



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of February 20, 2010**

DATE: February 16, 2010

SUBJECT: SP #135 SITE PLAN AMENDMENT request to add approximately 6,100 sq. ft. floor area for a secure conference and presentation facility at The Boeing Co.; located at 1215 S. Clark St. (RPC #34-024-269)

Applicant:
The Boeing Company

By:
M. Catherine Puskar
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201-3359

C.M. RECOMMENDATION:

Approve the site plan amendment to allow for the addition of the secure conference and presentation facility subject to all previously approved conditions and two (2) new Conditions #28 and 29.

ISSUES: The applicant requests to add a secure conference and presentation facility which conforms to the recommendation of the BRAC Transition Task Force and is within the allowable FAR for the site. There are no issues with this request.

SUMMARY: The Boeing Company has identified the need to construct an approximate 6,100 sq. ft. secure conference and presentation facility at their Crystal Gateway III location. The proposed facility requires 17 to 20 feet height clearances and clear spans that can not be accommodated within the existing 27 year old office building. The proposal results in a 3.73 FAR which is below the allowed 3.8 FAR for the "C-O" zoning district. The proposed conference center addition to the Gateway project does not conflict with recommendations of the current draft of the Crystal City 2050 Sector Plan and replaces a landscape plaza area by providing enhanced landscaping on the site with a green screen wall and a green roof placed on the proposed conference and presentation facility. Staff recommends approval of the proposed Site Plan Amendment subject to all previously approved conditions and to new Conditions #28 and 29 dealing with tree replacement and landscaping standards.

County Manager: BMD/GA

Staff: Neil Thompson, Planning Division, DCPHD

PLA-5502

1.

BACKGROUND: The 15-story Crystal Gateway III was built in 1983 as part of the Crystal Gateway development. The Boeing Company has occupied 255,000 square feet of the 347,878 square foot building since the early 2000s, as well as 100,000 sq. ft. at another Crystal City location. The Boeing Company prefers to maintain a corporate presence in Arlington County.

Site: The 95,008 square foot (2.18 acre) site is located on the east side of Jefferson Davis Highway between 12th Street South and 14th Road South. The 15-story building was built in 1983 as part of the Crystal Gateway development. Immediate site boundaries include:

- To the north: Crystal Gateway North office building across 12th St. South and zoned “C-O-1.5” (SP #229).
- To the west: Across Jefferson Davis Hwy, the Bennington apartment building zoned “RA-H-3.2” (SP #110).
- To the east: The mixed use Waterford House and Crystal Gateway Condominium zoned “C-O” (SP #135).
- To the south: Two office buildings of the Crystal Gateway development zoned “C-O” (SP #135).

Zoning: “C-O” Commercial Office Building, Hotel and Multi-Family Dwelling Districts.

General Land Use Plan Designation: A mixed designation of “High” Office-Apartment-Hotel District (3.8 FAR office; 4.8 FAR apartment; and 3.8 FAR hotel) and “High” Residential (4.8 FAR residential and 3.8 FAR hotel).

Neighborhood: The site is located in Crystal City. The Crystal Gateway Condominium Association was contacted and, to date, has not responded to written and e-mail requests for comments on the proposed site plan amendment. The site is also located near the Aurora Highlands Civic Association and they have also not responded to staff requests for comments.

The Crystal Gateway development has a tunnel connection to Metro and will have access to the northwest and southeast tracks of the proposed Crystal City Street Car.

Proposed Development: The table on the following page sets forth the statistical summary for the project.

	Existing	Current Proposal
Site Area	95,008 sf (2.18 acres)	95,008 sf (2.18 acres)
Density		
Office		
Total GFA (FAR)	347,878 sf 36.66 FAR)	353,978 sf (3.73 FAR)
"C-O" Permitted Density - Office	361,030 sf (3.8 FAR)	361,030 sf (3.8 FAR)
Parking		
Number of Spaces allocated	627	638
Parking Ratio as approved by the Board	1 space / 555 sq ft (95.5% of required)	1 space / 555 sq ft (95.5% of required)
Required Office Ratio	1 space per 530 sq ft	1 space per 530 sq ft

DISCUSSION: There is sufficient unused density with the Crystal Gateway Project to support the proposed conference and presentation facility. The site's "C-O" zoning allows a 3.8 FAR which results in an allowable floor area of 361,030 sq. ft. The existing building has a gross floor area of 347,878 sq. ft. The proposed 6,100 sq. ft. addition results in a floor area of 353,978 and an FAR of 3.73.

Base Realignment and Closure (BRAC)

On November 9, 2005, the recommendations of the Base Realignment and Closure (BRAC) Commission became law. With this action, 16 Department of Defense (DoD) agencies and activities were directed to vacate 4.2 million square feet of leased office space occupied in Arlington. Associated with this space is an estimated 17,000 direct jobs that will be relocated to military installations in Virginia, Maryland, Alabama, Ohio, Kentucky and Texas. The law requires the realignments occur by September 15, 2011.

Recognizing that the 2005 BRAC recommendations would have serious impacts on the Arlington economy, and especially Crystal City, the Arlington Economic Development Commission (EDC) recommended formation of the BRAC Transition Task Force and sought endorsement of the County Board.

The Arlington County Board appointed the Task Force in December 2005 and charged it with developing strategic recommendations to address the impacts and opportunities arising from the 2005 BRAC actions.

The Task Force made recommendations divided into eight categories, including Infrastructure Development. A specific action in that category is to facilitate the development of secure meeting space in Crystal City to compensate for the loss of DoD facilities near the Pentagon.

Proposed Conference and Presentation Facility

Boeing currently utilizes a facility in St. Louis, Missouri for secure conference/presentation meeting functions and wants to relocate that facility in Crystal City to better serve its clients at the Pentagon and in the Washington Metropolitan Area. The secure conference and presentation facility will accommodate up to 52 occupants with access controlled and staff support provided through the Boeing offices on the 2nd floor of the existing Crystal Gateway III office building.

The proposed facility will be constructed on the east side of the existing office building in the planter area of the plaza which is located on the roof of the parking structure. There is no additional lot coverage resulting from this proposal because the plaza is located on top of a plinth. The secure conference and presentation facility would contain 6,070 square feet to serve up to 52 people.

The exterior of the proposed conference and presentation facility building would be covered by translucent channel glass capped by insulated metal panels. Interest is created by the channel glass allowing interior lighting and movement to be visible to plaza occupants.

As the building is displacing existing landscape planters, significant attention has been applied to the proposed facility's design. A landscape planter with integral seat wall would surround the structure. On the north, east and south side an 18 foot-tall living green screen would filter the view of the building's walls. Trees would screen the west side of the proposed facility. As taller buildings surround the plaza, the view from above would be enhanced with a geometric pattern formal garden to soften the visual impact to buildings from above. The proposed facility is adjacent to the 12th St right-of-way, but the plaza is located on top of the parking structure at a level 25 feet above sidewalk level and set back from the edge so as not to be visible from the right-of-way.

The proposed landscape plan includes a schedule of canopy and understory species. The plan was reviewed by County staff and is supported. Conditions 28 and 29 are recommended which provide for tree replacement and establish current landscape standards for the site. If the site plan amendment is approved by the County Board, the applicant agrees to provide a revised landscape plan for the entire site. That plan will include updated tree replacement calculations with any deficits paid into the County's Tree Canopy Fund. The plant schedule shall include a variety of species selected to provide year round foliage.

Parking for the proposed 6,070 square feet conference center addition requires 11 spaces and is sufficiently accommodated by the existing parking spaces.

Draft Crystal City Sector Plan

The proposed secure conference and presentation facility's location presents no conflicts with the Draft Crystal City Sector Plan recommendations. While earlier versions of the Sector Plan contemplated significant redevelopment of the subject block, the Sector Plan's current version calls for no changes to the plaza area adjacent to the Crystal Gateway office building and to the site of the proposed facility.

CONCLUSION: The Boeing Company is one of Arlington County's largest employers and considers Arlington its east coast headquarters. The 2005 BRAC creates a need for infrastructure development in Crystal City to support defense related industry. Secure conference and presentation facilities are a specifically identified infrastructure need by the BRAC Transition Task Force. The resulting floor area is within the allowable density for the site. Therefore, staff recommends that the County Board approve the proposed secure conference and presentation facility subject to new Conditions # 28 and 29 and to all previously approved conditions.

28. **Tree Protection and Replacement**

- a. The developer agrees to complete a tree survey, which shows existing conditions of the site and locates and identifies all trees which are four (4) inches in diameter or greater. The survey shall include any tree on adjacent sites whose dripline extends onto the subject site.
- b. The developer agrees to file and implement a tree protection plan which will designate any trees proposed to be saved by the developer. Trees designated to be saved on the tree protection plan, or those specified to be saved by the approved site plan and shown on any filing in connection with this case, will be protected. This plan shall include any tree on adjacent sites whose dripline extends onto the subject site. The tree protection plan shall be developed by a certified arborist or other horticultural professional with a demonstrated expertise in tree protection techniques on urban sites and shall be submitted and approved, and found by the County Manager to meet the requirements of this site plan, before the issuance of a building permit for any portion of the project.
- c. Upon approval of the tree protection plan the developer agrees to submit to the Department of Parks, Recreation, and Cultural Resources (DPRCR) a performance bond estimate for the trees to be saved for the phase under development. Upon approval of the performance bond estimate by the DPRCR, the developer agrees to submit to the DPRCR a performance bond, in the approved amount of the estimate, and the approved tree protection plan, which bond shall be executed by the developer in favor of the County before the issuance of the Final Building Permit. Prior to the release of the public improvement bond, the developer agrees to submit to the DPRCR as-built drawings showing the location of all saved trees.
- d. The Developer agrees that any tree proposed to be saved on the tree protection plan or other filing shall be saved. At a minimum, this plan shall include:
 - (1) A site grading plan at two (2) foot intervals, including the location of all proposed improvements and utilities.
 - (2) Detailed specifications for any tree walls or wells proposed.
 - (3) A description of how and where building materials and equipment will be stored during construction to ensure that no compaction occurs within the critical root zone of the trees to be saved.
 - (4) Identification of tree protection measures and delineation of placement of tree protection.

- (5) Any tree required to be saved pursuant to this condition, which dies (any tree which is 30% or more dead as determined by the County's Urban Forester shall be considered to have died) prior to, or within ten (10) years of, the issuance of the Master Certificate of Occupancy shall be removed and replaced by the developer at his expense with the number of major deciduous and evergreen trees consistent with the Tree Replacement Guidelines and which meet the minimum size and other requirements of Condition #29 below, provided, however, that replacement as specified in this subparagraph (3.d.5) does not relieve the developer of any violation resulting from the failure to save identified trees.
 - (6) The location of all construction trailers shall be approved either by Administrative Change approval or be shown on the Tree Protection Plan, with the construction staging's location and travel routes shown on a map approved as part of that plan. All trailers proposed to be located in the public right-of-way shall require approval by DES and Zoning staff, and the site plan's Arlington County Police representative shall receive a copy of the aforementioned map.
- e. In addition to saving identified trees, the developer also agrees to replace all trees shown on the Tree Survey that are removed as a result of the new construction in accordance with the Arlington County Tree Replacement Guidelines. The developer agrees to submit tree replacement calculations and a tree replacement plan in accordance with the Arlington County Tree Replacement Guidelines. The tree replacement calculations shall be developed by a certified arborist or other horticultural professional with a demonstrated expertise in assessing the condition of trees. Any replacement trees shall conform to the standards and specifications set forth in Condition #16a below and any replacement trees that cannot be accommodated on site will be provided in a monetary amount to the Tree Canopy Fund coordinated with Arlington County's Department of Parks and Recreation. The developer agrees to submit and obtain approval of this plan by the County Manager as part of the final landscape plan.
- f. The developer agrees to make a contribution to the County's Tree Canopy Fund of \$2,400.00 per tree per paragraph 28.e above. The payment shall be delivered to the Department of Parks and Recreation Office prior to the issuance of the Excavation/Sheeting and Shoring Permit, and evidence of compliance with this condition shall be provided to the Zoning Administrator in the form of a letter at the time of payment. If the contribution is made more than 12 months after site plan approval, the contribution amount will be increased by the same percentage as the percentage change in the Consumer Price Index (CPI-U) from the date of initial County Board approval of the site plan to first day of the month on which the contribution is made.

29. **Landscape Standards**

The developer agrees that all landscaping shall conform to Department of Environmental Services Standards and Specifications and to at least the following requirements:

- a. Plant materials and landscaping shall meet the then-current American Standard for Nursery Stock, and shall also meet the following standards:
 - (1) Major deciduous trees (shade or canopy trees such as Oaks, Maples, London Plane Trees, Japanese Zelkovas, etc.) other than street trees—a minimum caliper of 4 to 4 1/2 inches, except as indicated in Condition #21 below.
 - (2) Evergreen trees (such as Scotch Pines, White Pines, Hemlocks, etc.)—a minimum height of 7 to 8 feet.
 - (3) Ornamental deciduous trees (such as Cherries, Dogwoods, Serviceberries, Hornbeams, etc.)—a minimum caliper of 3 to 3 1/2 inches. Multi-stem trees shall not be less than 10 feet in height.
 - (4) Shrubs—a minimum spread of 18 to 24 inches.
 - (5) Groundcover—in 2 inch pots.
- b. The developer agrees to coordinate with the DPRCR urban Forester to determine an appropriate and acceptable season in which to conduct planting. Planting is to occur during a season so as to best ensure the viability of the plantings. In addition, the developer agrees to plant trees prior to issuance of the first Certificate of Occupancy Permit, weather permitting, as determined by the Urban Forester for each phase.
- c. All new lawn areas shall be sodded; however, if judged appropriate by the County Manager, based on accepted landscaping standards and approved in writing, seeding may be substituted for sod. All sod and seed shall be state certified.
- d. Exposed earth not to be sodded or seeded shall be well-mulched or planted in ground cover. Areas to be mulched may not exceed the normal limits of a planting bed.
- e. Soil depth shall be a minimum of four (4) feet plus 12 inches minimum of drainage material or equivalent for shade trees and tall shrubs and three (3) feet for shrubs, ornamental deciduous and evergreen trees. This requirement shall also apply to those trees and tall shrubs in raised planters. Soil depth for raised planters shall be measured from the bottom of the planter to the top of the planter wall. The walls of raised planters shall be no higher than seat-wall height (2 1/2 feet, maximum) above the adjacent finished grade. Finished grades shall not exceed a slope of three to one or the grade that existed before the site work began.
- f. The developer agrees to maintain the site in a clean and well-maintained condition before the issuance of the Clearing, Grading and Demolition Permit for each

phase under development and agrees to secure and maintain the site throughout the construction and phasing process. Further, the developer agrees to submit a maintenance agreement which shall ensure that all plaza areas and other landscaped areas located on private property are kept in a clean and well-maintained condition for the life of the site plan and to follow the terms of that maintenance agreement approved for that purpose by the Zoning Administrator, as required in Section 32A of the Zoning Ordinance.

- g. The developer agrees to notify the DPRCR Urban Forester at least 72 hours in advance of the scheduled planting of any street trees in the public right-of-way and to be available at the time of planting to meet with staff of DPRCR to inspect the plant material, the tree pit and the technique of planting. Soil used in the tree pit must meet the specifications for street tree planting available from the DPRCR Urban Forester.

PREVIOUS COUNTY BOARD ACTIONS:

October 4, 1966	Deferred rezoning from "M-1" to "C-O".
November 19, 1966	Deferred rezoning from "M-2" to "C-O".
November 21, 1966	Rezoned to "C-O" and approved a site plan for a mixed use development consisting of 1,505,000 sq. ft. of office, 64,000 sq. ft. of retail, 275 dwelling units and 30 hotel units.
June 17, 1967	Approved a site plan amendment to increase commercial space and residential units and reduce office space.
December 17, 1967	Approved a site plan amendment in increase office gross floor area in building one.
December 21, 1968	Approved a site plan amendment for signs for Holiday Inn.
October 11, 1969	Approved a site plan amendment for a temporary sign.
March 25, 1970	Approved a site plan amendment for signs.
July 8, 1970	Approved a site plan amendment for signs.
September 23, 1970	Approved a site plan amendment to increase retail space.
October 26, 1974	Approved a site plan amendment to amend Phase II (Crystal Gateway) to all residential resulting in three (3) 15,434 sq. ft. of office, 17,324 sq. ft. of retail, 1,246 dwelling units, and 308 hotel units (expired).
November 19, 1977	Approved a site plan amendment, amending the vested 1967 plan to reduce office and commercial and increase residential resulting in 792,634 sq. ft. of office, 60,534 sq. ft. of retail, 566 dwelling units and 308 hotel units (expired).
April 7, 1979	Approved a site plan amendment, amending the vested 1967 plan to add height and slightly increase

	residential density resulting in 1,489,511 sq. ft. of office, 86,893 sq. ft. of retail, 360 dwelling units and 308 hotel units.
August 21, 1979	Deferred site plan amendment to amend parcel lines.
February 9, 1980	Accepted withdrawal of site plan amendment to amend parcel lines.
July 10, 1982	Approved a site plan amendment to allow change in phasing requirements.
February 5, 1983	Approved a site plan amendment for a coordinated sign system for Crystal City.
February 5, 1983	Approved site plan amendment request (Z-1694-63-1, Z-1865-66-1, Z-1882-67-1, Z-2003-72-1 and Z-2180-80-1) to permit 4 "Crystal City" identifier pylon signs, 23 pylon directional signs, 4 entrance canopies with signs, and 1 "Crystal Plaza Shopping Arcade" wall-mounted sign.
March 5, 1983	Deferred a site plan amendment to delete 118 residential units and add 200,000 square feet of office.
April 9, 1983	Deferred a site plan amendment to delete 118 residential units and add 200,000 square feet of office.
May 21, 1983	Accepted withdrawal of a site plan amendment to delete 118 residential units and add 200,000 square feet of office.
January 7, 1984	Approved a site plan amendment to delete 118 residential units and add 200,000 square feet of office.
July 8, 1989	Deferred site plan amendment request (Z-1694-63-1, Z-1865-66-1, Z-1882-67-1, Z-2003-72-1 and Z-2180-80-1) for a coordinated sign plan consisting of 60 new signs and retention of 13 existing signs to the August 12, 1989 County Board meeting.
August 12, 1989	Approved site plan amendment request (Z-1694-63-

	1, Z-1865-66-1, Z-1882-67-1, Z-2003-72-1 and Z-2180-80-1) for a coordinated sign plan consisting of 60 new signs and retention of 13 existing signs including Metro Station and Buchanan House signage.
November 17, 1990	Deferred site plan amendment request (Z-1694-63-1, Z-1865-66-1, Z-1882-67-1, Z-2003-72-1 and Z-2180-80-1) to amend the comprehensive sign plan to permit modification of an existing theater marquee to an electronic message board.
January 5, 1991	Deferred site plan amendment request (Z-1694-63-1, Z-1865-66-1, Z-1882-67-1, Z-2003-72-1 and Z-2180-80-1) to amend the comprehensive sign plan to permit modification of an existing theater marquee to an electronic message board.
February 9, 1991	Approved a site plan amendment request (Z-1694-63-1, Z-1865-66-1, Z-1882-67-1, Z-2003-72-1 and Z-2180-80-1) to amend the comprehensive sign plan to permit modification of an existing theater marquee to an electronic message board subject to two (2) conditions.
	Approved a site plan amendment request (Z-1694-63-1, Z-1865-66-1, Z-1882-67-1, Z-2003-72-1 and Z-2180-80-1) to amend the comprehensive sign plan to permit two temporary office leasing banners at heights below 35 feet on two office buildings and accepted withdrawal of the request for temporary residential leasing banners.
December 7, 1991	Approved a site plan amendment request (Z-1694-63-1, Z-1865-66-1, Z-1882-67-1, Z-2003-72-1 and Z-2180-80-1) to amend the comprehensive sign plan for a replacement project identification sign at South Clark Street and 23rd Street South, subject to conditions.
August 14, 1993	Approved a site plan amendment request to enclose balconies with sliding glass windows, subject to a condition.
October 8, 1995	Approved a site plan amendment request to permit the temporary conversion of 1,346 square feet of

retail g.f.a. for use as a flight simulation area.

July 20, 1996

Approved a site plan amendment to extend the approval to use 1,346 square feet of retail g.f.a. for use as a flight simulation area.

May 16, 1998

Approved a site plan amendment to extend the approval to use 1,346 square feet of retail g.f.a. for use as a flight simulation area to December 31, 2000.

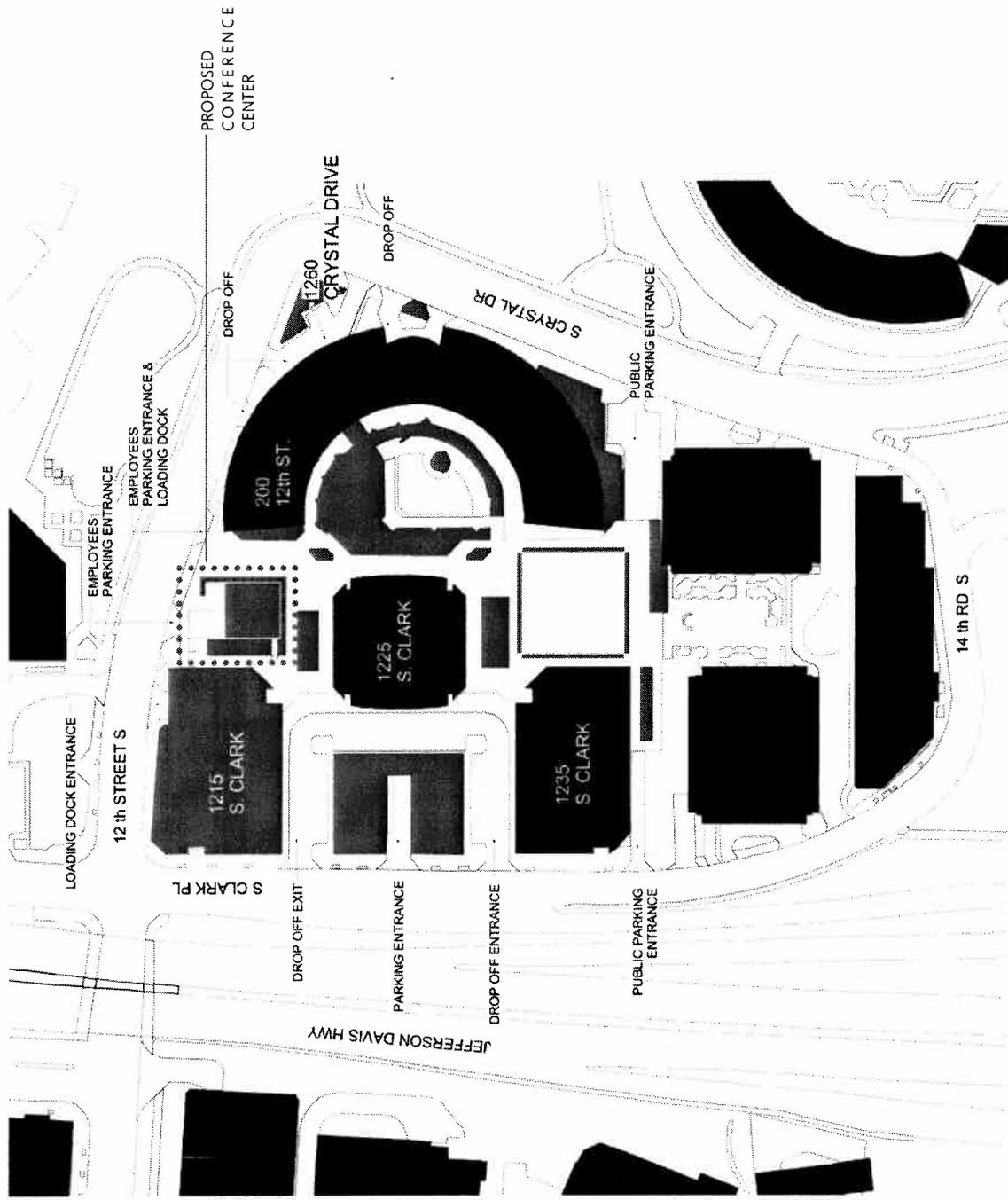
July 20, 2002

Approved a site plan amendment for a 206 square foot rooftop sign located at 1215 Jefferson Davis Highway.

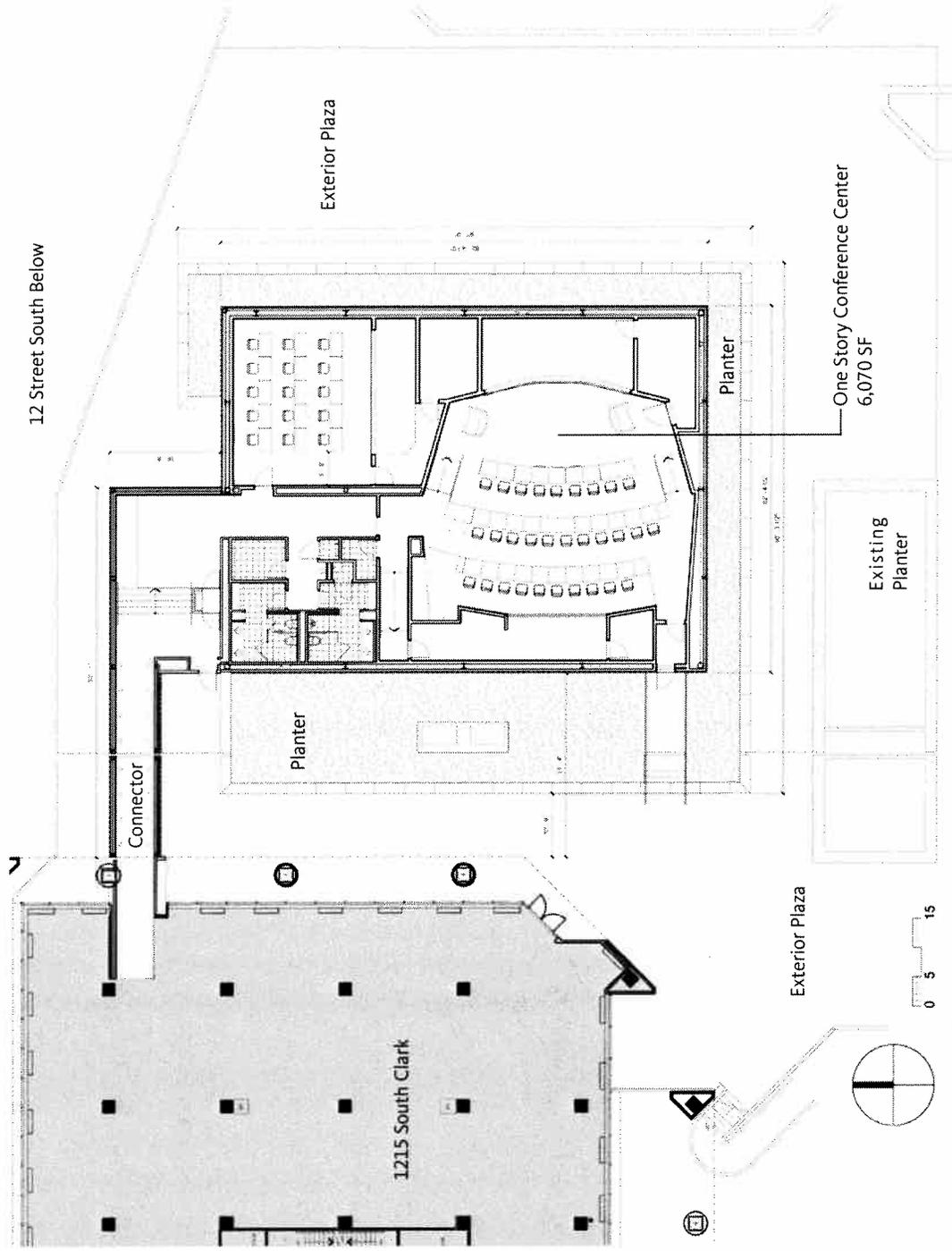
February 3, 2003

Approved a site plan amendment for a 111 square foot rooftop sign located at 1213 Jefferson Davis Highway.

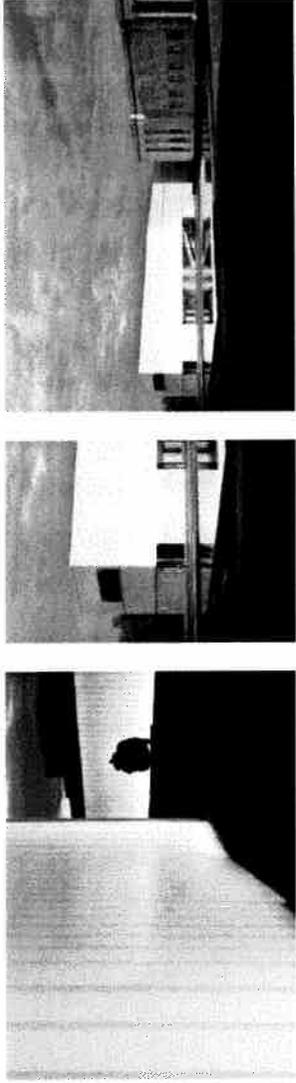
Site Plan



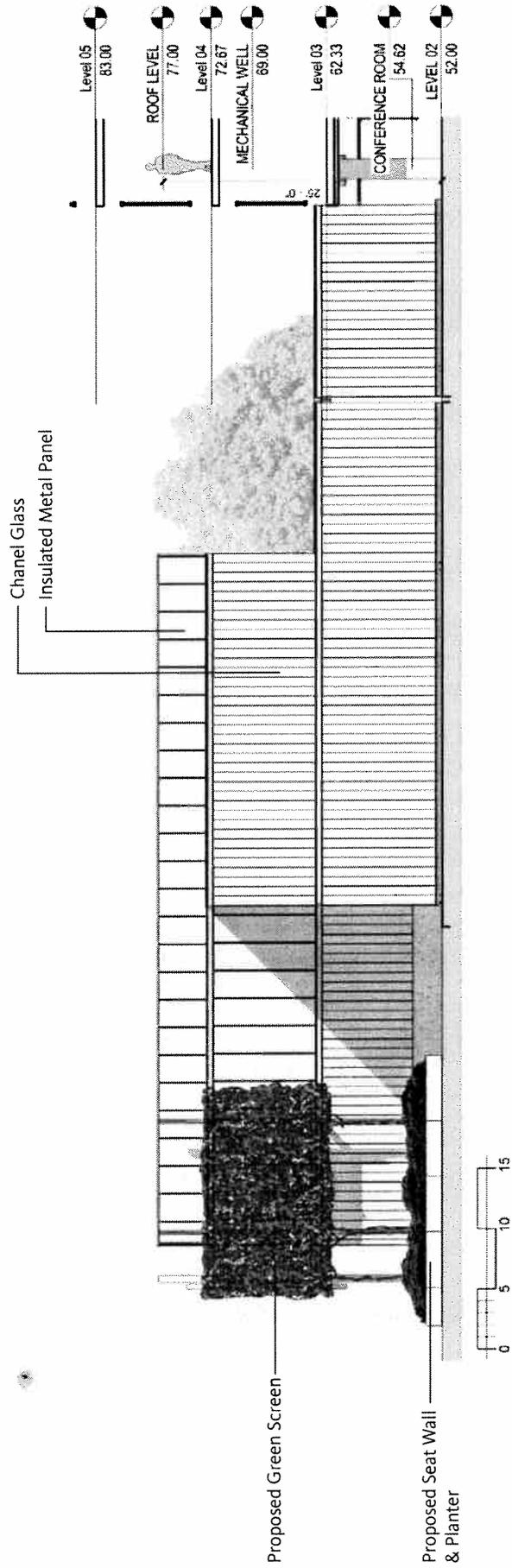
Proposed Plan



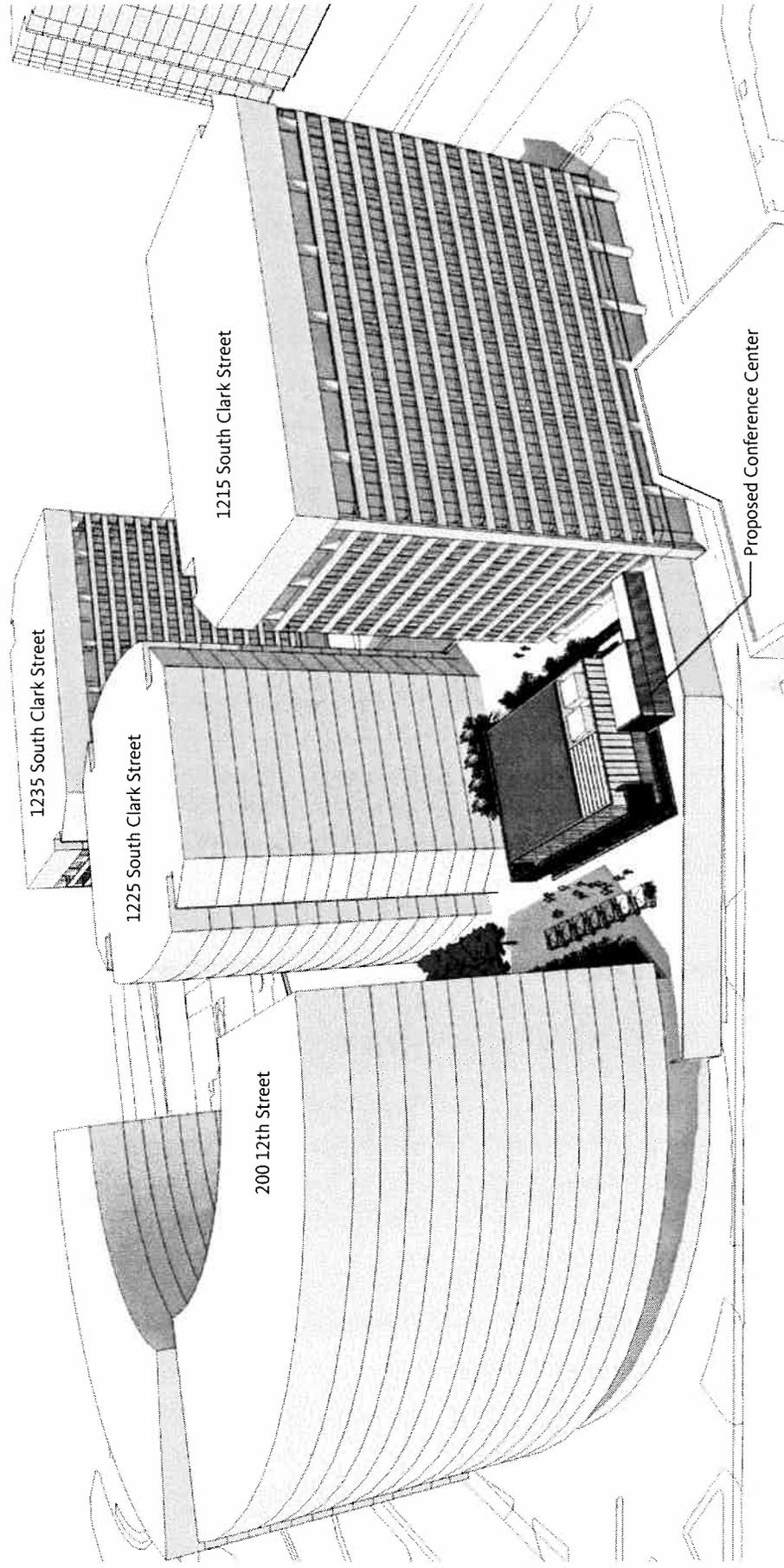
North Elevation



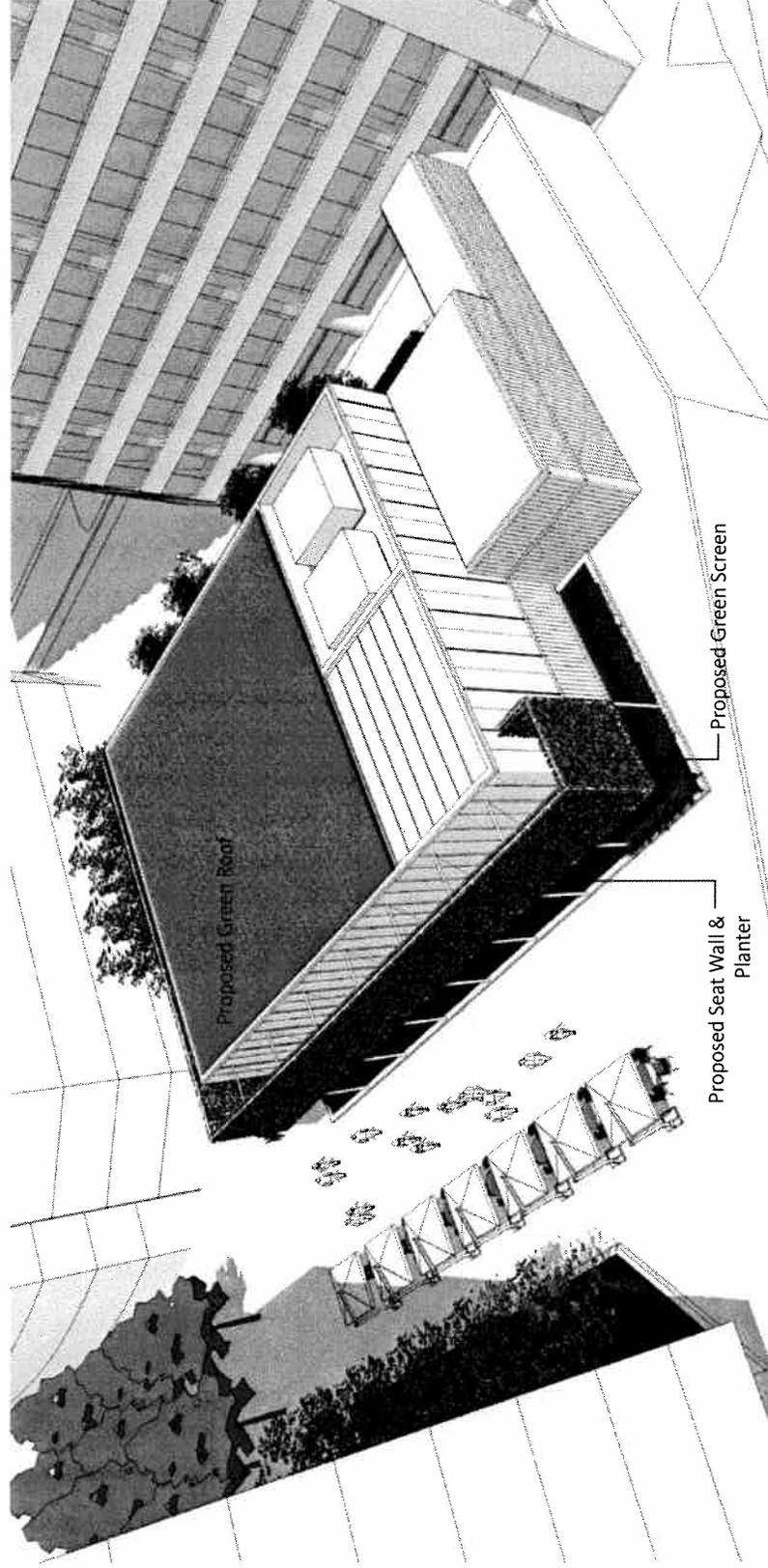
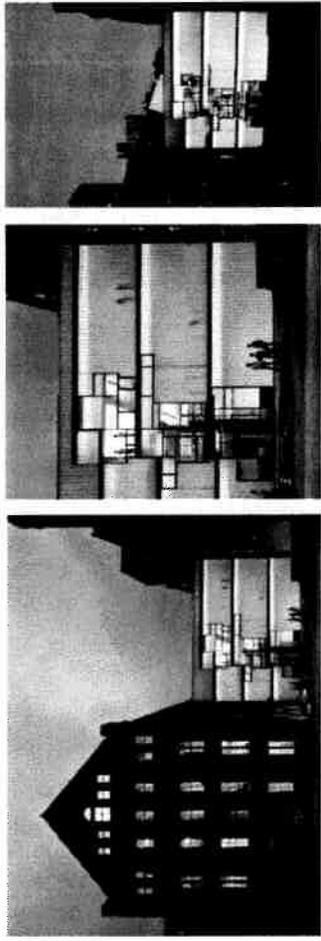
1215 S. Clark St.
Existing Building



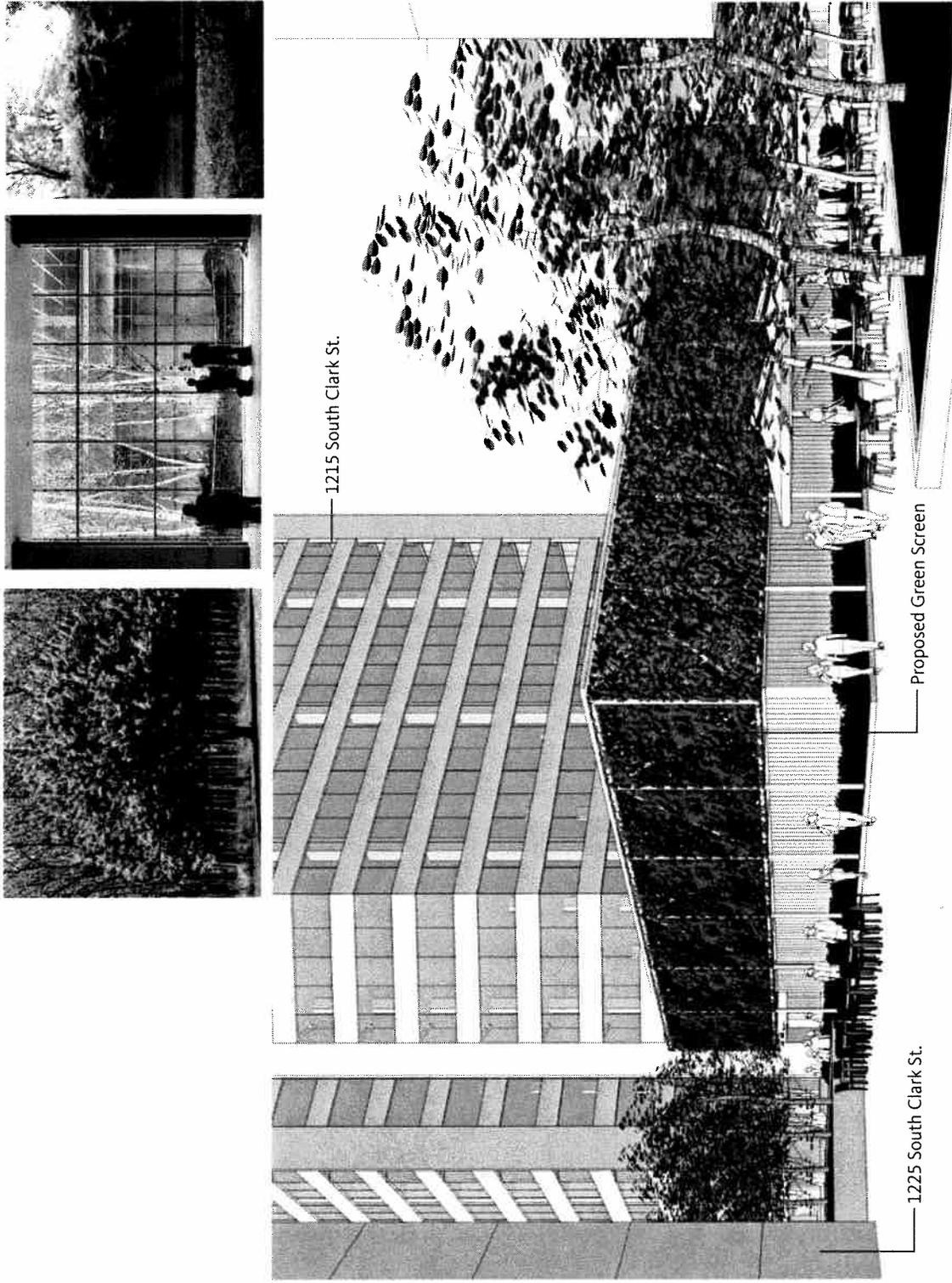
North View



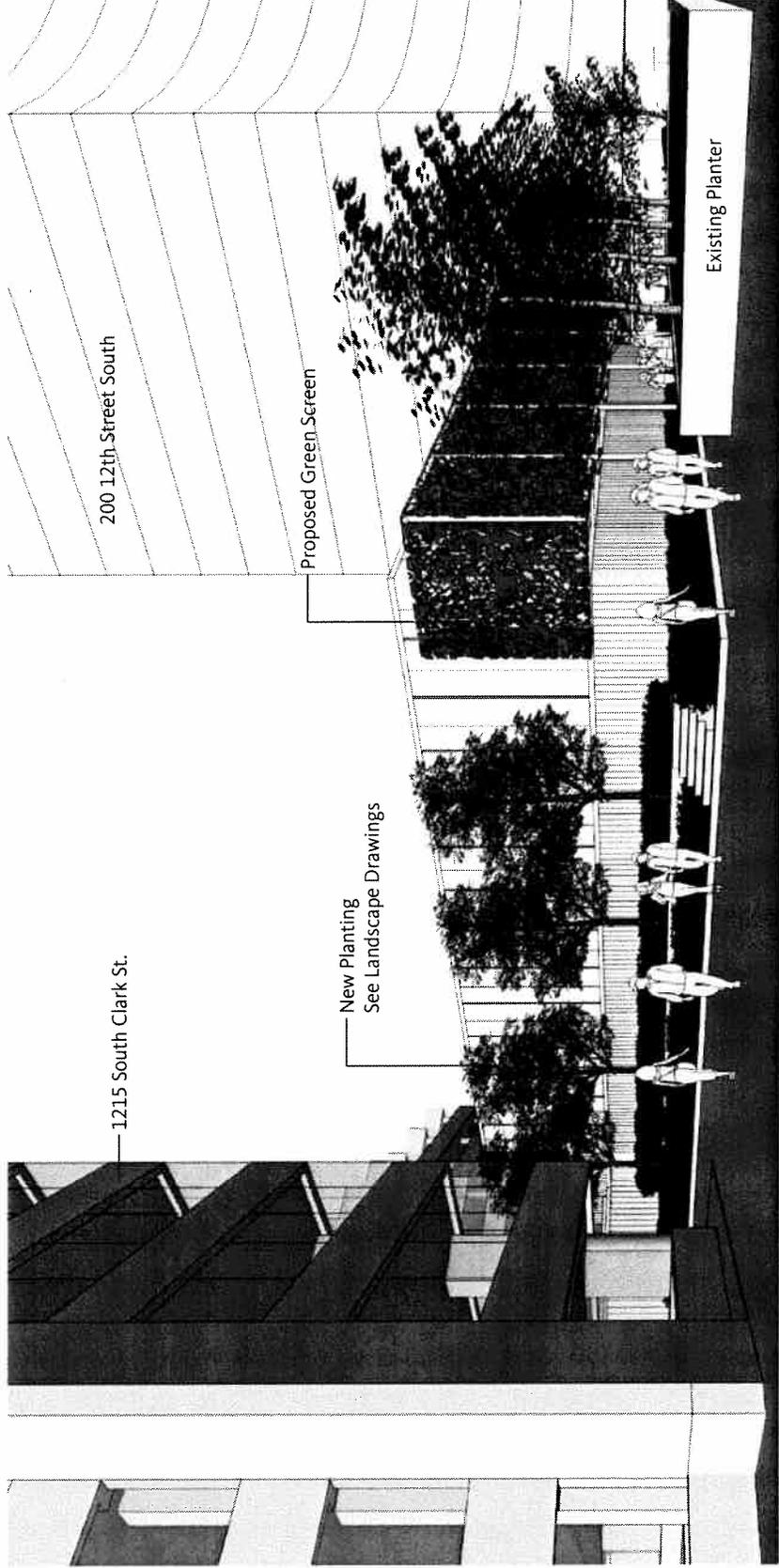
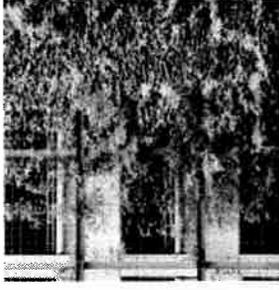
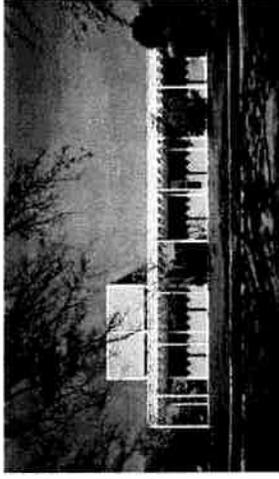
North View



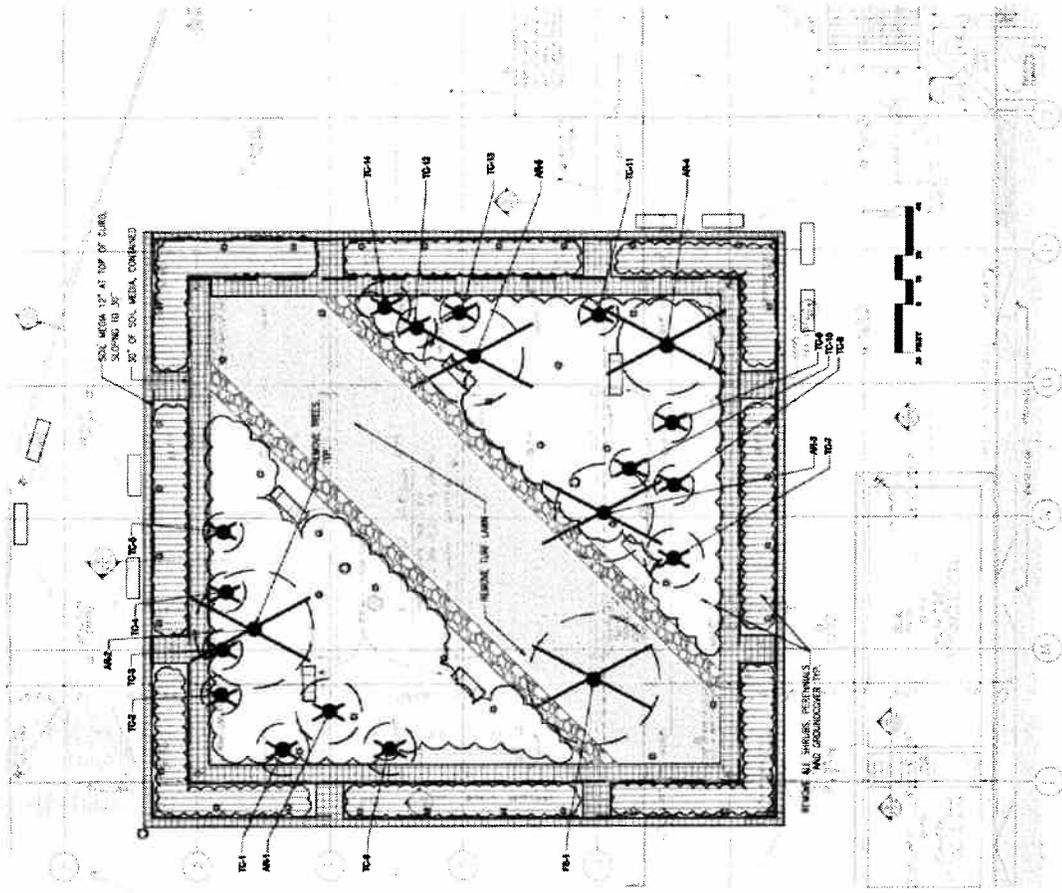
South View



West View



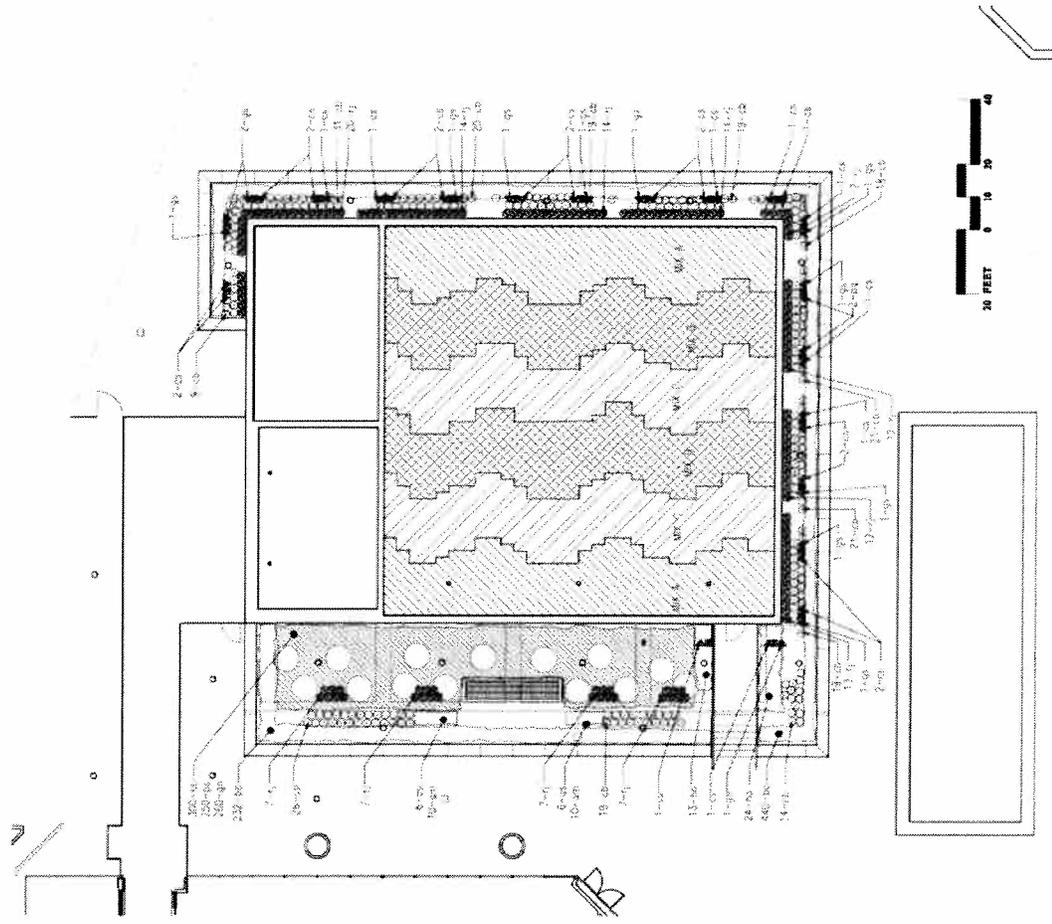
Existing Condition Plan



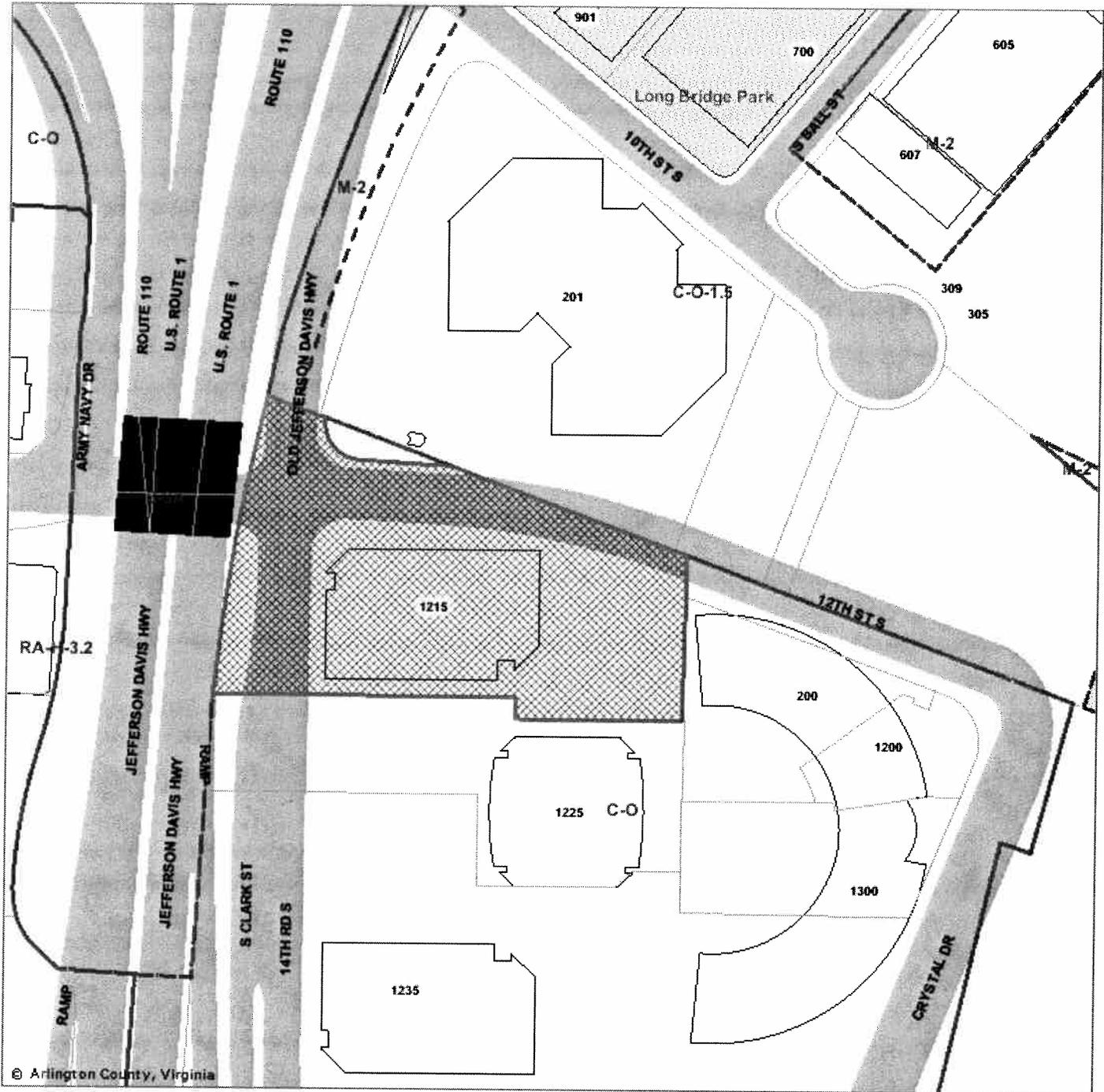
PLANT LEGEND

TREE SYMBOL	NAME	TREE CAL / DBH
AR-1	ACTR RUBRUM/RED MAPLE	18"
AR-2	ACTR RUBRUM/RED MAPLE	18"
AR-3	ACTR RUBRUM/RED MAPLE	12"
AR-4	ACTR RUBRUM/RED MAPLE	12"
AR-5	ACTR RUBRUM/RED MAPLE	12"
TC-1	FAGUS SPICATA/ESP BEECH	12"
TC-2	QUERCUS CANADENSIS/EASTERN HEMLOCK	12"
TC-3	QUERCUS CANADENSIS/EASTERN HEMLOCK	12"
TC-4	QUERCUS CANADENSIS/EASTERN HEMLOCK	12"
TC-5	QUERCUS CANADENSIS/EASTERN HEMLOCK	12"
TC-6	QUERCUS CANADENSIS/EASTERN HEMLOCK	12"
TC-7	QUERCUS CANADENSIS/EASTERN HEMLOCK	12"
TC-8	QUERCUS CANADENSIS/EASTERN HEMLOCK	12"
TC-9	QUERCUS CANADENSIS/EASTERN HEMLOCK	12"
TC-10	QUERCUS CANADENSIS/EASTERN HEMLOCK	12"
TC-11	QUERCUS CANADENSIS/EASTERN HEMLOCK	12"
TC-12	QUERCUS CANADENSIS/EASTERN HEMLOCK	12"
TC-13	QUERCUS CANADENSIS/EASTERN HEMLOCK	12"
TC-14	QUERCUS CANADENSIS/EASTERN HEMLOCK	12"

Proposed Landscape, Understory and Green Roof Plan.



Plant Name	Quantity	Plant Name	Quantity	Plant Name	Quantity
Shrub:		Shrub:		Shrub:	
EG 0	1	EG 1	1	EG 2	1
EG 3	1	EG 4	1	EG 5	1
EG 6	1	EG 7	1	EG 8	1
EG 9	1	EG 10	1	EG 11	1
EG 12	1	EG 13	1	EG 14	1
EG 15	1	EG 16	1	EG 17	1
EG 18	1	EG 19	1	EG 20	1
EG 21	1	EG 22	1	EG 23	1
EG 24	1	EG 25	1	EG 26	1
EG 27	1	EG 28	1	EG 29	1
EG 30	1	EG 31	1	EG 32	1
EG 33	1	EG 34	1	EG 35	1
EG 36	1	EG 37	1	EG 38	1
EG 39	1	EG 40	1	EG 41	1
EG 42	1	EG 43	1	EG 44	1
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EG 96	1	EG 97	1	EG 98	1
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EG 147	1	EG 148	1	EG 149	1
EG 150	1	EG 151	1	EG 152	1
EG 153	1	EG 154	1	EG 155	1
EG 156	1	EG 157	1	EG 158	1
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SP# 135
1215 S. Clark St.
(RPC #34-024-269)

Note: These maps are for property location assistance only.
 They may not represent the latest survey and other information.



Not To Scale

