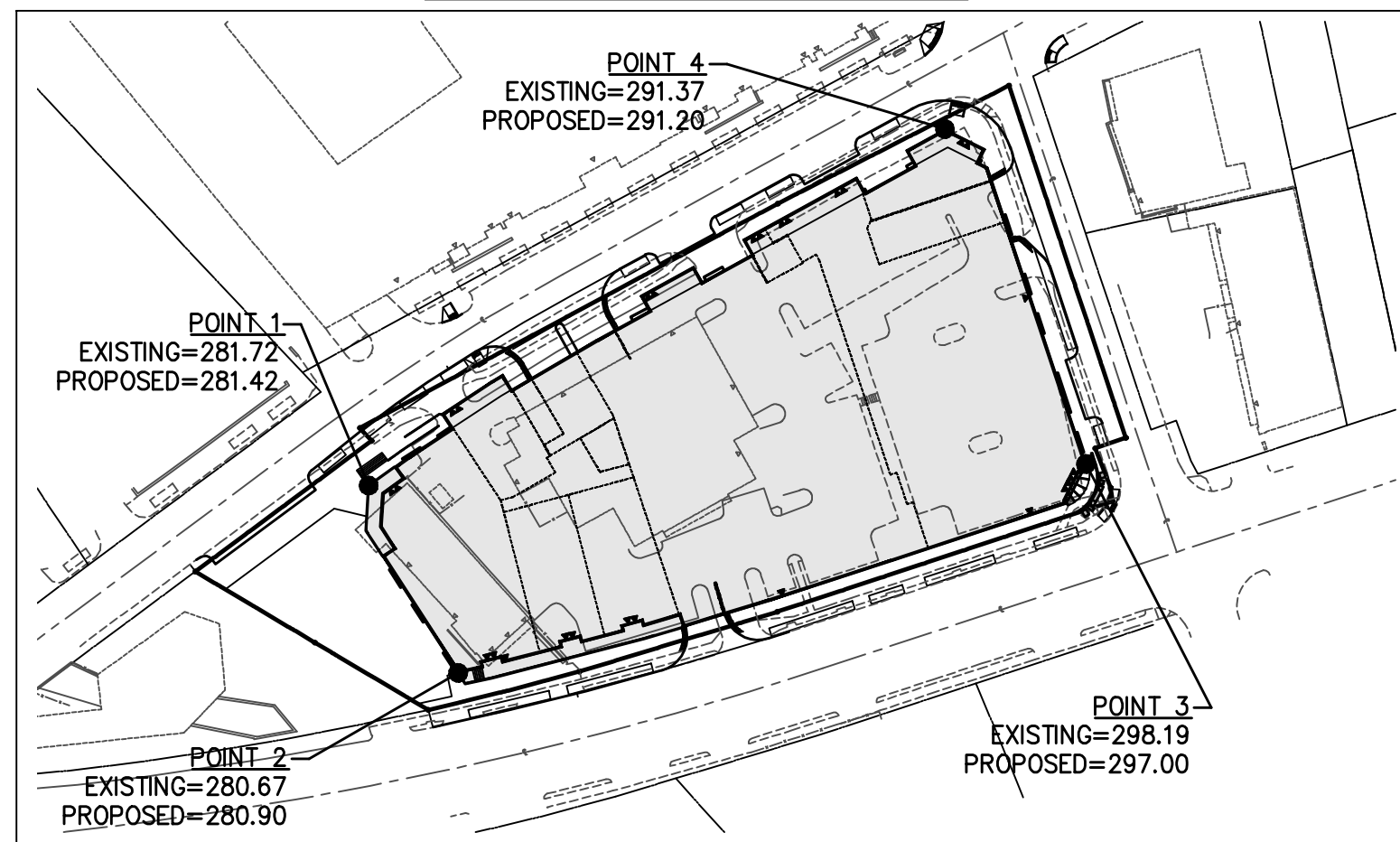


THE RESERVE AT TINNER HILL

540 S WASHINGTON STREET CITY OF FALLS CHURCH, VIRGINIA CONCEPTUAL DEVELOPMENT PLAN

AVERAGE GRADE EXHIBIT



AVERAGE GRADE CALCULATION

POINT	EXISTING	PROPOSED
1	281.72	281.42
2	280.67	280.90
3	298.19	297.00
4	291.37	291.40
AVERAGE	287.99	287.68
LOWEST AVE GRADE		287.68

NOTES

- OWNER OF 540 S. WASHINGTON STREET
RPC #52-308-008
PETER MUELLER INC.
540 S. WASHINGTON STREET
FALLS CHURCH, VA 22046
ATTN: JOHN COYLE
- OWNER OF 580 S. WASHINGTON STREET
RPC #52-308-004
J-BON CORPORATION
P.O. BOX 10278
ALEXANDRIA, VA 22310
- APPLICANT:
LINCOLN PROPERTY COMPANY
200 FAIRBROOK DRIVE SUITE 101
HERNDON, VA 20170
ATTN: RICHARD ROSE
- THIS PROPERTY IS LOCATED ON THE CITY OF FALLS CHURCH TAX MAP #52-308-008, 52-308-004 AND IS CURRENTLY ZONED B-3, GENERAL BUSINESS DISTRICT.
- THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM A FIELD RUN SURVEY BY WALTER L. PHILLIPS, INC. CONTOUR INTERVAL IS TWO (2) FEET.
- THERE IS NO MAPPED RESOURCE PROTECTION AREA (RPA) ONSITE.
- STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES WILL BE PROVIDED VIA UNDERGROUND VAULT/BMP FACILITY.
- THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR THE CITY OF FALLS CHURCH, VIRGINIA, MAP NUMBER 5100540001C, REVISED JULY 16, 2004, DESIGNATES A PORTION OF THE PROPERTY AS BEING IN ZONE AE, FLOODWAY AREAS, A PORTION OF THE PROPERTY AS BEING IN ZONE AE, AREAS HAVING BASE FLOOD ELEVATIONS DETERMINED, A PORTION OF THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND A PORTION OF THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LANDSCAPE NOTES

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

ZONING TABULATION

CURRENT ZONE: B-3, GENERAL BUSINESS DISTRICT
SITE AREA: 97,182 SF OR 2.23 ACRES
PROP. FAR = 2.71

	REQUIRED	PROVIDED
MAX. BUILDING HEIGHT:	55 FT. AND 4 STORIES	±85 FT. (EXCLUDES PARAPET AND PENTHOUSE) 6 STORIES
MIN. YARD REQUIREMENTS:		
FRONT		
S. MAPLE AVE.	14 FT. (FROM FACE OF CURB)	±19 FT. (FROM FACE OF TRAVELWAY CURB)
TINNER HILL ST.	14 FT. (FROM FACE OF CURB)	±14 FT. (FROM FACE OF TRAVELWAY CURB)
S. WASHINGTON ST.	14 FT. (FROM FACE OF CURB)	±20 FT. (FROM FACE OF CURB)
SIDE	NONE	±27'
REAR	NONE	N/A

PARKING TABULATION

USE	AMOUNT PROPOSED	REQUIRED PARKING RATIO [SEC. 48-1004]	PARKING REQUIRED	GARAGE PARKING PROVIDED
RESIDENTIAL		SPACES/	SPACES	SPACES
1 BEDROOM	155	1.5 UNIT	233	
2 BEDROOM	69	2 UNIT	138	
TOTAL	224		371	371
				344 RESERVED (B2, B3)
				27 UNRESERVED (B2, B1)

COMMERCIAL (EXCLUDES MEZZANINE SF)	SPACE/	SF	SPACES	SPACES
COMMERCIAL SPACE	14,005	1	250	57
PORTICO RETAIL	1,595	1	250	7
GROCERY	21,774	1	250	88
TOTAL (EXCLUDES MEZZANINE)	37,374	1	250	150
			150	(B1, GR)

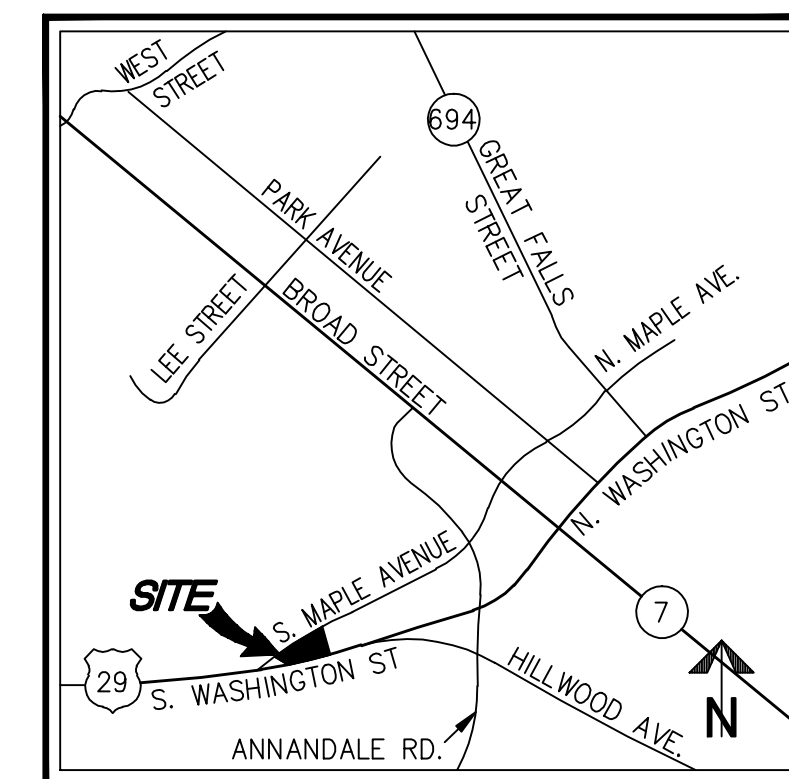
TOTAL				521	521
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NOTES:

- ALL COMMERCIAL USES PARKED AT THE SHOPPING CENTER RATE OF 1 SPACE/250 SF.
- LOADING DOCK AREAS EXCLUDED FROM PARKING CALCULATION.
- THE MEZZANINE SPACES ARE NOT INCLUDED IN PARKING CALCULATION AS THESE MEZZANINE SPACES DO NOT MEET THE ZONING DEFINITION OF A STORY AND THEREFORE DO NOT NEED TO BE INCLUDED IN THE PARKING CALCULATION. THE MEZZANINE SPACE IS LESS THAN "ONE-THIRD THE AREA OF THE FLOOR NEXT BELOW IT."

LOADING SPACE TABULATION

REQUIRED:
GROCERY - 1 SPACE
RESTAURANT - 1 SPACE
RETAIL - 1 SPACE
TOTAL LOADING SPACES REQUIRED = 3 SPACES
PROVIDED:
GROCERY - 1 SPACE
SHARED RETAIL/COMMERCIAL/RESTAURANT - 2 SPACES
TOTAL LOADING SPACES PROVIDED = 3 SPACES



VICINITY MAP SCALE: 1"=2000'

SPECIAL EXCEPTION

REQUEST SPECIAL EXCEPTION FOR RESIDENTIAL USE IN A BUSINESS DISTRICT AND BUILDING HEIGHT PER SEC. 48-523(1)

SHEET INDEX

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

WALTER L. PHILLIPS
INCORPORATED
ENGINEERS • SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS • ARBORISTS
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FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

ESTABLISHED 1945
DATE: 9/10/2012 REV: 12/20/13 4/24/13
DRAWN: MM CHECKED: KTY JS

Professional Seal for Karen L. S. White, License No. 041850, dated 4/30/13.

NO.	DESCRIPTION	DATE	REV. BY	APPROVED BY

COVER SHEET

THE RESERVE AT TINNER HILL

CITY OF FALLS CHURCH, VIRGINIA