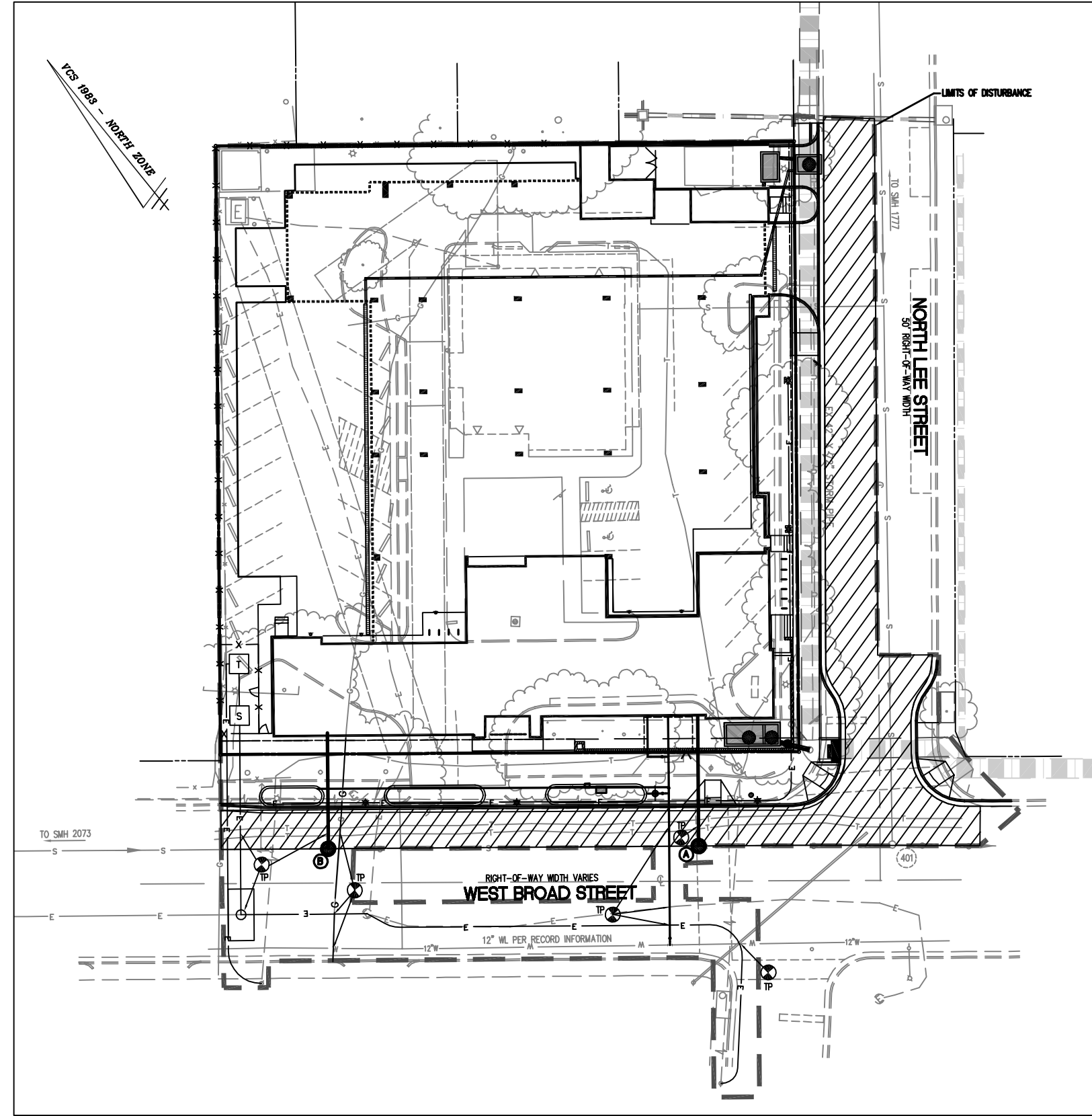


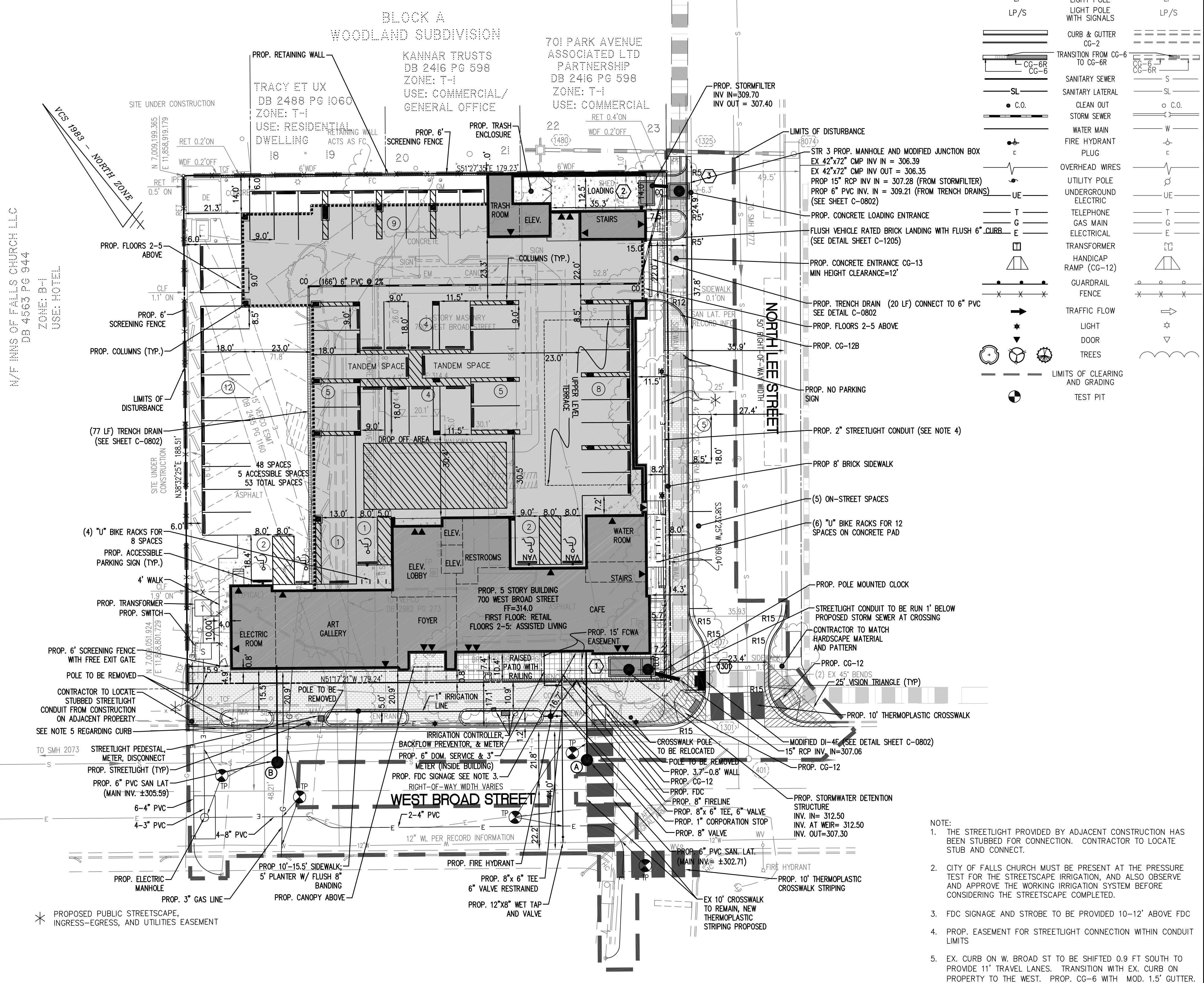
BUILDING DIMENSIONS
1"=20'



PAVEMENT RESTORATION IN R.O.W.
1"=40'

MILL 2" AND OVERLAY WITH VDOT SM 9.5A
 -SOUTHBOUND LANE OF N. LEE ST.
 -OUTSIDE WESTBOUND LANE OF W. BROAD ST.
 -AREAS SURROUNDING CURB BUMP OUTS

REFER TO PAVEMENT RESTORATION DETAIL FOR ALL OTHER UTILITY WORK (SHEET C-0205)



**BLOCK A
WOODLAND SUBDIVISION**

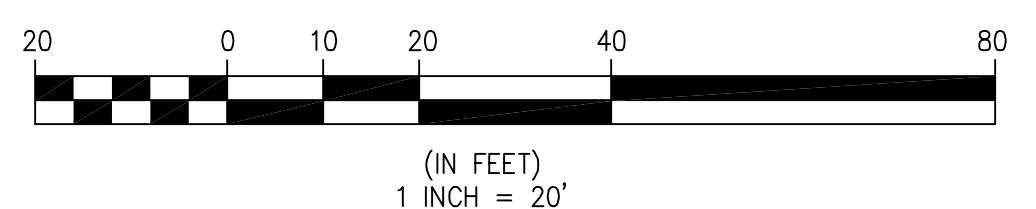
KANNAR TRUSTS
DB 2416 PG 598
ZONE: T-1
USE: COMMERCIAL/
GENERAL OFFICE

701 PARK AVENUE
ASSOCIATED LTD
PARTNERSHIP
DB 2416 PG 598
ZONE: T-1
USE: COMMERCIAL

M/F INNS OF FALLS CHURCH LLC
DB 4563 PG 944
ZONE: B-1
USE: HOTEL

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
CG-2	CURB & CUTTER	CG-2
CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6R
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
SS	STORM SEWER	SS
W	WATER MAIN	W
FH	FIRE HYDRANT	FH
P	PLUG	P
OW	OVERHEAD WIRES	OW
UP	UTILITY POLE	UP
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
TR	TRANSFORMER	TR
HR	HANDICAP RAMP (CG-12)	HR
GR	GUARDRAIL FENCE	GR
TF	TRAFFIC FLOW	TF
L	LIGHT	L
D	DOOR	D
T	TREES	T
LC	LIMITS OF CLEARING AND GRADING	LC
TP	TEST PIT	TP



- NOTE:
1. THE STREETLIGHT PROVIDED BY ADJACENT CONSTRUCTION HAS BEEN STUBBED FOR CONNECTION. CONTRACTOR TO LOCATE STUB AND CONNECT.
 2. CITY OF FALLS CHURCH MUST BE PRESENT AT THE PRESSURE TEST FOR THE STREETScape IRRIGATION, AND ALSO OBSERVE AND APPROVE THE WORKING IRRIGATION SYSTEM BEFORE CONSIDERING THE STREETScape COMPLETED.
 3. FDC SIGNAGE AND STROBE TO BE PROVIDED 10-12' ABOVE FDC
 4. PROP. EASEMENT FOR STREETLIGHT CONNECTION WITHIN CONDUIT LIMITS
 5. EX. CURB ON W. BROAD ST TO BE SHIFTED 0.9 FT SOUTH TO PROVIDE 11' TRAVEL LANES. TRANSITION WITH EX. CURB ON PROPERTY TO THE WEST. PROP. CG-6 WITH MOD. 1.5' GUTTER.
 6. THE OWNER IS TO MAINTAIN THE STREETScape IMPROVEMENTS ALONG THE WEST BROAD STREET AND NORTH LEE STREET FRONTAGES OF THE SUBJECT PROPERTY.
 7. PROP. ELECTRIC UTILITY WORK TO BE FINALIZED BY DOMINION VIRGINIA POWER DESIGN.

LAYOUT PLAN

**THE KENSINGTON
OF FALLS CHURCH
700 WEST BROAD STREET
CITY OF FALLS CHURCH, VIRGINIA**

Engineers • Surveyors • Planners
Landscape Architects • Arborists

WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945
DATE: 8/25/14
SCALE: 1"=20'

FALLS CHURCH, VIRGINIA 22046
207 PARK AVENUE
(703) 532-6163 Fax (703) 533-1301
www.WLPHINC.com

DRAWN: BS, ACA
CHECKED: KW

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE