CRYSTAL CITY

KETTLER

ARTIST'S CONCEPT RENDERING

ARLINGTON, VA

KTGY # 2010-0550

November 26, 2012

A0.1

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VIEW FROM 18TH & S. EADS

VIEW FROM 15TH & S. EADS

CRYSTAL CITY

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NEIGHBORHOOD CONTEXT I

ARLINGTON, VA

KTGY # 2010-0550

November 26, 2012

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S FERN ST. S EADS ST.

VIEW FROM 18TH

20TH ST. 18TH ST.

VIEW FROM S. EADS

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NEIGHBORHOOD CONTEXT 2

ARLINGTON, VA

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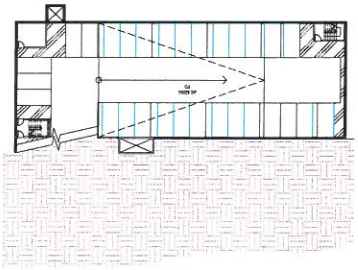
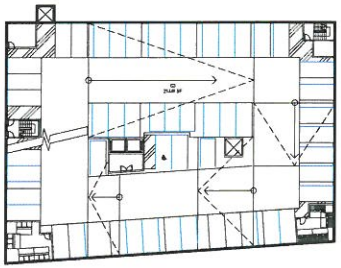
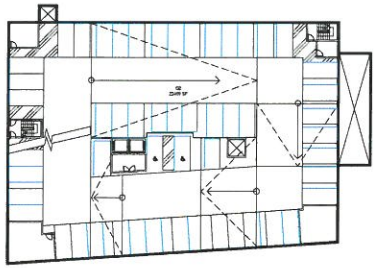


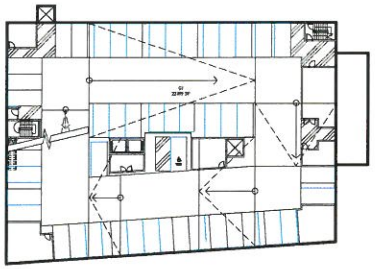
G4 (1 / A0.4)
Scale: 1" = 30'-0"



G3 (2 / A0.4)
Scale: 1" = 30'-0"



G2 (3 / A0.4)
Scale: 1" = 30'-0"



G1 (4 / A0.4)
Scale: 1" = 30'-0"

F.A.R. ANALYSIS

LEVEL	ELEV	HGT	UNITS	NSF TOTAL	GSF TOTAL	FAR EXCLUSIONS	FAR GSF TOTAL
G4	7.00	9'-0"	-	-	10,926 SF		
G3	16.00	9'-0"	-	-	21,449 SF		
G2	25.00	9'-0"	-	-	22,469 SF		
G1	34.00	11'-0"	-	-	22,469 SF		
LOBBY	45.00	12'-7"	7	5,588 SF	16,678 SF	0 SF	16,678 SF
2ND	57.58	9'-3"	20	16,364 SF	19,255 SF	132 SF	19,123 SF
3RD	66.83	9'-3"	20	16,512 SF	19,513 SF	132 SF	19,381 SF
4TH	76.08	9'-3"	20	16,823 SF	19,849 SF	132 SF	19,717 SF
5TH	85.33	9'-3"	20	16,823 SF	19,849 SF	132 SF	19,717 SF
6TH	94.58	9'-3"	20	16,823 SF	19,849 SF	132 SF	19,717 SF
7TH	103.83	9'-3"	20	16,823 SF	19,849 SF	132 SF	19,717 SF
8TH	113.08	9'-3"	20	16,823 SF	19,849 SF	132 SF	19,717 SF
9TH	122.33	9'-3"	20	16,823 SF	19,849 SF	132 SF	19,717 SF
10TH	131.58	11'-3"	20	16,823 SF	19,849 SF	132 SF	19,717 SF
11TH	142.83	12'-2"	16	14,840 SF	17,315 SF	132 SF	17,183 SF
ROOF	155.00		0	NA	534 SF	0 SF	534 SF
TOTAL			203	171,065 SF	212,238 SF	1,320 SF	210,918 SF
SITE AREA							34,147 SF
F.A.R.							6.18

EXCLUSIONS		AREA	APPLIED FLOORS	TOTAL AREA
MECH	FRESH AIR-UNIT	35	10	350
	FRESH AIR-CORRIDOR	21	10	210
	GARAGE EXHAUST	76	10	760
				1320

UNIT MIX

UNIT TYPE	AVERAGE UNIT SIZE	TOTAL UNITS	% OF MIX
Sx- STUDIO	642	38	19%
Ax- 1 BEDRM	713	68	33%
Bx- 1 BEDRM + DEN	933	21	10%
Cx- 2 BEDRM	1034	76	37%
		203	100%

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F.A.R. ANALYSIS GARAGE LEVELS

ARLINGTON, VA

KTGY # 2010-0550

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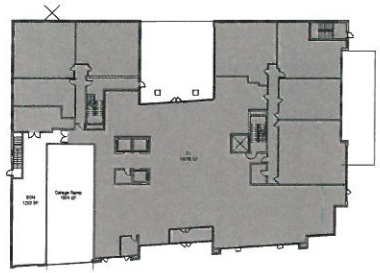
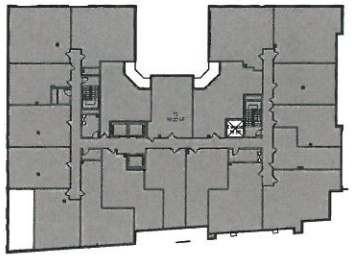
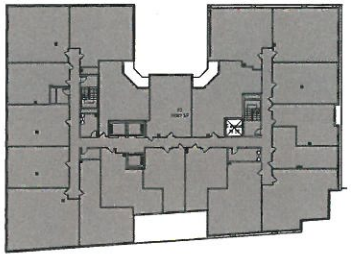


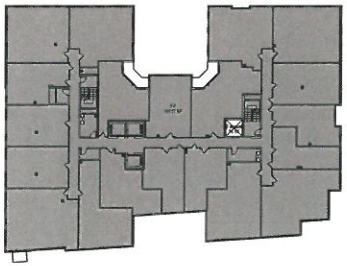
1ST FL. (1 / A0.5)
Scale: 1" = 30'-0"



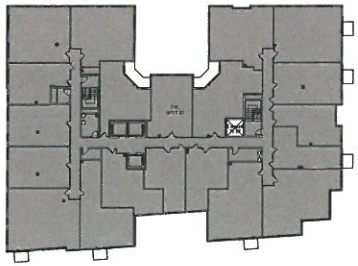
2ND FL. (2 / A0.5)
Scale: 1" = 30'-0"



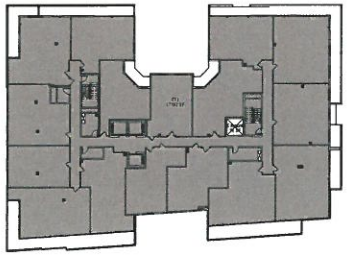
3RD FL. (3 / A0.5)
Scale: 1" = 30'-0"



4TH FL. (4 / A0.5)
Scale: 1" = 30'-0"



TYP. FL. (5TH~10TH) (5 / A0.5)
Scale: 1" = 30'-0"



11TH FL. (6 / A0.5)
Scale: 1" = 30'-0"

F.A.R. ANALYSIS							
LEVEL	ELEV	HGT	UNITS	NSF TOTAL	GSF TOTAL	FAR EXCLUSIONS	FAR GSF TOTAL
G4	7.00	9'-0"	-	-	10,926 SF		
G3	16.00	9'-0"	-	-	21,449 SF		
G2	25.00	9'-0"	-	-	22,469 SF		
G1	34.00	11'-0"	-	-	22,469 SF		
LOBBY	45.00	12'-7"	7	5,588 SF	16,678 SF	0 SF	16,678 SF
2ND	57.58	9'-3"	20	16,364 SF	19,255 SF	132 SF	19,123 SF
3RD	66.83	9'-3"	20	16,512 SF	19,513 SF	132 SF	19,381 SF
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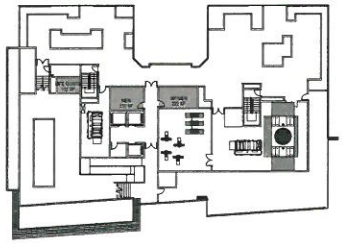
6TH	94.58	9'-3"	20	16,823 SF	19,849 SF	132 SF	19,717 SF
7TH	103.83	9'-3"	20	16,823 SF	19,849 SF	132 SF	19,717 SF
8TH	113.08	9'-3"	20	16,823 SF	19,849 SF	132 SF	19,717 SF
9TH	122.33	9'-3"	20	16,823 SF	19,849 SF	132 SF	19,717 SF
10TH	131.58	11'-3"	20	16,823 SF	19,849 SF	132 SF	19,717 SF
11TH	142.83	12'-2"	16	14,840 SF	17,315 SF	132 SF	17,183 SF
ROOF	155.00		0	NA	534 SF	0 SF	534 SF
TOTAL			203	171,065 SF	212,238 SF	1,320 SF	210,918 SF
SITE AREA							34,147 SF
F.A.R.							6.18

EXCLUSIONS		AREA	APPLIED FLOORS	TOTAL AREA
MECH	FRESH AIR-UNIT	35	10	350
	FRESH AIR-CORRIDOR	21	10	210
	GARAGE EXHAUST	76	10	760
				1320

UNIT MIX			
UNIT TYPE	AVERAGE UNIT SIZE	TOTAL UNITS	% OF MIX
Sx- STUDIO	642	38	19%
Ax- 1 BEDRM	713	68	33%
Bx- 1 BEDRM + DEN	933	21	10%
Cx- 2 BEDRM	1034	76	37%
		203	100%



ROOF (7 / A0.5)
Scale: 1" = 30'-0"

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F.A.R. ANALYSIS FLOOR LEVELS

ARLINGTON, VA

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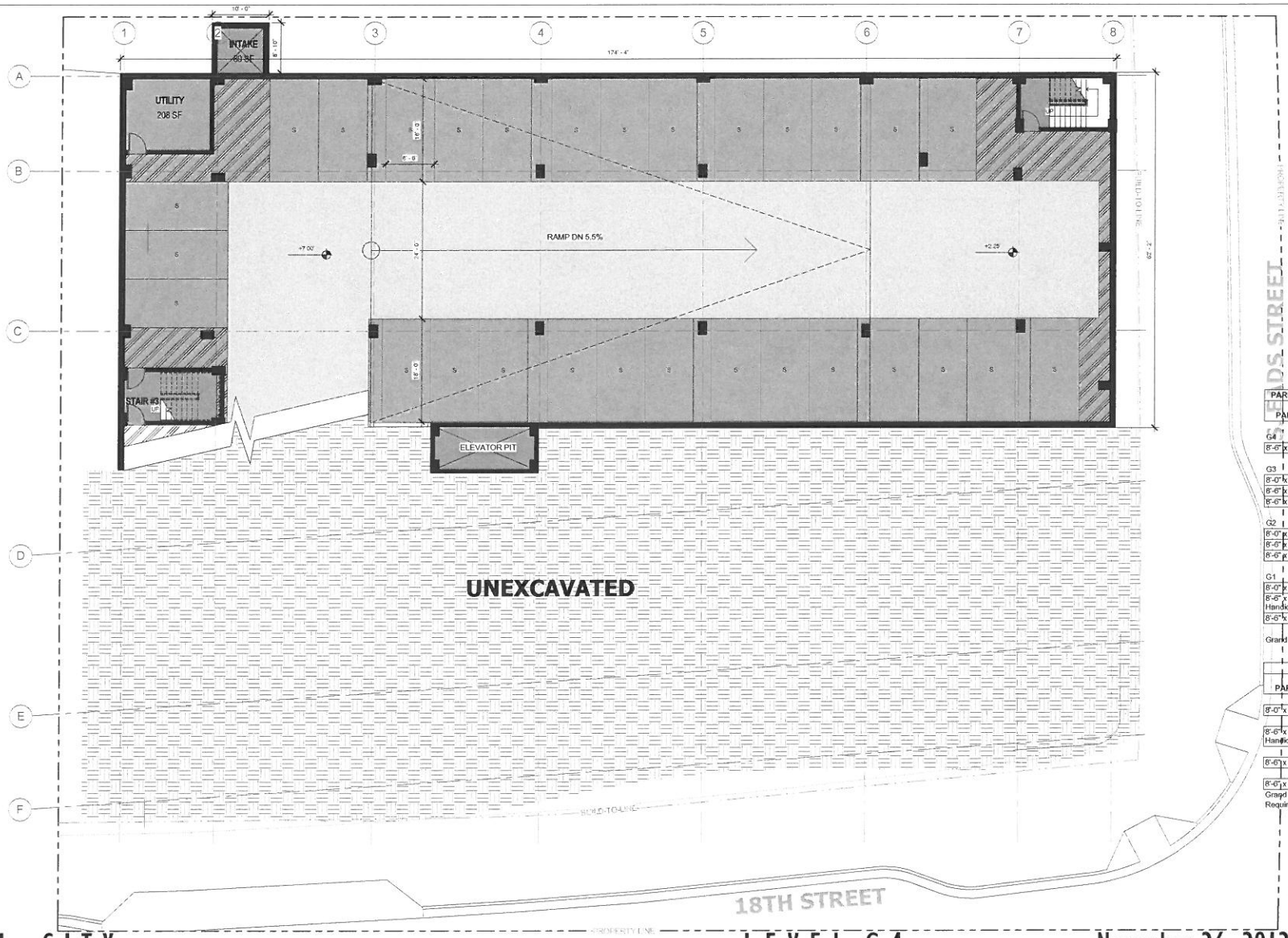

BIKE COUNT	
Level	Count
G4	36
G4: 36	
G3	36
G3: 36	
Grand total: 72	

PARKING COUNTS TOTAL by LEVEL		
PARKING SPACE	TYPE MARK	COUNT
G4		
8'-6" x 18'-0" - Standard	S	35
		35
G3		
8'-0" x 15'-0" - Compact	C	4
8'-6" x 18'-0" - Handicap	HC	1
8'-6" x 18'-0" - Standard	S	48
		53
G2		
8'-0" x 15'-0" - Compact	C	4
8'-6" x 18'-0" - Handicap	HC	2
8'-6" x 18'-0" - Standard	S	47
		53
G1		
8'-0" x 15'-0" - Compact	C	3
8'-6" x 18'-0" - Handicap Van	HC	1
8'-6" x 18'-0" - Standard	S	36
		40
Grand total: 181		181

PARKING ANALYSIS			
PARKING SPACE	TYPE MARK	COUNT	
8'-0" x 15'-0" - Compact	C	11	(6%)
8'-6" x 18'-0" - Handicap Van	HC	1	
8'-6" x 18'-0" - Handicap	HC	3	
8'-6" x 18'-0" - Standard	S	166	

Grand total: 181 (0.80 Ratio)
Required: 228 (1.125 Ratio)

N

SCALE 1/8"=1'
0 4' 8' 16'

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LEVEL G4

ARLINGTON, VA

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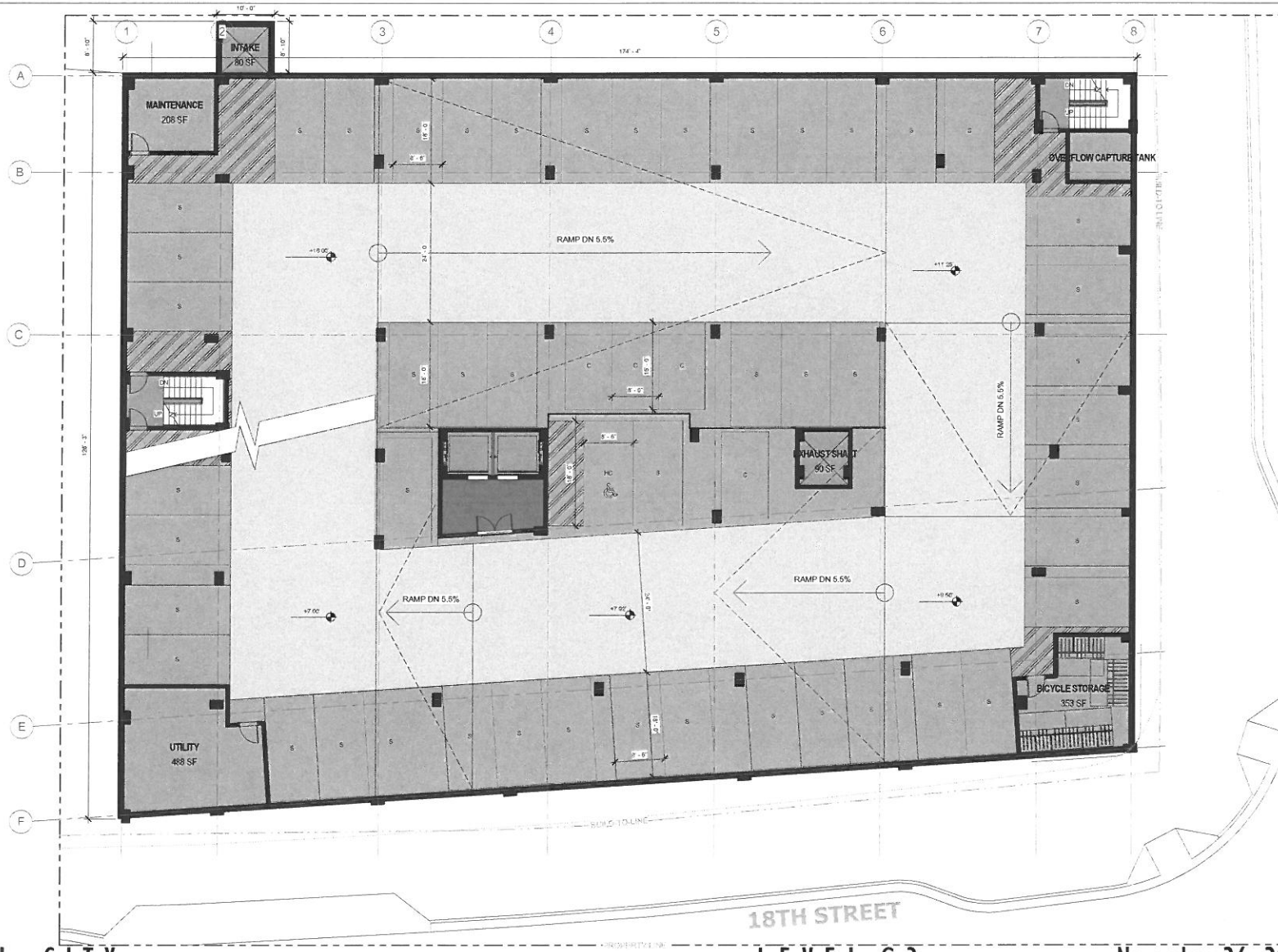

BIKE COUNT	
Level	Count
G4	36
G4: 36	
G3	36
G3: 36	
Grand total: 72	

PARKING COUNTS TOTAL by LEVEL		
PARKING SPACE	TYPE MARK	COUNT
G4		
8'-6" x 18'-0" - Standard	S	35
		35
G3		
8'-0" x 15'-0" - Compact	C	4
8'-6" x 18'-0" - Handicap	HC	1
8'-6" x 18'-0" - Standard	S	48
		53
G2		
8'-0" x 15'-0" - Compact	C	4
8'-6" x 18'-0" - Handicap	HC	2
8'-6" x 18'-0" - Standard	S	47
		53
G1		
8'-0" x 15'-0" - Compact	C	3
8'-6" x 18'-0" - Handicap Van	HC	1
8'-6" x 18'-0" - Standard	S	36
		40
Grand total: 181		181

PARKING ANALYSIS			
PARKING SPACE	TYPE MARK	COUNT	
8'-0" x 15'-0" - Compact	C	11	(6%)
8'-6" x 18'-0" - Handicap Van	HC	1	
8'-0" x 18'-0" - Handicap	HC	3	
8'-6" x 18'-0" - Standard	S	166	

Grand total: 181 (0.89 Ratio)
Required: 228 (1.125 Ratio)

N

SCALE: 1/8"=1'
0 4' 8' 16'

CRYSTAL CITY

KETTLER
INSPIRATION FROM THE GROUND UP

LEVEL G3

ARLINGTON, VA
LTGY # 2010-0550

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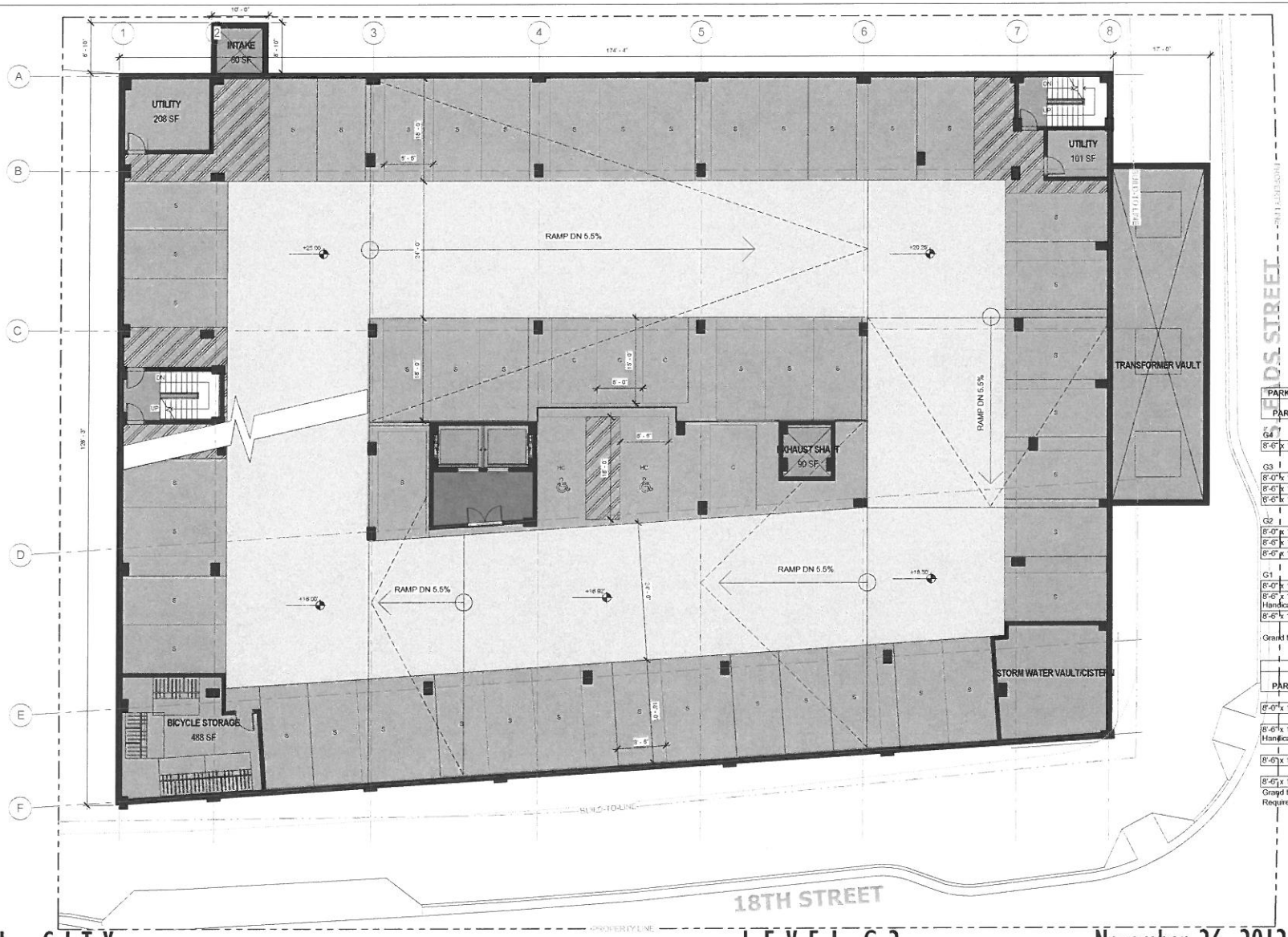

BIKE COUNT	
Level	Count
G4	36
G4: 36	
G3	36
G3: 36	
Grand total: 72	

PARKING COUNTS TOTAL by LEVEL		
PARKING SPACE	TYPE MARK	COUNT
G4		
8'-6" x 18'-0" - Standard	S	35
		35
G3		
8'-0" x 15'-0" - Compact	C	4
8'-6" x 18'-0" - Handicap	HC	1
8'-6" x 18'-0" - Standard	S	48
		53
G2		
8'-0" x 15'-0" - Compact	C	4
8'-6" x 18'-0" - Handicap	HC	2
8'-6" x 18'-0" - Standard	S	47
		53
G1		
8'-0" x 15'-0" - Compact	C	3
8'-6" x 18'-0" - Handicap Van	HC	1
8'-6" x 18'-0" - Standard	S	36
		40
Grand total: 181		181

PARKING ANALYSIS			
PARKING SPACE	TYPE MARK	COUNT	
8'-0" x 15'-0" - Compact	C	11	(6%)
8'-6" x 18'-0" - Handicap Van	HC	1	
8'-6" x 18'-0" - Handicap	HC	3	
8'-6" x 18'-0" - Standard	S	166	
Grand total: 181 (0.89 Ratio)			
Required: 228 (1.125 Ratio)			

N

SCALE 1/8"=1'
0 4' 8' 16'

CRYSTAL CITY

KETTLER
INSPIRATION FROM THE GROUND UP

LEVEL G2

ARLINGTON, VA
KTGY # 2010-0550

November 26, 2012 **A1.0.3**

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BIKE COUNT	
Level	Count
G4	36
G4: 36	
G3	36
G3: 36	
Grand total: 72	

PARKING COUNTS TOTAL by LEVEL		
PARKING SPACE	TYPE MARK	COUNT
G4		
8'-6" x 18'-0" - Standard	S	35
		35
G3		
8'-0" x 15'-0" - Compact	C	4
8'-6" x 18'-0" - Handicap	HC	1
8'-6" x 18'-0" - Standard	S	48
		53
G2		
8'-0" x 15'-0" - Compact	C	4
8'-6" x 18'-0" - Handicap	HC	2
8'-6" x 18'-0" - Standard	S	47
		53
G1		
8'-0" x 15'-0" - Compact	C	3
8'-6" x 18'-0" - Handicap Van	HC	1
8'-6" x 18'-0" - Standard	S	36
		40
Grand total: 181		181

PARKING ANALYSIS			
PARKING SPACE	TYPE MARK	COUNT	
8'-0" x 15'-0" - Compact	C	11	(6%)
8'-6" x 18'-0" - Handicap Van	HC	1	
8'-6" x 18'-0" - Handicap	HC	3	
8'-6" x 18'-0" - Standard	S	166	
Grand total: 181 (0.80 Ratio)			
Required: 228 (1.125 Ratio)			

N

SCALE 1/8"=1'
0 4' 8' 16'

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LEVEL G1

ARLINGTON, VA

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ARLINGTON, VA

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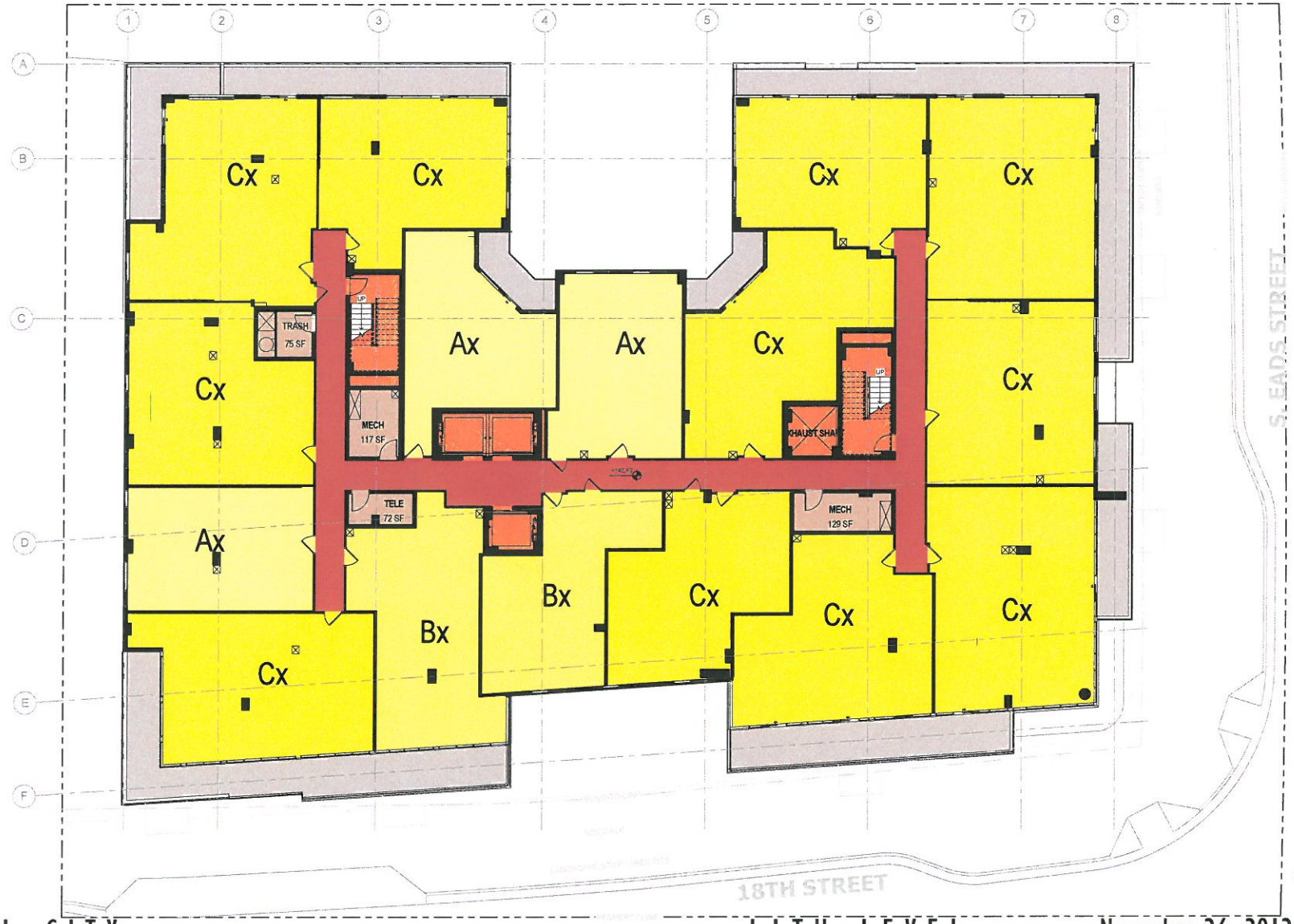

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11TH LEVEL

ARLINGTON, VA

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A1.11

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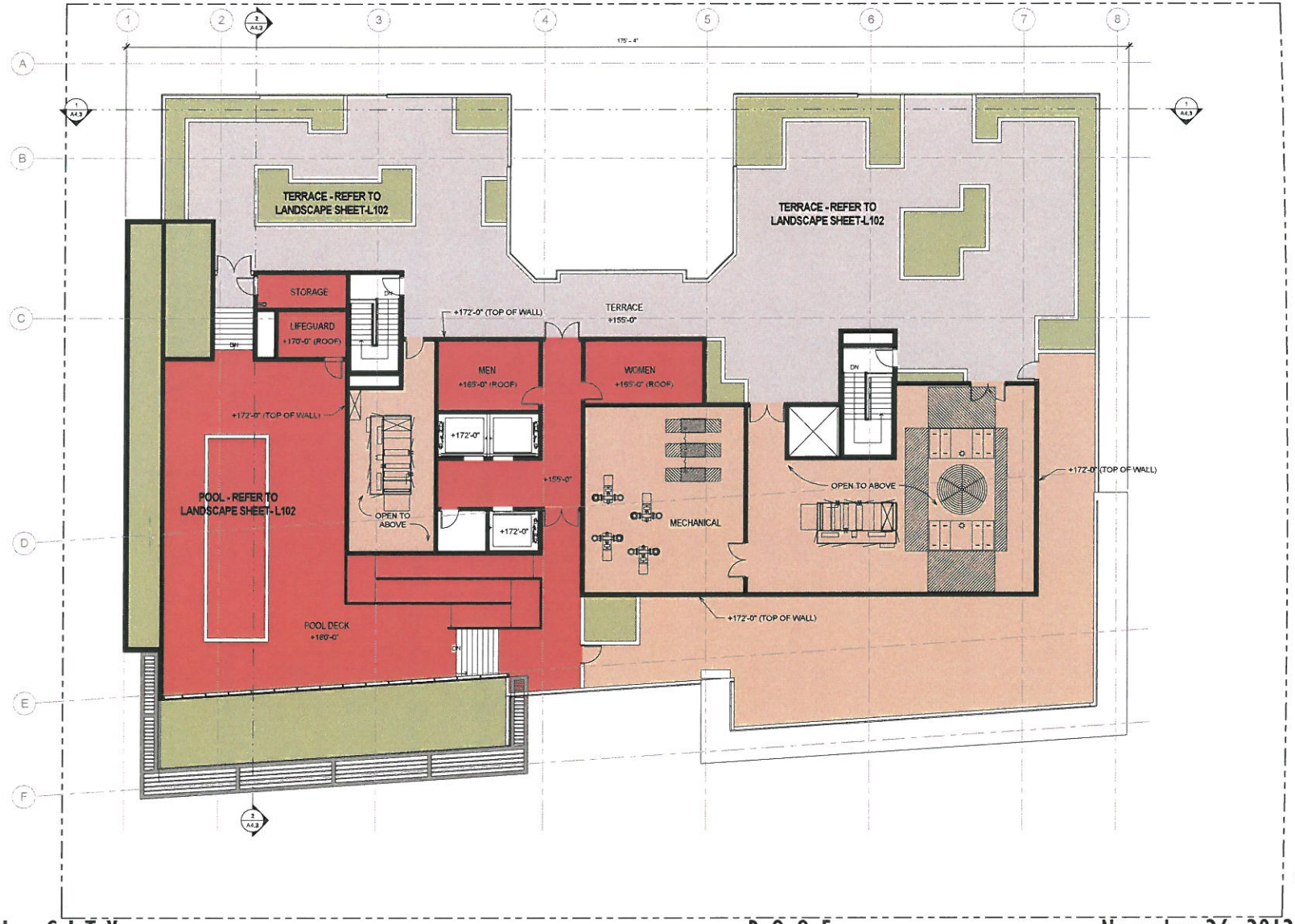

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ROOF

ARLINGTON, VA

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A1.12

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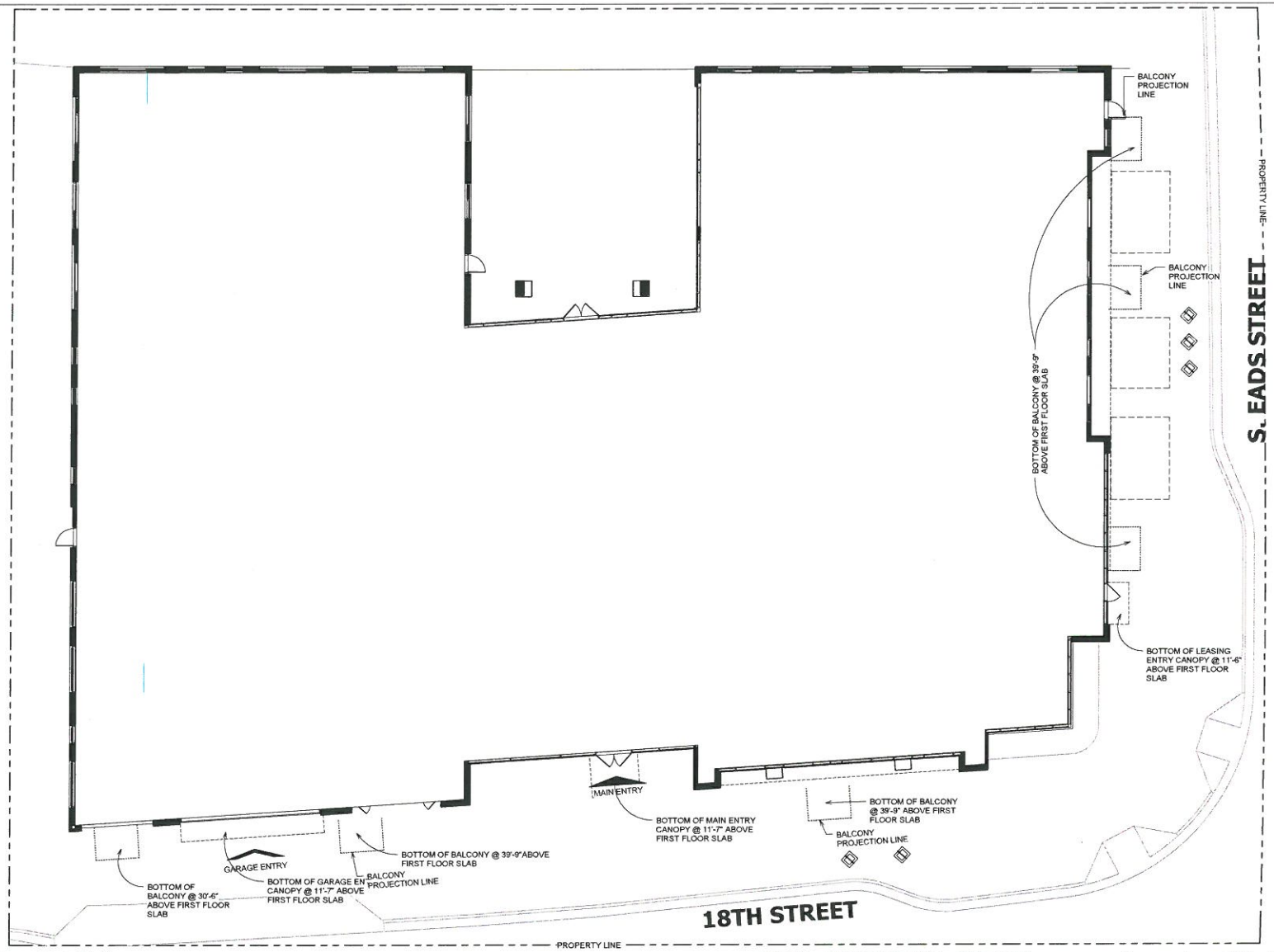

CRYSTAL CITY

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BLDG. PROJECTION EXHIBIT

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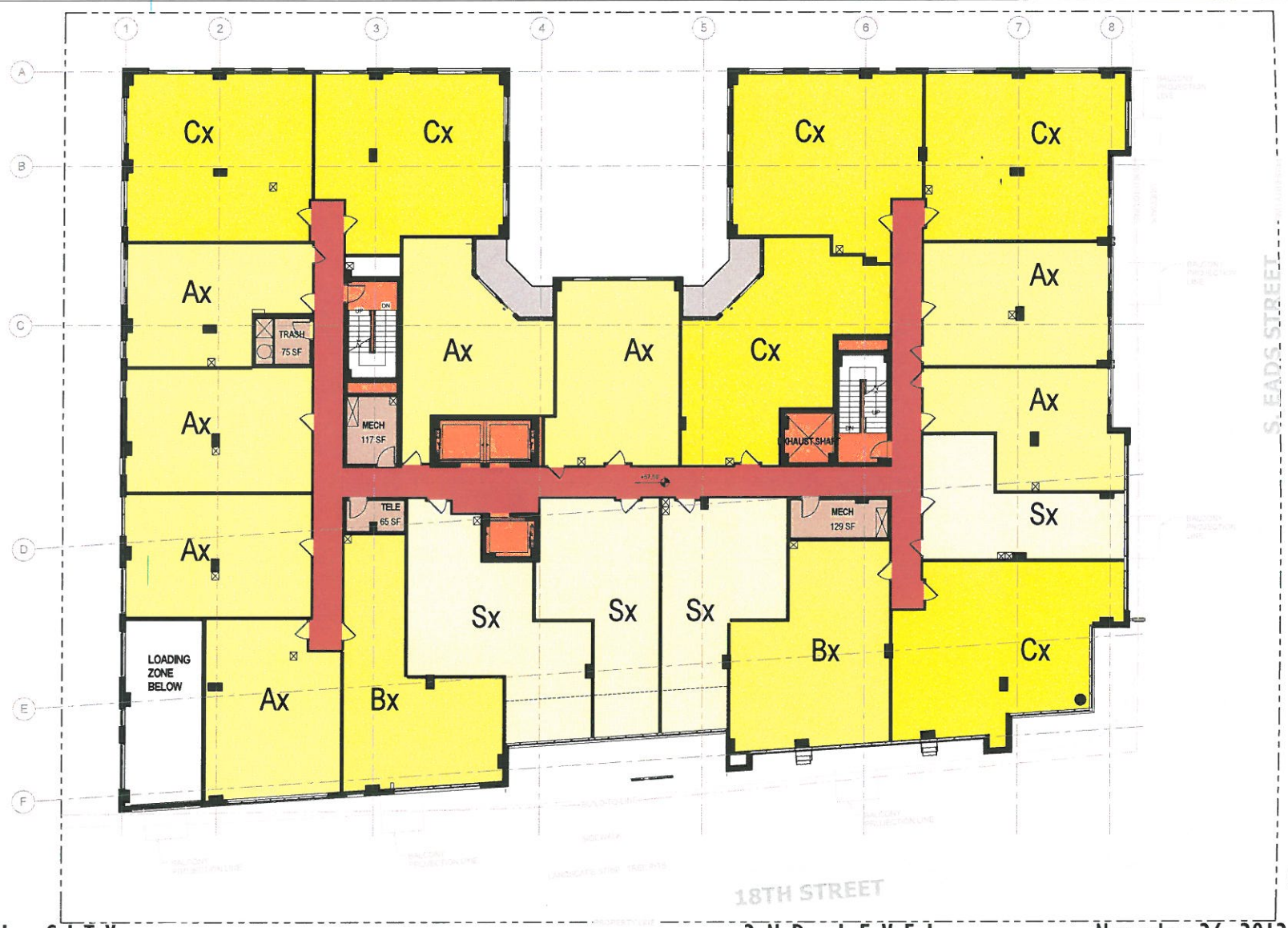

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2ND LEVEL

ARLINGTON, VA

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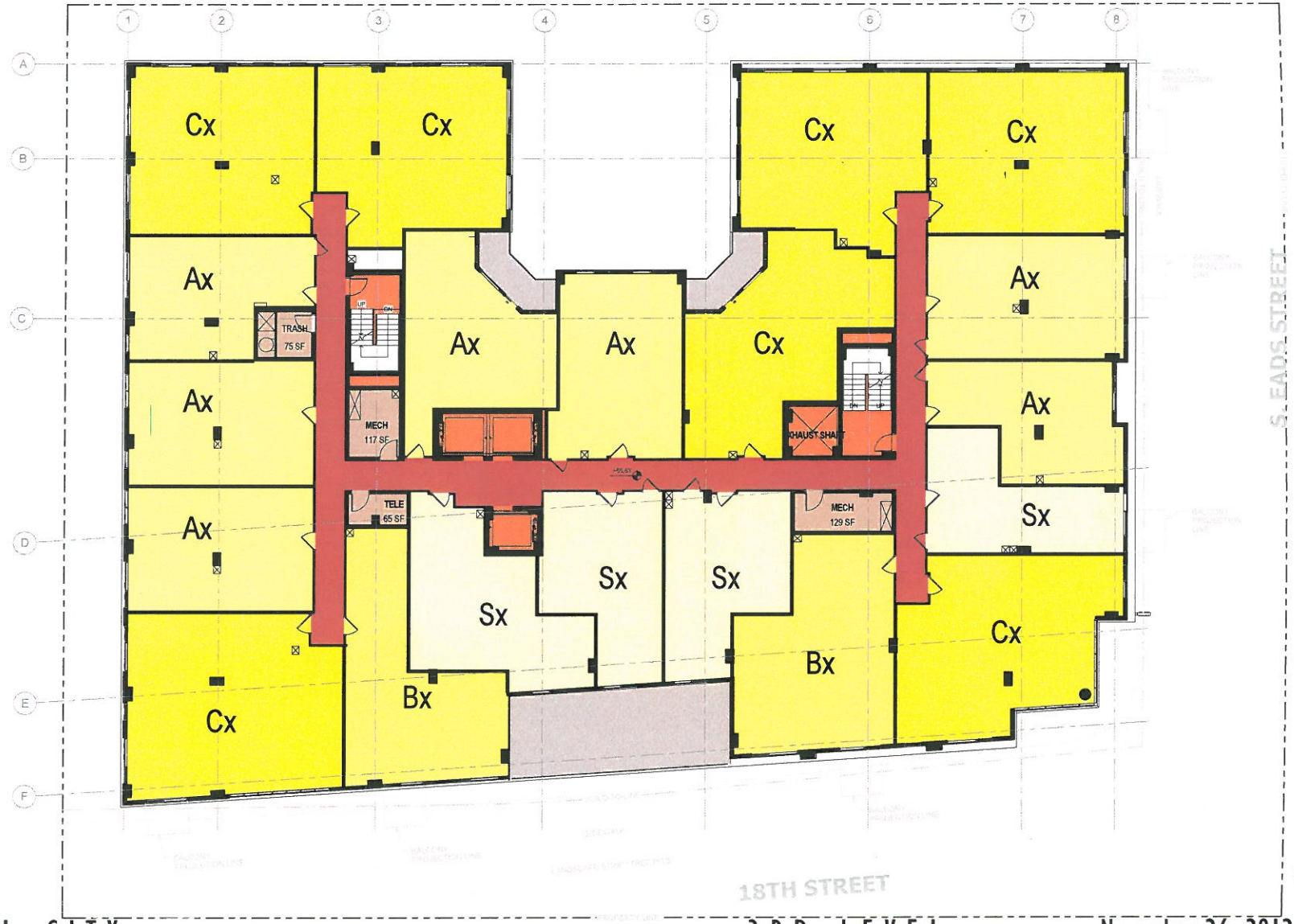

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3RD LEVEL

ARLINGTON, VA

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A1.3

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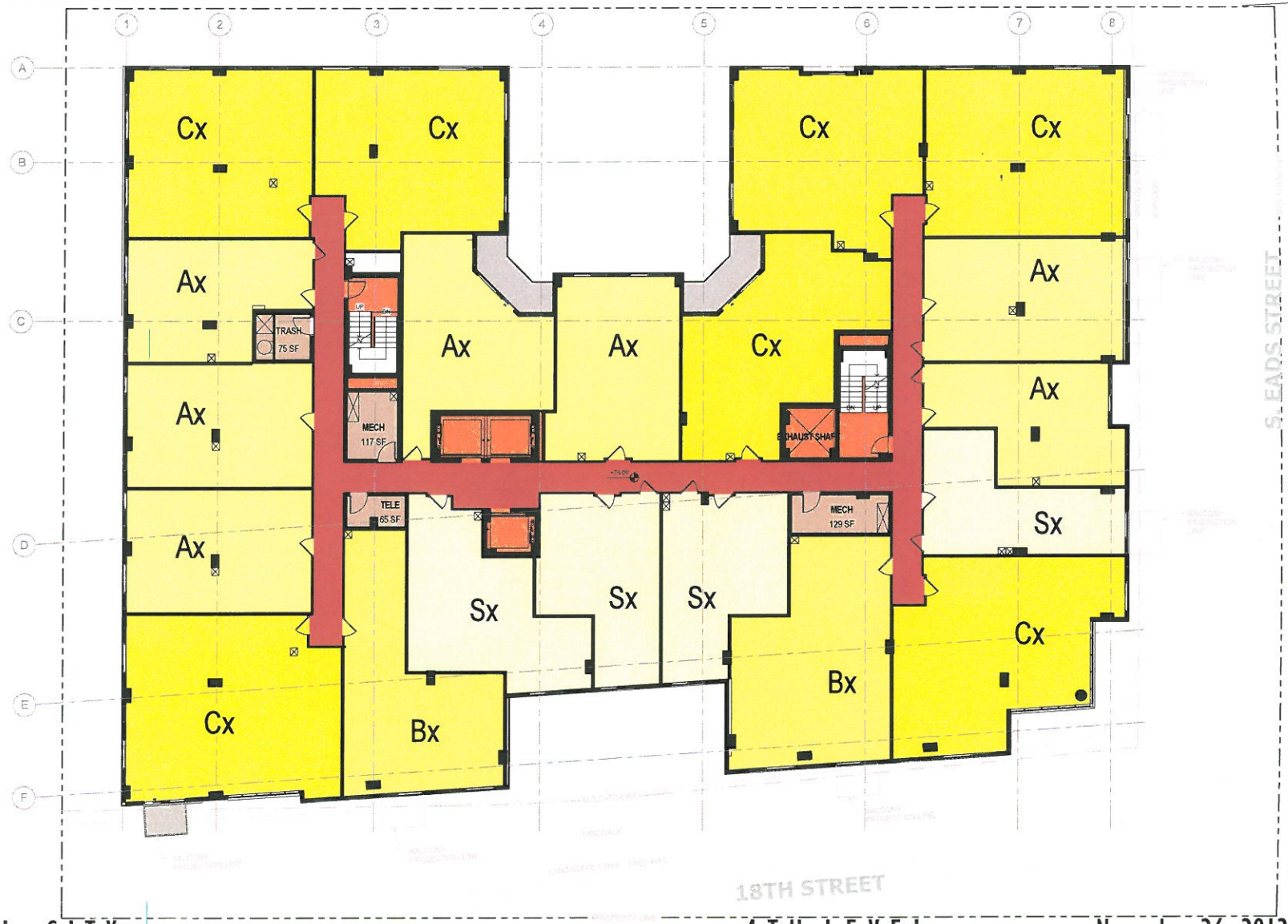

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4TH LEVEL

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A1.4

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CRYSTAL CITY

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TYP. LEVEL

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A1.5

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CRYSTAL CITY

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SOUTH ELEVATION

ARLINGTON, VA

KTGY # 2010-0550

November 26, 2012

A2.1

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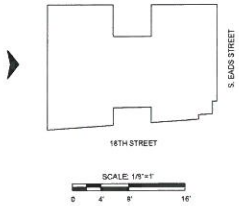

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WEST ELEVATION

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A2.2

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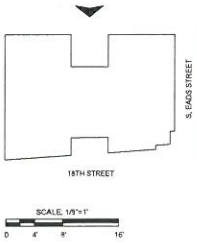


CRYSTAL CITY

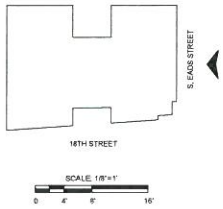
KETTLER

NORTH ELEVATION November 26, 2012 A2.3

ARLINGTON, VA

KTGY # 2010-0550

Architecture+Planning
8605 Westwood Center Dr.
Suite 300
Vienna, VA 22182
703.992.6116
ktgy.com



CRYSTAL CITY

KETTLER

EAST ELEVATION

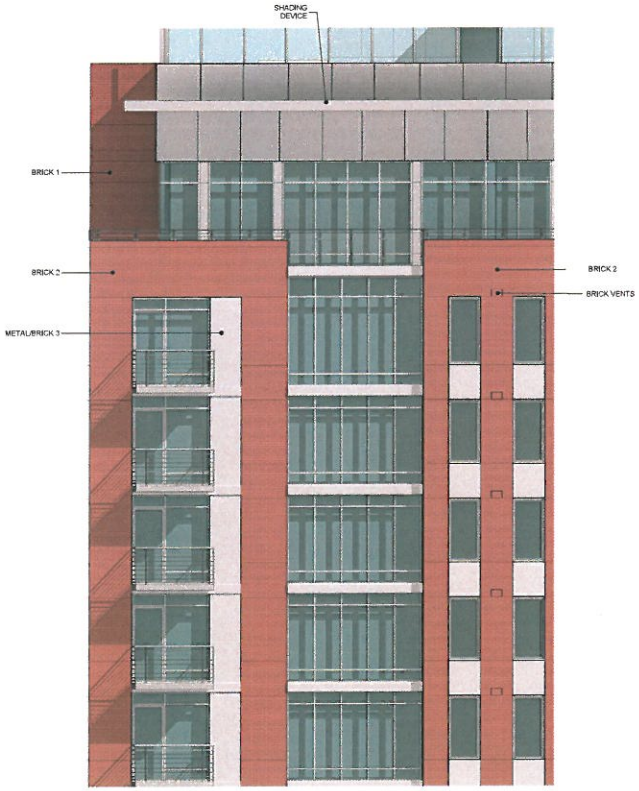
ARLINGTON, VA

KTGY # 2010-0550

November 26, 2012

A2.4

Architecture+Planning
8605 Westwood Center Dr.
Suite 300
Vienna, VA 22182
703.992.6116
ktgy.com



CRYSTAL CITY

KETTLER

ENLARGED ELEVATION

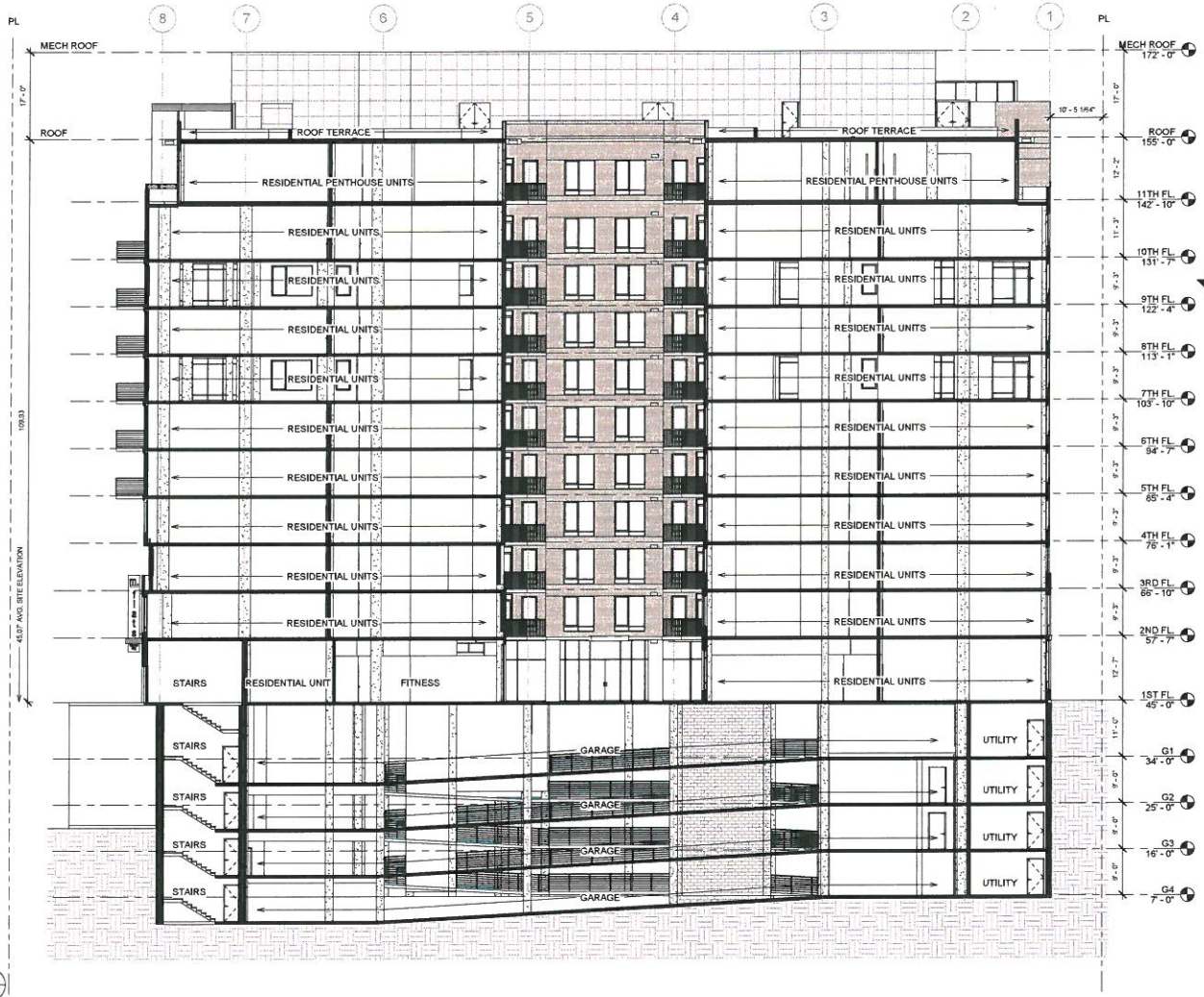
ARLINGTON, VA

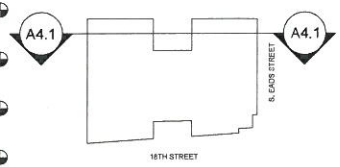
KTGY # 2010-0550

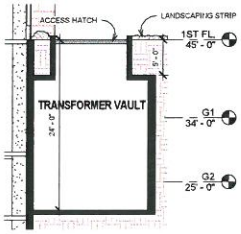
November 26, 2012

A2.5

Architecture+Planning
8605 Westwood Center Dr.
Suite 300
Vienna, VA 22182
703.992.6116
ktgy.com







SECTION THRU TRANSFORMER VAULT 2 A4.1

Scale: 1/8" = 1'-0"

CRYSTAL CITY

KETTLER

SECTION

ARLINGTON, VA

KTGY # 2010-0550

November 26, 2012

A4.1

Architecture+Planning
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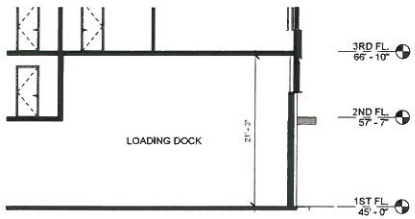
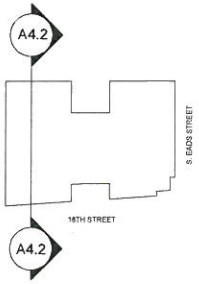
Suite 300
Vienna, VA 22182
703.992.6116
ktgy.com



SECTION @ LOADING (2 / A4.2)

Scale: 1/8" = 1'-0"



CRYSTAL CITY

KETTLER

SECTION

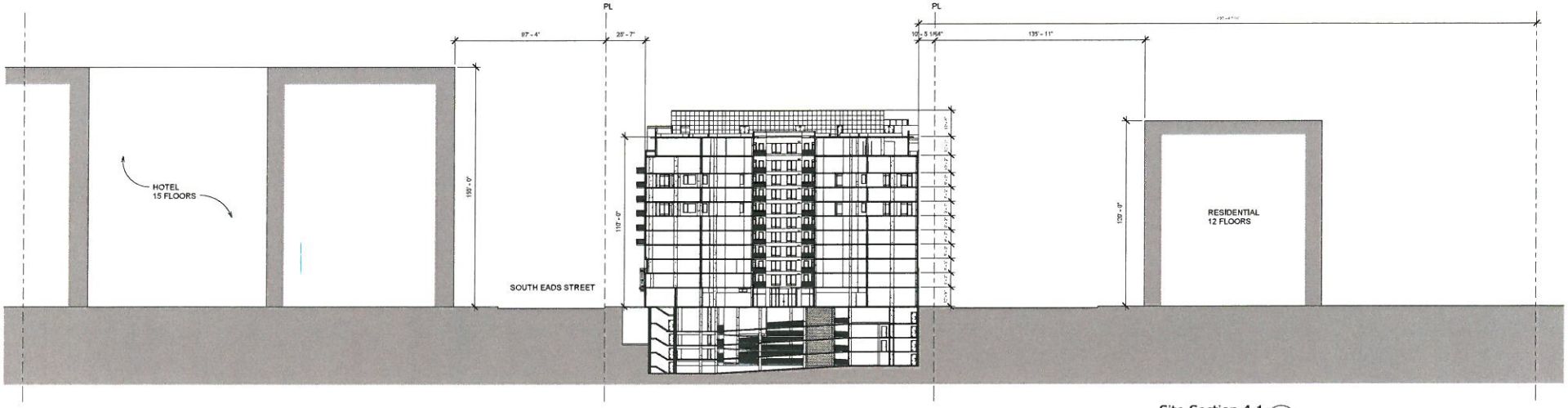
ARLINGTON, VA

KTGY # 2010-0550

November 26, 2012

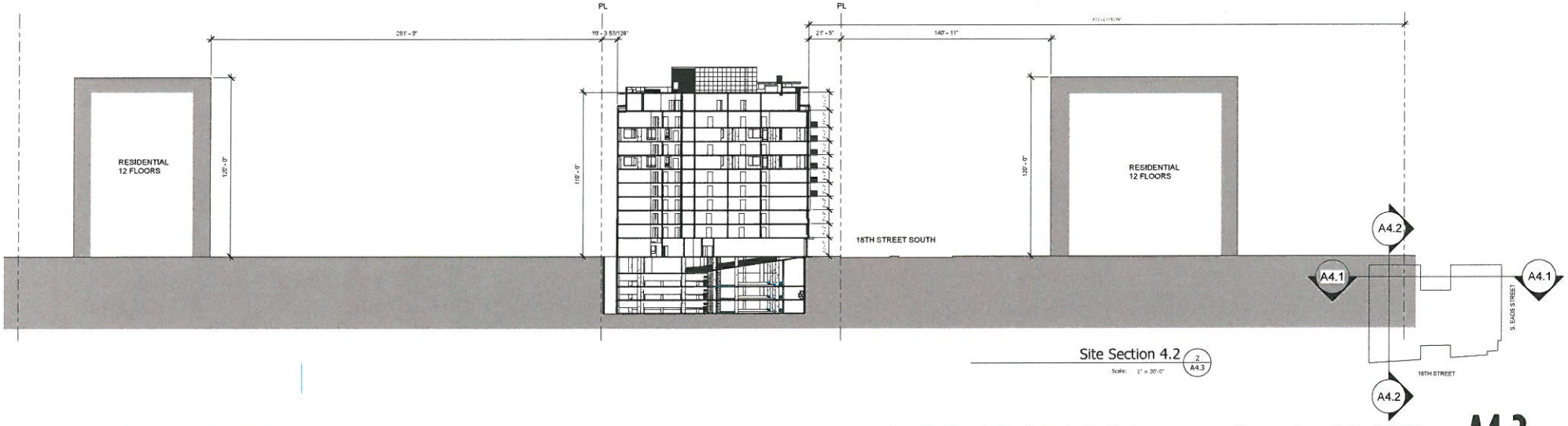
A4.2

Architecture+Planning
8605 Westwood Center Dr.
Suite 300
Vienna, VA 22182
703.992.6116
ktgy.com



Site Section 4.1 (1 / A4.3)

Scale: 1" = 30'-0"



Site Section 4.2 (2 / A4.3)

Scale: 1" = 30'-0"

CRYSTAL CITY

KETTLER

INSPIRATION FROM THE GROUND UP

SITE SECTIONS

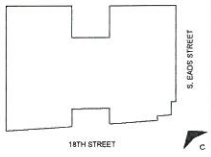
ARLINGTON, VA

KTGY # 2010-0550

November 26, 2012

A4.3

Architecture+Planning
8605 Westwood Center Dr.
Suite 300
Vienna, VA 22182
703.992.6116
ktgy.com



CRYSTAL CITY

KETTLER

CONCEPTUAL PERSPECTIVES

ARLINGTON, VA

KTGY # 2010-0550

November 26, 2012

A6.0

Architecture+Planning
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Suite 300
Vienna, VA 22182
703.992.6116
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CRYSTAL CITY

KETTLER

CONCEPTUAL PERSPECTIVES

ARLINGTON, VA

KTGY # 2010-0550

November 26, 2012

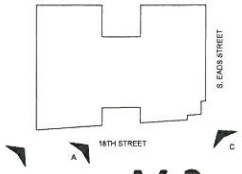
A6.1

Architecture+Planning
8605 Westwood Center Dr.
Suite 300
Vienna, VA 22182
703.992.6116
ktgy.com

A: VIEW FROM 18TH

B: VIEW FROM SOUTH EAST CORNER

C: VIEW FROM 18TH & EADS



CRYSTAL CITY

KETTLER

CONCEPTUAL PERSPECTIVES

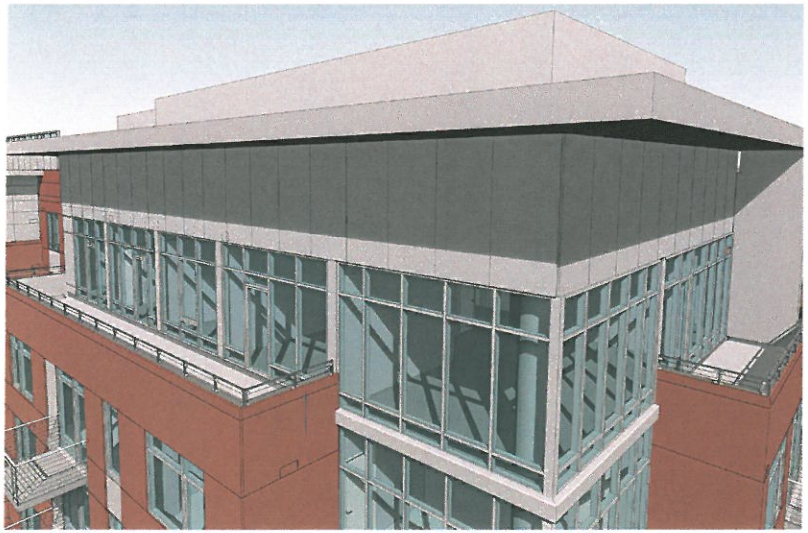
ARLINGTON, VA

KTGY # 2010-0530

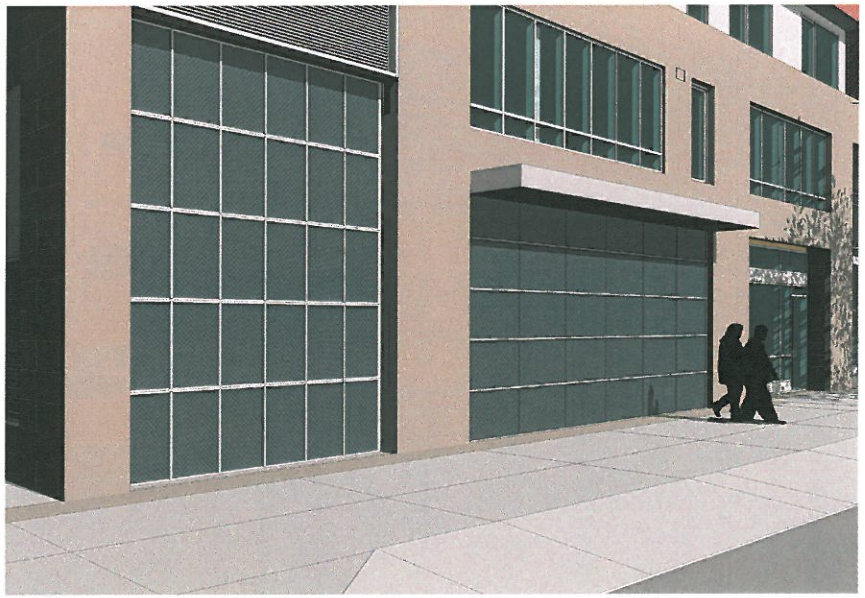
November 26, 2012

A6.2

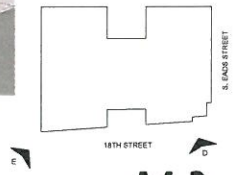
Architecture+Planning
8605 Westwood Center Dr.
Suite 300
Vienna, VA 22182
703.992.6116
ktgy.com



D: VIEW FROM DECK



E: VIEW FROM LOADING



CRYSTAL CITY

KETTLER

CONCEPTUAL PERSPECTIVES

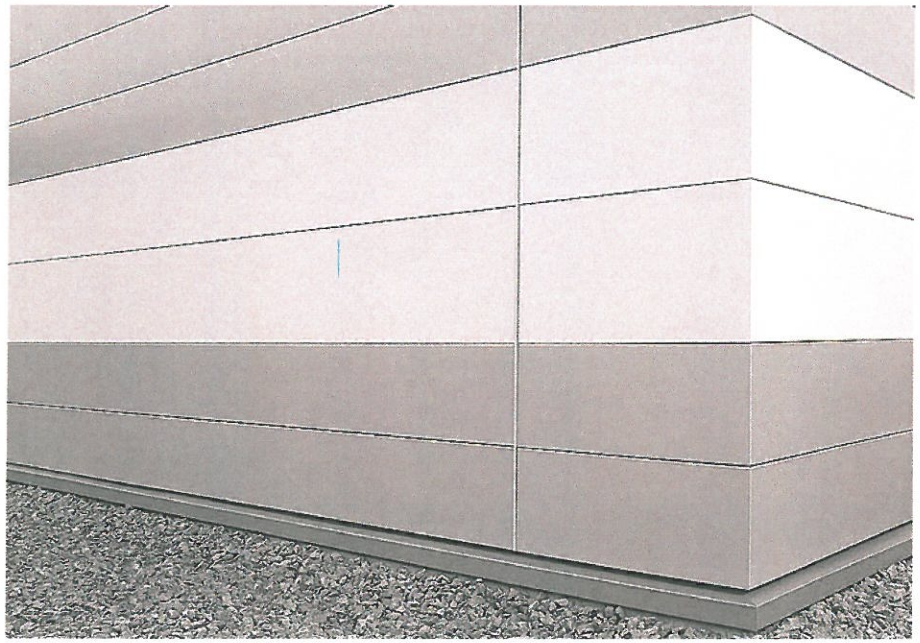
ARLINGTON, VA

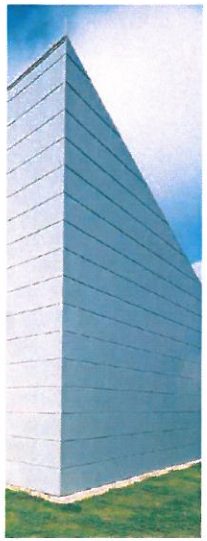
KTGY # 2010-0550

November 26, 2012

A6.3

Architecture+Planning
8605 Westwood Center Dr.
Suite 300
Vienna, VA 22182
703.992.6116
ktgy.com





CRYSTAL CITY

KETTLER

INSPIRATION FROM THE GROUND UP

METAL SCREEN WALL

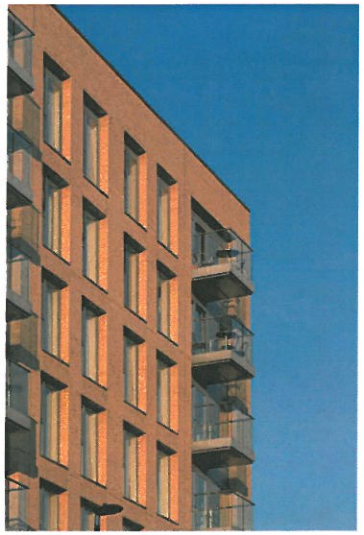
ARLINGTON, VA

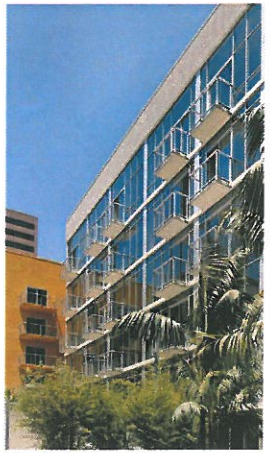
KTGY # 2010-0550

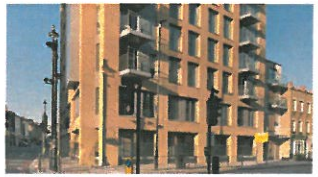
November 26, 2012

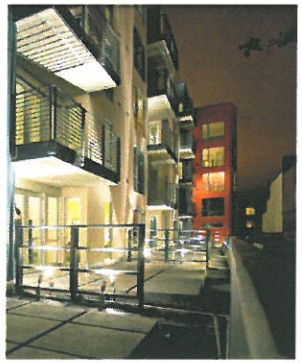
A6.4

Architecture+Planning
8605 Westwood Center Dr.
Suite 300
Vienna, VA 22182
703.992.6116
ktgy.com









CRYSTAL CITY

KETTLER

BALCONY & RAILING

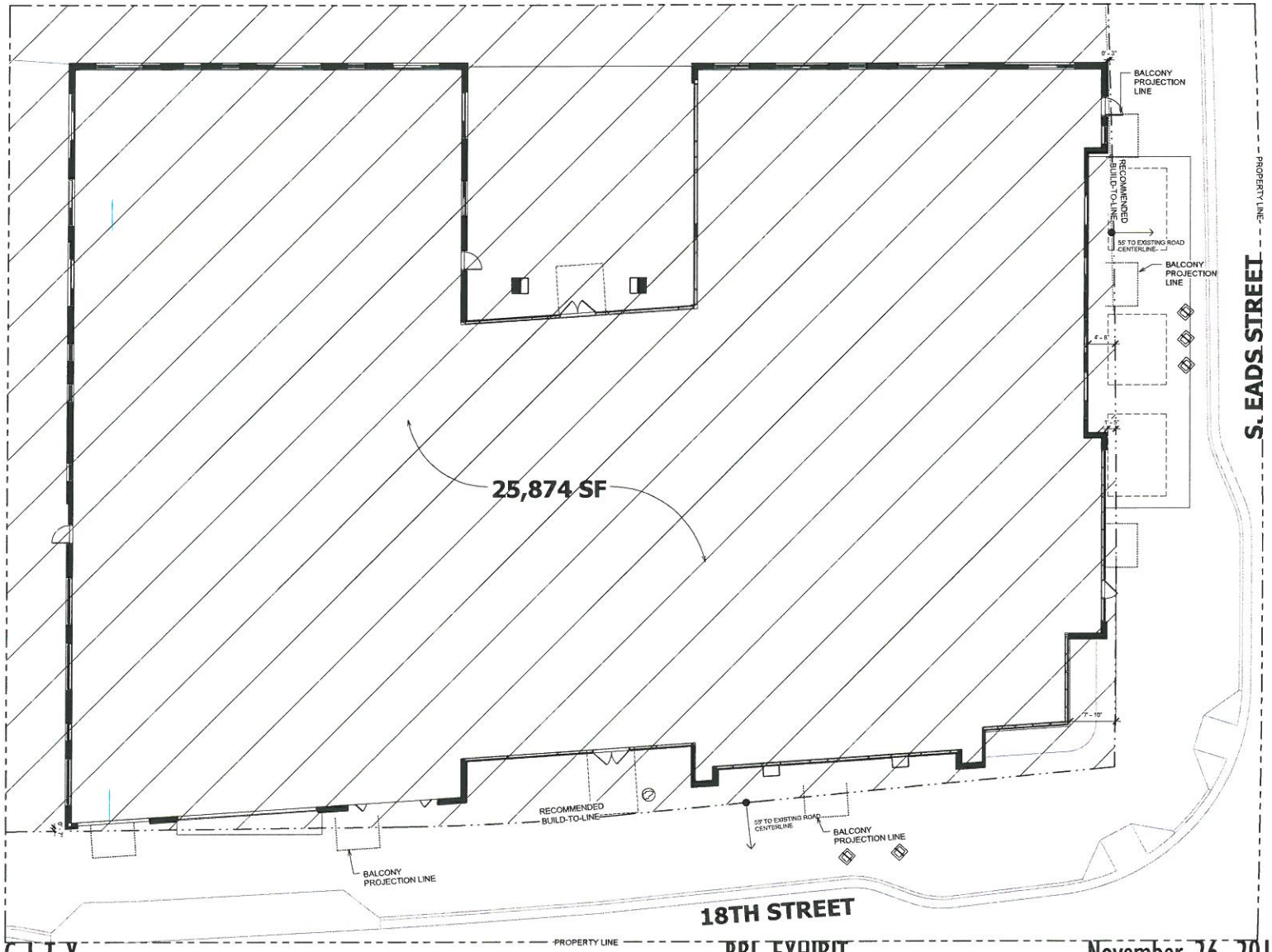
ARLINGTON, VA

KTGY # 2019-0550

November 26, 2012

A6.5

Architecture+Planning
8605 Westwood Center Dr.
Suite 300
Vienna, VA 22182
703.992.6116
ktgy.com



CRYSTAL CITY

KETTLER

RBL EXHIBIT

ARLINGTON, VA

KTGY # 2010-0550

November 26, 2012

A6.6

Architecture+Planning
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Suite 300
Vienna, VA 22182
703.992.6116
ktgy.com

CRYSTAL CITY

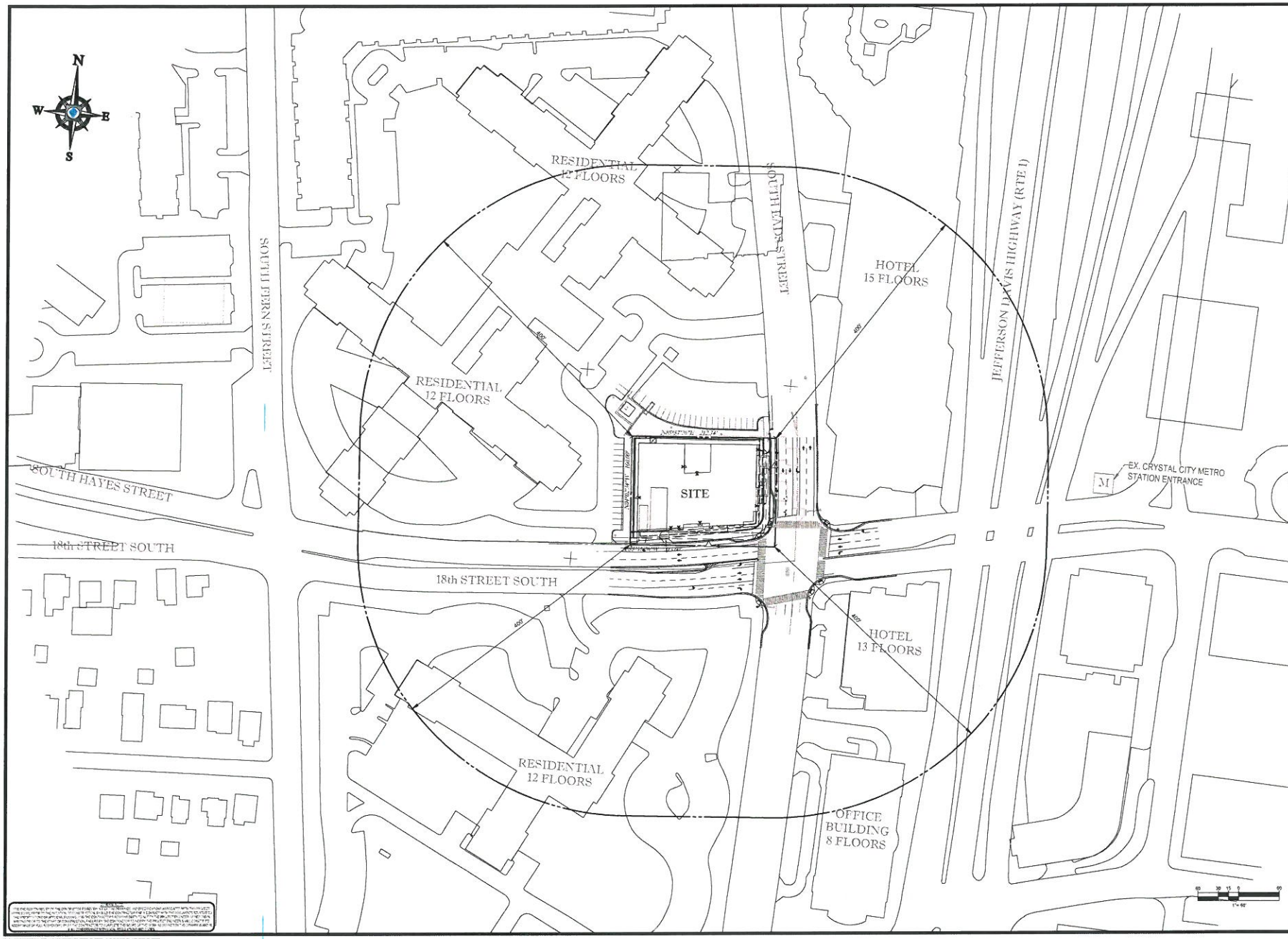
KETTLER

RENDERING- ROOFTOP AMENITIES November 26, 2012 A6.7

ARLINGTON, VA

KTGY # 2010-0550

Architecture+Planning
8605 Westwood Center Dr.
Suite 300
Vienna, VA 22182
703.992.6116
ktgy.com



BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

CORPORATE OFFICE:
WARREN, NJ

OFFICES:

REVISIONS

REV	DATE	COMMENT	BY
1	04/05/12	COUNTY QC COMMENTS	IPS
2	07/12/12	REV PER COUNTY COMMENTS	IPS
3	09/10/12	REV PER COUNTY COMMENTS	IPS
4	10/11/12	REV PER COUNTY COMMENTS	IPS
5	11/26/12	PLANNING COMMISSION SUBMISSION	IPS

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: S112004
DRAWN BY: BP
CHECKED BY: MG
DATE: 11/11/11
SCALE: 1" = 60'
CAD I.D.: CD3

PROJECT:

4.1 SITE PLAN

FOR

SOUTH EADS LLC

LOCATION OF SITE
FORMER
CRYSTAL CITY POST OFFICE
1720 SOUTH EADS STREET
ARLINGTON COUNTY, VA

BOHLER ENGINEERING
22630 DAVIS DRIVE, SUITE 200
STERLING, VIRGINIA 20164
Phone: (703) 709-9500
Fax: (703) 709-9501
www.BohlerEngineering.com

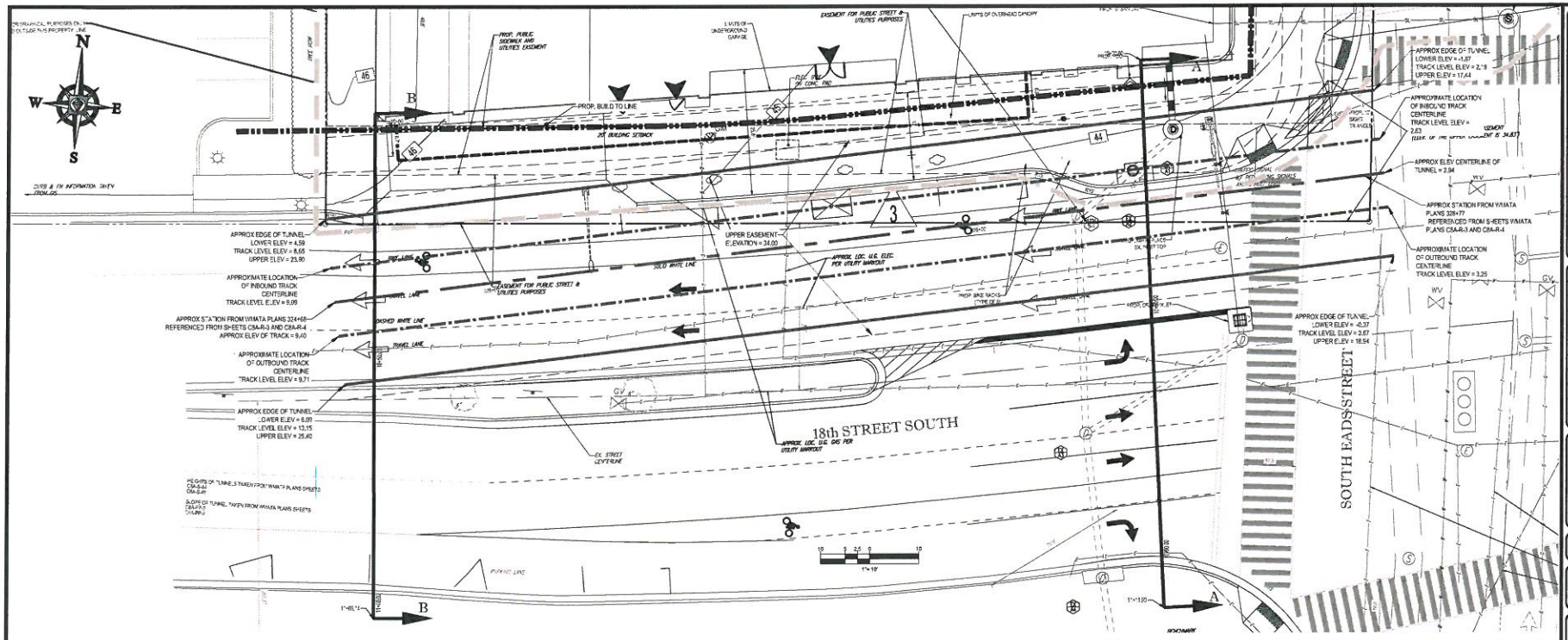
COMMONWEALTH OF VIRGINIA
DANIEL M. DUKE
Lic. No. 034104
11/26/12
PROFESSIONAL ENGINEER

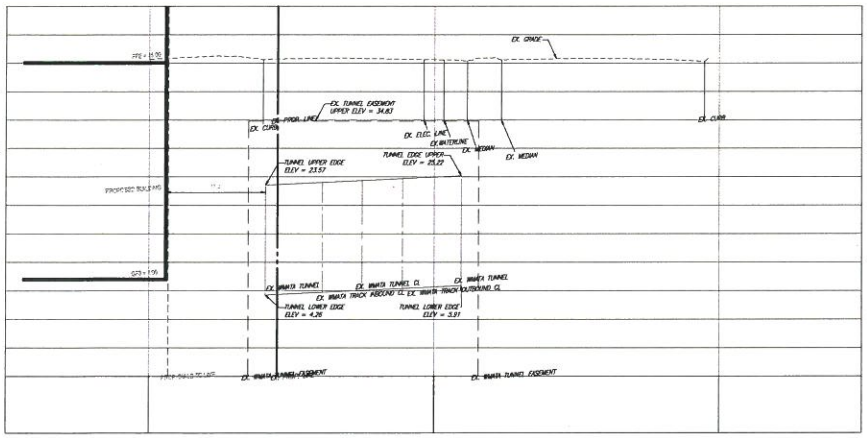
SHEET TITLE:

CONTEXT PLAN

SHEET NUMBER:

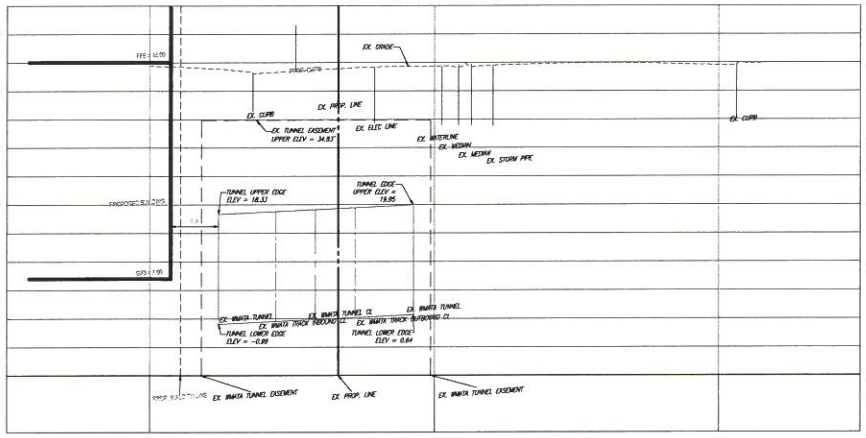
C10
OF 11





CROSS SECTION B-B

FOR INFORMATIONAL PURPOSES ONLY



CROSS SECTION A-A

BOHLER ENGINEERING

CORPORATE OFFICE
CHESTERFIELD, MO 63005
314.543.0500

SITE/CIVIL
PROJECT MANAGEMENT
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

REVISIONS

REV	DATE	COMMENT	BY
1	04/05/12	COUNTY QC COMMENTS	IPS
2	07/12/12	REV PER COUNTY COMMENTS	IPS
3	09/10/12	REV PER COUNTY COMMENTS	IPS
4	10/11/12	REV PER COUNTY COMMENTS	IPS
5	11/26/12	PLANNING COMMISSION SUBMISSION	IPS

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	5112094
DRAWN BY:	BF
CHECKED BY:	MO
DATE:	11/11/11
SCALE:	1" = 20'
CAD LO.	PP3

PROJECT:

4.1 SITE PLAN

FOR

SOUTH EADS LLC

LOCATION OF SITE
FORMER
CRYSTAL CITY POST OFFICE
1720 SOUTH EADS STREET
ARLINGTON COUNTY, VA

BOHLER ENGINEERING
22630 DAVIS DRIVE, SUITE 200
STERLING, VIRGINIA 20164
Phone: (703) 709-9500
Fax: (703) 709-9501
www.BohlerEngineering.com

COMMONWEALTH OF VIRGINIA
DANIEL M. DUKE
Lic. No. 034104
11/26/12
PROFESSIONAL ENGINEER

SHEET TITLE:

WMATA TUNNEL PLAN AND PROFILE

SHEET NUMBER:

C11

OF 11

4.1 SITE PLAN

FOR

SOUTH EADS LLC CRYSTAL CITY RESIDENTIAL

LOCATION OF SITE

FORMER CRYSTAL CITY POST OFFICE
1720 SOUTH EADS STREET
ARLINGTON COUNTY, VA

STANDARD DRAWING LEGEND

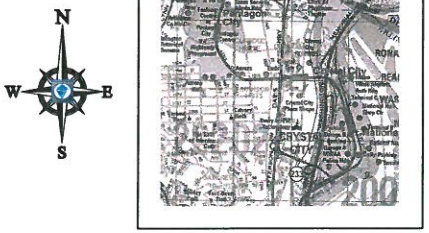
FOR ENTIRE PLAN SET
(NOT TO SCALE)

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CONCRETE CURB & GUTTER	
	UTILITY POLE WITH LIGHT	
	POLE LIGHT	
	TRAFFIC LIGHT	
	UTILITY POLE	
	TYPICAL LIGHT	
	ACORN LIGHT	
	TYPICAL SIGN	
	PARKING COUNTS	
160 / 170	CONTOUR LINE	180 / 190
75.54 x / 75.54 x	SPOT ELEVATIONS	75.54 x / 75.54 x
SAN #	SANITARY LABEL	SAN #
	STORM LABEL	
	SANITARY SEWER LATERAL	
	UNDERGROUND WATER LINE	
	UNDERGROUND ELECTRIC LINE	
	UNDERGROUND GAS LINE	
	OVERHEAD WIRE	
	UNDERGROUND TELEPHONE LINE	
	UNDERGROUND CABLE LINE	
	STORM SEWER	
	SANITARY SEWER MAIN	
	HYDRANT	
	SANITARY MANHOLE	
	STORM MANHOLE	
	WATER METER	
	WATER VALVE	
	GAS VALVE	
	GAS METER	
	TYPICAL END SECTION	
	HEADWALL OR ENDWALL	
	YARD INLET	
	CURB INLET	
	CLEAN OUT	
	ELECTRIC MANHOLE	
	TELEPHONE MANHOLE	
	ELECTRIC BOX	
	ELECTRIC PEDESTAL	
	MONITORING WELL	
	TEST PIT	
	BENCHMARK	
	BORING	

STANDARD ABBREVIATIONS

FOR ENTIRE PLAN SET

AC	ACRES	POG	POINT OF GRADE
ADA	AMERICANS WITH DISABILITY ACT	PROP	PROPOSED
ARCH	ARCHITECTURAL	PT	POINT OF TANGENCY
BC	BOTTOM OF CURB	PTCR	POINT OF TANGENCY, CURB RETURN
BF	BASEMENT FLOOR	PVC	POLYVINYL CHLORIDE PIPE
BK	BLOCK	PVI	POINT OF VERTICAL INTERSECTION
BL	BASELINE	PVT	POINT OF VERTICAL TANGENCY
BLDG	BUILDING	R	RADIUS
BM	BUILDING BENCHMARK	RCP	REINFORCED CONCRETE PIPE
BRL	BUILDING RESTRICTION LINE	RET WALL	RETAINING WALL
CF	CUBIC FEET	RAW	RIGHT OF WAY
CL	CENTERLINE	S	SLOPE
CMP	CORRUGATED METAL PIPE	SAN	SANITARY SEWER
CONN	CONNECTION	SF	SQUARE FEET
CONC	CONCRETE	STA	STATION
CPP	CORRUGATED PLASTIC PIPE	STM	STORM
CY	CUBIC YARDS	TBR	TO BE REMOVED
DEC	DECORATIVE	TBRL	TO BE RELOCATED
DEP	DEPRESSED	TC	TOP OF CURB
DIP	DUCTILE IRON PIPE	TELE	TELEPHONE
DOM	DOMESTIC	TPF	TREE PROTECTION FENCE
ELEC	ELECTRIC	TW	TOP OF WALL
ELEV	ELEVATION	TYP	TYPICAL
EP	EDGE OF PAVEMENT	UG	UNDERGROUND
ES	EDGE OF SHOULDER	UP	UTILITY POLE
EW	END WALL	W	WIDE
EX	EXISTING	WL	WATER LINE
FES	FLARED END SECTION	WM	WATER METER
FF	FINISHED FLOOR	±	PLUS OR MINUS
FH	FIRE HYDRANT	°	DEGREE
FG	FINISHED GRADE	Ø	DIAMETER
G	GRADE	#	NUMBER
GF	GARAGE FLOOR (AT DOOR)		
GH	GRADE HIGHER SIDE OF WALL		
GL	GRADE LOWER SIDE OF WALL		
GRT	GRATE		
GV	GATE VALVE		
HDPE	HIGH DENSITY POLYETHYLENE PIPE		
HP	HIGH POINT		
HOR	HORIZONTAL		
HW	HEADWALL		
INT	INTERSECTION		
INV	INVERT		
LF	LINEAR FOOT		
LOC	LIMITS OF CLEARING		
LOD	LIMITS OF DISTURBANCE		
LOS	LINE OF SIGHT		
LP	LOW POINT		
L/S	LANDSCAPE		
MAX	MAXIMUM		
MIN	MINIMUM		
MH	MANHOLE		
MJ	MECHANICAL JOINT		
OC	ON CENTER		
PA	POINT OF ANALYSIS		
PC	POINT CURVATURE		
PCCR	POINT OF COMPOUND CURVATURE, CURB RETURN		
PI	POINT OF INTERSECTION		



LOCATION MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20002153-5
SCALE 1"=2000'

DEVELOPER
SOUTH EADS LLC
1751 PINNACLE DR. #700
MCLEAN, VA 22102
CONTACT: STEPHAN ROSINGER
PHONE: (703) 852-5715

PREPARED BY

BOHLER ENGINEERING
22630 DAVIS DRIVE, SUITE 200
STERLING, VIRGINIA 20164
Phone: (703) 709-9500
Fax: (703) 709-9501
www.BohlerEngineering.com

CONTACT: DANIEL M. DUKE P.E.

CONTACT INFORMATION

REFERENCES

- ALTA / ACSM LAND TITLE SURVEY:
  ENTITLED: "ALTA / ACSM LAND TITLE SURVEY KETTLER #1720 SOUTH EADS STREET CRYSTAL CITY ARLINGTON COUNTY, VIRGINIA."
  PREPARED BY: BOHLER ENGINEERING
  DATED 02/05/11
  PROJECT NO. S5112004
- BOUNDARY AND TOPOGRAPHIC SURVEY:
  ENTITLED: "BOUNDARY AND TOPOGRAPHIC SURVEY KETTLER #1720 SOUTH EADS STREET CRYSTAL CITY ARLINGTON COUNTY, VIRGINIA."
  PREPARED BY: BOHLER ENGINEERING
  DATED 09/07/11
  PROJECT NO. S5112004
- LANDSCAPE ARCHITECT:
  CAD FILE ENTITLED: L_EP01_rrpo.dwg
  PREPARED BY: LSG LANDSCAPE ARCHITECTURE
  DATED 02/14/12
  PROJECT NO.: CCPO
- ARCHITECT:
  CAD FILES ENTITLED: A-3-0-1.DWG, A-3-0-2.DWG, A-3-0-3.DWG, A-3-0-4.DWG, A-3-1.DWG, A-3-2.DWG, A-3-3.DWG, A-3-4.DWG, A-3-5.DWG, A-3-11.DWG, A-3-12.DWG
  PREPARED BY: KTGY
  DATED 02/03/12

UTILITY COMPANY

	PHONE NUMBER
ARLINGTON COUNTY DPW - DIANA MCCOLGAN	703-228-7137
COMCAST - CONSOLIDATE	866-878-0599
DOMINION VIRGINIA POWER - UTILIQUEST	703-754-2116
MCI - DISPATCHER	800-289-3427
QWEST GOVERNMENT SERVICES - DON BONDS	703-387-8077
VERIZON - SEAN RASMUSSEN	434-841-4132
WASHINGTON GAS - UTILIQUEST	703-358-4333

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C1
CERTIFIED SURVEY PLAT	C2
REZONING PLAT	C3
CONTEXT MAP WITH AERIAL PHOTOGRAPHY	C4
PLOT AND LOCATION PLAN	C5
DETAILED SITE PLAN	C6
SIGHT TRIANGLE PLAN AND STREET CROSS SECTIONS	C7
STRIPING PLAN	C8
STORMWATER MANAGEMENT PLAN	C9
CONTEXT PLAN	C10
METRO CROSS SECTION	C11

RPC #35011001

SITE TABULATION

MINIMUM SITE AREA REQUIRED = 600 SF / SLEEPING UNIT = 600 SF x 203 SLEEPING UNITS = 121,800 SF

SITE AREA = 34,147 SF (0.784 AC)

EXISTING ZONE = C-M (LIMITED INDUSTRIAL DISTRICT)

PROPOSED ZONE = C-O-CRYSTAL CITY

GROSS FLOOR AREA (GFA) = 219,918 SF

FLOOR AREA RATIO (FAR) = 219,918 SF / 34,147 SF = 6.18

LOT COVERAGE:

TOTAL BLDG. FOOTPRINT AREA = 22,469 SF (PARKING GARAGE FOOTPRINT)

DRIVEWAY AREA = 878 SF

LOT COVERAGE = (BLDG FOOTPRINT AREA + DRIVEWAY AREA) / SITE AREA
(PER ACZO, SECTION 1, PAGE 8 OF 11)

= (22,469 SF + 878) / 34,147 = .68 = 68%

HEIGHT LIMIT: 110'-0"

HEIGHT PROPOSED: MAIN 109-11", PENTHOUSE 126-11" (11 STORIES)

PARKING TABULATION

RESIDENTIAL:

TOTAL NUMBER OF RESIDENTIAL DWELLING UNITS (DU) = 203 DU
PARKING SPACES REQUIRED = 1 SP/DU = 203 SPACES (PER ACZO SEC.33.C.4.b.3)
PER C-O-CRYSTAL CITY
1/UNIT FOR 1ST 200 = 225
1/UNIT > 200 UNITS = 3
TOTAL = 228

TOTAL PARKING SPACES PROVIDED IN THE GARAGE = 161 (SEE SHEET A.03 FOR BREAKDOWN)

TOTAL COMPACT PARKING SPACES PROVIDED = 11 (5% OF TOTAL SPACES)

TOTAL H/C PARKING SPACES PROVIDED = 4

BY-RIGHT TABULATION (PER CM ZONE)

FAR = 1.5 ALLOWABLE
BUILDING = 51,779 SF

BOHLER ENGINEERING
CORPORATE OFFICE:
● WASHINGTON
2141 K ST., NW
WASHINGTON, DC 20037
PHONE: (202) 828-7415
FAX: (202) 223-6250
CONTACT: PAUL A. DEFRANCESCO, P.E.
● VIRGINIA
22630 DAVIS DRIVE, SUITE 200
STERLING, VIRGINIA 20164-8650
PHONE: (703) 709-9500
FAX: (703) 709-9501
CONTACT: DANIEL M. DUKE, P.E.
● MARYLAND
10272 BALTIMORE NATIONAL PIKE, #201
ELLICOTT CITY, MD 21042-2161
PHONE: (410) 461-2855
FAX: (410) 461-2987
CONTACT: MICHAEL J. PETRONIS, P.E.
CIVIL • CONSULTING ENGINEERS
SITE/LAND DEVELOPMENT • PROJECT MANAGEMENT
ENVIRONMENTAL CONSULTANTS • LANDSCAPE ARCHITECTS

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF BOHLER ENGINEERING AND MAY NOT BE REPRODUCED OR TRANSFERRED TO OTHERS IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING.

REVISIONS

REV	DATE	COMMENT	BY
1	04/05/12	COUNTY QC COMMENTS	IPS
2	07/12/12	REV PER COUNTY COMMENTS	IPS
3	09/10/12	REV PER COUNTY COMMENTS	IPS
4	10/11/12	REV PER COUNTY COMMENTS	IPS
5	11/26/12	PLANNING COMMISSION SUBMISSION	IPS

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF BOHLER ENGINEERING AND MAY NOT BE REPRODUCED OR TRANSFERRED TO OTHERS IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING.

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: S112004
DRAWN BY: BP
CHECKED BY: MO
DATE: 11/11/11
SCALE: N/A
CAD I.D.: SD3

PROJECT:
4.1 SITE PLAN
FOR
SOUTH EADS LLC

LOCATION OF SITE
FORMER
CRYSTAL CITY POST OFFICE
1720 SOUTH EADS STREET
ARLINGTON COUNTY, VA

BOHLER ENGINEERING
22630 DAVIS DRIVE, SUITE 200
STERLING, VIRGINIA 20164
Phone: (703) 709-9500
Fax: (703) 709-9501
www.BohlerEngineering.com

COMMONWEALTH OF VIRGINIA
DANIEL M. DUKE
Lic. No. 034104
11/26/12
PROFESSIONAL ENGINEER

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C1
OF 11

NOTES:

1. THE PROPERTY IS KNOWN AS THE LANDS OF CARRIER REALTY AS RECORDED IN DEED BOOK 2370 PAGE 572, AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA AND HAVING RPC OF 35011001.

2. AREA = 34,147 SQUARE FEET OR 0.784 ACRES.

3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE, ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES, BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.

4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY BOHLER ENGINEERING AND OTHER REFERENCE MATERIAL AS LISTED HEREON. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

5. THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.

6. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.

7. ELEVATIONS ARE NAVD 88 PER ARLINGTON COUNTY MONUMENT BN040 HAVING A PUBLISHED ELEVATION OF 52.4'.

8. THE PROPERTY IS LOCATED IN ZONE C (AREAS OF MINIMAL FLOODING) PER PLAN REFERENCE #2.

9. UTILITIES ARE SHOWN PER PRIVATE UTILITY MARKOUT AND FIELD LOCATION PROVIDED BY INSIGHT, LLC .

REFERENCES:

1. THE ARLINGTON COUNTY DEPARTMENT OF REAL ESTATE ASSESSMENTS RPC NUMBER 3501101

2. MAP ENTITLED "FIRM, FLOOD, INSURANCE RATE MAP, ARLINGTON COUNTY, VIRGINIA, PANEL 10 OF 25". COMMUNITY-PANEL NUMBER 515520001OB. MAP EFFECTIVE DATE MAY 3, 1982.

3. MAP ENTITLED "WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY, HUNTINGTON ROUTE RIGHT-OF-WAY PLAN STA. 329+00 TO STA. 337 + 00" DATED AUGUST 1971 AND PREPARED BY DE LEUW, CATHER & COMPANY AND HARRY WEESE & ASSOCIATES.

4. MAP ENTITLED " ARLINGTON COUNTY, VIRGINIA SANITARY SEWER SYSTEM, MAP 75 SE", DATED 12/14/2010 AND PREPARED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES.

5. MAP ENTITLED " ARLINGTON COUNTY, VIRGINIA STORM WATER SYSTEM, MAP 75 SE", DATED 12/15/2010 AND PREPARED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES.

NOTES:

1. DIMENSION OF OFF SITE EX. BUILDINGS ARE APPROXIMATE AND NOT FIELD VERIFIED.

2. HEIGHT OF OFF SITE EX. BUILDINGS ARE APPROXIMATE AND NOT FIELD VERIFIED.

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OR PARCEL OF LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND APPURTENANCES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, LYING AND BEING SITUATE IN ARLINGTON COUNTY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT LYING IN THE NORTH LINE OF 18TH STREET SOUTH, 20 FEET FROM THE CENTERLINE THEREOF. SAID POINT OF BEGINNING BEING THE FRONT CORNER COMMON TO PROPERTY OF CARRIER REALTY CORP., AS THE SAME APPEARS DULY RECORDED AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA AND C.T.S. OF A SUBDIVISION OF PARCELS A-1, A-2, AND B-1, PROPERTY OF WASHINGTON BRICK AND TERRA COTTA COMPANY, AS SAME APPEARS DULY PLATTED AND RECORDED IN DEED BOOK 1604 AT PAGE 449, OF THE AFORESAID LAND RECORDS. THENCE DEPARTING FROM SAID STREET LINE AND RUNNING WITH THE SIDE LINES COMMON TO THE PROPERTY OF CARRIER REALTY CORP., AND PARCEL C.T.S., NORTH 01 DEGREE - 43 MINUTES EAST, 160.00 FEET AND SOUTH 88 DEGREES - 17 MINUTES EAST, 212.34 FEET TO A POINT LYING IN THE WESTERLY LINE OF SOUTH EADS STREET, THENCE RUNNING WITH SAID WESTERLY LINE OF SOUTH EADS STREET 160.02 FEET ON THE ARC OF A CURVE TO THE RIGHT, WHICH CURVE HAS A RADIUS OF 2,839.79 FEET, THE CHORD OF WHICH ARC BEARS SOUTH 03 DEGREES - 18 MINUTES - 16.5 SECONDS EAST, 160.00 FEET TO ITS INTERSECTION WITH THE AFOREMENTIONED NORTHERLY LINE OF 18TH STREET SOUTH, THENCE RUNNING WITH SAID NORTHERLY LINE OF 18TH STREET SOUTH NORTH 88 DEGREES - 17 SECONDS WEST, 213.05 FEET TO THE POINT OF BEGINNING; CONTAINING 34,147 SQUARE FEET OF LAND, MORE OR LESS.

AND BEING THE SAME PROPERTY CONVEYED TO CARRIER REALTY, A VIRGINIA GENERAL PARTNERSHIP, FROM MARIA L. CARRIER, INDIVIDUALLY AND AS TRUSTEE UNDER THE WILL OF PAUL V. CARRIER, BY DEED DATED SEPTEMBER 15, 1988, AND RECORDED FEBRUARY 14, 1989, IN DEED BOOK 2370 AT PAGE AT PAGE 572, AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.

AND ALSO BEING DESCRIBED AS

METES AND BOUNDS DESCRIPTION

THE LANDS OF
CARRIER REALTY
DEED BOOK 2370 PAGE 572
ARLINGTON COUNTY, VIRGINIA

BEGINNING AT A PK NAIL SET AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LIMITS OF SOUTH EADS STREET (50' WIDE RIGHT OF WAY), WITH THE NORTHERLY RIGHT OF WAY OF 18TH STREET SOUTH (40' WIDE RIGHT OF WAY), THENCE WITH SAID NORTHERLY RIGHT OF WAY LIMITS;

1. SOUTH 85 DEGREES - 57 MINUTES - 26 SECONDS WEST, 213.00 FEET, TO A PK NAIL SET THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LIMITS AND WITH THE DIVISION LINE BETWEEN PARCEL C.T.S., WASHINGTON BRICK AND TERRA COTTA CO. (DEED BOOK 1604 PAGE 449) ON THE WEST, AND THE LANDS OF CARRIER REALTY (DEED BOOK 2370 PAGE 572) ON THE EAST, THE FOLLOWING TWO COURSES AND DISTANCES,

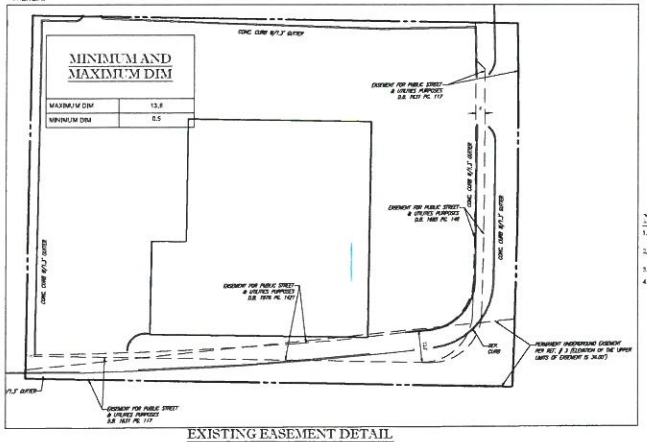
2. NORTH 04 DEGREES - 02 MINUTES - 34 SECONDS WEST, 160.00 FEET TO AN IRON PIPE FOUND, THENCE,

3. CONTINUING, NORTH 85 DEGREES - 57 MINUTES -26 SECONDS EAST, 212.34 FEET TO A PK NAIL SET ON THE SAID WESTERLY RIGHT OF WAY LIMITS OF SOUTH EADS STREET, THENCE WITH SAID WESTERLY RIGHT OF WAY LIMIT,

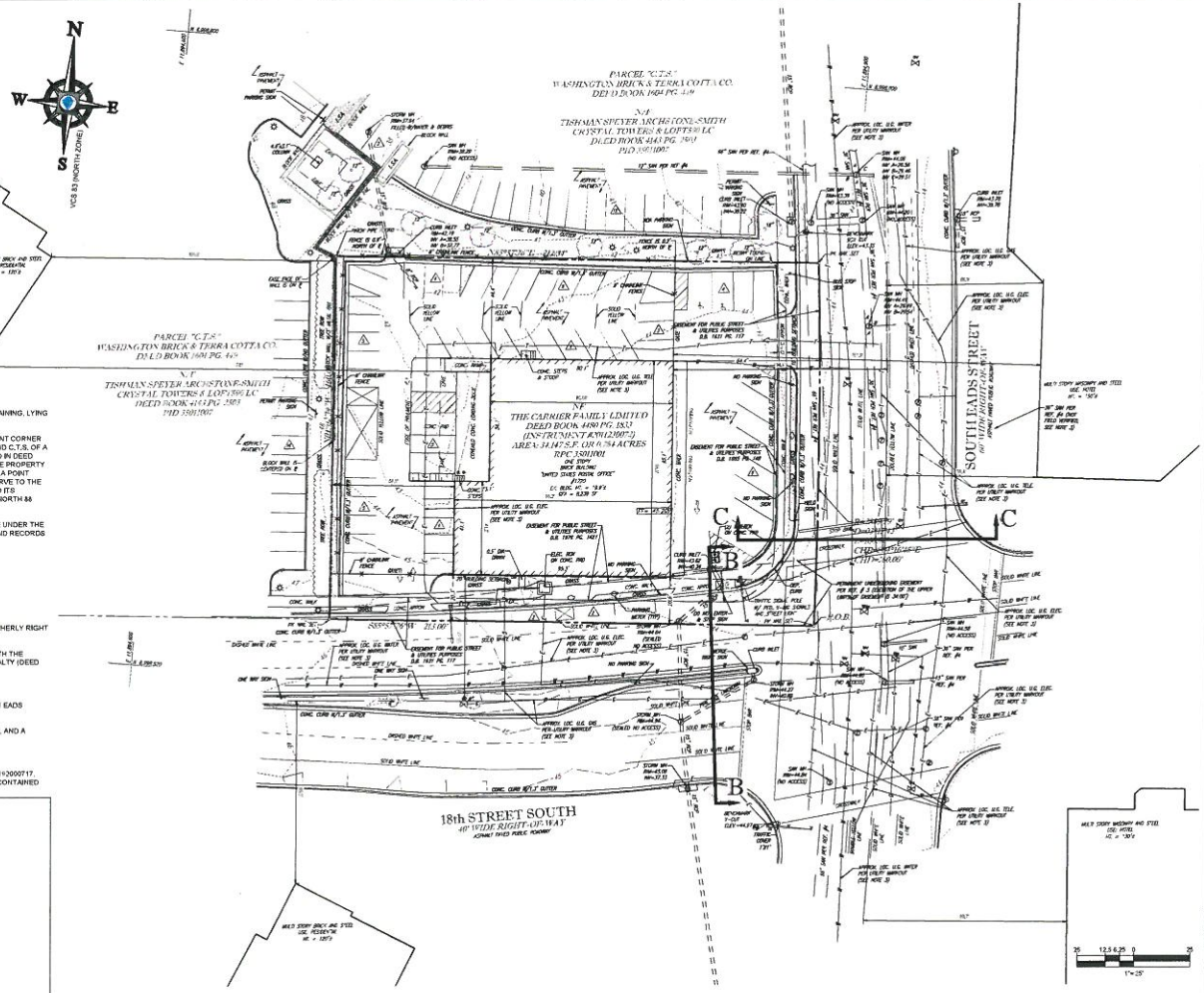
4. 160.02 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2839.79 FEET, A CENTRAL ANGLE OF 03 DEGREES - 13 MINUTES - 43 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 04 DEGREE -16 MINUTES - 45 SECONDS EAST, 160.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 34,147 SQUARE FEET OR 0.784 ACRES.

BEING THE SAME PROPERTY AS DESCRIBED IN A TITLE COMMITMENT REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 112000717, WITH AN EFFECTIVE DATE OF JANUARY 26, 2011 AND LAST REVISED FEBRUARY 9, 2011 AND IS SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS AS CONTAINED THEREIN.

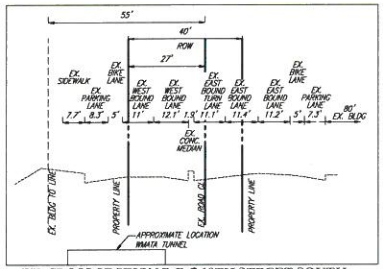


EXISTING EASEMENT DETAIL
NOTE TO SCALE

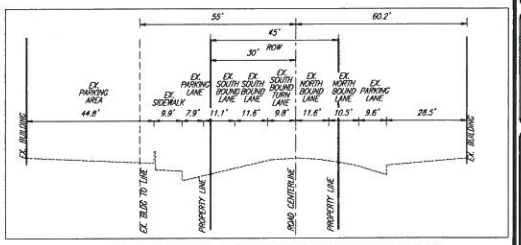


NOTES:

1. THERE ARE NO RESOURCE PROTECTION AREAS LOCATED ON THIS SITE.
2. THIS SITE IS NOT IN A HISTORICAL DISTRICT NOR ARE THE ADJACENT BUILDINGS / SITES CONSIDERED HISTORIC.
3. # OF PARKING SPACES REMOVED ON SITE = 53
4. # OF PARKING SPACES REMOVED ON STREET = 4



EX. CROSS SECTION B-B @ 18TH STREET SOUTH
NOTE TO SCALE



EX. CROSS SECTION C-C @ SOUTH EADS STREET
NOTE TO SCALE

BOHLER ENGINEERING

CORPORATE OFFICE:
♦ WORCESTER, MA

CIVIL & CONSULTING ENGINEERS
STAFF REVIEWS
PROJECT DESIGNERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

REVISIONS

REV	DATE	COMMENT	BY
1	04/05/12	COUNTY QC COMMENTS	IPS
2	03/12/12	REV PER COUNTY COMMENTS	IPS
3	06/10/12	REV PER COUNTY COMMENTS	IPS
4	10/11/12	REV PER COUNTY COMMENTS	IPS
5	11/26/12	PLANNING COMMISSION SUBMISSION	IPS

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	S112004
DRAWN BY:	IP
CHECKED BY:	MO
DATE:	11/21/11
SCALE:	1" = 20'
CAD I.D.	SU3

PROJECT:

4.1 SITE PLAN

FOR

SOUTH EADS LLC

LOCATION OF SITE
FORMER
CRYSTAL CITY POST OFFICE
1720 SOUTH EADS STREET
ARLINGTON COUNTY, VA

BOHLER ENGINEERING
22630 DAVIS DRIVE, SUITE 200
STERLING, VIRGINIA 20164
Phone: (703) 709-9500
Fax: (703) 709-9501
www.BohlerEngineering.com

COMMONWEALTH OF VIRGINIA
DANIEL M. DUNE
Lic. No. 034104
11/26/12
PROFESSIONAL ENGINEER

SHEET TITLE:

CERTIFIED SURVEY PLAT

SHEET NUMBER:

C2
OF 11

VICINITY MAP

ADC THE MAP PEOPLE
PERMIT USE NO. 20402153-5
SCALE, 1"=2,000'

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OR PARCEL OF LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND APPURTENANCES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, LYING AND BEING SITUATE IN ARLINGTON COUNTY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A POINT LYING IN THE NORTH LINE OF 18TH STREET SOUTH, 20 FEET FROM THE CENTERLINE THEREOF, SAID POINT OF BEGINNING BEING THE FRONT CORNER COMMON TO PROPERTY OF CARRIER REALTY CORP., AS THE SAME APPEARS DULY RECORDED AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA AND C.T.S. OF A SUBDIVISION OF PARCELS A-1, A-2, AND B-1, PROPERTY OF WASHINGTON BRICK AND TERRA COTTA COMPANY, AS SAME APPEARS DULY PLATTED AND RECORDED IN DEED BOOK 1604 AT PAGE 449, OF THE AFORESAID LAND RECORDS; THENCE DEPARTING FROM SAID STREET LINE AND RUNNING WITH THE SIDE LINES COMMON TO THE PROPERTY OF CARRIER REALTY CORP., AND PARCEL C.T.S., NORTH 01 DEGREE - 43 MINUTES EAST, 160.00 FEET AND SOUTH 86 DEGREES - 17 MINUTES EAST, 212.34 FEET TO A POINT LYING IN THE WESTERLY LINE OF SOUTH EADS STREET; THENCE RUNNING WITH SAID WESTERLY LINE OF SOUTH EADS STREET 160.02 FEET ON THE ARC OF A CURVE TO THE RIGHT, WHICH CURVE HAS A RADIUS OF 2,839.79 FEET, THE CHORD OF WHICH ARC BEARS SOUTH 03 DEGREES - 18 MINUTES - 16.5 SECONDS EAST, 160.00 FEET TO ITS INTERSECTION WITH THE AFOREMENTIONED NORTHERLY LINE OF 18TH STREET SOUTH; THENCE RUNNING WITH SAID NORTHERLY LINE OF 18TH STREET SOUTH NORTH 86 DEGREES - 17 SECONDS WEST, 213.00 FEET TO THE POINT OF BEGINNING; CONTAINING 34,148 SQUARE FEET OF LAND, MORE OR LESS.

AND BEING THE SAME PROPERTY CONVEYED TO CARRIER REALTY, A VIRGINIA GENERAL PARTNERSHIP, FROM MARIA L. CARRIER, INDIVIDUALLY AND AS TRUSTEE UNDER THE WILL OF PAUL V. CARRIER, BY DEED DATED SEPTEMBER 15, 1988, AND RECORDED FEBRUARY 14, 1989, IN DEED BOOK 2370 AT PAGE AT PAGE 572, AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.

AND ALSO BEING DESCRIBED AS:

METES AND BOUNDS DESCRIPTION

THE LANDS OF
CARRIER REALTY
DEED BOOK 2370 PAGE 572
ARLINGTON COUNTY, VIRGINIA

BEGINNING AT A PK NAIL SET AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LIMITS OF SOUTH EADS STREET (60' WIDE RIGHT OF WAY), WITH THE NORTHERLY RIGHT OF WAY OF 18TH STREET SOUTH (40' WIDE RIGHT OF WAY), THENCE WITH SAID NORTHERLY RIGHT OF WAY LIMITS;

1. SOUTH 85 DEGREES - 57 MINUTES - 26 SECONDS WEST, 213.00 FEET, TO A PK NAIL SET THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LIMITS AND WITH THE DIVISION LINE BETWEEN PARCEL C.T.S., WASHINGTON BRICK AND TERRA COTTA CO, (DEED BOOK 1604 PAGE 449) ON THE WEST, AND THE LANDS OF CARRIER REALTY (DEED BOOK 2370 PAGE 572) ON THE EAST, THE FOLLOWING TWO COURSES AND DISTANCES,

2. NORTH 04 DEGREES - 02 MINUTES - 34 SECONDS WEST, 160.00 FEET TO AN IRON PIPE FOUND, THENCE;

3. CONTINUING, NORTH 85 DEGREES - 57 MINUTES - 26 SECONDS EAST, 212.34 FEET TO A PK NAIL SET ON THE SAID WESTERLY RIGHT OF WAY LIMITS OF SOUTH EADS STREET, THENCE WITH SAID WESTERLY RIGHT OF WAY LIMIT;

4. 160.02 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2839.79 FEET, A CENTRAL ANGLE OF 03 DEGREES - 13 MINUTES - 43 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 04 DEGREE -16 MINUTES - 45 SECONDS EAST, 160.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 34,147 SQUARE FEET OR 0.784 ACRES.

BEING THE SAME PROPERTY AS DESCRIBED IN A TITLE COMMITMENT REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 192000717, WITH AN EFFECTIVE DATE OF JANUARY 26, 2011 AND LAST REVISED FEBRUARY 9, 2011 AND IS SUBJECT TO RESTRICTIONS, COVENANTS AND/ OR EASEMENTS AS CONTAINED THEREIN.

SURVEY NOTES:

1. THE PROPERTY IS KNOWN AS THE LANDS OF CARRIER REALTY AS RECORDED IN DEED BOOK 2370 PAGE 572, AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA AND HAVING PID OF 35011001.

2. AREA = 34,147 SQUARE FEET OR 0.784 ACRES.

3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.

4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY BOHLER ENGINEERING AND OTHER REFERENCE MATERIAL AS LISTED HEREON.

5. THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL INSURANCE COMPANY, COMMITMENT NO. 192000717, WITH AN EFFECTIVE DATE OF JANUARY 26, 2011 AND LAST REVISED FEBRUARY 9, 2011. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, SECTION II.

8. EASEMENT(S) GRANTED TO ARLINGTON COUNTY, VIRGINIA, AS SET FORTH IN INSTRUMENT(S) RECORDED IN

A. DEED BOOK 1631 AT PAGE 117; AFFECTS SUBJECT PROPERTY, SHOWN.

B. DEED BOOK 1655 AT PAGE 148, AFFECTS SUBJECT PROPERTY, SHOWN.

C. DEED BOOK 1976 AT PAGE 1421; AFFECTS SUBJECT PROPERTY, SHOWN.

9. THE EXACT CALCULATION OF THE ACREAGE OR VOLUME OF LAND REFERRED TO IN THE LEGAL DESCRIPTION OF THE PROPERTY INSURED HEREUNDER AND/ OR REFERRED TO ON ANY RECORDED OR UNRECORDED PLAT OF SURVEY OF THE INSURED PREMISES IS NOT INSURED HERE UNDER, NOT SURVEY RELATED, SEE CURRENT SURVEY, ACREAGE SHOWN.

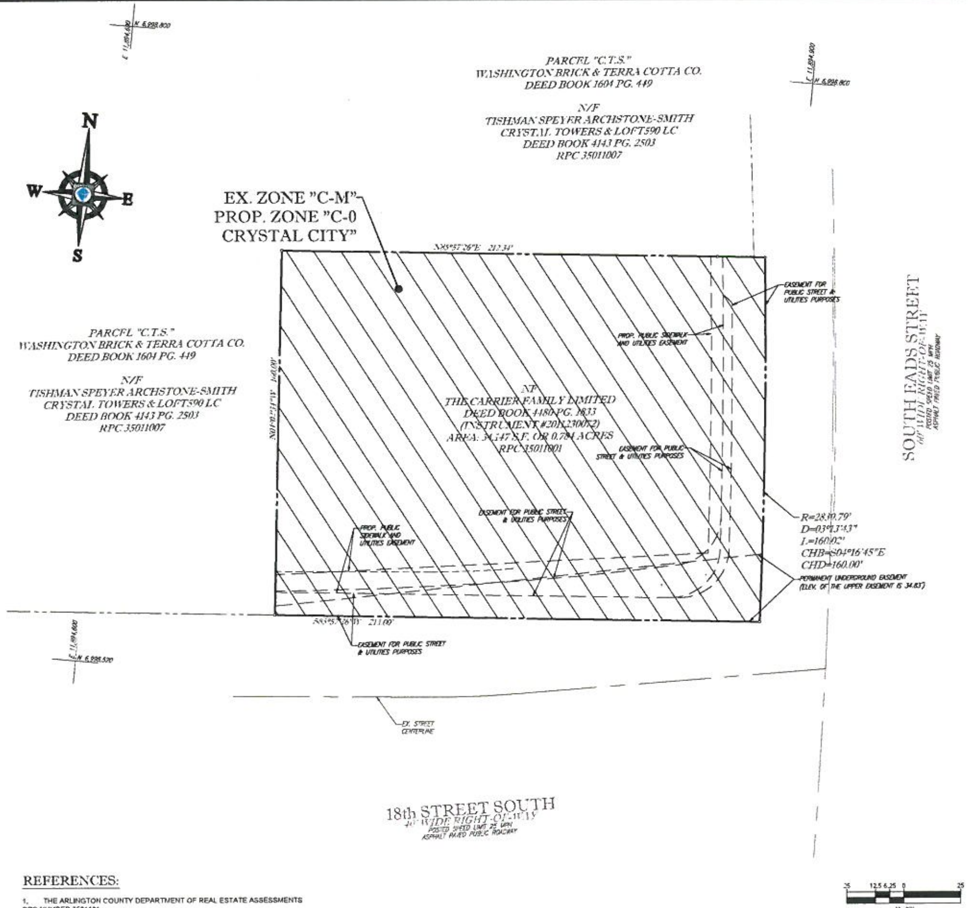
10. PLAT OF SURVEY PREPARED BY DELASHMUTT ASSOCIATES, INC. DATED APRIL 17, 2007, AND ENTITLED "ALTA/ ACSM LAND TITLE SURVEY SHOWING THE PROPERTY OF CARRIER REALTY, ARLINGTON COUNTY, VIRGINIA", SHOWS, AMONG OTHER THINGS, EASEMENT(S) TO WMATA RUNNING ALONG THE SOUTHEAST CORNER OF THE PROPERTY, INCLUDING THE METRO TUNNEL; REFERENCED DOCUMENT NOT PROVIDED.

6. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.

8. THE PROPERTY IS LOCATED IN ZONE C (AREAS OF MINIMAL FLOODING) PER PLAN REFERENCE #2.

9. ZONING: CM (LIMITED INDUSTRIAL DISTRICTS)

ZONING INFORMATION IS PER ARLINGTON COUNTY ZONING ORDINANCE AND SHOULD BE VERIFIED PRIOR TO USE TO CONFIRM IT REPRESENTS CURRENT INFORMATION.



REFERENCES:

1. THE ARLINGTON COUNTY DEPARTMENT OF REAL ESTATE ASSESSMENTS RPC NUMBER 3501101

2. MAP ENTITLED "FIRM, FLOOD, INSURANCE RATE MAP, ARLINGTON COUNTY, VIRGINIA, PANEL 10 OF 25", COMMUNITY-PANEL NUMBER 5155200010B, MAP EFFECTIVE DATE MAY 3, 1982.

3. MAP ENTITLED "WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY, HUNTINGTON ROUTE RIGHT-OF-WAY PLAN STA. 326+00 TO STA. 337 + 09" DATED AUGUST 1971 AND PREPARED BY DE LEUW, CATHER & COMPANY AND HARRY WEESE & ASSOCIATES.

GENERAL NOTES:

1. THERE AREA NO MAPPED RESOURCE PROTECTION AREAS ON THIS PROPERTY.

2. THE EXISTING BUILDING IS NOT ON THE ARLINGTON COUNTY HISTORIC RESOURCES INVENTORY (HRI).

3. THERE IS NO RIGHT-OF-WAY VACATION OR DEDICATION PROPOSED WITH THIS PROJECT.

CURRENT ZONING: C-M (LIMITED INDUSTRIAL DISTRICT)

PROPOSED ZONING: C-O CRYSTAL CITY (COMMERCIAL OFFICE BUILDING, RETAIL, HOTEL, AND MULTIPLE-FAMILY DWELLING DISTRICT)

AREA TABULATION-EXISTING

EXISTING ZONE: C-M	34,147 SF OR 0.784 AC.
TOTAL	34,147 SF OR 0.784 AC.

AREA TABULATION-PROPOSED

PROPOSED ZONE: C-0 CRYSTAL CITY	34,147 SF OR 0.784 AC.
TOTAL	34,147 SF OR 0.784 AC.

EXISTING ZONE "C-M"

BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

CORPORATE OFFICE
WARREN, NJ

REVISIONS

REV	DATE	COMMENT	BY
1	04/05/12	COUNTY QC COMMENTS	IPS
2	07/12/12	REV PER COUNTY COMMENTS	IPS
3	09/10/12	REV PER COUNTY COMMENTS	IPS
4	10/11/12	REV PER COUNTY COMMENTS	IPS
5	11/26/12	PLANNING COMMISSION SUBMISSION	IPS

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	S112004
DRAWN BY:	BP
CHECKED BY:	MO
DATE:	11/11/11
SCALE:	1" = 25'
CAD I.D.:	RZ3

PROJECT:

4.1 SITE PLAN

FOR

SOUTH EADS LLC

LOCATION OF SITE
FORMER
CRYSTAL CITY POST OFFICE
1720 SOUTH EADS STREET
ARLINGTON COUNTY, VA

BOHLER ENGINEERING
22630 DAVIS DRIVE, SUITE 200
STERLING, VIRGINIA 20164
Phone: (703) 709-9500
Fax: (703) 709-9501
www.BohlerEngineering.com

COMMONWEALTH OF VIRGINIA
DANIEL M. DUKE
Lic. No. 034104
03/06/12
PROFESSIONAL ENGINEER

SHEET TITLE:

REZONING PLAT

SHEET NUMBER:

C3

OF 11

50 25 12.5 0 50
1"=50'

BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SITE DESIGNERS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

CORPORATE OFFICE:
22630 DAVIS DRIVE, SUITE 200
STERLING, VA 20164
(703) 709-9500

REGIONAL OFFICES:
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BALTIMORE, MD (410) 821-7115
CHARLOTTESVILLE, VA (434) 293-3101
CHARLOTTE, NC (704) 527-1577
PHILADELPHIA, PA (215) 627-1291
TAMPA, FL (813) 621-9691

REVISIONS

REV	DATE	COMMENT	BY
1	06/05/12	COUNTY DC COMMENTS	IPS
2	07/12/12	REV PER COUNTY COMMENTS	IPS
3	09/10/12	REV PER COUNTY COMMENTS	IPS
4	10/11/12	REV PER COUNTY COMMENTS	IPS
5	11/26/12	PLANNING COMMISSION SUBMISSION	IPS

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	S112004
DRAWN BY:	BF
CHECKED BY:	MO
DATE:	11/11/11
SCALE:	1" = 50'
CAD LO.	CD3

PROJECT:

4.1 SITE PLAN

FOR

SOUTH EADS LLC

LOCATION OF SITE
FORMER
CRYSTAL CITY POST OFFICE
1720 SOUTH EADS STREET
ARLINGTON COUNTY, VA

BOHLER ENGINEERING
22630 DAVIS DRIVE, SUITE 200
STERLING, VIRGINIA 20164
Phone: (703) 709-9500
Fax: (703) 709-9501
www.BohlerEngineering.com

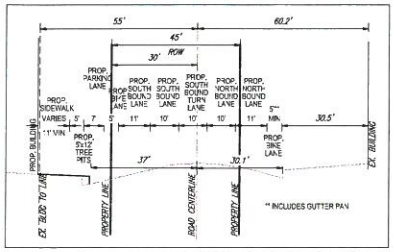
COMMONWEALTH OF VIRGINIA
DANIEL M. DUKE
Lic. No. 034104
11/26/12
PROFESSIONAL ENGINEER

SHEET TITLE:

CONTEXT MAP WITH AERIAL PHOTOGRAPHY

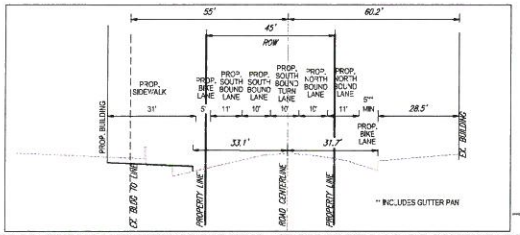
SHEET NUMBER:

C4
OF 11



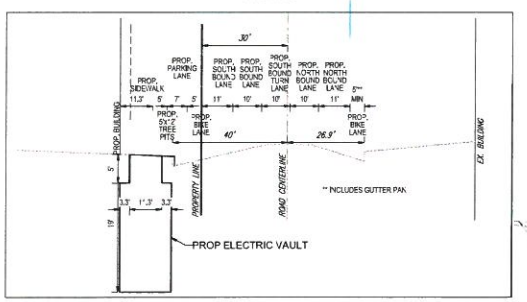
PROP. TURN LANE WITH NO PARKING (EAST)
CROSS SECTION D-D @ SOUTH EADS STREET

NOTE TO SCALE



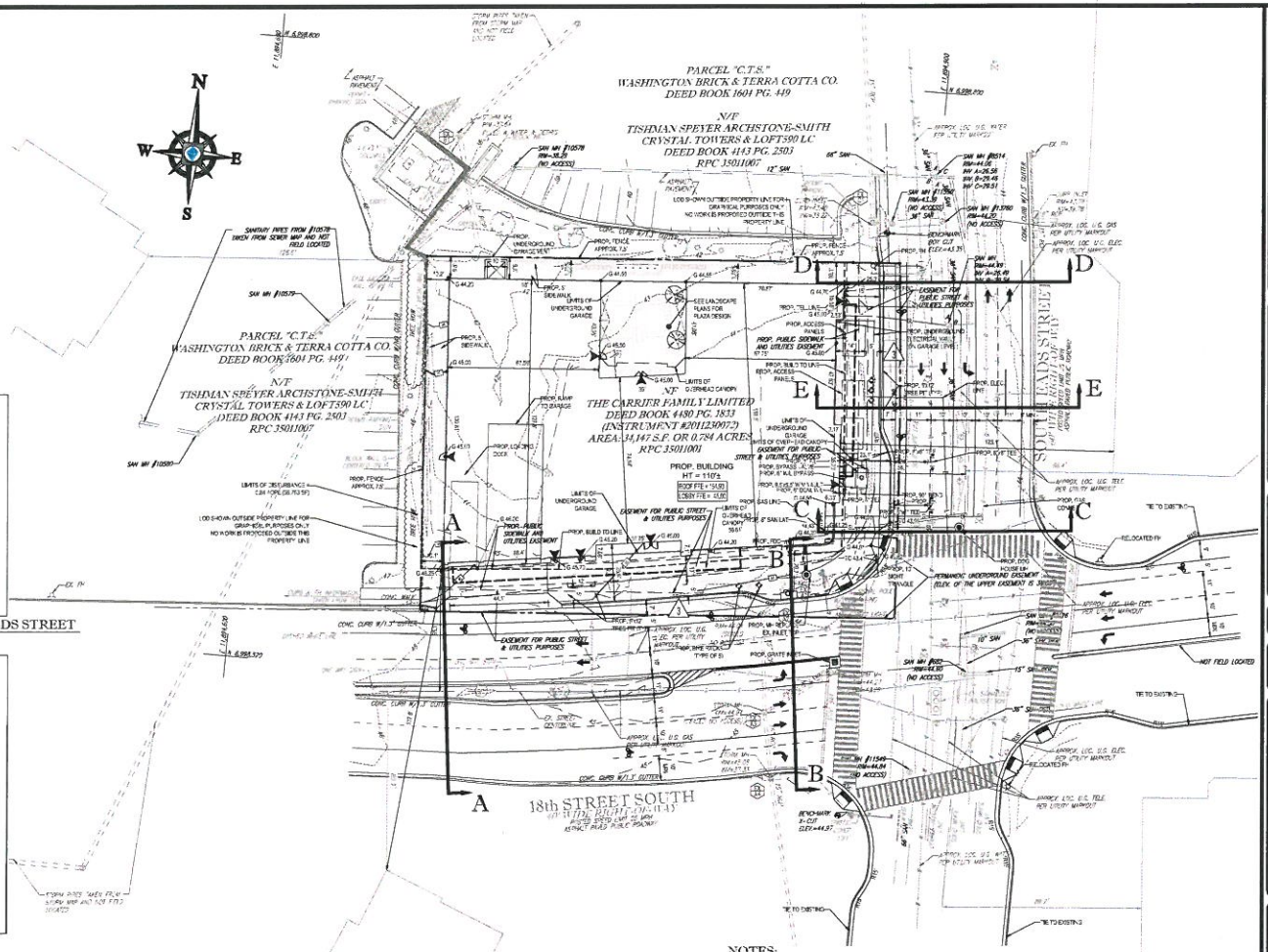
PROP. TURN LANE WITH NO PARKING - CROSS SECTION C-C @ SOUTH EADS STREET

NOTE TO SCALE



PROP. E-E CROSS SECTION @ SOUTH EADS STREET

NOTE TO SCALE



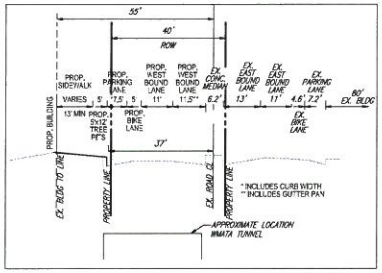
NOTE:

ALL MEASUREMENTS OF PROP ELECTRIC VAULT TAKEN ON THE OUTSIDE OF STRUCTURE

LINETYPE LEGEND

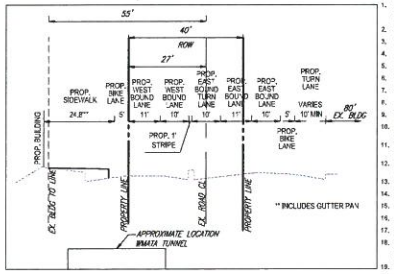
SHADING LEGEND

PAVER
PAVER
PAVER
LANDSCAPE AREA
PLANTING BED
CONC. SIDEWALK



PROP. A-A CROSS SECTION @ 18TH STREET SOUTH

NOTE TO SCALE



PROP. B-B CROSS SECTION @ 18TH STREET SOUTH

NOTE TO SCALE

NOTES:

1. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON THE FIELD RUN SURVEY BY BOHLER ENGINEERING. THE CONTOUR INTERVAL IS ONE (1) FOOT AND IS BASED ON THE BENCHMARK "BM040", BASED ON NAVD88, PROVIDED BY ARLINGTON COUNTY.
2. SITE AREA = 34,147 SF (0.784 AC)
3. EXISTING ZONE = C-M (LIMITED INDUSTRIAL DISTRICT)
4. PROPOSED ZONE = C-O CRYSTAL CITY
5. RPC NO.: 3501101
6. FAR PROPOSED : 6.19
7. LOT COVERAGE = 23,147 SF = 68%
8. AVERAGE ELEVATION OF THE SITE IS 45.57.
9. THE EXISTING BUILDING HEIGHT IS ±19.9'.
10. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONE C (AREAS OF MINIMUM FLOODING) AS SHOWN ON THE FIRM (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 5155200108. MAP EFFECTIVE MAY 3,1982.
11. THERE ARE NO PLANNED, PUBLIC STREETS OR RIGHT OF WAY DEDICATIONS OR VACATION AS OF A PART OF THIS PROJECT.
12. NO EXISTING TREES ARE LOCATED ON THE SUBJECT PROPERTY THEREFORE NO EXISTING TREE SURVEY HAS BEEN PREPARED.
13. THERE ARE NO RESOURCE PROTECTION AREAS LOCATED ON THIS SITE.
14. THIS SITE IS NOT IN A HISTORICAL DISTRICT NOR ARE THE ADJACENT BUILDINGS / SITES CONSIDERED HISTORIC.
15. 4 PARKING SPACES WILL BE REMOVED FROM S. EADS ST AND REPLACED WITH 3 SPACES.
16. 4 PARKING SPACES WILL BE REMOVED FROM 18TH ST. S AND REPLACED WITH 3 SPACES.
17. THERE IS NO RESUBDIVISION OR CONSOLIDATION OF LAND WITH THIS APPLICATION.
18. THERE IS A FIVE FOOT STRUCTURE FREE ZONE UNDERNEATH THE PUBLIC SIDEWALKS ON 18TH STREET SOUTH AND SOUTH EADS STREET TO ALLOW FOR THE INSTALLATION OF UNDERGROUND UTILITIES WITH THE EXCEPTION OF THE ELECTRICAL VAULT.
19. THERE ARE NO OVERHEAD UTILITIES ALONG THE PROPERTY FRONTAGE.
20. AN ENCROACHMENT APPLICATION HAS BEEN SUBMITTED UNDER SEPARATE COVER FOR THE ELECTRIC VAULT.
21. THERE WILL BE NO IMPACT TO THE EXISTING WMATA METRO TUNNEL OR ASSOCIATED EASEMENTS. SEE SHEET C11.
22. WALL OPENING PERCENTAGES SHOWN IN TABLE TO THE RIGHT:

WALL OPENINGS	REQUIRED *	PROVIDED
SOUTH ELEVATION	NO LIMIT	54%
EAST ELEVATION	NO LIMIT	61%
NORTH ELEVATION	45%	35%
WEST ELEVATION	45%	34%

* FOR ALL OPEN AREAS TABLE 705.8

1"=25'

BOHLER ENGINEERING

CORPORATE OFFICE:
22630 DAVIS DRIVE, SUITE 200
STERLING, VA 20164
703-709-9500

CIVIL & CONSULTING ENGINEERING
SITE DESIGN
PROJECT MANAGEMENT
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

● VIRGINIA (HQ)
● MARYLAND
● NEW JERSEY
● PENNSYLVANIA
● NORTH CAROLINA
● SOUTH CAROLINA
● GEORGIA
● FLORIDA
● NEW YORK
● CALIFORNIA

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REVISIONS

REV	DATE	COMMENT	BY
1	04/05/12	COUNTY QC COMMENTS	IPS
2	07/12/12	REV PER COUNTY COMMENTS	IPS
3	09/10/12	REV PER COUNTY COMMENTS	IPS
4	10/11/12	REV PER COUNTY COMMENTS	IPS
5	11/26/12	PLANNING COMMISSION SUBMISSION	IPS

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	5112004
DRAWN BY:	BF
CHECKED BY:	MD
DATE:	11/11/11
SCALE:	1" = 25'
CAD I.D.:	SS2

PROJECT:

4.1 SITE PLAN

FOR

SOUTH EADS LLC

LOCATION OF SITE
FORMER
CRYSTAL CITY POST OFFICE
1720 SOUTH EADS STREET
ARLINGTON COUNTY, VA

BOHLER ENGINEERING
22630 DAVIS DRIVE, SUITE 200
STERLING, VIRGINIA 20164
Phone: (703) 709-9500
Fax: (703) 709-9501
www.BohlerEngineering.com

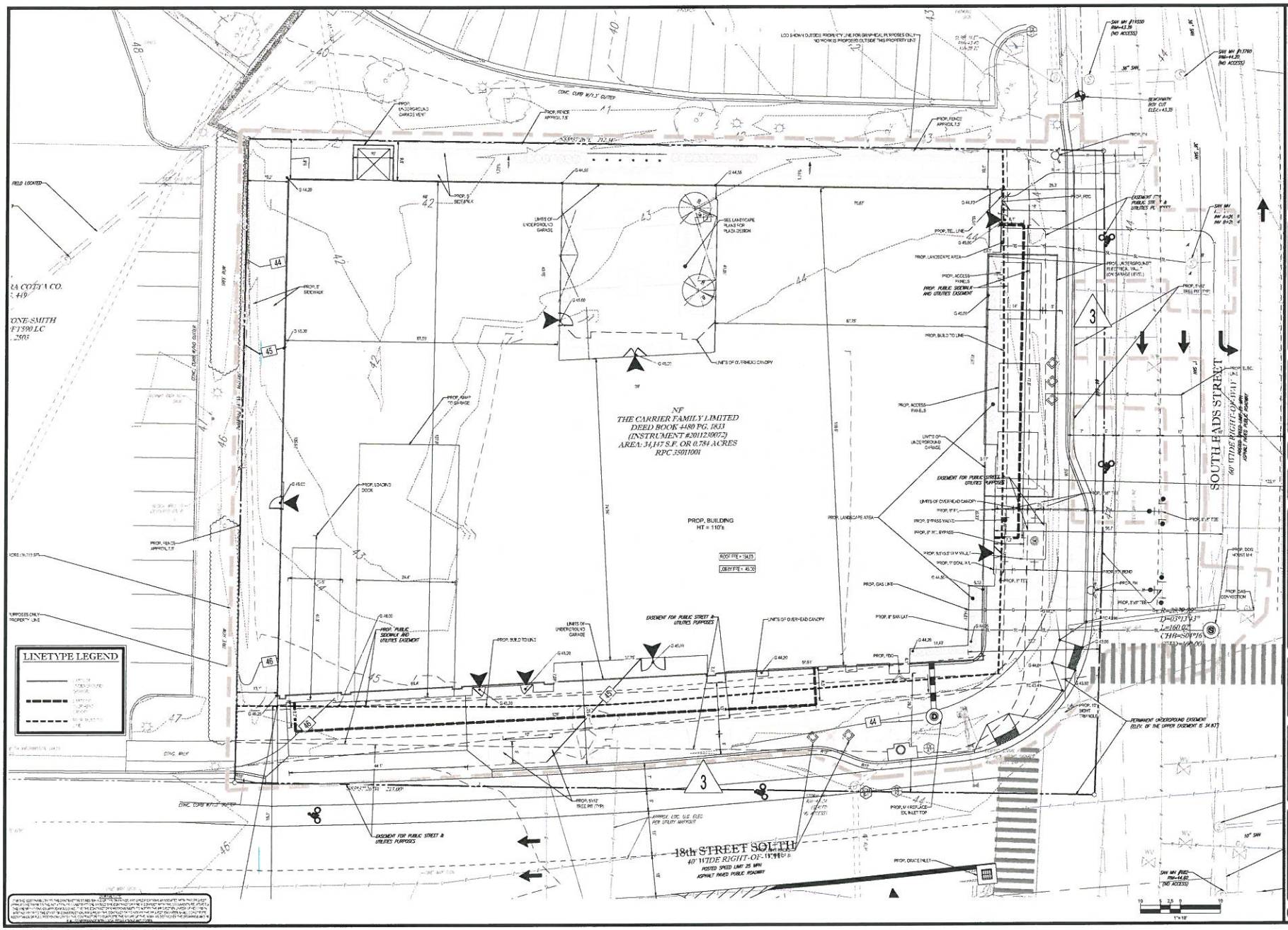
COMMONWEALTH OF VIRGINIA
DANIEL M. DUKE
Lic. No. 034104
11/26/12
PROFESSIONAL ENGINEER

SHEET TITLE:

PLOT AND LOCATION PLAN

SHEET NUMBER:

C5
OF 11



BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

CORPORATE OFFICE:
52 Tuscan Way
Suite 202
Williamsburg, VA 23188
(757) 565-1677

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Tampa, FL

REVISIONS

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3	09/10/12	REV PER COUNTY COMMENTS	IPS
4	10/11/12	REV PER COUNTY COMMENTS	IPS
5	11/26/12	PLANNING COMMISSION SUBMISSION	IPS

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	S112004
DRAWN BY:	BP
CHECKED BY:	MG
DATE:	11/11/11
SCALE:	1" = 10'
CAD I.D.:	SS2

PROJECT:

4.1 SITE PLAN

FOR

SOUTH EADS LLC

LOCATION OF SITE
FORMER
CRYSTAL CITY POST OFFICE
1720 SOUTH EADS STREET
ARLINGTON COUNTY, VA

BOHLER ENGINEERING
22630 DAVIS DRIVE, SUITE 200
STERLING, VIRGINIA 20164
Phone: (703) 709-9500
Fax: (703) 709-9501
www.BohlerEngineering.com

COMMONWEALTH OF VIRGINIA
DANIEL R. DUKE
Lic. No. 034104
11/26/12
PROFESSIONAL ENGINEER

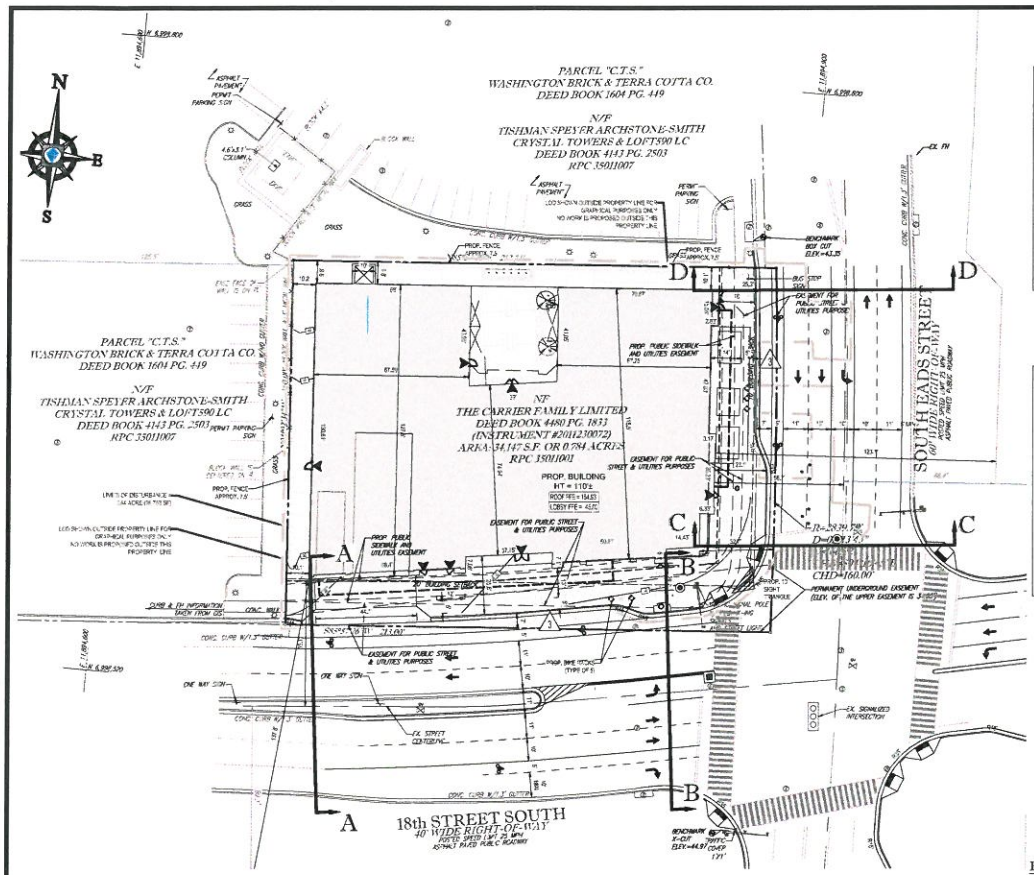
SHEET TITLE:

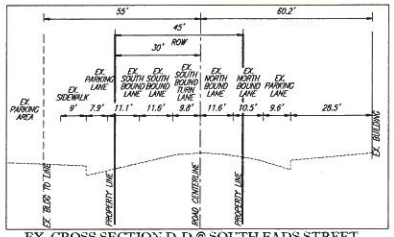
DETAIL SITE PLAN

SHEET NUMBER:

C6

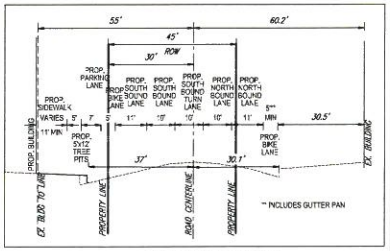
OF 11





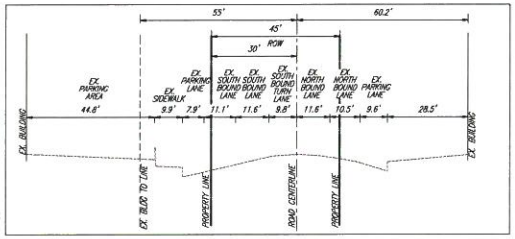
EX. CROSS SECTION D-D @ SOUTH EADS STREET

NOTE TO SCALE



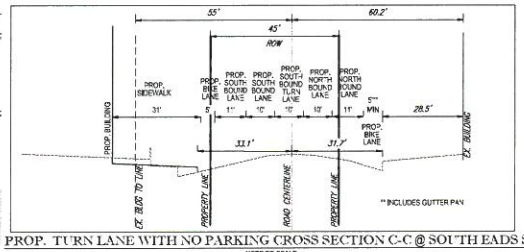
PROP. TURN LANE
CROSS SECTION D-D @ SOUTH EADS STREET

NOTE TO SCALE



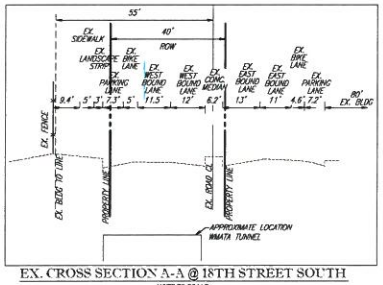
EX. CROSS SECTION C-C @ SOUTH EADS STREET

NOTE TO SCALE



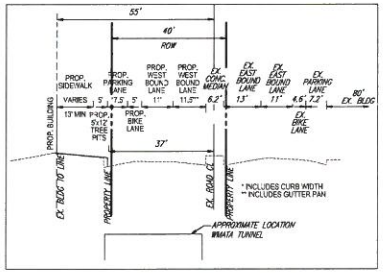
PROP. TURN LANE WITH NO PARKING CROSS SECTION C-C @ SOUTH EADS STREET

NOTE TO SCALE



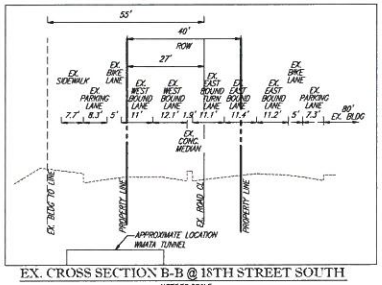
EX. CROSS SECTION A-A @ 18TH STREET SOUTH

NOTE TO SCALE



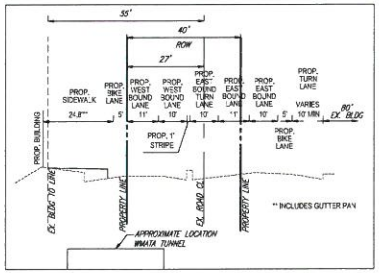
PROP. A-A CROSS SECTION @ 18TH STREET SOUTH

NOTE TO SCALE



EX. CROSS SECTION B-B @ 18TH STREET SOUTH

NOTE TO SCALE



PROP. B-B CROSS SECTION @ 18TH STREET SOUTH

NOTE TO SCALE

NOTE:
A MINIMUM OF 9 FOOT CLEAR SIDEWALK WILL BE PROVIDED ON 18TH STREET SOUTH.

BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PERMIT PLANNERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

CORPORATE OFFICE:
47 WORCESTER RD.
WORCESTER, MA

NORTHEAST REGIONAL OFFICE:
200 BOSTON POST ROAD, SUITE 100
MARLBOROUGH, MA 01752
(508) 481-9400
FAX (508) 481-1974

SOUTHEAST REGIONAL OFFICE:
2300 CLAYTON BLVD., SUITE 1250
CHESTERFIELD, MO 63146
(314) 567-6100
FAX (314) 567-6115

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REVISIONS

REV	DATE	COMMENT	BY
1	04/05/12	COUNTY QC COMMENTS	IPS
2	07/12/12	REV PER COUNTY COMMENTS	IPS
3	09/10/12	REV PER COUNTY COMMENTS	IPS
4	10/11/12	REV PER COUNTY COMMENTS	IPS
5	11/26/12	PLANNING COMMISSION SUBMISSION	IPS

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	511200M
DRAWN BY:	BP
CHECKED BY:	MO
DATE:	11/11/11
SCALE:	1" = 25'
CAD I.D.	SS2

PROJECT:

4.1 SITE PLAN

FOR

SOUTH EADS LLC

LOCATION OF SITE
FORMER
CRYSTAL CITY POST OFFICE
1720 SOUTH EADS STREET
ARLINGTON COUNTY, VA

BOHLER ENGINEERING
22630 DAVIS DRIVE, SUITE 200
STERLING, VIRGINIA 20164
Phone: (703) 708-9500
Fax: (703) 709-9501
www.BohlerEngineering.com

COMMONWEALTH OF VIRGINIA
DANIEL M. DUKE
Lic. No. 034104
11/26/12
PROFESSIONAL ENGINEER

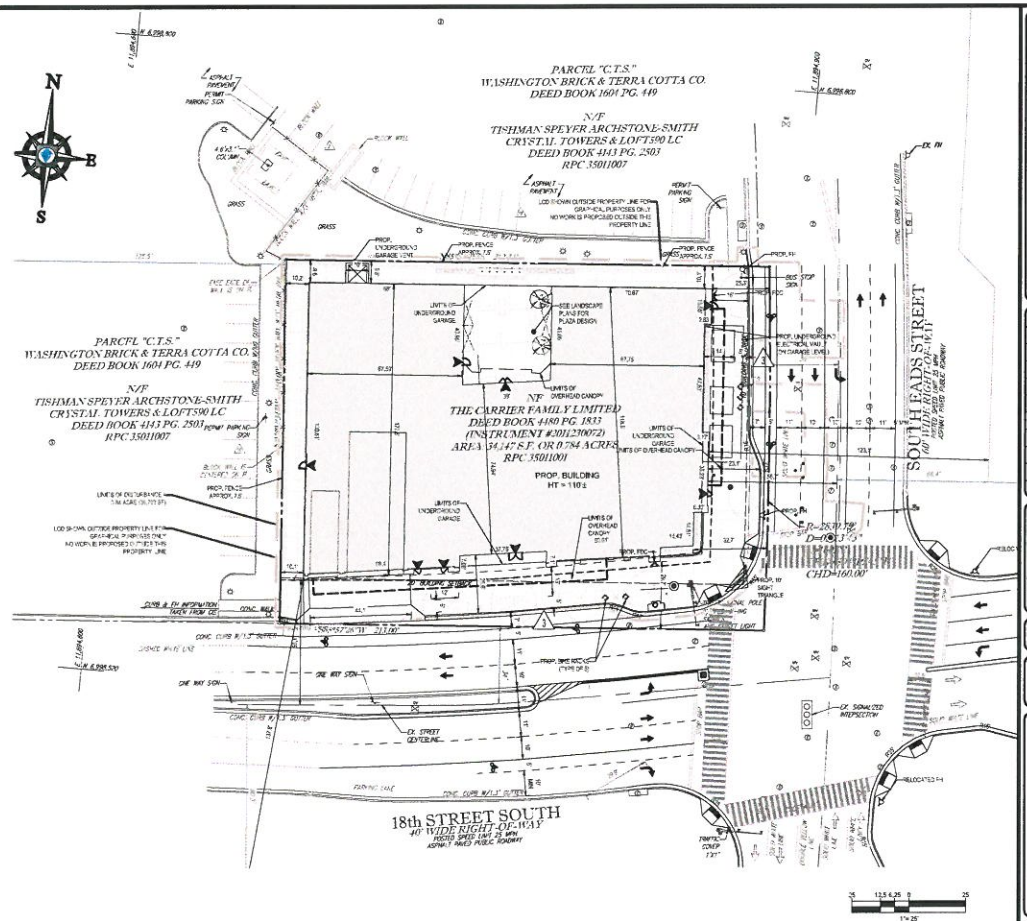
SHEET TITLE:

SIGHT TRIANGLE PLAN AND STREET CROSS SECTIONS

SHEET NUMBER:

C7

OF 11



BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

CORPORATE OFFICE
9 WORCESTER ROAD
WATCHUNG, NJ 07069

● WASHINGTON, NJ 908-689-3600
● CLIFTON, NJ 973-777-1770
● MORRISTOWN, NJ 973-539-1710
● SOMERSET, NJ 732-563-9900
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2	07/12/12	REV PER COUNTY COMMENTS	IPS
3	09/10/12	REV PER COUNTY COMMENTS	IPS
4	10/11/12	REV PER COUNTY COMMENTS	IPS
5	11/26/12	PLANNING COMMISSION SUBMISSION	IPS

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	S112004
DRAWN BY:	IP
CHECKED BY:	MD
DATE:	11/11/11
SCALE:	1" = 25'
CAD I.D.	S52

PROJECT:

4.1 SITE PLAN

FOR

SOUTH EADS LLC

LOCATION OF SITE
FORMER
CRYSTAL CITY POST OFFICE
1720 SOUTH EADS STREET
ARLINGTON COUNTY, VA

BOHLER ENGINEERING
22630 DAVIS DRIVE, SUITE 200
STERLING, VIRGINIA 20164
Phone: (703) 708-9500
Fax: (703) 709-9501
www.BohlerEngineering.com

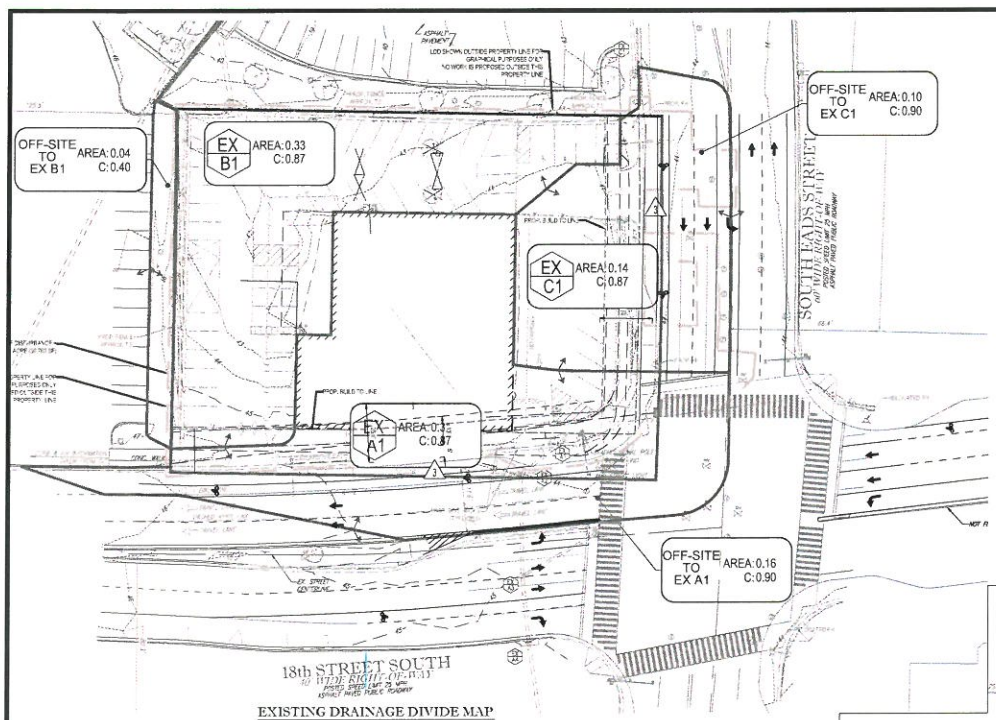
COMMONWEALTH OF VIRGINIA
DANIEL W. DUNKE
Lic. No. 034104
11/26/12
PROFESSIONAL ENGINEER

SHEET TITLE:

STRIPING PLAN

SHEET NUMBER:

C8
OF 11



EXISTING DRAINAGE DIVIDE MAP

SCALE = 1" = 25'

HYDROGRAPH CALCULATIONS

SITE AREA = 34,147 SF (0.78 AC)

PRE-DEVELOPMENT:

C VALUE = 0.86+0.20 = 0.53

TC = 5 MIN
I= = 7.00 IN / HR
Q = 3.01 CFS

POST-DEVELOPMENT:

TC = 5 MIN
I= = 7.00 IN/HR

CONTROLLED AREA = 19,528 SF (0.45 AC)
C-VALUE = 0.90
Q = 2.95 CFS

UNCONTROLLED AREA = 14,619 SF (0.33 AC)
C-VALUE = 0.81
Q = 1.96 CFS

ALLOWABLE RELEASE RATE = 3.01 CFS - 1.95 CFS = 1.06 CFS

STORM SEWER ADEQUACY CALCULATIONS

TO BE PROVIDED WITH FINAL CONSTRUCTION DOCUMENTS

Arlington County Chesapeake Bay Preservation Ordinance Stormwater Requirements Worksheet

Arlington County
Chesapeake Bay Preservation Ordinance
Stormwater Requirements
Worksheet

Applicant

Step 1. Enter site characteristics and determine impact area	Area (sf)	%		
Total Site Area	34,147			
Existing Impervious Cover	22,481	66.3%		
Proposed Impervious Cover	31,902	93.4%		
Average Land Cover condition	5484	16.0%		
60% of Existing Impervious Cover	26242	76.8%		
				Impact area (sf)
	Land Disturbing activities	No		-
	Land Disturbing activities	No		-
	Redevelopment	Yes		
		Total Impact Area		27 sq
	Impact area > 5% of total impervious area			Yes
		Impact Area Requirement		27 sq
Maximum Watershed Management Fund fee		$	2.00	$ 774

Step 2. Vehicle-related pavement treatment	Area (sf)			
Vehicle-related pavement	931			
Required to be treated	742			
Required min. treatment efficiency	80%			
Treatment credit needed	774	(Must be equal / impact area / Pretreatment)		
	Impervious area reduction (sf)			Treatment Credit (sf)
Permeable paving systems				
	Impervious area treated (sf)		Treatment efficiency	Treatment Credit (sf)
Additional BMP's	(A)		(B)	(A X B)
		0	90%	0
				0
				0
Total vehicle-related pavement treatment credits				0

Is vehicular treatment requirement met? NO

Step 3. Additional treatment				
	Impervious area reduction (sf)			Treatment Credit (sf)
Permeable paving systems				
Cisterns	19,000			19,000
	Impervious area treated (sf)		Treatment efficiency	Treatment Credit (sf)
Additional BMP's	(A)		(B)	(A X B)
				0
				0
				0
Total additional treatment credits				19000

Step 4. Determine compliance	Area (sf)	
Impact area	27	
Total treatment credits	19,000	
Remaining impact area	-19973	
Total Watershed Management Fund fee	$ (42,948)	

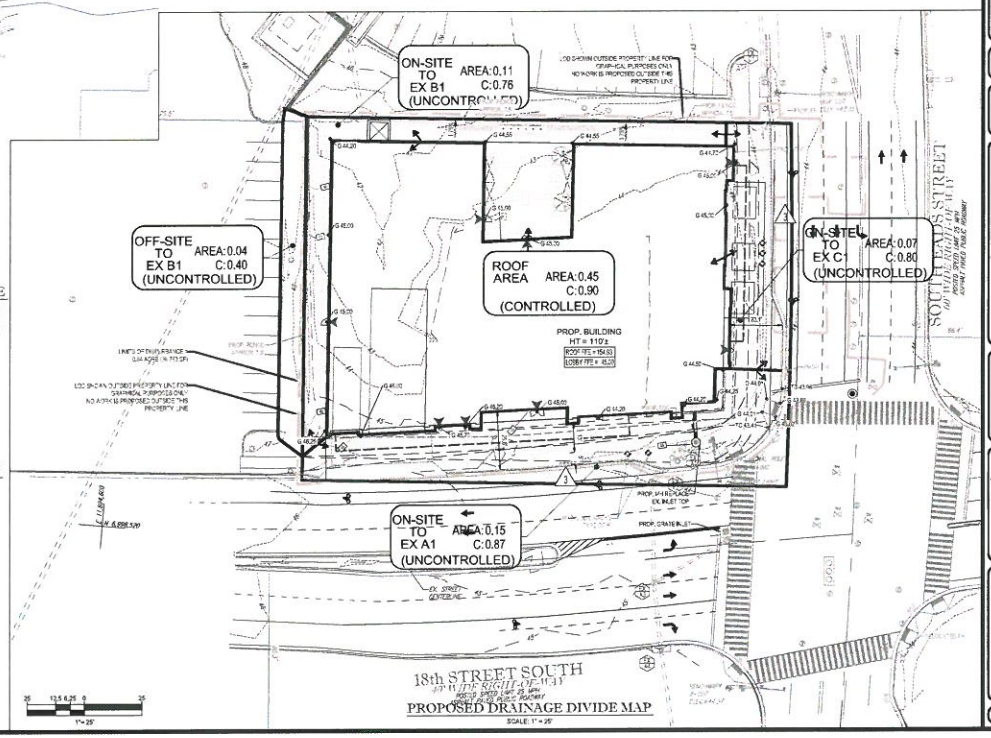
Exception eligibility		
Percent of required treatment credits from runoff reduction BMPs	77.1%	
Percent of post-development impervious area treated	61%	
Eligible for exception?	No	

STORMWATER MANAGEMENT AND OUTFALL NARRATIVE

THE EXISTING SITE HAS THREE (3) OUTFALL AREAS: ONE TO 18TH STREET SOUTH, ONE TO SOUTH EADS STREET AND ONE TO THE ADJACENT PROPERTY. THE PRE-DEVELOPED C-VALUE IS 0.53 BASED ON THE UNCONTROLLED POST-DEVELOPED FLOW FROM THE SITE. COMPUTED PRE-DEVELOPED C-VALUE IS 0.53 BASED ON THE UNCONTROLLED POST-DEVELOPED FLOW FROM THE SITE. THE ALLOWABLE RELEASE RATE IS 1.06 CFS AND WILL BE PROVIDED BY STORAGE WITHIN THE BUILDING FLOW FROM THE SITE WILL DISCHARGE TO EX A1 AND WILL GRAVITY FLOW THROUGH THE EXISTING STORM SYSTEM SOUTH ALONG SOUTH EADS STREET.

BEST MANAGEMENT PRACTICES (BMP) NARRATIVE

A CISTERN WILL BE LOCATED IN THE UNDERGROUND GARAGE OF THE PROPOSED BUILDING TO PROVIDE WATER QUALITY TREATMENT BY REUSING THE RAINWATER FOR IRRIGATION AND OTHER ON-SITE USES. FINAL DESIGN TO BE PROVIDED WITH FINAL CONSTRUCTION DOCUMENTS.



PROPOSED DRAINAGE DIVIDE MAP

SCALE: 1" = 25'

BOHLER ENGINEERING

CORPORATE OFFICE:
● WORCESTER, MA

OFFICES:
● WORCESTER, MA
● BOSTON, MA
● NORTHBOROUGH, MA
● SOMERVILLE, MA
● STERLING, VA
● PORTSMOUTH, NH
● PORTLAND, ME
● HARTFORD, CT
● PROVIDENCE, RI
● ALBANY, NY
● NEW YORK, NY
● PITTSBURGH, PA

CIVIL & CONSULTING ENGINEERS
SITE DESIGNERS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

REVISIONS

REV	DATE	COMMENT	BY
1	04/05/12	COUNTY DC COMMENTS	IPS
2	07/12/12	REV PER COUNTY COMMENTS	IPS
3	09/10/12	REV PER COUNTY COMMENTS	IPS
4	10/11/12	REV PER COUNTY COMMENTS	IPS
5	11/26/12	PLANNING COMMISSION SUBMISSION	IPS

THIS PLAN IS NOT APPROVED FOR CONSTRUCTION UNTIL IT IS SIGNED AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER.

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: B112004
DRAWN BY: BP
CHECKED BY: MO
DATE: 11/11/11
SCALE: 1" = 25'
CAD I.D.: SS2

PROJECT:

4.1 SITE PLAN

FOR

SOUTH EADS LLC

LOCATION OF SITE
FORMER
CRYSTAL CITY POST OFFICE
1720 SOUTH EADS STREET
ARLINGTON COUNTY, VA

BOHLER ENGINEERING
22630 DAVIS DRIVE, SUITE 200
STERLING, VIRGINIA 20164
Phone: (703) 709-9500
Fax: (703) 709-9501
www.BohlerEngineering.com

COMMONWEALTH OF VIRGINIA
DANIEL M. DUKE
Lic. No. 034104
11/26/12
PROFESSIONAL ENGINEER

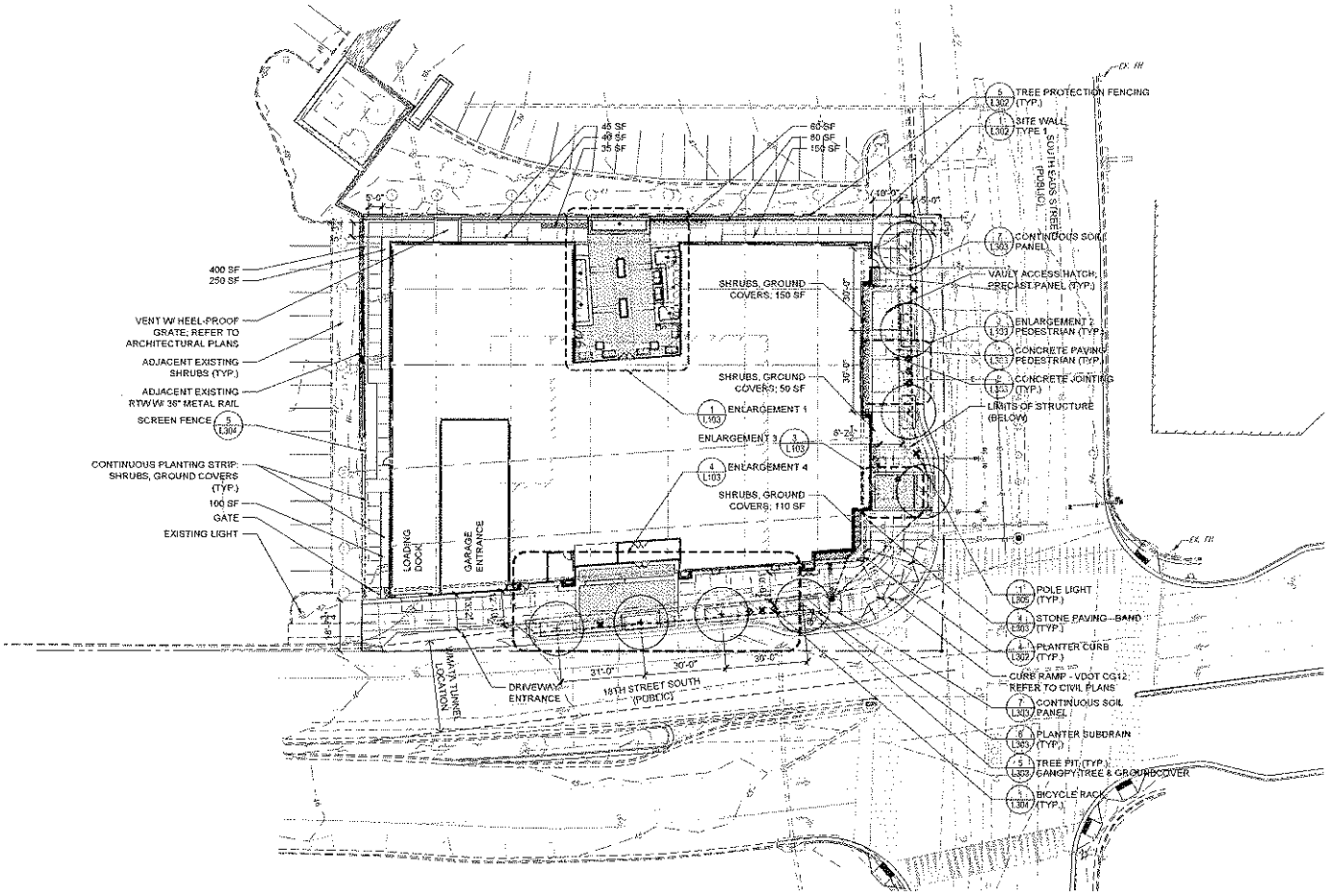
SHEET TITLE:

STORMWATER MANAGEMENT PLAN

SHEET NUMBER:

C9

OF 11



LEGEND:

PROPOSED
- ELECTRICAL
- FIRE PROTECTION
- GAS
- SANITARY
- STORM
- TELEPHONE
- TREE PROTECTION FE

EXISTING
- ELECTRICAL
- GAS
- SANITARY
- STORM
- TELEPHONE

NOTES:
1. REFER TO L411, 412 FOR PLANT SCHEDULE, DETAILS, AND NOTES.

0 10 20 40 60

LSG LANDSCAPE ARCHITECTURE

1919 GALLOWS ROAD, SUITE 110
VIENNA, VIRGINIA 22182
703-821-2345

COMMONWEALTH OF VIRGINIA
MARK R. LEWIS
Lic. No. 000332
11/26/12
LANDSCAPE ARCHITECT

KETTLER

SOUTH EADS LLC
1751-700 PINNACLE DRIVE
MCLEAN, VIRGINIA

703-641-9000
DAVE MOORE

CRYSTAL CITY RESIDENTIAL

4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

REVISIONS

No.	Description	Date
4	PLANNING COMMISSION	11/26/12
3	REVISION 3 - COUNTY COMMENTS	10/11/12
2	REVISION 2	3/27/12
1	REVISION 1	4/13/12

CONCEPTUAL LANDSCAPE PLAN LEVEL 01

Project Number:	11021.00
Scale:	1" = 20'
Drawn By:	BAJ
Checked By:	BAJ, ML
Date:	3/7/12
Sheet No.	L101

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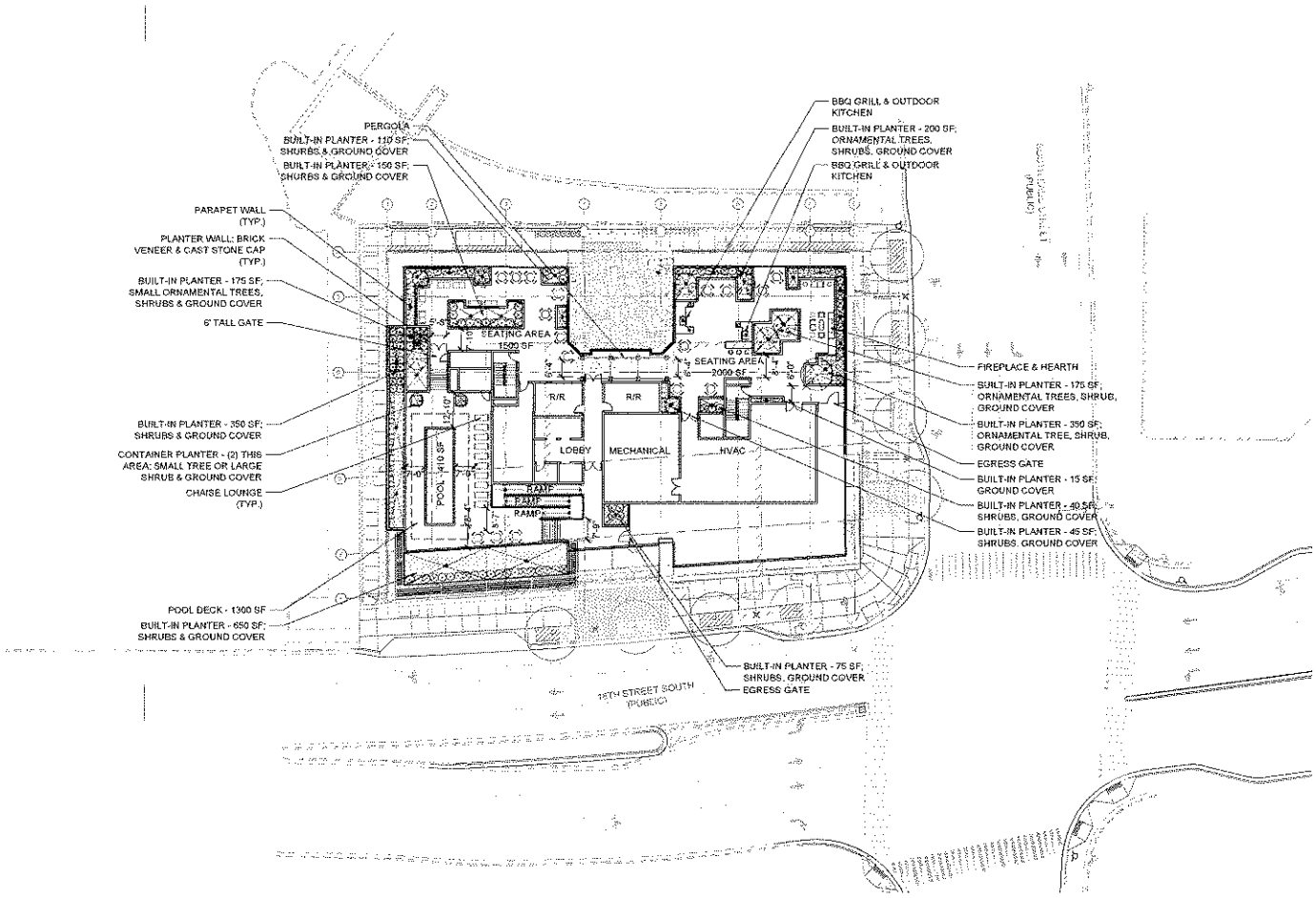

NOTES:
1. REFER TO L411, 412 FOR PLANT SCHEDULE, DETAILS, AND NOTES.

0 10 20 40 60

LSG LANDSCAPE ARCHITECTURE

1919 GALLOWS ROAD, SUITE 710
VIENNA, VIRGINIA 22182
703-821-2945

COMMONWEALTH OF VIRGINIA
MARK R. LEWIS
Lic. No. 000332
11/26/12
LANDSCAPE ARCHITECT

KETTLER

SOUTH EADS LLC
1751-700 PINNACLE DRIVE
MCLEAN, VIRGINIA

703-641-8800
DAVE MOORE

CRYSTAL CITY RESIDENTIAL

4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

REVISIONS

No.	Description	Date
4	PLANNING COMMISSION	11/26/12
3	REVISION 3 - COUNTY COMMENTS	10/11/12
2	REVISION 2	10/1/12
1	REVISION 1	9/12/12

CONCEPTUAL LANDSCAPE PLAN LEVEL 12

Project Number:	11021.00
Scale:	1" = 20'
Drawn By:	BAJ
Checked By:	BAJ, ML
Date:	3/7/12
Sheet No.	L102

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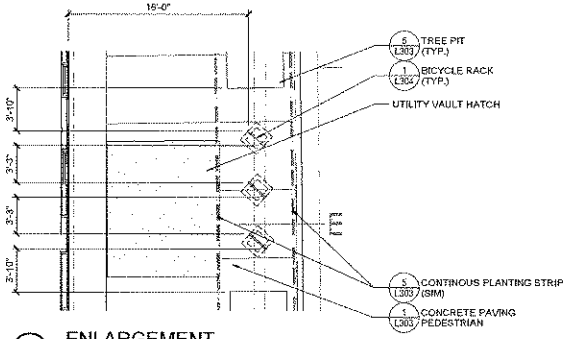
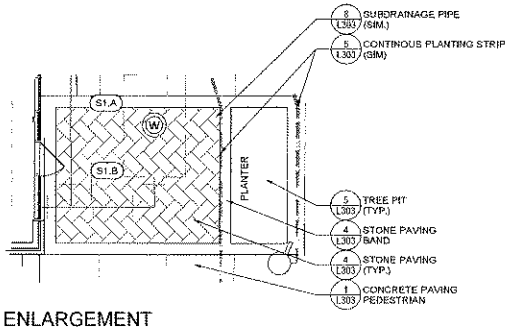
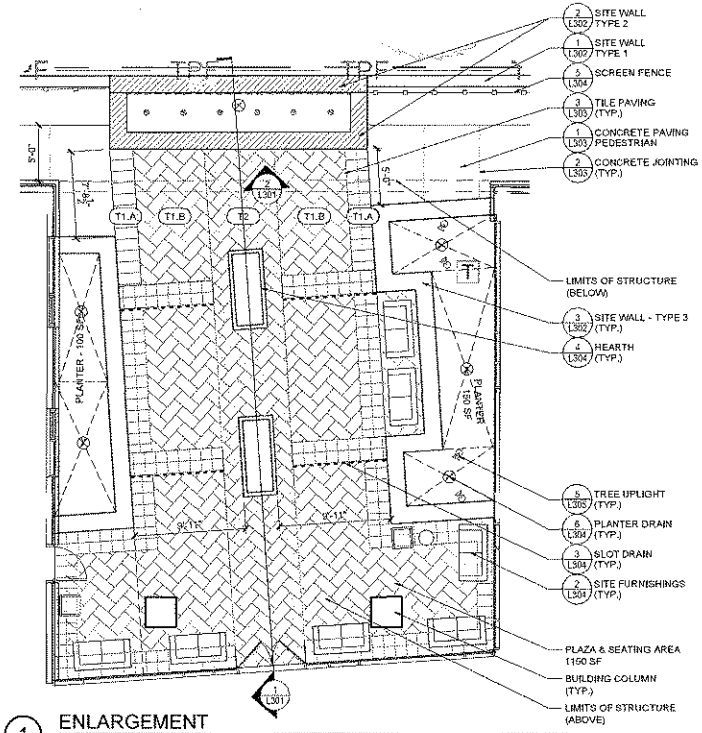


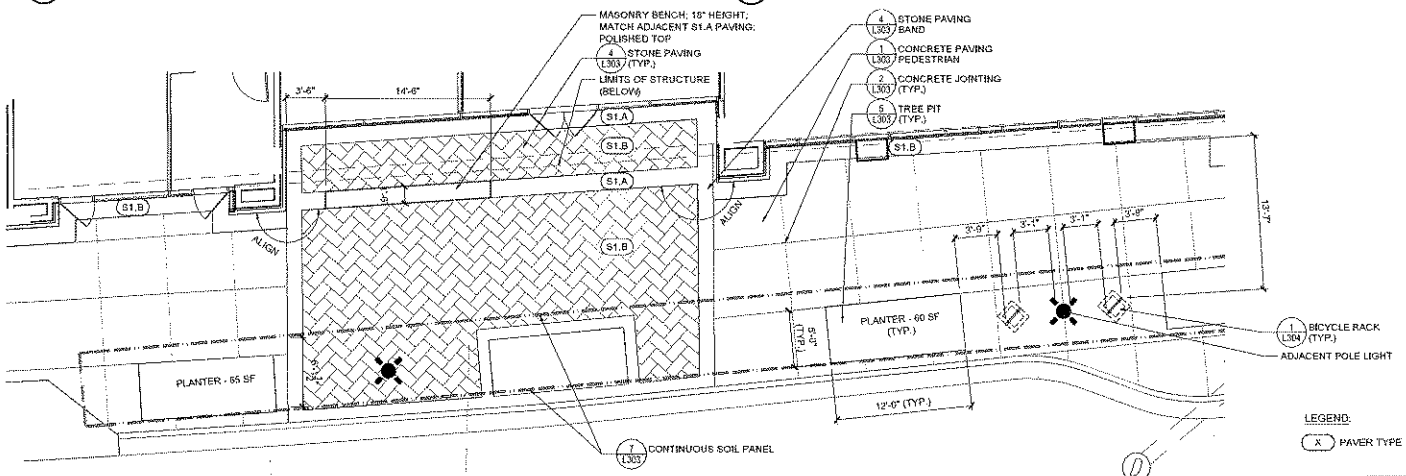
2 ENLARGEMENT
1"=5'-0"



3 ENLARGEMENT
1"=5'-0"



1 ENLARGEMENT
1"=5'-0"



4 ENLARGEMENT
1"=5'-0"

LEGEND:
X PAVER TYPE

0 5 10 20 30

LSG LANDSCAPE ARCHITECTURE
1919 GALLOWS ROAD, SUITE 110
VIENNA, VIRGINIA 22182
703-821-2945

COMMONWEALTH OF VIRGINIA
MARK R. LEWIS
Lic. No. 000333
11/26/12
LANDSCAPE ARCHITECT

KETTLER

SOUTH EADS LLC
1751-730 PINNACLE DRIVE
MCLEAN, VIRGINIA
703-917-8000
DAVE MOORE

CRYSTAL CITY RESIDENTIAL

4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

REVISIONS

No.	Description	Date
4	PLANNING COMMISSION	11/29/12
3	REVISION 3 - COUNTY COMMENTS	10/11/12
2	REVISION 2	9/21/12
1	REVISION 1	4/13/12

CONCEPTUAL LANDSCAPE PLAN ENLARGEMENTS

Project Number:	11021.00
Scale:	1" = 10'
Drawn By:	BAJ
Checked By:	BAJ, ML
Date:	3/9/12
Sheet No.	L103

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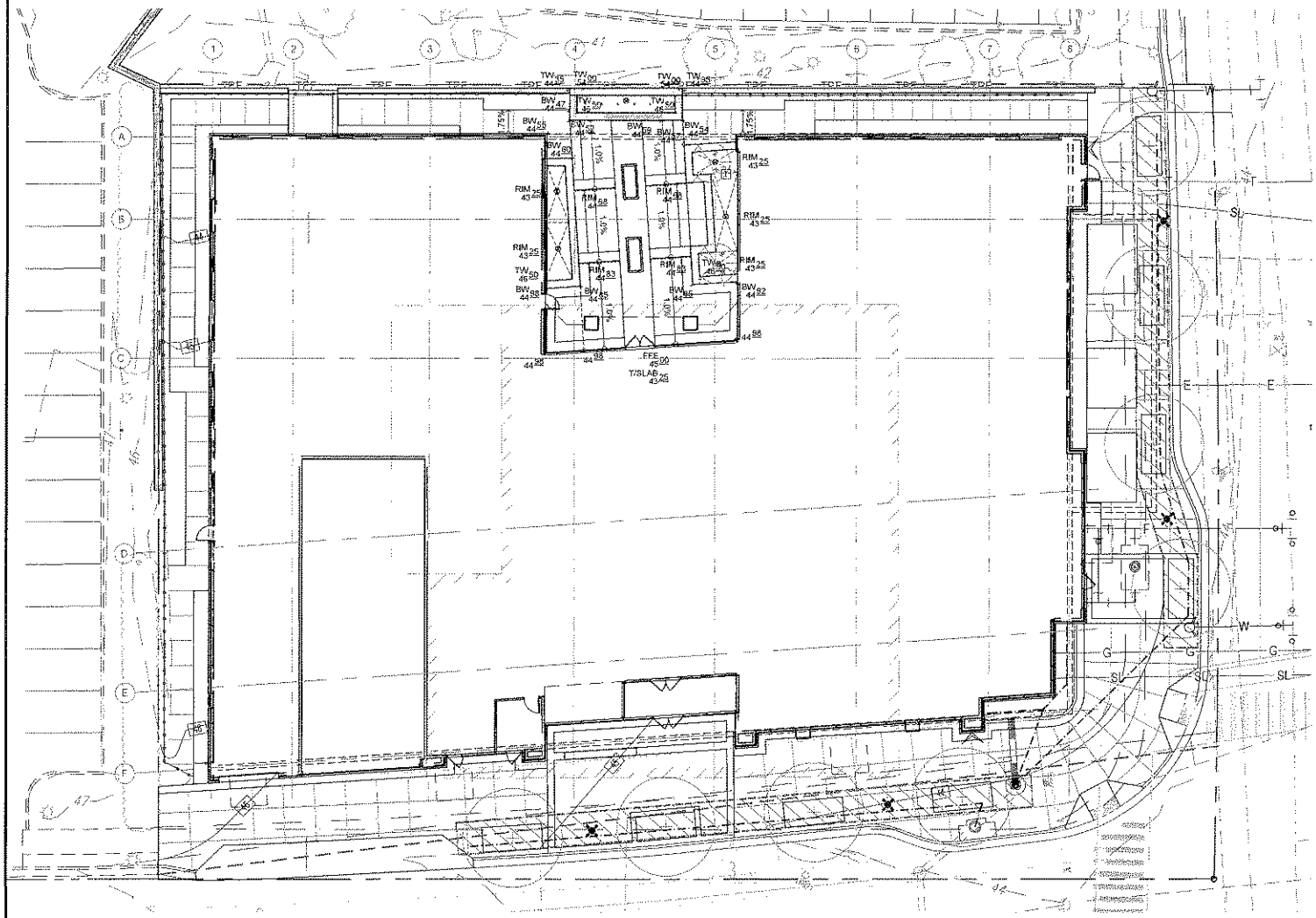


LEGEND:

PROPOSED
- E — ELECTRICAL
- F — FIRE PROTECTION
- G — GAS
- S — SANITARY
- STORM
- T — TELEPHONE
- TPF — TREE PROTECTION FE

EXISTING
- (E) — ELECTRICAL
- GAS
- (S) — SANITARY
- (D) — STORM
- (T) — TELEPHONE

0 5 10 20 40

LSG LANDSCAPE ARCHITECTURE

6519 GREENDALE ROAD, SUITE 110
ARLINGTON, VIRGINIA 22160
703-821-2045

COMMONWEALTH OF VIRGINIA
MARK R. LEWIS
Lic. No. 000332
11/26/12
LANDSCAPE ARCHITECT

KETTLER

SOUTH EADS LLC
1735-700 PINNACLE DRIVE
MCLEAN, VIRGINIA

703-651-9800
DAVE MOORE

CRYSTAL CITY RESIDENTIAL

4.1 SITE PLAN

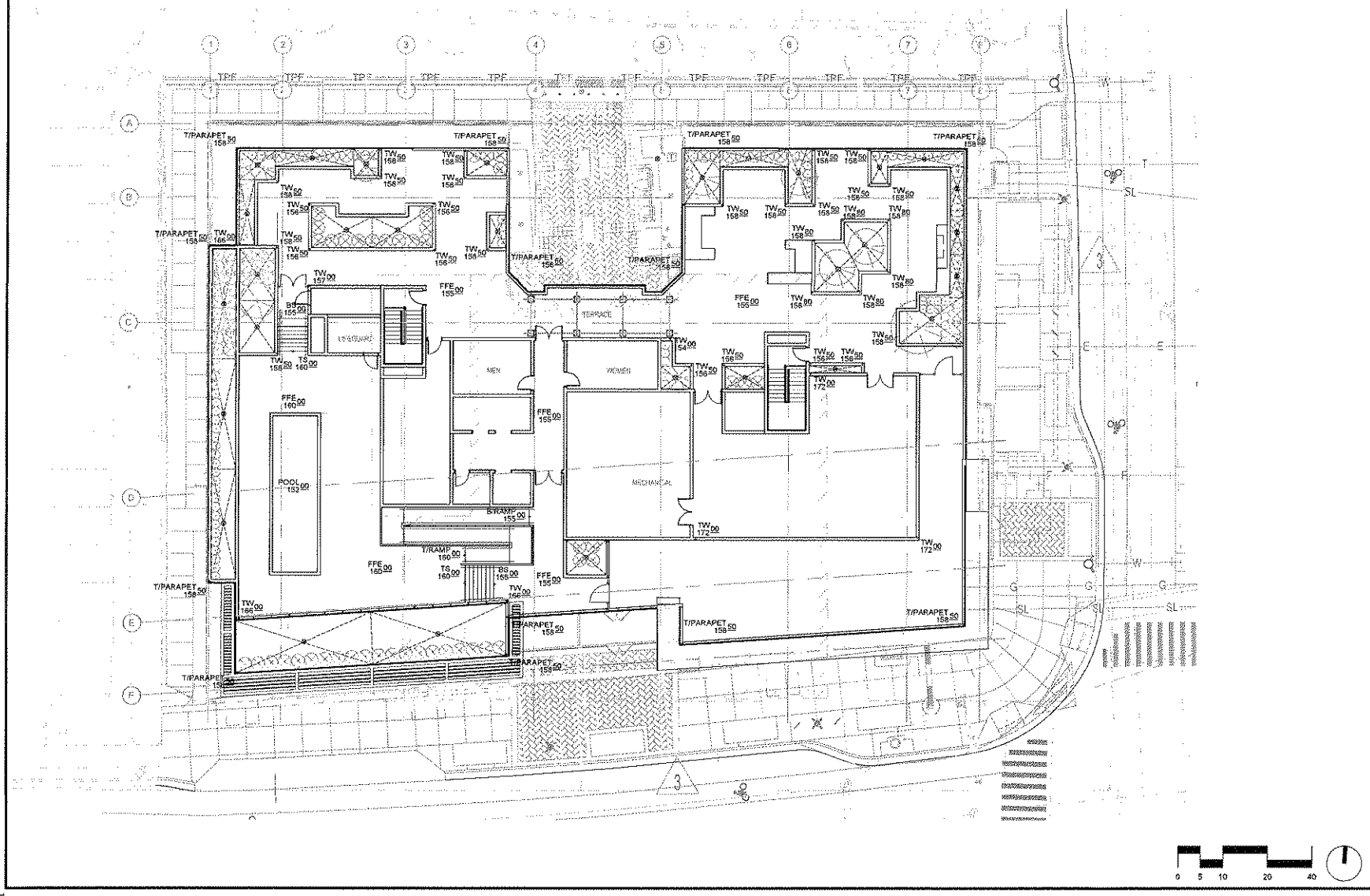
ARLINGTON COUNTY, VIRGINIA

REVISIONS

No.	Description	Date
4	PLANNING COMMISSION	11/28/12
3	REVISED TO COUNTY COMMENTS	10/31/12
2	REVISION 2	9/13/12
1	REVISION 1	4/13/12

FINISHED GRADING PLAN LEVEL 01

Project Number:	11001.00
Scale:	1" = 20'
Drawn By:	BAJ
Checked By:	BAJ, MR
Date:	3/9/12
Sheet No.	L201



LSG LANDSCAPE ARCHITECTURE

1919 GALLOWS ROAD, SUITE 110
VIENNA, VIRGINIA 22182
703-821-2045

COMMONWEALTH OF VIRGINIA
MARK R. LEWIS
Lic. No. 000332
11/26/12
LANDSCAPE ARCHITECT

KETTLER

SOUTH EADS LLC
1751-756 PINNACLE DRIVE
MCLEAN, VIRGINIA

703-641-8000
DAVE MOORE

CRYSTAL CITY RESIDENTIAL

4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

REVISIONS

No.	Description	Date
4	PLANNING COMMISSION	11/26/12
3	REVISION 3 - COUNTY COMMENTS	10/11/12
2	REVISION 2	10/1/12
1	REVISION 1	4/13/12

FINISHED GRADING PLAN LEVEL 12

Project Number:	11021.00
Scale:	1" = 20'
Drawn By:	BAJ
Checked By:	BAJ, ML
Date:	3/7/12
Sheet No.	L202

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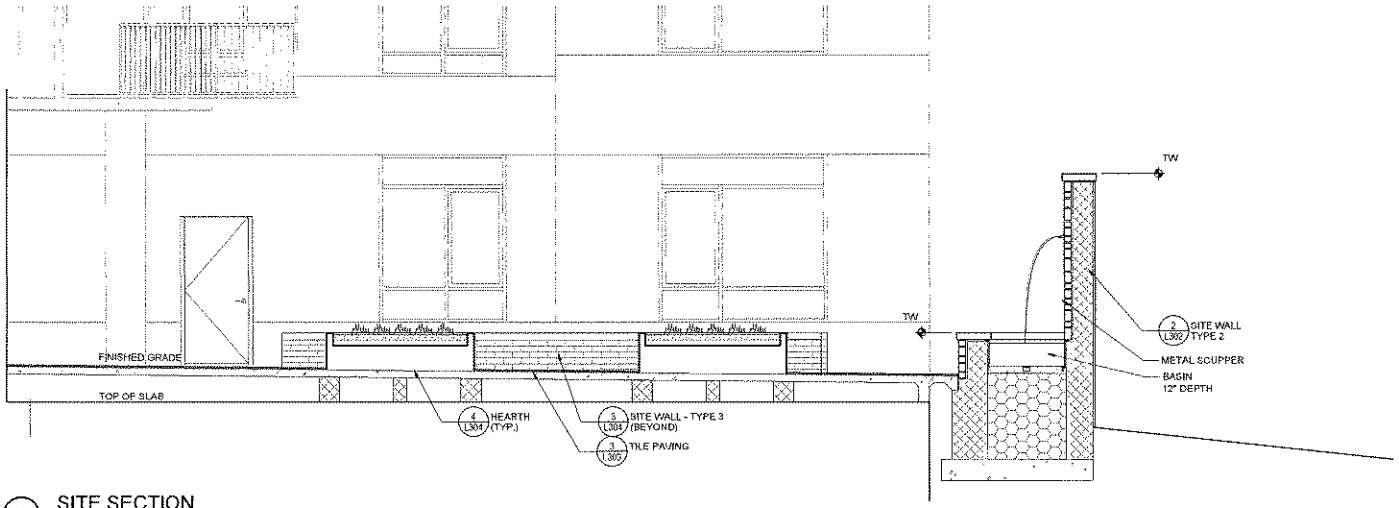
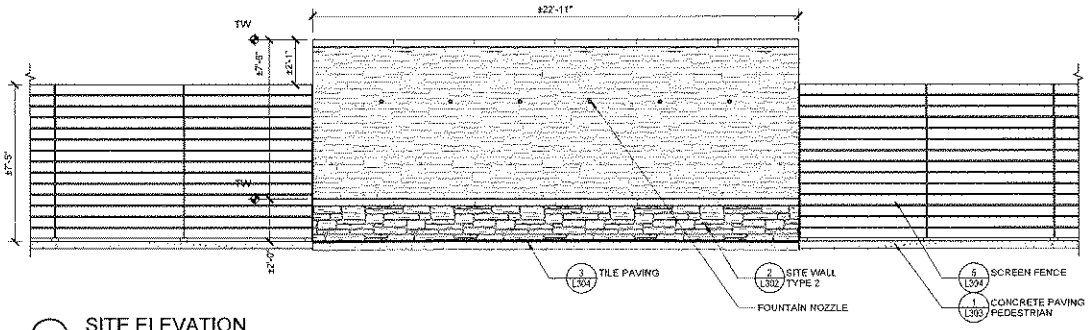


1 SITE SECTION
3/8" = 1'-0"



2 SITE ELEVATION
3/8" = 1'-0"

LSG LANDSCAPE ARCHITECTURE

1519 BALLOWS ROAD, SUITE 110
VIENNA, VIRGINIA 22182
703-621-2315

COMMONWEALTH OF VIRGINIA
MARK R. LEWIS
Lic. No. 000332
11/26/12
LANDSCAPE ARCHITECT

KETTLER

SOUTH EADS LLC
1751-700 PINNACLE DRIVE
MCLEAN, VIRGINIA

703-941-9000
DAVE MOORE

CRYSTAL CITY RESIDENTIAL

4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

REVISIONS

No.	Description	Date
4	PLANNING COMMISSION	11/26/12
3	REVISION 3 - COUNTY COMMENTS	10/11/12
2	REVISION 2	10/1/12
1	REVISION 1	4/13/12

CONSTRUCTION DETAILS SITE SECTIONS

Project Number:	11021.00
Scale:	AS INDICATED
Drawn By:	BAJ
Checked By:	BAJ, ML
Date:	3/7/12
Sheet No.	L301

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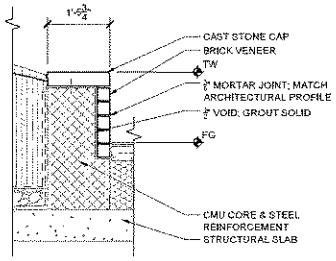
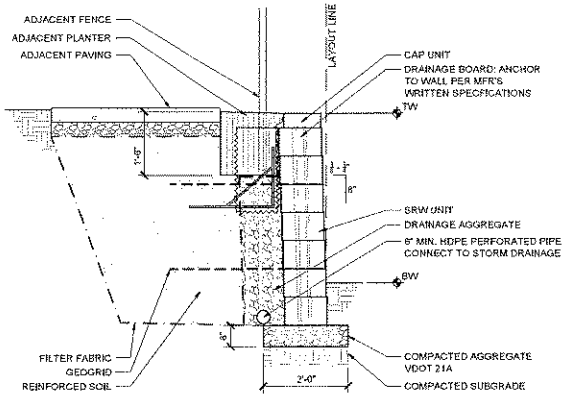


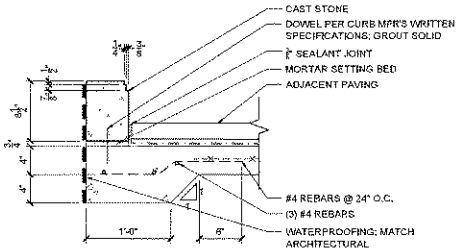
NOTES:
1. PROVIDE PRE-FABRICATED CAP CORNER UNITS. MITERED CORNERS ARE PROHIBITED.

3 SITE WALL - TYPE 3
2/4" = 1'-0"

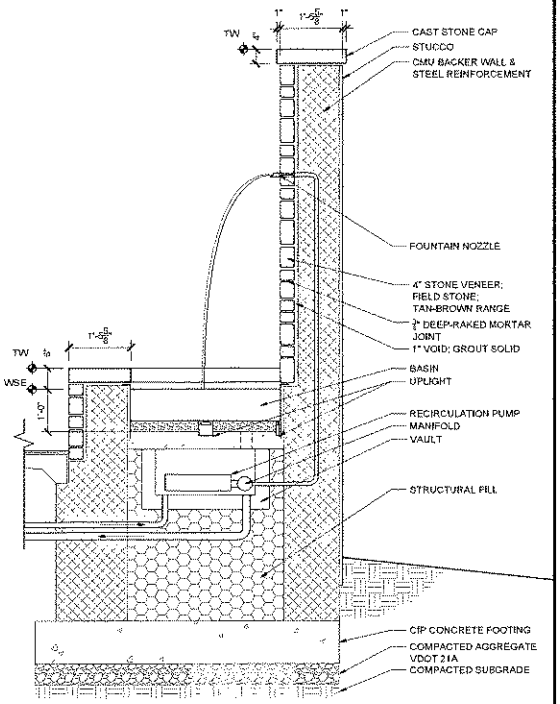


NOTES:
1. REFER TO STRUCTURAL DETAILS FOR GEOGRID, REINFORCED SOIL, AND ADDITIONAL REQUIREMENTS.

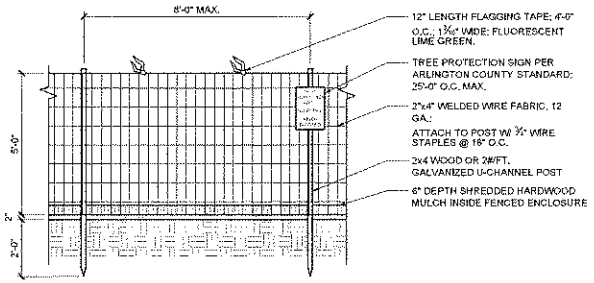
1 SITE WALL - TYPE 1
3/4" = 1'-0"



4 PLANTER CURB
1 1/2" = 1'-0"



2 SITE WALL - TYPE 2
3/4" = 1'-0"



5 TREE PROTECTION FENCE
1/2" = 1'-0"

LSG LANDSCAPE ARCHITECTURE

KETTLER

SOUTH BADS LLC
1751-700 PINNACLE DRIVE
MCLEAN, VIRGINIA

CRYSTAL CITY RESIDENTIAL

4.1 SITE PLAN

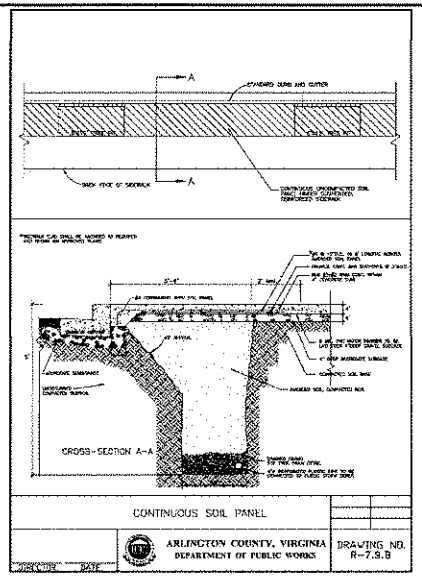
ARLINGTON COUNTY, VIRGINIA

REVISIONS

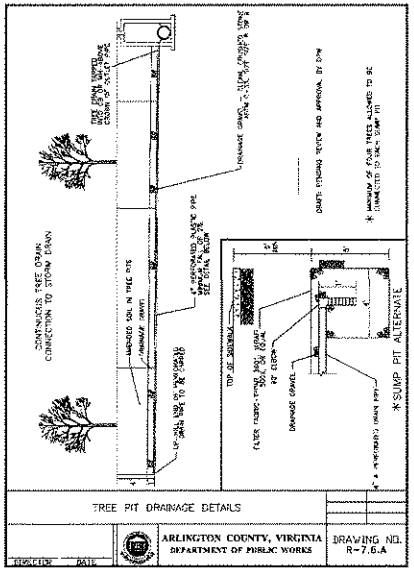
No.	Description	Date
4	PLANNING COMMISSION	11/28/12
3	REVISION 3 - COUNTY CONVEYS	10/19/12
2	REVISION 2	10/19/12
1	REVISION 1	4/13/12

CONSTRUCTION DETAILS

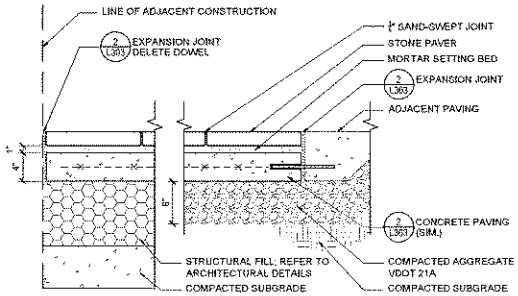
Project Number:	11021.00
Scale:	AS INDICATED
Drawn By:	BAJ
Checked By:	BAJ, MJ
Date:	3/7/12
Sheet No.	L302



7 CONTINUOUS SOIL PANEL - TYPICAL

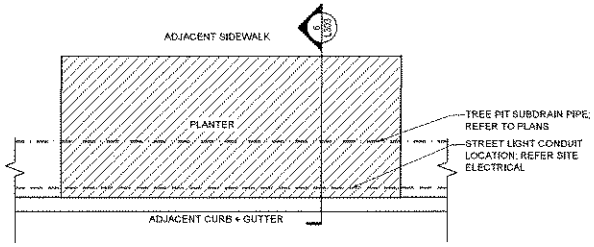


8 TREE PIT SUBDRAINAGE - TYPICAL

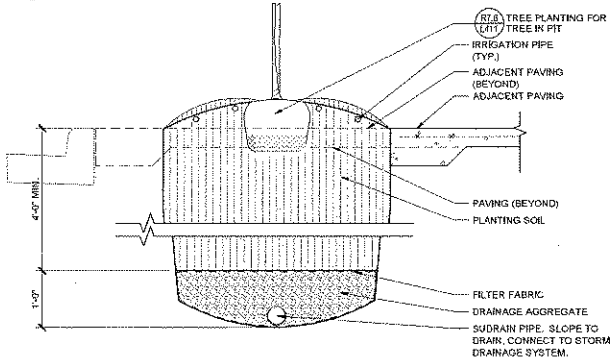


NOTES:
1. INSTALL PAVER COURSES IN STRAIGHT, TRUE LINES/ARCS.
2. PROVIDE EXPANSION JOINT WHERE PAVING MEETS OTHER TYPES OF PAVING, CURBS, AND/OR WALLS, AND AS DIRECTED BY ARCHITECT.
3. BELOW-GRADE & ADJACENT CONDITIONS VARY.

4 STONE PAVING
1 1/2" = 1'-0"

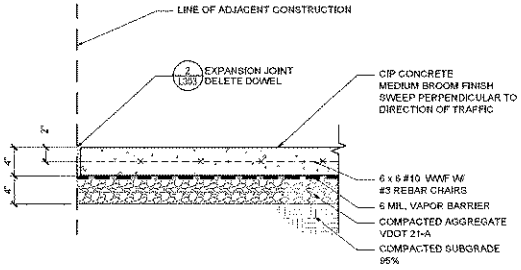


5 TREE PIT - PLAN
1/2" = 1'-0"



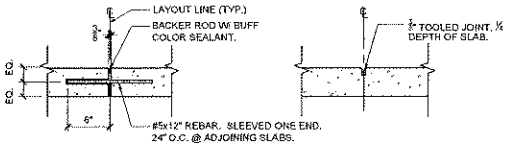
NOTES:
1. PROVIDE CONTINUOUS EXPANSION JOINT PER 2/L303 AT BACK OF CURB.
2. *REFER TO PLANTING DETAILS FOR ADDITIONAL INFORMATION.*

6 TREE PIT - SECTION
1" = 1'-0"



NOTES:
1. REFER TO 2/L303 FOR JOINT TYPES.

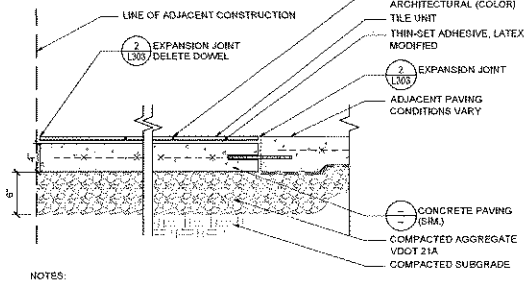
1 CONCRETE PAVING
1 1/2" = 1'-0"



EXPANSION/ISOLATION JOINT (E.J.) — CONTROL/CONTRACTION JOINT (C.J.)

NOTES:
1. INSTALL CONTROL JOINTS AT EQUAL INTERVALS OF 5'-0" UNLESS OTHERWISE INDICATED.
2. INSTALL EXPANSION JOINTS @ 20'-0" INTERVALS MAX., UNLESS OTHERWISE INDICATED, AND WHERE SLAB MEETS ANY ADJACENT STRUCTURE.
3. TOOL ALL EXPOSED EDGES W/ 1/4" RADIUS.
4. RECESS EXPANSION JOINTS 1/4" BELOW FINISH GRADE.
5. SAWCUT JOINTS ARE PROHIBITED.

2 CONCRETE JOINTING
1 1/2" = 1'-0"



NOTES:
1. INSTALL COURSES IN STRAIGHT, TRUE LINES.
2. PROVIDE EXPANSION JOINT WHERE PAVING MEETS OTHER TYPES OF PAVING, CURBS, WALLS, AND AS DIRECTED BY ARCHITECT.

3 TILE PAVING
1 1/2" = 1'-0"

LSG LANDSCAPE ARCHITECTURE
1919 GALLOWS ROAD, SUITE 150
VIENNA, VIRGINIA 22182
703-821-2365

COMMONWEALTH OF VIRGINIA
MARK R. LEWIS
LIC. NO. 000322
11/26/12
LANDSCAPE ARCHITECT

KETTLER

SOUTH EADS LLC
1751-700 PINNACLE DRIVE
MCLEAN, VIRGINIA
703-641-8000
DAVE MOORE

CRYSTAL CITY RESIDENTIAL

4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

REVISIONS

No.	Description	Date
4	PLANNING COMMISSION	11/20/12
3	REVISION 3 - COUNTY COMMENTS	10/15/12
2	REVISION 2	10/1/12
1	REVISION 1	4/13/12

CONSTRUCTION DETAILS

Project Number:	11021.00
Scale:	AS INDICATED
Drawn By:	BAJ
Checked By:	BAJ, ML
Date:	3/2012
Sheet No.	L303

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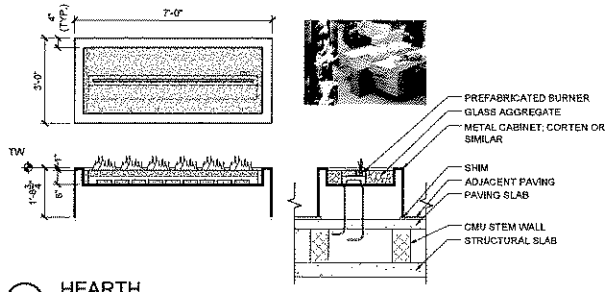
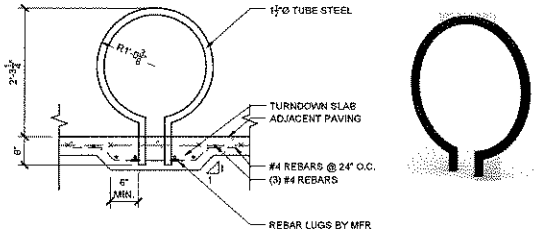
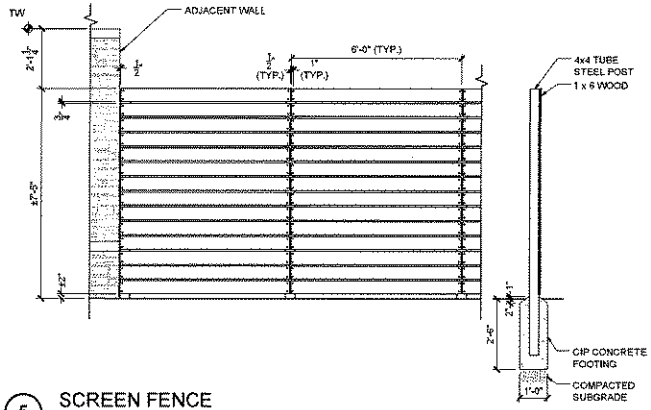


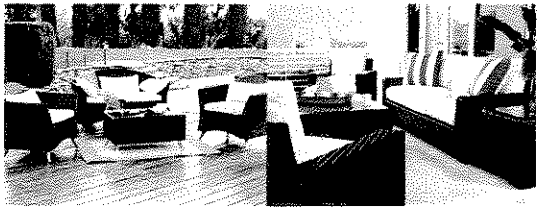
4 HEARTH
1/2" = 1'-0"



1 BICYCLE RACK
1" = 1'-0"

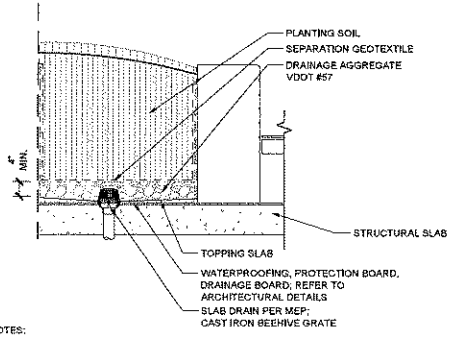


5 SCREEN FENCE
1/2"=1'-0"



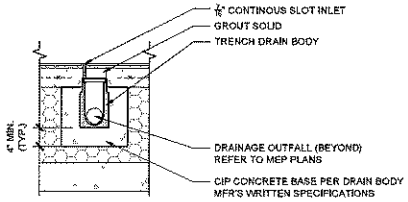
NOTES:
1. FURNISHINGS HEREIN ARE REPRESENTATIVE OF DESIGN INTENT. FINAL SELECTIONS MAY VARY.

2 FURNISHINGS



NOTES:
1. VERIFY POSITIVE DRAINAGE TO ALL PARTS OF ALL PLANTERS. INSTALL TOPPING SLAB AND ADDITIONAL SLAB DRAINS AS NECESSARY.

6 PLANTER DRAIN
3/4" = 1'-0"



NOTES:
1. SET SLOT & TRENCH RIM ELEVATIONS CONSTANT, 1/8" BELOW ADJACENT FG.
2. TRENCH INVERT TO SLOPE MIN. 0.5% TOWARD DRAINAGE.
3. PROVIDE 1/8" SEALANT JOINT BETWEEN SLOT & ADJACENT PAVING AND WALLS.

3 SLOT DRAIN
1" = 1'-0"

LSG LANDSCAPE ARCHITECTURE
1919 GALLOWS ROAD, SUITE 110
VIENNA, VIRGINIA 22182
703-821-2045

COMMONWEALTH OF VIRGINIA
MARK R. LEWIS
Lic. No. 000332
11/26/12
LANDSCAPE ARCHITECT

KETTLER

SOUTH EADS LLC
1751-700 PINNACLE DRIVE
MCLEAN, VIRGINIA
703-641-8000
DAVE MOORE

CRYSTAL CITY RESIDENTIAL

4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

REVISIONS

No.	Description	Date
4	PLANNING COMMISSION	11/26/12
3	REVISION 3 - COUNTY CONVENTS	10/31/12
2	REVISION 2	10/3/12
1	REVISION 1	4/10/12

CONSTRUCTION DETAILS

Project Number:	11021.00
Scale:	AS INDICATED
Drawn By:	BAJ
Checked By:	SAJ, ML
Date:	3/7/12
Sheet No.	L304

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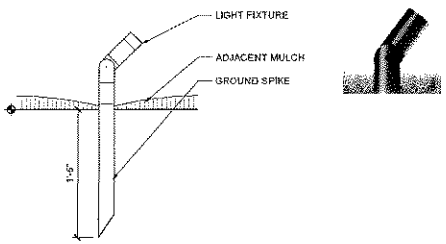
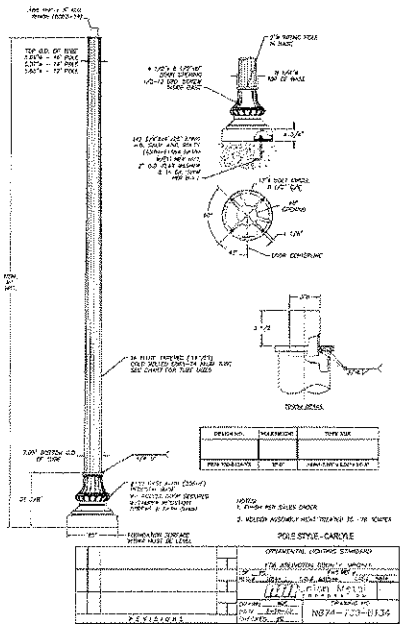
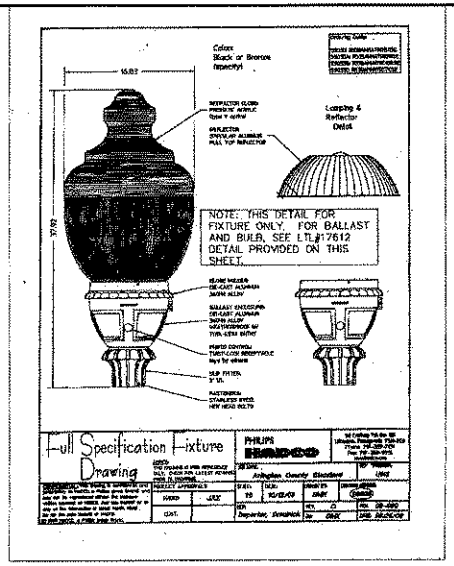


NOTES:
1. THIS DETAIL IS FOR MOUNTING CONDITIONS.
2. REFER TO SITE ELECTRICAL PLANS/SPECIFICATIONS.
3. PROVIDE TRANSFORMERS AND FLUSH IN-GROUND BOXES AS INDICATED AND AT LOCATIONS INDICATED.

5 UPLIGHT
1-1/2" = 1'-0"



3 STREET LIGHT - POLE

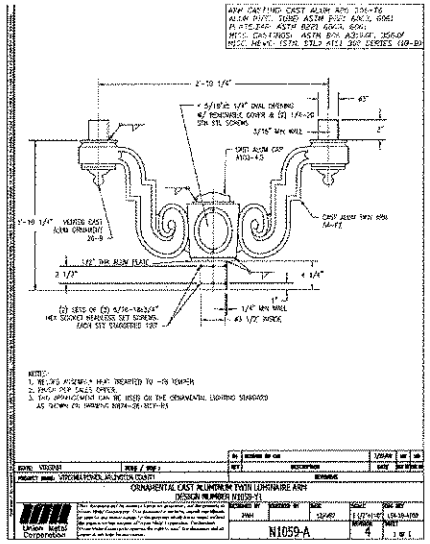


NOTES:
1. REFER TO DETAILS 2-4/L305 FOR ADDITIONAL REQUIREMENTS.
2. COUNTY REQUIREMENTS ARE SUBJECT TO CHANGE. REVIEW WITH COUNTY PRIOR TO PURCHASE AND PRIOR TO INSTALLATION.

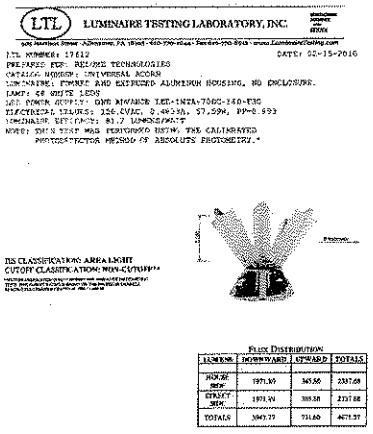
1 STREET LIGHT - HEAD

ITEM	MANUFACTURER	MODEL	SIZE	FINISH	COLOR	OTHER
PAVING						
S1.A - STONE	CHARLES LUCK STONE CENTER; STERLING, VIRGINIA; 703-675-5267	FAUX STONE	18" x X NOMINAL	WATER JET	BLACK	
S1.B - STONE			12" x 24" NOMINAL			
T1.A - TILE	PROVENZA; STONE SOURCE; 202-265-5900.	Q-STONE MINIMAL	12" x 12" NOMINAL; MOSAIC	NATURALE	DAY	
T1.B - TILE			12" x 24" NOMINAL		DAY	
T2 - TILE			12" x 24" NOMINAL		NIGHT	
SITE FURNISHING						
BENCH						
BICYCLE RACK	LANDSCAPE FORMS; BARBARA NOLAN, INC.; 703648-0846	RING		POWDERCOAT	BLACK	
SITE LIGHTING						
STREET LIGHT	REFER TO CUT SHEETS, 1-4/L305.			POWDERCOAT	BLACK	COUNTY REQUIREMENTS ARE SUBJECT TO CHANGE. REVIEW WITH COUNTY STREETLIGHT STANDARDS MGR. PRIOR TO PURCHASE AND PRIOR TO INSTALLATION.
UPLIGHT	BEGA; LIGHTING ENVIRONMENTS; 301-470-3252	AR-LED-R8-e22-MFL-B LP-12-11-C-6-PP		POWDERCOAT	BLACK	W/ REMOTE QSET TRANSFORMERS AS INDICATED; 18" POWERPIPE

6 PRODUCT SCHEDULE



4 STREET LIGHT - TWIN ARM



2 STREET LIGHT - FIXTURE

LSG LANDSCAPE ARCHITECTURE
1919 GALLOWS ROAD, SUITE 190
VIENNA, VIRGINIA 22182
703-821-3049

PARK R. LEWIS
Lic. No. 000332
11/26/12

KETTLER
SOUTH EADS LLC
1255-700 PINNACLE DRIVE
MCLEAN, VIRGINIA
703-644-9600
DAVE MOORE

CRYSTAL CITY RESIDENTIAL

4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

REVISIONS

No.	Description	Date
4	PLANNING COMMISSION	11/20/12
3	REVISION 3 - COUNTY COMMENTS	10/19/12
2	REVISION 2	10/5/12
1	REVISION 1	4/13/12

CONSTRUCTION DETAILS

Project Number:	11021.00
Scale:	AS INDICATED
Drawn By:	BAJ
Checked By:	BAJ, WL
Date:	3/9/12
Sheet No.	L305

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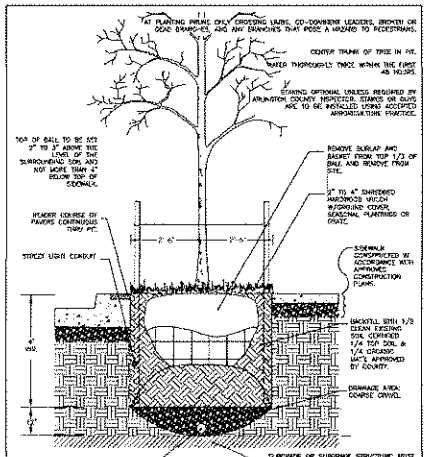


TREE PLANTING DETAIL
FOR STREET TREE IN PIT

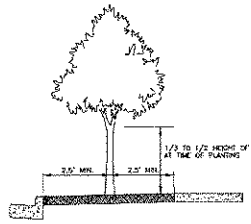
ARLINGTON
DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
PLANNING DIVISION

DIRECTOR DATE

DRAWING NO. R-7.6

NOTES:

1. WHEN TREES ARE PLANTED IN PUBLIC RIGHT-OF-WAY OR IN A PUBLIC EASEMENT A PERMIT SHALL BE REQUIRED. SUCH PERMIT WILL BE ISSUED BY THE DEPARTMENT OF PUBLIC WORKS ACCORDING TO THE PROVISIONS OF THE CURRENT ARLINGTON COUNTY ADMINISTRATIVE REGULATION NO. 4.3.
2. SPECIES SHALL BE SELECTED FROM THOSE LISTED IN THE REGULATION CITED ABOVE. SPACING REQUIREMENTS SHALL BE DETERMINED BY THE SIZE AND HABIT OF THE PLANTS CHOSEN AND SHALL BE SPECIFIED IN THE PERMIT WHEN IT IS ISSUED.
3. PLANTINGS SHALL NOT BE PERMITTED ON PUBLIC OR PRIVATE PROPERTY WHICH WOULD ENDANGER THE PUBLIC SAFETY BY OBSTRUCTING THE VISION OF VEHICULAR OR PEDESTRIAN TRAFFIC OR CONFLICTING WITH THE SAFE FUNCTION OF UTILITY WIRES.
4. STREET TREE PLANS WHICH CONTAIN SPECIAL ARCHITECTURAL OR VISUAL AESTHETIC OFFERS SHALL BE REVIEWED BY THE DEPARTMENT OF PUBLIC WORKS AND WHEN JUSTIFIED SPECIAL PERMITS WILL BE ISSUED.
5. STREET TREES SHALL BE NURSERY GROWN SPECIMENS WHICH MEET THE REQUIREMENTS FOR STREET TREES SET FORTH IN THE AMERICAN STANDARD FOR NURSERY STOCK – ANSI Z60 AND SHALL BE TYPICAL OF THEIR SPECIES HAVING FULLY DEVELOPED CROWNS AND SINGLE LEADERS. THEY SHALL BE BRANCHED TO ONE THIRD OF THEIR HEIGHT AT THE TIME OF PLANTING AND ELEVATED AS NECESSARY DURING THEIR GROWTH TO ASSURE A CLEARANCE FOR PEDESTRIANS AT MATURITY. GREATER CLEARANCE MAY BE REQUIRED IN SITUATIONS WHERE SIGHT AND BUS TRAFFIC MUST BE ACCOMMODATED.
6. ALL NURSERY STOCK USED AS STREET TREES SHALL BE VIGOROUS, HEALTHY AND FREE OF DISEASE OR INFESTATION. ALL PLANTS SHALL BE INSPECTED AT THE NURSERY AND SHIPMENTS SHALL BEAR THE APPROPRIATE CERTIFICATE OF INSPECTION PROVIDED BY THE STATE OF ORIGIN FOR PLANTING MATERIALS.

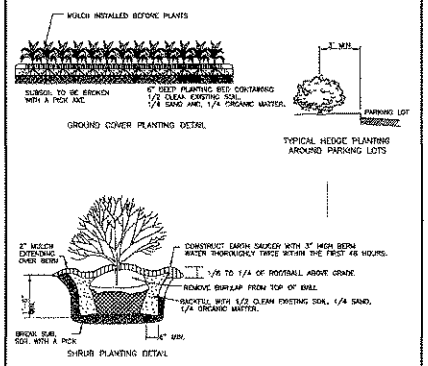


GENERAL STANDARD FOR TREE PLANTING

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF PUBLIC WORKS

DIRECTOR DATE

DRAWING NO. R-7.0



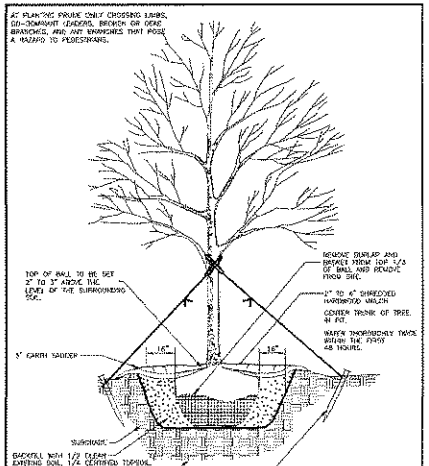
SHRUB AND GROUND COVER
PLANTING DETAIL

REVISED 07/01/04

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF PUBLIC WORKS

DIRECTOR DATE

DRAWING NO. R-7.1



PLANTING TREES
IN OPEN AREA OR GRASS STRIP

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF PUBLIC WORKS

DIRECTOR DATE

DRAWING NO. R-7.2

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	SPACING	REMARKS
SELECTIONS OF SPECIES AND CULTIVARS MAY INCLUDE, BUT NOT BE LIMITED TO, THOSE PROVIDED BELOW.							
CANOPY TREES							
+		*Platanus acerifolia*	LONDON PLANE TREE	4" CALIPER	B & B	AS INDICATED	
		Ulmus parvifolia 'Bosque'	BOSQUE ELM				
		Zelkova serrata 'Green Vase'	GREEN VASE ZELKOVA				
ORNAMENTAL TREES							
		Cornus kousa	KOUSA DOGWOOD	10 - 12'	B & B	AS INDICATED	
		Lagerstroemia indica	CRAPE MYRTLE				
		Magnolia x soulangiana	SAUCER MAGNOLIA				
SHRUBS							
		Ilex x meserveae	CHINA GIRL HOLLY	24 - 30"	CONT.	24 - 30" O.C.	
		Nandina domestica	HEAVENLY BAMBOO				
		Prunus laurocerasus	CHERRY LAUREL				
GROUND COVERS/PERENNIALS							
		Cotoneaster dammeri 'Coral Beauty'	CORAL BEAUTY COTONEASTER	1 GAL.	CONT.	12" O.C.	
		Liriope muscari 'Big Blue'	BIG BLUE LILYTURF				
		SEASONAL ANNUALS					

NOTES:
1. ALL PLANTS ARE TO BE HEALTHY, FULL, BALANCED, AND EXCEPTIONALLY HEAVY.

1 PLANT SCHEDULE

LSG LANDSCAPE ARCHITECTURE
1515 GALLOWS ROAD, SUITE 110
VIENNA, VIRGINIA 22182
703-573-3345

COMMONWEALTH OF VIRGINIA
MARK R. LEWIS
LIC. NO. 000332
11/26/12
LANDSCAPE ARCHITECT

KETTLER

SOUTH EADS LLC
1750-700 PINNACLE DRIVE
MCLEAN, VIRGINIA

703-847-8000
DAVE MOORE

CRYSTAL CITY RESIDENTIAL

4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

REVISIONS

No.	Description	Date
4	PLANNING COMMISSION	11/29/12
3	REVISION 3 - COUNTY COMMENTS	10/11/12
2	REVISION 2	7/31/12
1	REVISION 1	4/13/12

PLANT DETAILS AND PLANT SCHEDULE

Project Number: 11021.00
Scale: AS INDICATED
Drawn By: BAJ
Checked By: BAJ, ML
Date: 3/11/12

Sheet No. L411

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LANDSCAPE MAINTENANCE MANAGEMENT PROGRAM

I. GENERAL

A. ALL PLANTING AREAS, INCLUDING LAWNS, BUFFERS, AND PARKING LOTS, SHALL BE PERIODICALLY INSPECTED A MINIMUM OF ONCE PER MONTH, EVERY TWO (2) WEEKS DURING THE GROWING SEASON, OR AFTER EACH MOWING SESSION. A FALL CLEAN-UP SHALL BE PERFORMED EACH YEAR.

B. REMOVE ALL LITTER, DEBRIS AND WEEDS.

C. MAINTAIN A MINIMUM OF A 2-INCH DEPTH OF ORGANIC HARDWOOD MULCH OR EQUAL IN ALL PLANTING BEDS.

II. IRRIGATION

A. AUTOMATIC SPRINKLERS SHALL BE CLEANED OUT AND TURNED OFF IN THE FALL PRIOR TO THE FIRST FROST, AND TESTED WHEN TURNED ON IN THE SPRING.

B. EVALUATE SUCCESS OF IRRIGATION SYSTEM AND MODIFY AS NECESSARY.

WATER REQUIREMENTS:

NEW TURF: KEEP MOIST UNTIL ALL SEED GERMINATES AND BECOMES AN ESTABLISHED STAND OF TURF.

EXISTING TURF: DURING DRY PERIODS, WATER TWICE A WEEK FOR 20 MINUTES AT A TIME, OR SET IRRIGATION FOR COVERAGE OF 1-2 INCHES OF WATER PER WEEK.

III. SEASONAL FLOWERS

A. ANNUAL FLOWER BEDS SHALL BE PERIODICALLY MULCHED AND THE SOIL AMENDED ANNUALLY. NEW PLANTINGS SHALL BE PROVIDED IN MAY OF EACH YEAR. DURING THE GROWING SEASON, ALL BEDS SHALL RECEIVE PERIODIC INSPECTIONS PER NOTE I, IRRIGATION AND WEEDING TO MAINTAIN A NEAT APPEARANCE.

IV. TURF

A. LAWN AREAS SHALL NOT EXCEED A HEIGHT OF 4 INCHES. APPROXIMATELY 12-15 MOWINGS PER YEAR WILL BE REQUIRED.

B. FERTILIZER AND SOIL AMENDMENTS SHOULD BE ADDED A NECESSARY AND/OR ON A SEASONAL BASIS. FERTILIZER IS OPTIMALLY APPLIED TO LAWN AND TURF AREAS THREE TIMES PER SEASON. TIMING, FREQUENCY AND RATE OF APPLICATION SHALL BE ADJUSTED ACCORDING TO WEATHER AND TO HORTICULTURAL AND SOIL TEST CONDITIONS FOR EACH SPECIFIC SITE. FERTILIZER SHALL BE APPLIED BY ACCEPTED METHODS ONLY. SAFETY SHALL BE OF PRIME CONSIDERATION. CARE SHALL BE TAKEN NOT TO APPLY FERTILIZER WHEN THE GROUND IS WET.

C. SOIL AMENDMENTS SUCH AS LIME, GYPSUM OR PEAT MOSS MAY BE TO BE ADDED TO THE SOILS OF LAWNS, TURF OR PLANTING AREAS PERIODICALLY. THE NEED FOR SUCH SOIL AMENDMENTS SHALL BE ANALYZED DURING THE PERIODIC INSPECTIONS AND IN CONJUNCTION WITH SOIL TESTS.

D. SOIL AMENDMENTS SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURERS' SPECIFICATIONS OR BASED UPON SOIL TEST RESULTS.

APPLY A 3-1-2 (21-7-14, 10-4-6, OR 24-4-B) 50% ORGANIC FERTILIZER TWICE A YEAR BETWEEN MARCH 15 TO APRIL 15 AND SEPTEMBER 1 TO OCTOBER 1. TWO ADDITIONAL APPLICATIONS MAY BE APPLIED IN MAY AND NOVEMBER, IF NECESSARY. DO NOT APPLY FERTILIZER OR SOIL AMENDMENTS WHILE TURF IS EITHER WET OR UNDER EXTREME STRESS, IN WINDY CONDITIONS, OR WHEN CHILDREN ARE PRESENT.

V. PRUNING

A. REMOVAL OF DEAD, DISEASED, INSECT INFESTED OR WEAK WOOD SHALL TAKE PLACE IN THE DORMANT SEASON OR AFTER FLOWERING. EXCESSIVE SHOOTS AND SUCKERS SHALL BE REMOVED

B. SHRUB MATERIAL USED AS A SCREEN SHALL BE PRUNED AS A MASS TO ENHANCE THEIR NATURAL FORM.

C. ROOT PRUNING OF TREES ADJACENT TO CURBS OR SIDEWALKS SHALL OCCUR DURING PERIODIC INSPECTIONS WITH KNOWLEDGE OF MOST RECENT PRUNING. NO MORE THAN 1/3 OF ROOT SYSTEM SHALL BE PRUNED DURING A YEAR.

VI. INSECT AND DISEASE CONTROL

A. THE CONTROL OF INSECTS AND DISEASE ASSOCIATED WITH ALL PLANTING AREAS SHALL ALWAYS BE A MAINTENANCE PRIORITY. ALL PLANTINGS, INCLUDING EXISTING MATURE TREES, SHALL BE PERIODICALLY INSPECTED FOR INSECT OR DISEASE INFESTATION. METHODS UTILIZED TO CONTROL INSECTS OR DISEASE MAY RANGE FROM SPRAYING AND PRUNING TO PLANT REMOVAL. WHATEVER METHOD IS UTILIZED, SAFETY AND CONTROL SHALL BE OF PRIME CONCERN. TRAINED AND CERTIFIED PERSONNEL SHALL PERFORM THESE TASKS.

VII. RENOVATION

A. RENOVATION INCLUDES THE RESEEDING OR REPLANTING OF LANDSCAPE AREAS DAMAGED, DESTROYED OR FAILING DUE TO INSECTS, DISEASE, WEATHER OR PHYSICAL DAMAGE.

B. LAWN: ALL AREAS WHERE SOIL HAS BEEN EXPOSED SHALL BE RENOVATED DURING THE NEXT PLANTING SEASON. PROPER HORTICULTURAL AND SOIL EROSION PREVENTION METHODS SHALL BE UTILIZED. IF SOIL EROSION HAS OCCURRED, THE AREA SHALL BE REPAIRED WITH A SEED MIXTURE COMPATIBLE TO EXISTING SOIL AND EXISTING PLANTINGS SHALL BE UTILIZED.

C. PLANTINGS: ALL PLANTINGS WHICH ARE DAMAGED OR DESTROYED SHALL BE REPLACED DURING THE NEXT GROWING SEASON. A FAILING, DAMAGED OR DESTROYED LANDSCAPE SCREEN OR BUFFER MUST BE RENOVATED OR REPLACED WITHIN A REASONABLE PERIOD OF TIME, BUT NOT TO EXCEED THE SUBSEQUENT ROWING SEASON.

VIII. SITE AMENITIES

A. BENCHES, PATHS, BICYCLE RACKS, TRASH RECEPTACLES AND SIGNS SHALL BE INSPECTED AT LEAST TWICE A YEAR, ONCE IN MARCH AND ONCE IN AUGUST.TO DETERMINE THEIR CONDITION. ANY DAMAGED, WORN OR UNSAFE CONDITIONS SHALL BE RECTIFIED IMMEDIATELY.

IX. PAVED SURFACES

A. ALL PAVED SURFACES, CONCRETE SIDEWALKS, ASPHALT PAVEMENT AND DECORATIVE PAVEMENT SHALL BE INSPECTED ON A REGULAR BASIS. ALL SUCH SURFACES SHALL BE INSPECTED AT LEAST ONCE PER MONTH.

B. TRASH, STAINS AND/OR OBSTRUCTIONS SHALL BE REMOVED IMMEDIATELY. PAVEMENT SHALL BE INSPECTED FOR DAMAGE, CRACKS, AND/OR POT HOLES, AND RETURNED TO THEIR ORIGINAL CONDITIONS.

C. SNOW SHALL BE REMOVED DURING AND FOLLOWING EVERY STORM. SIDEWALKS AND PARKING AREAS SHALL BE KEPT CLEAR OF ICE AND SNOW DURING BUSINESS HOURS.

PLANTING NOTES

I. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.

II. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT IS TO BE APPROVED BY OWNERS' REPRESENTATIVE PRIOR TO INSTALLATION.

III. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS, WELL DEVELOPED DENSELY FOLIATED BRANCHES, AND VIGOROUS ROOT SYSTEMS; AND BE FREE FROM DEFECTS AND INJURIES.

IV. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO GROWTH OF PLANT MATERIAL.

V. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.

VI. PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF/WHEN PRACTICAL. IN THE EVENT THAT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE-DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD SHALL BE REJECTED, UNLESS OWNER AND CONTRACTOR PROVIDE OTHERWISE BY WRITTEN AGREEMENT.

VII. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF ROOT BALL SHALL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF ANSI Z60 "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.

VIII. ALL PLANTS SHALL BE PLANTED IN AMENDED TOP SOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK-FILLING PROGRESSES. PLANTING MIX IS TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.

IX. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FORM THE BOTTOM OF THE ROOT BALL ONLY.

X. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOP SOIL THAT IS IN A MUDDY OR IN FROZEN CONDITIONS. ALL PLANT MATERIAL SHALL BE SPRAYED WITH "WILT-PRUF" OR EQUAL AS PER MANUFACTURERS INSTRUCTIONS.

XI. NO PLANT, EXCEPT GROUNDCOVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.

XII. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT A NORMAL OR NATURAL RELATIONSHIP TO THE GROUND IF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE THE PLANT IN THE CENTER OF THE PIT. XIII. ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (2" CALIPER AND GREATER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREES SHALL NOT BE CUT BACK. LONG SIDE BRANCHES SHALL BE SHORTENED.

XIV. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE THE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.

XV. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. ALL TREES 6" AND GREATER IN CALIPER SHALL BE GUYED. SMALLER TREES SHALL BE STAKED. GUYING WIRES AND STAKES SHALL BE INSTALLED AS INDICATED. THE LANDSCAPE CONTRACTOR SHALL REMOVE STAKING, GUYING AND TREE WRAP AT THE END OF ONE YEAR MAINTENANCE AND GUARANTEE PERIOD.

XVI. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH.

XVII. NEW PLANTING AREAS AND SOD SHALL BE ADEQUATELY IRRIGATED OR WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.

XVIII. ALL PLANTS SHOWN ON THE APPROVED LANDSCAPE PLAN SHALL BE INSTALLED, INSPECTED AND APPROVED BY THE DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENTS LANDSCAPE ARCHITECT/PLANNER OR HIS/HER REPRESENTATIVE. STREET TREES SHALL BE INSTALLED, INSPECTED AND APPROVED BY DEPARTMENT OF PARKS, RECREATION, AND CULTURAL RESOURCES' URBAN FORESTER. THE LANDSCAPE ARCHITECT/PLANNER SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD. TREES, SHRUBS, VINES AND GROUNDCOVER AS REQUIRED BY OR ASSOCIATED WITH A SUBDIVISION OR SITE PLAN APPROVED BY THE PLANNING AUTHORITIES SHALL BE INSTALLED DURING THE FOLLOWING PLANTING SEASONS:

TYPE	DATES
PLANTS	March 15 TO December 15
LAWNS	March 15 TO June 15
	September 15 TO December 01

THE FOLLOWING TREE VARIETIES SHALL NOT BE PLANTED DURING THE FALL PLANTING SEASON DUE TO THE HAZARDS ASSOCIATED WITH PLANTING THESE TREES IN THIS SEASON:

ACER RUBRUM POPULUS SPP.
BETULA SPP.
PRUNUS SPP.
CARPINUS SPP.
PYRUS SPP.
CRATECUS SPP.
QUERCUS SPP.
KOELREUTERIA PANICULATA SALIX SPP.
LIQUIDAMBAR STYRACIFLUA
TILIA TOMENTOSA
LIRIODENDRON TULIPIFERA
ZELKOVA
PLATANUS ACERIFOLIA

ANY PLANTING INSTALLED IN CONFLICT WITH THIS REQUIREMENT MUST RECEIVE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT/PLANNER PRIOR TO PLANTING. FAILURE TO COMPLY WITH THESE REQUIREMENTS WILL REQUIRE THE REMOVAL OF THE PLANTING IN QUESTION. THIS REQUIREMENT DOES NOT APPLY TO SEEDING OR SODDING OR PLANTINGS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. PLANTINGS ASSOCIATED WITH ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPRIATE SEASON.

XIX. ALL DISTURBED AREAS SHALL BE TREATED WITH 4" TOP SOIL AND SEEDED IN ACCORDANCE WITH PERMANENT STABILIZATION METHODS INDICATED ON SOIL EROSION AND SEDIMENT CONTROL SHEET.

PLANTING SPECIFICATIONS

I. SCOPE OF WORK: THIS WORK SHALL CONSIST OF CLEARING AND SOIL PREPARATION, FINISH GRADING, PLANTING AND DRAINAGE, INCLUDING ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT.

II. MATERIALS

A. GENERALLY: ALL MATERIALS SHALL BE BEST OF ITS KIND AVAILABLE. SOIL AND PLANTING SHALL NOT BEGIN UNTIL ALL IRRIGATION WORK AROUND PLANTING AREAS IS COMPLETE AND APPROVED.

B. PLANTS: ALL PLANTS SHALL BE HEALTHY, OF NORMAL GROWTH, WELL-ROOTED, AND FREE FROM DISEASE AND INSECTS.

C. TOPSOIL: ORGANIC TOPSOIL SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN 2", WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.

D. MULCH: MULCH SHALL BE DOUBLE-SHREDDED HARDWOOD BARK.

III. FERTILIZER AND CONDITIONERS

A. ORGANIC FERTILIZER SHALL BE PROCESSED SEWER SLUDGE WITH MINIMUM CONTENT OF 1% NITROGEN AND 2% PHOSPHORIC ACID, EQUAL TO "NITROHUMUS."

B. ORGANIC FERTILIZER AND SOIL CONDITIONER SHALL BE "GRO-POWER" OR EQUAL AND ORGANIC BASE MATERIALS COMPRISED OF DECOMPOSED ANIMAL AND VEGETABLE MATTER AND COMPOSTED TO SUPPORT BACTERIAL CULTURES, CONTAINING NO POULTRY, ANIMAL OR HUMAN WASTE, GUARANTEED ANALYSIS (5-3-1); NITROGEN 5%, PHOSPHATE 3%, POTASH 1%, 50% HUMUS AND 15% HUMIC ACIDS.

IV. GENERAL WORK PROCEDURES: LANDSCAPE WORK SHALL BE ACCORDING TO THE WORKMANLIKE STANDARDS ESTABLISHED FOR LANDSCAPE CONSTRUCTION AND PLANTINGS.

V. WEEDING: BEFORE AND DURING PRELIMINARY GRADING AND FINISH GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE.

VI. TOPSOIL: CONTRACTOR SHALL PROVIDE 4" MINIMUM THICK TOPSOIL LAYER IN ALL PLANTING AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SURFACE AS A UNIFORM LAYER TO PRODUCE A 4" COMPACTED THICKNESS. TOPSOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED.

VII. SOIL CONDITIONING

A. CULTIVATE ALL AREAS SHALL BE PLANTED TO DEPTH OF 6". ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE. CONDITIONER SHALL BE SPREAD EVENLY IN ALL PLANTING AREAS AND TILLED IN TWO DIRECTIONS INTO THE TOP 4", WITH THE FOLLOWING PER 1,000 SQUARE FEET.

150 POUNDS "GRO-POWER" OR EQUAL
100 POUNDS AGRICULTURAL GYPSUM
20 POUNDS NITROFORM (COURSE) 3-O-OS BLUE CHIP

VIII. PLANTING

POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE BEFORE EXCAVATING THE PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.

A. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, TWICE THE WIDTH OF THE DIAMETER OF THE ROOT BALL AND DEPTH MATCHING ARLINGTON COUNTY DETAILS R7.2 AND R7.6. EACH PLANT PIT SHALL BE BACKFILLED WITH THE FOLLOWING PREPARED SOIL, MIXED THOROUGHLY:

1 PART LEAF MOULD OR COMPOST
1 PART COW MANURE BY VOLUME
3 PARTS TOPSOIL BY VOLUME
21 GRAMS "AGRIFORM" PLANTING TABLETS OR EQUAL
2 TABLETS PER 1 GAL. PLANT
3 TABLETS PER 5 GAL. PLANT
4 TABLETS PER 15 GAL. PLANT
(FOR LARGER PLANTS, 2 TABLETS PER 1/2" DIAMETER OF TRUNK CALIPER)

B. PREPARED SOIL SHALL BE TAMPED FIRMLY AT BOTTOM OF PIT. FILL PREPARED SOIL AROUND BALL OF PLANT HALFWAY, INSERT PLANT TABLETS, COMPLETE BACKFILL AND WATER THOROUGHLY.

C. ALL PLANTS SHALL BE SET SO THAT THEY BEAR THE SAME RELATION TO THE REQUIRED GRADE AS THEY BORE TO THE NATURAL GRADE BEFORE BEING TRANSPLANTED.

D. IMMEDIATELY AFTER PLANTING, STAKE ALL TREES TO PREVENT DAMAGE FROM WIND. FASTEN TREES TO UPPER END OF STATE IN AT LEAST TWO PLACES USING HOSE TYPE TIES.

E. PREPARE RAISED EARTH BASIN AS WIDE AS PLANTING HOLE OF EACH TREE.

F. WATER IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED.

G. PRUNE ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS TO A MINIMUM OF 7'-0" BRANCHING HEIGHT

IX. GROUND COVER

A. ALL GROUND COVER AREAS SHALL RECEIVE A 1/4" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING GROUND COVER.

B. SPACING AND VARIETY OF GROUND COVER SHALL BE AS SHOWN ON APPROVED DRAWINGS.

C. IMMEDIATELY AFTER PLANTING GROUND COVER, CONTRACTOR SHALL THOROUGHLY WATER THE GROUND COVER.

D. ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT BEFORE FINAL LANDSCAPE INSPECTION.GROUND COVER AREAS SHALL BE WEEDED PRIOR TO APPLYING PRE-EMERGENT. PRE-EMERGENT SHALL BE APPLIED PER MANUFACTURER'S RECOMMENDATION.

X. FINISH GRADING

A. ALL AREAS WILL BE RECEIVED BY THE CONTRACTOR AT SUBSTANTIALLY PLUS/MINUS 0.1 FOOT OF FINISH GRADE.

B. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE. SOIL AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM BUILDING.

C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER.

XI. GUARANTEE: CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF TWO YEARS FROM ACCEPTANCE OF JOB.

XII. CLEAN UP

A. UPON THE COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

B. ALL TREES, SHRUBS OTHER PLANTS AND PLANT BEDS SHALL BE MAINTAINED BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. THIS WORK SHALL INCLUDE RESTORING PLANTING SAUCERS; TIGHTENING AND REPAIRING STAKES AND GUY SUPPORTS; RESETTING TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED; RESTORING OR REPLACING DAMAGED WRAPPINGS; AND SPRAYING WITH HERBICIDE AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.

C. LAWNS SHALL BE MAINTAINED BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING, AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN FREE OF ERODED OR BARE AREAS.

XIII. MAINTENANCE (ALTERNATE BID): COST PER MONTH AFTER INITIAL 90-DAY MAINTENANCE PERIOD.

XIV. PLANTING MATERIAL GUARANTEE: PLANTING MATERIAL SHALL BE OF GOOD NURSERY STOCK AND A NURSERY GUARANTEE SHALL BE PROVIDED BY THE GENERAL CONTRACTOR THROUGH THE DEVELOPER FOR TWO YEARS, INCLUDING THE REPLACEMENT AND MAINTENANCE TO INCLUDE BUT NOT BE LIMITED TO PRUNING, FEEDING, SPRAYING, MULCHING, WEEDING AND WATERING OF ALL LANDSCAPE MATERIALS FOLLOWING THE ISSUANCE OF THE MASTER CERTIFICATE OF OCCUPANCY.

XV. URBAN FORESTER NOTIFICATION

A. THE DEVELOPER AGREES TO NOTIFY THE ARLINGTON COUNTY DEPARTMENT OF PARKS, RECREATION AND CULTURAL RESOURCES URBAN FORESTER AT 703-228-6557 AT LEAST 72 HOURS IN ADVANCE OF THE SCHEDULED PLANTING OF ANY TREES IN THE PUBLIC RIGHT OF WAY AND TO BE AVAILABLE AT THE TIME OF PLANTING TO MEET WITH THE STAFF OF THE DPRCR TO INSPECT THE PLANT MATERIAL, TREE PIT, AND THE TECHNIQUE OF PLANTING. SOIL USED IN THE TREE PIT MUST MEET THE SPECIFICATIONS FOR STREET TREE PLANTING "STANDARDS FOR PLANTING AND PRESERVATION OF TREES ON SITE PLAN PROJECTS" AVAILABLE FROM THE URBAN FORESTER.

LSG LANDSCAPE ARCHITECTURE
1919 GALLOWS ROAD, SUITE 110
VIENNA, VIRGINIA 22182
703-821-2045

COMMONWEALTH OF VIRGINIA
MARK R. LEWIS
Lic. No. 000332
11/26/12
LANDSCAPE ARCHITECT

KETTLER

SOUTH EADS LLC
1751-200 PINNACLE DRIVE
MCLEAN, VIRGINIA
703-641-9000
DAVE MOORE

CRYSTAL CITY RESIDENTIAL

4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

REVISIONS

No.	Description	Date
4	PLANNING COMMISSION	11/26/12
3	REVISION 3 - COUNTY COMMENTS	10/31/12
2	REVISION 2	10/1/12
1	REVISION 1	4/13/12

PLANTING NOTES

Project Number:	11021.00
Scale:	N/A
Drawn By:	BAJ
Checked By:	BAJ, ML
Date:	3/7/12
Sheet No.	L412

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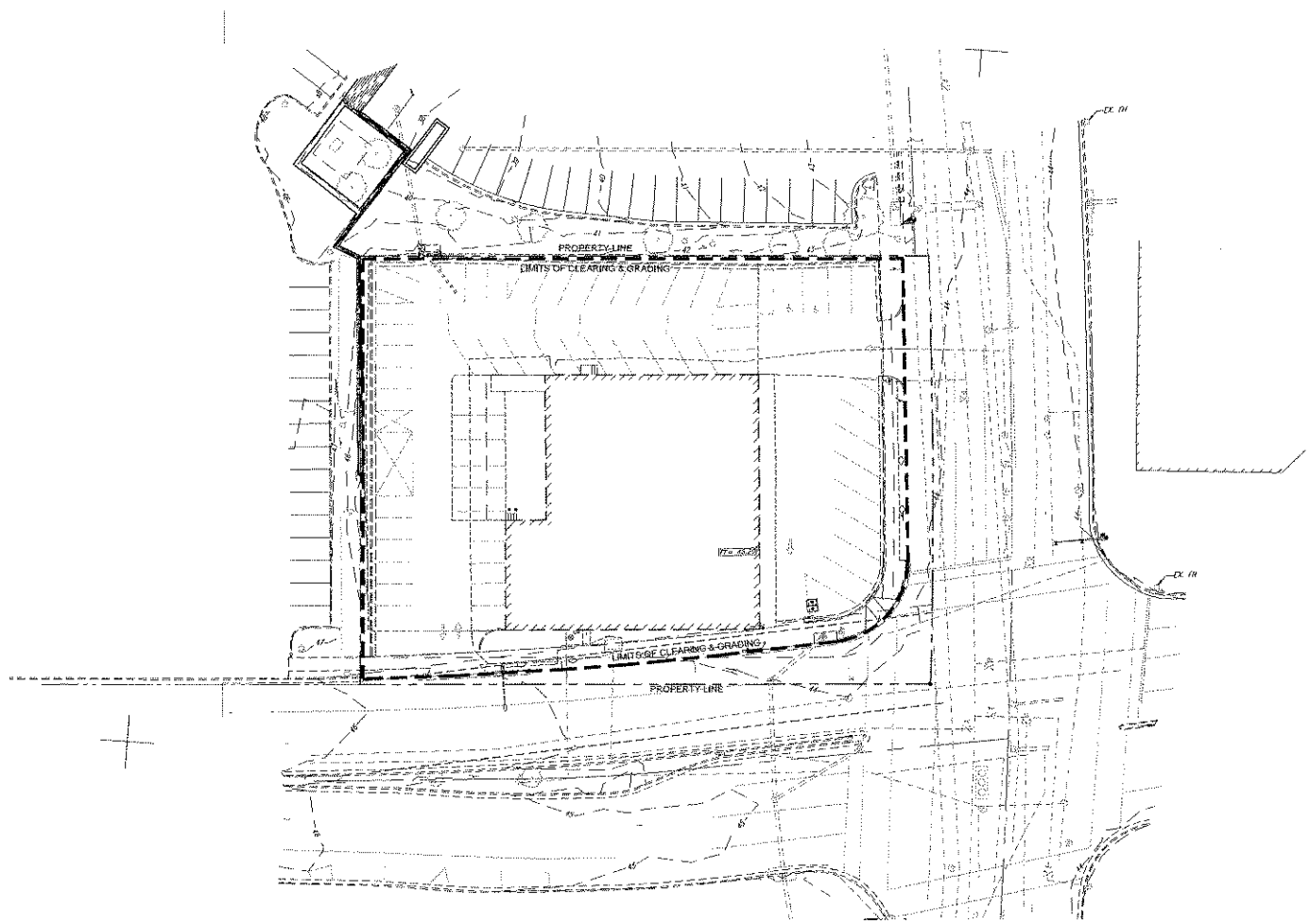

NOTES:
1. THERE ARE NO EXISTING TREES WITHIN THE LIMITS OF CLEARING AND GRADING.

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LSG LANDSCAPE ARCHITECTURE
1519 GALLOWS ROAD, SUITE 110
VIENNA, VIRGINIA 22182
703-821-2545

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TREE PRESERVATION PLAN

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Checked By:	BAJ, ML
Date:	3/7/12
Sheet No.	LS101

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