ARLINGTON MILL CENTER

RESIDENTIAL BUILDING

ARLINGTON COUNTY, VIRGINIA

AMENDMENT - PRELIMINARY ADMINISTRATIVE REGULATION 4.1.2. SUBMISSION -OCTOBER 27, 2010.
4.1.2. RESUBMISSION -DECEMBER 2, 2010.
4.1.2. RESUBMISSION -JANUARY 10, 2011.

DEVELOPER

ARLINGTON PARTNERSHIP FOR AFFORDABLE HOUSING
2704 NORTH PERSHING DRIVE
ARLINGTON, VA 22201
(703)276-7444
CONTACT: DAVID PERROW

ARCHITECT

KGD ARCHITECTURE
7300 WILSON BLVD
SUITE 250
ROSSLYN, VA 22209
(202)338-3800/(703)749-9042
CONTACT: BEN KISHIMOTO

CIVIL ENGINEER

VIKA INCORPORATED
8180 GREENSBORO DRIVE
SUITE 200
McLEAN, VA 22102
(703) 442-7800
CONTACT: BOB COCHRAN

LANDSCAPE ARCHITECT

STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.
6416 GROVEDALE ROAD
SUITE 100-A
ALEXANDRIA, VA 22310
(703)719-6500
CONTACT: JOE PLUMPE

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VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SERVICES
VIKA INCORPORATED
8180 GREENSBORO DRIVE SUITE 200 ■ McLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA GERMANTOWN, MD

VIKA REVISIONS	ARLINGTON, VIRGINIA DEPARTMENT OF PUBLIC WORKS ARLINGTON MILL CENTER COVER SHEET		
	SCALE HOR: AS NOTED VER: N/A	DESIGNED EJL	CHECKED BC
	SUBMITTED DATE: 10-27-2010	APPROVED DATE: CHIEF PUBLIC WORKS PLANNING DIV.	APPROVED DATE: CHIEF TRAFFIC ENGINEERING DIV.
	APPROVED DATE: CHIEF WATER, SEWER & STREETS DIV.	APPROVED DATE: CHIEF ENGINEERING DIVISION	APPROVED DATE: DIRECTOR OF PUBLIC WORKS
PROJECT/FILE NO. V7125B		SHEET C-1 OF C-14	CONTRACT A SHEET C-1 OF C-14

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NOTES:

1.) THE PROPERTY SHOWN HEREON IS IDENTIFIED ON ARLINGTON COUNTY TAX MAP NO. 072-16 AS REAL PROPERTY CODE (RPC) NO. 22001004 AND IS ZONED S-3A WITH FBC.
2.) THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA AS RECORDED IN DEED BOOK 2784 AT PAGE 1541 AND DEED BOOK 1027 AT PAGE 578, ALL AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.
3.) THE SUBJECT PROPERTY LIES IN FLOOD ZONE "A7" (AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED), "B" (AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TOO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD) AND "C" (AREAS OF MINIMAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY-PANEL 515520 0010 B, DATED MAY 3, 1982.
4.) BOUNDARY SURVEY PERFORMED BY VIKA, INC
5.) THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO VIRGINIA STATE COORDINATE SYSTEM OF 1983 (VCS 83 - NORTH ZONE) AND THE VERTICAL DATUM SHOWN HEREON IS REFERENCE T NAVD '88 USING THE FOLLOWING ARLINGTON COUNTY CONTROL MONUMENTS:

- MON #18	- MON #26
N: 7000390.449	N. 6993410.847
E: 11890595.174	E: 11878146.402
EL: 96.60'	EL: 213.20'

6.) CONTOUR INTERVAL SHOWN HEREON IS 2.0'
7.) RESOURCE PROTECTION AREA (RPA) BASED ON AVAILABLE ARLINGTON COUNTY GIS INFORMATION AND IS AS SHOWN HEREON AS APPROXIMATE LOCATION AND HAS NOT BEEN FIELD VERIFIED.

TITLE REPORT NOTE:

TITLE REPORT FURNISHED BY WALKER TITLE , LLC COMMITMENT NUMBER A0701615 WITH AN EFFECTIVE DATE OF SEPTEMBER 27, 2007 AT 8:00 AM, HAS BEEN INCORPORATED INTO THIS SURVEY.

THE FOLLOWING ITEMS LISTED IN SCHEDULE B -- PART II OF AFOREMENTIONED TITLE COMMITMENT APPEAR TO AFFECT THE SUBJECT PROPERTY AND ARE GRAPHICALLY SHOWN HEREON:

ITEM 1. EASEMENT TO ARLINGTON COUNTY BOARD OF SUPERVISORS RECORDED IN DEED BOOK 714 AT PAGE 357 **(SHOWN HEREON)**

ITEM 2. EASEMENT TO ARLINGTON COUNTY BOARD OF SUPERVISORS RECORDED IN DEED BOOK 1236 AT PAGE 461 **(SHOWN HEREON)**

ITEM 3. EASEMENT TO ARLINGTON COUNTY BOARD OF SUPERVISORS RECORDED IN DEED BOOK 2183 AT PAGE 1889 **(SHOWN HEREON)**

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHO BRG	CHORD
C1	44.23'	25.00'	30.52'	101°21'47"	S21°45'29"W	38.68'
C2	119.89'	1492.40'	59.98'	4°36'10"	S70°08'18"W	119.86'
C3	36.19'	25.00'	22.10'	82°56'40"	N70°41'27"W	33.11'
C4	185.63'	362.58'	94.90'	29°20'02"	S43°35'25"E	183.61'
C5	93.76'	397.08'	47.10'	13°31'42"	N51°29'11"W	93.54'
C6	80.08'	160.65'	40.89'	28°33'37"	N43°58'13"W	79.25'
C7	110.96'	500.00'	55.71'	12°42'53"	N47°02'37"W	110.73'
C8	200.79'	470.00'	101.95'	24°28'39"	S41°09'44"E	199.27'
C9	110.98'	500.00'	55.72'	12°43'04"	N47°02'32"W	110.76'

UTILITY NOTE:

THE UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED IN THE TABLE BELOW AND GRAPHICALLY SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION, AERIAL SURVEY LOCATIONS, AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE INDICATED FROM THE INFORMATION NOTED IN THE TABLE BELOW WHICH COMPRISES THE RECORD INFORMATION OBTAINED BY THE SURVEYOR. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, UNLESS SPECIFICALLY NOTED ON THE DRAWING.
THE FOLLOWING UTILITY COMPANIES HAVE BEEN SOLICITED FOR THEIR PLANS AND RECORD UTILITY DRAWINGS. LISTED BELOW ARE SPECIFIC PLAN/SHEET NUMBERS OF DRAWINGS PROVIDED BY THE UTILITY COMPANY OR LACK OF RESPONSE IS NOTED.

UTILITY COMPANY	PLAN # / SHEET #
AT&T MCI WORLDCOM VERIZON COMMUNICATIONS	10/24/07 - NO FACILITIES ON SITE 9/18/07 - NO FACILITIES ON SITE NO RESPONSE AT THIS TIME
WASHINGTON GAS	9/28/07 MAP# WG-9103
DOMINION VIRGINIA POWER	10/03/07 - OVERHEAD WIRES
CABLE TV OF ARLINGTON	NO RESPONSE AT THIS TIME
ARLINGTON COUNTY PUBLIC WORKS (WATER, SANITARY AND STORM)	MAP NO. 72-SE - WATER MAP NO. 72-SE - SANITARY SEWER MAP NO. 72-SE - STORM SEWER

THE OWNER/DEVELOPER OF THE SUBJECT PROPERTY IS RESPONSIBLE FOR OBTAINING INFORMATION AND COORDINATING WITH ALL OTHER UTILITIES NOT LISTED IN THE TABLE ABOVE. THE OWNER/DEVELOPER IS ALSO RESPONSIBLE FOR CONTACTING "MISS UTILITY" 48 HOURS PRIOR TO CONSTRUCTION.

LEGEND

BUILDING LINE
CABLE TELEVISION CONDUIT
ELECTRICAL CONDUIT
EDGE OF PAVEMENT
FENCE LINE
NATURAL GAS CONDUIT
OVERHEAD WIRES
TELEPHONE/COMMUNICATIONS CONDUIT
PROPERTY LINES
PUBLIC UTILITIES EASEMENTS
SANITARY SEWER CONDUIT
STORM DRAIN CONDUIT
WATER CONDUIT

SANITARY CLEANOUT
STORM DRAIN MANHOLE
ELECTRICAL JUNCTION BOX
ELECTRICAL MANHOLE
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
GAS MANHOLE
GUY POLE
GAS VALVE
LIGHT POLE
PHONE PEDESTAL
PHONE MANHOLE
UTILITY POLE
MONITORING WELL

SANITARY MANHOLE
TRAFFIC CONTROL BOX
TRAFFIC SIGNAL POLE
TREE
CABLE TELEVISION PEDESTAL
UNKNOWN UTILITY MANHOLE
WATER METER
WATER MANHOLE
WATER VALVE
BOLLARD
SIGN POST
DRILL HOLE
IRON PIPE FOUND
PK NAIL FOUND

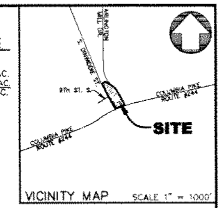
CNC. ...... CONCRETE
C&G ...... CURB AND GUTTER
BLDG. ...... BUILDING
STY. ...... STORY
TRY. ...... ELECTRICAL TRANSFORMER
ASPH. ...... ASPHALT
ESMT ...... EASEMENT
RCP ...... REINFORCED CONCRETE PIPE
CMP ...... CORRUGATED METAL PIPE
BRL ...... BUILDING RESTRICTION LINE
R/W ...... RIGHT-OF-WAY
TRI ...... RECORD INFORMATION
H.C. ...... HANDICAP RAMP
BOC ...... BACK OF CURB
PL ...... PROPERTY LINE

AREA TABULATION:

EXISTING PART 1	82,912 SQ. FT.	OR 1.90340 AC.
EXISTING PART 2	6,020 SQ. FT.	OR 0.13820 AC.
TOTAL AREA	88,932 SQ. FT.	OR 2.04160 AC.
RECONFIGURED PART 1	87,146 SQ. FT.	OR 2.00060 AC.
RECONFIGURED PART 2	4,249 SQ. FT.	OR 0.09754 AC.
TOTAL AREA	91,395 SQ. FT.	OR 2.09814 AC.

PARKING TAB:

92 REGULAR SPACES
4 HANDI-CAP SPACES
96 TOTAL PARKING SPACES



VICINITY MAP SCALE 1" = 1000'

LEGAL DESCRIPTION:

DESCRIPTION OF THE PROPERTY ACQUIRED BY THE COUNTY BOARD OF ARLINGTON BY DEED DATED JUNE 21ST, 1996 AND RECORDED BY DEED IN DEED BOOK 2784 AT PAGE 1541 AND BY DEED DATED AUGUST 8, 1951 AND RECORDED IN DEED BOOK 1027 AT PAGE 578, ALL AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED IN TWO (2) PARTS AS FOLLOWS:

PART 1

BEGINNING AT A POINT MARKING THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF COLUMBIA PIKE - ROUTE #244 (WIDTH VARIES) AND THE WESTERLY RIGHT OF WAY LINE OF ARLINGTON MILL DRIVE (WIDTH VARIES), SAID POINT BEING SHOWN ON A PLAT ENTITLED "RIGHT OF WAY ACQUIRED FOR COLUMBIA PIKE FROM S. DINWIDDIE STREET TO S. ARLINGTON MILL DRIVE" AND RECORDED BY DEED RECORDED IN DEED BOOK 1591 AT PAGE 11 AMONG THE AFORESAID LAND RECORDS; THENCE LEAVING SAID POINT AND RUNNING WITH A PORTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF COLUMBIA PIKE AS DEDICATED ON SAID PLAT (D.B. 1591, PG. 11) THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. 44.23 FEET ALONG THE ARC OF THE CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 21°45'29" WEST, 38.68 FEET TO A POINT; THENCE
2. 119.89 FEET ALONG THE ARC OF THE REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1492.40 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 70°08'18" WEST, 119.86 FEET TO A POINT; THENCE
3. 36.19 FEET ALONG THE ARC OF THE REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 70°41'27" WEST, 33.11 FEET TO A POINT MARKING THE INTERSECTION OF THE AFORESAID NORTHWESTERLY RIGHT OF WAY LINE OF COLUMBIA PIKE - ROUTE #244 AND THE EASTERLY RIGHT OF WAY LINE OF SOUTH DINWIDDIE STREET (WIDTH VARIES); THENCE LEAVING SAID NORTHWESTERLY RIGHT OF WAY LINE OF COLUMBIA PIKE - ROUTE #244 AND RUNNING WITH A PORTION OF SAID EASTERLY RIGHT OF WAY LINE OF SOUTH DINWIDDIE STREET THE FOLLOWING FOUR (4) COURSES AND DISTANCES:
4. NORTH 29°13'08" WEST, 107.61 FEET TO A POINT; THENCE
5. SOUTH 69°16'00" WEST, 15.17 FEET TO A POINT; THENCE
6. NORTH 29°13'08" WEST, 202.92 FEET TO A POINT; THENCE
7. NORTH 22°03'58" WEST, 169.44 FEET TO A POINT MARKING THE SOUTHWESTERLY CORNER OF PARK GLEN CONDOMINIUM RECORDED IN DEED BOOK 2091 AT PAGE 1493, THENCE LEAVING THE AFORESAID EASTERLY RIGHT OF WAY LINE OF SOUTH DINWIDDIE STREET AND RUNNING WITH THE SOUTHERLY LINE OF SAID PARK GLEN CONDOMINIUM
8. NORTH 55°53'07" EAST, 66.40 FEET TO A POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF THE AFORESAID ARLINGTON MILL DRIVE (WIDTH VARIES); THENCE LEAVING THE AFORESAID SOUTHERLY LINE OF PARK GLEN CONDOMINIUM AND RUNNING WITH A PORTION OF THE WESTERLY RIGHT OF WAY LINE OF SAID ARLINGTON MILL DRIVE
9. SOUTH 58°15'25" EAST, 110.44 FEET TO A POINT AS SHOWN ON A PLAT ENTITLED "PLAT SHOWING THE DEDICATION OF ARLINGTON MILL DRIVE THROUGH THE PROPERTIES OF JESSE JOHNSON AND HERMAN G. FREIWALD" AND RECORDED BY DEED RECORDED IN DEED BOOK 739 AT PAGE 397 AMONG THE AFORESAID LAND RECORDS; THENCE CONTINUING WITH A PORTION OF SAID WESTERLY RIGHT OF WAY LINE OF ARLINGTON MILL DRIVE
10. 185.63 FEET ALONG THE ARC OF THE TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 362.58 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 43°35'25" EAST, 183.61 FEET TO A POINT; THENCE
11. SOUTH 28°55'25" EAST, 232.08 FEET TO THE POINT OF BEGINNING CONTAINING 82,912 SQUARE FEET OR 1.90340 ACRES OF LAND.

PART 2

BEGINNING AT A POINT LYING ON THE EASTERLY LINE OF ARLINGTON MILL DRIVE (WIDTH VARIES), SAID POINT ALSO BEING SHOWN ON A PLAT ENTITLED "PLAT SHOWING DEDICATION OF ARLINGTON MILL DRIVE THROUGH THE PROPERTIES OF JESSE JOHNSON AND HERMAN G. FREIWALD" RECORDED BY DEED RECORDED IN DEED BOOK 739 AT PAGE 397 AMONG THE AFORESAID LAND RECORDS AND BEING A COMMON CORNER AS SHOWN ON SAID PLAT TO THE FORMER PROPERTY OF JESSE JOHNSON AND HERMAN G. FREIWALD; THENCE LEAVING THE EASTERLY LINE OF SAID ARLINGTON MILL DRIVE AND RUNNING WITH A PORTION OF SAID COMMON LINE

12. NORTH 55°51'15" EAST, 61.39 FEET TO A POINT ON THE WESTERLY LINE OF GLENCARLYN PARK; THENCE LEAVING THE AFORESAID COMMON LINE OF JOHNSON AND FREIWALD AND RUNNING WITH A PORTION OF THE WESTERLY LINE OF THE AFORESAID GLENCARLYN PARK
13. SOUTH 28°55'25" EAST, 176.81 FEET TO A POINT LYING ON THE AFORESAID EASTERLY RIGHT OF WAY LINE OF ARLINGTON MILL DRIVE; THENCE RUNNING WITH A PORTION OF SAID EASTERLY RIGHT OF WAY LINE OF ARLINGTON MILL DRIVE THE FOLLOWING THREE (3) COURSES AND DISTANCES:
14. 93.76 FEET ALONG THE ARC OF THE NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 397.08 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 51°29'11" WEST, 93.54 FEET TO A POINT; THENCE
15. NORTH 58°15'02" WEST, 9.53 FEET TO A POINT; THENCE
16. 80.08 FEET ALONG THE ARC OF THE TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 160.65 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 43°58'13" WEST, 79.25 FEET TO THE POINT OF BEGINNING CONTAINING 6,020 SQUARE FEET OR 0.13820 ACRES OF LAND

THE ABOVE DESCRIBED PARTS HAVING A TOTAL GROSS AREA OF 88,932 SQUARE FEET OR 2.04160 ACRES OF LAND.

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ CONSTRUCTION INSPECTORS
VIKA INCORPORATED
8180 GREENSBORO DRIVE SUITE 200 ■ McLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA GERMANTOWN, MD

NO.	DATE	DESCRIPTION
1	10/27/10	PRELIMINARY SUBMISSION
2	12/2/10	RESUBMISSION
3	1/10/11	RESUBMISSION

REVISIONS

ARLINGTON, VIRGINIA
DEPARTMENT OF PUBLIC WORKS
THE PROPERTY OF
ARLINGTON MILL CENTER
CERTIFIED SURVEY PLAT NOTES

SCALE HOR. AS SHOWN VER. N/A	DESIGNED	CHECKED
SUBMITTED DATE: OCTOBER 27, 2010	APPROVED DATE: CHIEF PUBLIC WORKS PLANNING DIV.	APPROVED DATE: CHIEF TRAFFIC ENGINEERING DIV.
APPROVED DATE: CHIEF WATER, SEWER & STREETS DIV.	APPROVED DATE: CHIEF ENGINEERING DIVISION	APPROVED DATE: DIRECTOR OF PUBLIC WORKS
	SHEET C-2	CONTRACT C-T4 SHEET C-2 OF

S# 808

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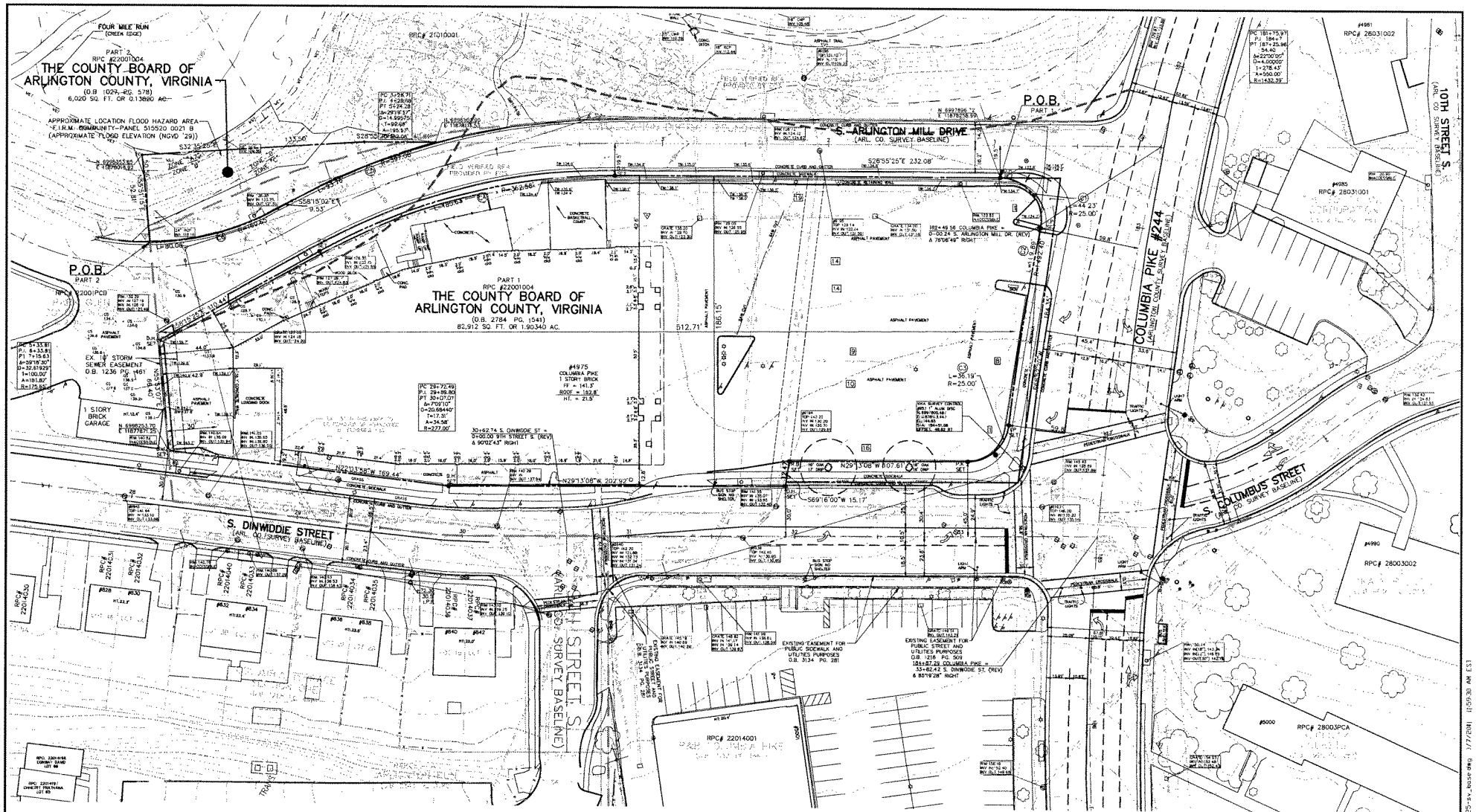

LEGEND

- BUILDING LINE
- CABLE TELEVISION CONDUIT
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELEPHONE/COMMUNICATIONS CONDUIT
- PROPERTY LINES
- PUBLIC UTILITIES EASEMENTS
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT
- SANITARY CLEANOUT
- STORM DRAIN MANHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRICAL MANHOLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS MANHOLE
- GUY POLE
- GAS VALVE
- LIGHT POLE
- PHONE PEDESTAL
- PHONE MANHOLE
- UTILITY POLE
- MONITORING WELL
- SANITARY MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- TREE
- CABLE TELEVISION PEDESTAL
- UNKNOWN UTILITY MANHOLE
- WATER METER
- WATER MANHOLE
- WATER VALVE
- BOLLARD
- SIGN POST
- DRILL HOLE
- IRON PIPE FOUND
- PK NAIL FOUND

CNC	CONCRETE
C&G	CURB AND GUTTER
BLDG.	BUILDING
STY.	STORY
TRV	ELECTRICAL TRANSFORMER
ASPH	ASPHALT
ESMT	EASEMENT
RCP	REINFORCED CONCRETE PIPE
CMP	CORRAGATED METAL PIPE
BRL	BUILDING RESTRICTION LINE
R/W	RIGHT-OF-WAY
(R)	RECORD INFORMATION
H.C.	HANDICAP RAMP
BOC	BACK OF CURB
PL	PROPERTY LINE

GRAPHIC SCALE

(IN FEET)
1 inch = 25 ft.

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ CONSTRUCTION INSPECTORS
VIKA INCORPORATED
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MCLEAN, VA GERMANTOWN, MD

NO.	DATE	DESCRIPTION
1	10/27/10	PRELIMINARY SUBMISSION
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3	1/10/11	RESUBMISSION

REVISIONS

ARLINGTON, VIRGINIA
DEPARTMENT OF PUBLIC WORKS

THE PROPERTY OF

ARLINGTON MILL CENTER

CERTIFIED SURVEY PLAT

SCALE HOR: 1"=25' VER: N/A	DESIGNED	CHECKED
SUBMITTED DATE: OCTOBER 27, 2010	APPROVED DATE: CHIEF PUBLIC WORKS PLANNING DIV.	APPROVED DATE: CHIEF TRAFFIC ENGINEERING DIV.
APPROVED DATE: CHIEF WATER, SEWER & STREETS DIV.	APPROVED DATE: CHIEF ENGINEERING DIVISION	APPROVED DATE: DIRECTOR OF PUBLIC WORKS
	SHEET C-3	CONTRACT SHEET C-3 OF C-14

S# 808

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PART 2
RPC #22001004
THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA
(D.B. 1027, PG. 578)
6,020 SQ. FT. OR 0.13820 AC

RECONFIGURED PART 2
4,249 SQ. FT.
OR 0.09754 AC.

STREET DEDICATION
1,771 SQ. FT.
OR 0.04066 AC.

N 6998353.85
E 1187801.92

S32°35'25"E
S28°55'25"E
42.46'
133.60'
R=500.00'
R=387.08'
L=110.98'
L=93.78'
L=200.79'
R=470.00'
R=362.58'
L=185.63'
S58°15'02"E
9.53'
N53°24'04"W 59.01'
R=160.65'
N53°24'04"W
37.65'
L=80.08'
N55°53'07"E
2.25'
P.O.B.
PART 2

PART 1
RPC #22001004
THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA
(D.B. 2784, PG. 1841)
82,912 SQ. FT. OR 1.90340 AC.

RECONFIGURED PART 1
87,146 SQ. FT.
OR 2.00060 AC.

PORTION OF S. ARLINGTON MILL DRIVE
(TO BE VACATED)
2,873 SQ. FT.
OR 0.06596 AC.

STREET DEDICATION
2,290 SQ. FT.
OR 0.05257 AC.

EX. 10' STORM SEWER EASEMENT
D.B. 1236 PG. 461

S58°15'25"E
32.88'
26.76'
110.44'
77.50'
113.01'
86.25'
S55°53'07"E
N55°53'07"E
N 6998353.70
E 1187801.25
30'
30.68'
138.76'
N22°03'58"W 169.44'
N29°13'08"W 202.92'

S. ARLINGTON MILL DRIVE
(ARL. CO. SURVEY BASELINE)
S28°55'25"E 232.08'
S28°55'25"E
18.66'
19.5'
S28°55'25"E
36.41'
P.O.B.
PART 1
L=44.23'
R=25.00'
54.4'
59.8'
L=41.89'
R=25.00'
184.45'
S68°52'20"W
L=36.19'
R=25.00'
59.8'
L=34.56' (TIE)
50.4'
9.45' (TIE)
PORTION OF COLUMBIA PIKE
(TO BE VACATED)
1,939 SQ. FT.
OR 0.04449 AC
D.B. 1591, PG. 11
10' SAN. SEW. ESM'T
(D.B. 714, PG. 357)
(TO BE VACATED)
PORTION OF S. DINWIDDIE STREET
(TO BE VACATED)
1,713 SQ. FT.
OR 0.03932 AC.
D.B. 655, PG. 15
EX. EASEMENT FOR PUBLIC STREET AND UTILITIES PURPOSES
D.B. 2183 PG. 1889
(TO BE VACATED)
N29°13'08"W 187.61'
N29°09'56"W
139.85'
2.70'
S69°16'00"W 15.17'
30.0'
45.0'

COLUMBIA PIKE #244
(ARLINGTON COUNTY SURVEY BASELINE)

10TH STREET S.
(ARL. CO. SURVEY BASELINE)

S. COLUMBUS STREET
(ARL. CO. SURVEY BASELINE)

S. DINWIDDIE STREET
(ARL. CO. SURVEY BASELINE)

9TH STREET S.
(ARL. CO. SURVEY BASELINE)

EXISTING EASEMENT FOR PUBLIC STREET AND UTILITIES PURPOSES
D.B. 3134 PG. 281

EXISTING EASEMENT FOR PUBLIC SIDEWALK AND UTILITIES PURPOSES
D.B. 3134 PG. 281

EXISTING EASEMENT FOR PUBLIC STREET AND UTILITIES PURPOSES
D.B. 1218 PG. 509

LEGEND

- PROPOSED STREET DEDICATION AREA
- PROPOSED STREET VACATION AREA
- PROPOSED EASEMENT VACATION AREA
- PROPOSED ENCROACHMENT AREA

GRAPHIC SCALE
25 0 12 25 50 100
(IN FEET)
1 inch = 25 ft.

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(703)442-7800 ■ FAX (703)761-2787
MCLEAN, VA GERMANTOWN, MD

NO.	DATE	DESCRIPTION
1	10/27/10	PRELIMINARY SUBMISSION
2	12/2/10	RESUBMISSION
3	1/10/11	RESUBMISSION

REVISIONS

ARLINGTON, VIRGINIA
DEPARTMENT OF PUBLIC WORKS
THE PROPERTY OF
ARLINGTON MILL CENTER
VACATION / DEDICATION PLAT

SCALE HOR. 1"=25' VER. N/A
DESIGNED
CHECKED
SUBMITTED DATE: OCTOBER 27, 2010
APPROVED DATE: CHIEF PUBLIC WORKS PLANNING DIV.
APPROVED DATE: CHIEF TRAFFIC ENGINEERING DIV
APPROVED DATE: CHIEF WATER, SEWER & STREETS DIV.
APPROVED DATE: CHIEF ENGINEERING DIVISION
APPROVED DATE: DIRECTOR OF PUBLIC WORKS
SHEET C-4
CONTRACT
SHEET C-4 OF C-14

S# 808

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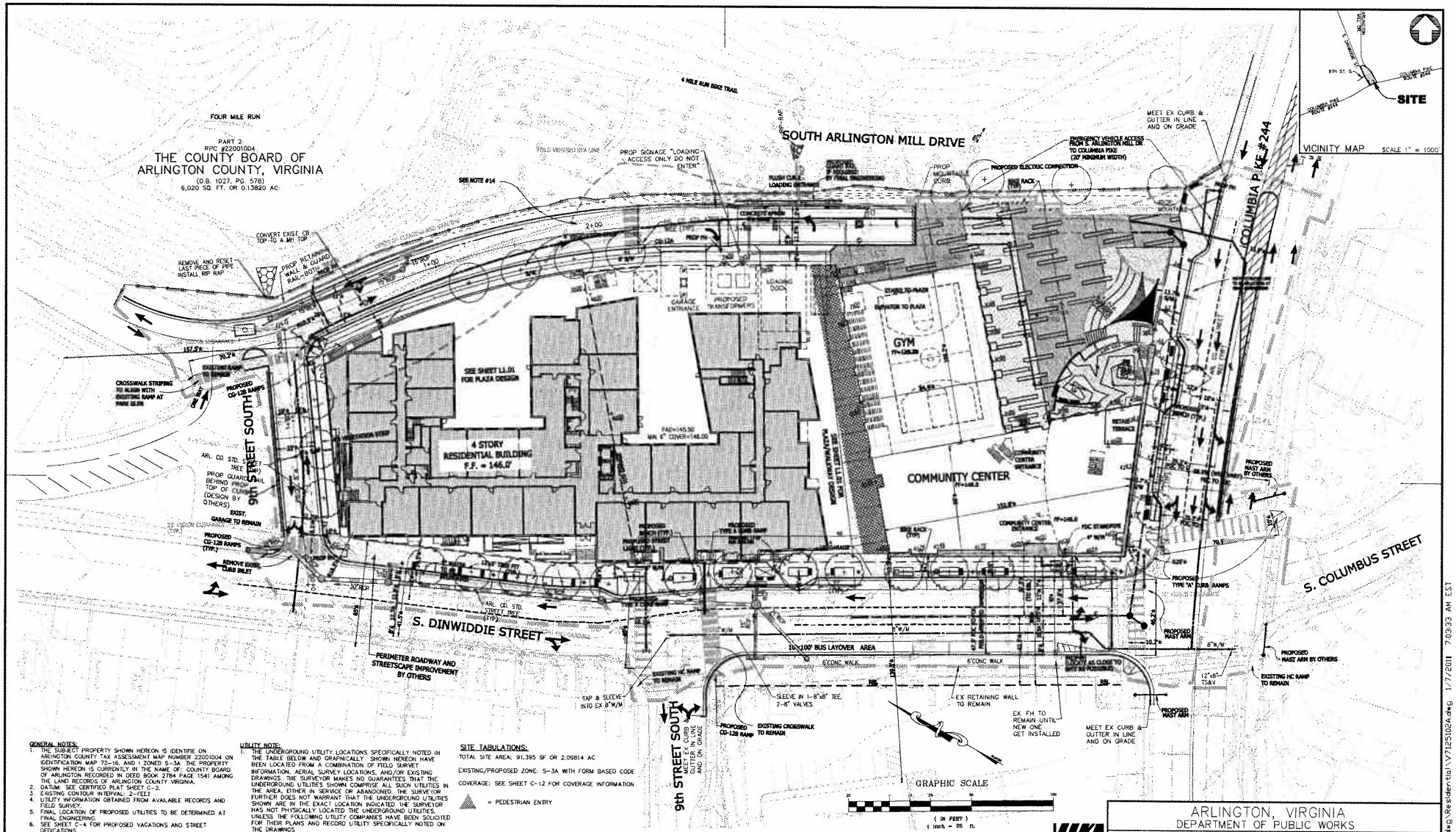

GENERAL NOTES:

1. THE SUBJECT PROPERTY SHOWN HEREON IS IDENTIFIE ON ARLINGTON COUNTY TAX ASSESSMENT MAP NUMBER 22001004 ON IDENTIFICATION MAP 72-16, AND I ZONED S-3A. THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF: COUNTY BOARD OF ARLINGTON RECORDED IN DEED BOOK 3784 PAGE 1541 AMONG THE LAND RECORDS OF ARLINGTON COUNTY VIRGINIA.
2. DATUM: SEE CERTIFIED PLAT SHEET C-2.
3. EXISTING CONTOUR INTERVAL: 2-FEET
4. UTILITY INFORMATION OBTAINED FROM AVAILABLE RECORDS AND FIELD SURVEY.
5. FINAL LOCATION OF PROPOSED UTILITIES TO BE DETERMINED AT FINAL ENGINEERING.
6. SEE SHEET C-4 FOR PROPOSED VACATIONS AND STREET DEDICATIONS.
7. TRANSFORMER AND SWITCH GEAR UNITS ARE TO BE LOCATED, SUBJECT TO FINAL ENGINEERING DESIGN AND COORDINATION WITH DOMINION VIRGINIA POWER CO.
8. SEE SHEET C-11 FOR STORMWATER MANAGEMENT PLAN DETAILS.
9. SEE LANDSCAPE PLANS FOR BICYCLE PARKING DETAILS.
10. SEE ARCHITECTURAL PLANS FOR PARKING TABULATIONS.
11. SEE SHEET C-9 FOR PROPOSED SPOT ELEVATIONS AND GRADING, INCLUDING DINWIDDIE & COLUMBIA PIKE RE-GRADING.
12. PROPOSED IMPROVEMENTS IN VDOT RIGHT-OF-WAY SUBJECT TO VDOT APPROVAL.
13. LOCATION OF PROPOSED BUS SHELTER SUBJECT TO FINAL ENGINEERING.
14. LOCATION OF CROSSWALK TO EXISTING DIRT PATH ON S. ARLINGTON MILL DR. SUBJECT TO FINAL ENGINEERING, COORDINATION WITH FINAL LOCATION OF TRANSFORMERS, AND MAY BE ADJUSTED CONCURRENT WITH FINAL TRAIL CONNECTION DESIGN.

UTILITY NOTE:

1. THE UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED IN THE TABLE BELOW AND GRAPHICALLY SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION, AERIAL SURVEY LOCATIONS, AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, UNLESS THE FOLLOWING UTILITY COMPANIES HAVE BEEN SOLICITED FOR THEIR PLANS AND RECORD UTILITY SPECIFICALLY NOTED ON THE DRAWINGS.

S. DINWIDDIE STREET NOTE:

1. S. DINWIDDIE STREET CROSS SECTION SOUTH OF 9TH STREET SOUTH - COUNTY BOARD APPROVED 48.3' FROM FACE-OF-CURB TO FACE-OF-CURB; FIELD SURVEY VERIFIES 47.5' FROM FACE-OF-CURB TO FACE-OF-CURB FOR INTERIM CONDITION UNTIL PROPERTY ALONG WEST SIDE OF S. DINWIDDIE STREET REDEVELOPS AND ULTIMATE CROSS SECTION CAN BE IMPLEMENTED.

SITE TABULATIONS:

TOTAL SITE AREA: 91,395 SF OR 2.09814 AC

EXISTING/PROPOSED ZONE: S-3A WITH FORM BASED CODE

COVERAGE: SEE SHEET C-12 FOR COVERAGE INFORMATION

▲ = PEDESTRIAN ENTRY

NOTE:
ROADWAY AND STREETSCAPE IMPROVEMENTS ARE TO BE PROVIDED WITH THE ARLINGTON MILL COMMUNITY CENTER.

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McLEAN, VA GERMANTOWN, MD

NO.	DATE	DESCRIPTION
3	01-10-2011	RESUB
2	12/02/10	RESUB
1	10/27/10	PRELIMINARY SUB

REVISIONS

ARLINGTON, VIRGINIA
DEPARTMENT OF PUBLIC WORKS

ARLINGTON MILL CENTER
PLOT & LOCATION PLAN

SCALE HOR: 1"=25' VER: N/A	DESIGNED BY: RG/JA	CHECKED BY: VIKA
SUBMITTED DATE: 10-27-2010	APPROVED DATE: CHIEF PUBLIC WORKS PLANNING DIV.	APPROVED DATE: CHIEF TRAFFIC ENGINEERING DIV.
APPROVED DATE: CHIEF WATER, SEWER & STREETS DIV.	APPROVED DATE: CHIEF ENGINEERING DIVISION	APPROVED DATE: DIRECTOR OF PUBLIC WORKS
	SHEET C-5	CONTRACT SHEET C-5 OF C-14

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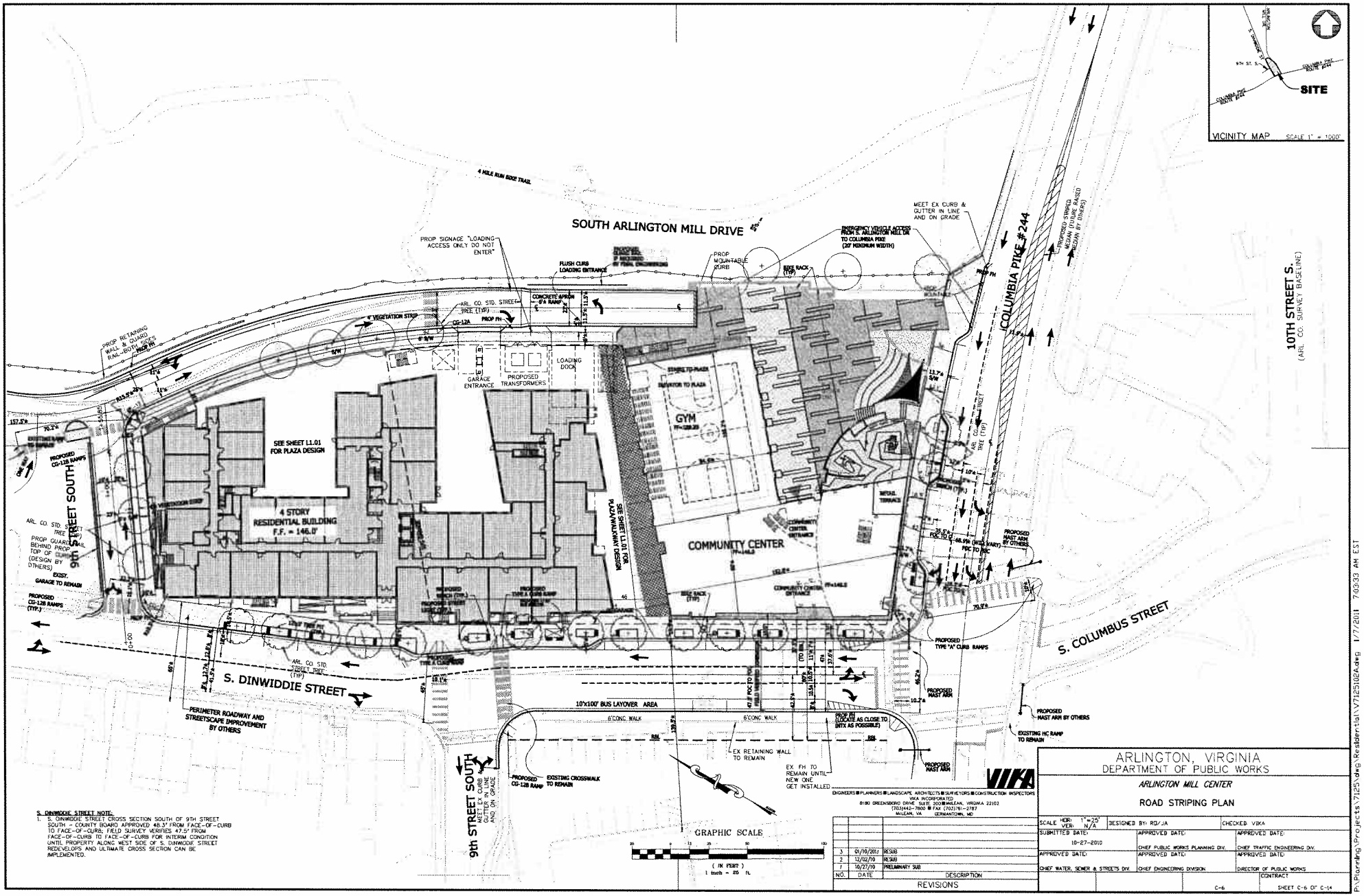

S. DINWIDDIE STREET NOTE:

1. S. DINWIDDIE STREET CROSS SECTION SOUTH OF 9TH STREET SOUTH - COUNTY BOARD APPROVED 48.3' FROM FACE-OF-CURB TO FACE-OF-CURB. FIELD SURVEY VERIFIES 47.5' FROM FACE-OF-CURB TO FACE-OF-CURB FOR INTERIM CONDITION UNTIL PROPERTY ALONG WEST SIDE OF S. DINWIDDIE STREET REDEVELOPS AND ULTIMATE CROSS SECTION CAN BE IMPLEMENTED.

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3	01/10/2011	RESUB
2	12/02/10	RESUB
1	10/27/10	PRELIMINARY SUB

REVISIONS

ARLINGTON, VIRGINIA
DEPARTMENT OF PUBLIC WORKS

ARLINGTON MILL CENTER

ROAD STRIPING PLAN

SCALE HOR: 1"=25' VER: N/A	DESIGNED BY: RO/JA	CHECKED: VIKA
SUBMITTED DATE: 10-27-2010	APPROVED DATE: CHIEF PUBLIC WORKS PLANNING DIV.	APPROVED DATE: CHIEF TRAFFIC ENGINEERING DIV.
APPROVED DATE: CHIEF WATER, SEWER & STREETS DIV.	APPROVED DATE: CHIEF ENGINEERING DIVISION	APPROVED DATE: DIRECTOR OF PUBLIC WORKS

C-6

CONTRACT

SHEET C-6 OF C-14

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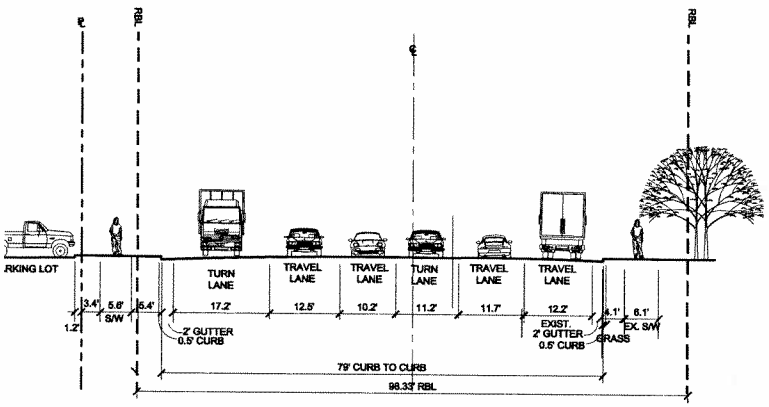
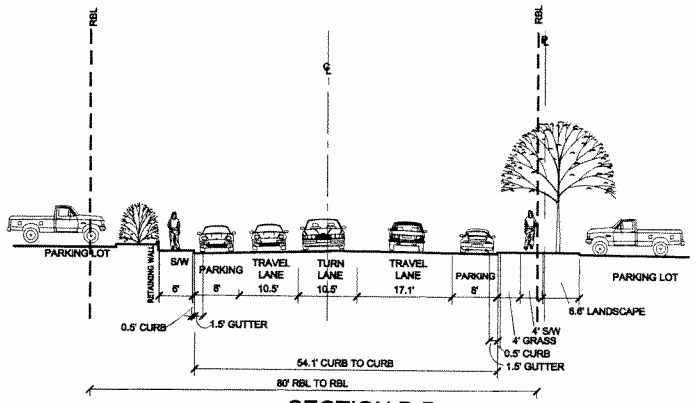
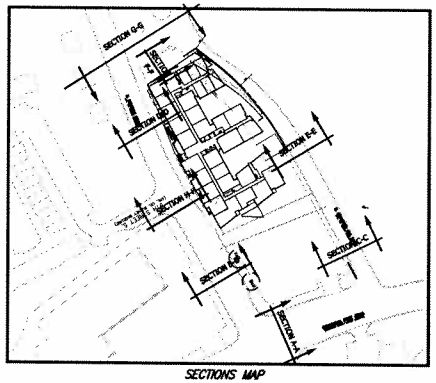


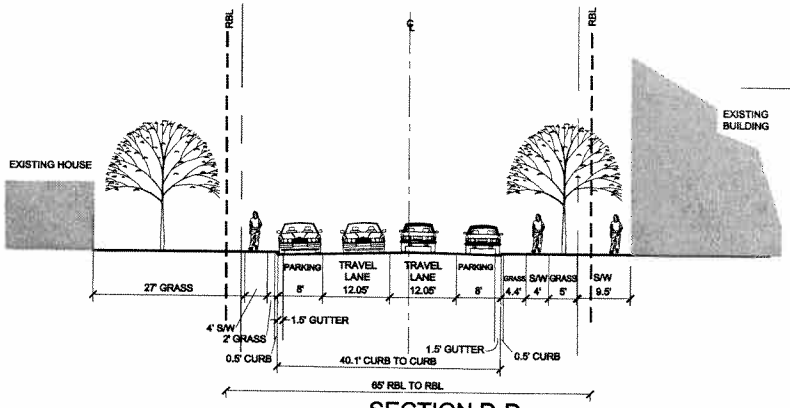
SECTION A-A
EXISTING COLUMBIA PIKE SECTION
SCALE: 1" = 10'-0"



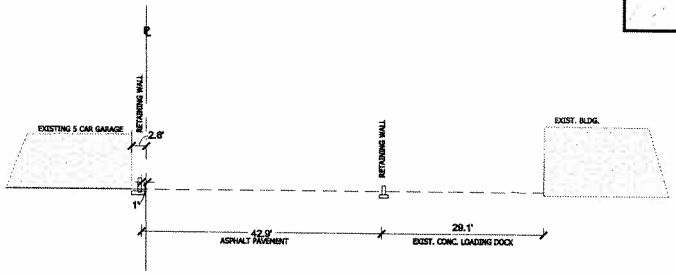
SECTION B-B
EXISTING S. DINWIDDIE SECTION
SCALE: 1" = 10'-0"



SECTIONS MAP



SECTION D-D
EXISTING N. DINWIDDIE SECTION
SCALE: 1" = 10'-0"



SECTION F-F
EXISTING AREA SECTION
SCALE: 1" = 10'-0"

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NO.	DATE	DESCRIPTION
3	01/10/2011	RESUB
2	12/02/10	RESUB
1	10/27/10	PRELIMINARY SUB

REVISIONS

ARLINGTON, VIRGINIA
DEPARTMENT OF PUBLIC WORKS

ARLINGTON MILL COMMUNITY CENTER
EXISTING CROSS SECTIONS

SCALE HOR: 1"=10' VER: 1"=10'	DESIGNED BY: RO/JA		CHECKED: VIKA
SUBMITTED DATE: 10/27/2010	APPROVED DATE: CHIEF PUBLIC WORKS PLANNING DIV.		APPROVED DATE: CHIEF TRAFFIC ENGINEERING DIV.
APPROVED DATE: CHIEF WATER, SEWER & STREETS DIV.	APPROVED DATE: CHIEF ENGINEERING DIVISION		APPROVED DATE: DIRECTOR OF PUBLIC WORKS
		SHEET C-7	CONTRACT SHEET C-7 OF C-14

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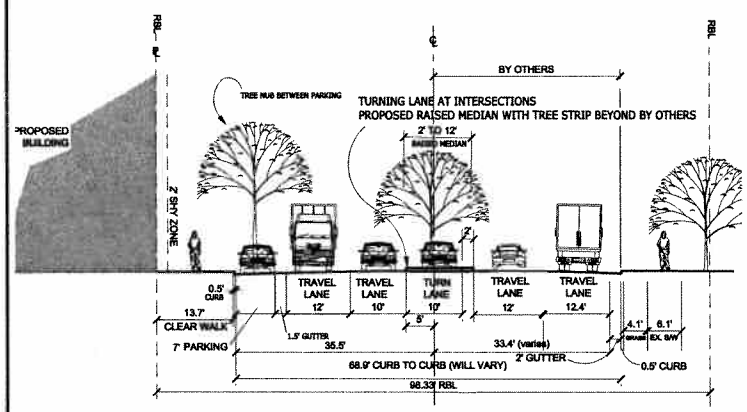
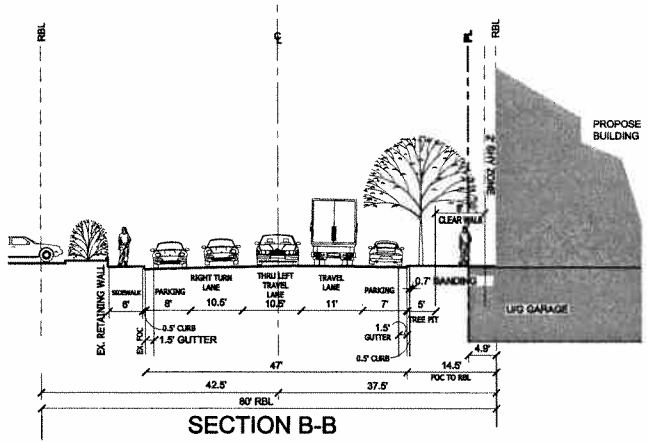
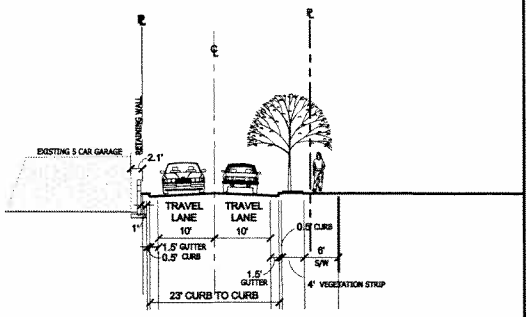


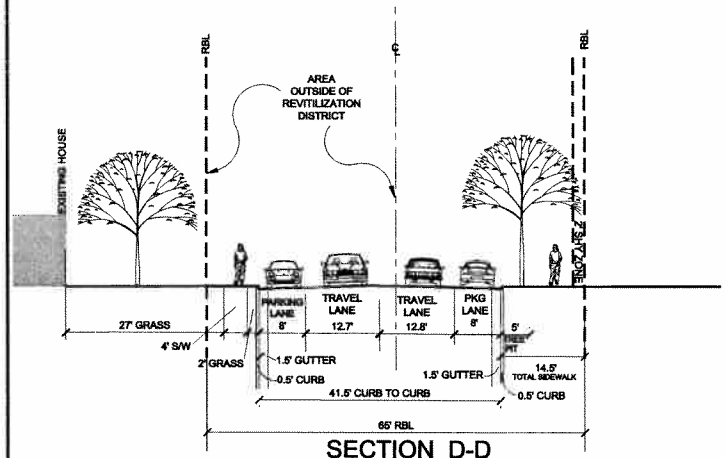
SECTION A-A
PROPOSED COLUMBIA PIKE SECTION
SCALE: 1" = 10'-0"



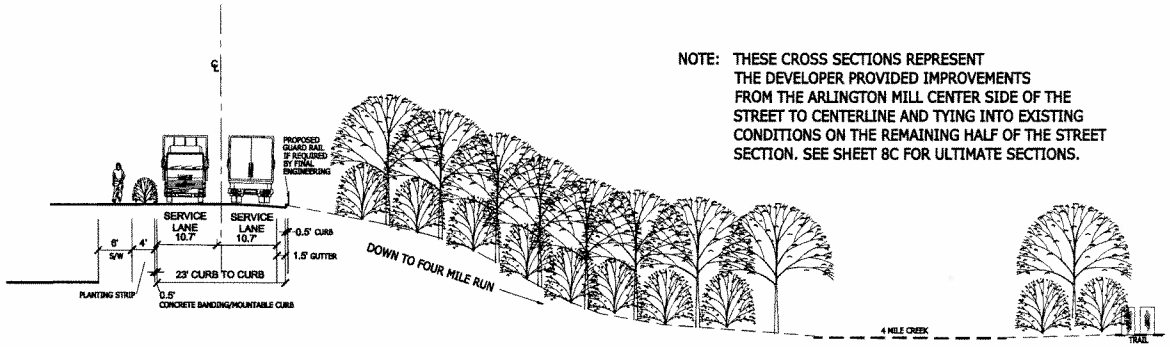
SECTION B-B
INTERIM PROPOSED S. DINWIDDIE SECTION
SCALE: 1" = 10'-0"



SECTION F-F
PROPOSED "9TH STREET S." SECTION
SCALE: 1" = 10'-0"



SECTION D-D
PROPOSED N. DINWIDDIE SECTION
SCALE: 1" = 10'-0"

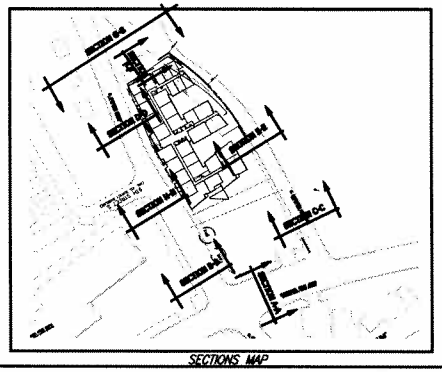


NOTE: THESE CROSS SECTIONS REPRESENT THE DEVELOPER PROVIDED IMPROVEMENTS FROM THE ARLINGTON MILL CENTER SIDE OF THE STREET TO CENTERLINE AND TYING INTO EXISTING CONDITIONS ON THE REMAINING HALF OF THE STREET SECTION. SEE SHEET 8C FOR ULTIMATE SECTIONS.

SECTION E-E
PROPOSED "SERVICE DRIVE" SECTION
SCALE: 1" = 10'-0"

S. DINWIDDIE STREET NOTE:

1. S. DINWIDDIE STREET CROSS SECTION SOUTH OF 9TH STREET SOUTH ~ COUNTY BOARD APPROVED 48.3' FROM FACE-OF-CURB TO FACE-OF-CURB; FIELD SURVEY VERIFIES 47' FROM FACE-OF-CURB TO FACE-OF-CURB FOR INTERIM CONDITION UNTIL PROPERTY ALONG WEST SIDE OF S. DINWIDDIE STREET REDEVELOPS AND ULTIMATE CROSS SECTION CAN BE IMPLEMENTED (AS SHOWN ON SECTION B-B ON SHEET C-8C).



SECTIONS MAP

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8180 GREENSBORO DRIVE SUITE 200 ■ MCLEAN, VIRGINIA 22102
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MCLEAN, VA BETHESDA, MD

NO.	DATE	DESCRIPTION
3	01/10/2011	RESUB
2	12/02/10	RESUB
1	10/27/10	PRELIMINARY SUB

REVISIONS

ARLINGTON, VIRGINIA
DEPARTMENT OF PUBLIC WORKS

ARLINGTON MILL COMMUNITY CENTER

PROPOSED CROSS SECTIONS

SCALE HOR: 1"=10' VER: 1"=10'	DESIGNED		CHECKED
SUBMITTED DATE: 10/27/2010		APPROVED DATE: CHIEF PUBLIC WORKS PLANNING DIV.	APPROVED DATE: CHIEF TRAFFIC ENGINEERING DIV.
APPROVED DATE CHIEF WATER, SEWER & STREETS DIV.		APPROVED DATE: CHIEF ENGINEERING DIVISION	APPROVED DATE: DIRECTOR OF PUBLIC WORKS
		SHEET C-8A	CONTRACT SHEET C-8A OF C-14

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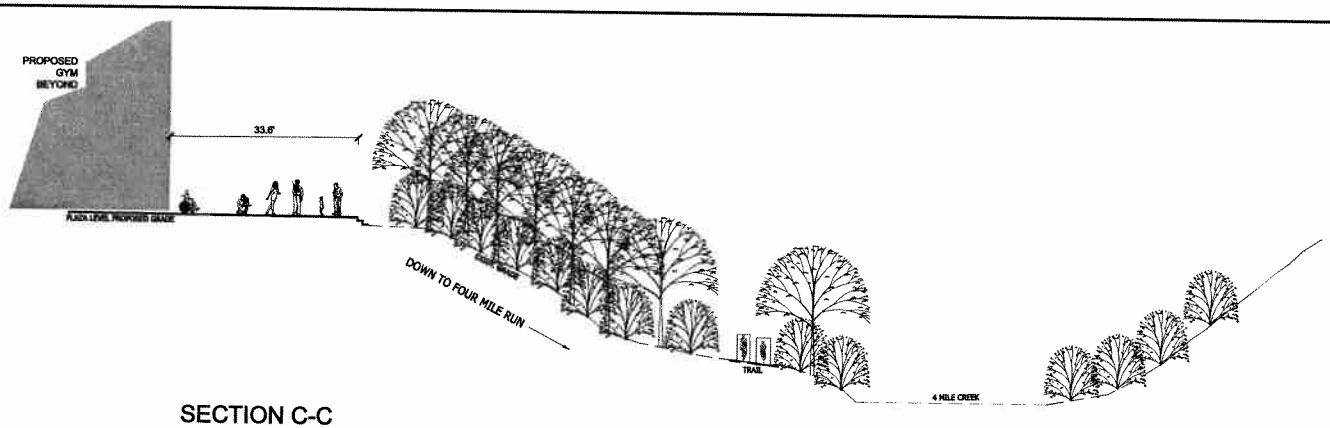
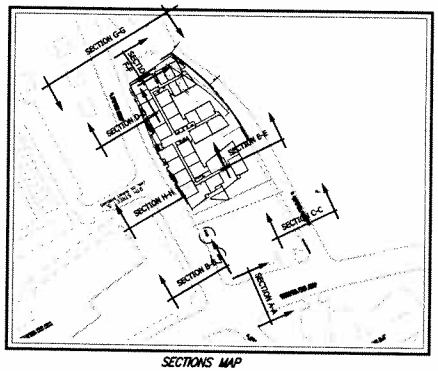
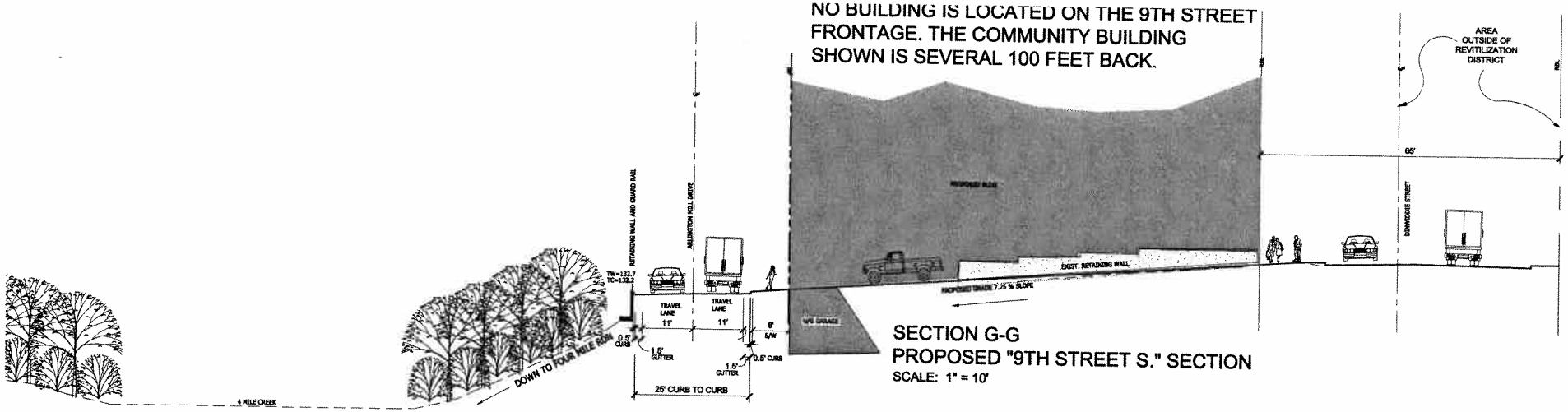


SECTION C-C
PROPOSED "PLAZA" SECTION
SCALE: 1" = 10"



SECTIONS MAP

NO BUILDING IS LOCATED ON THE 9TH STREET FRONTAGE. THE COMMUNITY BUILDING SHOWN IS SEVERAL 100 FEET BACK.



SECTION G-G
PROPOSED "9TH STREET S." SECTION
SCALE: 1" = 10'

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MCLEAN, VA BETHESDA, MD

NO.	DATE	DESCRIPTION
3	01/10/2011	RESUB
2	12/02/10	RESUB
1	10/27/10	PRELIMINARY SUB

REVISIONS

ARLINGTON, VIRGINIA
DEPARTMENT OF PUBLIC WORKS

ARLINGTON MILL COMMUNITY CENTER

PROPOSED CROSS SECTIONS

SCALE HOR: 1"=10' VER: 1"=10'	DESIGNED		CHECKED
SUBMITTED DATE: 10/27/2010	APPROVED DATE: CHIEF PUBLIC WORKS PLANNING DIV.		APPROVED DATE: CHIEF TRAFFIC ENGINEERING DIV.
APPROVED DATE: CHIEF WATER, SEWER & STREETS DIV.	APPROVED DATE: CHIEF ENGINEERING DIVISION		APPROVED DATE: DIRECTOR OF PUBLIC WORKS
		SHEET C-8B	CONTRACT SHEET C-8B OF C-14

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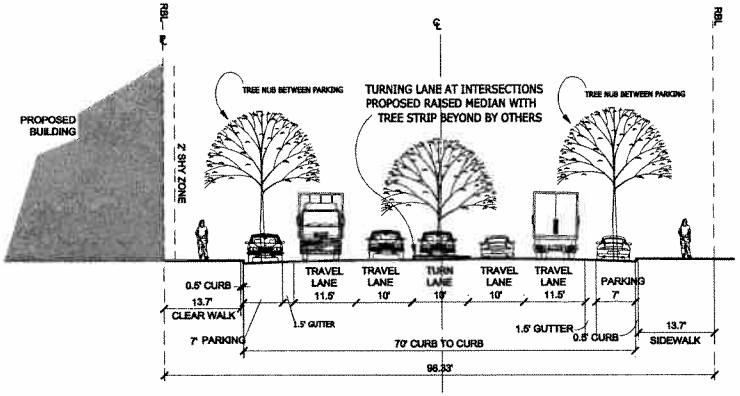
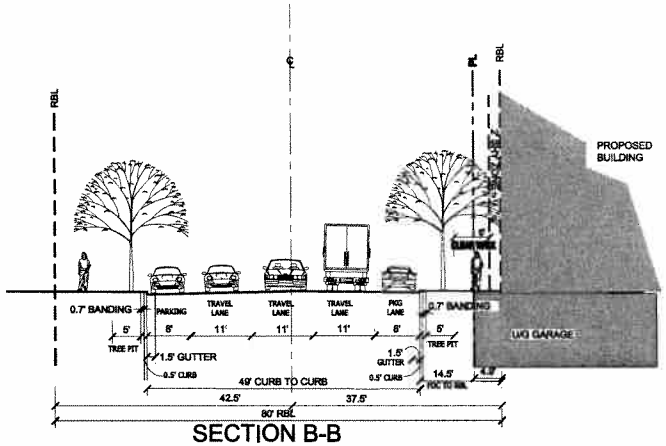
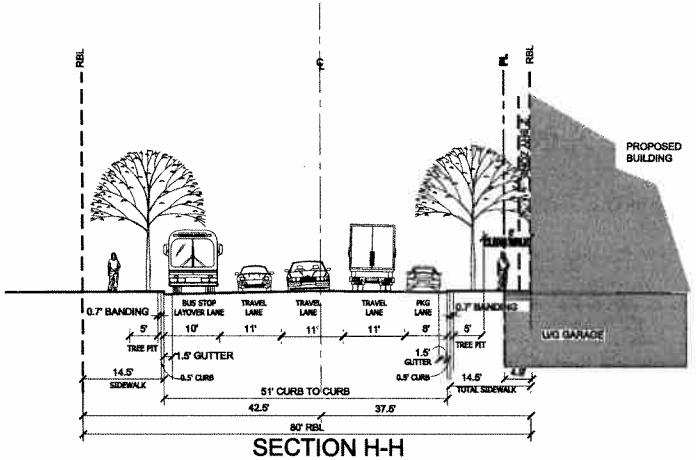


SECTION A-A
PROPOSED COLUMBIA PIKE SECTION
SCALE: 1" = 10'-0" (SEE NOTE)



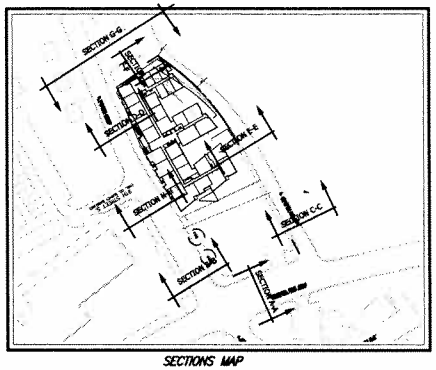
SECTION B-B
ULTIMATE PROPOSED S. DINWIDDIE SECTION
SCALE: 1" = 10'-0" (SEE NOTE)



SECTION H-H
PROPOSED S. DINWIDDIE SECTION
SCALE: 1" = 10'-0" (SEE NOTE)

S. DINWIDDIE STREET NOTE:

1. S. DINWIDDIE STREET CROSS SECTION SOUTH OF 9TH STREET SOUTH - COUNTY BOARD APPROVED 48.3' FROM FACE-OF-CURB TO FACE-OF-CURB; FIELD SURVEY VERIFIES 47' FROM FACE-OF-CURB TO FACE-OF-CURB FOR INTERIM CONDITION UNTIL PROPERTY ALONG WEST SIDE OF S. DINWIDDIE STREET REDEVELOPS AND ULTIMATE CROSS SECTION CAN BE IMPLEMENTED (AS SHOWN ON SECTION B-B ON SHEET C-8C).



SECTIONS MAP

NOTE: THESE CROSS SECTIONS REPRESENT THE FULL FORM-BASE CODE REQUIRED STREET SECTIONS. WORK OPPOSITE ARLINGTON MILL CENTER'S SIDE OF STREET TO BE DONE BY OTHERS AS SHOWN.

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NO.	DATE	DESCRIPTION
3	01/10/2011	RESUB
2	12/02/10	RESUB
1	10/27/10	PRELIMINARY SUB

REVISIONS

ARLINGTON, VIRGINIA
DEPARTMENT OF PUBLIC WORKS

ARLINGTON MILL COMMUNITY CENTER

ULTIMATE PROPOSED CROSS SECTIONS

SCALE HOR: 1"=10' VER: 1"=10'	DESIGNED	CHECKED
SUBMITTED DATE: 10/27/2010	APPROVED DATE: CHIEF PUBLIC WORKS PLANNING DIV.	APPROVED DATE: CHIEF TRAFFIC ENGINEERING DIV.
APPROVED DATE: CHIEF WATER, SEWER & STREETS DIV.	APPROVED DATE: CHIEF ENGINEERING DIVISION	APPROVED DATE: DIRECTOR OF PUBLIC WORKS
	SHEET C-8C	CONTRACT SHEET C-8C OF C-14

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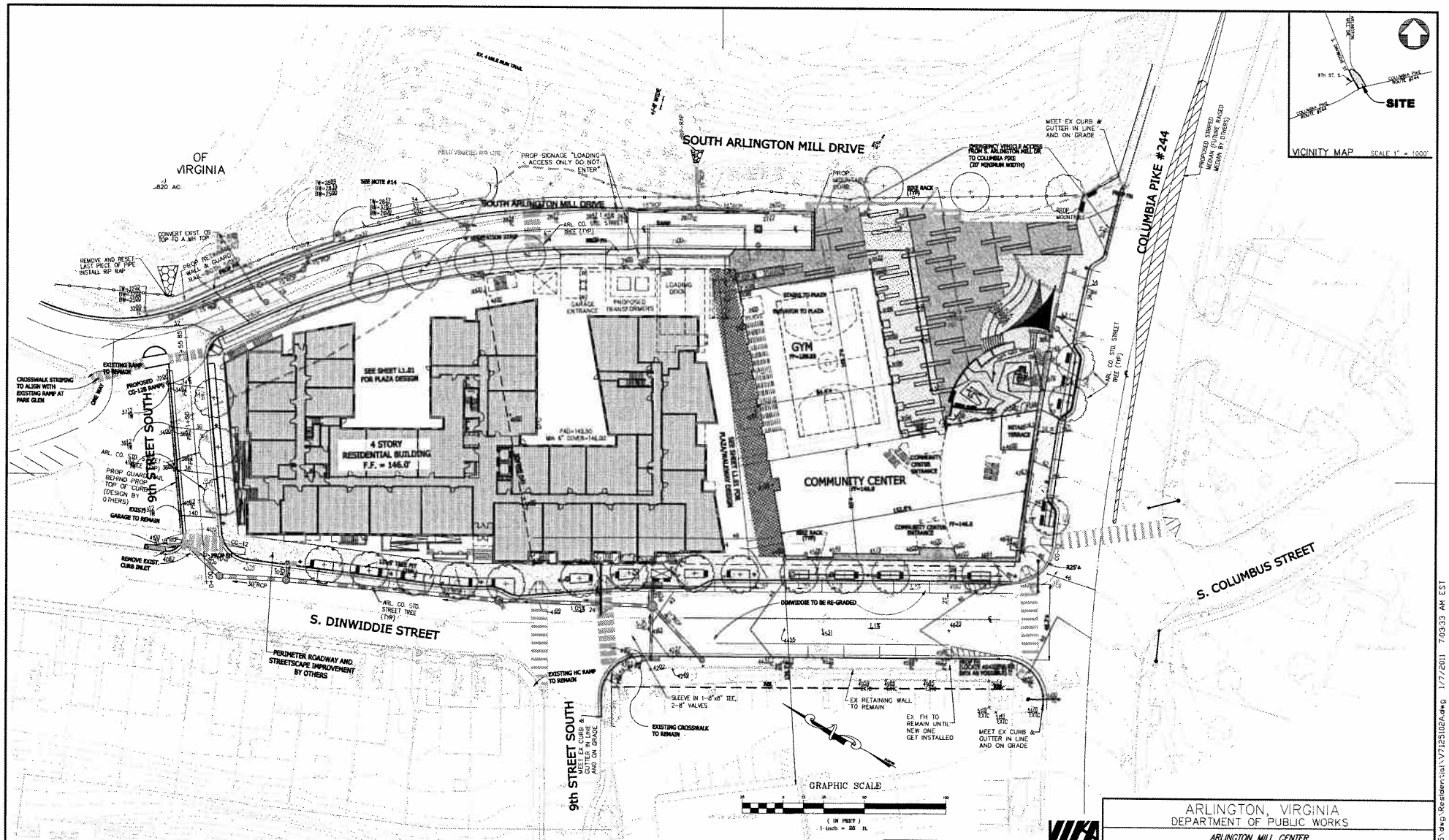

NOTE: ALL PROPOSED GRADING SUBJECT TO FINAL ENGINEERING

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NO.	DATE	DESCRIPTION
3	01/10/2011	RESUB
2	12/02/10	RESUB
1	10/27/10	PRELIMINARY SUB

REVISIONS

ARLINGTON, VIRGINIA
DEPARTMENT OF PUBLIC WORKS

ARLINGTON MILL CENTER

GRADING PLAN

SCALE HOR. 1"=25' VER. N/A	DESIGNED BY: RO/JA		CHECKED: VIKA
SUBMITTED DATE: 10-27-2010	APPROVED DATE: CHIEF PUBLIC WORKS PLANNING DIV.		APPROVED DATE: CHIEF TRAFFIC ENGINEERING DIV.
APPROVED DATE: CHIEF WATER, SEWER & STREETS DIV.	APPROVED DATE: CHIEF ENGINEERING DIVISION		APPROVED DATE: DIRECTOR OF PUBLIC WORKS
		C-9	CONTRACT: SHEET C-9 OF C-14

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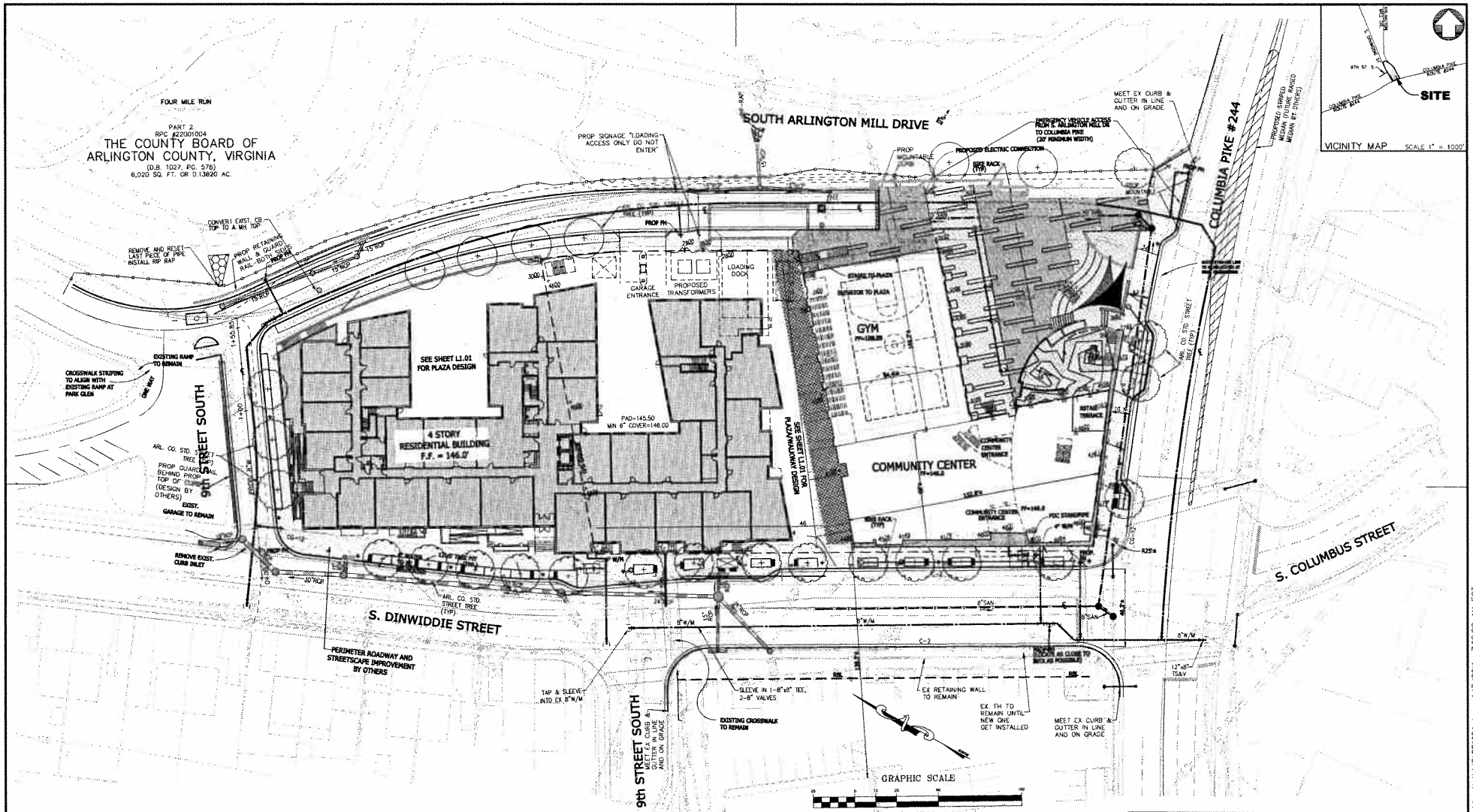

NOTE: ALL PROPOSED UTILITIES SUBJECT TO FINAL ENGINEERING

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NO.	DATE	DESCRIPTION
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1	10/27/10	PRELIMINARY SUB

REVISIONS

ARLINGTON, VIRGINIA
DEPARTMENT OF PUBLIC WORKS

ARLINGTON MILL CENTER
UTILITY PLAN

SCALE HOR: 1"=25' VER: N/A	DESIGNED BY: RG/JA	CHECKED BY: VIKA
SUBMITTED DATE: 10-27-2010	APPROVED DATE: CHIEF PUBLIC WORKS PLANNING DIV.	APPROVED DATE: CHIEF TRAFFIC ENGINEERING DIV
APPROVED DATE: CHIEF WATER, SEWER & STREETS DIV.	APPROVED DATE: CHIEF ENGINEERING DIVISION	APPROVED DATE: DIRECTOR OF PUBLIC WORKS

C-10

CONTRACT

SHEET C-10 OF C-14

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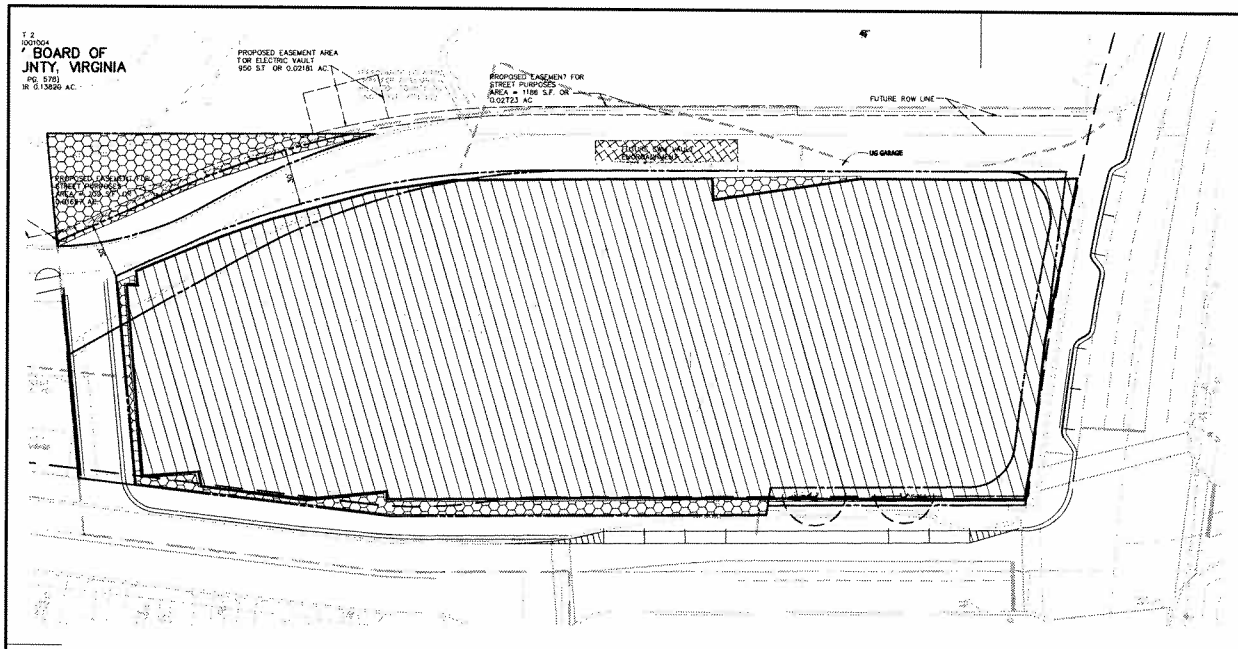

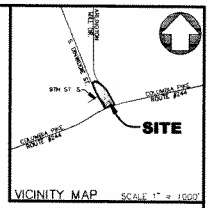

SWM MAP

SITE AREA= 2.09 AC

ONSITE UNCONTROLLED AREA= 0.19 AC.

ONSITE CONTROLLED AREA= 1.90 AC.
(0.020 ac of pervious area)

NOTE:
PROPOSED SWM PROGRAM SUBJECT TO FINAL ENGINEERING

ARLINGTON COUNTY STORMWATER DETENTION CALCULATION

APPLICATION NO

1 SITE DESCRIPTION ARLINGTON MILL CENTER
ENTER : FOR FOUR MILE WATERSHED OR
2 FOR POTOMAC WATERSHED 1

LOCATION FOUR MILE RUN WATERSHED

TOTAL AREA = 2.09 Ac
EASEMENT FOR PUBLIC STREET AND SIDEWALK = 0.00 Ac
AREA REQUIRED FOR DETENT 2.09 Ac
EXISTING CONDITION
BUILDINGS AND ASPHALT 2 X 0.9 = 2.09 X 0.20
IMPERVIOUS AREA = 0.00
PERVIOUS AREA = 2.09
2.09
TOTAL AREA = 2.09
COMPOSITE "C" = 0.10

PROPOSED CONDITION
IMPERVIOUS AREA = 1.66 1.66 X 0.9 = 0.81 X 0.20
PERVIOUS AREA = 0.43
2.09
TOTAL AREA = 2.09
COMPOSITE "C" = 0.78

TIME OF CONCENTRATION = 5 MIN
RAINFALL INTENSITY 10D= 6.79 IN/HR
100= 9.10 IN/HR

2 PREDEVELOPED RUN-OFF
C = 0.10 (SPECIFIED BY ORDINANCE)
C = 0.20
Q10 = 4.26 CFS

3 UNDETAINED FLOW 0.07 X 0.9 = 0.11 X 0.20
UNDETAINED AREA = 0.18 AC
UNDETAINED "C" POST DEV 0.63
Q100 = 0.87 CFS
0.18

4 PUBLIC ACCESS EASEMENT AREA PASSING THRU THE DETENTION FACILITY UNDETAINED AND OFF-SITE AREA UNDETAINED 0.07 X 0.9 = 0.06 X 0.20
0
EASEMENT AREA = 0.00
EASEMENT "C" POST DEV = 0.00 0.00 X 0.9 = 0.00 X 0.20
OFF-SITE AREA = 0.00
OFF-SITE "C" POST DEV = 0.00
0
Q100 = 0.00 = 10.58 IN/HR = 0 Ac
Q10D = 0.00 CFS

5 ALLOWABLE RELEASE RATE
Q ALLOWABLE = (Q10D) PRE - (Q100) POST UNDETAINED FROM #3
Q ALLOWABLE = 4.26 - 0.87 = 3.38 CFS
Actual Release Re 1.18 CFS

6 STORAGE VOLUME REQUIRED
DETAINED AREA = 1.910 AC
1.59 AC * 0.98 = 1.43
0.32 AC * 0.30 = 0.10
TOTAL A*C = 1.527 IMPERVIOUS AC
COMPOSITE "C" = 0.79

TIME (MIN)	TIME (SEC)	I 100 (IN/HR)	FXP AC (A*C)	Q IN (CFS)	VOL IN (CF)	DISCHARGE (CFS)	VOL (CF)	STORAGE (CF)
5	300	10.00	1.527	15.272	4581	1.18	1.014	1.567
10	600	9.10	1.527	13.869	7423	1.18	2.028	5.393
15	900	7.20	1.527	10.994	5895	1.18	3.042	6.857
20	1200	6.70	1.527	9.620	11584	1.18	4.056	7.458
25	1500	5.70	1.527	8.704	13056	1.18	5.070	7.986
30	1800	5.20	1.527	7.940	14293	1.18	6.084	8.209
35	2100	4.80	1.527	7.330	15392	1.18	7.098	8.294
40	2400	4.30	1.527	6.566	15759	1.18	8.112	7.647
50	3000	3.70	1.527	5.650	16950	1.18	10.140	6.810
60	3600	3.30	1.527	5.039	18140	1.18	12.168	7.072
90	5400	2.65	1.527	4.047	21858	1.18	18.252	3.559
120	7200	2.30	1.527	3.512	25287	1.18	24.336	951
180	10800	1.65	1.527	2.520	27211	1.18	36.504	19.2911

****** DISCHARGE BASED ON ACTUAL ORIFICE RATE OF FLOW ******
CONCLUSION MAX STORAGE --- 8294 C F AT 35 MIN (100 - YEAR)

STORMWATER MANAGEMENT NARRATIVE

The proposed development area is 2.09 (ac), located in the Four Mile Run Watershed will be design to handle the 100 yr storm event, the proposed runoff will be controlled in a proposed under ground detention facility that will be designed to have a release rate less than or equal to the predevelopment conditions, the anticipated maximum storage required is anticipated to be about 9,600 cf. The Proposed Stormwater Management facility will outfall directly into the Four Mile Run creek.
Per the site layout and the Chesapeake Bay Preservation Ordinance, the site is not requirement to provided quality control since there is no vehicle related pavement associated within the limits of boundary.

Arlington County Chesapeake Bay Preservation Ordinance Stormwater Requirements Worksheet

Step 1. Enter site characteristics and determine impact area

	Area (sf)	%	
Total Site Area	91,040		
Existing Impervious Cover	82,000	90.0%	
Proposed Impervious Cover	84,840	93.2%	
Average Land Cover condition	14,600	16.0%	
90% of Existing Impervious Cover	81,945	90.0%	

			Impact area (sf)
	pre-dev post-dev	No	-
	pre-dev post-dev	No	-
	pre-dev	Yes	3398
		Total Impact Area	3398
	impact area > 50% of total impervious area?		No
		Impact Area Requirement	3398
Maximum Watershed Management Fund fee		$ 2.00	$ 6,494

Step 2. Determine site impervious treatment compliance

	Area (sf)		
Vehicle-related pavement			
Vehicle-related pavement required to be treated			
Required min. treatment efficiency	50%		
Total credit needed			

BMP type	Impervious area treated (sf) (A)	Treatment efficiency (B)	Treatment credit (sf) (A X B)
STORM FILTER	0	50%	0
Total onsite stormwater treatment credits			0

If your are requesting an administrative exception for any of the circumstances described in section 4.C of the Interim Guidance Manual, note circumstance here and attach any supporting documentation.

Is onsite treatment requirement met? YES

Step 3. Additional treatment

BMP type	Impervious area treated (sf) (A)	Treatment efficiency (B)	Treatment credit (sf) (A X B)
ACUA OWNS	3,000	15%	6000
Total additional treatment credits			6000

Step 4. Determine compliance

	Area (sf)	
Impact area	3398	
Total treatment credits	6000	
Remaining impact area	-2602	
Total Watershed Management Fund fee	$ (14,466)	

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ARLINGTON, VIRGINIA
DEPARTMENT OF PUBLIC WORKS
ARLINGTON MILL CENTER
STORMWATER MANAGMENT PLAN

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SUBMITTED DATE: 10-27-2010 | APPROVED DATE: CHIEF PUBLIC WORKS PLANNING DIV. | APPROVED DATE: CHIEF TRAFFIC ENGINEERING DIV.
APPROVED DATE: CHIEF WATER, SEWER & STREETS DIV. | APPROVED DATE: CHIEF ENGINEERING DIVISION | APPROVED DATE: DIRECTOR OF PUBLIC WORKS
SHEET C-11 | CONTRACT SHEET C-11 OF C-14

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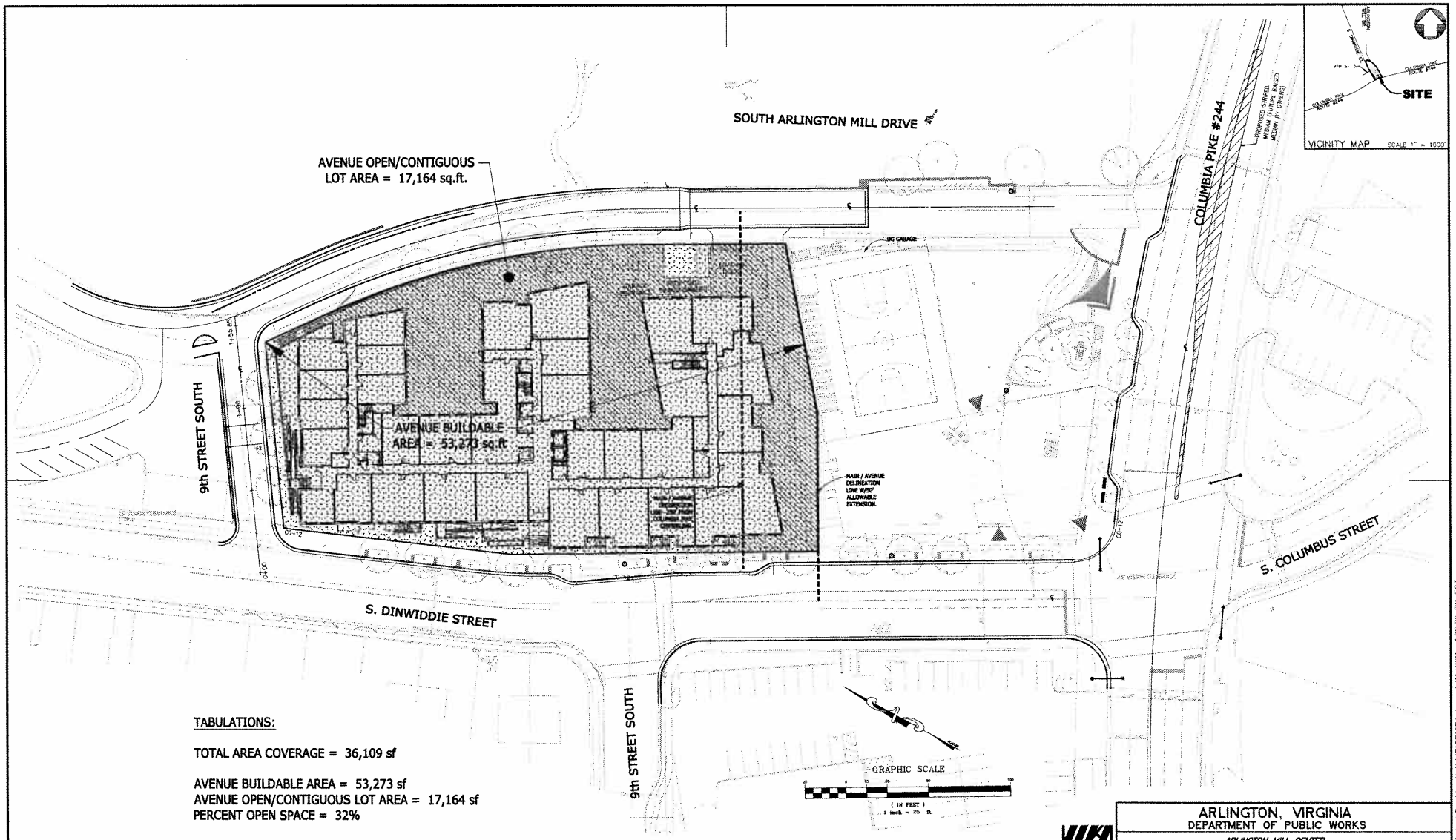

TABULATIONS:

TOTAL AREA COVERAGE = 36,109 sf

AVENUE BUILDABLE AREA = 53,273 sf
AVENUE OPEN/CONTIGUOUS LOT AREA = 17,164 sf
PERCENT OPEN SPACE = 32%

NOTES:
1. SEE SHEET C-14 FOR FBC FRONTAGE TYPE INFORMATION
2. SEE APPROVED COMMUNITY CENTER PLANS FOR MAIN STREET AREA CALCULATIONS.

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1	10/27/10	PRELIMINARY SUB

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ARLINGTON, VIRGINIA
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ARLINGTON MILL CENTER
OPEN CONTIGUOUS LOT AREA/COVERAGE PLAN

SCALE HOR: 1"=25' VER: N/A	DESIGNED BY: RO/JA	CHECKED BY: VIKA
SUBMITTED DATE: 10-27-2010	APPROVED DATE: CHIEF PUBLIC WORKS PLANNING DIV.	APPROVED DATE: CHIEF TRAFFIC ENGINEERING DIV.
APPROVED DATE: CHIEF WATER, SEWER & STREETS DIV.	APPROVED DATE: CHIEF ENGINEERING DIVISION	APPROVED DATE: DIRECTOR OF PUBLIC WORKS
	SHEET C-12	CONTRACT SHEET C-12 OF C-14

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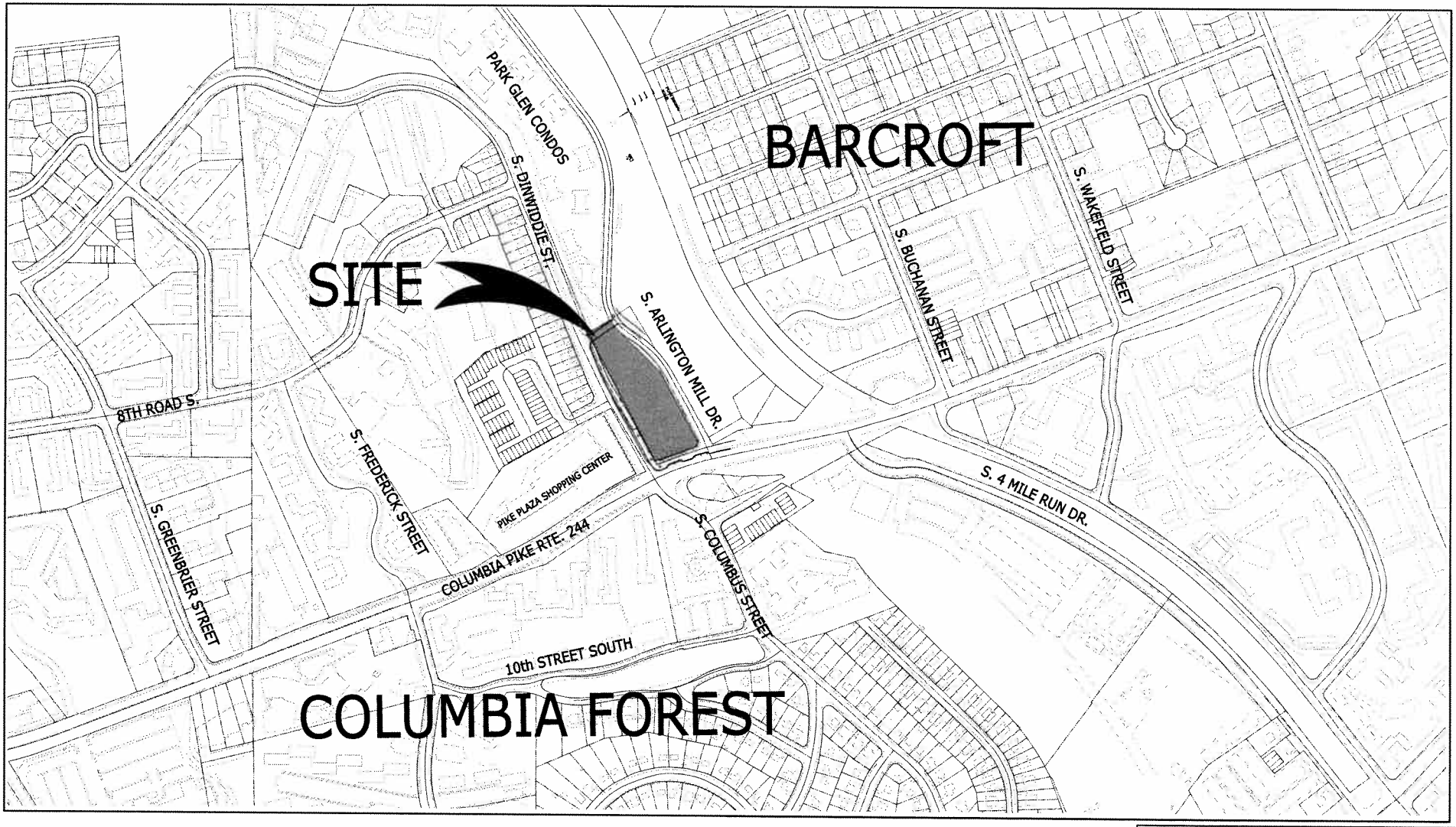

SCALE: 1 " = 150'

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NO.	DATE	DESCRIPTION
3	01/10/2011	RESUB
2	12/02/10	RESUB
1	10/27/10	PRELIMINARY SUB

REVISIONS

ARLINGTON, VIRGINIA
DEPARTMENT OF PUBLIC WORKS

ARLINGTON MILL CENTER

CONTEXT PLAN

SCALE: HOR: AS NOTED VER: N/A | DESIGNED: E.A. | CHECKED: BC

SUBMITTED DATE: 10/27/2010 | APPROVED DATE: CHIEF PUBLIC WORKS PLANNING DIV. | APPROVED DATE: CHIEF TRAFFIC ENGINEERING DIV.

APPROVED DATE: CHIEF WATER, SEWER & STREETS DIV. | APPROVED DATE: CHIEF ENGINEERING DIVISION | APPROVED DATE: DIRECTOR OF PUBLIC WORKS

SHEET C-13 OF C-14 | CONTRACT #: SHEET C-13 OF C-14

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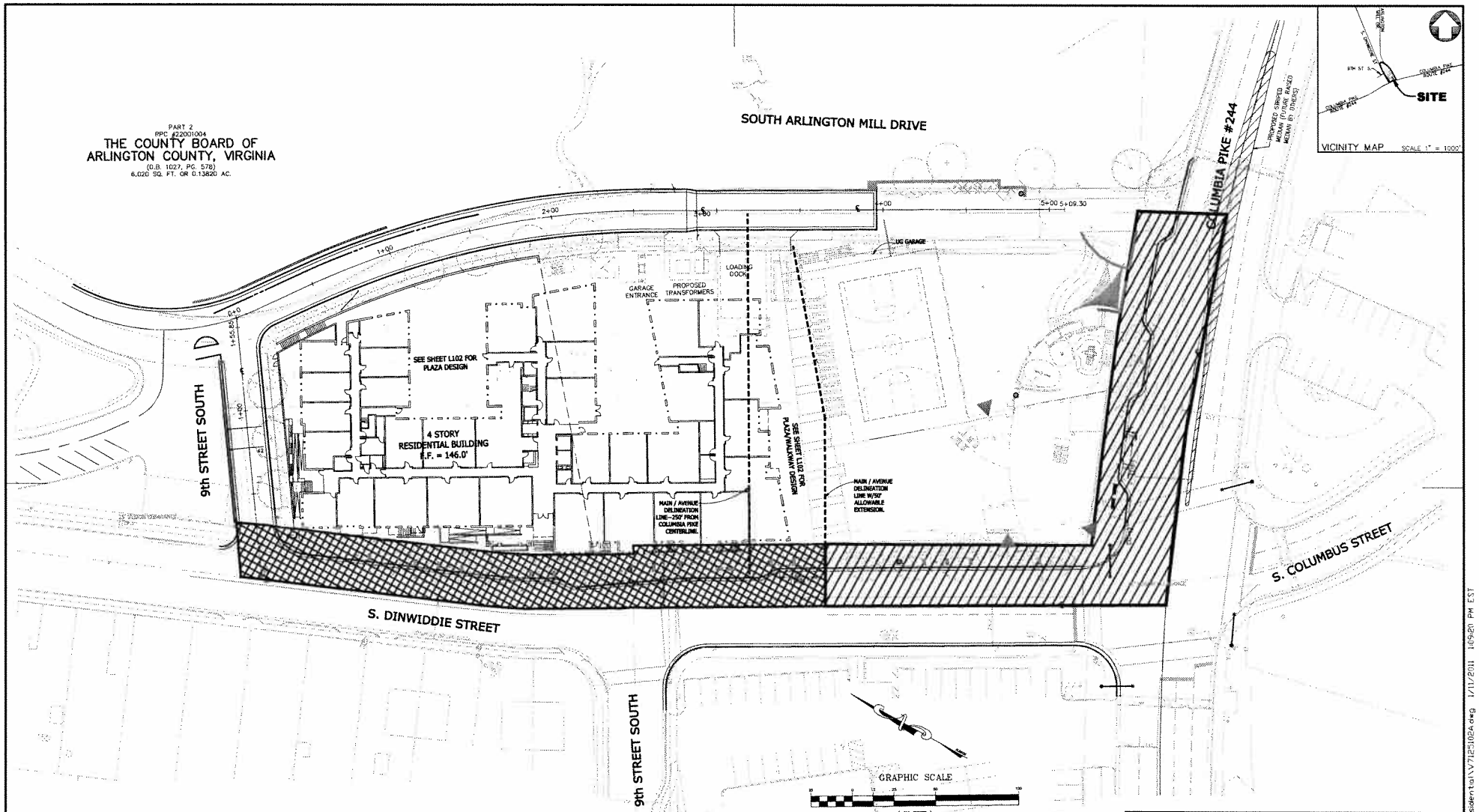

NOTE: SEE SHEET A.051 FOR CALCULATED PERCENTAGE OF FACADE AND LENGTH OF FACADE ON RBL.

AVENUE STREET FRONTAGE

MAIN STREET FRONTAGE

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NO.	DATE	DESCRIPTION
3	01/10/2011	RESUB
2	12/02/10	RESUB
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REVISIONS

ARLINGTON, VIRGINIA
DEPARTMENT OF PUBLIC WORKS

ARLINGTON MILL CENTER
FORM BASED CODE EXHIBIT

SCALE HOR: 1"=25' VER: N/A	DESIGNED BY: RO/JA	CHECKED BY: VIKA
SUBMITTED DATE: 10-27-2010	APPROVED DATE: CHIEF PUBLIC WORKS PLANNING DIV.	APPROVED DATE: CHIEF TRAFFIC ENGINEERING DIV.
APPROVED DATE: CHIEF WATER, SEWER & STREETS DIV.	APPROVED DATE: CHIEF ENGINEERING DIVISION	APPROVED DATE: DIRECTOR OF PUBLIC WORKS
	SHEET C-14	CONTRACT SHEET C-14 OF C-14

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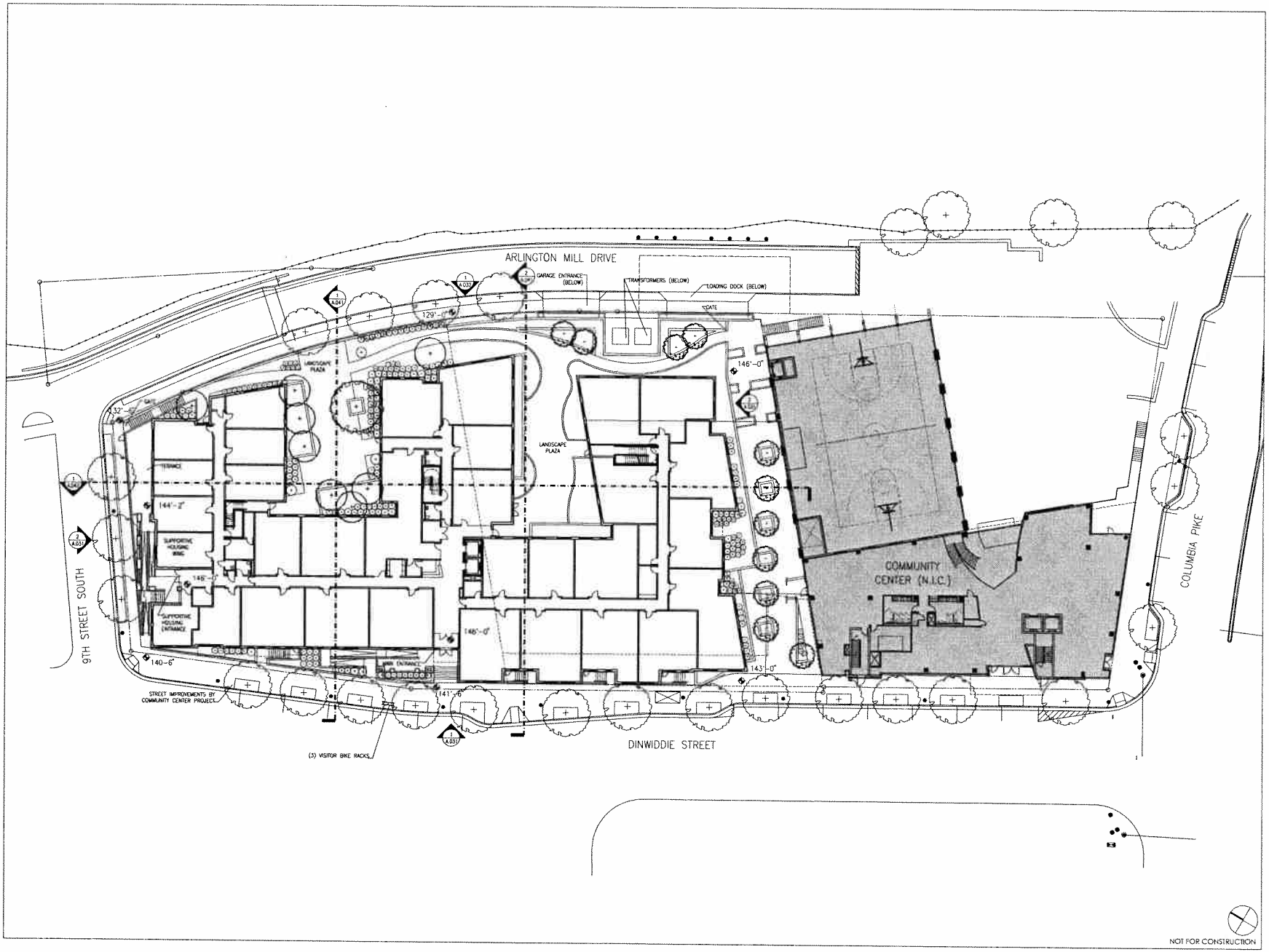

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SITE PLAN AMENDEMENT

ARLINGTON PARTNERSHIP FOR AFFORDABLE HOUSING

KEY PLAN

REVISIONS

NO	DATE	DESCRIPTION

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DATE	DESCRIPTION
10/07/2010	CSE PERMIT AMENDMENT #1
11/15/2010	PROGRESS ISSUE
12/03/2010	CSE PERMIT AMENDMENTS #2
01/19/2011	REVISED CSE PERMIT AMENDMENT #2

PROJECT NUMBER 10018.00

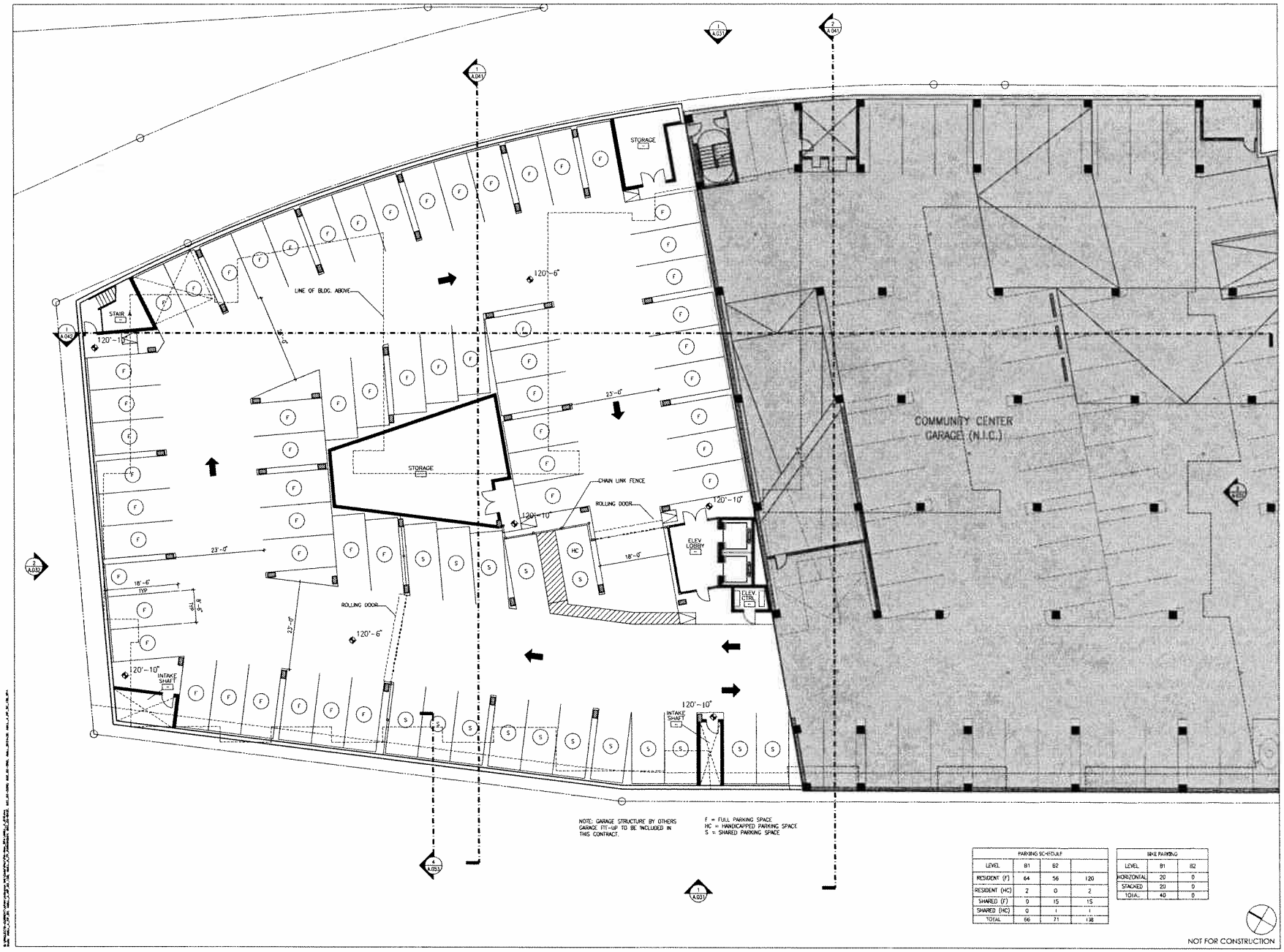
DATE 12.03.2010

SCALE 1/20" = 1'-0"

DRAWING TITLE ARCHITECTURAL SITE PLAN

DRAWING NUMBER A.011

A011_A_SITE.dwg January 21, 2011, 3:05 pm



NOTE: GARAGE STRUCTURE BY OTHERS GARAGE FIT-UP TO BE INCLUDED IN THIS CONTRACT.

F = FULL PARKING SPACE
HC = HANDICAPPED PARKING SPACE
S = SHARED PARKING SPACE

PARKING SCHEDULE			
LEVEL	B1	B2	
RESIDENT (F)	64	56	120
RESIDENT (HC)	2	0	2
SHARED (F)	0	15	15
SHARED (HC)	0	1	1
TOTAL	66	71	138

BIKE PARKING		
LEVEL	B1	B2
HORIZONTAL	20	0
STACKED	20	0
TOTAL	40	0

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12/03/2010	USE PERMIT AMENDMENT #2
01/10/2011	REVISED USE PERMIT AMENDMENT #2

PROJECT NUMBER 10018.00

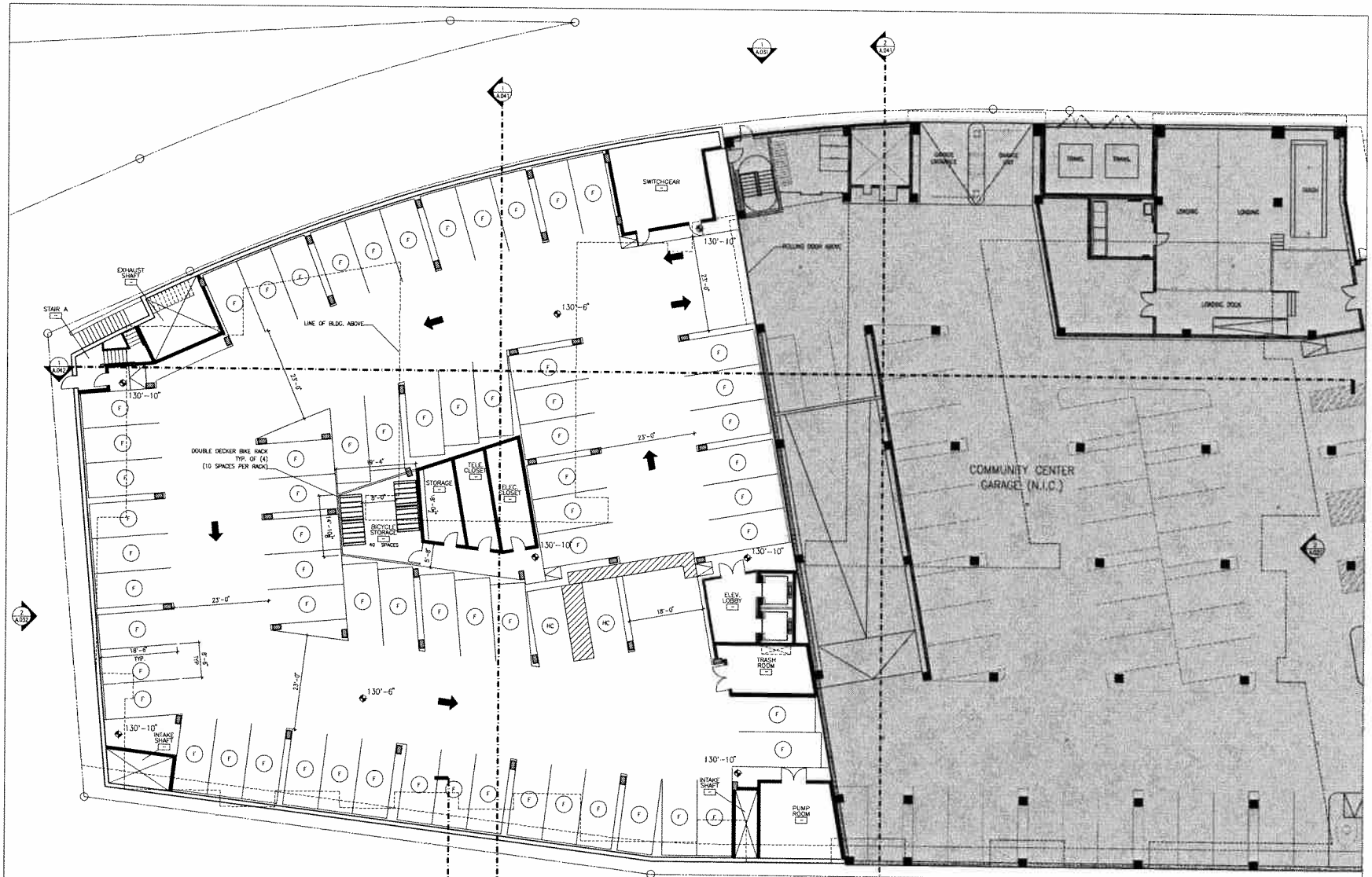
DATE 12.03.2010

SCALE 3/32" = 1'-0"

DRAWING TITLE FLOOR PLAN B2 LEVEL

DRAWING NUMBER A.018

MILL_A_018.dwg January 21, 2011 3:09 pm



NOTE: GARAGE STRUCTURE BY OTHERS
GARAGE FIT-UP TO BE INCLUDED IN THIS CONTRACT.

F = FULL PARKING SPACE
HC = HANDICAPPED PARKING SPACE
S = SHARED PARKING SPACE

PARKING SCHEDULE			
LEVEL	B1	B2	
RESIDENT (F)	64	56	120
RESIDENT (HC)	2	0	2
SHARED (F)	0	15	15
SHARED (HC)	0	1	1
TOTAL	66	71	138

BIKE PARKING		
LEVEL	B1	B2
HORIZONTAL	20	0
STACKED	20	0
TOTAL	40	0

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DATE	DESCRIPTION
10/07/2010	USE PERMIT AMENDMENT #1
11/15/2010	PROCESS ISSUE
12/03/2010	USE PERMIT AMENDMENT #2
01/10/2011	REVISED USE PERMIT AMENDMENT #2

PROJECT NUMBER 10018.00

DATE 12.03.2010

SCALE 3/32" = 1'-0"

DRAWING TITLE FLOOR PLAN B1 LEVEL

DRAWING NUMBER A.019

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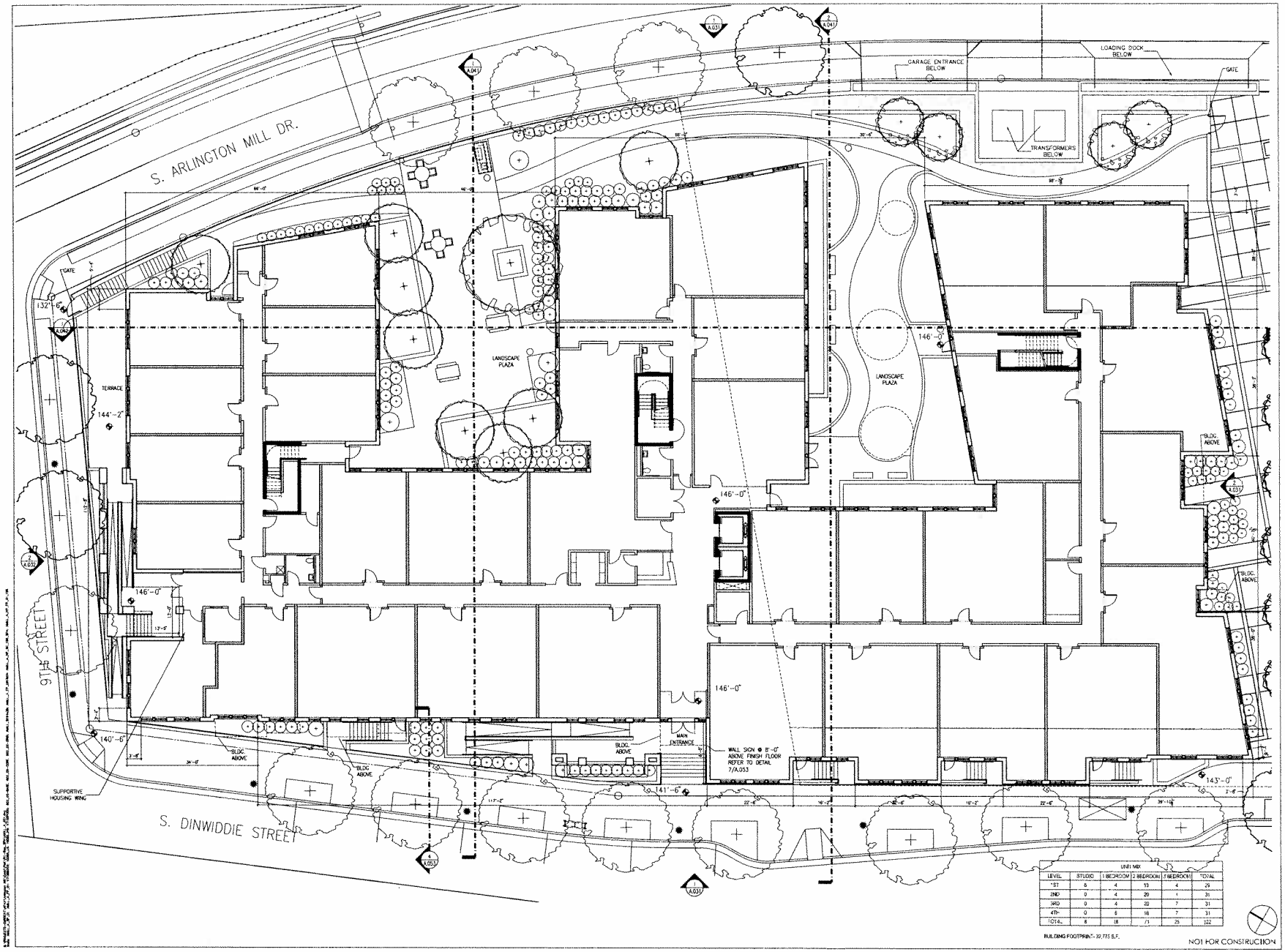

UNIT MIX

LEVEL	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL
1ST	8	4	13	4	29
2ND	0	4	20	1	31
3RD	0	4	20	7	31
4TH	0	6	18	7	31
TOTAL	8	18	71	25	122

BUILDING FOOTPRINT- 32,775 S.F.

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01/10/2011	REVISED USE PERMIT AMENDMENT #2

PROJECT NUMBER 10018.00

DATE 12.03.2010

SCALE 3/32" = 1'-0"

DRAWING TITLE FLOOR PLAN PLAZA LEVEL

DRAWING NUMBER A.021

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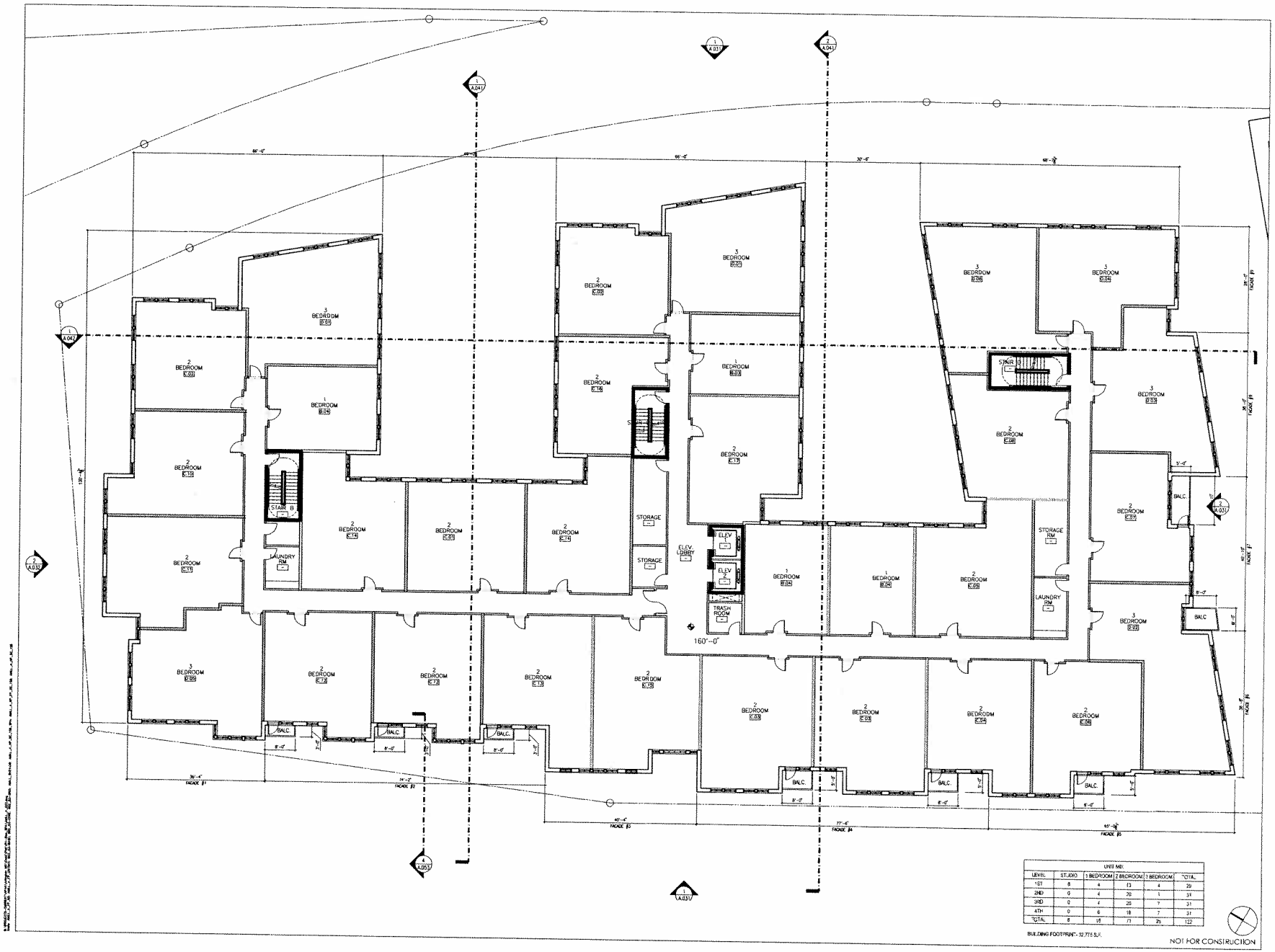

UNIT MIX					
LEVEL	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL
1ST	8	4	13	4	29
2ND	0	4	20	1	31
3RD	0	4	20	7	31
4TH	0	6	18	7	31
TOTAL	8	18	71	25	122

BUILDING FOOTPRINT- 32,775 S.F.

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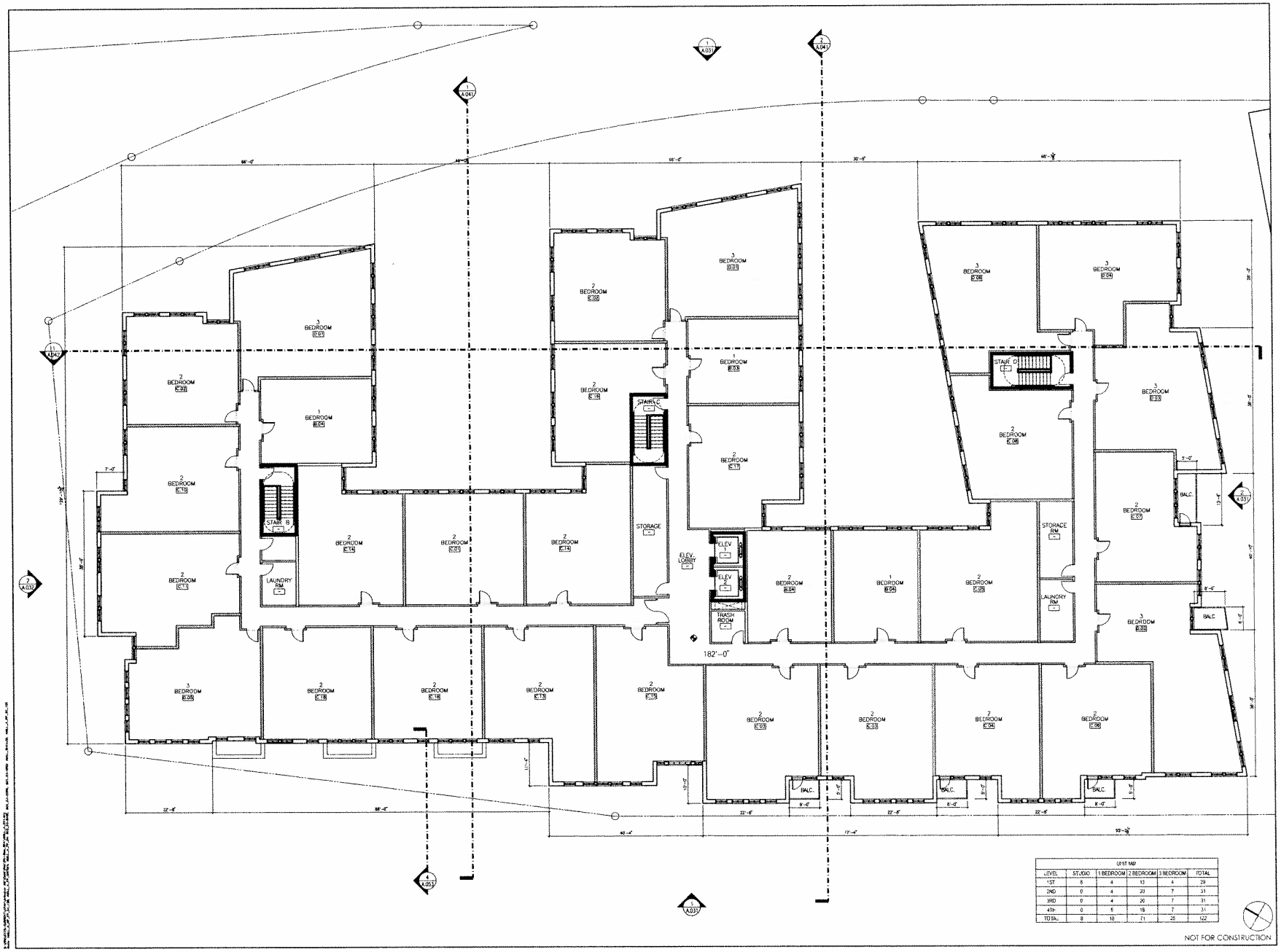
DATE 12.03.2010

SCALE 3/32" = 1'-0"

DRAWING TITLE FLOOR PLAN TYPICAL LEVELS (2-3)

DRAWING NUMBER A.022

AMILL_A_022.dwg January 31, 2011 3:10 pm



UNIT MIX					
LEVEL	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL
1ST	8	4	13	4	29
2ND	0	4	20	7	31
3RD	0	4	20	7	31
4TH	0	6	18	7	31
TOTAL	8	18	71	25	122

KGD

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SITE PLAN AMENDEMENT

ARLINGTON PARTNERSHIP FOR AFFORDABLE HOUSING

KEY PLAN

REVISIONS

NO.	DATE	DESCRIPTION

ISSUE

DATE	DESCRIPTION
10/27/2010	USE PERMIT AMENDMENT #1
11/15/2010	PROCESS ISSUE
12/03/2010	USE PERMIT AMENDMENT #2
01/10/2011	REVISED USE PERMIT AMENDMENT #2

PROJECT NUMBER 10018.00

DATE 12.03.2010

SCALE 3/32" = 1'-0"

DRAWING TITLE FLOOR PLAN FOURTH LEVEL

DRAWING NUMBER A.024

A024_A_024.dwg January 21, 2011 3:10 pm