



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of October 20, 2012

DATE: October 1, 2012

SUBJECT:

- A. Enactment of an Ordinance to Permit the Encroachment within the N. Moore Street Right-of-Way of Below Grade Portions of: a) Building Structure; b) Parking Structure; and c) Storage Structure, such Portions abutting the Western Boundary of Parcel R, Central Place, Rosslyn (RPC# 16-038-015), with Conditions; and
- B. Enactment of an Ordinance to Permit the Encroachment within the N. Lynn Street Right-of-Way of: a) Portions of Above Grade Parking Structure; and b) Three Underground Grease Trap Vaults; the Encroachment Area for such Structures abutting the Eastern Boundary of Parcel R, Central Place, Rosslyn (RPC# 16-038-015), with Conditions.

Applicant:

JBG/Central Place, L.L.C.
c/o Andrew VanHorn
4445 Willard Avenue, Suite 400
Chevy Chase, Maryland 20815

By: John G. Milliken, Esq.
Venable LLP
8010 Towers Crescent Drive, Suite 300
Tysons Corner, Virginia 22182

C. M. RECOMMENDATION:

1. Enact the attached Ordinance to Permit the Encroachment within the N. Moore Street Right-of-Way of Below Grade Portions of: a) Building Structure; b) Parking Structure; and c) Storage Structure, such Portions abutting the Western Boundary of Parcel R, Central Place, Rosslyn (RPC# 16-038-015), with Conditions (“Attachment 1”); and

County Manager:

BMD/GA

County Attorney:

GAH *BAK*

12.

Staff: Betsy Herbst/Linda Collier, DES, Real Estate Bureau

2. Enact the attached Ordinance to Permit the Encroachment within the N. Lynn Street Right-of-Way of: a) Portions of Above Grade Parking Structure; and b) Three Underground Grease Trap Vaults; the Encroachment Area for such Structures abutting the Eastern Boundary of Parcel R, Central Place, Rosslyn (RPC# 16-038-015), with Conditions (“Attachment 2”).

ISSUES: This is a request by the Applicant for the County Board to enact Ordinances of Encroachment to permit the encroachment of certain structures within the County right-of-ways to facilitate development of the property under Site Plan #335, most recently amended by the County Board on June 6, 2012 (“Site Plan”), as required by the conditions of the Site Plan. There are no outstanding issues related to the proposed encroachments.

SUMMARY: Central Place, L.L.C. (“Applicant”) has requested that the County Board enact Ordinances to permit six encroachments within the County right-of-way of N. Moore Street for construction of portions of: i) a below grade building structure, ii) a below grade parking structure, and iii) a below grade storage structure; and two encroachments within the County right-of-way of N. Lynn Street for portions of: i) an above grade parking structure, and ii) three underground grease trap vaults. The encroachments are all requested in conjunction with the development of a residential building, as required by the approved Site Plan conditions. It is proposed that the encroachments be authorized by enactment of two separate Encroachment Ordinances: one addressing encroachments abutting the N. Moore Street right-of-way, and one addressing encroachments abutting the N. Lynn Street right-of-way. If enacted, the Ordinances would permit the encroachments to continue until the respective structures encroaching within the right-of-ways are destroyed, removed, no longer in use, or not continuously and promptly maintained by the Applicant. The proposed encroachments are consistent with the Site Plan.

BACKGROUND: The subject two-acre site is part of the Site Plan, which was approved by the County Board on May 5, 2007, and recently amended on June 16, 2012. The Site Plan concerns a 31-story commercial office building, a 30-story residential building and a plaza between the two buildings. The office building, to be located in the southern portion of the site, will contain a publicly accessible observation deck on the uppermost floor. A plaza will contain three new elevators with access to the Rosslyn Metro Station, and are currently under construction.

The Applicant is currently proceeding with development of the residential building, which is located at the northern end of the block, and the plaza, which is located just north of the commercial office property. The Applicant must obtain Encroachment Ordinances for the eight encroachments before the Applicant can commence construction of the residential building in accordance with the Site Plan.

The subject encroachments are all adjacent to the property boundary lines of RPC# 16-038-015, six within the County right-of-way of N. Moore Street and two within the County right-of-way of N. Lynn Street. (See Exhibits C and D, Vicinity Maps.) The encroachments for the commercial building were previously approved by the County Board on April 19, 2008. The amendment to the Site Plan, which amendment was approved by the County Board on June 16, 2012, allows the Applicant to construct the residential building prior to the commercial building and reconfigured the allocation of certain community benefits.

As set forth in a separate Board Report, the Applicant is also seeking seven vacation ordinances necessary to construct the residential building and the plaza. The County Board previously enacted an Encroachment Ordinance necessary for development of the commercial office building on April 19, 2008.

Central Place, LLC acquired the property by Deeds recorded in Deed Book 3432 at Page 1827, Deed Book 3432 at Page 1822, Deed Book 4230 at Page 2594, Deed Book 3691 at Page 2250, Deed Book 4230 at Page 2594 and Deed Book 3797 at Page 1741, all among the Arlington County Land Records (“Land Records”). The properties were, thereafter, resubdivided into Parcels M, O and R, Central Place, by Deed of Resubdivision recorded in Deed Book 4233, Page 774, among the Land Records. The subject encroachments are all portions of structures that will be abutting Parcel R, Central Place, and extending into County right-of-way.

DISCUSSION: In conjunction with the plans for redevelopment of the property, the Applicant has requested Encroachment Ordinances to permit the construction of: a) a portion of a below grade building structure; b) a portion of a below grade parking structure; and c) a portion of a below grade storage structure, all within and under the County right-of-way of N. Moore Street; and d) a portion of an above grade parking structure; and e) underground grease trap vaults, within and above the County right-of-way of N. Lynn Street, all of which are adjacent to Parcel R, Central Place, Rosslyn, RPC# 16-038-015.

The proposed encroachments are more specifically shown as Encroachment Areas 1 through 7 on the plats entitled, “Plat Showing Encroachment Areas in the Right-of-Way of North Moore Street Deed Book 105, Page 270 and the Right-of-Way of North Lynn Street Deed Book 105, Page 270, Adjacent to Parcel R, Central Place, Deed Book 4233, Page 774, Arlington County, Virginia”, prepared by Bowman Consulting Group, Ltd., dated June 8, 2012 (Sheets 1 through 7), attached hereto as Exhibits A-1 through A-5 and B-1 and B-2, and “Plat Showing Encroachment Area in the Right-of-Way of North Lynn Street Deed Book 105, Page 270, Adjacent to Parcel R, Central Place, Deed Book 4233, Page 774, Arlington County, Virginia”, prepared by Bowman Consulting Group, Ltd., dated September 24, 2012, attached hereto as Exhibit B-3 (collectively, “Plats”) and described in the chart below:

Area	Type of Encroachment	Square Footage	Number of Levels	Total Sq. Footage	Compensation
1	Below Ground Building	326	1	326	\$ 9,339.00
2	Below Ground Parking	62	3	186	5,316.00
3	Below Ground Parking	791	3	2,373	67,669.00
4	Below Ground Building	323	1	323	9,195.00
5	Below Ground Building	62	1	62	1,724.00
6	Below Ground Storage	602	1	602	17,240.00
7	Above Grade Parking	142	3	426	12,212.00
8	Underground Grease Trap Vaults	392	1	392	6,174.00

Legal and Physical Description: The County right-of-way for N. Moore Street was established by Deed recorded in Deed Book 348, Page 285, among the Land Records. The County right-of-way for N. Lynn Street was established by Deed of Condemnation dated May 3, 1946, recorded in Deed Book 713, Page 138, among the Land Records.

Public Notice: Public notice was given in accordance with the Code of Virginia. Notices for the first seven encroachments were placed in the September 25, 2012, and October 2, 2012 issues of the Washington Times for the October 20, 2012 County Board Meeting. Notices for the grease trap vault encroachment were placed in the October 2, 2012 and October 9, 2012 issues of the Washington Times.

Compensation: Site Plan Condition# 90 requires that compensation be paid by the developer for any encroachment into County property rights, and that the compensation be determined by an appraisal prepared by an independent, state certified, general real estate appraiser. The compensation for the encroachments cannot be reduced by, or treated as an offset to, any community benefits that are contributed by the developer by any Site Plan condition.

Based upon an appraisal prepared by Robert Jones dated July 3, 2012, the Applicant has agreed with staff recommendation to compensate the County Board in respective amounts set forth in the chart above, and in the total amount of \$128,869.00 for the encroachments authorized by the two Encroachment Ordinances which are the subject of this Board Report. The Applicant has previously paid compensation to the County for the encroachments for the commercial phase of the project which encroachments are not the subject of this Board Report.

FISCAL IMPACT: The total compensation of \$128,869.00 for the encroachments for the residential phase will be deposited into the County's General Fund. This additional one-time revenue will be used to offset the net tax support of the County, and the FY 2013 revenue appropriations will not be amended.

CONCLUSION: It is recommended that the County Board enact the attached Encroachment Ordinances in Attachments 1 and 2.

ATTACHMENT 1

ORDINANCE TO PERMIT THE ENCROACHMENT WITHIN THE N. MOORE STREET RIGHT-OF-WAY OF BELOW GRADE PORTIONS OF: A) BUILDING STRUCTURE; B) PARKING STRUCTURE; AND C) STORAGE STRUCTURE, SUCH PORTIONS ABUTTING THE WESTERN BOUNDARY OF PARCEL R, CENTRAL PLACE, ROSSLYN (RPC# 16-038-015), WITH CONDITIONS:

BE IT ORDAINED by the County Board of Arlington County, Virginia that, pursuant to an application on file with the Department of Environmental Services, Real Estate Bureau, the Applicant, JBG/Central Place, L.L.C. (“Applicant”), as developer of the project known as Central Place, Site Plan #335 (“Owner”), is hereby permitted to construct a portion of a below grade building structure, parking structure and storage structure, into the County right-of-way of N. Moore Street, such portions abutting the western boundary of Parcel R, Central Place, Rosslyn, RPC# 16-038-015. The dimensions (length, width and depth elevations) and spatial location of the permitted encroachments are depicted in Exhibits A-1 through A-5, attached to the County Manager’s October 1, 2012 Report, entitled “Plat Showing Encroachment Areas in the Right-of-Way of North Moore Street Deed Book 105, Page 270 and the Right-of-Way of North Lynn Street Deed Book 105, Page 270, Adjacent to Parcel R, Central Place, Deed Book 4233, Page 774, Arlington County, Virginia”, prepared by Bowman Consulting Group, Ltd., dated June 8, 2012 (Sheets 1, 2, 4, 5 and 6) (collectively, “Plats”). Such below grade building structure, parking structure and storage structure, and all equipment and facilities therein, are only permitted to serve the building authorized by Site Plan #335, approved on May 5, 2007 and amended on June 16, 2012, and any approved amendments thereto. The dimensions, the elevations, the depth below grade, the spatial location, the characteristics and spatial area of the permitted encroachments, are shown on the Plats. No other structures are permitted to be installed or constructed by Applicant, or to exist within the County property shown on the Plats.

BE IT FURTHER ORDAINED that this permission for any individual encroachment authorized by this Ordinance shall continue until such time as that portion of the below grade building structure, parking structure, and storage structure, as the case may be, encroaching within the public right-of-way is destroyed, removed, no longer in use, or not continuously and promptly maintained by the Applicant. Nothing in this Ordinance shall be construed either: to allow the installation by Applicant of any above ground structure or any structure other than the portions of the below grade building structure, parking structure and storage structure within the areas as shown on the Plats; or to allow any greater encroachment beyond the dimensions and spatial area shown on the Plats.

BE IT FURTHER ORDAINED that the Applicant, its successors and assigns, shall continuously and promptly maintain the below grade structures, and maintain, restore, repair, and replace all County owned facilities, within and adjacent to the public right-of-way, including any sidewalk, curb and gutter, and paved surface, which are damaged by the installation, maintenance, destruction, continued existence, repair or removal of the below grade structures, in accordance with Site Plan #335 and all applicable County standards.

BE IT FURTHER ORDAINED that this Ordinance shall not be construed to release the Applicant, its successors and assigns, of negligence on their part on account of such encroachment, and the Applicant, by constructing, or causing to be constructed and by continuing to have the below grade structures encroach within the dedicated public right-of-way, thereby agrees for itself, its successors and assigns, to indemnify and hold harmless the County Board of Arlington County, Virginia and County officials, officers, employees, and agents from all claims, negligence, damages, costs and expenses arising out of the construction, maintenance, repair and removal of the below grade structures, and the permission for the portions of the below grade structures to encroach within the public right-of-way permitted by this Ordinance.

BE IT FURTHER ORDAINED that no portion of the below grade building, parking or storage structure permitted by this Ordinance to encroach within the public right-of-way shall be constructed until the Applicant has paid to the County the sum of \$110,483.00 as compensation for the encroachments.

BE IT FURTHER ORDAINED that on or before October 20, 2015, the Applicant, at its sole expense, shall cause a certified copy of this Ordinance and the Plats, approved by the Director of the Department of Environmental Services or his designee, to be recorded in the land records of the Arlington County Circuit Court and evidence thereof shall be promptly delivered by the Applicant to the Real Estate Bureau Chief, Department of Environmental Services.

ATTACHMENT 2

ORDINANCE TO PERMIT THE ENCROACHMENT WITHIN THE N. LYNN STREET RIGHT-OF-WAY OF: A) PORTIONS OF ABOVE GRADE PARKING STRUCTURE; AND B) THREE UNDERGROUND GREASE TRAP VAULTS; THE ENCROACHMENT AREA FOR SUCH STRUCTURES ABUTTING THE EASTERN BOUNDARY OF PARCEL R, CENTRAL PLACE, ROSSLYN (RPC# 16-038-015), WITH CONDITIONS:

BE IT ORDAINED by the County Board of Arlington County, Virginia that, pursuant to an application on file with the Department of Environmental Services, Real Estate Bureau, the Applicant, JBG/Central Place, L.L.C. (“Applicant”), as developer of the project known as Central Place, Site Plan #335, (“Owner”), is hereby permitted to construct an above grade parking structure and three underground grease trap vaults; the encroachment area for such structures abutting the eastern boundary of Parcel R, Central Place, Rosslyn, RPC# 16-038-015. The dimensions (length, width and depth elevations) and spatial location of the permitted encroachments are depicted in Exhibit B-1 and Exhibit B-2, attached to the County Manager’s October 1, 2012 Report, entitled “Plat Showing Encroachment Areas in the Right-of-Way of North Moore Street Deed Book 105, Page 270 and the Right-of-Way of North Lynn Street Deed Book 105, Page 270, Adjacent to Parcel R, Central Place, Deed Book 4233, Page 774, Arlington County, Virginia”, prepared by Bowman Consulting Group, Ltd., dated June 8, 2012 (Sheet 3 and Sheet 7), and depicted in Exhibit B-3, attached to the County Manager’s October 1, 2012 Report, entitled “Plat Showing Encroachment Area in the Right-of-Way of North Lynn Street Deed Book 105, Page 270, Adjacent to Parcel R, Central Place, Deed Book 4233, Page 774, Arlington County, Virginia”, prepared by Bowman Consulting Group, Ltd., dated September 24, 2012 (collectively, “Plats”). Such above grade parking structure and underground grease trap vaults, and all equipment and facilities therein, are only permitted to serve the building authorized by Site Plan #335, approved by the County Board on May 5, 2007, as amended on June 16, 2012, and any other approved amendments thereto. The dimensions, the elevations, the depth above and below grade, the spatial location, the characteristics of the permitted above grade parking structure and underground grease trap vaults, and the spatial area of the permitted encroachments, are shown on the Plats. No other structures are permitted to be installed or constructed by Applicant, or to exist within the County property shown on the Plats.

BE IT FURTHER ORDAINED that this permission for any individual encroachment authorized by this Ordinance shall continue until such time as that portion of the above grade parking garage and underground grease trap vaults, as the case may be, encroaching within the public right-of-way is destroyed, removed, no longer in use, or not continuously and promptly maintained by the Applicant. Nothing in this Ordinance shall be construed either: to allow the installation by Applicant of any above or below ground structure, other than the above grade parking structure and the underground grease trap vaults, within the area as shown on the Plats; or to allow any greater encroachment beyond the dimensions and spatial areas shown on the Plats.

BE IT FURTHER ORDAINED that the Applicant, its successors and assigns, shall continuously and promptly maintain the above grade parking structure and underground grease trap vaults, and maintain, restore, repair, and replace all County owned facilities, within and

adjacent to the public right-of-way, including any sidewalk, curb and gutter, and paved surface, which are damaged by the installation, maintenance, destruction, continued existence, repair or removal of the above grade parking structure or underground grease trap vaults, in accordance with Site Plan #335, as amended, and all applicable County standards.

BE IT FURTHER ORDAINED that this Ordinance shall not be construed to release the Applicant, its successors and assigns, of negligence on their part on account of such encroachments, and the Applicant, by constructing, or causing to be constructed and by continuing to have the above grade parking structure and underground grease trap vaults, within the dedicated public right-of-way, thereby agrees for itself, its successors and assigns, to indemnify and hold harmless the County Board of Arlington County, Virginia and County officials, officers, employees, and agents from all claims, negligence, damages, costs and expenses arising out of the construction, maintenance, repair and removal of the above grade parking structure and underground grease trap vaults, to encroach within the public right-of-way permitted by this Ordinance.

BE IT FURTHER ORDAINED that no portion of the above grade parking or the underground grease trap vaults permitted by this Ordinance to encroach within the public right-of-way shall be constructed until the Applicant has paid to the County the sum of \$18,386.00 as compensation for the encroachments.

BE IT FURTHER ORDAINED that on or before October 20, 2015, the Applicant, at its sole expense, shall cause a certified copy of this Ordinance and the Plats, approved by the Director of the Department of Environmental Services or his designee, to be recorded in the land records of the Arlington County Circuit Court and evidence thereof shall be promptly delivered by the Applicant to the Real Estate Bureau Chief, Department of Environmental Services.

EXHIBIT A-1

PLAT SHOWING
ENCROACHMENT AREAS
IN THE RIGHT-OF-WAY OF
NORTH MOORE STREET
DEED BOOK 105, PAGE 270
AND IN THE RIGHT-OF-WAY OF
NORTH LYNN STREET
DEED BOOK 105, PAGE 270
ADJACENT TO
PARCEL R
CENTRAL PLACE
DEED BOOK 4233, PAGE 774
ARLINGTON COUNTY, VIRGINIA
DATE: JUNE 8, 2012

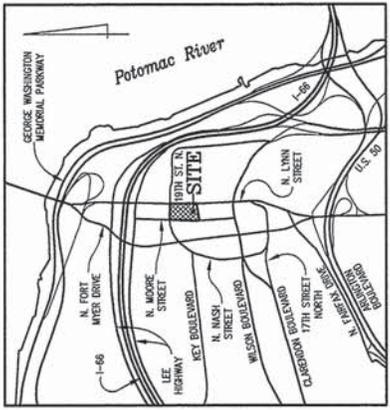
Bowman CONSULTING	
Bowman Consulting Group, Ltd. 14020 Thunderbolt Place, Suite 300 Chantilly, Virginia 20151 www.bowmanconsulting.com	
Phone: (703) 464-1000	Fax: (703) 461-9720
Bowman Consulting Group, Ltd. 14020 Thunderbolt Place, Suite 300 Chantilly, Virginia 20151	
DWG: P-1339 - Central Place Encroachment/Parcel R-HP-001	CHK: QC
BCC PROJECT NO. 3399-02-001	TASK: X0003 COUNTY REF. NO.:
SHEET 1 OF 7	



- NOTES**
1. THE PROPERTY DELINEATED HEREON IS SHOWN ON ARLINGTON COUNTY TAX ASSESSMENT MAP 44-8, REAL PROPERTY CODE (RPC) 16038015 AND IS ZONED C-O.
 2. THE ENCROACHMENT AREAS SHOWN ON THIS PLAT WILL ACCOMMODATE THE ABOVE AND BELOW GRADE PARKING AREAS, RESIDENTIAL USES, RETAIL USES AND UTILITY WALLS.
 3. VERTICAL DATUM USED FOR THE SECTION SHOWN ON SHEETS 5, 6, 7 AND 8 IS NGVD 1929 DATUM, PER ARLINGTON COUNTY BENCHMARKS.
 4. ENCROACHMENT AREAS ARE APPROXIMATE AND SUBJECT TO FINAL ARCHITECTURAL DESIGN.

MATCH
LINE

MATCH
LINE

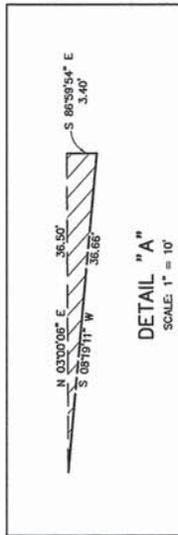
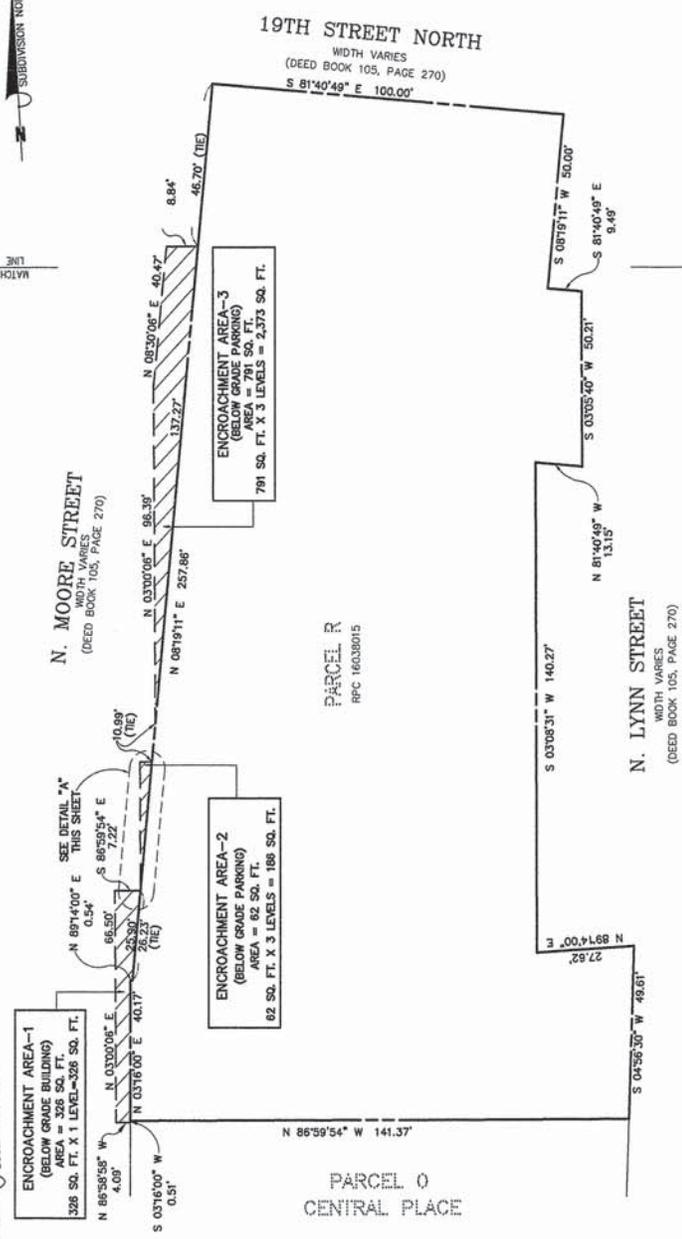


VICINITY MAP
NOT TO SCALE

SUBDIVISION NORTH

MATCH LINE

MATCH LINE



ARLINGTON COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES DIVISION OF TRANSPORTATION	
RECOMMENDED FOR APPROVAL:	APPROVED:
PLAT EXAMINER	SUBDIVISION AND BONDS ADMINISTRATOR

EXHIBIT A-3

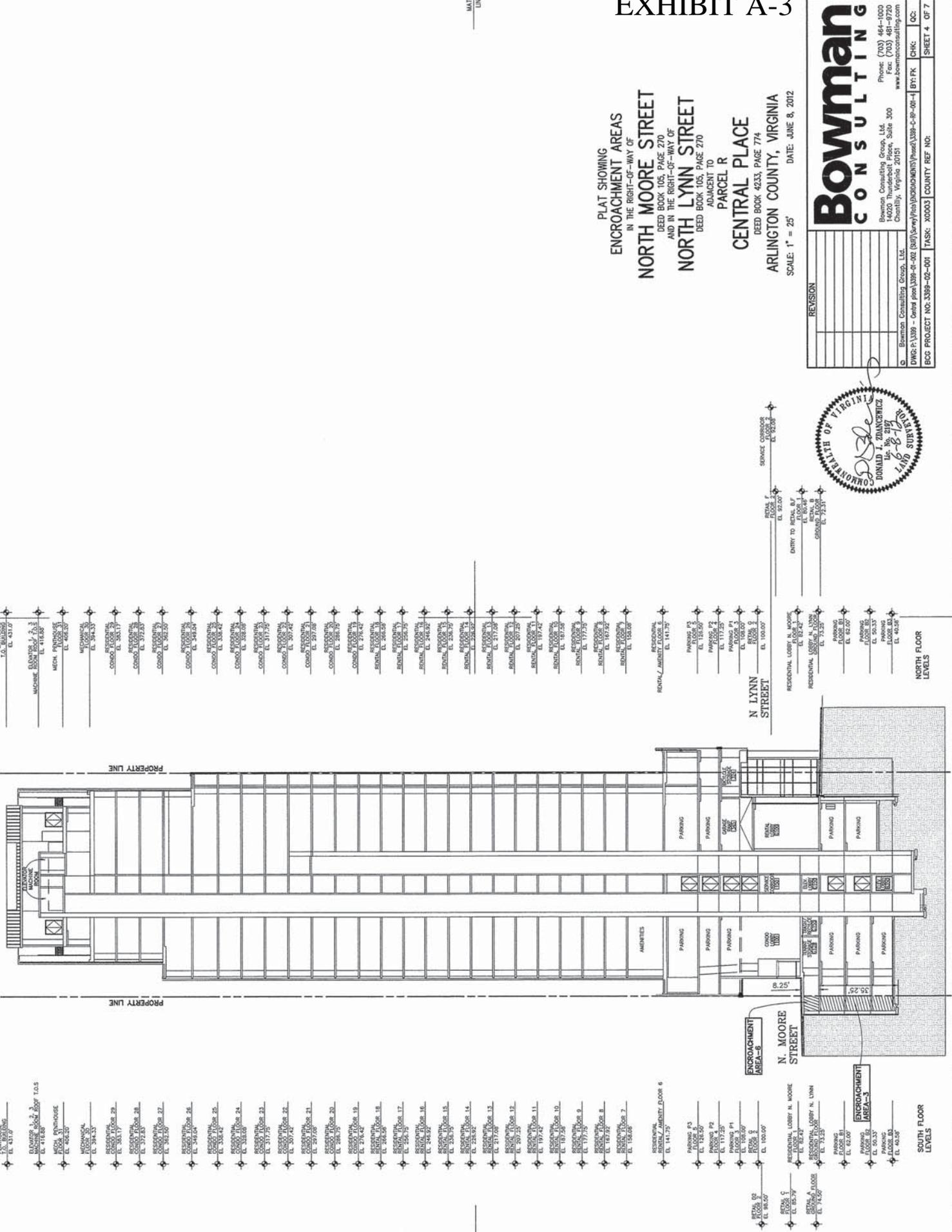
PLAT SHOWING
ENCROACHMENT AREAS
IN THE RIGHT-OF-WAY OF
NORTH MOORE STREET
DEED BOOK 105, PAGE 270
AND IN THE RIGHT-OF-WAY OF
NORTH LYNN STREET
DEED BOOK 105, PAGE 270
ADJACENT TO
PARCEL R
CENTRAL PLACE
DEED BOOK 4233, PAGE 774
ARLINGTON COUNTY, VIRGINIA

SCALE: 1" = 25'
DATE: JUNE 8, 2012

Bowman CONSULTING
Bowman Consulting Group, Ltd.
14020 Thunderbolt Place, Suite 300
Chantilly, Virginia 20151
Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com

G. Bowman Consulting Group, Ltd.
DWG: P-1399 - Central Place (3/09-01-02 (3/07) Plan) ENCROACHMENTS PARCEL R-09-01-1
BY: FK
CHK: OC

BCC PROJECT NO: 3399-02-001 | TASK: X0003 | COUNTY REF NO: | SHEET 4 OF 7



- RESIDENTIAL LOBBY FLOOR 10 EL. 431.0
- MECH. FLOOR 10 EL. 414.8
- MECH. FLOOR 9 EL. 408.0
- MECHANICAL EL. 394.3
- RESIDENTIAL FLOOR 9 EL. 383.17
- CONDO FLOOR 9 EL. 372.8
- CONDO FLOOR 8 EL. 362.2
- CONDO FLOOR 7 EL. 349.5
- RESIDENTIAL FLOOR 7 EL. 338.42
- CONDO FLOOR 7 EL. 328.0
- CONDO FLOOR 6 EL. 317.3
- RESIDENTIAL FLOOR 6 EL. 306.8
- CONDO FLOOR 6 EL. 297.0
- CONDO FLOOR 5 EL. 286.7
- RESIDENTIAL FLOOR 5 EL. 276.4
- CONDO FLOOR 5 EL. 266.2
- RESIDENTIAL FLOOR 4 EL. 255.7
- CONDO FLOOR 4 EL. 245.0
- RESIDENTIAL FLOOR 4 EL. 234.7
- CONDO FLOOR 3 EL. 224.0
- RESIDENTIAL FLOOR 3 EL. 213.7
- CONDO FLOOR 3 EL. 203.0
- RESIDENTIAL FLOOR 2 EL. 192.4
- CONDO FLOOR 2 EL. 181.7
- RESIDENTIAL FLOOR 2 EL. 171.4
- CONDO FLOOR 1 EL. 160.7
- RESIDENTIAL FLOOR 1 EL. 150.4
- CONDO FLOOR 1 EL. 140.0
- RESIDENTIAL LOBBY N. MOORE EL. 92.0
- RESIDENTIAL LOBBY N. LYNN EL. 82.4
- PARKING FLOOR B1 EL. 73.2
- PARKING FLOOR B1 EL. 62.0
- PARKING FLOOR B1 EL. 50.3
- PARKING FLOOR B1 EL. 40.0

- RESIDENTIAL LOBBY FLOOR 6 EL. 141.7
- PARKING F3 FLOOR 40 EL. 131.0
- PARKING F2 FLOOR 39 EL. 120.3
- PARKING F1 FLOOR 38 EL. 109.6
- FLOOR 37 EL. 98.9
- FLOOR 36 EL. 88.2
- FLOOR 35 EL. 77.5
- FLOOR 34 EL. 66.8
- FLOOR 33 EL. 56.1
- FLOOR 32 EL. 45.4
- FLOOR 31 EL. 34.7
- FLOOR 30 EL. 24.0
- FLOOR 29 EL. 13.3
- FLOOR 28 EL. 2.6
- RESIDENTIAL LOBBY N. MOORE EL. 82.4
- RESIDENTIAL LOBBY N. LYNN EL. 73.2
- PARKING FLOOR B1 EL. 62.0
- PARKING FLOOR B1 EL. 50.3
- PARKING FLOOR B1 EL. 40.0

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- PARKING F1 FLOOR 38 EL. 109.6
- FLOOR 37 EL. 98.9
- FLOOR 36 EL. 88.2
- FLOOR 35 EL. 77.5
- FLOOR 34 EL. 66.8
- FLOOR 33 EL. 56.1
- FLOOR 32 EL. 45.4
- FLOOR 31 EL. 34.7
- FLOOR 30 EL. 24.0
- FLOOR 29 EL. 13.3
- FLOOR 28 EL. 2.6
- RESIDENTIAL LOBBY N. MOORE EL. 82.4
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- PARKING FLOOR B1 EL. 62.0
- PARKING FLOOR B1 EL. 50.3
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- FLOOR 36 EL. 88.2
- FLOOR 35 EL. 77.5
- FLOOR 34 EL. 66.8
- FLOOR 33 EL. 56.1
- FLOOR 32 EL. 45.4
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- RESIDENTIAL LOBBY N. MOORE EL. 82.4
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- PARKING FLOOR B1 EL. 62.0
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- PARKING FLOOR B1 EL. 40.0

- RESIDENTIAL LOBBY FLOOR 6 EL. 141.7
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- PARKING F2 FLOOR 39 EL. 120.3
- PARKING F1 FLOOR 38 EL. 109.6
- FLOOR 37 EL. 98.9
- FLOOR 36 EL. 88.2
- FLOOR 35 EL. 77.5
- FLOOR 34 EL. 66.8
- FLOOR 33 EL. 56.1
- FLOOR 32 EL. 45.4
- FLOOR 31 EL. 34.7
- FLOOR 30 EL. 24.0
- FLOOR 29 EL. 13.3
- FLOOR 28 EL. 2.6
- RESIDENTIAL LOBBY N. MOORE EL. 82.4
- RESIDENTIAL LOBBY N. LYNN EL. 73.2
- PARKING FLOOR B1 EL. 62.0
- PARKING FLOOR B1 EL. 50.3
- PARKING FLOOR B1 EL. 40.0

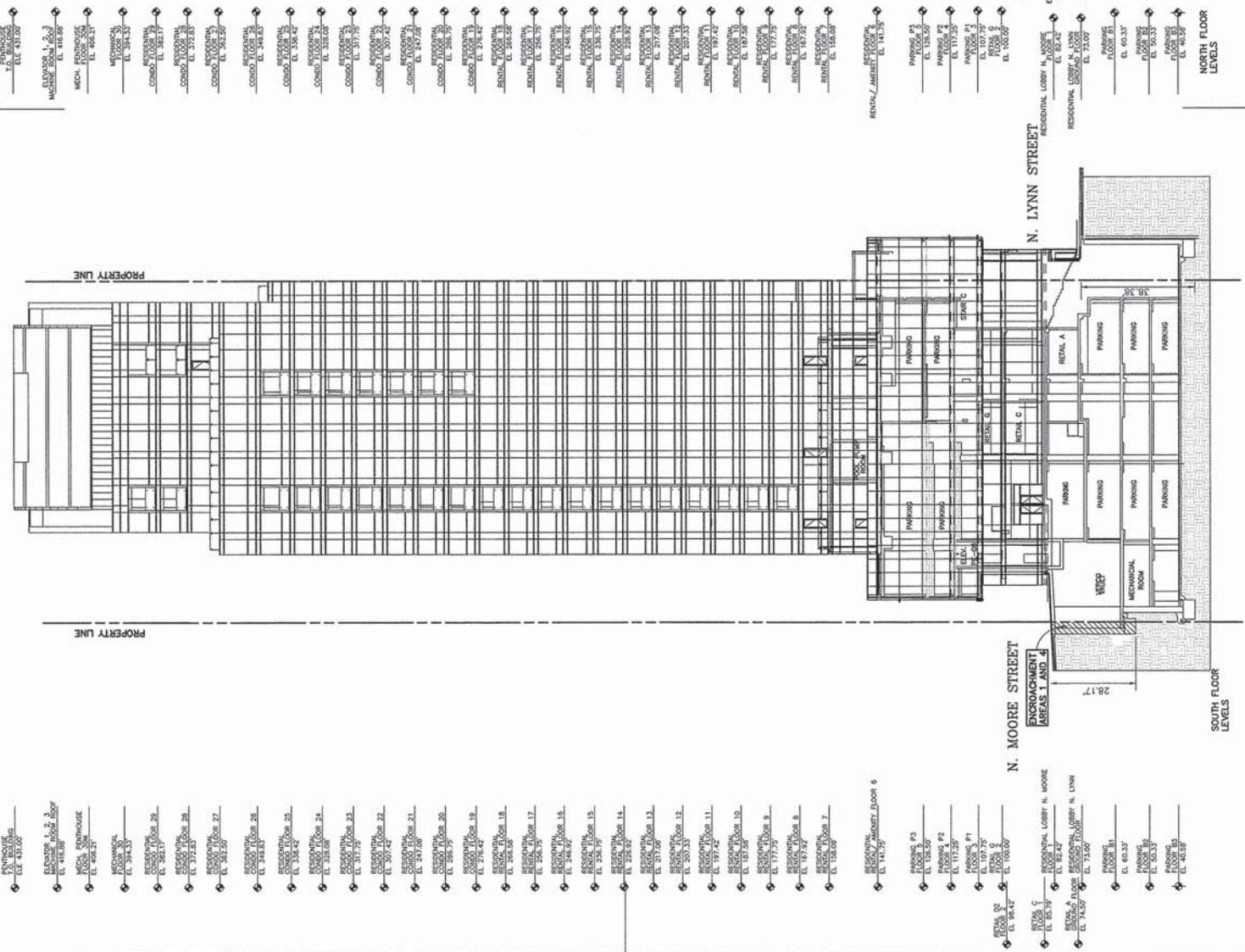
MATCH LINE

EXHIBIT A-4

PLAT SHOWING
ENCROACHMENT AREAS
IN THE RIGHT-OF-WAY OF
NORTH MOORE STREET
DEED BOOK 105, PAGE 270
AND IN THE RIGHT-OF-WAY OF
NORTH LYNN STREET
DEED BOOK 105, PAGE 270
ADJACENT TO
PARCEL R
CENTRAL PLACE
DEED BOOK 4233, PAGE 774
ARLINGTON COUNTY, VIRGINIA
DATE: JUNE 8, 2012

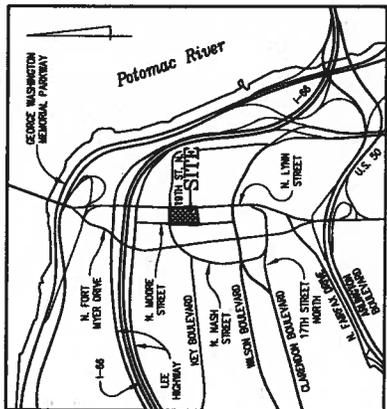
SCALE: 1" = 25'

Bowman CONSULTING	
Bowman Consulting Group, Ltd. 14020 Thunderbolt Place, Suite 300 Cherry Hill, Virginia 20151 Phone: (703) 464-1000 Fax: (703) 461-9720 www.bowmanconsulting.com	
G: Bowman Consulting Group, Ltd.	CHK: OC
DWG: P-1399 - Central Place 1399-02-001 (Sewer) (Paved) (Paved) 1399-C-RP-001-5	BT: PK
BCC PROJECT NO: 3399-02-001	TASK: X00033 COUNTY REF NO:
SHEET 5 OF 7	



- ENCROACHMENT FLOOR 6 EL. 141.75
- ENCROACHMENT FLOOR 5 EL. 138.50
- ENCROACHMENT FLOOR 4 EL. 135.25
- ENCROACHMENT FLOOR 3 EL. 132.00
- ENCROACHMENT FLOOR 2 EL. 128.75
- ENCROACHMENT FLOOR 1 EL. 125.50
- ENCROACHMENT FLOOR 0 EL. 122.25
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- ENCROACHMENT FLOOR -441 EL. -1311.00
- ENCROACHMENT FLOOR -442 EL. -1314.25
- ENCROACHMENT FLOOR -443 EL. -1317.50
- ENCROACHMENT FLOOR -444 EL. -1320.75
- ENCROACHMENT FLOOR -445 EL. -1324.00
- ENCROACHMENT FLOOR -446 EL. -1327.25
- ENCROACHMENT FLOOR -447 EL. -1330.50
- ENCROACHMENT FLOOR -448 EL. -1333.75
- ENCROACHMENT FLOOR -449 EL. -1337.00
- ENCROACHMENT FLOOR -450 EL. -1340.25
- ENCROACHMENT FLOOR -451 EL. -1343.50
- ENCROACHMENT FLOOR -452 EL. -1346.75
- ENCROACHMENT FLOOR -453 EL. -1350.00
- ENCROACHMENT FLOOR -454 EL. -1353.25
- ENCROACHMENT FLOOR -455 EL. -1356.50
- ENCROACHMENT FLOOR -456 EL. -1359.75
- ENCROACHMENT FLOOR -457 EL. -1363.00
- ENCROACHMENT FLOOR -458 EL. -13

EXHIBIT B-3



VICINITY MAP
NOT TO SCALE

NOTES

1. THE PROPERTY DELINEATED HEREON IS SHOWN ON ARLINGTON COUNTY TAX ASSESSMENT MAP 44-5, REAL PROPERTY CODE (RPC) 18038015 AND IS ZONE C-0 ROSSLYN.
2. THE ENCROACHMENT AREAS SHOWN ON THIS PLAT WILL ACCOMMODATE THE BELOW GRADE GREASE TRAPS.
3. VERTICAL DATUM USED FOR THE SECTION SHOWN IS NAD 1928 DATUM, PER ARLINGTON COUNTY BENCHMARKS.
4. ENCROACHMENT AREAS ARE APPROXIMATE AND SUBJECT TO FINAL CIVIL ENGINEERING DESIGN.

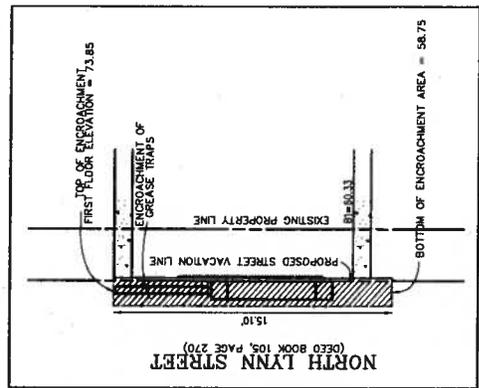
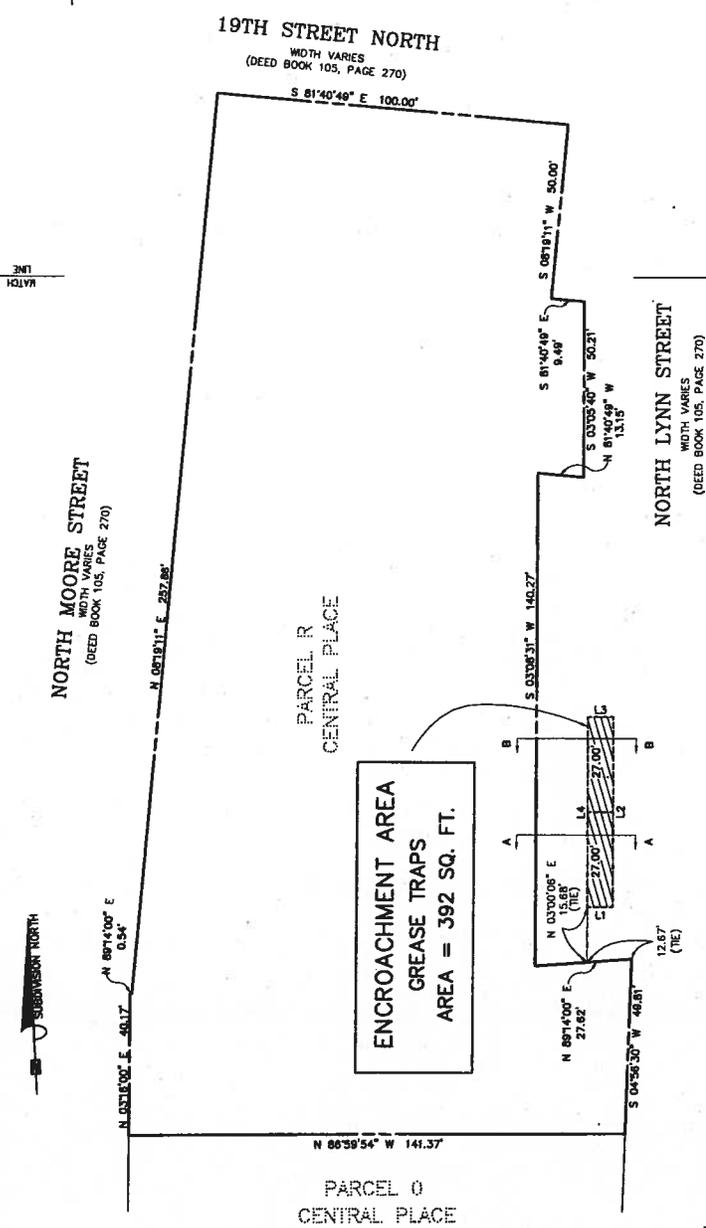
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°59'33" E	7.28
L2	N 03°05'40" E	54.00
L3	S 81°40'49" W	13.19
L4	S 03°05'40" W	50.21

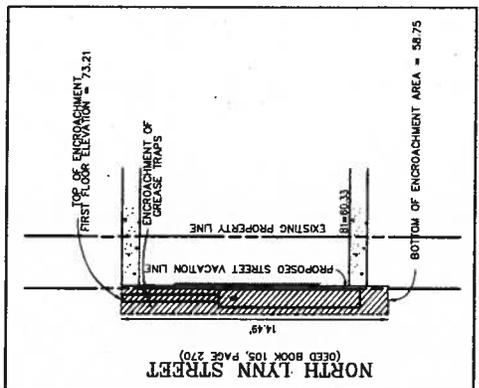
PLAT SHOWING
ENCROACHMENT AREA
IN THE RIGHT-OF-WAY OF
NORTH LYNN STREET
DEED BOOK 105, PAGE 270
ADJACENT TO
PARCEL R
CENTRAL PLACE
DEED BOOK 4233, PAGE 774
ARLINGTON COUNTY, VIRGINIA

SCALE: 1" = 25'
DATE: SEPTEMBER 24, 2012

REVISION	COUNTY REF NO:	30003	TASK:	3399-02-001	DATE:	09/24/12	BY:	JG	CHECK:	JG	SHEET 3 OF 3
Bowman Consulting Group, Ltd. 14020 Thunderbolt Place, Suite 300 Denton, Virginia 20151 Phone: (703) 464-1000 Fax: (703) 461-8770 www.bowmanconsulting.com											
G. Bowman Consulting Group, Ltd. (DWS: P:\3399 - Central Place\3399-01-002 (SAP)\Plan\3399-C-RP-012-ENC BY: JG)											



SECTION A-A
ELEVATION DETAIL FOR ENCROACHMENT AREA OF
GREASE TRAPS
(NO SCALE)



SECTION B-B
ELEVATION DETAIL FOR ENCROACHMENT AREA OF
GREASE TRAPS
(NO SCALE)

ARLINGTON COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES DIVISION OF TRANSPORTATION	APPROVED:	SUBDIVISION AND BONDS ADMINISTRATOR
RECOMMENDED FOR APPROVAL:		PLAT EXAMINER



Vicinity Map

Vacations & Encroachments related to Parcel M & Parcel R of Central Place

19TH ST N

N MOORE ST

N LYNN ST

Parcel R
16038015

Parcel M
16038016

0 50 Feet



Pursuant to Section 54.1-402 of the Code of Virginia, any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.
Aerial Photography flown February 2011
Easement Locations are Approximate.
Map prepared by Arlington County GIS Mapping Center
Produced and © June 2012



Vicinity Map

Vacations & Encroachments related to Parcel M & Parcel R of Central Place



0 200 Feet



Pursuant to Section 54.1-402 of the Code of Virginia, any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.

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