



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of October 15, 2011

DATE: September 29, 2011

Applicant:

ASC-Arlington Real Estate LLC
585 North Glebe Road
Arlington, Virginia 22203

By:

David Lasso
Venable LLP
8010 Towers Crescent Drive, Suite 300
Vienna, Virginia 22182

SUBJECT: SP #72 SITE PLAN ASC-Arlington Real Estate LLC for an interim parking lot in the C-O-2.5 zoning district. Property is approximately 35,500 square feet, located at 585 North Glebe Road and is identified as RPC# 14-061-069.

C. M. RECOMMENDATION:

Adopt the attached ordinance to approve a site plan amendment to SP #72 to permit an interim parking lot for use by American Service Center at 585 North Glebe Road until December 31, 2015, with administrative reviews at one year (October 2012) and three years (October, 2014).

ISSUES: This is a request for a site plan amendment to SP #72 to allow the continued use of an interim parking lot by American Service Center. The County Board approved a site plan amendment on September 25, 2010 to permit the renewal of an interim parking lot use by American Service Center, with certain conditions requiring completion of streetscape and landscape improvements by September 25, 2011 or the site plan amendment would expire. The required improvements were not completed by September 25, 2011; therefore, the site plan amendment expired. Aside from the expiration of the site plan amendment, no issues related to the interim parking lot use at this location have been identified.

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| County Manager: | <i>BMD/GA</i> | | |
| County Attorney: | <i>[Signature]</i> | <i>[Signature]</i> | 1. |
| Staff: | Aaron Shriber, CPHD, Planning | | |
| PLA-6024 | | | |

SUMMARY: This is a request for a site plan amendment (SP #72) for American Service Center to continue the use of an interim parking lot at 585 North Glebe Road. The County Board approved site plan amendments to SP #72 to permit the operation of an interim parking lot for use by American Service Center in 1997, 2002, 2007 and 2010. The 2010 approval required that certain streetscape improvements and landscape installations be complete by September 25, 2011 or the site plan amendment would expire. These improvements were not completed prior to September 25, 2011 due to delays in getting Virginia Department of Transportation (“VDOT”) approval; therefore, the site plan amendment approved by the County Board in 2010 has expired. This request seeks to reactivate the interim parking lot use previously approved and subject to the same conditions requiring certain streetscape improvements and landscape installations as previously approved by the County Board in 2010, but with a new deadline to complete such improvements.

On September 25, 2010, the County Board approved American Service Center’s request to renew a site plan amendment (SP #72) to allow for the operation of an interim parking lot on its property located in the northwest quadrant of the North Glebe Road/North Quincy Street intersection (585 North Glebe Road) until December 2015. The site plan conditions approved with this request required streetscape improvements along North Quincy Street and North Glebe Road, as well as associated landscape improvements including street tree installations along North Glebe Road and a planting feature at the intersection between North Glebe Road and North Quincy Street. Though the site plan amendment was associated with the interim parking lot located at 585 North Glebe Road, these conditions required some improvements to the streetscape surrounding American Service Center’s showroom located on the adjacent parcels. These streetscape improvements and landscape installations were required to be completed by September 25, 2011, which the applicant was unable to achieve, due to delays in obtaining necessary approvals from VDOT.

This site plan amendment requests approval to effectively renew the interim parking lot at 585 North Glebe Road, as previously approved and subject to similar site plan conditions, to allow this use to continue until December 31, 2015. As the applicant was unable to meet the deadline prescribed by the previous site plan amendment approval for various reasons, staff does not believe that it is unreasonable to renew this use with a later date for completing the streetscape improvements and landscape installations. The applicant has obtained approval of a final civil engineering plan and final landscape plan for the streetscape and landscape improvements, though any work within the North Glebe Road right-of-way requires approval from VDOT which has not yet been obtained by the applicant. Upon approval of a design exception from the VDOT, work on these improvements will commence and should only require a few weeks of work to complete. Site plan conditions have been proposed requiring that the streetscape and landscape improvements be completed by December 31, 2011, with certain allowances for extensions, or this site plan amendment will expire. Therefore, staff recommends the County Board adopt the attached ordinance approving the subject site plan amendment.

BACKGROUND: American Service Center purchased the subject property (585 North Glebe Road) after the construction of North Quincy Street between North Glebe Road and Wilson Boulevard. This site is used for customer parking and new vehicle storage in association with

American Service Center, which is a Mercedes-Benz automobile dealership that owns property on both sides of North Glebe Road. This interim use was originally approved in 1997 and renewed in 2002, 2007 and 2010. The 2010 approval permitted the interim use until December 2015. The applicant does not request that this interim use be extended for a period greater than previously approved.

The following provides additional information about the site and location:

Site: The 35,598 square foot site is located in the northwest quadrant of the North Glebe Road/North Quincy Street intersection. The site is surrounded by the following adjacent land uses:

To the north: American Service Center automobile dealership. The property is designated “Medium” Office-Apartment-Hotel and “North Quincy Street Coordinated Mixed-Use District” (Note 14) on the General Land Use Plan (GLUP) and is zoned “CM”.

To the east: North Quincy Street and the Buckingham Village apartments and the Vanguard Health Living Center. The properties are designated “Medium” Residential and “North Quincy Street Coordinated Mixed-Use District” on the GLUP and are zoned “RA6-15”.

To the south and west: North Glebe Road and the Hyde Park condominium building. The properties are designated “High-Medium Residential” Mixed-Use and “Medium” Residential on the GLUP and are zoned “RA6-15” and “C-O”.

Zoning: “C-O-2.5” Commercial Office Building, Hotel and Apartment Districts.

Land Use: The GLUP designates the property “Medium” Office-Apartment-Hotel and “North Quincy Street Coordinated Mixed-Use District” (Note 14).

Neighborhood: The site is located within the Ashton Heights Civic Association and across North Glebe Road from the Buckingham Community Civic Association. Representatives of these civic associations have been contacted, and to date, no comments have been received regarding this site plan amendment.



DISCUSSION: American Service Center's use of the subject site (585 North Glebe Road) as an interim parking lot was initially approved by the County Board, via site plan amendment (SP #72) in 1997, and renewed in 2002, 2007 and 2010. The 2010 approval required that certain streetscape improvements and landscape installations be completed by September 25, 2011. In order to permit completion of these improvements, approval of a final civil engineering plan and a final landscape plan was required. The applicant obtained approval of the final civil engineering plan on August 22, 2010; the final landscape plan was approved on February 9, 2011 and revised through an Administrative Change on September 12, 2011. In addition to these plan approvals by the County, any work related to North Glebe Road requires the approval by the Virginia Department of Transportation (VDOT). As of the writing of this report, the applicant had not received approval of certain design exceptions from VDOT; therefore, the applicant has been unable to commence work on these improvements, which resulted in the expiration of the site plan amendment approved by the County Board on September 25, 2010.

The applicant has been working with the County and VDOT to receive all necessary approvals to allow commencement of the improvements required by the previously approved site plan amendment, which expired on September 26, 2010. This site plan amendment requests approval to renew the interim parking lot until December 31, 2015, as previously approved, and subject to the same streetscape improvements and landscape installations. In order to allow the applicant sufficient time to obtain approval from VDOT and to complete these improvements, staff recommends that the improvements be completed by December 31, 2011 or this site plan amendment will expire.

CONCLUSION: This site plan amendment requests approval to renew this site plan amendment subject to the previously approved conditions requiring streetscape improvements and landscape installations but with a later date of completion to allow the applicant to obtain all necessary approvals and commence site work. As proposed, this interim use will terminate on December 31, 2015, with the American Service Center operations to be eventually relocated to the west side of North Glebe Road (as is currently being evaluated by the Long Range Planning Committee with the American Service Center Special Study). While the interim use is operational, it would be desirable for the subject site to present a more attractive streetscape for this gateway location into Ballston. Therefore, staff recommends the County Board adopt the attached ordinance approving the subject site plan amendment until December 31, 2015, with administrative reviews in one (1) year (October 2012) and three (3) years (October 2014).

Site Plan Amendment Ordinance

WHEREAS, an application for a Site Plan Amendment dated August 26, 2011 for Site Plan # 72, was filed with the Office of the Zoning Administrator; and

WHEREAS, as indicated in Staff Report[s] provided to the County Board for its October 15, 2011 meeting, and through comments made at the public hearing before the County Board, the County Manager recommends that the County Board approve the Site Plan Amendment subject to numerous conditions as set forth in the Staff Report[s]; and

WHEREAS, the County Board held a duly-advertised public hearing on that Site Plan Amendment on October 15, 2011 and finds, based on thorough consideration of the public testimony and all materials presented to it and/or on file in the Office of the Zoning Administrator, that the improvements and/or development proposed by the Site Plan as amended:

- Substantially complies with the character of master plans, officially approved neighborhood or area development plans, and with the uses permitted and use regulations of the district as set forth in the Zoning Ordinance;
- Functionally relates to other structures permitted in the district and will not be injurious or detrimental to the property or improvements in the neighborhood; and
- Is so designed and located that the public health, safety and welfare will be promoted and protected.

NOW THEREFORE, BE IT ORDAINED that, as originally requested by an application dated August 26, 2011 for Site Plan # 72, and as such application has been modified, revised, or amended to include the drawings, documents, conditions and other elements designated in Condition 1 below and dated September 28, 2011 (which drawings, etc... are hereafter collectively referred to as "Revised Site Plan Application"), for a Site Plan Amendment for ASC-Arlington Real Estate LLC to permit an interim parking lot for the parcel of real property known as RPC# 14-061-069 and located at address 585 North Glebe Road until December 31, 2015 with administrative reviews at one (1) year (October 2012) and three (3) years (October 2014), approval is granted and the parcels so described shall be used according to the Revised Site Plan Application, subject to the following conditions:

Note: Where a particular County office is specified in these conditions, the specified office includes any functional successor to that office. Where the County Manager is specified in these conditions, "County Manager" includes the County Manager's designee. Whenever, under these conditions, anything is required to be done or approved by the County Manager, the language is understood to include the County Manager or his or her designee.

The conditions stated below are those that were approved by the County Board on September 25, 2010 with additions indicated by underlined text and deletions indicated by ~~strikethrough text~~.

1. American Service Center (ASC) (as used in these 14 conditions, ASC shall include ASC and any of its successors and assigns as the owner of the interim parking lot property and the American Service Center property) agrees that by ~~September 25, 2011~~ December 31, 2011 it will construct the streetscape and landscape improvements along the North Quincy and North Glebe Road frontages of the "C-O-2.5" zoned ASC property and on the County owned property at the corner of North Glebe Road and North Quincy Street as shown on the ~~attached Exhibit A revised plans titled "American Service Center Site/Landscape Plan" dated September 17, 2010~~ September 28, 2011 and reviewed and approved by the County Board and made a part of the public record on October 15, 2011. ASC specifically agrees that the County Board's approval of a site plan amendment to continue use of the interim parking lot is subject to ASC's agreement to improve the property and that if, by ~~September 25, 2011~~ December 31, 2011, it has not constructed the streetscape and landscape improvements as called for in this and the following conditions, it's right to use the interim parking lot shall expire, without further action by the County, though the Zoning Administrator may, for good cause shown and through the administrative change process, allow modifications to the timing of this condition based on the season, weather, or other unforeseen construction related issues, which may not permit completion of these improvements by December 31, 2011. In the event that the Zoning Administrator grants additional time to complete these improvements, the expiration of this site plan amendment shall be extended accordingly.
2. ASC agrees that uses of the surface parking lot will be limited to customer parking, new car inventory storage, after hours drop off of cars for service and repair, and access to the main building.
3. ASC agrees to maintain the streetscape and landscape improvements at their cost.
4. ASC agrees to construct by ~~September 25, 2011~~ December 31, 2011 the streetscape and landscape improvements along the Glebe Road frontage of the "C-2" Zoned ASC property as shown on the ~~attached Exhibit B titled Streetscape Exhibit for Showroom addition revised plans dated September 17, 2010~~ September 28, 2011 and reviewed and approved by the County Board and made a part of the public record on October 15, 2011. The Zoning Administrator may, for good cause shown and through the administrative change process, allow modifications to the timing of this condition based on the season, weather, or other unforeseen construction related issues, which may not permit completion of these improvements by December 31, 2011.

5. ASC agrees to install, and maintain, colored fabric panels (which shall not contain any pattern or decoration that directs, identifies or informs) on the Randolph Street side of the three (3) rows of vehicle stackers on their 505 North Randolph Street property. ~~ASC agrees to provide fabric and color samples to the County Manager or his designee within 30 day of the approval of this minor site plan (October 25, 2010) and the County will select the fabric and color to be installed. ASC agrees to have the panels fabricated of the County Manager-chosen fabric and installed within 90 days of the County's selection. The Zoning Administrator may, through the administrative change process, allow modification to the timing of this condition where the Zoning Administrator finds that 1) the Developer is diligently pursuing the work; 2) the timing of the condition will unnecessarily impede the progress of the project; 3) the Developer provides assurances that the work will be completed in accordance with the approved design.~~

6. ASC agrees to design a landscape plan for the area between the concrete sidewalk and the chain link fence along Randolph Street at 505 North Randolph Street. ASC agrees that the plan shall include native vines or other leafy plants to grow on the fence, or some other similar screening plants to be approved by the County. The purpose of the landscape area is to provide a partial screen of the vehicle stackers. The plan shall take into account existing light poles and conduit, concrete foundations for signs and lights, and any other utilities in the area. ASC agrees that the landscape plan shall be developed in consultation with the County and that ~~it will submit to, and obtain approval of the plan from, the County Manager or his designee within 90 days of approval of this minor site plan amendment (December 25, 2010) and the materials shall be installed within one year of approval (September 25, 2011) by December 31, 2011, unless otherwise approved by the Zoning Administrator, based on the planting season and the availability of planting materials, but no later than April 13, 2012.~~ ASC agrees to maintain the landscaping as long as they own the 505 North Randolph Street property and the surface parking use is continued.

7. ASC agrees to diligently pursue relocation of the ASC dealership to the west side of North Glebe Road. This pursuit shall include the following benchmarks:
 - a. Exploration of the design, layout, use mix and economics of a redevelopment of the west side of Glebe Road with the other property owners including but not limited to Roadside Development (Harris Teeter) and Crimson Partners/~~Gleiberman~~ (Goodyear site). ~~It is expected that the exploration of this pursuit will take six (6) months to one (1) year. When the exploration is complete, but no later than September 25, 2011~~ December 31, 2011, ASC agrees to provide a report to the County Manager delineating the results of the exploration including conceptual drawings.

 - b. Assuming that relocation to the west side of North Glebe Road is feasible, an arrangement with the other property owners is reached and that funding and market conditions are acceptable, ASC agrees to diligently pursue relocation of the dealership to the west side of North Glebe Road. ASC relocation would be dependent upon a phased reconfiguration of all constituent businesses. A preliminary site plan filing for the west side of North Glebe Road shall be filed as soon as practicable, but no later than September 25, 2013

- c. If the envisioned relocation of ASC to the west side of North Glebe Road becomes infeasible during the five year period of this minor site plan approval as determined by ASC, ASC agrees to diligently pursue an alternative site plan for the dealership in the current east side of North Glebe Road location with a preliminary site plan filed as soon as practicable, but no later than September 25, 2015.
8. ASC agrees to develop and implement (after approval) a plan for temporary pedestrian and vehicular circulation during construction. This plan shall identify temporary sidewalks, interim lighting, fencing around the site, construction vehicle routes, and any other feature necessary to ensure safe pedestrian and vehicular travel around the site during construction. Exceptions may be made only during an emergency as defined below, during actual demolition, and for such limited periods as are unavoidable for utility upgrades. The developer agrees to submit the plan to, and obtain approval of this plan from Department of Environmental Services before issuance of the Right-of-Way Permit for the areas identified in Conditions #1 and #4 and shown ~~in Exhibits A and B~~ on the revised plans dated ~~September 17, 2010~~ September 28, 2011. The developer agrees to provide a copy of the approved plan to the Bluemont and Ashton Heights Civic Associations. The County Manager may approve subsequent amendments to the plan, if consistent with this approval.
9. The developer agrees to submit to the Zoning Administrator and obtain approval from the County Manager of a detailed final landscape plan for the areas identified in Conditions #1 and #4 and as shown in Exhibits A and B by ~~October 25, 2010~~ on the revised plans dated September 28, 2011. The final landscape plan shall be submitted at a scale of 1 inch = 25 feet, in conjunction with the final civil engineering plan as required in Condition ~~#15~~ 11 below, as well as a vicinity map with major streets labeled. The final landscape plan shall be developed by, and display the professional seal of, a landscape architect certified to practice in the Commonwealth of Virginia. The developer further agrees that the final landscape plan and the final civil engineering plan shall verify, by means of survey, that there are no conflicts between the street trees and utilities. The developer shall obtain approval by the County Manager for both plans as meeting all requirements of the County Board's site plan approval and all applicable county laws and plans before the issuance of a Right-of-Way Permit. The plan shall be consistent with the conceptual landscape plan approved as a part of the site plan, and, at a minimum, shall conform to the landscaping requirements in Conditions #10 and #13 below; the Arlington County Streetscape Standards if applicable; the Sector Plans if applicable; the County's landscaping, planting, and sidewalk and driveway construction specifications; and/or other applicable urban design standards approved by the County Board. In order to facilitate comparison with the final civil engineering plan, the landscape plan shall be at a scale of 1 inch = 25 feet; the County may require more detailed plans appropriate to landscape installation at a larger scale to also be submitted. The County may permit minor changes in building, street and driveway locations and other details of design as necessitated by more detailed planning and engineering studies if such changes are consistent with the provisions of the Zoning Ordinance governing administrative approval and with the intent of the site plan approval. The landscape plan shall include a Street Tree Plan which shall be reviewed by DPRCR and DCPHD, and shall be accompanied by the civil engineering plan. All plant materials shown on the final landscape plan shall be installed

before November 1, 2011 by December 31, 2011, unless otherwise approved by the Zoning Administrator, based on the planting season and the availability of planting materials, but no later than April 13, 2012.

- a. The location and dimensions of traffic signal poles and control cabinets, utility meters, utility vaults and boxes, transformers, mechanical equipment, fire hydrants, standpipes, storm water detention facilities, bus stops, the location of all existing and proposed utility lines and of all easements. The location of traffic control cabinets shall be shown on the final civil engineering plan and placed so they do not obstruct pedestrian travel or be visually obtrusive. Traffic control cabinets (existing or proposed) shall not be located in the pedestrian clear zone of the public sidewalk, including but not limited to access areas to ADA ramps, crosswalks, building entrances, and interior walkways. Transformers shall not be placed above grade in the setback area between the building and the street.
 - b. The location, dimensions, materials, and pavement pattern, where applicable, for driveways and access drives, automobile drop-off areas, ADA ramps, driveway aprons, service drives, parking areas, interior walkways and roadways, plaza areas and sidewalks, as well as for address indicator signs. Interior walkways shall have a minimum width of four (4) feet. All plaza areas, access drives, automobile drop-off areas, interior walkways and roadways shall contain special treatments that coordinate in design, color and materials with the treatment of the public sidewalk. The materials and colors used are subject to approval by the County Manager according to adopted Sector Plans or other urban design standards approved by the County Board as a part of review and approval of the final landscape plan.
 - c. The location and types of light fixtures for streets, parking, walkway and plaza areas, and associated utilities.
 - d. Topography at two (2) foot intervals, and the finished first floor elevation of all structures, and top-of-slab elevation for any proposed underground structures. The developer agrees that once approved, the final landscape plan shall govern construction and/or installations of elements and features shown thereon, except as amendments may be specifically approved through an Administrative Change request.
10. The developer agrees that the design and installation of streetscape and landscaping for the areas identified in Conditions #1 and #4 and as shown in Exhibits A and B on the revised plans dated September 28, 2011 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:
 - i. 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.

- ii. Evergreen trees (such as Scotch Pines, White Pines, Hemlocks, etc.)—a minimum height of 7 to 8 feet.
 - iii. 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.
 - iv. Shrubs—a minimum spread of 18 to 24 inches.
 - v. Groundcover—in 2 inch pots.

- b. The developer agrees to plant all street trees by ~~September 25, 2011~~ December 31, 2011 unless otherwise approved by the Zoning Administrator, based on the planting season and the availability of street trees, but no later than April 13, 2012. The developer also agrees to fulfill the Public Improvement Bond requirements (Condition #14). 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.

- 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 for trees and tall shrubs and three (3) feet for other shrubs. 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 seatwall height (2 1/2 feet, maximum) above the adjacent finished grade.

- f. Finished grades shall not exceed a slope of three to one or the grade that existed before the site work began.

- g. The developer agrees to maintain the site in a clean and well-maintained condition before the issuance of a Right-of-Way Permit 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.

11. The developer agrees to submit final site engineering plans for the area identified in Conditions #1 and #4 and as shown in Exhibits A and B on the revised plans dated September 28, 2011 to the Department of Environmental Services. The plans shall include a receipt from the Zoning Office that the landscape plan has been accepted. Staff comments on the final engineering plans will not be provided to the developer without submission of the landscape plan to the Zoning Office. The plans shall be drawn at the scale of 1 inch = 25 feet and be 24 inches by 36 inches in size. A Right-of-Way Permit shall not be issued until final site engineering plans which agree with the approved final site development and landscape plans, and the sequence of construction, has been approved by the Department of Environmental Services and the CPHD Site Planner, as consistent with all site plan approval requirements and all County laws. To ensure final sign-off, the plans shall include CPHD Site Planner review and signature blocks. Upon completion of the construction of a project, the developer agrees to submit one (1) set of as-built mylar plans for sanitary, storm sewer and water main construction to the Department of Environmental Services for recording.

12. The developer agrees to show on the final engineering plans pavement, curb and gutter for the area identified in Conditions #1 and #4 and as shown in Exhibits A and B on the revised plans dated September 28, 2011 in accordance with the then-current Arlington County Standard for concrete curb and gutter and the then-current standards for pavement and according to the dimensions indicated. The pavement, curb and gutter shall be constructed prior to ~~September 25, 2011~~ December 31, 2011.

All improvements to curb, gutter, sidewalks and streets for pedestrian and/or vehicular access or circulation shall be in full compliance with the Americans with Disabilities Act (ADA) and any regulations adopted thereunder, as well as any other applicable laws and regulations. The developer further agrees that all improvements to curb, gutter, sidewalks, crosswalks, and streets for pedestrian and/or vehicular access or circulation shall be as determined by the County Manager on the final Site Development and Landscape Plan and on the final Site Engineering Plan, in accordance with the Rosslyn-Ballston Corridor Streetscape Standards or other applicable urban design standards in effect at the time of final Site Engineering Plan Approval.

13. The developer agrees that the final sidewalk pattern/design and final selection of materials and colors to be used for the areas identified in Conditions #1 and #4 and as shown in Exhibits A and B on the revised plans dated September 28, 2011 shall be as determined by the County Manager on the final landscape plan and final civil engineering plan and in accordance with the Arlington County Streetscape Standards or other applicable urban design standards approved by the County Board and in effect at the time of the final landscape plan approval. The clear pedestrian zone of all public sidewalks shall also be indicated. The sidewalk clear zones along the street frontages of this development shall be consistent with the Arlington County Streetscape Standards and shall be placed on a properly-engineered base approved as such by the Department of Environmental Services. The developer agrees that the clear pedestrian zone sidewalk shall:
 - a. Continue across all driveway aprons along the Glebe Road frontage of the site plan, and there shall be no barriers to impede the flow of pedestrian traffic.

- b. Not be less than six (6) feet wide at any point.
- c. Allow encroachments by sidewalk cafes only in accordance with the Zoning Ordinance and under the provisions of the Arlington County Streetscape Standards.
- d. Allow pinch-points only under the provisions of the Arlington County Streetscape Standards.
- e. Use plain, un-tinted concrete or, subject to approval, an integral tint that harmonizes with its setting. Non-standard materials or surface treatments may be used subject to approval and under the provisions of the Arlington County Streetscape Standards.
- f. Not contain joints or use patterns that create gaps of ¼-in depth or greater at spacing of less than 30 inches. The sidewalks shall contain street trees placed in either tree pits, tree grates or planting strips, consistent with the Standards for Planting and Preservation of Trees in Site Plan Projects, and as specified below. Placement, planting, drainage and root enhancement options shall be consistent with the Standards for Planting and Preservation of Trees in Site Plan Projects, and as specified below. Street trees shall not be placed within the vision obstruction area. All public walkways shall be constructed to County Standard. The developer, or any subsequent owner, also agrees to maintain and replace the street trees and sidewalks for the life of the site plan. The sidewalk sections and street tree species shall be as follows:

Glebe Road— a minimum 16-foot, 8-inch wide sidewalk measured from the back of curb maintaining a 11-foot wide clear sidewalk (excluding bus shelter obstructions), including 5 feet by 12 feet tree pits, planted with 4 ½ inch caliper Willow Oak street trees, placed approximately 30 feet apart on center and the tree pits located a minimum of eight (8) inches back from the back of curb.

14. Upon approval of the final site engineering plan the developer agrees to submit a performance bond estimate for the construction or installation of all facilities (to include street trees and all landscape materials) within the public rights-of-way or easements to the Department of Environmental Services for review and approval. Upon approval of the performance bond estimate by the Department of Environmental Services, the developer agrees to submit to the Department of Environmental Services a performance bond, in the approved amount of the estimate, and an agreement for the construction or installation of all these facilities (to include street trees and all landscape materials) within the public rights-of-way or easements, which shall be executed by the developer in favor of the County before the issuance of ~~the Final Building Permit~~ any permit for work within the public right-of-way.

Prior to the release of the public improvement bond, the developer agrees to submit asbuilt drawings showing the location and facilities for all underground utilities (water, sanitary sewer, and storm sewer) that will be maintained by Arlington County.

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| February 23, 1985 | Authorized the advertisement of a public hearing for a site plan amendment (Z-1921-68-2). |
| May 22, 1985 | Authorized the advertisement of a public hearing for a site plan amendment (Z-1921-68-2). |
| June 15, 1985 | Approved a site plan amendment (Z-1921-68-2) for a temporary parking lot for Ballston Common construction workers and/or Hecht Company Corporate office employees until August 1, 1986 at 600 North Glebe Road. |
| January 4, 1986 | Approved a site plan amendment (Z-1921-68-2) for renewal of a temporary parking lot for Ballston Common construction workers and/or Hecht Company Corporate office employees until August 1, 1986. |
| May 2, 1987 | <p>Approved a General Land Use Plan Amendment for the area on North Thomas Street between North Henderson Road and North Carlin Springs Road from “Low-Medium” Residential (16 – 36 units per acre) to “Government and Community Facilities”.</p> <p>Approved a rezoning (Z-2327-87-4) from “C-O” to “C-O-2.5” and “RA4.8” for 600 North Glebe Road.</p> <p>Approved a rezoning (Z-2328-87-4) from “C-O” to “RA8-18” and “S-D” for 600 North Glebe Road (part); and 501, 507, 511, 513, 517, and 521 North Thomas Street.</p> <p>Approved a site plan amendment (Z-1921-68-2) for 355,000 s.f. of commercial and 104,000 s.f. of elderly housing.</p> <p>Approved a use permit (U-2547-87-1) for construction and operation of an elderly housing facility.</p> |
| September 10, 1988 | Approved a rezoning (Z-2352-88-3) from “RA8-18” to “R-C” on 4226 and 4218 North Carlin Springs Road. |
| April 8, 1989 | <p>Approved a site plan amendment (Z-1921-68-2) to amend condition #42 to extend the time period for filing a final site plan for the elderly housing complex to May 2, 1991.</p> <p>Approved a Proffer Amendment (Z-2328-87-4 and Z-2327-87-4) to revise the proffers to extend the time period for</p> |

- March 5, 1994 Approved a site plan amendment (SP #72) for renovation and expansion of a nonconforming public garage and tire sales and installation facility at 650 North Glebe Road.
- March 8, 1997 Authorized advertisement of a rezoning and site plan amendment for the northwest corner of the intersection of North Glebe Road and North Quincy Street extension (American Service Center).
- May 17, 1997 Approved a rezoning (Z-2439-97-1) from “RA6-15” to “C-O-2.5” for 585 North Glebe Road.
- Approved a site plan amendment (SP #72) for an interim parking lot for American Service Center at 585 North Glebe Road until May 17, 2002.
- Deferred a site plan amendment (SP #72) for the expansion of the Goodyear Tire store parking lot and to permit the relocation of a nonconforming free-standing sign at 650 North Glebe Road and 4218 North Carlin Springs Road.
- June 7, 1997 Deferred a site plan amendment (SP #72) for the expansion of the Goodyear Tire store parking lot and to permit the relocation of a nonconforming free-standing sign at 650 North Glebe Road and 4218 North Carlin Springs Road.
- July 19, 1997 Deferred a site plan amendment (SP #72) for a 50,000 s.f. grocery store at 600 North Glebe Road.
- August 2, 1997 Approved a site plan amendment (SP #72) for a 50,000 s.f. grocery store at 600 North Glebe Road.
- August 2, 1997 Deferred a site plan amendment (SP #72) for the expansion of the Goodyear Tire store parking lot and to permit the relocation of a nonconforming free-standing sign at 650 North Glebe Road and 4218 North Carlin Springs Road.
- September 6, 1997 Deferred a site plan amendment (SP #72) for the expansion of the Goodyear Tire store parking lot and to permit the relocation of a nonconforming free-standing sign at 650 North Glebe Road and 4218 North Carlin Springs Road.
- November 8, 1997 Deferred a site plan amendment (SP #72) for the expansion of the Goodyear Tire store parking lot and to permit the relocation of a nonconforming free-standing sign at 650 North Glebe Road.

| | |
|--------------------|---|
| May 16, 1998 | Deferred a site plan amendment (SP #72) for the expansion of the Goodyear Tire store parking lot and to permit construction of a new free-standing sign at 650 North Glebe Road and 4218 North Carlin Springs Road. |
| August 8, 1998 | Approved a site plan amendment (SP #72) for a comprehensive sign plan at 600 North Glebe Road. |
| November 17, 1998 | Approved a site plan amendment (SP #72) to permit a 6,339 s.f. addition to an existing sales office as a temporary use until November 2003. |
| February 20, 1999 | Approved a site plan amendment (SP #72) for the renovation and expansion of a nonconforming public garage and tire sales and installation facility at 650 North Glebe Road until September 1999. |
| September 18, 1999 | Approved a site plan amendment (SP #72) for the renovation and expansion of a nonconforming public garage and tire sales and installation facility at 650 North Glebe Road until December 1999. |
| December 11, 1999 | Accepted the withdrawal of a site plan amendment (SP #72) for the renovation and expansion of a nonconforming public garage and tire sales and installation facility at 650 North Glebe Road. |
| October 19, 2002 | Deferred a site plan amendment (SP #72) for an interim parking lot at 585 North Glebe Road. |
| November 16, 2002 | Deferred a site plan amendment (SP #72) for an interim parking lot at 585 North Glebe Road. |
| December 2, 2002 | Approved a site plan amendment (SP #72) for an interim parking lot at 585 North Glebe Road until December 2007. |
| November 15, 2003 | Discontinued a site plan amendment (SP #72) for an addition to an existing sales office as a temporary use at 585 North Glebe Road. |
| May 15, 2004 | Approved corrections to the minutes of the December 7, 2002 Regular Meeting for a site plan amendment (SP #72) for an interim parking lot at 585 North Glebe Road. |

December 15, 2007

Approved a site plan amendment (SP #72) for renewal of an interim parking lot, without the use of the vehicle stacking mechanisms, at 585 North Glebe Road until December 2010.

September 25, 2010

Approved a site plan amendment (SP #72) for renewal of an interim parking lot at 585 North Glebe Road until December 2015.

LEGEND

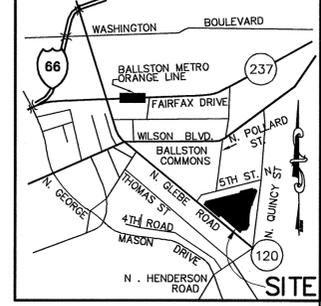
- SYMBOLS**
- BUILDING COLUMN
 - SANITARY CLEANOUT
 - STORM DRAIN MANHOLE
 - ELECTRICAL JUNCTION BOX
 - ELECTRICAL MANHOLE
 - FIRE DEPARTMENT CONNECTION
 - FIRE HYDRANT
 - GROUND LIGHT/FLOOD LIGHT
 - GAS MANHOLE
 - GUY POLE
 - GAS VALVE
 - I-BEAM
 - IRRIGATION CONTROL VALVE
 - LIGHT POLE
 - PHONE PEDESTAL
 - PHONE MANHOLE
 - UTILITY POLE
 - SANITARY MANHOLE
 - TRAFFIC CONTROL BOX
 - TRAFFIC SIGNAL POLE
 - TREE
 - CABLE TELEVISION PEDESTAL
 - UNKNOWN UTILITY MANHOLE
 - WELL
 - WATER METER
 - WATER MANHOLE
 - WATER VALVE
 - BENCHMARK
 - BOLLARD
 - DRILL HOLE
 - BRASS DISC
 - TRAVERSE STATION
 - IRON PIPE FOUND
 - IRON RE-BAR FOUND
 - TEST PIT LOCATION
 - PK NAIL FOUND
 - PARKING METER
 - CATCH BASIN RIM
 - SOIL BORING LOCATION
 - SON POST
 - WOOD POST
 - CUSTOMER PARKING
 - STORAGE PARKING

- ABBREVIATIONS**
- EX. EXISTING
 - CONC. CONCRETE
 - C.B. CATCH BASIN
 - C&G CURB AND GUTTER
 - INV. INVERT OF PIPE
 - S/W SIDEWALK
 - BLDG. BUILDING
 - STY. STORY
 - DMH STORM DRAIN MANHOLE
 - SMH SANITARY SEWER MANHOLE
 - TRV ELECTRICAL TRANSFORMER
 - DB. DEED BOOK
 - PG. PAGE
 - ASPH. ASPHALT
 - F.F. FINISHED FLOOR ELEVATION
 - ESMT. EASEMENT
 - RPC REINFORCED CONCRETE PIPE
 - CMP CORRUGATED METAL PIPE
 - SAN. SEW. SANITARY SEWER
 - STM. DRN. STORM DRAIN
 - BRL. BUILDING RESTRICTION LINE
 - R/W RIGHT-OF-WAY
 - RT. ROUTE

CURVE TABLE

| CURVE | RADIUS (ft) | LENGTH (ft) | TANGENT (ft) | CHORD BEARING | CH DISTANCE (ft) | DELTA |
|-------|-------------|-------------|--------------|---------------|------------------|------------|
| C1 | 285.50 | 54.75 | 27.46 | S12°04'20"W | 54.67 | 10°59'18" |
| C2 | 314.50 | 60.31 | 30.25 | S12°04'20"W | 60.22 | 10°59'16" |
| C3 | 299.50 | 106.54 | 53.84 | S16°46'09"W | 105.98 | 20°22'54" |
| C4 | 10.00 | 15.59 | 9.89 | N02°52'49"W | 14.06 | 89°20'10" |
| C5 | 20.00 | 37.40 | 27.09 | S46°59'13"E | 32.18 | 107°07'48" |

Description of American Service Center Property of ASC-Arlington Real Estate, LLC Parcel One & Parcel Four Deed Book 3375 Page 2252 Deed Book 3306 Page 1921 Arlington County, Virginia



AREA TABULATION

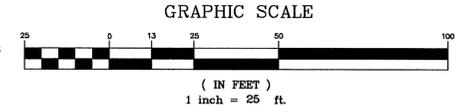
| | |
|-------------------|------------------------------------|
| RPC#14061069..... | 35,995 S.F. OR 0.82633 AC. |
| RPC#14061024..... | 50,337 S.F. OR 1.15558 AC. |
| RPC#14061006..... | 9,114 S.F. OR 0.20923 AC. |
| RPC#14061007..... | 9,114 S.F. OR 0.20923 AC. |
| RPC#14061008..... | 3,440 S.F. OR 0.07897 AC. |
| TOTAL..... | 108,000 S.F. OR 2.47934 AC. |

PARKING TABULATION

| | |
|-----------------------|-------------------|
| CUSTOMER PARKING..... | 19 SPACES |
| STORAGE PARKING..... | 89 SPACES |
| TOTAL..... | 108 SPACES |

Beginning for the same at a point at the intersection of said Quincy Street and North Glebe Road; thence departing Quincy Street and running with the westerly right-of-way line of North Glebe Road (variable width right-of-way) the following five (5) courses and distances

1. North 46°58'02" West, 64.59 feet to a point; thence
2. North 49°46'49" West, 32.02 feet to a point; thence
3. North 45°54'08" West, 96.67 feet to a point; thence
4. South 79°28'43" West, 22.79 feet to a point; thence
5. North 47°33'19" West, 206.43 feet to a point of curvature; thence departing said North Glebe Road and running with the southerly right-of-way line of line of 5th Road the following five (5) courses and distances
6. 15.59 feet along the arc of a non-tangent curve to the right having a radius of 10.00 feet and having a chord bearing and distance of North 02°52'49" West, 14.06 feet to a point; thence
7. North 24°25'45" East, 47.37 feet to a point; thence
8. North 79°26'53" East, 263.07 feet to a point; thence
9. North 10°33'07" West, 15.00 feet to a point; thence
10. North 79°26'53" East, 20.31 feet to a point; thence
11. South 10°33'07" East 20.04 feet to a scribe mark "X", passing over a scribe mark "X" 15.13 feet from the beginning of said line; thence
12. North 79°26'53" East, 20.31 feet to a drill hole at a point of curvature; thence departing said 5th Road and running with the westerly right-of-way line of Quincy Street the following ten (10) courses and distances
13. 37.40 feet along the arc of a non-tangent curve to the right having a radius of 20.00 feet and having a chord bearing and distance of South 46°59'13" West, 32.18 feet to a drill hole; thence
14. South 06°34'31" West, 86.72 feet to a brick nail; thence
15. South 10°33'07" East, 19.88 feet to a brick nail; thence
16. South 79°26'53" West 6.13 feet; thence
17. South 06°34'31" West, 39.43 feet to a point of curvature; thence
18. 54.75 feet along the arc of a curve to the right having a radius of 285.50 feet and having a chord bearing and distance of South 12°04'20" West, 54.67 feet to a point of reverse curvature; thence
19. 60.31 feet along the arc of a curve to the left having a radius of 314.50 feet and a chord bearing and distance of South 12°04'50" West, 60.22 feet to a point of reverse curvature; thence
20. 106.54 feet along the arc of a curve to the right having a radius of 299.50 and a chord bearing and distance of South 16°46'09" West, 105.98 feet to a point (non-tangent); thence
21. South 87°39'06" West, 46.07 feet to a point; thence
22. South 42°29'31" West, 13.63 feet to the point of beginning and containing 108,000 square feet or 2.47934 acres of land.

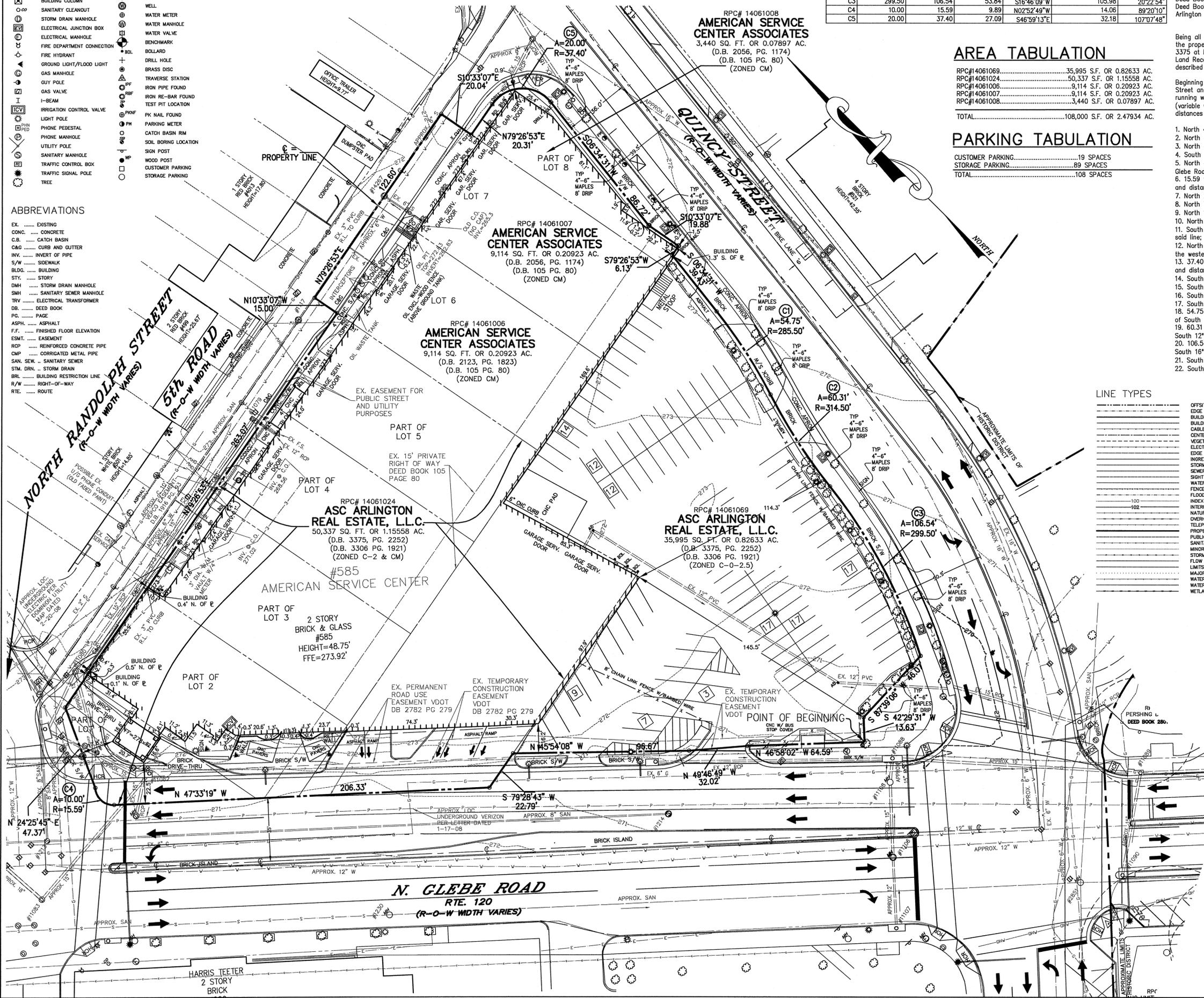


LINE TYPES

- OFFSITE HISTORIC DISTRICT LIMITS
- EDGE OF PLANTING BED
- BUILDING RESTRICTION LINE
- CABLE TELEVISION CONDUIT
- CENTERLINE
- VEGETATION DRIP LINE
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- INGRESS-EGRESS EASEMENT
- STORM DRAIN EASEMENT
- SEWER EASEMENT
- SIGHT DISTANCE EASEMENT
- WATER AUTHORITY EASEMENT
- FENCE LINE
- FLOOD PLAIN
- INTERMEDIATE CONTOUR
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELEPHONE/COMMUNICATIONS CONDUIT
- PROPERTY LINES
- PUBLIC UTILITIES EASEMENTS
- SANITARY SEWER CONDUIT
- MINOR VEGETATION LINE (SHRUBS, BUSHES)
- WATER CONDUIT
- FLOW LINE OF STREAM
- LIMITS OF SWAMP
- MAJOR VEGETATION LINE (TREES)
- WATER SURFACE
- WETLAND LOCATIONS

NOTES:

1. THE PROPERTIES SHOWN HEREON APPEAR ON ARLINGTON COUNTY REAL ESTATE TAX MAP, NO. 63-1 AND IS COMPRISED OF THE FOLLOWING TAX PARCEL LOTS : 14061069, 14061024, 14061006, 14061007 AND 14061008.
2. ARLINGTON COUNTY RECORDS INDICATE THE THAT: RPC 14061069 IS ZONED C-0-2.5, RPC 14061024 IS ZONED C-2 & CM, RPC 14061006, 07 & 08 ARE ZONED CM
3. THE PROPERTIES SHOWN HEREON WAS ACQUIRED BY ASC-ARLINGTON REAL ESTATE, L.L.C. BY DEED RECORDED IN DEED BOOK 3306 AT PAGE 1921 (AS TO 1401069 & 14061024), AND BY AMERICAN SERVICE CENTER ASSOCIATES BY DEED RECORDED IN DEED BOOK 2123 AT PAGE 1823 (AS TO 1401006), DEED BOOK 2056 AT PAGE 1174 (AS TO 1401007 & 1401008) ALL AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.



VIA REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|---------------|---------------------------------------|
| 1 | 25 JUNE 2010 | MSPA - ADMIN CHANGE REQUEST 9/29/2011 |
| 2 | 16 MAY 2008 | REVISED PER STAFF COMMENTS |
| 3 | 18 MARCH 2008 | REVISED PER STAFF COMMENTS |



ARLINGTON, VIRGINIA
DEPARTMENT OF PUBLIC WORKS

AMERICAN SERVICE CENTER
CERTIFIED SURVEY PLAT

| SCALE | HDR: | 1"=25' | DESIGNED | APPROVED | DATE | APPROVED | DATE |
|-----------------|------|-------------|----------|----------------------------------|------|--------------------------------|------|
| | VER: | N/A | | | | | |
| SUBMITTED DATE: | | 11 JAN 2008 | | APPROVED DATE: | | | |
| APPROVED DATE: | | | | CHIEF PUBLIC WORKS PLANNING DIV. | | CHIEF TRAFFIC ENGINEERING DIV. | |
| APPROVED DATE: | | | | CHIEF ENGINEERING DIVISION | | DIRECTOR OF PUBLIC WORKS | |

PROJECT/FILE NO. **6058**

SHEET C-3 OF C-15

UTILITY NOTE:

THE UNDERGROUND UTILITY LOCATIONS 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 RECORD INFORMATION OBTAINED BY THE SURVEYOR. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, UNLESS SPECIFICALLY NOTED ON THE DRAWING.

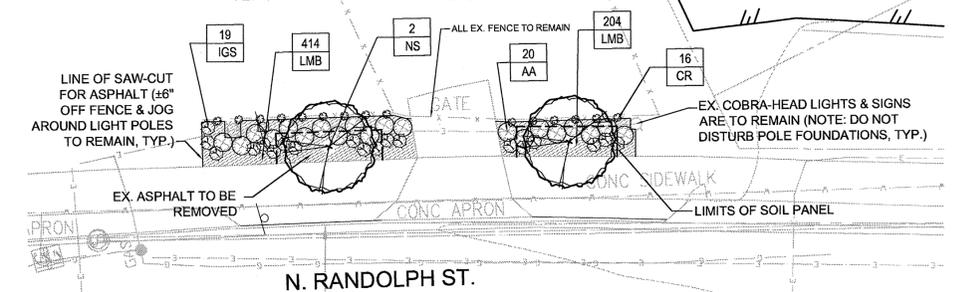
OVERALL SITE TABULATIONS:

- ** TOTAL SITE AREA: 108,000 SF OR 2.47934 AC.
- EXISTING ZONE C-2 = 25,753 SF
- EXISTING ZONE CM = 46,252 SF
- EXISTING ZONE C-0-2.5 = 35,995 SF
- COVERAGE: 100%
- * PORTION OF THE PROPERTY SUBJECT TO THIS MINOR SITE PLAN AMENDMENT
- ** SEE NOTE #4

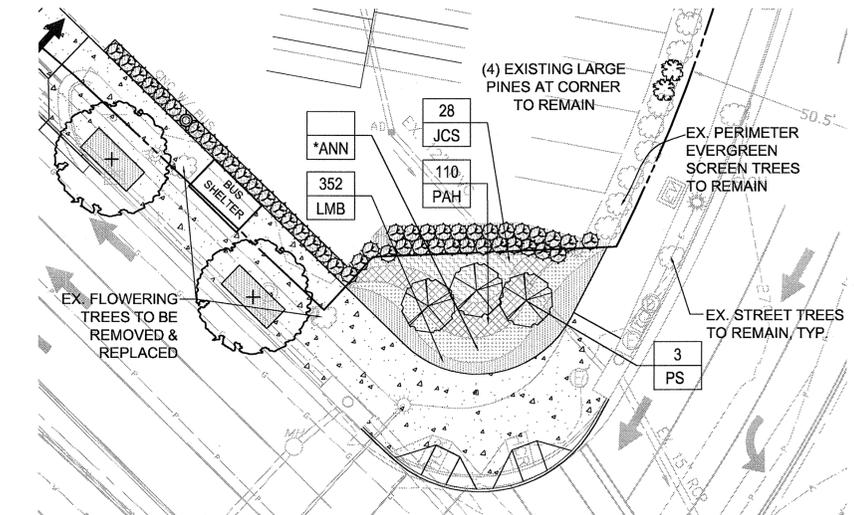
NOTE:

1. UTILITY INFORMATION OBTAINED FROM RECORDS AND FIELD SURVEY.
2. DATUM: SEE CERTIFIED SURVEY PLAT SHEET C-3.
3. CONTOUR INTERVALS: 1 FEET.
4. THE OVERALL PROPERTY SHOWN HEREON IS IDENTIFIED ON ARLINGTON COUNTY TAX ASSESSMENT MAP NO. 63-01 AS RPC#14061008, 14061007, 14061006 AND IS ZONED CM; RPC#14061024 IS ZONED C-2; RPC#14061069 IS ZONED C-0-2.5. THE PORTION OF THE PROPERTY SUBJECT TO THIS MINOR SITE PLAN AMENDMENT IS RPC#14061069- ZONED C-0-2.5 AND LISTED AS 35,995 SF.
5. AVERAGE OVERALL SITE ELEVATION= 271.90'

NOTE: ALL EX. SIDEWALK, APRON, CURB AND GUTTER IS TO REMAIN. LIMIT OF WORK IS REMOVAL OF ASPHALT, RELOCATION OF CONDUIT AND EXCAVATION FOR SOIL PANEL AREAS



PLANTING ON RANDOLPH ST.--NOTE DIRECTION OF N. ARROW SCALE: 1/16" = 1'-0" NORTH

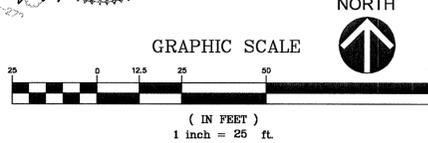


CORNER PLANTING DETAIL SCALE: 1/16" = 1'-0"

PLANT LIST

| Key | Qty | Botanical Name | Common Name | Size | Type | Spacing | Remarks |
|----------------------------|-------|---|---------------------------|---------------|-------|----------|-------------------------------|
| CANOPY TREES | | | | | | | |
| AR | 6 | <i>Acer rubrum</i> 'October Glory' | Red Maple | 4"-4.5" cal. | B & B | as shown | Full, strong central leader |
| NS | 2 | <i>Nyssa sylvatica</i> 'Jermyn Flame' | Black Tupelo | 2-2 1/2" cal. | B & B | as shown | Full, strong central leader |
| PS | 3 | <i>Prunus serrulata</i> 'Kwanzan' | Japanese Flowering Cherry | 2-2 1/2" cal | B & B | as shown | Full, strong central leader |
| EVERGREEN TREES | | | | | | | |
| CL | 6 | <i>x. Cupressocyparis leylandii</i> | Leyland Cypress | 8'-10' ht | B & B | as shown | Full, mature, dense to ground |
| MS | 1 | <i>Magnolia stellata</i> | Star Magnolia | 10'-12' ht. | B & B | as shown | Full, mature, multi |
| SHRUBS / PERENNIALS | | | | | | | |
| AA | 20 | <i>Aronia arbutifolia</i> 'Brilliantissima' | Red Chokeberry | 30"-36" | cont. | as shown | Full, mature, well rooted |
| HEM | 85 | <i>Hemerocallis</i> 'Candy Apple' | Daylily | 1 gal. | cont. | 18" o.c. | Full, mature, well rooted |
| HEM | 85 | <i>Hemerocallis</i> 'Russian Leather' | Daylily | 1 gal. | cont. | 18" o.c. | Full, mature, well rooted |
| HEM | 87 | <i>Hemerocallis</i> 'Stella D'Oro' | Daylily | 1 gal. | cont. | 18" o.c. | Full, mature, well rooted |
| IGS | 97 | <i>Ilex glabra</i> 'Shamrock' | Inkberry Holly | 24"-30" | cont. | as shown | Full, mature, well rooted |
| IV | 23 | <i>Itea virginica</i> 'Henry's Garnet' | Virginia Sweetspire | 24"-30" | cont. | as shown | Full, dense, mature |
| JCS | 57 | <i>Juniperus chinensis</i> var. 'Sargentii' | Spreading Juniper | 18"-24" | cont. | as shown | Full, dense, mature |
| ND | 8 | <i>Nandina domestica</i> | Heavenly Bamboo | 30"-36" | cont. | as shown | Full, dense, mature |
| PAH | 110 | <i>Pennisetum alopecuroides</i> 'Hamel' | Dwarf Fountain Grass | #2 | cont. | as shown | Full, dense, mature |
| TM | 28 | <i>Taxus cuspidata</i> 'Green Wave' | Japanese Yew | 24"-30" | cont. | as shown | Full, dense, mature |
| GROUNDCOVERS | | | | | | | |
| LMB | 2,375 | <i>Liriope muscari</i> 'Big Blue' | Big Blue Lilyturf | 1 Gal. | cont. | 12" o.c. | Mature, well rooted |

NOTE: ANNUALS ARE TO BE SELECTED BY THE OWNER'S LANDSCAPE CONTRACTOR TO MATCH EXISTING SEASONAL PLANTINGS ON THE PROPERTY.



VIKA REVISIONS

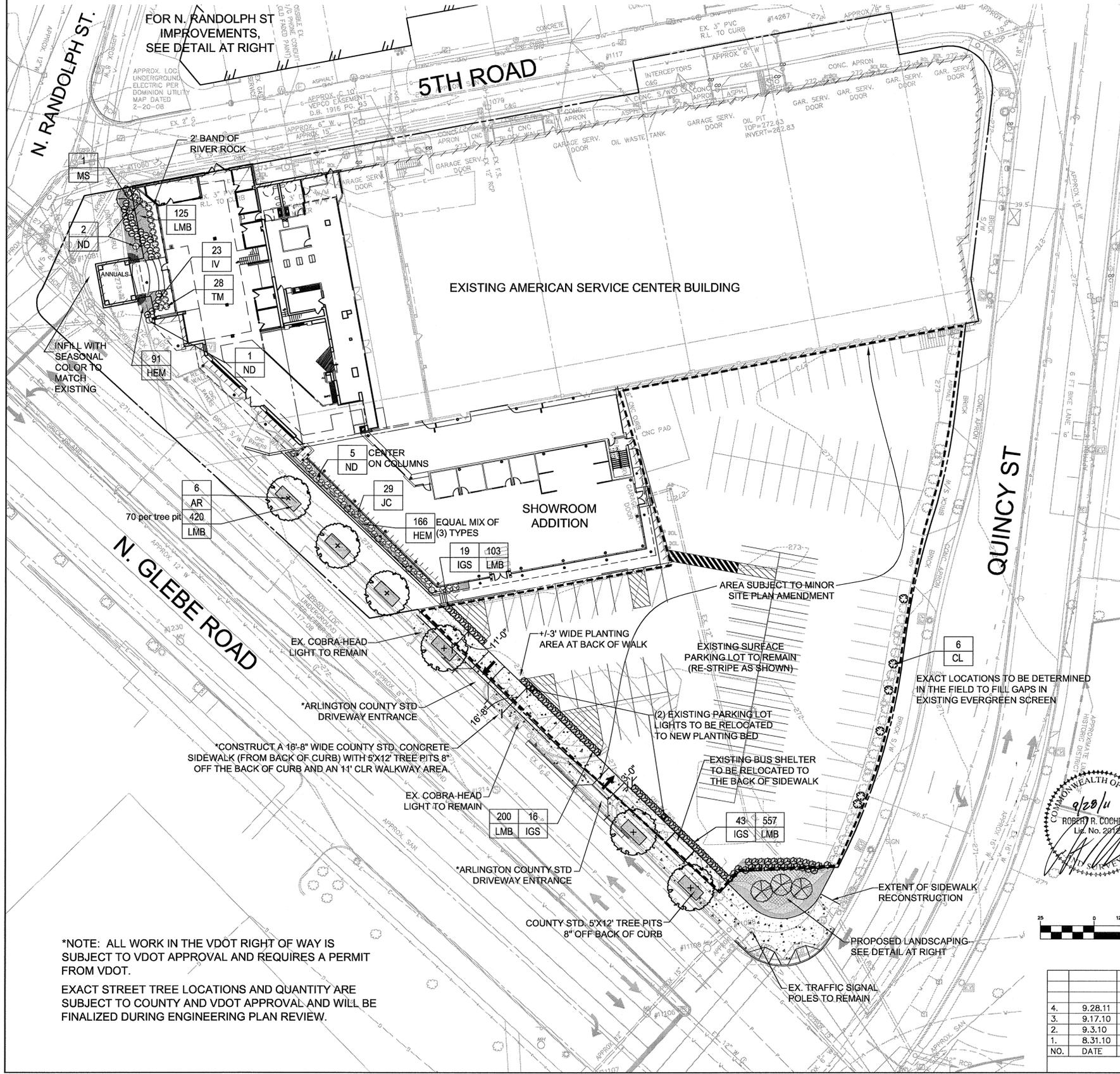
ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

AMERICAN SERVICE CENTER
MINOR SITE PLAN AMENDMENT
SITE / LANDSCAPE PLAN

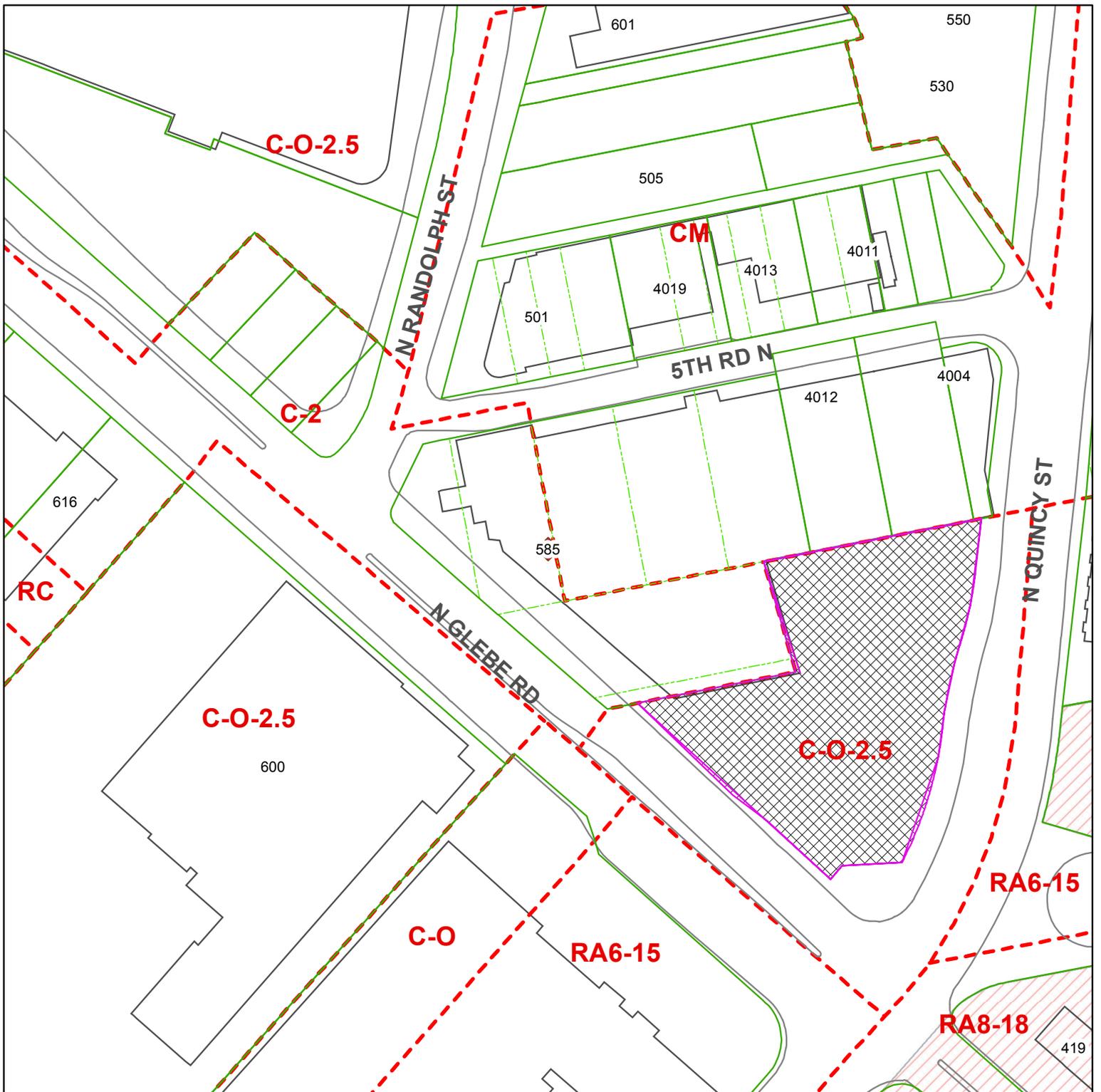
| | | |
|------------------------------------|-------------------------|------------------------------------|
| SCALE: AS SHOWN | DESIGNED: VIKA | CHECKED: VIKA |
| SUBMITTED DATE: 6/25/2010 | APPROVED DATE: | APPROVED DATE: |
| APPROVED DATE: | APPROVED DATE: | APPROVED DATE: |
| CHEF WATER, SEWER & STREETS BUREAU | CHEF ENGINEERING BUREAU | DIRECTOR OF ENVIRONMENTAL SERVICES |

PROJECT/FILE NO. **6058L**

CONTRACT H-
SHEET **C-4** OF **C-4**



*NOTE: ALL WORK IN THE VDOT RIGHT OF WAY IS SUBJECT TO VDOT APPROVAL AND REQUIRES A PERMIT FROM VDOT.
EXACT STREET TREE LOCATIONS AND QUANTITY ARE SUBJECT TO COUNTY AND VDOT APPROVAL AND WILL BE FINALIZED DURING ENGINEERING PLAN REVIEW.



SP #72

585 North Glebe Road

RPC# 14-061-069


 Case Location(s)
 Scale: 1:1,200

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