LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	FIELD VERIFIED RPA BOUNDARY	

PROPOSED	DESCRIPTION	EXISTING
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
260 264	CONTOURS	260 264
+264 50	SPOT ELEVATION	+264 50
	DRAINAGE FLOW DIRECTION	
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
	LIMITS OF CLEARING AND GRADING	

20 0 10 20 40 80

(IN FEET)
1 INCH = 20'

NORTH

PARCEL ID# 52-339-417
PEARSON SQUARE, LLC
D.B. 3696, PG. 62
LOT 1 & 2
PEARSON SQUARE CONDOMINIUM
ZONE: B3
USE: RETAIL / RESIDENTIAL

SOUTH MAPLE AVENUE
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

TINNER HILL STREET
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

SOUTH WASHINGTON STREET
(80' WIDTH PUBLIC RIGHT-OF-WAY)

PARCEL ID# 52-339-312
CITY OF FALLS CHURCH
D.B. 5055, PG. 0744
LOT 720A & 720B,
SECTION 5
GREENWAY DOWNS
ZONE: B3
USE: GROUP CARE FACILITY

PARCEL ID# 52-308-008
FALLS CHURCH PROPERTIES, LLC
D.B. 2986, PG. 995
PART OF LOT B
GRILLE & HARVEY
ZONE: B3
USE: COMMERCIAL

PARCEL ID# 52-308-004
J-BON CORP.
D.B. 3646, PG. 2062
PARCEL "A",
D.K. GRILLE, ET AL.
D.B. 912, PG. 285
ZONE: B3
USE: COMMERCIAL
16,245 SF

PARCEL ID# 53-111-002
SUNG WAN & SOON HEE KIM
D.B. 3281, PG. 1663
LOT 47 ZONE: B3
USE: AUTO SERVICE

PARCEL ID# 53-111-003
ACE REAL PROPERTIES LLC
D.B. 3594, PG. 2012
LOT 46 ZONE: B3
USE: GENERAL OFFICE

#503 S. WASHINGTON ST.

#540 S. WASHINGTON
1 STORY 11,270 SF
GLASS/ STUCCO BUILDING
"AAB"

PARCEL ID# 52-308-008
PETER MUELLER, INC
DEED BOOK 2732,
PAGE 1970
PARCEL A
CROCKER SQUARE
USE: COMMERCIAL
80,937 SF

#560 SOUTH WASHINGTON
1 STORY 3,851 SF BRICK/BLOCK BUILDING
"MENKE CAR CARE CENTER"

EX. BUILDING

FALLS CHURCH
FAIRFAX COUNTY

PROPOSED 6-STORY
MIXED-USE BUILDING
WITH 3 LEVELS
UNDERGROUND GARAGE
SITE AREA: 97,182 SF

PORTICO RETAIL
GROCERY LOADING, TRASH AND RECYCLE
FLUSH CURB
SHARED LOADING
ENTRANCE TO GARAGE
RESIDENTIAL MAIN ENTRANCE
RESIDENTIAL TRASH AND RECYCLE
RESIDENTIAL LEASING OFFICE
COMMERCIAL TRASH AND RECYCLE
GROUND LEVEL GARAGE
NEIGHBORHOOD GROCERY
GROCERY MAIN ENTRANCE FF=297.00
COMMERCIAL SPACE
5' CLEAR SIDEWALK
TERRACE
FUTURE PARK AREA TO BE USED FOR CONSTRUCTION PARKING, STAGING, STORAGE, ETC. DURING CONSTRUCTION
ENTRANCE TO GARAGE
STAIRS
LIMITS OF DISTURBANCE
EX. ENTRANCE TO REMAIN
(100 YEAR FLOOD) APPROX. LOC. ZONE AE (INSIDE 0.2% ACF)
(500 YEAR FLOOD) APPROX. LOC. ZONE X (OUTSIDE 0.2% ACF)
APPROX. LOC. ZONE AE (FLOODWAY AREA)
APPROX. LOC. ZONE X (OUTSIDE 0.2% ACF)
FF=285.00
FF=297.00
(7) 6.5"R
(3) 7"R
(5) 6"R
(2) 5"R
(8) 6"R

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	1,846.07'	89.80'	2°47'13"	44.91'	89.79'	N75°45'51"E

File No. CB-5, CC-5 Tax Map No. 52-308-008 Job No. 12-022 Cadd Dwg. File: Q:\sdskproj\12022\dwg\Engineering\Site Plan\12022C-0501.dwg

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

DRAWN: MM
CHECKED: KW
DATE: 6/21/2013
SCALE: 1"=20'

COMMONWEALTH OF VIRGINIA
KAREN L. S. WHITE
Lic. No.041850
6/21/13
PROFESSIONAL ENGINEER

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

GRADING PLAN

THE RESERVE AT TINNER HILL

CITY OF FALLS CHURCH, VIRGINIA

SHEET: C-0501