FOUNDERS ROW

AT THE INTERSECTION OF WEST BROAD STREET AND NORTH WEST STREET

CITY OF FALLS CHURCH, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN

VICINITY MAP SCALE: 1"=2000'

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 PROPERTY IS 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 PLAT 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 PLAT IS BASED ON A CURRENT FIELD SURVEY BY THIS FIRM.

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; LWXI 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 ☒ 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 PLAT, 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.

ZONING TABULATION

EXISTING ZONES: B-1, B-3 & R-1B
PROPOSED ZONE: B-1
EXISTING SITE AREA: 188,137 SF OR 4.32 AC

EXISTING R-1B ZONE		44,706 SF	1.03 AC
EXISTING B-3 ZONE		92,031 SF	2.11 AC
EXISTING B-1 ZONE		51,400 SF	1.18 AC
	TOTAL	188,137 SF	4.32 AC

PROPOSED B-1 ZONE		188,137 SF	4.32 AC
	TOTAL	188,137 SF	4.32 AC

PROPOSED B-1:

	REQUIRED	PROVIDED
MAX. BUILDING HT.	55 FT.	±85 FT.*
MIN. YARD REQUIREMENTS:		
FRONT		
WEST BROAD STREET	20 FT. (FROM FACE OF CURB)	±20 FT. (FROM FACE OF CURB)
NORTH WEST STREET	14 FT. (FROM FACE OF CURB)	±16.3 FT. (FROM FACE OF CURB)
PARK AVENUE	14 FT. (FROM FACE OF CURB)	±14.9 FT. (FROM FACE OF CURB)
SIDE		
ADJACENT TO 51-202-016 (R-1B)	20 FT.	±20 FT.
ADJACENT TO 51-202-003 (B-1)	NONE	NONE
REAR	N/A	N/A

* SPECIAL EXCEPTION REQUESTED FOR BUILDING HEIGHT PER ZONING CODE DEFINITION. SEE BUILDING HEIGHT CALCULATION ON SHEET P-0401.

PARKING TABULATION

USE	TOTAL PROPOSED	REQUIRED PARKING RATIO [SEC. 48-1004]		PARKING REQUIRED	PARKING PROVIDED
RESIDENTIAL (APARTMENTS)		SPACE/		SPACES	
STUDIOS	10 UNITS	1.0	UNIT	10	
1 BEDROOM & 1 BEDROOM OFFICE	207 UNITS	1.5	UNIT	311	
2 BEDROOM & 2 BEDROOM OFFICE	105 UNITS	2	UNIT	210	
TOTAL	322 UNITS				
TOTAL				**531**	**408**
AGE RESTRICTED RESIDENTIAL		SPACE/		SPACES	
1 BEDROOM & 1 BEDROOM OFFICE	38 UNITS	1.5	UNIT	57	
2 BEDROOM & 2 BEDROOM OFFICE	34 UNITS	2.0	UNIT	68	
TOTAL	72 UNITS			0	
TOTAL				**125**	**117**
OFFICE		SPACE/	SF	SPACES	
PER OFFICE FLOOR AREA	4946 SF	1	450	11	
TOTAL				**11**	**11**
THEATER		SPACE/	SEAT	SPACES	
FIXED SEATS	800 SEATS	1	4	200	
TOTAL				**200**	**200**
RETAIL/RESTAURANT		SPACE/	SF	SPACES	
RETAIL/RESTAURANT SPACE	58356 SF	1	300	195	
TOTAL				**195**	**299**
OVERALL TOTAL REQUIRED				**1,062**	
			PROVIDED	**1,035**	
			OVERALL REDUCTION REQUESTED		3%

NOTES:
1. RETAIL/RESTAURANT PARKED AT THE SHOPPING CENTER RATE OF 1 SPACE/300 SF.

MAP AMENDMENT

1. RE-ZONING REQUEST FROM B-1, B-3, & R-1 TO B-1.
2. COMPREHENSIVE PLAN - FUTURE LAND USE PLAN MAP AMENDMENT FROM "BUSINESS & "LOW DENSITY RESIDENTIAL" TO "MIXED-USE".

SPECIAL EXCEPTION

1. SPECIAL EXCEPTION REQUESTED FOR AN 85' BUILDING HEIGHT PER SECTION 48-455(2).
2. SPECIAL EXCEPTION REQUESTED FOR MIXED USE REDEVELOPMENT IN B-1 DISTRICT.

WAIVERS REQUEST

1. A WAIVER OF THE 100' DISTANCE FROM A COMMERCIAL ENTRANCE OR EXIT TO AN "R" DISTRICT [SECT. 48-938 (d)]

   • PROPOSED SITE ENTRANCE OFF OF PARK AVENUE WITH A DISTANCE OF 50' TO RESIDENTIAL DISTRICT ACROSS PARK AVENUE.

2. A WAIVER REQUESTED TO REDUCE THE BUFFER DENSITY TO THAT SHOWN ON THE PLAN. [SECT. 48-1183]

   • ALONG THE EASTERN PROPERTY LINE ADJACENT TO RPC #51-202-016. SEE DETAIL SHEET P-0402.

LANDSCAPE NOTES

1. THE PROPOSED LANDSCAPING AREAS WILL BE DESIGNED UTILIZING APPROPRIATE SPECIES, SOILS, AND IRRIGATION MEASURES TO MAXIMIZE THE OPPORTUNITY FOR HEALTHY PLANTINGS.
2. THE APPLICANT WILL WORK WITH THE CITY ARBORIST TO DESIGN A LANDSCAPE PLAN THAT UTILIZES NATIVE TREES, SHRUBS, PERENNIALS AND GRASSES.
3. THE STREETSCAPE DESIGN WILL BE COORDINATED WITH THE CITY'S ARBORIST AT TIME OF SITE PLAN.

LOADING TABULATION

USE	TOTAL REQUIRED
RESIDENTIAL	0
OFFICE	1
THEATER	1
SHOPPING CENTER	2
TOTAL REQUIRED	*4*
TOTAL PROVIDED	**6**

PARKING PROVIDED

GARAGE LEVEL	SPACES PER LEVEL
1A - MEZZANINE	60
1 - SURFACE LEVEL	61
P0	307
P1- UNDERGROUND	312
P2- UNDERGROUND	295
TOTAL	**1035**

INCLUDES MINIMUM 21 ACCESSIBLE SPACES (4 VAN ACCESSIBLE)

NOTES:

1. ALL PARKING PROVIDED WITHIN BUILDING LIMITS. SEE ARCHITECTURAL PLANS FOR LOCATIONS, DIMENSIONS, ETC.
2. 3% PARKING REDUCTION REQUESTED.

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P-0305 CERTIFIED SURVEY PLAT
P-0401 CONCEPTUAL DEVELOPMENT PLAN
P-0402 CONCEPTUAL STREETSCAPE PLAN

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SCALE: NONE
DATE: 01/09/2014, REV. 07/07/2014, REV. 08/28/2014, 12/15/2014, 01/29/2015 SUB 02, 4/8/2015 SUB 04; 7/24/2015 SUB 06; 11/12/2015 SUB07; 12/09/2015 SUB08; 4/5/2017 REV01; 6/6/2018 REV01
DRAWN: AA, BS
CHECKED: KW

COMMONWEALTH OF VIRGINIA
KAREN L. S. WHITE
Lic. No.041850
6/6/18
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

COVER SHEET

FOUNDERS ROW

CITY OF FALLS CHURCH, VIRGINIA

SHEET: **P-0101**

SANITARY AS-BUILT DATA

SMH 70		
MANHOLE TOP =		340.45
8"INV IN (NORTH)=		331.86
8"INV OUT (SMH 69)=		331.76
SMH 69		
MANHOLE TOP =		337.00 **
8"INV IN (SMH 70)=		327.30 **
8"INV IN (NORTH)=		326.25 **
8"INV OUT (SMH 86)=		326.25 **
10"INV OUT (WEST)=		326.11 **
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

SMH 86		
MANHOLE TOP =		333.90
8"INV IN (WEST)=		325.20
8"INV IN (SMH 69)=		324.92
8"INV OUT (SMH 1101)=		324.86
SMH 198		
MANHOLE TOP =		337.17
8"INV OUT (SMH 197)=		329.99 **
SMH 197		
MANHOLE TOP =		330.79
8"INV IN (SMH 198)=		324.65
8"INV OUT (SMH 196)=		324.65

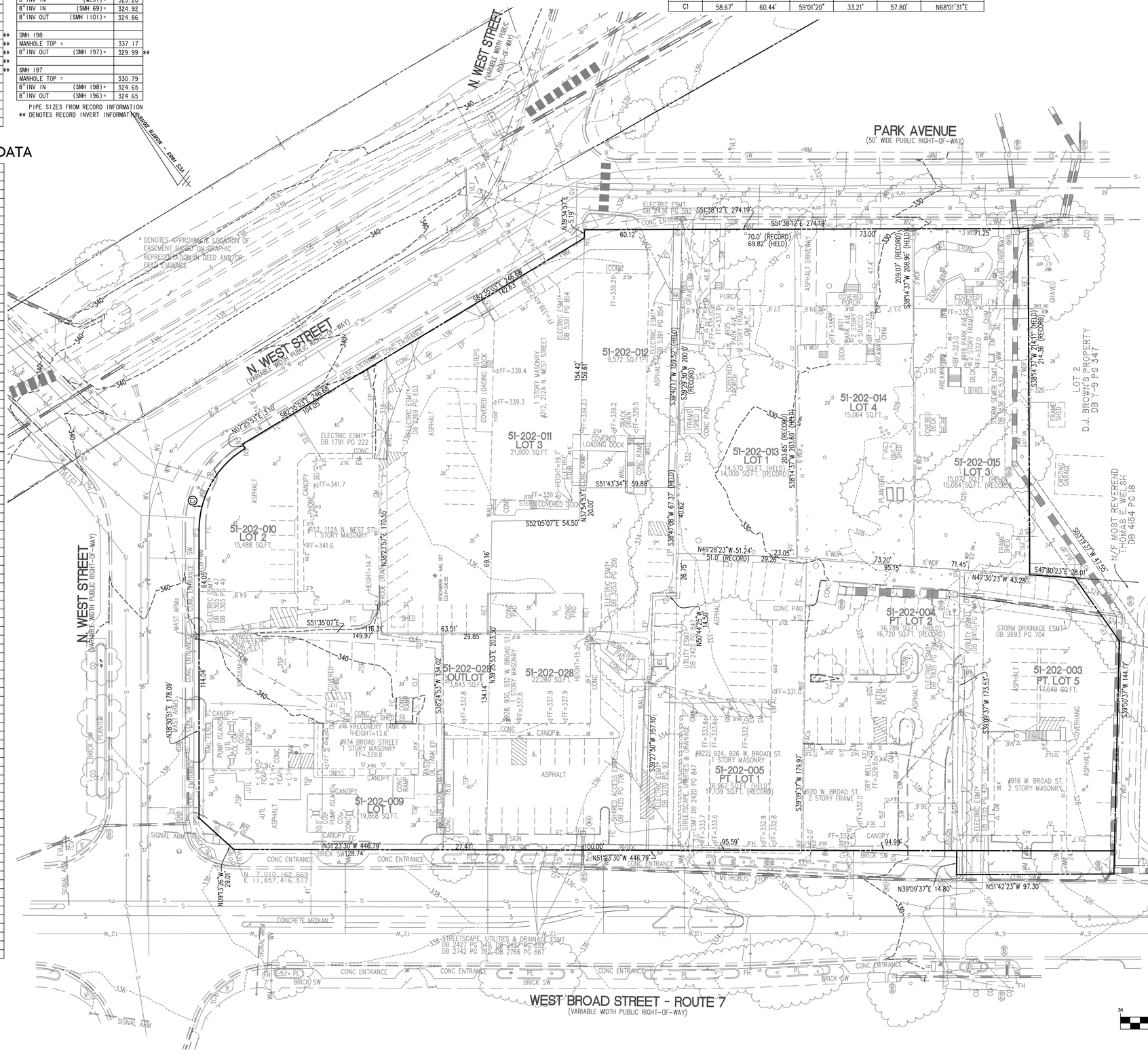
PIPE SIZES FROM RECORD INFORMATION
** DENOTES RECORD INVERT INFORMATION

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 2798		
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

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	58.67'	60.44'	59°01'20"	33.21'	57.80'	N68°01'31"E



LEGEND

- AC ..... AIR CONDITIONER
- B ..... BENCH
- BF ..... BASEMENT/LOWER FLOOR ELEVATION
- CHIM ..... CHIMNEY
- CLF ..... CHAINLINK FENCE
- CO ..... CLEANOUT
- COL ..... COLUMN
- CONC ..... CONCRETE
- DB ..... DEED BOOK
- DW ..... DRIVEWAY
- EM ..... ELECTRIC METER
- EP ..... EDGE OF PAVEMENT
- ESMT ..... EASEMENT
- EVLT ..... ELECTRIC VAULT
- FC ..... HEADER CURB
- FCAP ..... FILLER CAP
- FF ..... FIRST/FINISH FLOOR ELEVATION
- GM ..... GAS METER
- GMP ..... GAS MARKER POST
- GV ..... GAS VALVE
- HC ..... HANDICAPPED RAMP
- INV ..... INVERT
- IPF ..... IRON PIN FOUND (PROPERTY CORNER)
- IPS ..... IRON PIN SET (PROPERTY CORNER)
- MW ..... MONITORING WELL
- N/F ..... NOW OR FORMERLY
- NS ..... NAIL SET (PROPERTY CORNER)
- PG ..... PAGE
- PL ..... PLANTER
- RET ..... RETAINING WALL
- SD ..... STORM SEWER STRUCTURE
- SMH ..... SANITARY SEWER STRUCTURE
- SQ.FT ..... SQUARE FEETN
- SW ..... SIDEWALK
- TCV ..... TRAFFIC CONTROL VAULT
- TRLP ..... TRAFFIC LIGHT/SIGNAL POLE
- TSP ..... TEST PIT
- TVLT ..... TELECOMMUNICATIONS VAULT
- UTL ..... UTILITY ACCESS COVER
- WDF ..... WOODEN FENCE
- WM ..... WATER METER
- WV ..... WATER VALVE
- WW ..... WINDOW WELL
- ..... FIRE HYDRANT
- ..... DOORWAY/ENTRANCE
- ..... UTILITY POLE
- ..... LIGHT POLE
- ..... TELECOMMUNICATIONS PEDESTAL
- X ..... FENCE
- ..... GUY WIRE
- ..... OVERHEAD WIRES
- E ..... UNDERGROUND ELECTRIC LINE
- G ..... UNDERGROUND GAS LINE
- S ..... UNDERGROUND SANITARY LINE
- SL ..... UNDERGROUND SANITARY LATERAL LINE
- T ..... UNDERGROUND TELECOMMUNICATIONS LINE
- W ..... UNDERGROUND WATER LINE
- ..... TREE
- ..... LIMITS OF TREE CANOPY/VEGETATION
- ..... CURB AND GUTTER
- ..... BOLLARD
- E ..... ELECTRIC TRANSFORMER
- 123 ..... SPOT ELEVATION
- ..... SIGN
- E ..... ELECTRIC MANHOLE
- T ..... TELECOMMUNICATIONS MANHOLE
- ..... PRIVATE MAILBOX
- ..... RESERVED FOR HANDICAP

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SCALE: 1" = 30'

COMMONWEALTH OF VIRGINIA — KAREN L. S. WHITE — Lic. No. 041850 — 6/6/18 — PROFESSIONAL ENGINEER

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

EXISTING CONDITIONS

FOUNDERS ROW

CITY OF FALLS CHURCH, VIRGINIA

File No. CC-8 Tax Map No. 40-4 Job No. 07-023 Cadd Dwg. File: Q:\sdskproj\07023\dwg\Planning\Special Exception\07023P-0301.dwg Xref: DIR\Q:\sdskproj\07023\dwg\Planning\Special Exception\07023B-0000

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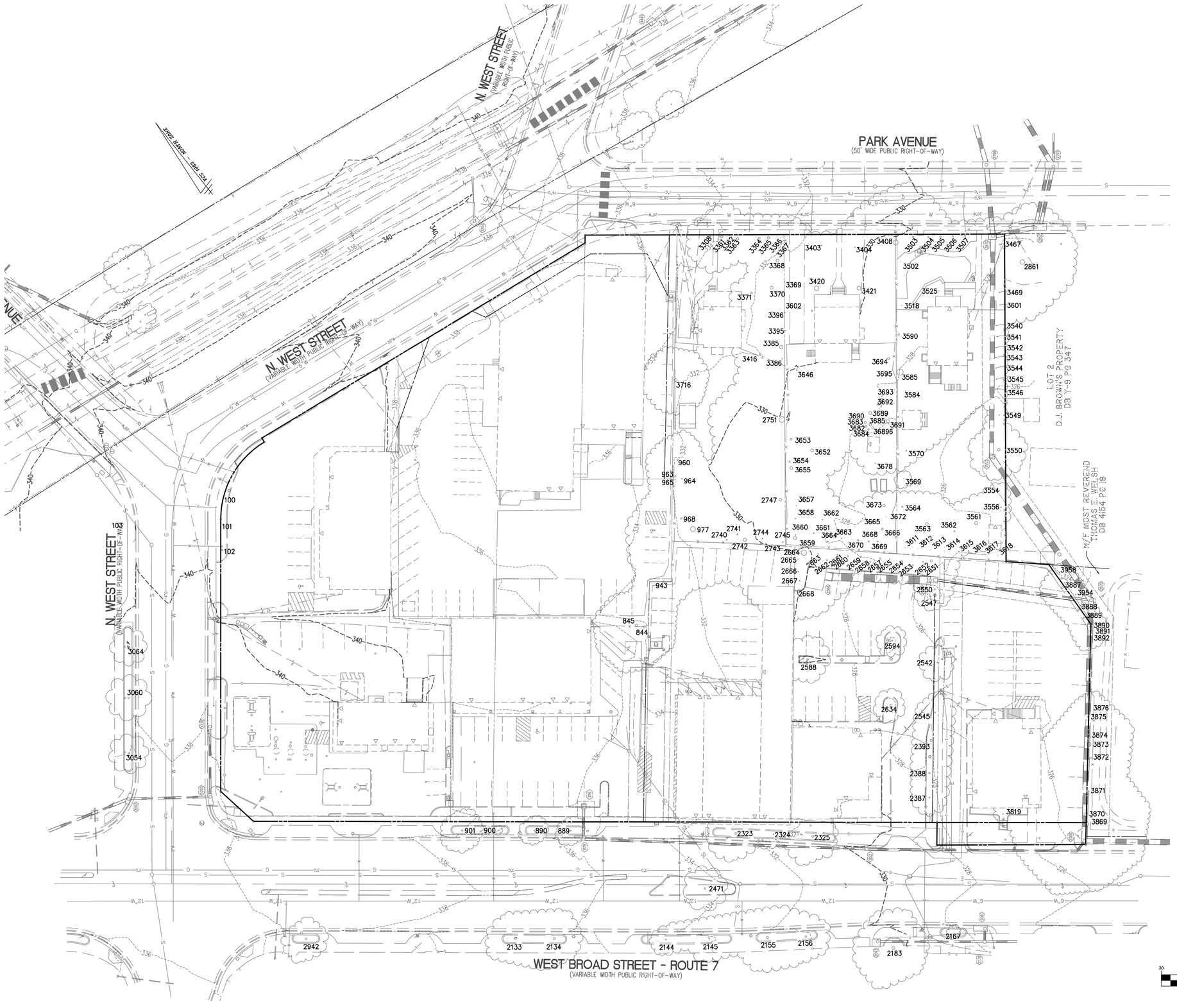

LEGEND

AC	AIR CONDITIONER
B	BENCH
BF	BASEMENT/LOWER FLOOR ELEVATION
CHIM	CHIMNEY
CLF	CHAINLINK FENCE
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE
DB	DEED BOOK
DW	DRIVEWAY
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EVLT	ELECTRIC VAULT
FC	HEADER CURB
FCAP	FILLER CAP
FF	FIRST/FINISH FLOOR ELEVATION
GM	GAS METER
GMP	GAS MARKER POST
GV	GAS VALVE
HC	HANDICAPPED RAMP
INV	INVERT
IPF	IRON PIN FOUND (PROPERTY CORNER)
IPS	IRON PIN SET (PROPERTY CORNER)
MW	MONITORING WELL
N/F	NOW OR FORMERLY
NS	NAIL SET (PROPERTY CORNER)
PG	PAGE
PL	PLANTER
RET	RETAINING WALL
SD (123)	STORM SEWER STRUCTURE
SMH (123)	SANITARY SEWER STRUCTURE
SQ.FT	SQUARE FEETN
SW	SIDEWALK
TCV	TRAFFIC CONTROL VAULT
TRLP	TRAFFIC LIGHT/SIGNAL POLE
TSP	TEST PIT
TVLT	TELECOMMUNICATIONS VAULT
UTL	UTILITY ACCESS COVER
WDF	WOODEN FENCE
WM	WATER METER
WV	WATER VALVE
WW	WINDOW WELL
◇	FIRE HYDRANT
△	DOORWAY/ENTRANCE
ø	UTILITY POLE
☼	LIGHT POLE
T	TELECOMMUNICATIONS PEDESTAL
—X—	FENCE
——	GUY WIRE
—/—	OVERHEAD WIRES
—E—	UNDERGROUND ELECTRIC LINE
—G—	UNDERGROUND GAS LINE
—S—	UNDERGROUND SANITARY LINE
—SL—	UNDERGROUND SANITARY LATERAL LINE
—T—	UNDERGROUND TELECOMMUNICATIONS LINE
—W—	UNDERGROUND WATER LINE
⊙ ○	TREE
~~	LIMITS OF TREE CANOPY/VEGETATION
═══	CURB AND GUTTER
●	BOLLARD
E	ELECTRIC TRANSFORMER
123	SPOT ELEVATION
◇	SIGN
E	ELECTRIC MANHOLE
T	TELECOMMUNICATIONS MANHOLE
✉	PRIVATE MAILBOX
♿	RESERVED FOR HANDICAP

NO CHANGES WITH SPECIAL EXCEPTION AMENDMENT

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

SCALE: 1" = 30'

DATE: 01/09/2014, REV. 07/07/2014, REV. 08/28/2014, 12/15/2014, 01/29/2015 SUB 02, 4/8/2015 SUB 04, 7/24/2015 SUB 06, 11/12/2015 SUB07, 12/09/2015 SUB08, 4/5/2017 REV01, 6/6/2018 REV01

DRAWN: AA, BS

CHECKED: KW

COMMONWEALTH OF VIRGINIA
KAREN L. S. WHITE
Lic. No.041850
6/6/18
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

TREE SURVEY

FOUNDERS ROW

CITY OF FALLS CHURCH, VIRGINIA

File No. CC-8 Tax Map No. 40-4 Job No. 07-023 Cadd Dwg. File: Q:\sdskproj\07023\dwg\Planning\Special Exception\07023P-0302.dwg Xref: DIR\Q:\sdskproj\07023\dwg\Planning\Special Exception\07023B-0000

SHEET: P-0302

Tree Inventory - West and Broad St. - Falls Church, VA

Tree Survey Information Completed by Walter Phillips, Inc - Arborist Ben Schitter- ISA # MA-5385A   #07-023   30 July 2013, 18 December 2014

Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition%	Removal	Tree Protection Fence/ Super Silt Fence	Root Prune	Remove Vines	Hand Removal/ Selective Removal	Notes
							Activities					
100	Lagerstroemia indica	Crape Myrtle	12	12'	80%	56%	X					Multi-stem
101	Lagerstroemia indica	Crape Myrtle	11	11'	80%	56%	X					Multi-stem
102	Lagerstroemia indica	Crape Myrtle	13	13'	80%	56%	X					Multi-stem
103	Platanus hybrida x acerifolia	London plane tree	19	19'	80%	56%						Offsite street tree, Multi-stem
844	Acer Rubrum	Red maple	16	16'	80%	50%	X					
845	Morus rubra	Red mulberry	21	21'	40%	47%	X					
889	Quercus rubra	Northern red oak	8	8'	85%	44%	X					
890	Quercus rubra	Northern red oak	10	10'	85%	53%	X					
900	Quercus rubra	Northern red oak	9	9'	85%	53%	X					Girdled roots
901	Quercus rubra	Northern red oak	12	12'	85%	53%	X					Girdled roots; deadwood
943	Acer Rubrum	Red maple	12	12'	80%	44%	X					grown into fence; girdled roots
960	Prunus serotina	Black cherry	12	12'	65%	47%	X					
963	Morus rubra	Red mulberry	12	12'	40%	44%	X					grown into fence
964	Prunus serotina	Black cherry	8	8'	65%	47%	X					Vines
965	Morus rubra	Red mulberry	4	8'	40%	44%	X					grown into fence
2133	Quercus rubra	Northern red oak	17	17'	85%	50%						Offsite street tree, Girdled roots
2134	Quercus rubra	Northern red oak	18	18'	85%	53%						Offsite street tree, Girdled roots
2144	Quercus rubra	Northern red oak	8	8'	85%	44%						Offsite street tree, Girdled rts; deadwood
2145	Quercus rubra	Northern red oak	13	13'	85%	53%						Offsite street tree, Girdled roots
2155	Quercus rubra	Northern red oak	19	19'	85%	47%						Offsite street tree, Girdled rts; deadwood
2156	Quercus rubra	Northern red oak	13	13'	85%	50%						Offsite street tree, Girdled roots
2167	Platanus hybrida x acerifolia	London plane tree	2	8'	80%	56%	X					Offsite street tree
2183	Quercus phellos	Willow oak	26	26'	80%	53%	X					Offsite street tree
2323	Quercus rubra	Northern red oak	15	15'	85%	53%	X					Girdled roots
2324	Quercus rubra	Northern red oak	9	9'	85%	53%	X					Girdled roots
2325	Quercus rubra	Northern red oak	17	17'	85%	53%	X					Girdled roots
2387	Quercus rubra	Northern red oak	9	9'	85%	53%	X					
2388	Gleditsia triacanthos	Honeylocust	13	13'	70%	50%	X					deadwood
2393	x Cupressocyparis leylandii	Leyland cypress	18	18'	40%	50%	X					vines
2471	Quercus rubra	Northern red oak	13	13'	85%	53%	X					Offsite street tree, Girdled roots
2542	Gleditsia triacanthos	Honeylocust	9	9'	70%	47%	X					Girdled roots; deadwood
2545	Gleditsia triacanthos	Honeylocust	10	10'	70%	50%	X					Girdled roots; deadwood
2547	Albizia julibrissin	Mimosa	5	8'	30%	41%	X					Split trunk; grirdled roots
2550	Gleditsia triacanthos	Honeylocust	10	10'	70%	50%	X					Girdled roots; deadwood
2588	Gleditsia triacanthos	Honeylocust	13	13'	70%	50%	X					Girdled roots
2594	Gleditsia triacanthos	Honeylocust	7	8'	70%	50%	X					Girdled roots
2634	Gleditsia triacanthos	Honeylocust	8	8'	70%	50%	X					Girdled roots
2651	Malus spp.	Crabapple	16	16'	70%	47%	X					Vines
2652	Ilex x Nellie Stevens	Nellie Stevens holly	8	8'	80%	50%	X					Multi-stem
2653	Ilex x Nellie Stevens	Nellie Stevens holly	9	9'	80%	50%	X					Multi-stem
2654	Ilex x Nellie Stevens	Nellie Stevens holly	11	11'	80%	50%	X					Multi-stem
2655	Quercus rubra	Northern red oak	7	8'	85%	53%	X					deadwood
2657	Ilex x Nellie Stevens	Nellie Stevens holly	12	12'	80%	50%	X					Multi-stem
2658	Ilex x Nellie Stevens	Nellie Stevens holly	8	8'	80%	50%	X					Multi-stem
2659	Ilex x Nellie Stevens	Nellie Stevens holly	8	8'	80%	50%	X					Multi-stem
2660	Quercus rubra	Northern red oak	12	12'	85%	53%	X					Deadwood
2661	Ilex x Nellie Stevens	Nellie Stevens holly	10	10'	80%	50%	X					Multi-stem
2662	Ilex x Nellie Stevens	Nellie Stevens holly	10	10'	80%	50%	X					Multi-stem
2663	Ilex x Nellie Stevens	Nellie Stevens holly	8	8'	80%	50%	X					Multi-stem
2664	Quercus palustris	Pin oak	42	63'	80%	53%	X					Vines; deadwood
2665	x Cupressocyparis leylandii	Leyland cypress	5	8'	40%	47%	X					
2666	x Cupressocyparis leylandii	Leyland cypress	7	8'	40%	47%	X					
2667	x Cupressocyparis leylandii	Leyland cypress	8	8'	40%	47%	X					
2668	x Cupressocyparis leylandii	Leyland cypress	4	8'	40%	47%	X					
2739	Juglans nigra	Black walnut	40	60'	80%	50%	X					Vines
2740	Juglans nigra	Black walnut	10	10'	80%	47%	X					Vines
2741	Juglans nigra	Black walnut	12	12'	80%	53%	X					Vines
2742	Juglans nigra	Black walnut	26	26'	80%	47%	X					Vines
2743	Acer negundo	Boxelder	14	14'	50%	44%	X					Vines; deadwood

Tree Inventory - West and Broad St. - Falls Church, VA

Tree Survey Information Completed by Walter Phillips, Inc - Arborist Ben Schitter- ISA # MA-5385A   #07-023   30 July 2013, 18 December 2014

Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition%	Removal	Tree Protection Fence/ Super Silt Fence	Root Prune	Remove Vines	Hand Removal/ Selective Removal	Notes
							Activities					
2744	Acer negundo	Boxelder	7	8'	50%	44%	X					Vines
2745	Prunus serotina	Black cherry	7	8'	65%	50%	X					Vines
2747	Morus rubra	Red mulberry	21	21'	40%	53%	X					Twin; deadwood; vines
2751	Morus rubra	Red mulberry	45	68'	40%	44%	X					Twin; deadwood; vines
2861	Quercus palustris	Pin oak	36	54'	80%	47%		X	X			offsite
2942	Quercus rubra	Northern red oak	12	12'	85%	53%						Offsite street tree, girdled roots
3054	Quercus rubra	Northern red oak	10	10'	85%	56%						Offsite street tree, girdled roots
3060	Quercus rubra	Northern red oak	12	12'	85%	56%						Offsite street tree
3064	Quercus rubra	Northern red oak	10	10'	85%	56%						Offsite street tree
3308	Juniperus virginiana	Eastern redcedar	14	14'	85%	47%	X					deadwood
3361	Juniperus virginiana	Eastern redcedar	18	18'	85%	50%	X					deadwood; vines
3362	Juniperus virginiana	Eastern redcedar	15	15'	85%	50%	X					deadwood; vines
3363	Juniperus virginiana	Eastern redcedar	19	19'	85%	50%	X					deadwood; vines
3364	Juniperus virginiana	Eastern redcedar	15	15'	85%	50%	X					deadwood; vines
3365	Juniperus virginiana	Eastern redcedar	18	18'	85%	50%	X					deadwood; vines
3366	Quercus rubra	Northern red oak	3	8'	85%	47%	X					lean
3367	Acer platanoides	Norway maple	17	17'	30%	50%	X					triple trunk
3368	Acer platanoides	Norway maple	23	23'	30%	50%	X					multi-stem (4)
3369	Acer platanoides	Norway maple	6	8'	30%	50%	X					deadwood
3370	Prunus serotina	Black cherry	24	24'	65%	47%	X					deadwood
3371	Ilex opaca	American holly	14	14'	85%	56%	X					vines
3385	Catalpa speciosa	Northern catalpa	27	27'	60%	53%	X					Multi-stem (6); vines
3386	Acer platanoides	Norway maple	6	8'	30%	53%	X					
3395	Acer platanoides	Norway maple	7	8'	30%	50%	X					deadwood
3396	Acer platanoides	Norway maple	9	9'	30%	53%	X					deadwood
3403	Pinus nigra	Austrian pine	8	8'	70%	56%	X					
3404	Pinus nigra	Austrian pine	6	8'	70%	56%	X					
3408	Quercus palustris	Pin oak	40	60'	80%	50%	X					vines
3416	Malus spp.	Crabapple	12	12'	70%	47%	X					vines
3420	Juniperus virginiana	Eastern redcedar	37	56'	85%	50%	X					twin; deadwood
3421	Juniperus virginiana	Eastern redcedar	31	47'	85%	44%	X					deadwood
3467	Lagerstroemia indica	Crape Myrtle	10	10'	80%	56%	X					multi-stem (4)
3469	Prunus caroliniana	Carolina laurelcherry	5	8'	0%	50%	X					
3502	Prunus spp.	Ornamental Cherry	2	8'	70%	53%	X					
3503	Lagerstroemia indica	Crape Myrtle	12	12'	80%	56%	X					multi-stem (4)
3504	Lagerstroemia indica	Crape Myrtle	12	12'	80%	56%	X					multi-stem (4)
3505	Lagerstroemia indica	Crape Myrtle	12	12'	80%	56%	X					multi-stem (4)
3506	Lagerstroemia indica	Crape Myrtle	12	12'	80%	56%	X					multi-stem (4)
3507	Lagerstroemia indica	Crape Myrtle	12	12'	80%	56%	X					multi-stem (4)
3518	Juniperus virginiana	Eastern redcedar	3	8'	85%	47%	X					lean
3525	Acer palmatum	Japanese maple	4	8'	80%	50%	X					twin
3540	x Cupressocyparis leylandii	Leyland cypress	6	8'	40%	59%	X					
3541	x Cupressocyparis leylandii	Leyland cypress	6	8'	40%	59%	X					
3542	x Cupressocyparis leylandii	Leyland cypress	6	8'	40%	59%	X					
3543	x Cupressocyparis leylandii	Leyland cypress	6	8'	40%	59%	X					
3544	x Cupressocyparis leylandii	Leyland cypress	6	8'	40%	59%	X					
3545	x Cupressocyparis leylandii	Leyland cypress	6	8'	40%	59%	X					
3546	x Cupressocyparis leylandii	Leyland cypress	6	8'	40%	59%	X					
3549	Magnolia Spp.	Magnolia	5	8'	NONE	56%	X					
3550	Diospyros virginiana	Common persimmon	20	20'	85%	56%	X					
3554	Cornus Spp.	Dogwood	3	8'	NONE	59%	X					
3556	Lagerstroemia indica	Crape Myrtle	6	8'	80%	59%	X					twin
3561	Betula nigra	River birch	26	26'	80%	59%	X					Triple trunk
3562	Lagerstroemia indica	Crape Myrtle	10	10'	80%	53%	X					Multi-Stem
3563	Betula nigra	River birch	22	22'	80%	59%	X					Triple trunk
3564	Lagerstroemia indica	Crape Myrtle	10	10'	80%	56%	X					Multi-Stem
3569	Prunus spp.	Ornamental Cherry	3	8'	70%	59%	X					
3570	Betula nigra	River birch	9	9'	80%	56%	X					
3584	Cornus florida	Flowering dogwood	6	8'	80%	56%	X					

NO CHANGES WITH SPECIAL EXCEPTION AMENDMENT

TREE INVENTORY

FOUNDERS ROW

CITY OF FALLS CHURCH, VIRGINIA

WALTER L. PHILLIPS INCORPORATED
ESTABLISHED 1945
Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
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SCALE: NONE | DRAWN: AA, BS | CHECKED: KW

COMMONWEALTH OF VIRGINIA
KAREN L. S. WHITE
Lic. No.041850
6/ 6 /18
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

NO CHANGES WITH SPECIAL EXCEPTION AMENDMENT

Tree Inventory - West and Broad St. - Falls Church, VA

Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition%	Removal	Activities: Tree Protection Fence/ Super Silt Fence	Activities: Root Prune	Activities: Remove Vines	Activities: Hand Removal/ Selective Removal	Notes
Tree Survey Information Completed by Walter Phillips, Inc - Arborist Ben Schitter- ISA # MA-5385A #07-023 30 July 2013, 18 December 2014												
3585	Acer saccharinum	Silver maple	50	75'	60%	47%	X					signs of decay, twin, deadwood
3590	Acer negundo	Boxelder	13	13'	50%	47%	X					lean
3600	Prunus spp.	Ornamental Cherry	3	8'	70%	56%	X					
3601	Juniperus virginiana	Eastern redcedar	6	8'	85%	47%	X					
3602	Acer platanoides	Norway maple	4	8'	30%	53%	X					lean
3646	dead	Dead	10	0'	0%	0%	X					
3652	Juglans nigra	Black walnut	23	23'	80%	53%	X					
3653	dead	Dead	14	0'	0%	0%	X					
3654	Morus rubra	Red mulberry	9	9'	40%	47%	X					
3655	Morus rubra	Red mulberry	22	22'	40%	47%	X					
3657	Pinus strobus	Eastern white pine	3	8'	75%	56%	X					
3658	Ligustrum amurense	Amur privet	7	8'	0%	50%	X					
3659	Morus rubra	Red mulberry	24	24'	40%	47%	X					Vines
3660	Morus rubra	Red mulberry	6	8'	40%	47%	X					Vines
3661	Ilex opaca	American holly	7	8'	85%	50%	X					Multi-stem
3662	Malus spp.	Crabapple	6	8'	70%	53%	X					deadwood
3663	Chamaecyparis obtusa	Hinoki falsecypress	6	8'	80%	56%	X					deadwood
3664	x Cupressocyparis leylandii	Leyland cypress	10	10'	40%	50%	X					deadwood
3665	Malus spp.	Crabapple	8	8'	70%	53%	X					deadwood
3666	Catalpa speciosa	Northern catalpa	15	15'	60%	50%	X					lean
3668	x Cupressocyparis leylandii	Leyland cypress	11	11'	40%	50%	X					deadwood
3669	x Cupressocyparis leylandii	Leyland cypress	10	10'	40%	50%	X					deadwood
3670	x Cupressocyparis leylandii	Leyland cypress	12	12'	40%	50%	X					deadwood
3672	Juniperus spp.	Juniper	3	8'	0%	44%	X					
3673	Ilex opaca	American holly	18	18'	85%	53%	X					
3678	Cercis canadensis	Eastern redbud	5	8'	85%	56%	X					deadwood
3682	Juglans nigra	Black walnut	16	16'	80%	50%	X					vines
3683	Juglans nigra	Black walnut	18	18'	80%	50%	X					vines
3684	Juglans nigra	Black walnut	13	13'	80%	47%	X					vines
3685	Juglans nigra	Black walnut	19	19'	80%	47%	X					vines
3686	Morus rubra	Red mulberry	18	18'	40%	44%	X					vines
3689	Juglans nigra	Black walnut	25	25'	80%	47%	X					twin; vines
3690	Ilex opaca	American holly	3	8'	85%	50%	X					
3691	Morus rubra	Red mulberry	26	26'	40%	50%	X					
3692	Cercis canadensis	Eastern redbud	3	8'	85%	53%	X					
3693	Cercis canadensis	Eastern redbud	3	8'	85%	53%	X					
3694	Prunus serotina	Black cherry	18	18'	65%	50%	X					
3695	Ilex cornuta	Chinese holly	2	8'	0%	50%	X					
3716	Morus rubra	Red mulberry	22	22'	40%	44%	X					twin; deadwood
3819	Cornus florida	Flowering dogwood	6	8'	80%	56%	X					
3869	Ulmus americana	American elm	34	51'	65%	53%	X					Co-Dominant, Girdled Roots
3870	Ulmus americana	American elm	30	45'	65%	53%	X					Co-Dominant, Girdled Roots
3871	Morus rubra	Red mulberry	8	8'	40%	53%	X					lean

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COMMONWEALTH OF VIRGINIA — KAREN L. S. WHITE Lic. No.041850 — 6/6/18 — PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	REV.' BY	APPROVED

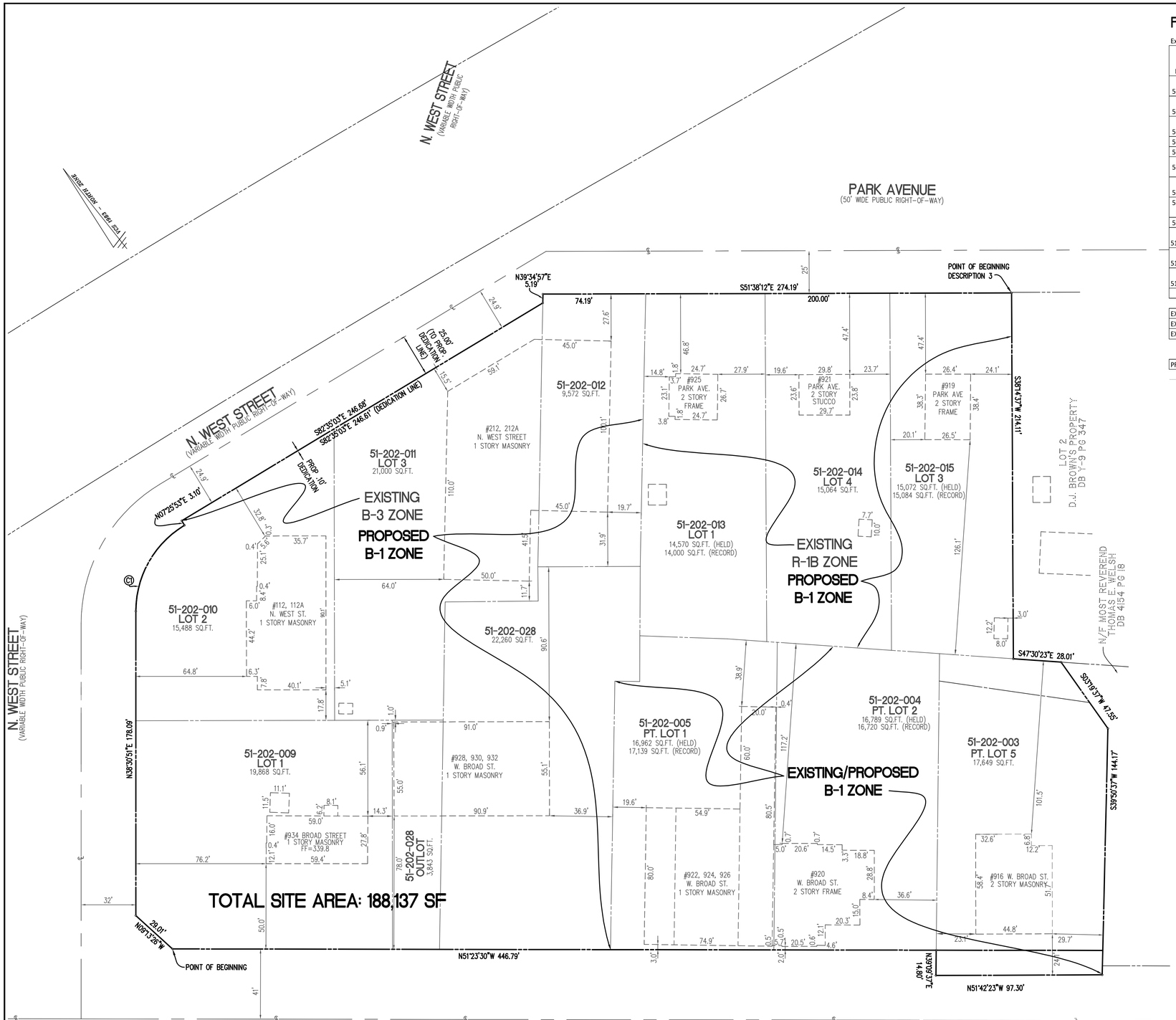
REVISION APPROVED BY

SCALE: NONE

TREE INVENTORY

FOUNDERS ROW

CITY OF FALLS CHURCH, VIRGINIA



PARCEL SUMMARY

Existing Lots

PARCEL #	ADDRESS	RPC #	SQUARE FOOTAGE	ACRES	EXISTING ZONE	PROPOSED ZONE	EXISTING LAND USE DESIGNATION	PROPOSED LAND USE DESIGNATION
51-202-015	919 PARK AVENUE	51-202-015	15,072	0.35	R-1B	B-1	LOW DENSITY RESIDENTIAL	
51-202-014	921 PARK AVENUE	51-202-014	15,064	0.35	R-1B	B-1	LOW DENSITY RESIDENTIAL	
51-202-013	925 PARK AVENUE	51-202-013	14,570	0.33	R-1B	B-1	LOW DENSITY RESIDENTIAL	
51-202-012	212, 212A NORTH	51-202-012	9,572	0.22	B-3	B-1	BUSINESS	
51-202-011	WEST STREET	51-202-011	21,000	0.48	B-3	B-1	BUSINESS	
51-202-010	112,112A NORTH WEST STREET	51-202-010	15,488	0.36	B-3	B-1	BUSINESS	
51-202-009	934 WEST BROAD STREET	51-202-009	19,868	0.46	B-3	B-1	BUSINESS	
51-202-028 OUTLOT	928, 930, 932 WEST BROAD STREET,	51-202-028	3,843	0.09	B-3	B-1	BUSINESS	
51-202-028	OUTLOT	51-202-028	22,260	0.51	B-3	B-1	BUSINESS	
51-202-005	922, 924, 926 WEST BROAD STREET	51-202-005	16,962	0.39	B-1	B-1	BUSINESS	
51-202-004	920 WEST BROAD STREET	51-202-004	16,789	0.39	B-1	B-1	BUSINESS	
51-202-003	916 WEST BROAD STREET	51-202-003	17,649	0.41	B-1	B-1	BUSINESS	
TOTAL			188,137	4.32				

EXISTING R-1B ZONE	44,706 SF	1.03 AC
EXISTING B-3 ZONE	92,031 SF	2.11 AC
EXISTING B-1 ZONE	51,400 SF	1.18 AC
TOTAL	188,137 SF	4.32 AC

PROPOSED B-1 ZONE	188,137 SF	4.32 AC
TOTAL	188,137 SF	4.32 AC

NO CHANGES WITH SPECIAL EXCEPTION AMENDMENT

DESCRIPTION

DESCRIPTION OF THE COMBINED AREA OF PROPERTIES IN THE CITY OF FALLS CHURCH, VIRGINIA, PROPOSED TO BE REZONED TO B-1:

"BEGINNING AT A POINT AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF NORTH WEST STREET, WITH THE NORTH RIGHT-OF-WAY LINE OF WEST BROAD STREET – ROUTE 7; THENCE WITH THE EAST RIGHT-OR-WAY LINE OF NORTH WEST STREET, N 09° 13' 26" W, 29.01 FEET TO A POINT; THENCE N 38° 30' 51" E, 178.09 FEET TO A POINT; THENCE 60.44 FEET WITH THE ARC OF A CURVE BEARING TO THE RIGHT AND HAVING A RADIUS OF 58.67 FEET (TANGENT LENGTH 33.21 FEET, CHORD LENGTH 57.80 FEET, CHORD BEARING N 68° 01' 31" E) TO A POINT; THENCE N 07° 25' 53" E, 3.10 FEET TO A POINT; THENCE S 82° 35' 03" E, 246.68 FEET TO A POINT; THENCE N 39° 34' 57" E, 5.19 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF PARK STREET; THENCE WITH THE SOUTH RIGHT-OF-WAY LINE OF PARK STREET, S 51° 38' 12" E, 274.19 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF D.J. BROWN'S PROPERTY – LOT 2; THENCE WITH LOT 2, S 38° 14' 37" W, 214.11 FEET TO A POINT; THENCE S 47° 30' 23" E, 28.01 FEET TO A POINT, SAID POINT BEING A CORNER OF NOW-OR-FORMERLY MOST REVEREND THOMAS E. WELSH; THENCE WITH NOW-OR-FORMERLY MOST REVEREND THOMAS E. WELSH, S 03° 19' 37" W, 47.55 FEET TO A POINT; THENCE S 39° 50' 37" W, 144.17 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF WEST BROAD STREET – ROUTE 7; THENCE WITH THE NORTH RIGHT-OF-WAY LINE OF WEST BROAD STREET – ROUTE 7, N 51° 42' 23" W, 97.30 FEET TO A POINT; THENCE N 39° 09' 37" E, 14.80 FEET TO A POINT; THENCE N 51° 23' 30" W, 446.79 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 188,137 SQUARE FEET, OR 4.3190 ACRES, MORE OR LESS."

WALTER L. PHILLIPS INCORPORATED
ESTABLISHED 1945
Engineers • Surveyors • Planners
Landscape Architects • Arborists
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FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
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DRAWN: AA, BS | CHECKED: KW

DATE: 01/09/2014, REV: 07/07/2014, REV: 08/08/2014, 12/15/2014, 01/09/2015 SUB #2, 4/6/2015 SUB #4, 7/24/2015 SUB #5 & 11/12/2015 SUB #7, 12/8/2015 SUB #8, 4/5/2017 REVR: 6/6/2018 REVR

SCALE: 1" = 30'

KAREN L. S. WHITE
Lic. No.041850
6/6/18

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED

CERTIFIED SURVEY PLAT

FOUNDERS ROW

CITY OF FALLS CHURCH, VIRGINIA

File No. CC-8 | Tax Map No. 40-4 | Job No. 07-023 | Cadd Dwg. File: Q:\sdskproj\07023\dwg\Planning\Special Exception\07023P-0305.dwg | Xref: DIR\Q:\sdskproj\07023\dwg\Planning\Special Exception\07023B-0000

SHEET: P-0305

AVERAGE GRADE		
	EX.	PROP.
1	337.80	337.10
2	328.72	329.10
3	325.10	326.00
4	338.91	338.30
5	341.26	341.50
TOTAL	334.36	334.40

LOWEST AVE. GRADE = 334.36'

MAX. HT= 334.36 + 55 = 389.36
PROP. HT= 341.5' + 74.67' = 418'
418' - 334.36' = 83.64' BLDG. HT.
SPECIAL EXCEPTION REQUESTED FOR 85' BLDG HT

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

LEGEND

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP.
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
	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	
c	PLUG	c
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
	LIMITS OF CLEARING AND GRADING	
	TRASH/RECYCLING RECEPTACLES	
	BENCH	
	BUS SHELTER	
	BOLLARD	

*TRAIL DESIGN TO BE FINALIZED WITH NORTHERN VIRGINIA REGIONAL PARK AUTHORITY (NVPRA)

* DENOTES APPROXIMATE LOCATION OF EASEMENT BASED ON GRAPHIC REPRESENTATION IN DEED AND/OR FIELD EVIDENCE

N. WEST STREET (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
GROVE AVENUE (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
PARK AVENUE (50' WIDE PUBLIC RIGHT-OF-WAY)
WEST BROAD STREET - ROUTE 7 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
FOUNDERS AVE.
EX. STORM INLET TO REMAIN
PROP. CG-6 CURB & GUTTER
PROP. 6' SIDEWALK
EX. PARKING LANE
RELOCATED 6' SIDEWALK
PROP. TRAIL RELOCATION
RELOCATE EX. RAMP
EX. CROSSWALK TO BE REMOVED
RELOCATION OF TRAIL AND CROSSWALK*
RELOCATE EX. CROSSWALK & STOP SIGN
PROP. RAMP (TYP.)
PROP. POTENTIAL ONSTREET BIKE SHARE AREA
PROPOSED SIGNALIZED INTERSECTION
PROP. ±210 LF CG-6 CURB & GUTTER
EX. PIPE OUTFALL PATH TO REMAIN
LOCATION OF EXISTING TRAIL
CONVERT TO MANHOLE STRUCTURE
PROP. CURB INLET
PROP. 10' CROSSWALK
CROSSWALK FLUSH WITH SIDEWALK
PROP. BIKE RACKS (TYP): (8) SPACES
PROPOSED LEFT TURN LANE
PROP. PLANTING BED
PROP. 6' SIDEWALK
PROP. 5' LANDSCAPE STRIP
TRAIL RELOCATION TO ACCOMMODATE PERPENDICULAR CROSSING
EX. STORM SEWER INLET TO REMAIN
EX. ELECTRIC MANHOLE LID TO BE ADJUSTED
±178 LF CG-6 AND RELOCATED 4' SIDEWALK
PROP. PUBLIC SIDEWALK EASEMENT (14' FROM FC)
PROP. PLANTING BED TYP.
PROP. 0.1' DEDICATION
PROP. RAMP (TYP.)
PROP. 16' WIDE PERPENDICULAR RAISED CROSSING WITH METAL SCUPPER BRIDGES
EX. COMMUNICATIONS MANHOLE LIDS TO BE ADJUSTED
PROP. CONCRETE MEDIAN WITH CROSSWALK SIGNS
EX. ACCESSIBLE RAMP TO BE REMOVED OR RELOCATED
PROP. 10' CROSSWALK
EX. FIRE HYDRANT TO BE RELOCATED
PROP. BIKE RACKS (TYP): (6) SPACES
PROP. SAN. LATERAL
PROP. STREETLIGHT (TYP)
EX. BANK ENTRANCE
PROP. TRASH RECEPTACLES (TYP)
PROP. CURB INLET
PROP. PUBLIC SIDEWALK EASEMENT (14' FROM FC)
PROP. 5'x40' PLANTING BED (TYP.)
PROP. SAN LATERAL
POTENTIAL STRIPING OPTION
BUILDING RESTRICTION LINE
PROP. BIKE RACKS (TYP): (4) SPACES
PROP. MOD. CURB INLET
RELOCATED TRAFFIC POLE
PROP. 10' BRICK CROSSWALK RELOCATION
EXISTING TRAFFIC POLE TO REMAIN
PROP. VISION TRIANGLE (TYP)
PROP. ACCESSIBLE RAMPS
EX. TRAFFIC SIGNAL EQUIPMENT TO BE RELOCATED
EX. ±10' CROSSWALKS TO REMAIN
EXISTING TRAFFIC POLE TO REMAIN
EX. FIRE HYDRANT
EXISTING TRAFFIC POLE TO REMAIN
PROP. 10' BRICK CROSSWALK RELOCATION
PROP. BUS STOP SHELTER; RELOCATED FROM MID BLOCK STOP
PROP. BUS STOP SIGN
PROP. FEATURES IN MARKET SQUARE TO BE DEFINED WITH FINAL SITE PLAN DESIGN
STREETSCAPE, UTILITIES & DRAINAGE ESMT DB 2427 PG 549, DB 2427 PG 556, DB 2742 PG 762, DB 2766 PG 667
PROP. CURB INLET
EX. ENTRANCE TO REMAIN
LANDSCAPED MEDIAN EXTEND MEDIAN
EX. ENTRANCE TO REMAIN
PROP. STORM GRATE INLET TO BMP FACILITY (TYP)
PROP. SAN LAT.
PROP. WATER SERVICE
EX. FIRE HYDRANT
EX. STORM TO BE RELINED WITH FIBERGLASS
PROP. CURB INLET
EX. ENTRANCE TO REMAIN OPEN. FURTHER ANALYSIS MAY REQUIRE RESTRICTIVE MOVEMENTS
PROP. 10' CROSSWALK
PROPOSED SIGNALIZED INTERSECTION
EX STORM INLET TO REMAIN
EX. ENTRANCE TO REMAIN AND BE INCORPORATED INTO TRAFFIC SIGNAL TO PROVIDE FULL MOVEMENT ONTO WEST BROAD STREET
PROP. BIKE RACKS (TYP): (4) SPACES
±165' LANE TRANSITION
EX. SIDEWALK
±1415 SF OF AREA TO BE DEDICATED
POTENTIAL UNDERGROUND UTILITY VAULT LOCATION
PROP. PUBLIC SIDEWALK EASEMENT
PROP. 20' BUILDING RESTRICTION LINE
(2) ILLICIT CONNECTIONS ON 919 PARK AVE. PROPERTY TYING INTO PUBLIC STORM SEWER TO BE REMOVED
STAIR WELL
PROP. LEVEL ONE OF PARKING STRUCTURE
RAMP TO UPPER LEVEL PARKING
RAMP TO LOWER LEVEL PARKING
PROP. B1 ZONE
THEATER FOOTPRINT ABOVE
THEATER LOBBY
RESIDENTIAL
COMMERCIAL
RES LOBBY
MARKET SQUARE
POTENTIAL GREEN SPACE
OFFICE LOBBY
PARKING LANE
TRAVEL LANE
GARAGE BELOW
BUILDING ABOVE
UPPER LEVEL OVERHANG
POTENTIAL PAD-MOUNTED TRANSFORMER LOCATIONS
PROP. 6' LANDSCAPE STRIP WITH LOW FENCE ADJACENT TO WALKS
PROP. 6' SIDEWALK
PROP. WATER SERVICE
ENCLOSED LOADING/ TRASH
LIMITS OF COURTYARD ABOVE
BUILDING ABOVE
OFF HOURS LOADING
UNDERGROUND GARAGE FOOTPRINT
DROP OFF ZONE/ NO PARKING
TURN AROUND AREA/ NO PARKING
UNDERGROUND BMP FACILITY
GARAGE BELOW
EX BUS STOP TO BE RELOCATED ±280' WEST
PROP. BIKE RACKS (TYP): (4) SPACES
PROP. PUBLIC SIDEWALK EASEMENT (20' FROM FC)
ROOF ABOVE
ENTRANCE TO PO PARKING LEVEL
CROSSWALK FLUSH WITH SIDEWALK
POTENTIAL UNDERGROUND UTILITY VAULT LOCATION
PROP. TREE PLANTER (TYP.)
(4) ENCLOSED LOADING/ TRASH
UNDERGROUND STORMWATER DETENTION VAULT
GARAGE BELOW
LIMITS OF COURTYARD ABOVE
LOADING TURNAROUND AREA
ROOF ABOVE
EX. 15' STORM SEWER EASEMENT
RELOCATE EX. 42" STORM PIPE INTO 15' EASEMENT
PROP. 42" STORM SEWER PIPE
PROP. FH
PROP. SAN LAT.
PROP. WATER SERVICE
PROP. PUBLIC SIDEWALK EASEMENT
PROP. 10' BUILDING RESTRICTION LINE
PROP. ±239.0'
PROP. ±207.6'
PROP. ±165.8'
PROP. ±127.3'
PROP. ±89.0'
PROP. ±73.0'
PROP. ±108.9'
PROP. ±88.8'
PROP. ±157.5'
PROP. ±50.9'
PROP. ±161.8'
PROP. ±153.6'
PROP. ±57.1'
PROP. ±44.0'
PROP. ±30.5'
PROP. ±38.9'
PROP. ±17.4'
PROP. ±13.6'
PROP. ±13.7'
PROP. ±13.4'
PROP. ±19.9'
PROP. ±20.1'
PROP. ±20.0'
PROP. ±20.5'
PROP. ±20.6'
PROP. ±44.2'
PROP. ±28.2'
PROP. ±12.8'
PROP. ±10.2'
PROP. ±11.3'
PROP. ±11.7'
PROP. ±15.0'
PROP. ±15.1'
PROP. ±68.0'
PROP. ±70.0'
PROP. ±70.1'
PROP. ±9.0' (TYP)
PROP. ±18.0' (TYP)
PROP. ±23.0'
PROP. ±36.1'
PROP. ±13.9'
PROP. ±3.4'
PROP. ±9.2'
PROP. ±46.5'
PROP. ±61'
PROP. ±10'
PROP. ±8.0'
PROP. ±33'
PROP. ±32'
PROP. ±29'
PROP. ±28'
PROP. ±20.1'
PROP. ±21.3'
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PROP. ±23.7'
PROP. ±45.5'
PROP. ±11'
PROP. ±12'
PROP. ±24.0'
PROP. ±37.0'
PROP. ±57.7'
PROP. ±59.0'
PROP. ±80.0'
PROP. ±137.0'
PROP. ±54'
PROP. ±110' QUEUEING LEFT TURN LANE
PROP. ±10.0'
PROP. ±11.0'
PROP. ±23.0'
PROP. ±11.3'
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PROP. ±25.5'
PROP. ±25.6'
PROP. ±25.7'
PROP. ±25.8'
PROP. ±25.9'
PROP. ±26.0'
PROP.

SEC. 48-1183(2)d.
BUFFER BETWEEN ZONING DISTRICTS; WAIVER REQUIRED TO PROVIDE FOUR PROPOSED SHADE TREES TO BE PROVIDED IN LIEU OF THE REQUIRED 10 AND 27 EVERGREEN TREES IN LIEU OF THE 30 REQUIRED. NO TREES ARE PROPOSED TO BE PLANTED IN THE EXISTING STORM SEWER EASEMENT.

IMPERVIOUS AREA:

Pre-ReDevelopment Land Cover (acres)	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	1.15	1.15
Impervious Cover (acres)	3.17	3.17
	Total	4.32

Post-ReDevelopment Land Cover (acres)	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.17	0.17
Impervious Cover (acres)	4.15	4.15
	Total	4.32

1 YR STORMWATER COMPUTATIONS BALANCE EQUATION

Qdeveloped ≤ I.F. * (Qpre-developed * RVpre-developed) / RVdeveloped
I.F. = 0.9 (less than 1 acre) I.F. = 0.8 (greater than 1 acre)
Qdeveloped = Qundetained (7.654 CFS) + Qdetained (2.26 CFS)= 9.914 CFS
I.F. * (Qpre-developed * RVpre-developed) / RVdeveloped =
(Rv developed = Rv undetained + RV detained)
0.8* (13.72 * 28938) / 31714 = 10.015 CFS
9.914 CFS < 10.015 CFS

10 YR STORMWATER COMPUTATIONS

Qdeveloped (detained & undetained) ≤ Qpre-developed
10.91 CFS (detained) + 15.61 CFS (undetained) = 26.52 CFS
26.52 CFS < 29.13 CFS pre-development

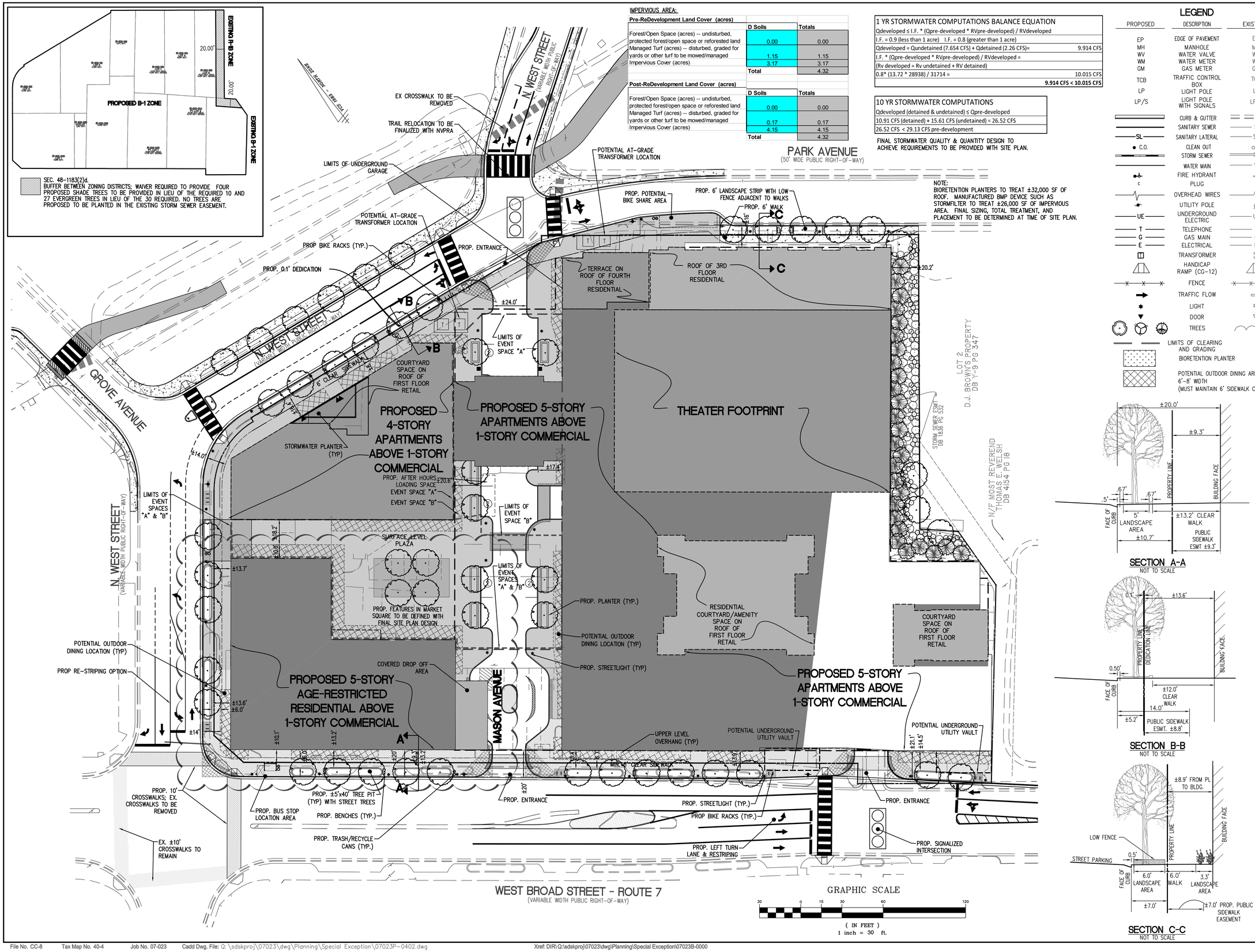
FINAL STORMWATER QUALITY & QUANTITY DESIGN TO ACHIEVE REQUIREMENTS TO BE PROVIDED WITH SITE PLAN.

NOTE:
BIORETENTION PLANTERS TO TREAT ±32,000 SF OF ROOF. MANUFACTURED BMP DEVICE SUCH AS STORMFILTER TO TREAT ±26,000 SF OF IMPERVIOUS AREA. FINAL SIZING, TOTAL TREATMENT, AND PLACEMENT TO BE DETERMINED AT TIME OF SITE PLAN.

LEGEND

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP.
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
	CURB & GUTTER	
	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	
	HANDICAP RAMP (CG-12)	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	

LIMITS OF CLEARING AND GRADING
BIORETENTION PLANTER
POTENTIAL OUTDOOR DINING AREAS, AVERAGE 6'-8' WIDTH (MUST MAINTAIN 6' SIDEWALK CLEARANCE)



GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

SECTION A-A
NOT TO SCALE

SECTION B-B
NOT TO SCALE

SECTION C-C
NOT TO SCALE

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KAREN L. S. WHITE
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REVISION APPROVED BY				
NO.	DESCRIPTION	DATE	REV. BY	APPROVED

CONCEPTUAL STREETSCAPE PLAN

FOUNDERS ROW

CITY OF FALLS CHURCH, VIRGINIA

SHEET: P-0402

File No. CC-8 Tax Map No. 40-4 Job No. 07-023 Cadd Dwg. File: Q: \sdskproj\07023\dwg\Planning\Special Exception\07023P-0402.dwg Xref: DIR\Q:\sdskproj\07023\dwg\Planning\Special Exception\07023B-0000