

PUBLIC WORKS NOTES:

- All requirements relative to City Code and Public Works Design and Construction Standards shall be submitted and approved before release of site plans.
- All required bonds, escrows, insurances, cash, etc., shall be submitted and approved before release of site plans.
- Plan and profile shall be submitted (inked on mylar size 24" x 36") for all storm sewers and street projects in public right-of-ways or public easements and approved before release of site plans.
- Contractor is responsible to notify all utility companies before construction begins.
- All datum shall be based on USC and GS datum.
- Bonds shall not be released until the receipt and approval by the City of as-built site plan, plans and profiles, etc.
- All underground utilities and transformers shall be shown on site plan and confirmed per location on as-built plan.
- The owner shall notify the Director of Public Works in Writing three days prior to the beginning of all street or storm sewer work shown on the site plan.
- The installation of improvements as required in this article shall in no case serve to bind the city to accept such improvements for the maintenance, repair or operation thereof, but such acceptance, shall be subject to the existing regulations concerning the acceptance of each type of improvement.
- No lane closures are permitted on West Broad Street before 9:30 AM and after 3:00 PM. Only one lane may be closed at a time. VDOT requirements for traffic control will govern.
- Normal construction hours are 7:00 AM to 9:00 PM Monday, through Friday and 9:00 AM to 9:00 PM on weekends and holidays.
- Permits are required for construction work located within the established City right-of-way.

SITE PLAN SHEET INDEX

CIVIL PLAN	ARCHITECTURAL PLAN
C-0101 COVER SHEET	A-002 INDEX AND BUILDING TABULATION
C-0201 NOTES AND ZONING TABULATIONS	A-003 CODE ANALYSIS
C-0202 VOLUNTARY CONCESSIONS	
C-0203 DETAILS	A-100 BASEMENT 3 FLOOR PLAN
C-0204 DETAILS	A-101 BASEMENT 2 FLOOR PLAN
C-0301 EXISTING CONDITIONS PLAN	A-102 BASEMENT 1 FLOOR PLAN
C-0302 AS-BUILT DATA	A-103 GROUND FLOOR PLAN
C-0303 EXISTING TREE SURVRY	A-104 FIRST FLOOR PLAN
C-0304 EXISTING TREE INVENTORY CHART	A-105 SECOND FLOOR PLAN
C-0305 DEMOLITION PLAN	A-106 TYPICAL FLOOR PLAN (3RD & 4TH FLOOR)
C-0401 LAYOUT PLAN	A-107 FIFTH FLOOR PLAN
C-0402 GEOMETRIC PLAN	A-108 SIXTH FLOOR PLAN
C-0501 GRADING PLAN	A-109 ROOF PLAN
C-0502 GRADING ENLARGMENTS 1	A-111 ENLARGED BICYCLE STORAGE PLAN
C-0503 GRADING ENLARGMENTS 2	
C-0601 EROSION & SEDIMENT CONTROL PLAN - PHASE 1A	A-200 EAST AND NORTH ELEVATIONS
C-0602 EROSION & SEDIMENT CONTROL PLAN - PHASE 1B	A-201 WEST AND SOUTH ELEVATIONS
C-0603 EROSION & SEDIMENT CONTROL PLAN - PHASE 2	A-202 COURTYARD ELEVATIONS
C-0604 EROSION & SEDIMENT CONTROL NARRITIVES AND DETAILS	
C-0605 EROSION & SEDIMENT CONTROL DETAILS	
C-0701 EXISTING DRAINAGE DIVIDES	
C-0702 PROPOSED DRAINAGE DIVIDES	
C-0703 STORMWATER MANAGEMENT AND BMP CALCULATIONS	
C-0704 STORMWATER MANAGEMENT DETAILS 1	
C-0705 STORMWATER MANAGEMENT DETAILS 2	
C-0706 BEST MANAGEMENT PRACTICES DETAILS	
C-0707 RPA - WATER QUALITY IMPACT ASSESSMENT	
C-0801 STORM SEWER PROFILES	
C-0901 UTILITY PROFILES	
C-1101 SIGHT DISTANCE PLAN AND PROFILE	
C-1102 STREET CROSS-SECTIONS	
C-1301 FIRE MARSHAL PLAN	
C-1401 PRELIMINARY DEDICATION AND EASEMENT PLAT	
C-1402 RESOURCE PROTECTION AREA PLAN	

APPROVED SPECIAL EXCEPTION

P-0101 COVER SHEET
P-0201 EXISTING CONDITIONS PLAN
P-0301 CONCEPTUAL DEVELOPMENT PLAN
P-0401 STREET CROSS-SECTIONS

LANDSCAPE PLAN

L1.0 TINNER HILL CELEBRATION
L2.0 MATERIALS PLAN
L2.1 MATERIALS PLAN - S. WASHINGTON STREET
L2.2 MATERIALS PLAN - GATEWAY PLAZA
L2.3 MATERIALS PLAN - ROOFTOP COURTYARDS
L2.4 SITE SECTIONS
L4.0 HARDSCAPE DETAILS
L4.1 HARDSCAPE DETAILS
L4.2 HARDSCAPE DETAILS
L5.0 PLANTING PLAN & SCHEDULE
L7.0 PLANTING DETAILS
L7.1 PLANTING NOTES
L8.0 LIGHTING PLAN

FIRE MARSHAL NOTES:

All requirements relative to City Fire Code and Virginia Building Code must be complied with.

- Use group classification R-2, S-2, M, AND A-3
- Type of construction 3A AND 1A
- Fire flow @ hydrant. SEE BELOW

#52-2-2	#52-2-71
STATIC PRESSURE 68 PSI	STATIC PRESSURE 78 PSI
RESIDUAL PRESSURE 64 PSI	RESIDUAL PRESSURE 76 PSI
FLOW 1340 GPM	FLOW 1465 GPM
$Q_{20} = 1340 \left(\frac{68-20}{68-64} \right)^{.54} = 5,127 \text{ GPM}$	$Q_{20} = 1465 \left(\frac{78-20}{78-76} \right)^{.54} = 9,027 \text{ GPM}$
TESTED 10/21/2011	TESTED 10/21/2011

PUBLIC UTILITIES NOTES:

CITY OF FALLS CHURCH WATER MAIN CONSTRUCTION NOTES

- Water main construction shall comply with the latest issues of the City of Falls Church Technical Specifications and Standard Details for Water Main Construction, Virginia State Waterworks Regulations, VDOT Road & Bridge Specifications & Standards, and Fairfax County Public Facility Manual (PFM).
- Prior to commencing the water main construction, the Developer/Owner shall submit to the City, four (4) sets of approved water main plans & profiles, recorded easement plates if any, cut sheets, etc., and notify the City of Falls Church, Department of Environmental Services, Division of Public Utilities, phone # (703) 248-5070, at least three (3) working days in advance.
- All water mains shall be Ductile Iron Pipe (DIP) with pressure class 350, and thickness class 52 min.
- There is no water main less than six (6) inches in diameter allowed to be permanently installed in the City of Falls Church Water Distribution System.
- All branch valves shall be strapped, and all water mains shall have a minimum cover of four (4) feet, unless otherwise approved by the City.
- Backflow preventer is absolutely required for temporary construction, irrigation system or vehicle wash areas, and where as required by the State Waterworks Regulations.
- If this property is located in a low-pressure area (20psi or less), a booster pump may be required in the building plumbing system. If this property is located in an area, where water static pressure exceeds 80psi, a pressure-regulating valve (PRV) shall be installed in the building plumbing system. The Developer/Property Owner shall be responsible for the cost of the installation, repair and maintenance of the booster pump(s) and/or the pressure-regulating valve(s).
- Current working pressure in this area is 68-78 psi.
- Prior to digging, notify MISS UTILITY @ 1-800-257-7777 three (3) working days in advance.
- All construction must be done in compliance with The Occupational Safety and Health Act (OSHA) of 1970, and all rules and regulations thereto appurtenant.
- The Developer agrees to accept complete responsibility and all costs for the installation of the water mains and appurtenances, including any adjustments in alignment and grade or relocation to existing water facilities due to the development of this property, any repair and maintenance required prior to finish grading and surfacing of the streets and/or easements. Final acceptance will not be considered or granted until after the streets have been surfaced or the easements finally graded.
- Fire lines shall be privately owned and maintained by owner. The City responsibility stops at the branch valve at the City's water main in the Right-of-Way or easement.

ARBORIST NOTES:

RPI MAP INFORMATION:

RPC 51-308-004 AND 52-308-008

**Lot(s) A Block GRILLE & HARVEY
AND PETER MUELLER, INC. PROPERTY**

MISCELLANEOUS NOTES:

- Upon satisfactory completion of the installation of required improvements, as shown on the approved site plan or a section thereof, the developer shall submit to the Department of Planning five copies of an as-built site plan certified by the engineer, architect and/or surveyor for approval for conformity with the approved site plan.
- The As-Built Site Plan shall be submitted and approved prior to the issuance of the final Occupancy Permit.
- Final approval by the Planning Commission of this site plan shall expire one year after the day of such approval if building permits have not been obtained for construction in accordance therewith, unless an extension is granted by the City.
- In any development involving a condominium, cooperative, automatic owners' association or other form of ownership in which there is common area within the development, the documents pertaining to this form of ownership shall be approved by the City Attorney prior to issuance of any Occupancy Permit.
- Any proposed changes or revisions during the execution of or subsequent to implementation of the approved site plan shall be subject to City review and approval.
- A portion of this property is located in a FEMA Zone AE, floodway area, a portion of this property is located in a FEMA Zone AE, areas having base flood elevations determined, a portion of the property in Zone X, areas determined to be inside the 500 year floodplain, and a portion of the property in Zone X, areas determined to be outside the 500 year floodplain.

WAIVERS:

VARIANCE:

MISCELLANEOUS NOTES:

Easement(s):

- PUBLIC ACCESS EASEMENT ALONG N. WASHINGTON ST. (EASEMENT WIDTH VARIES).
- PUBLIC ACCESS EASEMENT ALONG TINNER HILL ST. (EASEMENT WIDTH VARIES).
- PUBLIC ACCESS EASEMENT ALONG S. MAPLE AVE. (EASEMENT WIDTH VARIES).
- PUBLIC ACCESS EASEMENT FOR PARK AREA.

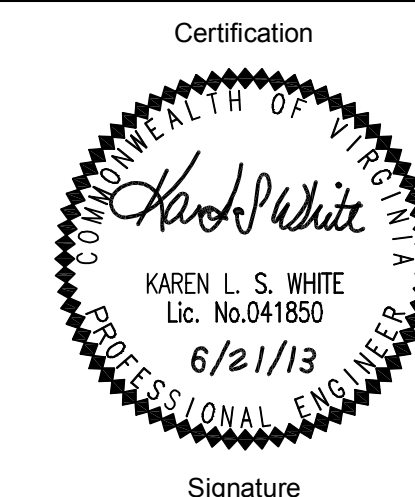
Subdvision(s) and Consolidation(s):

CONSOLIDATION OF PARCEL 52-308-008 THE PROPERTY OF PETER MUELLER INC. AND PARCEL 52-308-004 THE PROPERTY OF J-BON CORPORATION.

Dedication(s):

CITY RIGHT-OF-WAY DEDICATION ALONG TINNER HILL ST. AND S. MAPLE AVE.

APPLICATION FOR REVIEW AND APPROVAL BY CITY OF FALLS CHURCH, VIRGINIA



Signature

APPROVALS

PLANNING COMMISSION FINAL APPROVAL:

SPECIAL USE PERMIT (Date(s) of Approval by BZA):

BOND(S) POSTED (Date(s) and Amount(s)):

FINAL STAFF APPROVAL:

Planning	Signature :	Date :
Public Works		
Public Utilities		

SUBSEQUENT ACTIONS:

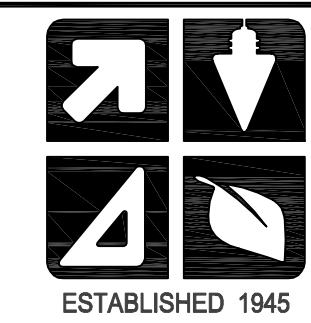
BUILDING PERMIT ISSUED (Date) :	_____
AS-BUILT APPROVED (Date) :	_____
COMMON AREA DOCUMENTS APPROVED (Date) :	_____
LANDSCAPE ESCROW ACCEPTED (Date) :	_____
CERTIFICATE OF OCCUPANCY (Date) :	_____
OTHER :	

Revisions Approved prior to Certificate of Occupancy:

Description	Date Approved

THE RESERVE AT TINNER HILL	_____
NAME OF PROJECT	
540 AND 580 SOUTH WASHINGTON STREET	_____
ADDRESS	
APPLICANT/CONTRACT PURCHASER - LINCOLN PROPERTY COMPANY	703-674-2552
OWNER	TELEPHONE #
200 FAIRBROOK DRIVE, SUITE 101, HERNDON, VA 20170	ATTN: RICHARD ROSE 703-834-6396
ADDRESS	FAX. #
CURRENT PROPERTY OWNERS:	
OWNER OF 540 S. WASHINGTON STREET	OWNER OF 580 S. WASHINGTON STREET
RPC #52-308-008	RPC #52-308-004
PETER MUELLER INC.	J-BON CORPORATION
540 S. WASHINGTON STREET	P.O. BOX 10278
FALLS CHURCH, VA 22046	ALEXANDRIA, VA 22310
ATTN: JOHN COYLE	

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

Site Plan

Sheet 1 of 34 Sheets