C-0304

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 852		
CURB INLET TOP =		329.85
15"RCP IN	(SD 879)=	325.45
15"RCP OUT	(SD 2384)=	325.30

SD 2799		
CURB INLET TOP =		329.26
35"x24"CMP IN	(NORTH)=	324.81
35"x24"CMP OUT	(SD 3970)=	324.66
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	(SD 3970)=	324.27
SD 3970		
MANHOLE TOP =		328.57
35"x24"CMP IN	(SD 2798)=	324.32
36"RCP IN	(SD 2852)=	324.07
42"RCP OUT	(SD 3553)=	323.42
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
15"RCP IN	(SD 852)=	317.99
42"RCP IN	(SD 2670)=	318.24
42"RCP OUT	(SD 2384)=	318.04
STANDING WATER IN STRUCTURE		
SD 2384		
MANHOLE TOP =		323.27
42"RCP IN	(SD 2266)=	317.53
60"x36"CMP OUT	(S.WEST)=	316.88
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
SD 3116		
CURB INLET TOP =		342.04
18"RCP OUT	(WEST)=	339.24
SD 4491		
YARD INLET TOP =		338.01
18"RCP IN	(WEST)=	334.71
18"CMP OUT	(EAST)=	334.36
SD 3238		
CURB INLET TOP =		339.29
15"RCP OUT	(N.EAST)=	333.94

SANITARY AS-BUILT DATA

SMH 70		
MANHOLE TOP =		340.45
8"INV IN	(SMH 1121)=	331.75
8"INV OUT	(SMH 69)=	331.60
SMH 69		
MANHOLE TOP =		337.53
8"INV IN	(SMH 70)=	327.93
8"INV IN	(N.WEST)=	326.15
8"INV OUT	(SMH 86)=	326.10
10"INV OUT	(SMH 104)=	326.05
SMH 104		
MANHOLE TOP =		337.55
8"INV IN	(SMH 87)=	326.00
10"INV IN	(SMH 69)=	325.90
10"INV OUT	(SMH 68)=	325.80
SMH 68		
MANHOLE TOP =		335.83
10"INV IN	(SMH 104)=	324.23
10"INV OUT	(SMH 67)=	323.98
SMH 67		
MANHOLE TOP =		325.86
10"INV IN	(SMH 68)=	315.86
8"INV IN	(N.WEST)=	315.81
10"INV OUT	(SMH 66)=	315.56
SMH 66		
MANHOLE TOP =		326.55
8"INV IN	(N.EAST)=	311.50
8"INV IN	(SMH 287)=	311.10
10"INV IN	(SMH 67)=	310.85
10"INV OUT	(SMH 65)=	310.75
SMH 65		
MANHOLE TOP =		317.78
10"INV IN	(SMH 66)=	309.51
10"INV OUT	(SMH 64)=	309.48
10"INV OUT	(SMH 144)=	309.33
SMH 144		
MANHOLE TOP =		316.10
10"INV IN	(SMH 65)=	307.30
10"INV OUT	(SMH 388)=	307.00

SMH 86		
MANHOLE TOP =		333.90
8"INV IN	(S.WEST)=	325.15
8"INV IN	(SMH 69)=	324.90
8"INV OUT	(SMH 1101)=	324.80
SMH 1101		
MANHOLE TOP =		333.50
8"INV IN	(SMH 86)=	324.50
8"INV OUT	(SMH 1102)=	324.25
SMH 1102		
MANHOLE TOP =		328.81
LATERAL IN	(S.WEST)=	321.71
8"INV IN	(SMH 1101)=	320.77
8"INV OUT	(SMH 1103)=	320.54
SMH 1103		
MANHOLE TOP =		328.39
8"INV IN	(SMH 1102)=	320.19
8"INV OUT	(SMH 85)=	320.15
SMH 85		
MANHOLE TOP =		325.03
8"INV IN	(SMH 1102)=	316.73
8"INV OUT	(SMH 25)=	315.69
SMH 25		
MANHOLE TOP =		324.92
8"INV IN	(SMH 26)=	318.82
DROP INVERT =		314.47
8"INV IN	(SMH 195)=	316.14
8"INV IN	(SMH 85)=	314.32
8"INV OUT	(SMH 24)=	314.29

SMH 198		
MANHOLE TOP =		337.17
8"INV IN	(NORTH)=	331.82
8"INV OUT	(SMH 197)=	329.92
SMH 197		
MANHOLE TOP =		330.79
8"INV IN	(SMH 198)=	323.56
8"INV OUT	(SMH 196)=	323.54
SMH 196		
MANHOLE TOP =		330.39
8"INV IN	(SMH 197)=	322.69
8"INV OUT	(SMH 26)=	322.68
SMH 26		
MANHOLE TOP =		333.44
8"INV IN	(SMH 27)=	321.34
8"INV IN	(SMH 196)=	321.04
8"INV OUT	(SMH 25)=	320.94
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

OWNER INFORMATION AS OF 9/16/2016

PARCEL #	ADDRESS	RPC #	SQUARE FOOTAGE	ACRES	EXISTING ZONE	PROPOSED ZONE	OWNERS
51-202-015	919 PARK AVENUE	51-202-015	15,072	0.35	R-1B	B-1	NIGEL YATES AND BERNADETTE YATES
51-202-014	921 PARK AVENUE	51-202-014	15,064	0.35	R-1B	B-1	TOD W. READ AND JULIA S. READ
51-202-013	925 PARK AVENUE	51-202-013	14,570	0.33	R-1B	B-1	WILLIAM C. SHREVE, SR. AND JR., JOHN E. SHREVE, JR. TRUSTEES
51-202-012	212, 212A NORTH WEST STREET	51-202-012	9,572	0.22	B-3	B-1	WILLIAM C. SHREVE, SR. AND JR., JOHN E. SHREVE, JR. TRUSTEES
51-202-011		51-202-011	21,000	0.48	B-3	B-1	WILLIAM C. SHREVE, SR. AND JR., JOHN E. SHREVE, JR. TRUSTEES
51-202-010	112,112A NORTH WEST STREET	51-202-010	15,488	0.36	B-3	B-1	WILLIAM C. SHREVE, SR. AND JR., JOHN E. SHREVE, JR. AND RICHARD PETER TRUSTEES
51-202-009	934 WEST BROAD STREET	51-202-009	19,868	0.46	B-3	B-1	WILLIAM C. SHREVE, SR. AND JR., JOHN E. SHREVE, JR. TRUSTEES
51-202-028 OUTLOT	928, 930, 932 WEST BROAD STREET, OUTLOT	51-202-028	3,843	0.09	B-3	B-1	WILLIAM C. SHREVE, SR. AND JR., JOHN E. SHREVE, JR. TRUSTEES
51-202-028		51-202-028	22,260	0.51	B-3	B-1	WILLIAM C. SHREVE, SR. AND JR., JOHN E. SHREVE, JR. TRUSTEES
51-202-005	922, 924, 926 WEST BROAD STREET	51-202-005	16,962	0.39	B-1	B-1	ATALLA TRUST C/O MIKE N. ATALLA AND SUSIE K. ATALLA
51-202-004	920 WEST BROAD STREET	51-202-004	16,789	0.39	B-1	B-1	PAJELA NABILAH, ET AL.
51-202-003	916 WEST BROAD STREET	51-202-003	17,649	0.41	B-1	B-1	RAHEJA, LLC
TOTAL			188,137	4.32			

PROPOSED CONSOLIDATION/DEDICATION

WEST BROAD STREET DEDICATION	1,415	SF	0.0325	AC
N. WEST STREET DEDICATION	25	SF	0.0006	AC
PARCEL A CONSOLIDATION	186,697	SF	4.2860	AC
TOTAL AREA	188,137	SF	4.3190	AC

SURVEY 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) 51-202-003, 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 PROPERTIES ARE AS FOLLOWS:
   a) PARCEL 51-202-003, BEING LOT 3, AS RECORDED IN DEED BOOK F-8 AT PAGE 521, IS NOW IN THE NAME OF RAHEJA, LLC, AS RECORDED IN DEED BOOK 3240 AT PAGE 363 AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.
   b) 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.
   c) 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.
   d) 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.
   e) 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.
   f) 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.
   g) 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.
   h) 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.
   i) 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 PLAN 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 188,137 SQUARE FEET OR 4.3190 ACRES.

5. THIS PLAN IS BASED ON FIELD SURVEY BY THIS FIRM PERFORMED ON MAY 2, 2013.

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:
   a. 192001694, 192001695, AND 192001696, EFFECTIVE DATE APRIL 5, 2013, REVISION DATE APRIL 17, 2013
   b. 192001697, 192001698, 192001699, AND 192001700, 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 THAT TIES THIS SUBDIVISION BOUNDARY AND THE BENCHMARK(S) SHOWN TO NOAA/NGS MONUMENT PID NUMBER DH4144; LWX1 STERLING CORS ARP. THE COMBINED SCALE FACTOR THAT HAS BEEN APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99994857. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS TWO FEET.

10. THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, JAMES A. MADISON, JR., L.S., FROM AN ACTUAL [X] GROUND OR [ ] AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON MAY 2, 2013 AND NOVMEBER 6, 2014; AND THAT THIS PLAN, 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.

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COMMONWEALTH OF VIRGINIA — KAREN L. S. WHITE — Lic. No. 041850 — 2/20/18 — REGISTERED PROFESSIONAL ENGINEER

DRAWN: AL KW DM, TT, BP | CHECKED: KW
SCALE: 1" = 30' | DATE: SUB01 9/23/2016, SUB02 2/20/2018

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV.: BY	APPROVED	DATE

PRELIMINARY SUBDIVISION & CONSOLIDATION PLAT NOTES

FOUNDERS ROW

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