LEGEND

TITLE	SYMBOL
DRAINAGE DIVIDES (STORM SEWER COMPUTATIONS)	

20 0 10 20 40 80
(IN FEET)
1 INCH = 20'

NORTH

PARCEL ID# 52-309-017
PEARSON SQUARE, LLC
D.B. 3816, PG. 612
LOT 1 & 2
PEARSON SQUARE CONDOMINIUM
ZONE: B3
USE: RETAIL / RESIDENTIAL

PARCEL ID# 52-309-008
CITY OF FALLS CHURCH
D.B. 5053, PG. 0744
LOT 72D1 & 5
SHERWIN BOWNS
ZONE: B3
USE: GROUP CARE FACILITY

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)

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

TO STR. 8
A=0.75 AC
C=0.90
Q10=4.91 CFS

TO STR. 10
A=0.60 AC
C=0.89
Q10=3.88 CFS

TO STR. 6
A=0.06 AC
C=0.86
Q10=0.38

TO STR. 5
A=0.06 AC
C=0.86
Q10=0.38

TO STR. 13 (ROOF DRAIN)
A= 1.05 AC
C=0.90
Q10=6.87 CFS
TO BMP FACILITY (STR. 13)
AND DETENTION FACILITY (STR. 12)

TO STR. 2
A=0.32 AC
C=0.81
Q10=1.88 CFS

TO STR. 3 (ROOF DRAIN)
A= 0.60 AC
C=0.90
Q10=3.93 CFS

SHEET FLOW TO
OFFSITE EX. CULVERT
A= 0.12 AC
C=0.71
Q10=0.62 CFS

TO EX. STR.
A=0.80 AC
C=0.87
Q10=5.06 CFS

PARCEL ID# 52-308-005
FALLS CHURCH PROPERTIES, LLC
D.B. 2986, PG. 995
PART OF LOT B
GRILLE & HARVEY
ZONE: B3
USE: COMMERCIAL

PARCEL ID# 53-111-002
SUNG WAN & SOON HEE KIM
D.B. 3281, PG. 1669
LOT 47
ZONE: B3
USE: AUTO SERVICE

PARCEL ID# 53-111-003
ACE REAL PROPERTIES LLC
D.B. 3541, PG. 2012
LOT 46
ZONE: B3
USE: GENERAL OFFICE

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

PARCEL ID# 52-308-006
PETER MUELLER, INC.
DEED BOOK 2732,
PAGE 1970
PARCEL A
ROCKER SQUARE
USE: COMMERCIAL
80,937 SF

PARCEL ID# 52-308-007
CITY OF FALLS CHURCH
D.B. 2062
PARCEL "A",
GRILLE, ET AL.
D.B. 912, PG. 285
USE: COMMERCIAL
16,245 SF

EX. BUILDING

PORTICO RETAIL
GROCERY LOADING, TRASH AND RECYCLE
GROCERY ENTRANCE
STAIRS
SHARED LOADING
ENTRANCE TO GARAGE
RESIDENTIAL MAIN ENTRANCE
RESIDENTIAL TRASH AND RECYCLE
RESIDENTIAL LEASING OFFICE
OFFICE FF=285.00
COMMERCIAL TRASH AND RECYCLE
AROUND LEVEL GARAGE
NEIGHBORHOOD GROCERY
GROCERY MAIN ENTRANCE FF=297.00
COMMERCIAL SPACE
TERRACE
5' CLEAR SIDEWALK
LIMITS OF DISTURBANCE
(100 YEAR FLOOD)
APPROX. LOC. ZONE AE
APPROX. LOC. ZONE X (INSIDE 0.2% ACF)
(500 YEAR FLOOD)
(OUTSIDE 0.2% ACF)
APPROX. LOC. ZONE X (INSIDE 0.2% ACF)
APPROX. LOC. ZONE X (OUTSIDE 0.2% ACF)
APPROX. LOC. ZONE AE (FLOODWAY AREA)
APPROX. LOC. ZONE AE (INSIDE 0.2% ACF)
APPROX. LOC. ZONE X (OUTSIDE 0.2% ACF)
ZONE X (OUTSIDE 0.2% ACF)
APPROX. LOC. ZONE X (INSIDE 0.2% ACF)
APPROX. LOC. ZONE AE

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-0702.dwg

PROPOSED DRANAGE DIVIDES

THE RESERVE AT TINNER HILL
CITY OF FALLS CHURCH, VIRGINIA

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

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

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

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

SHEET: C-0702